City of Franklin

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

Meeting Agenda

Work Session

Tuesday, March 11, 2025 | **5:00 PM** | **Williamson County Auditorium**

MEETING LOCATION
Williamson County Auditorium
1320 West Main Street

CALL TO ORDER

CITIZEN COMMENTS

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

WORK SESSION DISCUSSION ITEMS

1. Discussion Of A Funding Request From Franktown Open Hearts For Up to $900,000 To Cover The Cost Of Required Stormwater Infrastructure And, For Johnson Circle To Be Deeded To And Accepted By The City Of Franklin As Public Right-Of-Way As Part Of Franktown's Development Of A County-Owned Parcel Located On The Northeast Corner Of Johnson Circle And Granbury Street

   Sponsors: Vernon Gerth

2. *Consideration Of Ordinance 2024-43, An Ordinance To Rezone 70.57 Acres From Agricultural (AG) District To Planned (PD 17.71/172,000) District For The Property Located East Of Peytonsville Road And North Of Peytonsville Road (Erickson Senior Living PUD). Establishing A Public Hearing On April 8, 2025
   FMPC 2/27/25, 8-0
   Sponsors: Emily Wright, Amy Diaz-Barriga, Joseph Bryan

3. Consideration Of Resolution 2024-96, A Resolution Approving A Development Plan For Erickson Senior Living PUD Subdivision With 5 Modifications Of Development Standards (Building Elements, Connectivity, Parking), For The Property Located East Of Peytonsville Road And North Of Peytonsville Road, Located At 4424, 4428, 4430, And 4440 Peytonsville Road. Establishing A Public Hearing On April 8, 2025
   FMPC 2/27/25, as amended 8-0 (MOS 1: 8-0, MOS 2: 6-2, MOS 3: 8-0, MOS 4: 8-0, MOS 5: 8-0)
   Sponsors: Emily Wright, Amy Diaz-Barriga, Joseph Bryan

4. Consideration Of COF Contract No. 2025-0048, With Erickson Living, LLC For A Road Impact Fee Offset Agreement For An Amount Not To Exceed $5,871,648.61

   Sponsors: Paul Holzen, Jimmy Wiseman

5. *Consideration Of Ordinance 2024-50, An Ordinance To Rezone 1.95 Acres From Residential 4 (R4) District And Mixed Residential (MR) District To Civic Institutional (CI) District For The Property Located

North Of Liberty Pike And East Of Chestnut Lane At 104 Chestnut Lane. Establishing A Public Hearing On April 8, 2025
FMPC 2/27/25, 8-0

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

6. *Consideration Of Ordinance 2024-51, An Ordinance To Rezone 20.15 Acres From Planned (PD 0.2/263,100) District To Planned (PD 243,200/120) District For The Property Located North Of Liberty Pike And East Of Franklin Road, At 230 Franklin Road (The Factory At Franklin PUD). Establishing A Public Hearing On April 8, 2025
FMPC 2/27/25, 8-0

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

7. Consideration Of Resolution 2024-113, A Resolution Approving A Revised Development Plan For The Factory At Franklin PUD Subdivision, With 1 Modification Of Standards (Sureties) For The Property Located North Of Liberty Pike And East Of Franklin Road, Located At 230 Franklin Road. Establishing A Public Hearing On April 8, 2025
FMPC 2/27/25, 8-0 (MOS 1: 8-0)

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

8. Consideration Of Resolution 2025-06, A Resolution Adopting The Amended Williamson County Multi-Hazard Mitigation Plan

Sponsors: Mark Hilty, Scott Williar

9. Consideration Of Amendment 1 To COF Contract No. 2021-0072, With Ford Classic Homes For Development Agreement For The Payment Of $275,000 For Costs Associated With Extending The Sanitary Sewer Collection System Improvements Related To The Meadows And Villages At Southbrooke Planned Development

Sponsors: Vernon Gerth

10. 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 #: 21-0262

DATE: February 26, 2025

TO: Board of Mayor and Aldermen

FROM: Eric Stuckey, City Administrator
Vernon Gerth, Asst. City Administrator Community Development

SUBJECT:
Discussion Of A Funding Request From Franktown Open Hearts For Up to $900,000 To Cover The Cost Of Required Stormwater Infrastructure And, For Johnson Circle To Be Deeded To And Accepted By The City Of Franklin As Public Right-Of-Way As Part Of Franktown's Development Of A County-Owned Parcel Located On The Northeast Corner Of Johnson Circle And Granbury Street

PURPOSE:
The purpose of this memorandum is to provide information to the Franklin Board of Mayor and Aldermen (BOMA) concerning a request from Franktown Open Hearts for up to $900,000 to cover the cost of stormwater infrastructure improvements as part of developing a new facility on a county-owned parcel and, to accept the Johnson Circle right-of-way from the Franklin Housing Authority to allow this stormwater improvement to be constructed.

BACKGROUND/STAFF COMMENTS:
Franktown Open Hearts intends to develop a new facility on a county-owned parcel located on the northeast corner of Johnson Circle and Granberry Street. This is the same parcel the county had initially intended to develop the County Archive Facility that was later constructed just off Carlisle Lane next to the new Animal Care Center. In designing the Johnson Circle site, the green infrastructure and stormwater improvements were initially considered to be located in an open ditch on property owned by the Franklin Housing Authority. The topography of this area could not be modified for this stormwater improvement to function. Had the open ditch on private property been viable the estimated cost of construction was $137,225. An alternative design that includes placing the stormwater infrastructure in Johnson Circle was determined to be viable. The estimated cost of construction for the Johnson Circle design is $785,025 plus additional survey and design work. Initially, City staff requested representatives from Franktown and the Franklin Housing Authority to work through an agreement that would allow Franktown to design and construct this improvement. If the BOMA decides to contribute the funding, for efficiency the Franklin Housing Authority has agreed to work with their financial partner to deed the Johnson Circle right-of-way to the City which will then allow the City to draft a development agreement with Franktown for designing and constructing these stormwater improvements within the Johnson Circle right-of-way.

FINANCIAL IMPACT:
Since constructing this stormwater improvement within the Johnson Circle right-of-way appears to be the only viable solution for managing the stormwater, Franktown Open Hearts is requesting the City fund up to $900,000 toward this improvement. Should the BOMA choose to participate, these funds

could either be budgeted through the city's general fund and/or future allocations of CDBG funds over the next 4-5-year period should this federal funding and program continue.

RECOMMENDATION:

Staff seeks guidance from the Board of Mayor and Aldermen on whether to proceed with assisting the Franklin Housing Authority in deeding the Johnson Circle right-of-way to the City and whether to draft a development agreement that outlines the funding, up to $900,000, toward the construction of stormwater improvements in support of the Franktown Open Hearts project.

Franktown Open Hearts

2025

Founded in 2005

"To inspire, empower, and equip at-risk youth in Franklin, TN"

Daily Services include:

- Provide meals, character lessons, recreation, outdoor activity
- Educational and Vocational Programming
- Community Service opportunities
- Exposures to art, music and cultural enrichment

100% of our families live at or below poverty level



- $12,563 average annual income for Franktown families
- Limited access to transportation
- 95% in low-income housing
- 47% don’t live with either parent

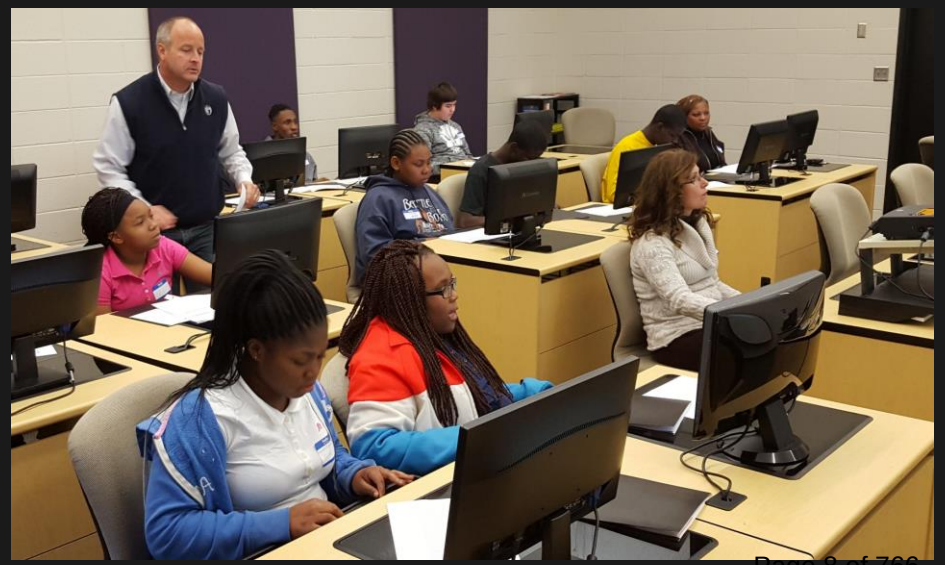
Educational Programming:

Tutoring, STEM, Reading,

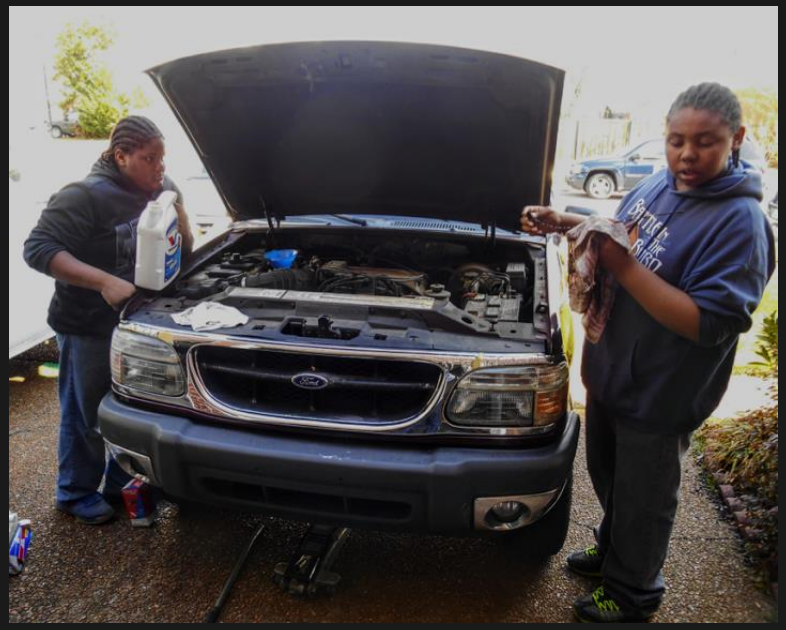
Computer, Business, Leadership,

Public Speaking





Vocational training:
Automotive,
Woodworking, Welding,
Culinary, Sewing





Cultural Enrichment:
Camping/fishing,
Community service, Art,
Music, Dance, Travel





Making an impact:

- **170 children** ages 6-18 served in 2024
- Served over **10,000** meals
- **155 children** attended summer camp
- **92%** of Reading Program participants are at/above grade reading level





Making an impact:

- **73 Cars** repaired and regifted to families and students in need.
- **100% of graduates 'Launch'** breaking the cycle of generational poverty
- **Governors Award of Excellence** in 2022 for exceptional service to the community and State.





Franktown Facility Needs

- Franktown has been at capacity for seven years.
- There are approximately 1,800 at-risk children in Franklin, and we are only meeting the needs of one tenth of them.
- Currently, we hold our classes in locations of some of our generous partners – church buildings, facilities that can accommodate our vocation training, etc.
- It is this limited capacity that requires us to have to turn away families and children that we would otherwise wish to serve.



- In 2021, the Williamson County Commission and County Mayor leased a piece of County-owned land of 1.28 acres at 215 Granbury Street on which we will build our facility. The long-term lease required that we begin construction within three years, which has now been extended a year, so we have until October 2025 to begin construction.

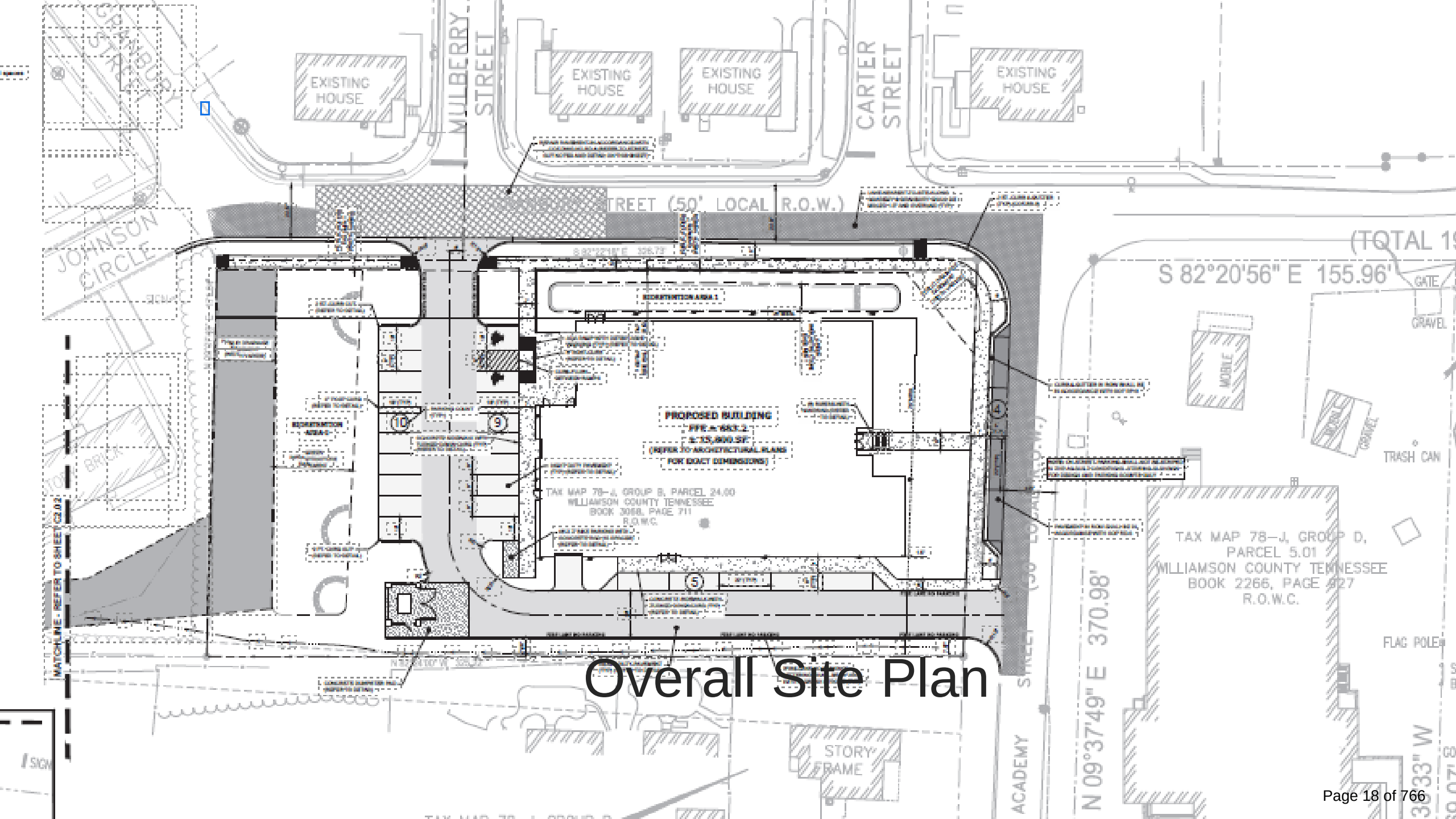


- We attended a pre-application meeting and a Site plan was submitted to the City for approval in January 2023, followed by a submittal in March 2023. A second pre-application and submittal were made in February and March 2024.
- Franktown was asked to mitigate water drainage from neighboring parcels.
- A plan was submitted to route water through a drainage ditch behind neighboring Franklin Housing Authority homes.
- The cost of this off-site drainage work would have added approx. $100K to the building budget.



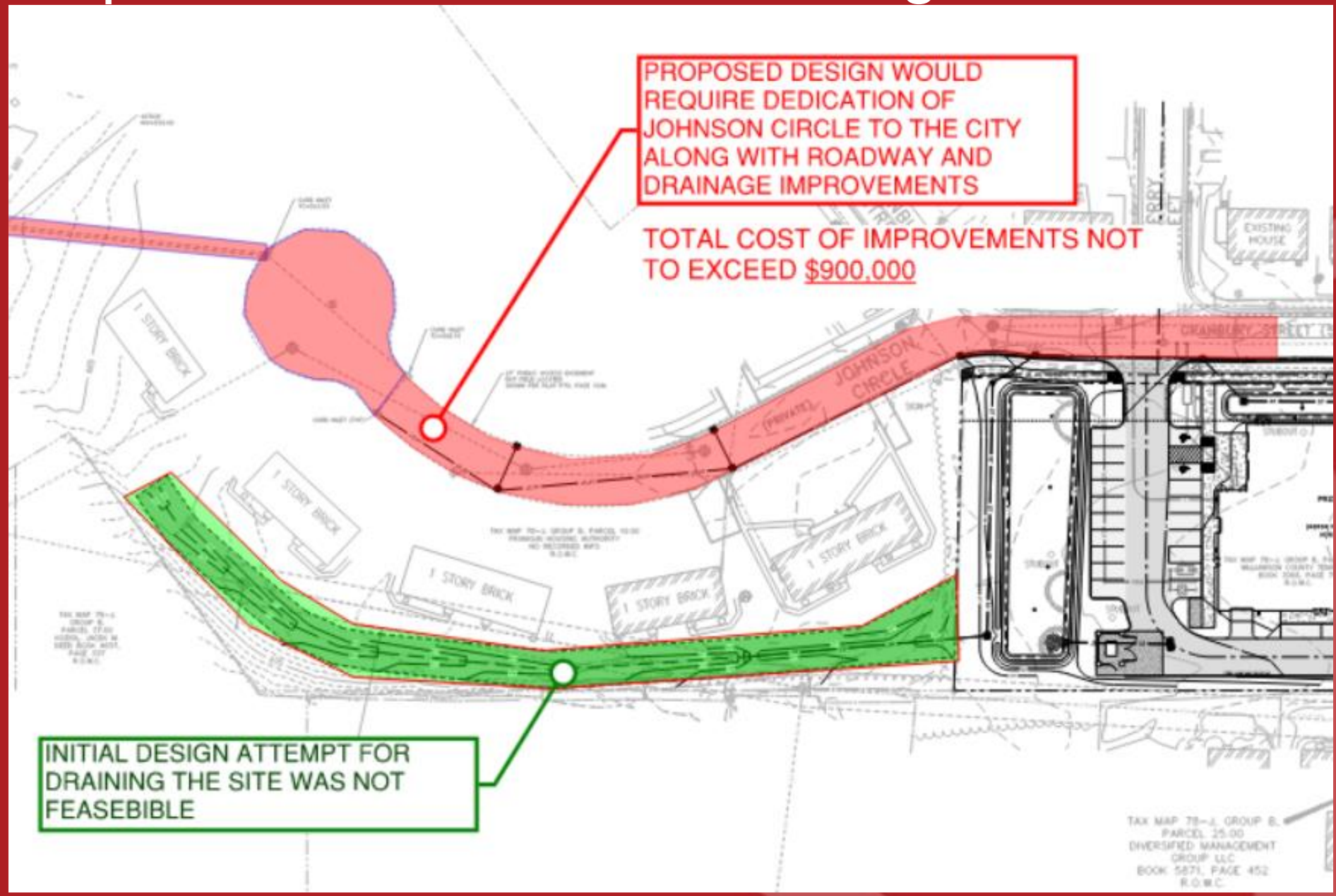
- The City determined that a better plan to address the area drainage issues would be to direct the storm water down Johnson Circle, however this plan is at a significantly higher cost than the original plan and would prove cost-prohibitive to the overall project.
- Also, due to the delay in trying to determine the best way to address this off-site storm water issue, the original building cost estimates have gone up significantly since 2022/2023. The delay alone is estimated to increase the construction costs approximately 12-15%.
- This additional water mitigation plan financial burden is not something that Franktown can absorb.


SITE
LOCATION
Granbury St
Mulberry St
Carter St
Battlement St
Academy St
Johnson Cir
Everbright Ave
Everbright Ave
Cannon St
119
121
123
127
131
135
141
145
149
153
155
157
161
200
404
407
405
335
331
334
245
251
324
322
320
318
1224
1223
1226
1228
1227
1230
1233
1232
1234
212
204
1239
1245
1257
1223
1269
1275
1287
170
184
363
339
327
374
210
344
326
314
302
223
212
206
110
108
117
100
104
113
109
107
105
103
101
304
300
226
222
220
218
216
214
212
208
206
204
202
200
1314
120
1318
227
221



Overall Site Plan

Proposed Storm Water Drainage-Johnson Cir.



Franktown is respectfully requesting the Board of Mayor and Aldermen to consider:

- **Agree to have Johnson Circle (which is currently a private road owned by FHA) dedicated to the City, along with appropriate storm water easements.**
- **Provide up to $900,000 in financial assistance for the required off-site storm water infrastructure improvements that will benefit the entire area.**
- **Help Franktown reach a solution acceptable to the City that will allow us to begin work *no later than October 2025.***



- Franktown is grateful for the time, expertise and support from the City and from the Franklin Housing Authority to help us to further the mission and finally create a

Home for Franktown.


FrankTown
OPEN HEARTS

FrankTown Storm Option Pricing
10/31/24

Option 1 (Drainage Ditch Behind House)

• Grading/Seed/Straw	$22,000
• Check Dams	$4,000
• 293lf of 24" RCP and structures ○ Includes 3 structures	$75,000
Subtotal	$101,000
Contractor OH&P (5%)	$5,050
Contractor Total (Solomon)	**$106,050**
Design (CSDG)	**$8,500**
Survey (Donlon)	**$2,175**
Pre-Application & Site Plan Initial Submittal	**$15,500**
Maintenance Easement from FHA (Allowance)	**$5,000**
Total	**$137,225***

*the survey, design, and submittal have already been done and paid for by Franktown for this option

Option 2 (Storm Line down Johnson Circle)

• 523lf of 24" RCP, curb inlets, etc. (red area) ○ Includes 7 structures, demo, and traffic control	$280,500
• 271lf existing line demo and replace with 127lf of 24" RCP and 144lf of 30" RCP (blue area)	$108,000
• mill and resurface the red area of Johnson Circle and overlay paving as follows: 8" average compacted thickness of binder in storm trenches/mill an average of 2" of existing topping/tack coat as needed then 2" average of surface E mix / allowing for up to 9 speed humps 400 LF of new curb and gutter and repair of 7 driveways (not to exceed 3 panes each driveway)	$204,500
• mill and resurface the blue area of Johnson Circle and overlay paving as follows: 8" average compacted thickness of binder in storm trenches/mill an average of 2" of existing topping/tack coat as needed then 2" average of surface E mix / approx. 50lf of curb and gutter and repair of 1 driveway	$74,000
• Allowance for electric pole relocation	$20,000
• Allowance for Rock Removal	$15,000
• Allowance for Asphalt Patching	$5,000
Subtotal	$707,000

Contractor OH&P (5%)	$35,350
Contractor Total (Solomon)	**$742,350**
Additional Design (CSDG)	**$15,000**
Survey (Donlon)	**$2,675**
Additional Pre-Application & Site Plan Initial Submittal (CSDG)	**$20,000**
Maintenance Easement from FHA (Allowance)	**$5,000**
Total	**$785,025**
Difference Between Option 1 & Option 2	**$647,800**

City of Franklin

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

File #: 21-0197

DATE: February 18, 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 2024-43, An Ordinance To Rezone 70.57 Acres From Agricultural (AG) District To Planned (PD 17.71/172,000) District For The Property Located East Of Peytonsville Road And North Of Peytonsville Road (Erickson Senior Living PUD). Establishing A Public Hearing On April 8, 2025
FMPC 2/27/25, 8-0

PURPOSE:

PROJECT INFORMATION
COF Project Number: 8623
Applicant: Greg Gamble, Gamble Design Collaborative
Owner: Chapter 2 Investments, Kelly Beasely, Rep.

BACKGROUND/STAFF COMMENTS:
The applicant is requesting to rezone 70.57 acres located East of Peytonsville Road at 4440, 4428, & 4430 Peytonsville Road From Agricultural (AG) District to Planned (PD 17.71/172,000) District to accommodate the Erickson Senior Living PUD Subdivision. Envision Franklin places this property in the Regional Commerce Design Concept. For the Regional Commerce design concept, Envision Franklin states that these areas, "contain high-intensity activity centers that attract large numbers of people and employers from both within and outside the City. These areas include major employment and revenue generators that are valuable community resources, while also providing a mix of housing options that support a healthy, vibrant place to live, work, and play." The primary uses of multifamily housing and continuum of care are supported within the Regional Commerce design concept.

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

FINANCIAL IMPACT:
Unknown.

RECOMMENDATION:

Franklin Municipal Planning Commission recommends approval of Ordinance 2024-43 by a vote of 8-0.
Staff recommends that the Board of Mayor and Aldermen approve Ordinance 2024-43.

ORDINANCE 2024-43

AN ORDINANCE TO REZONE 70.57 ACRES FROM AGRICULTURAL (AG) DISTRICT TO PLANNED (PD 17.71/172,000) DISTRICT FOR THE PROPERTY LOCATED EAST OF PEYTONSVILLE ROAD AND NORTH OF PEYTONSVILLE ROAD (ERICKSON SENIOR LIVING PUD)

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

WHEREAS, the Planned (PD 17.71/172,000) District provides zoning for land uses compatible with both the Franklin Land Use Plan and surrounding development; and

WHEREAS, the Board of Mayor and Aldermen (BOMA) of the City of Franklin, Tennessee, adopted Resolution 2024-96, approving a Planned Unit Development (PUD) Development Plan as required by the Franklin Zoning Ordinance; and

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

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

SECTION I. That the following described property shall be, and is hereby, rezoned from its present zoning classification of Agricultural (AG) District to Planned (PD 17.71/172,000) District:

PREMISES CONSIDERED

Map-Parcel	Acres
117-32.03	44.33
117-31.00	5.46
117-31.03	20.78
Total	70.57

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

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

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

ATTEST:

By: _____
Angie Skarp
City Recorder

CITY OF FRANKLIN, TENNESSEE:

By: _____
Dr. Ken Moore
Mayor

Approved as to form by:

_____
Shauna R. Billingsley
City Attorney

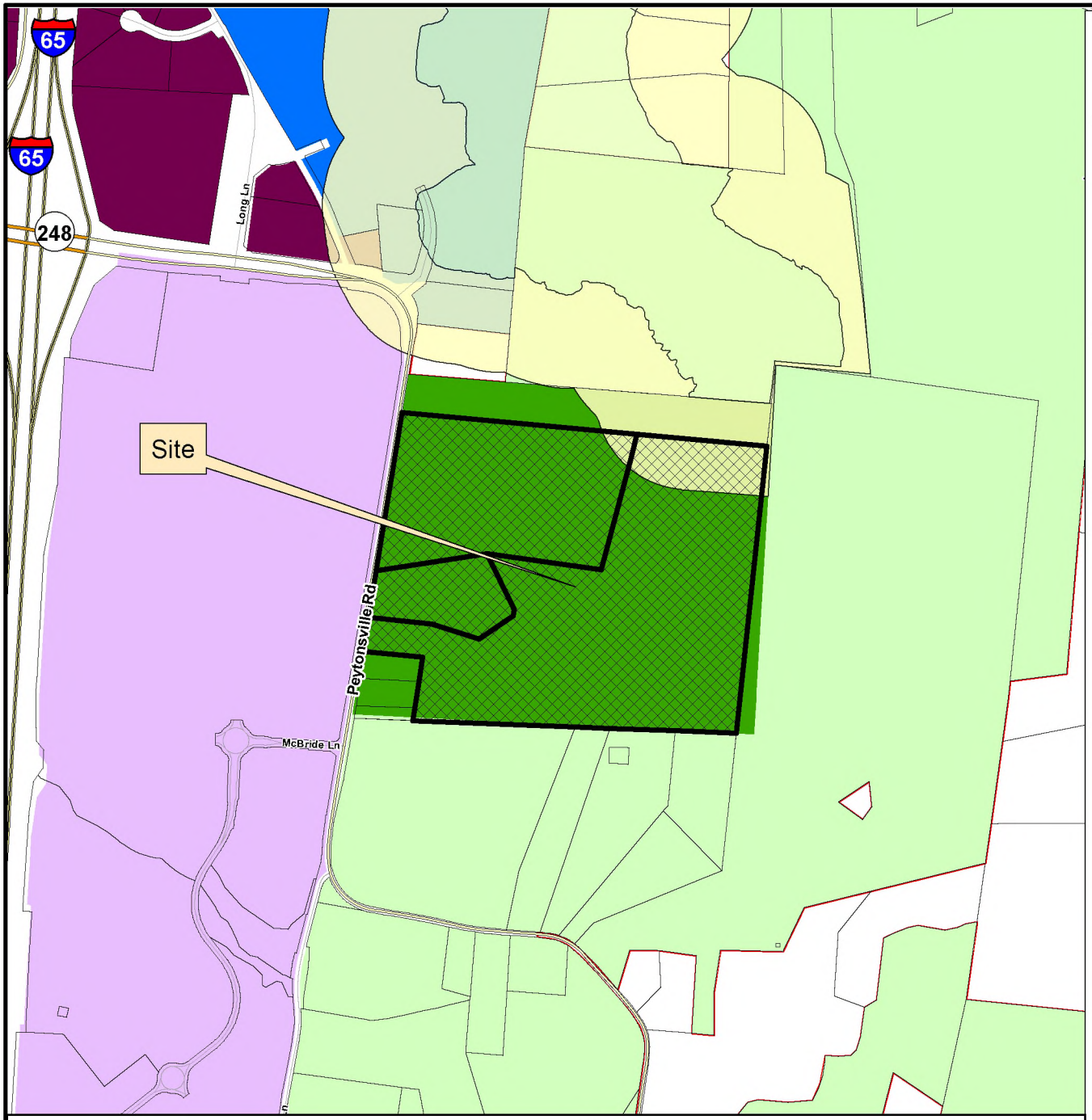
PLANNING COMMISSION RECOMMENDED: _____

PASSED FIRST READING: _____

PUBLIC HEARING HELD: _____

PASSED SECOND READING: _____

PASSED THIRD READING: _____



ERICKSON SENIOR LIVING PUD SUBDIVISION
ORDINANCE 2024-43
RESOLUTION 2024-96

Project Information
Existing Zoning: AG Agriculture
Proposed Zoning: PD (17.71 DUA / 172,000 SF)
Overlay Districts: 500' HHO Buffer
Site Acreage: 70.57 acres
Proposed Number of Dwelling Units: 1,250
Proposed Nonresidential Square Footage: 172,000 SF

Legend

- Erickson Senior Living PUD Subdivision
- Hillside/Hillcrest Overlay
- 500 Ft Buffer of Hillside
- AG Agricultural District
- ER Estate Residential District
- R1 Residential 1 District
- R2 Residential 2 District
- R3 Residential 3 District
- R4 Residential 4 District
- R6 Residential 6 District
- MR Mixed Residential District
- PD Planned District
- OR Office Residential District
- CI Civic Institutional District
- NC Neighborhood Commercial District
- CC Central Commercial District
- DD Downtown District
- 1ST Avenue District
- 5TH Avenue District
- RC4 Regional Commerce 4 District
- RC6 Regional Commerce 6 District
- RC12 Regional Commerce 12 District
- GO General Office District
- LI Light Industrial District
- HI Heavy Industrial District

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

N

0 250 500 1,000
Feet

HISTORIC FRANKLIN TENNESSEE

APPLICANT & LANDSCAPE ARCHITECT:

GAMBLE DESIGN COLLABORATIVE
GREG GAMBLE
3020 STANSBERRY LANE
SUITE 201
FRANKLIN, TN 37069
615-975-5765
greg.gamble@gdc-tn.com

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

DEVELOPER:
ERICKSON SENIOR LIVING
STEVEN MONTGOMERY
701 MAIDEN CHOICE LANE
BALTIMORE, MD 21228
410-207-4767
steven.montgomery@erickson.com

ARCHITECT:
THW DESIGN
GREG NYE
2100 RIVER EDGE PARKWAY
SUITE 900
ATLANTA, GA 30328
770-916-2293
GREGNYE@THW.COM

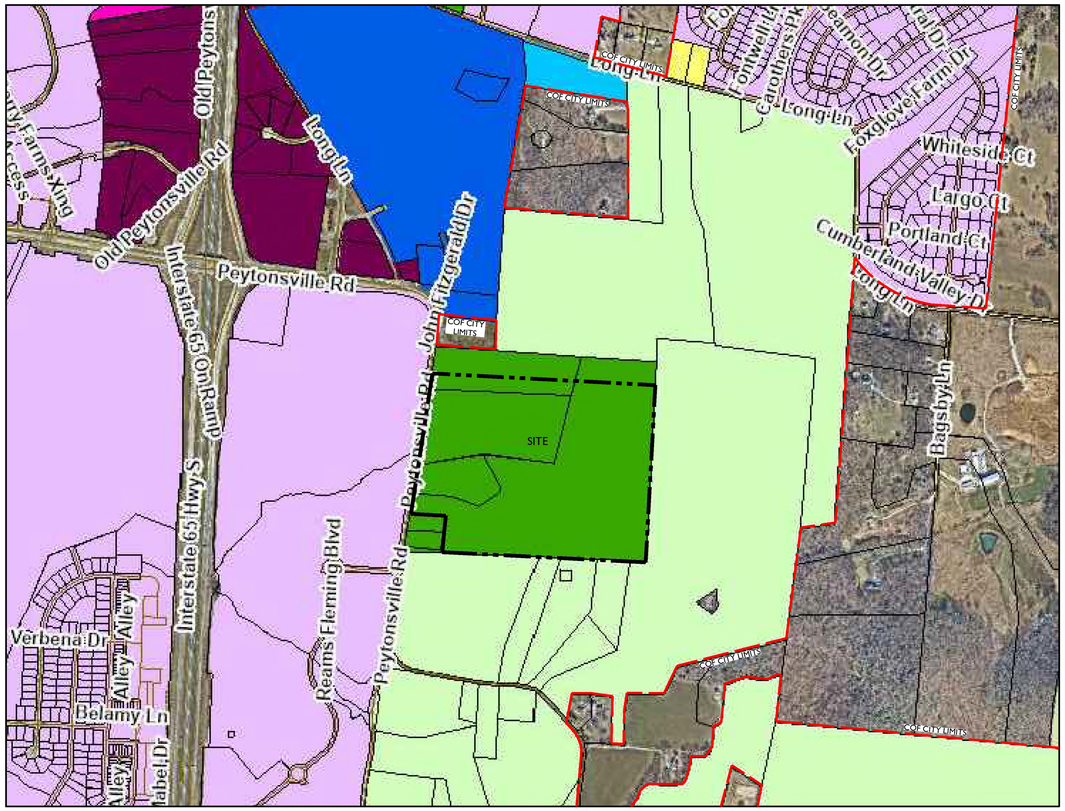
ERICKSON SENIOR LIVING-FRANKLIN

REZONING REQUEST
PD(17.71 DUA/172,000 SF OF COMMERCIAL)

Franklin, Williamson, Tennessee

SHEET INDEX

C0.0	COVER SHEET
C1.0	EXISTING CONDITIONS
C1.1	EXISTING CONDITIONS ENLARGEMENT
C1.1	EXISTING CONDITIONS ENLARGEMENT
C1.2	EXISTING CONDITIONS ENLARGEMENT
C1.3	EXISTING CONDITIONS ENLARGEMENT
C1.4	EXISTING CONDITIONS ENLARGEMENT



N NOT TO SCALE

PENDING APPROVAL BY BOMA, THIS DOCUMENT WAS REVIEWED UNDER AND IS NOW VESTED IN THE FOLLOWING DEVELOPMENT STANDARDS:

ZONING ORDINANCE: JULY 1, 2024

SUBDIVISION REGULATIONS: JANUARY 1, 2022

TRANSPORTATION AND STREET TECHNICAL STANDARDS: JULY 1, 2024

STORMWATER BMP MANUAL: JULY 1, 2021

TECHNICAL SPECIFICATIONS FOR UTILITY INSTALLATION: OCTOBER 13, 2020

MUNICIPAL CODE: MAY 22, 2024

SITE DATA

ERICKSON SENIOR LIVING-FRANKLIN, REQUESTING REQUEST

COF PROJECT NUMBER:	8623
SITE ACREAGE/SF:	70.57 AC / 3,073,968.99 SF
EXISTING ZONING:	AG (AGRICULTURAL)
PROPOSED ZONING:	PD (17.71 DUA / 172,000 SF OF COMMERCIAL)
OVERLAY ZONING:	500' HHO BUFFER
TAX MAP & PARCELS:	117-03203, 117-03103, 117-03100
ADDRESS:	4440, 4428, & 4430 PEYTONSVILLE ROAD
PRIMARY USES:	INDEPENDENT LIVING, ASSISTED LIVING

REGULATIONS

BUILDING TYPES APPLIED:	MULTIFAMILY
FRONTAGE TYPES APPLIED:	URBAN
BUILDING HEIGHT:	6 STORIES
MINIMUM LSA:	0.20
HISTORICAL RESOURCE TREATMENT:	N/A

DWELLING UNIT COUNT, BY TYPE:
MULTIFAMILY AGE RESTRICTED (INDEPENDENT LIVING): 1,250

PARKING REQUIRED:
0.85 SPACES PER UNIT + 1 PER EMPLOYEE

1250 X 0.85 SPACES PER UNIT:	1,063 PARKING SPACES
EMPLOYEES (235):	235 PARKING SPACES
TOTAL REQUIRED:	1,298 PARKING SPACES
PARKING PROVIDED:	1,889 PARKING SPACES

*MODIFICATION OF STANDARDS

SETBACKS APPLIED TO OVERALL SITE BOUNDARY:

NORTH	40'
EAST	55'
SOUTH	75'
WEST	105'
PEYTONSVILLE ROAD FUTURE ROW	200'

COMMERCIAL SF:
ASSISTED LIVING: 172,000 SF

TREE CANOPY RETENTION

OVERALL SITE AREA:	3,073,968.99 SF; 70.57 AC
TOTAL EXISTING TREE CANOPY:	17.2% OF SITE: (529,166 SF;12.15 AC)
REQUIRED PRESERVATION:	26% OF EXISTING: (137,650 SF; 3.16 AC)
PROVIDED PRESERVATION:	32% OF EXISTING: (166,622 SF; 3.83 AC)

OPEN SPACE REQUIREMENT:

MINIMUM OPEN SPACE REQUIREMENT:	5% OF SITE (153,767 SF;3.53 AC)
PROVIDED:	5.4% OF SITE: (166,423 SF;3.82 AC)

LOT	TYPE	AREA (SF)
1000	POCKET PARK	56,578
1001	POCKET PARK	71,761
1002	POCKET PARK	15,519
1003	POCKET PARK	22,565

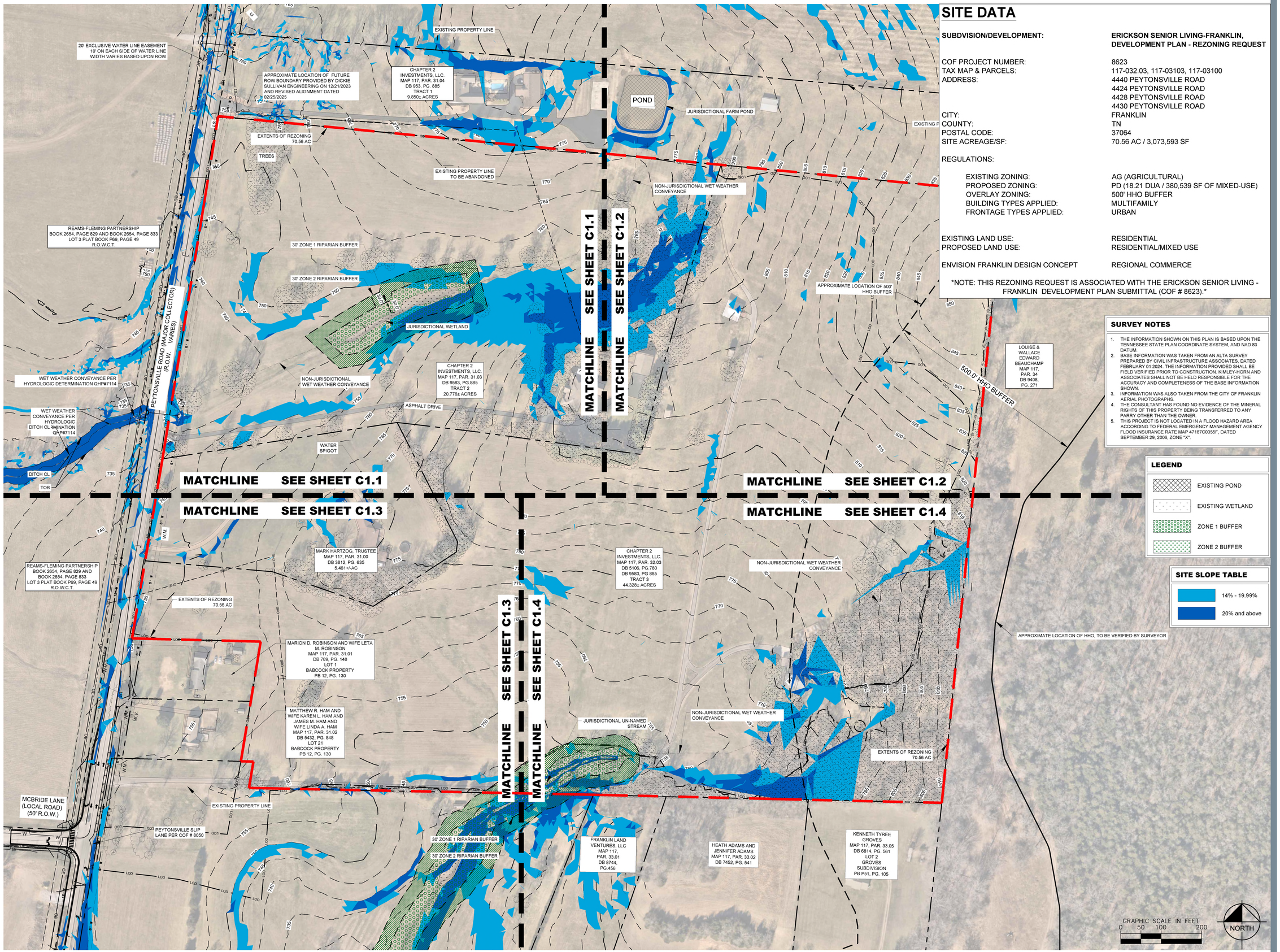
PARKLAND IMPACT FEES - QUAD 2
1,250 UNITS X $4,304 = $5,380,000

25% OF FEES OR $1,345,000 DUE AT FIRST PLAT PLUS THE NUMBER OF UNITS BEING REQUESTED WITH PLAT AT $3,228 EACH.

75% OR $4,035,000 WILL BE COLLECTED AT THE PRO-RATED PRICE OF $3,228 AS PLATS ARE SUBMITTED.

PRE-APP SUBMITTAL: SEPTEMBER 30, 2024
INITIAL SUBMITTAL: OCTOBER 14, 2024
INITIAL SUBMITTAL: JANUARY 13, 2025
RESUBMITTAL: FEBRUARY 6, 2025
ONE STOP:
COF #:8623

GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE



SITE DATA

SUBDVISION/DEVELOPMENT:	**ERICKSON SENIOR LIVING-FRANKLIN, DEVELOPMENT PLAN - REZONING REQUEST**
COF PROJECT NUMBER:	8623
TAX MAP & PARCELS:	117-032.03, 117-03103, 117-03100
ADDRESS:	4440 PEYTONSVILLE ROAD 4424 PEYTONSVILLE ROAD 4428 PEYTONSVILLE ROAD 4430 PEYTONSVILLE ROAD
CITY:	FRANKLIN
COUNTY:	TN
POSTAL CODE:	37064
SITE ACREAGE/SF:	70.56 AC / 3,073,593 SF
REGULATIONS:	
EXISTING ZONING:	AG (AGRICULTURAL)
PROPOSED ZONING:	PD (18.21 DUA / 380,539 SF OF MIXED-USE)
OVERLAY ZONING:	500' HHO BUFFER
BUILDING TYPES APPLIED:	MULTIFAMILY
FRONTAGE TYPES APPLIED:	URBAN
EXISTING LAND USE:	RESIDENTIAL
PROPOSED LAND USE:	RESIDENTIAL/MIXED USE
ENVISION FRANKLIN DESIGN CONCEPT	REGIONAL COMMERCE

NOTE: THIS REZONING REQUEST IS ASSOCIATED WITH THE ERICKSON SENIOR LIVING - FRANKLIN DEVELOPMENT PLAN SUBMITTAL (COF # 8623).

SURVEY NOTES

1. THE INFORMATION SHOWN ON THIS PLAN IS BASED UPON THE TENNESSEE STATE PLAN COORDINATE SYSTEM, AND NAD 83 DATUM.
2. BASE INFORMATION WAS TAKEN FROM AN ALTA SURVEY PREPARED BY CIVIL INFRASTRUCTURE ASSOCIATES, DATED FEBRUARY 01 2024. THE INFORMATION PROVIDED SHALL BE FIELD VERIFIED PRIOR TO CONSTRUCTION. KIMLEY-HORN AND ASSOCIATES SHALL NOT BE HELD RESPONSIBLE FOR THE ACCURACY AND COMPLETENESS OF THE BASE INFORMATION SHOWN.
3. INFORMATION WAS ALSO TAKEN FROM THE CITY OF FRANKLIN AERIAL PHOTOGRAPHS.
4. THE CONSULTANT HAS FOUND NO EVIDENCE OF THE MINERAL RIGHTS OF THIS PROPERTY BEING TRANSFERRED TO ANY PARRY OTHER THAN THE OWNER.
5. THIS PROJECT IS NOT LOCATED IN A FLOOD HAZARD AREA ACCORDING TO FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP 47187C0355F, DATED SEPTEMBER 29, 2006, ZONE "X".

LEGEND

- EXISTING POND
- EXISTING WETLAND
- ZONE 1 BUFFER
- ZONE 2 BUFFER

SITE SLOPE TABLE

- 14% - 19.99%
- 20% and above

GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

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

© 2024 Kimley-Horn and Associates, Inc.

Erickson SENIOR LIVING™

THW DESIGN

ERICKSON SENIOR LIVING FRANKLIN REZONING REQUEST

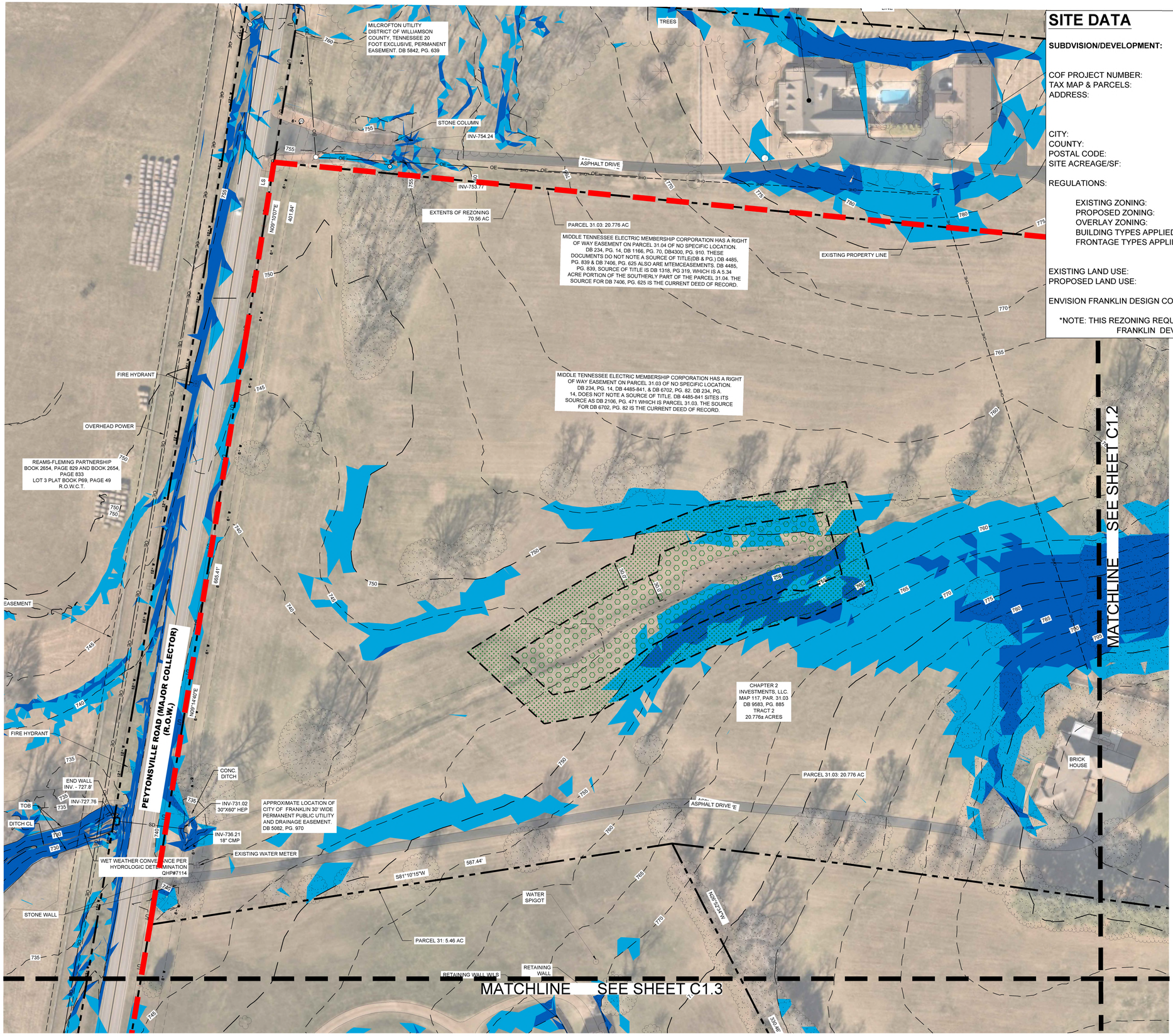
Franklin, Williamson County, Tennessee

WILLIAM GRAY HARRISON REGISTERED ENGINEER AGRICULTURE COMMERCE No. 137918 STATE OF TENNESSEE 2/7/2025

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

OVERALL EXISTING CONDITIONS

C1.0
COF # 8623



SITE DATA

SUBDVISION/DEVELOPMENT:	**ERICKSON SENIOR LIVING-FRANKLIN, DEVELOPMENT PLAN - REZONING REQUEST**
COF PROJECT NUMBER:	8623
TAX MAP & PARCELS:	117-032.03, 117-03103, 117-03100
ADDRESS:	4440 PEYTONSVILLE ROAD 4424 PEYTONSVILLE ROAD 4428 PEYTONSVILLE ROAD 4430 PEYTONSVILLE ROAD
CITY:	FRANKLIN
COUNTY:	TN
POSTAL CODE:	37064
SITE ACREAGE/SF:	70.56 AC / 3,073,593 SF
REGULATIONS:	
EXISTING ZONING:	AG (AGRICULTURAL)
PROPOSED ZONING:	PD (18.21 DUA / 380,539 SF OF MIXED-USE)
OVERLAY ZONING:	500' HHO BUFFER
BUILDING TYPES APPLIED:	MULTIFAMILY
FRONTAGE TYPES APPLIED:	URBAN
EXISTING LAND USE:	RESIDENTIAL
PROPOSED LAND USE:	RESIDENTIAL/MIXED USE
ENVISION FRANKLIN DESIGN CONCEPT	REGIONAL COMMERCE

NOTE: THIS REZONING REQUEST IS ASSOCIATED WITH THE ERICKSON SENIOR LIVING - FRANKLIN DEVELOPMENT PLAN SUBMITTAL (COF # 8623).

SURVEY NOTES

1. THE INFORMATION SHOWN ON THIS PLAN IS BASED UPON THE TENNESSEE STATE PLAN COORDINATE SYSTEM, AND NAD 83 DATUM.
2. BASE INFORMATION WAS TAKEN FROM AN ALTA SURVEY PREPARED BY CIVIL INFRASTRUCTURE ASSOCIATES, DATED FEBRUARY 01 2024. THE INFORMATION PROVIDED SHALL BE FIELD VERIFIED PRIOR TO CONSTRUCTION. KIMLEY-HORN AND ASSOCIATES SHALL NOT BE HELD RESPONSIBLE FOR THE ACCURACY AND COMPLETENESS OF THE BASE INFORMATION SHOWN.
3. INFORMATION WAS ALSO TAKEN FROM THE CITY OF FRANKLIN AERIAL PHOTOGRAPHS.
4. THE CONSULTANT HAS FOUND NO EVIDENCE OF THE MINERAL RIGHTS OF THIS PROPERTY BEING TRANSFERRED TO ANY PARRY OTHER THAN THE OWNER.
5. THIS PROJECT IS NOT LOCATED IN A FLOOD HAZARD AREA ACCORDING TO FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP 47187C0355F, DATED SEPTEMBER 29, 2006, ZONE "X".

LEGEND

- EXISTING POND
- EXISTING WETLAND
- ZONE 1 BUFFER
- ZONE 2 BUFFER

SITE SLOPE TABLE

- 14% - 19.99%
- 20% and above

GRAPHIC SCALE IN FEET
0 25 50 100

NORTH

GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

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

© 2024 Kimley-Horn and Associates, Inc.

Erickson SENIOR LIVING™

THW DESIGN

ERICKSON SENIOR LIVING
FRANKLIN
REZONING REQUEST
Franklin, Williamson County, Tennessee

WILLIAM GRAY HARRISON REGISTERED ENGINEER AGRICULTURE COMMERCE 117719 STATE OF TENNESSEE 2/7/2025

Revision Date
△ _____
△ _____
△ _____
△ _____

ENLARGED EXISTING CONDITIONS

C1.1
COF # 8623

1 STORY WOOD BUILDING
CONC.
POND
JURISDICTIONAL FARM POND
WOOD BUILDING
EXISTING PROPERTY LINE
S04°21'00"W
203.04'
NON JURISDICTIONAL WET WEATHER CONVEYANCE
PARCEL 32: 44.328 AC
EXTENTS OF REZONING
70.56 AC
MATCHLINE SEE SHEET C1.1
CHAPTER 2 INVESTMENTS, LLC.
MAP 117, PAR. 32.03
DB 5105, PG 780
DB 9583, PG 885
TRACT 3
44.328± ACRES
THOMAS A. JORDAN
MAP 117, PAR. 34
DB 113, PG. 513
WOOD SHED
WOOD GARAGE
WOOD LEAN TO
GRAVEL DRIVE
PROPERTY LINE
500.0' HHO BUFFER
1748.43'
MATCHLINE SEE SHEET C1.4

SITE DATA

SUBDVISION/DEVELOPMENT:	**ERICKSON SENIOR LIVING-FRANKLIN, DEVELOPMENT PLAN - REZONING REQUEST**
COF PROJECT NUMBER:	8623
TAX MAP & PARCELS:	117-032.03, 117-03103, 117-03100
ADDRESS:	4440 PEYTONSVILLE ROAD 4424 PEYTONSVILLE ROAD 4428 PEYTONSVILLE ROAD 4430 PEYTONSVILLE ROAD
CITY:	FRANKLIN
COUNTY:	TN
POSTAL CODE:	37064
SITE ACREAGE/SF:	70.56 AC / 3,073,593 SF
REGULATIONS:	
EXISTING ZONING:	AG (AGRICULTURAL)
PROPOSED ZONING:	PD (18.21 DUA / 380,539 SF OF MIXED-USE)
OVERLAY ZONING:	500' HHO BUFFER
BUILDING TYPES APPLIED:	MULTIFAMILY
FRONTAGE TYPES APPLIED:	URBAN
EXISTING LAND USE:	RESIDENTIAL
PROPOSED LAND USE:	RESIDENTIAL/MIXED USE
ENVISION FRANKLIN DESIGN CONCEPT	REGIONAL COMMERCE

NOTE: THIS REZONING REQUEST IS ASSOCIATED WITH THE ERICKSON SENIOR LIVING - FRANKLIN DEVELOPMENT PLAN SUBMITTAL (COF # 8623).

SURVEY NOTES

1. THE INFORMATION SHOWN ON THIS PLAN IS BASED UPON THE TENNESSEE STATE PLAN COORDINATE SYSTEM, AND NAD 83 DATUM.
2. BASE INFORMATION WAS TAKEN FROM AN ALTA SURVEY PREPARED BY CIVIL INFRASTRUCTURE ASSOCIATES, DATED FEBRUARY 01 2024. THE INFORMATION PROVIDED SHALL BE FIELD VERIFIED PRIOR TO CONSTRUCTION. KIMLEY-HORN AND ASSOCIATES SHALL NOT BE HELD RESPONSIBLE FOR THE ACCURACY AND COMPLETENESS OF THE BASE INFORMATION SHOWN.
3. INFORMATION WAS ALSO TAKEN FROM THE CITY OF FRANKLIN AERIAL PHOTOGRAPHS.
4. THE CONSULTANT HAS FOUND NO EVIDENCE OF THE MINERAL RIGHTS OF THIS PROPERTY BEING TRANSFERRED TO ANY PARRY OTHER THAN THE OWNER.
5. THIS PROJECT IS NOT LOCATED IN A FLOOD HAZARD AREA ACCORDING TO FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP 47187C0355F, DATED SEPTEMBER 29, 2006, ZONE "X".

LEGEND

- EXISTING POND
- EXISTING WETLAND
- ZONE 1 BUFFER
- ZONE 2 BUFFER

SITE SLOPE TABLE

- 14% - 19.99%
- 20% and above

GRAPHIC SCALE IN FEET
0 25 50 100

NORTH

GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

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

© 2024 Kimley-Horn and Associates, Inc.

Erickson SENIOR LIVING™

THW DESIGN

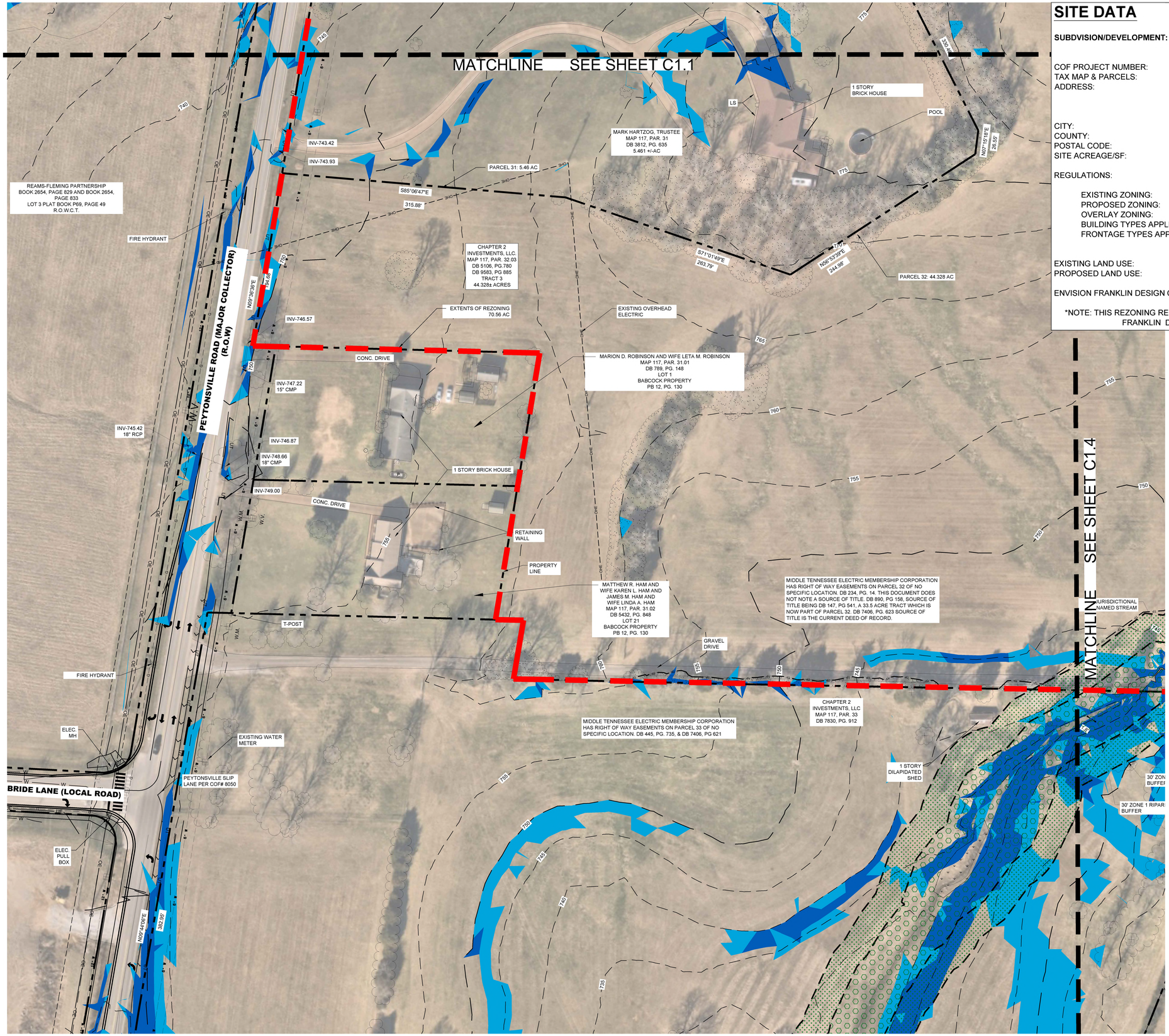
ERICKSON SENIOR LIVING
FRANKLIN
REZONING REQUEST
Franklin, Williamson County, Tennessee

WILLIAM GRAY HARRISON
REGISTERED ENGINEER
AGRICULTURE
COMMERCE
No. 137218
STATE OF TENNESSEE
2/7/2025

Revision Date
△ _____
△ _____
△ _____
△ _____

ENLARGED EXISTING CONDITIONS

C1.2
COF # 8623



SITE DATA

SUBDVISION/DEVELOPMENT:	**ERICKSON SENIOR LIVING-FRANKLIN, DEVELOPMENT PLAN - REZONING REQUEST**
COF PROJECT NUMBER:	8623
TAX MAP & PARCELS:	117-032.03, 117-03103, 117-03100
ADDRESS:	4440 PEYTONSVILLE ROAD 4424 PEYTONSVILLE ROAD 4428 PEYTONSVILLE ROAD 4430 PEYTONSVILLE ROAD
CITY:	FRANKLIN
COUNTY:	TN
POSTAL CODE:	37064
SITE ACREAGE/SF:	70.56 AC / 3,073,593 SF
REGULATIONS:	
EXISTING ZONING:	AG (AGRICULTURAL)
PROPOSED ZONING:	PD (18.21 DUA / 380,539 SF OF MIXED-USE)
OVERLAY ZONING:	500' HHO BUFFER
BUILDING TYPES APPLIED:	MULTIFAMILY
FRONTAGE TYPES APPLIED:	URBAN
EXISTING LAND USE:	RESIDENTIAL
PROPOSED LAND USE:	RESIDENTIAL/MIXED USE
ENVISION FRANKLIN DESIGN CONCEPT	REGIONAL COMMERCE

NOTE: THIS REZONING REQUEST IS ASSOCIATED WITH THE ERICKSON SENIOR LIVING - FRANKLIN DEVELOPMENT PLAN SUBMITTAL (COF # 8623).

SURVEY NOTES

1. THE INFORMATION SHOWN ON THIS PLAN IS BASED UPON THE TENNESSEE STATE PLAN COORDINATE SYSTEM, AND NAD 83 DATUM.
2. BASE INFORMATION WAS TAKEN FROM AN ALTA SURVEY PREPARED BY CIVIL INFRASTRUCTURE ASSOCIATES, DATED FEBRUARY 01 2024. THE INFORMATION PROVIDED SHALL BE FIELD VERIFIED PRIOR TO CONSTRUCTION. KIMLEY-HORN AND ASSOCIATES SHALL NOT BE HELD RESPONSIBLE FOR THE ACCURACY AND COMPLETENESS OF THE BASE INFORMATION SHOWN.
3. INFORMATION WAS ALSO TAKEN FROM THE CITY OF FRANKLIN AERIAL PHOTOGRAPHS.
4. THE CONSULTANT HAS FOUND NO EVIDENCE OF THE MINERAL RIGHTS OF THIS PROPERTY BEING TRANSFERRED TO ANY PARRY OTHER THAN THE OWNER.
5. THIS PROJECT IS NOT LOCATED IN A FLOOD HAZARD AREA ACCORDING TO FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP 47187C0355F, DATED SEPTEMBER 29, 2006, ZONE "X".

LEGEND

- EXISTING POND
- EXISTING WETLAND
- ZONE 1 BUFFER
- ZONE 2 BUFFER

SITE SLOPE TABLE

- 14% - 19.99%
- 20% and above

GRAPHIC SCALE IN FEET
0 25 50 100

NORTH

GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

Kimley»Horn
4031 Aspen Grove Drive, Franklin, TN 37067Main: 615.564.2701 | www.kimley-horn.com
© 2024 Kimley-Horn and Associates, Inc.

Erickson SENIOR LIVING™

THW DESIGN

ERICKSON SENIOR LIVING FRANKLIN REZONING REQUEST

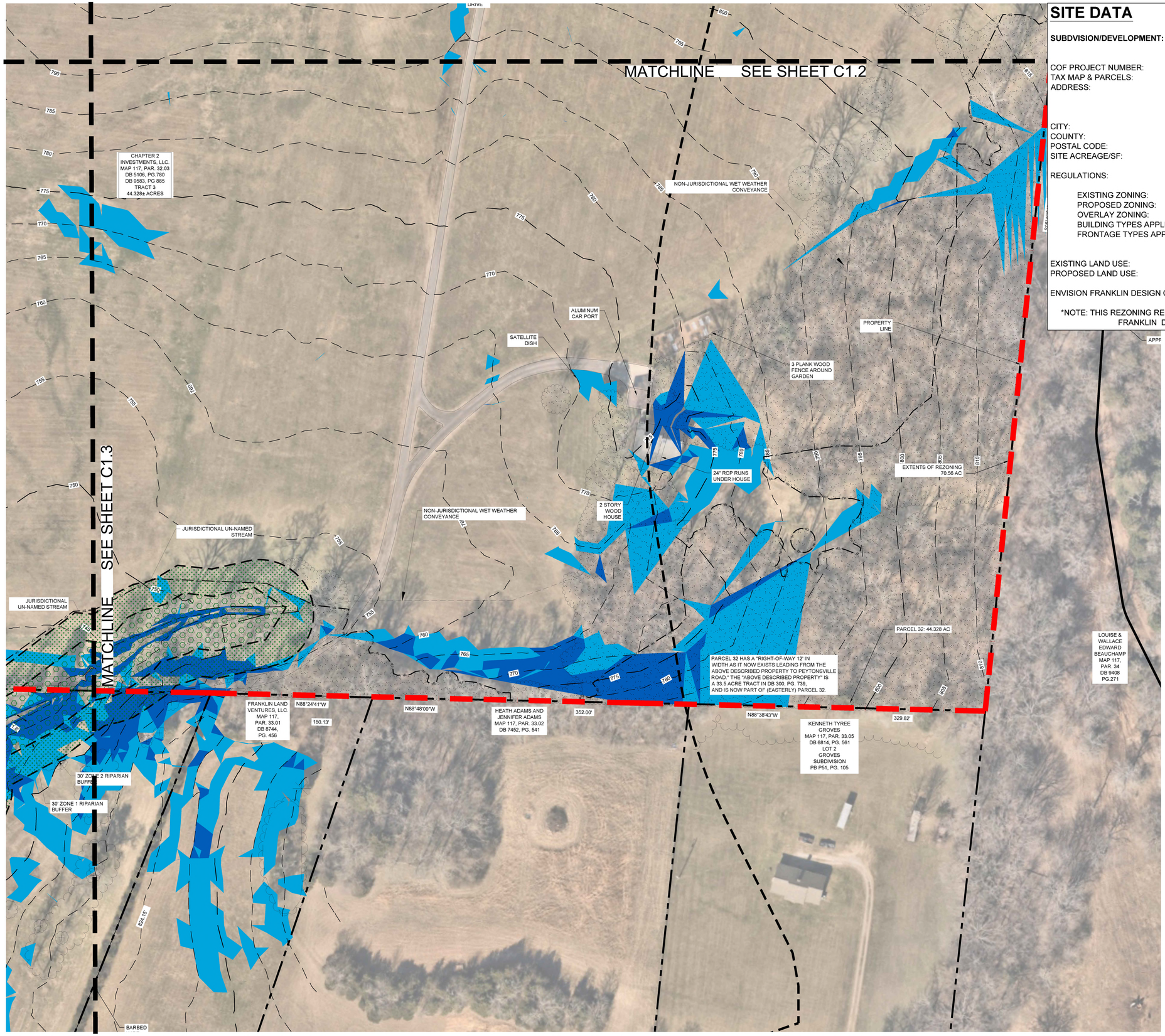
Franklin, Williamson County, Tennessee

WILLIAM GRAY HARRISON REGISTERED ENGINEER AGRICULTURAL COMMERCIAL No. 137919 STATE OF TENNESSEE 2/6/2025

Revision Date
△ _____
△ _____
△ _____
△ _____

ENLARGED EXISTING CONDITIONS

C1.3
COF # 8623



SITE DATA

SUBDVISION/DEVELOPMENT:	**ERICKSON SENIOR LIVING-FRANKLIN, DEVELOPMENT PLAN - REZONING REQUEST**
COF PROJECT NUMBER:	8623
TAX MAP & PARCELS:	117-032.03, 117-03103, 117-03100
ADDRESS:	4440 PEYTONSVILLE ROAD 4424 PEYTONSVILLE ROAD 4428 PEYTONSVILLE ROAD 4430 PEYTONSVILLE ROAD
CITY:	FRANKLIN
COUNTY:	TN
POSTAL CODE:	37064
SITE ACREAGE/SF:	70.56 AC / 3,073,593 SF
REGULATIONS:	
EXISTING ZONING:	AG (AGRICULTURAL)
PROPOSED ZONING:	PD (18.21 DUA / 380,539 SF OF MIXED-USE)
OVERLAY ZONING:	500' HHO BUFFER
BUILDING TYPES APPLIED:	MULTIFAMILY
FRONTAGE TYPES APPLIED:	URBAN
EXISTING LAND USE:	RESIDENTIAL
PROPOSED LAND USE:	RESIDENTIAL/MIXED USE
ENVISION FRANKLIN DESIGN CONCEPT	REGIONAL COMMERCE

NOTE: THIS REZONING REQUEST IS ASSOCIATED WITH THE ERICKSON SENIOR LIVING - FRANKLIN DEVELOPMENT PLAN SUBMITTAL (COF # 8623).

SURVEY NOTES

1. THE INFORMATION SHOWN ON THIS PLAN IS BASED UPON THE TENNESSEE STATE PLAN COORDINATE SYSTEM, AND NAD 83 DATUM.
2. BASE INFORMATION WAS TAKEN FROM AN ALTA SURVEY PREPARED BY CIVIL INFRASTRUCTURE ASSOCIATES, DATED FEBRUARY 01 2024. THE INFORMATION PROVIDED SHALL BE FIELD VERIFIED PRIOR TO CONSTRUCTION. KIMLEY-HORN AND ASSOCIATES SHALL NOT BE HELD RESPONSIBLE FOR THE ACCURACY AND COMPLETENESS OF THE BASE INFORMATION SHOWN.
3. INFORMATION WAS ALSO TAKEN FROM THE CITY OF FRANKLIN AERIAL PHOTOGRAPHS.
4. THE CONSULTANT HAS FOUND NO EVIDENCE OF THE MINERAL RIGHTS OF THIS PROPERTY BEING TRANSFERRED TO ANY PARRY OTHER THAN THE OWNER.
5. THIS PROJECT IS NOT LOCATED IN A FLOOD HAZARD AREA ACCORDING TO FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP 47187C0355F, DATED SEPTEMBER 29, 2006, ZONE "X".

LEGEND

- EXISTING POND
- EXISTING WETLAND
- ZONE 1 BUFFER
- ZONE 2 BUFFER

SITE SLOPE TABLE

- 14% - 19.99%
- 20% and above

GRAPHIC SCALE IN FEET
0 25 50 100

NORTH

GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

Kimley»Horn
4031 Aspen Grove Drive, Franklin, TN 37067Main: 615.564.2701 | www.kimley-horn.com
© 2024 Kimley-Horn and Associates, Inc.

Erickson SENIOR LIVING™

THW DESIGN

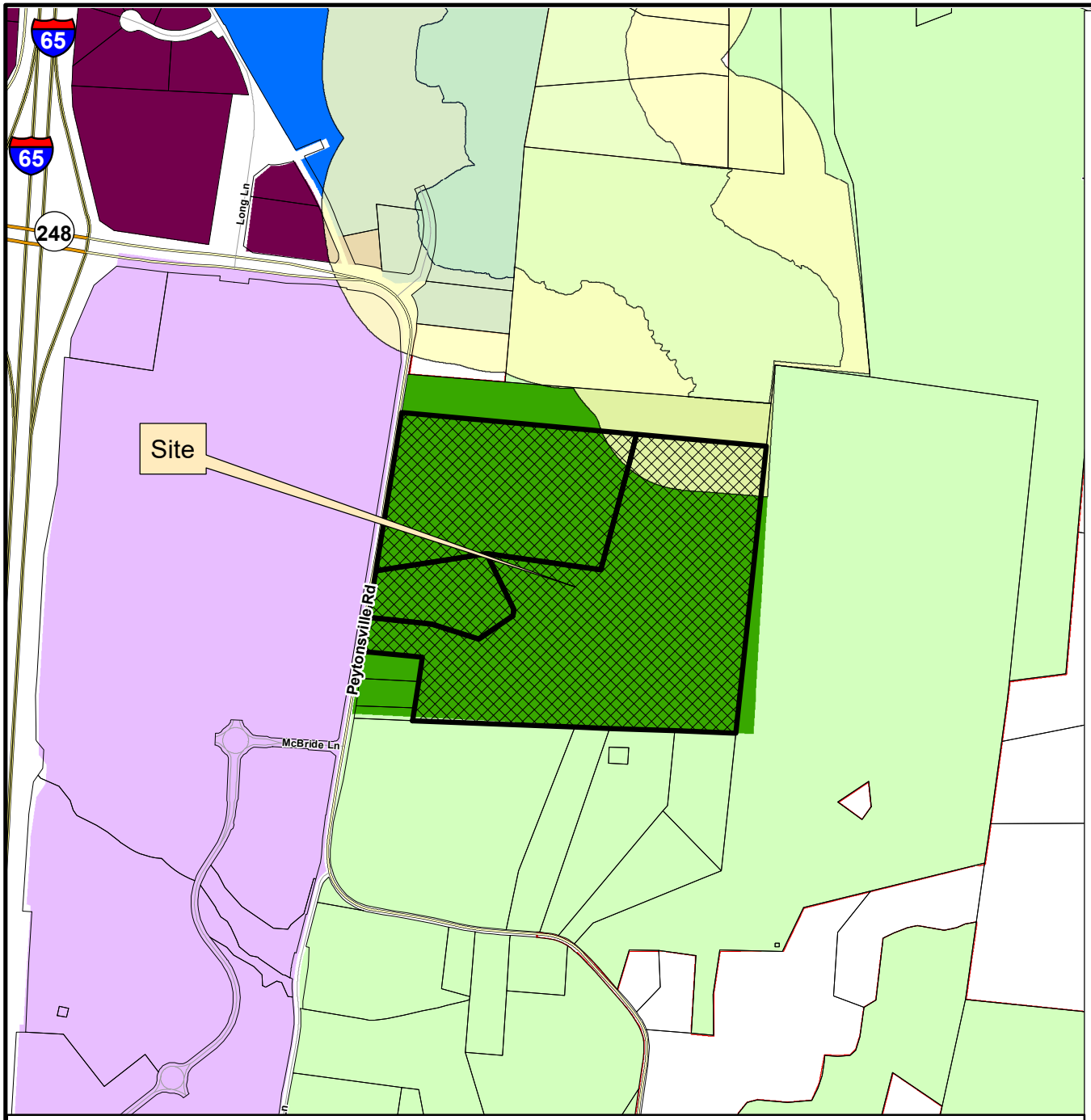
ERICKSON SENIOR LIVING
FRANKLIN
REZONING REQUEST
Franklin, Williamson County, Tennessee

WILLIAM GRAY HARRISON
REGISTERED ENGINEER
No. 137918
STATE OF TENNESSEE
2/07/2025

Revision Date
△ _____
△ _____
△ _____
△ _____

ENLARGED EXISTING CONDITIONS

C1.4
COF # 8623



ERICKSON SENIOR LIVING PUD SUBDIVISION
ORDINANCE 2024-43
RESOLUTION 2024-96

Project Information
Existing Zoning: AG Agriculture
Proposed Zoning: PD (17.71 DUA / 172,000 SF)
Overlay Districts: 500' HHO Buffer
Site Acreage: 70.57 acres
Proposed Number of Dwelling Units: 1,250
Proposed Nonresidential Square Footage: 172,000 SF

Legend

- Erickson Senior Living PUD Subdivision
- Hillside/Hillcrest Overlay
- 500 Ft Buffer of Hillside
- AG Agricultural District
- ER Estate Residential District
- R1 Residential 1 District
- R2 Residential 2 District
- R3 Residential 3 District
- R4 Residential 4 District
- R6 Residential 6 District
- MR Mixed Residential District
- PD Planned District
- OR Office Residential District
- CI Civic Institutional District
- NC Neighborhood Commercial District
- CC Central Commercial District
- DD Downtown District
- 1ST Avenue District
- 5TH Avenue District
- RC4 Regional Commerce 4 District
- RC6 Regional Commerce 6 District
- RC12 Regional Commerce 12 District
- GO General Office District
- LI Light Industrial District
- HI Heavy Industrial District

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

N

0 250 500 1,000
Feet

HISTORIC FRANKLIN TENNESSEE

APPLICANT & LANDSCAPE ARCHITECT:

GAMBLE DESIGN COLLABORATIVE
GREG GAMBLE
3020 STANSBERRY LANE
SUITE 201
FRANKLIN, TN 37069
615-975-5765
greg.gamble@gdc-tn.com

ENGINEER:

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

DEVELOPER:

ERICKSON SENIOR LIVING
STEVEN MONTGOMERY
701 MAIDEN CHOICE LANE
BALTIMORE, MD 21228
410-207-4767
steven.montgomery@erickson.com

ARCHITECT:

THW DESIGN
GREG NYE
2100 RIVER EDGE PARKWAY
SUITE 900
ATLANTA, GA 30328
770-916-2293
GREGNYE@THW.COM

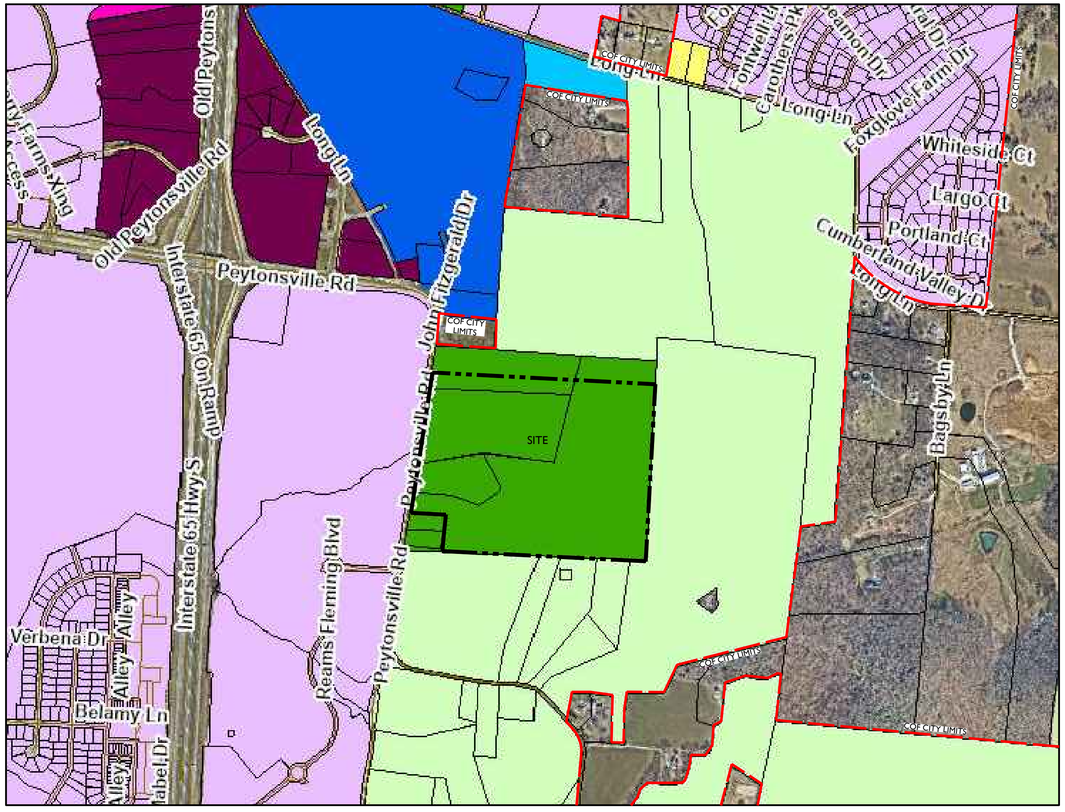
ERICKSON SENIOR LIVING-FRANKLIN

REZONING REQUEST
PD(17.71 DUA/172,000 SF OF COMMERCIAL)

Franklin, Williamson, Tennessee

SHEET INDEX

C0.0	COVER SHEET
C1.0	EXISTING CONDITIONS
C1.1	EXISTING CONDITIONS ENLARGEMENT
C1.1	EXISTING CONDITIONS ENLARGEMENT
C1.2	EXISTING CONDITIONS ENLARGEMENT
C1.3	EXISTING CONDITIONS ENLARGEMENT
C1.4	EXISTING CONDITIONS ENLARGEMENT



N NOT TO SCALE

SITE DATA

ERICKSON SENIOR LIVING-FRANKLIN, REQUESTING REQUEST

COF PROJECT NUMBER:	8623
SITE ACREAGE/SF:	70.57 AC / 3,073,968.99 SF
EXISTING ZONING:	AG (AGRICULTURAL)
PROPOSED ZONING:	PD (17.71 DUA / 172,000 SF OF COMMERCIAL)
OVERLAY ZONING:	500' HHO BUFFER
TAX MAP & PARCELS:	117-03203, 117-03103, 117-03100
ADDRESS:	4440, 4428, & 4430 PEYTONSVILLE ROAD
PRIMARY USES:	INDEPENDENT LIVING, ASSISTED LIVING

REGULATIONS

BUILDING TYPES APPLIED: MULTIFAMILY
FRONTAGE TYPES APPLIED: URBAN

BUILDING HEIGHT: 6 STORIES
MINIMUM LSA: 0.20

HISTORICAL RESOURCE TREATMENT: N/A

DWELLING UNIT COUNT, BY TYPE:
MULTIFAMILY AGE RESTRICTED (INDEPENDENT LIVING): 1,250

PARKING REQUIRED:
0.85 SPACES PER UNIT + 1 PER EMPLOYEE
1250 X 0.85 SPACES PER UNIT: 1,063 PARKING SPACES
EMPLOYEES (235): 235 PARKING SPACES

TOTAL REQUIRED: 1,298 PARKING SPACES

PARKING PROVIDED: 1,889 PARKING SPACES
*MODIFICATION OF STANDARDS

SETBACKS APPLIED TO OVERALL SITE BOUNDARY:

NORTH	40'
EAST	55'
SOUTH	75'
WEST	105'
PEYTONSVILLE ROAD FUTURE ROW	200'

COMMERCIAL SF:
ASSISTED LIVING: 172,000 SF

TREE CANOPY RETENTION

OVERALL SITE AREA:	3,073,968.99 SF; 70.57 AC
TOTAL EXISTING TREE CANOPY:	17.2% OF SITE: (529,166 SF;12.15 AC)
REQUIRED PRESERVATION:	26% OF EXISTING: (137,650 SF; 3.16 AC)
PROVIDED PRESERVATION:	32% OF EXISTING: (166,622 SF; 3.83 AC)

OPEN SPACE REQUIREMENT:

MINIMUM OPEN SPACE REQUIREMENT:	5% OF SITE (153,767 SF;3.53 AC)
PROVIDED:	5.4% OF SITE: (166,423 SF;3.82 AC)

LOT	TYPE	AREA (SF)
1000	POCKET PARK	56,578
1001	POCKET PARK	71,761
1002	POCKET PARK	15,519
1003	POCKET PARK	22,565

PARKLAND IMPACT FEES - QUAD 2
1,250 UNITS X $4,304 = $5,380,000

25% OF FEES OR $1,345,000 DUE AT FIRST PLAT PLUS THE NUMBER OF UNITS BEING REQUESTED WITH PLAT AT $3,228 EACH.

75% OR $4,035,000 WILL BE COLLECTED AT THE PRO-RATED PRICE OF $3,228 AS PLATS ARE SUBMITTED.

PENDING APPROVAL BY BOMA, THIS DOCUMENT WAS REVIEWED UNDER AND IS NOW VESTED IN THE FOLLOWING DEVELOPMENT STANDARDS:

ZONING ORDINANCE: JULY 1, 2024

SUBDIVISION REGULATIONS: JANUARY 1, 2022

TRANSPORTATION AND STREET TECHNICAL STANDARDS: JULY 1, 2024

STORMWATER BMP MANUAL: JULY 1, 2021

TECHNICAL SPECIFICATIONS FOR UTILITY INSTALLATION: OCTOBER 13, 2020

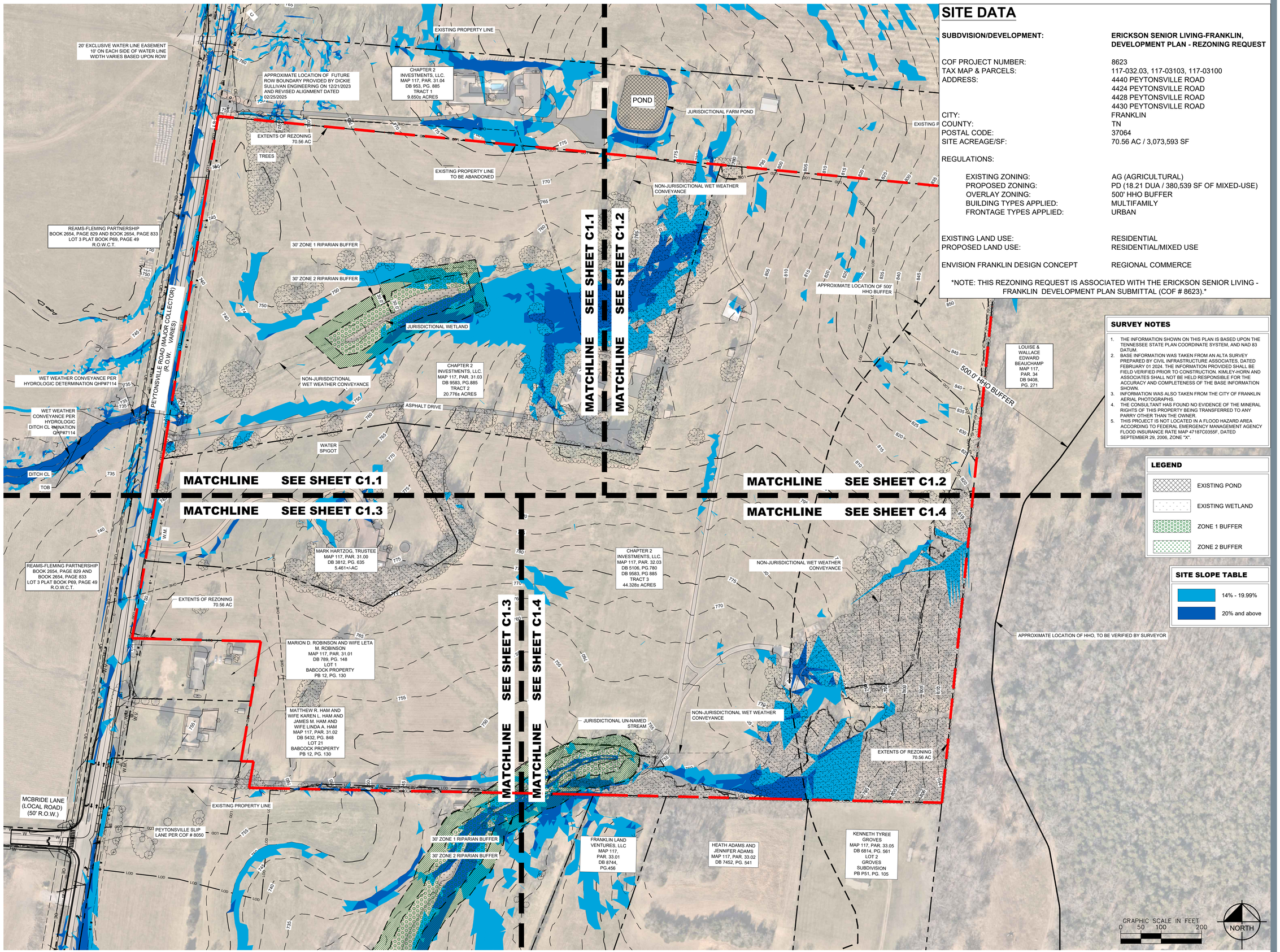
MUNICIPAL CODE: MAY 22, 2024



PRE-APP SUBMITTAL: SEPTEMBER 30, 2024
INITIAL SUBMITTAL: OCTOBER 14, 2024
INITIAL SUBMITTAL: JANUARY 13, 2025
RESUBMITTAL: FEBRUARY 6, 2025
ONE STOP:
COF #:8623

GAMBLE DESIGN COLLABORATIVE

DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE



SITE DATA

SUBDVISION/DEVELOPMENT:	**ERICKSON SENIOR LIVING-FRANKLIN, DEVELOPMENT PLAN - REZONING REQUEST**
COF PROJECT NUMBER:	8623
TAX MAP & PARCELS:	117-032.03, 117-03103, 117-03100
ADDRESS:	4440 PEYTONSVILLE ROAD 4424 PEYTONSVILLE ROAD 4428 PEYTONSVILLE ROAD 4430 PEYTONSVILLE ROAD
CITY:	FRANKLIN
COUNTY:	TN
POSTAL CODE:	37064
SITE ACREAGE/SF:	70.56 AC / 3,073,593 SF
REGULATIONS:	
EXISTING ZONING:	AG (AGRICULTURAL)
PROPOSED ZONING:	PD (18.21 DUA / 380,539 SF OF MIXED-USE)
OVERLAY ZONING:	500' HHO BUFFER
BUILDING TYPES APPLIED:	MULTIFAMILY
FRONTAGE TYPES APPLIED:	URBAN
EXISTING LAND USE:	RESIDENTIAL
PROPOSED LAND USE:	RESIDENTIAL/MIXED USE
ENVISION FRANKLIN DESIGN CONCEPT	REGIONAL COMMERCE

NOTE: THIS REZONING REQUEST IS ASSOCIATED WITH THE ERICKSON SENIOR LIVING - FRANKLIN DEVELOPMENT PLAN SUBMITTAL (COF # 8623).

SURVEY NOTES

1. THE INFORMATION SHOWN ON THIS PLAN IS BASED UPON THE TENNESSEE STATE PLAN COORDINATE SYSTEM, AND NAD 83 DATUM.
2. BASE INFORMATION WAS TAKEN FROM AN ALTA SURVEY PREPARED BY CIVIL INFRASTRUCTURE ASSOCIATES, DATED FEBRUARY 01 2024. THE INFORMATION PROVIDED SHALL BE FIELD VERIFIED PRIOR TO CONSTRUCTION. KIMLEY-HORN AND ASSOCIATES SHALL NOT BE HELD RESPONSIBLE FOR THE ACCURACY AND COMPLETENESS OF THE BASE INFORMATION SHOWN.
3. INFORMATION WAS ALSO TAKEN FROM THE CITY OF FRANKLIN AERIAL PHOTOGRAPHS.
4. THE CONSULTANT HAS FOUND NO EVIDENCE OF THE MINERAL RIGHTS OF THIS PROPERTY BEING TRANSFERRED TO ANY PARRY OTHER THAN THE OWNER.
5. THIS PROJECT IS NOT LOCATED IN A FLOOD HAZARD AREA ACCORDING TO FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP 47187C0355F, DATED SEPTEMBER 29, 2006, ZONE "X".

LEGEND

- EXISTING POND
- EXISTING WETLAND
- ZONE 1 BUFFER
- ZONE 2 BUFFER

SITE SLOPE TABLE

- 14% - 19.99%
- 20% and above

GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE
Kimley»Horn
4031 Aspen Grove Drive, Franklin, TN 37067Main: 615.564.2701 | www.kimley-horn.com

© 2024 Kimley-Horn and Associates, Inc.

Erickson SENIOR LIVING™

THW DESIGN

ERICKSON SENIOR LIVING FRANKLIN REZONING REQUEST

Franklin, Williamson County, Tennessee

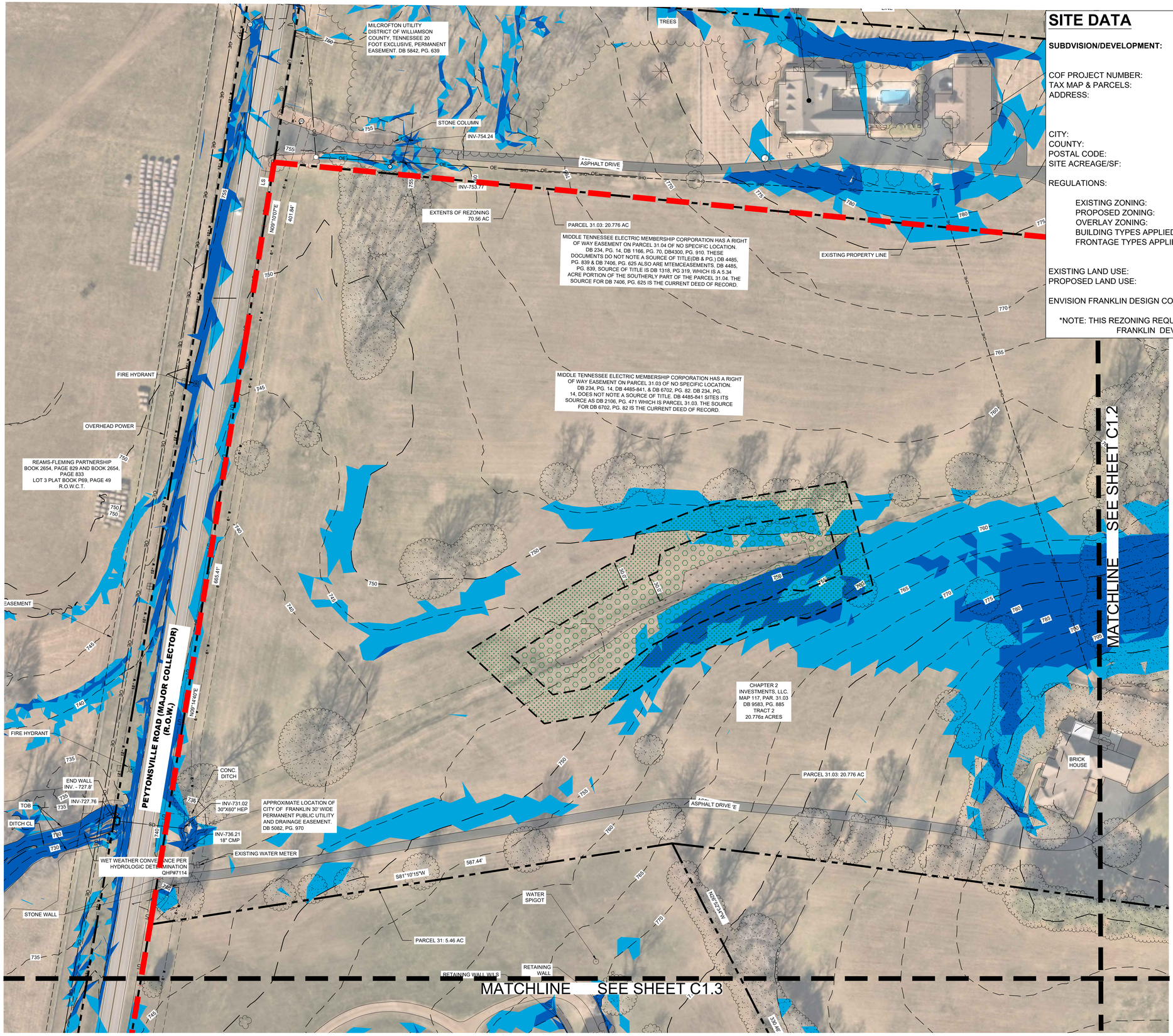
WILLIAM GRAY HARRISON REGISTERED ENGINEER AGRICULTURE & ENVIRONMENT No. 127919 STATE OF TENNESSEE 2/10/2025

Revision Date

OVERALL EXISTING CONDITIONS

C1.0

COF # 8623



SITE DATA

SUBDVISION/DEVELOPMENT:	**ERICKSON SENIOR LIVING-FRANKLIN, DEVELOPMENT PLAN - REZONING REQUEST**
COF PROJECT NUMBER:	8623
TAX MAP & PARCELS:	117-032.03, 117-03103, 117-03100
ADDRESS:	4440 PEYTONSVILLE ROAD 4424 PEYTONSVILLE ROAD 4428 PEYTONSVILLE ROAD 4430 PEYTONSVILLE ROAD
CITY:	FRANKLIN
COUNTY:	TN
POSTAL CODE:	37064
SITE ACREAGE/SF:	70.56 AC / 3,073,593 SF
REGULATIONS:	
EXISTING ZONING:	AG (AGRICULTURAL)
PROPOSED ZONING:	PD (18.21 DUA / 380,539 SF OF MIXED-USE)
OVERLAY ZONING:	500' HHO BUFFER
BUILDING TYPES APPLIED:	MULTIFAMILY
FRONTAGE TYPES APPLIED:	URBAN
EXISTING LAND USE:	RESIDENTIAL
PROPOSED LAND USE:	RESIDENTIAL/MIXED USE
ENVISION FRANKLIN DESIGN CONCEPT	REGIONAL COMMERCE

NOTE: THIS REZONING REQUEST IS ASSOCIATED WITH THE ERICKSON SENIOR LIVING - FRANKLIN DEVELOPMENT PLAN SUBMITTAL (COF # 8623).

SURVEY NOTES

1. THE INFORMATION SHOWN ON THIS PLAN IS BASED UPON THE TENNESSEE STATE PLAN COORDINATE SYSTEM, AND NAD 83 DATUM.
2. BASE INFORMATION WAS TAKEN FROM AN ALTA SURVEY PREPARED BY CIVIL INFRASTRUCTURE ASSOCIATES, DATED FEBRUARY 01 2024. THE INFORMATION PROVIDED SHALL BE FIELD VERIFIED PRIOR TO CONSTRUCTION. KIMLEY-HORN AND ASSOCIATES SHALL NOT BE HELD RESPONSIBLE FOR THE ACCURACY AND COMPLETENESS OF THE BASE INFORMATION SHOWN.
3. INFORMATION WAS ALSO TAKEN FROM THE CITY OF FRANKLIN AERIAL PHOTOGRAPHS.
4. THE CONSULTANT HAS FOUND NO EVIDENCE OF THE MINERAL RIGHTS OF THIS PROPERTY BEING TRANSFERRED TO ANY PARRY OTHER THAN THE OWNER.
5. THIS PROJECT IS NOT LOCATED IN A FLOOD HAZARD AREA ACCORDING TO FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP 47187C0355F, DATED SEPTEMBER 29, 2006, ZONE "X".

LEGEND

- EXISTING POND
- EXISTING WETLAND
- ZONE 1 BUFFER
- ZONE 2 BUFFER

SITE SLOPE TABLE

- 14% - 19.99%
- 20% and above

GRAPHIC SCALE IN FEET
0 25 50 100

NORTH

GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

Kimley»Horn
4031 Aspen Grove Drive, Franklin, TN 37067Main: 615.564.2701 | www.kimley-horn.com
© 2024 Kimley-Horn and Associates, Inc.

Erickson SENIOR LIVING™

THW DESIGN

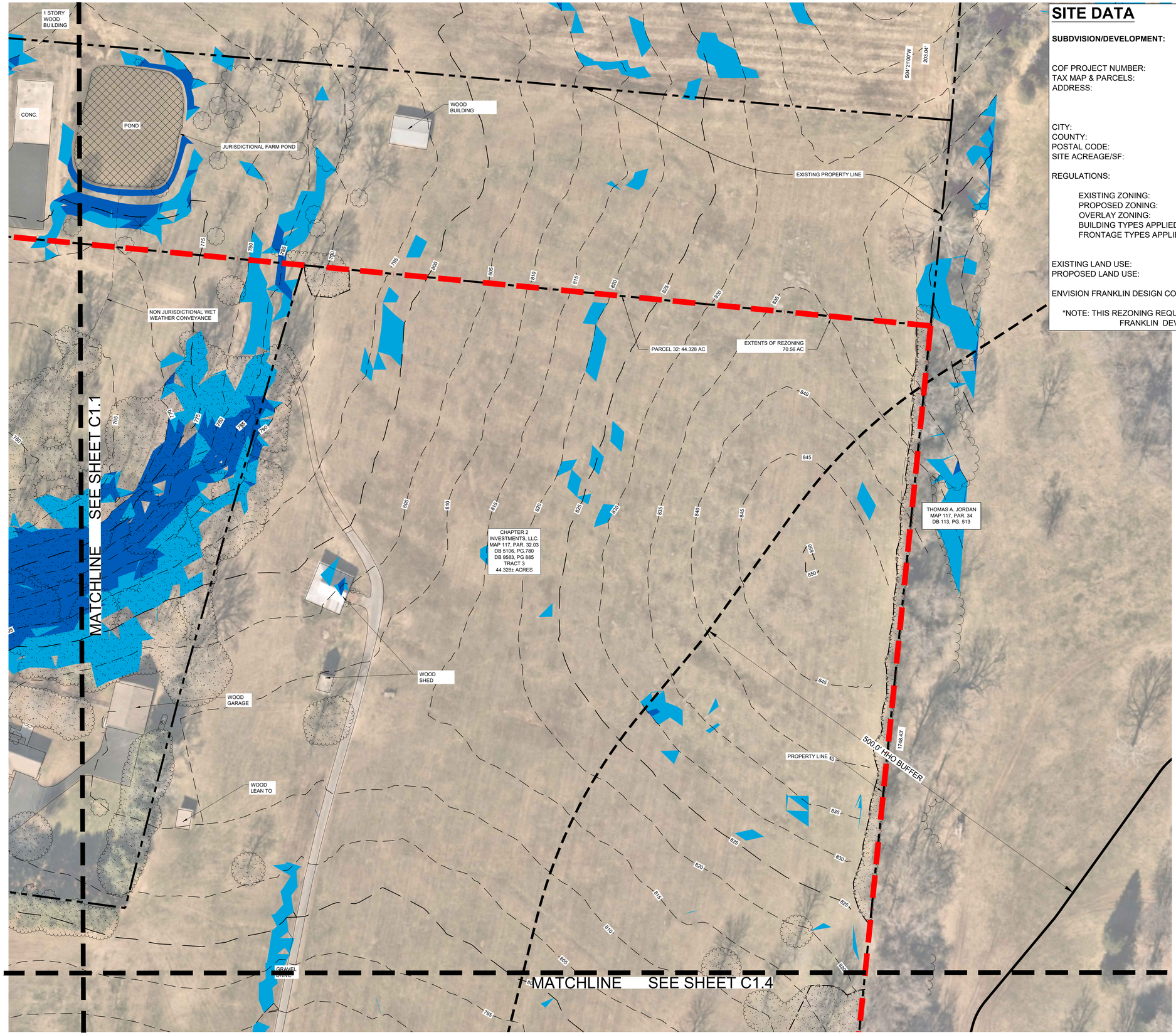
ERICKSON SENIOR LIVING
FRANKLIN
REZONING REQUEST
Franklin, Williamson County, Tennessee

WILLIAM GRAY HARRISON REGISTERED ENGINEER AGRICULTURE COMMERCE No. 127719 STATE OF TENNESSEE 2/7/2025

Revision Date
△ _____
△ _____
△ _____
△ _____

ENLARGED EXISTING CONDITIONS

C1.1
COF # 8623



SITE DATA

SUBDVISION/DEVELOPMENT:	**ERICKSON SENIOR LIVING-FRANKLIN, DEVELOPMENT PLAN - REZONING REQUEST**
COF PROJECT NUMBER:	8623
TAX MAP & PARCELS:	117-032.03, 117-03103, 117-03100
ADDRESS:	4440 PEYTONSVILLE ROAD 4424 PEYTONSVILLE ROAD 4428 PEYTONSVILLE ROAD 4430 PEYTONSVILLE ROAD
CITY:	FRANKLIN
COUNTY:	TN
POSTAL CODE:	37064
SITE ACREAGE/SF:	70.56 AC / 3,073,593 SF
REGULATIONS:	
EXISTING ZONING:	AG (AGRICULTURAL)
PROPOSED ZONING:	PD (18.21 DUA / 380,539 SF OF MIXED-USE)
OVERLAY ZONING:	500' HHO BUFFER
BUILDING TYPES APPLIED:	MULTIFAMILY
FRONTAGE TYPES APPLIED:	URBAN
EXISTING LAND USE:	RESIDENTIAL
PROPOSED LAND USE:	RESIDENTIAL/MIXED USE
ENVISION FRANKLIN DESIGN CONCEPT	REGIONAL COMMERCE

NOTE: THIS REZONING REQUEST IS ASSOCIATED WITH THE ERICKSON SENIOR LIVING - FRANKLIN DEVELOPMENT PLAN SUBMITTAL (COF # 8623).

SURVEY NOTES

1. THE INFORMATION SHOWN ON THIS PLAN IS BASED UPON THE TENNESSEE STATE PLAN COORDINATE SYSTEM, AND NAD 83 DATUM.
2. BASE INFORMATION WAS TAKEN FROM AN ALTA SURVEY PREPARED BY CIVIL INFRASTRUCTURE ASSOCIATES, DATED FEBRUARY 01 2024. THE INFORMATION PROVIDED SHALL BE FIELD VERIFIED PRIOR TO CONSTRUCTION. KIMLEY-HORN AND ASSOCIATES SHALL NOT BE HELD RESPONSIBLE FOR THE ACCURACY AND COMPLETENESS OF THE BASE INFORMATION SHOWN.
3. INFORMATION WAS ALSO TAKEN FROM THE CITY OF FRANKLIN AERIAL PHOTOGRAPHS.
4. THE CONSULTANT HAS FOUND NO EVIDENCE OF THE MINERAL RIGHTS OF THIS PROPERTY BEING TRANSFERRED TO ANY PARRY OTHER THAN THE OWNER.
5. THIS PROJECT IS NOT LOCATED IN A FLOOD HAZARD AREA ACCORDING TO FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP 47187C0355F, DATED SEPTEMBER 29, 2006, ZONE "X".

LEGEND

- EXISTING POND
- EXISTING WETLAND
- ZONE 1 BUFFER
- ZONE 2 BUFFER

SITE SLOPE TABLE

- 14% - 19.99%
- 20% and above

GRAPHIC SCALE IN FEET
0 25 50 100

NORTH

GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

Kimley»Horn
4031 Aspen Grove Drive, Franklin, TN 37067Main: 615.564.2701 | www.kimley-horn.com
© 2024 Kimley-Horn and Associates, Inc.

Erickson SENIOR LIVING™

THW DESIGN

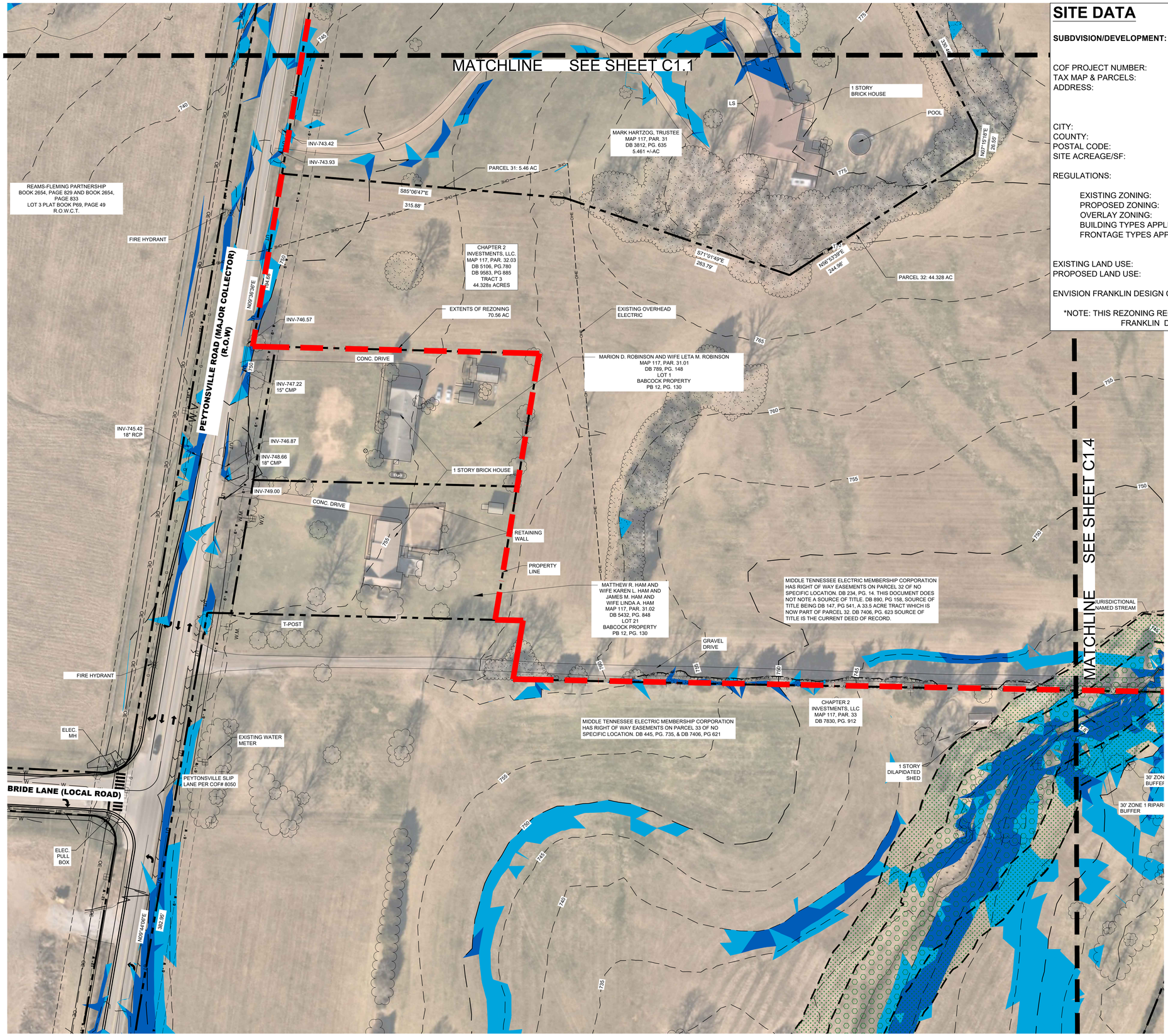
ERICKSON SENIOR LIVING
FRANKLIN
REZONING REQUEST
Franklin, Williamson County, Tennessee

WILLIAM GRAY HARRISON
REGISTERED ENGINEER
AGRICULTURE
COMMERCE
No. 127219
STATE OF TENNESSEE
2/7/2025

Revision Date
△ _____
△ _____
△ _____
△ _____

ENLARGED EXISTING CONDITIONS

C1.2
COF # 8623



SITE DATA

SUBDVISION/DEVELOPMENT:	**ERICKSON SENIOR LIVING-FRANKLIN, DEVELOPMENT PLAN - REZONING REQUEST**
COF PROJECT NUMBER:	8623
TAX MAP & PARCELS:	117-032.03, 117-03103, 117-03100
ADDRESS:	4440 PEYTONSVILLE ROAD 4424 PEYTONSVILLE ROAD 4428 PEYTONSVILLE ROAD 4430 PEYTONSVILLE ROAD
CITY:	FRANKLIN
COUNTY:	TN
POSTAL CODE:	37064
SITE ACREAGE/SF:	70.56 AC / 3,073,593 SF
REGULATIONS:	
EXISTING ZONING:	AG (AGRICULTURAL)
PROPOSED ZONING:	PD (18.21 DUA / 380,539 SF OF MIXED-USE)
OVERLAY ZONING:	500' HHO BUFFER
BUILDING TYPES APPLIED:	MULTIFAMILY
FRONTAGE TYPES APPLIED:	URBAN
EXISTING LAND USE:	RESIDENTIAL
PROPOSED LAND USE:	RESIDENTIAL/MIXED USE
ENVISION FRANKLIN DESIGN CONCEPT	REGIONAL COMMERCE

NOTE: THIS REZONING REQUEST IS ASSOCIATED WITH THE ERICKSON SENIOR LIVING - FRANKLIN DEVELOPMENT PLAN SUBMITTAL (COF # 8623).

SURVEY NOTES

1. THE INFORMATION SHOWN ON THIS PLAN IS BASED UPON THE TENNESSEE STATE PLAN COORDINATE SYSTEM, AND NAD 83 DATUM.
2. BASE INFORMATION WAS TAKEN FROM AN ALTA SURVEY PREPARED BY CIVIL INFRASTRUCTURE ASSOCIATES, DATED FEBRUARY 01 2024. THE INFORMATION PROVIDED SHALL BE FIELD VERIFIED PRIOR TO CONSTRUCTION. KIMLEY-HORN AND ASSOCIATES SHALL NOT BE HELD RESPONSIBLE FOR THE ACCURACY AND COMPLETENESS OF THE BASE INFORMATION SHOWN.
3. INFORMATION WAS ALSO TAKEN FROM THE CITY OF FRANKLIN AERIAL PHOTOGRAPHS.
4. THE CONSULTANT HAS FOUND NO EVIDENCE OF THE MINERAL RIGHTS OF THIS PROPERTY BEING TRANSFERRED TO ANY PARRY OTHER THAN THE OWNER.
5. THIS PROJECT IS NOT LOCATED IN A FLOOD HAZARD AREA ACCORDING TO FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP 47187C0355F, DATED SEPTEMBER 29, 2006, ZONE "X".

LEGEND

- EXISTING POND
- EXISTING WETLAND
- ZONE 1 BUFFER
- ZONE 2 BUFFER

SITE SLOPE TABLE

- 14% - 19.99%
- 20% and above

GRAPHIC SCALE IN FEET
0 25 50 100

NORTH

GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE
Kimley»Horn
4031 Aspen Grove Drive, Franklin, TN 37067 Main: 615.564.2701 | www.kimley-horn.com
© 2024 Kimley-Horn and Associates, Inc.

Erickson SENIOR LIVING™

THW DESIGN

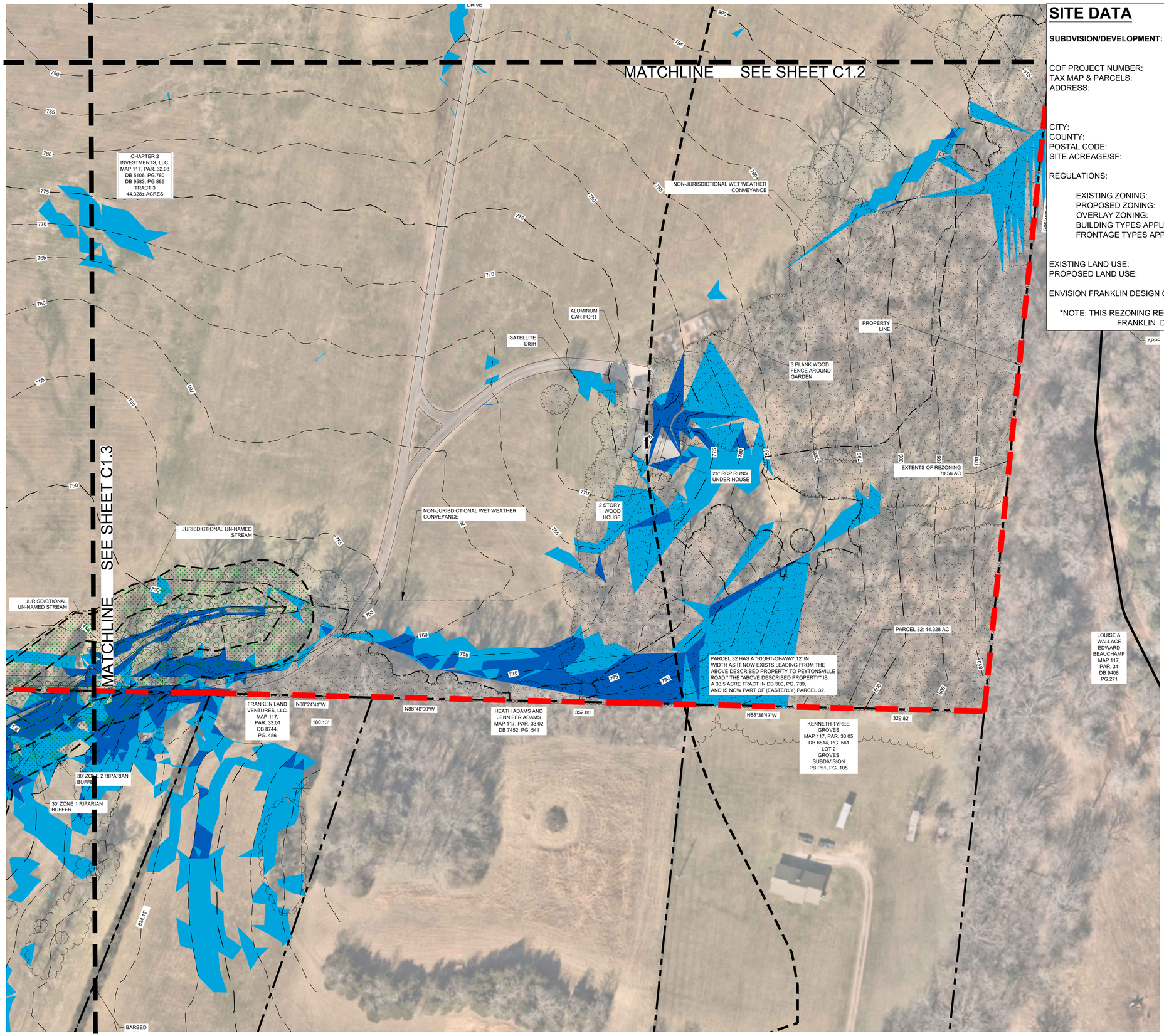
ERICKSON SENIOR LIVING
FRANKLIN
REZONING REQUEST
Franklin, Williamson County, Tennessee

WILLIAM GRAY HARRISON
REGISTERED ENGINEER
AGRICULTURAL COMMERCIAL
No. 127919
STATE OF TENNESSEE
2/7/2025

Revision Date
△ _____
△ _____
△ _____
△ _____

ENLARGED EXISTING CONDITIONS

C1.3
COF # 8623



SITE DATA

SUBDVISION/DEVELOPMENT:	**ERICKSON SENIOR LIVING-FRANKLIN, DEVELOPMENT PLAN - REZONING REQUEST**
COF PROJECT NUMBER:	8623
TAX MAP & PARCELS:	117-032.03, 117-03103, 117-03100
ADDRESS:	4440 PEYTONSVILLE ROAD 4424 PEYTONSVILLE ROAD 4428 PEYTONSVILLE ROAD 4430 PEYTONSVILLE ROAD
CITY:	FRANKLIN
COUNTY:	TN
POSTAL CODE:	37064
SITE ACREAGE/SF:	70.56 AC / 3,073,593 SF
REGULATIONS:	
EXISTING ZONING:	AG (AGRICULTURAL)
PROPOSED ZONING:	PD (18.21 DUA / 380,539 SF OF MIXED-USE)
OVERLAY ZONING:	500' HHO BUFFER
BUILDING TYPES APPLIED:	MULTIFAMILY
FRONTAGE TYPES APPLIED:	URBAN
EXISTING LAND USE:	RESIDENTIAL
PROPOSED LAND USE:	RESIDENTIAL/MIXED USE
ENVISION FRANKLIN DESIGN CONCEPT	REGIONAL COMMERCE

NOTE: THIS REZONING REQUEST IS ASSOCIATED WITH THE ERICKSON SENIOR LIVING - FRANKLIN DEVELOPMENT PLAN SUBMITTAL (COF # 8623).

SURVEY NOTES

1. THE INFORMATION SHOWN ON THIS PLAN IS BASED UPON THE TENNESSEE STATE PLAN COORDINATE SYSTEM, AND NAD 83 DATUM.
2. BASE INFORMATION WAS TAKEN FROM AN ALTA SURVEY PREPARED BY CIVIL INFRASTRUCTURE ASSOCIATES, DATED FEBRUARY 01 2024. THE INFORMATION PROVIDED SHALL BE FIELD VERIFIED PRIOR TO CONSTRUCTION. KIMLEY-HORN AND ASSOCIATES SHALL NOT BE HELD RESPONSIBLE FOR THE ACCURACY AND COMPLETENESS OF THE BASE INFORMATION SHOWN.
3. INFORMATION WAS ALSO TAKEN FROM THE CITY OF FRANKLIN AERIAL PHOTOGRAPHS.
4. THE CONSULTANT HAS FOUND NO EVIDENCE OF THE MINERAL RIGHTS OF THIS PROPERTY BEING TRANSFERRED TO ANY PARRY OTHER THAN THE OWNER.
5. THIS PROJECT IS NOT LOCATED IN A FLOOD HAZARD AREA ACCORDING TO FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP 47187C0355F, DATED SEPTEMBER 29, 2006, ZONE "X".

LEGEND

- EXISTING POND
- EXISTING WETLAND
- ZONE 1 BUFFER
- ZONE 2 BUFFER

SITE SLOPE TABLE

- 14% - 19.99%
- 20% and above

GRAPHIC SCALE IN FEET
0 25 50 100

NORTH

GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE
Kimley»Horn
4031 Aspen Grove Drive, Franklin, TN 37067Main: 615.564.2701 | www.kimley-horn.com
© 2024 Kimley-Horn and Associates, Inc.
Erickson SENIOR LIVING™
THW DESIGN

ERICKSON SENIOR LIVING
FRANKLIN
REZONING REQUEST
Franklin, Williamson County, Tennessee

WILLIAM GRAY HARRISON REGISTERED ENGINEER AGRICULTURE COMMERCE No. 137219 STATE OF TENNESSEE 2/7/2025

Revision Date
△ _____
△ _____
△ _____
△ _____

ENLARGED EXISTING CONDITIONS

C1.4
COF # 8623

File #: 21-0198

DATE: February 18, 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 2024-96, A Resolution Approving A Development Plan For Erickson Senior Living PUD Subdivision With 5 Modifications Of Development Standards (Building Elements, Connectivity, Parking), For The Property Located East Of Peytonsville Road And North Of Peytonsville Road, Located At 4424, 4428, 4430, And 4440 Peytonsville Road. Establishing A Public Hearing On April 8, 2025
FMPC 2/27/25, as amended 8-0 (MOS 1: 8-0, MOS 2: 6-2, MOS 3: 8-0, MOS 4: 8-0, MOS 5: 8-0)

PURPOSE:

PROJECT INFORMATION
COF Project Number: 8624
Applicant: Greg Gamble, Gamble Design Collaborative
Owner: Chapter 2 Investments, Kelly Beasely, Rep.

BACKGROUND/STAFF COMMENTS:
The applicant has submitted a development plan for the Erickson Senior Living PUD Subdivision, which proposes a campus of 1,250 residential dwelling units (age restricted) and 172,000 square feet of commercial space for continuum of care services. Envision Franklin places this property in the Regional Commerce Design Concept. Areas within the Regional Commerce design concept contain high-intensity activity centers that attract large numbers of people and employers from both within and outside the City. These areas include major employment and revenue generators that are valuable community resources, while also providing a mix of housing options that support a healthy, vibrant place to live, work, and play. Envision Franklin further states that new development within Regional Commerce should have integrated designs with coordinated access, amenities, and cohesive architecture that fits within the context of the corridor.

MODIFICATION OF STANDARDS:

There are five Modification of Standards requests in this plan that address building elements, connectivity, and parking. The following is the list of MOS requests included in the application and staff's recommendations for each, should the development plan be approved.

MOS #1: Requesting to allow loading areas to be located to the side of buildings.

Section 10.1.23(C)(1) of the Zoning Ordinance states on-site loading areas shall be located to the

rear of the building. The applicant has limited these areas to certain spots on the plan and has provided additional screening methods for these loading areas.

Staff recommends approval of MOS #1.

MOS #2: Requesting to modify the maximum block length to 6,200 feet.

Section 9.5.2(C) of the Zoning Ordinance states that block length perimeter shall not exceed a maximum of 2,400 feet except the DRT may approve a block length perimeter up to 3,200 feet. The proposed length is nearly double the maximum of what is permitted.

Staff recommends disapproval of MOS #2.

MOS #3: Request to allow finished floor elevation to be at ground level.

Section 6.7 of the Zoning Ordinance requires that the finished floor elevation be a minium of 18 inches above grade at the facade. Given the demographics of those who will be occupying the building and that similar requests have been approved previously, this request can be supported.

Staff recommends approval of MOS #3.

MOS #4: Request to remove the required eastern connection for external connectivity.

Section 9.5.1(B) of the Zoning Ordinance requires that external connections shall be provided in every direction (north, south, east and, west). Staff is not supportive of this request given the current configuration of future roadways in the Major Thoroughfare Plan. However, there is an amendment to revise the Major Thoroughfare plan and modify the future location of Carothers Parkway in the immediate area of the Erickson Senior Living PUD. Should the amendment be granted, staff is supportive of this MOS request.

Staff recommends disapproval of MOS #4.

MOS #5: Request to reduce the parking requirement for Multifamily residential units, age restricted from 1.5 spaces per unit to 0.85 per unit.

The Zoning Ordinance requires that multifamily residential uses with age-restricted tenants have a minimum parking standard of 1.5 spaces per unit. Reductions in parking requirements have been granted in the past, however this is the largest reduction that has been requested. The Institute of Transportation Engineers' Parking Generation Manual lists the average parking ratio for senior adult housing (attached) as 0.9 spaces per unit and Congregate Care Facilities as 0.5 spaces per unit. The Erickson Senior Living PUD offers many onsite facilities that will limit the number of generated trips for the occupants and its use is closer to the congregate care facility as defined in the Parking Generation Manual. Based on the information from ITE and that 1,889 parking spaces are being provided when the revised standard numbers require 1,298 spaces, Staff can support this request.

Staff recommends approval of MOS #5.

PROCEDURAL REQUIREMENTS:

1. The applicant shall upload the corrected plan to the online plan review website (https://franklin.contractorsplanroom.com/secure/). All revisions to the approved plans shall be "clouded." With the resubmittal, each condition of approval/open issue in the online plan review system shall contain a full response from the applicant as to the satisfaction or completion of that

condition.
2. The City’s project identification number shall be included in all correspondence with any City department relative to this project.

FINANCIAL IMPACT:
Unknown.

RECOMMENDATION:
Franklin Municipal Planning Commission recommends approval with conditions of Resolution 2024-96, as amended, by a vote of 8-0, with an amendment to Modification of Standards #2 to add the statement "unless otherwise modified by the Board of Mayor and Aldermen."
Staff recommends that the Board of Mayor and Aldermen approve Resolution 2024-96 with conditions.

RESOLUTION 2024-96

A RESOLUTION APPROVING A DEVELOPMENT PLAN FOR ERICKSON SENIOR LIVING PUD SUBDIVISION WITH 6 MODIFICATIONS OF DEVELOPMENT STANDARDS (BUILDING ELEMENTS, CONNECTIVITY, PARKING), FOR THE PROPERTY LOCATED EAST OF PEYTONSVILLE ROAD AND NORTH OF PEYTONSVILLE ROAD, LOCATED AT 4424, 4428, 4430, AND 4440 PEYTONSVILLE ROAD

WHEREAS, the Board of Mayor and Aldermen (BOMA) of the City of Franklin, Tennessee, has, or will, approve the zoning for the property as part of Ordinance 2024-43; and

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

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

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

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

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

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

PREMISES CONSIDERED

Map-Parcel	Acres
117-32.03	44.33
117-31.00	5.46
117-31.03	20.78
Total	70.57

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

SECTION III. That the overall entitlements for the Erickson Senior Living PUD are as follows:

Entitlements	Erickson Senior Living PUD
Base Zone District	PD 17.71/172,000
Other Zoning Overlays	HHO Buffer
Number of Dwelling Units	1,250
Number of Nonresidential Square Footage	172,000
Number of Hotel Rooms	0
Open Space Requirements	15%
Number of Phases in Development	5

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

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

MOS 1: **Request to allow loading areas to be located to the side of buildings.** Approved: _____ Denied: _____	10.1.23(C)(1) Loading Areas Loading areas shall be located to the rear of the building adjacent to loading doors. *Staff recommended approval.*
MOS 2: **Request to modify the maximum block length to 6,200 feet.** Approved: _____ Denied: _____	9.5.2(C) Internal Connectivity Block length perimeter shall not exceed a maximum of 2,400 feet, except if the DRT approves a length up to 3,200 feet. *Staff recommended disapproval.*
MOS 3: **Request to allow finished floor elevation to be at grade at the front façade.**	6.7 Multifamily Building Type

Approved: _____ Denied: _____	Minimum 18 inches above grade at front façade. *Staff recommended approval.*
MOS 4: **Request to remove required eastern connection for external connectivity.** Approved: _____ Denied: _____	9.5.1(B) External Connectivity Street connections shall be provided in every direction (north, south, east and west). *Staff recommended disapproval.*
MOS 5: **Request to reduce the parking requirement for Multifamily, Age Restricted from 1.5 to 1.2 spaces per unit.** Approved: _____ Denied: _____	10.2.1 Calculation Of Minimum Parking 1.5 parking spaces per unit. *Staff recommended approval.*

SECTION VI. That this Resolution shall take effect from and after the passage of Ordinance 2024-43, on third and final reading, the health, safety, and welfare of the citizens requiring it.

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

ATTEST:

By: _____
Angie Skarp
City Recorder

CITY OF FRANKLIN, TENNESSEE:

By:_____
Dr. Ken Moore
Mayor

Approved as to form by:

_____
Shauna R. Billingsley
City Attorney

Law approved template Dec. 2023

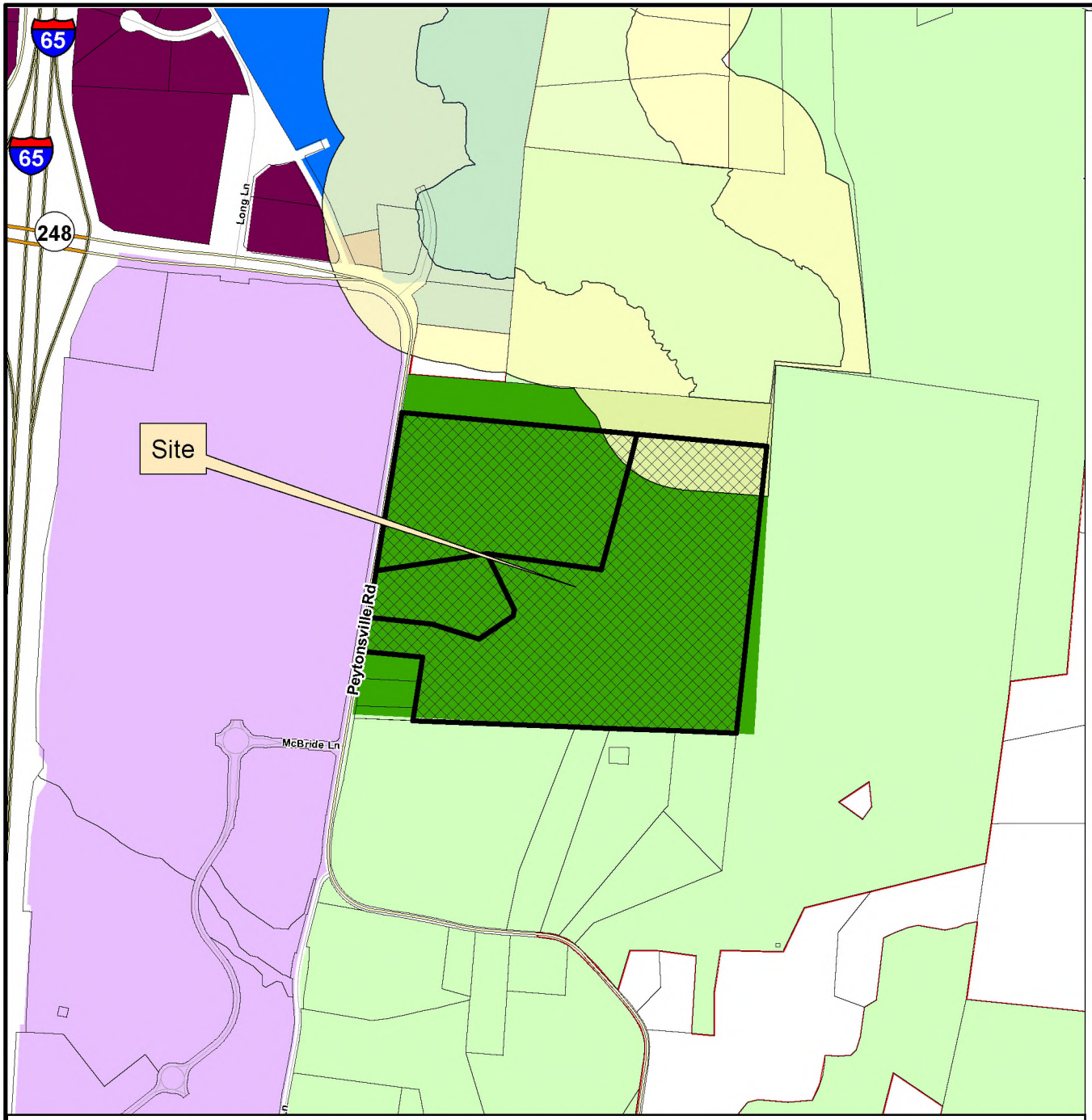
PREAPPLICATION CONFERENCE: _____9/3/24_____

BOMA/FMPC JOINT CONCEPTUAL WORKSHOP: _____10/24/24____

NEIGHBORHOOD MEETING: _____10/9/24_____

PLANNING COMMISSION RECOMMENDED APPROVAL: _____

PUBLIC HEARING AND BOMA APPROVAL: _____



ERICKSON SENIOR LIVING PUD SUBDIVISION
ORDINANCE 2024-43
RESOLUTION 2024-96

Project Information
Existing Zoning: AG Agriculture
Proposed Zoning: PD (17.71 DUA / 172,000 SF)
Overlay Districts: 500' HHO Buffer
Site Acreage: 70.57 acres
Proposed Number of Dwelling Units: 1,250
Proposed Nonresidential Square Footage: 172,000 SF

Legend

- Erickson Senior Living PUD Subdivision
- Hillside/Hillcrest Overlay
- 500 Ft Buffer of Hillside
- AG Agricultural District
- ER Estate Residential District
- R1 Residential 1 District
- R2 Residential 2 District
- R3 Residential 3 District
- R4 Residential 4 District
- R6 Residential 6 District
- MR Mixed Residential District
- PD Planned District
- OR Office Residential District
- CI Civic Institutional District
- NC Neighborhood Commercial District
- CC Central Commercial District
- DD Downtown District
- 1ST Avenue District
- 5TH Avenue District
- RC4 Regional Commerce 4 District
- RC6 Regional Commerce 6 District
- RC12 Regional Commerce 12 District
- GO General Office District
- LI Light Industrial District
- HI Heavy Industrial District

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

N

0 250 500 1,000
Feet

HISTORIC FRANKLIN TENNESSEE

ERICKSON SENIOR LIVING- FRANKLIN

DEVELOPMENT PLAN - PD(17.71 DUA/172,000 SF OF COMMERCIAL)

Franklin, Williamson County, Tennessee

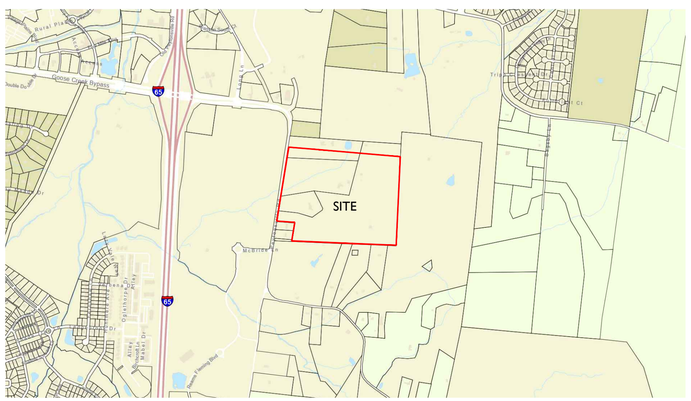
SHEET INDEX

C0.0	COVER SHEET
C0.1	MODIFICATION OF STANDARDS
C0.2	MODIFICATION OF STANDARDS
C0.3	MODIFICATION OF STANDARDS
C1.0	OVERALL EXISTING CONDITIONS
C1.1	ENLARGED EXISTING CONDITIONS
C1.1	ENLARGED EXISTING CONDITIONS
C1.2	ENLARGED EXISTING CONDITIONS
C1.3	ENLARGED EXISTING CONDITIONS
C1.4	ENLARGED EXISTING CONDITIONS
C2A	FRONTAGE EXHIBIT
C2B	PEDESTRIAN CONNECTIVITY EXHIBIT
C2.0	DEVELOPMENT PLAN
C2.1	DEVELOPMENT PLAN ENLARGEMENT
C2.2	DEVELOPMENT PLAN ENLARGEMENT
C2.3	DEVELOPMENT PLAN ENLARGEMENT
C2.4	DEVELOPMENT PLAN ENLARGEMENT
C3.0	OVERALL GRADING AND DRAINAGE PLAN
C3.1	ENLARGED GRADING AND DRAINAGE PLAN
C3.2	ENLARGED GRADING AND DRAINAGE PLAN
C3.3	ENLARGED GRADING AND DRAINAGE PLAN
C3.4	ENLARGED GRADING AND DRAINAGE PLAN
C4.0	OVERALL ROW AND ACCESS PLAN
C4.1	ENLARGED ROW AND ACCESS PLAN
C4.2	ENLARGED ROW AND ACCESS PLAN
C4.3	ENLARGED ROW AND ACCESS PLAN
C4.4	ENLARGED ROW AND ACCESS PLAN
C4.5	STREET SECTION VIEWS
C4.6	OVERALL ROW ACCESS PLAN REFUSE
C5.0	OVERALL UTILITY PLAN
C5.1	ENLARGED UTILITY PLAN
C5.2	ENLARGED UTILITY PLAN
C5.3	ENLARGED UTILITY PLAN
C5.4	ENLARGED UTILITY PLAN
C6.0	PHASING PLAN
L1.0	TREE PRESERVATION PLAN
L1.1	TREE PRESERVATION PLAN ENLARGEMENT
L1.2	TREE PRESERVATION PLAN ENLARGEMENT
L1.3	TREE PRESERVATION PLAN ENLARGEMENT
L1.4	TREE PRESERVATION PLAN ENLARGEMENT
A1.0	TYPICAL ARCHITECTURE
A1.1	TYPICAL ARCHITECTURE
A2.0	ARCHITECTURAL PERSPECTIVES KEY
A2.1	ARCHITECTURAL PERSPECTIVES
A2.2	ARCHITECTURAL PERSPECTIVES
A2.3	ARCHITECTURAL PERSPECTIVES
A2.4	ARCHITECTURAL PERSPECTIVES

VESTING STANDARDS

PENDING APPROVAL BY BOMA, THIS DOCUMENT WAS REVIEWED UNDER AND IS NOW VESTED IN THE FOLLOWING DEVELOPMENT STANDARDS:

ZONING ORDINANCE:	JULY 1, 2024
SUBDIVISION REGULATIONS:	JANUARY 1, 2022
TRANSPORTATION AND STREET TECHNICAL STANDARDS:	JULY 1, 2024
STORMWATER BMP MANUAL:	JULY 1, 2021
TECHNICAL SPECIFICATIONS FOR UTILITY INSTALLATION:	OCTOBER 13, 2020
MUNICIPAL CODE:	MAY 22, 2024



NOT TO SCALE

DEVELOPMENT TEAM

APPLICANT & LANDSCAPE ARCHITECT:

GAMBLE DESIGN COLLABORATIVE
GREG GAMBLE
3020 STANSBERRY LANE, SUITE 201
FRANKLIN, TN 37069
615-975-5765
GREG.GAMBLE@GDC-TN.COM

ENGINEER:

KIMLEY-HORN
RYAN MCMASTER
10 LEA AVENUE, SUITE 400
NASHVILLE, TN 37210
615-330-1749
RYAN.MCMASTER@KIMLEY-HORN.COM

DEVELOPER:

ERICKSON SENIOR LIVING
STEVEN MONTGOMERY
701 MAIDEN CHOICE LANE
BALTIMORE, MD 21228
410-207-4767
STEVEN.MONTGOMERY@ERICKSON.COM

ARCHITECT:

THW DESIGN
GREG NYE
2100 RIVER EDGE PARKWAY, SUITE 900
ATLANTA, GA 30328
770-916-2293
GREGNYE@THW.COM



MODIFICATION OF STANDARDS

MOS REQUEST 1 - 10.1.23 PARKING: LOADING AREAS

C. AN ON-SITE LOADING AREA SHALL BE:
1. LOCATED TO THE REAR OF THE BUILDING ADJACENT TO THE LOADING DOORS; AND
2. ARRANGED TO HAVE SAFE AND CONVENIENT ACCESS TO A STREET, BUT IN NO CASE SHALL THE LOADING AREA EXTEND INTO THE REQUIRED DRIVE AISLE OF A PARKING AREA.

A MODIFICATION OF STANDARD 10.1.23 LOADING AREAS, IS REQUESTED TO ALLOW THE LOADING AREA TO BE LOCATED TO THE SIDE OF THE BUILDING AND SCREENED USING A COMBINATION OF MASONRY WALLS AND LANDSCAPE.

MOS REQUEST 2 - 9.5.2 VEHICULAR CIRCULATION: INTERNAL CONNECTIVITY

C. BLOCK LENGTH PERIMETER SHALL NOT EXCEED A MAXIMUM OF 2,400 FEET, EXCEPT WHERE THE DRT MAY APPROVE A BLOCK LENGTH PERIMETER UP TO 3,200 FEET IN CASES:
1. WHERE ENVIRONMENTAL OR TOPOGRAPHIC CONSTRAINTS EXIST;
2. WHERE THE STREET CLASSIFICATION PREVENTS A CONNECTION; OR
3. WHERE A PROPOSAL INCLUDES AN INTERNAL PARKING STRUCTURE.

A MODIFICATION OF STANDARD 9.5.2, INTERNAL CONNECTIVITY, IS REQUESTED TO NOT APPLY THE MAXIMUM BLOCK LENGTH REQUIREMENT FOR THE ERICKSON SENIOR LIVING DEVELOPMENT PLAN.

MOS REQUEST 3 - 6.7 BUILDING TYPES: MULTIFAMILY

FOUNDATIONS, PORCHES, AND STOOPS
- FINISHED FLOOR ELEVATION:
  - MINIMUM 18 INCHES ABOVE GRADE AT FRONT FACADE
- PORCH DEPTH:
  - MINIMUM 6 FEET CLEAR SPACE, EXCLUSIVE OF RAILINGS, PILLARS, COLUMNS, OR OTHER PORCH FEATURES
- STOOP DEPTH:
  - 3 TO 6 FEET DEEP

A MODIFICATION OF STANDARD 6.7, MULTIFAMILY IS REQUESTED TO ALLOW FOR A FINISHED FLOOR ELEVATION EVEN WITH GRADE AT THE FRONT FAÇADE

MOS REQUEST 4 - 9.5.1 VEHICULAR CIRCULATION: EXTERNAL CONNECTIVITY

B. STREET CONNECTIONS, STREET STUBS, OR INTERNAL DRIVE CONNECTIONS SHALL BE PROVIDED IN EVERY DIRECTION (NORTH, SOUTH, EAST, AND WEST), INCLUDING CONNECTIONS TO ALL EXISTING STREETS OR INTERNAL DRIVES ADJACENT TO THE DEVELOPMENT SITE.

C. THE DRT MAY DETERMINE THAT A STREET STUB OR INTERNAL DRIVE CONNECTION OR ALIGNMENT SHALL NOT BE REQUIRED DUE TO THE CLASSIFICATION OF A STREET OR WHEN ADJACENT TO FLOODPLAIN, WETLANDS, RIPARIAN BUFFERS, TREE SAVE AREAS, NATURALLY-OCCURRING SLOPES EXCEEDING 14 PERCENT, OR OTHER UNIQUE SITE CONDITIONS PREVENTING A STREET OR INTERNAL DRIVE CONNECTION.

A MODIFICATION OF STANDARD 9.5.1 EXTERNAL CONNECTIVITY, IS REQUESTED TO REMOVE THE REQUIREMENT FOR CONNECTIVITY TO THE EAST OF THE PROPERTY DUE TO SIGNIFICANT TOPOGRAPHICAL CHALLENGES THAT RENDER COMPLIANCE IMPRACTICAL UNDER THE CITY OF FRANKLIN'S STEEP SLOPE REGULATIONS

MOS REQUEST 5 - 10.1.5 CALCULATION OF MINIMUM PARKING

A. PARKING SPACES SHALL BE REQUIRED PER THE TABLE IN SUBSECTION 10.1.6, MINIMUM PARKING.

B. FOR COMBINATIONS OF USES, THE MINIMUM SHALL BE THE SUM OF THE REQUIREMENT FOR EACH USE. NO PARKING SPACE FOR ONE USE CAN BE INCLUDED IN THE CALCULATION OF A PARKING REQUIREMENT FOR ANY OTHER USE, EXCEPT AS PERMITTED BY PARAGRAPH, 10.1.10.A, SHARED PARKING.

C. WHEN THE MINIMUM IS LISTED AS VARIABLE OR IF A USE IS NOT COVERED UNDER SUBSECTION 10.1.6, MINIMUM PARKING, THEN THE APPLICABLE CITY DEPARTMENT MAY:
1. DETERMINE THE MINIMUM BASED ON THE CLOSEST COMPARABLE USE; OR
2. APPROVE AN ALTERNATE STANDARD BASED ON A PARKING STUDY THAT PROVIDES JUSTIFICATION USING:
   a. A NATIONALLY-ACCEPTED STANDARD PARKING RESOURCE OR COMPARABLE USES AND CITIES, AS APPROVED BY THE DEPARTMENT OF PLANNING AND SUSTAINABILITY;
   b. THE SIZE AND TYPE OF THE PROPOSED DEVELOPMENT AND THE COMPOSITION OF USES;
   c. ANTICIPATED RATE OF PARKING TURNOVER; AND
   d. ANTICIPATED PEAK PARKING AND TRAFFIC LOADS FOR ALL USES.

A MODIFICATION OF STANDARD 10.1.5 CALCULATION OF MINIMUM PARKING, IS REQUESTED IN ORDER TO UTILIZE THE INSTITUTE OF TRANSPORTATION ENGINEERS' NATIONALLY RECOGNIZED PARKING STANDARD OF 0.85 SPACES PER UNIT AS THE BASE REQUIREMENT FOR THE ERICKSON SENIOR LIVING DEVELOPMENT.

NOTE: SEE C0.1-C0.3 FOR FULL MODIFICATION OF STANDARDS REQUESTS

COMPREHENSIVE REVIEW AT SITE PLAN:

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

SITE DATA

ERICKSON SENIOR LIVING-FRANKLIN, PD DEVELOPMENT PLAN

COF PROJECT NUMBER:	8624
SITE ACREAGE/SF:	70.57 AC / 3,073,968.99 SF
EXISTING ZONING:	AG (AGRICULTURAL)
PROPOSED ZONING:	PD (17.71 DUA / 172,000 SF OF COMMERCIAL)
OVERLAY ZONING:	500' HHO BUFFER
TAX MAP & PARCELS:	117-03200, 117-03103, 117-03100
ADDRESS:	4440, 4424, 4428, & 4430 PEYTONSVILLE ROAD
PRIMARY USES:	INDEPENDENT LIVING, ASSISTED LIVING

REGULATIONS

BUILDING TYPES APPLIED:	MULTIFAMILY
FRONTAGE TYPES APPLIED:	URBAN
BUILDING HEIGHT:	6 STORIES
MINIMUM LSA:	0.20
HISTORICAL RESOURCE TREATMENT:	N/A

DWELLING UNIT COUNT, BY TYPE:

MULTIFAMILY AGE RESTRICTED (INDEPENDENT LIVING):	1,250

PARKING REQUIRED:

0.85 SPACES PER UNIT + 1 PER EMPLOYEE

1250 X 0.85 SPACES PER UNIT:	1,063 PARKING SPACES
EMPLOYEES (235):	235 PARKING SPACES
TOTAL REQUIRED:	1,298 PARKING SPACES
PARKING PROVIDED:	1,889 PARKING SPACES

*MODIFICATION OF STANDARDS

SETBACKS APPLIED TO OVERALL SITE BOUNDARY:

NORTH	40'
EAST	55'
SOUTH	75'
WEST	105'
PEYTONSVILLE ROAD FUTURE ROW	200'

COMMERCIAL SF:

ASSISTED LIVING:	172,000 SF

TREE CANOPY RETENTION

OVERALL SITE AREA:	3,073,968.99 SF; 70.57 AC
TOTAL EXISTING TREE CANOPY:	17.2% OF SITE: (529,166 SF;12.15 AC)
REQUIRED PRESERVATION:	26% OF EXISTING: (137,650 SF; 3.16 AC)
PROVIDED PRESERVATION:	32% OF EXISTING: (166,622 SF; 3.83 AC)

OPEN SPACE REQUIREMENT:

MINIMUM OPEN SPACE REQUIREMENT:	5% OF SITE (153,767 SF;3.53 AC)
PROVIDED:	5.4% OF SITE: (166,423 SF;3.82 AC)

LOT	TYPE	AREA (SF)
1000	POCKET PARK	56,578
1001	POCKET PARK	71,761
1002	POCKET PARK	15,519
1003	POCKET PARK	22,565

PARKLAND IMPACT FEES - QUAD 2

1,250 UNITS X $4,304 = $5,380,000

25% OF FEES OR $1,345,000 DUE AT FIRST PLAT
PLUS THE NUMBER OF UNITS BEING REQUESTED WITH PLAT AT $3,228 EACH.

75% OR $4,035,000 WILL BE COLLECTED AT THE PRO-RATED PRICE OF $3,228 AS PLATS ARE SUBMITTED.

IMPACT STATEMENT

WATER

WATER IS PROVIDED BY THE MILCROFTON UTILITY DISTRICT VIA A PROPOSED 16" WATER LINE TO BE EXTENEDED FROM LONG LANE TO THE SOUTHERN BOUNDARY OF THE SITE ALONG PEYTONSVILLE ROAD. WATER AVAILABLY REQUEST IS ONGOING WITH MILCROFTON UTILITY DISTRICT. PROJECTED PEAK WATER DEMANDS ARE STILL BEING DISCUSSED WITH MILCROFTON.

SANITARY SEWER

SANITARY SEWER WILL BE PROVIDED BY CITY OF FRANKLIN. SEWER AVAILABILITY REQUEST IS ONGOING WITH CITY OF FRANKLIN. PROJECTED FLOW IS 152,750 GPD.

RECLAIMED WATER LINE

RECLAIMED WATER INFRASTRUCTURE IS NOT PRESENT OR PROPOSED ON THIS SITE.

STORMWATER

STORMWATER FLOWS WILL BE TREATED FOR WATER QUALITY BY GREEN INFRASTRUCTURE THROUGHOUT THE SITE AND POST DEVELOPMENT PEAK FLOW DISCHARGES WILL BE CONTROLLED TO PRE DEVELOPMENT PEAK FLOWS BY WET AND DRY DETENTION PONDS AND THE ASSOCIATED OUTLET CONTROL STRUCTURE.

ELECTRICITY

ELECTRICITY WILL BE PROVIDED BY MIDDLE TENNESSEE ELECTRIC MEMBERSHIP CORP.

GAS

NATURAL GAS WILL BE PROVIDED BY ATMOS GAS, IF AVAILABLE.

REFUSE COLLECTION

REFUSE COLLECTION FOR THE DEVELOPMENT SHALL BE PROVIDED BY PRIVATE COLLECTION.

DRAINAGE FACILITIES

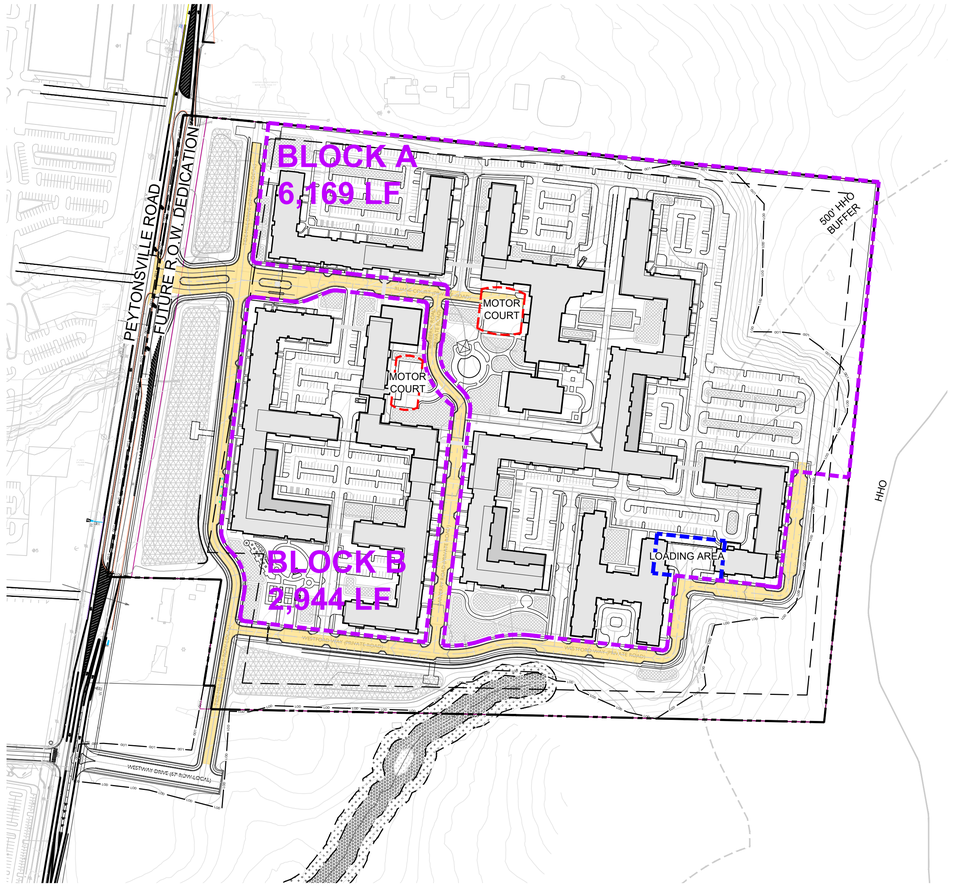
APPROXIMATELY 52.84 AC OF IMPERVIOUS AREA TO BE ADDED. OUTFALL LOCATIONS WILL STAY RELATIVELY THE SAME FROM PRE-CONSTRUCTION TO POST-CONSTRUCTION CONDITIONS.

STREET NETWORK

A MINIMUM OF TWO FIRE/EMERGENCY ACCESS POINTS WILL BE PROVIDED TO THE DEVELOPMENT VIA PEYTONSVILLE ROAD. PEYTONSVILLE ROAD IMPROVEMENTS OR REQUIRED TURN LANES WILL BE PROVIDED PER RECOMMENDATIONS FROM THE TRAFFIC IMPACT STUDY. PROJECTED TRIPS GENERATED BY THIS DEVELOPMENT ARE 3,634 DAILY.

STATE OF TENNESSEE NO. 1115 LANDSCAPE ARCHITECT 6/25

PRE-APP SUBMITTAL: SEPTEMBER 30, 2024
INITIAL SUBMITTAL: OCTOBER 14, 2024
INITIAL SUBMITTAL: JANUARY 13, 2025
RESUBMITTAL: FEBRUARY 6, 2025
ONE STOP:
COF #: 8624



1 C0.1 MODIFICATION OF STANDARDS 10.1.23 PARKING: LOADING AREAS & 9.5.2 VEHICULAR CIRCULATION: INTERNAL CONNECTIVITY

DEVELOPMENT PLAN

N

0 200 400 600

KEY

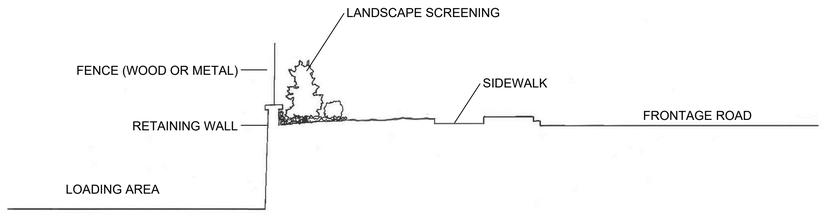
- MOS REQUEST 1 (LOADING AREA)
- MOS REQUEST 1 (MOTOR COURTS)
- MOS REQUEST 2 (BLOCK LENGTH)
- FRONTAGE ROADS

MOS REQUEST 1 - 10.1.23 PARKING: LOADING AREAS

C. AN ON-SITE LOADING AREA SHALL BE:
1. LOCATED TO THE REAR OF THE BUILDING ADJACENT TO THE LOADING DOORS; AND
2. ARRANGED TO HAVE SAFE AND CONVENIENT ACCESS TO A STREET, BUT IN NO CASE SHALL THE LOADING AREA EXTEND INTO THE REQUIRED DRIVE AISLE OF A PARKING AREA.

A MODIFICATION OF STANDARD 10.1.23 LOADING AREAS, IS REQUESTED TO ALLOW THE LOADING AREA TO BE LOCATED TO THE SIDE OF THE BUILDING AND SCREENED USING A COMBINATION OF MASONRY WALLS AND LANDSCAPE; AND TO ALLOW THE MOTOR COURTS TO BE PLACE IN FRONT OF THE BUILDING.

1. THE MODIFICATION WILL ENHANCE THE DESIGN OF THE DEVELOPMENT MORE THAN IF THE STANDARDS WERE STRICTLY ADHERED TO:
   a. GIVEN THE IMPORTANCE OF OPEN SPACE, PEDESTRIAN BUILDING ACCESS, AND PEDESTRIAN CONNECTIVITY, PLACING THE LOADING AREA TO THE "REAR" OF THE BUILDING CREATES A CONFLICT FOR THIS USER. THE REGULATIONS FOR URBAN FRONTAGE REQUIRE ALL PARKING TO BE LOCATED BEHIND THE BUILDING UNLESS IT IS PARALLEL PARKING. ALL SENIOR RESIDENT PARKING WILL BE LOCATED TO THE REAR OF THE BUILDING AND SOME UNDER THE BUILDING. THIS MODIFICATION OF STANDARDS REDUCES CONFLICTS BETWEEN SERVICE VEHICLES AND SENIORS WHO ARE PARKING TO THE REAR OF THE BUILDING. THE APPLICANT REQUESTS THE ABILITY TO LOCATE THE LOADING AREA TO THE SIDE OF THE BUILDING WHERE IT WILL BE SCREENED WITH MASONRY WALLS AND FORMAL LANDSCAPING. THIS PROVIDES A UNIQUE OPPORTUNITY FOR THE SAME LOADING AREA TO SERVE TWO BUILDINGS, REDUCING THE TOTAL LOADING AREA NEEDED ACROSS THE SITE WITHOUT NEGATIVELY IMPACTING THE FUNCTIONALITY OF THESE AREAS.
   b. THE IMPORTANCE OF THE MOTOR COURT LOCATIONS CANNOT BE OVERSTATED. PLACING THESE MOTOR COURTS IN THE FRONT OF THE BUILDING PROVIDES VALUABLE SITE ORIENTATION FOR ITS RESIDENTS AND VISITORS, ALLOWING INDIVIDUALS AND GROUPS TO BOARD SHUTTLES AND/OR MEET THEIR GUESTS IN HIGHLY VISIBLE LOCATIONS ON SITE. LOCATING THE MOTOR COURTS BEHIND THE BUILDINGS WOULD DISRUPT THE NATURAL FLOW OF THE PARKING AREAS AND CREATE WAYFINDING ISSUES FOR THOSE WHO ARE VISITING AND LIVING WITHIN THE COMMUNITY. PROVIDING THESE AREAS IN CENTRALIZED, HIGHLY VISIBLE LOCATIONS IS MOST SUITABLE FOR THIS TYPE OF DEVELOPMENT.
2. THE CONDITIONS UPON WHICH THE REQUEST IS BASED ARE UNIQUE TO THE DESIGN INTENT FOR THE DEVELOPMENT AND ARE NOT GENERALLY APPLICABLE TO OTHER PROPERTIES:
   a. THE REQUEST FOR THE LOADING AREA IS UNIQUELY TAILORED TO THE DESIGN INTENT OF THIS SENIOR LIVING DEVELOPMENT, ESPECIALLY GIVEN THAT THIS CONFIGURATION WILL OCCUR AT ONLY ONE LOCATION. BY PROVIDING THIS LOADING AREA IN THIS SPECIFIC SPOT, THE DESIGN ENHANCES THE FUNCTIONALITY OF THE SENIOR LIVING MODEL, FACILITATING EFFICIENT SERVICE DELIVERY WHILE MINIMIZING DISRUPTION TO THE RESIDENTIAL FUNCTION. UNLIKE TYPICAL COMMERCIAL PROPERTIES THAT PRIORITIZE VISIBILITY AND OPERATION EFFICIENCY, THIS APPROACH PRIORITIZES THE COMFORT AND EXPERIENCE OF SENIOR RESIDENTS AND VISITORS. THE SIDE-LOADING CONFIGURATION REDUCES NOISE AND TRAFFIC NEAR COMMON AREAS WHERE RESIDENTS GATHER, PROMOTING A TRANQUIL ENVIRONMENT. ADDITIONALLY, THE SCREENING WITH MASONRY WALLS ENSURES THAT SERVICE OPERATION REMAINS DISCREETLY INTEGRATED INTO THE OVERALL SITE, ENHANCING BOTH AESTHETIC APPEAL AND SAFETY. SUCH CONSIDERATIONS ARE SPECIFICALLY ALIGNED WITH THE NEEDS OF A SENIOR COMMUNITY MAKING THIS REQUEST DISTINCT AND NOT GENERALLY APPLICABLE TO OTHER TYPES OF PROPERTIES WHERE DIFFERENT OPERATION AND AESTHETIC PRIORITIES MAY PREVAIL.
   b. SIMILARLY, THE REQUEST FOR THE MOTOR COURTS IS ALSO UNIQUE TO A SENIOR LIVING DEVELOPMENT. DUE TO THE DRIVING IMPAIRMENT OF MANY RESIDENTS, ASSISTED TRANSPORTATION IS VITAL TO THE FUNCTIONALITY OF THIS COMMUNITY. PROVIDING THESE MOTOR COURTS IN CENTRALIZED, PROMINENT LOCATIONS ALLOWS FOR SHUTTLES, CAR SERVICES, AND VISITORS TO EASILY NAVIGATE THE SITE AND RESIDENTS TO ACCESS TRANSPORTATION WITHOUT INTERRUPTING THE NATURAL TRAFFIC FLOW OF THE SITE. SUCH A CONDITION IS UNLIKELY TO OCCUR WITH ANY OTHER TYPE OF DEVELOPMENT OR USE.
3. THE MODIFICATION IS CONSISTENT WITH THE INTENT OF ENVISION FRANKLIN:
   a. ALLOWING THE LOADING AREA OF THE ASSISTED LIVING BUILDING TO BE LOCATED AT THE SIDE RATHER THAN THE BACK, WHILE INCORPORATING MASONRY WALLS AND LANDSCAPING FOR SCREENING, ALIGNS WITH THE INTENT OF THE REGIONAL COMMERCE POLICY OF ENVISION FRANKLIN BY PROMOTING AN AESTHETICALLY PLEASING AND FUNCTIONAL ENVIRONMENT. THIS APPROACH NOT ONLY MINIMIZES THE VISUAL IMPACT OF SERVICE OPERATIONS ON THE SURROUNDING COMMUNITY AND ENHANCES THE OVERALL CHARACTER OF THE AREA, BUT ALSO FACILITATES EFFICIENT LOGISTICS WITHOUT DISRUPTING PEDESTRIAN FLOW OR THE RESIDENTIAL FEEL OF THE ENVIRONMENT. BY ENSURING THAT THE LOADING AREA IS BOTH ACCESSIBLE AND WELL-INTEGRATED INTO THE SITE DESIGN, THE PROPOSAL SUPPORTS THE POLICY'S GOALS OF CREATING FUNCTIONAL DEVELOPMENTS WHILE MAINTAINING HIGH STANDARDS FOR COMMUNITY AESTHETICS AND QUALITY OF LIFE.
   b. ALLOWING THE MOTOR COURTS TO BE PLACED IN FRONT THE BUILDING PROVIDES SERVICE VEHICLES AND VISITORS THE OPPORTUNITY TO MEET RESIDENTS AT LOCATIONS DIRECTLY ADJACENT TO TWO OF THE MAIN INTERNAL DRIVES WITHIN THE SITE. THIS IS ESPECIALLY IMPORTANT IN EMERGENCY SITUATIONS WHERE TIME IS MOST VALUABLE.



LOADING AREA SECTION: NOT TO SCALE



CHARACTER IMAGE

MOS REQUEST 2 - 9.5.2 VEHICULAR CIRCULATION: INTERNAL CONNECTIVITY

C. BLOCK LENGTH PERIMETER SHALL NOT EXCEED A MAXIMUM OF 2,400 FEET, EXCEPT THE DRT MAY APPROVE A BLOCK LENGTH PERIMETER UP TO 3,200 FEET IN CASES:
1. WHERE ENVIRONMENTAL OR TOPOGRAPHIC CONSTRAINTS EXIST;
2. WHERE THE STREET CLASSIFICATION PREVENTS A CONNECTION; OR
3. WHERE A PROPOSAL INCLUDES AN INTERNAL PARKING STRUCTURE.

A MODIFICATION OF STANDARD 9.5.2, INTERNAL CONNECTIVITY, IS REQUESTED TO ALLOW THE MAXIMUM BLOCK LENGTH REQUIREMENT FOR THE ERICKSON SENIOR LIVING DEVELOPMENT PLAN TO BE 6,200 FEET.

1. THE MODIFICATION WILL ENHANCE THE DESIGN OF THE DEVELOPMENT MORE THAN IF THE STANDARDS WERE STRICTLY ADHERED TO:
   a. A NETWORK OF INTERNAL DRIVES, PARKING DRIVE ISLES, AND PEDESTRIAN WAYS WITHIN THE PROPOSED PUD PROVIDES CONNECTIVITY CONSISTENT WITH THE INTENT OF THE INTERNAL CONNECTIVITY REQUIREMENTS OF THE ZONING ORDINANCE. THE REMOVAL OF THE REQUIREMENT FOR A MAXIMUM BLOCK PROVIDES THE OPPORTUNITY TO UTILIZE THE ARCHITECTURE OF THE BUILDINGS TO TRANSITION GRADES WITH STEPPED FOUNDATIONS. EACH BUILDING WITHIN THE CAMPUS IS CONNECTED WITH ENCLOSED PEDESTRIAN CORRIDORS AT GRADE OR ABOVE GRADE. THIS CONNECTIVITY IS ESSENTIAL FOR THE SENIOR RESIDENTS AND PROMOTES GREATER SOCIALIZATION AND ACTIVITY WITHIN THE COMMUNITY. THIS INTERNAL CONNECTIVITY BETWEEN THE BUILDINGS IS MADE POSSIBLE IF THE MAXIMUM BLOCK LENGTH IS 6,200 FEET FOR THIS DEVELOPMENT.
2. THE CONDITIONS UPON WHICH THE REQUEST IS BASED ARE UNIQUE TO THE DESIGN INTENT FOR THE DEVELOPMENT AND ARE NOT GENERALLY APPLICABLE TO OTHER PROPERTIES:
   a. THIS REQUEST IS SPECIFIC TO THE NEEDS OF THE SENIOR COMMUNITY WHERE PEDESTRIAN AND SHUTTLE TRAFFIC MAKE UP THE MAJORITY OF INTERNAL TRAVEL. AUTOMOBILE TRAFFIC ACTUALLY SERVES AS MORE OF A SAFETY HAZARD FOR THE RESIDENTS THAN A BENEFIT TO THEIR REGULAR MOVEMENTS.
3. THE MODIFICATION IS CONSISTENT WITH THE INTENT OF ENVISION FRANKLIN:
   a. THE REGIONAL COMMERCE POLICY IN ENVISION FRANKLIN STATES THAT NEW DEVELOPMENT SHOULD HAVE A PEDESTRIAN FRIENDLY DESIGN AND DISTINCTIVE CHARACTER. AT AN ERICKSON SENIOR LIVING FACILITY, THE PEDESTRIAN IS FIRST PRIORITY AND THIS MOS REQUEST WOULD ALLOW FOR A LAYOUT THAT MINIMIZES THE IMPORTANCE OF AUTOMOBILES AND INSTEAD ENCOURAGES CLEAR AND SAFE PEDESTRIAN MOVEMENTS THROUGHOUT THE SITE. THE ERICKSON TEAM HAS SHOWN THIS APPROACH TO BE SUCCESSFUL AT FACILITIES ACROSS THE COUNTRY.

2 C0.1 MOS 2 LOADING AREA SCREENING

NOTE: BOTH LOADING AREA SECTION AND CHARACTER IMAGE ARE CONCEPTUAL IN NATURE. FINAL DESIGN TO BE DETERMINED AT SITE PLAN.

GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE
Kimley»Horn
4031 Aspen Grove Drive, Franklin, TN 37067Main: 615.564.2701 | www.kimley-horn.com

© 2024 Kimley-Horn and Associates, Inc.

Erickson SENIOR LIVING
THW DESIGN

ERICKSON SENIOR LIVING FRANKLIN DEVELOPMENT PLAN

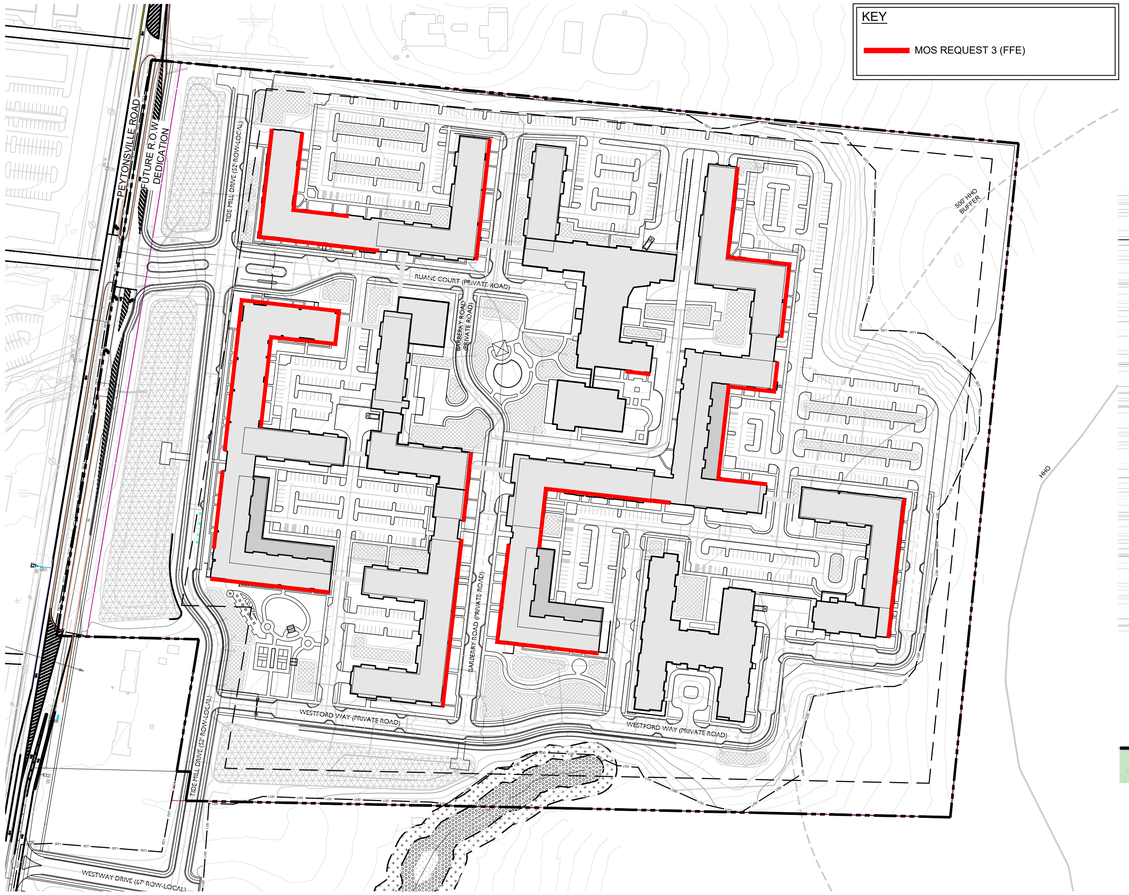
Franklin, Williamson County, Tennessee

Revision Date

MODIFICATION OF STANDARDS

SHEET C0.1

COF # 8624



1 C0.2 MODIFICATION OF STANDARDS 6.7 BUILDING TYPES: MULTIFAMILY
CONDITION LOCATION MAP N.T.S.



2 C0.2 MODIFICATION OF STANDARDS 6.7 BUILDING TYPES: MULTIFAMILY
PROPOSED CONDITION ELEVATION N.T.S.

MOS REQUEST 3 - 6.7 BUILDING TYPES: MULTIFAMILY

FOUNDATIONS, PORCHES, AND STOOPS
FINISHED FLOOR ELEVATION:
MINIMUM 18 INCHES ABOVE GRADE AT FRONT FACADE
PORCH DEPTH:
MINIMUM 6 FEET CLEAR SPACE, EXCLUSIVE OF RAILINGS, PILLARS, COLUMNS, OR OTHER PORCH FEATURES
STOOP DEPTH:
3 TO 6 FEET DEEP

A MODIFICATION OF STANDARD 6.7, MULTIFAMILY IS REQUESTED TO ALLOW FOR A FINISHED FLOOR ELEVATION EVEN WITH GRADE AT THE FRONT FAÇADE

1. THE MODIFICATION WILL ENHANCE THE DESIGN OF THE DEVELOPMENT MORE THAN IF THE STANDARDS WERE STRICTLY ADHERED TO:
   a. ONE OF THE PRIMARY NEEDS OF ANY SENIOR COMMUNITY IS ACCESS TO UNITS AND FACILITIES WITHOUT THE USE OF STAIRS. IT IS IMPORTANT FOR THE SUCCESS OF THE PROJECT THAT THE END USER BE ABLE TO ACCESS THEIR UNIT WITHOUT THE NEED FOR ASSISTANCE AS MUCH AS POSSIBLE. THIS IS JUST ONE OF MANY DESIGN FEATURES INTENDED TO PRESERVE THE RESIDENT'S SENSE OF AUTONOMY, AND CONSEQUENTLY, QUALITY OF LIFE.
2. THE CONDITIONS UPON WHICH THE REQUEST IS BASED ARE UNIQUE TO THE DESIGN INTENT FOR THE DEVELOPMENT AND ARE NOT GENERALLY APPLICABLE TO OTHER PROPERTIES:
   a. THIS REQUEST IS UNIQUE TO THE DESIGN INTENT OF SENIOR LIVING DEVELOPMENTS, AS IT SPECIFICALLY ADDRESSES THE NEEDS OF SENIOR WHO MAY FACE MOBILITY CHALLENGES. UNLIKE OTHER PROJECTS WHERE ELEVATION REQUIREMENTS MIGHT PRIORITIZE AESTHETIC UNIFORMITY OR ALIGN WITH SPECIFIC ZONING STANDARDS, THE FOCUS HERE IS ON CREATING AN ACCESSIBLE AND WELCOMING ENVIRONMENT FOR A VULNERABLE POPULATION.
3. THE MODIFICATION IS CONSISTENT WITH THE INTENT OF ENVISION FRANKLIN:
   a. THIS MODIFICATION REQUEST ALIGNS WITH THE INTENT OF THE REGIONAL COMMERCE POLICY OF ENVISION FRANKLIN AS IT IS ABOUT PRIORITIZING ACCESSIBILITY AND INCLUSIVITY FOR SENIORS IN THE COMMUNITY. THIS ADJUSTMENT FACILITATES EASIER ACCESS TO THE BUILDING FOR A POPULATION WITH MOBILITY ISSUES, DIRECTLY ENHANCING THEIR QUALITY OF LIFE AND PROMOTING INDEPENDENCE. BY ENSURING THAT THE DESIGN IS USER-FRIENDLY AND WELCOMING, THE PROPOSAL NOT ONLY MEETS THE NEEDS OF THE SENIOR POPULATION BUT ALSO SUPPORTS BROADER COMMUNITY GOALS OF CREATING ACCESSIBLE SPACES THAT FOSTER ENGAGEMENT AND INTERACTION.

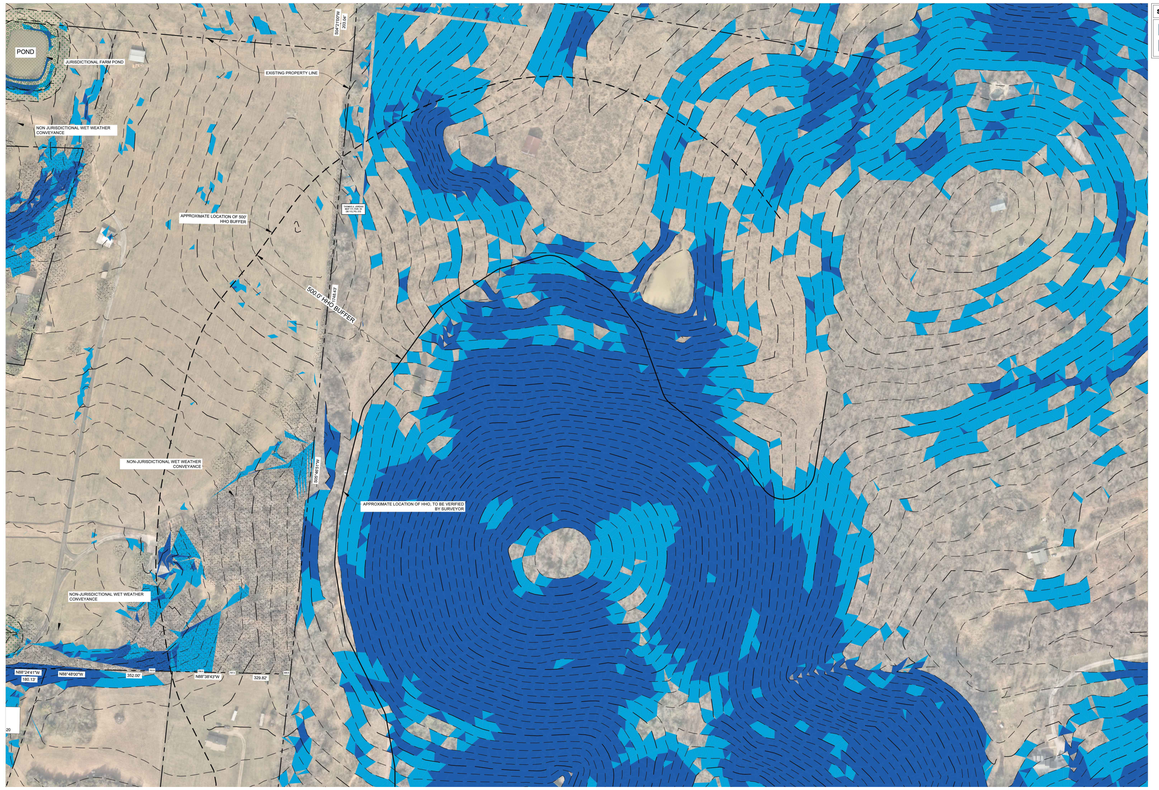
GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE
Kimley»Horn
4031 Aspen Grove Drive, Franklin, TN 37067Main: 615.564.2701 | www.kimley-horn.com
© 2024 Kimley-Horn and Associates, Inc.
Erickson SENIOR LIVING℠
THW DESIGN

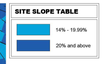
ERICKSON SENIOR LIVING
FRANKLIN
DEVELOPMENT PLAN
Franklin, Williamson County, Tennessee

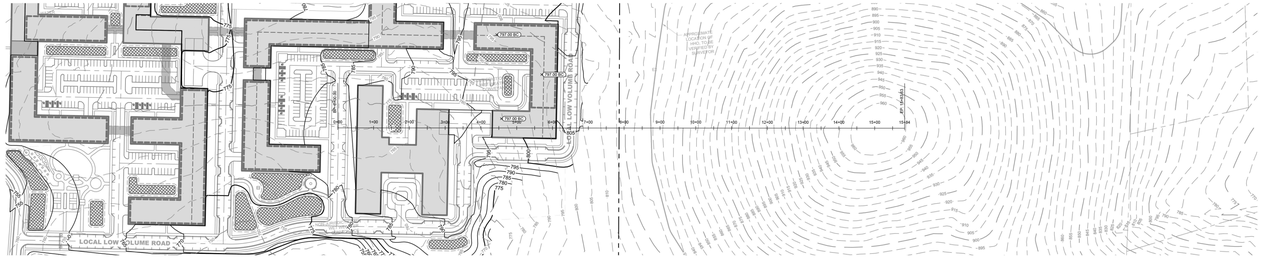


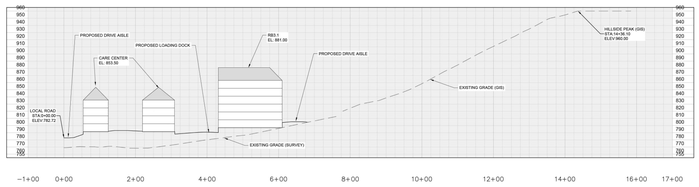
Revision Date
△ _____
△ _____
△ _____
△ _____

MODIFICATION OF STANDARDS
SHEET
C0.2
COF # 8624









MOS REQUEST 4 - 9.5.1 VEHICULAR CIRCULATION: EXTERNAL CONNECTIVITY

B. STREET CONNECTIONS, STREET STUBS, OR INTERNAL DRIVE CONNECTIONS SHALL BE PROVIDED IN EVERY DIRECTION (NORTH, SOUTH, EAST, AND WEST), INCLUDING CONNECTIONS TO ALL EXISTING STREETS OR INTERNAL DRIVES ADJACENT TO THE DEVELOPMENT SITE.

C. THE DRT MAY DETERMINE THAT A STREET STUB OR INTERNAL DRIVE CONNECTION OR ALIGNMENT SHALL NOT BE REQUIRED DUE TO THE CLASSIFICATION OF A STREET OR WHEN ADJACENT TO FLOODPLAIN, WETLANDS, RIPARIAN BUFFERS, TREE SAVE AREAS, NATURALLY-OCCURRING SLOPES EXCEEDING 14 PERCENT, OR OTHER UNIQUE SITE CONDITIONS PREVENTING A STREET OR INTERNAL DRIVE CONNECTION.

A MODIFICATION OF STANDARD 9.5.1 EXTERNAL CONNECTIVITY, IS REQUESTED TO REMOVE THE REQUIREMENT FOR CONNECTIVITY TO THE EAST OF THE PROPERTY DUE TO SIGNIFICANT TOPOGRAPHICAL CHALLENGES THAT RENDER COMPLIANCE IMPRACTICAL UNDER THE CITY OF FRANKLIN'S STEEP SLOPE REGULATIONS

1. THE MODIFICATION WILL ENHANCE THE DESIGN OF THE DEVELOPMENT MORE THAN IF THE STANDARDS WERE STRICTLY ADHERED TO:
   a. THIS MODIFICATION WILL GREATLY REDUCE THE GRADING ACTIVITY ALONG THE EASTERN BOUNDARY FOR A FUTURE CONNECTION POINT THAT IS UNLIKELY TO EVER BE CONNECTED TO DUE TO EXISTING SLOPES AND HILLSIDE OVERLAYS. ULTIMATELY, THIS MODIFICATION WILL LEAD TO A DEVELOPMENT THAT BETTER SERVES THE NEEDS OF ITS RESIDENTS AND INTEGRATES MORE HARMONIOUSLY WITH THE SURROUNDING TOPOGRAPHY.
2. THE CONDITIONS UPON WHICH THE REQUEST IS BASED ARE UNIQUE TO THE DESIGN INTENT FOR THE DEVELOPMENT AND ARE NOT GENERALLY APPLICABLE TO OTHER PROPERTIES:
   a. UNLIKE OTHER PROPERTIES IN THE AREA, THIS SITE IS HINDERED BY STEEP SLOPES ALONG THE ENTIRE EASTERN BOUNDARY, PRESENTING SIGNIFICANT DEVELOPMENT CHALLENGES THAT DO NOT APPLY TO MOST PROPERTIES IN THE CITY. THIS DISTINCT GEOGRAPHIC FEATURE NECESSITATES A TAILORED APPROACH TO PLANNING AND DESIGN. IN THIS INSTANCE, THE APPLICANT HAS INSTEAD PROVIDED ALTERNATIVE OPPORTUNITIES TO CONNECT PEYTONSVILLE ROAD AND CAROTHERS PARKWAY BOTH NORTH AND SOUTH OF THE ERICKSON SITE. BY RECOGNIZING THESE UNIQUE CONDITIONS AND OFFERING UP ALTERNATIVE SOLUTIONS, THE APPLICANT HOPES TO ENHANCE THE DEVELOPMENT'S OVERALL QUALITY AND FUNCTIONALITY WHILE STILL MEETING THE COMMUNITY'S NEEDS.
3. THE MODIFICATION IS CONSISTENT WITH THE INTENT OF ENVISION FRANKLIN:
   a. BY ACCOMMODATING THE UNIQUE TOPOGRAPHICAL CHALLENGES OF THE SITE AND BEING FLEXIBLE WITH ROAD CONNECTIVITY OPTIONS, THE OVERALL DESIGN AND FUNCTIONALITY OF THE DEVELOPMENT ARE GREATLY ENHANCED, ALIGNING WITH SOME OF THE KEY GOALS OF THE REGIONAL COMMERCE POLICY IN ENVISION FRANKLIN

MOS REQUEST 5 - 10.1.5 CALCULATIONS OF MINIMUM PARKING

A. PARKING SPACES SHALL BE REQUIRED PER THE TABLE IN SUBSECTION 10.1.6, MINIMUM PARKING.

B. FOR COMBINATIONS OF USES, THE MINIMUM SHALL BE THE SUM OF THE REQUIREMENT FOR EACH USE. NO PARKING SPACE FOR ONE USE CAN BE INCLUDED IN THE CALCULATION OF A PARKING REQUIREMENT FOR ANY OTHER USE, EXCEPT AS PERMITTED BY PARAGRAPH, 10.1.10.A, SHARED PARKING.

C. WHEN THE MINIMUM IS LISTED AS VARIABLE OR IF A USE IS NOT COVERED UNDER SUBSECTION 10.1.6, MINIMUM PARKING, THEN THE APPLICABLE CITY DEPARTMENT MAY:
   1. DETERMINE THE MINIMUM BASED ON THE CLOSEST COMPARABLE USE; OR
   2. APPROVE AN ALTERNATE STANDARD BASED ON A PARKING STUDY THAT PROVIDES JUSTIFICATION USING:
      a. A NATIONALLY-ACCEPTED STANDARD PARKING RESOURCE OR COMPARABLE USES AND CITIES, AS APPROVED BY THE DEPARTMENT OF PLANNING AND SUSTAINABILITY;
      b. THE SIZE AND TYPE OF THE PROPOSED DEVELOPMENT AND THE COMPOSITION OF USES;
      c. ANTICIPATED RATE OF PARKING TURNOVER; AND
      d. ANTICIPATED PEAK PARKING AND TRAFFIC LOADS FOR ALL USES.

A MODIFICATION OF STANDARD 10.1.5 CALCULATION OF MINIMUM PARKING, IS REQUESTED IN ORDER TO UTILIZE THE INSTITUTE OF TRANSPORTATION ENGINEERS' NATIONALLY RECOGNIZED PARKING STANDARD OF 0.85 SPACES PER UNIT AS THE BASE REQUIREMENT FOR THE ERICKSON SENIOR LIVING DEVELOPMENT.

1. THE MODIFICATION WILL ENHANCE THE DESIGN OF THE DEVELOPMENT MORE THAN IF THE STANDARDS WERE STRICTLY ADHERED TO:
   a. THIS MODIFICATION OF STANDARDS REQUEST TO ADOPT THE ITE STANDARD OF 0.85 SPACES PER UNIT FREES UP VALUABLE SPACE FOR AMENITIES, GREEN AREAS, AND COMMUNITY GATHERING SPACES. THIS THOUGHTFUL ALLOCATION OF SPACE NOT ONLY FOSTERS A MORE INVITING ENVIRONMENT BUT ALSO PROMOTES A SENSE OF COMMUNITY AND WELL-BEING AMONG RESIDENTS, ULTIMATELY CREATING A MORE VIBRANT AND FUNCTIONAL DEVELOPMENT.
2. THE CONDITIONS UPON WHICH THE REQUEST IS BASED ARE UNIQUE TO THE DESIGN INTENT FOR THE DEVELOPMENT AND ARE NOT GENERALLY APPLICABLE TO OTHER PROPERTIES:
   a. THIS REQUEST FOR A MODIFIED PARKING STANDARD IS SPECIFICALLY TAILORED TO THE UNIQUE DESIGN INTENT OF AN ERICKSON SENIOR LIVING COMMUNITY, WHICH PRIORITIZES A LIFESTYLE CENTERED AROUND ACCESSIBILITY AND COMMUNITY ENGAGEMENT. UNLIKE TYPICAL RESIDENTIAL DEVELOPMENTS, THIS FACILITY IS DESIGNED TO CATER TO THE NEEDS OF SENIORS WHO WILL RELY LESS ON PERSONAL VEHICLES, AS MANY RESIDENTS WILL BENEFIT FROM ON-SITE AMENITIES AND TRANSPORTATION SERVICES. THIS DEMOGRAPHIC INSIGHT, BACKED BY ERICKSON'S OWN INTERNAL STUDIES, HIGHLIGHTS A PARKING DEMAND THAT DIFFERS SIGNIFICANTLY FROM THAT OF OTHER PROPERTIES. THE ZONING ORDINANCE DOES HAVE A SPECIFIC PARKING RATIO FOR MULTIFAMILY, AGE-RESTRICTED. THIS CATEGORY FOR AGE-RESTRICTED IS INTENDED FOR 55 AND OLDER COMMUNITIES. ERICKSON SENIOR LIVING HAS AN AVERAGE RESIDENT AGE OF 80. BASED ON THEIR DEMOGRAPHICS, THIS RESIDENT TYPICALLY RELIES ON SHUTTLE VEHICLES FOR TRANSPORTATION.
3. THE MODIFICATION IS CONSISTENT WITH THE INTENT OF ENVISION FRANKLIN:
   a. THIS REQUEST REMAINS CONSISTENT WITH THE INTENT OF ENVISION FRANKLIN BY PROMOTING EFFICIENT LAND USE AND FOSTERING A VIBRANT COMMUNITY. BY ADOPTING THE INSTITUTE OF TRANSPORTATION ENGINEERS' PARKING STANDARD OF 0.85 SPACES PER UNIT, WE ALIGN OUR DEVELOPMENT WITH A DESIGN THAT EMPHASIZES ACCESSIBILITY AND WALKABILITY, REDUCING THE NEED FOR EXCESSIVE PARKING INFRASTRUCTURE. THIS APPROACH NOT ONLY ENHANCES THE AESTHETIC AND FUNCTIONAL QUALITY OF THE SENIOR LIVING COMMUNITY BUT ALSO SUPPORTS THE BROADER GOALS OF ENVISION FRANKLIN BY ENCOURAGING SUSTAINABLE PRACTICES AND CREATING SPACES THAT PRIORITIZE COMMUNITY INTERACTION. ULTIMATELY, THIS MODIFICATION CONTRIBUTES TO A MORE DYNAMIC AND INTERCONNECTED REGIONAL ENVIRONMENT, IN LINE WITH THE POLICY GOAL OF ENHANCING THE QUALITY OF LIFE FOR ALL RESIDENTS.

1 / C0.3 MODIFICATION OF STANDARDS 9.5.1 VEHICULAR CIRCULATION: EXTERNAL CONNECTIVITY
DEVELOPMENT PLAN

N

N.T.S.

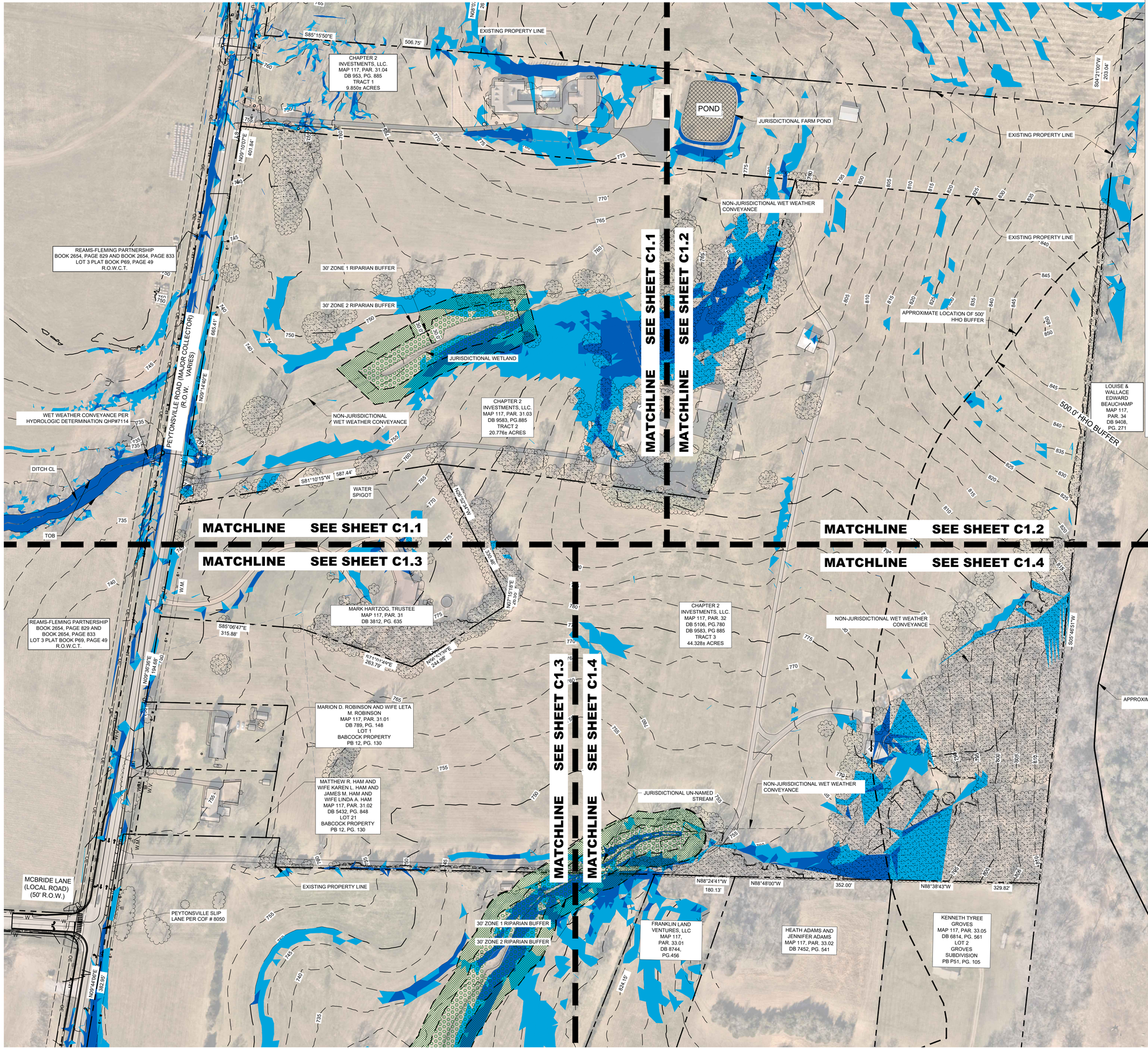
GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE
Kimley»Horn
4031 Aspen Grove Drive, Franklin, TN 37067Main: 615.564.2701 | www.kimley-horn.com
© 2024 Kimley-Horn and Associates, Inc.
Erickson SENIOR LIVING℠
THW DESIGN

ERICKSON SENIOR LIVING
FRANKLIN
DEVELOPMENT PLAN
Franklin, Williamson County, Tennessee



Revision Date
1 _____
2 _____
3 _____
4 _____

MODIFICATION OF STANDARDS
SHEET
C0.3
COF # 8624



SITE DATA TABLE

SUBDIVISION/DEVELOPMENT:	**ERICKSON SENIOR LIVING, PD DEVELOPMENT PLAN**
COF PROJECT NUMBER:	8624
SITE ACREAGE/SF:	70.57 AC / 3,073,968.99 SF
EXISTING ZONING:	AG (AGRICULTURAL)
PROPOSED ZONING:	PD (17.71 DUA 172,000 SF OF COMMERCIAL)
OVERLAY ZONING:	500' HHO BUFFER
TAX MAP & PARCELS:	117-03200, 117-031.03, 117-03100
PRIMARY USES:	INDEPENDENT LIVING & ASSISTED LIVING
ADDRESS:	4440, 4424, 4428 & 4430 PEYTONSVILLE ROAD
STATE:	TENNESSEE
COUNTY:	WILLIAMSON
CITY:	FRANKLIN
POSTAL CODE:	37064
REGULATIONS	
BUILDING TYPES APPLIED:	MULTIFAMILY
FRONTAGE APPLIED:	URBAN
BUILDING HEIGHT:	6 STORIES
MINIMUM LSA:	0.20
HISTORICAL RESOURCE TREATMENT:	N/A
DWELLING UNIT COUNT, BY TYPE:	MULTIFAMILY AGE RESTRICTED (INDEPENDENT LIVING) =1,250
SETBACKS APPLIED TO OVERALL SITE BOUNDARY:	
NORTH	40'
EAST	55'
SOUTH	75'
WEST	105'
PEYTONSVILLE ROAD FUTURE ROW	200'
COMMERCIAL SF:	
ASSISTED LIVING:	240,539 SF
OPEN SPACE SF REQUIRED:	153,767 SF ; 3.53 AC (5% OF SITE)
OPEN SPACE SF PROPOSED:	166,423 SF; 3.82 AC (5.4% OF SITE)
TREE PRESERVATION REQUIRED:	137,650 SF ; 3.16 AC (26% OF EXISTING)
TREE PRESERVATION PROPOSED:	166,622 SF ; 3.83 AC (32% OF EXISTING)
PARKING REQUIRED:	
0.85 SPACES PER UNIT + 1 EMPLOYEE	
1250 X 0.85 SPACES PER UNIT:	1,063 PARKING SPACES
EMPLOYEES (235):	235 PARKING SPACES
TOTAL REQUIRED:	1,298 PARKING SPACES
PARKING PROVIDED:	1,889 PARKING SPACES
	MODIFICATION OF STANDARDS

NOTES:

1. WITHIN NEW DEVELOPMENTS AND FOR OFF-SITE LINES CONSTRUCTED AS A RESULT OF, OR TO PROVIDE SERVICE TO, THE NEW DEVELOPMENT, ALL UTILITIES, SUCH AS CABLE TELEVISION, ELECTRICAL (EXCLUDING TRANSFORMERS), GAS, SEWER, TELEPHONE, AND WATER LINES SHALL BE PLACED UNDERGROUND.
2. THIS SITE PLAN HAS BEEN DESIGNED TO MEET THE REQUIREMENTS OF THE CITY OF FRANKLIN STANDARDS AND THE APPROVAL OF PLANNING COMMISSION. CHANGES SHALL NOT BE MADE TO THE APPROVED SITE PLAN UNLESS APPROVED BY EITHER RELEVANT DEPARTMENT SUPERINTENDENT OR THE PLANNING COMMISSION.
3. THE INFORMATION SHOWN ON THIS PLAN IS BASED UPON THE TENNESSEE STATE PLANE COORDINATE SYSTEM, ZONE 5301, FIPZONE 4100 AND NAD 83 DATUM.
4. BASE INFORMATION WAS TAKEN ALTA SURVEY PROVIDED TO KIMLEY-HORN BY CIVIL INFRASTRUCTURE ASSOCIATES DATED FEBRUARY 01, 2024.. THE INFORMATION PROVIDED SHALL BE FIELD VERIFIED PRIOR TO CONSTRUCTION. KIMLEY-HORN AND ASSOCIATES SHALL NOT BE HELD RESPONSIBLE FOR THE ACCURACY AND COMPLETENESS OF THE BASE INFORMATION SHOWN.
5. THE CONSULTANT HAS FOUND NO EVIDENCE OF THE MINERAL RIGHTS OF THIS PROPERTY BEING TRANSFERRED TO ANY PARRY OTHER THAN THE OWNER.
6. NO PROPOSED BUILDINGS IN THIS PROJECT FALL WITHIN THE 100 YEAR FLOODPLAIN, PER THE FEMA FIRM MAP NUMBER 47187C0355F, DATED SEPTEMBER 29, 2006

SURVEY NOTES

1. THE INFORMATION SHOWN ON THIS PLAN IS BASED UPON THE TENNESSEE STATE PLAN COORDINATE SYSTEM, AND NAD 83 DATUM.
2. BASE INFORMATION WAS TAKEN FROM AN ALTA SURVEY PREPARED BY CIVIL INFRASTRUCTURE ASSOCIATES, DATED FEBRUARY 01 2024. THE INFORMATION PROVIDED SHALL BE FIELD VERIFIED PRIOR TO CONSTRUCTION. KIMLEY-HORN AND ASSOCIATES SHALL NOT BE HELD RESPONSIBLE FOR THE ACCURACY AND COMPLETENESS OF THE BASE INFORMATION SHOWN.
3. INFORMATION WAS ALSO TAKEN FROM THE CITY OF FRANKLIN AERIAL PHOTOGRAPHS.
4. THE CONSULTANT HAS FOUND NO EVIDENCE OF THE MINERAL RIGHTS OF THIS PROPERTY BEING TRANSFERRED TO ANY PARRY OTHER THAN THE OWNER.
5. THIS PROJECT IS NOT LOCATED IN A FLOOD HAZARD AREA ACCORDING TO FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP 47187C0355F, DATED SEPTEMBER 29, 2006, ZONE "X".

LEGEND

- EXISTING POND
- EXISTING WETLAND
- ZONE 1 BUFFER
- ZONE 2 BUFFER

SITE SLOPE TABLE

- 14% - 19.99%
- 20% and above

GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE
Kimley»Horn
4031 Aspen Grove Drive, Franklin, TN 37067
Main: 615.564.2701 | www.kimley-horn.com

© 2025 Kimley-Horn and Associates, Inc.

Erickson SENIOR LIVING™
THW DESIGN

ERICKSON SENIOR LIVING FRANKLIN DEVELOPMENT PLAN

Franklin, Williamson County, Tennessee

WILLIAM GRAY HARRISON
REGISTERED ENGINEER
AGRICULTURAL
COMMERCE
No. 137813
STATE OF TENNESSEE
2/6/2025

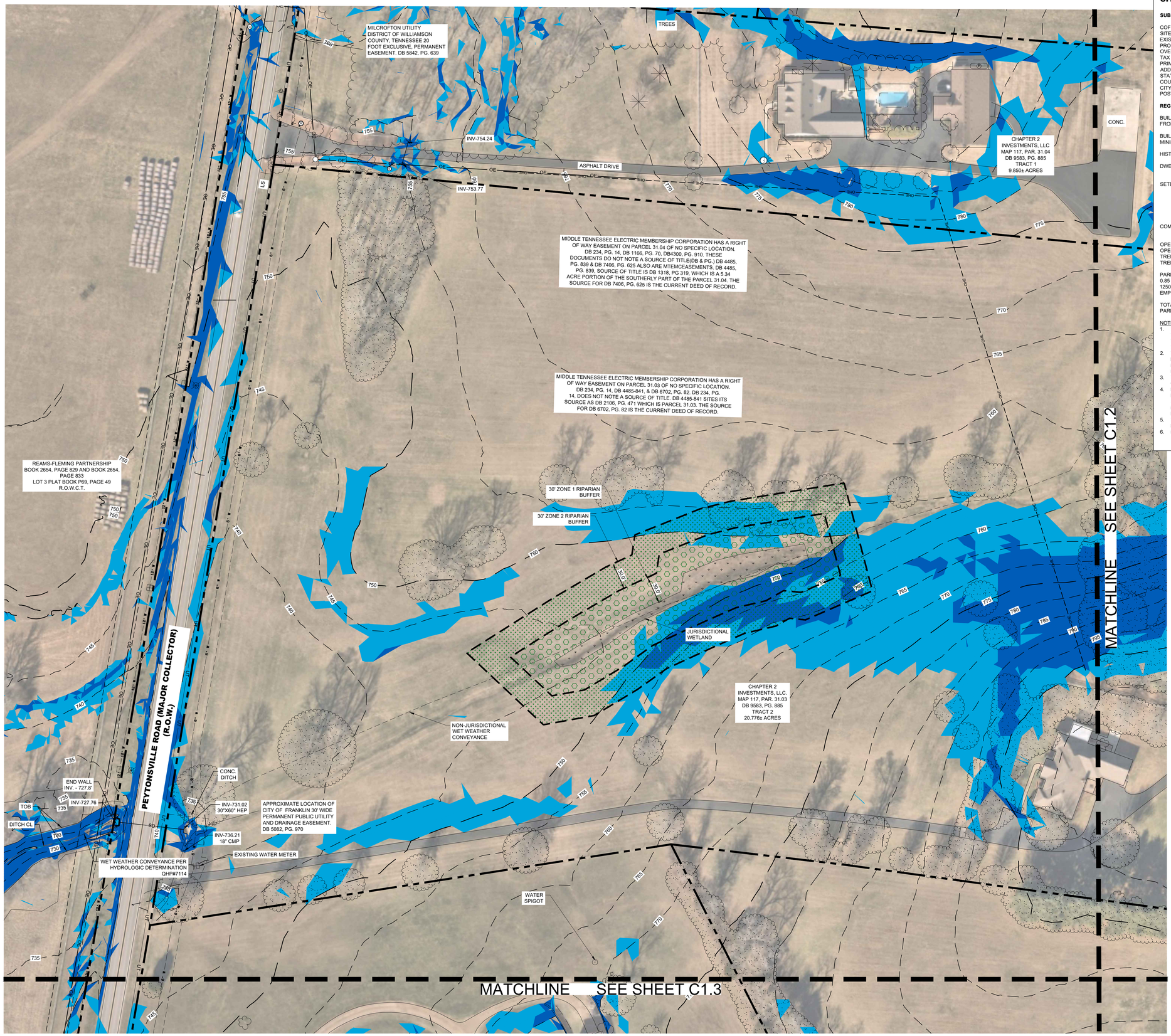
Revision Date

- △ _____
- △ _____
- △ _____
- △ _____

OVERALL EXISTING CONDITIONS

C1.0

COF # xxxx



SITE DATA TABLE

SUBDIVISION/DEVELOPMENT:	**ERICKSON SENIOR LIVING, PD DEVELOPMENT PLAN**
COF PROJECT NUMBER:	8624
SITE ACREAGE/SF:	70.57 AC / 3,073,968.99 SF
EXISTING ZONING:	AG (AGRICULTURAL)
PROPOSED ZONING:	PD (17.71 DUA 172,000 SF OF COMMERCIAL)
OVERLAY ZONING:	500' HHO BUFFER
TAX MAP & PARCELS:	117-03200, 117-031.03, 117-03100
PRIMARY USES:	INDEPENDENT LIVING & ASSISTED LIVING
ADDRESS:	4440, 4424, 4428 & 4430 PEYTONSVILLE ROAD
STATE:	TENNESSEE
COUNTY:	WILLIAMSON
CITY:	FRANKLIN
POSTAL CODE:	37064
REGULATIONS	
BUILDING TYPES APPLIED:	MULTIFAMILY
FRONTAGE APPLIED:	URBAN
BUILDING HEIGHT:	6 STORIES
MINIMUM LSA:	0.20
HISTORICAL RESOURCE TREATMENT:	N/A
DWELLING UNIT COUNT, BY TYPE:	MULTIFAMILY AGE RESTRICTED (INDEPENDENT LIVING) =1,250
SETBACKS APPLIED TO OVERALL SITE BOUNDARY:	
NORTH	40'
EAST	55'
SOUTH	75'
WEST	105'
PEYTONSVILLE ROAD FUTURE ROW	200'
COMMERCIAL SF:	
ASSISTED LIVING:	240,539 SF
OPEN SPACE SF REQUIRED:	153,767 SF ; 3.53 AC (5% OF SITE)
OPEN SPACE SF PROPOSED:	166,423 SF; 3.82 AC (5.4% OF SITE)
TREE PRESERVATION REQUIRED:	137,650 SF ; 3.16 AC (26% OF EXISTING)
TREE PRESERVATION PROPOSED:	166,622 SF ; 3.83 AC (32% OF EXISTING)
PARKING REQUIRED:	
0.85 SPACES PER UNIT + 1 EMPLOYEE 1250 X 0.85 SPACES PER UNIT:	1,063 PARKING SPACES
EMPLOYEES (235):	235 PARKING SPACES
TOTAL REQUIRED:	1,298 PARKING SPACES
PARKING PROVIDED:	1,889 PARKING SPACES
	MODIFICATION OF STANDARDS

NOTES:

1. WITHIN NEW DEVELOPMENTS AND FOR OFF-SITE LINES CONSTRUCTED AS A RESULT OF, OR TO PROVIDE SERVICE TO, THE NEW DEVELOPMENT, ALL UTILITIES, SUCH AS CABLE TELEVISION, ELECTRICAL (EXCLUDING TRANSFORMERS), GAS, SEWER, TELEPHONE, AND WATER LINES SHALL BE PLACED UNDERGROUND.
2. THIS SITE PLAN HAS BEEN DESIGNED TO MEET THE REQUIREMENTS OF THE CITY OF FRANKLIN STANDARDS AND THE APPROVAL OF PLANNING COMMISSION. CHANGES SHALL NOT BE MADE TO THE APPROVED SITE PLAN UNLESS APPROVED BY EITHER RELEVANT DEPARTMENT SUPERINTENDENT OR THE PLANNING COMMISSION.
3. THE INFORMATION SHOWN ON THIS PLAN IS BASED UPON THE TENNESSEE STATE PLANE COORDINATE SYSTEM. ZONE 5301. FLIPZONE 4100 AND NAD 83 DATUM.
4. BASE INFORMATION WAS TAKEN ALTA SURVEY PROVIDED TO KIMLEY-HORN BY CIVIL INFRASTRUCTURE ASSOCIATES DATED FEBRUARY 01, 2024.. THE INFORMATION PROVIDED SHALL BE FIELD VERIFIED PRIOR TO CONSTRUCTION. KIMLEY-HORN AND ASSOCIATES SHALL NOT BE HELD RESPONSIBLE FOR THE ACCURACY AND COMPLETENESS OF THE BASE INFORMATION SHOWN.
5. THE CONSULTANT HAS FOUND NO EVIDENCE OF THE MINERAL RIGHTS OF THIS PROPERTY BEING TRANSFERRED TO ANY PARTY OTHER THAN THE OWNER.
6. NO PROPOSED BUILDINGS IN THIS PROJECT FALL WITHIN THE 100 YEAR FLOODPLAIN, PER THE FEMA FIRM MAP NUMBER 47187C0355F, DATED SEPTEMBER 29, 2006

SURVEY NOTES

1. THE INFORMATION SHOWN ON THIS PLAN IS BASED UPON THE TENNESSEE STATE PLAN COORDINATE SYSTEM, AND NAD 83 DATUM.
2. BASE INFORMATION WAS TAKEN FROM AN ALTA SURVEY PREPARED BY CIVIL INFRASTRUCTURE ASSOCIATES, DATED FEBRUARY 01 2024. THE INFORMATION PROVIDED SHALL BE FIELD VERIFIED PRIOR TO CONSTRUCTION. KIMLEY-HORN AND ASSOCIATES SHALL NOT BE HELD RESPONSIBLE FOR THE ACCURACY AND COMPLETENESS OF THE BASE INFORMATION SHOWN.
3. INFORMATION WAS ALSO TAKEN FROM THE CITY OF FRANKLIN AERIAL PHOTOGRAPHS.
4. THE CONSULTANT HAS FOUND NO EVIDENCE OF THE MINERAL RIGHTS OF THIS PROPERTY BEING TRANSFERRED TO ANY PARRY OTHER THAN THE OWNER.
5. THIS PROJECT IS NOT LOCATED IN A FLOOD HAZARD AREA ACCORDING TO FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP 47187C0355F, DATED SEPTEMBER 29, 2006, ZONE "X".

LEGEND

- EXISTING POND
- EXISTING WETLAND
- ZONE 1 BUFFER
- ZONE 2 BUFFER

SITE SLOPE TABLE

- 14% - 19.99%
- 20% and above

GRAPHIC SCALE IN FEET
0 25 50 100

NORTH

GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE
Kimley»Horn
4031 Aspen Grove Drive, Franklin, TN 37067
Main: 615.564.2701 | www.kimley-horn.com
© 2025 Kimley-Horn and Associates, Inc.
Erickson SENIOR LIVING™
THW DESIGN

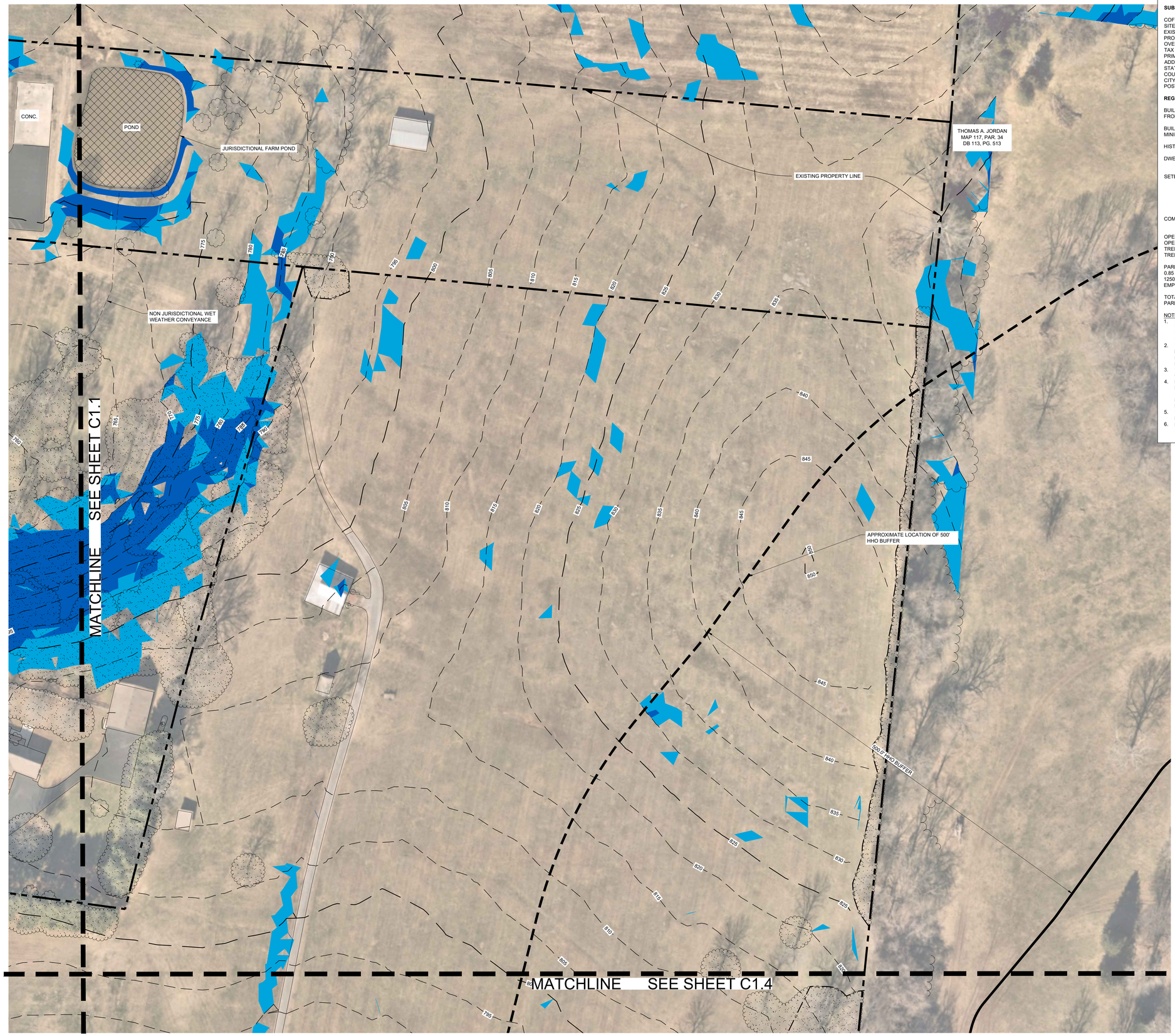
ERICKSON SENIOR LIVING
FRANKLIN
DEVELOPMENT PLAN
Franklin, Williamson County, Tennessee

WILLIAM GRAY HARRISON
REGISTERED ENGINEER
AGENT OF RECORD
COMMERCE
No. 127919
STATE OF TENNESSEE
2/6/2025

Revision Date
△ _____
△ _____
△ _____
△ _____

ENLARGED EXISTING CONDITIONS

C1.1
COF # xxxx



SITE DATA TABLE

SUBDIVISION/DEVELOPMENT:	**ERICKSON SENIOR LIVING, PD DEVELOPMENT PLAN**
COF PROJECT NUMBER:	8624
SITE ACREAGE/SF:	70.57 AC / 3,073,968.99 SF
EXISTING ZONING:	AG (AGRICULTURAL)
PROPOSED ZONING:	PD (17.71 DUA 172,000 SF OF COMMERCIAL)
OVERLAY ZONING:	500' HHO BUFFER
TAX MAP & PARCELS:	117-03200, 117-031.03, 117-03100
PRIMARY USES:	INDEPENDENT LIVING & ASSISTED LIVING
ADDRESS:	4440, 4424, 4428 & 4430 PEYTONSVILLE ROAD
STATE:	TENNESSEE
COUNTY:	WILLIAMSON
CITY:	FRANKLIN
POSTAL CODE:	37064
REGULATIONS	
BUILDING TYPES APPLIED:	MULTIFAMILY
FRONTAGE APPLIED:	URBAN
BUILDING HEIGHT:	6 STORIES
MINIMUM LSA:	0.20
HISTORICAL RESOURCE TREATMENT:	N/A
DWELLING UNIT COUNT, BY TYPE:	MULTIFAMILY AGE RESTRICTED (INDEPENDENT LIVING) =1,250
SETBACKS APPLIED TO OVERALL SITE BOUNDARY:	
NORTH	40'
EAST	55'
SOUTH	75'
WEST	105'
PEYTONSVILLE ROAD FUTURE ROW	200'
COMMERCIAL SF:	
ASSISTED LIVING:	240,539 SF
OPEN SPACE SF REQUIRED:	153,767 SF ; 3.53 AC (5% OF SITE)
OPEN SPACE SF PROPOSED:	166,423 SF; 3.82 AC (5.4% OF SITE)
TREE PRESERVATION REQUIRED:	137,650 SF ; 3.16 AC (26% OF EXISTING)
TREE PRESERVATION PROPOSED:	166,622 SF ; 3.83 AC (32% OF EXISTING)
PARKING REQUIRED:	
0.85 SPACES PER UNIT + 1 EMPLOYEE	
1250 X 0.85 SPACES PER UNIT:	1,063 PARKING SPACES
EMPLOYEES (235):	235 PARKING SPACES
TOTAL REQUIRED:	1,298 PARKING SPACES
PARKING PROVIDED:	1,889 PARKING SPACES
	MODIFICATION OF STANDARDS

NOTES:

1. WITHIN NEW DEVELOPMENTS AND FOR OFF-SITE LINES CONSTRUCTED AS A RESULT OF, OR TO PROVIDE SERVICE TO, THE NEW DEVELOPMENT, ALL UTILITIES, SUCH AS CABLE TELEVISION, ELECTRICAL (EXCLUDING TRANSFORMERS), GAS, SEWER, TELEPHONE, AND WATER LINES SHALL BE PLACED UNDERGROUND.
2. THIS SITE PLAN HAS BEEN DESIGNED TO MEET THE REQUIREMENTS OF THE CITY OF FRANKLIN STANDARDS AND THE APPROVAL OF PLANNING COMMISSION. CHANGES SHALL NOT BE MADE TO THE APPROVED SITE PLAN UNLESS APPROVED BY EITHER RELEVANT DEPARTMENT SUPERINTENDENT OR THE PLANNING COMMISSION.
3. THE INFORMATION SHOWN ON THIS PLAN IS BASED UPON THE TENNESSEE STATE PLANE COORDINATE SYSTEM, ZONE 5301, FIPZONE 4100 AND NAD 83 DATUM.
4. BASE INFORMATION WAS TAKEN ALTA SURVEY PROVIDED TO KIMLEY-HORN BY CIVIL INFRASTRUCTURE ASSOCIATES DATED FEBRUARY 01, 2024.. THE INFORMATION PROVIDED SHALL BE FIELD VERIFIED PRIOR TO CONSTRUCTION. KIMLEY-HORN AND ASSOCIATES SHALL NOT BE HELD RESPONSIBLE FOR THE ACCURACY AND COMPLETENESS OF THE BASE INFORMATION SHOWN.
5. THE CONSULTANT HAS FOUND NO EVIDENCE OF THE MINERAL RIGHTS OF THIS PROPERTY BEING TRANSFERRED TO ANY PARTY OTHER THAN THE OWNER.
6. NO PROPOSED BUILDINGS IN THIS PROJECT FALL WITHIN THE 100 YEAR FLOODPLAIN, PER THE FEMA FIRM MAP NUMBER 47187C0355F, DATED SEPTEMBER 29, 2006

SURVEY NOTES

1. THE INFORMATION SHOWN ON THIS PLAN IS BASED UPON THE TENNESSEE STATE PLAN COORDINATE SYSTEM, AND NAD 83 DATUM.
2. BASE INFORMATION WAS TAKEN FROM AN ALTA SURVEY PREPARED BY CIVIL INFRASTRUCTURE ASSOCIATES, DATED FEBRUARY 01 2024. THE INFORMATION PROVIDED SHALL BE FIELD VERIFIED PRIOR TO CONSTRUCTION. KIMLEY-HORN AND ASSOCIATES SHALL NOT BE HELD RESPONSIBLE FOR THE ACCURACY AND COMPLETENESS OF THE BASE INFORMATION SHOWN.
3. INFORMATION WAS ALSO TAKEN FROM THE CITY OF FRANKLIN AERIAL PHOTOGRAPHS.
4. THE CONSULTANT HAS FOUND NO EVIDENCE OF THE MINERAL RIGHTS OF THIS PROPERTY BEING TRANSFERRED TO ANY PARRY OTHER THAN THE OWNER.
5. THIS PROJECT IS NOT LOCATED IN A FLOOD HAZARD AREA ACCORDING TO FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP 47187C0355F, DATED SEPTEMBER 29, 2006, ZONE "X".

LEGEND

- EXISTING POND
- EXISTING WETLAND
- ZONE 1 BUFFER
- ZONE 2 BUFFER

SITE SLOPE TABLE

- 14% - 19.99%
- 20% and above

GRAPHIC SCALE IN FEET
0 25 50 100

NORTH

GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE
Kimley»Horn
4031 Aspen Grove Drive, Franklin, TN 37067
Main: 615.564.2701 | www.kimley-horn.com
© 2025 Kimley-Horn and Associates, Inc.

Erickson SENIOR LIVING™

THW DESIGN

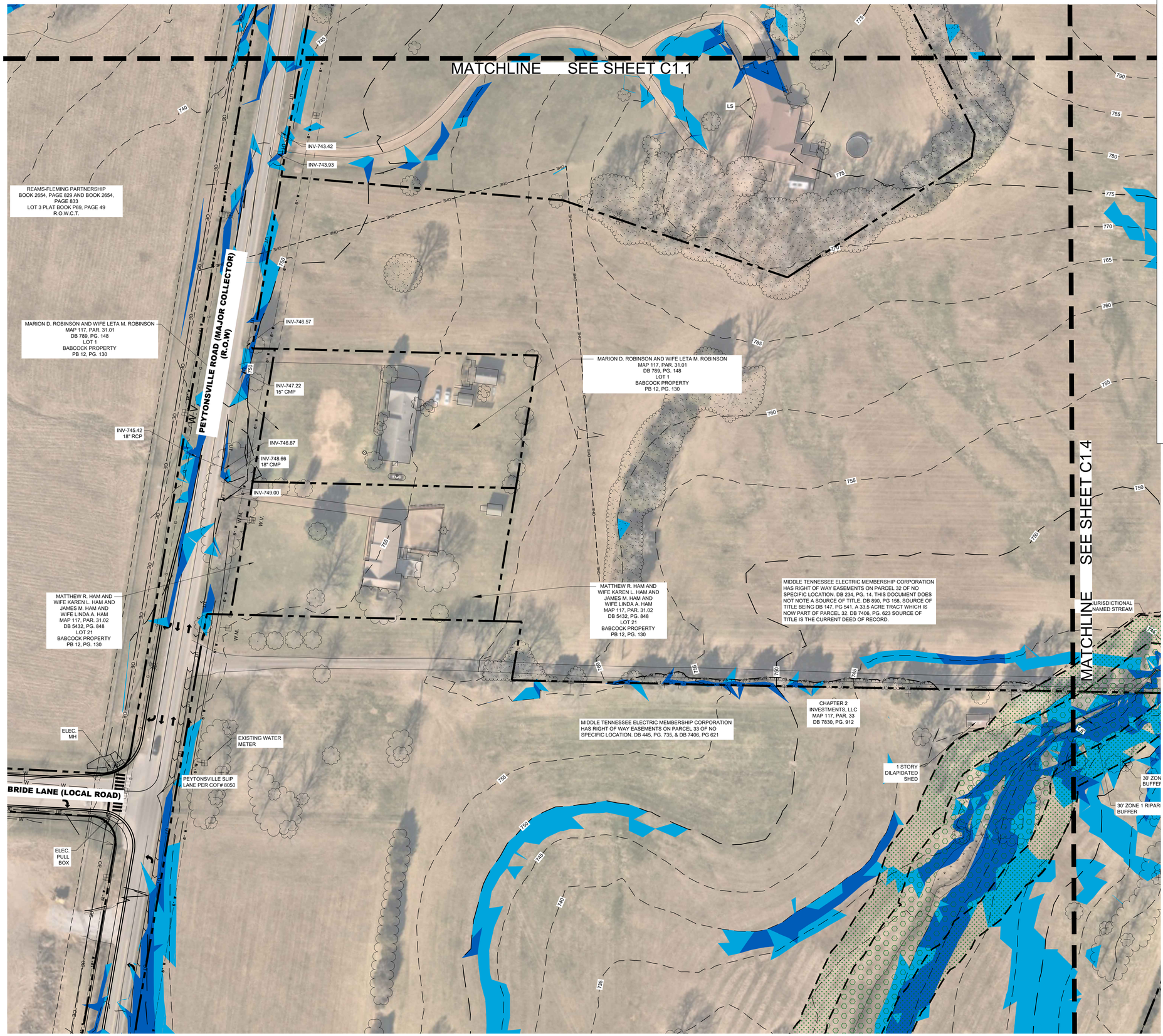
ERICKSON SENIOR LIVING
FRANKLIN
DEVELOPMENT PLAN
Franklin, Williamson County, Tennessee

WILLIAM GRAY HARRISON
REGISTERED ENGINEER
AGRICULTURE
COMMERCE
No. 127919
STATE OF TENNESSEE
2/6/2026

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

ENLARGED EXISTING CONDITIONS

C1.2
COF # xxxx



SITE DATA TABLE

SUBDIVISION/DEVELOPMENT:	**ERICKSON SENIOR LIVING, PD DEVELOPMENT PLAN**
COF PROJECT NUMBER:	8624
SITE ACREAGE/SF:	70.57 AC / 3,073,968.99 SF
EXISTING ZONING:	AG (AGRICULTURAL)
PROPOSED ZONING:	PD (17.71 DUA 172,000 SF OF COMMERCIAL)
OVERLAY ZONING:	500' HHO BUFFER
TAX MAP & PARCELS:	117-03200, 117-031.03, 117-03100
PRIMARY USES:	INDEPENDENT LIVING & ASSISTED LIVING
ADDRESS:	4440, 4424, 4428 & 4430 PEYTONSVILLE ROAD
STATE:	TENNESSEE
COUNTY:	WILLIAMSON
CITY:	FRANKLIN
POSTAL CODE:	37064
REGULATIONS	
BUILDING TYPES APPLIED:	MULTIFAMILY
FRONTAGE APPLIED:	URBAN
BUILDING HEIGHT:	6 STORIES
MINIMUM LSA:	0.20
HISTORICAL RESOURCE TREATMENT:	N/A
DWELLING UNIT COUNT, BY TYPE:	MULTIFAMILY AGE RESTRICTED (INDEPENDENT LIVING) =1,250
SETBACKS APPLIED TO OVERALL SITE BOUNDARY:	
NORTH	40'
EAST	55'
SOUTH	75'
WEST	105'
PEYTONSVILLE ROAD FUTURE ROW	200'
COMMERCIAL SF:	
ASSISTED LIVING:	240,539 SF
OPEN SPACE SF REQUIRED:	153,767 SF ; 3.53 AC (5% OF SITE)
OPEN SPACE SF PROPOSED:	166,423 SF; 3.82 AC (5.4% OF SITE)
TREE PRESERVATION REQUIRED:	137,650 SF ; 3.16 AC (26% OF EXISTING)
TREE PRESERVATION PROPOSED:	166,622 SF ; 3.83 AC (32% OF EXISTING)
PARKING REQUIRED:	
0.85 SPACES PER UNIT + 1 EMPLOYEE	
1250 X 0.85 SPACES PER UNIT:	1,063 PARKING SPACES
EMPLOYEES (235):	235 PARKING SPACES
TOTAL REQUIRED:	1,298 PARKING SPACES
PARKING PROVIDED:	1,889 PARKING SPACES

MODIFICATION OF STANDARDS

NOTES:

1. WITHIN NEW DEVELOPMENTS AND FOR OFF-SITE LINES CONSTRUCTED AS A RESULT OF, OR TO PROVIDE SERVICE TO, THE NEW DEVELOPMENT, ALL UTILITIES, SUCH AS CABLE TELEVISION, ELECTRICAL (EXCLUDING TRANSFORMERS), GAS, SEWER, TELEPHONE, AND WATER LINES SHALL BE PLACED UNDERGROUND.
2. THIS SITE PLAN HAS BEEN DESIGNED TO MEET THE REQUIREMENTS OF THE CITY OF FRANKLIN STANDARDS AND THE APPROVAL OF PLANNING COMMISSION. CHANGES SHALL NOT BE MADE TO THE APPROVED SITE PLAN UNLESS APPROVED BY EITHER RELEVANT DEPARTMENT SUPERINTENDENT OR THE PLANNING COMMISSION.
3. THE INFORMATION SHOWN ON THIS PLAN IS BASED UPON THE TENNESSEE STATE PLANE COORDINATE SYSTEM, ZONE 5301, FIPZONE 4100 AND NAD 83 DATUM.
4. BASE INFORMATION WAS TAKEN ALTA SURVEY PROVIDED TO KIMLEY-HORN BY CIVIL INFRASTRUCTURE ASSOCIATES DATED FEBRUARY 01, 2024.. THE INFORMATION PROVIDED SHALL BE FIELD VERIFIED PRIOR TO CONSTRUCTION. KIMLEY-HORN AND ASSOCIATES SHALL NOT BE HELD RESPONSIBLE FOR THE ACCURACY AND COMPLETENESS OF THE BASE INFORMATION SHOWN.
5. THE CONSULTANT HAS FOUND NO EVIDENCE OF THE MINERAL RIGHTS OF THIS PROPERTY BEING TRANSFERRED TO ANY PARTY OTHER THAN THE OWNER.
6. NO PROPOSED BUILDINGS IN THIS PROJECT FALL WITHIN THE 100 YEAR FLOODPLAIN, PER THE FEMA FIRM MAP NUMBER 47187C0355F, DATED SEPTEMBER 29, 2006

SURVEY NOTES

1. THE INFORMATION SHOWN ON THIS PLAN IS BASED UPON THE TENNESSEE STATE PLAN COORDINATE SYSTEM, AND NAD 83 DATUM.
2. BASE INFORMATION WAS TAKEN FROM AN ALTA SURVEY PREPARED BY CIVIL INFRASTRUCTURE ASSOCIATES, DATED FEBRUARY 01 2024. THE INFORMATION PROVIDED SHALL BE FIELD VERIFIED PRIOR TO CONSTRUCTION. KIMLEY-HORN AND ASSOCIATES SHALL NOT BE HELD RESPONSIBLE FOR THE ACCURACY AND COMPLETENESS OF THE BASE INFORMATION SHOWN.
3. INFORMATION WAS ALSO TAKEN FROM THE CITY OF FRANKLIN AERIAL PHOTOGRAPHS.
4. THE CONSULTANT HAS FOUND NO EVIDENCE OF THE MINERAL RIGHTS OF THIS PROPERTY BEING TRANSFERRED TO ANY PARRY OTHER THAN THE OWNER.
5. THIS PROJECT IS NOT LOCATED IN A FLOOD HAZARD AREA ACCORDING TO FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP 47187C0355F, DATED SEPTEMBER 29, 2006, ZONE "X".

LEGEND

- EXISTING POND
- EXISTING WETLAND
- ZONE 1 BUFFER
- ZONE 2 BUFFER

SITE SLOPE TABLE

- 14% - 19.99%
- 20% and above

GRAPHIC SCALE IN FEET
0 25 50 100

NORTH

GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE
Kimley»Horn
4031 Aspen Grove Drive, Franklin, TN 37067
Main: 615.564.2701 | www.kimley-horn.com
© 2025 Kimley-Horn and Associates, Inc.
Erickson SENIOR LIVING™
THW DESIGN

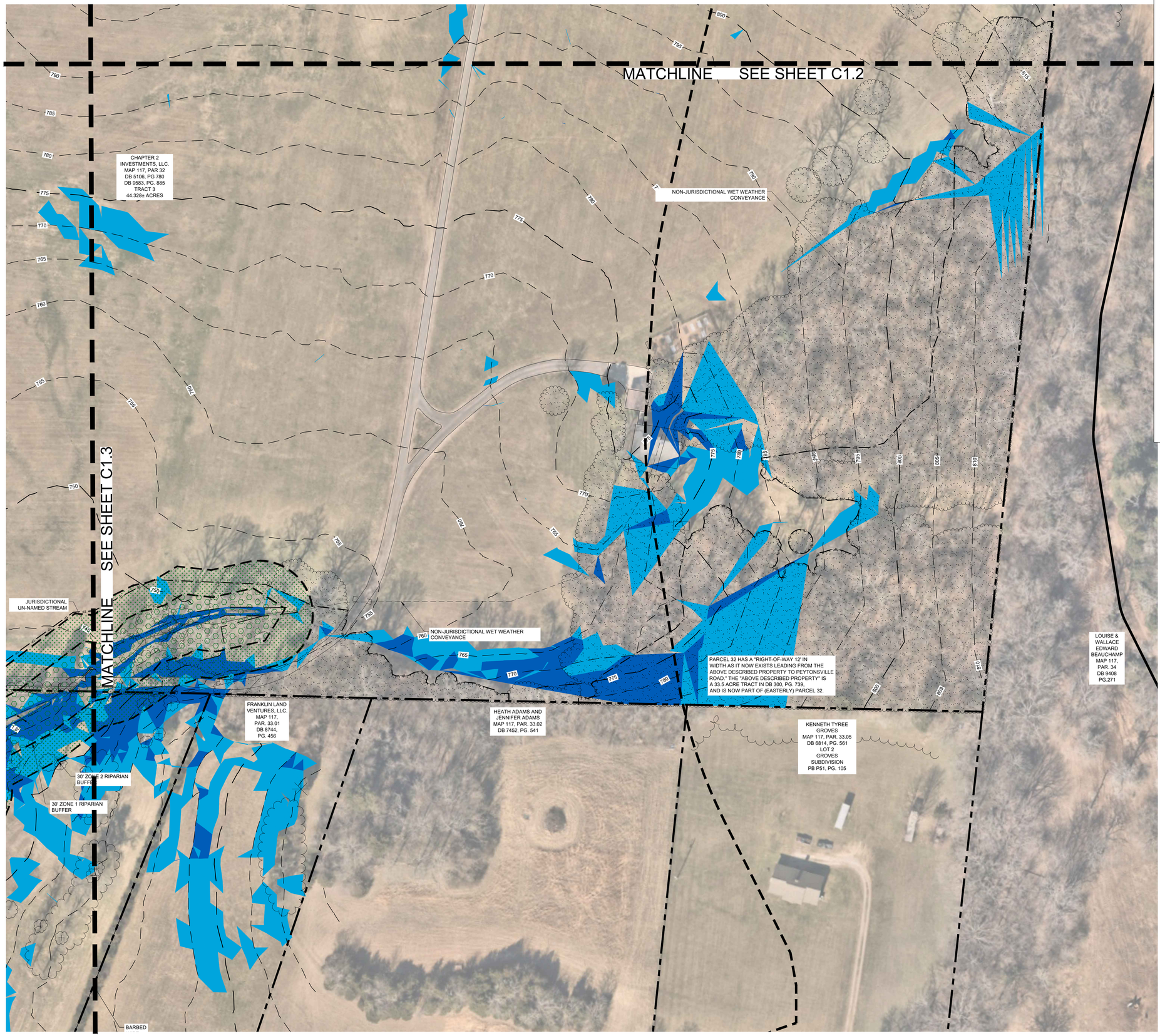
ERICKSON SENIOR LIVING
FRANKLIN
DEVELOPMENT PLAN
Franklin, Williamson County, Tennessee

WILLIAM GRAY HARRISON
REGISTERED ENGINEER
AGRICULTURE & COMMERCE
No. 137919
STATE OF TENNESSEE
2/6/2025

Revision Date
△ _____
△ _____
△ _____
△ _____

ENLARGED EXISTING CONDITIONS

C1.3
COF # xxxx



SITE DATA TABLE

SUBDIVISION/DEVELOPMENT:	**ERICKSON SENIOR LIVING, PD DEVELOPMENT PLAN**
COF PROJECT NUMBER:	8624
SITE ACREAGE/SF:	70.57 AC / 3,073,968.99 SF
EXISTING ZONING:	AG (AGRICULTURAL)
PROPOSED ZONING:	PD (17.71 DUA 172,000 SF OF COMMERCIAL)
OVERLAY ZONING:	500' HHO BUFFER
TAX MAP & PARCELS:	117-03200, 117-031.03, 117-03100
PRIMARY USES:	INDEPENDENT LIVING & ASSISTED LIVING
ADDRESS:	4440, 4424, 4428 & 4430 PEYTONSVILLE ROAD
STATE:	TENNESSEE
COUNTY:	WILLIAMSON
CITY:	FRANKLIN
POSTAL CODE:	37064
REGULATIONS	
BUILDING TYPES APPLIED:	MULTIFAMILY
FRONTAGE APPLIED:	URBAN
BUILDING HEIGHT:	6 STORIES
MINIMUM LSA:	0.20
HISTORICAL RESOURCE TREATMENT:	N/A
DWELLING UNIT COUNT, BY TYPE:	MULTIFAMILY AGE RESTRICTED (INDEPENDENT LIVING) =1,250
SETBACKS APPLIED TO OVERALL SITE BOUNDARY:	
NORTH	40'
EAST	55'
SOUTH	75'
WEST	105'
PEYTONSVILLE ROAD FUTURE ROW	200'
COMMERCIAL SF:	
ASSISTED LIVING:	240,539 SF
OPEN SPACE SF REQUIRED:	153,767 SF ; 3.53 AC (5% OF SITE)
OPEN SPACE SF PROPOSED:	166,423 SF; 3.82 AC (5.4% OF SITE)
TREE PRESERVATION REQUIRED:	137,650 SF ; 3.16 AC (26% OF EXISTING)
TREE PRESERVATION PROPOSED:	166,622 SF ; 3.83 AC (32% OF EXISTING)
PARKING REQUIRED:	
0.85 SPACES PER UNIT + 1 EMPLOYEE 1250 X 0.85 SPACES PER UNIT:	1,063 PARKING SPACES
EMPLOYEES (235):	235 PARKING SPACES
TOTAL REQUIRED:	1,298 PARKING SPACES
PARKING PROVIDED:	1,889 PARKING SPACES

MODIFICATION OF STANDARDS

NOTES:

1. WITHIN NEW DEVELOPMENTS AND FOR OFF-SITE LINES CONSTRUCTED AS A RESULT OF, OR TO PROVIDE SERVICE TO, THE NEW DEVELOPMENT, ALL UTILITIES, SUCH AS CABLE TELEVISION, ELECTRICAL (EXCLUDING TRANSFORMERS), GAS, SEWER, TELEPHONE, AND WATER LINES SHALL BE PLACED UNDERGROUND.
2. THIS SITE PLAN HAS BEEN DESIGNED TO MEET THE REQUIREMENTS OF THE CITY OF FRANKLIN STANDARDS AND THE APPROVAL OF PLANNING COMMISSION. CHANGES SHALL NOT BE MADE TO THE APPROVED SITE PLAN UNLESS APPROVED BY EITHER RELEVANT DEPARTMENT SUPERINTENDENT OR THE PLANNING COMMISSION.
3. THE INFORMATION SHOWN ON THIS PLAN IS BASED UPON THE TENNESSEE STATE PLANE COORDINATE SYSTEM, ZONE 5301, FLIPZONE 4100 AND NAD 83 DATUM.
4. BASE INFORMATION WAS TAKEN ALTA SURVEY PROVIDED TO KIMLEY-HORN BY CIVIL INFRASTRUCTURE ASSOCIATES DATED FEBRUARY 01, 2024.. THE INFORMATION PROVIDED SHALL BE FIELD VERIFIED PRIOR TO CONSTRUCTION. KIMLEY-HORN AND ASSOCIATES SHALL NOT BE HELD RESPONSIBLE FOR THE ACCURACY AND COMPLETENESS OF THE BASE INFORMATION SHOWN.
5. THE CONSULTANT HAS FOUND NO EVIDENCE OF THE MINERAL RIGHTS OF THIS PROPERTY BEING TRANSFERRED TO ANY PARTY OTHER THAN THE OWNER.
6. NO PROPOSED BUILDINGS IN THIS PROJECT FALL WITHIN THE 100 YEAR FLOODPLAIN, PER THE FEMA FIRM MAP NUMBER 47187C0355F, DATED SEPTEMBER 29, 2006

SURVEY NOTES

1. THE INFORMATION SHOWN ON THIS PLAN IS BASED UPON THE TENNESSEE STATE PLAN COORDINATE SYSTEM, AND NAD 83 DATUM.
2. BASE INFORMATION WAS TAKEN FROM AN ALTA SURVEY PREPARED BY CIVIL INFRASTRUCTURE ASSOCIATES, DATED FEBRUARY 01 2024. THE INFORMATION PROVIDED SHALL BE FIELD VERIFIED PRIOR TO CONSTRUCTION. KIMLEY-HORN AND ASSOCIATES SHALL NOT BE HELD RESPONSIBLE FOR THE ACCURACY AND COMPLETENESS OF THE BASE INFORMATION SHOWN.
3. INFORMATION WAS ALSO TAKEN FROM THE CITY OF FRANKLIN AERIAL PHOTOGRAPHS.
4. THE CONSULTANT HAS FOUND NO EVIDENCE OF THE MINERAL RIGHTS OF THIS PROPERTY BEING TRANSFERRED TO ANY PARRY OTHER THAN THE OWNER.
5. THIS PROJECT IS NOT LOCATED IN A FLOOD HAZARD AREA ACCORDING TO FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP 47187C0355F, DATED SEPTEMBER 29, 2006, ZONE "X".

LEGEND

- EXISTING POND
- EXISTING WETLAND
- ZONE 1 BUFFER
- ZONE 2 BUFFER

SITE SLOPE TABLE

- 14% - 19.99%
- 20% and above

GRAPHIC SCALE IN FEET
0 25 50 100

NORTH

GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

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

© 2025 Kimley-Horn and Associates, Inc.

Erickson SENIOR LIVING™

THW DESIGN

ERICKSON SENIOR LIVING FRANKLIN DEVELOPMENT PLAN

Franklin, Williamson County, Tennessee

WILLIAM GRAY HARRISON REGISTERED ENGINEER AGRICULTURE & COMMERCE No. 127919 STATE OF TENNESSEE 2/6/2026

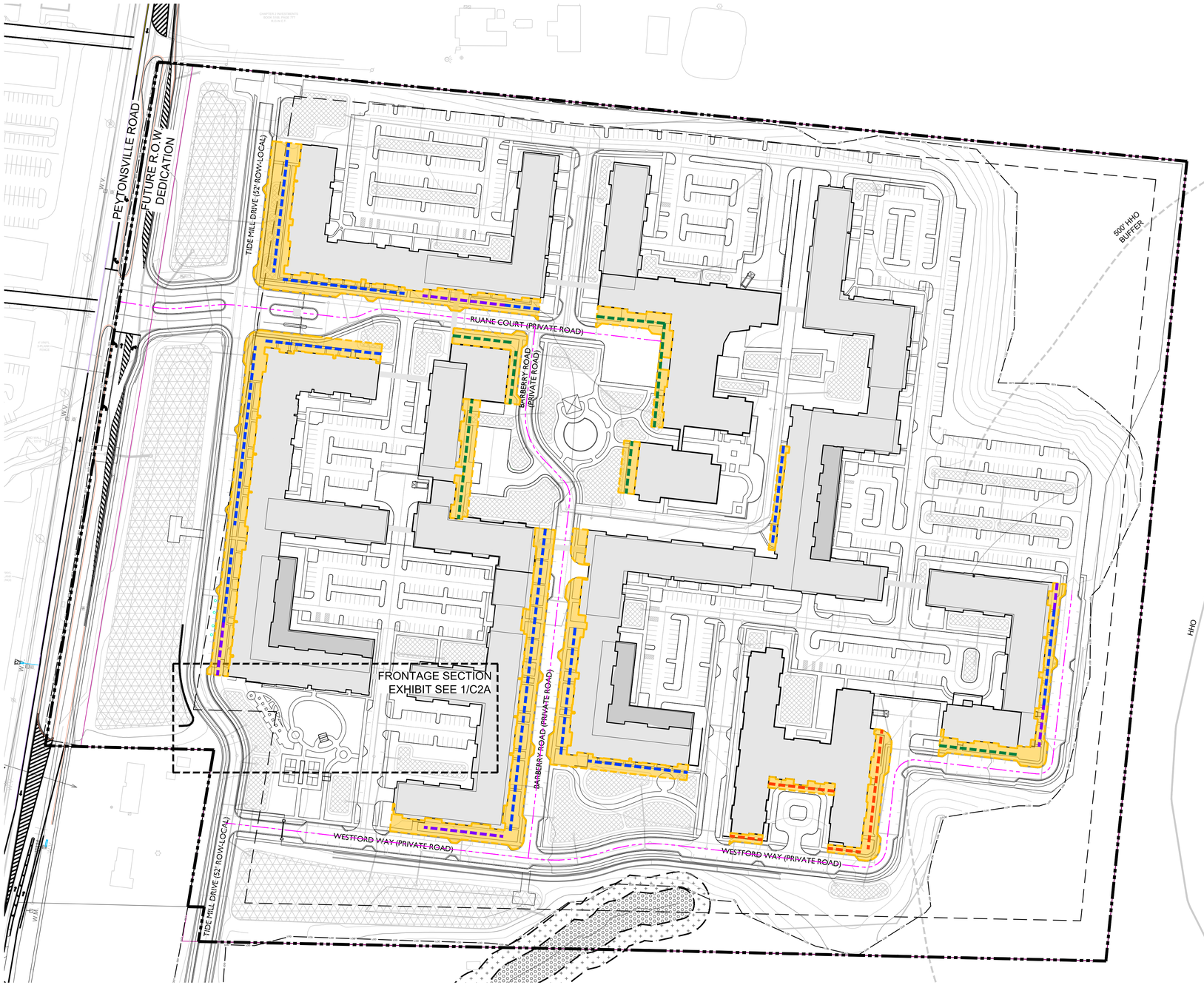
Revision Date

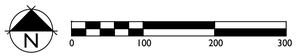
- △ _____
- △ _____
- △ _____
- △ _____

ENLARGED EXISTING CONDITIONS

C1.4

COF # xxxx





KEY

- URBAN FRONTAGE
- INTERNAL DRIVE AISLE
- UNITS WITH DIRECT ON-GRADE ACCESS TO SIDEWALK AT FRONTAGE
- UNITS WITH PORCHES OVERLOOKING SIDEWALK. NO ACCESS DUE TO GRADE
- AMENITY SPACE WITH DIRECT ON-GRADE ACCESS TO SIDEWALK AT FRONTAGE
- ASSISTED LIVING WITH DIRECT ON-GRADE ACCESS TO SIDEWALK AT FRONTAGE

FRONTAGE EXHIBIT OVERVIEW

THE PURPOSE OF THE FRONTAGE EXHIBIT IS TO DEMONSTRATE THE DESIGN INTENTION OF THIS DEVELOPMENT AND ITS COMPLIANCE WITH SECTION **7.6 URBAN FRONTAGE** OF THE FRANKLIN ZONING ORDINANCE.

URBAN FRONTAGE DESCRIPTION ACCORDING TO SECTION 7.6 URBAN FRONTAGE

"THE URBAN FRONTAGE IS INTENDED FOR NONRESIDENTIAL, MIXED-USE, AND CERTAIN RESIDENTIAL AREAS WHERE BUILDINGS HAVE A SHALLOW SETBACK AND MAY ABUT THE SIDEWALK."

URBAN FRONTAGE PERMITTED BUILDING TYPES (APPLICABLE TYPES ONLY PROVIDED)

MULTI FAMILY

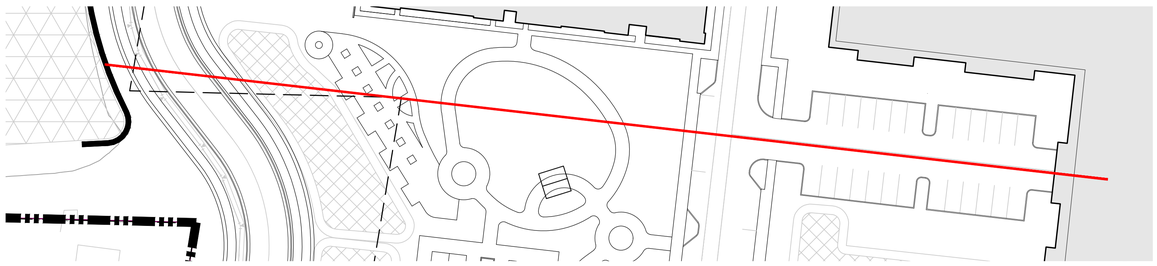
MIXED-USE

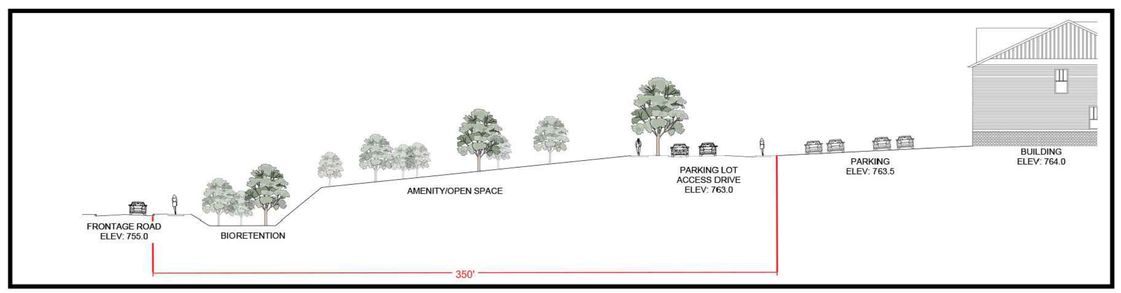
URBAN FRONTAGE VEHICULAR ACCESS AND PARKING TO SECTION 7.6 URBAN FRONTAGE

"PARKING SHALL BE LOCATED BEHIND THE BUILDING, UNLESS IT IS PARALLEL PARKING ALONG THE STREET OR INTERNAL DRIVE."

THE URBAN FRONTAGE IS APPLIED TO THIS DEVELOPMENT AT ALL LOCATIONS THAT FRONT ALONG EITHER A PUBLIC ACCESS EASEMENT OR PRIVATE INTERNAL DRIVE AISLE. THE VAST MAJORITY OF THESE LOCATIONS ARE ABUTTED BY PARALLEL PARKING. THERE IS NO CIRCUMSTANCE WHERE 90-, 60-, OR 45-DEGREE PARKING IS PROVIDED IN FRONT OF THE BUILDINGS. ALL FRONTAGE LOCATIONS CONTAIN LANDSCAPE AREAS, WALKING PATHS, AND BUILDING CONNECTIONS.

SEE 1/C2A FOR FRONTAGE SECTION EXHIBIT. IN THIS LOCATION, THE URBAN FRONTAGE REQUIREMENT DOES NOT APPLY DUE TO THE DISTANCE FROM THE FRONTAGE ROAD AND THE INCLINE IN ELEVATION. THE AREA BETWEEN THE FRONTAGE ROAD AND THE BUILDING FACADE IS A FORMALLY PROGRAMMED OPEN SPACE WITH RECREATIONAL SPACES, FORMAL PLANTINGS, AND OPEN SPACE STRUCTURES. THIS AREA PROVIDES A SUFFICIENT BUFFER FOR THE BUILDING, ELIMINATING THE NEED TO PROVIDE AN URBAN FRONTAGE.





1 / C2A FRONTAGE SECTION EXHIBIT
PLAN/SECTION

N.T.S.

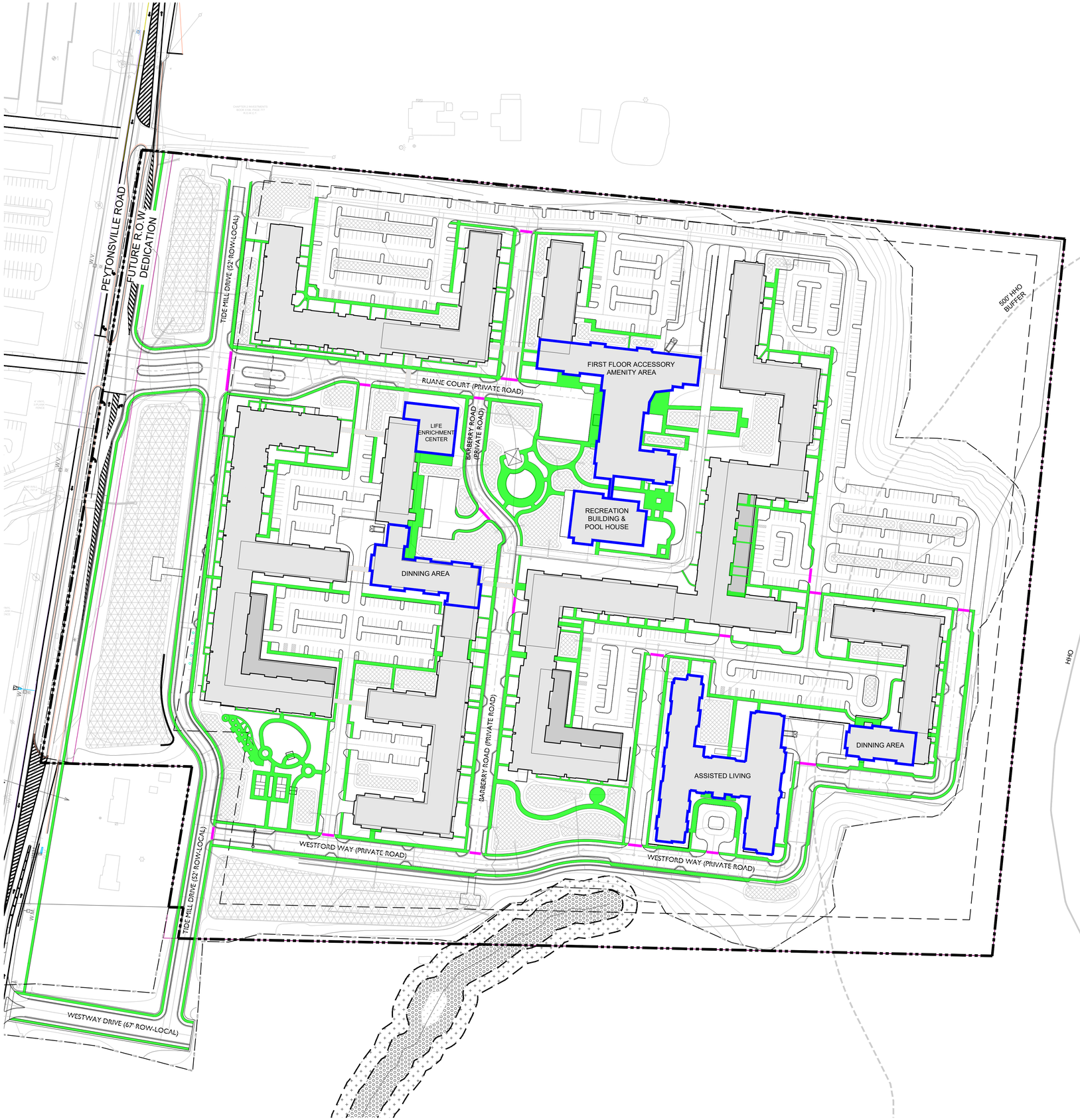
GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE
Kimley»Horn
4031 Aspen Grove Drive, Franklin, TN 37067Main: 615.564.2701 | www.kimley-horn.com
© 2024 Kimley-Horn and Associates, Inc.
Erickson SENIOR LIVING℠
THW DESIGN

ERICKSON SENIOR LIVING
FRANKLIN
DEVELOPMENT PLAN
Franklin, Williamson County, Tennessee

Revision Date

FRONTAGE EXHIBIT

SHEET
C2A
COF # 8624



PEDESTRIAN CONNECTIVITY EXHIBIT OVERVIEW

THE PURPOSE OF THE PEDESTRIAN CONNECTIVITY EXHIBIT IS TO HIGHLIGHT THE UNIQUE DESIGN AND CHARACTER OF THE ERICKSON SENIOR LIVING SITE CIRCULATION. EACH RESIDENTIAL UNIT THAT FRONTS ALONG A PUBLIC ACCESS EASEMENT OR INTERNAL DRIVE WILL HAVE INDIVIDUAL CONNECTION POINTS FROM THE UNIT TO THE MAIN SIDEWALK LOCATIONS. ERICKSON COMMUNITIES STRICTLY REGULATE ELEVATION CHANGES SO RESIDENTS WITH MOBILITY LIMITATION CAN ACCESS ALL BUILDINGS, PARKING AREAS, AND MAJOR AMENITIES. THE RECREATION BUILDING, ASSISTED LIVING BUILDING, DINNING AREAS, LIFE ENRICHMENT CENTER, AND AN ARRAY OF OTHER AMENITIES ARE ALL ACCESSIBLE ON THE FIRST FLOOR. PROGRAMMED OPEN SPACES FEATURE WIDER WALKWAYS, MULTIPLE CONNECTION POINTS, AND ADA ACCESSIBILITY. GROUND-LEVEL CROSS WALKS ARE PROVIDED IN NUMEROUS LOCATIONS WITH SIDEWALK CURB CUTS TO ALLOW SAFE AND EASY CROSSINGS OF THE VEHICULAR AREAS. IN ORDER TO NAVIGATE THE SITE INDOORS, ERICKSON COMMUNITIES PROVIDE SKY BRIDGE CONNECTIONS BETWEEN BUILDINGS. ALL THE BUILDINGS CAN BE ACCESSED FROM ONE ANOTHER, WITHOUT GOING OUTSIDE, WITH THE ONLY EXCEPTION BEING THE ASSISTED LIVING FACILITY.

GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

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

© 2024 Kimley-Horn and Associates, Inc.

Erickson SENIOR LIVING℠

THW DESIGN

ERICKSON SENIOR LIVING FRANKLIN
DEVELOPMENT PLAN
Franklin, Williamson County, Tennessee



Revision Date

PEDESTRIAN CONNECTIVITY EXHIBIT

SHEET
C2B

COF # 8624



SUBDIVISION/DEVELOPMENT

ERICKSON SENIOR LIVING-FRANKLIN, PD DEVELOPMENT PLAN

COF PROJECT NUMBER:	8624
SITE ACREAGE/SF:	70.57 AC / 3,073,968.99 SF
EXISTING ZONING:	AG (AGRICULTURAL)
PROPOSED ZONING:	PD (17.7I DUA / 172,000 SF OF COMMERCIAL)
OVERLAY ZONING:	500' HHO BUFFER
TAX MAP & PARCELS:	117-03200, 117-03103, 117-03100
ADDRESS:	4440, 4424, 4428, & 4430 PEYTONSVILLE ROAD
PRIMARY USES:	INDEPENDENT LIVING, ASSISTED LIVING

REGULATIONS

BUILDING TYPES APPLIED:	MULTIFAMILY
FRONTAGE TYPES APPLIED:	URBAN
BUILDING HEIGHT:	6 STORIES
MINIMUM LSA:	0.20
HISTORICAL RESOURCE TREATMENT:	N/A

DWELLING UNIT COUNT, BY TYPE:

MULTIFAMILY AGE RESTRICTED (INDEPENDENT LIVING):	1,250

PARKING REQUIRED:

0.85 SPACES PER UNIT + 1 PER EMPLOYEE	
1250 X 0.85 SPACES PER UNIT:	1,063 PARKING SPACES
EMPLOYEES (235):	235 PARKING SPACES
TOTAL REQUIRED:	1,298 PARKING SPACES
PARKING PROVIDED:	1,889 PARKING SPACES
*MODIFICATION OF STANDARDS	

SETBACKS APPLIED TO OVERALL SITE BOUNDARY:

NORTH	40'
EAST	55'
SOUTH	75'
WEST	105'
PEYTONSVILLE ROAD FUTURE ROW	200'

COMMERCIAL SF:

ASSISTED LIVING:	172,000 SF

TREE CANOPY RETENTION

OVERALL SITE AREA:	3,073,968.99 SF; 70.57 AC
TOTAL EXISTING TREE CANOPY:	17.2% OF SITE: (529,166 SF;12.15 AC)
REQUIRED PRESERVATION:	26% OF EXISTING: (137,650 SF; 3.16 AC)
PROVIDED PRESERVATION:	32% OF EXISTING: (166,622 SF; 3.83 AC)

OPEN SPACE REQUIREMENT:

MINIMUM OPEN SPACE REQUIREMENT:	5% OF SITE (153,767 SF;3.53 AC)
PROVIDED:	5.4% OF SITE: (166,423 SF;3.82 AC)

LOT	TYPE	AREA (SF)
1000	POCKET PARK	56,578
1001	POCKET PARK	71,761
1002	POCKET PARK	15,519
1003	POCKET PARK	22,565

PARKLAND IMPACT FEES - QUAD 2

1,250 UNITS X $4,304 = $5,380,000

25% OF FEES OR $1,345,000 DUE AT FIRST PLAT PLUS THE NUMBER OF UNITS BEING REQUESTED WITH PLAT AT $3,228 EACH.

75% OR $4,035,000 WILL BE COLLECTED AT THE PRO-RATED PRICE OF $3,228 AS PLATS ARE SUBMITTED.

IMPACT STATEMENT

WATER
WATER IS PROVIDED BY THE MILCROFTON UTILITY DISTRICT VIA A PROPOSED 16" WATER LINE TO BE EXTENEDED FROM LONG LANE TO THE SOUTHERN BOUNDARY OF THE SITE ALONG PEYTONSVILLE ROAD. WATER AVAILABLY REQUEST IS ONGOING WITH MILCROFTON UTILITY DISTRICT. PROJECTED PEAK WATER DEMANDS ARE STILL BEING DISCUSSED WITH MILCROFTON.

SANITARY SEWER
SANITARY SEWER WILL BE PROVIDED BY CITY OF FRANKLIN. SEWER AVAILABILITY REQUEST IS ONGOING WITH CITY OF FRANKLIN. PROJECTED FLOW IS 152,750 GPD.

RECLAIMED WATER LINE
RECLAIMED WATER INFRASTRUCTURE IS NOT PRESENT OR PROPOSED ON THIS SITE.

STORMWATER
STORMWATER FLOWS WILL BE TREATED FOR WATER QUALITY BY GREEN INFRASTRUCTURE THROUGHOUT THE SITE AND POST DEVELOPMENT PEAK FLOW DISCHARGES WILL BE CONTROLLED TO PRE DEVELOPMENT PEAK FLOWS BY WET AND DRY DETENTION PONDS AND THE ASSOCIATED OUTLET CONTROL STRUCTURE.

ELECTRICITY
ELECTRICITY WILL BE PROVIDED BY MIDDLE TENNESSEE ELECTRIC MEMBERSHIP CORP.

GAS
NATURAL GAS WILL BE PROVIDED BY ATMOS GAS, IF AVAILABLE.

REFUSE COLLECTION
REFUSE COLLECTION FOR THE DEVELOPMENT SHALL BE PROVIDED BY PRIVATE COLLECTION.

DRAINAGE FACILITIES
APPROXIMATELY 52.84 AC OF IMPERVIOUS AREA TO BE ADDED. OUTFALL LOCATIONS WILL STAY RELATIVELY THE SAME FROM PRE-CONSTRUCTION TO POST-CONSTRUCTION CONDITIONS.

STREET NETWORK
A MINIMUM OF TWO FIRE/EMERGENCY ACCESS POINTS WILL BE PROVIDED TO THE DEVELOPMENT VIA PEYTONSVILLE ROAD. PEYTONSVILLE ROAD IMPROVEMENTS OR REQUIRED TURN LANES WILL BE PROVIDED PER RECOMMENDATIONS FROM THE TRAFFIC IMPACT STUDY. PROJECTED TRIPS GENERATED BY THIS DEVELOPMENT ARE 3,634 DAILY.

GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

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

© 2024 Kimley-Horn and Associates, Inc.

Erickson SENIOR LIVING™

THW DESIGN

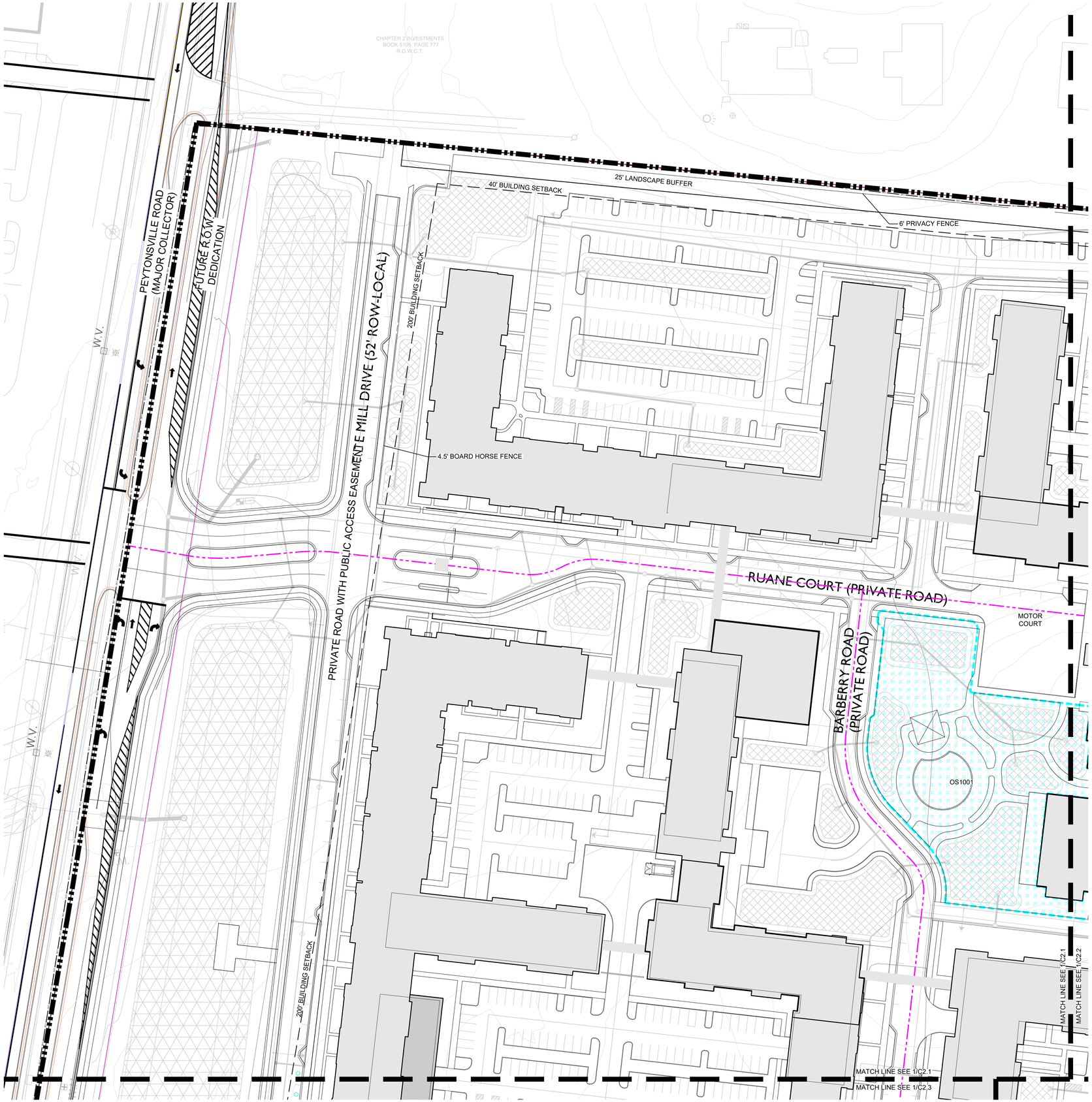
ERICKSON SENIOR LIVING FRANKLIN DEVELOPMENT PLAN

Franklin, Williamson County, Tennessee

Revision Date
1 _____
2 _____
3 _____
4 _____

OVERALL DEVELOPMENT PLAN

SHEET
C2.0
COF # 8624



KEY

- PRESERVED TREE CANOPY
- TREE PROTECTION FENCE
- 30' RIPARIAN BUFFER ZONE 1
- 30' RIPARIAN BUFFER ZONE 2
- OPEN SPACE
- HHO
- 500' HHO BUFFER
- INTERNAL DRIVE AISLE
- DETENTION POND
- BIORETENTION POND

0 50 100 150

N

GAMBLE DESIGN COLLABORATIVE

DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

Kimley»Horn
4031 Aspen Grove Drive, Franklin, TN 37067Main: 615.564.2701 | www.kimley-horn.com
© 2024 Kimley-Horn and Associates, Inc.

Erickson SENIOR LIVING™

THW DESIGN

ERICKSON SENIOR LIVING FRANKLIN
DEVELOPMENT PLAN
Franklin, Williamson County, Tennessee

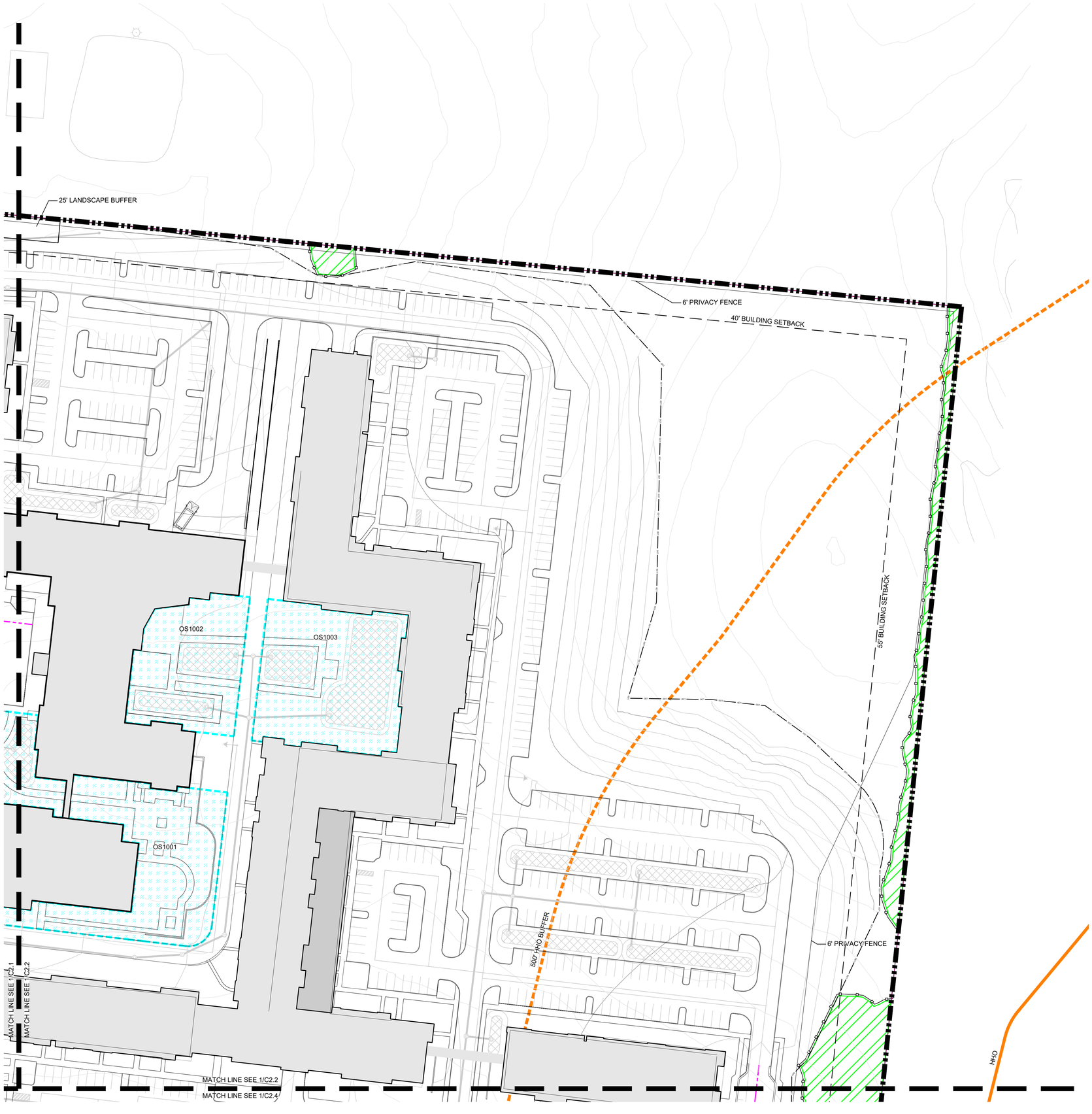
STATE OF TENNESSEE
DEPARTMENT OF COMMERCE & INSURANCE
LICENSED
LANDSCAPE ARCHITECT

Revision Date

DEVELOPMENT PLAN ENLARGEMENT

SHEET
C2.1

COF # 8624



KEY

- PRESERVED TREE CANOPY
- TREE PROTECTION FENCE
- 30' RIPARIAN BUFFER ZONE 1
- 30' RIPARIAN BUFFER ZONE 2
- OPEN SPACE
- HHO
- 500' HHO BUFFER
- INTERNAL DRIVE AISLE
- DETENTION POND
- BIORETENTION POND

0 50 100 150

N

GAMBLE DESIGN COLLABORATIVE

DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

Kimley»Horn

4031 Aspen Grove Drive, Franklin, TN 37067Main: 615.564.2701 | www.kimley-horn.com
© 2024 Kimley-Horn and Associates, Inc.

Erickson SENIOR LIVING℠

THW DESIGN

ERICKSON SENIOR LIVING FRANKLIN DEVELOPMENT PLAN

Franklin, Williamson County, Tennessee



Revision Date

DEVELOPMENT PLAN ENLARGEMENT

SHEET

C2.2

COF # 8624



GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE
Kimley»Horn
4031 Aspen Grove Drive, Franklin, TN 37067Main: 615.564.2701 | www.kimley-horn.com
© 2024 Kimley-Horn and Associates, Inc.
Erickson SENIOR LIVING™
THW DESIGN

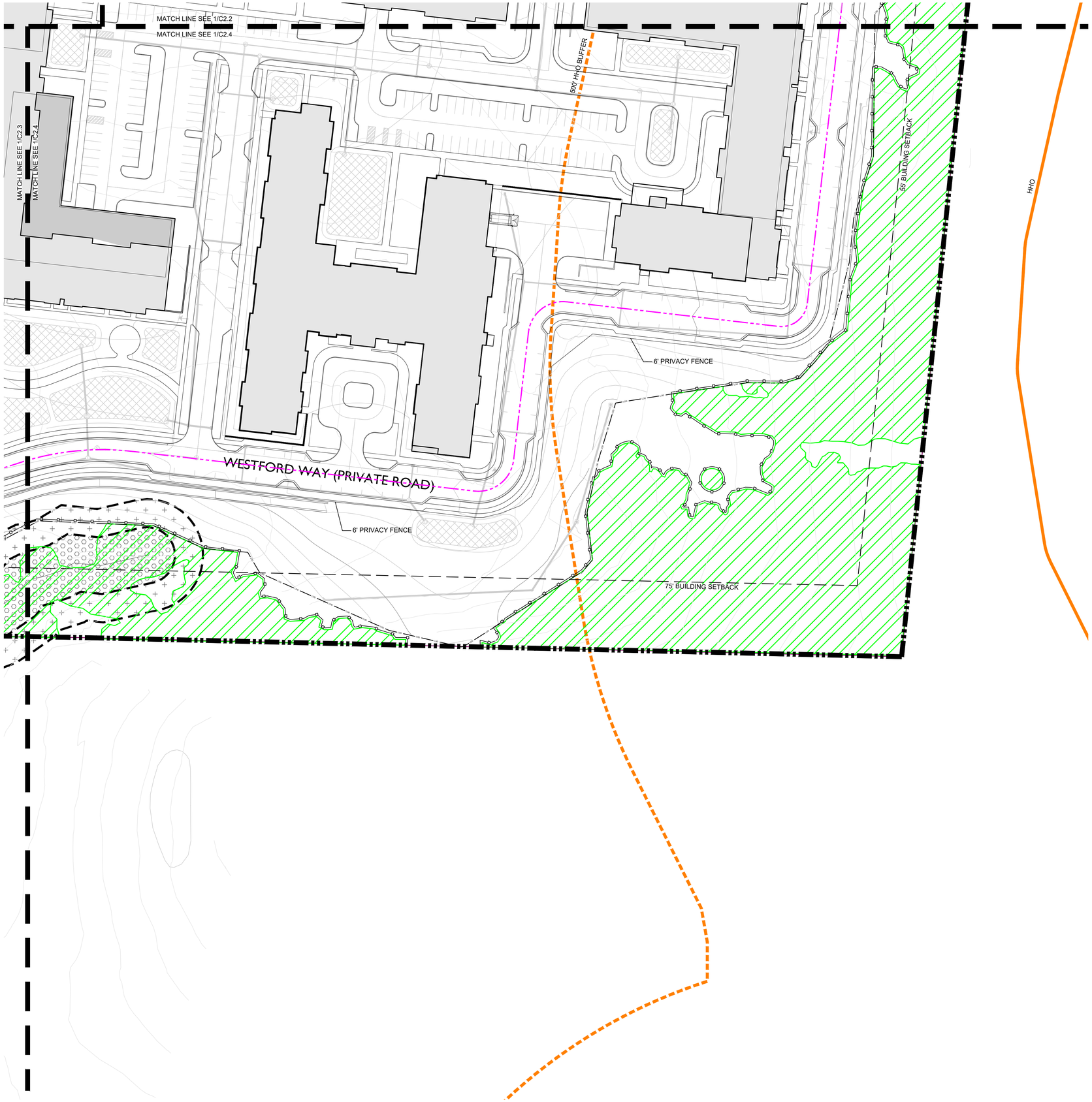
ERICKSON SENIOR LIVING FRANKLIN
DEVELOPMENT PLAN
Franklin, Williamson County, Tennessee

Revision Date
1 _____
2 _____
3 _____
4 _____

DEVELOPMENT PLAN ENLARGEMENT

SHEET
C2.3

COF # 8624



KEY

- PRESERVED TREE CANOPY
- TREE PROTECTION FENCE
- 30' RIPARIAN BUFFER ZONE 1
- 30' RIPARIAN BUFFER ZONE 2
- OPEN SPACE
- HHO
- 500' HHO BUFFER
- INTERNAL DRIVE AISLE
- DETENTION POND
- BIORETENTION POND

0 50 100 150

N

GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

Kimley»Horn
4031 Aspen Grove Drive, Franklin, TN 37067Main: 615.564.2701 | www.kimley-horn.com
© 2024 Kimley-Horn and Associates, Inc.

Erickson SENIOR LIVING™

THW DESIGN

ERICKSON SENIOR LIVING FRANKLIN

DEVELOPMENT PLAN ENLARGEMENT

Franklin, Williamson County, Tennessee

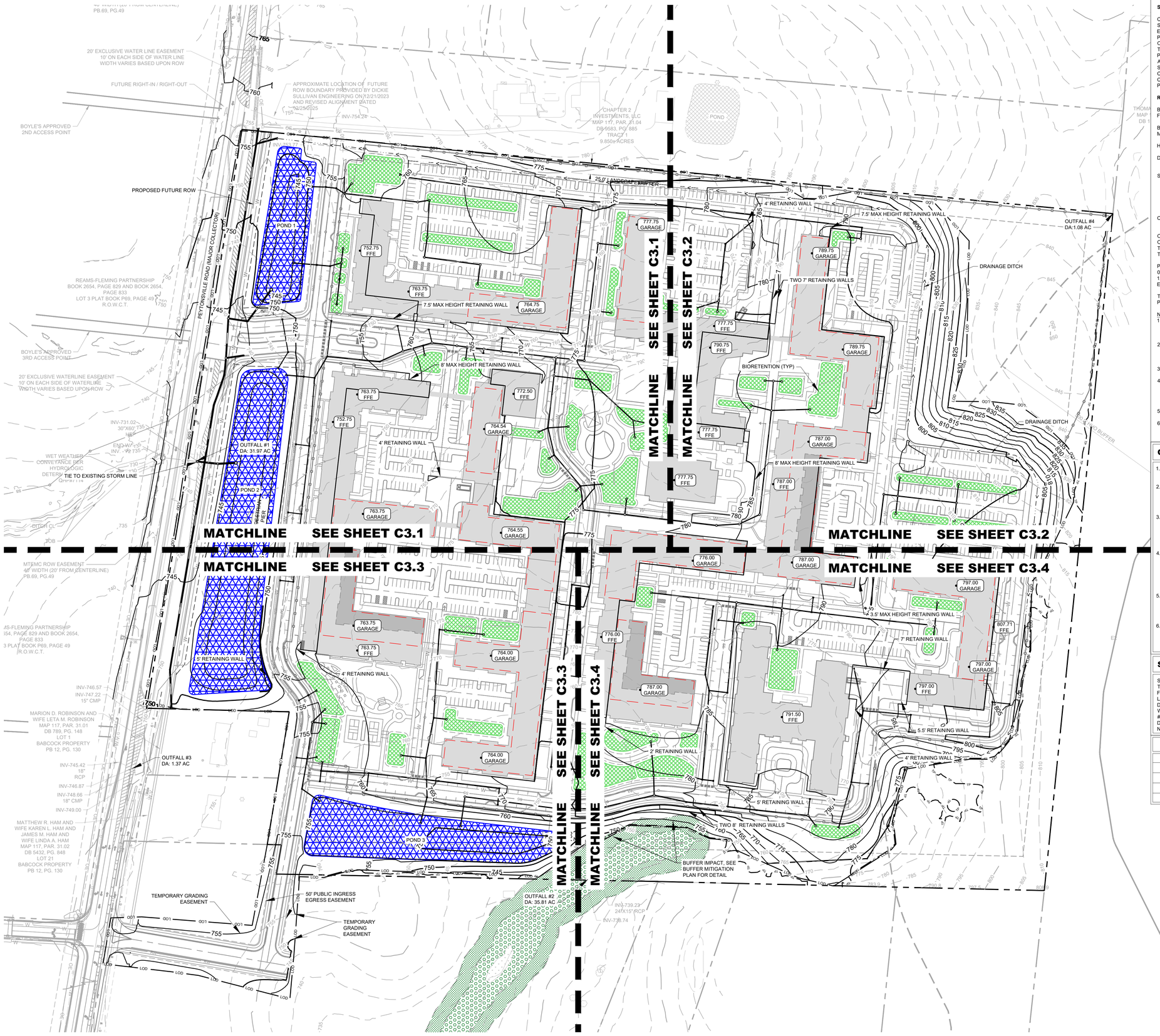
Revision Date

DEVELOPMENT PLAN ENLARGEMENT

SHEET

C2.4

COF # 8624



SITE DATA TABLE

SUBDIVISION/DEVELOPMENT:	**ERICKSON SENIOR LIVING, PD DEVELOPMENT PLAN**
COF PROJECT NUMBER:	8624
SITE ACREAGE/SF:	70.57 AC / 3,073,968.99 SF
EXISTING ZONING:	AG (AGRICULTURAL)
PROPOSED ZONING:	PD (17.71 DUA 172,000 SF OF COMMERCIAL)
OVERLAY ZONING:	500' HHO BUFFER
TAX MAP & PARCELS:	117-03200, 117-031.03, 117-03100
PRIMARY USES:	INDEPENDENT LIVING & ASSISTED LIVING
ADDRESS:	4440, 4424, 4428 & 4430 PEYTONSVILLE ROAD
STATE:	TENNESSEE
COUNTY:	WILLIAMSON
CITY:	FRANKLIN
POSTAL CODE:	37064
REGULATIONS	
BUILDING TYPES APPLIED:	MULTIFAMILY
FRONTAGE APPLIED:	URBAN
BUILDING HEIGHT:	6 STORIES
MINIMUM LSA:	0.20
HISTORICAL RESOURCE TREATMENT:	N/A
DWELLING UNIT COUNT, BY TYPE:	MULTIFAMILY AGE RESTRICTED (INDEPENDENT LIVING) =1,250
SETBACKS APPLIED TO OVERALL SITE BOUNDARY:	
NORTH	40'
EAST	55'
SOUTH	75'
WEST	105'
PEYTONSVILLE ROAD FUTURE ROW	200'
COMMERCIAL SF:	
ASSISTED LIVING:	240,539 SF
OPEN SPACE SF REQUIRED:	153,767 SF ; 3.53 AC (5% OF SITE)
OPEN SPACE SF PROPOSED:	166,423 SF; 3.82 AC (5.4% OF SITE)
TREE PRESERVATION REQUIRED:	137,650 SF ; 3.16 AC (26% OF EXISTING)
TREE PRESERVATION PROPOSED:	166,622 SF ; 3.83 AC (32% OF EXISTING)
PARKING REQUIRED:	
0.85 SPACES PER UNIT + 1 EMPLOYEE	
1250 X 0.85 SPACES PER UNIT:	1,063 PARKING SPACES
EMPLOYEES (235):	235 PARKING SPACES
TOTAL REQUIRED:	1,298 PARKING SPACES
PARKING PROVIDED:	1,889 PARKING SPACES
	MODIFICATION OF STANDARDS

NOTES:

1. WITHIN NEW DEVELOPMENTS AND FOR OFF-SITE LINES CONSTRUCTED AS A RESULT OF, OR TO PROVIDE SERVICE TO, THE NEW DEVELOPMENT, ALL UTILITIES, SUCH AS CABLE TELEVISION, ELECTRICAL (EXCLUDING TRANSFORMERS), GAS, SEWER, TELEPHONE, AND WATER LINES SHALL BE PLACED UNDERGROUND.
2. THIS SITE PLAN HAS BEEN DESIGNED TO MEET THE REQUIREMENTS OF THE CITY OF FRANKLIN STANDARDS AND THE APPROVAL OF PLANNING COMMISSION. CHANGES SHALL NOT BE MADE TO THE APPROVED SITE PLAN UNLESS APPROVED BY EITHER RELEVANT DEPARTMENT SUPERINTENDENT OR THE PLANNING COMMISSION.
3. THE INFORMATION SHOWN ON THIS PLAN IS BASED UPON THE TENNESSEE STATE PLANE COORDINATE SYSTEM, ZONE 5301, FIUPZONE 4100 AND NAD 83 DATUM.
4. BASE INFORMATION WAS TAKEN ALTA SURVEY PROVIDED TO KIMLEY-HORN BY CIVIL INFRASTRUCTURE ASSOCIATES DATED FEBRUARY 01, 2024.. THE INFORMATION PROVIDED SHALL BE FIELD VERIFIED PRIOR TO CONSTRUCTION. KIMLEY-HORN AND ASSOCIATES SHALL NOT BE HELD RESPONSIBLE FOR THE ACCURACY AND COMPLETENESS OF THE BASE INFORMATION SHOWN.
5. THE CONSULTANT HAS FOUND NO EVIDENCE OF THE MINERAL RIGHTS OF THIS PROPERTY BEING TRANSFERRED TO ANY PARTY OTHER THAN THE OWNER.
6. NO PROPOSED BUILDINGS IN THIS PROJECT FALL WITHIN THE 100 YEAR FLOODPLAIN, PER THE FEMA FIRM MAP NUMBER 47187C0355F, DATED SEPTEMBER 29, 2006

COF GRADING & DRAINAGE GENERAL NOTES

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

STORMWATER NARRATIVE

STORMWATER RUNOFF FOR THIS SITE ENCOUNTERS WOODED AND GRASSED HILLSIDE THROUGHOUT THE PROPERTY. DEPENDING ON WHERE RAINWATER LANDS, IT TRAVELS VIA SHEET FLOW AND SHALLOW CHANNEL FLOW IN ONE OF FOUR DIRECTIONS, NOTED BELOW WITH OUTFALL LABELS. OUTFALL #1 IS AN EXISTING STORM PIPE BENEATH PEYTONSVILLE ROAD AND DISCHARGES INTO A TRIBUTARY FOR THE FIVE MILE CREEK, OUTFALL #2 IS AN EXISTING WET WEATHER CONVEYANCE AND STREAM SYSTEM THAT FLOWS INTO THE FIVE MILE CREEK, OUTFALL #3 IS AN EXISTING STORM LINE ON THE ADJACENT PROPERTY THAT CROSSES PEYTONSVILLE AND DRAINS TO FIVE MILE CREEK, OUTFALL #4 IS UNDISTURBED SHEET FLOW THAT FLOWS NORTH-EAST.

PRE / POST DEVELOPMENT 100 YR DRAINAGE

OUTFALL	PRE DEVELOPMENT FLOW	POST DEVELOPMENT FLOW
OUTFALL 1	85.18 CFS	76.78 CFS
OUTFALL 2	142.18 CFS	82.45 CFS
OUTFALL 3	3.93 CFS	3.93 CFS
OUTFALL 4	2.37 CFS	2.37 CFS

LEDGEND

- BIORETENTION POND
- DETENTION POND
- BUILDING FOOTPRINT
- ATTACHED STRUCTURAL PARKING
- STRUCTURAL PARKING EXTENTS

DETENTION POND CAPACITY

POND 1 : DRY DETENTION POND	78,939 CF
POND 2 : DRY DETENTION POND	396,444 CF
POND 3 : DRY DETENTION POND	189,107 CF

GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE
Kimley»Horn
4031 Aspen Grove Drive, Franklin, TN 37067
Main: 615.564.2701 | www.kimley-horn.com

© 2025 Kimley-Horn and Associates, Inc.

Erickson SENIOR LIVING™
THW DESIGN

ERICKSON SENIOR LIVING FRANKLIN DEVELOPMENT PLAN

Franklin, Williamson County, Tennessee

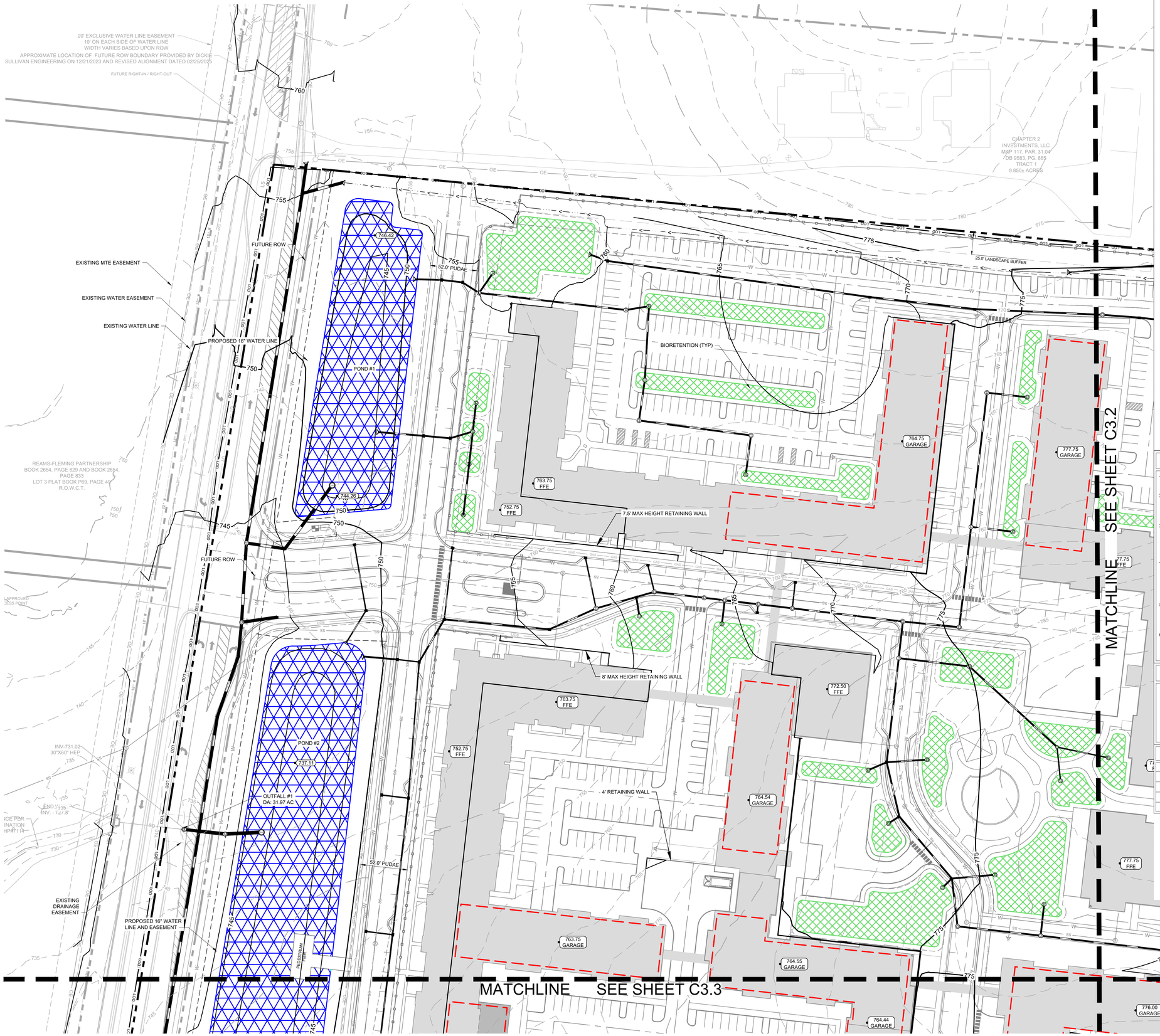
WILLIAM GRAY HARRISON REGISTERED ENGINEER ADDITIONAL CERTIFICATE OF COMMERCE No. 137978 STATE OF TENNESSEE 2/5/2025

Revision Date

OVERALL GRADING AND DRAINAGE PLAN

C3.0

COF # xxxx



SITE DATA TABLE

SUBDIVISION/DEVELOPMENT:	**ERICKSON SENIOR LIVING, PD DEVELOPMENT PLAN**
COF PROJECT NUMBER:	8624
SITE ACREAGE/SF:	70.57 AC / 3,073,968.99 SF
EXISTING ZONING:	AG (AGRICULTURAL)
PROPOSED ZONING:	PD (17.71 DUA 172,000 SF OF COMMERCIAL)
OVERLAY ZONING:	500' HHO BUFFER
TAX MAP & PARCELS:	117-03200, 117-031.03, 117-03100
PRIMARY USES:	INDEPENDENT LIVING & ASSISTED LIVING
ADDRESS:	4440, 4424, 4428 & 4430 PEYTONSVILLE ROAD
STATE:	TENNESSEE
COUNTY:	WILLIAMSON
CITY:	FRANKLIN
POSTAL CODE:	37064
REGULATIONS	
BUILDING TYPES APPLIED:	MULTIFAMILY
FRONTAGE APPLIED:	URBAN
BUILDING HEIGHT:	6 STORIES
MINIMUM LSA:	0.20
HISTORICAL RESOURCE TREATMENT:	N/A
DWELLING UNIT COUNT, BY TYPE:	MULTIFAMILY AGE RESTRICTED (INDEPENDENT LIVING) =1,250
SETBACKS APPLIED TO OVERALL SITE BOUNDARY:	
NORTH	40'
EAST	55'
SOUTH	75'
WEST	105'
PEYTONSVILLE ROAD FUTURE ROW	200'
COMMERCIAL SF:	
ASSISTED LIVING:	240,539 SF
OPEN SPACE SF REQUIRED:	153,767 SF ; 3.53 AC (5% OF SITE)
OPEN SPACE SF PROPOSED:	166,423 SF; 3.82 AC (5.4% OF SITE)
TREE PRESERVATION REQUIRED:	137,650 SF ; 3.16 AC (26% OF EXISTING)
TREE PRESERVATION PROPOSED:	166,622 SF ; 3.83 AC (32% OF EXISTING)
PARKING REQUIRED:	
0.85 SPACES PER UNIT + 1 EMPLOYEE	
1250 X 0.85 SPACES PER UNIT:	1,063 PARKING SPACES
EMPLOYEES (235):	235 PARKING SPACES
TOTAL REQUIRED:	1,298 PARKING SPACES
PARKING PROVIDED:	1,889 PARKING SPACES
	MODIFICATION OF STANDARDS

NOTES:

1. WITHIN NEW DEVELOPMENTS AND FOR OFF-SITE LINES CONSTRUCTED AS A RESULT OF, OR TO PROVIDE SERVICE TO, THE NEW DEVELOPMENT, ALL UTILITIES, SUCH AS CABLE TELEVISION, ELECTRICAL (EXCLUDING TRANSFORMERS), GAS, SEWER, TELEPHONE, AND WATER LINES SHALL BE PLACED UNDERGROUND.
2. THIS SITE PLAN HAS BEEN DESIGNED TO MEET THE REQUIREMENTS OF THE CITY OF FRANKLIN STANDARDS AND THE APPROVAL OF PLANNING COMMISSION. CHANGES SHALL NOT BE MADE TO THE APPROVED SITE PLAN UNLESS APPROVED BY EITHER RELEVANT DEPARTMENT SUPERINTENDENT OR THE PLANNING COMMISSION.
3. THE INFORMATION SHOWN ON THIS PLAN IS BASED UPON THE TENNESSEE STATE PLANE COORDINATE SYSTEM, ZONE 5301, FLIPZONE 4100 AND NAD 83 DATUM.
4. BASE INFORMATION WAS TAKEN ALTA SURVEY PROVIDED TO KIMLEY-HORN BY CIVIL INFRASTRUCTURE ASSOCIATES DATED FEBRUARY 01, 2024.. THE INFORMATION PROVIDED SHALL BE FIELD VERIFIED PRIOR TO CONSTRUCTION. KIMLEY-HORN AND ASSOCIATES SHALL NOT BE HELD RESPONSIBLE FOR THE ACCURACY AND COMPLETENESS OF THE BASE INFORMATION SHOWN.
5. THE CONSULTANT HAS FOUND NO EVIDENCE OF THE MINERAL RIGHTS OF THIS PROPERTY BEING TRANSFERRED TO ANY PARTY OTHER THAN THE OWNER.
6. NO PROPOSED BUILDINGS IN THIS PROJECT FALL WITHIN THE 100 YEAR FLOODPLAIN, PER THE FEMA FIRM MAP NUMBER 47187C0355F, DATED SEPTEMBER 29, 2006

COF GRADING & DRAINAGE GENERAL NOTES

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

STORMWATER NARRATIVE

STORMWATER RUNOFF FOR THIS SITE ENCOUNTERS WOODED AND GRASSED HILLSIDE THROUGHOUT THE PROPERTY. DEPENDING ON WHERE RAINWATER LANDS, IT TRAVELS VIA SHEET FLOW AND SHALLOW CHANNEL FLOW IN ONE OF FOUR DIRECTIONS, NOTED BELOW WITH OUTFALL LABELS. OUTFALL #1 IS AN EXISTING STORM PIPE BENEATH PEYTONSVILLE ROAD AND DISCHARGES INTO A TRIBUTARY FOR THE FIVE MILE CREEK, OUTFALL #2 IS AN EXISTING WET WEATHER CONVEYANCE AND STREAM SYSTEM THAT FLOWS INTO THE FIVE MILE CREEK, OUTFALL #3 IS AN EXISTING STORM LINE ON THE ADJACENT PROPERTY THAT CROSSES PEYTONSVILLE AND DRAINS TO FIVE MILE CREEK, OUTFALL #4 IS UNDISTURBED SHEET FLOW THAT FLOWS NORTH-EAST.

PRE / POST DEVELOPMENT 100 YR DRAINAGE

OUTFALL	PRE DEVELOPMENT FLOW	POST DEVELOPMENT FLOW
OUTFALL 1	85.18 CFS	76.78 CFS
OUTFALL 2	142.18 CFS	82.45 CFS
OUTFALL 3	3.93 CFS	3.93 CFS
OUTFALL 4	2.37 CFS	2.37 CFS

LEDGEND

- BIORETENTION POND
- DETENTION POND
- BUILDING FOOTPRINT
- ATTACHED STRUCTURAL PARKING
- STRUCTURAL PARKING EXTENTS

DETENTION POND CAPACITY

POND 1 : DRY DETENTION POND	78,939 CF
POND 2 : DRY DETENTION POND	396,444 CF
POND 3 : DRY DETENTION POND	189,107 CF

GRAPHIC SCALE IN FEET
0 25 50 100

NORTH

GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE
Kimley»Horn
4031 Aspen Grove Drive, Franklin, TN 37067
Main: 615.564.2701 | www.kimley-horn.com
© 2025 Kimley-Horn and Associates, Inc.
Erickson SENIOR LIVING™
THW DESIGN

ERICKSON SENIOR LIVING
FRANKLIN
DEVELOPMENT PLAN
Franklin, Williamson County, Tennessee

WILLIAM GRAY HARRISON
REGISTERED ENGINEER
AGRICULTURE & COMMERCE
No. 121919
STATE OF TENNESSEE
2/6/2026

Revision Date
1 _____
2 _____
3 _____
4 _____

ENLARGED GRADING AND DRAINAGE PLAN

C3.1
COF # xxxx



SITE DATA TABLE

SUBDIVISION/DEVELOPMENT:	**ERICKSON SENIOR LIVING, PD DEVELOPMENT PLAN**
COF PROJECT NUMBER:	8624
SITE ACREAGE/SF:	70.57 AC / 3,073,968.99 SF
EXISTING ZONING:	AG (AGRICULTURAL)
PROPOSED ZONING:	PD (17.71 DUA 172,000 SF OF COMMERCIAL)
OVERLAY ZONING:	500' HHO BUFFER
TAX MAP & PARCELS:	117-03200, 117-031.03, 117-03100
PRIMARY USES:	INDEPENDENT LIVING & ASSISTED LIVING
ADDRESS:	4440, 4424, 4428 & 4430 PEYTONSVILLE ROAD
STATE:	TENNESSEE
COUNTY:	WILLIAMSON
CITY:	FRANKLIN
POSTAL CODE:	37064
REGULATIONS	
BUILDING TYPES APPLIED:	MULTIFAMILY
FRONTAGE APPLIED:	URBAN
BUILDING HEIGHT:	6 STORIES
MINIMUM LSA:	0.20
HISTORICAL RESOURCE TREATMENT:	N/A
DWELLING UNIT COUNT, BY TYPE:	MULTIFAMILY AGE RESTRICTED (INDEPENDENT LIVING) =1,250
SETBACKS APPLIED TO OVERALL SITE BOUNDARY:	
NORTH	40'
EAST	55'
SOUTH	75'
WEST	105'
PEYTONSVILLE ROAD FUTURE ROW	200'
COMMERCIAL SF:	
ASSISTED LIVING:	240,539 SF
OPEN SPACE SF REQUIRED:	153,767 SF ; 3.53 AC (5% OF SITE)
OPEN SPACE SF PROPOSED:	166,423 SF ; 3.82 AC (5.4% OF SITE)
TREE PRESERVATION REQUIRED:	137,650 SF ; 3.16 AC (26% OF EXISTING)
TREE PRESERVATION PROPOSED:	166,622 SF ; 3.83 AC (32% OF EXISTING)
PARKING REQUIRED:	
0.85 SPACES PER UNIT + 1 EMPLOYEE	
1250 X 0.85 SPACES PER UNIT:	1,063 PARKING SPACES
EMPLOYEES (235):	235 PARKING SPACES
TOTAL REQUIRED:	1,298 PARKING SPACES
PARKING PROVIDED:	1,889 PARKING SPACES

MODIFICATION OF STANDARDS

NOTES:

1. WITHIN NEW DEVELOPMENTS AND FOR OFF-SITE LINES CONSTRUCTED AS A RESULT OF, OR TO PROVIDE SERVICE TO, THE NEW DEVELOPMENT, ALL UTILITIES, SUCH AS CABLE TELEVISION, ELECTRICAL (EXCLUDING TRANSFORMERS), GAS, SEWER, TELEPHONE, AND WATER LINES SHALL BE PLACED UNDERGROUND.
2. THIS SITE PLAN HAS BEEN DESIGNED TO MEET THE REQUIREMENTS OF THE CITY OF FRANKLIN STANDARDS AND THE APPROVAL OF PLANNING COMMISSION. CHANGES SHALL NOT BE MADE TO THE APPROVED SITE PLAN UNLESS APPROVED BY EITHER RELEVANT DEPARTMENT SUPERINTENDENT OR THE PLANNING COMMISSION.
3. THE INFORMATION SHOWN ON THIS PLAN IS BASED UPON THE TENNESSEE STATE PLANE COORDINATE SYSTEM, ZONE 5301, FLIPZONE 4100 AND NAD 83 DATUM.
4. BASE INFORMATION WAS TAKEN ALTA SURVEY PROVIDED TO KIMLEY-HORN BY CIVIL INFRASTRUCTURE ASSOCIATES DATED FEBRUARY 01, 2024.. THE INFORMATION PROVIDED SHALL BE FIELD VERIFIED PRIOR TO CONSTRUCTION. KIMLEY-HORN AND ASSOCIATES SHALL NOT BE HELD RESPONSIBLE FOR THE ACCURACY AND COMPLETENESS OF THE BASE INFORMATION SHOWN.
5. THE CONSULTANT HAS FOUND NO EVIDENCE OF THE MINERAL RIGHTS OF THIS PROPERTY BEING TRANSFERRED TO ANY PARTY OTHER THAN THE OWNER.
6. NO PROPOSED BUILDINGS IN THIS PROJECT FALL WITHIN THE 100 YEAR FLOODPLAIN, PER THE FEMA FIRM MAP NUMBER 47187C0355F, DATED SEPTEMBER 29, 2006

COF GRADING & DRAINAGE GENERAL NOTES

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

STORMWATER NARRATIVE

STORMWATER RUNOFF FOR THIS SITE ENCOUNTERS WOODED AND GRASSED HILLSIDE THROUGHOUT THE PROPERTY. DEPENDING ON WHERE RAINWATER LANDS, IT TRAVELS VIA SHEET FLOW AND SHALLOW CHANNEL FLOW IN ONE OF FOUR DIRECTIONS, NOTED BELOW WITH OUTFALL LABELS. OUTFALL #1 IS AN EXISTING STORM PIPE BENEATH PEYTONSVILLE ROAD AND DISCHARGES INTO A TRIBUTARY FOR THE FIVE MILE CREEK, OUTFALL #2 IS AN EXISTING WET WEATHER CONVEYANCE AND STREAM SYSTEM THAT FLOWS INTO THE FIVE MILE CREEK, OUTFALL #3 IS AN EXISTING STORM LINE ON THE ADJACENT PROPERTY THAT CROSSES PEYTONSVILLE AND DRAINS TO FIVE MILE CREEK, OUTFALL #4 IS UNDISTURBED SHEET FLOW THAT FLOWS NORTH-EAST.

PRE / POST DEVELOPMENT 100 YR DRAINAGE

OUTFALL	PRE DEVELOPMENT FLOW	POST DEVELOPMENT FLOW
OUTFALL 1	85.18 CFS	76.78 CFS
OUTFALL 2	142.18 CFS	82.45 CFS
OUTFALL 3	3.93 CFS	3.93 CFS
OUTFALL 4	2.37 CFS	2.37 CFS

LEDGEND

- BIORETENTION POND
- DETENTION POND
- BUILDING FOOTPRINT
- ATTACHED STRUCTURAL PARKING
- STRUCTURAL PARKING EXTENTS

DETENTION POND CAPACITY

POND 1 : DRY DETENTION POND	78,939 CF
POND 2 : DRY DETENTION POND	396,444 CF
POND 3 : DRY DETENTION POND	189,107 CF

GRAPHIC SCALE IN FEET
0 25 50 100

NORTH

GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE
Kimley»Horn
4031 Aspen Grove Drive, Franklin, TN 37067
Main: 615.564.2701 | www.kimley-horn.com
© 2025 Kimley-Horn and Associates, Inc.

Erickson SENIOR LIVING™

THW DESIGN

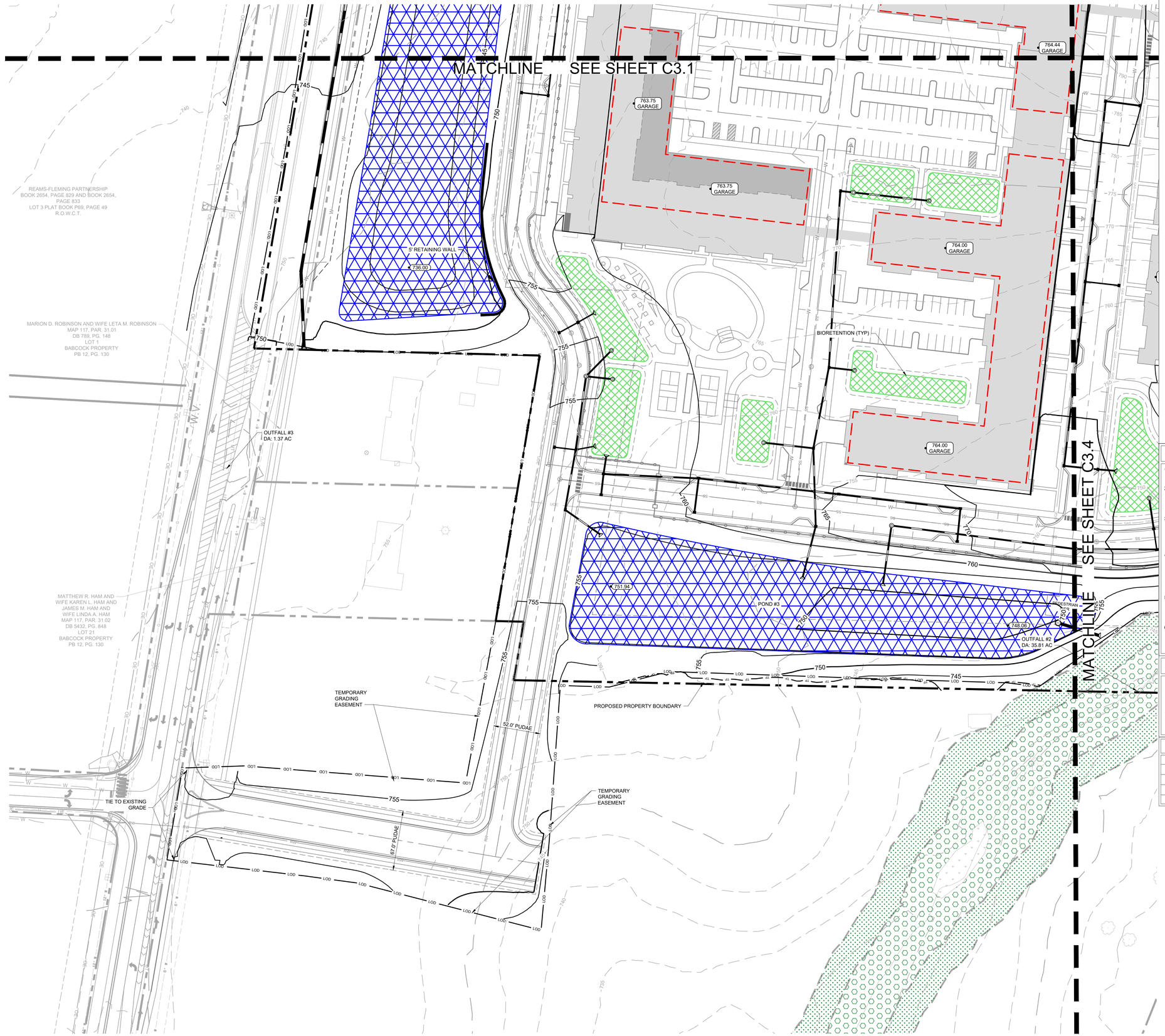
ERICKSON SENIOR LIVING
FRANKLIN
DEVELOPMENT PLAN
Franklin, Williamson County, Tennessee

WILLIAM GRAY HARRISON
REGISTERED ENGINEER
AGRICULTURAL
No. 137919
STATE OF TENNESSEE
2/6/2025

Revision Date
△ _____
△ _____
△ _____
△ _____

ENLARGED GRADING AND DRAINAGE PLAN

C3.2
COF # xxxx



SITE DATA TABLE

SUBDIVISION/DEVELOPMENT:	**ERICKSON SENIOR LIVING, PD DEVELOPMENT PLAN**
COF PROJECT NUMBER:	8624
SITE ACREAGE/SF:	70.57 AC / 3,073,968.99 SF
EXISTING ZONING:	AG (AGRICULTURAL)
PROPOSED ZONING:	PD (17.71 DUA 172,000 SF OF COMMERCIAL)
OVERLAY ZONING:	500' HHO BUFFER
TAX MAP & PARCELS:	117-03200, 117-031.03, 117-03100
PRIMARY USES:	INDEPENDENT LIVING & ASSISTED LIVING
ADDRESS:	4440, 4424, 4428 & 4430 PEYTONSVILLE ROAD
STATE:	TENNESSEE
COUNTY:	WILLIAMSON
CITY:	FRANKLIN
POSTAL CODE:	37064
REGULATIONS	
BUILDING TYPES APPLIED:	MULTIFAMILY
FRONTAGE APPLIED:	URBAN
BUILDING HEIGHT:	6 STORIES
MINIMUM LSA:	0.20
HISTORICAL RESOURCE TREATMENT:	N/A
DWELLING UNIT COUNT, BY TYPE:	MULTIFAMILY AGE RESTRICTED (INDEPENDENT LIVING) =1,250
SETBACKS APPLIED TO OVERALL SITE BOUNDARY:	
NORTH	40'
EAST	55'
SOUTH	75'
WEST	105'
PEYTONSVILLE ROAD FUTURE ROW	200'
COMMERCIAL SF:	
ASSISTED LIVING:	240,539 SF
OPEN SPACE SF REQUIRED:	153,767 SF ; 3.53 AC (5% OF SITE)
OPEN SPACE SF PROPOSED:	166,423 SF; 3.82 AC (5.4% OF SITE)
TREE PRESERVATION REQUIRED:	137,650 SF ; 3.16 AC (26% OF EXISTING)
TREE PRESERVATION PROPOSED:	166,622 SF ; 3.83 AC (32% OF EXISTING)
PARKING REQUIRED:	
0.85 SPACES PER UNIT + 1 EMPLOYEE	
1250 X 0.85 SPACES PER UNIT:	1,063 PARKING SPACES
EMPLOYEES (235):	235 PARKING SPACES
TOTAL REQUIRED:	1,298 PARKING SPACES
PARKING PROVIDED:	1,889 PARKING SPACES

MODIFICATION OF STANDARDS

NOTES:

1. WITHIN NEW DEVELOPMENTS AND FOR OFF-SITE LINES CONSTRUCTED AS A RESULT OF, OR TO PROVIDE SERVICE TO, THE NEW DEVELOPMENT, ALL UTILITIES, SUCH AS CABLE TELEVISION, ELECTRICAL (EXCLUDING TRANSFORMERS), GAS, SEWER, TELEPHONE, AND WATER LINES SHALL BE PLACED UNDERGROUND.
2. THIS SITE PLAN HAS BEEN DESIGNED TO MEET THE REQUIREMENTS OF THE CITY OF FRANKLIN STANDARDS AND THE APPROVAL OF PLANNING COMMISSION. CHANGES SHALL NOT BE MADE TO THE APPROVED SITE PLAN UNLESS APPROVED BY EITHER RELEVANT DEPARTMENT SUPERINTENDENT OR THE PLANNING COMMISSION.
3. THE INFORMATION SHOWN ON THIS PLAN IS BASED UPON THE TENNESSEE STATE PLANE COORDINATE SYSTEM, ZONE 5301, FIUPZONE 4100 AND NAD 83 DATUM.
4. BASE INFORMATION WAS TAKEN ALTA SURVEY PROVIDED TO KIMLEY-HORN BY CIVIL INFRASTRUCTURE ASSOCIATES DATED FEBRUARY 01, 2024.. THE INFORMATION PROVIDED SHALL BE FIELD VERIFIED PRIOR TO CONSTRUCTION. KIMLEY-HORN AND ASSOCIATES SHALL NOT BE HELD RESPONSIBLE FOR THE ACCURACY AND COMPLETENESS OF THE BASE INFORMATION SHOWN.
5. THE CONSULTANT HAS FOUND NO EVIDENCE OF THE MINERAL RIGHTS OF THIS PROPERTY BEING TRANSFERRED TO ANY PARTY OTHER THAN THE OWNER.
6. NO PROPOSED BUILDINGS IN THIS PROJECT FALL WITHIN THE 100 YEAR FLOODPLAIN, PER THE FEMA FIRM MAP NUMBER 47187C0355F, DATED SEPTEMBER 29, 2006

COF GRADING & DRAINAGE GENERAL NOTES

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

STORMWATER NARRATIVE

STORMWATER RUNOFF FOR THIS SITE ENCOUNTERS WOODED AND GRASSED HILLSIDE THROUGHOUT THE PROPERTY. DEPENDING ON WHERE RAINWATER LANDS, IT TRAVELS VIA SHEET FLOW AND SHALLOW CHANNEL FLOW IN ONE OF FOUR DIRECTIONS, NOTED BELOW WITH OUTFALL LABELS. OUTFALL #1 IS AN EXISTING STORM PIPE BENEATH PEYTONSVILLE ROAD AND DISCHARGES INTO A TRIBUTARY FOR THE FIVE MILE CREEK, OUTFALL #2 IS AN EXISTING WET WEATHER CONVEYANCE AND STREAM SYSTEM THAT FLOWS INTO THE FIVE MILE CREEK, OUTFALL #3 IS AN EXISTING STORM LINE ON THE ADJACENT PROPERTY THAT CROSSES PEYTONSVILLE AND DRAINS TO FIVE MILE CREEK, OUTFALL #4 IS UNDISTURBED SHEET FLOW THAT FLOWS NORTH-EAST.

PRE / POST DEVELOPMENT 100 YR DRAINAGE

OUTFALL	PRE DEVELOPMENT FLOW	POST DEVELOPMENT FLOW
OUTFALL 1	85.18 CFS	76.78 CFS
OUTFALL 2	142.18 CFS	82.45 CFS
OUTFALL 3	3.93 CFS	3.93 CFS
OUTFALL 4	2.37 CFS	2.37 CFS

LEDGEND

- BIORETENTION POND
- DETENTION POND
- BUILDING FOOTPRINT
- ATTACHED STRUCTURAL PARKING
- STRUCTURAL PARKING EXTENTS

DETENTION POND CAPACITY

POND 1 : DRY DETENTION POND	78,939 CF
POND 2 : DRY DETENTION POND	396,444 CF
POND 3 : DRY DETENTION POND	189,107 CF

GRAPHIC SCALE IN FEET
0 25 50 100

NORTH

GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE
Kimley»Horn
4031 Aspen Grove Drive, Franklin, TN 37067
Main: 615.564.2701 | www.kimley-horn.com
© 2025 Kimley-Horn and Associates, Inc.

Erickson SENIOR LIVING™

THW DESIGN

ERICKSON SENIOR LIVING
FRANKLIN
DEVELOPMENT PLAN
Franklin, Williamson County, Tennessee

WILLIAM GRAY HARPSON
REGISTERED ENGINEER
AGRICULTURAL
COMMERCIAL
No. 127918
STATE OF TENNESSEE
2/6/2025

Revision Date
△ _____
△ _____
△ _____
△ _____

ENLARGED GRADING AND DRAINAGE PLAN

C3.3
COF # xxxx



SITE DATA TABLE

SUBDIVISION/DEVELOPMENT:	**ERICKSON SENIOR LIVING, PD DEVELOPMENT PLAN**
COF PROJECT NUMBER:	8624
SITE ACREAGE/SF:	70.57 AC / 3,073,968.99 SF
EXISTING ZONING:	AG (AGRICULTURAL)
PROPOSED ZONING:	PD (17.71 DUA 172,000 SF OF COMMERCIAL)
OVERLAY ZONING:	500' HHO BUFFER
TAX MAP & PARCELS:	117-03200, 117-031.03, 117-03100
PRIMARY USES:	INDEPENDENT LIVING & ASSISTED LIVING
ADDRESS:	4440, 4424, 4428 & 4430 PEYTONSVILLE ROAD
STATE:	TENNESSEE
COUNTY:	WILLIAMSON
CITY:	FRANKLIN
POSTAL CODE:	37064
REGULATIONS	
BUILDING TYPES APPLIED:	MULTIFAMILY
FRONTAGE APPLIED:	URBAN
BUILDING HEIGHT:	6 STORIES
MINIMUM LSA:	0.20
HISTORICAL RESOURCE TREATMENT:	N/A
DWELLING UNIT COUNT, BY TYPE:	MULTIFAMILY AGE RESTRICTED (INDEPENDENT LIVING) =1,250
SETBACKS APPLIED TO OVERALL SITE BOUNDARY:	
NORTH	40'
EAST	55'
SOUTH	75'
WEST	105'
PEYTONSVILLE ROAD FUTURE ROW	200'
COMMERCIAL SF:	
ASSISTED LIVING:	240,539 SF
OPEN SPACE SF REQUIRED:	153,767 SF ; 3.53 AC (5% OF SITE)
OPEN SPACE SF PROPOSED:	166,423 SF; 3.82 AC (5.4% OF SITE)
TREE PRESERVATION REQUIRED:	137,650 SF ; 3.16 AC (26% OF EXISTING)
TREE PRESERVATION PROPOSED:	166,622 SF ; 3.83 AC (32% OF EXISTING)
PARKING REQUIRED:	
0.85 SPACES PER UNIT + 1 EMPLOYEE	
1250 X 0.85 SPACES PER UNIT:	1,063 PARKING SPACES
EMPLOYEES (235):	235 PARKING SPACES
TOTAL REQUIRED:	1,298 PARKING SPACES
PARKING PROVIDED:	1,889 PARKING SPACES
	MODIFICATION OF STANDARDS

NOTES:

1. WITHIN NEW DEVELOPMENTS AND FOR OFF-SITE LINES CONSTRUCTED AS A RESULT OF, OR TO PROVIDE SERVICE TO, THE NEW DEVELOPMENT, ALL UTILITIES, SUCH AS CABLE TELEVISION, ELECTRICAL (EXCLUDING TRANSFORMERS), GAS, SEWER, TELEPHONE, AND WATER LINES SHALL BE PLACED UNDERGROUND.
2. THIS SITE PLAN HAS BEEN DESIGNED TO MEET THE REQUIREMENTS OF THE CITY OF FRANKLIN STANDARDS AND THE APPROVAL OF PLANNING COMMISSION. CHANGES SHALL NOT BE MADE TO THE APPROVED SITE PLAN UNLESS APPROVED BY EITHER RELEVANT DEPARTMENT SUPERINTENDENT OR THE PLANNING COMMISSION.
3. THE INFORMATION SHOWN ON THIS PLAN IS BASED UPON THE TENNESSEE STATE PLANE COORDINATE SYSTEM, ZONE 5301, FIPZONE 4100 AND NAD 83 DATUM.
4. BASE INFORMATION WAS TAKEN ALTA SURVEY PROVIDED TO KIMLEY-HORN BY CIVIL INFRASTRUCTURE ASSOCIATES DATED FEBRUARY 01, 2024.. THE INFORMATION PROVIDED SHALL BE FIELD VERIFIED PRIOR TO CONSTRUCTION. KIMLEY-HORN AND ASSOCIATES SHALL NOT BE HELD RESPONSIBLE FOR THE ACCURACY AND COMPLETENESS OF THE BASE INFORMATION SHOWN.
5. THE CONSULTANT HAS FOUND NO EVIDENCE OF THE MINERAL RIGHTS OF THIS PROPERTY BEING TRANSFERRED TO ANY PARTY OTHER THAN THE OWNER.
6. NO PROPOSED BUILDINGS IN THIS PROJECT FALL WITHIN THE 100 YEAR FLOODPLAIN, PER THE FEMA FIRM MAP NUMBER 47187C0355F, DATED SEPTEMBER 29, 2006

COF GRADING & DRAINAGE GENERAL NOTES

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

STORMWATER NARRATIVE

STORMWATER RUNOFF FOR THIS SITE ENCOUNTERS WOODED AND GRASSED HILLSIDE THROUGHOUT THE PROPERTY. DEPENDING ON WHERE RAINWATER LANDS, IT TRAVELS VIA SHEET FLOW AND SHALLOW CHANNEL FLOW IN ONE OF FOUR DIRECTIONS. NOTED BELOW WITH OUTFALL LABELS. OUTFALL #1 IS AN EXISTING STORM PIPE BENEATH PEYTONSVILLE ROAD AND DISCHARGES INTO A TRIBUTARY FOR THE FIVE MILE CREEK, OUTFALL #2 IS AN EXISTING WET WEATHER CONVEYANCE AND STREAM SYSTEM THAT FLOWS INTO THE FIVE MILE CREEK, OUTFALL #3 IS AN EXISTING STORM LINE ON THE ADJACENT PROPERTY THAT CROSSES PEYTONSVILLE AND DRAINS TO FIVE MILE CREEK, OUTFALL #4 IS UNDISTURBED SHEET FLOW THAT FLOWS NORTH-EAST.

PRE / POST DEVELOPMENT 100 YR DRAINAGE

OUTFALL	PRE DEVELOPMENT FLOW	POST DEVELOPMENT FLOW
OUTFALL 1	85.18 CFS	76.78 CFS
OUTFALL 2	142.18 CFS	82.45 CFS
OUTFALL 3	3.93 CFS	3.93 CFS
OUTFALL 4	2.37 CFS	2.37 CFS

LEDGEND

- BIORETENTION POND
- DETENTION POND
- BUILDING FOOTPRINT
- ATTACHED STRUCTURAL PARKING
- STRUCTURAL PARKING EXTENTS

DETENTION POND CAPACITY

POND 1 : DRY DETENTION POND	78,939 CF
POND 2 : DRY DETENTION POND	396,444 CF
POND 3 : DRY DETENTION POND	189,107 CF

GRAPHIC SCALE IN FEET
0 25 50 100

NORTH

GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

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

© 2025 Kimley-Horn and Associates, Inc.

Erickson SENIOR LIVING™

THW DESIGN

ERICKSON SENIOR LIVING FRANKLIN DEVELOPMENT PLAN

Franklin, Williamson County, Tennessee

WILLIAM GRAY HARRISON
REGISTERED ENGINEER
AGRICULTURE & COMMERCE
No. 121918
STATE OF TENNESSEE
2/6/2026

Revision Date
△ _____
△ _____
△ _____
△ _____

ENLARGED GRADING AND DRAINAGE PLAN

C3.4
COF # xxxx

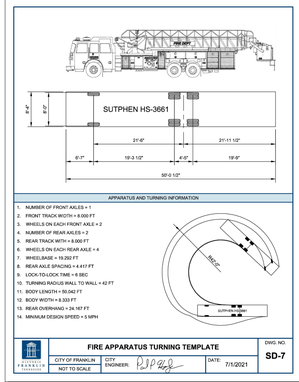


ROW & ACCESS GENERAL NOTES

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

SITE LEGEND

SS	PROPOSED SANITARY SEWER PIPE
W	PROPOSED WATER MAIN
	PROPOSED STORM PIPE
SS	EXISTING SANITARY SEWER PIPE
W	EXISTING WATER MAIN
G	EXISTING GAS MAIN
ST	EXISTING STORM PIPE
LOD	LIMITS OF DISTURBANCE
FH	FIRE HYDRANT
FDC	STANDPIPE/WALL HYDRANT



KEYNOTE LEGEND

A	PROPOSED FIRE HYDRANT ASSEMBLY
B	BUILDING MAIN ENTRY
C	FRANKLIN T-2 SUTPHEN FIRE TRUCK
D	EXISTING FIRE HYDRANT
E	FIRE DEPARTMENT CONNECTION (TYP.)

VEHICLE LEGEND

	VEHICLE FENDER PATH
	VEHICLE FRONT WHEEL PATH
	VEHICLE REAR WHEEL PATH

FIRE LANE STRIPPING

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

UNDERGROUND FIRE MAIN

UNDERGROUND FIRE MAIN SHOP DRAWINGS MUST BE SUBMITTED TO THE FIRE DEPARTMENT FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION. BE ADVISED THAT APPROVAL OF THE UNDERGROUND FIRE MAIN PLANS IS SEPARATE FROM THE APPROVAL OF THE SITE/UTILITY PLANS. PLANS MUST BE PREPARED BY A TN LICENSED FIRE PROTECTION CONTRACTOR AND BE SUBMITTED THROUGH THE CITY'S GEOCIVCIX PLAN REVIEW SITE: HTTPS:FRANKLINTN.GEOVIX.COM/SECURE/
PLANS MUST BE APPROVED BY THE ENGINEER PREPARING THE STANDARD OF CARE/DESIGN INTENT.

AUTO-TURN DESIGN SPEED NOTE

MINIMUM DESIGN SPEED IS 5-MPH.

BUILDING CONSTRUCTION TYPE

BUILDING CLASSIFICATION ARE COMPRISED OF 3A ABOVE 1A OR ENTIRELY 3A.

PRIVATE FIRE HYDRANTS

ALL FIRE HYDRANTS BEHIND WATER METERS ARE SUBJECTED TO BE PRIVATE.

GRAPHIC SCALE IN FEET
0 50 100 200

NORTH

GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

Kimley»Horn
4031 Aspen Grove Drive, Franklin, TN 37067
Main: 615.564.2701 | www.kimley-horn.com
© 2020 Kimley-Horn and Associates, Inc.

Erickson SENIOR LIVING™

THW DESIGN

ERICKSON SENIOR LIVING
FRANKLIN
DEVELOPMENT PLAN
Franklin, Williamson County, Tennessee

WILLIAM GRAY HARRISON
REGISTERED ENGINEER
AGRICULTURE
COMMERCE
No. 127919
STATE OF TENNESSEE
2/8/2022

Revision Date
1 _____
2 _____
3 _____
4 _____

OVERALL ROW & ACCESS PLAN

C4.0
COF # xxxx

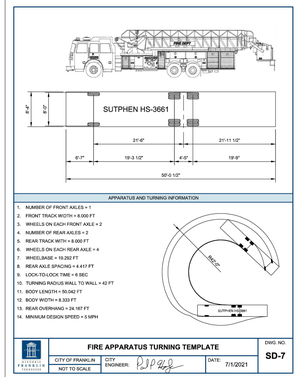


ROW & ACCESS GENERAL NOTES

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

SITE LEGEND

SS	PROPOSED SANITARY SEWER PIPE
W	PROPOSED WATER MAIN
	PROPOSED STORM PIPE
SS	EXISTING SANITARY SEWER PIPE
W	EXISTING WATER MAIN
G	EXISTING GAS MAIN
ST	EXISTING STORM PIPE
LOD	LIMITS OF DISTURBANCE
FH	FIRE HYDRANT
FDC	STANDPIPE/WALL HYDRANT



KEYNOTE LEGEND

A	PROPOSED FIRE HYDRANT ASSEMBLY
B	BUILDING MAIN ENTRY
C	FRANKLIN T-2 SUTPHEN FIRE TRUCK
D	EXISTING FIRE HYDRANT
E	FIRE DEPARTMENT CONNECTION (TYP.)

VEHICLE LEGEND

	VEHICLE FENDER PATH
	VEHICLE FRONT WHEEL PATH
	VEHICLE REAR WHEEL PATH

FIRE LANE STRIPPING

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

UNDERGROUND FIRE MAIN

UNDERGROUND FIRE MAIN SHOP DRAWINGS MUST BE SUBMITTED TO THE FIRE DEPARTMENT FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION. BE ADVISED THAT APPROVAL OF THE UNDERGROUND FIRE MAIN PLANS IS SEPARATE FROM THE APPROVAL OF THE SITE/UTILITY PLANS. PLANS MUST BE PREPARED BY A TN LICENSED FIRE PROTECTION CONTRACTOR AND BE SUBMITTED THROUGH THE CITY'S GEOCIVCIX PLAN REVIEW SITE: HTTPS:FRANKLINTN.GEOVIX.COM/SECURE/
PLANS MUST BE APPROVED BY THE ENGINEER PREPARING THE STANDARD OF CARE/DESIGN INTENT.

AUTO-TURN DESIGN SPEED NOTE

MINIMUM DESIGN SPEED IS 5-MPH.

BUILDING CONSTRUCTION TYPE

BUILDING CLASSIFICATION ARE COMPRISED OF 3A ABOVE 1A OR ENTIRELY 3A.

PRIVATE FIRE HYDRANTS

ALL FIRE HYDRANTS BEHIND WATER METERS ARE SUBJECTED TO BE PRIVATE.

GRAPHIC SCALE IN FEET
0 25 50 100

NORTH

GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE
Kimley»Horn
4031 Aspen Grove Drive, Franklin, TN 37067
Main: 615.564.2701 | www.kimley-horn.com
© 2025 Kimley-Horn and Associates, Inc.
Erickson SENIOR LIVING™
THW DESIGN

ERICKSON SENIOR LIVING FRANKLIN DEVELOPMENT PLAN

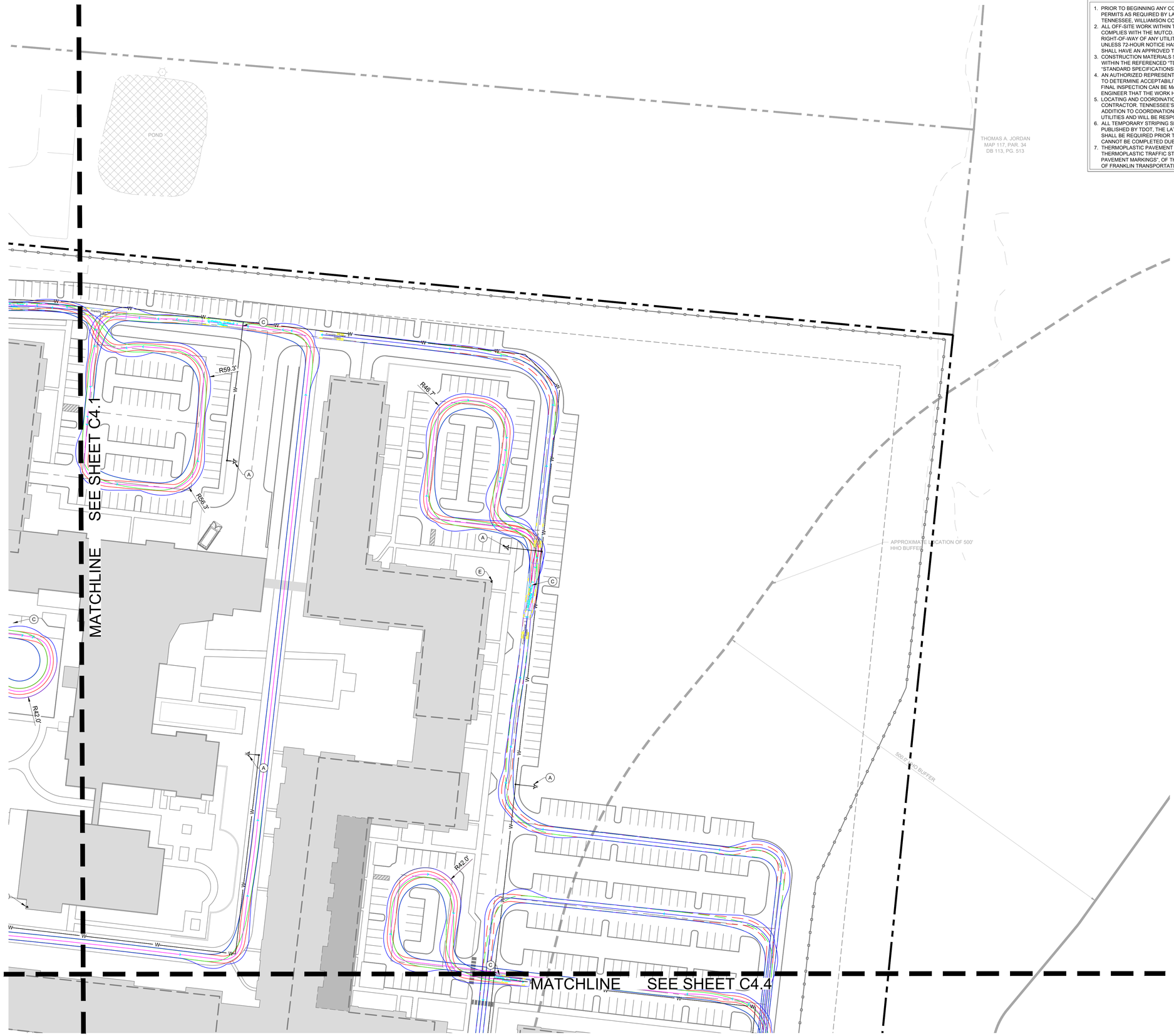
Franklin, Williamson County, Tennessee

WILLIAM GRAY HARRISON
REGISTERED ENGINEER
AGRICULTURE COMMERCE
No. 137919
STATE OF TENNESSEE
2/6/2025

Revision Date
1 _____
2 _____
3 _____
4 _____

ENLARGED ROW & ACCESS PLAN

C4.1
COF # xxxx

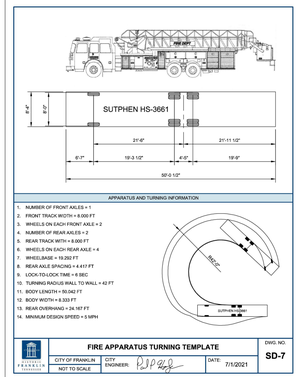


ROW & ACCESS GENERAL NOTES

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

SITE LEGEND

SS	PROPOSED SANITARY SEWER PIPE
W	PROPOSED WATER MAIN
	PROPOSED STORM PIPE
SS	EXISTING SANITARY SEWER PIPE
W	EXISTING WATER MAIN
G	EXISTING GAS MAIN
ST	EXISTING STORM PIPE
LOD	LIMITS OF DISTURBANCE
FH	FIRE HYDRANT
FDC	STANDPIPE/WALL HYDRANT



KEYNOTE LEGEND

A	PROPOSED FIRE HYDRANT ASSEMBLY
B	BUILDING MAIN ENTRY
C	FRANKLIN T-2 SUTPHEN FIRE TRUCK
D	EXISTING FIRE HYDRANT
E	FIRE DEPARTMENT CONNECTION (TYP.)

VEHICLE LEGEND

	VEHICLE FENDER PATH
	VEHICLE FRONT WHEEL PATH
	VEHICLE REAR WHEEL PATH

FIRE LANE STRIPPING

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

UNDERGROUND FIRE MAIN

UNDERGROUND FIRE MAIN SHOP DRAWINGS MUST BE SUBMITTED TO THE FIRE DEPARTMENT FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION. BE ADVISED THAT APPROVAL OF THE UNDERGROUND FIRE MAIN PLANS IS SEPARATE FROM THE APPROVAL OF THE SITE/UTILITY PLANS. PLANS MUST BE PREPARED BY A TN LICENSED FIRE PROTECTION CONTRACTOR AND BE SUBMITTED THROUGH THE CITY'S GEOCIVCIX PLAN REVIEW SITE: HTTPS:FRANKLINTN.GEOVIX.COM/SECURE/
PLANS MUST BE APPROVED BY THE ENGINEER PREPARING THE STANDARD OF CARE/DESIGN INTENT.

AUTO-TURN DESIGN SPEED NOTE

MINIMUM DESIGN SPEED IS 5-MPH.

BUILDING CONSTRUCTION TYPE

BUILDING CLASSIFICATION ARE COMPRISED OF 3A ABOVE 1A OR ENTIRELY 3A.

PRIVATE FIRE HYDRANTS

ALL FIRE HYDRANTS BEHIND WATER METERS ARE SUBJECTED TO BE PRIVATE.

GRAPHIC SCALE IN FEET
0 25 50 100

NORTH

GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE
Kimley»Horn
4031 Aspen Grove Drive, Franklin, TN 37067
Main: 615.564.2701 | www.kimley-horn.com
© 2025 Kimley-Horn and Associates, Inc.
Erickson SENIOR LIVING™
THW DESIGN

ERICKSON SENIOR LIVING FRANKLIN DEVELOPMENT PLAN

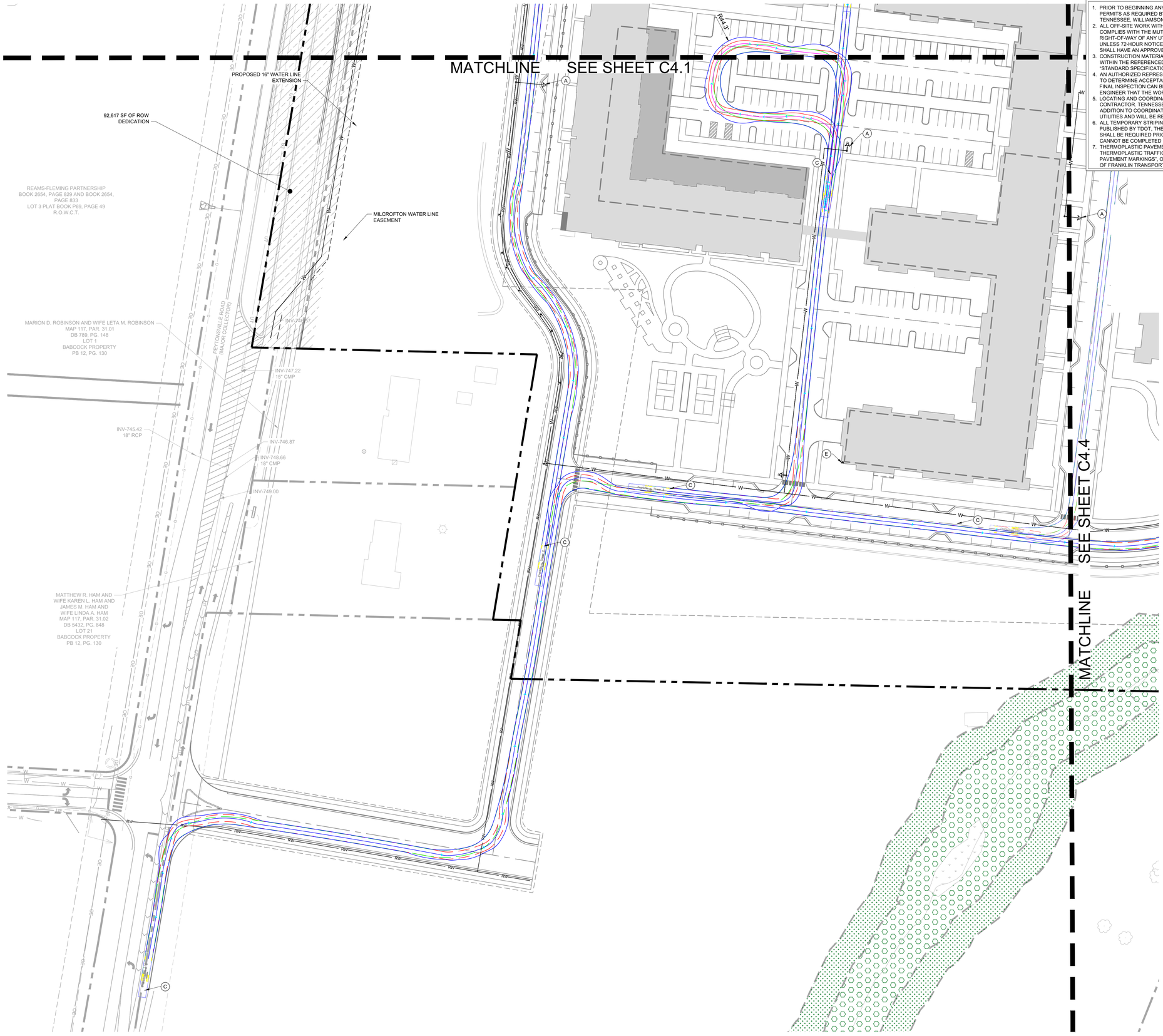
Franklin, Williamson County, Tennessee

WILLIAM GRAY HARRISON REGISTERED ENGINEER AGRICULTURE OMNIBUS No. 137919 STATE OF TENNESSEE 2/5/2025

Revision Date
△
△
△
△

ENLARGED ROW & ACCESS PLAN

C4.2
COF # xxxx

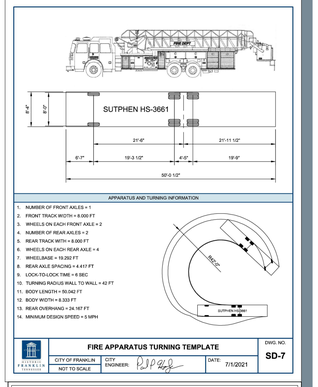


ROW & ACCESS GENERAL NOTES

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

SITE LEGEND

SS	PROPOSED SANITARY SEWER PIPE
W	PROPOSED WATER MAIN
	PROPOSED STORM PIPE
SS	EXISTING SANITARY SEWER PIPE
W	EXISTING WATER MAIN
G	EXISTING GAS MAIN
ST	EXISTING STORM PIPE
LOD	LIMITS OF DISTURBANCE
FH	FIRE HYDRANT
FDC	STANDPIPE/WALL HYDRANT



KEYNOTE LEGEND

A	PROPOSED FIRE HYDRANT ASSEMBLY
B	BUILDING MAIN ENTRY
C	FRANKLIN T-2 SUTPHEN FIRE TRUCK
D	EXISTING FIRE HYDRANT
E	FIRE DEPARTMENT CONNECTION (TYP.)

VEHICLE LEGEND

	VEHICLE FENDER PATH
	VEHICLE FRONT WHEEL PATH
	VEHICLE REAR WHEEL PATH

FIRE LANE STRIPPING

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

UNDERGROUND FIRE MAIN

UNDERGROUND FIRE MAIN SHOP DRAWINGS MUST BE SUBMITTED TO THE FIRE DEPARTMENT FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION. BE ADVISED THAT APPROVAL OF THE UNDERGROUND FIRE MAIN PLANS IS SEPARATE FROM THE APPROVAL OF THE SITE/UTILITY PLANS. PLANS MUST BE PREPARED BY A TN LICENSED FIRE PROTECTION CONTRACTOR AND BE SUBMITTED THROUGH THE CITY'S GEOVIX PLAN REVIEW SITE: HTTPS:FRANKLINTN.GEOVIX.COM/SECURE/
PLANS MUST BE APPROVED BY THE ENGINEER PREPARING THE STANDARD OF CARE/DESIGN INTENT.

AUTO-TURN DESIGN SPEED NOTE

MINIMUM DESIGN SPEED IS 5-MPH.

BUILDING CONSTRUCTION TYPE

BUILDING CLASSIFICATION ARE COMPRISED OF 3A ABOVE 1A OR ENTIRELY 3A.

PRIVATE FIRE HYDRANTS

ALL FIRE HYDRANTS BEHIND WATER METERS ARE SUBJECTED TO BE PRIVATE.

GRAPHIC SCALE IN FEET
0 25 50 100

NORTH

GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE
Kimley»Horn
4031 Aspen Grove Drive, Franklin, TN 37067
Main: 615.564.2701 | www.kimley-horn.com
© 2025 Kimley-Horn and Associates, Inc.
Erickson SENIOR LIVING™
THW DESIGN

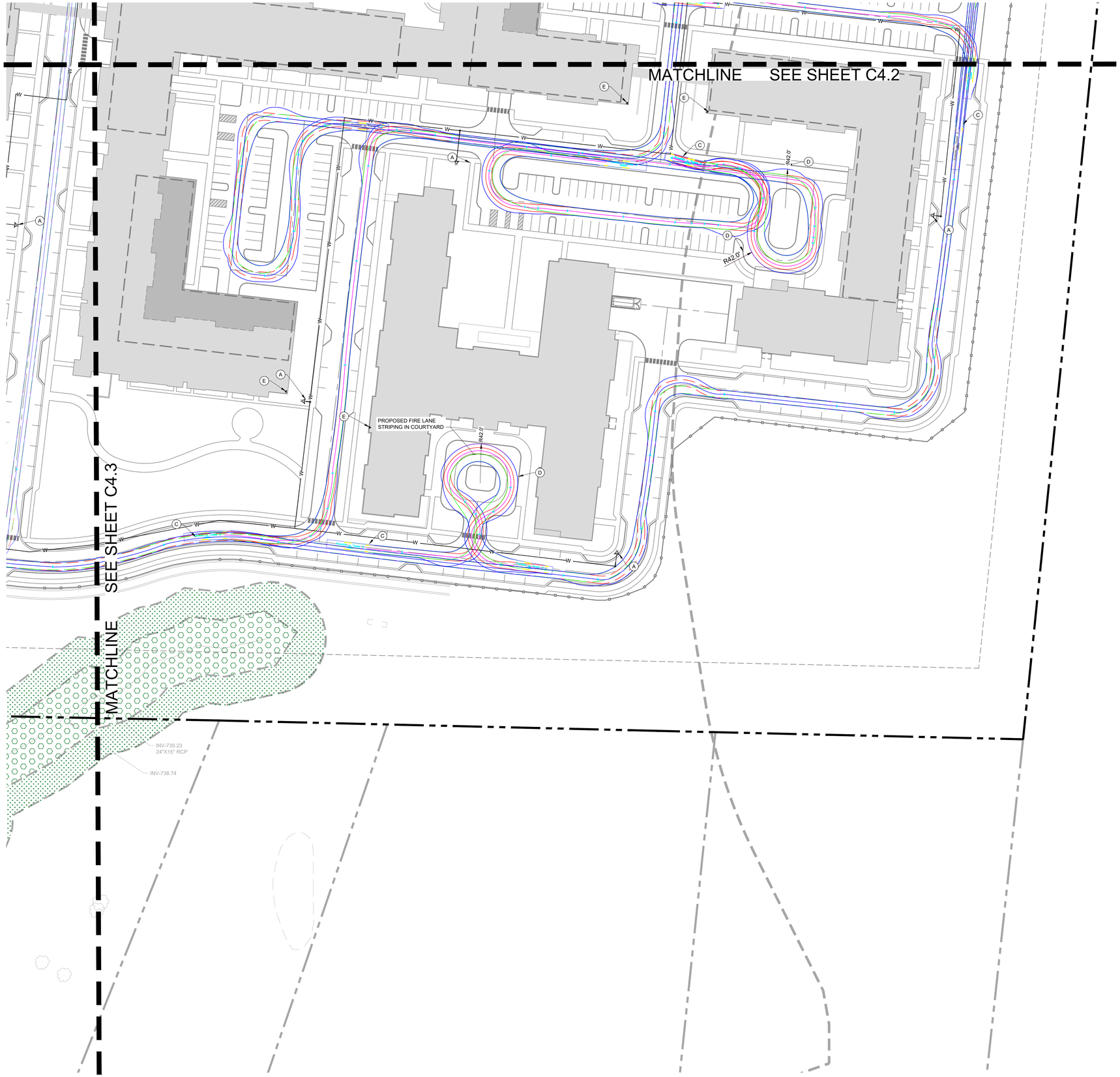
ERICKSON SENIOR LIVING
FRANKLIN
DEVELOPMENT PLAN
Franklin, Williamson County, Tennessee

WILLIAM GRAY HARRISON
REGISTERED ENGINEER
No. 137870
STATE OF TENNESSEE
7/1/2025

Revision Date
△ _____
△ _____
△ _____
△ _____

ENLARGED ROW & ACCESS PLAN

C4.3
COF # xxxx

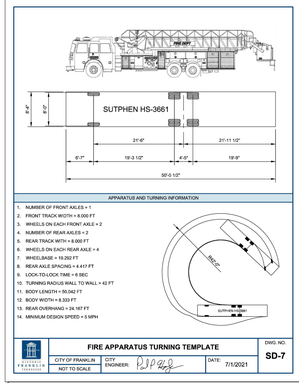


ROW & ACCESS GENERAL NOTES

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

SITE LEGEND

SS	PROPOSED SANITARY SEWER PIPE
W	PROPOSED WATER MAIN
	PROPOSED STORM PIPE
SS	EXISTING SANITARY SEWER PIPE
W	EXISTING WATER MAIN
G	EXISTING GAS MAIN
ST	EXISTING STORM PIPE
LOD	LIMITS OF DISTURBANCE
FH	FIRE HYDRANT
FDC	STANDPIPE/WALL HYDRANT



KEYNOTE LEGEND

A	PROPOSED FIRE HYDRANT ASSEMBLY
B	BUILDING MAIN ENTRY
C	FRANKLIN T-2 SUTPHEN FIRE TRUCK
D	EXISTING FIRE HYDRANT
E	FIRE DEPARTMENT CONNECTION (TYP.)

VEHICLE LEGEND

	VEHICLE FENDER PATH
	VEHICLE FRONT WHEEL PATH
	VEHICLE REAR WHEEL PATH

FIRE LANE STRIPPING

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

UNDERGROUND FIRE MAIN

UNDERGROUND FIRE MAIN SHOP DRAWINGS MUST BE SUBMITTED TO THE FIRE DEPARTMENT FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION. BE ADVISED THAT APPROVAL OF THE UNDERGROUND FIRE MAIN PLANS IS SEPARATE FROM THE APPROVAL OF THE SITE/UTILITY PLANS. PLANS MUST BE PREPARED BY A TN LICENSED FIRE PROTECTION CONTRACTOR AND BE SUBMITTED THROUGH THE CITY'S GEOCIVCIX PLAN REVIEW SITE: HTTPS:FRANKLINTN.GEOVIX.COM/SECURE/
PLANS MUST BE APPROVED BY THE ENGINEER PREPARING THE STANDARD OF CARE/DESIGN INTENT.

AUTO-TURN DESIGN SPEED NOTE

MINIMUM DESIGN SPEED IS 5-MPH.

BUILDING CONSTRUCTION TYPE

BUILDING CLASSIFICATION ARE COMPRISED OF 3A ABOVE 1A OR ENTIRELY 3A.

PRIVATE FIRE HYDRANTS

ALL FIRE HYDRANTS BEHIND WATER METERS ARE SUBJECTED TO BE PRIVATE.

GRAPHIC SCALE IN FEET
0 25 50 100

NORTH

GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE
Kimley»Horn
4031 Aspen Grove Drive, Franklin, TN 37067
Main: 615.564.2701 | www.kimley-horn.com
© 2025 Kimley-Horn and Associates, Inc.
Erickson SENIOR LIVING™
THW DESIGN

ERICKSON SENIOR LIVING FRANKLIN DEVELOPMENT PLAN

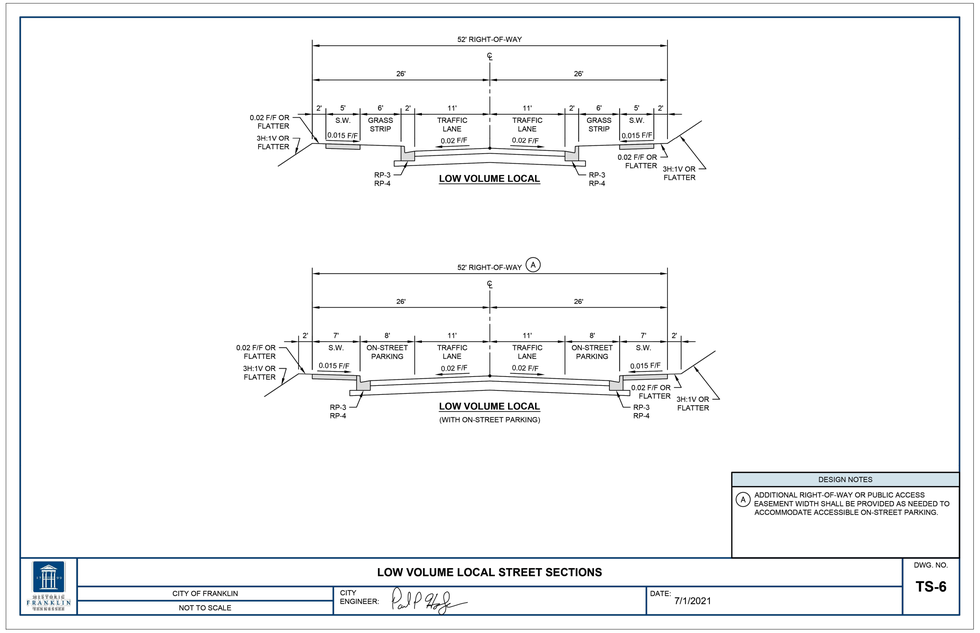
Franklin, Williamson County, Tennessee

WILLIAM GRAY HARPSON REGISTERED ENGINEER AGRICULTURE COMMERCE No. 127919 STATE OF TENNESSEE 2/6/2026

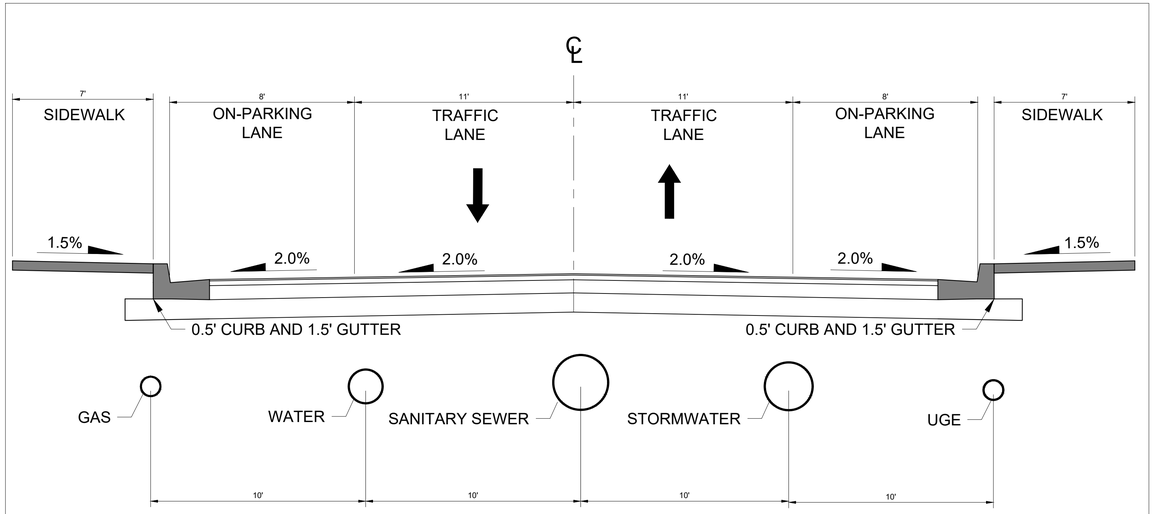
Revision Date
1 _____
2 _____
3 _____
4 _____

ENLARGED ROW & ACCESS PLAN

C4.4
COF # xxxx

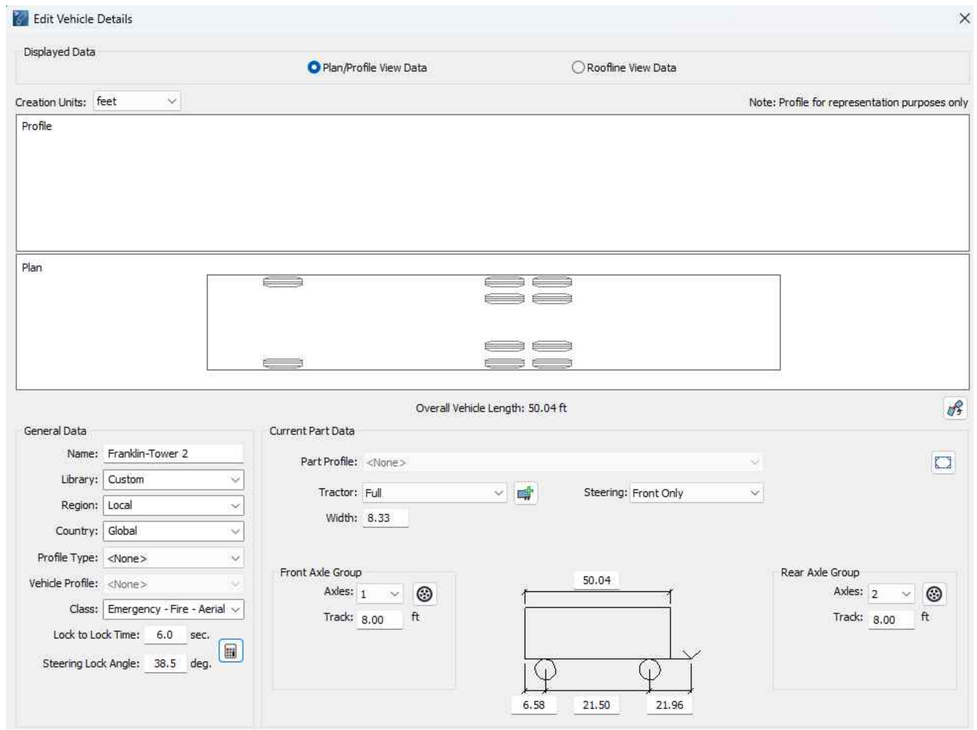


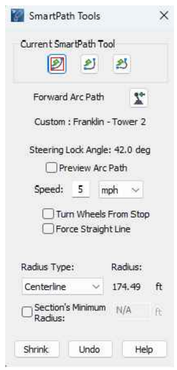
1 PRIVATE ROADWAYS/ PRIVATE ROADWAYS WITH PUBLIC ACCESS
52' ROW WHERE APPLICABLE
NOT TO SCALE



LOW VOLUME LOCAL (52' ROW)
NTS

2 LOW VOLUME LOCAL
52' ROW WHERE APPLICABLE
NOT TO SCALE





3 CITY OF FRANKLIN - TOWER 2
FIRE TRUCK DESIGN SPECIFICATIONS
NOT TO SCALE

GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE
Kimley»Horn
4031 Aspen Grove Drive, Franklin, TN 37067
Main: 615.564.2701 | www.kimley-horn.com

© 2025 Kimley-Horn and Associates, Inc.

Erickson SENIOR LIVING™
THW DESIGN

ERICKSON SENIOR LIVING
FRANKLIN
DEVELOPMENT PLAN
Franklin, Williamson County, Tennessee

WILLIAM GRAY HARRISON
REGISTERED ENGINEER
No. 137819
STATE OF TENNESSEE
2/07/2025

Revision Date
1 _____
2 _____
3 _____
4 _____

STREET SECTION VIEWS

C4.5
COF # xxxx



ROW & ACCESS GENERAL NOTES

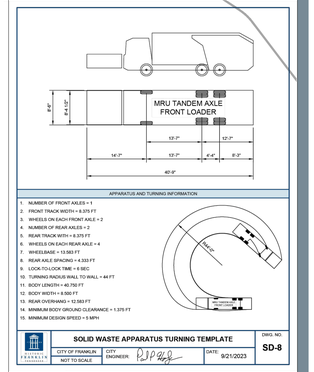
1. PRIOR TO BEGINNING ANY CONSTRUCTION, THE DEVELOPER AND/OR CONTRACTOR, SHALL OBTAIN ALL NECESSARY PERMITS AS REQUIRED BY LAW. SUCH PERMITS MAY INCLUDE, BUT ARE NOT LIMITED TO, THOSE REQUIRED BY STATE OF TENNESSEE, WILLIAMSON COUNTY AND OTHER CITY OF FRANKLIN AGENCIES.
2. ALL OFF-SITE WORK WITHIN THE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

SITE LEGEND

SS	PROPOSED SANITARY SEWER PIPE
W	PROPOSED WATER MAIN
	PROPOSED STORM PIPE
SS	EXISTING SANITARY SEWER PIPE
W	EXISTING WATER MAIN
G	EXISTING GAS MAIN
ST	EXISTING STORM PIPE
LOD	LIMITS OF DISTURBANCE
FH	FIRE HYDRANT
FDC	STANDPIPE/WALL HYDRANT

VEHICLE LEGEND

	VEHICLE FENDER PATH
	VEHICLE FRONT WHEEL PATH
	VEHICLE REAR WHEEL PATH



STREET CLASSIFICATION NOTE

1. PEYTONSVILLE ROAD - MAJOR COLLECTOR
2. FUTURE CAROTHERS PARKWAY EXTENSION - MAJOR ARTERIAL
3. MCBRIDE LANE - LOCAL STREET

GRAPHIC SCALE IN FEET
0 50 100 200

NORTH

GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

Kimley»Horn
4031 Aspen Grove Drive, Franklin, TN 37067
Main: 615.564.2701 | www.kimley-horn.com
© 2025 Kimley-Horn and Associates, Inc.

Erickson SENIOR LIVING™

THW DESIGN

ERICKSON SENIOR LIVING FRANKLIN DEVELOPMENT PLAN

Franklin, Williamson County, Tennessee

WILLIAM GRAY HARRISON
REGISTERED ENGINEER
AGRICULTURE COMMERCE
No. 137919
STATE OF TENNESSEE
2/6/2025

Revision Date
△ _____
△ _____
△ _____
△ _____

OVERALL ROW & ACCESS PLAN REFUSE

C4.6

COF # xxxx

UTILITY CONTACTS

WATER	GAS	TELEPHONE
MILCROFTON UTILITY DISTRICT 6333 ARNO ROAD FRANKLIN, TN 37064 PHONE: (615) 794-5947 CONTACT: MIKE JONES	ATMOS ENERGY 200 NOAH DRIVE FRANKLIN, TN 37064 PHONE: (615) 596-0031 CONTACT: KANE ADAMS	AT&T (615) 513-6885 CONTACT: STEPHEN SAVINO
ELECTRIC	**SANITARY SEWER**	**CABLE**
MIDDLE TN ELECTRIC 2156 EDWARD CURD LN. FRANKLIN, TN 37067 PHONE: (615) 595-4693 CONTACT: DALE HOOD	CITY OF FRANKLIN 124 LUMBER DRIVE FRANKLIN, TN 37064 PHONE: (615)550-6855 CONTACT: BEN MCNEIL	COMCAST 2501 McGAVOCK PK, SUITE 1206 NASHVILLE, TN 37214 (615)550-6855 CONTACT: PAULA BROOKS

IMPACT STATEMENT

WATER
WATER IS PROVIDED BY THE MILCROFTON UTILITY DISTRICT VIA A PROPOSED 16" WATER LINE TO BE EXTENEDED FROM LONG LANE TO THE SOUTHERN BOUNDARY OF THE SITE ALONG PEYTONSVILLE ROAD. WATER AVAILABLY REQUEST IS ONGOING WITH MILCROFTON UTILITY DISTRICT. PROJECTED PEAK WATER DEMANDS IS 620,000 GPD.

SANITARY SEWER
SANITARY SEWER WILL BE PROVIDED BY CITY OF FRANKLIN. SEWER AVAILABILITY REQUEST IS ONGOING WITH CITY OF FRANKLIN. PROJECTED FLOW IS 620,000 GPD.

RECLAIMED WATER LINE
RECLAIMED WATER IS TO BE EXTENDED ACROSS PEYTONSVILLE FROM MCBRIDE LN TO AND THROUGH THE PROPERTY BY THE DEVELOPMENT. PROJECTED PEAK WATER DEMAND 55,626 GPD

STORMWATER
STORMWATER FLOWS WILL BE TREATED FOR WATER QUALITY BY GREEN INFRASTRUCTURE THROUGHOUT THE SITE AND POST DEVELOPMENT PEAK FLOW DISCHARGES WILL BE CONTROLLED TO PRE DEVELOPMENT PEAK FLOWS BY WET AND DRY DETENTION PONDS AND THE ASSOCIATED OUTLET CONTROL STRUCTURE.

ELECTRICITY
ELECTRICITY WILL BE PROVIDED BY MIDDLE TENNESSEE ELECTRIC MEMBERSHIP CORP.

GAS
NATURAL GAS WILL BE PROVIDED BY ATMOS GAS, IF AVAILABLE.

REFUSE COLLECTION
REFUSE COLLECTION FOR THE DEVELOPMENT SHALL BE PROVIDED BY PRIVATE COLLECTION.

DRAINAGE FACILITIES
APPROXIMATELY 52.84 AC OF IMPERVIOUS AREA TO BE ADDED. PEAK FLOWS AT EACH OUTFALL WILL BE LEES IN THE POST-CONSTRUCTION THAN IN THE PRE-CONSTRUCTION

STREET NETWORK
A MINIMUM OF TWO FIRE/EMERGENCY ACCESS POINTS WILL BE PROVIDED TO THE DEVELOPMENT VIA PEYTONSVILLE ROAD. PEYTONSVILLE ROAD IMPROVEMENTS OR REQUIRED TURN LANES WILL BE PROVIDED PER RECOMMENDATIONS FROM THE TRAFFIC IMPACT STUDY. PROJECTED TRIPS GENERATED BY THIS DEVELOPMENT ARE 3,634 DAILY.

PROP. UTILITY PLAN

THE PROPOSED UTILITY LAYOUT SHOWN ON THE DEVELOPMENT PLAN IS CONCEPTUAL IN NATURE, THE FINAL UTILITY ALIGNMENTS FOR WATER AND SANITARY SEWER SHALL BE DETERMINED AT SITE PLAN. IF AT SITE PLAN THE UTILITY ALIGNMENT DOES NOT MEET CITY OF FRANKLIN SPECIFICATIONS AND SUPPORT THE CITY OF FRANKLIN'S ABILITY TO MAINTAIN SAID INFRASTRUCTURE, AND THESE GOALS CANNOT BE ACHIEVED, THE APPLICANT SHALL REVISE THE OVERALL DESIGN TO MEET THE CITY OF FRANKLIN'S UTILITY DESIGN STANDARDS AND SPECIFICATIONS.

UTILITY LEGEND

W	WATER MAIN
SS	SANITARY SEWER
UGE	UNDERGROUND ELECTRIC
GAS GAS	NATURAL GAS MAIN
SS	PUBLIC SANITARY SEWER
SS	PRIVATE SANITARY SEWER

GRAPHIC SCALE IN FEET
0 50 100 200

NORTH

GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

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

© 2025 Kimley-Horn and Associates, Inc.

Erickson SENIOR LIVING™

THW DESIGN

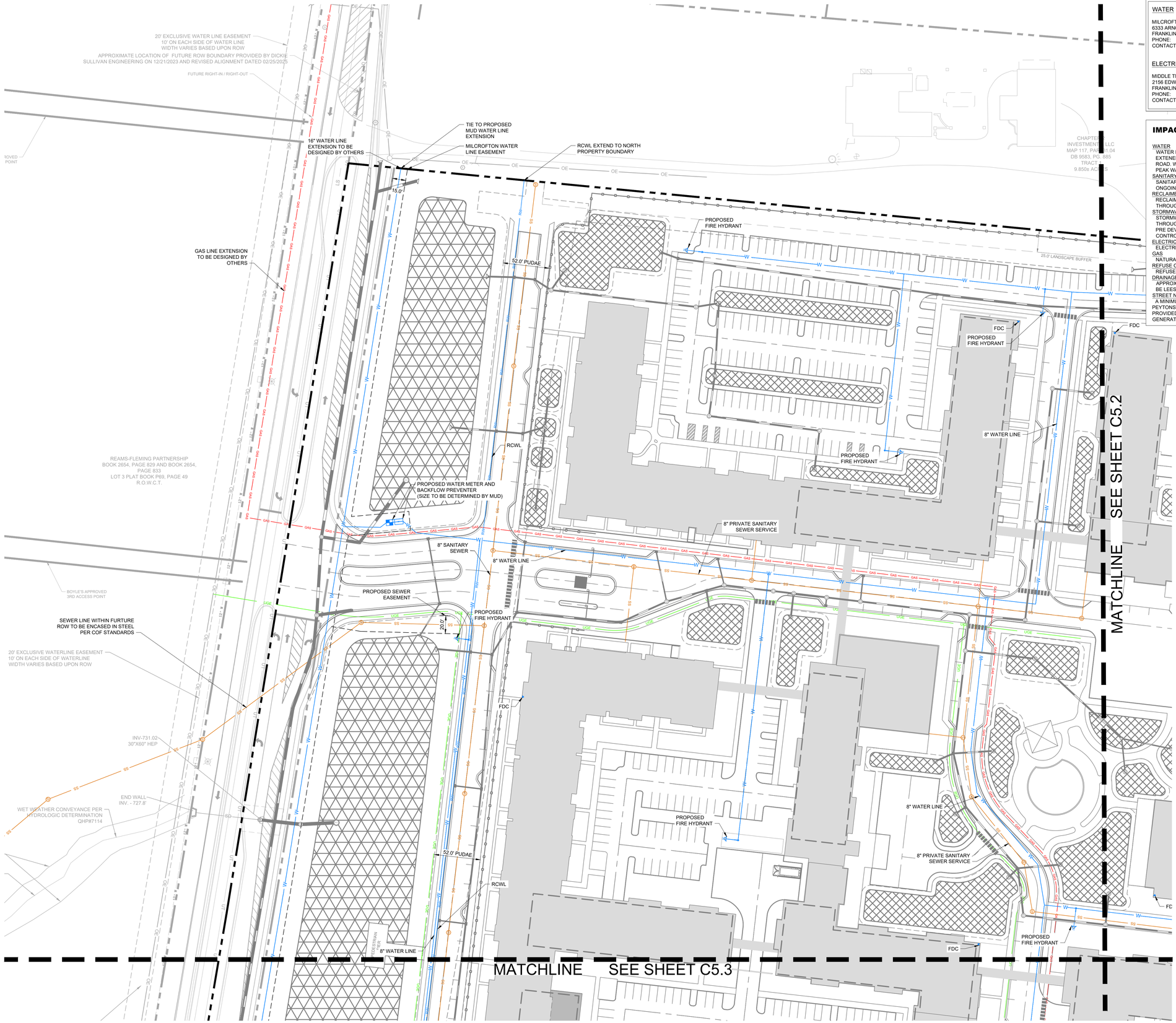
ERICKSON SENIOR LIVING
FRANKLIN
DEVELOPMENT PLAN
Franklin, Williamson County, Tennessee

WILLIAM GRAY HARRISON
REGISTERED ENGINEER
AGRICULTURE
COMMERCE
No. 137919
STATE OF TENNESSEE
2/5/2025

Revision Date
1 _____
2 _____
3 _____
4 _____

OVERALL UTILITY PLAN

C5.0
COF # xxxx



UTILITY CONTACTS

WATER	GAS	TELEPHONE
MILCROFTON UTILITY DISTRICT 6333 ARNO ROAD FRANKLIN, TN 37064 PHONE: (615) 794-5947 CONTACT: MIKE JONES	ATMOS ENERGY 200 NOAH DRIVE FRANKLIN, TN 37064 PHONE: (615) 596-0031 CONTACT: KANE ADAMS	AT&T (615) 513-6885 CONTACT: STEPHEN SAVINO
ELECTRIC	**SANITARY SEWER**	**CABLE**
MIDDLE TN ELECTRIC 2156 EDWARD CURD LN. FRANKLIN, TN 37067 PHONE: (615) 595-4693 CONTACT: DALE HOOD	CITY OF FRANKLIN 124 LUMBER DRIVE FRANKLIN, TN 37064 PHONE: (615)550-6855 CONTACT: BEN MCNEIL	COMCAST 2501 McGAVOCK PK, SUITE 1206 NASHVILLE, TN 37214 (615)550-6855 CONTACT: PAULA BROOKS

IMPACT STATEMENT

WATER
WATER IS PROVIDED BY THE MILCROFTON UTILITY DISTRICT VIA A PROPOSED 16" WATER LINE TO BE EXTENEDED FROM LONG LANE TO THE SOUTHERN BOUNDARY OF THE SITE ALONG PEYTONSVILLE ROAD. WATER AVAILABLY REQUEST IS ONGOING WITH MILCROFTON UTILITY DISTRICT. PROJECTED PEAK WATER DEMANDS IS 620,000 GPD.

SANITARY SEWER
SANITARY SEWER WILL BE PROVIDED BY CITY OF FRANKLIN. SEWER AVAILABILITY REQUEST IS ONGOING WITH CITY OF FRANKLIN. PROJECTED FLOW IS 620,000 GPD.

RECLAIMED WATER LINE
RECLAIMED WATER IS TO BE EXTENDED ACROSS PEYTONSVILLE FROM MCBRIDE LN TO AND THROUGH THE PROPERTY BY THE DEVELOPMENT. PROJECTED PEAK WATER DEMAND 55,626 GPD

STORMWATER
STORMWATER FLOWS WILL BE TREATED FOR WATER QUALITY BY GREEN INFRASTRUCTURE THROUGHOUT THE SITE AND POST DEVELOPMENT PEAK FLOW DISCHARGES WILL BE CONTROLLED TO PRE DEVELOPMENT PEAK FLOWS BY WET AND DRY DETENTION PONDS AND THE ASSOCIATED OUTLET CONTROL STRUCTURE.

ELECTRICITY
ELECTRICITY WILL BE PROVIDED BY MIDDLE TENNESSEE ELECTRIC MEMBERSHIP CORP.

GAS
NATURAL GAS WILL BE PROVIDED BY ATMOS GAS, IF AVAILABLE.

REFUSE COLLECTION
REFUSE COLLECTION FOR THE DEVELOPMENT SHALL BE PROVIDED BY PRIVATE COLLECTION.

DRAINAGE FACILITIES
APPROXIMATELY 52.84 AC OF IMPERVIOUS AREA TO BE ADDED. PEAK FLOWS AT EACH OUTFALL WILL BE LEES IN THE POST-CONSTRUCTION THAN IN THE PRE-CONSTRUCTION

STREET NETWORK
A MINIMUM OF TWO FIRE/EMERGENCY ACCESS POINTS WILL BE PROVIDED TO THE DEVELOPMENT VIA PEYTONSVILLE ROAD. PEYTONSVILLE ROAD IMPROVEMENTS OR REQUIRED TURN LANES WILL BE PROVIDED PER RECOMMENDATIONS FROM THE TRAFFIC IMPACT STUDY. PROJECTED TRIPS GENERATED BY THIS DEVELOPMENT ARE 3,634 DAILY.

PROP. UTILITY PLAN

THE PROPOSED UTILITY LAYOUT SHOWN ON THE DEVELOPMENT PLAN IS CONCEPTUAL IN NATURE, THE FINAL UTILITY ALIGNMENTS FOR WATER AND SANITARY SEWER SHALL BE DETERMINED AT SITE PLAN. IF AT SITE PLAN THE UTILITY ALIGNMENT DOES NOT MEET CITY OF FRANKLIN SPECIFICATIONS AND SUPPORT THE CITY OF FRANKLIN'S ABILITY TO MAINTAIN SAID INFRASTRUCTURE, AND THESE GOALS CANNOT BE ACHIEVED, THE APPLICANT SHALL REVISE THE OVERALL DESIGN TO MEET THE CITY OF FRANKLIN'S UTILITY DESIGN STANDARDS AND SPECIFICATIONS.

UTILITY LEGEND

- W — WATER MAIN
- SS — STORM SEWER MAIN
- UGE — UNDERGROUND ELECTRIC
- GAS — GAS — NATURAL GAS MAIN

FIRE FLOW TEST

TO BE REQUESTED ONCE AVAILABLE WATER LINE EXTENSION HAS BEEN COMPLETED BY MILCROFTON UTILITY DISTRICT.

GRAPHIC SCALE IN FEET
0 25 50 100

NORTH

GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

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

© 2025 Kimley-Horn and Associates, Inc.

Erickson SENIOR LIVING™

THW DESIGN

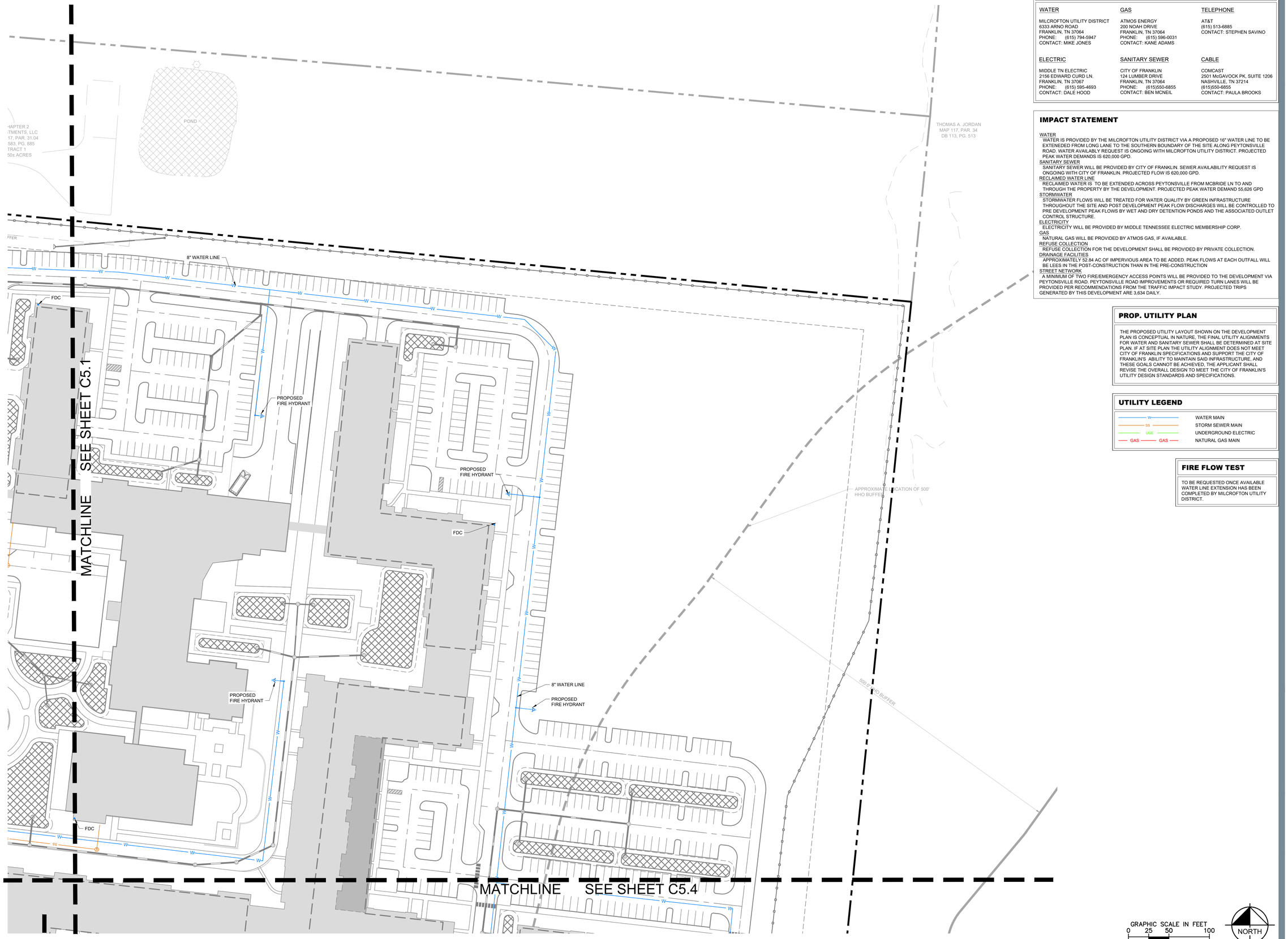
ERICKSON SENIOR LIVING
FRANKLIN
DEVELOPMENT PLAN
Franklin, Williamson County, Tennessee

WILLIAM GRAY HARRISON
REGISTERED ENGINEER
AGRICULTURE & ENVIRONMENT
No. 137919
STATE OF TENNESSEE
2/6/2025

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

ENLARGED UTILITY PLAN

C5.1
COF # xxxx



UTILITY CONTACTS

WATER	GAS	TELEPHONE
MILCROFTON UTILITY DISTRICT 6333 ARNO ROAD FRANKLIN, TN 37064 PHONE: (615) 794-5947 CONTACT: MIKE JONES	ATMOS ENERGY 200 NOAH DRIVE FRANKLIN, TN 37064 PHONE: (615) 596-0031 CONTACT: KANE ADAMS	AT&T (615) 513-6885 CONTACT: STEPHEN SAVINO
ELECTRIC	**SANITARY SEWER**	**CABLE**
MIDDLE TN ELECTRIC 2156 EDWARD CURD LN. FRANKLIN, TN 37067 PHONE: (615) 595-4693 CONTACT: DALE HOOD	CITY OF FRANKLIN 124 LUMBER DRIVE FRANKLIN, TN 37064 PHONE: (615)550-6855 CONTACT: BEN MCNEIL	COMCAST 2501 McGAVOCK PK, SUITE 1206 NASHVILLE, TN 37214 (615)550-6855 CONTACT: PAULA BROOKS

IMPACT STATEMENT

WATER
WATER IS PROVIDED BY THE MILCROFTON UTILITY DISTRICT VIA A PROPOSED 16" WATER LINE TO BE EXTENEDED FROM LONG LANE TO THE SOUTHERN BOUNDARY OF THE SITE ALONG PEYTONSVILLE ROAD. WATER AVAILABLY REQUEST IS ONGOING WITH MILCROFTON UTILITY DISTRICT. PROJECTED PEAK WATER DEMANDS IS 620,000 GPD.

SANITARY SEWER
SANITARY SEWER WILL BE PROVIDED BY CITY OF FRANKLIN. SEWER AVAILABILITY REQUEST IS ONGOING WITH CITY OF FRANKLIN. PROJECTED FLOW IS 620,000 GPD.

RECLAIMED WATER LINE
RECLAIMED WATER IS TO BE EXTENDED ACROSS PEYTONSVILLE FROM MCBRIDE LN TO AND THROUGH THE PROPERTY BY THE DEVELOPMENT. PROJECTED PEAK WATER DEMAND 55,626 GPD

STORMWATER
STORMWATER FLOWS WILL BE TREATED FOR WATER QUALITY BY GREEN INFRASTRUCTURE THROUGHOUT THE SITE AND POST DEVELOPMENT PEAK FLOW DISCHARGES WILL BE CONTROLLED TO PRE DEVELOPMENT PEAK FLOWS BY WET AND DRY DETENTION PONDS AND THE ASSOCIATED OUTLET CONTROL STRUCTURE.

ELECTRICITY
ELECTRICITY WILL BE PROVIDED BY MIDDLE TENNESSEE ELECTRIC MEMBERSHIP CORP.

GAS
NATURAL GAS WILL BE PROVIDED BY ATMOS GAS, IF AVAILABLE.

REFUSE COLLECTION
REFUSE COLLECTION FOR THE DEVELOPMENT SHALL BE PROVIDED BY PRIVATE COLLECTION.

DRAINAGE FACILITIES
APPROXIMATELY 52.84 AC OF IMPERVIOUS AREA TO BE ADDED. PEAK FLOWS AT EACH OUTFALL WILL BE LEES IN THE POST-CONSTRUCTION THAN IN THE PRE-CONSTRUCTION

STREET NETWORK
A MINIMUM OF TWO FIRE/EMERGENCY ACCESS POINTS WILL BE PROVIDED TO THE DEVELOPMENT VIA PEYTONSVILLE ROAD. PEYTONSVILLE ROAD IMPROVEMENTS OR REQUIRED TURN LANES WILL BE PROVIDED PER RECOMMENDATIONS FROM THE TRAFFIC IMPACT STUDY. PROJECTED TRIPS GENERATED BY THIS DEVELOPMENT ARE 3,634 DAILY.

PROP. UTILITY PLAN

THE PROPOSED UTILITY LAYOUT SHOWN ON THE DEVELOPMENT PLAN IS CONCEPTUAL IN NATURE, THE FINAL UTILITY ALIGNMENTS FOR WATER AND SANITARY SEWER SHALL BE DETERMINED AT SITE PLAN. IF AT SITE PLAN THE UTILITY ALIGNMENT DOES NOT MEET CITY OF FRANKLIN SPECIFICATIONS AND SUPPORT THE CITY OF FRANKLIN'S ABILITY TO MAINTAIN SAID INFRASTRUCTURE, AND THESE GOALS CANNOT BE ACHIEVED, THE APPLICANT SHALL REVISE THE OVERALL DESIGN TO MEET THE CITY OF FRANKLIN'S UTILITY DESIGN STANDARDS AND SPECIFICATIONS.

UTILITY LEGEND

W	WATER MAIN
SS	STORM SEWER MAIN
UGE	UNDERGROUND ELECTRIC
GAS GAS	NATURAL GAS MAIN

FIRE FLOW TEST

TO BE REQUESTED ONCE AVAILABLE WATER LINE EXTENSION HAS BEEN COMPLETED BY MILCROFTON UTILITY DISTRICT.

GRAPHIC SCALE IN FEET
0 25 50 100

NORTH

GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

Kimley»Horn
4031 Aspen Grove Drive, Franklin, TN 37067
Main: 615.564.2701 | www.kimley-horn.com
© 2025 Kimley-Horn and Associates, Inc.

Erickson SENIOR LIVING™

THW DESIGN

ERICKSON SENIOR LIVING FRANKLIN DEVELOPMENT PLAN

Franklin, Williamson County, Tennessee

WILLIAM GRAY HARRISON
REGISTERED ENGINEER
AGRICULTURE COMMERCE
No. 137919
STATE OF TENNESSEE
2/6/2025

Revision Date
△ _____
△ _____
△ _____
△ _____

ENLARGED UTILITY PLAN

C5.2

COF # xxxx

MATCHLINE SEE SHEET C5.1

MATCHLINE SEE SHEET C5.4

REAMS-FLEMING PARTNERSHIP
BOOK 2654, PAGE 829 AND BOOK 2654, PAGE 833
LOT 3 PLAT BOOK P69, PAGE 49
R.O.W.C.T.

MARION D. ROBINSON AND WIFE LETA M. ROBINSON
MAP 117, PAR. 31.01
DB 789, PG. 148
LOT 1
BABCOCK PROPERTY
PB 12, PG. 130

MATTHEW R. HAM AND WIFE KAREN L. HAM AND JAMES M. HAM AND WIFE LINDA A. HAM
MAP 117, PAR. 31.02
DB 5432, PG. 848
LOT 21
BABCOCK PROPERTY
PB 12, PG. 130

W. MAIN ST.

MILCROFTON WATER LINE EASEMENT

15.0'

16" WATER LINE EXTENSION TO BE DESIGNED BY OTHERS

INV-747.22
15" CMP

INV-745.42
18" RCP

INV-746.87

INV-748.66
18" CMP

INV-749.00

PROPOSED FIRE HYDRANT

PROPOSED FIRE HYDRANT

PROPOSED FIRE HYDRANT

8" PRIVATE SANITARY SEWER SERVICE

UGE
8" WATER LINE
8" SANITARY SEWER

RCWL

FDC

8" WATER LINE

UGE

8" PRIVATE SANITARY SEWER SERVICE

52.0' PUDAE

RCWL

EXTEND RCWL FROM MCBRIDE CONNECTION

UTILITY CONTACTS

WATER	GAS	TELEPHONE
MILCROFTON UTILITY DISTRICT 6333 ARNO ROAD FRANKLIN, TN 37064 PHONE: (615) 794-5947 CONTACT: MIKE JONES	ATMOS ENERGY 200 NOAH DRIVE FRANKLIN, TN 37064 PHONE: (615) 596-0031 CONTACT: KANE ADAMS	AT&T (615) 513-6885 CONTACT: STEPHEN SAVINO
ELECTRIC	**SANITARY SEWER**	**CABLE**
MIDDLE TN ELECTRIC 2156 EDWARD CURD LN. FRANKLIN, TN 37067 PHONE: (615) 595-4693 CONTACT: DALE HOOD	CITY OF FRANKLIN 124 LUMBER DRIVE FRANKLIN, TN 37064 PHONE: (615)550-6855 CONTACT: BEN MCNEIL	COMCAST 2501 McGAVOCK PK, SUITE 1206 NASHVILLE, TN 37214 (615)550-6855 CONTACT: PAULA BROOKS

IMPACT STATEMENT

WATER
WATER IS PROVIDED BY THE MILCROFTON UTILITY DISTRICT VIA A PROPOSED 16" WATER LINE TO BE EXTENEDED FROM LONG LANE TO THE SOUTHERN BOUNDARY OF THE SITE ALONG PEYTONSVILLE ROAD. WATER AVAILABLY REQUEST IS ONGOING WITH MILCROFTON UTILITY DISTRICT. PROJECTED PEAK WATER DEMANDS IS 620,000 GPD.
SANITARY SEWER
SANITARY SEWER WILL BE PROVIDED BY CITY OF FRANKLIN. SEWER AVAILABILITY REQUEST IS ONGOING WITH CITY OF FRANKLIN. PROJECTED FLOW IS 620,000 GPD.
RECLAIMED WATER LINE
RECLAIMED WATER IS TO BE EXTENDED ACROSS PEYTONSVILLE FROM MCBRIDE LN TO AND THROUGH THE PROPERTY BY THE DEVELOPMENT. PROJECTED PEAK WATER DEMAND 55,626 GPD
STORMWATER
STORMWATER FLOWS WILL BE TREATED FOR WATER QUALITY BY GREEN INFRASTRUCTURE THROUGHOUT THE SITE AND POST DEVELOPMENT PEAK FLOW DISCHARGES WILL BE CONTROLLED TO PRE DEVELOPMENT PEAK FLOWS BY WET AND DRY DETENTION PONDS AND THE ASSOCIATED OUTLET CONTROL STRUCTURE.
ELECTRICITY
ELECTRICITY WILL BE PROVIDED BY MIDDLE TENNESSEE ELECTRIC MEMBERSHIP CORP.
GAS
NATURAL GAS WILL BE PROVIDED BY ATMOS GAS, IF AVAILABLE.
REFUSE COLLECTION
REFUSE COLLECTION FOR THE DEVELOPMENT SHALL BE PROVIDED BY PRIVATE COLLECTION.
DRAINAGE FACILITIES
APPROXIMATELY 52.84 AC OF IMPERVIOUS AREA TO BE ADDED. PEAK FLOWS AT EACH OUTFALL WILL BE LEES IN THE POST-CONSTRUCTION THAN IN THE PRE-CONSTRUCTION
STREET NETWORK
A MINIMUM OF TWO FIRE/EMERGENCY ACCESS POINTS WILL BE PROVIDED TO THE DEVELOPMENT VIA PEYTONSVILLE ROAD. PEYTONSVILLE ROAD IMPROVEMENTS OR REQUIRED TURN LANES WILL BE PROVIDED PER RECOMMENDATIONS FROM THE TRAFFIC IMPACT STUDY. PROJECTED TRIPS GENERATED BY THIS DEVELOPMENT ARE 3,634 DAILY.

PROP. UTILITY PLAN

THE PROPOSED UTILITY LAYOUT SHOWN ON THE DEVELOPMENT PLAN IS CONCEPTUAL IN NATURE, THE FINAL UTILITY ALIGNMENTS FOR WATER AND SANITARY SEWER SHALL BE DETERMINED AT SITE PLAN. IF AT SITE PLAN THE UTILITY ALIGNMENT DOES NOT MEET CITY OF FRANKLIN SPECIFICATIONS AND SUPPORT THE CITY OF FRANKLIN'S ABILITY TO MAINTAIN SAID INFRASTRUCTURE, AND THESE GOALS CANNOT BE ACHIEVED, THE APPLICANT SHALL REVISE THE OVERALL DESIGN TO MEET THE CITY OF FRANKLIN'S UTILITY DESIGN STANDARDS AND SPECIFICATIONS.

UTILITY LEGEND

- W — WATER MAIN
- SS — STORM SEWER MAIN
- UGE — UNDERGROUND ELECTRIC
- GAS — GAS — NATURAL GAS MAIN

FIRE FLOW TEST

TO BE REQUESTED ONCE AVAILABLE WATER LINE EXTENSION HAS BEEN COMPLETED BY MILCROFTON UTILITY DISTRICT.

GRAPHIC SCALE IN FEET
0 25 50 100

NORTH

GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

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

© 2025 Kimley-Horn and Associates, Inc.

Erickson SENIOR LIVING™

THW DESIGN

ERICKSON SENIOR LIVING FRANKLIN DEVELOPMENT PLAN

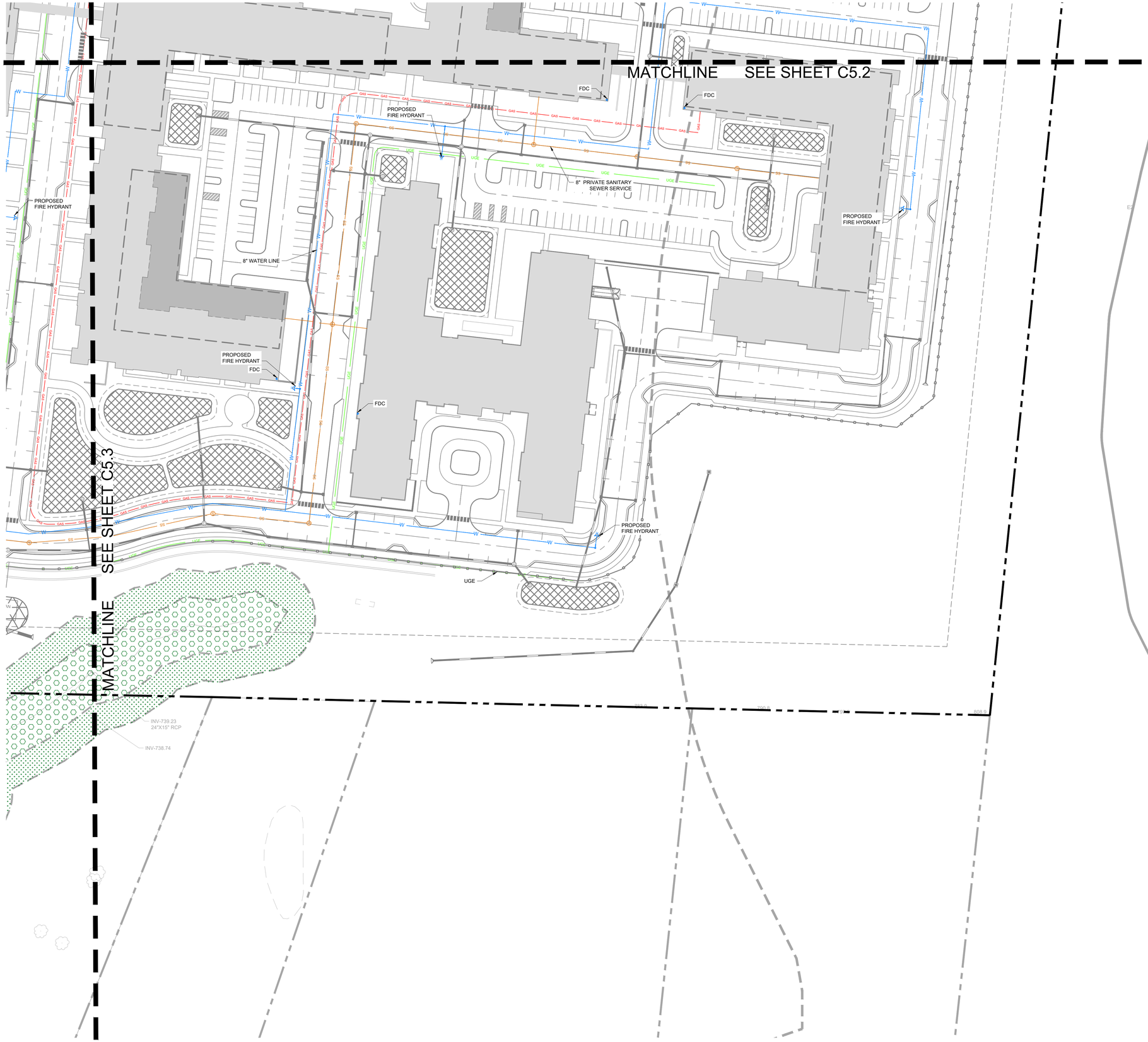
Franklin, Williamson County, Tennessee

WILLIAM GRAY HARRISON — REGISTERED ENGINEER — AGENT — No. 137919 — STATE OF TENNESSEE — 2/7/2025

Revision Date
△ _____
△ _____
△ _____
△ _____

ENLARGED UTILITY PLAN

C5.3
COF # xxxx



UTILITY CONTACTS

WATER	GAS	TELEPHONE
MILCROFTON UTILITY DISTRICT 6333 ARNO ROAD FRANKLIN, TN 37064 PHONE: (615) 794-5947 CONTACT: MIKE JONES	ATMOS ENERGY 200 NOAH DRIVE FRANKLIN, TN 37064 PHONE: (615) 596-0031 CONTACT: KANE ADAMS	AT&T (615) 513-6885 CONTACT: STEPHEN SAVINO
ELECTRIC	**SANITARY SEWER**	**CABLE**
MIDDLE TN ELECTRIC 2156 EDWARD CURD LN. FRANKLIN, TN 37067 PHONE: (615) 595-4693 CONTACT: DALE HOOD	CITY OF FRANKLIN 124 LUMBER DRIVE FRANKLIN, TN 37064 PHONE: (615)550-6855 CONTACT: BEN MCNEIL	COMCAST 2501 McGAVOCK PK, SUITE 1206 NASHVILLE, TN 37214 (615)550-6855 CONTACT: PAULA BROOKS

IMPACT STATEMENT

WATER
WATER IS PROVIDED BY THE MILCROFTON UTILITY DISTRICT VIA A PROPOSED 16" WATER LINE TO BE EXTENEDED FROM LONG LANE TO THE SOUTHERN BOUNDARY OF THE SITE ALONG PEYTONSVILLE ROAD. WATER AVAILABLY REQUEST IS ONGOING WITH MILCROFTON UTILITY DISTRICT. PROJECTED PEAK WATER DEMANDS IS 620,000 GPD.

SANITARY SEWER
SANITARY SEWER WILL BE PROVIDED BY CITY OF FRANKLIN. SEWER AVAILABILITY REQUEST IS ONGOING WITH CITY OF FRANKLIN. PROJECTED FLOW IS 620,000 GPD.

RECLAIMED WATER LINE
RECLAIMED WATER IS TO BE EXTENDED ACROSS PEYTONSVILLE FROM MCBRIDE LN TO AND THROUGH THE PROPERTY BY THE DEVELOPMENT. PROJECTED PEAK WATER DEMAND 55,626 GPD

STORMWATER
STORMWATER FLOWS WILL BE TREATED FOR WATER QUALITY BY GREEN INFRASTRUCTURE THROUGHOUT THE SITE AND POST DEVELOPMENT PEAK FLOW DISCHARGES WILL BE CONTROLLED TO PRE DEVELOPMENT PEAK FLOWS BY WET AND DRY DETENTION PONDS AND THE ASSOCIATED OUTLET CONTROL STRUCTURE.

ELECTRICITY
ELECTRICITY WILL BE PROVIDED BY MIDDLE TENNESSEE ELECTRIC MEMBERSHIP CORP.

GAS
NATURAL GAS WILL BE PROVIDED BY ATMOS GAS, IF AVAILABLE.

REFUSE COLLECTION
REFUSE COLLECTION FOR THE DEVELOPMENT SHALL BE PROVIDED BY PRIVATE COLLECTION.

DRAINAGE FACILITIES
APPROXIMATELY 52.84 AC OF IMPERVIOUS AREA TO BE ADDED. PEAK FLOWS AT EACH OUTFALL WILL BE LEES IN THE POST-CONSTRUCTION THAN IN THE PRE-CONSTRUCTION

STREET NETWORK
A MINIMUM OF TWO FIRE/EMERGENCY ACCESS POINTS WILL BE PROVIDED TO THE DEVELOPMENT VIA PEYTONSVILLE ROAD. PEYTONSVILLE ROAD IMPROVEMENTS OR REQUIRED TURN LANES WILL BE PROVIDED PER RECOMMENDATIONS FROM THE TRAFFIC IMPACT STUDY. PROJECTED TRIPS GENERATED BY THIS DEVELOPMENT ARE 3,634 DAILY.

PROP. UTILITY PLAN

THE PROPOSED UTILITY LAYOUT SHOWN ON THE DEVELOPMENT PLAN IS CONCEPTUAL IN NATURE, THE FINAL UTILITY ALIGNMENTS FOR WATER AND SANITARY SEWER SHALL BE DETERMINED AT SITE PLAN. IF AT SITE PLAN THE UTILITY ALIGNMENT DOES NOT MEET CITY OF FRANKLIN SPECIFICATIONS AND SUPPORT THE CITY OF FRANKLIN'S ABILITY TO MAINTAIN SAID INFRASTRUCTURE, AND THESE GOALS CANNOT BE ACHIEVED, THE APPLICANT SHALL REVISE THE OVERALL DESIGN TO MEET THE CITY OF FRANKLIN'S UTILITY DESIGN STANDARDS AND SPECIFICATIONS.

UTILITY LEGEND

W	WATER MAIN
SS	STORM SEWER MAIN
UGE	UNDERGROUND ELECTRIC
GAS GAS	NATURAL GAS MAIN

FIRE FLOW TEST

TO BE REQUESTED ONCE AVAILABLE WATER LINE EXTENSION HAS BEEN COMPLETED BY MILCROFTON UTILITY DISTRICT.

GRAPHIC SCALE IN FEET
0 25 50 100

NORTH

GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

Kimley»Horn
4031 Aspen Grove Drive, Franklin, TN 37067
Main: 615.564.2701 | www.kimley-horn.com
© 2025 Kimley-Horn and Associates, Inc.

Erickson SENIOR LIVING™

THW DESIGN

ERICKSON SENIOR LIVING FRANKLIN DEVELOPMENT PLAN

Franklin, Williamson County, Tennessee

WILLIAM GRAY HARRISON
REGISTERED ENGINEER
AGRICULTURAL & COMMERCIAL
No. 137919
STATE OF TENNESSEE
2/7/2025

Revision Date
△ _____
△ _____
△ _____
△ _____

ENLARGED UTILITY PLAN

C5.4
COF # xxxx

PHASING PLAN NOTE

PHASE 1 - CONSISTS OF THE CONSTRUCTION OF TWO ENTRY ROADS FROM PEYTONSVILLE. A TWO WAY PRIVATE NORTH SOUTH DRIVE THAT CONNECTS THE TWO ENTRY ROADS. TWO RESIDENTIAL BUILDINGS THAT CONSIST OF 354 INDEPENDENT LIVING UNITS AND INCLUDES CLUBHOUSE SPACES, TWO RESTAURANTS AND THE SWIMMING POOL AND POOL HOUSE, TWO DETENTION PONDS AND ASSOCIATED SUPPORTING INFRASTRUCTURE AND PARKING IS ALSO INCLUDED IN THIS PHASE.
PHASE 2 - CONSISTS OF THE CONSTRUCTION OF THREE RESIDENTIAL BUILDINGS CONSISTING OF 355 INDEPENDENT LIVING UNITS, AND ASSOCIATED PARKING AND INFRASTRUCTURE TO INCLUDE A DETENTION POND ALONG THE SOUTH PROPERTY BOUNDARY.
PHASE 3 - CONSISTS OF THE CONSTRUCTION OF FOUR RESIDENTIAL BUILDINGS CONSISTING OF 406 INDEPENDENT LIVING UNITS AND INCLUDES CLUBHOUSE SPACES, TWO RESTAURANTS AND ASSOCIATED PARKING AND INFRASTRUCTURE.
PHASE 4 - CONSISTS OF A SINGLE CARE CENTER BUILDING THAT PROVIDES 250 BEDS FOR MEDICAL CARE AND ASSOCIATED PARKING AND INFRASTRUCTURE.
PHASE 5 - CONSISTS OF THE CONSTRUCTION OF 1 RESIDENTIAL BUILDING CONSISTING OF 117 INDEPENDENT LIVING AND INCLUDES ONE RESTAURANT AND ASSOCIATED PARING AND INFRASTRUCTURE.

20' EXCLUSIVE WATER LINE EASEMENT
10' ON EACH SIDE OF WATER LINE
WIDTH VARIES BASED UPON ROW

FUTURE RIGHT-IN / RIGHT-OUT

BOYLE'S APPROVED
2ND ACCESS POINT

APPROXIMATE LOCATION OF FUTURE ROW BOUNDARY PROVIDED BY DICKIE SULLIVAN ENGINEERING ON 12/21/2023 AND REVISED ALIGNMENT DATED 02/25/2025

CHAPTER 2 INVESTMENTS, LLC
MAP 117, PAR. 31.04
DB 9583, PG. 885
TRACT 1
9.850± ACRES

POND

BOYLE'S APPROVED
3RD ACCESS POINT

20' EXCLUSIVE WATERLINE EASEMENT
10' ON EACH SIDE OF WATERLINE
WIDTH VARIES BASED UPON ROW

MTEMC ROW EASEMENT
VAR WIDTH (20' FROM CENTERLINE)
PB.69, PG.49

MARION D. ROBINSON AND
WIFE LETA M. ROBINSON
MAP 117, PAR. 31.01
DB 789, PG. 148
LOT 1
BABCOCK PROPERTY
PB 12, PG. 130

MATTHEW R. HAM AND
WIFE KAREN L. HAM AND
JAMES M. HAM AND
WIFE LINDA A. HAM
MAP 117, PAR. 31.02
DB 5432, PG. 848
LOT 21
BABCOCK PROPERTY
PB 12, PG. 130

PHASE 1
PHASE 2
PHASE 3
PHASE 4
PHASE 5

APPROXIMATE LOCATION OF 500' HHO BUFFER

APPROXIMATE LOCATION OF HHO, TO BE VERIFIED BY SURVEYOR

GRAPHIC SCALE IN FEET
0 50 100 200

NORTH

GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

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

© 2025 Kimley-Horn and Associates, Inc.

Erickson SENIOR LIVING™

THW DESIGN

ERICKSON SENIOR LIVING FRANKLIN DEVELOPMENT PLAN

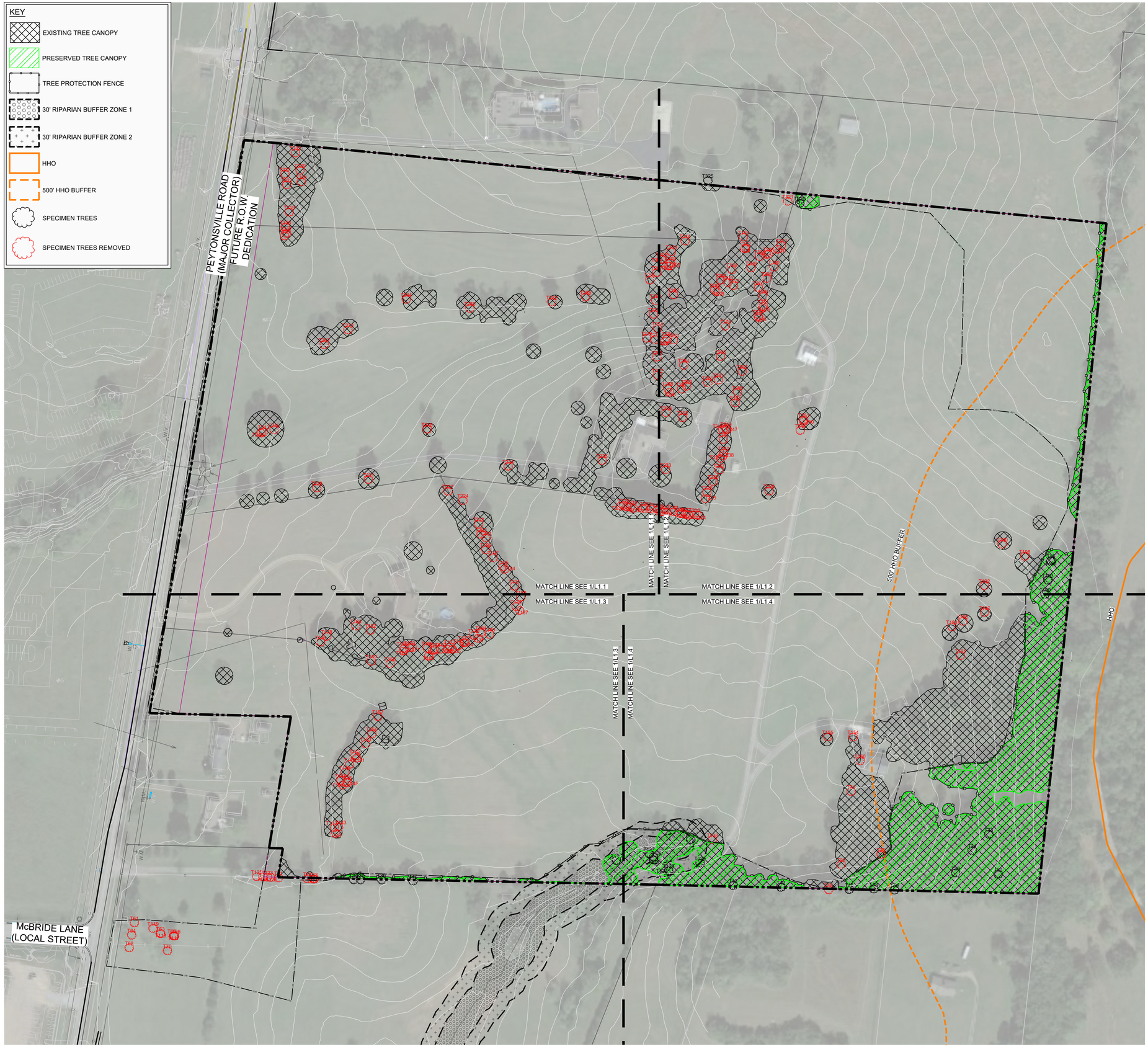
Franklin, Williamson County, Tennessee

WILLIAM GRAY HARRISON
REGISTERED ENGINEER
AGRICULTURE
COMMERCE
No. 137819
STATE OF TENNESSEE
2/07/2025

Revision Date
1 _____
2 _____
3 _____
4 _____

PHASING PLAN

C6.0
COF # xxxx



Tree Number	Caliper Inches	Species	Removed
T15	28	WALNUT	
T21	24	HICKORY	X
T23	24	OAK	
T24	30	OAK	
T25	24	OAK	X
T28	24	DOUBLE HICKORY	X
T29	48	OAK	
T30	30	TRIPLE HICKORY	
T31	26	HACKBERRY	X
T32	26	HACKBERRY	X
T33	26	ASH	X
T34	24	HACKBERRY	
T35	24	HACKBERRY	
T36	24	HACKBERRY	
T37	24	DECIDUOUS	
T40	32	OAK	
T42	24	OAK	
T43	48	HICKORY	
T46	24	OAK	
T48	24	TRIPLE HICKORY	X
T49	30	HICKORY	
T61	26	MAPLE	X
T63	24	TRIPLE MAPLE	X
T64	30	MAPLE	X
T65	24	TRIPLE MAPLE	X
T66	24	TRIPLE MAPLE	X
T68	24	DOUBLE MAPLE	X
T70	36	TRIPLE MAPLE	X
T117	28	OAK	X
T118	28	TRIPLE OAK	X
T119	24	CHERRY	X
T121	30	ELM	X
T122	24	HACKBERRY	X
T123	28	ELM	X
T124	24	HACKBERRY	X
T125	26	HACKBERRY	X
T127	24	HACKBERRY	
T128	30	HACKBERRY	
T129	36	CEDAR	
T130	24	HACKBERRY	
T131	30	HACKBERRY	
T134	24	HACKBERRY	
T137	24	HACKBERRY	
T138	32	WALNUT	X
T139	42	HACKBERRY	
T141	26	CEDAR	X
T142	24	CEDAR	X
T143	24	CEDAR	X
T144	28	CEDAR	X
T145	24	ELM	X
T146	26	ELM	X
T147	26	CEDAR	X
T148	24	DOUBLE CEDAR	X
T149	24	CEDAR	X
T150	32	OAK	X
T151	24	ELM	X
T152	24	CEDAR	X
T153	24	CEDAR	X
T154	30	MAGNOLIA	X
T155	24	OAK	X
T156	24	CEDAR	X
T157	24	CEDAR	X
T158	24	HACKBERRY	X
T159	24	CEDAR	X
T160	24	OSAGE ORANGE	X
T161	36	OAK	X
T162	26	DOUBLE OAK	X
T163	36	OSAGE ORANGE	X
T164	26	CEDAR	X
T165	24	HACKBERRY	X
T166	24	ELM	X
T167	30	DECIDUOUS	X
T168	26	HACKBERRY	X
T169	24	HACKBERRY	X
T170	24	HACKBERRY	X
T171	24	HACKBERRY	X
T172	24	HACKBERRY	X
T173	24	HACKBERRY	X
T174	24	HACKBERRY	X
T175	26	HACKBERRY	X
T176	24	HACKBERRY	X
T177	24	CEDAR	X
T178	30	DOUBLE ELM	X
T179	36	CEDAR	X
T180	24	CEDAR	X
T181	40	HACKBERRY	X
T182	42	DOUBLE ELM	X
T183	30	WALNUT	X
T184	24	HACKBERRY	X
T185	30	WALNUT	X
T186	30	WALNUT	X
T188	26	HACKBERRY	X
T189	24	HACKBERRY	X
T190	36	SYCAMORE	
T191	28	HACKBERRY	X
T192	24	WALNUT	X
T193	30	WALNUT	
T194	26	SWEET GUM	X
T195	24	SWEET GUM	X
T196	36	WALNUT	
T197	36	OSAGE ORANGE	X
T198	26	WALNUT	X
T199	36	OSAGE ORANGE	X
T200	32	WALNUT	X
T201	24	ELM	X
T202	34	ELM	X
T203	30	ELM	X
T204	28	PINE	X
T205	24	PINE	X
T206	32	PINE	X
T207	28	PINE	X
T208	28	PINE	X
T209	24	PINE	X

Tree Number	Caliper Inches	Species	Removed
T210	24	PINE	X
T211	32	PINE	X
T212	24	PINE	X
T213	24	PINE	X
T214	24	PINE	X
T215	24	PINE	X
T216	26	PINE	X
T217	30	PINE	X
T218	24	PINE	X
T219	26	PINE	X
T220	24	PINE	X
T221	28	PINE	X
T222	24	PINE	X
T224	36	HACKBERRY	X
T225	24	PINE	X
T226	26	PINE	X
T227	30	CHERRY	X
T228	24	OAK	X
T229	26	OAK	X
T230	28	PINE	X
T231	26	OAK	X
T232	26	HACKBERRY	X
T233	24	CRAPE MYRTLE	X
T234	24	HACKBERRY	X
T235	24	HACKBERRY	X
T237	28	PINE	X
T238	24	HACKBERRY	X
T240	24	HACKBERRY	X
T241	24	PINE	X
T242	24	HACKBERRY	X
T243	24	HACKBERRY	X
T244	24	CHERRY	X
T245	26	OAK	X
T246	24	PINE	X
T247	24	PINE	X
T248	24	HACKBERRY	X
T249	24	PINE	X
T250	26	CHERRY	X
T251	26	ELM	X
T252	24	OAK	X
T253	24	OAK	X
T254	24	HACKBERRY	X
T255	30	ELM	X
T256	24	HACKBERRY	X
T257	24	OAK	X
T258	28	OAK	X
T259	26	DOUBLE ELM	X
T260	24	HACKBERRY	X
T261	24	ELM	X
T262	30	OAK	X
T263	24	HACKBERRY	X
T264	30	ELM	X
T266	24	HACKBERRY	X
T267	42	DOUBLE ELM	X
T268	36	WALNUT	X
T269	24	OAK	X
T270	24	OAK	X
T271	32	HICKORY	X
T272	28	WALNUT	X
T273	24	HACKBERRY	X
T274	24	HACKBERRY	X
T275	24	MAPLE	X
T276	36	DOUBLE MAPLE	X
T277	32	DOUBLE HACKBERRY	X
T278	28	ASH	X
T279	44	HACKBERRY	X
T280	32	HACKBERRY	X
T281	32	ASH	X
T282	24	HACKBERRY	X
T283	30	ASH	X
T284	30	HACKBERRY	X
T285	24	DOUBLE HACKBERRY	X
T286	40	OAK	X
T287	32	ASH	X
T288	24	HACKBERRY	X
T289	24	HACKBERRY	X
T290	42	OAK	X
T292	36	ASH	X
T293	32	ASH	X
T294	34	OAK	X
T295	40	HACKBERRY	X
T296	40	HACKBERRY	X
T297	48	TRIPLE CHERRY	X
T298	48	OAK	X
T299	32	ASH	X
T300	28	ASH	X
T301	30	HACKBERRY	X
T302	32	HACKBERRY	X
T303	30	OAK	X
T304	42	DOUBLE OAK	X
T305	38	OAK	X
T306	26	OAK	X
T307	36	ELM	X
T308	34	HACKBERRY	X
T309	32	HACKBERRY	X
T310	38	HACKBERRY	X
T311	34	HACKBERRY	X
T312	32	HACKBERRY	X
T313	26	HACKBERRY	X
T314	30	HACKBERRY	X
T315	24	HACKBERRY	X
T316	26	DOUBLE HACKBERRY	X
T317	30	DOUBLE HACKBERRY	X
T318	24	ELM	X
T319	30	TRIPLE CHERRY	X
T320	30	DOUBLE ELM	
T321	28	HACKBERRY	X
T322	24	OAK	X
T324	24	OAK	X
T325	26	OAK	
T327	24	HACKBERRY	X
T329	26	OAK	X
T332	24	HACKBERRY	X

SPECIMEN TREE INCHES
REMOVED: 5,548"

SPECIMEN TREE REPLACEMENT
INCHES REQUIRED: 11,096"

TREE CANOPY RETENTION

OVERALL SITE AREA:	3,073,968.99 SF; 70.57 AC
TOTAL EXISTING TREE CANOPY:	17.2% OF SITE: (529,166 SF;12.15 AC)
REQUIRED PRESERVATION:	26% OF EXISTING: (137,650 SF; 3.16 AC)
PROVIDED PRESERVATION:	32% OF EXISTING: (166,622 SF; 3.83 AC)

0 100 200 300

N

GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

Kimley»Horn
4031 Aspen Grove Drive, Franklin, TN 37067Main: 615.564.2701 | www.kimley-horn.com
© 2024 Kimley-Horn and Associates, Inc.

Erickson SENIOR LIVING™

THW DESIGN

ERICKSON SENIOR LIVING
FRANKLIN
DEVELOPMENT PLAN
Franklin, Williamson County, Tennessee

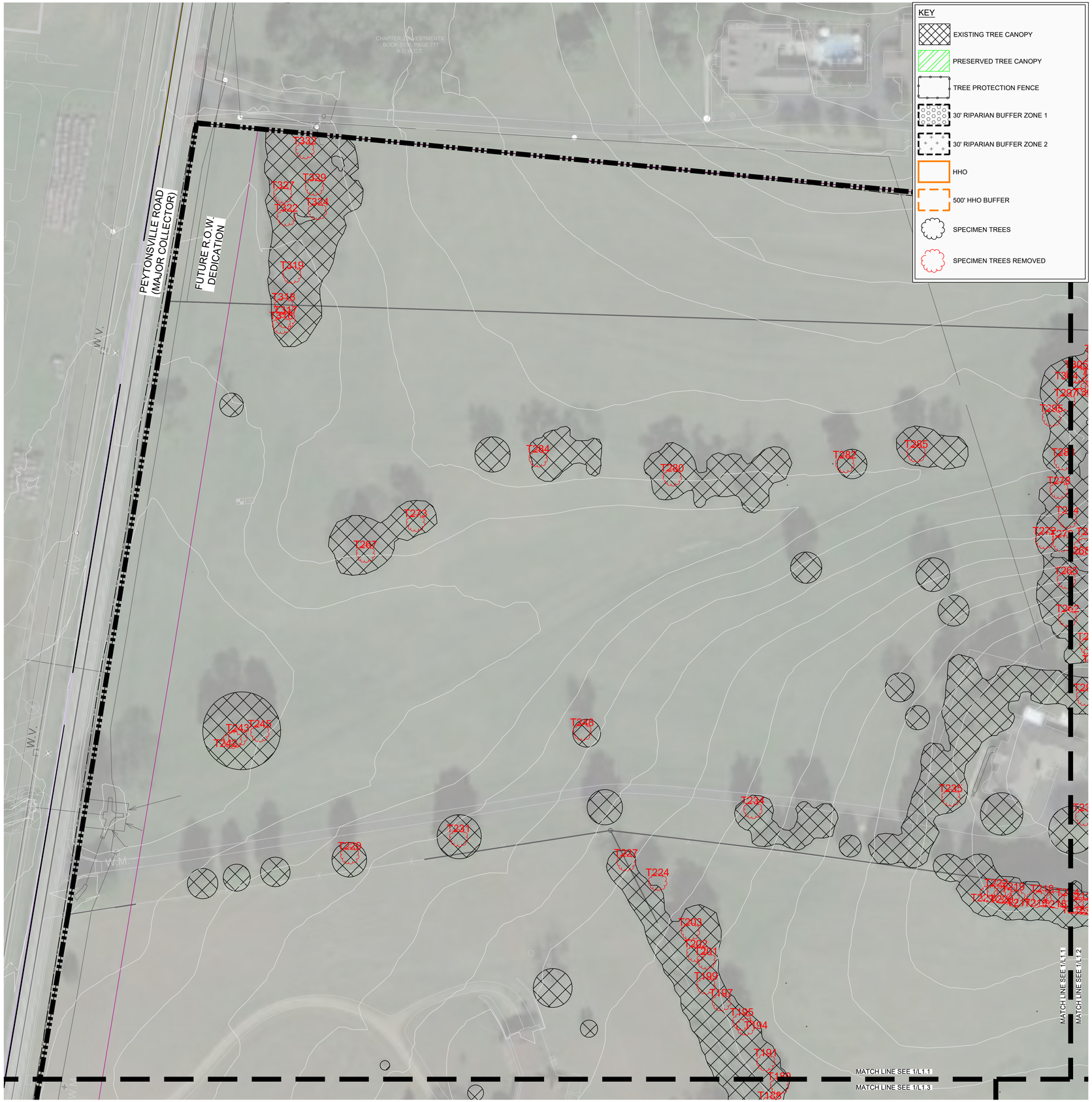


Revision Date
- △ _____
- △ _____
- △ _____
- △ _____

OVERALL TREE PRESERVATION

SHEET
L1.0

COF # 8624



Tree Number	Caliper Inches	Species	Removed
T15	28	WALNUT	
T21	24	HICKERY	X
T23	24	OAK	
T24	30	OAK	
T25	24	OAK	X
T28	24	DOUBLE HICKORY	X
T29	48	OAK	
T30	30	TRIPLE HICKORY	
T31	26	HACKBERRY	X
T32	26	HACKBERRY	X
T33	26	ASH	X
T34	24	HACKBERRY	
T35	24	HACKBERRY	
T36	24	HACKBERRY	
T37	24	DECIDUOUS	
T40	32	OAK	
T42	24	OAK	
T43	48	HICKERY	
T46	24	OAK	
T48	24	TRIPLE HICKORY	X
T49	30	HICKERY	
T61	26	MAPLE	X
T63	24	TRIPLE MAPLE	X
T64	30	MAPLE	X
T65	24	TRIPLE MAPLE	X
T66	24	TRIPLE MAPLE	X
T70	36	TRIPLE MAPLE	X
T117	28	OAK	X
T118	28	TRIPLE OAK	X
T119	24	CHERRY	X
T121	30	ELM	X
T122	24	HACKBERRY	X
T123	28	ELM	X
T124	24	HACKBERRY	X
T125	26	HACKBERRY	X
T127	24	HACKBERRY	
T128	30	HACKBERRY	
T129	36	CEDAR	
T130	24	HACKBERRY	
T131	30	HACKBERRY	
T134	24	HACKBERRY	
T137	24	HACKBERRY	
T138	32	WALNUT	X
T139	42	HACKBERRY	
T141	26	CEDAR	X
T142	24	CEDAR	X
T143	24	CEDAR	X
T144	28	CEDAR	X
T145	24	ELM	X
T146	26	ELM	X
T147	26	CEDAR	X
T148	24	DOUBLE CEDAR	X
T149	24	CEDAR	X
T150	32	OAK	X
T151	24	ELM	X
T152	24	CEDAR	X
T153	24	CEDAR	X
T154	30	MAGNOLIA	X
T155	24	OAK	X
T156	24	CEDAR	X
T157	24	CEDAR	X
T158	24	HACKBERRY	X
T159	24	CEDAR	X
T160	24	OSAGE ORANGE	X
T161	36	OAK	X
T162	26	DOUBLE OAK	X
T163	36	OSAGE ORANGE	X
T164	26	CEDAR	X
T165	24	HACKBERRY	X
T166	24	ELM	X
T167	30	DECIDUOUS	X
T168	26	HACKBERRY	X
T169	24	HACKBERRY	X
T170	24	HACKBERRY	X
T171	24	HACKBERRY	X
T172	24	HACKBERRY	X
T173	24	HACKBERRY	X
T174	24	HACKBERRY	X
T175	26	HACKBERRY	X
T176	24	HACKBERRY	X
T177	24	CEDAR	X
T178	30	DOUBLE ELM	X
T179	36	CEDAR	X
T180	24	CEDAR	X
T181	40	HACKBERRY	X
T182	42	DOUBLE ELM	X
T183	30	WALNUT	X
T184	24	HACKBERRY	X
T185	30	WALNUT	X
T186	30	WALNUT	X
T188	26	HACKBERRY	X
T189	24	HACKBERRY	X
T190	36	SYCAMORE	
T191	28	HACKBERRY	X
T192	24	WALNUT	X
T193	30	WALNUT	
T194	26	SWEET GUM	X
T195	24	SWEET GUM	X
T196	36	WALNUT	
T197	36	OSAGE ORANGE	X
T198	26	WALNUT	X
T199	36	OSAGE ORANGE	X
T200	32	WALNUT	X
T201	24	ELM	X
T202	34	ELM	X
T203	30	ELM	X
T204	28	PINE	X
T205	24	PINE	X
T206	32	PINE	X
T207	28	PINE	X
T208	28	PINE	X
T209	24	PINE	X

Tree Number	Caliper Inches	Species	Removed
T210	24	PINE	X
T211	32	PINE	X
T212	24	PINE	X
T213	24	PINE	X
T214	24	PINE	X
T215	24	PINE	X
T216	26	PINE	X
T217	30	PINE	X
T218	24	PINE	X
T219	26	PINE	X
T220	24	PINE	X
T223	28	PINE	X
T232	24	PINE	X
T224	36	HACKBERRY	X
T225	24	PINE	X
T226	26	PINE	X
T227	30	CHERRY	X
T228	24	OAK	X
T229	26	OAK	X
T230	28	PINE	X
T231	26	OAK	X
T232	26	HACKBERRY	X
T233	24	CRAPEMYRTLE	X
T234	24	HACKBERRY	X
T235	24	HACKBERRY	X
T237	28	PINE	X
T236	24	HACKBERRY	X
T240	24	HACKBERRY	X
T241	24	PINE	X
T242	24	HACKBERRY	X
T243	24	HACKBERRY	X
T244	24	CHERRY	X
T245	26	OAK	X
T246	24	PINE	X
T247	24	PINE	X
T248	24	HACKBERRY	X
T249	24	PINE	X
T250	26	CHERRY	X
T251	26	ELM	X
T252	24	OAK	X
T253	24	OAK	X
T254	24	HACKBERRY	X
T255	30	ELM	X
T256	24	HACKBERRY	X
T257	24	OAK	X
T258	28	OAK	X
T259	26	DOUBLE ELM	X
T260	24	HACKBERRY	X
T261	24	ELM	X
T262	30	OAK	X
T263	24	HACKBERRY	X
T264	30	ELM	X
T266	24	HACKBERRY	X
T267	42	DOUBLE ELM	X
T268	36	WALNUT	X
T269	24	OAK	X
T270	24	OAK	X
T271	32	HICKORY	X
T272	28	WALNUT	X
T273	24	HACKBERRY	X
T274	24	HACKBERRY	X
T275	24	MAPLE	X
T276	36	DOUBLE MAPLE	X
T277	32	DOUBLE HACKBERRY	X
T278	28	ASH	X
T279	44	HACKBERRY	X
T280	32	HACKBERRY	X
T281	32	ASH	X
T282	24	HACKBERRY	X
T283	30	ASH	X
T284	30	HACKBERRY	X
T285	24	DOUBLE HACKBERRY	X
T286	40	OAK	X
T287	32	ASH	X
T288	24	HACKBERRY	X
T289	24	HACKBERRY	X
T290	42	OAK	X
T292	36	ASH	X
T293	32	ASH	X
T294	34	OAK	X
T295	40	HACKBERRY	X
T296	40	HACKBERRY	X
T297	48	TRIPLE CHERRY	X
T298	48	OAK	X
T299	32	ASH	X
T300	28	ASH	X
T301	30	HACKBERRY	X
T302	32	HACKBERRY	X
T303	30	OAK	X
T304	42	DOUBLE OAK	X
T305	38	OAK	X
T306	26	OAK	X
T307	36	ELM	X
T308	34	HACKBERRY	X
T309	32	HACKBERRY	X
T310	38	HACKBERRY	X
T311	34	HACKBERRY	X
T312	32	HACKBERRY	X
T313	26	HACKBERRY	X
T314	30	HACKBERRY	X
T315	24	HACKBERRY	X
T316	26	DOUBLE HACKBERRY	X
T317	30	DOUBLE HACKBERRY	X
T318	24	ELM	X
T319	30	TRIPLE CHERRY	X
T320	30	DOUBLE ELM	
T321	28	HACKBERRY	X
T322	24	OAK	X
T324	24	OAK	X
T325	26	OAK	
T327	24	HACKBERRY	X
T329	26	OAK	X
T332	24	HACKBERRY	X

SPECIMEN TREE INCHES REMOVED: 5,548"

SPECIMEN TREE REPLACEMENT INCHES REQUIRED: 11,096"

TREE CANOPY RETENTION

OVERALL SITE AREA:	3,073,968.99 SF; 70.57 AC
TOTAL EXISTING TREE CANOPY:	17.2% OF SITE: (529,166 SF;12.15 AC)
REQUIRED PRESERVATION:	26% OF EXISTING: (137,650 SF; 3.16 AC)
PROVIDED PRESERVATION:	32% OF EXISTING: (166,622 SF; 3.83 AC)

0 100 200 300

N

GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE
Kimley»Horn
4031 Aspen Grove Drive, Franklin, TN 37067Main: 615.564.2701 | www.kimley-horn.com
© 2024 Kimley-Horn and Associates, Inc.
Erickson SENIOR LIVING℠
THW DESIGN

ERICKSON SENIOR LIVING FRANKLIN
DEVELOPMENT PLAN
Franklin, Williamson County, Tennessee

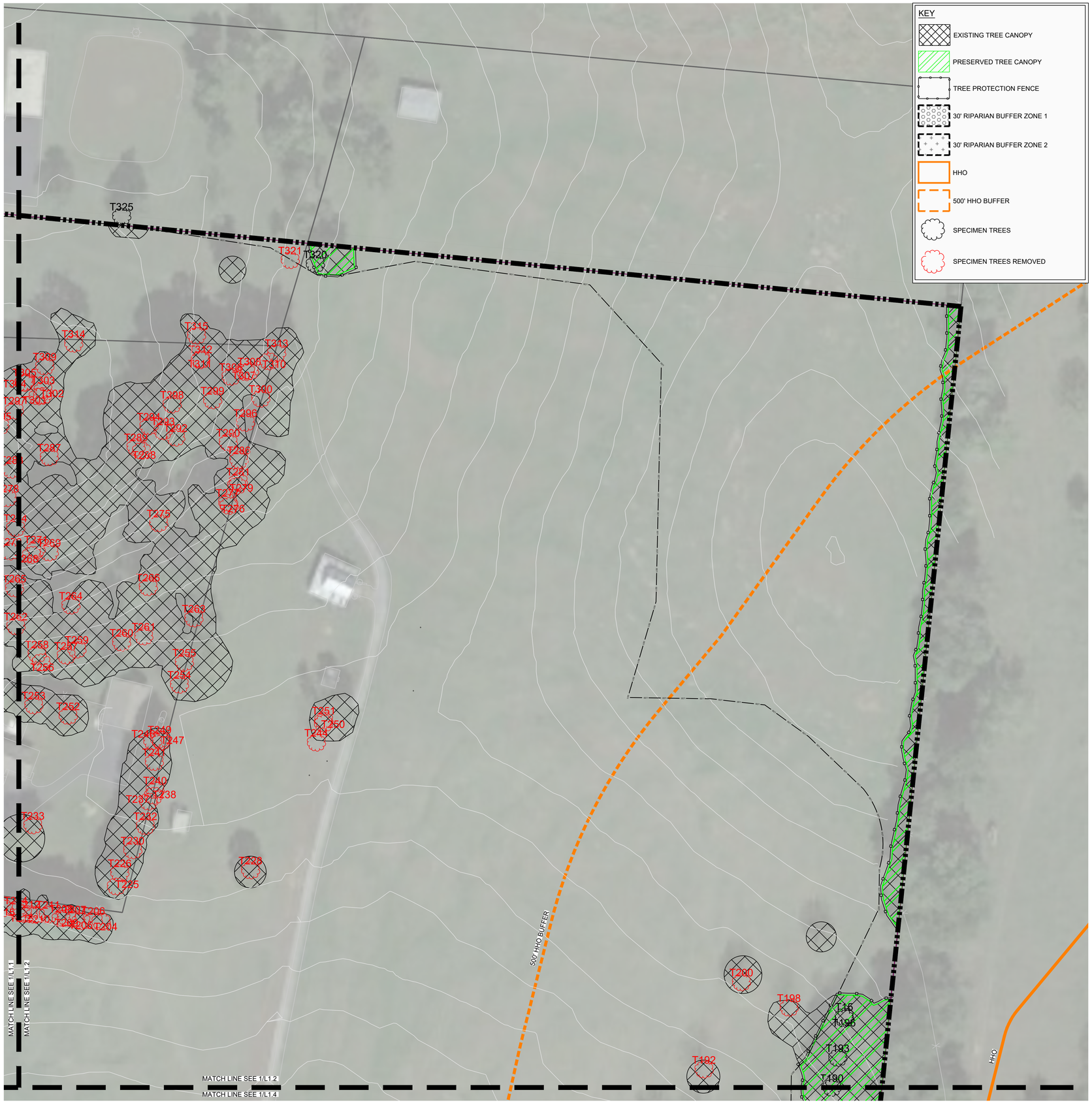


Revision Date
1 _____
2 _____
3 _____
4 _____

TREE PRESERVATION ENLARGEMENT

SHEET
L1.1

COF # 8624



Tree Number	Caliper Inches	Species	Removed
T15	28	WALNUT	
T21	24	HICKORY	X
T23	24	OAK	
T24	30	OAK	
T25	24	OAK	X
T28	24	DOUBLE HICKORY	X
T29	48	OAK	
T30	30	TRIPLE HICKORY	
T31	26	HACKBERRY	X
T32	26	HACKBERRY	X
T33	26	ASH	X
T34	24	HACKBERRY	
T35	24	HACKBERRY	
T36	24	HACKBERRY	
T37	24	DECIDUOUS	
T40	32	OAK	
T42	24	OAK	
T43	48	HICKORY	
T46	24	OAK	
T48	24	TRIPLE HICKORY	X
T49	30	HICKORY	
T61	26	MAPLE	X
T63	24	TRIPLE MAPLE	X
T64	30	MAPLE	X
T65	24	TRIPLE MAPLE	X
T66	24	TRIPLE MAPLE	X
T68	24	DOUBLE MAPLE	X
T70	36	TRIPLE MAPLE	X
T117	28	OAK	X
T118	28	TRIPLE OAK	X
T119	24	CHERRY	X
T121	30	ELM	X
T122	24	HACKBERRY	X
T123	28	ELM	X
T124	24	HACKBERRY	X
T125	26	HACKBERRY	X
T127	24	HACKBERRY	
T128	30	HACKBERRY	
T129	36	CEDAR	
T130	24	HACKBERRY	
T131	30	HACKBERRY	
T134	24	HACKBERRY	
T137	24	HACKBERRY	
T138	32	WALNUT	X
T139	42	HACKBERRY	
T141	26	CEDAR	X
T142	24	CEDAR	X
T143	24	CEDAR	X
T144	28	CEDAR	X
T145	24	ELM	X
T146	26	ELM	X
T147	26	CEDAR	X
T148	24	DOUBLE CEDAR	X
T149	24	CEDAR	X
T150	32	OAK	X
T151	24	ELM	X
T152	24	CEDAR	X
T153	24	CEDAR	X
T154	30	MAGNOLIA	X
T155	24	OAK	X
T156	24	CEDAR	X
T157	24	CEDAR	X
T158	24	HACKBERRY	X
T159	24	CEDAR	X
T160	24	OSAGE ORANGE	X
T161	36	OAK	X
T162	26	DOUBLE OAK	X
T163	36	OSAGE ORANGE	X
T164	26	CEDAR	X
T165	24	HACKBERRY	X
T166	24	ELM	X
T167	30	DECIDUOUS	X
T168	26	HACKBERRY	X
T169	24	HACKBERRY	X
T170	24	HACKBERRY	X
T171	24	HACKBERRY	X
T172	24	HACKBERRY	X
T173	24	HACKBERRY	X
T174	24	HACKBERRY	X
T175	26	HACKBERRY	X
T176	24	HACKBERRY	X
T177	24	CEDAR	X
T178	30	DOUBLE ELM	X
T179	36	CEDAR	X
T180	24	CEDAR	X
T181	40	HACKBERRY	X
T182	42	DOUBLE ELM	X
T183	30	WALNUT	X
T184	24	HACKBERRY	X
T185	30	WALNUT	X
T186	30	WALNUT	X
T188	26	HACKBERRY	X
T189	24	HACKBERRY	X
T190	36	SYCAMORE	
T191	28	HACKBERRY	X
T192	24	WALNUT	X
T193	30	WALNUT	
T194	26	SWEET GUM	X
T195	24	SWEET GUM	X
T196	36	WALNUT	
T197	36	OSAGE ORANGE	X
T198	26	WALNUT	X
T199	36	OSAGE ORANGE	X
T200	32	WALNUT	X
T201	24	ELM	X
T202	34	ELM	X
T203	30	ELM	X
T204	28	PINE	X
T205	24	PINE	X
T206	32	PINE	X
T207	28	PINE	X
T208	28	PINE	X
T209	24	PINE	X

Tree Number	Caliper Inches	Species	Removed
T210	24	PINE	X
T211	32	PINE	X
T212	24	PINE	X
T213	24	PINE	X
T214	24	PINE	X
T215	24	PINE	X
T216	26	PINE	X
T217	30	PINE	X
T218	24	PINE	X
T219	26	PINE	X
T220	24	PINE	X
T221	28	PINE	X
T222	24	PINE	X
T224	36	HACKBERRY	X
T225	24	PINE	X
T226	26	PINE	X
T227	30	CHERRY	X
T228	24	OAK	X
T229	26	OAK	X
T230	28	PINE	X
T231	26	OAK	X
T232	26	HACKBERRY	X
T233	24	CRAPE MYRTLE	X
T234	24	HACKBERRY	X
T235	24	HACKBERRY	X
T237	28	PINE	X
T238	24	HACKBERRY	X
T240	24	HACKBERRY	X
T241	24	PINE	X
T242	24	HACKBERRY	X
T243	24	HACKBERRY	X
T244	24	CHERRY	X
T245	26	OAK	X
T246	24	PINE	X
T247	24	PINE	X
T248	24	HACKBERRY	X
T249	24	PINE	X
T250	26	CHERRY	X
T251	26	ELM	X
T252	24	OAK	X
T253	24	OAK	X
T254	24	HACKBERRY	X
T255	30	ELM	X
T256	24	HACKBERRY	X
T257	24	OAK	X
T258	28	OAK	X
T259	26	DOUBLE ELM	X
T260	24	HACKBERRY	X
T261	24	ELM	X
T262	30	OAK	X
T263	24	HACKBERRY	X
T264	30	ELM	X
T265	24	DOUBLE HACKBERRY	X
T266	40	OAK	X
T267	32	ASH	X
T268	24	HACKBERRY	X
T269	24	HACKBERRY	X
T270	24	OAK	X
T271	32	HICKORY	X
T272	28	WALNUT	X
T273	24	HACKBERRY	X
T274	24	HACKBERRY	X
T275	24	MAPLE	X
T276	36	DOUBLE MAPLE	X
T277	32	DOUBLE HACKBERRY	X
T278	28	ASH	X
T279	44	HACKBERRY	X
T280	32	HACKBERRY	X
T281	32	ASH	X
T282	24	HACKBERRY	X
T283	30	ASH	X
T284	30	HACKBERRY	X
T285	24	DOUBLE HACKBERRY	X
T286	40	OAK	X
T287	32	ASH	X
T288	24	HACKBERRY	X
T289	24	HACKBERRY	X
T290	32	ASH	X
T291	24	HACKBERRY	X
T292	24	ASH	X
T293	30	HACKBERRY	X
T294	30	HACKBERRY	X
T295	40	HACKBERRY	X
T296	40	HACKBERRY	X
T297	48	TRIPLE CHERRY	X
T298	48	OAK	X
T299	32	ASH	X
T300	28	ASH	X
T301	30	HACKBERRY	X
T302	32	HACKBERRY	X
T303	30	OAK	X
T304	42	DOUBLE OAK	X
T305	38	OAK	X
T306	26	OAK	X
T307	36	ELM	X
T308	34	HACKBERRY	X
T309	32	HACKBERRY	X
T310	38	HACKBERRY	X
T311	34	HACKBERRY	X
T312	32	HACKBERRY	X
T313	26	HACKBERRY	X
T314	30	HACKBERRY	X
T315	24	HACKBERRY	X
T316	26	DOUBLE HACKBERRY	X
T317	30	DOUBLE HACKBERRY	X
T318	24	ELM	X
T319	30	TRIPLE CHERRY	X
T320	30	DOUBLE ELM	
T321	28	HACKBERRY	
T322	24	OAK	X
T324	24	OAK	X
T325	26	OAK	
T327	24	HACKBERRY	X
T329	26	OAK	X
T332	24	HACKBERRY	X

SPECIMEN TREE INCHES REMOVED: 5,548"

SPECIMEN TREE REPLACEMENT INCHES REQUIRED: 11,096"

TREE CANOPY RETENTION

OVERALL SITE AREA:	3,073,968.99 SF; 70.57 AC
TOTAL EXISTING TREE CANOPY:	17.2% OF SITE: (529,166 SF;12.15 AC)
REQUIRED PRESERVATION:	26% OF EXISTING: (137,650 SF; 3.16 AC)
PROVIDED PRESERVATION:	32% OF EXISTING: (166,622 SF; 3.83 AC)

0 100 200 300

N

GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE
Kimley»Horn
4031 Aspen Grove Drive, Franklin, TN 37067Main: 615.564.2701 | www.kimley-horn.com
© 2024 Kimley-Horn and Associates, Inc.
Erickson SENIOR LIVING℠
THW DESIGN

ERICKSON SENIOR LIVING FRANKLIN
DEVELOPMENT PLAN
Franklin, Williamson County, Tennessee

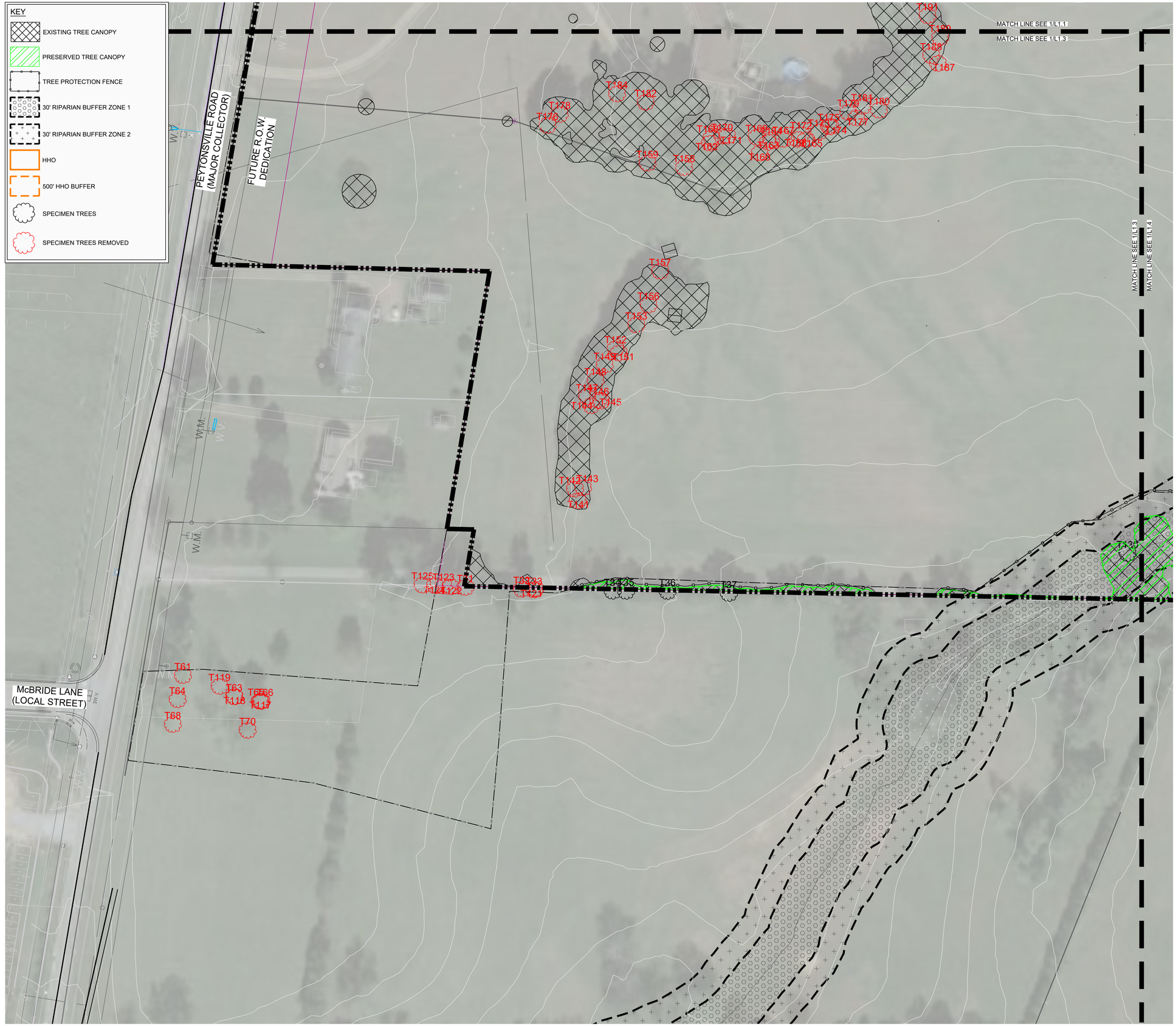


Revision Date
- 1
- 2
- 3
- 4

TREE PRESERVATION ENLARGEMENT

SHEET
L1.2

COF # 8624



Tree Number	Caliper Inches	Species	Removed	Tree Number	Caliper Inches	Species	Removed
T15	28	WALNUT		T210	24	PINE	X
T21	24	HICKORY	X	T211	32	PINE	X
T23	24	OAK		T212	24	PINE	X
T24	30	OAK		T213	24	PINE	X
T25	24	OAK	X	T214	24	PINE	X
T28	24	DOUBLE HICKORY	X	T215	24	PINE	X
T29	48	OAK		T216	26	PINE	X
T30	30	TRIPLE HICKORY		T217	30	PINE	X
T31	26	HACKBERRY	X	T218	24	PINE	X
T32	26	HACKBERRY	X	T219	26	PINE	X
T33	26	ASH	X	T220	24	PINE	X
T34	24	HACKBERRY		T221	28	PINE	X
T35	24	HACKBERRY		T222	24	PINE	X
T36	24	HACKBERRY		T224	30	HACKBERRY	X
T37	24	DECIDUOUS		T225	24	PINE	X
T40	32	OAK		T226	26	PINE	X
T42	24	OAK		T227	30	CHERRY	X
T43	48	HICKORY		T228	24	OAK	X
T46	24	OAK		T229	26	OAK	X
T48	24	TRIPLE HICKORY	X	T230	28	PINE	X
T49	30	HICKORY		T231	26	OAK	X
T61	26	MAPLE	X	T232	26	HACKBERRY	X
T63	24	TRIPLE MAPLE	X	T233	24	CRAPE MYRTLE	X
T64	30	MAPLE	X	T234	24	HACKBERRY	X
T65	24	TRIPLE MAPLE	X	T235	24	HACKBERRY	X
T66	24	TRIPLE MAPLE	X	T237	28	PINE	X
T68	24	DOUBLE MAPLE	X	T238	24	HACKBERRY	X
T70	36	TRIPLE MAPLE	X	T240	24	HACKBERRY	X
T117	28	OAK	X	T241	24	PINE	X
T118	28	TRIPLE OAK	X	T242	24	HACKBERRY	X
T119	24	CHERRY	X	T243	24	HACKBERRY	X
T121	30	ELM	X	T244	24	CHERRY	X
T122	24	HACKBERRY	X	T245	26	OAK	X
T123	28	ELM	X	T246	24	PINE	X
T124	24	HACKBERRY	X	T247	24	PINE	X
T125	26	HACKBERRY	X	T248	24	HACKBERRY	X
T127	24	HACKBERRY		T249	24	PINE	X
T128	30	HACKBERRY		T250	26	CHERRY	X
T129	36	CEDAR		T251	26	ELM	X
T130	24	HACKBERRY		T252	24	OAK	X
T131	30	HACKBERRY		T253	24	OAK	X
T134	24	HACKBERRY		T254	24	HACKBERRY	X
T137	24	HACKBERRY		T255	30	ELM	X
T138	32	WALNUT	X	T256	24	HACKBERRY	X
T139	42	HACKBERRY		T257	24	OAK	X
T141	26	CEDAR	X	T258	28	OAK	X
T142	24	CEDAR	X	T259	26	DOUBLE ELM	X
T143	24	CEDAR	X	T260	24	HACKBERRY	X
T144	28	CEDAR	X	T261	24	ELM	X
T145	24	ELM	X	T262	30	OAK	X
T146	26	ELM	X	T263	24	HACKBERRY	X
T147	26	CEDAR	X	T264	30	ELM	X
T148	24	DOUBLE CEDAR	X	T266	24	HACKBERRY	X
T149	24	CEDAR	X	T267	42	DOUBLE ELM	X
T150	32	OAK	X	T268	36	WALNUT	X
T151	24	ELM	X	T269	24	OAK	X
T152	24	CEDAR	X	T270	24	OAK	X
T153	24	CEDAR	X	T271	32	HICKORY	X
T154	30	MAGNOLIA	X	T272	28	WALNUT	X
T155	24	OAK	X	T273	24	HACKBERRY	X
T156	24	CEDAR	X	T274	24	HACKBERRY	X
T157	24	CEDAR	X	T275	24	MAPLE	X
T158	24	HACKBERRY	X	T276	36	DOUBLE MAPLE	X
T159	24	CEDAR	X	T277	32	DOUBLE HACKBERRY	X
T160	24	OSAGE ORANGE	X	T278	28	ASH	X
T161	36	OAK	X	T279	44	HACKBERRY	X
T162	26	DOUBLE OAK	X	T280	32	HACKBERRY	X
T163	36	OSAGE ORANGE	X	T281	32	ASH	X
T164	26	CEDAR	X	T282	24	HACKBERRY	X
T165	24	HACKBERRY	X	T283	30	ASH	X
T166	24	ELM	X	T284	30	HACKBERRY	X
T167	30	DECIDUOUS	X	T285	24	DOUBLE HACKBERRY	X
T168	26	HACKBERRY	X	T286	40	OAK	X
T169	24	HACKBERRY	X	T287	32	ASH	X
T170	24	HACKBERRY	X	T288	24	HACKBERRY	X
T171	24	HACKBERRY	X	T289	24	HACKBERRY	X
T172	24	HACKBERRY	X	T290	42	OAK	X
T173	24	HACKBERRY	X	T292	30	ASH	X
T174	24	HACKBERRY	X	T293	32	ASH	X
T175	26	HACKBERRY	X	T294	34	OAK	X
T176	24	HACKBERRY	X	T295	40	HACKBERRY	X
T177	24	CEDAR	X	T296	40	HACKBERRY	X
T178	30	DOUBLE ELM	X	T297	48	TRIPLE CHERRY	X
T179	36	CEDAR	X	T298	48	OAK	X
T180	24	CEDAR	X	T299	32	ASH	X
T181	40	HACKBERRY	X	T300	28	ASH	X
T182	42	DOUBLE ELM	X	T301	30	HACKBERRY	X
T183	30	WALNUT	X	T302	32	HACKBERRY	X
T184	24	HACKBERRY	X	T303	30	OAK	X
T185	30	WALNUT	X	T304	42	DOUBLE OAK	X
T186	30	WALNUT	X	T305	38	OAK	X
T188	26	HACKBERRY	X	T306	26	OAK	X
T189	24	HACKBERRY	X	T307	36	ELM	X
T190	36	SYCAMORE		T308	34	HACKBERRY	X
T191	28	HACKBERRY	X	T309	32	HACKBERRY	X
T192	24	WALNUT	X	T310	38	HACKBERRY	X
T193	30	WALNUT		T311	34	HACKBERRY	X
T194	26	SWEET GUM	X	T312	32	HACKBERRY	X
T195	24	SWEET GUM	X	T313	26	HACKBERRY	X
T196	36	WALNUT		T314	30	HACKBERRY	X
T197	36	OSAGE ORANGE	X	T315	24	HACKBERRY	X
T198	26	WALNUT	X	T316	26	DOUBLE HACKBERRY	X
T199	36	OSAGE ORANGE	X	T317	30	DOUBLE HACKBERRY	X
T200	32	WALNUT	X	T318	24	ELM	X
T201	24	ELM	X	T319	30	TRIPLE CHERRY	X
T202	34	ELM	X	T320	30	DOUBLE ELM	X
T203	30	ELM	X	T321	28	HACKBERRY	X
T204	28	PINE	X	T322	24	OAK	X
T205	24	PINE	X	T324	24	OAK	X
T206	32	PINE	X	T325	26	OAK	
T207	28	PINE	X	T327	24	HACKBERRY	X
T208	28	PINE	X	T329	26	OAK	X
T209	24	PINE	X	T332	24	HACKBERRY	X

SPECIMEN TREE INCHES REMOVED: 5,548"

SPECIMEN TREE REPLACEMENT INCHES REQUIRED: 11,096"

TREE CANOPY RETENTION

OVERALL SITE AREA:	3,073,968.99 SF; 70.57 AC
TOTAL EXISTING TREE CANOPY:	17.2% OF SITE: (529,166 SF;12.15 AC)
REQUIRED PRESERVATION:	26% OF EXISTING: (137,650 SF; 3.16 AC)
PROVIDED PRESERVATION:	32% OF EXISTING: (166,622 SF; 3.83 AC)

0 100 200 300

N

GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE
Kimley»Horn
4031 Aspen Grove Drive, Franklin, TN 37067Main: 615.564.2701 | www.kimley-horn.com
© 2024 Kimley-Horn and Associates, Inc.
Erickson SENIOR LIVING™
THW DESIGN

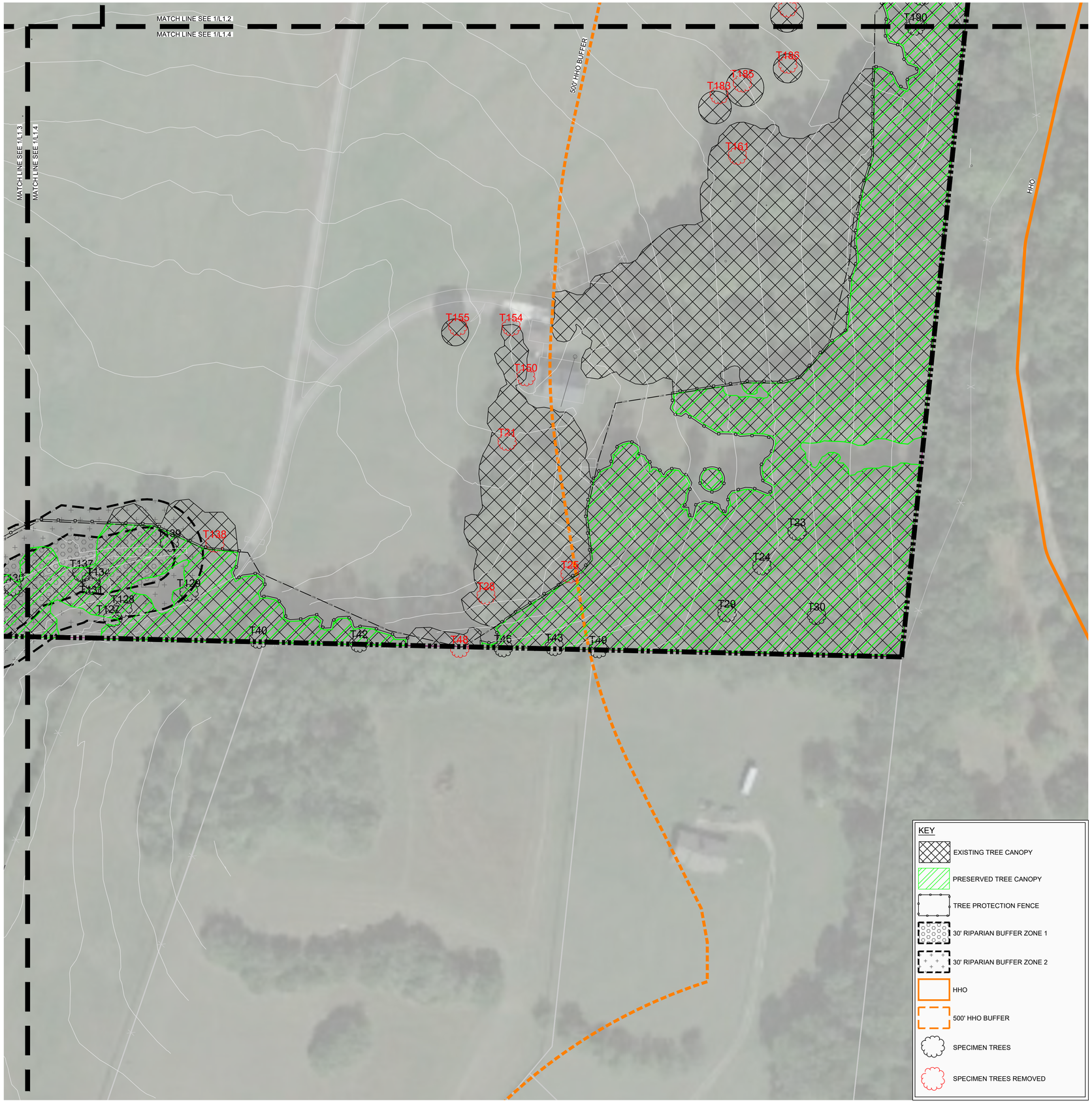
ERICKSON SENIOR LIVING
FRANKLIN
DEVELOPMENT PLAN
Franklin, Williamson County, Tennessee

Revision Date
△ _____
△ _____
△ _____
△ _____

TREE PRESERVATION ENLARGEMENT

SHEET
L1.3

COF # 8624



Tree Number	Caliper Inches	Species	Removed
T15	28	WALNUT	
T21	24	HICKORY	X
T23	24	OAK	
T24	30	OAK	
T25	24	OAK	X
T28	24	DOUBLE HICKORY	X
T29	48	OAK	
T30	30	TRIPLE HICKORY	
T31	26	HACKBERRY	X
T32	26	HACKBERRY	X
T33	26	ASH	X
T34	24	HACKBERRY	
T35	24	HACKBERRY	
T36	24	HACKBERRY	
T37	24	DECIDUOUS	
T40	32	OAK	
T42	24	OAK	
T43	48	HICKORY	
T46	24	OAK	
T48	24	TRIPLE HICKORY	X
T49	30	HICKORY	
T61	26	MAPLE	X
T63	24	TRIPLE MAPLE	X
T64	30	MAPLE	X
T65	24	TRIPLE MAPLE	X
T66	24	TRIPLE MAPLE	X
T68	24	DOUBLE MAPLE	X
T70	36	TRIPLE MAPLE	X
T117	28	OAK	X
T118	28	TRIPLE OAK	X
T119	24	CHERRY	X
T121	30	ELM	X
T122	24	HACKBERRY	X
T123	28	ELM	X
T124	24	HACKBERRY	X
T125	26	HACKBERRY	X
T127	24	HACKBERRY	
T128	30	HACKBERRY	
T129	36	CEDAR	
T130	24	HACKBERRY	
T131	30	HACKBERRY	
T134	24	HACKBERRY	
T137	24	HACKBERRY	
T138	32	WALNUT	X
T139	42	HACKBERRY	
T141	26	CEDAR	X
T142	24	CEDAR	X
T143	24	CEDAR	X
T144	28	CEDAR	X
T145	24	ELM	X
T146	26	ELM	X
T147	26	CEDAR	X
T148	24	DOUBLE CEDAR	X
T149	24	CEDAR	X
T150	32	OAK	X
T151	24	ELM	X
T152	24	CEDAR	X
T153	24	CEDAR	X
T154	30	MAGNOLIA	X
T155	24	OAK	X
T156	24	CEDAR	X
T157	24	HACKBERRY	X
T158	24	HACKBERRY	X
T159	24	CEDAR	X
T160	24	OSAGE ORANGE	X
T161	36	OAK	X
T162	26	DOUBLE OAK	X
T163	36	OSAGE ORANGE	X
T164	26	CEDAR	X
T165	24	HACKBERRY	X
T166	24	ELM	X
T167	30	DECIDUOUS	X
T168	26	HACKBERRY	X
T169	24	HACKBERRY	X
T170	24	HACKBERRY	X
T171	24	HACKBERRY	X
T172	24	HACKBERRY	X
T173	24	HACKBERRY	X
T174	24	HACKBERRY	X
T175	26	HACKBERRY	X
T176	24	HACKBERRY	X
T177	24	CEDAR	X
T178	30	DOUBLE ELM	X
T179	36	CEDAR	X
T180	24	CEDAR	X
T181	40	HACKBERRY	X
T182	42	DOUBLE ELM	X
T183	30	WALNUT	X
T184	24	HACKBERRY	X
T185	30	WALNUT	X
T186	30	WALNUT	X
T188	26	HACKBERRY	X
T189	24	HACKBERRY	X
T190	36	SYCAMORE	
T191	28	HACKBERRY	X
T192	24	WALNUT	X
T193	30	WALNUT	
T194	26	SWEET GUM	X
T195	24	SWEET GUM	X
T196	36	WALNUT	
T197	36	OSAGE ORANGE	X
T198	26	WALNUT	X
T199	36	OSAGE ORANGE	X
T200	32	WALNUT	X
T201	24	ELM	X
T202	34	ELM	X
T203	30	ELM	X
T204	28	PINE	X
T205	24	PINE	X
T206	32	PINE	X
T207	28	PINE	X
T208	28	PINE	X
T209	24	PINE	X

Tree Number	Caliper Inches	Species	Removed
T210	24	PINE	X
T211	32	PINE	X
T212	24	PINE	X
T213	24	PINE	X
T214	24	PINE	X
T215	24	PINE	X
T216	26	PINE	X
T217	30	PINE	X
T218	24	PINE	X
T219	26	PINE	X
T220	24	PINE	X
T223	28	PINE	X
T232	24	PINE	X
T234	36	HACKBERRY	X
T235	24	PINE	X
T236	26	PINE	X
T237	30	CHERRY	X
T238	24	OAK	X
T239	26	OAK	X
T240	28	PINE	X
T241	26	OAK	X
T242	36	HACKBERRY	X
T243	24	HACKBERRY	X
T244	24	CHERRY	X
T245	26	OAK	X
T246	24	PINE	X
T247	24	PINE	X
T248	24	HACKBERRY	X
T249	24	PINE	X
T250	26	CHERRY	X
T251	26	ELM	X
T252	24	OAK	X
T253	24	OAK	X
T254	24	HACKBERRY	X
T255	30	ELM	X
T256	24	HACKBERRY	X
T257	24	OAK	X
T258	28	OAK	X
T259	26	DOUBLE ELM	X
T260	24	HACKBERRY	X
T261	24	ELM	X
T262	30	OAK	X
T263	24	HACKBERRY	X
T264	30	ELM	X
T266	24	HACKBERRY	X
T267	42	DOUBLE ELM	X
T268	36	WALNUT	X
T269	24	OAK	X
T270	24	OAK	X
T271	32	HICKORY	X
T272	28	WALNUT	X
T273	24	HACKBERRY	X
T274	24	HACKBERRY	X
T275	24	MAPLE	X
T276	36	DOUBLE MAPLE	X
T277	32	DOUBLE HACKBERRY	X
T278	28	ASH	X
T279	44	HACKBERRY	X
T280	32	HACKBERRY	X
T281	32	ASH	X
T282	24	HACKBERRY	X
T283	30	ASH	X
T284	30	HACKBERRY	X
T285	24	DOUBLE HACKBERRY	X
T286	40	OAK	X
T287	32	ASH	X
T288	24	HACKBERRY	X
T289	24	HACKBERRY	X
T290	42	OAK	X
T292	36	ASH	X
T293	32	ASH	X
T294	34	OAK	X
T295	40	HACKBERRY	X
T296	40	HACKBERRY	X
T297	48	TRIPLE CHERRY	X
T298	48	OAK	X
T299	32	ASH	X
T300	28	ASH	X
T301	30	HACKBERRY	X
T302	32	HACKBERRY	X
T303	30	OAK	X
T304	42	DOUBLE OAK	X
T305	36	OAK	X
T306	26	OAK	X
T307	36	ELM	X
T308	34	HACKBERRY	X
T309	32	HACKBERRY	X
T310	38	HACKBERRY	X
T311	34	HACKBERRY	X
T312	32	HACKBERRY	X
T313	26	HACKBERRY	X
T314	30	HACKBERRY	X
T315	24	HACKBERRY	X
T316	26	DOUBLE HACKBERRY	X
T317	30	DOUBLE HACKBERRY	X
T318	24	ELM	X
T319	30	TRIPLE CHERRY	X
T320	30	DOUBLE ELM	X
T321	28	HACKBERRY	X
T322	24	OAK	X
T324	24	OAK	X
T325	26	OAK	
T327	24	HACKBERRY	X
T329	26	OAK	X
T332	24	HACKBERRY	X

SPECIMEN TREE INCHES REMOVED: 5,548"

SPECIMEN TREE REPLACEMENT INCHES REQUIRED: 11,096"

TREE CANOPY RETENTION

OVERALL SITE AREA:	3,073,968.99 SF; 70.57 AC
TOTAL EXISTING TREE CANOPY:	17.2% OF SITE: (529,166 SF;12.15 AC)
REQUIRED PRESERVATION:	26% OF EXISTING: (137,650 SF; 3.16 AC)
PROVIDED PRESERVATION:	32% OF EXISTING: (166,622 SF; 3.83 AC)

0 100 200 300

N

GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE
Kimley»Horn
4031 Aspen Grove Drive, Franklin, TN 37067Main: 615.564.2701 | www.kimley-horn.com
© 2024 Kimley-Horn and Associates, Inc.
Erickson SENIOR LIVING℠
THW DESIGN

ERICKSON SENIOR LIVING FRANKLIN
DEVELOPMENT PLAN
Franklin, Williamson County, Tennessee

STATE OF TENNESSEE
DEPARTMENT OF COMMERCE & INSURANCE
LICENSED
Matthew Hall
AGRICULTURE
No. 325
LANDSCAPE ARCHITECT

Revision Date
1 _____
2 _____
3 _____
4 _____

TREE PRESERVATION ENLARGEMENT

SHEET
L1.4

COF # 8624



RIPARIAN BUFFER REDUCTION REQUEST

An unnamed tributary to Five Mile Creek runs along a portion of the southern boundary of this development with associated 30' Zone 1 and 30' Zone 2 Riparian Buffers. A retaining wall is proposed along the northern side of the riparian buffer and the grading is encroaching into the Zone 2 buffer. An existing drive crosses the stream, but it will be removed and the area will be improved at the site plan stage.

If the buffer crossings and impacts are granted, the applicant proposes to mitigate the crossing encroachments by creating additional Zone 2 Riparian Buffer areas.

RIPARIAN BUFFER VEGETATION

In the urban riparian zone buffers, all water resources shall be enhanced. Enhancement shall include removal of invasive species and the re-establishment of native species which includes a mix a canopy trees, understory trees, shrubs, and groundcover for a moist shaded understory environment.

There shall be no mowing, clearing grading, construction, storage, or disturbanceof vegetation in riparian buffers except as permitted by the City Engineer, or his designee.

KEY

- PRESERVED TREE CANOPY
- TREE PROTECTION FENCE
- 30' RIPARIAN BUFFER ZONE 1
- 30' RIPARIAN BUFFER ZONE 2
- AREA OF RIPARIAN BUFFER ENCROACHMENT 4,007 SF
- AREAS OF NEW RIPARIAN BUFFER 4,100 SF
- DRIVEWAY TO BE REMOVED FROM STREAM BUFFER AND REPLANTED WITH NATIVE SPECIES 3,675 SF
- BUFFER SIGNAGE 150' SPACING

0 30 60 90

N

GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE
Kimley»Horn
4031 Aspen Grove Drive, Franklin, TN 37067Main: 615.564.2701 | www.kimley-horn.com
© 2024 Kimley-Horn and Associates, Inc.
Erickson SENIOR LIVING℠
THW DESIGN

ERICKSON SENIOR LIVING
FRANKLIN
DEVELOPMENT PLAN
Franklin, Williamson County, Tennessee

Revision Date
△ _____
△ _____
△ _____
△ _____

BUFFER MITIGATION

SHEET
L2.0
COF # 8624





NOTE*: THE ELEVATIONS PROVIDED FOR DEVELOPMENT PLAN ARE CONCEPTUAL IN NATURE, BUT ALL ELEVATIONS WILL BE REVIEWED FOR COMPLIANCE AT SITE PLAN AND MUST MEET ALL REQUIREMENTS OF THE ZONING ORDINANCE.

GAMBLE DESIGN COLLABORATIVE

DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

Kimley»Horn

4031 Aspen Grove Drive, Franklin, TN 37067Main: 615.564.2701 | www.kimley-horn.com

© 2024 Kimley-Horn and Associates, Inc.

Erickson SENIOR LIVING℠

THW DESIGN

ERICKSON SENIOR LIVING
FRANKLIN
DEVELOPMENT PLAN
Franklin, Williamson County, Tennessee



Revision Date

TYPICAL ARCHITECTURE

SHEET

A1.0

COF # 8624





NOTE*: THE ELEVATIONS PROVIDED FOR DEVELOPMENT PLAN ARE CONCEPTUAL IN NATURE, BUT **ALL** ELEVATIONS WILL BE REVIEWED FOR COMPLIANCE AT SITE PLAN AND MUST MEET ALL REQUIREMENTS OF THE ZONING ORDINANCE.

GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

Kimley»Horn
4031 Aspen Grove Drive, Franklin, TN 37067Main: 615.564.2701 | www.kimley-horn.com
© 2024 Kimley-Horn and Associates, Inc.

Erickson SENIOR LIVING℠

THW DESIGN

ERICKSON SENIOR LIVING
FRANKLIN
DEVELOPMENT PLAN
Franklin, Williamson County, Tennessee

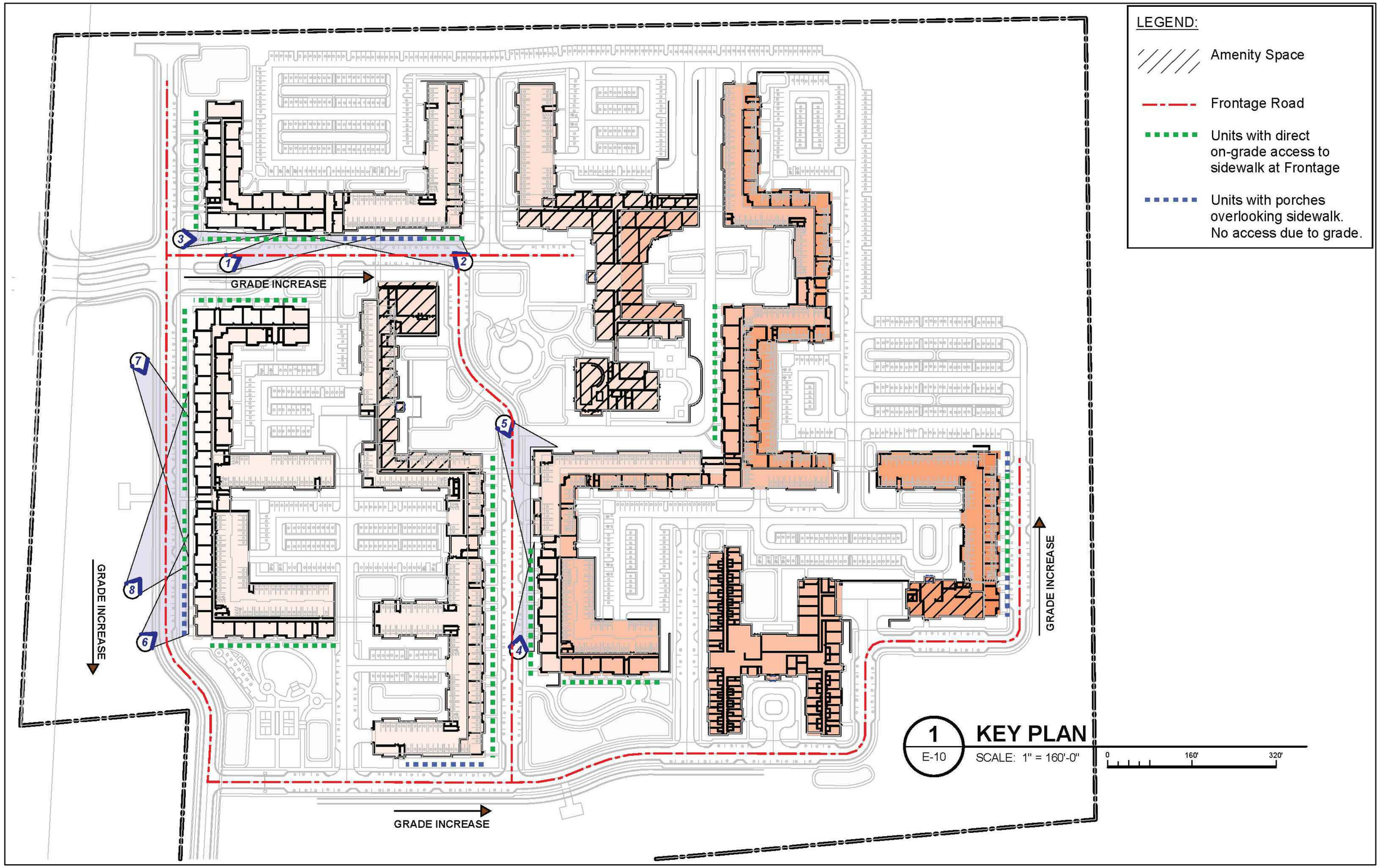
STATE OF TENNESSEE
DEPARTMENT OF COMMERCE & INSURANCE
REGISTERED
LANDSCAPE ARCHITECT

Revision Date
△ _____
△ _____
△ _____
△ _____

TYPICAL ARCHITECTURE

SHEET
A1.1

COF # 8624



GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

Kimley»Horn
4031 Aspen Grove Drive, Franklin, TN 37067Main: 615.564.2701 | www.kimley-horn.com
© 2024 Kimley-Horn and Associates, Inc.

Erickson SENIOR LIVING™

THW DESIGN

ERICKSON SENIOR LIVING
FRANKLIN
DEVELOPMENT PLAN
Franklin, Williamson County, Tennessee

Revision Date

ARCHITECTURAL PERSPECTIVES KEY

SHEET
A2.0

COF # 8624



"THE ELEVATIONS PROVIDED FOR DEVELOPMENT PLAN ARE CONCEPTUAL IN NATURE, BUT ALL ELEVATIONS WILL BE REVIEWED FOR COMPLIANCE WITH SITE PLAN AND MUST MEET ALL REQUIREMENTS OF THE ZONING ORDINANCE. ARCHITECTURAL CHARACTER OF THE ELEVATIONS WILL MEET ZONING REQUIREMENTS AND ELEVATIONS WILL BE FURTHER DEVELOPED TO AVOID REPETITION AND TO CREATE ARCHITECTURAL INTEREST THROUGH VARIATION IN ARCHITECTURAL ELEMENTS, MATERIALS, AND COLORS.

1.

THE INCLUDED PERSPECTIVE VIEWS PROVIDE A DETAILED ILLUSTRATION OF HOW THE PROPOSED RESIDENTIAL UNITS CONNECT WITH THE SHARED PEDESTRIAN CIRCULATION ROUTES, ALIGNING WITH BOTH THE TECHNICAL AND AESTHETIC GOALS OF THE PROJECT. IN AREAS WHERE GRADING CHALLENGES MAKE DIRECT CONNECTIONS INFEASIBLE WITHOUT THE USE OF STAIRS (A LIABILITY ISSUE IN A SENIOR LIVING DEVELOPMENT), THE APPLICANT HAS WORKED CLOSELY WITH CITY STAFF TO DEVELOP CREATIVE SOLUTIONS THAT MEET THE NEEDS OF ALL INVOLVED. THESE SOLUTIONS ARE PARTICULARLY CRITICAL FOR A DEVELOPMENT OF THIS NATURE, WHERE PEDESTRIAN FOOT TRAFFIC SERVES AS THE PRIMARY MEANS OF NAVIGATION FOR THE END USERS. FURTHERMORE, THESE IMAGES DEMONSTRATE HOW THE PROJECT ADHERES TO THE REQUIREMENTS OUTLINED IN THE ZONING ORDINANCE, ENSURING COMPLIANCE WITH LOCAL DEVELOPMENT STANDARDS. THEY ALSO REFLECT THE GOALS AND PRINCIPLES ESTABLISHED IN THE CITY'S LONG-RANGE PLANNING DOCUMENT, ENVISION FRANKLIN, BY SHOWCASING A DESIGN THAT PROMOTES WALKABILITY, CONNECTIVITY, AND INTEGRATION WITH THE SURROUNDING COMMUNITY. BY OFFERING A VISUAL REPRESENTATION OF THESE ELEMENTS, THE PERSPECTIVE VIEWS PROVIDE A CLEARER UNDERSTANDING OF HOW THE PROJECT FULFILLS REGULATORY AND PLANNING OBJECTIVES, WHILE SUPPORTING A COHESIVE AND ACCESSIBLE DESIGN.



"THE ELEVATIONS PROVIDED FOR DEVELOPMENT PLAN ARE CONCEPTUAL IN NATURE, BUT ALL ELEVATIONS WILL BE REVIEWED FOR COMPLIANCE WITH SITE PLAN AND MUST MEET ALL REQUIREMENTS OF THE ZONING ORDINANCE. ARCHITECTURAL CHARACTER OF THE ELEVATIONS WILL MEET ZONING REQUIREMENTS AND ELEVATIONS WILL BE FURTHER DEVELOPED TO AVOID REPETITION AND TO CREATE ARCHITECTURAL INTEREST THROUGH VARIATION IN ARCHITECTURAL ELEMENTS, MATERIALS, AND COLORS.

2.

GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

Kimley»Horn
4031 Aspen Grove Drive, Franklin, TN 37067Main: 615.564.2701 | www.kimley-horn.com
© 2024 Kimley-Horn and Associates, Inc.
Erickson SENIOR LIVING℠

THW DESIGN

ERICKSON SENIOR LIVING
FRANKLIN
DEVELOPMENT PLAN
Franklin, Williamson County, Tennessee

Revision Date
△ _____
△ _____
△ _____
△ _____

ARCHITECTURAL PERSPECTIVES

SHEET
A2.1

COF # 8624



THE ELEVATIONS PROVIDED FOR DEVELOPMENT PLAN ARE CONCEPTUAL IN NATURE, BUT ALL ELEVATIONS WILL BE REVIEWED FOR COMPLIANCE WITH SITE PLAN AND MUST MEET ALL REQUIREMENTS OF THE ZONING ORDINANCE. ARCHITECTURAL CHARACTER OF THE ELEVATIONS WILL MEET ZONING REQUIREMENTS AND ELEVATIONS WILL BE FURTHER DEVELOPED TO AVOID REPETITION AND TO CREATE ARCHITECTURAL INTEREST THROUGH VARIATION IN ARCHITECTURAL ELEMENTS, MATERIALS, AND COLORS.

3.

THE INCLUDED PERSPECTIVE VIEWS PROVIDE A DETAILED ILLUSTRATION OF HOW THE PROPOSED RESIDENTIAL UNITS CONNECT WITH THE SHARED PEDESTRIAN CIRCULATION ROUTES, ALIGNING WITH BOTH THE TECHNICAL AND AESTHETIC GOALS OF THE PROJECT. IN AREAS WHERE GRADING CHALLENGES MAKE DIRECT CONNECTIONS INFEASIBLE WITHOUT THE USE OF STAIRS (A LIABILITY ISSUE IN A SENIOR LIVING DEVELOPMENT), THE APPLICANT HAS WORKED CLOSELY WITH CITY STAFF TO DEVELOP CREATIVE SOLUTIONS THAT MEET THE NEEDS OF ALL INVOLVED. THESE SOLUTIONS ARE PARTICULARLY CRITICAL FOR A DEVELOPMENT OF THIS NATURE, WHERE PEDESTRIAN FOOT TRAFFIC SERVES AS THE PRIMARY MEANS OF NAVIGATION FOR THE END USERS. FURTHERMORE, THESE IMAGES DEMONSTRATE HOW THE PROJECT ADHERES TO THE REQUIREMENTS OUTLINED IN THE ZONING ORDINANCE, ENSURING COMPLIANCE WITH LOCAL DEVELOPMENT STANDARDS. THEY ALSO REFLECT THE GOALS AND PRINCIPLES ESTABLISHED IN THE CITY'S LONG-RANGE PLANNING DOCUMENT, ENVISION FRANKLIN, BY SHOWCASING A DESIGN THAT PROMOTES WALKABILITY, CONNECTIVITY, AND INTEGRATION WITH THE SURROUNDING COMMUNITY. BY OFFERING A VISUAL REPRESENTATION OF THESE ELEMENTS, THE PERSPECTIVE VIEWS PROVIDE A CLEARER UNDERSTANDING OF HOW THE PROJECT FULFILLS REGULATORY AND PLANNING OBJECTIVES, WHILE SUPPORTING A COHESIVE AND ACCESSIBLE DESIGN.



THE ELEVATIONS PROVIDED FOR DEVELOPMENT PLAN ARE CONCEPTUAL IN NATURE, BUT ALL ELEVATIONS WILL BE REVIEWED FOR COMPLIANCE WITH SITE PLAN AND MUST MEET ALL REQUIREMENTS OF THE ZONING ORDINANCE. ARCHITECTURAL CHARACTER OF THE ELEVATIONS WILL MEET ZONING REQUIREMENTS AND ELEVATIONS WILL BE FURTHER DEVELOPED TO AVOID REPETITION AND TO CREATE ARCHITECTURAL INTEREST THROUGH VARIATION IN ARCHITECTURAL ELEMENTS, MATERIALS, AND COLORS.

4.

GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

Kimley»Horn
4031 Aspen Grove Drive, Franklin, TN 37067Main: 615.564.2701 | www.kimley-horn.com
© 2024 Kimley-Horn and Associates, Inc.
Erickson SENIOR LIVING℠

THW DESIGN

ERICKSON SENIOR LIVING
FRANKLIN
DEVELOPMENT PLAN
Franklin, Williamson County, Tennessee



Revision Date
△ _____
△ _____
△ _____
△ _____

ARCHITECTURAL PERSPECTIVES

SHEET
A2.2

COF # 8624



THE ELEVATIONS PROVIDED FOR DEVELOPMENT PLAN ARE CONCEPTUAL IN NATURE, BUT ALL ELEVATIONS WILL BE REVIEWED FOR COMPLIANCE WITH SITE PLAN AND MUST MEET ALL REQUIREMENTS OF THE ZONING ORDINANCE. ARCHITECTURAL CHARACTER OF THE ELEVATIONS WILL MEET ZONING REQUIREMENTS AND ELEVATIONS WILL BE FURTHER DEVELOPED TO AVOID REPETITION AND TO CREATE ARCHITECTURAL INTEREST THROUGH VARIATION IN ARCHITECTURAL ELEMENTS, MATERIALS, AND COLORS.

5.

THE INCLUDED PERSPECTIVE VIEWS PROVIDE A DETAILED ILLUSTRATION OF HOW THE PROPOSED RESIDENTIAL UNITS CONNECT WITH THE SHARED PEDESTRIAN CIRCULATION ROUTES, ALIGNING WITH BOTH THE TECHNICAL AND AESTHETIC GOALS OF THE PROJECT. IN AREAS WHERE GRADING CHALLENGES MAKE DIRECT CONNECTIONS INFEASIBLE WITHOUT THE USE OF STAIRS (A LIABILITY ISSUE IN A SENIOR LIVING DEVELOPMENT), THE APPLICANT HAS WORKED CLOSELY WITH CITY STAFF TO DEVELOP CREATIVE SOLUTIONS THAT MEET THE NEEDS OF ALL INVOLVED. THESE SOLUTIONS ARE PARTICULARLY CRITICAL FOR A DEVELOPMENT OF THIS NATURE, WHERE PEDESTRIAN FOOT TRAFFIC SERVES AS THE PRIMARY MEANS OF NAVIGATION FOR THE END USERS. FURTHERMORE, THESE IMAGES DEMONSTRATE HOW THE PROJECT ADHERES TO THE REQUIREMENTS OUTLINED IN THE ZONING ORDINANCE, ENSURING COMPLIANCE WITH LOCAL DEVELOPMENT STANDARDS. THEY ALSO REFLECT THE GOALS AND PRINCIPLES ESTABLISHED IN THE CITY'S LONG-RANGE PLANNING DOCUMENT, ENVISION FRANKLIN, BY SHOWCASING A DESIGN THAT PROMOTES WALKABILITY, CONNECTIVITY, AND INTEGRATION WITH THE SURROUNDING COMMUNITY. BY OFFERING A VISUAL REPRESENTATION OF THESE ELEMENTS, THE PERSPECTIVE VIEWS PROVIDE A CLEARER UNDERSTANDING OF HOW THE PROJECT FULFILLS REGULATORY AND PLANNING OBJECTIVES, WHILE SUPPORTING A COHESIVE AND ACCESSIBLE DESIGN.



THE ELEVATIONS PROVIDED FOR DEVELOPMENT PLAN ARE CONCEPTUAL IN NATURE, BUT ALL ELEVATIONS WILL BE REVIEWED FOR COMPLIANCE WITH SITE PLAN AND MUST MEET ALL REQUIREMENTS OF THE ZONING ORDINANCE. ARCHITECTURAL CHARACTER OF THE ELEVATIONS WILL MEET ZONING REQUIREMENTS AND ELEVATIONS WILL BE FURTHER DEVELOPED TO AVOID REPETITION AND TO CREATE ARCHITECTURAL INTEREST THROUGH VARIATION IN ARCHITECTURAL ELEMENTS, MATERIALS, AND COLORS.

6.

GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

Kimley»Horn
4031 Aspen Grove Drive, Franklin, TN 37067Main: 615.564.2701 | www.kimley-horn.com
© 2024 Kimley-Horn and Associates, Inc.
Erickson SENIOR LIVING™

THW DESIGN

ERICKSON SENIOR LIVING
FRANKLIN
DEVELOPMENT PLAN
Franklin, Williamson County, Tennessee



Revision Date
△ _____
△ _____
△ _____
△ _____

ARCHITECTURAL PERSPECTIVES

SHEET
A2.3

COF # 8624



THE ELEVATIONS PROVIDED FOR DEVELOPMENT PLAN ARE CONCEPTUAL IN NATURE, BUT ALL ELEVATIONS WILL BE REVIEWED FOR COMPLIANCE WITH SITE PLAN AND MUST MEET ALL REQUIREMENTS OF THE ZONING ORDINANCE. ARCHITECTURAL CHARACTER OF THE ELEVATIONS WILL MEET ZONING REQUIREMENTS AND ELEVATIONS WILL BE FURTHER DEVELOPED TO AVOID REPETITION AND TO CREATE ARCHITECTURAL INTEREST THROUGH VARIATION IN ARCHITECTURAL ELEMENTS, MATERIALS, AND COLORS.

7.

THE INCLUDED PERSPECTIVE VIEWS PROVIDE A DETAILED ILLUSTRATION OF HOW THE PROPOSED RESIDENTIAL UNITS CONNECT WITH THE SHARED PEDESTRIAN CIRCULATION ROUTES, ALIGNING WITH BOTH THE TECHNICAL AND AESTHETIC GOALS OF THE PROJECT. IN AREAS WHERE GRADING CHALLENGES MAKE DIRECT CONNECTIONS INFEASIBLE WITHOUT THE USE OF STAIRS (A LIABILITY ISSUE IN A SENIOR LIVING DEVELOPMENT), THE APPLICANT HAS WORKED CLOSELY WITH CITY STAFF TO DEVELOP CREATIVE SOLUTIONS THAT MEET THE NEEDS OF ALL INVOLVED. THESE SOLUTIONS ARE PARTICULARLY CRITICAL FOR A DEVELOPMENT OF THIS NATURE, WHERE PEDESTRIAN FOOT TRAFFIC SERVES AS THE PRIMARY MEANS OF NAVIGATION FOR THE END USERS. FURTHERMORE, THESE IMAGES DEMONSTRATE HOW THE PROJECT ADHERES TO THE REQUIREMENTS OUTLINED IN THE ZONING ORDINANCE, ENSURING COMPLIANCE WITH LOCAL DEVELOPMENT STANDARDS. THEY ALSO REFLECT THE GOALS AND PRINCIPLES ESTABLISHED IN THE CITY'S LONG-RANGE PLANNING DOCUMENT, ENVISION FRANKLIN, BY SHOWCASING A DESIGN THAT PROMOTES WALKABILITY, CONNECTIVITY, AND INTEGRATION WITH THE SURROUNDING COMMUNITY. BY OFFERING A VISUAL REPRESENTATION OF THESE ELEMENTS, THE PERSPECTIVE VIEWS PROVIDE A CLEARER UNDERSTANDING OF HOW THE PROJECT FULFILLS REGULATORY AND PLANNING OBJECTIVES, WHILE SUPPORTING A COHESIVE AND ACCESSIBLE DESIGN.



THE ELEVATIONS PROVIDED FOR DEVELOPMENT PLAN ARE CONCEPTUAL IN NATURE, BUT ALL ELEVATIONS WILL BE REVIEWED FOR COMPLIANCE WITH SITE PLAN AND MUST MEET ALL REQUIREMENTS OF THE ZONING ORDINANCE. ARCHITECTURAL CHARACTER OF THE ELEVATIONS WILL MEET ZONING REQUIREMENTS AND ELEVATIONS WILL BE FURTHER DEVELOPED TO AVOID REPETITION AND TO CREATE ARCHITECTURAL INTEREST THROUGH VARIATION IN ARCHITECTURAL ELEMENTS, MATERIALS, AND COLORS.

8.

GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

Kimley»Horn
4031 Aspen Grove Drive, Franklin, TN 37067Main: 615.564.2701 | www.kimley-horn.com
© 2024 Kimley-Horn and Associates, Inc.
Erickson SENIOR LIVING℠

THW DESIGN

ERICKSON SENIOR LIVING
FRANKLIN
DEVELOPMENT PLAN
Franklin, Williamson County, Tennessee

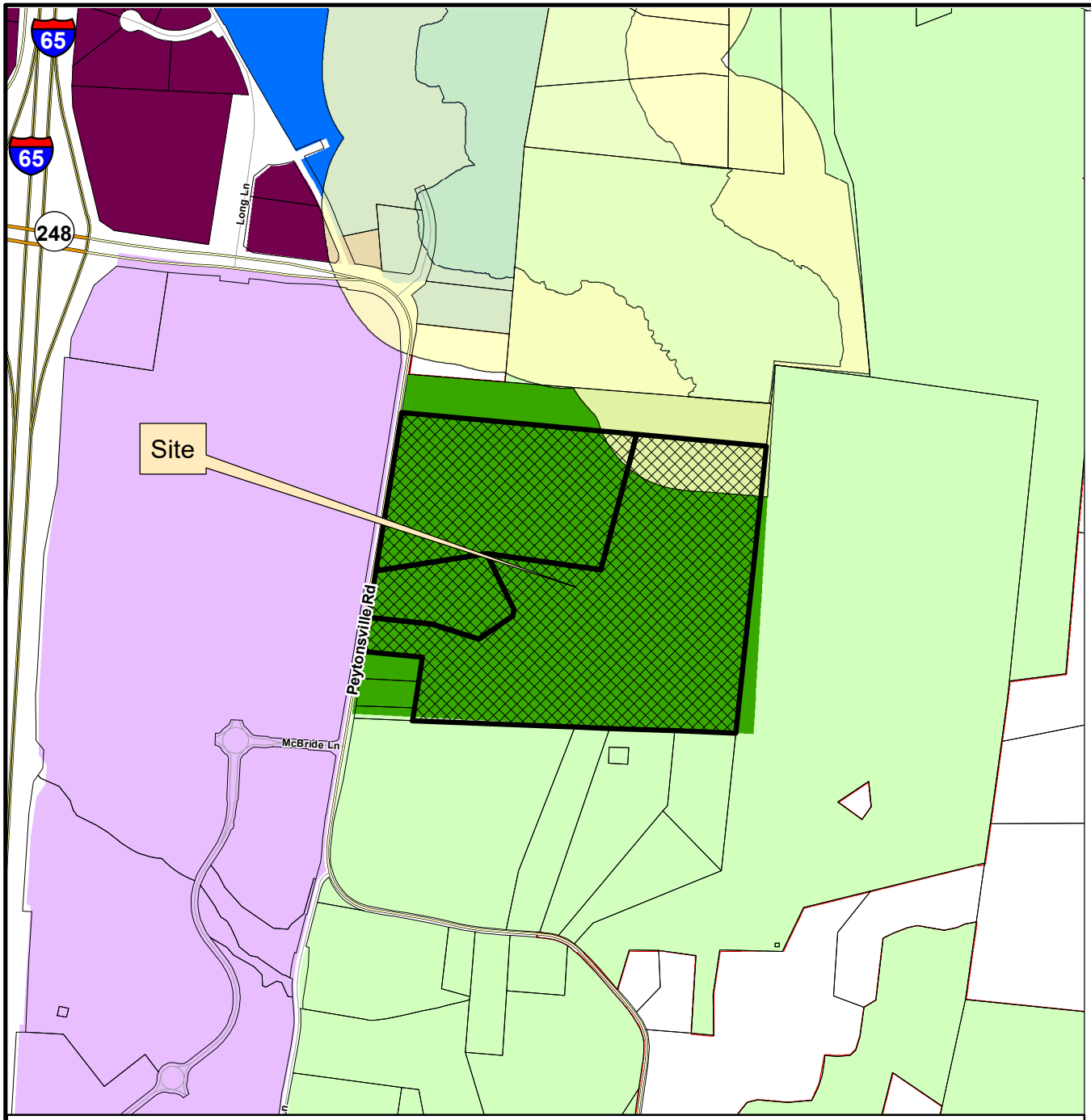


Revision Date
△ _____
△ _____
△ _____
△ _____

ARCHITECTURAL PERSPECTIVES

SHEET
A2.4

COF # 8624



ERICKSON SENIOR LIVING PUD SUBDIVISION
ORDINANCE 2024-43
RESOLUTION 2024-96

Project Information
Existing Zoning: AG Agriculture
Proposed Zoning: PD (17.71 DUA / 172,000 SF)
Overlay Districts: 500' HHO Buffer
Site Acreage: 70.57 acres
Proposed Number of Dwelling Units: 1,250
Proposed Nonresidential Square Footage: 172,000 SF

Legend

- Erickson Senior Living PUD Subdivision
- Hillside/Hillcrest Overlay
- 500 Ft Buffer of Hillside
- AG Agricultural District
- ER Estate Residential District
- R1 Residential 1 District
- R2 Residential 2 District
- R3 Residential 3 District
- R4 Residential 4 District
- R6 Residential 6 District
- MR Mixed Residential District
- PD Planned District
- OR Office Residential District
- CI Civic Institutional District
- NC Neighborhood Commercial District
- CC Central Commercial District
- DD Downtown District
- 1ST Avenue District
- 5TH Avenue District
- RC4 Regional Commerce 4 District
- RC6 Regional Commerce 6 District
- RC12 Regional Commerce 12 District
- GO General Office District
- LI Light Industrial District
- HI Heavy Industrial District

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

N

0 250 500 1,000
Feet

HISTORIC FRANKLIN TENNESSEE

COF no: 8624

CONDITIONS OF APPROVAL:

Open Issues: 14 These issues are currently being filtered

Engineering - Checklist

General Issues

109. Development Plan

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

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

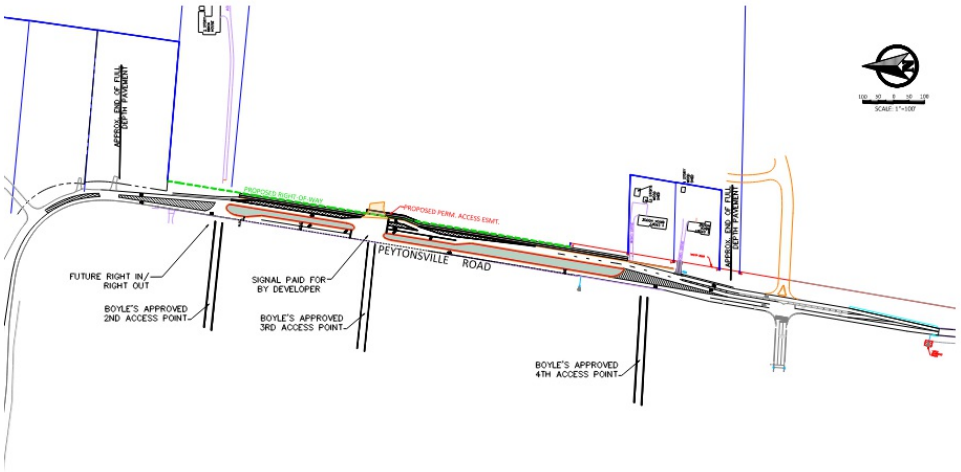
Engineering - Development Plan Checklist

General Issues

2. Traffic Impact Analysis (TIA)

jimmy.wiseman@franklintn.gov The applicant shall make the following improvements during the first phase of development. Roadway improvement plans shall be a part of the first site plan submittal.

- A three-lane median divided section of roadway from McBride Lane to the northern property line of the Development Project.



29. Connect Franklin Carothers Parkway Realignment

jimmy.wiseman@franklintn.gov	This plan is currently in conflict with Connect Franklin. Specifically the alignment of Carothers Parkway. An amendment to Connect Franklin shall be recommended for approval by the Board of Mayor and Alderman (BOMA) prior to resubmittal stage of this development plan (completed), and be approved by the Franklin Municipal Planning Commission (FMPC) prior to the approval of this development plan (on the same agenda).

85. Water Availability

lance.fittro@franklintn.gov	Conceptual layouts and exhibits for off-site improvements to be constructed by the developer, including those outlined in the Milcrofton water availability letter, shall be referenced in the sheet index and/or included in the development plan set. Off-site roadway drawings provided are understood to be conceptual, and may require adjustments upon provision of additional survey and full engineering design with future site plan(s) for construction.

FIRE--Planning--DRT

General Issues

9. Fire Protection

stephen.otero@Franklintn.gov	The applicant shall provide the following **before** One-Stop: 1. Show expected fire flow at 20 PSI 2. The peak domestic water demand 3. Show the system being looped inside the development 4. Add a note indicating that the system will be public [Edited By Jonathan Dye]

Parks

General Issues

41. Parkland Impact Fee

kevinl@franklintn.gov	Due to the amount of red lines, we do not have a law-approved version ready for the applicant to sign, therefore, conditional approval will be the comment until Law has approved the agreement. This must be coordinated to follow along with the Development Plan to BOMA. [Edited By Heather Eusebio]

Planning

General Issues

100. Submittal Timeline.

joseph.bryan@franklintn.gov	Advisory comment: the plan can be on the same agenda but AFTER the Major Thoroughfare Plan Update for Carothers Parkway. The determination on the plan update will determine certain staff recommendations for the Erickson PUD development plan.

101. Modification of Standards

joseph.bryan@franklintn.gov	Staff is supportive of MOS #1.

102. Modification of Standards

joseph.bryan@franklintn.gov	Staff does not support MOS #2 to modify the block length to a maximum of 6,200 feet. Should the MOS not be approved, applicant shall revise the design to be in compliance with current block length standards.

104. Modification of Standards

joseph.bryan@franklintn.gov	MOS 3 - FFE at Grade Staff is supportive of this MOS request.

105. Modification of Standards

joseph.bryan@franklintn.gov	Staff is generally supportive of this request. However, the recommendation is dependent on whether the major thoroughfare plan update for Carothers Parkway is approved earlier on the agenda. The staff recommendation will cover both scenarios.

106. Modification of Standards

joseph.bryan@franklintn.gov	MOS 5 - Parking Reduction Staff is supportive of this MOS request.

113. Parcel numbers

joseph.bryan@franklintn.gov	Applicant shall correct the parcel numbers to the correct numbers in the site data chart and in the plan set.

ERICKSON SENIOR LIVING- FRANKLIN

DEVELOPMENT PLAN - PD(17.71 DUA/172,000 SF OF COMMERCIAL)

Franklin, Williamson County, Tennessee

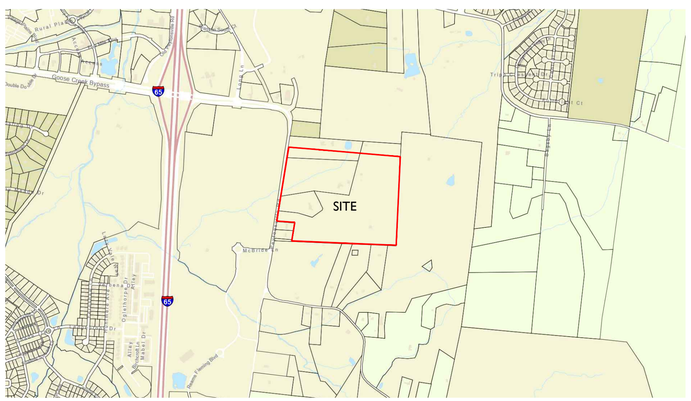
SHEET INDEX

C0.0	COVER SHEET
C0.1	MODIFICATION OF STANDARDS
C0.2	MODIFICATION OF STANDARDS
C0.3	MODIFICATION OF STANDARDS
C1.0	OVERALL EXISTING CONDITIONS
C1.1	ENLARGED EXISTING CONDITIONS
C1.1	ENLARGED EXISTING CONDITIONS
C1.2	ENLARGED EXISTING CONDITIONS
C1.3	ENLARGED EXISTING CONDITIONS
C1.4	ENLARGED EXISTING CONDITIONS
C2A	FRONTAGE EXHIBIT
C2B	PEDESTRIAN CONNECTIVITY EXHIBIT
C2.0	DEVELOPMENT PLAN
C2.1	DEVELOPMENT PLAN ENLARGEMENT
C2.2	DEVELOPMENT PLAN ENLARGEMENT
C2.3	DEVELOPMENT PLAN ENLARGEMENT
C2.4	DEVELOPMENT PLAN ENLARGEMENT
C3.0	OVERALL GRADING AND DRAINAGE PLAN
C3.1	ENLARGED GRADING AND DRAINAGE PLAN
C3.2	ENLARGED GRADING AND DRAINAGE PLAN
C3.3	ENLARGED GRADING AND DRAINAGE PLAN
C3.4	ENLARGED GRADING AND DRAINAGE PLAN
C4.0	OVERALL ROW AND ACCESS PLAN
C4.1	ENLARGED ROW AND ACCESS PLAN
C4.2	ENLARGED ROW AND ACCESS PLAN
C4.3	ENLARGED ROW AND ACCESS PLAN
C4.4	ENLARGED ROW AND ACCESS PLAN
C4.5	STREET SECTION VIEWS
C4.6	OVERALL ROW ACCESS PLAN REFUSE
C5.0	OVERALL UTILITY PLAN
C5.1	ENLARGED UTILITY PLAN
C5.2	ENLARGED UTILITY PLAN
C5.3	ENLARGED UTILITY PLAN
C5.4	ENLARGED UTILITY PLAN
C6.0	PHASING PLAN
L1.0	TREE PRESERVATION PLAN
L1.1	TREE PRESERVATION PLAN ENLARGEMENT
L1.2	TREE PRESERVATION PLAN ENLARGEMENT
L1.3	TREE PRESERVATION PLAN ENLARGEMENT
L1.4	TREE PRESERVATION PLAN ENLARGEMENT
A1.0	TYPICAL ARCHITECTURE
A1.1	TYPICAL ARCHITECTURE
A2.0	ARCHITECTURAL PERSPECTIVES KEY
A2.1	ARCHITECTURAL PERSPECTIVES
A2.2	ARCHITECTURAL PERSPECTIVES
A2.3	ARCHITECTURAL PERSPECTIVES
A2.4	ARCHITECTURAL PERSPECTIVES

VESTING STANDARDS

PENDING APPROVAL BY BOMA, THIS DOCUMENT WAS REVIEWED UNDER AND IS NOW VESTED IN THE FOLLOWING DEVELOPMENT STANDARDS:

ZONING ORDINANCE:	JULY 1, 2024
SUBDIVISION REGULATIONS:	JANUARY 1, 2022
TRANSPORTATION AND STREET TECHNICAL STANDARDS:	JULY 1, 2024
STORMWATER BMP MANUAL:	JULY 1, 2021
TECHNICAL SPECIFICATIONS FOR UTILITY INSTALLATION:	OCTOBER 13, 2020
MUNICIPAL CODE:	MAY 22, 2024



NOT TO SCALE

DEVELOPMENT TEAM

APPLICANT & LANDSCAPE ARCHITECT:
GAMBLE DESIGN COLLABORATIVE
GREG GAMBLE
3020 STANSBERRY LANE, SUITE 201
FRANKLIN, TN 37069
615-975-5765
GREG.GAMBLE@GDC-TN.COM

ENGINEER:
KIMLEY-HORN
RYAN MCMASTER
10 LEA AVENUE, SUITE 400
NASHVILLE, TN 37210
615-330-1749
RYAN.MCMASTER@KIMLEY-HORN.COM

DEVELOPER:
ERICKSON SENIOR LIVING
STEVEN MONTGOMERY
701 MAIDEN CHOICE LANE
BALTIMORE, MD 21228
410-207-4767
STEVEN.MONTGOMERY@ERICKSON.COM

ARCHITECT:
THW DESIGN
GREG NYE
2100 RIVER EDGE PARKWAY, SUITE 900
ATLANTA, GA 30328
770-916-2293
GREGNYE@THW.COM



MODIFICATION OF STANDARDS

MOS REQUEST 1 - 10.1.23 PARKING: LOADING AREAS

C. AN ON-SITE LOADING AREA SHALL BE:
1. LOCATED TO THE REAR OF THE BUILDING ADJACENT TO THE LOADING DOORS; AND
2. ARRANGED TO HAVE SAFE AND CONVENIENT ACCESS TO A STREET, BUT IN NO CASE SHALL THE LOADING AREA EXTEND INTO THE REQUIRED DRIVE AISLE OF A PARKING AREA.

A MODIFICATION OF STANDARD 10.1.23 LOADING AREAS, IS REQUESTED TO ALLOW THE LOADING AREA TO BE LOCATED TO THE SIDE OF THE BUILDING AND SCREENED USING A COMBINATION OF MASONRY WALLS AND LANDSCAPE.

MOS REQUEST 2 - 9.5.2 VEHICULAR CIRCULATION: INTERNAL CONNECTIVITY

C. BLOCK LENGTH PERIMETER SHALL NOT EXCEED A MAXIMUM OF 2,400 FEET, EXCEPT WHERE THE DRT MAY APPROVE A BLOCK LENGTH PERIMETER UP TO 3,200 FEET IN CASES:
1. WHERE ENVIRONMENTAL OR TOPOGRAPHIC CONSTRAINTS EXIST;
2. WHERE THE STREET CLASSIFICATION PREVENTS A CONNECTION; OR
3. WHERE A PROPOSAL INCLUDES AN INTERNAL PARKING STRUCTURE.

A MODIFICATION OF STANDARD 9.5.2, INTERNAL CONNECTIVITY, IS REQUESTED TO NOT APPLY THE MAXIMUM BLOCK LENGTH REQUIREMENT FOR THE ERICKSON SENIOR LIVING DEVELOPMENT PLAN.

MOS REQUEST 3 - 6.7 BUILDING TYPES: MULTIFAMILY

FOUNDATIONS, PORCHES, AND STOOPS
- FINISHED FLOOR ELEVATION:
  - MINIMUM 18 INCHES ABOVE GRADE AT FRONT FACADE
- PORCH DEPTH:
  - MINIMUM 6 FEET CLEAR SPACE, EXCLUSIVE OF RAILINGS, PILLARS, COLUMNS, OR OTHER PORCH FEATURES
- STOOP DEPTH:
  - 3 TO 6 FEET DEEP

A MODIFICATION OF STANDARD 6.7, MULTIFAMILY IS REQUESTED TO ALLOW FOR A FINISHED FLOOR ELEVATION EVEN WITH GRADE AT THE FRONT FAÇADE

MOS REQUEST 4 - 9.5.1 VEHICULAR CIRCULATION: EXTERNAL CONNECTIVITY

B. STREET CONNECTIONS, STREET STUBS, OR INTERNAL DRIVE CONNECTIONS SHALL BE PROVIDED IN EVERY DIRECTION (NORTH, SOUTH, EAST, AND WEST), INCLUDING CONNECTIONS TO ALL EXISTING STREETS OR INTERNAL DRIVES ADJACENT TO THE DEVELOPMENT SITE.

C. THE DRT MAY DETERMINE THAT A STREET STUB OR INTERNAL DRIVE CONNECTION OR ALIGNMENT SHALL NOT BE REQUIRED DUE TO THE CLASSIFICATION OF A STREET OR WHEN ADJACENT TO FLOODPLAIN, WETLANDS, RIPARIAN BUFFERS, TREE SAVE AREAS, NATURALLY-OCCURRING SLOPES EXCEEDING 14 PERCENT, OR OTHER UNIQUE SITE CONDITIONS PREVENTING A STREET OR INTERNAL DRIVE CONNECTION.

A MODIFICATION OF STANDARD 9.5.1 EXTERNAL CONNECTIVITY, IS REQUESTED TO REMOVE THE REQUIREMENT FOR CONNECTIVITY TO THE EAST OF THE PROPERTY DUE TO SIGNIFICANT TOPOGRAPHICAL CHALLENGES THAT RENDER COMPLIANCE IMPRACTICAL UNDER THE CITY OF FRANKLIN'S STEEP SLOPE REGULATIONS

MOS REQUEST 5 - 10.1.5 CALCULATION OF MINIMUM PARKING

A. PARKING SPACES SHALL BE REQUIRED PER THE TABLE IN SUBSECTION 10.1.6, MINIMUM PARKING.

B. FOR COMBINATIONS OF USES, THE MINIMUM SHALL BE THE SUM OF THE REQUIREMENT FOR EACH USE. NO PARKING SPACE FOR ONE USE CAN BE INCLUDED IN THE CALCULATION OF A PARKING REQUIREMENT FOR ANY OTHER USE, EXCEPT AS PERMITTED BY PARAGRAPH, 10.1.10.A, SHARED PARKING.

C. WHEN THE MINIMUM IS LISTED AS VARIABLE OR IF A USE IS NOT COVERED UNDER SUBSECTION 10.1.6, MINIMUM PARKING, THEN THE APPLICABLE CITY DEPARTMENT MAY:
1. DETERMINE THE MINIMUM BASED ON THE CLOSEST COMPARABLE USE; OR
2. APPROVE AN ALTERNATE STANDARD BASED ON A PARKING STUDY THAT PROVIDES JUSTIFICATION USING:
   a. A NATIONALLY-ACCEPTED STANDARD PARKING RESOURCE OR COMPARABLE USES AND CITIES, AS APPROVED BY THE DEPARTMENT OF PLANNING AND SUSTAINABILITY;
   b. THE SIZE AND TYPE OF THE PROPOSED DEVELOPMENT AND THE COMPOSITION OF USES;
   c. ANTICIPATED RATE OF PARKING TURNOVER; AND
   d. ANTICIPATED PEAK PARKING AND TRAFFIC LOADS FOR ALL USES.

A MODIFICATION OF STANDARD 10.1.5 CALCULATION OF MINIMUM PARKING, IS REQUESTED IN ORDER TO UTILIZE THE INSTITUTE OF TRANSPORTATION ENGINEERS' NATIONALLY RECOGNIZED PARKING STANDARD OF 0.85 SPACES PER UNIT AS THE BASE REQUIREMENT FOR THE ERICKSON SENIOR LIVING DEVELOPMENT.

NOTE: SEE C0.1-C0.3 FOR FULL MODIFICATION OF STANDARDS REQUESTS

COMPREHENSIVE REVIEW AT SITE PLAN:

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

SITE DATA

ERICKSON SENIOR LIVING-FRANKLIN, PD DEVELOPMENT PLAN

COF PROJECT NUMBER:	8624
SITE ACREAGE/SF:	70.57 AC / 3,073,968.99 SF
EXISTING ZONING:	AG (AGRICULTURAL)
PROPOSED ZONING:	PD (17.71 DUA / 172,000 SF OF COMMERCIAL)
OVERLAY ZONING:	500' HHO BUFFER
TAX MAP & PARCELS:	117-03200, 117-03103, 117-03100
ADDRESS:	4440, 4424, 4428, & 4430 PEYTONSVILLE ROAD
PRIMARY USES:	INDEPENDENT LIVING, ASSISTED LIVING

REGULATIONS

BUILDING TYPES APPLIED:	MULTIFAMILY
FRONTAGE TYPES APPLIED:	URBAN
BUILDING HEIGHT:	6 STORIES
MINIMUM LSA:	0.20
HISTORICAL RESOURCE TREATMENT:	N/A

DWELLING UNIT COUNT, BY TYPE:

MULTIFAMILY AGE RESTRICTED (INDEPENDENT LIVING):	1,250

PARKING REQUIRED:

0.85 SPACES PER UNIT + 1 PER EMPLOYEE

1250 X 0.85 SPACES PER UNIT:	1,063 PARKING SPACES
EMPLOYEES (235):	235 PARKING SPACES
TOTAL REQUIRED:	1,298 PARKING SPACES
PARKING PROVIDED:	1,889 PARKING SPACES

*MODIFICATION OF STANDARDS

SETBACKS APPLIED TO OVERALL SITE BOUNDARY:

NORTH	40'
EAST	55'
SOUTH	75'
WEST	105'
PEYTONSVILLE ROAD FUTURE ROW	200'

COMMERCIAL SF:

ASSISTED LIVING:	172,000 SF

TREE CANOPY RETENTION

OVERALL SITE AREA:	3,073,968.99 SF; 70.57 AC
TOTAL EXISTING TREE CANOPY:	17.2% OF SITE: (529,166 SF;12.15 AC)
REQUIRED PRESERVATION:	26% OF EXISTING: (137,650 SF; 3.16 AC)
PROVIDED PRESERVATION:	32% OF EXISTING: (166,622 SF; 3.83 AC)

OPEN SPACE REQUIREMENT:

MINIMUM OPEN SPACE REQUIREMENT:	5% OF SITE (153,767 SF;3.53 AC)
PROVIDED:	5.4% OF SITE: (166,423 SF;3.82 AC)

LOT	TYPE	AREA (SF)
1000	POCKET PARK	56,578
1001	POCKET PARK	71,761
1002	POCKET PARK	15,519
1003	POCKET PARK	22,565

PARKLAND IMPACT FEES - QUAD 2

1,250 UNITS X $4,304 = $5,380,000

25% OF FEES OR $1,345,000 DUE AT FIRST PLAT
PLUS THE NUMBER OF UNITS BEING REQUESTED WITH PLAT AT $3,228 EACH.

75% OR $4,035,000 WILL BE COLLECTED AT THE PRO-RATED PRICE OF $3,228 AS PLATS ARE SUBMITTED.

IMPACT STATEMENT

WATER
WATER IS PROVIDED BY THE MILCROFTON UTILITY DISTRICT VIA A PROPOSED 16" WATER LINE TO BE EXTENEDED FROM LONG LANE TO THE SOUTHERN BOUNDARY OF THE SITE ALONG PEYTONSVILLE ROAD. WATER AVAILABLY REQUEST IS ONGOING WITH MILCROFTON UTILITY DISTRICT. PROJECTED PEAK WATER DEMANDS ARE STILL BEING DISCUSSED WITH MILCROFTON.

SANITARY SEWER
SANITARY SEWER WILL BE PROVIDED BY CITY OF FRANKLIN. SEWER AVAILABILITY REQUEST IS ONGOING WITH CITY OF FRANKLIN. PROJECTED FLOW IS 152,750 GPD.

RECLAIMED WATER LINE
RECLAIMED WATER INFRASTRUCTURE IS NOT PRESENT OR PROPOSED ON THIS SITE.

STORMWATER
STORMWATER FLOWS WILL BE TREATED FOR WATER QUALITY BY GREEN INFRASTRUCTURE THROUGHOUT THE SITE AND POST DEVELOPMENT PEAK FLOW DISCHARGES WILL BE CONTROLLED TO PRE DEVELOPMENT PEAK FLOWS BY WET AND DRY DETENTION PONDS AND THE ASSOCIATED OUTLET CONTROL STRUCTURE.

ELECTRICITY
ELECTRICITY WILL BE PROVIDED BY MIDDLE TENNESSEE ELECTRIC MEMBERSHIP CORP.

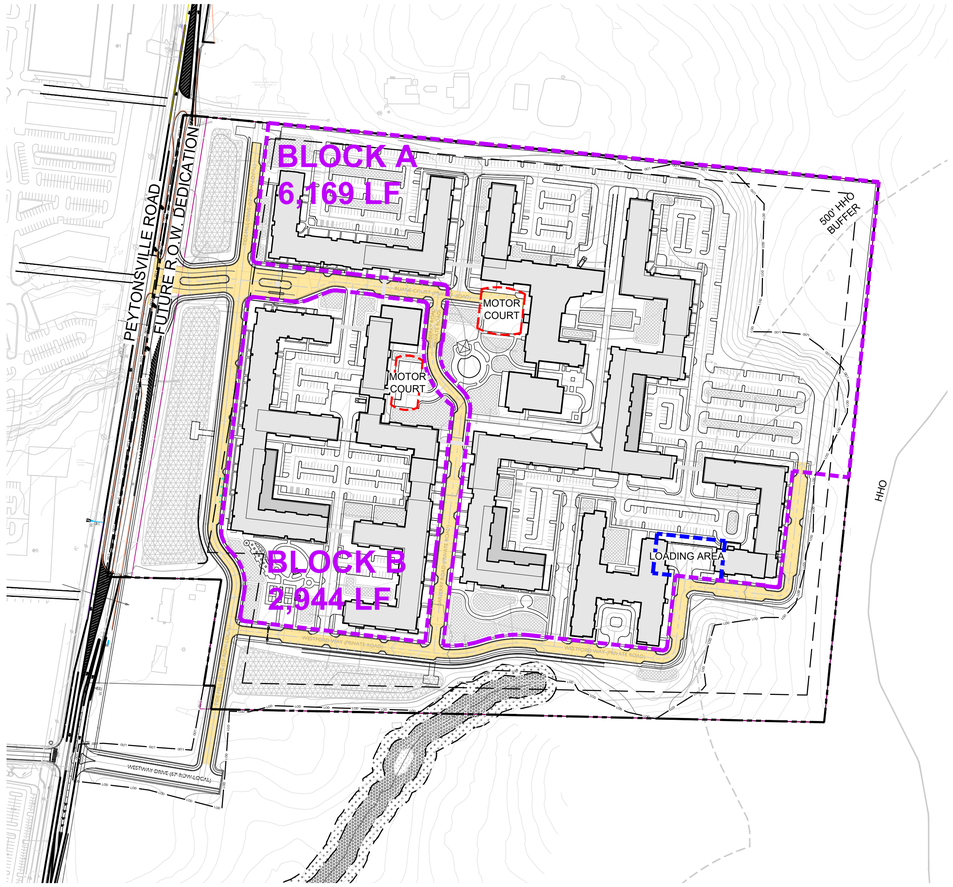
GAS
NATURAL GAS WILL BE PROVIDED BY ATMOS GAS, IF AVAILABLE.

REFUSE COLLECTION
REFUSE COLLECTION FOR THE DEVELOPMENT SHALL BE PROVIDED BY PRIVATE COLLECTION.

DRAINAGE FACILITIES
APPROXIMATELY 52.84 AC OF IMPERVIOUS AREA TO BE ADDED. OUTFALL LOCATIONS WILL STAY RELATIVELY THE SAME FROM PRE-CONSTRUCTION TO POST-CONSTRUCTION CONDITIONS.

STREET NETWORK
A MINIMUM OF TWO FIRE/EMERGENCY ACCESS POINTS WILL BE PROVIDED TO THE DEVELOPMENT VIA PEYTONSVILLE ROAD. PEYTONSVILLE ROAD IMPROVEMENTS OR REQUIRED TURN LANES WILL BE PROVIDED PER RECOMMENDATIONS FROM THE TRAFFIC IMPACT STUDY. PROJECTED TRIPS GENERATED BY THIS DEVELOPMENT ARE 3,634 DAILY.

PRE-APP SUBMITTAL: SEPTEMBER 30, 2024
INITIAL SUBMITTAL: OCTOBER 14, 2024
INITIAL SUBMITTAL: JANUARY 13, 2025
RESUBMITTAL: FEBRUARY 6, 2025
ONE STOP:
COF #: 8624



1 C0.1 MODIFICATION OF STANDARDS 10.1.23 PARKING: LOADING AREAS & 9.5.2 VEHICULAR CIRCULATION: INTERNAL CONNECTIVITY

DEVELOPMENT PLAN

N

0 200 400 600

KEY

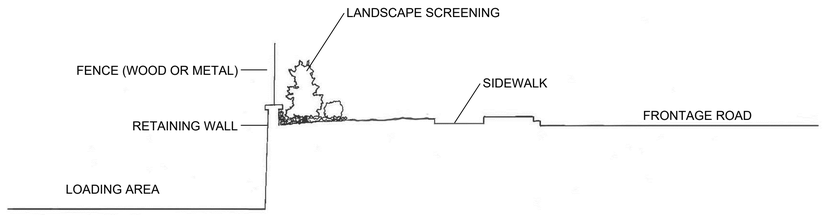
- MOS REQUEST 1 (LOADING AREA)
- MOS REQUEST 1 (MOTOR COURTS)
- MOS REQUEST 2 (BLOCK LENGTH)
- FRONTAGE ROADS

MOS REQUEST 1 - 10.1.23 PARKING: LOADING AREAS

C. AN ON-SITE LOADING AREA SHALL BE:
1. LOCATED TO THE REAR OF THE BUILDING ADJACENT TO THE LOADING DOORS; AND
2. ARRANGED TO HAVE SAFE AND CONVENIENT ACCESS TO A STREET, BUT IN NO CASE SHALL THE LOADING AREA EXTEND INTO THE REQUIRED DRIVE AISLE OF A PARKING AREA.

A MODIFICATION OF STANDARD 10.1.23 LOADING AREAS, IS REQUESTED TO ALLOW THE LOADING AREA TO BE LOCATED TO THE SIDE OF THE BUILDING AND SCREENED USING A COMBINATION OF MASONRY WALLS AND LANDSCAPE; AND TO ALLOW THE MOTOR COURTS TO BE PLACE IN FRONT OF THE BUILDING.

1. THE MODIFICATION WILL ENHANCE THE DESIGN OF THE DEVELOPMENT MORE THAN IF THE STANDARDS WERE STRICTLY ADHERED TO:
   a. GIVEN THE IMPORTANCE OF OPEN SPACE, PEDESTRIAN BUILDING ACCESS, AND PEDESTRIAN CONNECTIVITY, PLACING THE LOADING AREA TO THE "REAR" OF THE BUILDING CREATES A CONFLICT FOR THIS USER. THE REGULATIONS FOR URBAN FRONTAGE REQUIRE ALL PARKING TO BE LOCATED BEHIND THE BUILDING UNLESS IT IS PARALLEL PARKING. ALL SENIOR RESIDENT PARKING WILL BE LOCATED TO THE REAR OF THE BUILDING AND SOME UNDER THE BUILDING. THIS MODIFICATION OF STANDARDS REDUCES CONFLICTS BETWEEN SERVICE VEHICLES AND SENIORS WHO ARE PARKING TO THE REAR OF THE BUILDING. THE APPLICANT REQUESTS THE ABILITY TO LOCATE THE LOADING AREA TO THE SIDE OF THE BUILDING WHERE IT WILL BE SCREENED WITH MASONRY WALLS AND FORMAL LANDSCAPING. THIS PROVIDES A UNIQUE OPPORTUNITY FOR THE SAME LOADING AREA TO SERVE TWO BUILDINGS, REDUCING THE TOTAL LOADING AREA NEEDED ACROSS THE SITE WITHOUT NEGATIVELY IMPACTING THE FUNCTIONALITY OF THESE AREAS.
   b. THE IMPORTANCE OF THE MOTOR COURT LOCATIONS CANNOT BE OVERSTATED. PLACING THESE MOTOR COURTS IN THE FRONT OF THE BUILDING PROVIDES VALUABLE SITE ORIENTATION FOR ITS RESIDENTS AND VISITORS, ALLOWING INDIVIDUALS AND GROUPS TO BOARD SHUTTLES AND/OR MEET THEIR GUESTS IN HIGHLY VISIBLE LOCATIONS ON SITE. LOCATING THE MOTOR COURTS BEHIND THE BUILDINGS WOULD DISRUPT THE NATURAL FLOW OF THE PARKING AREAS AND CREATE WAYFINDING ISSUES FOR THOSE WHO ARE VISITING AND LIVING WITHIN THE COMMUNITY. PROVIDING THESE AREAS IN CENTRALIZED, HIGHLY VISIBLE LOCATIONS IS MOST SUITABLE FOR THIS TYPE OF DEVELOPMENT.
2. THE CONDITIONS UPON WHICH THE REQUEST IS BASED ARE UNIQUE TO THE DESIGN INTENT FOR THE DEVELOPMENT AND ARE NOT GENERALLY APPLICABLE TO OTHER PROPERTIES:
   a. THE REQUEST FOR THE LOADING AREA IS UNIQUELY TAILORED TO THE DESIGN INTENT OF THIS SENIOR LIVING DEVELOPMENT, ESPECIALLY GIVEN THAT THIS CONFIGURATION WILL OCCUR AT ONLY ONE LOCATION. BY PROVIDING THIS LOADING AREA IN THIS SPECIFIC SPOT, THE DESIGN ENHANCES THE FUNCTIONALITY OF THE SENIOR LIVING MODEL, FACILITATING EFFICIENT SERVICE DELIVERY WHILE MINIMIZING DISRUPTION TO THE RESIDENTIAL FUNCTION. UNLIKE TYPICAL COMMERCIAL PROPERTIES THAT PRIORITIZE VISIBILITY AND OPERATION EFFICIENCY, THIS APPROACH PRIORITIZES THE COMFORT AND EXPERIENCE OF SENIOR RESIDENTS AND VISITORS. THE SIDE-LOADING CONFIGURATION REDUCES NOISE AND TRAFFIC NEAR COMMON AREAS WHERE RESIDENTS GATHER, PROMOTING A TRANQUIL ENVIRONMENT. ADDITIONALLY, THE SCREENING WITH MASONRY WALLS ENSURES THAT SERVICE OPERATION REMAINS DISCREETLY INTEGRATED INTO THE OVERALL SITE, ENHANCING BOTH AESTHETIC APPEAL AND SAFETY. SUCH CONSIDERATIONS ARE SPECIFICALLY ALIGNED WITH THE NEEDS OF A SENIOR COMMUNITY MAKING THIS REQUEST DISTINCT AND NOT GENERALLY APPLICABLE TO OTHER TYPES OF PROPERTIES WHERE DIFFERENT OPERATION AND AESTHETIC PRIORITIES MAY PREVAIL.
   b. SIMILARLY, THE REQUEST FOR THE MOTOR COURTS IS ALSO UNIQUE TO A SENIOR LIVING DEVELOPMENT. DUE TO THE DRIVING IMPAIRMENT OF MANY RESIDENTS, ASSISTED TRANSPORTATION IS VITAL TO THE FUNCTIONALITY OF THIS COMMUNITY. PROVIDING THESE MOTOR COURTS IN CENTRALIZED, PROMINENT LOCATIONS ALLOWS FOR SHUTTLES, CAR SERVICES, AND VISITORS TO EASILY NAVIGATE THE SITE AND RESIDENTS TO ACCESS TRANSPORTATION WITHOUT INTERRUPTING THE NATURAL TRAFFIC FLOW OF THE SITE. SUCH A CONDITION IS UNLIKELY TO OCCUR WITH ANY OTHER TYPE OF DEVELOPMENT OR USE.
3. THE MODIFICATION IS CONSISTENT WITH THE INTENT OF ENVISION FRANKLIN:
   a. ALLOWING THE LOADING AREA OF THE ASSISTED LIVING BUILDING TO BE LOCATED AT THE SIDE RATHER THAN THE BACK, WHILE INCORPORATING MASONRY WALLS AND LANDSCAPING FOR SCREENING, ALIGNS WITH THE INTENT OF THE REGIONAL COMMERCE POLICY OF ENVISION FRANKLIN BY PROMOTING AN AESTHETICALLY PLEASING AND FUNCTIONAL ENVIRONMENT. THIS APPROACH NOT ONLY MINIMIZES THE VISUAL IMPACT OF SERVICE OPERATIONS ON THE SURROUNDING COMMUNITY AND ENHANCES THE OVERALL CHARACTER OF THE AREA, BUT ALSO FACILITATES EFFICIENT LOGISTICS WITHOUT DISRUPTING PEDESTRIAN FLOW OR THE RESIDENTIAL FEEL OF THE ENVIRONMENT. BY ENSURING THAT THE LOADING AREA IS BOTH ACCESSIBLE AND WELL-INTEGRATED INTO THE SITE DESIGN, THE PROPOSAL SUPPORTS THE POLICY'S GOALS OF CREATING FUNCTIONAL DEVELOPMENTS WHILE MAINTAINING HIGH STANDARDS FOR COMMUNITY AESTHETICS AND QUALITY OF LIFE.
   b. ALLOWING THE MOTOR COURTS TO BE PLACED IN FRONT THE BUILDING PROVIDES SERVICE VEHICLES AND VISITORS THE OPPORTUNITY TO MEET RESIDENTS AT LOCATIONS DIRECTLY ADJACENT TO TWO OF THE MAIN INTERNAL DRIVES WITHIN THE SITE. THIS IS ESPECIALLY IMPORTANT IN EMERGENCY SITUATIONS WHERE TIME IS MOST VALUABLE.



LOADING AREA SECTION: NOT TO SCALE



CHARACTER IMAGE

2 C0.1 MOS 2 LOADING AREA SCREENING

NOTE: BOTH LOADING AREA SECTION AND CHARACTER IMAGE ARE CONCEPTUAL IN NATURE. FINAL DESIGN TO BE DETERMINED AT SITE PLAN.

MOS REQUEST 2 - 9.5.2 VEHICULAR CIRCULATION: INTERNAL CONNECTIVITY

C. BLOCK LENGTH PERIMETER SHALL NOT EXCEED A MAXIMUM OF 2,400 FEET, EXCEPT THE DRT MAY APPROVE A BLOCK LENGTH PERIMETER UP TO 3,200 FEET IN CASES:
1. WHERE ENVIRONMENTAL OR TOPOGRAPHIC CONSTRAINTS EXIST;
2. WHERE THE STREET CLASSIFICATION PREVENTS A CONNECTION; OR
3. WHERE A PROPOSAL INCLUDES AN INTERNAL PARKING STRUCTURE.

A MODIFICATION OF STANDARD 9.5.2, INTERNAL CONNECTIVITY, IS REQUESTED TO ALLOW THE MAXIMUM BLOCK LENGTH REQUIREMENT FOR THE ERICKSON SENIOR LIVING DEVELOPMENT PLAN TO BE 6,200 FEET.

1. THE MODIFICATION WILL ENHANCE THE DESIGN OF THE DEVELOPMENT MORE THAN IF THE STANDARDS WERE STRICTLY ADHERED TO:
   a. A NETWORK OF INTERNAL DRIVES, PARKING DRIVE ISLES, AND PEDESTRIAN WAYS WITHIN THE PROPOSED PUD PROVIDES CONNECTIVITY CONSISTENT WITH THE INTENT OF THE INTERNAL CONNECTIVITY REQUIREMENTS OF THE ZONING ORDINANCE. THE REMOVAL OF THE REQUIREMENT FOR A MAXIMUM BLOCK PROVIDES THE OPPORTUNITY TO UTILIZE THE ARCHITECTURE OF THE BUILDINGS TO TRANSITION GRADES WITH STEPPED FOUNDATIONS. EACH BUILDING WITHIN THE CAMPUS IS CONNECTED WITH ENCLOSED PEDESTRIAN CORRIDORS AT GRADE OR ABOVE GRADE. THIS CONNECTIVITY IS ESSENTIAL FOR THE SENIOR RESIDENTS AND PROMOTES GREATER SOCIALIZATION AND ACTIVITY WITHIN THE COMMUNITY. THIS INTERNAL CONNECTIVITY BETWEEN THE BUILDINGS IS MADE POSSIBLE IF THE MAXIMUM BLOCK LENGTH IS 6,200 FEET FOR THIS DEVELOPMENT.
2. THE CONDITIONS UPON WHICH THE REQUEST IS BASED ARE UNIQUE TO THE DESIGN INTENT FOR THE DEVELOPMENT AND ARE NOT GENERALLY APPLICABLE TO OTHER PROPERTIES:
   a. THIS REQUEST IS SPECIFIC TO THE NEEDS OF THE SENIOR COMMUNITY WHERE PEDESTRIAN AND SHUTTLE TRAFFIC MAKE UP THE MAJORITY OF INTERNAL TRAVEL. AUTOMOBILE TRAFFIC ACTUALLY SERVES AS MORE OF A SAFETY HAZARD FOR THE RESIDENTS THAN A BENEFIT TO THEIR REGULAR MOVEMENTS.
3. THE MODIFICATION IS CONSISTENT WITH THE INTENT OF ENVISION FRANKLIN:
   a. THE REGIONAL COMMERCE POLICY IN ENVISION FRANKLIN STATES THAT NEW DEVELOPMENT SHOULD HAVE A PEDESTRIAN FRIENDLY DESIGN AND DISTINCTIVE CHARACTER. AT AN ERICKSON SENIOR LIVING FACILITY, THE PEDESTRIAN IS FIRST PRIORITY AND THIS MOS REQUEST WOULD ALLOW FOR A LAYOUT THAT MINIMIZES THE IMPORTANCE OF AUTOMOBILES AND INSTEAD ENCOURAGES CLEAR AND SAFE PEDESTRIAN MOVEMENTS THROUGHOUT THE SITE. THE ERICKSON TEAM HAS SHOWN THIS APPROACH TO BE SUCCESSFUL AT FACILITIES ACROSS THE COUNTRY.

GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE
Kimley»Horn
4031 Aspen Grove Drive, Franklin, TN 37067Main: 615.564.2701 | www.kimley-horn.com
© 2024 Kimley-Horn and Associates, Inc.
Erickson SENIOR LIVING℠
THW DESIGN

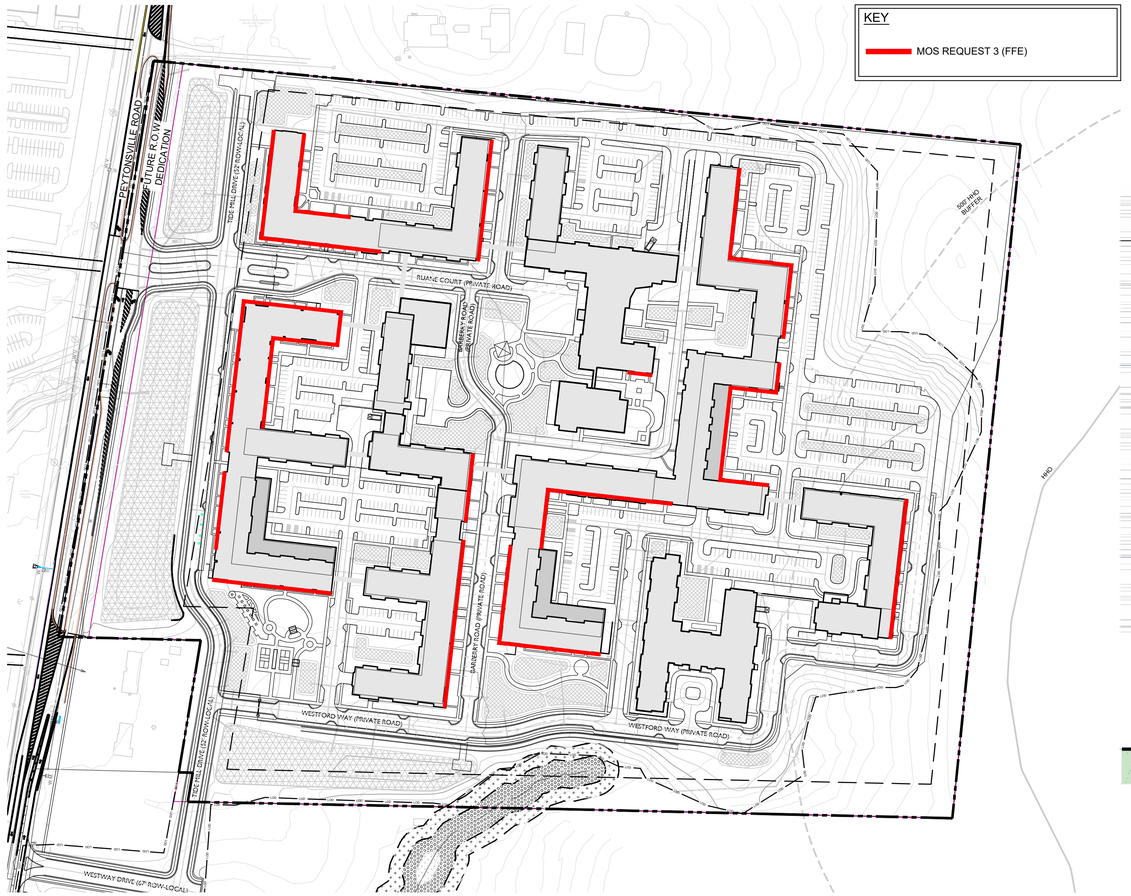
ERICKSON SENIOR LIVING
FRANKLIN
DEVELOPMENT PLAN
Franklin, Williamson County, Tennessee

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

MODIFICATION OF STANDARDS

SHEET
C0.1

COF # 8624



1 C0.2 MODIFICATION OF STANDARDS 6.7 BUILDING TYPES: MULTIFAMILY
CONDITION LOCATION MAP N.T.S.



2 C0.2 MODIFICATION OF STANDARDS 6.7 BUILDING TYPES: MULTIFAMILY
PROPOSED CONDITION ELEVATION N.T.S.

MOS REQUEST 3 - 6.7 BUILDING TYPES: MULTIFAMILY

FOUNDATIONS, PORCHES, AND STOOPS
FINISHED FLOOR ELEVATION:
MINIMUM 18 INCHES ABOVE GRADE AT FRONT FACADE
PORCH DEPTH:
MINIMUM 6 FEET CLEAR SPACE, EXCLUSIVE OF RAILINGS, PILLARS, COLUMNS, OR OTHER PORCH FEATURES
STOOP DEPTH:
3 TO 6 FEET DEEP

A MODIFICATION OF STANDARD 6.7, MULTIFAMILY IS REQUESTED TO ALLOW FOR A FINISHED FLOOR ELEVATION EVEN WITH GRADE AT THE FRONT FAÇADE

1. THE MODIFICATION WILL ENHANCE THE DESIGN OF THE DEVELOPMENT MORE THAN IF THE STANDARDS WERE STRICTLY ADHERED TO:
   a. ONE OF THE PRIMARY NEEDS OF ANY SENIOR COMMUNITY IS ACCESS TO UNITS AND FACILITIES WITHOUT THE USE OF STAIRS. IT IS IMPORTANT FOR THE SUCCESS OF THE PROJECT THAT THE END USER BE ABLE TO ACCESS THEIR UNIT WITHOUT THE NEED FOR ASSISTANCE AS MUCH AS POSSIBLE. THIS IS JUST ONE OF MANY DESIGN FEATURES INTENDED TO PRESERVE THE RESIDENT'S SENSE OF AUTONOMY, AND CONSEQUENTLY, QUALITY OF LIFE.
2. THE CONDITIONS UPON WHICH THE REQUEST IS BASED ARE UNIQUE TO THE DESIGN INTENT FOR THE DEVELOPMENT AND ARE NOT GENERALLY APPLICABLE TO OTHER PROPERTIES:
   a. THIS REQUEST IS UNIQUE TO THE DESIGN INTENT OF SENIOR LIVING DEVELOPMENTS, AS IT SPECIFICALLY ADDRESSES THE NEEDS OF SENIOR WHO MAY FACE MOBILITY CHALLENGES. UNLIKE OTHER PROJECTS WHERE ELEVATION REQUIREMENTS MIGHT PRIORITIZE AESTHETIC UNIFORMITY OR ALIGN WITH SPECIFIC ZONING STANDARDS, THE FOCUS HERE IS ON CREATING AN ACCESSIBLE AND WELCOMING ENVIRONMENT FOR A VULNERABLE POPULATION.
3. THE MODIFICATION IS CONSISTENT WITH THE INTENT OF ENVISION FRANKLIN:
   a. THIS MODIFICATION REQUEST ALIGNS WITH THE INTENT OF THE REGIONAL COMMERCE POLICY OF ENVISION FRANKLIN AS IT IS ABOUT PRIORITIZING ACCESSIBILITY AND INCLUSIVITY FOR SENIORS IN THE COMMUNITY. THIS ADJUSTMENT FACILITATES EASIER ACCESS TO THE BUILDING FOR A POPULATION WITH MOBILITY ISSUES, DIRECTLY ENHANCING THEIR QUALITY OF LIFE AND PROMOTING INDEPENDENCE. BY ENSURING THAT THE DESIGN IS USER-FRIENDLY AND WELCOMING, THE PROPOSAL NOT ONLY MEETS THE NEEDS OF THE SENIOR POPULATION BUT ALSO SUPPORTS BROADER COMMUNITY GOALS OF CREATING ACCESSIBLE SPACES THAT FOSTER ENGAGEMENT AND INTERACTION.

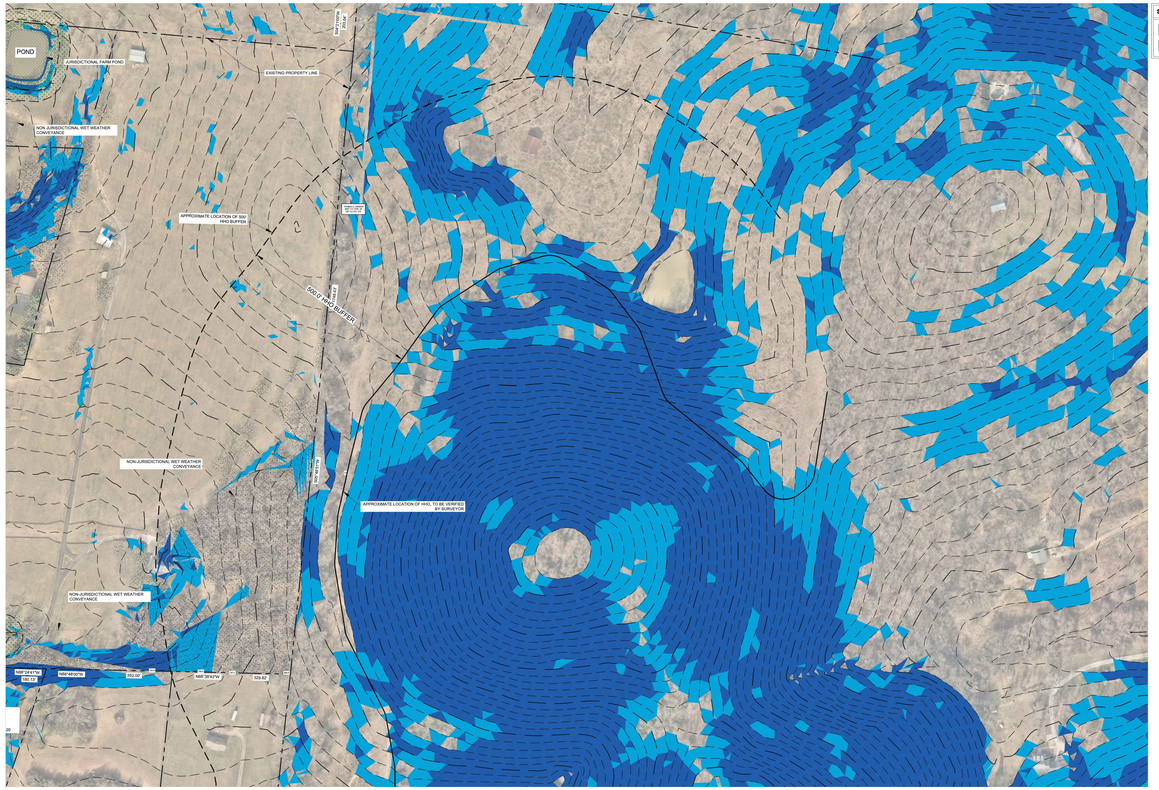
GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE
Kimley»Horn
4031 Aspen Grove Drive, Franklin, TN 37067Main: 615.564.2701 | www.kimley-horn.com
© 2024 Kimley-Horn and Associates, Inc.
Erickson SENIOR LIVING
THW DESIGN

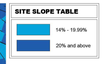
ERICKSON SENIOR LIVING
FRANKLIN
DEVELOPMENT PLAN
Franklin, Williamson County, Tennessee

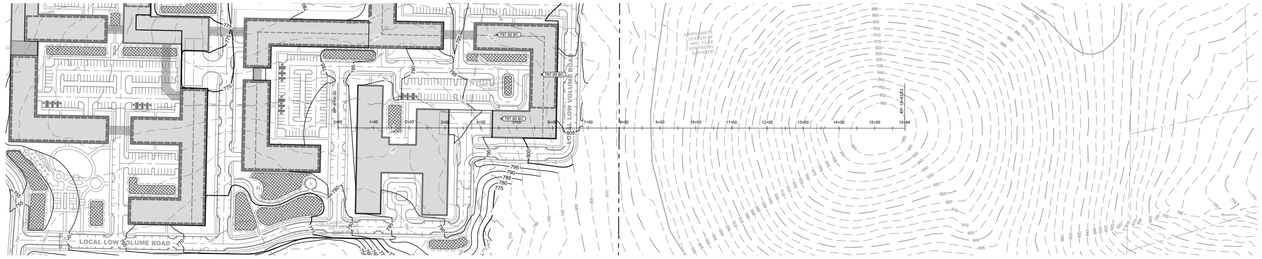


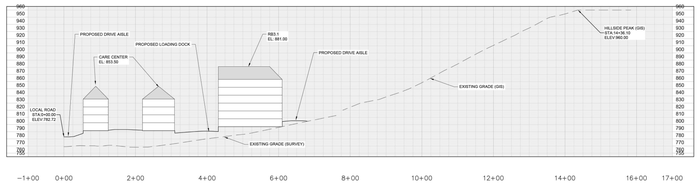
Revision Date
1 _____
2 _____
3 _____
4 _____

MODIFICATION OF STANDARDS
SHEET
C0.2
COF # 8624









1 C0.3

MODIFICATION OF STANDARDS 9.5.1 VEHICULAR CIRCULATION: EXTERNAL CONNECTIVITY

DEVELOPMENT PLAN

N

N.T.S.

MOS REQUEST 4 - 9.5.1 VEHICULAR CIRCULATION: EXTERNAL CONNECTIVITY

B. STREET CONNECTIONS, STREET STUBS, OR INTERNAL DRIVE CONNECTIONS SHALL BE PROVIDED IN EVERY DIRECTION (NORTH, SOUTH, EAST, AND WEST), INCLUDING CONNECTIONS TO ALL EXISTING STREETS OR INTERNAL DRIVES ADJACENT TO THE DEVELOPMENT SITE.

C. THE DRT MAY DETERMINE THAT A STREET STUB OR INTERNAL DRIVE CONNECTION OR ALIGNMENT SHALL NOT BE REQUIRED DUE TO THE CLASSIFICATION OF A STREET OR WHEN ADJACENT TO FLOODPLAIN, WETLANDS, RIPARIAN BUFFERS, TREE SAVE AREAS, NATURALLY-OCCURRING SLOPES EXCEEDING 14 PERCENT, OR OTHER UNIQUE SITE CONDITIONS PREVENTING A STREET OR INTERNAL DRIVE CONNECTION.

A MODIFICATION OF STANDARD 9.5.1 EXTERNAL CONNECTIVITY, IS REQUESTED TO REMOVE THE REQUIREMENT FOR CONNECTIVITY TO THE EAST OF THE PROPERTY DUE TO SIGNIFICANT TOPOGRAPHICAL CHALLENGES THAT RENDER COMPLIANCE IMPRACTICAL UNDER THE CITY OF FRANKLIN'S STEEP SLOPE REGULATIONS

1. THE MODIFICATION WILL ENHANCE THE DESIGN OF THE DEVELOPMENT MORE THAN IF THE STANDARDS WERE STRICTLY ADHERED TO:
   a. THIS MODIFICATION WILL GREATLY REDUCE THE GRADING ACTIVITY ALONG THE EASTERN BOUNDARY FOR A FUTURE CONNECTION POINT THAT IS UNLIKELY TO EVER BE CONNECTED TO DUE TO EXISTING SLOPES AND HILLSIDE OVERLAYS. ULTIMATELY, THIS MODIFICATION WILL LEAD TO A DEVELOPMENT THAT BETTER SERVES THE NEEDS OF ITS RESIDENTS AND INTEGRATES MORE HARMONIOUSLY WITH THE SURROUNDING TOPOGRAPHY.
2. THE CONDITIONS UPON WHICH THE REQUEST IS BASED ARE UNIQUE TO THE DESIGN INTENT FOR THE DEVELOPMENT AND ARE NOT GENERALLY APPLICABLE TO OTHER PROPERTIES:
   a. UNLIKE OTHER PROPERTIES IN THE AREA, THIS SITE IS HINDERED BY STEEP SLOPES ALONG THE ENTIRE EASTERN BOUNDARY, PRESENTING SIGNIFICANT DEVELOPMENT CHALLENGES THAT DO NOT APPLY TO MOST PROPERTIES IN THE CITY. THIS DISTINCT GEOGRAPHIC FEATURE NECESSITATES A TAILORED APPROACH TO PLANNING AND DESIGN. IN THIS INSTANCE, THE APPLICANT HAS INSTEAD PROVIDED ALTERNATIVE OPPORTUNITIES TO CONNECT PEYTONSVILLE ROAD AND CAROTHERS PARKWAY BOTH NORTH AND SOUTH OF THE ERICKSON SITE. BY RECOGNIZING THESE UNIQUE CONDITIONS AND OFFERING UP ALTERNATIVE SOLUTIONS, THE APPLICANT HOPES TO ENHANCE THE DEVELOPMENT'S OVERALL QUALITY AND FUNCTIONALITY WHILE STILL MEETING THE COMMUNITY'S NEEDS.
3. THE MODIFICATION IS CONSISTENT WITH THE INTENT OF ENVISION FRANKLIN:
   a. BY ACCOMMODATING THE UNIQUE TOPOGRAPHICAL CHALLENGES OF THE SITE AND BEING FLEXIBLE WITH ROAD CONNECTIVITY OPTIONS, THE OVERALL DESIGN AND FUNCTIONALITY OF THE DEVELOPMENT ARE GREATLY ENHANCED, ALIGNING WITH SOME OF THE KEY GOALS OF THE REGIONAL COMMERCE POLICY IN ENVISION FRANKLIN

MOS REQUEST 5 - 10.1.5 CALCULATIONS OF MINIMUM PARKING

A. PARKING SPACES SHALL BE REQUIRED PER THE TABLE IN SUBSECTION 10.1.6, MINIMUM PARKING.

B. FOR COMBINATIONS OF USES, THE MINIMUM SHALL BE THE SUM OF THE REQUIREMENT FOR EACH USE. NO PARKING SPACE FOR ONE USE CAN BE INCLUDED IN THE CALCULATION OF A PARKING REQUIREMENT FOR ANY OTHER USE, EXCEPT AS PERMITTED BY PARAGRAPH, 10.1.10.A, SHARED PARKING.

C. WHEN THE MINIMUM IS LISTED AS VARIABLE OR IF A USE IS NOT COVERED UNDER SUBSECTION 10.1.6, MINIMUM PARKING, THEN THE APPLICABLE CITY DEPARTMENT MAY:
   1. DETERMINE THE MINIMUM BASED ON THE CLOSEST COMPARABLE USE; OR
   2. APPROVE AN ALTERNATE STANDARD BASED ON A PARKING STUDY THAT PROVIDES JUSTIFICATION USING:
      a. A NATIONALLY-ACCEPTED STANDARD PARKING RESOURCE OR COMPARABLE USES AND CITIES, AS APPROVED BY THE DEPARTMENT OF PLANNING AND SUSTAINABILITY;
      b. THE SIZE AND TYPE OF THE PROPOSED DEVELOPMENT AND THE COMPOSITION OF USES;
      c. ANTICIPATED RATE OF PARKING TURNOVER; AND
      d. ANTICIPATED PEAK PARKING AND TRAFFIC LOADS FOR ALL USES.

A MODIFICATION OF STANDARD 10.1.5 CALCULATION OF MINIMUM PARKING, IS REQUESTED IN ORDER TO UTILIZE THE INSTITUTE OF TRANSPORTATION ENGINEERS' NATIONALLY RECOGNIZED PARKING STANDARD OF 0.85 SPACES PER UNIT AS THE BASE REQUIREMENT FOR THE ERICKSON SENIOR LIVING DEVELOPMENT.

1. THE MODIFICATION WILL ENHANCE THE DESIGN OF THE DEVELOPMENT MORE THAN IF THE STANDARDS WERE STRICTLY ADHERED TO:
   a. THIS MODIFICATION OF STANDARDS REQUEST TO ADOPT THE ITE STANDARD OF 0.85 SPACES PER UNIT FREES UP VALUABLE SPACE FOR AMENITIES, GREEN AREAS, AND COMMUNITY GATHERING SPACES. THIS THOUGHTFUL ALLOCATION OF SPACE NOT ONLY FOSTERS A MORE INVITING ENVIRONMENT BUT ALSO PROMOTES A SENSE OF COMMUNITY AND WELL-BEING AMONG RESIDENTS, ULTIMATELY CREATING A MORE VIBRANT AND FUNCTIONAL DEVELOPMENT.
2. THE CONDITIONS UPON WHICH THE REQUEST IS BASED ARE UNIQUE TO THE DESIGN INTENT FOR THE DEVELOPMENT AND ARE NOT GENERALLY APPLICABLE TO OTHER PROPERTIES:
   a. THIS REQUEST FOR A MODIFIED PARKING STANDARD IS SPECIFICALLY TAILORED TO THE UNIQUE DESIGN INTENT OF AN ERICKSON SENIOR LIVING COMMUNITY, WHICH PRIORITIZES A LIFESTYLE CENTERED AROUND ACCESSIBILITY AND COMMUNITY ENGAGEMENT. UNLIKE TYPICAL RESIDENTIAL DEVELOPMENTS, THIS FACILITY IS DESIGNED TO CATER TO THE NEEDS OF SENIORS WHO WILL RELY LESS ON PERSONAL VEHICLES, AS MANY RESIDENTS WILL BENEFIT FROM ON-SITE AMENITIES AND TRANSPORTATION SERVICES. THIS DEMOGRAPHIC INSIGHT, BACKED BY ERICKSON'S OWN INTERNAL STUDIES, HIGHLIGHTS A PARKING DEMAND THAT DIFFERS SIGNIFICANTLY FROM THAT OF OTHER PROPERTIES. THE ZONING ORDINANCE DOES HAVE A SPECIFIC PARKING RATIO FOR MULTIFAMILY, AGE-RESTRICTED. THIS CATEGORY FOR AGE-RESTRICTED IS INTENDED FOR 55 AND OLDER COMMUNITIES. ERICKSON SENIOR LIVING HAS AN AVERAGE RESIDENT AGE OF 80. BASED ON THEIR DEMOGRAPHICS, THIS RESIDENT TYPICALLY RELIES ON SHUTTLE VEHICLES FOR TRANSPORTATION.
3. THE MODIFICATION IS CONSISTENT WITH THE INTENT OF ENVISION FRANKLIN:
   a. THIS REQUEST REMAINS CONSISTENT WITH THE INTENT OF ENVISION FRANKLIN BY PROMOTING EFFICIENT LAND USE AND FOSTERING A VIBRANT COMMUNITY. BY ADOPTING THE INSTITUTE OF TRANSPORTATION ENGINEERS' PARKING STANDARD OF 0.85 SPACES PER UNIT, WE ALIGN OUR DEVELOPMENT WITH A DESIGN THAT EMPHASIZES ACCESSIBILITY AND WALKABILITY, REDUCING THE NEED FOR EXCESSIVE PARKING INFRASTRUCTURE. THIS APPROACH NOT ONLY ENHANCES THE AESTHETIC AND FUNCTIONAL QUALITY OF THE SENIOR LIVING COMMUNITY BUT ALSO SUPPORTS THE BROADER GOALS OF ENVISION FRANKLIN BY ENCOURAGING SUSTAINABLE PRACTICES AND CREATING SPACES THAT PRIORITIZE COMMUNITY INTERACTION. ULTIMATELY, THIS MODIFICATION CONTRIBUTES TO A MORE DYNAMIC AND INTERCONNECTED REGIONAL ENVIRONMENT, IN LINE WITH THE POLICY GOAL OF ENHANCING THE QUALITY OF LIFE FOR ALL RESIDENTS.

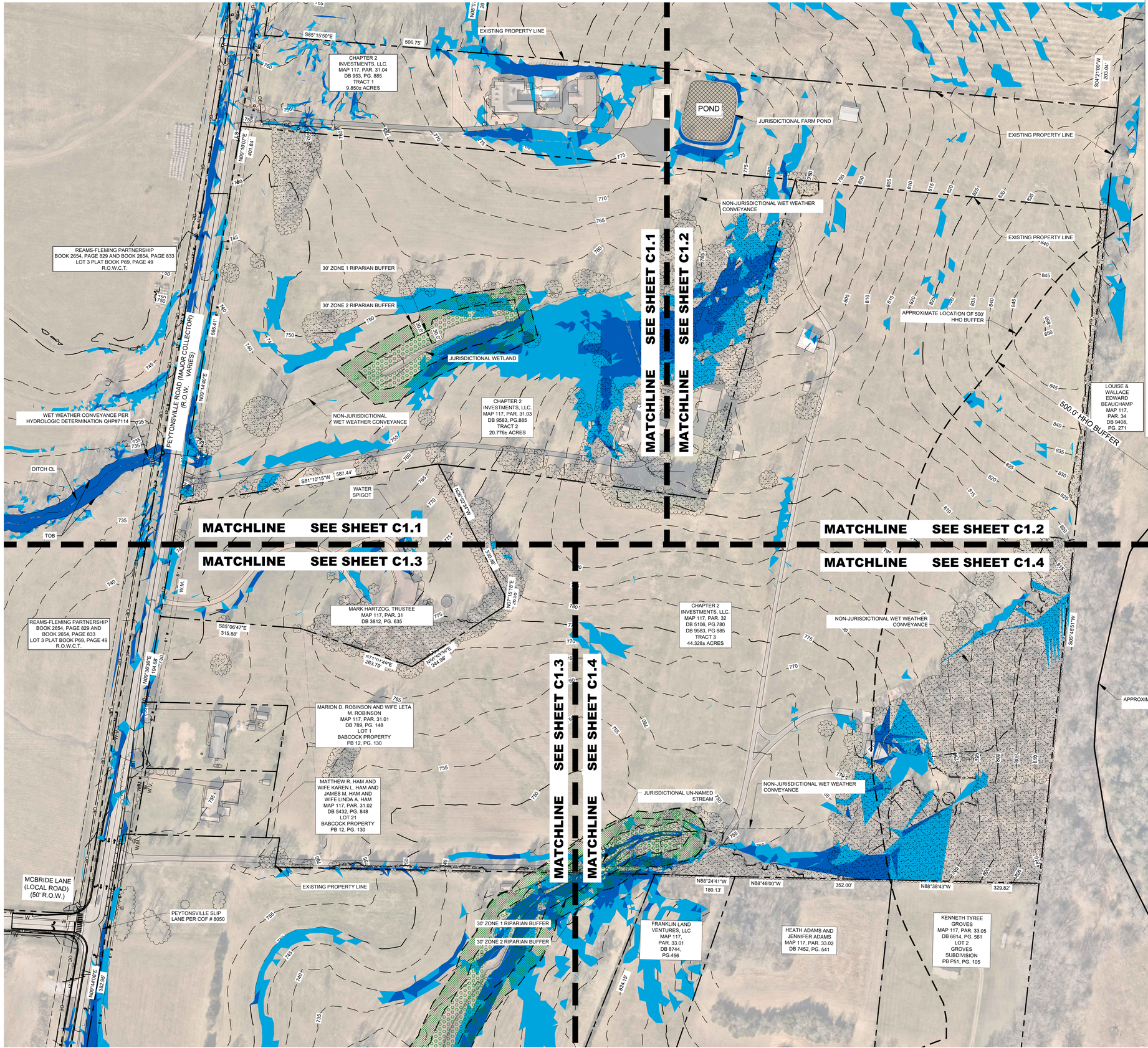
GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE
Kimley»Horn
4031 Aspen Grove Drive, Franklin, TN 37067Main: 615.564.2701 | www.kimley-horn.com
© 2024 Kimley-Horn and Associates, Inc.
Erickson SENIOR LIVING℠
THW DESIGN

ERICKSON SENIOR LIVING
FRANKLIN
DEVELOPMENT PLAN
Franklin, Williamson County, Tennessee

STATE OF TENNESSEE
DEPARTMENT OF AGRICULTURE
REGISTERED
LANDSCAPE ARCHITECT
ISAAC COMMERCE
TENNESSEE NO. 3419
APPROVED

Revision Date
1 _____
2 _____
3 _____
4 _____

MODIFICATION OF STANDARDS
SHEET
C0.3
COF # 8624



SITE DATA TABLE

SUBDIVISION/DEVELOPMENT:	**ERICKSON SENIOR LIVING, PD DEVELOPMENT PLAN**
COF PROJECT NUMBER:	8624
SITE ACREAGE/SF:	70.57 AC / 3,073,968.99 SF
EXISTING ZONING:	AG (AGRICULTURAL)
PROPOSED ZONING:	PD (17.71 DUA 172,000 SF OF COMMERCIAL)
OVERLAY ZONING:	500' HHO BUFFER
TAX MAP & PARCELS:	117-03200, 117-031.03, 117-03100
PRIMARY USES:	INDEPENDENT LIVING & ASSISTED LIVING
ADDRESS:	4440, 4424, 4428 & 4430 PEYTONSVILLE ROAD
STATE:	TENNESSEE
COUNTY:	WILLIAMSON
CITY:	FRANKLIN
POSTAL CODE:	37064
REGULATIONS	
BUILDING TYPES APPLIED:	MULTIFAMILY
FRONTAGE APPLIED:	URBAN
BUILDING HEIGHT:	6 STORIES
MINIMUM LSA:	0.20
HISTORICAL RESOURCE TREATMENT:	N/A
DWELLING UNIT COUNT, BY TYPE:	MULTIFAMILY AGE RESTRICTED (INDEPENDENT LIVING) =1,250
SETBACKS APPLIED TO OVERALL SITE BOUNDARY:	
NORTH	40'
EAST	55'
SOUTH	75'
WEST	105'
PEYTONSVILLE ROAD FUTURE ROW	200'
COMMERCIAL SF:	
ASSISTED LIVING:	240,539 SF
OPEN SPACE SF REQUIRED:	153,767 SF ; 3.53 AC (5% OF SITE)
OPEN SPACE SF PROPOSED:	166,423 SF; 3.82 AC (5.4% OF SITE)
TREE PRESERVATION REQUIRED:	137,650 SF ; 3.16 AC (26% OF EXISTING)
TREE PRESERVATION PROPOSED:	166,622 SF ; 3.83 AC (32% OF EXISTING)
PARKING REQUIRED:	
0.85 SPACES PER UNIT + 1 EMPLOYEE	
1250 X 0.85 SPACES PER UNIT:	1,063 PARKING SPACES
EMPLOYEES (235):	235 PARKING SPACES
TOTAL REQUIRED:	1,298 PARKING SPACES
PARKING PROVIDED:	1,889 PARKING SPACES
	MODIFICATION OF STANDARDS

NOTES:

1. WITHIN NEW DEVELOPMENTS AND FOR OFF-SITE LINES CONSTRUCTED AS A RESULT OF, OR TO PROVIDE SERVICE TO, THE NEW DEVELOPMENT, ALL UTILITIES, SUCH AS CABLE TELEVISION, ELECTRICAL (EXCLUDING TRANSFORMERS), GAS, SEWER, TELEPHONE, AND WATER LINES SHALL BE PLACED UNDERGROUND.
2. THIS SITE PLAN HAS BEEN DESIGNED TO MEET THE REQUIREMENTS OF THE CITY OF FRANKLIN STANDARDS AND THE APPROVAL OF PLANNING COMMISSION. CHANGES SHALL NOT BE MADE TO THE APPROVED SITE PLAN UNLESS APPROVED BY EITHER RELEVANT DEPARTMENT SUPERINTENDENT OR THE PLANNING COMMISSION.
3. THE INFORMATION SHOWN ON THIS PLAN IS BASED UPON THE TENNESSEE STATE PLANE COORDINATE SYSTEM, ZONE 5301, FIPZONE 4100 AND NAD 83 DATUM.
4. BASE INFORMATION WAS TAKEN ALTA SURVEY PROVIDED TO KIMLEY-HORN BY CIVIL INFRASTRUCTURE ASSOCIATES DATED FEBRUARY 01, 2024.. THE INFORMATION PROVIDED SHALL BE FIELD VERIFIED PRIOR TO CONSTRUCTION. KIMLEY-HORN AND ASSOCIATES SHALL NOT BE HELD RESPONSIBLE FOR THE ACCURACY AND COMPLETENESS OF THE BASE INFORMATION SHOWN.
5. THE CONSULTANT HAS FOUND NO EVIDENCE OF THE MINERAL RIGHTS OF THIS PROPERTY BEING TRANSFERRED TO ANY PARRY OTHER THAN THE OWNER.
6. NO PROPOSED BUILDINGS IN THIS PROJECT FALL WITHIN THE 100 YEAR FLOODPLAIN, PER THE FEMA FIRM MAP NUMBER 47187C0355F, DATED SEPTEMBER 29, 2006

SURVEY NOTES

1. THE INFORMATION SHOWN ON THIS PLAN IS BASED UPON THE TENNESSEE STATE PLAN COORDINATE SYSTEM, AND NAD 83 DATUM.
2. BASE INFORMATION WAS TAKEN FROM AN ALTA SURVEY PREPARED BY CIVIL INFRASTRUCTURE ASSOCIATES, DATED FEBRUARY 01 2024. THE INFORMATION PROVIDED SHALL BE FIELD VERIFIED PRIOR TO CONSTRUCTION. KIMLEY-HORN AND ASSOCIATES SHALL NOT BE HELD RESPONSIBLE FOR THE ACCURACY AND COMPLETENESS OF THE BASE INFORMATION SHOWN.
3. INFORMATION WAS ALSO TAKEN FROM THE CITY OF FRANKLIN AERIAL PHOTOGRAPHS.
4. THE CONSULTANT HAS FOUND NO EVIDENCE OF THE MINERAL RIGHTS OF THIS PROPERTY BEING TRANSFERRED TO ANY PARRY OTHER THAN THE OWNER.
5. THIS PROJECT IS NOT LOCATED IN A FLOOD HAZARD AREA ACCORDING TO FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP 47187C0355F, DATED SEPTEMBER 29, 2006, ZONE "X".

LEGEND

- EXISTING POND
- EXISTING WETLAND
- ZONE 1 BUFFER
- ZONE 2 BUFFER

SITE SLOPE TABLE

- 14% - 19.99%
- 20% and above

GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE
Kimley»Horn
4031 Aspen Grove Drive, Franklin, TN 37067
Main: 615.564.2701 | www.kimley-horn.com

© 2025 Kimley-Horn and Associates, Inc.

Erickson SENIOR LIVING™
THW DESIGN

ERICKSON SENIOR LIVING FRANKLIN DEVELOPMENT PLAN

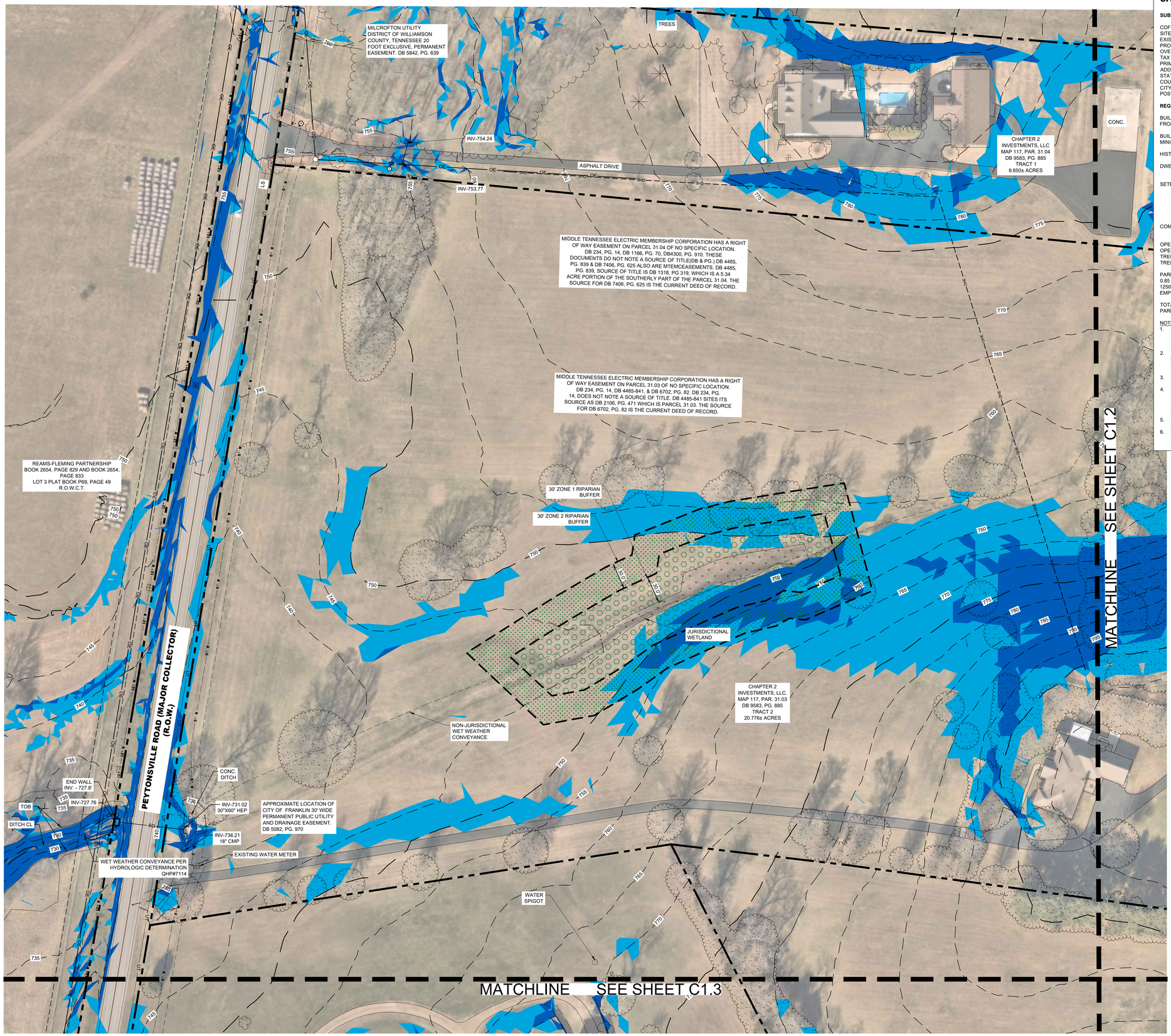
Franklin, Williamson County, Tennessee

WILLIAM GRAY HARRISON
REGISTERED ENGINEER
AGRICULTURAL & BIOSYSTEMS ENGINEER
No. 137813
STATE OF TENNESSEE
2/6/2025

Revision Date
△ _____
△ _____
△ _____
△ _____

OVERALL EXISTING CONDITIONS

C1.0
COF # xxxx



SITE DATA TABLE

SUBDIVISION/DEVELOPMENT:	**ERICKSON SENIOR LIVING, PD DEVELOPMENT PLAN**
COF PROJECT NUMBER:	8624
SITE ACREAGE/SF:	70.57 AC / 3,073,968.99 SF
EXISTING ZONING:	AG (AGRICULTURAL)
PROPOSED ZONING:	PD (17.71 DUA 172,000 SF OF COMMERCIAL)
OVERLAY ZONING:	500' HHO BUFFER
TAX MAP & PARCELS:	117-03200, 117-031.03, 117-03100
PRIMARY USES:	INDEPENDENT LIVING & ASSISTED LIVING
ADDRESS:	4440, 4424, 4428 & 4430 PEYTONSVILLE ROAD
STATE:	TENNESSEE
COUNTY:	WILLIAMSON
CITY:	FRANKLIN
POSTAL CODE:	37064
REGULATIONS	
BUILDING TYPES APPLIED:	MULTIFAMILY
FRONTAGE APPLIED:	URBAN
BUILDING HEIGHT:	6 STORIES
MINIMUM LSA:	0.20
HISTORICAL RESOURCE TREATMENT:	N/A
DWELLING UNIT COUNT, BY TYPE:	MULTIFAMILY AGE RESTRICTED (INDEPENDENT LIVING) =1,250
SETBACKS APPLIED TO OVERALL SITE BOUNDARY:	
NORTH	40'
EAST	55'
SOUTH	75'
WEST	105'
PEYTONSVILLE ROAD FUTURE ROW	200'
COMMERCIAL SF:	
ASSISTED LIVING:	240,539 SF
OPEN SPACE SF REQUIRED:	153,767 SF ; 3.53 AC (5% OF SITE)
OPEN SPACE SF PROPOSED:	166,423 SF; 3.82 AC (5.4% OF SITE)
TREE PRESERVATION REQUIRED:	137,650 SF ; 3.16 AC (26% OF EXISTING)
TREE PRESERVATION PROPOSED:	166,622 SF ; 3.83 AC (32% OF EXISTING)
PARKING REQUIRED:	
0.85 SPACES PER UNIT + 1 EMPLOYEE 1250 X 0.85 SPACES PER UNIT:	1,063 PARKING SPACES
EMPLOYEES (235):	235 PARKING SPACES
TOTAL REQUIRED:	1,298 PARKING SPACES
PARKING PROVIDED:	1,889 PARKING SPACES
	MODIFICATION OF STANDARDS

NOTES:

1. WITHIN NEW DEVELOPMENTS AND FOR OFF-SITE LINES CONSTRUCTED AS A RESULT OF, OR TO PROVIDE SERVICE TO, THE NEW DEVELOPMENT, ALL UTILITIES, SUCH AS CABLE TELEVISION, ELECTRICAL (EXCLUDING TRANSFORMERS), GAS, SEWER, TELEPHONE, AND WATER LINES SHALL BE PLACED UNDERGROUND.
2. THIS SITE PLAN HAS BEEN DESIGNED TO MEET THE REQUIREMENTS OF THE CITY OF FRANKLIN STANDARDS AND THE APPROVAL OF PLANNING COMMISSION. CHANGES SHALL NOT BE MADE TO THE APPROVED SITE PLAN UNLESS APPROVED BY EITHER RELEVANT DEPARTMENT SUPERINTENDENT OR THE PLANNING COMMISSION.
3. THE INFORMATION SHOWN ON THIS PLAN IS BASED UPON THE TENNESSEE STATE PLANE COORDINATE SYSTEM. ZONE 5301. FLIPZONE 4100 AND NAD 83 DATUM.
4. BASE INFORMATION WAS TAKEN ALTA SURVEY PROVIDED TO KIMLEY-HORN BY CIVIL INFRASTRUCTURE ASSOCIATES DATED FEBRUARY 01, 2024.. THE INFORMATION PROVIDED SHALL BE FIELD VERIFIED PRIOR TO CONSTRUCTION. KIMLEY-HORN AND ASSOCIATES SHALL NOT BE HELD RESPONSIBLE FOR THE ACCURACY AND COMPLETENESS OF THE BASE INFORMATION SHOWN.
5. THE CONSULTANT HAS FOUND NO EVIDENCE OF THE MINERAL RIGHTS OF THIS PROPERTY BEING TRANSFERRED TO ANY PARTY OTHER THAN THE OWNER.
6. NO PROPOSED BUILDINGS IN THIS PROJECT FALL WITHIN THE 100 YEAR FLOODPLAIN, PER THE FEMA FIRM MAP NUMBER 47187C0355F, DATED SEPTEMBER 29, 2006

SURVEY NOTES

1. THE INFORMATION SHOWN ON THIS PLAN IS BASED UPON THE TENNESSEE STATE PLAN COORDINATE SYSTEM, AND NAD 83 DATUM.
2. BASE INFORMATION WAS TAKEN FROM AN ALTA SURVEY PREPARED BY CIVIL INFRASTRUCTURE ASSOCIATES, DATED FEBRUARY 01 2024. THE INFORMATION PROVIDED SHALL BE FIELD VERIFIED PRIOR TO CONSTRUCTION. KIMLEY-HORN AND ASSOCIATES SHALL NOT BE HELD RESPONSIBLE FOR THE ACCURACY AND COMPLETENESS OF THE BASE INFORMATION SHOWN.
3. INFORMATION WAS ALSO TAKEN FROM THE CITY OF FRANKLIN AERIAL PHOTOGRAPHS.
4. THE CONSULTANT HAS FOUND NO EVIDENCE OF THE MINERAL RIGHTS OF THIS PROPERTY BEING TRANSFERRED TO ANY PARRY OTHER THAN THE OWNER.
5. THIS PROJECT IS NOT LOCATED IN A FLOOD HAZARD AREA ACCORDING TO FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP 47187C0355F, DATED SEPTEMBER 29, 2006, ZONE "X".

LEGEND

- EXISTING POND
- EXISTING WETLAND
- ZONE 1 BUFFER
- ZONE 2 BUFFER

SITE SLOPE TABLE

- 14% - 19.99%
- 20% and above

GRAPHIC SCALE IN FEET
0 25 50 100

NORTH

GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE
Kimley»Horn
4031 Aspen Grove Drive, Franklin, TN 37067
Main: 615.564.2701 | www.kimley-horn.com
© 2025 Kimley-Horn and Associates, Inc.
Erickson SENIOR LIVING™
THW DESIGN

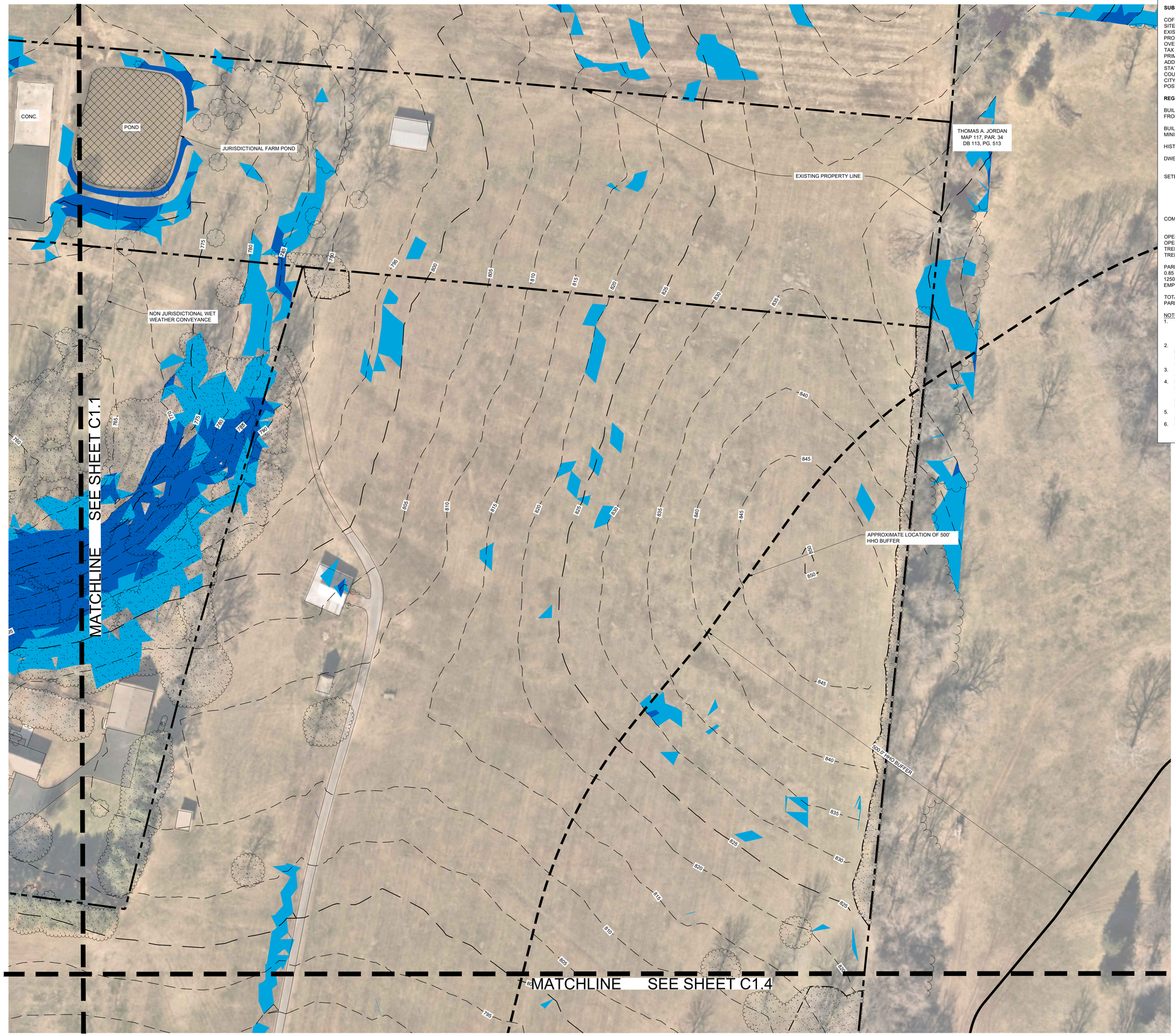
ERICKSON SENIOR LIVING
FRANKLIN
DEVELOPMENT PLAN
Franklin, Williamson County, Tennessee

WILLIAM GRAY HARRISON
REGISTERED ENGINEER
AGENT OF RECORD
COMMERCE
No. 127919
STATE OF TENNESSEE
2/6/2025

Revision Date
△ _____
△ _____
△ _____
△ _____

ENLARGED EXISTING CONDITIONS

C1.1
COF # xxxx



SITE DATA TABLE

SUBDIVISION/DEVELOPMENT:	**ERICKSON SENIOR LIVING, PD DEVELOPMENT PLAN**
COF PROJECT NUMBER:	8624
SITE ACREAGE/SF:	70.57 AC / 3,073,968.99 SF
EXISTING ZONING:	AG (AGRICULTURAL)
PROPOSED ZONING:	PD (17.71 DUA 172,000 SF OF COMMERCIAL)
OVERLAY ZONING:	500' HHO BUFFER
TAX MAP & PARCELS:	117-03200, 117-031.03, 117-03100
PRIMARY USES:	INDEPENDENT LIVING & ASSISTED LIVING
ADDRESS:	4440, 4424, 4428 & 4430 PEYTONSVILLE ROAD
STATE:	TENNESSEE
COUNTY:	WILLIAMSON
CITY:	FRANKLIN
POSTAL CODE:	37064
REGULATIONS	
BUILDING TYPES APPLIED:	MULTIFAMILY
FRONTAGE APPLIED:	URBAN
BUILDING HEIGHT:	6 STORIES
MINIMUM LSA:	0.20
HISTORICAL RESOURCE TREATMENT:	N/A
DWELLING UNIT COUNT, BY TYPE:	MULTIFAMILY AGE RESTRICTED (INDEPENDENT LIVING) =1,250
SETBACKS APPLIED TO OVERALL SITE BOUNDARY:	
NORTH	40'
EAST	55'
SOUTH	75'
WEST	105'
PEYTONSVILLE ROAD FUTURE ROW	200'
COMMERCIAL SF:	
ASSISTED LIVING:	240,539 SF
OPEN SPACE SF REQUIRED:	153,767 SF ; 3.53 AC (5% OF SITE)
OPEN SPACE SF PROPOSED:	166,423 SF; 3.82 AC (5.4% OF SITE)
TREE PRESERVATION REQUIRED:	137,650 SF ; 3.16 AC (26% OF EXISTING)
TREE PRESERVATION PROPOSED:	166,622 SF ; 3.83 AC (32% OF EXISTING)
PARKING REQUIRED:	
0.85 SPACES PER UNIT + 1 EMPLOYEE	
1250 X 0.85 SPACES PER UNIT:	1,063 PARKING SPACES
EMPLOYEES (235):	235 PARKING SPACES
TOTAL REQUIRED:	1,298 PARKING SPACES
PARKING PROVIDED:	1,889 PARKING SPACES

MODIFICATION OF STANDARDS

NOTES:

1. WITHIN NEW DEVELOPMENTS AND FOR OFF-SITE LINES CONSTRUCTED AS A RESULT OF, OR TO PROVIDE SERVICE TO, THE NEW DEVELOPMENT, ALL UTILITIES, SUCH AS CABLE TELEVISION, ELECTRICAL (EXCLUDING TRANSFORMERS), GAS, SEWER, TELEPHONE, AND WATER LINES SHALL BE PLACED UNDERGROUND.
2. THIS SITE PLAN HAS BEEN DESIGNED TO MEET THE REQUIREMENTS OF THE CITY OF FRANKLIN STANDARDS AND THE APPROVAL OF PLANNING COMMISSION. CHANGES SHALL NOT BE MADE TO THE APPROVED SITE PLAN UNLESS APPROVED BY EITHER RELEVANT DEPARTMENT SUPERINTENDENT OR THE PLANNING COMMISSION.
3. THE INFORMATION SHOWN ON THIS PLAN IS BASED UPON THE TENNESSEE STATE PLANE COORDINATE SYSTEM, ZONE 5301, FIPZONE 4100 AND NAD 83 DATUM.
4. BASE INFORMATION WAS TAKEN ALTA SURVEY PROVIDED TO KIMLEY-HORN BY CIVIL INFRASTRUCTURE ASSOCIATES DATED FEBRUARY 01, 2024.. THE INFORMATION PROVIDED SHALL BE FIELD VERIFIED PRIOR TO CONSTRUCTION. KIMLEY-HORN AND ASSOCIATES SHALL NOT BE HELD RESPONSIBLE FOR THE ACCURACY AND COMPLETENESS OF THE BASE INFORMATION SHOWN.
5. THE CONSULTANT HAS FOUND NO EVIDENCE OF THE MINERAL RIGHTS OF THIS PROPERTY BEING TRANSFERRED TO ANY PARTY OTHER THAN THE OWNER.
6. NO PROPOSED BUILDINGS IN THIS PROJECT FALL WITHIN THE 100 YEAR FLOODPLAIN, PER THE FEMA FIRM MAP NUMBER 47187C0355F, DATED SEPTEMBER 29, 2006

SURVEY NOTES

1. THE INFORMATION SHOWN ON THIS PLAN IS BASED UPON THE TENNESSEE STATE PLAN COORDINATE SYSTEM, AND NAD 83 DATUM.
2. BASE INFORMATION WAS TAKEN FROM AN ALTA SURVEY PREPARED BY CIVIL INFRASTRUCTURE ASSOCIATES, DATED FEBRUARY 01 2024. THE INFORMATION PROVIDED SHALL BE FIELD VERIFIED PRIOR TO CONSTRUCTION. KIMLEY-HORN AND ASSOCIATES SHALL NOT BE HELD RESPONSIBLE FOR THE ACCURACY AND COMPLETENESS OF THE BASE INFORMATION SHOWN.
3. INFORMATION WAS ALSO TAKEN FROM THE CITY OF FRANKLIN AERIAL PHOTOGRAPHS.
4. THE CONSULTANT HAS FOUND NO EVIDENCE OF THE MINERAL RIGHTS OF THIS PROPERTY BEING TRANSFERRED TO ANY PARRY OTHER THAN THE OWNER.
5. THIS PROJECT IS NOT LOCATED IN A FLOOD HAZARD AREA ACCORDING TO FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP 47187C0355F, DATED SEPTEMBER 29, 2006, ZONE "X".

LEGEND

- EXISTING POND
- EXISTING WETLAND
- ZONE 1 BUFFER
- ZONE 2 BUFFER

SITE SLOPE TABLE

- 14% - 19.99%
- 20% and above

GRAPHIC SCALE IN FEET
0 25 50 100

NORTH

GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE
Kimley»Horn
4031 Aspen Grove Drive, Franklin, TN 37067
Main: 615.564.2701 | www.kimley-horn.com
© 2025 Kimley-Horn and Associates, Inc.

Erickson SENIOR LIVING™

THW DESIGN

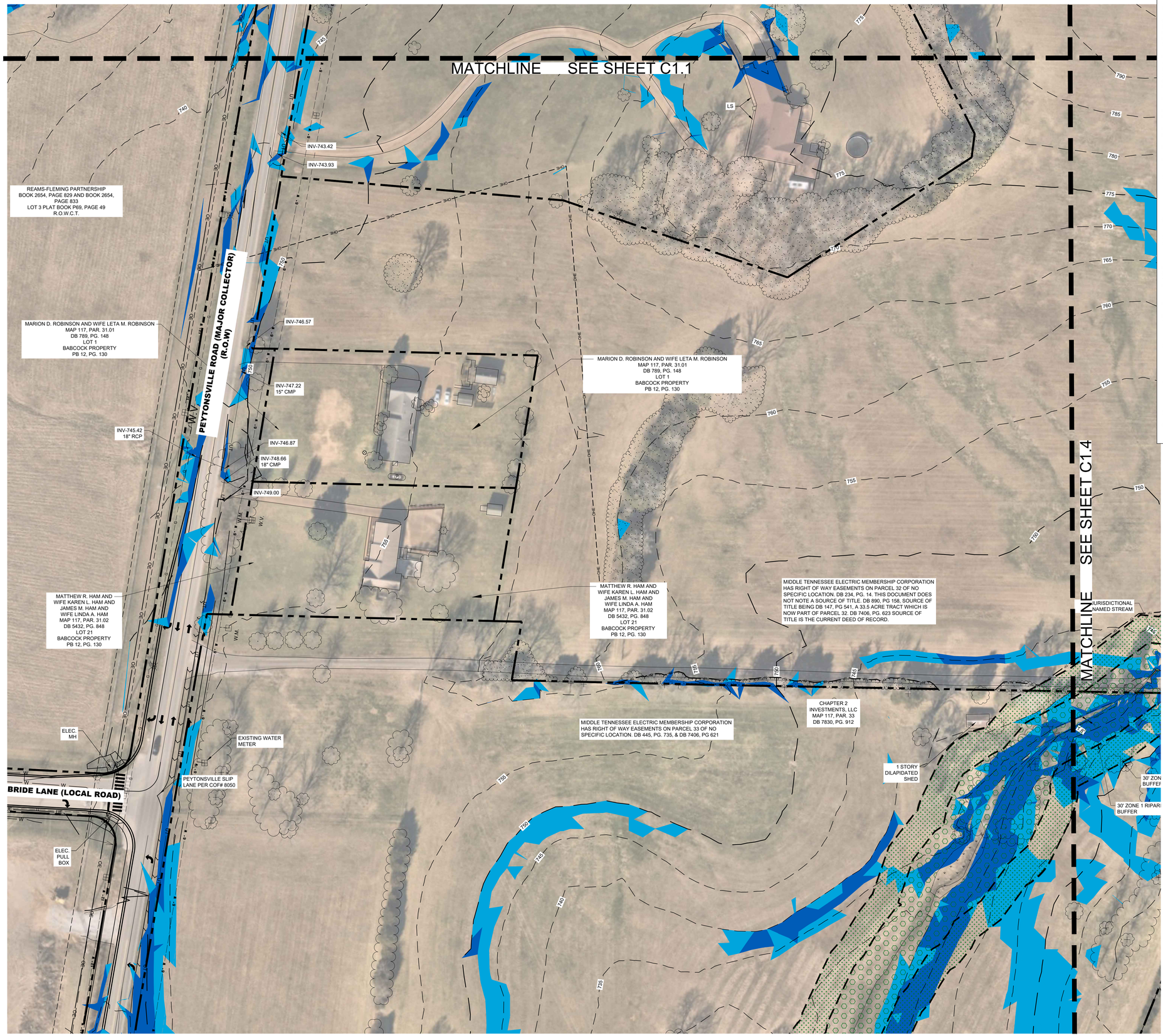
ERICKSON SENIOR LIVING
FRANKLIN
DEVELOPMENT PLAN
Franklin, Williamson County, Tennessee

WILLIAM GRAY HARRISON
REGISTERED ENGINEER
AGRICULTURE & COMMERCE
No. 127919
STATE OF TENNESSEE
2/6/2026

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

ENLARGED EXISTING CONDITIONS

C1.2
COF # xxxx



SITE DATA TABLE

SUBDIVISION/DEVELOPMENT:	**ERICKSON SENIOR LIVING, PD DEVELOPMENT PLAN**
COF PROJECT NUMBER:	8624
SITE ACREAGE/SF:	70.57 AC / 3,073,968.99 SF
EXISTING ZONING:	AG (AGRICULTURAL)
PROPOSED ZONING:	PD (17.71 DUA 172,000 SF OF COMMERCIAL)
OVERLAY ZONING:	500' HHO BUFFER
TAX MAP & PARCELS:	117-03200, 117-031.03, 117-03100
PRIMARY USES:	INDEPENDENT LIVING & ASSISTED LIVING
ADDRESS:	4440, 4424, 4428 & 4430 PEYTONSVILLE ROAD
STATE:	TENNESSEE
COUNTY:	WILLIAMSON
CITY:	FRANKLIN
POSTAL CODE:	37064
REGULATIONS	
BUILDING TYPES APPLIED:	MULTIFAMILY
FRONTAGE APPLIED:	URBAN
BUILDING HEIGHT:	6 STORIES
MINIMUM LSA:	0.20
HISTORICAL RESOURCE TREATMENT:	N/A
DWELLING UNIT COUNT, BY TYPE:	MULTIFAMILY AGE RESTRICTED (INDEPENDENT LIVING) =1,250
SETBACKS APPLIED TO OVERALL SITE BOUNDARY:	
NORTH	40'
EAST	55'
SOUTH	75'
WEST	105'
PEYTONSVILLE ROAD FUTURE ROW	200'
COMMERCIAL SF:	
ASSISTED LIVING:	240,539 SF
OPEN SPACE SF REQUIRED:	153,767 SF ; 3.53 AC (5% OF SITE)
OPEN SPACE SF PROPOSED:	166,423 SF; 3.82 AC (5.4% OF SITE)
TREE PRESERVATION REQUIRED:	137,650 SF ; 3.16 AC (26% OF EXISTING)
TREE PRESERVATION PROPOSED:	166,622 SF ; 3.83 AC (32% OF EXISTING)
PARKING REQUIRED:	
0.85 SPACES PER UNIT + 1 EMPLOYEE	
1250 X 0.85 SPACES PER UNIT:	1,063 PARKING SPACES
EMPLOYEES (235):	235 PARKING SPACES
TOTAL REQUIRED:	1,298 PARKING SPACES
PARKING PROVIDED:	1,889 PARKING SPACES

MODIFICATION OF STANDARDS

NOTES:

1. WITHIN NEW DEVELOPMENTS AND FOR OFF-SITE LINES CONSTRUCTED AS A RESULT OF, OR TO PROVIDE SERVICE TO, THE NEW DEVELOPMENT, ALL UTILITIES, SUCH AS CABLE TELEVISION, ELECTRICAL (EXCLUDING TRANSFORMERS), GAS, SEWER, TELEPHONE, AND WATER LINES SHALL BE PLACED UNDERGROUND.
2. THIS SITE PLAN HAS BEEN DESIGNED TO MEET THE REQUIREMENTS OF THE CITY OF FRANKLIN STANDARDS AND THE APPROVAL OF PLANNING COMMISSION. CHANGES SHALL NOT BE MADE TO THE APPROVED SITE PLAN UNLESS APPROVED BY EITHER RELEVANT DEPARTMENT SUPERINTENDENT OR THE PLANNING COMMISSION.
3. THE INFORMATION SHOWN ON THIS PLAN IS BASED UPON THE TENNESSEE STATE PLANE COORDINATE SYSTEM, ZONE 5301, FIPZONE 4100 AND NAD 83 DATUM.
4. BASE INFORMATION WAS TAKEN ALTA SURVEY PROVIDED TO KIMLEY-HORN BY CIVIL INFRASTRUCTURE ASSOCIATES DATED FEBRUARY 01, 2024.. THE INFORMATION PROVIDED SHALL BE FIELD VERIFIED PRIOR TO CONSTRUCTION. KIMLEY-HORN AND ASSOCIATES SHALL NOT BE HELD RESPONSIBLE FOR THE ACCURACY AND COMPLETENESS OF THE BASE INFORMATION SHOWN.
5. THE CONSULTANT HAS FOUND NO EVIDENCE OF THE MINERAL RIGHTS OF THIS PROPERTY BEING TRANSFERRED TO ANY PARTY OTHER THAN THE OWNER.
6. NO PROPOSED BUILDINGS IN THIS PROJECT FALL WITHIN THE 100 YEAR FLOODPLAIN, PER THE FEMA FIRM MAP NUMBER 47187C0355F, DATED SEPTEMBER 29, 2006

SURVEY NOTES

1. THE INFORMATION SHOWN ON THIS PLAN IS BASED UPON THE TENNESSEE STATE PLAN COORDINATE SYSTEM, AND NAD 83 DATUM.
2. BASE INFORMATION WAS TAKEN FROM AN ALTA SURVEY PREPARED BY CIVIL INFRASTRUCTURE ASSOCIATES, DATED FEBRUARY 01 2024. THE INFORMATION PROVIDED SHALL BE FIELD VERIFIED PRIOR TO CONSTRUCTION. KIMLEY-HORN AND ASSOCIATES SHALL NOT BE HELD RESPONSIBLE FOR THE ACCURACY AND COMPLETENESS OF THE BASE INFORMATION SHOWN.
3. INFORMATION WAS ALSO TAKEN FROM THE CITY OF FRANKLIN AERIAL PHOTOGRAPHS.
4. THE CONSULTANT HAS FOUND NO EVIDENCE OF THE MINERAL RIGHTS OF THIS PROPERTY BEING TRANSFERRED TO ANY PARRY OTHER THAN THE OWNER.
5. THIS PROJECT IS NOT LOCATED IN A FLOOD HAZARD AREA ACCORDING TO FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP 47187C0355F, DATED SEPTEMBER 29, 2006, ZONE "X".

LEGEND

- EXISTING POND
- EXISTING WETLAND
- ZONE 1 BUFFER
- ZONE 2 BUFFER

SITE SLOPE TABLE

- 14% - 19.99%
- 20% and above

GRAPHIC SCALE IN FEET
0 25 50 100

NORTH

GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE
Kimley»Horn
4031 Aspen Grove Drive, Franklin, TN 37067
Main: 615.564.2701 | www.kimley-horn.com
© 2025 Kimley-Horn and Associates, Inc.
Erickson SENIOR LIVING™
THW DESIGN

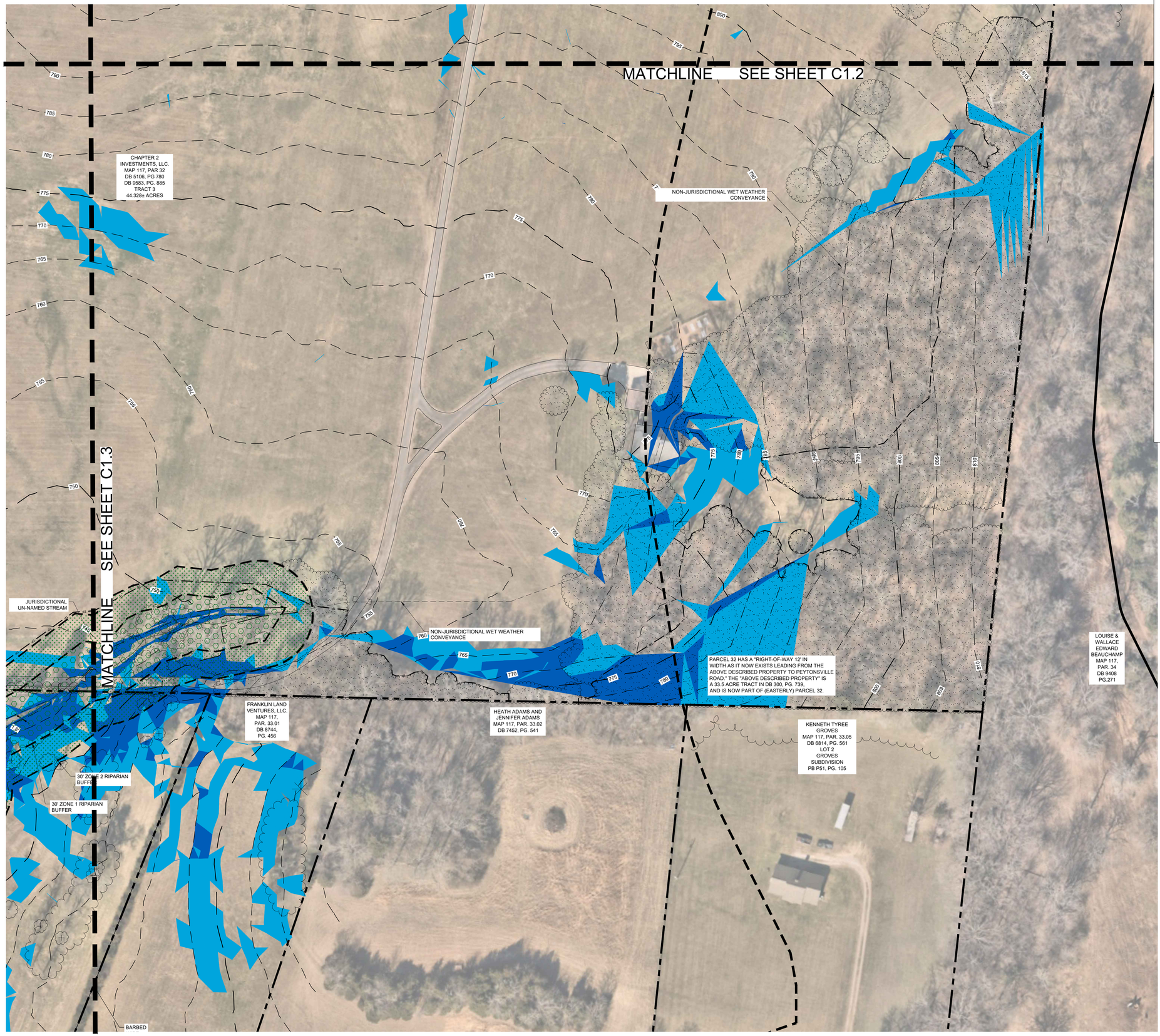
ERICKSON SENIOR LIVING
FRANKLIN
DEVELOPMENT PLAN
Franklin, Williamson County, Tennessee

WILLIAM GRAY HARRISON
REGISTERED ENGINEER
AGRICULTURE & COMMERCE
No. 137919
STATE OF TENNESSEE
2/6/2025

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

ENLARGED EXISTING CONDITIONS

C1.3
COF # xxxx



SITE DATA TABLE

SUBDIVISION/DEVELOPMENT:	**ERICKSON SENIOR LIVING, PD DEVELOPMENT PLAN**
COF PROJECT NUMBER:	8624
SITE ACREAGE/SF:	70.57 AC / 3,073,968.99 SF
EXISTING ZONING:	AG (AGRICULTURAL)
PROPOSED ZONING:	PD (17.71 DUA 172,000 SF OF COMMERCIAL)
OVERLAY ZONING:	500' HHO BUFFER
TAX MAP & PARCELS:	117-03200, 117-031.03, 117-03100
PRIMARY USES:	INDEPENDENT LIVING & ASSISTED LIVING
ADDRESS:	4440, 4424, 4428 & 4430 PEYTONSVILLE ROAD
STATE:	TENNESSEE
COUNTY:	WILLIAMSON
CITY:	FRANKLIN
POSTAL CODE:	37064
REGULATIONS	
BUILDING TYPES APPLIED:	MULTIFAMILY
FRONTAGE APPLIED:	URBAN
BUILDING HEIGHT:	6 STORIES
MINIMUM LSA:	0.20
HISTORICAL RESOURCE TREATMENT:	N/A
DWELLING UNIT COUNT, BY TYPE:	MULTIFAMILY AGE RESTRICTED (INDEPENDENT LIVING) =1,250
SETBACKS APPLIED TO OVERALL SITE BOUNDARY:	
NORTH	40'
EAST	55'
SOUTH	75'
WEST	105'
PEYTONSVILLE ROAD FUTURE ROW	200'
COMMERCIAL SF:	
ASSISTED LIVING:	240,539 SF
OPEN SPACE SF REQUIRED:	153,767 SF ; 3.53 AC (5% OF SITE)
OPEN SPACE SF PROPOSED:	166,423 SF; 3.82 AC (5.4% OF SITE)
TREE PRESERVATION REQUIRED:	137,650 SF ; 3.16 AC (26% OF EXISTING)
TREE PRESERVATION PROPOSED:	166,622 SF ; 3.83 AC (32% OF EXISTING)
PARKING REQUIRED:	
0.85 SPACES PER UNIT + 1 EMPLOYEE 1250 X 0.85 SPACES PER UNIT:	1,063 PARKING SPACES
EMPLOYEES (235):	235 PARKING SPACES
TOTAL REQUIRED:	1,298 PARKING SPACES
PARKING PROVIDED:	1,889 PARKING SPACES

MODIFICATION OF STANDARDS

NOTES:

1. WITHIN NEW DEVELOPMENTS AND FOR OFF-SITE LINES CONSTRUCTED AS A RESULT OF, OR TO PROVIDE SERVICE TO, THE NEW DEVELOPMENT, ALL UTILITIES, SUCH AS CABLE TELEVISION, ELECTRICAL (EXCLUDING TRANSFORMERS), GAS, SEWER, TELEPHONE, AND WATER LINES SHALL BE PLACED UNDERGROUND.
2. THIS SITE PLAN HAS BEEN DESIGNED TO MEET THE REQUIREMENTS OF THE CITY OF FRANKLIN STANDARDS AND THE APPROVAL OF PLANNING COMMISSION. CHANGES SHALL NOT BE MADE TO THE APPROVED SITE PLAN UNLESS APPROVED BY EITHER RELEVANT DEPARTMENT SUPERINTENDENT OR THE PLANNING COMMISSION.
3. THE INFORMATION SHOWN ON THIS PLAN IS BASED UPON THE TENNESSEE STATE PLANE COORDINATE SYSTEM, ZONE 5301, FLIPZONE 4100 AND NAD 83 DATUM.
4. BASE INFORMATION WAS TAKEN ALTA SURVEY PROVIDED TO KIMLEY-HORN BY CIVIL INFRASTRUCTURE ASSOCIATES DATED FEBRUARY 01, 2024.. THE INFORMATION PROVIDED SHALL BE FIELD VERIFIED PRIOR TO CONSTRUCTION. KIMLEY-HORN AND ASSOCIATES SHALL NOT BE HELD RESPONSIBLE FOR THE ACCURACY AND COMPLETENESS OF THE BASE INFORMATION SHOWN.
5. THE CONSULTANT HAS FOUND NO EVIDENCE OF THE MINERAL RIGHTS OF THIS PROPERTY BEING TRANSFERRED TO ANY PARTY OTHER THAN THE OWNER.
6. NO PROPOSED BUILDINGS IN THIS PROJECT FALL WITHIN THE 100 YEAR FLOODPLAIN, PER THE FEMA FIRM MAP NUMBER 47187C0355F, DATED SEPTEMBER 29, 2006

SURVEY NOTES

1. THE INFORMATION SHOWN ON THIS PLAN IS BASED UPON THE TENNESSEE STATE PLAN COORDINATE SYSTEM, AND NAD 83 DATUM.
2. BASE INFORMATION WAS TAKEN FROM AN ALTA SURVEY PREPARED BY CIVIL INFRASTRUCTURE ASSOCIATES, DATED FEBRUARY 01 2024. THE INFORMATION PROVIDED SHALL BE FIELD VERIFIED PRIOR TO CONSTRUCTION. KIMLEY-HORN AND ASSOCIATES SHALL NOT BE HELD RESPONSIBLE FOR THE ACCURACY AND COMPLETENESS OF THE BASE INFORMATION SHOWN.
3. INFORMATION WAS ALSO TAKEN FROM THE CITY OF FRANKLIN AERIAL PHOTOGRAPHS.
4. THE CONSULTANT HAS FOUND NO EVIDENCE OF THE MINERAL RIGHTS OF THIS PROPERTY BEING TRANSFERRED TO ANY PARRY OTHER THAN THE OWNER.
5. THIS PROJECT IS NOT LOCATED IN A FLOOD HAZARD AREA ACCORDING TO FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP 47187C0355F, DATED SEPTEMBER 29, 2006, ZONE "X".

LEGEND

- EXISTING POND
- EXISTING WETLAND
- ZONE 1 BUFFER
- ZONE 2 BUFFER

SITE SLOPE TABLE

- 14% - 19.99%
- 20% and above

GRAPHIC SCALE IN FEET
0 25 50 100

NORTH

GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

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

© 2025 Kimley-Horn and Associates, Inc.

Erickson SENIOR LIVING™

THW DESIGN

ERICKSON SENIOR LIVING FRANKLIN DEVELOPMENT PLAN

Franklin, Williamson County, Tennessee

WILLIAM GRAY HARRISON REGISTERED ENGINEER AGRICULTURE & COMMERCE No. 127919 STATE OF TENNESSEE 2/6/2026

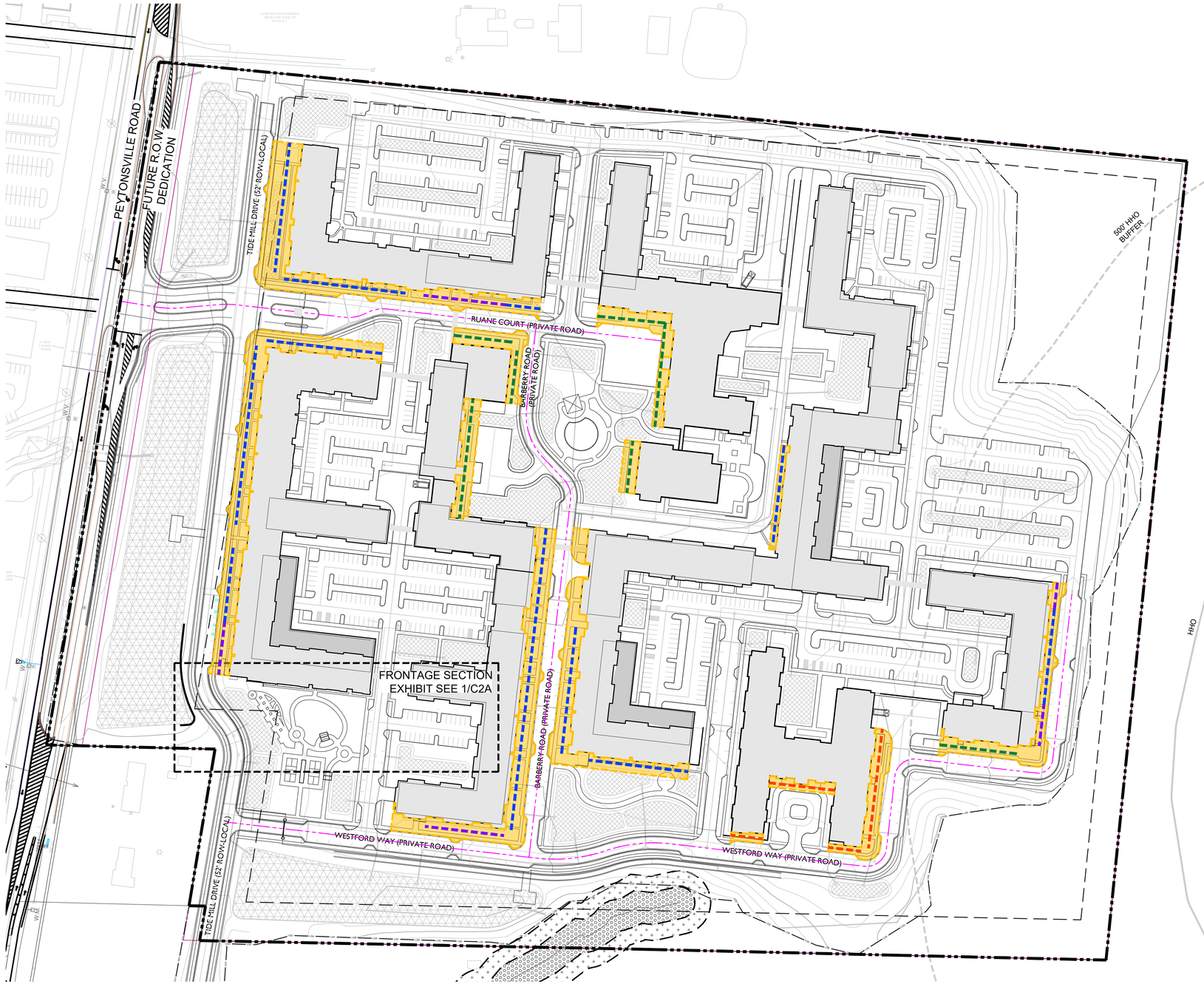
Revision Date

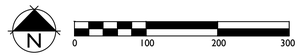
- △ _____
- △ _____
- △ _____
- △ _____

ENLARGED EXISTING CONDITIONS

C1.4

COF # xxxx





KEY

- URBAN FRONTAGE
- INTERNAL DRIVE AISLE
- UNITS WITH DIRECT ON-GRADE ACCESS TO SIDEWALK AT FRONTAGE
- UNITS WITH PORCHES OVERLOOKING SIDEWALK. NO ACCESS DUE TO GRADE
- AMENITY SPACE WITH DIRECT ON-GRADE ACCESS TO SIDEWALK AT FRONTAGE
- ASSISTED LIVING WITH DIRECT ON-GRADE ACCESS TO SIDEWALK AT FRONTAGE

FRONTAGE EXHIBIT OVERVIEW

THE PURPOSE OF THE FRONTAGE EXHIBIT IS TO DEMONSTRATE THE DESIGN INTENTION OF THIS DEVELOPMENT AND ITS COMPLIANCE WITH SECTION **7.6 URBAN FRONTAGE** OF THE FRANKLIN ZONING ORDINANCE.

URBAN FRONTAGE DESCRIPTION ACCORDING TO SECTION 7.6 URBAN FRONTAGE

"THE URBAN FRONTAGE IS INTENDED FOR NONRESIDENTIAL, MIXED-USE, AND CERTAIN RESIDENTIAL AREAS WHERE BUILDINGS HAVE A SHALLOW SETBACK AND MAY ABUT THE SIDEWALK."

URBAN FRONTAGE PERMITTED BUILDING TYPES (APPLICABLE TYPES ONLY PROVIDED)

MULTI FAMILY

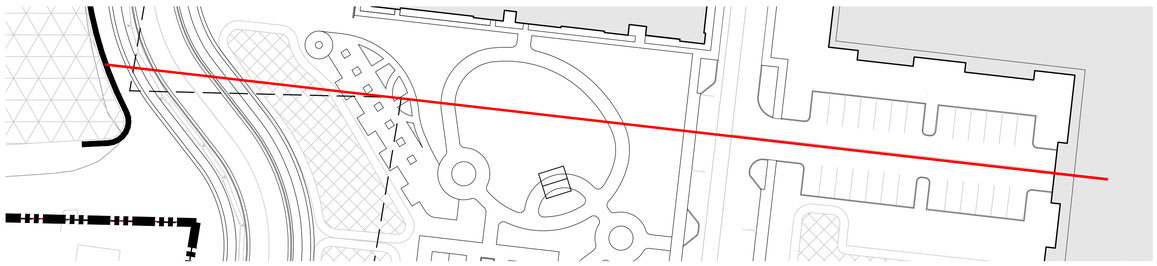
MIXED-USE

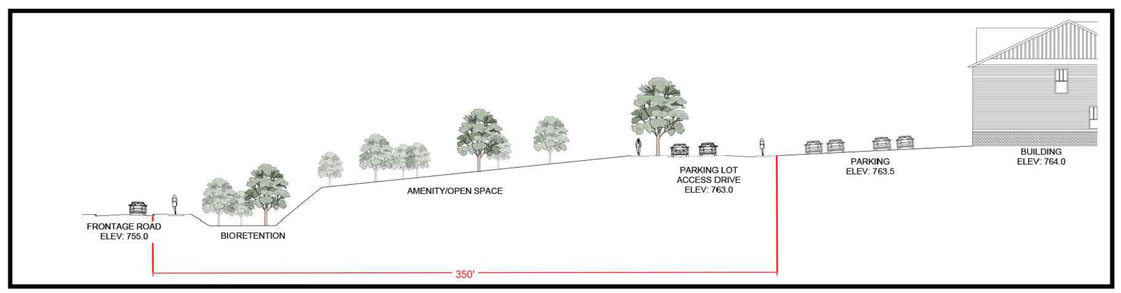
URBAN FRONTAGE VEHICULAR ACCESS AND PARKING TO SECTION 7.6 URBAN FRONTAGE

"PARKING SHALL BE LOCATED BEHIND THE BUILDING, UNLESS IT IS PARALLEL PARKING ALONG THE STREET OR INTERNAL DRIVE."

THE URBAN FRONTAGE IS APPLIED TO THIS DEVELOPMENT AT ALL LOCATIONS THAT FRONT ALONG EITHER A PUBLIC ACCESS EASEMENT OR PRIVATE INTERNAL DRIVE AISLE. THE VAST MAJORITY OF THESE LOCATIONS ARE ABUTTED BY PARALLEL PARKING. THERE IS NO CIRCUMSTANCE WHERE 90-, 60-, OR 45-DEGREE PARKING IS PROVIDED IN FRONT OF THE BUILDINGS. ALL FRONTAGE LOCATIONS CONTAIN LANDSCAPE AREAS, WALKING PATHS, AND BUILDING CONNECTIONS.

SEE 1/C2A FOR FRONTAGE SECTION EXHIBIT. IN THIS LOCATION, THE URBAN FRONTAGE REQUIREMENT DOES NOT APPLY DUE TO THE DISTANCE FROM THE FRONTAGE ROAD AND THE INCLINE IN ELEVATION. THE AREA BETWEEN THE FRONTAGE ROAD AND THE BUILDING FACADE IS A FORMALLY PROGRAMMED OPEN SPACE WITH RECREATIONAL SPACES, FORMAL PLANTINGS, AND OPEN SPACE STRUCTURES. THIS AREA PROVIDES A SUFFICIENT BUFFER FOR THE BUILDING, ELIMINATING THE NEED TO PROVIDE AN URBAN FRONTAGE.





1 / C2A FRONTAGE SECTION EXHIBIT
PLAN/SECTION

N.T.S.

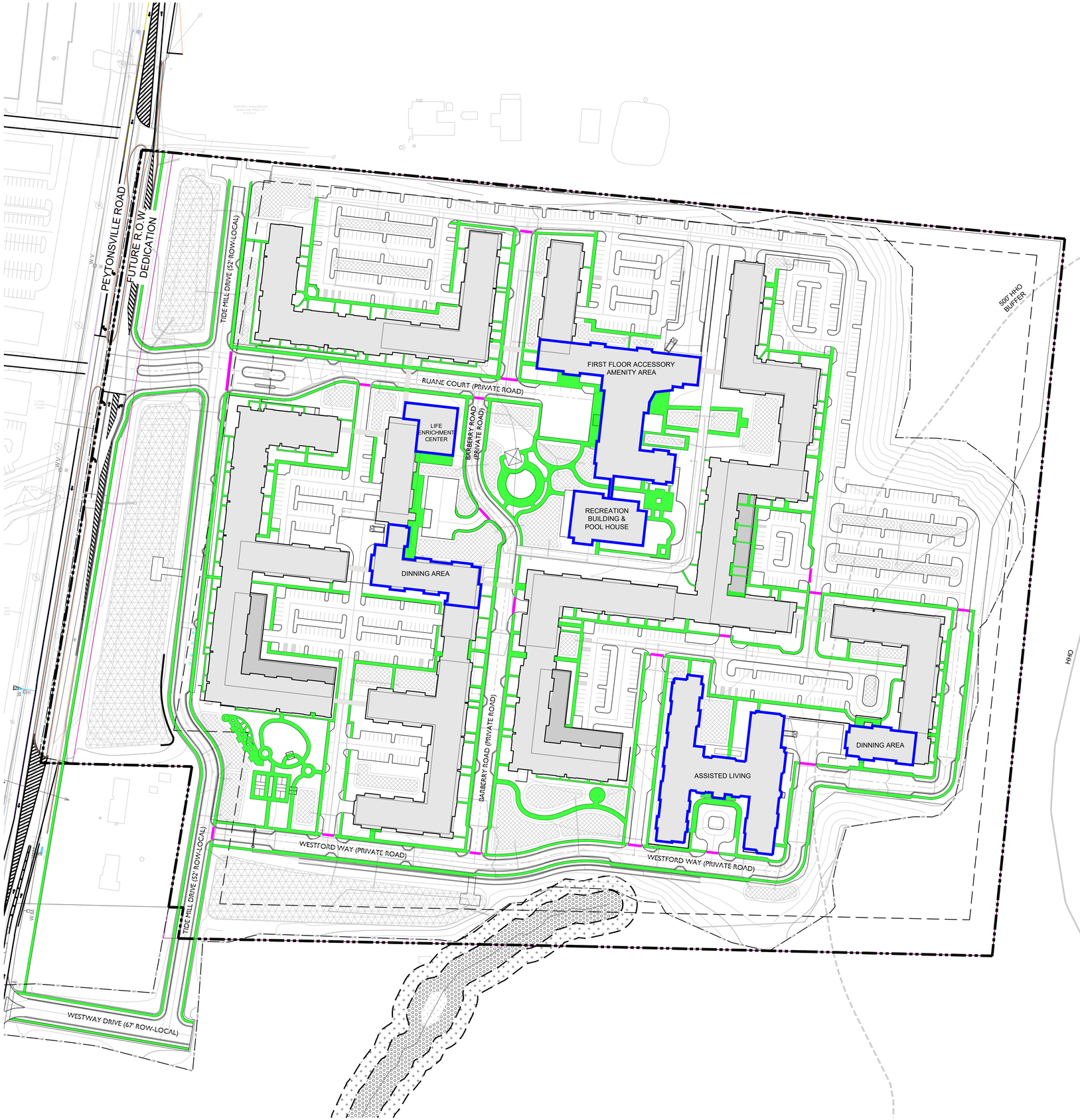
GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE
Kimley»Horn
4031 Aspen Grove Drive, Franklin, TN 37067Main: 615.564.2701 | www.kimley-horn.com
© 2024 Kimley-Horn and Associates, Inc.
Erickson SENIOR LIVING℠
THW DESIGN

ERICKSON SENIOR LIVING
FRANKLIN
DEVELOPMENT PLAN
Franklin, Williamson County, Tennessee

Revision Date

FRONTAGE EXHIBIT

SHEET
C2A
COF # 8624



PEDESTRIAN CONNECTIVITY EXHIBIT OVERVIEW

THE PURPOSE OF THE PEDESTRIAN CONNECTIVITY EXHIBIT IS TO HIGHLIGHT THE UNIQUE DESIGN AND CHARACTER OF THE ERICKSON SENIOR LIVING SITE CIRCULATION. EACH RESIDENTIAL UNIT THAT FRONTS ALONG A PUBLIC ACCESS EASEMENT OR INTERNAL DRIVE WILL HAVE INDIVIDUAL CONNECTION POINTS FROM THE UNIT TO THE MAIN SIDEWALK LOCATIONS. ERICKSON COMMUNITIES STRICTLY REGULATE ELEVATION CHANGES SO RESIDENTS WITH MOBILITY LIMITATION CAN ACCESS ALL BUILDINGS, PARKING AREAS, AND MAJOR AMENITIES. THE RECREATION BUILDING, ASSISTED LIVING BUILDING, DINNING AREAS, LIFE ENRICHMENT CENTER, AND AN ARRAY OF OTHER AMENITIES ARE ALL ACCESSIBLE ON THE FIRST FLOOR. PROGRAMMED OPEN SPACES FEATURE WIDER WALKWAYS, MULTIPLE CONNECTION POINTS, AND ADA ACCESSIBILITY. GROUND-LEVEL CROSS WALKS ARE PROVIDED IN NUMEROUS LOCATIONS WITH SIDEWALK CURB CUTS TO ALLOW SAFE AND EASY CROSSINGS OF THE VEHICULAR AREAS. IN ORDER TO NAVIGATE THE SITE INDOORS, ERICKSON COMMUNITIES PROVIDE SKY BRIDGE CONNECTIONS BETWEEN BUILDINGS. ALL THE BUILDINGS CAN BE ACCESSED FROM ONE ANOTHER, WITHOUT GOING OUTSIDE, WITH THE ONLY EXCEPTION BEING THE ASSISTED LIVING FACILITY.

GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

Kimley»Horn
4031 Aspen Grove Drive, Franklin, TN 37067Main: 615.564.2701 | www.kimley-horn.com
© 2024 Kimley-Horn and Associates, Inc.
Erickson SENIOR LIVING℠

THW DESIGN

ERICKSON SENIOR LIVING FRANKLIN
DEVELOPMENT PLAN
Franklin, Williamson County, Tennessee

Revision Date
△ _____
△ _____
△ _____
△ _____

PEDESTRIAN CONNECTIVITY EXHIBIT

SHEET
C2B

COF # 8624



SUBDIVISION/DEVELOPMENT

ERICKSON SENIOR LIVING-FRANKLIN, PD DEVELOPMENT PLAN

COF PROJECT NUMBER:	8624
SITE ACREAGE/SF:	70.57 AC / 3,073,968.99 SF
EXISTING ZONING:	AG (AGRICULTURAL)
PROPOSED ZONING:	PD (17.7I DUA / 172,000 SF OF COMMERCIAL)
OVERLAY ZONING:	500' HHO BUFFER
TAX MAP & PARCELS:	117-03200, 117-03103, 117-03100
ADDRESS:	4440, 4424, 4428, & 4430 PEYTONSVILLE ROAD
PRIMARY USES:	INDEPENDENT LIVING, ASSISTED LIVING

REGULATIONS

BUILDING TYPES APPLIED:	MULTIFAMILY
FRONTAGE TYPES APPLIED:	URBAN
BUILDING HEIGHT:	6 STORIES
MINIMUM LSA:	0.20
HISTORICAL RESOURCE TREATMENT:	N/A

DWELLING UNIT COUNT, BY TYPE:

MULTIFAMILY AGE RESTRICTED (INDEPENDENT LIVING):	1,250

PARKING REQUIRED:

0.85 SPACES PER UNIT + 1 PER EMPLOYEE

1250 X 0.85 SPACES PER UNIT:	1,063 PARKING SPACES
EMPLOYEES (235):	235 PARKING SPACES
TOTAL REQUIRED:	1,298 PARKING SPACES
PARKING PROVIDED: *MODIFICATION OF STANDARDS	1,889 PARKING SPACES

SETBACKS APPLIED TO OVERALL SITE BOUNDARY:

NORTH	40'
EAST	55'
SOUTH	75'
WEST	105'
PEYTONSVILLE ROAD FUTURE ROW	200'

COMMERCIAL SF:

ASSISTED LIVING:	172,000 SF

TREE CANOPY RETENTION

OVERALL SITE AREA:	3,073,968.99 SF; 70.57 AC
TOTAL EXISTING TREE CANOPY:	17.2% OF SITE: (529,166 SF;12.15 AC)
REQUIRED PRESERVATION:	26% OF EXISTING: (137,650 SF; 3.16 AC)
PROVIDED PRESERVATION:	32% OF EXISTING: (166,622 SF; 3.83 AC)

OPEN SPACE REQUIREMENT:

MINIMUM OPEN SPACE REQUIREMENT:	5% OF SITE (153,767 SF;3.53 AC)
PROVIDED:	5.4% OF SITE: (166,423 SF;3.82 AC)

LOT	TYPE	AREA (SF)
1000	POCKET PARK	56,578
1001	POCKET PARK	71,761
1002	POCKET PARK	15,519
1003	POCKET PARK	22,565

PARKLAND IMPACT FEES - QUAD 2

1,250 UNITS X $4,304 = $5,380,000

25% OF FEES OR $1,345,000 DUE AT FIRST PLAT PLUS THE NUMBER OF UNITS BEING REQUESTED WITH PLAT AT $3,228 EACH.

75% OR $4,035,000 WILL BE COLLECTED AT THE PRO-RATED PRICE OF $3,228 AS PLATS ARE SUBMITTED.

IMPACT STATEMENT

WATER
WATER IS PROVIDED BY THE MILCROFTON UTILITY DISTRICT VIA A PROPOSED 16" WATER LINE TO BE EXTENEDED FROM LONG LANE TO THE SOUTHERN BOUNDARY OF THE SITE ALONG PEYTONSVILLE ROAD. WATER AVAILABLY REQUEST IS ONGOING WITH MILCROFTON UTILITY DISTRICT. PROJECTED PEAK WATER DEMANDS ARE STILL BEING DISCUSSED WITH MILCROFTON.

SANITARY SEWER
SANITARY SEWER WILL BE PROVIDED BY CITY OF FRANKLIN. SEWER AVAILABILITY REQUEST IS ONGOING WITH CITY OF FRANKLIN. PROJECTED FLOW IS 152,750 GPD.

RECLAIMED WATER LINE
RECLAIMED WATER INFRASTRUCTURE IS NOT PRESENT OR PROPOSED ON THIS SITE.

STORMWATER
STORMWATER FLOWS WILL BE TREATED FOR WATER QUALITY BY GREEN INFRASTRUCTURE THROUGHOUT THE SITE AND POST DEVELOPMENT PEAK FLOW DISCHARGES WILL BE CONTROLLED TO PRE DEVELOPMENT PEAK FLOWS BY WET AND DRY DETENTION PONDS AND THE ASSOCIATED OUTLET CONTROL STRUCTURE.

ELECTRICITY
ELECTRICITY WILL BE PROVIDED BY MIDDLE TENNESSEE ELECTRIC MEMBERSHIP CORP.

GAS
NATURAL GAS WILL BE PROVIDED BY ATMOS GAS, IF AVAILABLE.

REFUSE COLLECTION
REFUSE COLLECTION FOR THE DEVELOPMENT SHALL BE PROVIDED BY PRIVATE COLLECTION.

DRAINAGE FACILITIES
APPROXIMATELY 52.84 AC OF IMPERVIOUS AREA TO BE ADDED. OUTFALL LOCATIONS WILL STAY RELATIVELY THE SAME FROM PRE-CONSTRUCTION TO POST-CONSTRUCTION CONDITIONS.

STREET NETWORK
A MINIMUM OF TWO FIRE/EMERGENCY ACCESS POINTS WILL BE PROVIDED TO THE DEVELOPMENT VIA PEYTONSVILLE ROAD. PEYTONSVILLE ROAD IMPROVEMENTS OR REQUIRED TURN LANES WILL BE PROVIDED PER RECOMMENDATIONS FROM THE TRAFFIC IMPACT STUDY. PROJECTED TRIPS GENERATED BY THIS DEVELOPMENT ARE 3,634 DAILY.

GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE
Kimley»Horn
4031 Aspen Grove Drive, Franklin, TN 37067 Main: 615.564.2701 | www.kimley-horn.com
© 2024 Kimley-Horn and Associates, Inc.
Erickson SENIOR LIVING℠
THW DESIGN

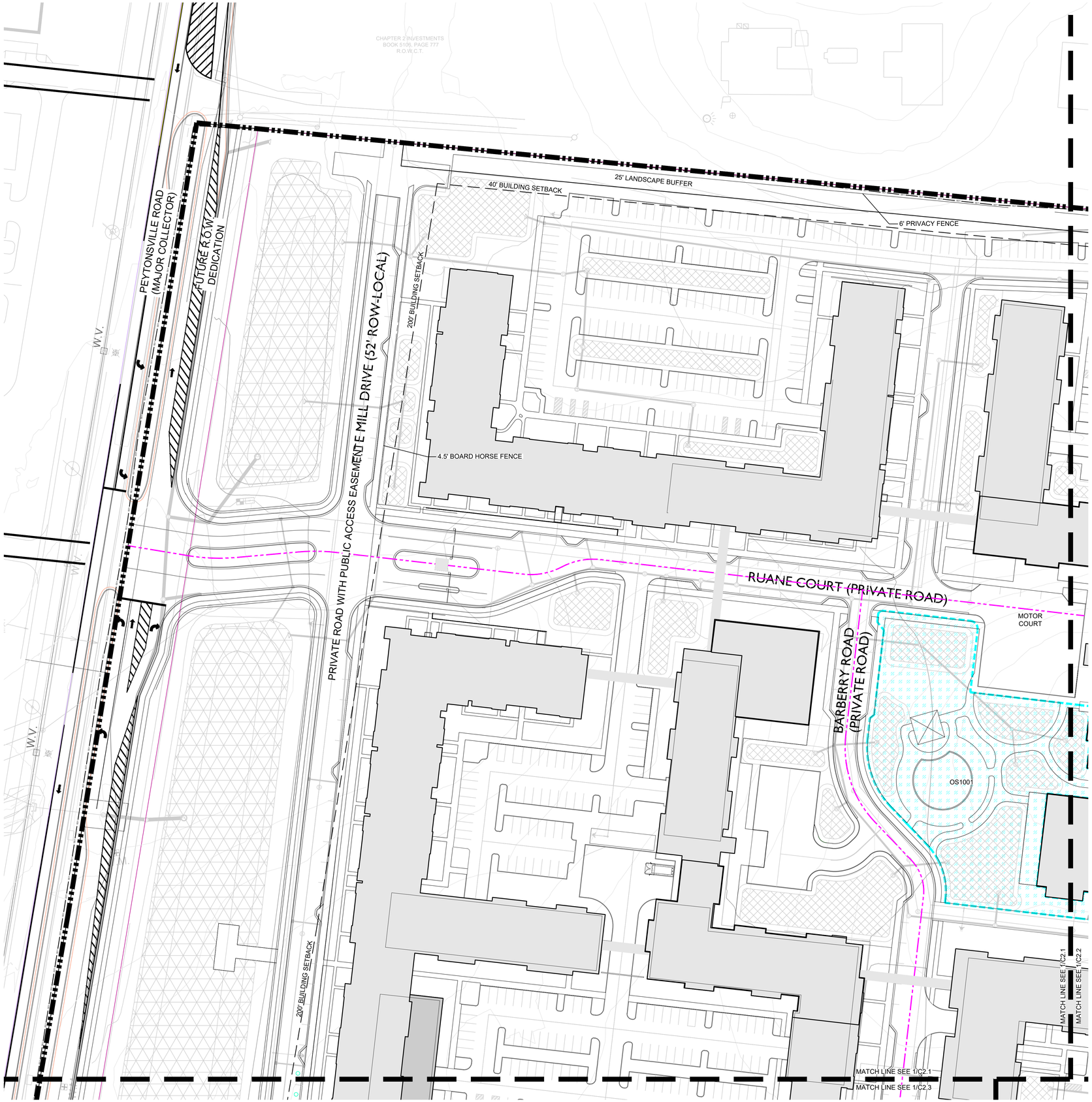
ERICKSON SENIOR LIVING FRANKLIN DEVELOPMENT PLAN

Franklin, Williamson County, Tennessee

Revision Date
△ _____
△ _____
△ _____
△ _____

OVERALL DEVELOPMENT PLAN

SHEET
C2.0
COF # 8624



KEY

- PRESERVED TREE CANOPY
- TREE PROTECTION FENCE
- 30' RIPARIAN BUFFER ZONE 1
- 30' RIPARIAN BUFFER ZONE 2
- OPEN SPACE
- HHO
- 500' HHO BUFFER
- INTERNAL DRIVE AISLE
- DETENTION POND
- BIORETENTION POND

0 50 100 150

N

GAMBLE DESIGN COLLABORATIVE

DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

Kimley»Horn
4031 Aspen Grove Drive, Franklin, TN 37067Main: 615.564.2701 | www.kimley-horn.com
© 2024 Kimley-Horn and Associates, Inc.

Erickson SENIOR LIVING™

THW DESIGN

ERICKSON SENIOR LIVING FRANKLIN DEVELOPMENT PLAN

Franklin, Williamson County, Tennessee

REGISTERED LANDSCAPE ARCHITECT
STATE OF TENNESSEE
AGRICULTURE & COMMERCE
REGISTRATION NO. 1412

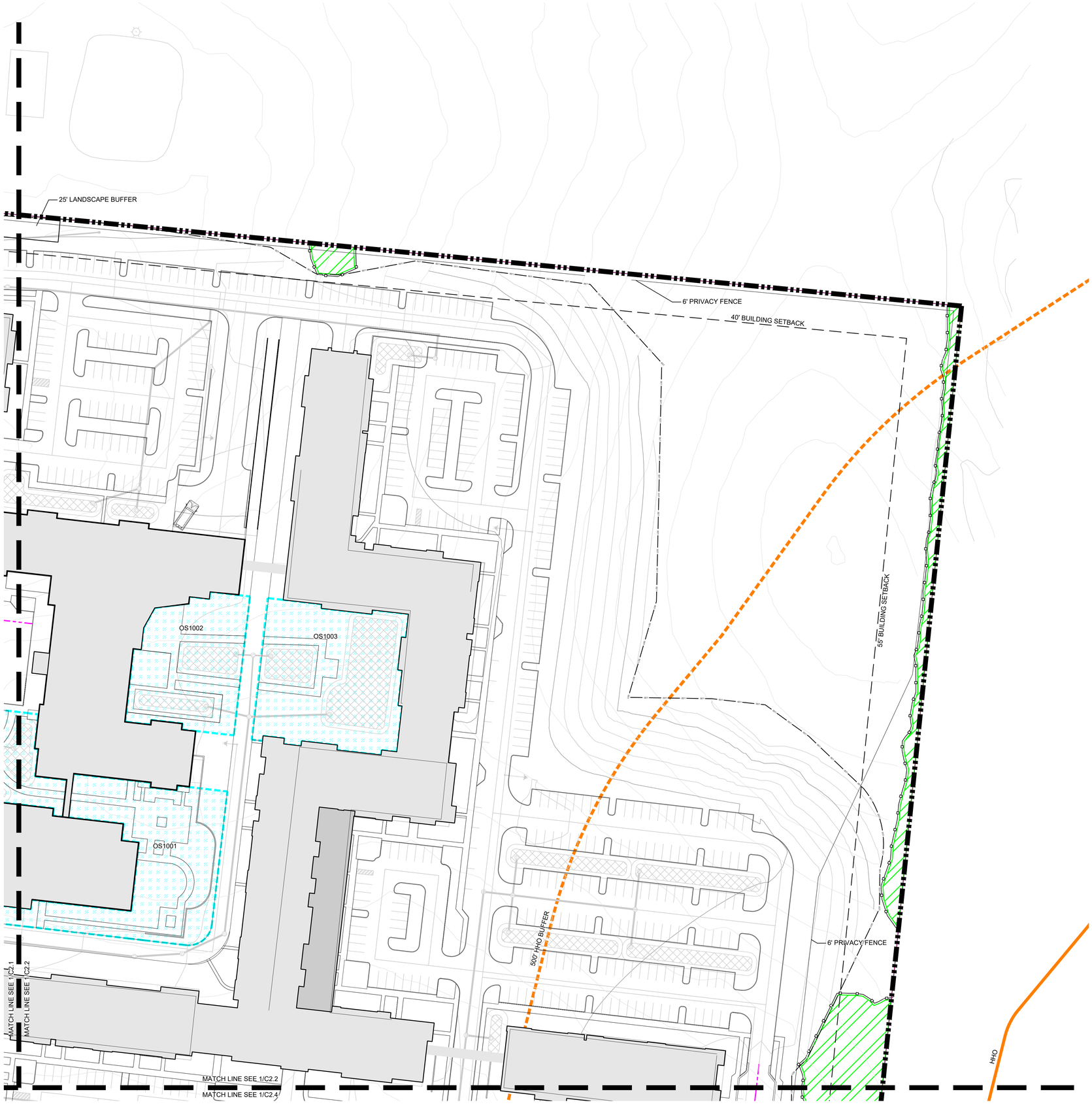
Revision Date

DEVELOPMENT PLAN ENLARGEMENT

SHEET

C2.1

COF # 8624



KEY

- PRESERVED TREE CANOPY
- TREE PROTECTION FENCE
- 30' RIPARIAN BUFFER ZONE 1
- 30' RIPARIAN BUFFER ZONE 2
- OPEN SPACE
- HHO
- 500' HHO BUFFER
- INTERNAL DRIVE AISLE
- DETENTION POND
- BIORETENTION POND

0 50 100 150

N

GAMBLE DESIGN COLLABORATIVE

DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

Kimley»Horn
4031 Aspen Grove Drive, Franklin, TN 37067Main: 615.564.2701 | www.kimley-horn.com
© 2024 Kimley-Horn and Associates, Inc.

Erickson SENIOR LIVING℠

THW DESIGN

ERICKSON SENIOR LIVING FRANKLIN
DEVELOPMENT PLAN
Franklin, Williamson County, Tennessee

Revision Date

DEVELOPMENT PLAN ENLARGEMENT

SHEET
C2.2

COF # 8624



GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE
Kimley»Horn
4031 Aspen Grove Drive, Franklin, TN 37067Main: 615.564.2701 | www.kimley-horn.com
© 2024 Kimley-Horn and Associates, Inc.
Erickson SENIOR LIVING™
THW DESIGN

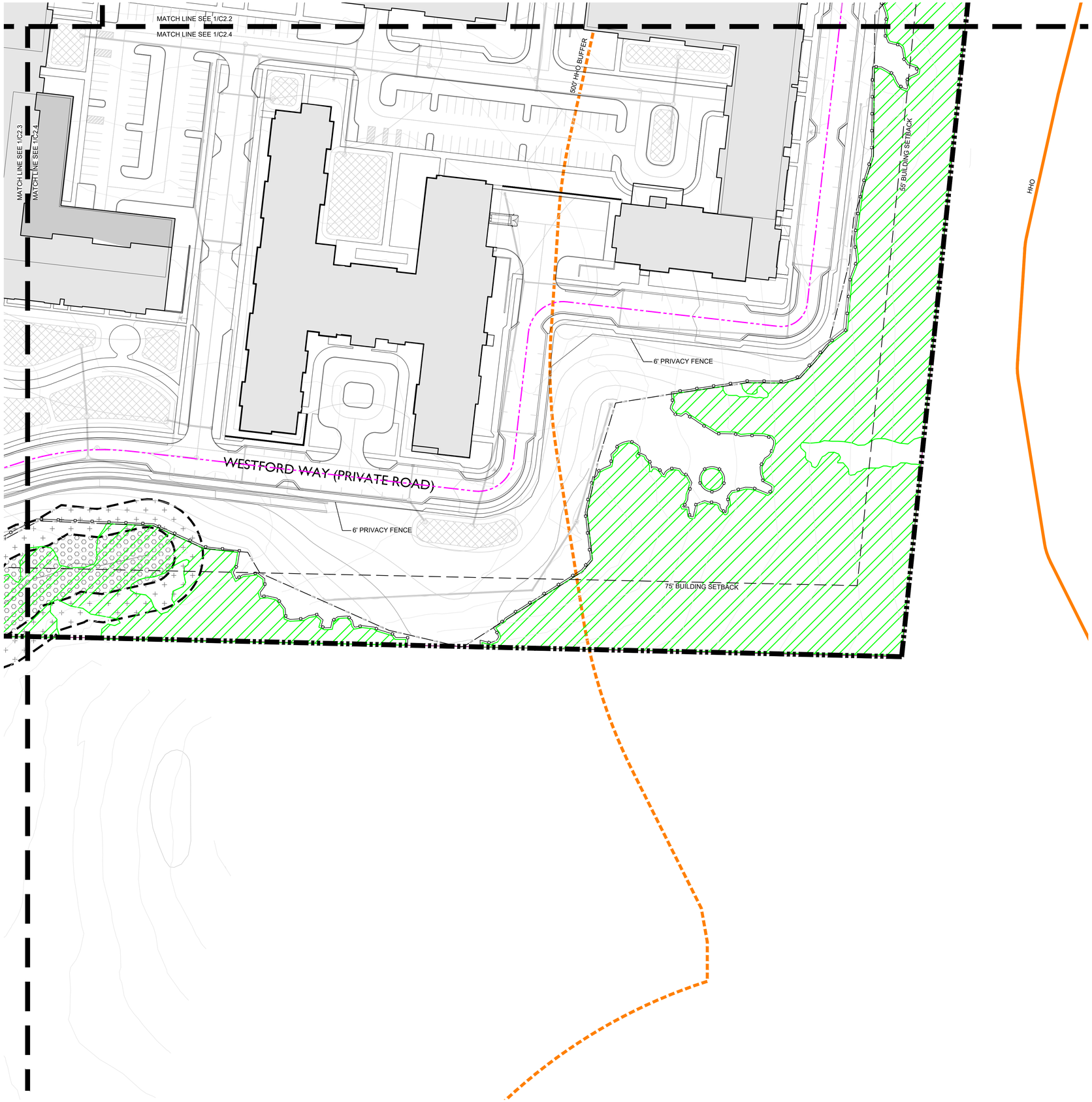
ERICKSON SENIOR LIVING FRANKLIN
DEVELOPMENT PLAN
Franklin, Williamson County, Tennessee

Revision Date

DEVELOPMENT PLAN ENLARGEMENT

SHEET
C2.3

COF # 8624



KEY

- PRESERVED TREE CANOPY
- TREE PROTECTION FENCE
- 30' RIPARIAN BUFFER ZONE 1
- 30' RIPARIAN BUFFER ZONE 2
- OPEN SPACE
- HHO
- 500' HHO BUFFER
- INTERNAL DRIVE AISLE
- DETENTION POND
- BIORETENTION POND

0 50 100 150

N

GAMBLE DESIGN COLLABORATIVE

DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

Kimley»Horn
4031 Aspen Grove Drive, Franklin, TN 37067Main: 615.564.2701 | www.kimley-horn.com
© 2024 Kimley-Horn and Associates, Inc.

Erickson SENIOR LIVING™

THW DESIGN

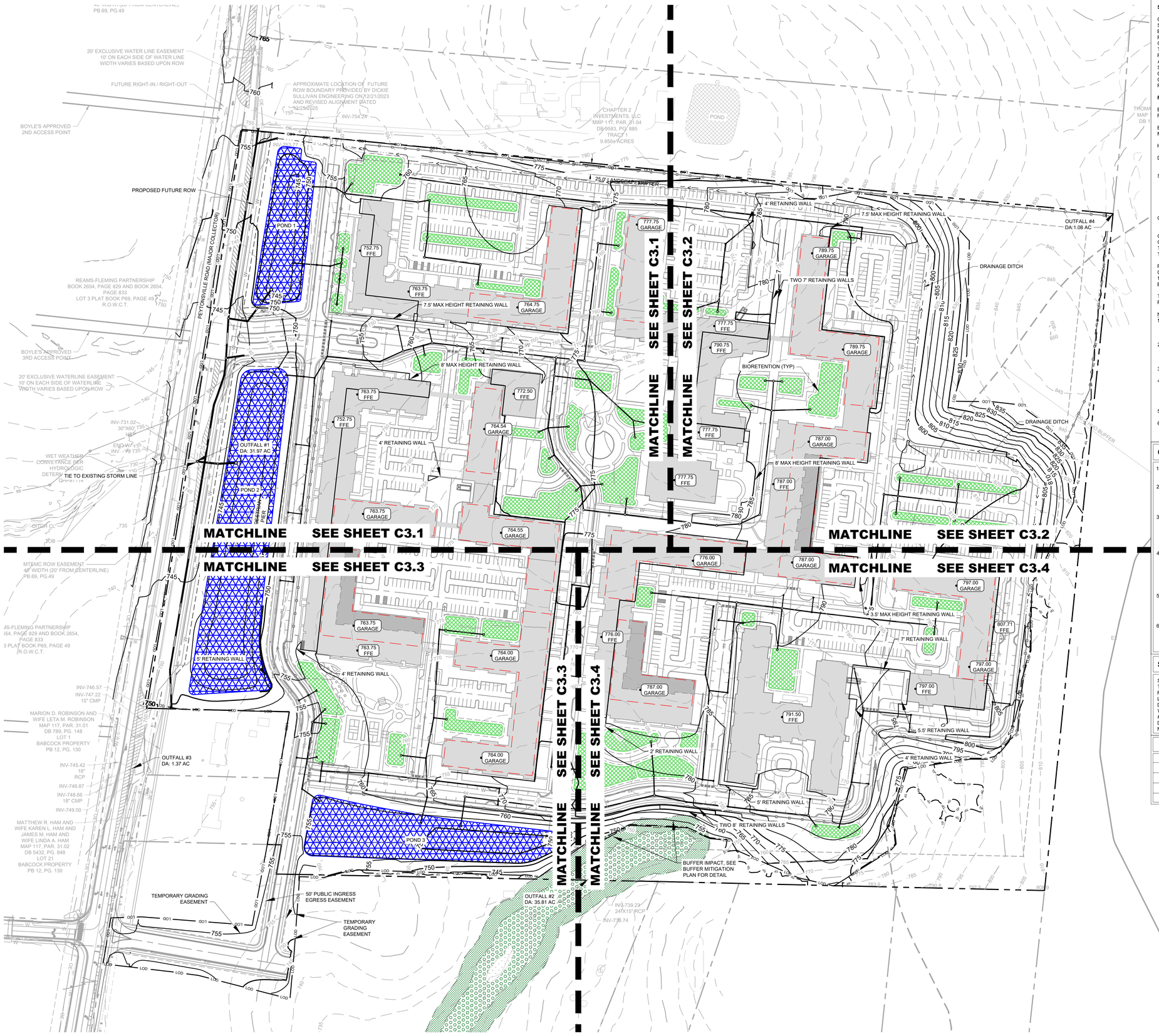
ERICKSON SENIOR LIVING FRANKLIN
DEVELOPMENT PLAN
Franklin, Williamson County, Tennessee

Revision Date

DEVELOPMENT PLAN ENLARGEMENT

SHEET
C2.4

COF # 8624



SITE DATA TABLE

SUBDIVISION/DEVELOPMENT:	**ERICKSON SENIOR LIVING, PD DEVELOPMENT PLAN**
COF PROJECT NUMBER:	8624
SITE ACREAGE/SF:	70.57 AC / 3,073,968.99 SF
EXISTING ZONING:	AG (AGRICULTURAL)
PROPOSED ZONING:	PD (17.71 DUA 172,000 SF OF COMMERCIAL)
OVERLAY ZONING:	500' HHO BUFFER
TAX MAP & PARCELS:	117-03200, 117-031.03, 117-03100
PRIMARY USES:	INDEPENDENT LIVING & ASSISTED LIVING
ADDRESS:	4440, 4424, 4428 & 4430 PEYTONSVILLE ROAD
STATE:	TENNESSEE
COUNTY:	WILLIAMSON
CITY:	FRANKLIN
POSTAL CODE:	37064
REGULATIONS	
BUILDING TYPES APPLIED:	MULTIFAMILY
FRONTAGE APPLIED:	URBAN
BUILDING HEIGHT:	6 STORIES
MINIMUM LSA:	0.20
HISTORICAL RESOURCE TREATMENT:	N/A
DWELLING UNIT COUNT, BY TYPE:	MULTIFAMILY AGE RESTRICTED (INDEPENDENT LIVING) =1,250
SETBACKS APPLIED TO OVERALL SITE BOUNDARY:	
NORTH	40'
EAST	55'
SOUTH	75'
WEST	105'
PEYTONSVILLE ROAD FUTURE ROW	200'
COMMERCIAL SF:	
ASSISTED LIVING:	240,539 SF
OPEN SPACE SF REQUIRED:	153,767 SF ; 3.53 AC (5% OF SITE)
OPEN SPACE SF PROPOSED:	166,423 SF; 3.82 AC (5.4% OF SITE)
TREE PRESERVATION REQUIRED:	137,650 SF ; 3.16 AC (26% OF EXISTING)
TREE PRESERVATION PROPOSED:	166,622 SF ; 3.83 AC (32% OF EXISTING)
PARKING REQUIRED:	
0.85 SPACES PER UNIT + 1 EMPLOYEE 1250 X 0.85 SPACES PER UNIT:	1,063 PARKING SPACES
EMPLOYEES (235):	235 PARKING SPACES
TOTAL REQUIRED:	1,298 PARKING SPACES
PARKING PROVIDED:	1,889 PARKING SPACES
	MODIFICATION OF STANDARDS

NOTES:

1. WITHIN NEW DEVELOPMENTS AND FOR OFF-SITE LINES CONSTRUCTED AS A RESULT OF, OR TO PROVIDE SERVICE TO, THE NEW DEVELOPMENT, ALL UTILITIES, SUCH AS CABLE TELEVISION, ELECTRICAL (EXCLUDING TRANSFORMERS), GAS, SEWER, TELEPHONE, AND WATER LINES SHALL BE PLACED UNDERGROUND.
2. THIS SITE PLAN HAS BEEN DESIGNED TO MEET THE REQUIREMENTS OF THE CITY OF FRANKLIN STANDARDS AND THE APPROVAL OF PLANNING COMMISSION. CHANGES SHALL NOT BE MADE TO THE APPROVED SITE PLAN UNLESS APPROVED BY EITHER RELEVANT DEPARTMENT SUPERINTENDENT OR THE PLANNING COMMISSION.
3. THE INFORMATION SHOWN ON THIS PLAN IS BASED UPON THE TENNESSEE STATE PLANE COORDINATE SYSTEM, ZONE 5301, FIUPZONE 4100 AND NAD 83 DATUM.
4. BASE INFORMATION WAS TAKEN ALTA SURVEY PROVIDED TO KIMLEY-HORN BY CIVIL INFRASTRUCTURE ASSOCIATES DATED FEBRUARY 01, 2024.. THE INFORMATION PROVIDED SHALL BE FIELD VERIFIED PRIOR TO CONSTRUCTION. KIMLEY-HORN AND ASSOCIATES SHALL NOT BE HELD RESPONSIBLE FOR THE ACCURACY AND COMPLETENESS OF THE BASE INFORMATION SHOWN.
5. THE CONSULTANT HAS FOUND NO EVIDENCE OF THE MINERAL RIGHTS OF THIS PROPERTY BEING TRANSFERRED TO ANY PARTY OTHER THAN THE OWNER.
6. NO PROPOSED BUILDINGS IN THIS PROJECT FALL WITHIN THE 100 YEAR FLOODPLAIN, PER THE FEMA FIRM MAP NUMBER 47187C0355F, DATED SEPTEMBER 29, 2006

COF GRADING & DRAINAGE GENERAL NOTES

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

STORMWATER NARRATIVE

STORMWATER RUNOFF FOR THIS SITE ENCOUNTERS WOODED AND GRASSED HILLSIDE THROUGHOUT THE PROPERTY. DEPENDING ON WHERE RAINWATER LANDS, IT TRAVELS VIA SHEET FLOW AND SHALLOW CHANNEL FLOW IN ONE OF FOUR DIRECTIONS, NOTED BELOW WITH OUTFALL LABELS. OUTFALL #1 IS AN EXISTING STORM PIPE BENEATH PEYTONSVILLE ROAD AND DISCHARGES INTO A TRIBUTARY FOR THE FIVE MILE CREEK, OUTFALL #2 IS AN EXISTING WET WEATHER CONVEYANCE AND STREAM SYSTEM THAT FLOWS INTO THE FIVE MILE CREEK, OUTFALL #3 IS AN EXISTING STORM LINE ON THE ADJACENT PROPERTY THAT CROSSES PEYTONSVILLE AND DRAINS TO FIVE MILE CREEK, OUTFALL #4 IS UNDISTURBED SHEET FLOW THAT FLOWS NORTH-EAST.

PRE / POST DEVELOPMENT 100 YR DRAINAGE

OUTFALL	PRE DEVELOPMENT FLOW	POST DEVELOPMENT FLOW
OUTFALL 1	85.18 CFS	76.78 CFS
OUTFALL 2	142.18 CFS	82.45 CFS
OUTFALL 3	3.93 CFS	3.93 CFS
OUTFALL 4	2.37 CFS	2.37 CFS

LEDGEND

- BIORETENTION POND
- DETENTION POND
- BUILDING FOOTPRINT
- ATTACHED STRUCTURAL PARKING
- STRUCTURAL PARKING EXTENTS

DETENTION POND CAPACITY

POND 1 : DRY DETENTION POND	78,939 CF
POND 2 : DRY DETENTION POND	396,444 CF
POND 3 : DRY DETENTION POND	189,107 CF

GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE
Kimley»Horn
4031 Aspen Grove Drive, Franklin, TN 37067
Main: 615.564.2701 | www.kimley-horn.com

© 2025 Kimley-Horn and Associates, Inc.

Erickson SENIOR LIVING™
THW DESIGN

ERICKSON SENIOR LIVING FRANKLIN DEVELOPMENT PLAN

Franklin, Williamson County, Tennessee

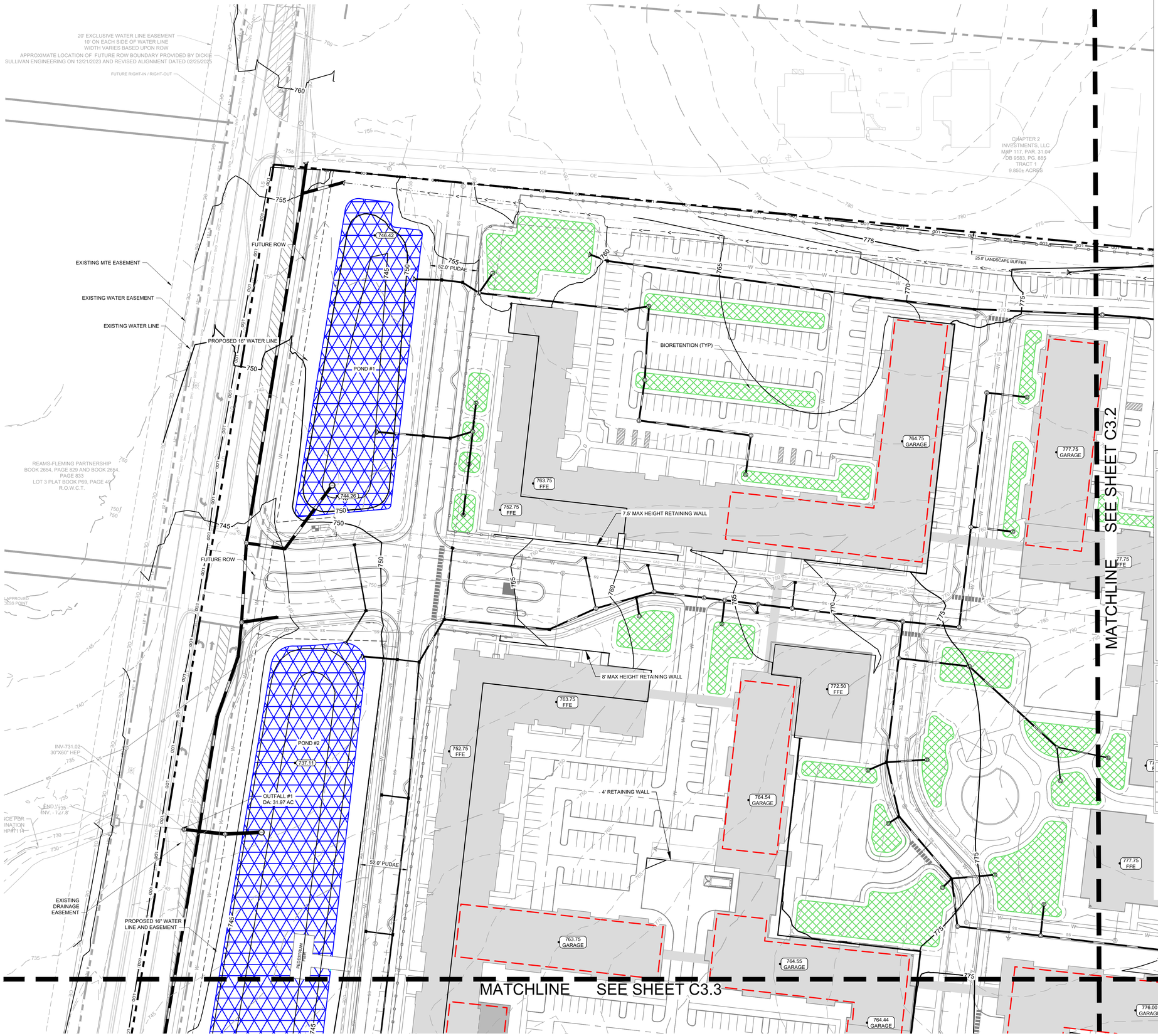
WILLIAM GRAY HARRISON REGISTERED ENGINEER AGENT FOR COMMERCE STATE OF TENNESSEE No. 137798 2/5/2025

Revision Date

OVERALL GRADING AND DRAINAGE PLAN

C3.0

COF # xxxx



SITE DATA TABLE

SUBDIVISION/DEVELOPMENT:	**ERICKSON SENIOR LIVING, PD DEVELOPMENT PLAN**
COF PROJECT NUMBER:	8624
SITE ACREAGE/SF:	70.57 AC / 3,073,968.99 SF
EXISTING ZONING:	AG (AGRICULTURAL)
PROPOSED ZONING:	PD (17.71 DUA 172,000 SF OF COMMERCIAL)
OVERLAY ZONING:	500' HHO BUFFER
TAX MAP & PARCELS:	117-03200, 117-031.03, 117-03100
PRIMARY USES:	INDEPENDENT LIVING & ASSISTED LIVING
ADDRESS:	4440, 4424, 4428 & 4430 PEYTONSVILLE ROAD
STATE:	TENNESSEE
COUNTY:	WILLIAMSON
CITY:	FRANKLIN
POSTAL CODE:	37064
REGULATIONS	
BUILDING TYPES APPLIED:	MULTIFAMILY
FRONTAGE APPLIED:	URBAN
BUILDING HEIGHT:	6 STORIES
MINIMUM LSA:	0.20
HISTORICAL RESOURCE TREATMENT:	N/A
DWELLING UNIT COUNT, BY TYPE:	MULTIFAMILY AGE RESTRICTED (INDEPENDENT LIVING) =1,250
SETBACKS APPLIED TO OVERALL SITE BOUNDARY:	
NORTH	40'
EAST	55'
SOUTH	75'
WEST	105'
PEYTONSVILLE ROAD FUTURE ROW	200'
COMMERCIAL SF:	
ASSISTED LIVING:	240,539 SF
OPEN SPACE SF REQUIRED:	153,767 SF ; 3.53 AC (5% OF SITE)
OPEN SPACE SF PROPOSED:	166,423 SF; 3.82 AC (5.4% OF SITE)
TREE PRESERVATION REQUIRED:	137,650 SF ; 3.16 AC (26% OF EXISTING)
TREE PRESERVATION PROPOSED:	166,622 SF ; 3.83 AC (32% OF EXISTING)
PARKING REQUIRED:	
0.85 SPACES PER UNIT + 1 EMPLOYEE	
1250 X 0.85 SPACES PER UNIT:	1,063 PARKING SPACES
EMPLOYEES (235):	235 PARKING SPACES
TOTAL REQUIRED:	1,298 PARKING SPACES
PARKING PROVIDED:	1,889 PARKING SPACES
	MODIFICATION OF STANDARDS

NOTES:

1. WITHIN NEW DEVELOPMENTS AND FOR OFF-SITE LINES CONSTRUCTED AS A RESULT OF, OR TO PROVIDE SERVICE TO, THE NEW DEVELOPMENT, ALL UTILITIES, SUCH AS CABLE TELEVISION, ELECTRICAL (EXCLUDING TRANSFORMERS), GAS, SEWER, TELEPHONE, AND WATER LINES SHALL BE PLACED UNDERGROUND.
2. THIS SITE PLAN HAS BEEN DESIGNED TO MEET THE REQUIREMENTS OF THE CITY OF FRANKLIN STANDARDS AND THE APPROVAL OF PLANNING COMMISSION. CHANGES SHALL NOT BE MADE TO THE APPROVED SITE PLAN UNLESS APPROVED BY EITHER RELEVANT DEPARTMENT SUPERINTENDENT OR THE PLANNING COMMISSION.
3. THE INFORMATION SHOWN ON THIS PLAN IS BASED UPON THE TENNESSEE STATE PLANE COORDINATE SYSTEM, ZONE 5301, FLIPZONE 4100 AND NAD 83 DATUM.
4. BASE INFORMATION WAS TAKEN ALTA SURVEY PROVIDED TO KIMLEY-HORN BY CIVIL INFRASTRUCTURE ASSOCIATES DATED FEBRUARY 01, 2024.. THE INFORMATION PROVIDED SHALL BE FIELD VERIFIED PRIOR TO CONSTRUCTION. KIMLEY-HORN AND ASSOCIATES SHALL NOT BE HELD RESPONSIBLE FOR THE ACCURACY AND COMPLETENESS OF THE BASE INFORMATION SHOWN.
5. THE CONSULTANT HAS FOUND NO EVIDENCE OF THE MINERAL RIGHTS OF THIS PROPERTY BEING TRANSFERRED TO ANY PARTY OTHER THAN THE OWNER.
6. NO PROPOSED BUILDINGS IN THIS PROJECT FALL WITHIN THE 100 YEAR FLOODPLAIN, PER THE FEMA FIRM MAP NUMBER 47187C0355F, DATED SEPTEMBER 29, 2006

COF GRADING & DRAINAGE GENERAL NOTES

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

STORMWATER NARRATIVE

STORMWATER RUNOFF FOR THIS SITE ENCOUNTERS WOODED AND GRASSED HILLSIDE THROUGHOUT THE PROPERTY. DEPENDING ON WHERE RAINWATER LANDS, IT TRAVELS VIA SHEET FLOW AND SHALLOW CHANNEL FLOW IN ONE OF FOUR DIRECTIONS, NOTED BELOW WITH OUTFALL LABELS. OUTFALL #1 IS AN EXISTING STORM PIPE BENEATH PEYTONSVILLE ROAD AND DISCHARGES INTO A TRIBUTARY FOR THE FIVE MILE CREEK, OUTFALL #2 IS AN EXISTING WET WEATHER CONVEYANCE AND STREAM SYSTEM THAT FLOWS INTO THE FIVE MILE CREEK, OUTFALL #3 IS AN EXISTING STORM LINE ON THE ADJACENT PROPERTY THAT CROSSES PEYTONSVILLE AND DRAINS TO FIVE MILE CREEK, OUTFALL #4 IS UNDISTURBED SHEET FLOW THAT FLOWS NORTH-EAST.

PRE / POST DEVELOPMENT 100 YR DRAINAGE

OUTFALL	PRE DEVELOPMENT FLOW	POST DEVELOPMENT FLOW
OUTFALL 1	85.18 CFS	76.78 CFS
OUTFALL 2	142.18 CFS	82.45 CFS
OUTFALL 3	3.93 CFS	3.93 CFS
OUTFALL 4	2.37 CFS	2.37 CFS

LEDGEND

- BIORETENTION POND
- DETENTION POND
- BUILDING FOOTPRINT
- ATTACHED STRUCTURAL PARKING
- STRUCTURAL PARKING EXTENTS

DETENTION POND CAPACITY

POND 1 : DRY DETENTION POND	78,939 CF
POND 2 : DRY DETENTION POND	396,444 CF
POND 3 : DRY DETENTION POND	189,107 CF

GRAPHIC SCALE IN FEET
0 25 50 100

NORTH

GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE
Kimley»Horn
4031 Aspen Grove Drive, Franklin, TN 37067
Main: 615.564.2701 | www.kimley-horn.com
© 2025 Kimley-Horn and Associates, Inc.

Erickson SENIOR LIVING™

THW DESIGN

ERICKSON SENIOR LIVING
FRANKLIN
DEVELOPMENT PLAN
Franklin, Williamson County, Tennessee

WILLIAM GRAY HARRISON
REGISTERED ENGINEER
AGRICULTURE & COMMERCE
No. 121919
STATE OF TENNESSEE
2/6/2026

Revision Date
1 _____
2 _____
3 _____
4 _____

ENLARGED GRADING AND DRAINAGE PLAN

C3.1
COF # xxxx



SITE DATA TABLE

SUBDIVISION/DEVELOPMENT:	**ERICKSON SENIOR LIVING, PD DEVELOPMENT PLAN**
COF PROJECT NUMBER:	8624
SITE ACREAGE/SF:	70.57 AC / 3,073,968.99 SF
EXISTING ZONING:	AG (AGRICULTURAL)
PROPOSED ZONING:	PD (17.71 DUA 172,000 SF OF COMMERCIAL)
OVERLAY ZONING:	500' HHO BUFFER
TAX MAP & PARCELS:	117-03200, 117-031.03, 117-03100
PRIMARY USES:	INDEPENDENT LIVING & ASSISTED LIVING
ADDRESS:	4440, 4424, 4428 & 4430 PEYTONSVILLE ROAD
STATE:	TENNESSEE
COUNTY:	WILLIAMSON
CITY:	FRANKLIN
POSTAL CODE:	37064
REGULATIONS	
BUILDING TYPES APPLIED:	MULTIFAMILY
FRONTAGE APPLIED:	URBAN
BUILDING HEIGHT:	6 STORIES
MINIMUM LSA:	0.20
HISTORICAL RESOURCE TREATMENT:	N/A
DWELLING UNIT COUNT, BY TYPE:	MULTIFAMILY AGE RESTRICTED (INDEPENDENT LIVING) =1,250
SETBACKS APPLIED TO OVERALL SITE BOUNDARY:	
NORTH	40'
EAST	55'
SOUTH	75'
WEST	105'
PEYTONSVILLE ROAD FUTURE ROW	200'
COMMERCIAL SF:	
ASSISTED LIVING:	240,539 SF
OPEN SPACE SF REQUIRED:	153,767 SF ; 3.53 AC (5% OF SITE)
OPEN SPACE SF PROPOSED:	166,423 SF ; 3.82 AC (5.4% OF SITE)
TREE PRESERVATION REQUIRED:	137,650 SF ; 3.16 AC (26% OF EXISTING)
TREE PRESERVATION PROPOSED:	166,622 SF ; 3.83 AC (32% OF EXISTING)
PARKING REQUIRED:	
0.85 SPACES PER UNIT + 1 EMPLOYEE	
1250 X 0.85 SPACES PER UNIT:	1,063 PARKING SPACES
EMPLOYEES (235):	235 PARKING SPACES
TOTAL REQUIRED:	1,298 PARKING SPACES
PARKING PROVIDED:	1,889 PARKING SPACES

MODIFICATION OF STANDARDS

NOTES:

1. WITHIN NEW DEVELOPMENTS AND FOR OFF-SITE LINES CONSTRUCTED AS A RESULT OF, OR TO PROVIDE SERVICE TO, THE NEW DEVELOPMENT, ALL UTILITIES, SUCH AS CABLE TELEVISION, ELECTRICAL (EXCLUDING TRANSFORMERS), GAS, SEWER, TELEPHONE, AND WATER LINES SHALL BE PLACED UNDERGROUND.
2. THIS SITE PLAN HAS BEEN DESIGNED TO MEET THE REQUIREMENTS OF THE CITY OF FRANKLIN STANDARDS AND THE APPROVAL OF PLANNING COMMISSION. CHANGES SHALL NOT BE MADE TO THE APPROVED SITE PLAN UNLESS APPROVED BY EITHER RELEVANT DEPARTMENT SUPERINTENDENT OR THE PLANNING COMMISSION.
3. THE INFORMATION SHOWN ON THIS PLAN IS BASED UPON THE TENNESSEE STATE PLANE COORDINATE SYSTEM, ZONE 5301, FLIPZONE 4100 AND NAD 83 DATUM.
4. BASE INFORMATION WAS TAKEN ALTA SURVEY PROVIDED TO KIMLEY-HORN BY CIVIL INFRASTRUCTURE ASSOCIATES DATED FEBRUARY 01, 2024.. THE INFORMATION PROVIDED SHALL BE FIELD VERIFIED PRIOR TO CONSTRUCTION. KIMLEY-HORN AND ASSOCIATES SHALL NOT BE HELD RESPONSIBLE FOR THE ACCURACY AND COMPLETENESS OF THE BASE INFORMATION SHOWN.
5. THE CONSULTANT HAS FOUND NO EVIDENCE OF THE MINERAL RIGHTS OF THIS PROPERTY BEING TRANSFERRED TO ANY PARTY OTHER THAN THE OWNER.
6. NO PROPOSED BUILDINGS IN THIS PROJECT FALL WITHIN THE 100 YEAR FLOODPLAIN, PER THE FEMA FIRM MAP NUMBER 47187C0355F, DATED SEPTEMBER 29, 2006

COF GRADING & DRAINAGE GENERAL NOTES

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

STORMWATER NARRATIVE

STORMWATER RUNOFF FOR THIS SITE ENCOUNTERS WOODED AND GRASSED HILLSIDE THROUGHOUT THE PROPERTY. DEPENDING ON WHERE RAINWATER LANDS, IT TRAVELS VIA SHEET FLOW AND SHALLOW CHANNEL FLOW IN ONE OF FOUR DIRECTIONS, NOTED BELOW WITH OUTFALL LABELS. OUTFALL #1 IS AN EXISTING STORM PIPE BENEATH PEYTONSVILLE ROAD AND DISCHARGES INTO A TRIBUTARY FOR THE FIVE MILE CREEK, OUTFALL #2 IS AN EXISTING WET WEATHER CONVEYANCE AND STREAM SYSTEM THAT FLOWS INTO THE FIVE MILE CREEK, OUTFALL #3 IS AN EXISTING STORM LINE ON THE ADJACENT PROPERTY THAT CROSSES PEYTONSVILLE AND DRAINS TO FIVE MILE CREEK, OUTFALL #4 IS UNDISTURBED SHEET FLOW THAT FLOWS NORTH-EAST.

PRE / POST DEVELOPMENT 100 YR DRAINAGE

OUTFALL	PRE DEVELOPMENT FLOW	POST DEVELOPMENT FLOW
OUTFALL 1	85.18 CFS	76.78 CFS
OUTFALL 2	142.18 CFS	82.45 CFS
OUTFALL 3	3.93 CFS	3.93 CFS
OUTFALL 4	2.37 CFS	2.37 CFS

LEDGEND

- BIORETENTION POND
- DETENTION POND
- BUILDING FOOTPRINT
- ATTACHED STRUCTURAL PARKING
- STRUCTURAL PARKING EXTENTS

DETENTION POND CAPACITY

POND 1 : DRY DETENTION POND	78,939 CF
POND 2 : DRY DETENTION POND	396,444 CF
POND 3 : DRY DETENTION POND	189,107 CF

GRAPHIC SCALE IN FEET
0 25 50 100

NORTH

GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE
Kimley»Horn
4031 Aspen Grove Drive, Franklin, TN 37067
Main: 615.564.2701 | www.kimley-horn.com
© 2025 Kimley-Horn and Associates, Inc.

Erickson SENIOR LIVING™

THW DESIGN

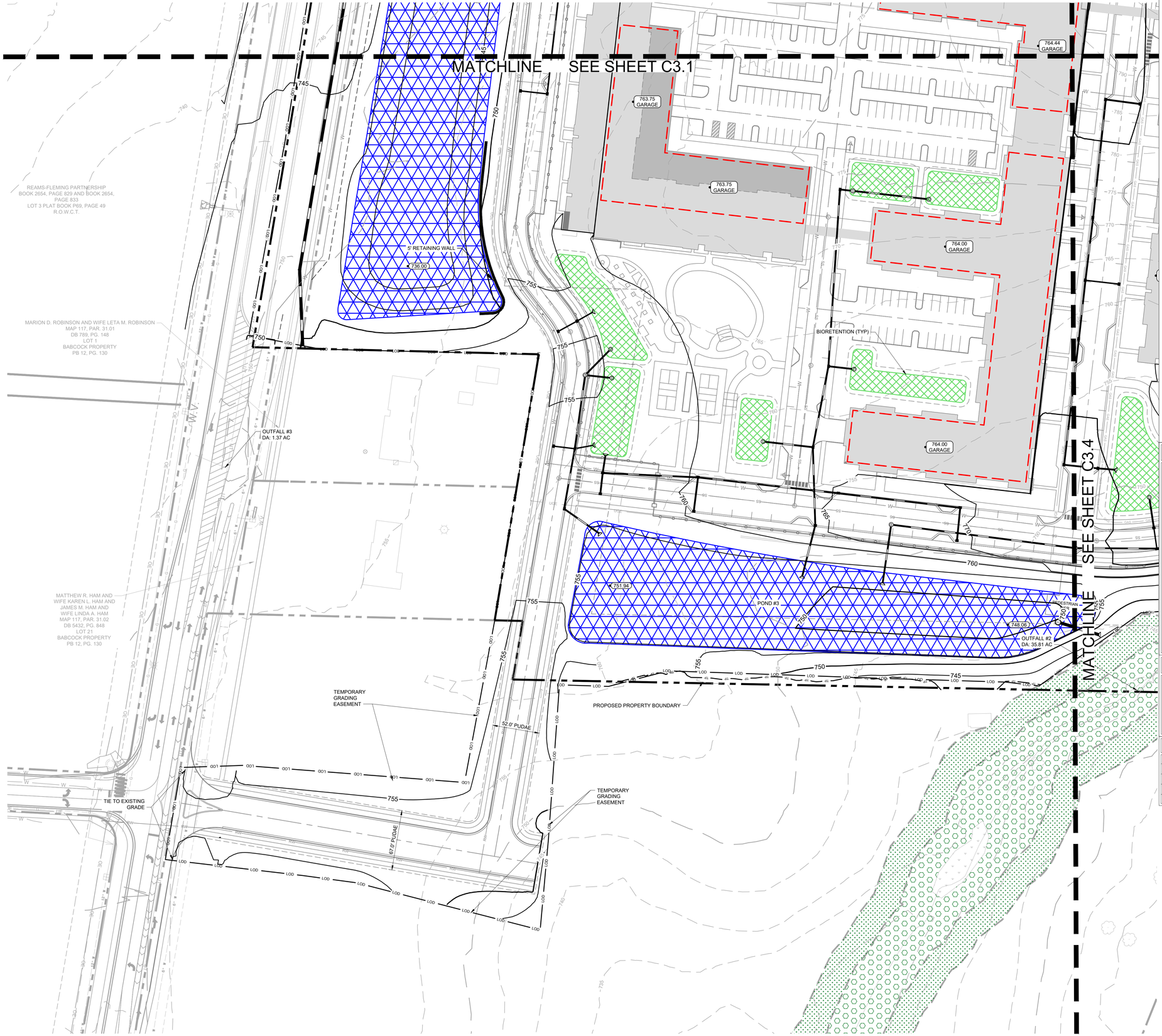
ERICKSON SENIOR LIVING
FRANKLIN
DEVELOPMENT PLAN
Franklin, Williamson County, Tennessee

WILLIAM GRAY HARRISON
REGISTERED ENGINEER
AGRICULTURAL & BIOSYSTEMS
No. 137919
STATE OF TENNESSEE
2/6/2025

Revision Date
△ _____
△ _____
△ _____
△ _____

ENLARGED GRADING AND DRAINAGE PLAN

C3.2
COF # xxxx



SITE DATA TABLE

SUBDIVISION/DEVELOPMENT:	**ERICKSON SENIOR LIVING, PD DEVELOPMENT PLAN**
COF PROJECT NUMBER:	8624
SITE ACREAGE/SF:	70.57 AC / 3,073,968.99 SF
EXISTING ZONING:	AG (AGRICULTURAL)
PROPOSED ZONING:	PD (17.71 DUA 172,000 SF OF COMMERCIAL)
OVERLAY ZONING:	500' HHO BUFFER
TAX MAP & PARCELS:	117-03200, 117-031.03, 117-03100
PRIMARY USES:	INDEPENDENT LIVING & ASSISTED LIVING
ADDRESS:	4440, 4424, 4428 & 4430 PEYTONSVILLE ROAD
STATE:	TENNESSEE
COUNTY:	WILLIAMSON
CITY:	FRANKLIN
POSTAL CODE:	37064
REGULATIONS	
BUILDING TYPES APPLIED:	MULTIFAMILY
FRONTAGE APPLIED:	URBAN
BUILDING HEIGHT:	6 STORIES
MINIMUM LSA:	0.20
HISTORICAL RESOURCE TREATMENT:	N/A
DWELLING UNIT COUNT, BY TYPE:	MULTIFAMILY AGE RESTRICTED (INDEPENDENT LIVING) =1,250
SETBACKS APPLIED TO OVERALL SITE BOUNDARY:	
NORTH	40'
EAST	55'
SOUTH	75'
WEST	105'
PEYTONSVILLE ROAD FUTURE ROW	200'
COMMERCIAL SF:	
ASSISTED LIVING:	240,539 SF
OPEN SPACE SF REQUIRED:	153,767 SF ; 3.53 AC (5% OF SITE)
OPEN SPACE SF PROPOSED:	166,423 SF; 3.82 AC (5.4% OF SITE)
TREE PRESERVATION REQUIRED:	137,650 SF ; 3.16 AC (26% OF EXISTING)
TREE PRESERVATION PROPOSED:	166,622 SF ; 3.83 AC (32% OF EXISTING)
PARKING REQUIRED:	
0.85 SPACES PER UNIT + 1 EMPLOYEE	
1250 X 0.85 SPACES PER UNIT:	1,063 PARKING SPACES
EMPLOYEES (235):	235 PARKING SPACES
TOTAL REQUIRED:	1,298 PARKING SPACES
PARKING PROVIDED:	1,889 PARKING SPACES

MODIFICATION OF STANDARDS

NOTES:

1. WITHIN NEW DEVELOPMENTS AND FOR OFF-SITE LINES CONSTRUCTED AS A RESULT OF, OR TO PROVIDE SERVICE TO, THE NEW DEVELOPMENT, ALL UTILITIES, SUCH AS CABLE TELEVISION, ELECTRICAL (EXCLUDING TRANSFORMERS), GAS, SEWER, TELEPHONE, AND WATER LINES SHALL BE PLACED UNDERGROUND.
2. THIS SITE PLAN HAS BEEN DESIGNED TO MEET THE REQUIREMENTS OF THE CITY OF FRANKLIN STANDARDS AND THE APPROVAL OF PLANNING COMMISSION. CHANGES SHALL NOT BE MADE TO THE APPROVED SITE PLAN UNLESS APPROVED BY EITHER RELEVANT DEPARTMENT SUPERINTENDENT OR THE PLANNING COMMISSION.
3. THE INFORMATION SHOWN ON THIS PLAN IS BASED UPON THE TENNESSEE STATE PLANE COORDINATE SYSTEM, ZONE 5301, FIUPZONE 4100 AND NAD 83 DATUM.
4. BASE INFORMATION WAS TAKEN ALTA SURVEY PROVIDED TO KIMLEY-HORN BY CIVIL INFRASTRUCTURE ASSOCIATES DATED FEBRUARY 01, 2024.. THE INFORMATION PROVIDED SHALL BE FIELD VERIFIED PRIOR TO CONSTRUCTION. KIMLEY-HORN AND ASSOCIATES SHALL NOT BE HELD RESPONSIBLE FOR THE ACCURACY AND COMPLETENESS OF THE BASE INFORMATION SHOWN.
5. THE CONSULTANT HAS FOUND NO EVIDENCE OF THE MINERAL RIGHTS OF THIS PROPERTY BEING TRANSFERRED TO ANY PARTY OTHER THAN THE OWNER.
6. NO PROPOSED BUILDINGS IN THIS PROJECT FALL WITHIN THE 100 YEAR FLOODPLAIN, PER THE FEMA FIRM MAP NUMBER 47187C0355F, DATED SEPTEMBER 29, 2006

COF GRADING & DRAINAGE GENERAL NOTES

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

STORMWATER NARRATIVE

STORMWATER RUNOFF FOR THIS SITE ENCOUNTERS WOODED AND GRASSED HILLSIDE THROUGHOUT THE PROPERTY. DEPENDING ON WHERE RAINWATER LANDS, IT TRAVELS VIA SHEET FLOW AND SHALLOW CHANNEL FLOW IN ONE OF FOUR DIRECTIONS, NOTED BELOW WITH OUTFALL LABELS. OUTFALL #1 IS AN EXISTING STORM PIPE BENEATH PEYTONSVILLE ROAD AND DISCHARGES INTO A TRIBUTARY FOR THE FIVE MILE CREEK, OUTFALL #2 IS AN EXISTING WET WEATHER CONVEYANCE AND STREAM SYSTEM THAT FLOWS INTO THE FIVE MILE CREEK, OUTFALL #3 IS AN EXISTING STORM LINE ON THE ADJACENT PROPERTY THAT CROSSES PEYTONSVILLE AND DRAINS TO FIVE MILE CREEK, OUTFALL #4 IS UNDISTURBED SHEET FLOW THAT FLOWS NORTH-EAST.

PRE / POST DEVELOPMENT 100 YR DRAINAGE

OUTFALL	PRE DEVELOPMENT FLOW	POST DEVELOPMENT FLOW
OUTFALL 1	85.18 CFS	76.78 CFS
OUTFALL 2	142.18 CFS	82.45 CFS
OUTFALL 3	3.93 CFS	3.93 CFS
OUTFALL 4	2.37 CFS	2.37 CFS

LEDGEND

- BIORETENTION POND
- DETENTION POND
- BUILDING FOOTPRINT
- ATTACHED STRUCTURAL PARKING
- STRUCTURAL PARKING EXTENTS

DETENTION POND CAPACITY

POND 1 : DRY DETENTION POND	78,939 CF
POND 2 : DRY DETENTION POND	396,444 CF
POND 3 : DRY DETENTION POND	189,107 CF

GRAPHIC SCALE IN FEET
0 25 50 100

NORTH

GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE
Kimley»Horn
4031 Aspen Grove Drive, Franklin, TN 37067
Main: 615.564.2701 | www.kimley-horn.com
© 2025 Kimley-Horn and Associates, Inc.
Erickson SENIOR LIVING™
THW DESIGN

ERICKSON SENIOR LIVING
FRANKLIN
DEVELOPMENT PLAN
Franklin, Williamson County, Tennessee

WILLIAM GRAY HARPSON
REGISTERED ENGINEER
AGRICULTURE
COMMERCE
No. 127918
STATE OF TENNESSEE
2/6/2025

Revision Date
1 _____
2 _____
3 _____
4 _____

ENLARGED GRADING AND DRAINAGE PLAN

C3.3
COF # xxxx



SITE DATA TABLE

SUBDIVISION/DEVELOPMENT:	**ERICKSON SENIOR LIVING, PD DEVELOPMENT PLAN**
COF PROJECT NUMBER:	8624
SITE ACREAGE/SF:	70.57 AC / 3,073,968.99 SF
EXISTING ZONING:	AG (AGRICULTURAL)
PROPOSED ZONING:	PD (17.71 DUA 172,000 SF OF COMMERCIAL)
OVERLAY ZONING:	500' HHO BUFFER
TAX MAP & PARCELS:	117-03200, 117-031.03, 117-03100
PRIMARY USES:	INDEPENDENT LIVING & ASSISTED LIVING
ADDRESS:	4440, 4424, 4428 & 4430 PEYTONSVILLE ROAD
STATE:	TENNESSEE
COUNTY:	WILLIAMSON
CITY:	FRANKLIN
POSTAL CODE:	37064
REGULATIONS	
BUILDING TYPES APPLIED:	MULTIFAMILY
FRONTAGE APPLIED:	URBAN
BUILDING HEIGHT:	6 STORIES
MINIMUM LSA:	0.20
HISTORICAL RESOURCE TREATMENT:	N/A
DWELLING UNIT COUNT, BY TYPE:	MULTIFAMILY AGE RESTRICTED (INDEPENDENT LIVING) =1,250
SETBACKS APPLIED TO OVERALL SITE BOUNDARY:	
NORTH	40'
EAST	55'
SOUTH	75'
WEST	105'
PEYTONSVILLE ROAD FUTURE ROW	200'
COMMERCIAL SF:	
ASSISTED LIVING:	240,539 SF
OPEN SPACE SF REQUIRED:	153,767 SF ; 3.53 AC (5% OF SITE)
OPEN SPACE SF PROPOSED:	166,423 SF; 3.82 AC (5.4% OF SITE)
TREE PRESERVATION REQUIRED:	137,650 SF ; 3.16 AC (26% OF EXISTING)
TREE PRESERVATION PROPOSED:	166,622 SF ; 3.83 AC (32% OF EXISTING)
PARKING REQUIRED:	
0.85 SPACES PER UNIT + 1 EMPLOYEE	
1250 X 0.85 SPACES PER UNIT:	1,063 PARKING SPACES
EMPLOYEES (235):	235 PARKING SPACES
TOTAL REQUIRED:	1,298 PARKING SPACES
PARKING PROVIDED:	1,889 PARKING SPACES

MODIFICATION OF STANDARDS

NOTES:

1. WITHIN NEW DEVELOPMENTS AND FOR OFF-SITE LINES CONSTRUCTED AS A RESULT OF, OR TO PROVIDE SERVICE TO, THE NEW DEVELOPMENT, ALL UTILITIES, SUCH AS CABLE TELEVISION, ELECTRICAL (EXCLUDING TRANSFORMERS), GAS, SEWER, TELEPHONE, AND WATER LINES SHALL BE PLACED UNDERGROUND.
2. THIS SITE PLAN HAS BEEN DESIGNED TO MEET THE REQUIREMENTS OF THE CITY OF FRANKLIN STANDARDS AND THE APPROVAL OF PLANNING COMMISSION. CHANGES SHALL NOT BE MADE TO THE APPROVED SITE PLAN UNLESS APPROVED BY EITHER RELEVANT DEPARTMENT SUPERINTENDENT OR THE PLANNING COMMISSION.
3. THE INFORMATION SHOWN ON THIS PLAN IS BASED UPON THE TENNESSEE STATE PLANE COORDINATE SYSTEM, ZONE 5301, FIPZONE 4100 AND NAD 83 DATUM.
4. BASE INFORMATION WAS TAKEN ALTA SURVEY PROVIDED TO KIMLEY-HORN BY CIVIL INFRASTRUCTURE ASSOCIATES DATED FEBRUARY 01, 2024.. THE INFORMATION PROVIDED SHALL BE FIELD VERIFIED PRIOR TO CONSTRUCTION. KIMLEY-HORN AND ASSOCIATES SHALL NOT BE HELD RESPONSIBLE FOR THE ACCURACY AND COMPLETENESS OF THE BASE INFORMATION SHOWN.
5. THE CONSULTANT HAS FOUND NO EVIDENCE OF THE MINERAL RIGHTS OF THIS PROPERTY BEING TRANSFERRED TO ANY PARTY OTHER THAN THE OWNER.
6. NO PROPOSED BUILDINGS IN THIS PROJECT FALL WITHIN THE 100 YEAR FLOODPLAIN, PER THE FEMA FIRM MAP NUMBER 47187C0355F, DATED SEPTEMBER 29, 2006

COF GRADING & DRAINAGE GENERAL NOTES

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

STORMWATER NARRATIVE

STORMWATER RUNOFF FOR THIS SITE ENCOUNTERS WOODED AND GRASSED HILLSIDE THROUGHOUT THE PROPERTY. DEPENDING ON WHERE RAINWATER LANDS, IT TRAVELS VIA SHEET FLOW AND SHALLOW CHANNEL FLOW IN ONE OF FOUR DIRECTIONS. NOTED BELOW WITH OUTFALL LABELS. OUTFALL #1 IS AN EXISTING STORM PIPE BENEATH PEYTONSVILLE ROAD AND DISCHARGES INTO A TRIBUTARY FOR THE FIVE MILE CREEK, OUTFALL #2 IS AN EXISTING WET WEATHER CONVEYANCE AND STREAM SYSTEM THAT FLOWS INTO THE FIVE MILE CREEK, OUTFALL #3 IS AN EXISTING STORM LINE ON THE ADJACENT PROPERTY THAT CROSSES PEYTONSVILLE AND DRAINS TO FIVE MILE CREEK, OUTFALL #4 IS UNDISTURBED SHEET FLOW THAT FLOWS NORTH-EAST.

PRE / POST DEVELOPMENT 100 YR DRAINAGE

OUTFALL	PRE DEVELOPMENT FLOW	POST DEVELOPMENT FLOW
OUTFALL 1	85.18 CFS	76.78 CFS
OUTFALL 2	142.18 CFS	82.45 CFS
OUTFALL 3	3.93 CFS	3.93 CFS
OUTFALL 4	2.37 CFS	2.37 CFS

LEDGEND

- BIORETENTION POND
- DETENTION POND
- BUILDING FOOTPRINT
- ATTACHED STRUCTURAL PARKING
- STRUCTURAL PARKING EXTENTS

DETENTION POND CAPACITY

POND 1 : DRY DETENTION POND	78,939 CF
POND 2 : DRY DETENTION POND	396,444 CF
POND 3 : DRY DETENTION POND	189,107 CF

GRAPHIC SCALE IN FEET
0 25 50 100

NORTH

GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

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

© 2025 Kimley-Horn and Associates, Inc.

Erickson SENIOR LIVING™

THW DESIGN

ERICKSON SENIOR LIVING FRANKLIN DEVELOPMENT PLAN

Franklin, Williamson County, Tennessee

WILLIAM GRAY HARRISON
REGISTERED ENGINEER
AGRICULTURAL & COMMERCIAL
No. 121919
STATE OF TENNESSEE
2/6/2026

Revision Date
△ _____
△ _____
△ _____
△ _____

ENLARGED GRADING AND DRAINAGE PLAN

C3.4
COF # xxxx

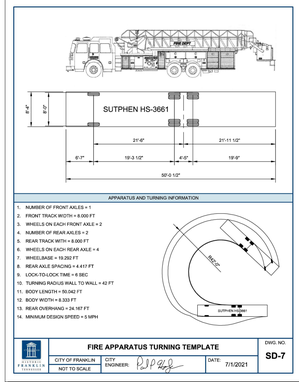


ROW & ACCESS GENERAL NOTES

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

SITE LEGEND

SS	PROPOSED SANITARY SEWER PIPE
W	PROPOSED WATER MAIN
	PROPOSED STORM PIPE
SS	EXISTING SANITARY SEWER PIPE
W	EXISTING WATER MAIN
G	EXISTING GAS MAIN
ST	EXISTING STORM PIPE
LOD	LIMITS OF DISTURBANCE
FH	FIRE HYDRANT
FDC	STANDPIPE/WALL HYDRANT



KEYNOTE LEGEND

A	PROPOSED FIRE HYDRANT ASSEMBLY
B	BUILDING MAIN ENTRY
C	FRANKLIN T-2 SUTPHEN FIRE TRUCK
D	EXISTING FIRE HYDRANT
E	FIRE DEPARTMENT CONNECTION (TYP.)

VEHICLE LEGEND

	VEHICLE FENDER PATH
	VEHICLE FRONT WHEEL PATH
	VEHICLE REAR WHEEL PATH

FIRE LANE STRIPPING

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

UNDERGROUND FIRE MAIN

UNDERGROUND FIRE MAIN SHOP DRAWINGS MUST BE SUBMITTED TO THE FIRE DEPARTMENT FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION. BE ADVISED THAT APPROVAL OF THE UNDERGROUND FIRE MAIN PLANS IS SEPARATE FROM THE APPROVAL OF THE SITE/UTILITY PLANS. PLANS MUST BE PREPARED BY A TN LICENSED FIRE PROTECTION CONTRACTOR AND BE SUBMITTED THROUGH THE CITY'S GEOCIVCIX PLAN REVIEW SITE: HTTPS:FRANKLINTN.GEOVIX.COM/SECURE/
PLANS MUST BE APPROVED BY THE ENGINEER PREPARING THE STANDARD OF CARE/DESIGN INTENT.

AUTO-TURN DESIGN SPEED NOTE

MINIMUM DESIGN SPEED IS 5-MPH.

BUILDING CONSTRUCTION TYPE

BUILDING CLASSIFICATION ARE COMPRISED OF 3A ABOVE 1A OR ENTIRELY 3A.

PRIVATE FIRE HYDRANTS

ALL FIRE HYDRANTS BEHIND WATER METERS ARE SUBJECTED TO BE PRIVATE.

GRAPHIC SCALE IN FEET
0 50 100 200

NORTH

GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

Kimley»Horn
4031 Aspen Grove Drive, Franklin, TN 37067
Main: 615.564.2701 | www.kimley-horn.com
© 2020 Kimley-Horn and Associates, Inc.

Erickson SENIOR LIVING™

THW DESIGN

ERICKSON SENIOR LIVING FRANKLIN DEVELOPMENT PLAN

Franklin, Williamson County, Tennessee

WILLIAM GRAY HARRISON REGISTERED ENGINEER AGRICULTURE COMMERCE No. 127919 STATE OF TENNESSEE 2/8/2022

Revision Date
△ _____
△ _____
△ _____
△ _____

OVERALL ROW & ACCESS PLAN

C4.0

COF # xxxx

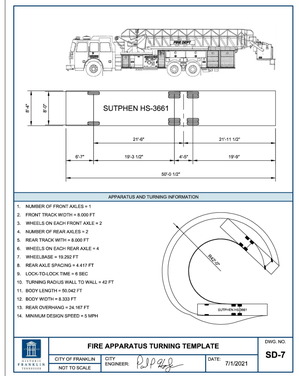


ROW & ACCESS GENERAL NOTES

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

SITE LEGEND

SS	PROPOSED SANITARY SEWER PIPE
W	PROPOSED WATER MAIN
	PROPOSED STORM PIPE
SS	EXISTING SANITARY SEWER PIPE
W	EXISTING WATER MAIN
G	EXISTING GAS MAIN
ST	EXISTING STORM PIPE
LOD	LIMITS OF DISTURBANCE
FH	FIRE HYDRANT
FDC	STANDPIPE/WALL HYDRANT



KEYNOTE LEGEND

A	PROPOSED FIRE HYDRANT ASSEMBLY
B	BUILDING MAIN ENTRY
C	FRANKLIN T-2 SUTPHEN FIRE TRUCK
D	EXISTING FIRE HYDRANT
E	FIRE DEPARTMENT CONNECTION (TYP.)

VEHICLE LEGEND

	VEHICLE FENDER PATH
	VEHICLE FRONT WHEEL PATH
	VEHICLE REAR WHEEL PATH

FIRE LANE STRIPPING

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

UNDERGROUND FIRE MAIN

UNDERGROUND FIRE MAIN SHOP DRAWINGS MUST BE SUBMITTED TO THE FIRE DEPARTMENT FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION. BE ADVISED THAT APPROVAL OF THE UNDERGROUND FIRE MAIN PLANS IS SEPARATE FROM THE APPROVAL OF THE SITE/UTILITY PLANS. PLANS MUST BE PREPARED BY A TN LICENSED FIRE PROTECTION CONTRACTOR AND BE SUBMITTED THROUGH THE CITY'S GEOCIVCIX PLAN REVIEW SITE: HTTPS:FRANKLINTN.GEOVIX.COM/SECURE/
PLANS MUST BE APPROVED BY THE ENGINEER PREPARING THE STANDARD OF CARE/DESIGN INTENT.

AUTO-TURN DESIGN SPEED NOTE

MINIMUM DESIGN SPEED IS 5-MPH.

BUILDING CONSTRUCTION TYPE

BUILDING CLASSIFICATION ARE COMPRISED OF 3A ABOVE 1A OR ENTIRELY 3A.

PRIVATE FIRE HYDRANTS

ALL FIRE HYDRANTS BEHIND WATER METERS ARE SUBJECTED TO BE PRIVATE.

GRAPHIC SCALE IN FEET
0 25 50 100

NORTH

GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE
Kimley»Horn
4031 Aspen Grove Drive, Franklin, TN 37067
Main: 615.564.2701 | www.kimley-horn.com
© 2025 Kimley-Horn and Associates, Inc.
Erickson SENIOR LIVING™
THW DESIGN

ERICKSON SENIOR LIVING FRANKLIN DEVELOPMENT PLAN

Franklin, Williamson County, Tennessee

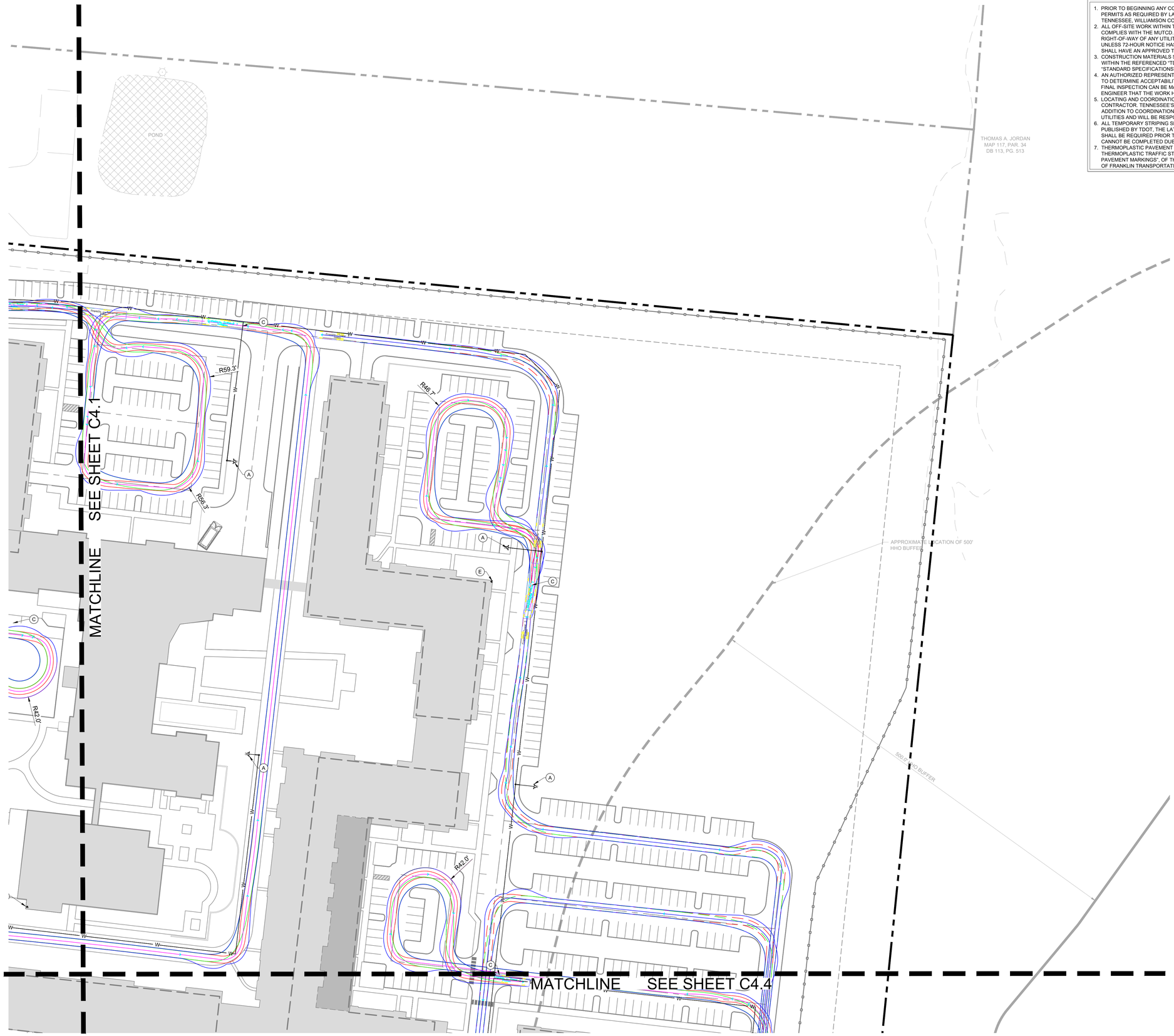
WILLIAM GRAY HARRISON REGISTERED ENGINEER AGRICULTURE COMMERCE No. 137919 STATE OF TENNESSEE 2/6/2025

Revision Date
1 _____
2 _____
3 _____
4 _____

ENLARGED ROW & ACCESS PLAN

C4.1

COF # xxxx

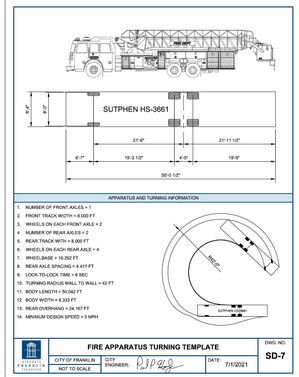


ROW & ACCESS GENERAL NOTES

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

SITE LEGEND

SS	PROPOSED SANITARY SEWER PIPE
W	PROPOSED WATER MAIN
	PROPOSED STORM PIPE
SS	EXISTING SANITARY SEWER PIPE
W	EXISTING WATER MAIN
G	EXISTING GAS MAIN
ST	EXISTING STORM PIPE
LOD	LIMITS OF DISTURBANCE
FH	FIRE HYDRANT
FDC	STANDPIPE/WALL HYDRANT



KEYNOTE LEGEND

A	PROPOSED FIRE HYDRANT ASSEMBLY
B	BUILDING MAIN ENTRY
C	FRANKLIN T-2 SUTPHEN FIRE TRUCK
D	EXISTING FIRE HYDRANT
E	FIRE DEPARTMENT CONNECTION (TYP.)

VEHICLE LEGEND

	VEHICLE FENDER PATH
	VEHICLE FRONT WHEEL PATH
	VEHICLE REAR WHEEL PATH

FIRE LANE STRIPPING

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

UNDERGROUND FIRE MAIN

UNDERGROUND FIRE MAIN SHOP DRAWINGS MUST BE SUBMITTED TO THE FIRE DEPARTMENT FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION. BE ADVISED THAT APPROVAL OF THE UNDERGROUND FIRE MAIN PLANS IS SEPARATE FROM THE APPROVAL OF THE SITE/UTILITY PLANS. PLANS MUST BE PREPARED BY A TN LICENSED FIRE PROTECTION CONTRACTOR AND BE SUBMITTED THROUGH THE CITY'S GEOCIVCIX PLAN REVIEW SITE: HTTPS:FRANKLINTN.GEOVIX.COM/SECURE/
PLANS MUST BE APPROVED BY THE ENGINEER PREPARING THE STANDARD OF CARE/DESIGN INTENT.

AUTO-TURN DESIGN SPEED NOTE

MINIMUM DESIGN SPEED IS 5-MPH.

BUILDING CONSTRUCTION TYPE

BUILDING CLASSIFICATION ARE COMPRISED OF 3A ABOVE 1A OR ENTIRELY 3A.

PRIVATE FIRE HYDRANTS

ALL FIRE HYDRANTS BEHIND WATER METERS ARE SUBJECTED TO BE PRIVATE.

GRAPHIC SCALE IN FEET
0 25 50 100

NORTH

GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE
Kimley»Horn
4031 Aspen Grove Drive, Franklin, TN 37067
Main: 615.564.2701 | www.kimley-horn.com
© 2025 Kimley-Horn and Associates, Inc.
Erickson SENIOR LIVING™
THW DESIGN

ERICKSON SENIOR LIVING FRANKLIN DEVELOPMENT PLAN

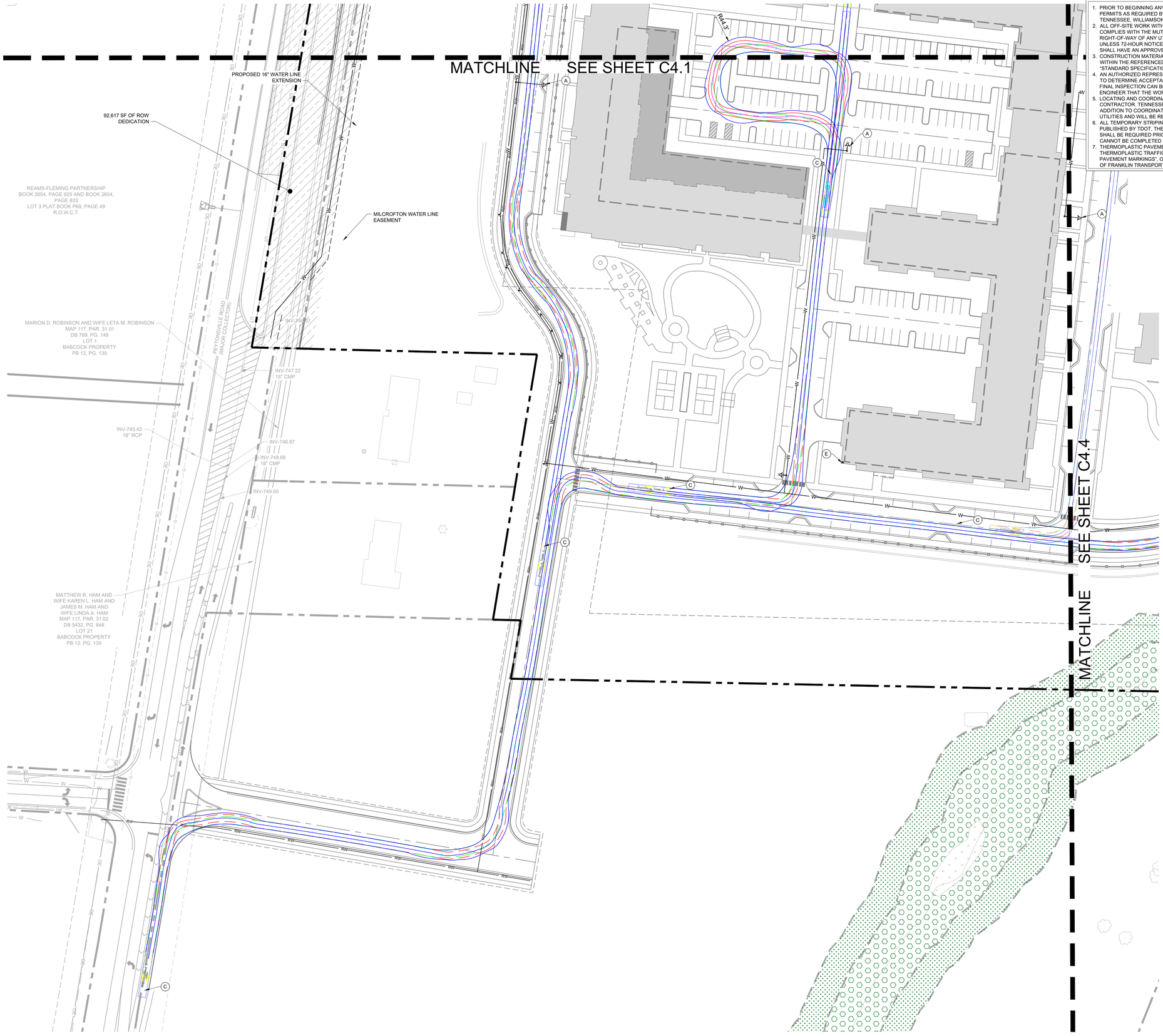
Franklin, Williamson County, Tennessee

WILLIAM GRAY HARRISON REGISTERED ENGINEER AGRICULTURE OMNIBUS No. 137919 STATE OF TENNESSEE 2/5/2025

Revision Date
△ _____
△ _____
△ _____
△ _____

ENLARGED ROW & ACCESS PLAN

C4.2
COF # xxxx

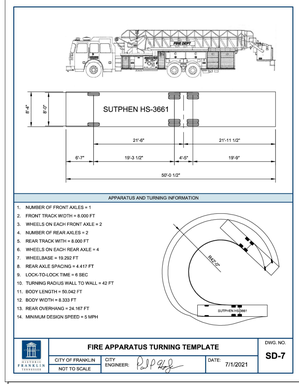


ROW & ACCESS GENERAL NOTES

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

SITE LEGEND

SS	PROPOSED SANITARY SEWER PIPE
W	PROPOSED WATER MAIN
	PROPOSED STORM PIPE
SS	EXISTING SANITARY SEWER PIPE
W	EXISTING WATER MAIN
G	EXISTING GAS MAIN
ST	EXISTING STORM PIPE
LOD	LIMITS OF DISTURBANCE
FH	FIRE HYDRANT
FDC	STANDPIPE/WALL HYDRANT



KEYNOTE LEGEND

A	PROPOSED FIRE HYDRANT ASSEMBLY
B	BUILDING MAIN ENTRY
C	FRANKLIN T-2 SUTPHEN FIRE TRUCK
D	EXISTING FIRE HYDRANT
E	FIRE DEPARTMENT CONNECTION (TYP.)

VEHICLE LEGEND

	VEHICLE FENDER PATH
	VEHICLE FRONT WHEEL PATH
	VEHICLE REAR WHEEL PATH

FIRE LANE STRIPPING

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

UNDERGROUND FIRE MAIN

UNDERGROUND FIRE MAIN SHOP DRAWINGS MUST BE SUBMITTED TO THE FIRE DEPARTMENT FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION. BE ADVISED THAT APPROVAL OF THE UNDERGROUND FIRE MAIN PLANS IS SEPARATE FROM THE APPROVAL OF THE SITE/UTILITY PLANS. PLANS MUST BE PREPARED BY A TN LICENSED FIRE PROTECTION CONTRACTOR AND BE SUBMITTED THROUGH THE CITY'S GEOVIX PLAN REVIEW SITE: HTTPS:FRANKLINTN.GEOVIX.COM/SECURE/
PLANS MUST BE APPROVED BY THE ENGINEER PREPARING THE STANDARD OF CARE/DESIGN INTENT.

AUTO-TURN DESIGN SPEED NOTE

MINIMUM DESIGN SPEED IS 5-MPH.

BUILDING CONSTRUCTION TYPE

BUILDING CLASSIFICATION ARE COMPRISED OF 3A ABOVE 1A OR ENTIRELY 3A.

PRIVATE FIRE HYDRANTS

ALL FIRE HYDRANTS BEHIND WATER METERS ARE SUBJECTED TO BE PRIVATE.

GRAPHIC SCALE IN FEET
0 25 50 100

NORTH

GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE
Kimley»Horn
4031 Aspen Grove Drive, Franklin, TN 37067
Main: 615.564.2701 | www.kimley-horn.com
© 2025 Kimley-Horn and Associates, Inc.

Erickson SENIOR LIVING™

THW DESIGN

ERICKSON SENIOR LIVING FRANKLIN DEVELOPMENT PLAN

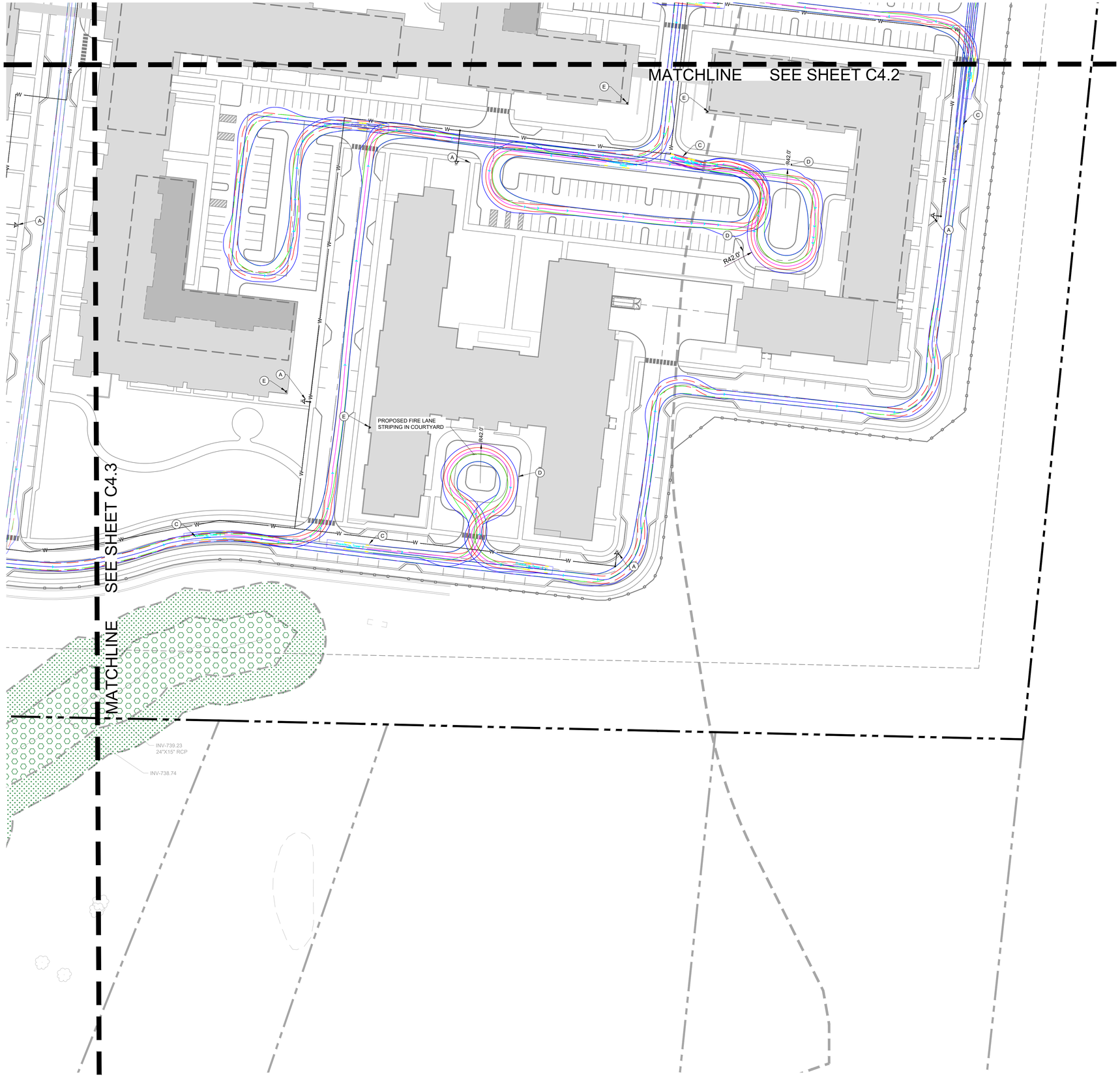
Franklin, Williamson County, Tennessee

WILLIAM GRAY HARRISON REGISTERED ENGINEER No. 137870 STATE OF TENNESSEE 7/1/2025

Revision Date
1 _____
2 _____
3 _____
4 _____

ENLARGED ROW & ACCESS PLAN

C4.3
COF # xxxx

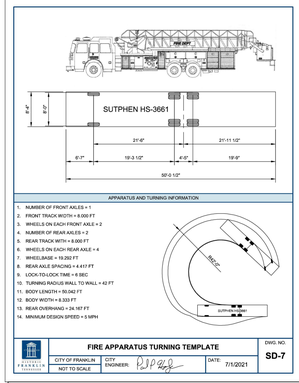


ROW & ACCESS GENERAL NOTES

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

SITE LEGEND

SS	PROPOSED SANITARY SEWER PIPE
W	PROPOSED WATER MAIN
	PROPOSED STORM PIPE
SS	EXISTING SANITARY SEWER PIPE
W	EXISTING WATER MAIN
G	EXISTING GAS MAIN
ST	EXISTING STORM PIPE
LOD	LIMITS OF DISTURBANCE
FH	FIRE HYDRANT
FDC	STANDPIPE/WALL HYDRANT



KEYNOTE LEGEND

A	PROPOSED FIRE HYDRANT ASSEMBLY
B	BUILDING MAIN ENTRY
C	FRANKLIN T-2 SUTPHEN FIRE TRUCK
D	EXISTING FIRE HYDRANT
E	FIRE DEPARTMENT CONNECTION (TYP.)

VEHICLE LEGEND

	VEHICLE FENDER PATH
	VEHICLE FRONT WHEEL PATH
	VEHICLE REAR WHEEL PATH

FIRE LANE STRIPPING

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

UNDERGROUND FIRE MAIN

UNDERGROUND FIRE MAIN SHOP DRAWINGS MUST BE SUBMITTED TO THE FIRE DEPARTMENT FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION. BE ADVISED THAT APPROVAL OF THE UNDERGROUND FIRE MAIN PLANS IS SEPARATE FROM THE APPROVAL OF THE SITE/UTILITY PLANS. PLANS MUST BE PREPARED BY A TN LICENSED FIRE PROTECTION CONTRACTOR AND BE SUBMITTED THROUGH THE CITY'S GEOCIVCIX PLAN REVIEW SITE: HTTPS:FRANKLINTN.GEOVIX.COM/SECURE/
PLANS MUST BE APPROVED BY THE ENGINEER PREPARING THE STANDARD OF CARE/DESIGN INTENT.

AUTO-TURN DESIGN SPEED NOTE

MINIMUM DESIGN SPEED IS 5-MPH.

BUILDING CONSTRUCTION TYPE

BUILDING CLASSIFICATION ARE COMPRISED OF 3A ABOVE 1A OR ENTIRELY 3A.

PRIVATE FIRE HYDRANTS

ALL FIRE HYDRANTS BEHIND WATER METERS ARE SUBJECTED TO BE PRIVATE.

GRAPHIC SCALE IN FEET
0 25 50 100

NORTH

GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE
Kimley»Horn
4031 Aspen Grove Drive, Franklin, TN 37067
Main: 615.564.2701 | www.kimley-horn.com
© 2025 Kimley-Horn and Associates, Inc.
Erickson SENIOR LIVING™
THW DESIGN

ERICKSON SENIOR LIVING FRANKLIN DEVELOPMENT PLAN

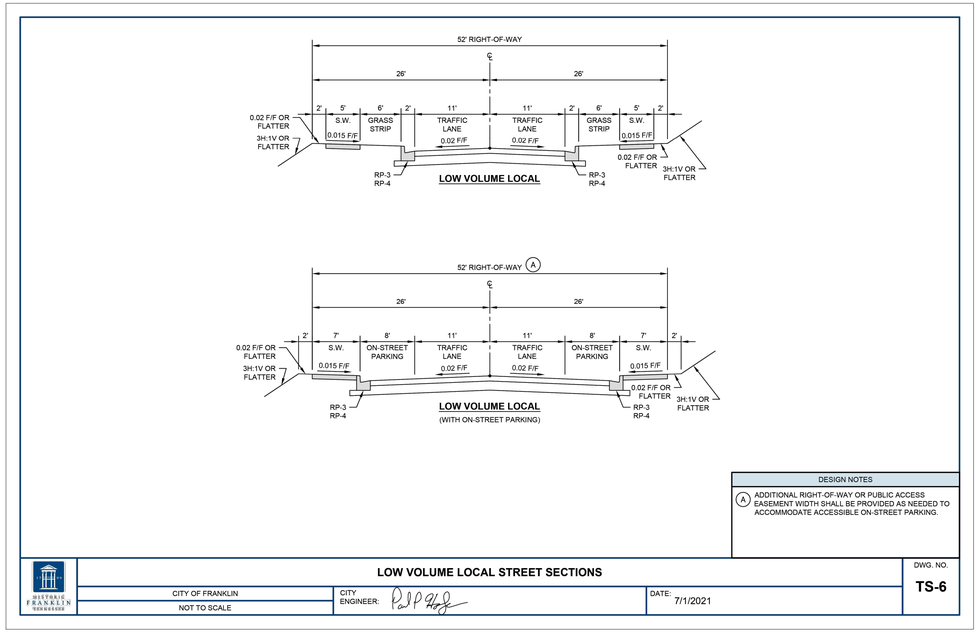
Franklin, Williamson County, Tennessee

WILLIAM GRAY HARPSON REGISTERED ENGINEER AGRICULTURE COMMERCE No. 127919 STATE OF TENNESSEE 2/6/2025

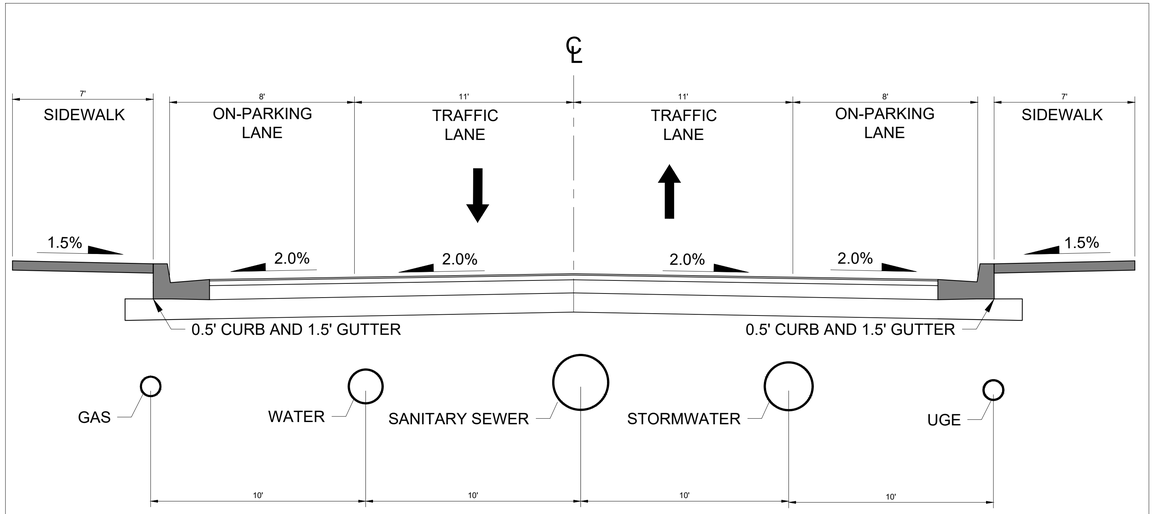
Revision Date
△ _____
△ _____
△ _____
△ _____

ENLARGED ROW & ACCESS PLAN

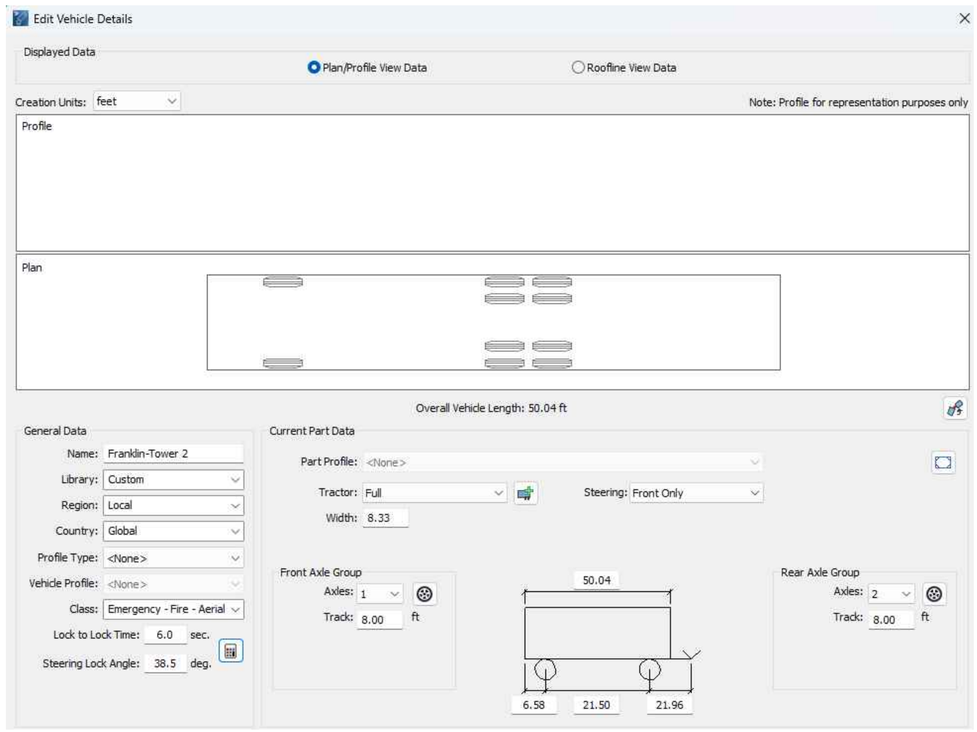
C4.4
COF # xxxx

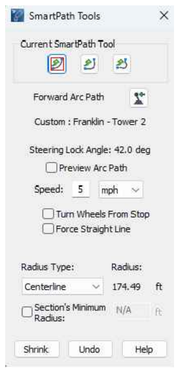


1 PRIVATE ROADWAYS/ PRIVATE ROADWAYS WITH PUBLIC ACCESS
52' ROW WHERE APPLICABLE
NOT TO SCALE



2 LOW VOLUME LOCAL
52' ROW WHERE APPLICABLE
NOT TO SCALE





3 CITY OF FRANKLIN - TOWER 2
FIRE TRUCK DESIGN SPECIFICATIONS
NOT TO SCALE

GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE
Kimley»Horn
4031 Aspen Grove Drive, Franklin, TN 37067
Main: 615.564.2701 | www.kimley-horn.com
© 2025 Kimley-Horn and Associates, Inc.
Erickson SENIOR LIVING™
THW DESIGN

ERICKSON SENIOR LIVING
FRANKLIN
DEVELOPMENT PLAN
Franklin, Williamson County, Tennessee

WILLIAM GRAY HARRISON
REGISTERED ENGINEER
No. 137819
STATE OF TENNESSEE
2/07/2025

Revision Date
1 _____
2 _____
3 _____
4 _____

STREET SECTION VIEWS

C4.5
COF # xxxx



ROW & ACCESS GENERAL NOTES

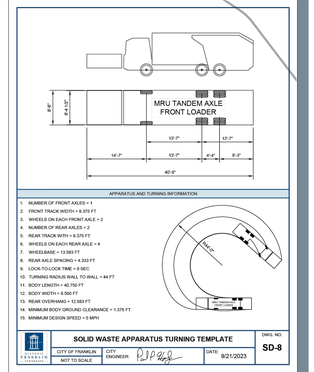
1. PRIOR TO BEGINNING ANY CONSTRUCTION, THE DEVELOPER AND/OR CONTRACTOR, SHALL OBTAIN ALL NECESSARY PERMITS AS REQUIRED BY LAW. SUCH PERMITS MAY INCLUDE, BUT ARE NOT LIMITED TO, THOSE REQUIRED BY STATE OF TENNESSEE, WILLIAMSON COUNTY AND OTHER CITY OF FRANKLIN AGENCIES.
2. ALL OFF-SITE WORK WITHIN THE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

SITE LEGEND

SS	PROPOSED SANITARY SEWER PIPE
W	PROPOSED WATER MAIN
	PROPOSED STORM PIPE
SS	EXISTING SANITARY SEWER PIPE
W	EXISTING WATER MAIN
G	EXISTING GAS MAIN
ST	EXISTING STORM PIPE
LOD	LIMITS OF DISTURBANCE
FH	FIRE HYDRANT
FDC	STANDPIPE/WALL HYDRANT

VEHICLE LEGEND

	VEHICLE FENDER PATH
	VEHICLE FRONT WHEEL PATH
	VEHICLE REAR WHEEL PATH



STREET CLASSIFICATION NOTE

1. PEYTONSVILLE ROAD - MAJOR COLLECTOR
2. FUTURE CAROTHERS PARKWAY EXTENSION - MAJOR ARTERIAL
3. MCBRIDE LANE - LOCAL STREET

GRAPHIC SCALE IN FEET
0 50 100 200

NORTH

GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

Kimley»Horn
4031 Aspen Grove Drive, Franklin, TN 37067
Main: 615.564.2701 | www.kimley-horn.com
© 2025 Kimley-Horn and Associates, Inc.

Erickson SENIOR LIVING™

THW DESIGN

ERICKSON SENIOR LIVING FRANKLIN DEVELOPMENT PLAN

Franklin, Williamson County, Tennessee

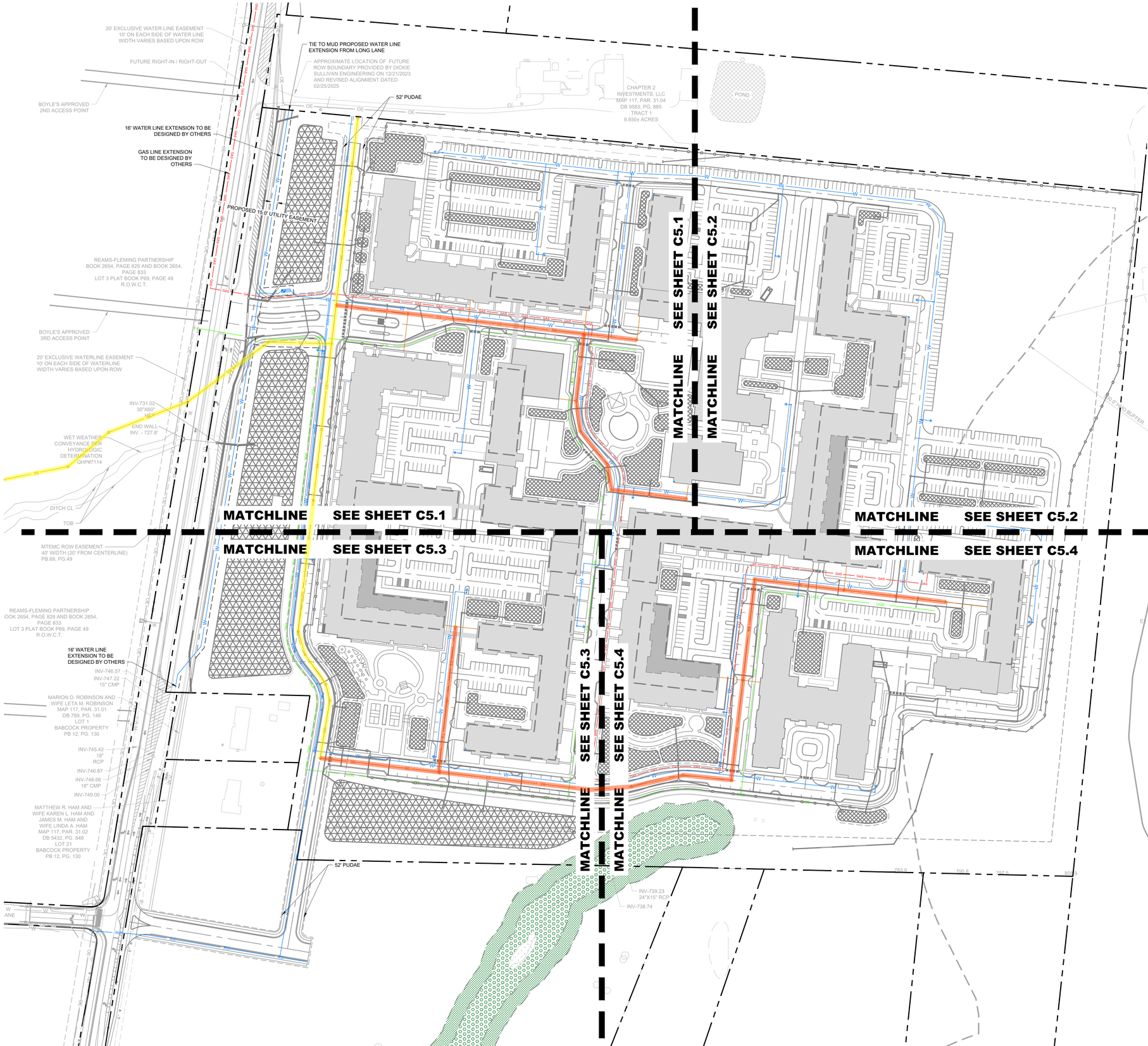
WILLIAM GRAY HARRISON
REGISTERED ENGINEER
AGRICULTURE COMMERCE
No. 137919
STATE OF TENNESSEE
2/6/2025

Revision Date
△ _____
△ _____
△ _____
△ _____

OVERALL ROW & ACCESS PLAN REFUSE

C4.6

COF # xxxx



UTILITY CONTACTS

WATER	GAS	TELEPHONE
MILCROFTON UTILITY DISTRICT 6333 ARNO ROAD FRANKLIN, TN 37064 PHONE: (615) 794-5947 CONTACT: MIKE JONES	ATMOS ENERGY 200 NOAH DRIVE FRANKLIN, TN 37064 PHONE: (615) 596-0031 CONTACT: KANE ADAMS	AT&T (615) 513-6885 CONTACT: STEPHEN SAVINO
ELECTRIC	**SANITARY SEWER**	**CABLE**
MIDDLE TN ELECTRIC 2156 EDWARD CURD LN. FRANKLIN, TN 37067 PHONE: (615) 595-4693 CONTACT: DALE HOOD	CITY OF FRANKLIN 124 LUMBER DRIVE FRANKLIN, TN 37064 PHONE: (615)550-6855 CONTACT: BEN MCNEIL	COMCAST 2501 McGAVOCK PK, SUITE 1206 NASHVILLE, TN 37214 (615)550-6855 CONTACT: PAULA BROOKS

IMPACT STATEMENT

WATER
WATER IS PROVIDED BY THE MILCROFTON UTILITY DISTRICT VIA A PROPOSED 16" WATER LINE TO BE EXTENEDED FROM LONG LANE TO THE SOUTHERN BOUNDARY OF THE SITE ALONG PEYTONSVILLE ROAD. WATER AVAILABLY REQUEST IS ONGOING WITH MILCROFTON UTILITY DISTRICT. PROJECTED PEAK WATER DEMANDS IS 620,000 GPD.

SANITARY SEWER
SANITARY SEWER WILL BE PROVIDED BY CITY OF FRANKLIN. SEWER AVAILABILITY REQUEST IS ONGOING WITH CITY OF FRANKLIN. PROJECTED FLOW IS 620,000 GPD.

RECLAIMED WATER LINE
RECLAIMED WATER IS TO BE EXTENDED ACROSS PEYTONSVILLE FROM MCBRIDE LN TO AND THROUGH THE PROPERTY BY THE DEVELOPMENT. PROJECTED PEAK WATER DEMAND 55,626 GPD

STORMWATER
STORMWATER FLOWS WILL BE TREATED FOR WATER QUALITY BY GREEN INFRASTRUCTURE THROUGHOUT THE SITE AND POST DEVELOPMENT PEAK FLOW DISCHARGES WILL BE CONTROLLED TO PRE DEVELOPMENT PEAK FLOWS BY WET AND DRY DETENTION PONDS AND THE ASSOCIATED OUTLET CONTROL STRUCTURE.

ELECTRICITY
ELECTRICITY WILL BE PROVIDED BY MIDDLE TENNESSEE ELECTRIC MEMBERSHIP CORP.

GAS
NATURAL GAS WILL BE PROVIDED BY ATMOS GAS, IF AVAILABLE.

REFUSE COLLECTION
REFUSE COLLECTION FOR THE DEVELOPMENT SHALL BE PROVIDED BY PRIVATE COLLECTION.

DRAINAGE FACILITIES
APPROXIMATELY 52.84 AC OF IMPERVIOUS AREA TO BE ADDED. PEAK FLOWS AT EACH OUTFALL WILL BE LEES IN THE POST-CONSTRUCTION THAN IN THE PRE-CONSTRUCTION

STREET NETWORK
A MINIMUM OF TWO FIRE/EMERGENCY ACCESS POINTS WILL BE PROVIDED TO THE DEVELOPMENT VIA PEYTONSVILLE ROAD. PEYTONSVILLE ROAD IMPROVEMENTS OR REQUIRED TURN LANES WILL BE PROVIDED PER RECOMMENDATIONS FROM THE TRAFFIC IMPACT STUDY. PROJECTED TRIPS GENERATED BY THIS DEVELOPMENT ARE 3,634 DAILY.

PROP. UTILITY PLAN

THE PROPOSED UTILITY LAYOUT SHOWN ON THE DEVELOPMENT PLAN IS CONCEPTUAL IN NATURE, THE FINAL UTILITY ALIGNMENTS FOR WATER AND SANITARY SEWER SHALL BE DETERMINED AT SITE PLAN. IF AT SITE PLAN THE UTILITY ALIGNMENT DOES NOT MEET CITY OF FRANKLIN SPECIFICATIONS AND SUPPORT THE CITY OF FRANKLIN'S ABILITY TO MAINTAIN SAID INFRASTRUCTURE, AND THESE GOALS CANNOT BE ACHIEVED, THE APPLICANT SHALL REVISE THE OVERALL DESIGN TO MEET THE CITY OF FRANKLIN'S UTILITY DESIGN STANDARDS AND SPECIFICATIONS.

UTILITY LEGEND

W	WATER MAIN
SS	SANITARY SEWER
UGE	UNDERGROUND ELECTRIC
GAS GAS	NATURAL GAS MAIN
SS	PUBLIC SANITARY SEWER
SS	PRIVATE SANITARY SEWER

GRAPHIC SCALE IN FEET
0 50 100 200

NORTH

GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

Kimley»Horn
4031 Aspen Grove Drive, Franklin, TN 37067
Main: 615.564.2701 | www.kimley-horn.com
© 2025 Kimley-Horn and Associates, Inc.

Erickson SENIOR LIVING™

THW DESIGN

ERICKSON SENIOR LIVING FRANKLIN DEVELOPMENT PLAN

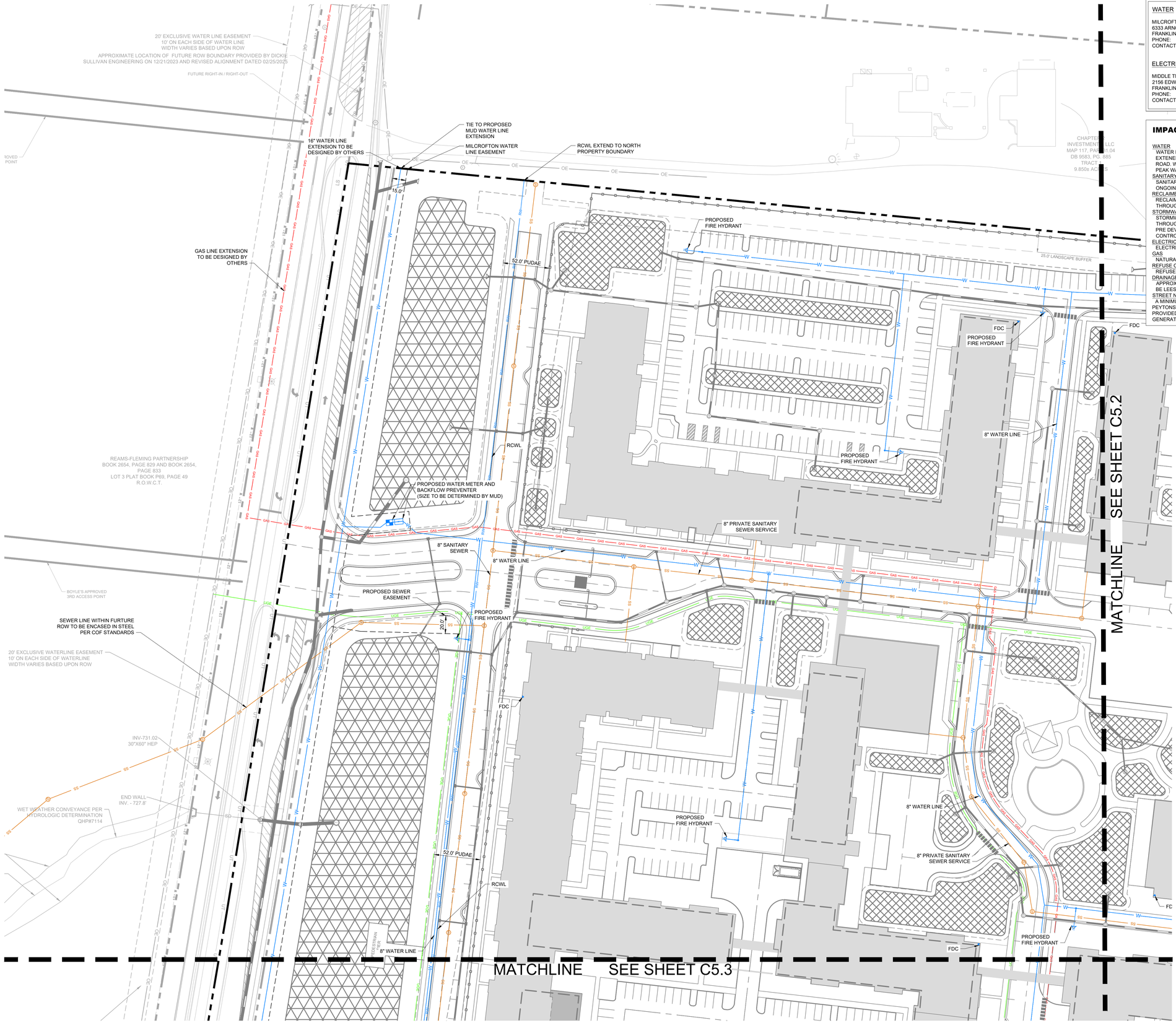
Franklin, Williamson County, Tennessee

WILLIAM GRAY HARRISON
REGISTERED ENGINEER
AGRICULTURE
COMMERCE
No. 137913
STATE OF TENNESSEE
2/5/2025

Revision Date
1 _____
2 _____
3 _____
4 _____

OVERALL UTILITY PLAN

C5.0
COF # xxxx



UTILITY CONTACTS

WATER	GAS	TELEPHONE
MILCROFTON UTILITY DISTRICT 6333 ARNO ROAD FRANKLIN, TN 37064 PHONE: (615) 794-5947 CONTACT: MIKE JONES	ATMOS ENERGY 200 NOAH DRIVE FRANKLIN, TN 37064 PHONE: (615) 596-0031 CONTACT: KANE ADAMS	AT&T (615) 513-6885 CONTACT: STEPHEN SAVINO
ELECTRIC	**SANITARY SEWER**	**CABLE**
MIDDLE TN ELECTRIC 2156 EDWARD CURD LN. FRANKLIN, TN 37067 PHONE: (615) 595-4693 CONTACT: DALE HOOD	CITY OF FRANKLIN 124 LUMBER DRIVE FRANKLIN, TN 37064 PHONE: (615)550-6855 CONTACT: BEN MCNEIL	COMCAST 2501 McGAVOCK PK, SUITE 1206 NASHVILLE, TN 37214 (615)550-6855 CONTACT: PAULA BROOKS

IMPACT STATEMENT

WATER
WATER IS PROVIDED BY THE MILCROFTON UTILITY DISTRICT VIA A PROPOSED 16" WATER LINE TO BE EXTENEDED FROM LONG LANE TO THE SOUTHERN BOUNDARY OF THE SITE ALONG PEYTONSVILLE ROAD. WATER AVAILABLY REQUEST IS ONGOING WITH MILCROFTON UTILITY DISTRICT. PROJECTED PEAK WATER DEMANDS IS 620,000 GPD.

SANITARY SEWER
SANITARY SEWER WILL BE PROVIDED BY CITY OF FRANKLIN. SEWER AVAILABILITY REQUEST IS ONGOING WITH CITY OF FRANKLIN. PROJECTED FLOW IS 620,000 GPD.

RECLAIMED WATER LINE
RECLAIMED WATER IS TO BE EXTENDED ACROSS PEYTONSVILLE FROM MCBRIDE LN TO AND THROUGH THE PROPERTY BY THE DEVELOPMENT. PROJECTED PEAK WATER DEMAND 55,626 GPD

STORMWATER
STORMWATER FLOWS WILL BE TREATED FOR WATER QUALITY BY GREEN INFRASTRUCTURE THROUGHOUT THE SITE AND POST DEVELOPMENT PEAK FLOW DISCHARGES WILL BE CONTROLLED TO PRE DEVELOPMENT PEAK FLOWS BY WET AND DRY DETENTION PONDS AND THE ASSOCIATED OUTLET CONTROL STRUCTURE.

ELECTRICITY
ELECTRICITY WILL BE PROVIDED BY MIDDLE TENNESSEE ELECTRIC MEMBERSHIP CORP.

GAS
NATURAL GAS WILL BE PROVIDED BY ATMOS GAS, IF AVAILABLE.

REFUSE COLLECTION
REFUSE COLLECTION FOR THE DEVELOPMENT SHALL BE PROVIDED BY PRIVATE COLLECTION.

DRAINAGE FACILITIES
APPROXIMATELY 52.84 AC OF IMPERVIOUS AREA TO BE ADDED. PEAK FLOWS AT EACH OUTFALL WILL BE LEES IN THE POST-CONSTRUCTION THAN IN THE PRE-CONSTRUCTION

STREET NETWORK
A MINIMUM OF TWO FIRE/EMERGENCY ACCESS POINTS WILL BE PROVIDED TO THE DEVELOPMENT VIA PEYTONSVILLE ROAD. PEYTONSVILLE ROAD IMPROVEMENTS OR REQUIRED TURN LANES WILL BE PROVIDED PER RECOMMENDATIONS FROM THE TRAFFIC IMPACT STUDY. PROJECTED TRIPS GENERATED BY THIS DEVELOPMENT ARE 3,634 DAILY.

PROP. UTILITY PLAN

THE PROPOSED UTILITY LAYOUT SHOWN ON THE DEVELOPMENT PLAN IS CONCEPTUAL IN NATURE, THE FINAL UTILITY ALIGNMENTS FOR WATER AND SANITARY SEWER SHALL BE DETERMINED AT SITE PLAN. IF AT SITE PLAN THE UTILITY ALIGNMENT DOES NOT MEET CITY OF FRANKLIN SPECIFICATIONS AND SUPPORT THE CITY OF FRANKLIN'S ABILITY TO MAINTAIN SAID INFRASTRUCTURE, AND THESE GOALS CANNOT BE ACHIEVED, THE APPLICANT SHALL REVISE THE OVERALL DESIGN TO MEET THE CITY OF FRANKLIN'S UTILITY DESIGN STANDARDS AND SPECIFICATIONS.

UTILITY LEGEND

- W — WATER MAIN
- SS — STORM SEWER MAIN
- UGE — UNDERGROUND ELECTRIC
- GAS — GAS — NATURAL GAS MAIN

FIRE FLOW TEST

TO BE REQUESTED ONCE AVAILABLE WATER LINE EXTENSION HAS BEEN COMPLETED BY MILCROFTON UTILITY DISTRICT.

GRAPHIC SCALE IN FEET
0 25 50 100

NORTH

GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

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

© 2025 Kimley-Horn and Associates, Inc.

Erickson SENIOR LIVING™

THW DESIGN

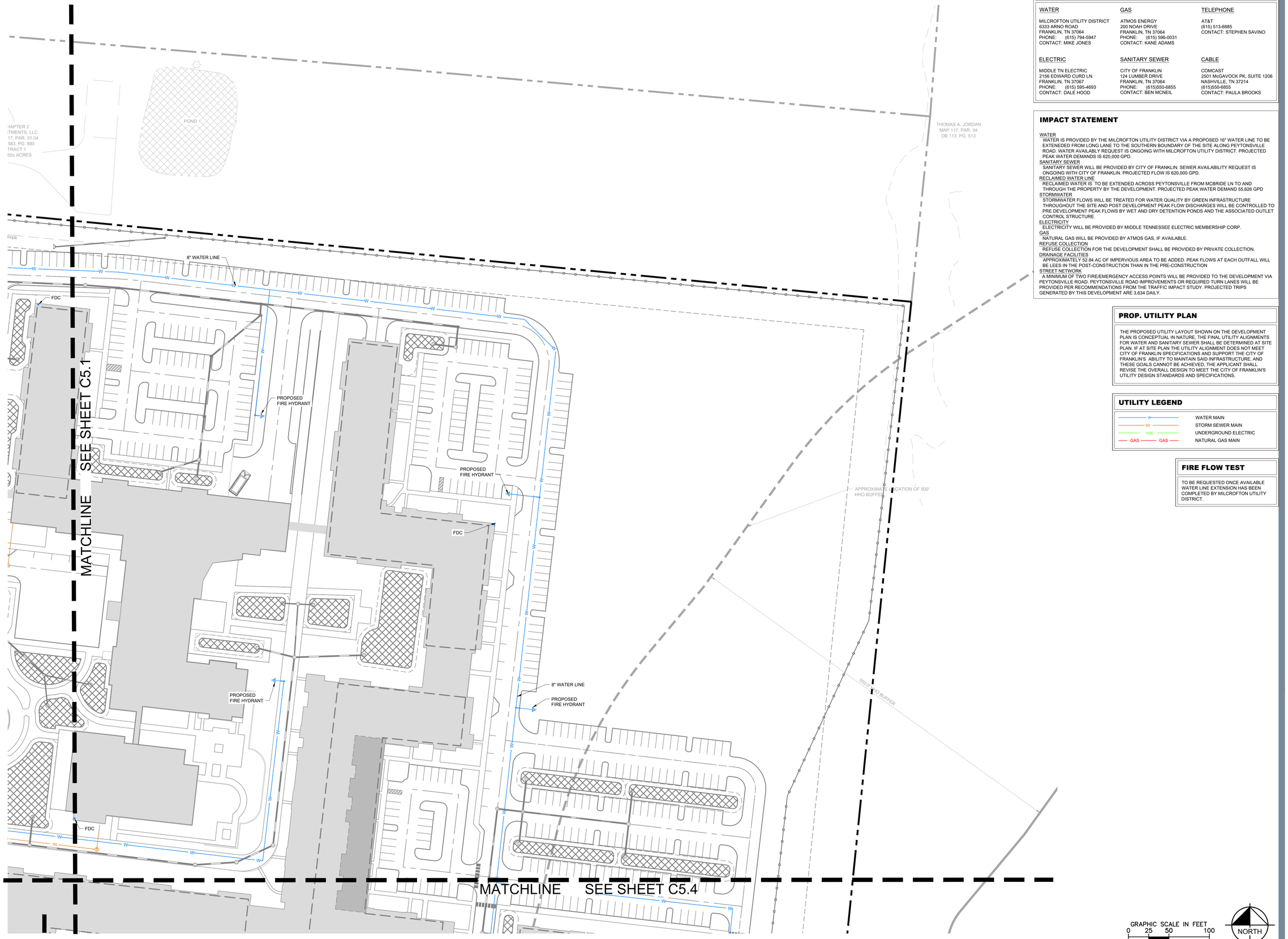
ERICKSON SENIOR LIVING
FRANKLIN
DEVELOPMENT PLAN
Franklin, Williamson County, Tennessee

WILLIAM GRAY HARRISON
REGISTERED ENGINEER
AGRICULTURE
OMMERCE
No. 137919
STATE OF TENNESSEE
2/6/2025

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

ENLARGED UTILITY PLAN

C5.1
COF # xxxx



UTILITY CONTACTS

WATER	GAS	TELEPHONE
MILCROFTON UTILITY DISTRICT 6333 ARNO ROAD FRANKLIN, TN 37064 PHONE: (615) 794-5947 CONTACT: MIKE JONES	ATMOS ENERGY 200 NOAH DRIVE FRANKLIN, TN 37064 PHONE: (615) 596-0031 CONTACT: KANE ADAMS	AT&T (615) 513-6885 CONTACT: STEPHEN SAVINO
ELECTRIC	**SANITARY SEWER**	**CABLE**
MIDDLE TN ELECTRIC 2156 EDWARD CURD LN. FRANKLIN, TN 37067 PHONE: (615) 595-4693 CONTACT: DALE HOOD	CITY OF FRANKLIN 124 LUMBER DRIVE FRANKLIN, TN 37064 PHONE: (615)550-6855 CONTACT: BEN MCNEIL	COMCAST 2501 McGAVOCK PK, SUITE 1206 NASHVILLE, TN 37214 (615)550-6855 CONTACT: PAULA BROOKS

IMPACT STATEMENT

WATER
WATER IS PROVIDED BY THE MILCROFTON UTILITY DISTRICT VIA A PROPOSED 16" WATER LINE TO BE EXTENEDED FROM LONG LANE TO THE SOUTHERN BOUNDARY OF THE SITE ALONG PEYTONSVILLE ROAD. WATER AVAILABLY REQUEST IS ONGOING WITH MILCROFTON UTILITY DISTRICT. PROJECTED PEAK WATER DEMANDS IS 620,000 GPD.

SANITARY SEWER
SANITARY SEWER WILL BE PROVIDED BY CITY OF FRANKLIN. SEWER AVAILABILITY REQUEST IS ONGOING WITH CITY OF FRANKLIN. PROJECTED FLOW IS 620,000 GPD.

RECLAIMED WATER LINE
RECLAIMED WATER IS TO BE EXTENDED ACROSS PEYTONSVILLE FROM MCBRIDE LN TO AND THROUGH THE PROPERTY BY THE DEVELOPMENT. PROJECTED PEAK WATER DEMAND 55,626 GPD

STORMWATER
STORMWATER FLOWS WILL BE TREATED FOR WATER QUALITY BY GREEN INFRASTRUCTURE THROUGHOUT THE SITE AND POST DEVELOPMENT PEAK FLOW DISCHARGES WILL BE CONTROLLED TO PRE DEVELOPMENT PEAK FLOWS BY WET AND DRY DETENTION PONDS AND THE ASSOCIATED OUTLET CONTROL STRUCTURE.

ELECTRICITY
ELECTRICITY WILL BE PROVIDED BY MIDDLE TENNESSEE ELECTRIC MEMBERSHIP CORP.

GAS
NATURAL GAS WILL BE PROVIDED BY ATMOS GAS, IF AVAILABLE.

REFUSE COLLECTION
REFUSE COLLECTION FOR THE DEVELOPMENT SHALL BE PROVIDED BY PRIVATE COLLECTION.

DRAINAGE FACILITIES
APPROXIMATELY 52.84 AC OF IMPERVIOUS AREA TO BE ADDED. PEAK FLOWS AT EACH OUTFALL WILL BE LEES IN THE POST-CONSTRUCTION THAN IN THE PRE-CONSTRUCTION

STREET NETWORK
A MINIMUM OF TWO FIRE/EMERGENCY ACCESS POINTS WILL BE PROVIDED TO THE DEVELOPMENT VIA PEYTONSVILLE ROAD. PEYTONSVILLE ROAD IMPROVEMENTS OR REQUIRED TURN LANES WILL BE PROVIDED PER RECOMMENDATIONS FROM THE TRAFFIC IMPACT STUDY. PROJECTED TRIPS GENERATED BY THIS DEVELOPMENT ARE 3,634 DAILY.

PROP. UTILITY PLAN

THE PROPOSED UTILITY LAYOUT SHOWN ON THE DEVELOPMENT PLAN IS CONCEPTUAL IN NATURE, THE FINAL UTILITY ALIGNMENTS FOR WATER AND SANITARY SEWER SHALL BE DETERMINED AT SITE PLAN. IF AT SITE PLAN THE UTILITY ALIGNMENT DOES NOT MEET CITY OF FRANKLIN SPECIFICATIONS AND SUPPORT THE CITY OF FRANKLIN'S ABILITY TO MAINTAIN SAID INFRASTRUCTURE, AND THESE GOALS CANNOT BE ACHIEVED, THE APPLICANT SHALL REVISE THE OVERALL DESIGN TO MEET THE CITY OF FRANKLIN'S UTILITY DESIGN STANDARDS AND SPECIFICATIONS.

UTILITY LEGEND

W	WATER MAIN
SS	STORM SEWER MAIN
UGE	UNDERGROUND ELECTRIC
GAS GAS	NATURAL GAS MAIN

FIRE FLOW TEST

TO BE REQUESTED ONCE AVAILABLE WATER LINE EXTENSION HAS BEEN COMPLETED BY MILCROFTON UTILITY DISTRICT.

GRAPHIC SCALE IN FEET
0 25 50 100

NORTH

GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

Kimley»Horn
4031 Aspen Grove Drive, Franklin, TN 37067
Main: 615.564.2701 | www.kimley-horn.com
© 2025 Kimley-Horn and Associates, Inc.

Erickson SENIOR LIVING™

THW DESIGN

ERICKSON SENIOR LIVING FRANKLIN DEVELOPMENT PLAN

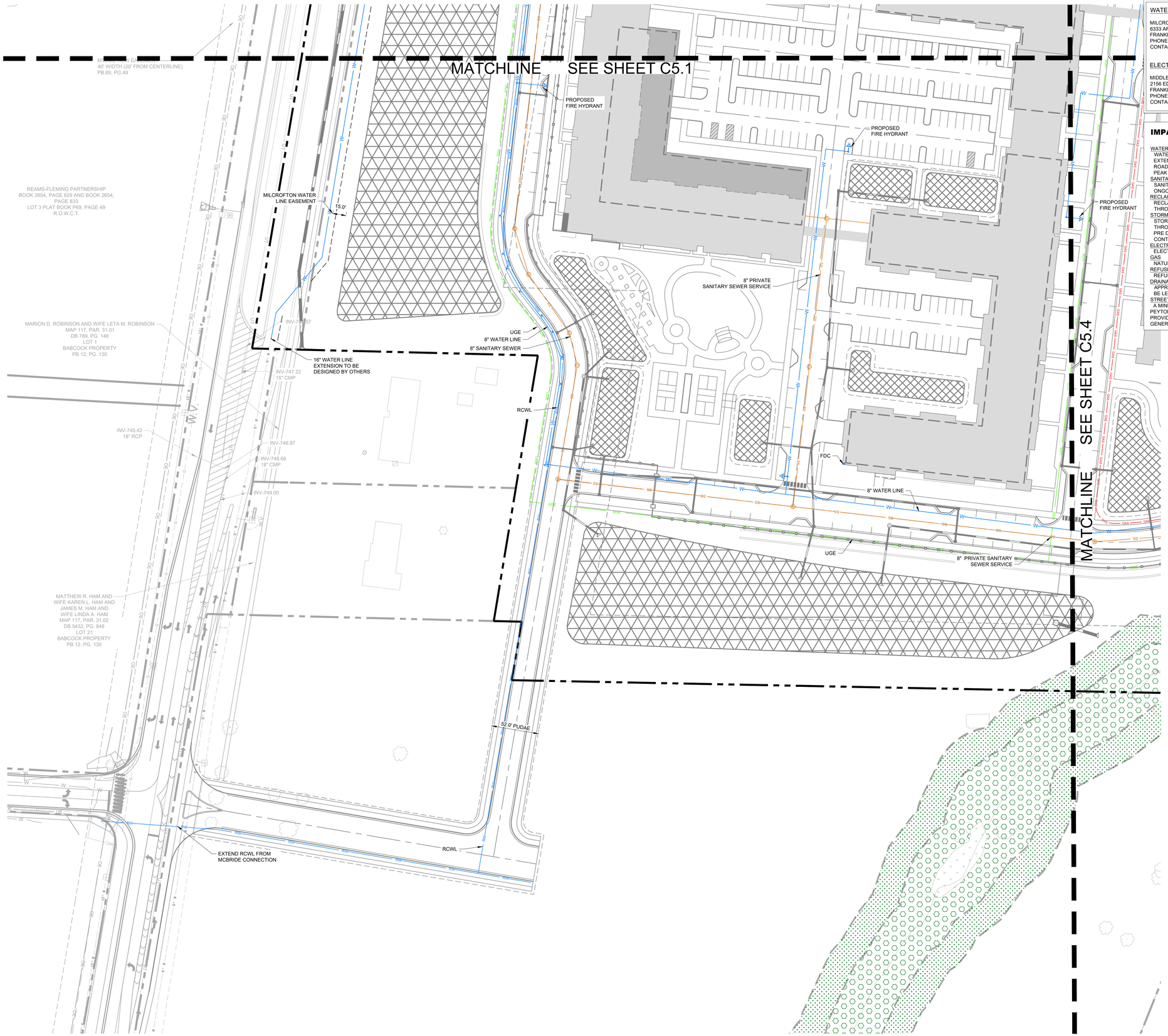
Franklin, Williamson County, Tennessee

WILLIAM GRAY HARRISON
REGISTERED ENGINEER
AGRICULTURE COMMERCE
No. 137919
STATE OF TENNESSEE
2/6/2025

Revision Date
△ _____
△ _____
△ _____
△ _____

ENLARGED UTILITY PLAN

C5.2
COF # xxxx



GRAPHIC SCALE IN FEET
0 25 50 100

NORTH

UTILITY CONTACTS

WATER	GAS	TELEPHONE
MILCROFTON UTILITY DISTRICT 6333 ARNO ROAD FRANKLIN, TN 37064 PHONE: (615) 794-5947 CONTACT: MIKE JONES	ATMOS ENERGY 200 NOAH DRIVE FRANKLIN, TN 37064 PHONE: (615) 596-0031 CONTACT: KANE ADAMS	AT&T (615) 513-6885 CONTACT: STEPHEN SAVINO
ELECTRIC	**SANITARY SEWER**	**CABLE**
MIDDLE TN ELECTRIC 2156 EDWARD CURD LN. FRANKLIN, TN 37067 PHONE: (615) 595-4693 CONTACT: DALE HOOD	CITY OF FRANKLIN 124 LUMBER DRIVE FRANKLIN, TN 37064 PHONE: (615)550-6855 CONTACT: BEN MCNEIL	COMCAST 2501 McGAVOCK PK, SUITE 1206 NASHVILLE, TN 37214 (615)550-6855 CONTACT: PAULA BROOKS

IMPACT STATEMENT

WATER
WATER IS PROVIDED BY THE MILCROFTON UTILITY DISTRICT VIA A PROPOSED 16" WATER LINE TO BE EXTENEDED FROM LONG LANE TO THE SOUTHERN BOUNDARY OF THE SITE ALONG PEYTONSVILLE ROAD. WATER AVAILABLY REQUEST IS ONGOING WITH MILCROFTON UTILITY DISTRICT. PROJECTED PEAK WATER DEMANDS IS 620,000 GPD.
SANITARY SEWER
SANITARY SEWER WILL BE PROVIDED BY CITY OF FRANKLIN. SEWER AVAILABILITY REQUEST IS ONGOING WITH CITY OF FRANKLIN. PROJECTED FLOW IS 620,000 GPD.
RECLAIMED WATER LINE
RECLAIMED WATER IS TO BE EXTENDED ACROSS PEYTONSVILLE FROM MCBRIDE LN TO AND THROUGH THE PROPERTY BY THE DEVELOPMENT. PROJECTED PEAK WATER DEMAND 55,626 GPD
STORMWATER
STORMWATER FLOWS WILL BE TREATED FOR WATER QUALITY BY GREEN INFRASTRUCTURE THROUGHOUT THE SITE AND POST DEVELOPMENT PEAK FLOW DISCHARGES WILL BE CONTROLLED TO PRE DEVELOPMENT PEAK FLOWS BY WET AND DRY DETENTION PONDS AND THE ASSOCIATED OUTLET CONTROL STRUCTURE.
ELECTRICITY
ELECTRICITY WILL BE PROVIDED BY MIDDLE TENNESSEE ELECTRIC MEMBERSHIP CORP.
GAS
NATURAL GAS WILL BE PROVIDED BY ATMOS GAS, IF AVAILABLE.
REFUSE COLLECTION
REFUSE COLLECTION FOR THE DEVELOPMENT SHALL BE PROVIDED BY PRIVATE COLLECTION.
DRAINAGE FACILITIES
APPROXIMATELY 52.84 AC OF IMPERVIOUS AREA TO BE ADDED. PEAK FLOWS AT EACH OUTFALL WILL BE LEES IN THE POST-CONSTRUCTION THAN IN THE PRE-CONSTRUCTION
STREET NETWORK
A MINIMUM OF TWO FIRE/EMERGENCY ACCESS POINTS WILL BE PROVIDED TO THE DEVELOPMENT VIA PEYTONSVILLE ROAD. PEYTONSVILLE ROAD IMPROVEMENTS OR REQUIRED TURN LANES WILL BE PROVIDED PER RECOMMENDATIONS FROM THE TRAFFIC IMPACT STUDY. PROJECTED TRIPS GENERATED BY THIS DEVELOPMENT ARE 3,634 DAILY.

PROP. UTILITY PLAN

THE PROPOSED UTILITY LAYOUT SHOWN ON THE DEVELOPMENT PLAN IS CONCEPTUAL IN NATURE, THE FINAL UTILITY ALIGNMENTS FOR WATER AND SANITARY SEWER SHALL BE DETERMINED AT SITE PLAN. IF AT SITE PLAN THE UTILITY ALIGNMENT DOES NOT MEET CITY OF FRANKLIN SPECIFICATIONS AND SUPPORT THE CITY OF FRANKLIN'S ABILITY TO MAINTAIN SAID INFRASTRUCTURE, AND THESE GOALS CANNOT BE ACHIEVED, THE APPLICANT SHALL REVISE THE OVERALL DESIGN TO MEET THE CITY OF FRANKLIN'S UTILITY DESIGN STANDARDS AND SPECIFICATIONS.

UTILITY LEGEND

- W — WATER MAIN
- SS — STORM SEWER MAIN
- UGE — UNDERGROUND ELECTRIC
- GAS — GAS — NATURAL GAS MAIN

FIRE FLOW TEST

TO BE REQUESTED ONCE AVAILABLE WATER LINE EXTENSION HAS BEEN COMPLETED BY MILCROFTON UTILITY DISTRICT.

GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE
Kimley»Horn
4031 Aspen Grove Drive, Franklin, TN 37067
Main: 615.564.2701 | www.kimley-horn.com
© 2025 Kimley-Horn and Associates, Inc.
Erickson SENIOR LIVING™
THW DESIGN

ERICKSON SENIOR LIVING FRANKLIN DEVELOPMENT PLAN

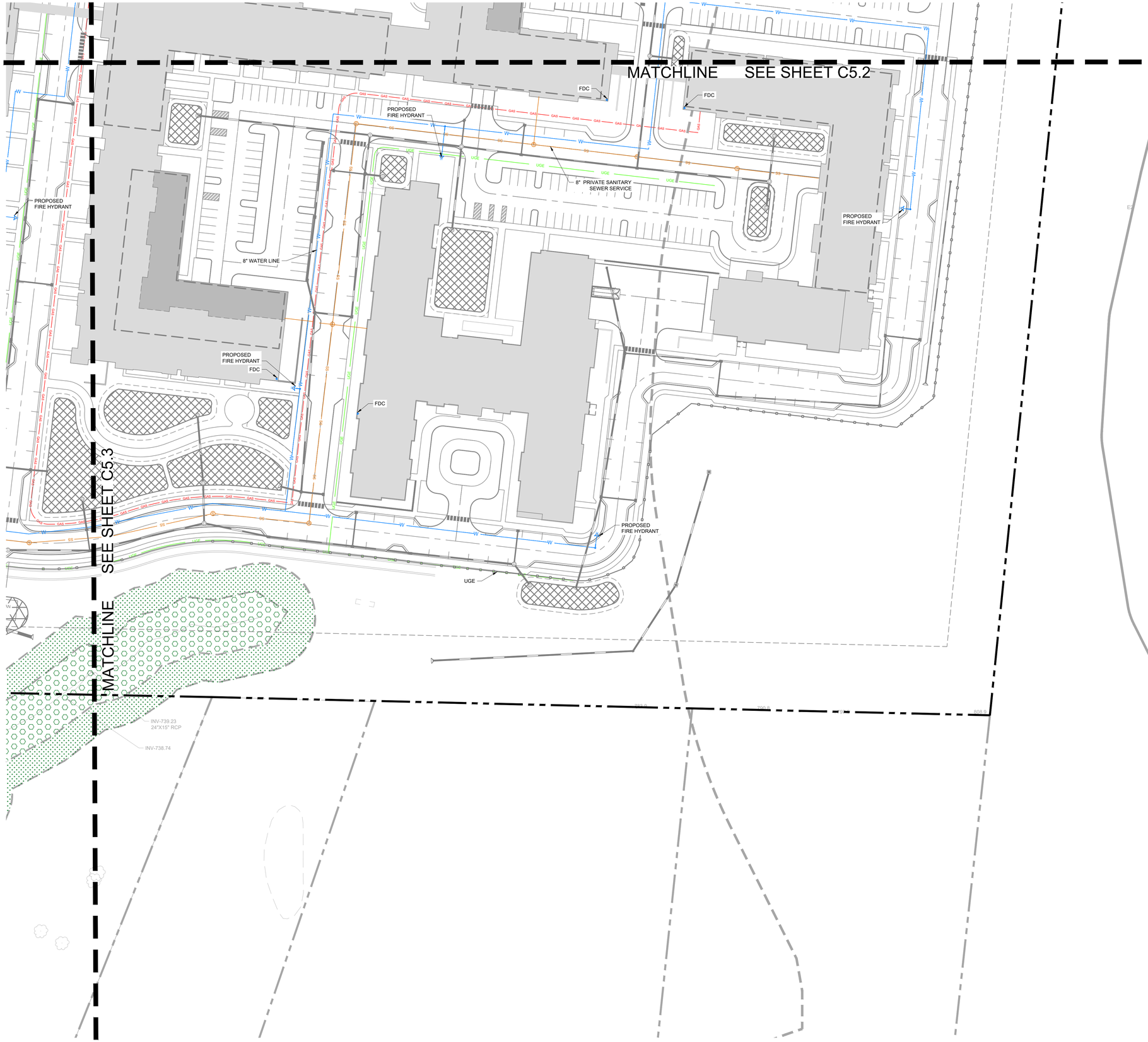
Franklin, Williamson County, Tennessee

WILLIAM GRAY HARRISON
REGISTERED ENGINEER
AGRICULTURAL & ENVIRONMENTAL SCIENCES
No. 137919
STATE OF TENNESSEE
2/7/2025

Revision Date
△ _____
△ _____
△ _____
△ _____

ENLARGED UTILITY PLAN

C5.3
COF # xxxx



UTILITY CONTACTS

WATER	GAS	TELEPHONE
MILCROFTON UTILITY DISTRICT 6333 ARNO ROAD FRANKLIN, TN 37064 PHONE: (615) 794-5947 CONTACT: MIKE JONES	ATMOS ENERGY 200 NOAH DRIVE FRANKLIN, TN 37064 PHONE: (615) 596-0031 CONTACT: KANE ADAMS	AT&T (615) 513-6885 CONTACT: STEPHEN SAVINO
ELECTRIC	**SANITARY SEWER**	**CABLE**
MIDDLE TN ELECTRIC 2156 EDWARD CURD LN. FRANKLIN, TN 37067 PHONE: (615) 595-4693 CONTACT: DALE HOOD	CITY OF FRANKLIN 124 LUMBER DRIVE FRANKLIN, TN 37064 PHONE: (615)550-6855 CONTACT: BEN MCNEIL	COMCAST 2501 McGAVOCK PK, SUITE 1206 NASHVILLE, TN 37214 (615)550-6855 CONTACT: PAULA BROOKS

IMPACT STATEMENT

WATER
WATER IS PROVIDED BY THE MILCROFTON UTILITY DISTRICT VIA A PROPOSED 16" WATER LINE TO BE EXTENEDED FROM LONG LANE TO THE SOUTHERN BOUNDARY OF THE SITE ALONG PEYTONSVILLE ROAD. WATER AVAILABLY REQUEST IS ONGOING WITH MILCROFTON UTILITY DISTRICT. PROJECTED PEAK WATER DEMANDS IS 620,000 GPD.

SANITARY SEWER
SANITARY SEWER WILL BE PROVIDED BY CITY OF FRANKLIN. SEWER AVAILABILITY REQUEST IS ONGOING WITH CITY OF FRANKLIN. PROJECTED FLOW IS 620,000 GPD.

RECLAIMED WATER LINE
RECLAIMED WATER IS TO BE EXTENDED ACROSS PEYTONSVILLE FROM MCBRIDE LN TO AND THROUGH THE PROPERTY BY THE DEVELOPMENT. PROJECTED PEAK WATER DEMAND 55,626 GPD

STORMWATER
STORMWATER FLOWS WILL BE TREATED FOR WATER QUALITY BY GREEN INFRASTRUCTURE THROUGHOUT THE SITE AND POST DEVELOPMENT PEAK FLOW DISCHARGES WILL BE CONTROLLED TO PRE DEVELOPMENT PEAK FLOWS BY WET AND DRY DETENTION PONDS AND THE ASSOCIATED OUTLET CONTROL STRUCTURE.

ELECTRICITY
ELECTRICITY WILL BE PROVIDED BY MIDDLE TENNESSEE ELECTRIC MEMBERSHIP CORP.

GAS
NATURAL GAS WILL BE PROVIDED BY ATMOS GAS, IF AVAILABLE.

REFUSE COLLECTION
REFUSE COLLECTION FOR THE DEVELOPMENT SHALL BE PROVIDED BY PRIVATE COLLECTION.

DRAINAGE FACILITIES
APPROXIMATELY 52.84 AC OF IMPERVIOUS AREA TO BE ADDED. PEAK FLOWS AT EACH OUTFALL WILL BE LEES IN THE POST-CONSTRUCTION THAN IN THE PRE-CONSTRUCTION

STREET NETWORK
A MINIMUM OF TWO FIRE/EMERGENCY ACCESS POINTS WILL BE PROVIDED TO THE DEVELOPMENT VIA PEYTONSVILLE ROAD. PEYTONSVILLE ROAD IMPROVEMENTS OR REQUIRED TURN LANES WILL BE PROVIDED PER RECOMMENDATIONS FROM THE TRAFFIC IMPACT STUDY. PROJECTED TRIPS GENERATED BY THIS DEVELOPMENT ARE 3,634 DAILY.

PROP. UTILITY PLAN

THE PROPOSED UTILITY LAYOUT SHOWN ON THE DEVELOPMENT PLAN IS CONCEPTUAL IN NATURE, THE FINAL UTILITY ALIGNMENTS FOR WATER AND SANITARY SEWER SHALL BE DETERMINED AT SITE PLAN. IF AT SITE PLAN THE UTILITY ALIGNMENT DOES NOT MEET CITY OF FRANKLIN SPECIFICATIONS AND SUPPORT THE CITY OF FRANKLIN'S ABILITY TO MAINTAIN SAID INFRASTRUCTURE, AND THESE GOALS CANNOT BE ACHIEVED, THE APPLICANT SHALL REVISE THE OVERALL DESIGN TO MEET THE CITY OF FRANKLIN'S UTILITY DESIGN STANDARDS AND SPECIFICATIONS.

UTILITY LEGEND

W	WATER MAIN
SS	STORM SEWER MAIN
UGE	UNDERGROUND ELECTRIC
GAS GAS	NATURAL GAS MAIN

FIRE FLOW TEST

TO BE REQUESTED ONCE AVAILABLE WATER LINE EXTENSION HAS BEEN COMPLETED BY MILCROFTON UTILITY DISTRICT.

GRAPHIC SCALE IN FEET
0 25 50 100

NORTH

GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

Kimley»Horn
4031 Aspen Grove Drive, Franklin, TN 37067
Main: 615.564.2701 | www.kimley-horn.com
© 2025 Kimley-Horn and Associates, Inc.

Erickson SENIOR LIVING™

THW DESIGN

ERICKSON SENIOR LIVING FRANKLIN DEVELOPMENT PLAN

Franklin, Williamson County, Tennessee

WILLIAM GRAY HARRISON
REGISTERED ENGINEER
No. 137919
STATE OF TENNESSEE
2/7/2025

Revision Date
△ _____
△ _____
△ _____
△ _____

ENLARGED UTILITY PLAN

C5.4
COF # xxxx

PHASING PLAN NOTE

PHASE 1 - CONSISTS OF THE CONSTRUCTION OF TWO ENTRY ROADS FROM PEYTONSVILLE. A TWO WAY PRIVATE NORTH SOUTH DRIVE THAT CONNECTS THE TWO ENTRY ROADS. TWO RESIDENTIAL BUILDINGS THAT CONSIST OF 354 INDEPENDENT LIVING UNITS AND INCLUDES CLUBHOUSE SPACES, TWO RESTAURANTS AND THE SWIMMING POOL AND POOL HOUSE, TWO DETENTION PONDS AND ASSOCIATED SUPPORTING INFRASTRUCTURE AND PARKING IS ALSO INCLUDED IN THIS PHASE.
PHASE 2 - CONSISTS OF THE CONSTRUCTION OF THREE RESIDENTIAL BUILDINGS CONSISTING OF 355 INDEPENDENT LIVING UNITS, AND ASSOCIATED PARKING AND INFRASTRUCTURE TO INCLUDE A DETENTION POND ALONG THE SOUTH PROPERTY BOUNDARY.
PHASE 3 - CONSISTS OF THE CONSTRUCTION OF FOUR RESIDENTIAL BUILDINGS CONSISTING OF 406 INDEPENDENT LIVING UNITS AND INCLUDES CLUBHOUSE SPACES, TWO RESTAURANTS AND ASSOCIATED PARKING AND INFRASTRUCTURE.
PHASE 4 - CONSISTS OF A SINGLE CARE CENTER BUILDING THAT PROVIDES 250 BEDS FOR MEDICAL CARE AND ASSOCIATED PARKING AND INFRASTRUCTURE.
PHASE 5 - CONSISTS OF THE CONSTRUCTION OF 1 RESIDENTIAL BUILDING CONSISTING OF 117 INDEPENDENT LIVING AND INCLUDES ONE RESTAURANT AND ASSOCIATED PARING AND INFRASTRUCTURE.

20' EXCLUSIVE WATER LINE EASEMENT
10' ON EACH SIDE OF WATER LINE
WIDTH VARIES BASED UPON ROW

FUTURE RIGHT-IN / RIGHT-OUT

BOYLE'S APPROVED
2ND ACCESS POINT

APPROXIMATE LOCATION OF FUTURE ROW BOUNDARY PROVIDED BY DICKIE SULLIVAN ENGINEERING ON 12/21/2023 AND REVISED ALIGNMENT DATED 02/25/2025

CHAPTER 2 INVESTMENTS, LLC
MAP 117, PAR. 31.04
DB 9583, PG. 885
TRACT 1
9.850± ACRES

POND

PHASE 1

PHASE 2

PHASE 3

PHASE 4

PHASE 5

APPROXIMATE LOCATION OF 500' HHO BUFFER

APPROXIMATE LOCATION OF HHO, TO BE VERIFIED BY SURVEYOR

BOYLE'S APPROVED
3RD ACCESS POINT

20' EXCLUSIVE WATERLINE EASEMENT
10' ON EACH SIDE OF WATERLINE
WIDTH VARIES BASED UPON ROW

MTEMC ROW EASEMENT
40' WIDTH (20' FROM CENTERLINE)
PB.69, PG.49

MARION D. ROBINSON AND
WIFE LETA M. ROBINSON
MAP 117, PAR. 31.01
DB 789, PG. 148
LOT 1
BABCOCK PROPERTY
PB 12, PG. 130

MATTHEW R. HAM AND
WIFE KAREN L. HAM AND
JAMES M. HAM AND
WIFE LINDA A. HAM
MAP 117, PAR. 31.02
DB 5432, PG. 848
LOT 21
BABCOCK PROPERTY
PB 12, PG. 130

GRAPHIC SCALE IN FEET
0 50 100 200

NORTH

GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

Kimley»Horn
4031 Aspen Grove Drive, Franklin, TN 37067
Main: 615.564.2701 | www.kimley-horn.com
© 2025 Kimley-Horn and Associates, Inc.

Erickson SENIOR LIVING™

THW DESIGN

ERICKSON SENIOR LIVING FRANKLIN DEVELOPMENT PLAN

Franklin, Williamson County, Tennessee

WILLIAM GRAY HARRISON
REGISTERED ENGINEER
AGRICULTURE
COMMERCE
No. 137819
STATE OF TENNESSEE
2/07/2025

Revision Date
1 _____
2 _____
3 _____
4 _____

PHASING PLAN

C6.0
COF # xxxx

KEY

- EXISTING TREE CANOPY
- PRESERVED TREE CANOPY
- TREE PROTECTION FENCE
- 30' RIPARIAN BUFFER ZONE 1
- 30' RIPARIAN BUFFER ZONE 2
- HHO
- 500' HHO BUFFER
- SPECIMEN TREES
- SPECIMEN TREES REMOVED

PEYTONSVILLE ROAD (MAJOR COLLECTOR) FUTURE R.O.W. DEDICATION

McBRIDE LANE (LOCAL STREET)

MATCH LINE SEE 1/L1.1
MATCH LINE SEE 1/L1.3
MATCH LINE SEE 1/L1.2
MATCH LINE SEE 1/L1.4

500' HHO BUFFER

HHO

Tree Number	Caliper Inches	Species	Removed
T15	28	WALNUT	
T21	24	HICKORY	X
T23	24	OAK	
T24	30	OAK	
T25	24	OAK	X
T28	24	DOUBLE HICKORY	X
T29	48	OAK	
T30	30	TRIPLE HICKORY	
T31	26	HACKBERRY	X
T32	26	HACKBERRY	X
T33	26	ASH	X
T34	24	HACKBERRY	
T35	24	HACKBERRY	
T36	24	HACKBERRY	
T37	24	DECIDUOUS	
T40	32	OAK	
T42	24	OAK	
T43	48	HICKORY	
T46	24	OAK	
T48	24	TRIPLE HICKORY	X
T49	30	HICKORY	
T61	26	MAPLE	X
T63	24	TRIPLE MAPLE	X
T64	30	MAPLE	X
T65	24	TRIPLE MAPLE	X
T66	24	TRIPLE MAPLE	X
T68	24	DOUBLE MAPLE	X
T70	36	TRIPLE MAPLE	X
T117	28	OAK	X
T118	28	TRIPLE OAK	X
T119	24	CHERRY	X
T121	30	ELM	X
T122	24	HACKBERRY	X
T123	28	ELM	X
T124	24	HACKBERRY	X
T125	26	HACKBERRY	X
T127	24	HACKBERRY	
T128	30	HACKBERRY	
T129	36	CEDAR	
T130	24	HACKBERRY	
T131	30	HACKBERRY	
T134	24	HACKBERRY	
T137	24	HACKBERRY	
T138	32	WALNUT	X
T139	42	HACKBERRY	
T141	26	CEDAR	X
T142	24	CEDAR	X
T143	24	CEDAR	X
T144	28	CEDAR	X
T145	24	ELM	X
T146	26	ELM	X
T147	26	CEDAR	X
T148	24	DOUBLE CEDAR	X
T149	24	CEDAR	X
T150	32	OAK	X
T151	24	ELM	X
T152	24	CEDAR	X
T153	24	CEDAR	X
T154	30	MAGNOLIA	X
T155	24	OAK	X
T156	24	CEDAR	X
T157	24	CEDAR	X
T158	24	HACKBERRY	X
T159	24	CEDAR	X
T160	24	OSAGE ORANGE	X
T161	36	OAK	X
T162	26	DOUBLE OAK	X
T163	36	OSAGE ORANGE	X
T164	26	CEDAR	X
T165	24	HACKBERRY	X
T166	24	ELM	X
T167	30	DECIDUOUS	X
T168	26	HACKBERRY	X
T169	24	HACKBERRY	X
T170	24	HACKBERRY	X
T171	24	HACKBERRY	X
T172	24	HACKBERRY	X
T173	24	HACKBERRY	X
T174	24	HACKBERRY	X
T175	26	HACKBERRY	X
T176	24	HACKBERRY	X
T177	24	CEDAR	X
T178	30	DOUBLE ELM	X
T179	36	CEDAR	X
T180	24	CEDAR	X
T181	40	HACKBERRY	X
T182	42	DOUBLE ELM	X
T183	30	WALNUT	X
T184	24	HACKBERRY	X
T185	30	WALNUT	X
T186	30	WALNUT	X
T188	26	HACKBERRY	X
T189	24	HACKBERRY	X
T190	36	SYCAMORE	
T191	28	HACKBERRY	X
T192	24	WALNUT	X
T193	30	WALNUT	
T194	26	SWEET GUM	X
T195	24	SWEET GUM	X
T196	36	WALNUT	
T197	36	OSAGE ORANGE	X
T198	26	WALNUT	X
T199	36	OSAGE ORANGE	X
T200	32	WALNUT	X
T201	24	ELM	X
T202	34	ELM	X
T203	30	ELM	X
T204	28	PINE	X
T205	24	PINE	X
T206	32	PINE	X
T207	28	PINE	X
T208	28	PINE	X
T209	24	PINE	X

Tree Number	Caliper Inches	Species	Removed
T210	24	PINE	X
T211	32	PINE	X
T212	24	PINE	X
T213	24	PINE	X
T214	24	PINE	X
T215	24	PINE	X
T216	26	PINE	X
T217	30	PINE	X
T218	24	PINE	X
T219	26	PINE	X
T220	24	PINE	X
T221	28	PINE	X
T222	24	PINE	X
T224	36	HACKBERRY	X
T225	24	PINE	X
T226	26	PINE	X
T227	30	CHERRY	X
T228	24	OAK	X
T229	26	OAK	X
T230	28	PINE	X
T231	26	OAK	X
T232	26	HACKBERRY	X
T233	24	CRAPE MYRTLE	X
T234	24	HACKBERRY	X
T235	24	HACKBERRY	X
T237	28	PINE	X
T238	24	HACKBERRY	X
T240	24	HACKBERRY	X
T241	24	PINE	X
T242	24	HACKBERRY	X
T243	24	HACKBERRY	X
T244	24	CHERRY	X
T245	26	OAK	X
T246	24	PINE	X
T247	24	PINE	X
T248	24	HACKBERRY	X
T249	24	PINE	X
T250	26	CHERRY	X
T251	26	ELM	X
T252	24	OAK	X
T253	24	OAK	X
T254	24	HACKBERRY	X
T255	30	ELM	X
T256	24	HACKBERRY	X
T257	24	OAK	X
T258	28	OAK	X
T259	26	DOUBLE ELM	X
T260	24	HACKBERRY	X
T261	24	ELM	X
T262	30	OAK	X
T263	24	HACKBERRY	X
T264	30	ELM	X
T266	24	HACKBERRY	X
T267	42	DOUBLE ELM	X
T268	36	WALNUT	X
T269	24	OAK	X
T270	24	OAK	X
T271	32	HICKORY	X
T272	28	WALNUT	X
T273	24	HACKBERRY	X
T274	24	HACKBERRY	X
T275	24	MAPLE	X
T276	36	DOUBLE MAPLE	X
T277	32	DOUBLE HACKBERRY	X
T278	28	ASH	X
T279	44	HACKBERRY	X
T280	32	HACKBERRY	X
T281	32	ASH	X
T282	24	HACKBERRY	X
T283	30	ASH	X
T284	30	HACKBERRY	X
T285	24	DOUBLE HACKBERRY	X
T286	40	OAK	X
T287	32	ASH	X
T288	24	HACKBERRY	X
T289	24	HACKBERRY	X
T290	42	OAK	X
T292	36	ASH	X
T293	32	ASH	X
T294	34	OAK	X
T295	40	HACKBERRY	X
T296	40	HACKBERRY	X
T297	48	TRIPLE CHERRY	X
T298	48	OAK	X
T299	32	ASH	X
T300	28	ASH	X
T301	30	HACKBERRY	X
T302	32	HACKBERRY	X
T303	30	OAK	X
T304	42	DOUBLE OAK	X
T305	38	OAK	X
T306	26	OAK	X
T307	36	ELM	X
T308	34	HACKBERRY	X
T309	32	HACKBERRY	X
T310	38	HACKBERRY	X
T311	34	HACKBERRY	X
T312	32	HACKBERRY	X
T313	26	HACKBERRY	X
T314	30	HACKBERRY	X
T315	24	HACKBERRY	X
T316	26	DOUBLE HACKBERRY	X
T317	30	DOUBLE HACKBERRY	X
T318	24	ELM	X
T319	30	TRIPLE CHERRY	X
T320	30	DOUBLE ELM	
T321	28	HACKBERRY	X
T322	24	OAK	X
T324	24	OAK	X
T325	26	OAK	
T327	24	HACKBERRY	X
T329	26	OAK	X
T332	24	HACKBERRY	X

SPECIMEN TREE INCHES REMOVED: 5,548"

SPECIMEN TREE REPLACEMENT INCHES REQUIRED: 11,096"

TREE CANOPY RETENTION

OVERALL SITE AREA:	3,073,968.99 SF; 70.57 AC
TOTAL EXISTING TREE CANOPY:	17.2% OF SITE: (529,166 SF;12.15 AC)
REQUIRED PRESERVATION:	26% OF EXISTING: (137,650 SF; 3.16 AC)
PROVIDED PRESERVATION:	32% OF EXISTING: (166,622 SF; 3.83 AC)

0 100 200 300

N

GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

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

© 2024 Kimley-Horn and Associates, Inc.

Erickson SENIOR LIVING™

THW DESIGN

ERICKSON SENIOR LIVING FRANKLIN DEVELOPMENT PLAN

Franklin, Williamson County, Tennessee



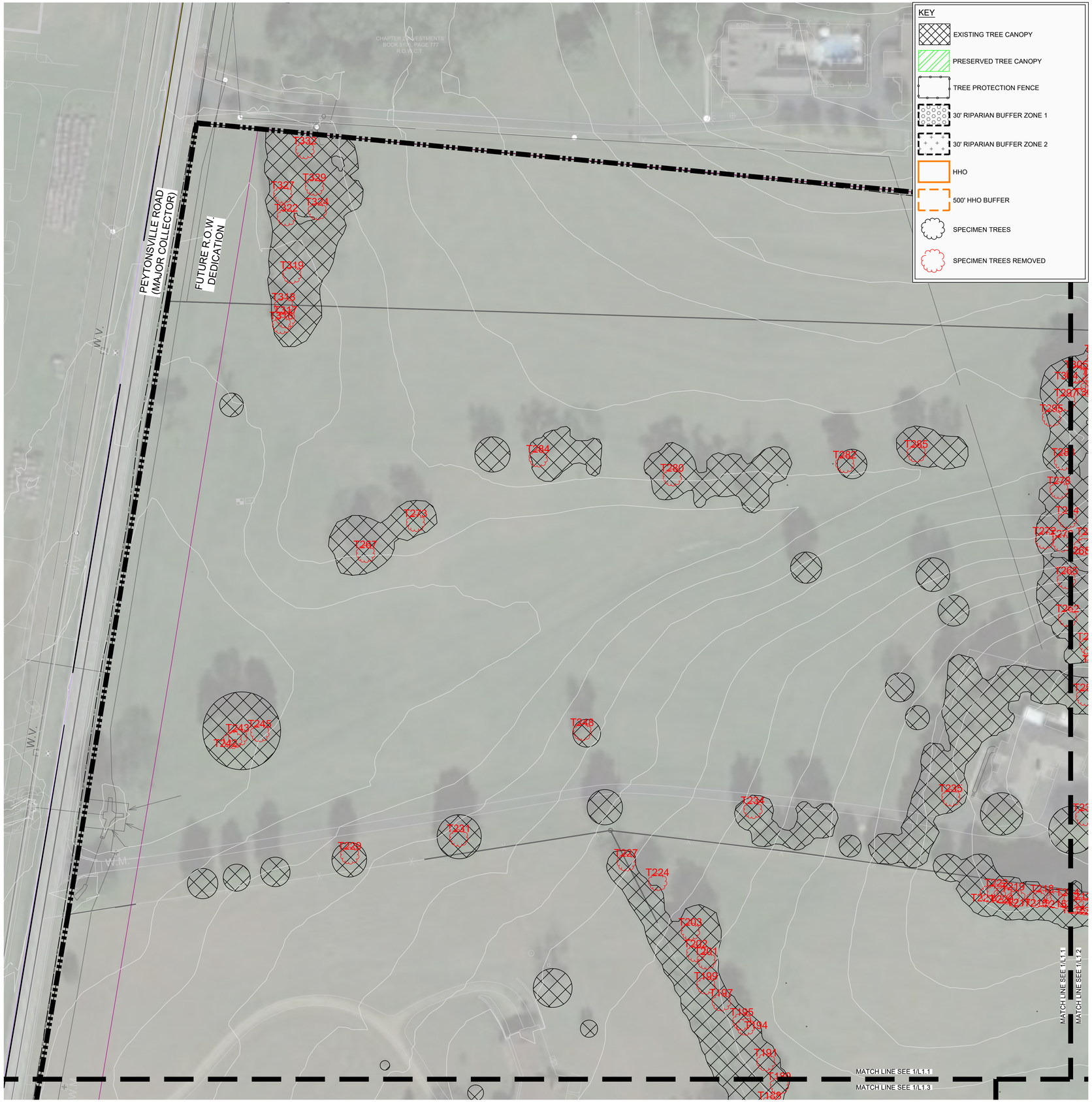
Revision Date

OVERALL TREE PRESERVATION

SHEET

L1.0

COF # 8624



Tree Number	Caliper Inches	Species	Removed
T15	28	WALNUT	
T21	24	HICKERY	X
T23	24	OAK	
T24	30	OAK	
T25	24	OAK	X
T28	24	DOUBLE HICKORY	X
T29	48	OAK	
T30	30	TRIPLE HICKORY	
T31	26	HACKBERRY	X
T32	26	HACKBERRY	X
T33	26	ASH	X
T34	24	HACKBERRY	
T35	24	HACKBERRY	
T36	24	HACKBERRY	
T37	24	DECIDUOUS	
T40	32	OAK	
T42	24	OAK	
T43	48	HICKORY	
T46	24	OAK	
T48	24	TRIPLE HICKORY	X
T49	30	HICKORY	
T61	26	MAPLE	X
T63	24	TRIPLE MAPLE	X
T64	30	MAPLE	X
T65	24	TRIPLE MAPLE	X
T66	24	TRIPLE MAPLE	X
T68	24	DOUBLE MAPLE	X
T70	36	TRIPLE MAPLE	X
T117	28	OAK	X
T118	28	TRIPLE OAK	X
T119	24	CHERRY	X
T121	30	ELM	X
T122	24	HACKBERRY	X
T123	28	ELM	X
T124	24	HACKBERRY	X
T125	26	HACKBERRY	X
T127	24	HACKBERRY	
T128	30	HACKBERRY	
T129	36	CEDAR	
T130	24	HACKBERRY	
T131	30	HACKBERRY	
T134	24	HACKBERRY	
T137	24	HACKBERRY	
T138	32	WALNUT	X
T139	42	HACKBERRY	
T141	26	CEDAR	X
T142	24	CEDAR	X
T143	24	CEDAR	X
T144	28	CEDAR	X
T145	24	ELM	X
T146	26	ELM	X
T147	26	CEDAR	X
T148	24	DOUBLE CEDAR	X
T149	24	CEDAR	X
T150	32	OAK	X
T151	24	ELM	X
T152	24	CEDAR	X
T153	24	CEDAR	X
T154	30	MAGNOLIA	X
T155	24	OAK	X
T156	24	CEDAR	X
T157	24	CEDAR	X
T158	24	HACKBERRY	X
T159	24	CEDAR	X
T160	24	OSAGE ORANGE	X
T161	36	OAK	X
T162	26	DOUBLE OAK	X
T163	36	OSAGE ORANGE	X
T164	26	CEDAR	X
T165	24	HACKBERRY	X
T166	24	ELM	X
T167	30	DECIDUOUS	X
T168	26	HACKBERRY	X
T169	24	HACKBERRY	X
T170	24	HACKBERRY	X
T171	24	HACKBERRY	X
T172	24	HACKBERRY	X
T173	24	HACKBERRY	X
T174	24	HACKBERRY	X
T175	26	HACKBERRY	X
T176	24	HACKBERRY	X
T177	24	CEDAR	X
T178	30	DOUBLE ELM	X
T179	36	CEDAR	X
T180	24	CEDAR	X
T181	40	HACKBERRY	X
T182	42	DOUBLE ELM	X
T183	30	WALNUT	X
T184	24	HACKBERRY	X
T185	30	WALNUT	X
T186	30	WALNUT	X
T188	26	HACKBERRY	X
T189	24	HACKBERRY	X
T190	36	SYCAMORE	
T191	28	HACKBERRY	X
T192	24	WALNUT	X
T193	30	WALNUT	
T194	26	SWEET GUM	X
T195	24	SWEET GUM	X
T196	36	WALNUT	
T197	36	OSAGE ORANGE	X
T198	26	WALNUT	X
T199	36	OSAGE ORANGE	X
T200	32	WALNUT	X
T201	24	ELM	X
T202	34	ELM	X
T203	30	ELM	X
T204	28	PINE	X
T205	24	PINE	X
T206	32	PINE	X
T207	28	PINE	X
T208	28	PINE	X
T209	24	PINE	X

Tree Number	Caliper Inches	Species	Removed
T210	24	PINE	X
T211	32	PINE	X
T212	24	PINE	X
T213	24	PINE	X
T214	24	PINE	X
T215	24	PINE	X
T216	26	PINE	X
T217	30	PINE	X
T218	24	PINE	X
T219	26	PINE	X
T220	24	PINE	X
T223	28	PINE	X
T232	24	PINE	X
T224	36	HACKBERRY	X
T225	24	PINE	X
T226	26	PINE	X
T227	30	CHERRY	X
T228	24	OAK	X
T229	26	OAK	X
T230	28	PINE	X
T231	26	OAK	X
T232	26	HACKBERRY	X
T233	24	CRAPEMYRTLE	X
T234	24	HACKBERRY	X
T235	24	HACKBERRY	X
T237	28	PINE	X
T236	24	HACKBERRY	X
T240	24	HACKBERRY	X
T241	24	PINE	X
T242	24	HACKBERRY	X
T243	24	HACKBERRY	X
T244	24	CHERRY	X
T245	26	OAK	X
T246	24	PINE	X
T247	24	PINE	X
T248	24	HACKBERRY	X
T249	24	PINE	X
T250	26	CHERRY	X
T251	26	ELM	X
T252	24	OAK	X
T253	24	OAK	X
T254	24	HACKBERRY	X
T255	30	ELM	X
T256	24	HACKBERRY	X
T257	24	OAK	X
T258	28	OAK	X
T259	26	DOUBLE ELM	X
T260	24	HACKBERRY	X
T261	24	ELM	X
T262	30	OAK	X
T263	24	HACKBERRY	X
T264	30	ELM	X
T266	24	HACKBERRY	X
T267	42	DOUBLE ELM	X
T268	36	WALNUT	X
T269	24	OAK	X
T270	24	OAK	X
T271	32	HICKORY	X
T272	28	WALNUT	X
T273	24	HACKBERRY	X
T274	24	HACKBERRY	X
T275	24	MAPLE	X
T276	36	DOUBLE MAPLE	X
T277	32	DOUBLE HACKBERRY	X
T278	28	ASH	X
T279	44	HACKBERRY	X
T280	32	HACKBERRY	X
T281	32	ASH	X
T282	24	HACKBERRY	X
T283	30	ASH	X
T284	30	HACKBERRY	X
T285	24	DOUBLE HACKBERRY	X
T286	40	OAK	X
T287	32	ASH	X
T288	24	HACKBERRY	X
T289	24	HACKBERRY	X
T290	42	OAK	X
T292	36	ASH	X
T293	32	ASH	X
T294	34	OAK	X
T295	40	HACKBERRY	X
T296	40	HACKBERRY	X
T297	48	TRIPLE CHERRY	X
T298	48	OAK	X
T299	32	ASH	X
T300	28	ASH	X
T301	30	HACKBERRY	X
T302	32	HACKBERRY	X
T303	30	OAK	X
T304	42	DOUBLE OAK	X
T305	38	OAK	X
T306	26	OAK	X
T307	36	ELM	X
T308	34	HACKBERRY	X
T309	32	HACKBERRY	X
T310	38	HACKBERRY	X
T311	34	HACKBERRY	X
T312	32	HACKBERRY	X
T313	26	HACKBERRY	X
T314	30	HACKBERRY	X
T315	24	HACKBERRY	X
T316	26	DOUBLE HACKBERRY	X
T317	30	DOUBLE HACKBERRY	X
T318	24	ELM	X
T319	30	TRIPLE CHERRY	X
T320	30	DOUBLE ELM	
T321	28	HACKBERRY	X
T322	24	OAK	X
T324	24	OAK	X
T325	26	OAK	
T327	24	HACKBERRY	X
T329	26	OAK	X
T332	24	HACKBERRY	X

SPECIMEN TREE INCHES REMOVED: 5,548"

SPECIMEN TREE REPLACEMENT INCHES REQUIRED: 11,096"

TREE CANOPY RETENTION

OVERALL SITE AREA:	3,073,968.99 SF; 70.57 AC
TOTAL EXISTING TREE CANOPY:	17.2% OF SITE: (529,166 SF;12.15 AC)
REQUIRED PRESERVATION:	26% OF EXISTING: (137,650 SF; 3.16 AC)
PROVIDED PRESERVATION:	32% OF EXISTING: (166,622 SF; 3.83 AC)

0 100 200 300

N

GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE
Kimley»Horn
4031 Aspen Grove Drive, Franklin, TN 37067Main: 615.564.2701 | www.kimley-horn.com
© 2024 Kimley-Horn and Associates, Inc.
Erickson SENIOR LIVING℠
THW DESIGN

ERICKSON SENIOR LIVING
FRANKLIN
DEVELOPMENT PLAN
Franklin, Williamson County, Tennessee

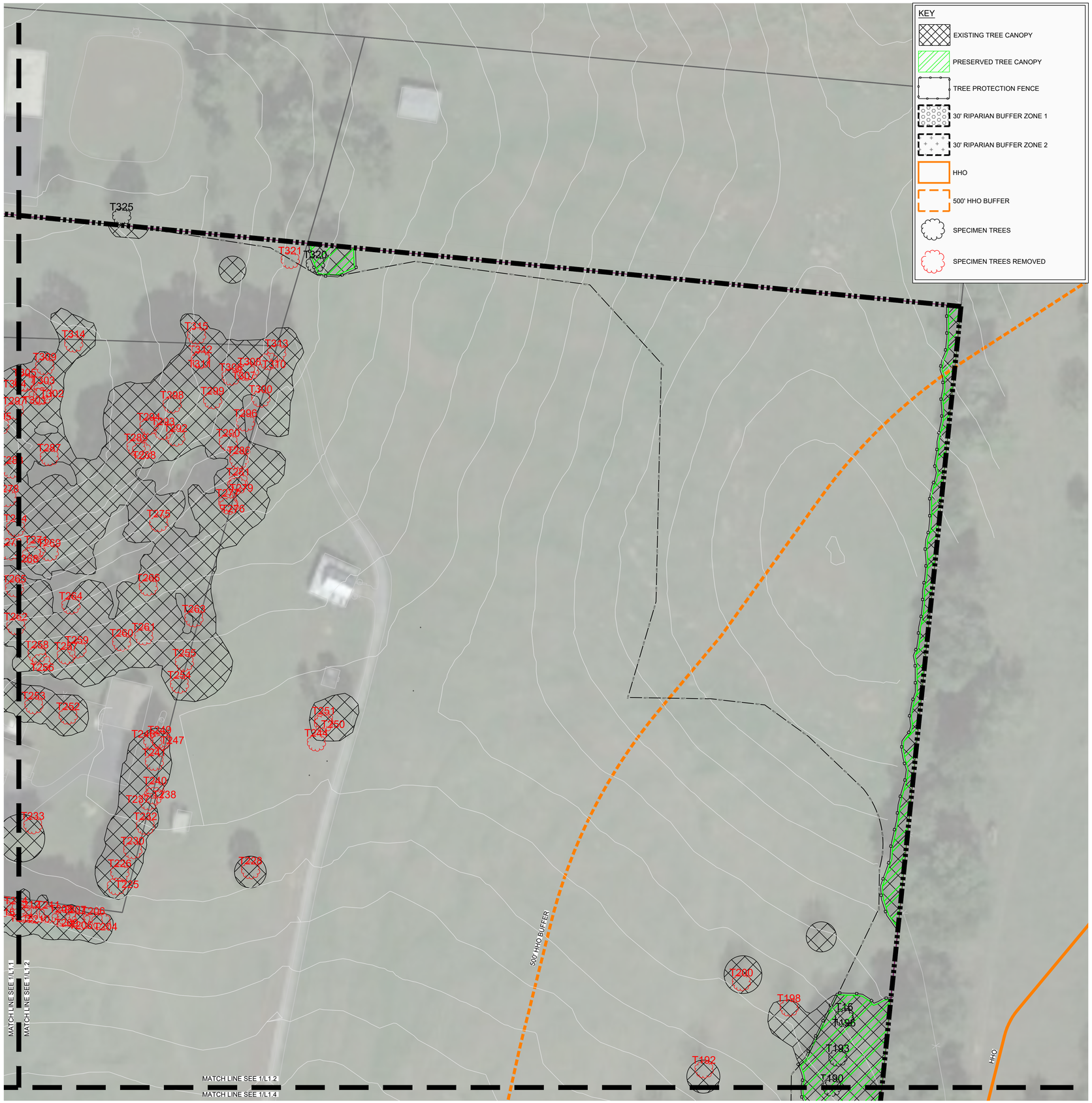


Revision Date
△ _____
△ _____
△ _____
△ _____

TREE PRESERVATION ENLARGEMENT

SHEET
L1.1

COF # 8624



Tree Number	Caliper Inches	Species	Removed
T15	28	WALNUT	
T21	24	HICKORY	X
T23	24	OAK	
T24	30	OAK	
T25	24	OAK	X
T28	24	DOUBLE HICKORY	X
T29	48	OAK	
T30	30	TRIPLE HICKORY	
T31	26	HACKBERRY	X
T32	26	HACKBERRY	X
T33	26	ASH	X
T34	24	HACKBERRY	
T35	24	HACKBERRY	
T36	24	HACKBERRY	
T37	24	DECIDUOUS	
T40	32	OAK	
T42	24	OAK	
T43	48	HICKORY	
T46	24	OAK	
T48	24	TRIPLE HICKORY	X
T49	30	HICKORY	
T61	26	MAPLE	X
T63	24	TRIPLE MAPLE	X
T64	30	MAPLE	X
T65	24	TRIPLE MAPLE	X
T66	24	TRIPLE MAPLE	X
T68	24	DOUBLE MAPLE	X
T70	36	TRIPLE MAPLE	X
T117	28	OAK	X
T118	28	TRIPLE OAK	X
T119	24	CHERRY	X
T121	30	ELM	X
T122	24	HACKBERRY	X
T123	28	ELM	X
T124	24	HACKBERRY	X
T125	26	HACKBERRY	X
T127	24	HACKBERRY	
T128	30	HACKBERRY	
T129	36	CEDAR	
T130	24	HACKBERRY	
T131	30	HACKBERRY	
T134	24	HACKBERRY	
T137	24	HACKBERRY	
T138	32	WALNUT	X
T139	42	HACKBERRY	
T141	26	CEDAR	X
T142	24	CEDAR	X
T143	24	CEDAR	X
T144	28	CEDAR	X
T145	24	ELM	X
T146	26	ELM	X
T147	26	CEDAR	X
T148	24	DOUBLE CEDAR	X
T149	24	CEDAR	X
T150	32	OAK	X
T151	24	ELM	X
T152	24	CEDAR	X
T153	24	CEDAR	X
T154	30	MAGNOLIA	X
T155	24	OAK	X
T156	24	CEDAR	X
T157	24	CEDAR	X
T158	24	HACKBERRY	X
T159	24	CEDAR	X
T160	24	OSAGE ORANGE	X
T161	36	OAK	X
T162	26	DOUBLE OAK	X
T163	36	OSAGE ORANGE	X
T164	26	CEDAR	X
T165	24	HACKBERRY	X
T166	24	ELM	X
T167	30	DECIDUOUS	X
T168	26	HACKBERRY	X
T169	24	HACKBERRY	X
T170	24	HACKBERRY	X
T171	24	HACKBERRY	X
T172	24	HACKBERRY	X
T173	24	HACKBERRY	X
T174	24	HACKBERRY	X
T175	26	HACKBERRY	X
T176	24	HACKBERRY	X
T177	24	CEDAR	X
T178	30	DOUBLE ELM	X
T179	36	CEDAR	X
T180	24	CEDAR	X
T181	40	HACKBERRY	X
T182	42	DOUBLE ELM	X
T183	30	WALNUT	X
T184	24	HACKBERRY	X
T185	30	WALNUT	X
T186	30	WALNUT	X
T188	26	HACKBERRY	X
T189	24	HACKBERRY	X
T190	36	SYCAMORE	
T191	28	HACKBERRY	X
T192	24	WALNUT	X
T193	30	WALNUT	
T194	26	SWEET GUM	X
T195	24	SWEET GUM	X
T196	36	WALNUT	
T197	36	OSAGE ORANGE	X
T198	26	WALNUT	X
T199	36	OSAGE ORANGE	X
T200	32	WALNUT	X
T201	24	ELM	X
T202	34	ELM	X
T203	30	ELM	X
T204	28	PINE	X
T205	24	PINE	X
T206	32	PINE	X
T207	28	PINE	X
T208	28	PINE	X
T209	24	PINE	X

Tree Number	Caliper Inches	Species	Removed
T210	24	PINE	X
T211	32	PINE	X
T212	24	PINE	X
T213	24	PINE	X
T214	24	PINE	X
T215	24	PINE	X
T216	26	PINE	X
T217	30	PINE	X
T218	24	PINE	X
T219	26	PINE	X
T220	24	PINE	X
T221	28	PINE	X
T222	24	PINE	X
T224	36	HACKBERRY	X
T225	24	PINE	X
T226	26	PINE	X
T227	30	CHERRY	X
T228	24	OAK	X
T229	26	OAK	X
T230	28	PINE	X
T231	26	OAK	X
T232	26	HACKBERRY	X
T233	24	CRAPE MYRTLE	X
T234	24	HACKBERRY	X
T235	24	HACKBERRY	X
T237	28	PINE	X
T238	24	HACKBERRY	X
T240	24	HACKBERRY	X
T241	24	PINE	X
T242	24	HACKBERRY	X
T243	24	HACKBERRY	X
T244	24	CHERRY	X
T245	26	OAK	X
T246	24	PINE	X
T247	24	PINE	X
T248	24	HACKBERRY	X
T249	24	PINE	X
T250	26	CHERRY	X
T251	26	ELM	X
T252	24	OAK	X
T253	24	OAK	X
T254	24	HACKBERRY	X
T255	30	ELM	X
T256	24	HACKBERRY	X
T257	24	OAK	X
T258	28	OAK	X
T259	26	DOUBLE ELM	X
T260	24	HACKBERRY	X
T261	24	ELM	X
T262	30	OAK	X
T263	24	HACKBERRY	X
T264	30	ELM	X
T265	24	DOUBLE HACKBERRY	X
T266	40	OAK	X
T267	32	ASH	X
T268	24	HACKBERRY	X
T269	24	HACKBERRY	X
T270	42	OAK	X
T271	32	HICKORY	X
T272	28	WALNUT	X
T273	24	HACKBERRY	X
T274	24	HACKBERRY	X
T275	24	MAPLE	X
T276	36	DOUBLE MAPLE	X
T277	32	DOUBLE HACKBERRY	X
T278	28	ASH	X
T279	44	HACKBERRY	X
T280	32	HACKBERRY	X
T281	32	ASH	X
T282	24	HACKBERRY	X
T283	30	ASH	X
T284	30	HACKBERRY	X
T285	24	DOUBLE HACKBERRY	X
T286	40	OAK	X
T287	32	ASH	X
T288	24	HACKBERRY	X
T289	24	HACKBERRY	X
T290	32	ASH	X
T291	32	ASH	X
T292	24	HACKBERRY	X
T293	30	HACKBERRY	X
T294	30	HACKBERRY	X
T295	40	HACKBERRY	X
T296	40	HACKBERRY	X
T297	48	TRIPLE CHERRY	X
T298	48	OAK	X
T299	32	ASH	X
T300	28	ASH	X
T301	30	HACKBERRY	X
T302	32	HACKBERRY	X
T303	30	OAK	X
T304	42	DOUBLE OAK	X
T305	38	OAK	X
T306	26	OAK	X
T307	36	ELM	X
T308	34	HACKBERRY	X
T309	32	HACKBERRY	X
T310	38	HACKBERRY	X
T311	34	HACKBERRY	X
T312	32	HACKBERRY	X
T313	26	HACKBERRY	X
T314	30	HACKBERRY	X
T315	24	HACKBERRY	X
T316	26	DOUBLE HACKBERRY	X
T317	30	DOUBLE HACKBERRY	X
T318	24	ELM	X
T319	30	TRIPLE CHERRY	X
T320	30	DOUBLE ELM	
T321	28	HACKBERRY	
T322	24	OAK	X
T324	24	OAK	X
T325	26	OAK	
T327	24	HACKBERRY	
T329	26	OAK	
T332	24	HACKBERRY	X

SPECIMEN TREE INCHES REMOVED: 5,548"

SPECIMEN TREE REPLACEMENT INCHES REQUIRED: 11,096"

TREE CANOPY RETENTION

OVERALL SITE AREA:	3,073,968.99 SF; 70.57 AC
TOTAL EXISTING TREE CANOPY:	17.2% OF SITE: (529,166 SF;12.15 AC)
REQUIRED PRESERVATION:	26% OF EXISTING: (137,650 SF; 3.16 AC)
PROVIDED PRESERVATION:	32% OF EXISTING: (166,622 SF; 3.83 AC)

0 100 200 300

N

GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE
Kimley»Horn
4031 Aspen Grove Drive, Franklin, TN 37067Main: 615.564.2701 | www.kimley-horn.com
© 2024 Kimley-Horn and Associates, Inc.
Erickson SENIOR LIVING℠
THW DESIGN

ERICKSON SENIOR LIVING FRANKLIN
DEVELOPMENT PLAN
Franklin, Williamson County, Tennessee

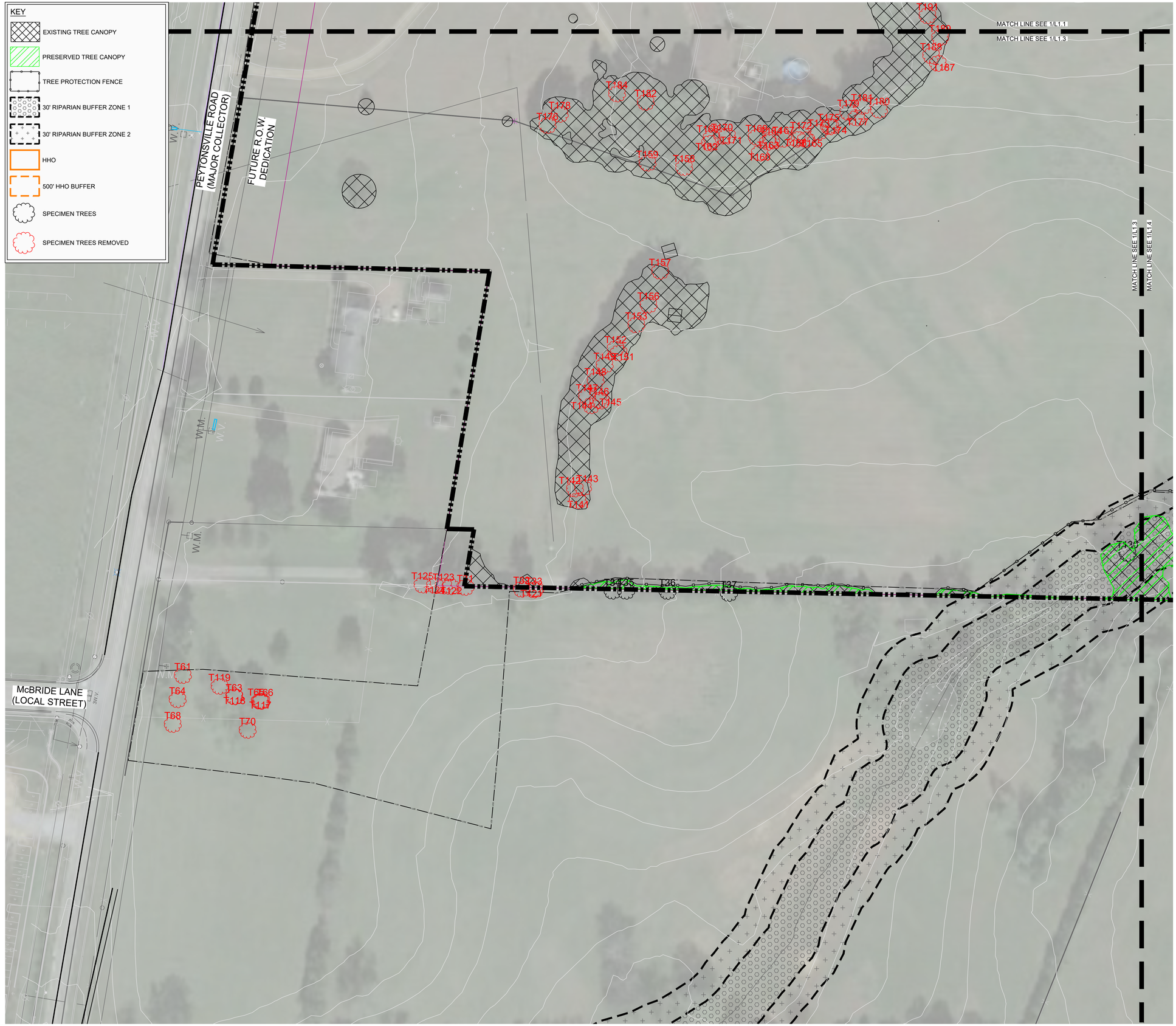


Revision Date
- 12/5/25

TREE PRESERVATION ENLARGEMENT

SHEET
L1.2

COF # 8624



Tree Number	Caliper Inches	Species	Removed	Tree Number	Caliper Inches	Species	Removed
T15	28	WALNUT		T210	24	PINE	X
T21	24	HICKORY	X	T211	32	PINE	X
T23	24	OAK		T212	24	PINE	X
T24	30	OAK		T213	24	PINE	X
T25	24	OAK	X	T214	24	PINE	X
T28	24	DOUBLE HICKORY	X	T215	24	PINE	X
T29	48	OAK		T216	26	PINE	X
T30	30	TRIPLE HICKORY		T217	30	PINE	X
T31	26	HACKBERRY	X	T218	24	PINE	X
T32	26	HACKBERRY	X	T219	26	PINE	X
T33	26	ASH	X	T220	24	PINE	X
T34	24	HACKBERRY		T221	28	PINE	X
T35	24	HACKBERRY		T222	24	PINE	X
T36	24	HACKBERRY		T224	30	HACKBERRY	X
T37	24	DECIDUOUS		T225	24	PINE	X
T40	32	OAK		T226	26	PINE	X
T42	24	OAK		T227	30	CHERRY	X
T43	48	HICKORY		T228	24	OAK	X
T46	24	OAK		T229	26	OAK	X
T48	24	TRIPLE HICKORY	X	T230	28	PINE	X
T49	30	HICKORY		T231	26	OAK	X
T61	26	MAPLE	X	T232	25	HACKBERRY	X
T63	24	TRIPLE MAPLE	X	T233	24	CRAPE MYRTLE	X
T64	30	MAPLE	X	T234	24	HACKBERRY	X
T65	24	TRIPLE MAPLE	X	T235	24	HACKBERRY	X
T66	24	TRIPLE MAPLE	X	T237	28	PINE	X
T68	24	DOUBLE MAPLE	X	T238	24	HACKBERRY	X
T70	36	TRIPLE MAPLE	X	T240	24	HACKBERRY	X
T117	28	OAK	X	T241	24	PINE	X
T118	28	TRIPLE OAK	X	T242	24	HACKBERRY	X
T119	24	CHERRY	X	T243	24	HACKBERRY	X
T121	30	ELM	X	T244	24	CHERRY	X
T122	24	HACKBERRY	X	T245	26	OAK	X
T123	28	ELM	X	T246	24	PINE	X
T124	24	HACKBERRY	X	T247	24	PINE	X
T125	26	HACKBERRY	X	T248	24	HACKBERRY	X
T127	24	HACKBERRY		T249	24	PINE	X
T128	30	HACKBERRY		T250	26	CHERRY	X
T129	36	CEDAR		T251	26	ELM	X
T130	24	HACKBERRY		T252	24	OAK	X
T131	30	HACKBERRY		T253	24	OAK	X
T134	24	HACKBERRY		T254	24	HACKBERRY	X
T137	24	HACKBERRY		T255	30	ELM	X
T138	32	WALNUT	X	T256	24	HACKBERRY	X
T139	42	HACKBERRY		T257	24	OAK	X
T141	26	CEDAR	X	T258	28	OAK	X
T142	24	CEDAR	X	T259	26	DOUBLE ELM	X
T143	24	CEDAR	X	T260	24	HACKBERRY	X
T144	28	CEDAR	X	T261	24	ELM	X
T145	24	ELM	X	T262	30	OAK	X
T146	26	ELM	X	T263	24	HACKBERRY	X
T147	26	CEDAR	X	T264	30	ELM	X
T148	24	DOUBLE CEDAR	X	T266	24	HACKBERRY	X
T149	24	CEDAR	X	T267	42	DOUBLE ELM	X
T150	32	OAK	X	T268	36	WALNUT	X
T151	24	ELM	X	T269	24	OAK	X
T152	24	CEDAR	X	T270	24	OAK	X
T153	24	CEDAR	X	T271	32	HICKORY	X
T154	30	MAGNOLIA	X	T272	28	WALNUT	X
T155	24	OAK	X	T273	24	HACKBERRY	X
T156	24	CEDAR	X	T274	24	HACKBERRY	X
T157	24	CEDAR	X	T275	24	MAPLE	X
T158	24	HACKBERRY	X	T276	36	DOUBLE MAPLE	X
T159	24	CEDAR	X	T277	32	DOUBLE HACKBERRY	X
T160	24	OSAGE ORANGE	X	T278	28	ASH	X
T161	36	OAK	X	T279	44	HACKBERRY	X
T162	26	DOUBLE OAK	X	T280	32	HACKBERRY	X
T163	36	OSAGE ORANGE	X	T281	32	ASH	X
T164	26	CEDAR	X	T282	24	HACKBERRY	X
T165	24	HACKBERRY	X	T283	30	ASH	X
T166	24	ELM	X	T284	30	HACKBERRY	X
T167	30	DECIDUOUS	X	T285	24	DOUBLE HACKBERRY	X
T168	26	HACKBERRY	X	T286	40	OAK	X
T169	24	HACKBERRY	X	T287	32	ASH	X
T170	24	HACKBERRY	X	T288	24	HACKBERRY	X
T171	24	HACKBERRY	X	T289	24	HACKBERRY	X
T172	24	HACKBERRY	X	T290	42	OAK	X
T173	24	HACKBERRY	X	T292	30	ASH	X
T174	24	HACKBERRY	X	T293	32	ASH	X
T175	26	HACKBERRY	X	T294	34	OAK	X
T176	24	HACKBERRY	X	T295	40	HACKBERRY	X
T177	24	CEDAR	X	T296	40	HACKBERRY	X
T178	30	DOUBLE ELM	X	T297	48	TRIPLE CHERRY	X
T179	36	CEDAR	X	T298	48	OAK	X
T180	24	CEDAR	X	T299	32	ASH	X
T181	40	HACKBERRY	X	T300	28	ASH	X
T182	42	DOUBLE ELM	X	T301	30	HACKBERRY	X
T183	30	WALNUT	X	T302	32	HACKBERRY	X
T184	24	HACKBERRY	X	T303	30	OAK	X
T185	30	WALNUT	X	T304	42	DOUBLE OAK	X
T186	30	WALNUT	X	T305	38	OAK	X
T188	26	HACKBERRY	X	T306	26	OAK	X
T189	24	HACKBERRY	X	T307	36	ELM	X
T190	36	SYCAMORE		T308	34	HACKBERRY	X
T191	28	HACKBERRY	X	T309	32	HACKBERRY	X
T192	24	WALNUT	X	T310	38	HACKBERRY	X
T193	30	WALNUT		T311	34	HACKBERRY	X
T194	26	SWEET GUM	X	T312	32	HACKBERRY	X
T195	24	SWEET GUM	X	T313	26	HACKBERRY	X
T196	36	WALNUT		T314	30	HACKBERRY	X
T197	36	OSAGE ORANGE	X	T315	24	HACKBERRY	X
T198	26	WALNUT	X	T316	26	DOUBLE HACKBERRY	X
T199	36	OSAGE ORANGE	X	T317	30	DOUBLE HACKBERRY	X
T200	32	WALNUT	X	T318	24	ELM	X
T201	24	ELM	X	T319	30	TRIPLE CHERRY	X
T202	34	ELM	X	T320	30	DOUBLE ELM	X
T203	30	ELM	X	T321	28	HACKBERRY	X
T204	28	PINE	X	T322	24	OAK	X
T205	24	PINE	X	T324	24	OAK	X
T206	32	PINE	X	T325	26	OAK	
T207	28	PINE	X	T327	24	HACKBERRY	X
T208	28	PINE	X	T329	26	OAK	X
T209	24	PINE	X	T332	24	HACKBERRY	X

SPECIMEN TREE INCHES
REMOVED: 5,548"

SPECIMEN TREE REPLACEMENT
INCHES REQUIRED: 11,096"

TREE CANOPY RETENTION

OVERALL SITE AREA:	3,073,968.99 SF; 70.57 AC
TOTAL EXISTING TREE CANOPY:	17.2% OF SITE: (529,166 SF;12.15 AC)
REQUIRED PRESERVATION:	26% OF EXISTING: (137,650 SF; 3.16 AC)
PROVIDED PRESERVATION:	32% OF EXISTING: (166,622 SF; 3.83 AC)

0 100 200 300

N

GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE
Kimley»Horn
4031 Aspen Grove Drive, Franklin, TN 37067Main: 615.564.2701 | www.kimley-horn.com

© 2024 Kimley-Horn and Associates, Inc.

Erickson SENIOR LIVING™
THW DESIGN

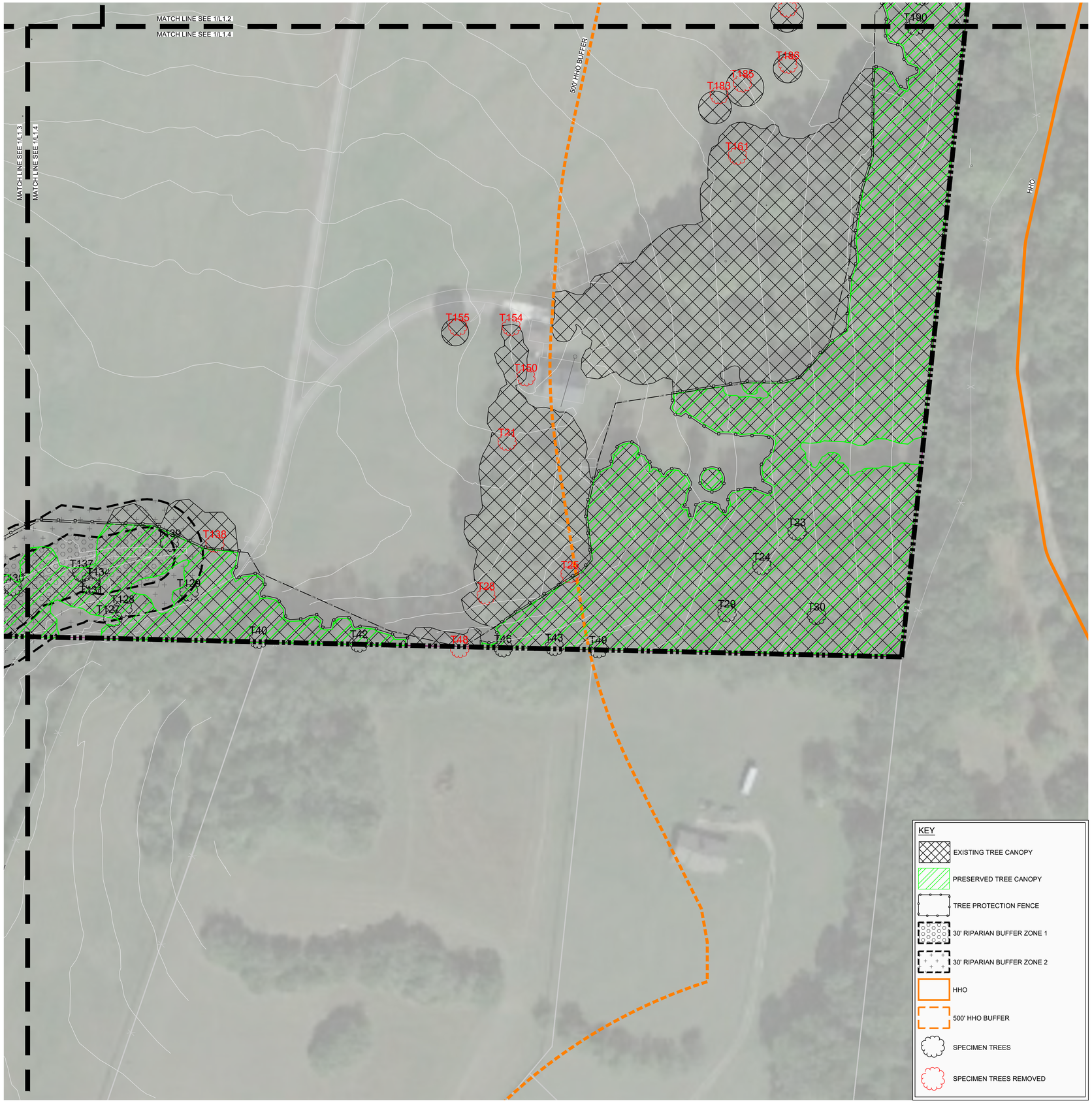
ERICKSON SENIOR LIVING
FRANKLIN
DEVELOPMENT PLAN
Franklin, Williamson County, Tennessee

Revision Date

TREE PRESERVATION ENLARGEMENT

SHEET
L1.3

COF # 8624



Tree Number	Caliper Inches	Species	Removed
T15	28	WALNUT	
T21	24	HICKERY	X
T23	24	OAK	
T24	30	OAK	
T25	24	OAK	X
T28	24	DOUBLE HICKERY	X
T29	48	OAK	
T30	30	TRIPLE HICKORY	
T31	26	HACKBERRY	X
T32	26	HACKBERRY	X
T33	26	ASH	X
T34	24	HACKBERRY	
T35	24	HACKBERRY	
T36	24	HACKBERRY	
T37	24	DECIDUOUS	
T40	32	OAK	
T42	24	OAK	
T43	48	HICKERY	
T46	24	OAK	
T48	24	TRIPLE HICKORY	X
T49	30	HICKERY	
T61	26	MAPLE	X
T63	24	TRIPLE MAPLE	X
T64	30	MAPLE	X
T65	24	TRIPLE MAPLE	X
T66	24	TRIPLE MAPLE	X
T68	24	DOUBLE MAPLE	X
T70	36	TRIPLE MAPLE	X
T117	28	OAK	X
T118	28	TRIPLE OAK	X
T119	24	CHERRY	X
T121	30	ELM	X
T122	24	HACKBERRY	X
T123	28	ELM	X
T124	24	HACKBERRY	X
T125	26	HACKBERRY	X
T127	24	HACKBERRY	
T128	30	HACKBERRY	
T129	36	CEDAR	
T130	24	HACKBERRY	
T131	30	HACKBERRY	
T134	24	HACKBERRY	
T137	24	HACKBERRY	
T138	32	WALNUT	X
T139	42	HACKBERRY	
T141	26	CEDAR	X
T142	24	CEDAR	X
T143	24	CEDAR	X
T144	28	CEDAR	X
T145	24	ELM	X
T146	26	ELM	X
T147	26	CEDAR	X
T148	24	DOUBLE CEDAR	X
T149	24	CEDAR	X
T150	32	OAK	X
T151	24	ELM	X
T152	24	CEDAR	X
T153	24	CEDAR	X
T154	30	MAGNOLIA	X
T155	24	OAK	X
T156	24	CEDAR	X
T157	24	HACKBERRY	X
T158	24	HACKBERRY	X
T159	24	CEDAR	X
T160	24	OSAGE ORANGE	X
T161	36	OAK	X
T162	26	DOUBLE OAK	X
T163	36	OSAGE ORANGE	X
T164	26	CEDAR	X
T165	24	HACKBERRY	X
T166	24	ELM	X
T167	30	DECIDUOUS	X
T168	26	HACKBERRY	X
T169	24	HACKBERRY	X
T170	24	HACKBERRY	X
T171	24	HACKBERRY	X
T172	24	HACKBERRY	X
T173	24	HACKBERRY	X
T174	24	HACKBERRY	X
T175	26	HACKBERRY	X
T176	24	HACKBERRY	X
T177	24	CEDAR	X
T178	30	DOUBLE ELM	X
T179	36	CEDAR	X
T180	24	CEDAR	X
T181	40	HACKBERRY	X
T182	42	DOUBLE ELM	X
T183	30	WALNUT	X
T184	24	HACKBERRY	X
T185	30	WALNUT	X
T186	30	WALNUT	X
T188	26	HACKBERRY	X
T189	24	HACKBERRY	X
T190	36	SYCAMORE	
T191	28	HACKBERRY	X
T192	24	WALNUT	X
T193	30	WALNUT	
T194	26	SWEET GUM	X
T195	24	SWEET GUM	X
T196	36	WALNUT	
T197	36	OSAGE ORANGE	X
T198	26	WALNUT	X
T199	36	OSAGE ORANGE	X
T200	32	WALNUT	X
T201	24	ELM	X
T202	34	ELM	X
T203	30	ELM	X
T204	28	PINE	X
T205	24	PINE	X
T206	32	PINE	X
T207	28	PINE	X
T208	28	PINE	X
T209	24	PINE	X

Tree Number	Caliper Inches	Species	Removed
T210	24	PINE	X
T211	32	PINE	X
T212	24	PINE	X
T213	24	PINE	X
T214	24	PINE	X
T215	24	PINE	X
T216	26	PINE	X
T217	30	PINE	X
T218	24	PINE	X
T219	26	PINE	X
T220	24	PINE	X
T223	28	PINE	X
T222	24	PINE	X
T224	36	HACKBERRY	X
T225	24	PINE	X
T226	26	PINE	X
T227	30	CHERRY	X
T228	24	OAK	X
T229	26	OAK	X
T230	28	PINE	X
T231	26	OAK	X
T232	26	HACKBERRY	X
T233	24	CRAPE MYRTLE	X
T234	24	HACKBERRY	X
T235	24	HACKBERRY	X
T237	28	PINE	X
T236	24	HACKBERRY	X
T240	24	HACKBERRY	X
T241	24	PINE	X
T242	24	HACKBERRY	X
T243	24	HACKBERRY	X
T244	24	CHERRY	X
T245	26	OAK	X
T246	24	PINE	X
T247	24	PINE	X
T248	24	HACKBERRY	X
T249	24	PINE	X
T250	26	CHERRY	X
T251	26	ELM	X
T252	24	OAK	X
T253	24	OAK	X
T254	24	HACKBERRY	X
T255	30	ELM	X
T256	24	HACKBERRY	X
T257	24	OAK	X
T258	28	OAK	X
T259	26	DOUBLE ELM	X
T260	24	HACKBERRY	X
T261	24	ELM	X
T262	30	OAK	X
T263	24	HACKBERRY	X
T264	30	ELM	X
T266	24	HACKBERRY	X
T267	42	DOUBLE ELM	X
T268	36	WALNUT	X
T269	24	OAK	X
T270	24	OAK	X
T271	32	HICKERY	X
T272	28	WALNUT	X
T273	24	HACKBERRY	X
T274	24	HACKBERRY	X
T275	24	MAPLE	X
T276	36	DOUBLE MAPLE	X
T277	32	DOUBLE HACKBERRY	X
T278	28	ASH	X
T279	44	HACKBERRY	X
T280	32	HACKBERRY	X
T281	32	ASH	X
T282	24	HACKBERRY	X
T283	30	ASH	X
T284	30	HACKBERRY	X
T285	24	DOUBLE HACKBERRY	X
T286	40	OAK	X
T287	32	ASH	X
T288	24	HACKBERRY	X
T289	24	HACKBERRY	X
T290	42	OAK	X
T292	36	ASH	X
T293	32	ASH	X
T294	34	OAK	X
T295	40	HACKBERRY	X
T296	40	HACKBERRY	X
T297	48	TRIPLE CHERRY	X
T298	48	OAK	X
T299	32	ASH	X
T300	28	ASH	X
T301	30	HACKBERRY	X
T302	32	HACKBERRY	X
T303	30	OAK	X
T304	42	DOUBLE OAK	X
T305	36	OAK	X
T306	26	OAK	X
T307	36	ELM	X
T308	34	HACKBERRY	X
T309	32	HACKBERRY	X
T310	38	HACKBERRY	X
T311	34	HACKBERRY	X
T312	32	HACKBERRY	X
T313	26	HACKBERRY	X
T314	30	HACKBERRY	X
T315	24	HACKBERRY	X
T316	26	DOUBLE HACKBERRY	X
T317	30	DOUBLE HACKBERRY	X
T318	24	ELM	X
T319	30	TRIPLE CHERRY	X
T320	30	DOUBLE ELM	X
T321	28	HACKBERRY	X
T322	24	OAK	X
T324	24	OAK	X
T325	26	OAK	
T327	24	HACKBERRY	X
T329	26	OAK	X
T332	24	HACKBERRY	X

SPECIMEN TREE INCHES
REMOVED: 5,548"

SPECIMEN TREE REPLACEMENT
INCHES REQUIRED: 11,096"

TREE CANOPY RETENTION

OVERALL SITE AREA:	3,073,968.99 SF; 70.57 AC
TOTAL EXISTING TREE CANOPY:	17.2% OF SITE: (529,166 SF;12.15 AC)
REQUIRED PRESERVATION:	26% OF EXISTING: (137,650 SF; 3.16 AC)
PROVIDED PRESERVATION:	32% OF EXISTING: (166,622 SF; 3.83 AC)

0 100 200 300

N

GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE
Kimley»Horn
4031 Aspen Grove Drive, Franklin, TN 37067Main: 615.564.2701 | www.kimley-horn.com
© 2024 Kimley-Horn and Associates, Inc.
Erickson SENIOR LIVING℠
THW DESIGN

ERICKSON SENIOR LIVING FRANKLIN
DEVELOPMENT PLAN
Franklin, Williamson County, Tennessee

STATE OF TENNESSEE DEPARTMENT OF COMMERCE AND INSURANCE LICENSE NO. 2418 LANDSCAPE ARCHITECT
AGRICULTURE
4/25

Revision Date
1 _____
2 _____
3 _____
4 _____

TREE PRESERVATION ENLARGEMENT

SHEET
L1.4

COF # 8624



RIPARIAN BUFFER REDUCTION REQUEST

An unnamed tributary to Five Mile Creek runs along a portion of the southern boundary of this development with associated 30' Zone 1 and 30' Zone 2 Riparian Buffers. A retaining wall is proposed along the northern side of the riparian buffer and the grading is encroaching into the Zone 2 buffer. An existing drive crosses the stream, but it will be removed and the area will be improved at the site plan stage.

If the buffer crossings and impacts are granted, the applicant proposes to mitigate the crossing encroachments by creating additional Zone 2 Riparian Buffer areas.

RIPARIAN BUFFER VEGETATION

In the urban riparian zone buffers, all water resources shall be enhanced. Enhancement shall include removal of invasive species and the re-establishment of native species which includes a mix a canopy trees, understory trees, shrubs, and groundcover for a moist shaded understory environment.

There shall be no mowing, clearing grading, construction, storage, or disturbanceof vegetation in riparian buffers except as permitted by the City Engineer, or his designee.

KEY

- PRESERVED TREE CANOPY
- TREE PROTECTION FENCE
- 30' RIPARIAN BUFFER ZONE 1
- 30' RIPARIAN BUFFER ZONE 2
- AREA OF RIPARIAN BUFFER ENCROACHMENT 4,007 SF
- AREAS OF NEW RIPARIAN BUFFER 4,100 SF
- DRIVEWAY TO BE REMOVED FROM STREAM BUFFER AND REPLANTED WITH NATIVE SPECIES 3,675 SF
- BUFFER SIGNAGE 150' SPACING

0 30 60 90

N

GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE
Kimley»Horn
4031 Aspen Grove Drive, Franklin, TN 37067Main: 615.564.2701 | www.kimley-horn.com
© 2024 Kimley-Horn and Associates, Inc.
Erickson SENIOR LIVING℠
THW DESIGN

ERICKSON SENIOR LIVING
FRANKLIN
DEVELOPMENT PLAN
Franklin, Williamson County, Tennessee

Revision Date

BUFFER MITIGATION

SHEET
L2.0
COF # 8624





NOTE*: THE ELEVATIONS PROVIDED FOR DEVELOPMENT PLAN ARE CONCEPTUAL IN NATURE, BUT ALL ELEVATIONS WILL BE REVIEWED FOR COMPLIANCE AT SITE PLAN AND MUST MEET ALL REQUIREMENTS OF THE ZONING ORDINANCE.

GAMBLE DESIGN COLLABORATIVE

DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

Kimley»Horn

4031 Aspen Grove Drive, Franklin, TN 37067Main: 615.564.2701 | www.kimley-horn.com

© 2024 Kimley-Horn and Associates, Inc.

Erickson SENIOR LIVING℠

THW DESIGN

ERICKSON SENIOR LIVING
FRANKLIN
DEVELOPMENT PLAN
Franklin, Williamson County, Tennessee



Revision Date

TYPICAL ARCHITECTURE

SHEET

A1.0

COF # 8624





NOTE*: THE ELEVATIONS PROVIDED FOR DEVELOPMENT PLAN ARE CONCEPTUAL IN NATURE, BUT **ALL** ELEVATIONS WILL BE REVIEWED FOR COMPLIANCE AT SITE PLAN AND MUST MEET ALL REQUIREMENTS OF THE ZONING ORDINANCE.

GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

Kimley»Horn
4031 Aspen Grove Drive, Franklin, TN 37067Main: 615.564.2701 | www.kimley-horn.com
© 2024 Kimley-Horn and Associates, Inc.

Erickson SENIOR LIVING℠

THW DESIGN

ERICKSON SENIOR LIVING
FRANKLIN
DEVELOPMENT PLAN
Franklin, Williamson County, Tennessee

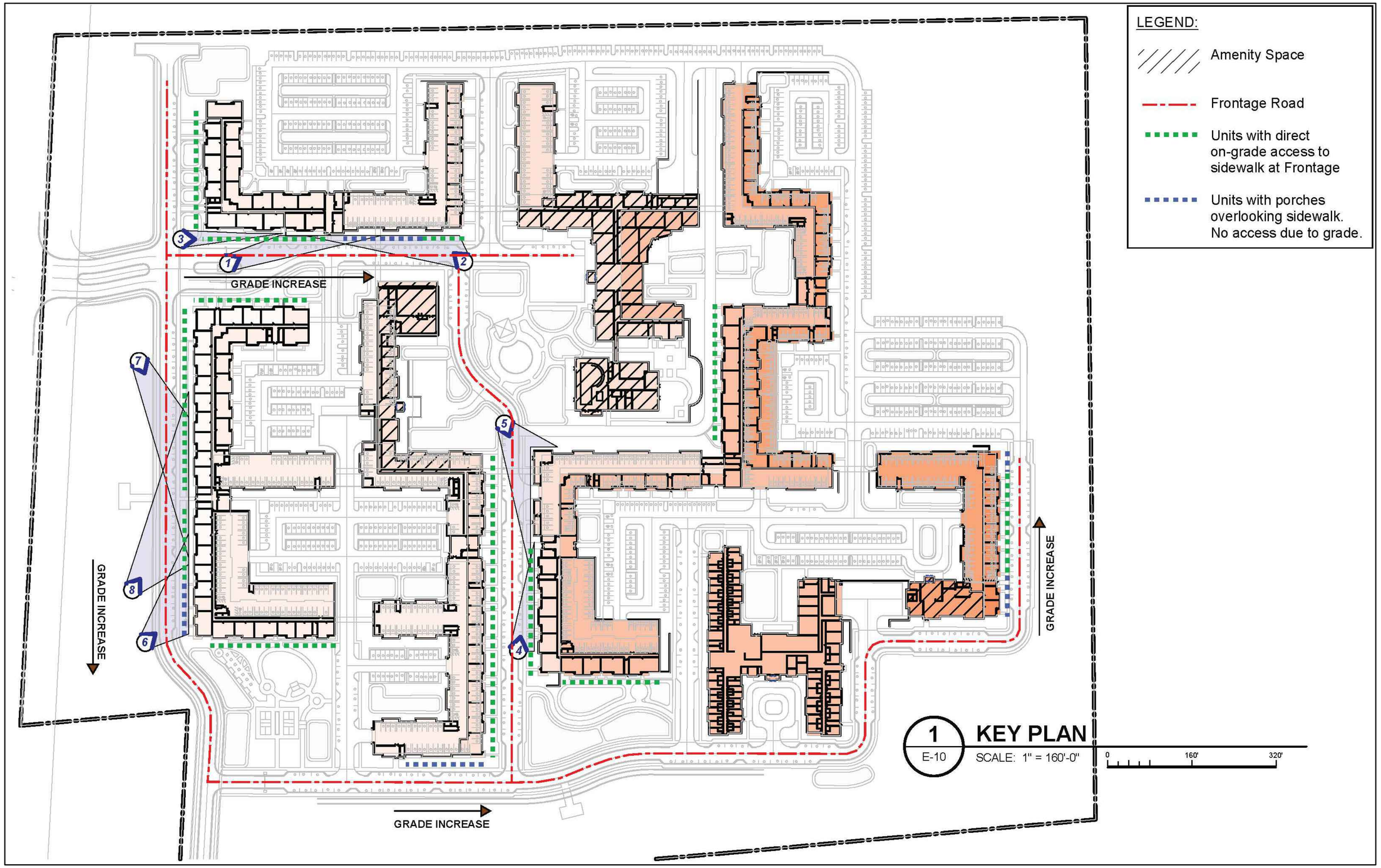
STATE OF TENNESSEE
AGRICULTURE
COMMERCE
REGISTERED
LANDSCAPE ARCHITECT

Revision Date
△ _____
△ _____
△ _____
△ _____

TYPICAL ARCHITECTURE

SHEET
A1.1

COF # 8624



GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

Kimley»Horn
4031 Aspen Grove Drive, Franklin, TN 37067Main: 615.564.2701 | www.kimley-horn.com
© 2024 Kimley-Horn and Associates, Inc.

Erickson SENIOR LIVING™

THW DESIGN

ERICKSON SENIOR LIVING
FRANKLIN
DEVELOPMENT PLAN
Franklin, Williamson County, Tennessee

Revision Date
△ _____
△ _____
△ _____
△ _____

ARCHITECTURAL PERSPECTIVES KEY

SHEET
A2.0

COF # 8624



"THE ELEVATIONS PROVIDED FOR DEVELOPMENT PLAN ARE CONCEPTUAL IN NATURE, BUT ALL ELEVATIONS WILL BE REVIEWED FOR COMPLIANCE WITH SITE PLAN AND MUST MEET ALL REQUIREMENTS OF THE ZONING ORDINANCE. ARCHITECTURAL CHARACTER OF THE ELEVATIONS WILL MEET ZONING REQUIREMENTS AND ELEVATIONS WILL BE FURTHER DEVELOPED TO AVOID REPETITION AND TO CREATE ARCHITECTURAL INTEREST THROUGH VARIATION IN ARCHITECTURAL ELEMENTS, MATERIALS, AND COLORS.

1.

THE INCLUDED PERSPECTIVE VIEWS PROVIDE A DETAILED ILLUSTRATION OF HOW THE PROPOSED RESIDENTIAL UNITS CONNECT WITH THE SHARED PEDESTRIAN CIRCULATION ROUTES, ALIGNING WITH BOTH THE TECHNICAL AND AESTHETIC GOALS OF THE PROJECT. IN AREAS WHERE GRADING CHALLENGES MAKE DIRECT CONNECTIONS INFEASIBLE WITHOUT THE USE OF STAIRS (A LIABILITY ISSUE IN A SENIOR LIVING DEVELOPMENT), THE APPLICANT HAS WORKED CLOSELY WITH CITY STAFF TO DEVELOP CREATIVE SOLUTIONS THAT MEET THE NEEDS OF ALL INVOLVED. THESE SOLUTIONS ARE PARTICULARLY CRITICAL FOR A DEVELOPMENT OF THIS NATURE, WHERE PEDESTRIAN FOOT TRAFFIC SERVES AS THE PRIMARY MEANS OF NAVIGATION FOR THE END USERS. FURTHERMORE, THESE IMAGES DEMONSTRATE HOW THE PROJECT ADHERES TO THE REQUIREMENTS OUTLINED IN THE ZONING ORDINANCE, ENSURING COMPLIANCE WITH LOCAL DEVELOPMENT STANDARDS. THEY ALSO REFLECT THE GOALS AND PRINCIPLES ESTABLISHED IN THE CITY'S LONG-RANGE PLANNING DOCUMENT, ENVISION FRANKLIN, BY SHOWCASING A DESIGN THAT PROMOTES WALKABILITY, CONNECTIVITY, AND INTEGRATION WITH THE SURROUNDING COMMUNITY. BY OFFERING A VISUAL REPRESENTATION OF THESE ELEMENTS, THE PERSPECTIVE VIEWS PROVIDE A CLEARER UNDERSTANDING OF HOW THE PROJECT FULFILLS REGULATORY AND PLANNING OBJECTIVES, WHILE SUPPORTING A COHESIVE AND ACCESSIBLE DESIGN.



"THE ELEVATIONS PROVIDED FOR DEVELOPMENT PLAN ARE CONCEPTUAL IN NATURE, BUT ALL ELEVATIONS WILL BE REVIEWED FOR COMPLIANCE WITH SITE PLAN AND MUST MEET ALL REQUIREMENTS OF THE ZONING ORDINANCE. ARCHITECTURAL CHARACTER OF THE ELEVATIONS WILL MEET ZONING REQUIREMENTS AND ELEVATIONS WILL BE FURTHER DEVELOPED TO AVOID REPETITION AND TO CREATE ARCHITECTURAL INTEREST THROUGH VARIATION IN ARCHITECTURAL ELEMENTS, MATERIALS, AND COLORS.

2.

GAMBLE DESIGN COLLABORATIVE

DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

Kimley»Horn

4031 Aspen Grove Drive, Franklin, TN 37067Main: 615.564.2701 | www.kimley-horn.com

© 2024 Kimley-Horn and Associates, Inc.

Erickson SENIOR LIVING℠

THW DESIGN

ERICKSON SENIOR LIVING
FRANKLIN
DEVELOPMENT PLAN
Franklin, Williamson County, Tennessee

Revision Date

ARCHITECTURAL PERSPECTIVES

SHEET
A2.1

COF # 8624



THE ELEVATIONS PROVIDED FOR DEVELOPMENT PLAN ARE CONCEPTUAL IN NATURE, BUT ALL ELEVATIONS WILL BE REVIEWED FOR COMPLIANCE WITH SITE PLAN AND MUST MEET ALL REQUIREMENTS OF THE ZONING ORDINANCE. ARCHITECTURAL CHARACTER OF THE ELEVATIONS WILL MEET ZONING REQUIREMENTS AND ELEVATIONS WILL BE FURTHER DEVELOPED TO AVOID REPETITION AND TO CREATE ARCHITECTURAL INTEREST THROUGH VARIATION IN ARCHITECTURAL ELEMENTS, MATERIALS, AND COLORS.

3.

THE INCLUDED PERSPECTIVE VIEWS PROVIDE A DETAILED ILLUSTRATION OF HOW THE PROPOSED RESIDENTIAL UNITS CONNECT WITH THE SHARED PEDESTRIAN CIRCULATION ROUTES, ALIGNING WITH BOTH THE TECHNICAL AND AESTHETIC GOALS OF THE PROJECT. IN AREAS WHERE GRADING CHALLENGES MAKE DIRECT CONNECTIONS INFEASIBLE WITHOUT THE USE OF STAIRS (A LIABILITY ISSUE IN A SENIOR LIVING DEVELOPMENT), THE APPLICANT HAS WORKED CLOSELY WITH CITY STAFF TO DEVELOP CREATIVE SOLUTIONS THAT MEET THE NEEDS OF ALL INVOLVED. THESE SOLUTIONS ARE PARTICULARLY CRITICAL FOR A DEVELOPMENT OF THIS NATURE, WHERE PEDESTRIAN FOOT TRAFFIC SERVES AS THE PRIMARY MEANS OF NAVIGATION FOR THE END USERS. FURTHERMORE, THESE IMAGES DEMONSTRATE HOW THE PROJECT ADHERES TO THE REQUIREMENTS OUTLINED IN THE ZONING ORDINANCE, ENSURING COMPLIANCE WITH LOCAL DEVELOPMENT STANDARDS. THEY ALSO REFLECT THE GOALS AND PRINCIPLES ESTABLISHED IN THE CITY'S LONG-RANGE PLANNING DOCUMENT, ENVISION FRANKLIN, BY SHOWCASING A DESIGN THAT PROMOTES WALKABILITY, CONNECTIVITY, AND INTEGRATION WITH THE SURROUNDING COMMUNITY. BY OFFERING A VISUAL REPRESENTATION OF THESE ELEMENTS, THE PERSPECTIVE VIEWS PROVIDE A CLEARER UNDERSTANDING OF HOW THE PROJECT FULFILLS REGULATORY AND PLANNING OBJECTIVES, WHILE SUPPORTING A COHESIVE AND ACCESSIBLE DESIGN.



THE ELEVATIONS PROVIDED FOR DEVELOPMENT PLAN ARE CONCEPTUAL IN NATURE, BUT ALL ELEVATIONS WILL BE REVIEWED FOR COMPLIANCE WITH SITE PLAN AND MUST MEET ALL REQUIREMENTS OF THE ZONING ORDINANCE. ARCHITECTURAL CHARACTER OF THE ELEVATIONS WILL MEET ZONING REQUIREMENTS AND ELEVATIONS WILL BE FURTHER DEVELOPED TO AVOID REPETITION AND TO CREATE ARCHITECTURAL INTEREST THROUGH VARIATION IN ARCHITECTURAL ELEMENTS, MATERIALS, AND COLORS.

4.

GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

Kimley»Horn
4031 Aspen Grove Drive, Franklin, TN 37067Main: 615.564.2701 | www.kimley-horn.com
© 2024 Kimley-Horn and Associates, Inc.
Erickson SENIOR LIVING℠

THW DESIGN

ERICKSON SENIOR LIVING
FRANKLIN
DEVELOPMENT PLAN
Franklin, Williamson County, Tennessee

Revision Date
△ _____
△ _____
△ _____
△ _____

ARCHITECTURAL PERSPECTIVES

SHEET
A2.2

COF # 8624



THE ELEVATIONS PROVIDED FOR DEVELOPMENT PLAN ARE CONCEPTUAL IN NATURE, BUT ALL ELEVATIONS WILL BE REVIEWED FOR COMPLIANCE WITH SITE PLAN AND MUST MEET ALL REQUIREMENTS OF THE ZONING ORDINANCE. ARCHITECTURAL CHARACTER OF THE ELEVATIONS WILL MEET ZONING REQUIREMENTS AND ELEVATIONS WILL BE FURTHER DEVELOPED TO AVOID REPETITION AND TO CREATE ARCHITECTURAL INTEREST THROUGH VARIATION IN ARCHITECTURAL ELEMENTS, MATERIALS, AND COLORS.

5.

THE INCLUDED PERSPECTIVE VIEWS PROVIDE A DETAILED ILLUSTRATION OF HOW THE PROPOSED RESIDENTIAL UNITS CONNECT WITH THE SHARED PEDESTRIAN CIRCULATION ROUTES, ALIGNING WITH BOTH THE TECHNICAL AND AESTHETIC GOALS OF THE PROJECT. IN AREAS WHERE GRADING CHALLENGES MAKE DIRECT CONNECTIONS INFEASIBLE WITHOUT THE USE OF STAIRS (A LIABILITY ISSUE IN A SENIOR LIVING DEVELOPMENT), THE APPLICANT HAS WORKED CLOSELY WITH CITY STAFF TO DEVELOP CREATIVE SOLUTIONS THAT MEET THE NEEDS OF ALL INVOLVED. THESE SOLUTIONS ARE PARTICULARLY CRITICAL FOR A DEVELOPMENT OF THIS NATURE, WHERE PEDESTRIAN FOOT TRAFFIC SERVES AS THE PRIMARY MEANS OF NAVIGATION FOR THE END USERS. FURTHERMORE, THESE IMAGES DEMONSTRATE HOW THE PROJECT ADHERES TO THE REQUIREMENTS OUTLINED IN THE ZONING ORDINANCE, ENSURING COMPLIANCE WITH LOCAL DEVELOPMENT STANDARDS. THEY ALSO REFLECT THE GOALS AND PRINCIPLES ESTABLISHED IN THE CITY'S LONG-RANGE PLANNING DOCUMENT, ENVISION FRANKLIN, BY SHOWCASING A DESIGN THAT PROMOTES WALKABILITY, CONNECTIVITY, AND INTEGRATION WITH THE SURROUNDING COMMUNITY. BY OFFERING A VISUAL REPRESENTATION OF THESE ELEMENTS, THE PERSPECTIVE VIEWS PROVIDE A CLEARER UNDERSTANDING OF HOW THE PROJECT FULFILLS REGULATORY AND PLANNING OBJECTIVES, WHILE SUPPORTING A COHESIVE AND ACCESSIBLE DESIGN.



THE ELEVATIONS PROVIDED FOR DEVELOPMENT PLAN ARE CONCEPTUAL IN NATURE, BUT ALL ELEVATIONS WILL BE REVIEWED FOR COMPLIANCE WITH SITE PLAN AND MUST MEET ALL REQUIREMENTS OF THE ZONING ORDINANCE. ARCHITECTURAL CHARACTER OF THE ELEVATIONS WILL MEET ZONING REQUIREMENTS AND ELEVATIONS WILL BE FURTHER DEVELOPED TO AVOID REPETITION AND TO CREATE ARCHITECTURAL INTEREST THROUGH VARIATION IN ARCHITECTURAL ELEMENTS, MATERIALS, AND COLORS.

6.

GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

Kimley»Horn
4031 Aspen Grove Drive, Franklin, TN 37067Main: 615.564.2701 | www.kimley-horn.com
© 2024 Kimley-Horn and Associates, Inc.
Erickson SENIOR LIVING™

THW DESIGN

ERICKSON SENIOR LIVING
FRANKLIN
DEVELOPMENT PLAN
Franklin, Williamson County, Tennessee

Revision Date
1 _____
2 _____
3 _____
4 _____

ARCHITECTURAL PERSPECTIVES

SHEET
A2.3

COF # 8624



**THE ELEVATIONS PROVIDED FOR DEVELOPMENT PLAN ARE CONCEPTUAL IN NATURE, BUT ALL ELEVATIONS WILL BE REVIEWED FOR COMPLIANCE WITH SITE PLAN AND MUST MEET ALL REQUIREMENTS OF THE ZONING ORDINANCE. ARCHITECTURAL CHARACTER OF THE ELEVATIONS WILL MEET ZONING REQUIREMENTS AND ELEVATIONS WILL BE FURTHER DEVELOPED TO AVOID REPETITION AND TO CREATE ARCHITECTURAL INTEREST THROUGH VARIATION IN ARCHITECTURAL ELEMENTS, MATERIALS, AND COLORS.*

7.

THE INCLUDED PERSPECTIVE VIEWS PROVIDE A DETAILED ILLUSTRATION OF HOW THE PROPOSED RESIDENTIAL UNITS CONNECT WITH THE SHARED PEDESTRIAN CIRCULATION ROUTES, ALIGNING WITH BOTH THE TECHNICAL AND AESTHETIC GOALS OF THE PROJECT. IN AREAS WHERE GRADING CHALLENGES MAKE DIRECT CONNECTIONS INFEASIBLE WITHOUT THE USE OF STAIRS (A LIABILITY ISSUE IN A SENIOR LIVING DEVELOPMENT), THE APPLICANT HAS WORKED CLOSELY WITH CITY STAFF TO DEVELOP CREATIVE SOLUTIONS THAT MEET THE NEEDS OF ALL INVOLVED. THESE SOLUTIONS ARE PARTICULARLY CRITICAL FOR A DEVELOPMENT OF THIS NATURE, WHERE PEDESTRIAN FOOT TRAFFIC SERVES AS THE PRIMARY MEANS OF NAVIGATION FOR THE END USERS. FURTHERMORE, THESE IMAGES DEMONSTRATE HOW THE PROJECT ADHERES TO THE REQUIREMENTS OUTLINED IN THE ZONING ORDINANCE, ENSURING COMPLIANCE WITH LOCAL DEVELOPMENT STANDARDS. THEY ALSO REFLECT THE GOALS AND PRINCIPLES ESTABLISHED IN THE CITY'S LONG-RANGE PLANNING DOCUMENT, ENVISION FRANKLIN, BY SHOWCASING A DESIGN THAT PROMOTES WALKABILITY, CONNECTIVITY, AND INTEGRATION WITH THE SURROUNDING COMMUNITY. BY OFFERING A VISUAL REPRESENTATION OF THESE ELEMENTS, THE PERSPECTIVE VIEWS PROVIDE A CLEARER UNDERSTANDING OF HOW THE PROJECT FULFILLS REGULATORY AND PLANNING OBJECTIVES, WHILE SUPPORTING A COHESIVE AND ACCESSIBLE DESIGN.



**THE ELEVATIONS PROVIDED FOR DEVELOPMENT PLAN ARE CONCEPTUAL IN NATURE, BUT ALL ELEVATIONS WILL BE REVIEWED FOR COMPLIANCE WITH SITE PLAN AND MUST MEET ALL REQUIREMENTS OF THE ZONING ORDINANCE. ARCHITECTURAL CHARACTER OF THE ELEVATIONS WILL MEET ZONING REQUIREMENTS AND ELEVATIONS WILL BE FURTHER DEVELOPED TO AVOID REPETITION AND TO CREATE ARCHITECTURAL INTEREST THROUGH VARIATION IN ARCHITECTURAL ELEMENTS, MATERIALS, AND COLORS.*

8.

GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

Kimley»Horn
4031 Aspen Grove Drive, Franklin, TN 37067Main: 615.564.2701 | www.kimley-horn.com
© 2024 Kimley-Horn and Associates, Inc.
Erickson SENIOR LIVING℠

THW DESIGN

ERICKSON SENIOR LIVING
FRANKLIN
DEVELOPMENT PLAN
Franklin, Williamson County, Tennessee



Revision Date
△ _____
△ _____
△ _____
△ _____

ARCHITECTURAL PERSPECTIVES

SHEET
A2.4

COF # 8624

HISTORIC FRANKLIN TENNESSEE

City of Franklin

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

File #: 21-0202

DATE: February 14, 2025

TO: Board of Mayor and Aldermen

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

SUBJECT:
Consideration Of COF Contract No. 2025-0048, With Erickson Living, LLC For A Road Impact Fee Offset Agreement For An Amount Not To Exceed $5,871,648.61

PURPOSE:
The purpose of this memorandum is to provide information to the Franklin Board of Mayor and Aldermen (BOMA) concerning COF Contract 2025-0048, with Erickson Living, LLC for a Road Impact Fee Offset Agreement for an amount not to exceed $5,871,648.61.

BACKGROUND/STAFF COMMENTS:
The Erickson Senior Living PUD Subdivision submitted a Traffic Impact Analysis (TIA) to the City of Franklin and a third party consultant for review. The results of the TIA recommended the following Improvements:

- A three-lane median divided section of roadway from McBride Lane to the northern property line of the Development Project.

The Improvements were included in Resolution 2019-68, A Resolution To Adopt The Project List For The FY 2019-2028 CIP (Capitol Investment Program) Project 20. Peytonsville Rd & Pratt Ln Int. Improvements not to exceed $9,913,416.

FINANCIAL IMPACT:
The total eligible costs of design, right-of-way acquisition, easement acquisition, permits, and construction of the above collector roadway Improvements is Five Million Eight Hundred Seventy One Thousand Forty Eight and 61/100 Dollars ($5,871,648.61) for the Development Project.

RECOMMENDATION:
Staff recommends that the Board of Mayor and Aldermen approve COF Contract No. 2025-0048.

ROAD IMPACT FEE REIMBURSEMENT AGREEMENT
COF CONTRACT NO. 2025-0048

This agreement ("Agreement") is entered into between THE CITY OF FRANKLIN, TENNESSEE ("City") and ERICKSON LIVING LLC, ("Developer"), on this the _____day of _____, 20___, pursuant to Title 16, Chapter 4 of the Franklin Municipal Code ("FMC").

WHEREAS, the Developer has previously submitted to the Franklin Municipal Planning Commission Erickson Senior Living PUD Subdivision, Development Plan COF Project #8624 for approval (the "Development Project"); and

WHEREAS, the City has required the Developer to design, acquire right-of-way, acquire easements, obtain permits, and construct certain roadway improvements (the "Improvements") as a requirement of the Development Project and as shown on Exhibit A; and

WHEREAS, the Improvements required as part of the Development Project are identified in the City's Major Thoroughfare Plan, Connect Franklin; and

WHEREAS, the Developer has made application to offset a portion of the costs of these improvements against any Road Impact Fees due from the Development Project.

NOW THEREFORE, the City and the Developer, their successors and assigns, do hereby agree as follows:

1. PURPOSE. The purpose of this Agreement is to define the obligations of the parties necessary to carry out the intent of this Agreement for the provision of reimbursement of collector and arterial road impact fees pursuant to the FMC.

2. TERM. This Agreement shall become effective on the date it is fully executed and shall continue until the parties have fully fulfilled their obligations provided hereunder or until the agreement is terminated as provided herein. Understanding the large financial investment each party is making, this Agreement shall only be terminated for convenience upon written agreement of the parties.

3. PROJECT. The Developer has submitted reliable information related to the costs of construction of the following Improvements: A three-lane median divided section of roadway from McBride Lane to the northern property line of the Development Project.

4. ELIGIBLE COLLECTOR ROAD IMPACT FEE REIMBURSEMENT. The total eligible costs of design, right-of-way acquisition, easement acquisition, permits, and construction of the above collector roadway Improvements is **Five Million Eight Hundred Seventy-One Thousand Six Hundred Forty Eight and 61/100 Dollars ($5,871,648.61)** for the Development Project and the total collector impact fees generated by the Development Project at full build out is estimated to be **One Million One Hundred Thousand and No/100 Dollars ($1,100,000.00)**. The Developer has requested the additional **Four Million Seven Hundred Seventy-One Thousand Six Hundred Forty Eight and 61/100 Dollars (4,771,648.61)** to complete the Improvements with Phase 1 of the Development Project.

5. APPROVAL OF CONTRACTS AND AGREEMENTS. The City Engineer shall review and approve all professional services agreements, right-of-way and easement acquisition offers (that exceed the appraised value of the acquisition), and construction bids associated with the Improvements. The

Developer shall obtain approval prior to the spending of any funding in which the Developer is seeking reimbursement from the City. The Developer agrees that failure to obtain contract approval from the City Engineer may result in loss of City reimbursement as determined by the City Engineer.

6. APPROVAL OF CONSTRUCTION DOCUMENTS. Prior to starting right-of-way acquisition, easement acquisition, and construction, the Developer shall submit construction documents to the City Engineer for review and approval. The Developer agrees that failure to obtain approval from the City Engineer may result in loss of City reimbursement as determined by the City Engineer.

7. PERMITS. The Developer shall be solely responsible for obtaining and complying with all necessary local, state, and federal permits associated with the Improvements.

8. ON-SITE RIGHT-OF-WAY AND EASEMENT DEDICATION. The reimbursement value of on-site right-of-way shall be based on the fair market value of the land at the date of application for the development approval for which the condition of dedication was imposed. The value of right-of-way is hereby established as Twenty and No/100 Dollars per square foot **($20.00 per SF),** and all other necessary temporary slope, temporary construction, access easements, and utility easements shall be dedicated at no cost to the City.

9. OFF-SITE RIGHT-OF-WAY AND EASEMENT ACQUISITION.

- **a.** The Developer shall be responsible for obtaining all off-site right-of-way and easements associated with the off-site Improvements.
- **b.** At a minimum, the Developer shall offer fair market value for all right-of-way and or easements necessary as part of the Improvements. The value of right-of-way and easements shall be determined by a professional real estate appraiser or other means as approved by the City Engineer.
- **c.** Should negotiations fail, the City agrees to assist, to the maximum extent allowable by law, in the acquisition of the necessary off-site right-of-way and easements associated with the Improvements.

10. Reimbursement and Final Acceptance.

- **a.** The Developer may submit periodic invoices to the City during the course of design, right-of-way acquisition, easement acquisition, permitting and construction (not more frequently than every 90 days), which invoices shall be payable within 30 days after approval by the Road Impact Fee Administrator (City Engineer), subject to collected impact fees as specified within this Agreement.
- **b.** No reimbursement on Construction shall be allowed until all right-of-way and easements have been properly deeded to the City and/or State and recorded at the Williamson County Register of Deeds.
- **c.** Invoices shall include copies of approved contracts and invoices associated with the roadway Improvements, partial lien waivers for all contracts and copies of checks to show proof of payment. The Developer shall submit invoices based on the latest approved City forms as required by the Road Impact Fee Administrator (City Engineer).
- **d.** Prior to final reimbursement and City acceptance of off-site Improvements, the Developer shall coordinate final inspections with the City and obtain letters of acceptance from the Street Department or City Engineer.

e. The following costs are specifically excluded from reimbursement: fiscal cost, including interest of money borrowed to finance the construction, cost for utility relocations, landscaping, turn lanes, internal management fees and turn lanes / signal improvements that benefit solely the development and not the arterial and/or collector roadway.

11. INDEMNIFICATION.

a. To the fullest extent permitted by Laws and Regulations, and in addition to any other obligations of Developer under this Agreement or otherwise, Developer shall indemnify and hold harmless the City, and the officers, directors, members, partners, employees, agents, consultants and subcontractors, from losses, damages, costs, and judgments (including but not limited to all fees and charges of engineers, architects, attorneys, and other professionals, and all court or arbitration or other dispute resolution costs) arising from third-party claims or actions relating to or resulting from the performance or furnishing of the Improvements, provided that any such claim, action, loss, cost, judgment or damage is attributable to bodily injury, sickness, disease, or death, or to damage to or destruction of tangible property (other than the improvements itself), including the loss of use resulting therefrom, but only to the extent caused by any negligent act or omission of Developer, and any contractor and any subcontractor, and any supplier, or any individual or entity directly or indirectly employed by any of them to perform any of the Improvements, or anyone for whose acts any of them may be liable.

b. In any and all claims against City, or any of their officers, directors, members, partners, employees, agents, consultants, or subcontractors, by any employee (or the survivor or personal representative of such employee) of Developer, and contractor, any subcontractor, any supplier, or any individual or entity directly or indirectly employed by any of them to perform any of the Improvements, or anyone for whose acts any of them may be liable, the indemnification obligation under the paragraph above will not be limited in any way by any limitation on the amount or type of damages, compensation, or benefits payable by or for Developer, or any contractor or any such subcontractor, supplier, or other individual or entity under workers' compensation acts, disability benefit acts, or other employee benefit acts.

13. MISCELLANEOUS.

a. Binding. This Agreement shall be binding upon the parties and shall take effect from and after its ratification and signing by all parties after obtaining appropriate approval pursuant to the requirements of applicable law.

b. Severability. The parties agree that if any part, term, or provision of this Agreement is determined to be illegal or in conflict with any law of the State of Tennessee by any court with jurisdiction, the validity of the remaining portions or provisions shall not be affected. The rights and obligations of the parties shall be construed and enforced as if the Agreement did not contain the particular part, term, or provision held to be invalid.

c. Specific Performance. The parties recognize that the rights afforded to each under this Agreement are unique and, accordingly, the individual parties shall, in addition to such other remedies as may be available to them in equity, have the right to enforce their respective rights hereunder by an action for injunctive relief and/or specific performance to the extent permitted by law.

d. Cooperation. The parties agree to cooperate fully in order to successfully execute the terms and conditions of this Agreement, including obtaining all regulatory and governmental approvals required to carry out the terms of this Agreement, recognizing that the intent of each party to the

other is to serve the individual interests of each party while respecting the conditions and obligations of this Agreement.

e. Assignment. The rights and obligations of this Agreement are not assignable without prior written consent of the City.

f. Law/Venue. This Agreement shall be exclusively governed by the laws of the State of Tennessee. In the event that any section and/or term of this Agreement, or any exhibits hereto, becomes subject to litigation, the venue for such action will be exclusively maintained in a court of competent jurisdiction sitting in Williamson County, Tennessee.

g. Entire Agreement. This Agreement represents the entire agreement between the parties and supersedes all prior negotiations, representations, or agreements, either written or oral, with respect to the subject matter hereof. This Agreement may be amended only by written instrument signed by all parties.

IN WITNESS WHEREOF, each party has caused this Agreement to be executed by an authorized person effective as of the date and year written below.

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

WITNESS our hands on the dates as indicated.

DEVELOPER

ERICKSON LIVING, LLC

By:_____

Print Name:_____

Title:_____

STATE OF TENNESSEE)
)
COUNTY OF _____)

Before me, _____, a Notary Public of said County and State, personally appeared _____, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged _____self to be _____ (or other officer authorized to execute the instrument) of _____, the within named bargainor, a _____, and that _____ as such _____ executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal on this _____ day of _____, 20____.

_____
Notary Public
My Commission Expires:_____

CITY

CITY OF FRANKLIN, TENNESSEE, a municipality

By: _____
DR. KEN MOORE
Mayor
Date: _____

ATTEST:
By: _____
ANGIE SKARP
City Recorder
Date: _____

STATE OF TENNESSEE)
)
COUNTY OF WILLIAMSON)

Before me, the undersigned Notary Public of said County and State, 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 who, upon oath, acknowledged themselves to be the Mayor and City Recorder, respectively, of the City of Franklin, Tennessee, the within named bargainor, a municipality, and that as such Mayor and City Recorder executed the foregoing instrument for the purposes therein contained, by signing the name of the municipality by themselves as Mayor and City Recorder.

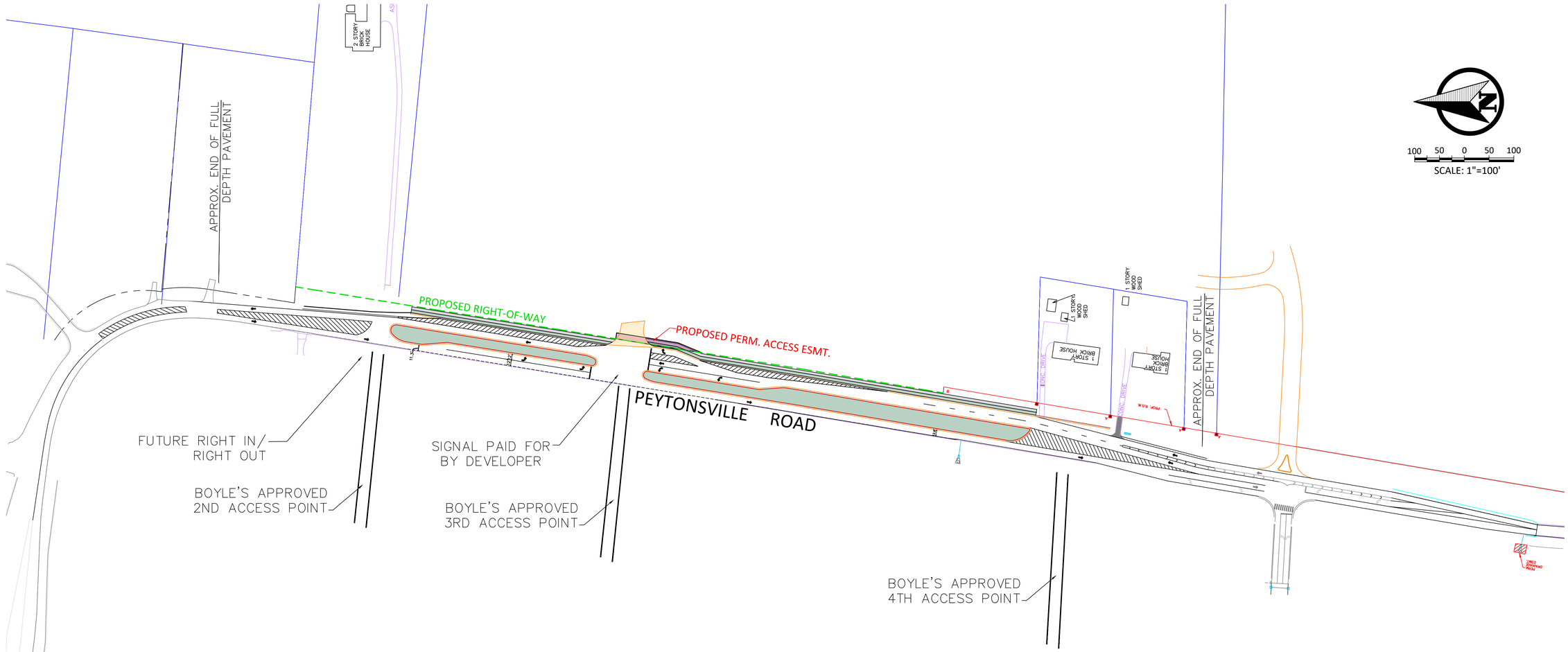
Witness my hand and seal this ___ day of _____, 20____.

_____
Notary Public
My Commission Expires:_____

Approved as to form by:

_____
J. Blake Harper, Staff Attorney

24" x 36"



NO PROJECTED WORK ON THE WEST SIDE OF PEYTONSVILLE ROAD

NOTE: ADDITIONAL DRAINAGE EASEMENT MAY BE NECESSARY DURING DESIGN.

SULLIVAN ENGINEERING, INC.
BRENTWOOD, TENNESSEE

GOOSE CREEK BYPASS
MAJOR THOROUGHFARE PLAN UPDATE
CITY OF FRANKLIN, WILLIAMSON COUNTY, TENNESSEE
NOVEMBER, 2024

ORIGINAL ISSUE DATE: | SEI PROJECT NO.: | DRAWN BY: | CHECKED BY:

REVISIONS

#	DATE	DESCRIPTION

© 2024 SULLIVAN ENGINEERING, INC. (SEI)
ALL INFORMATION PRESENTED ON THIS DRAWING IS THE INTELLECTUAL PROPERTY OF SEI. THIS PLAN HAS BEEN PREPARED SOLELY FOR THE USE OF THOSE PARTIES REFERENCED AS OWNER OR CLIENT. ANY UNAUTHORIZED REPRODUCTION OR THE RESALE OF THIS PLAN OR ITS CONTENTS FOR USE BY ANY PARTY NOT EXPRESSLY STATED HEREON, SHALL BE CONSIDERED UNAUTHORIZED AND IN VIOLATION OF COPYRIGHT LAWS.

PROPOSED LAYOUT

P1

SCALE: 1"=100'

©COPYRIGHT 2024 - ALL RIGHTS RESERVED. NO PORTION(S) OF THIS DOCUMENT MAY BE REPRODUCED WITHOUT THE EXPRESSED WRITTEN CONSENT OF SULLIVAN ENGINEERING, INC.

RESOLUTION 2019-68

A RESOLUTION TO ADOPT THE PROJECT LIST FOR THE FY 2019-2028 CIP (CAPITAL INVESTMENT PROGRAM)

WHEREAS, the Board of Mayor and Aldermen (BOMA) has determined that the FY 2019-2028 Capital Investment Program (CIP) as has been presented represents their intent as to the capital projects needing to be accomplished within the next several years; and

WHEREAS, the BOMA has reviewed the FY 2019-2028 CIP and ranked its top priority projects for consideration of funding; and

WHEREAS, the BOMA has provided adequate funding capacity for these projects through a variety of sources, including the Invest Franklin initiative; and

WHEREAS, City Staff has recommended and presented to the BOMA the FY 2019-2028 Capital Funding Model for consideration inclusive of many internal and external sources that can be leveraged to fund the projects itemized below to maximize available funding.

NOW THEREFORE, BE IT RESOLVED BY THE BOARD OF MAYOR AND ALDERMEN OF THE CITY OF FRANKLIN, TENNESSEE, that the following FY 2019-2028 CIP projects be approved for funding for the approximate amounts shown below utilizing funding as recommended by City Staff:

1.	**Long Ln and Old Peytonsville Rd Connector**	**$ 22,288,800**
2.	**Bicentennial Park**	**$ 4,175,000**
3.	**100 Block Battle Avenue Drainage Improvements**	**$ 2,500,000**
4.	**5th Ave Parking Lot**	**$ 500,000**
5.	**Mallory/N Royal Oaks & Liberty Intersection Imp.**	**$ 15,000,000**
6.	**Greenway & Bridge (Harlinsdale to Chestnut Bend)**	**$ 3,032,960**
7.	**Lockwood Glen Park**	**$ 5,530,000**
8.	**Jordan Road (Aspen Grove Dr-Mallory Ln)**	**$ 4,670,480**
9.	**Lewisburg Ave Sidewalk Improvements**	**$ 1,162,260**
10.	**New City Hall**	**$ 24,500,000**
11.	**FSSD (Freedom Middle/Poplar Grove)**	**$ 5,150,000**
12.	**E McEwen Dr. Ext. (Wilson Pike to City Limits)**	**$ 19,634,800**
13.	**Maplewood Stormwater Project**	**$ 530,000**
14.	**Liberty Park Improvements**	**$ 5,400,000**
15.	**Main Barn, Harlinsdale**	**$ 1,719,070**
16.	**Eastern Flank Road Circle**	**$ 160,000**
17.	**Greenway Aspen Grove Park to Mack Hatcher**	**$ 1,555,000**
18.	**McEwen Drive Interchange Modifications**	**$ 1,000,000**
19.	**Church St. (Columbia to 2nd Ave S)**	**$ 11,231,644**
20.	**Peytonsville Rd & Pratt Ln Int. Improvements**	**$ 9,913,416**

Law Dept. approved 07.03.19

21.	Pratt Ln Bridge Replacement	$ 1,500,000
22.	USACE - Home Raising Project	$ 4,000,000
23.	West Main Bridge Widening Project	$ 455,000
24.	Carlisle Ln (SR96W-Future Mack Hatcher Pkwy)	$ 8,490,720
25.	Thompson Alley Neighborhood Park	$ 222,000
26.	Main St Sidewalk Repair Project	$ 2,200,000
27.	Mack Hatcher Multiuse Trail (Franklin-Hillsboro)	$ 3,600,000
28.	Greenway (Pinkerton Park to Franklin Road Bridge)	$ 5,328,400
29.	New Public Parking Structure or Surface Lot	$ 8,100,000
30.	Hayes Home Restoration (Harlinsdale)	$ 482,870

BE IT FURTHER RESOLVED BY THE BOARD OF MAYOR AND ALDERMEN OF THE CITY OF FRANKLIN, TENNESSEE, that those capital improvement projects listed in the FY 2019-2028 CIP not designated as being funded by this Resolution will be continually evaluated on a case by case basis and in accordance with the established priority rankings for funding should additional funds be made available of those projects slated for funding are delayed and the designated funding not be needed at the present time.

IT IS SO RESOLVED AND DONE on this 13th day of August 2019.

ATTEST:

By: Eric S. Stuckey

ERIC S. STUCKEY
City Administrator

CITY OF FRANKLIN, TENNESSEE:

By: _____

DR. KEN MOORE
Mayor

Approved as to Form:

By: Shauna R. Billingsley

Shauna R. Billingsley
City Attorney

Law Dept. approved 07.03.19

City of Franklin

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

File #: 21-0193

DATE: February 18, 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 2024-50, An Ordinance To Rezone 1.95 Acres From Residential 4 (R4) District And Mixed Residential (MR) District To Civic Institutional (CI) District For The Property Located North Of Liberty Pike And East Of Chestnut Lane At 104 Chestnut Lane. Establishing A Public Hearing On April 8, 2025
FMPC 2/27/25, 8-0

PURPOSE:

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

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

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

FINANCIAL IMPACT:
Unknown.

RECOMMENDATION:

Franklin Municipal Planning Commission recommends approval of Ordinance 2024-50 by a vote of 8-0.
Staff recommends that the Board of Mayor and Aldermen approve Ordinance 2024-50.

ORDINANCE 2024-50

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

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

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

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

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

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

PREMISES CONSIDERED

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

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

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

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

ATTEST:

By: _____
Angie Skarp
City Recorder

CITY OF FRANKLIN, TENNESSEE:

By: _____
Dr. Ken Moore
Mayor

Approved as to form by:

_____
Shauna R. Billingsley
City Attorney

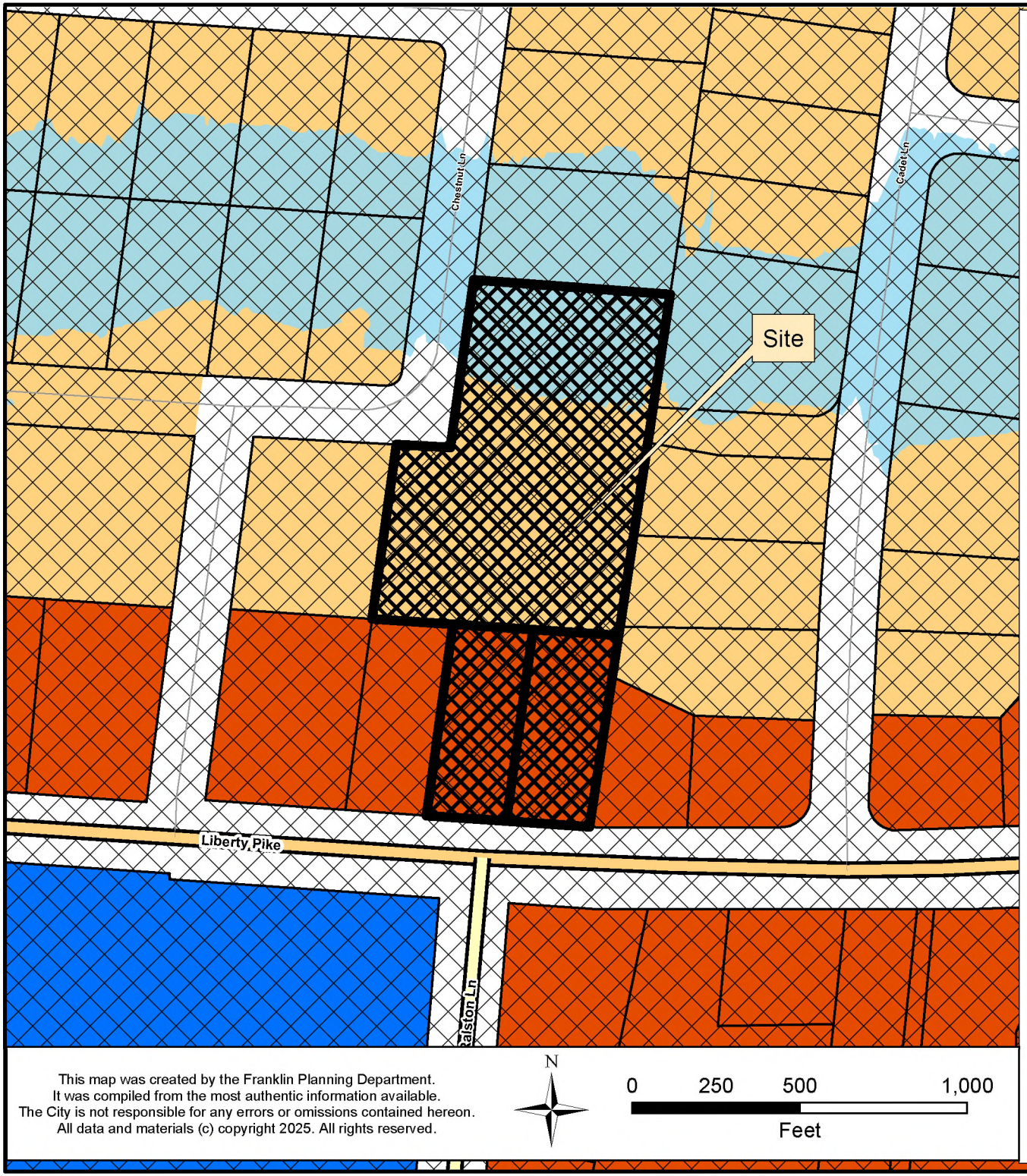
PLANNING COMMISSION RECOMMENDED: _____

PASSED FIRST READING: _____

PUBLIC HEARING HELD: _____

PASSED SECOND READING: _____

PASSED THIRD READING: _____



104 CHESTNUT LANE, REZONING
ORDINANCE 2024-50

Project Information

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

Legend

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

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

N

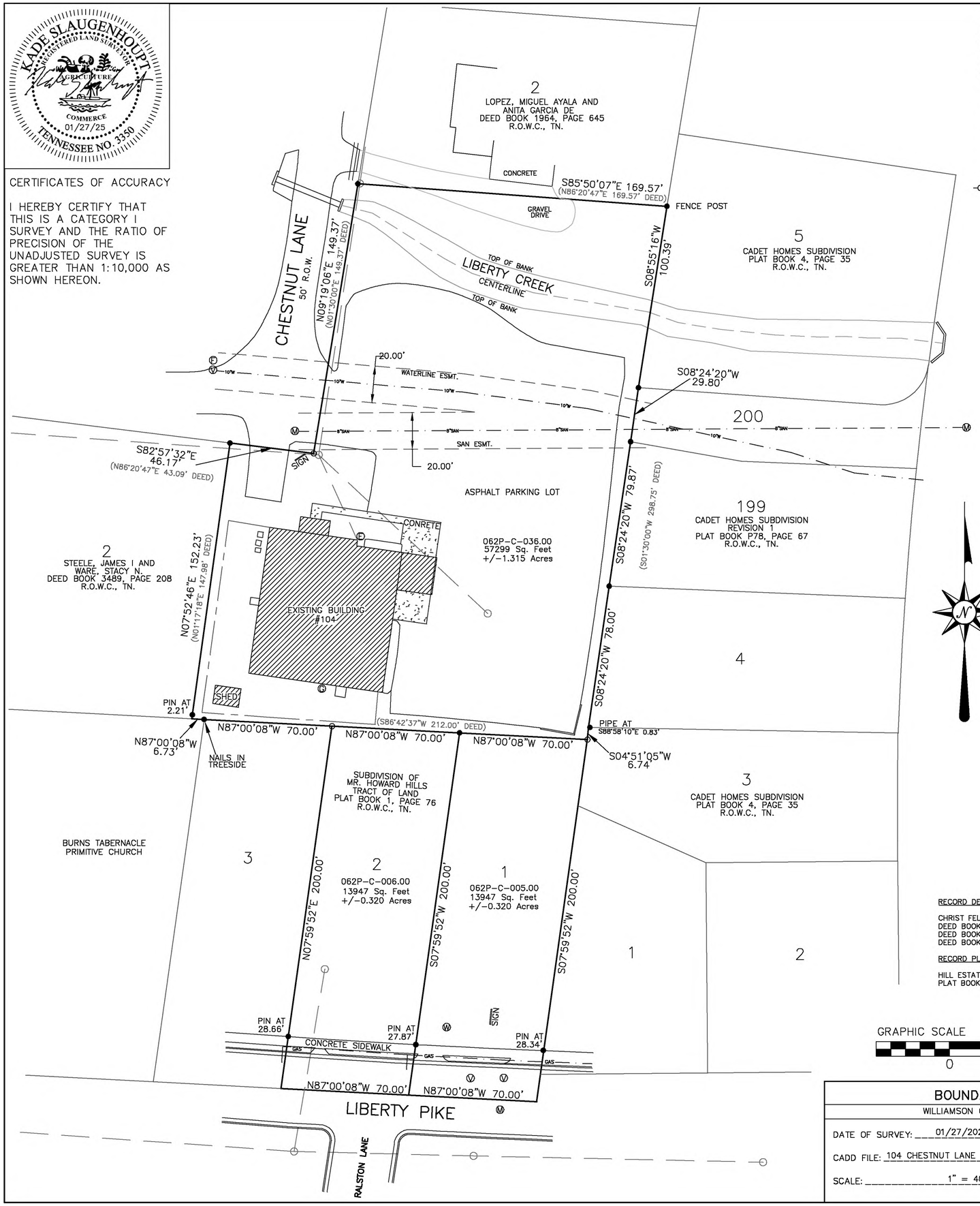
0 250 500 1,000
Feet

HISTORIC FRANKLIN TENNESSEE

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

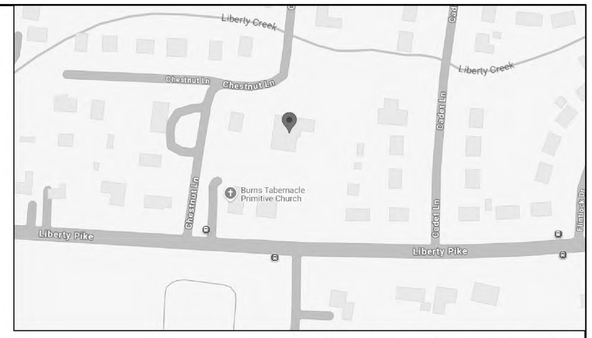
CERTIFICATES OF ACCURACY

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



LEGEND:

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



VICINITY MAP – N.T.S.

GENERAL NOTES:

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

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

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

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

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

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

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

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

RECORD DEED:

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

RECORD PLAT:

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

GRAPHIC SCALE 1"=40'
0 40 80

BOUNDARY SURVEY OF
104 CHESTNUT LANE
FRANKLIN, TN. 37064

COF 8661

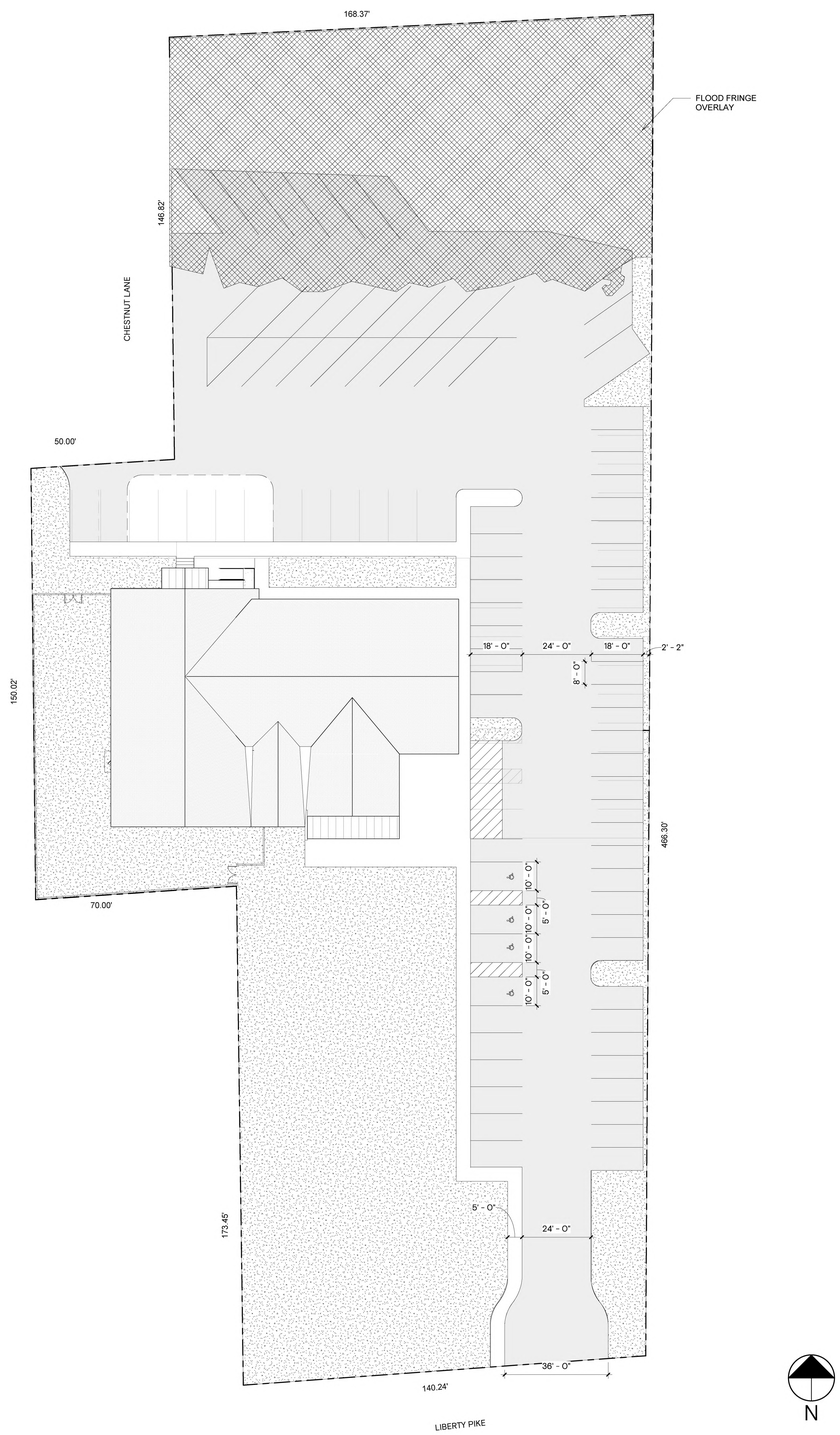
BLOCK H LOTS 3–4 AND BLOCK F LOT 1
HILL ESTATES SUBDIVISION
OF RECORD IN BOOK 2, PAGE 42, R.O.W.C., TN.
AND LOTS 1–2
SUBDIVISION OF MR. HOWARD HILLS TRACT OF LAND
OF RECORD IN PLAT BOOK 1, PAGE 76, R.O.W.C., TN.

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

PREPARED FOR: PREMIER DESIGN BUILD

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

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



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

PROJECT SUMMARY

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

BUILDING AREA

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

PROJECT DIRECTORY

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

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

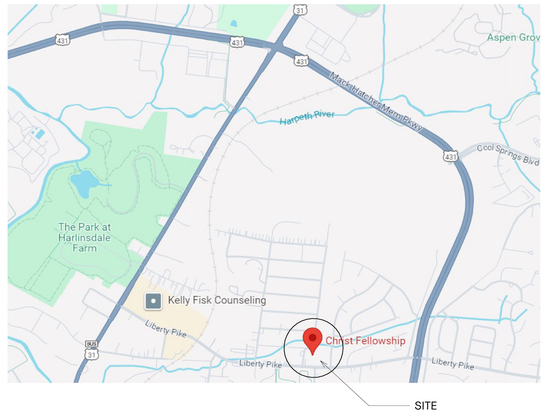
GENERAL CONTRACTOR
PREMIER DESIGN BUILD
1031 PARKWAY DRIVE
UNIT 25B
SPRING HILL, TN. 37174
CONTACT: WESTON ENLOW
WESTONE@PDBTN.COM
615.622.9333 X4

SURVEY

CODE COMPLIANCE

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

VICINITY MAP



SHEET INDEX

ARCHITECTURAL

A0.00 COVER SHEET

104 CHESTNUT LANE, FRANKLIN, TN. 37064

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

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

CHRIST FELLOWSHIP CHURCH

104 CHESTNUT LANE, FRANKLIN, TN. 37064

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

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

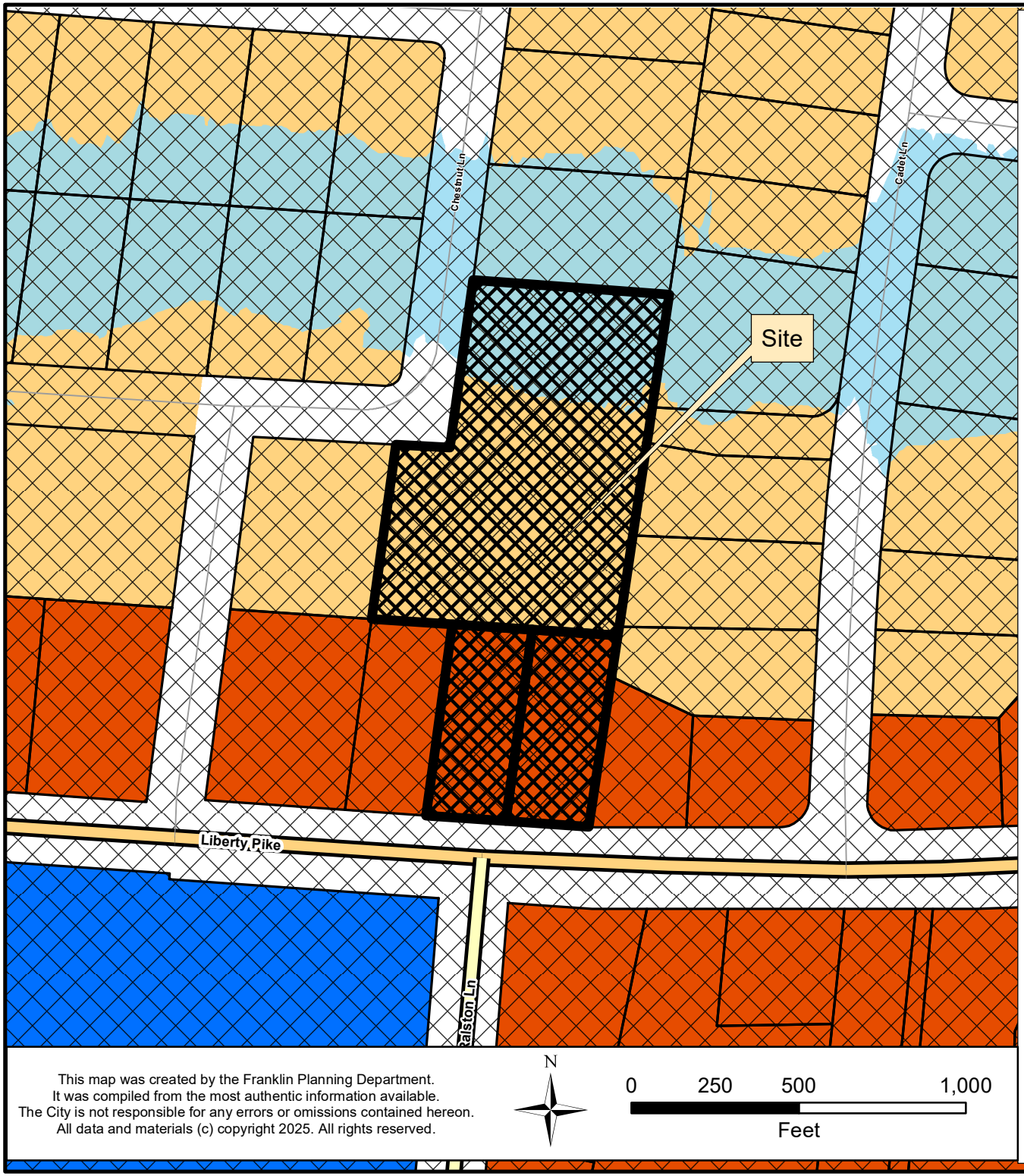
1/24/2025 DATE
3/64" = 1'-0" SCALE

SUBMITTAL

COF 8661

COVER SHEET

A0.00



104 CHESTNUT LANE, REZONING
ORDINANCE 2024-50

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

Legend

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

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

N

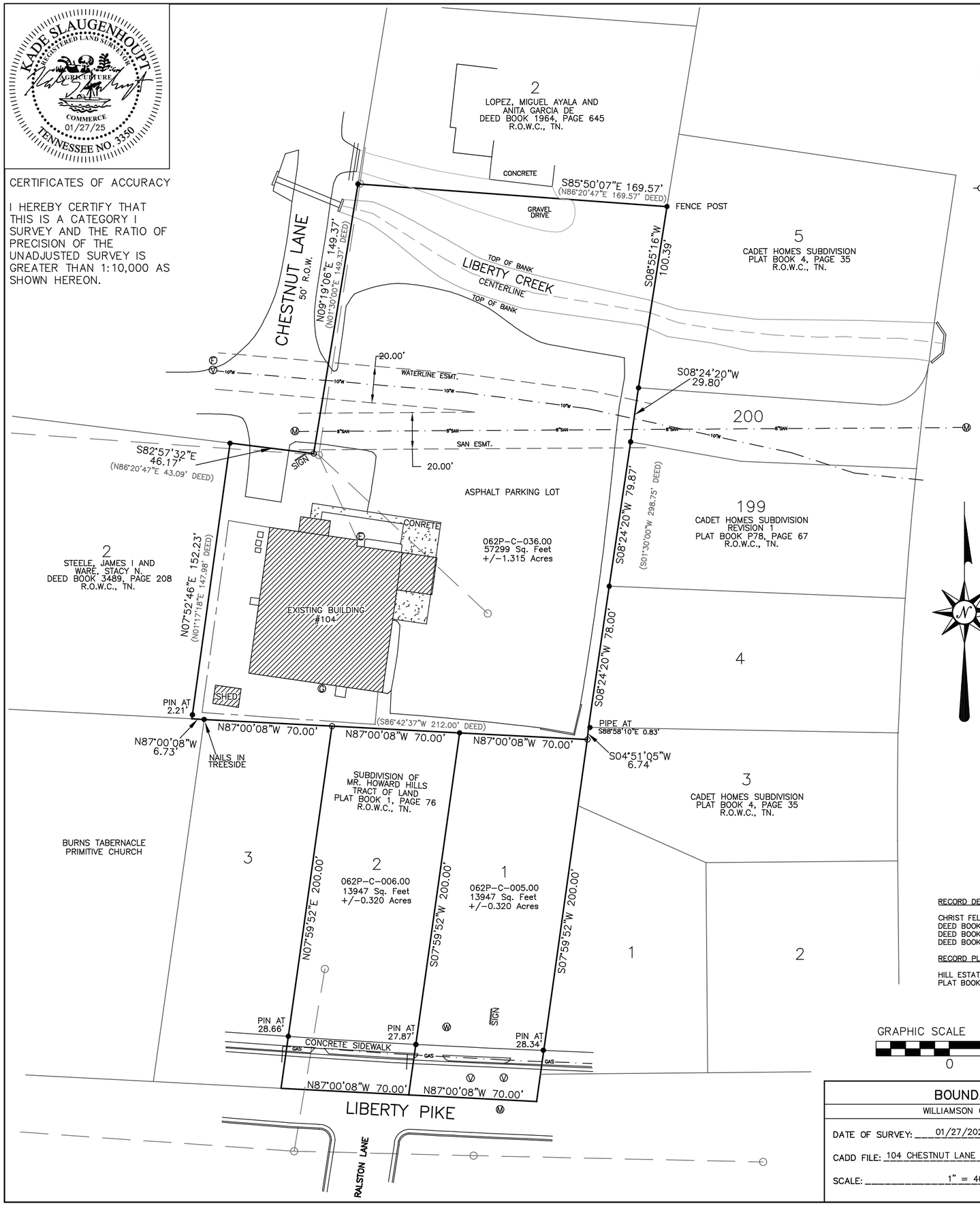
0 250 500 1,000
Feet

HISTORIC FRANKLIN TENNESSEE

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

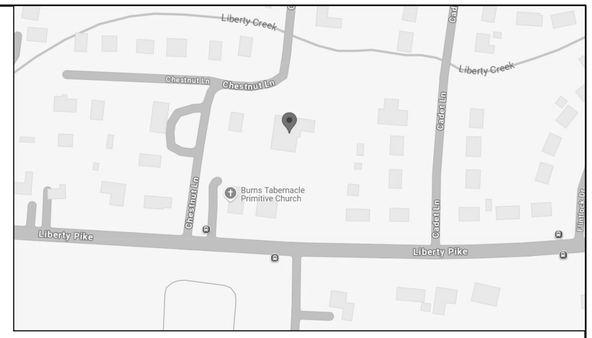
CERTIFICATES OF ACCURACY

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



LEGEND:

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



VICINITY MAP – N.T.S.

GENERAL NOTES:

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

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

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

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

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

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

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

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

RECORD DEED:

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

RECORD PLAT:

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

GRAPHIC SCALE 1"=40'
0 40 80

BOUNDARY SURVEY OF
104 CHESTNUT LANE
FRANKLIN, TN. 37064

COF 8661

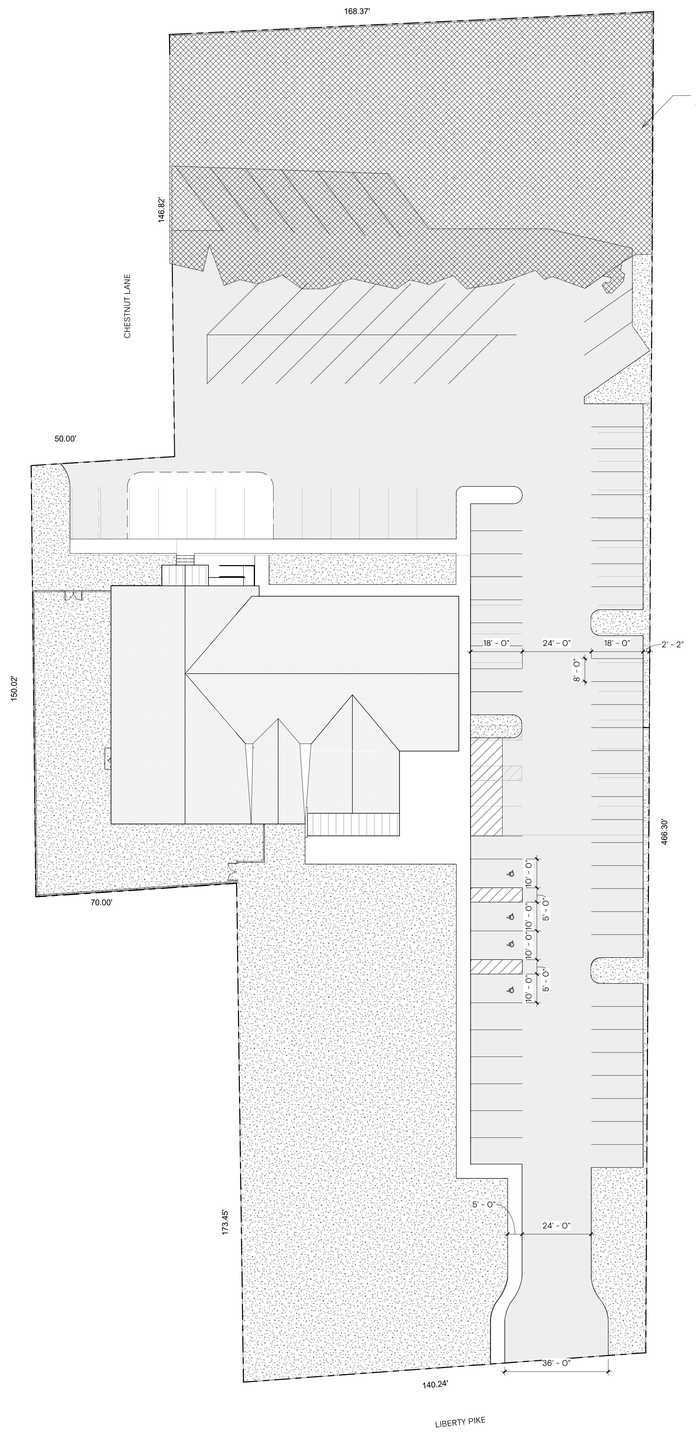
BLOCK H LOTS 3–4 AND BLOCK F LOT 1
HILL ESTATES SUBDIVISION
OF RECORD IN BOOK 2, PAGE 42, R.O.W.C., TN.
AND LOTS 1–2
SUBDIVISION OF MR. HOWARD HILLS TRACT OF LAND
OF RECORD IN PLAT BOOK 1, PAGE 76, R.O.W.C., TN.

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

PREPARED FOR: PREMIER DESIGN BUILD

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

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



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

PROJECT SUMMARY

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

PROJECT DIRECTORY

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

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

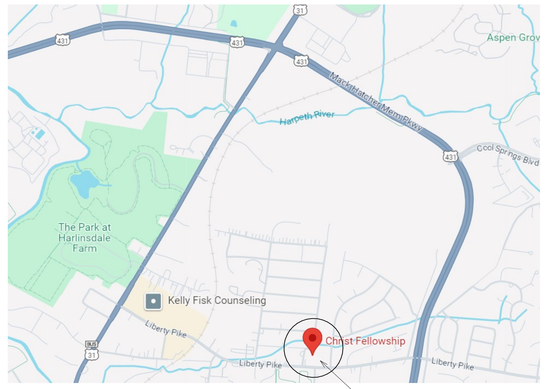
GENERAL CONTRACTOR **PREMIER DESIGN BUILD**
1031 PARKWAY DRIVE
UNIT 25B
SPRING HILL, TN. 37174
CONTACT: WESTON ENLOW
WESTONE@PDBTN.COM
615.622.9333 X4

SURVEY

CODE COMPLIANCE

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

VICINITY MAP



SHEET INDEX

ARCHITECTURAL

A0.00 COVER SHEET

104 CHESTNUT LANE, FRANKLIN, TN. 37064

CHRIST FELLOWSHIP CHURCH

104 CHESTNUT LANE, FRANKLIN, TN. 37064

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

THESE DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY AND COPYRIGHT OF PACKMAN ARCHITECTS AND SHALL NOT BE USED ON ANY OTHER WORK EXCEPT BY AGREEMENT WITH PACKMAN ARCHITECTS AND WITH APPROPRIATE COMPENSATION. THESE DRAWINGS ARE AND SHALL BE VERIFIED BY THE CONTRACTOR ON THE JOB SITE. ANY DISCREPANCY SHALL BE BROUGHT TO THE ATTENTION OF PACKMAN ARCHITECTS PRIOR TO THE COMMENCEMENT OF ANY WORK

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

SUBMITTAL

COF 8661

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

COVER SHEET

A0.00

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

City of Franklin

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

File #: 21-0194

DATE: February 18, 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 2024-51, An Ordinance To Rezone 20.15 Acres From Planned (PD 0.2/263,100) District To Planned (PD 243,200/120) District For The Property Located North Of Liberty Pike And East Of Franklin Road, At 230 Franklin Road (The Factory At Franklin PUD). Establishing A Public Hearing On April 8, 2025
FMPC 2/27/25, 8-0

PURPOSE:

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

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

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

FINANCIAL IMPACT:
Unknown.

RECOMMENDATION:

Franklin Municipal Planning Commission recommends approval of Ordinance 2024-51 by a vote of 8-0.

Staff recommends that the Board of Mayor and Aldermen approve Ordinance 2024-51.

ORDINANCE 2024-51

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

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

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

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

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

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

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

PREMISES CONSIDERED

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

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

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

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

ATTEST:

By: _____
Angie Skarp
City Recorder

CITY OF FRANKLIN, TENNESSEE:

By: _____
Dr. Ken Moore
Mayor

Approved as to form by:

_____
Shauna R. Billingsley
City Attorney

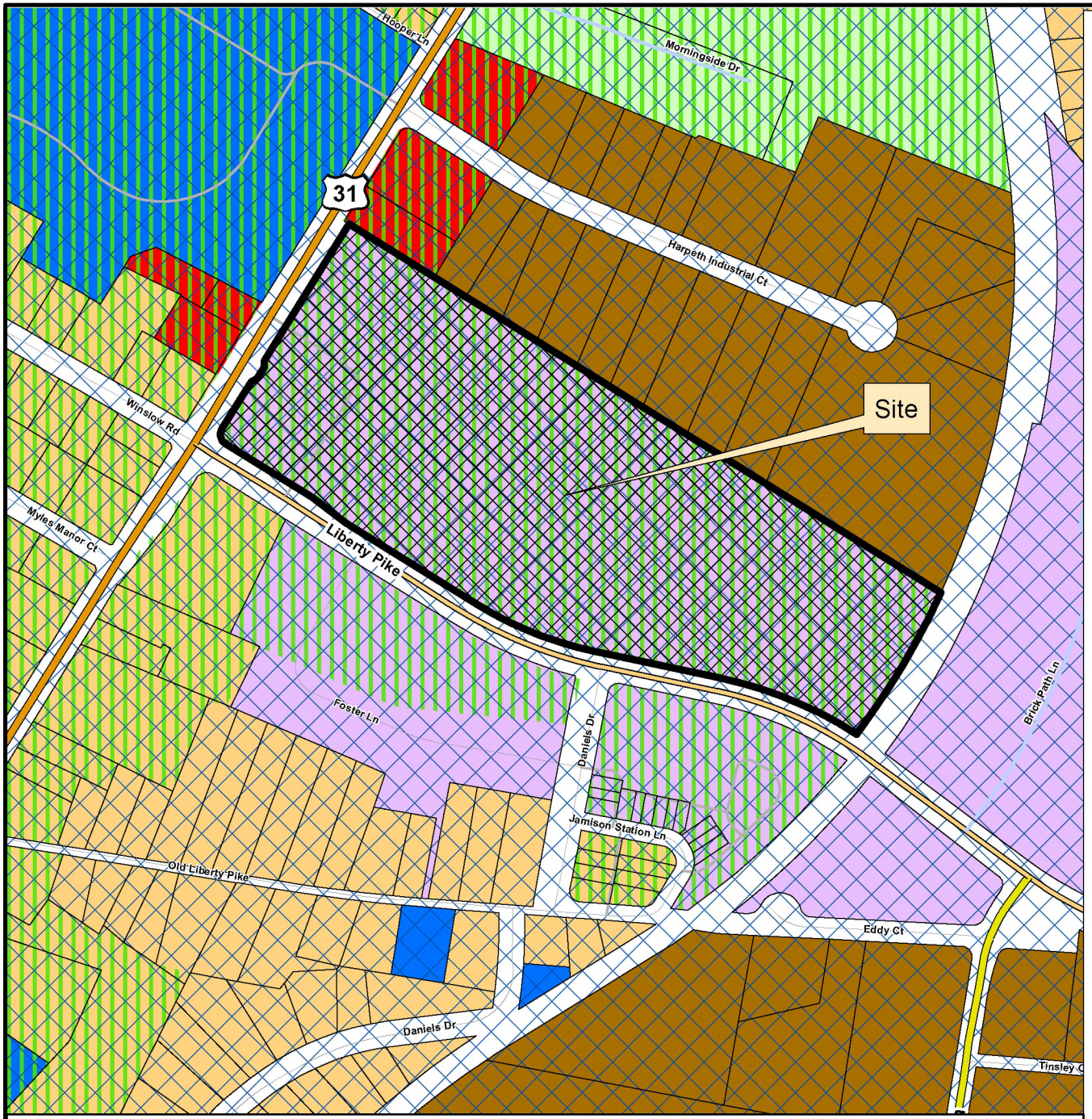
PLANNING COMMISSION RECOMMENDED: _____

PASSED FIRST READING: _____

PUBLIC HEARING HELD: _____

PASSED SECOND READING: _____

PASSED THIRD READING: _____



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

Project Information

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

Legend

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

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

N

0 250 500 1,000
Feet

HISTORIC FRANKLIN TENNESSEE

THE FACTORY AT FRANKLIN PUD

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

Franklin, Williamson County, Tennessee

SHEET INDEX

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

DEVELOPMENT TEAM

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

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

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

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

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

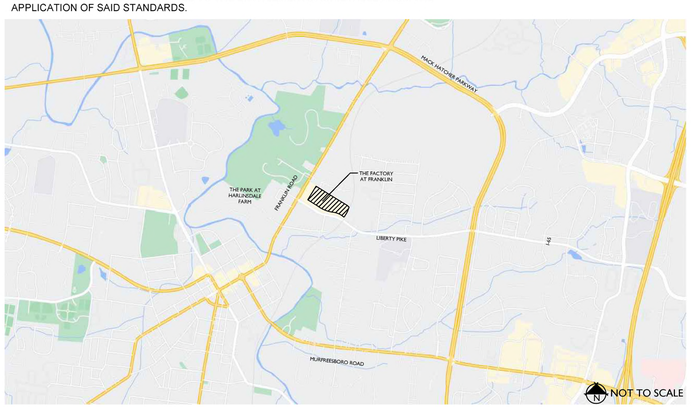
VESTING STANDARDS

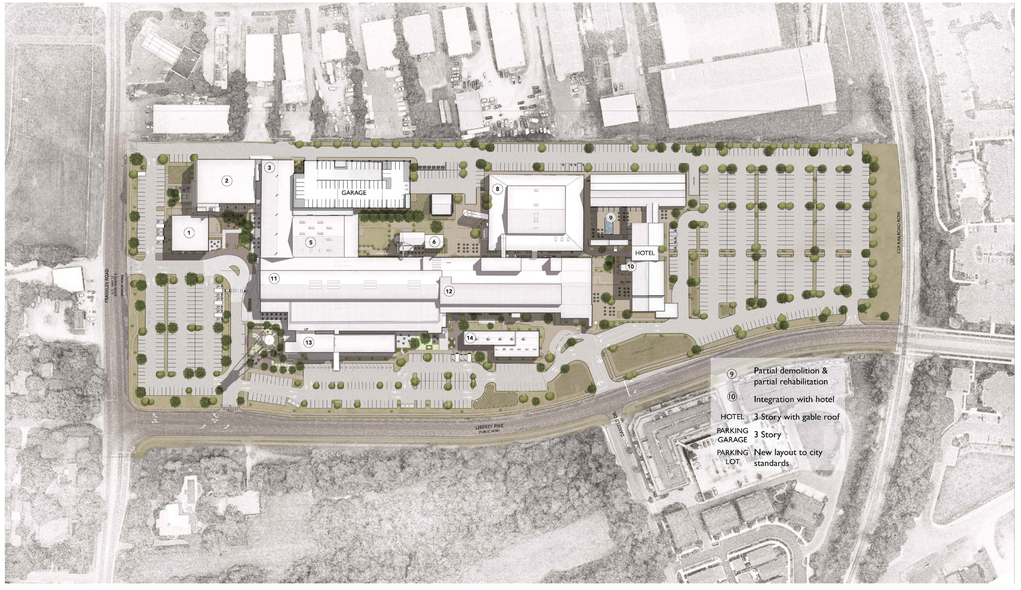
VESTING DATE 10/11/2022, BASED ON THE BOMA APPROVAL OF DEVELOPMENT PLAN REVISION 2:

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

COMPREHENSIVE REVIEW AT SITE PLAN:

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





MODIFICATION OF STANDARDS

APPROVED MOS, DEVELOPMENT PLAN REVISION 2

ORDINANCE 2022-59; APPROVED 10/11/2022

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

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

BZA - COF#7777 4/7/2022

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

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

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

FZO 7.5 - Frontage types, Landscape Frontage

BZA - COF#8660 1/2/2025

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

FZO 7.5 - Frontage types, Landscape Frontage

REQUESTED MOS DEVELOPMENT PLAN REV. 3

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

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

SITE DATA

THE FACTORY AT FRANKLIN PUD, REVISION 3

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

REGULATIONS

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

DWELLING UNIT COUNT: 0 UNITS

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

HOTEL KEYS: **120 KEYS**

BUILDING HEIGHT: 3 STORIES

MINIMUM LSA: 0.2

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

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

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

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

HISTORIC RESOURCE TREATMENT:

IMPACT STATEMENT

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

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

RECLAIMED WATER LINE
NA

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

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

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

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

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

THE FACTORY AT FRANKLIN

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

GREGORY C. GAMBLE — TENNESSEE — REGISTERED LANDSCAPE ARCHITECT — 2414

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

STORMWATER NARRATIVE

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

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

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

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

GENERAL NOTES:

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

REGULATIONS

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

DWELLING UNIT COUNT: 0 UNITS

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

HOTEL KEYS: **120 KEYS**

BUILDING HEIGHT: 3 STORIES

MINIMUM LSA: 0.2

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

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

HISTORIC RESOURCE TREATMENT:

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

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

GRADING & DRAINAGE DATA CHART:

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

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

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

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

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

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

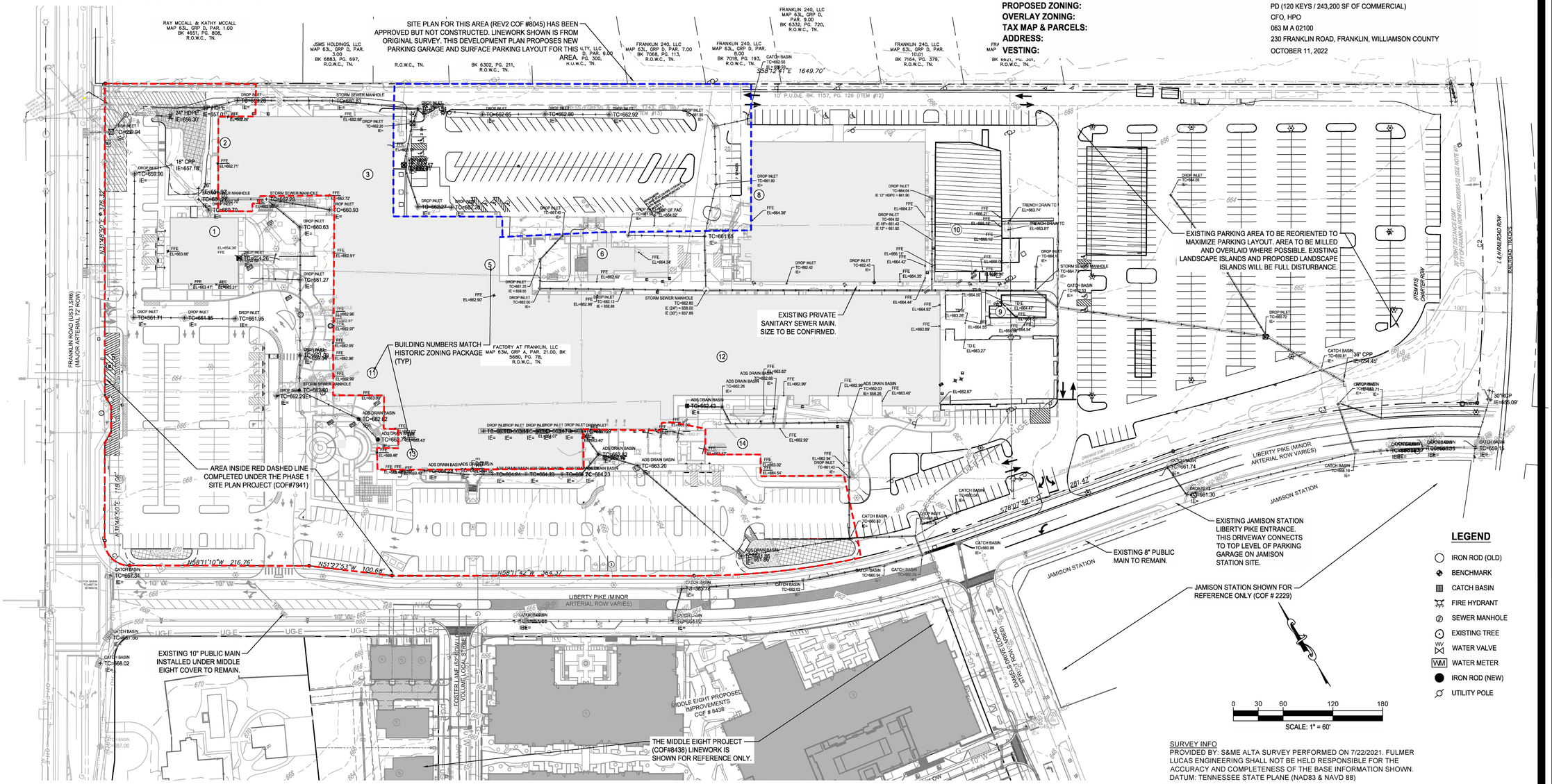
- OUTFALL 2
- 2 YEAR: 1.17 CFS
- 5 YEAR: 1.49 CFS
- 10 YEAR: 1.74 CFS
- 25 YEAR: 2.10 CFS
- 50 YEAR: 2.39 CFS
- 100 YEAR: 2.68 CFS

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

SITE DATA

THE FACTORY AT FRANKLIN PUD, REVISION 3

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



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

Thursday, February 6, 2025
21:04 by Dmcintyre - I:\The Factory at Franklin\03 - Cad\Sheets\Revised\063-21_RZ_Overall Existing Conditions Plan.dwg

GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

FULMER LUCAS

CENTRIC ARCHITECTURE

STONEHILL TAYLOR

HOLLADAY PROPERTIES

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

THE FACTORY AT FRANKLIN

STATE OF TENNESSEE — JAMES MICHAEL CLARK — 129554 — REGISTERED LANDSCAPE ARCHITECT — AGRICULTURE — 02/06/2025

INITIAL SUBMITTAL: JANUARY 13, 2025

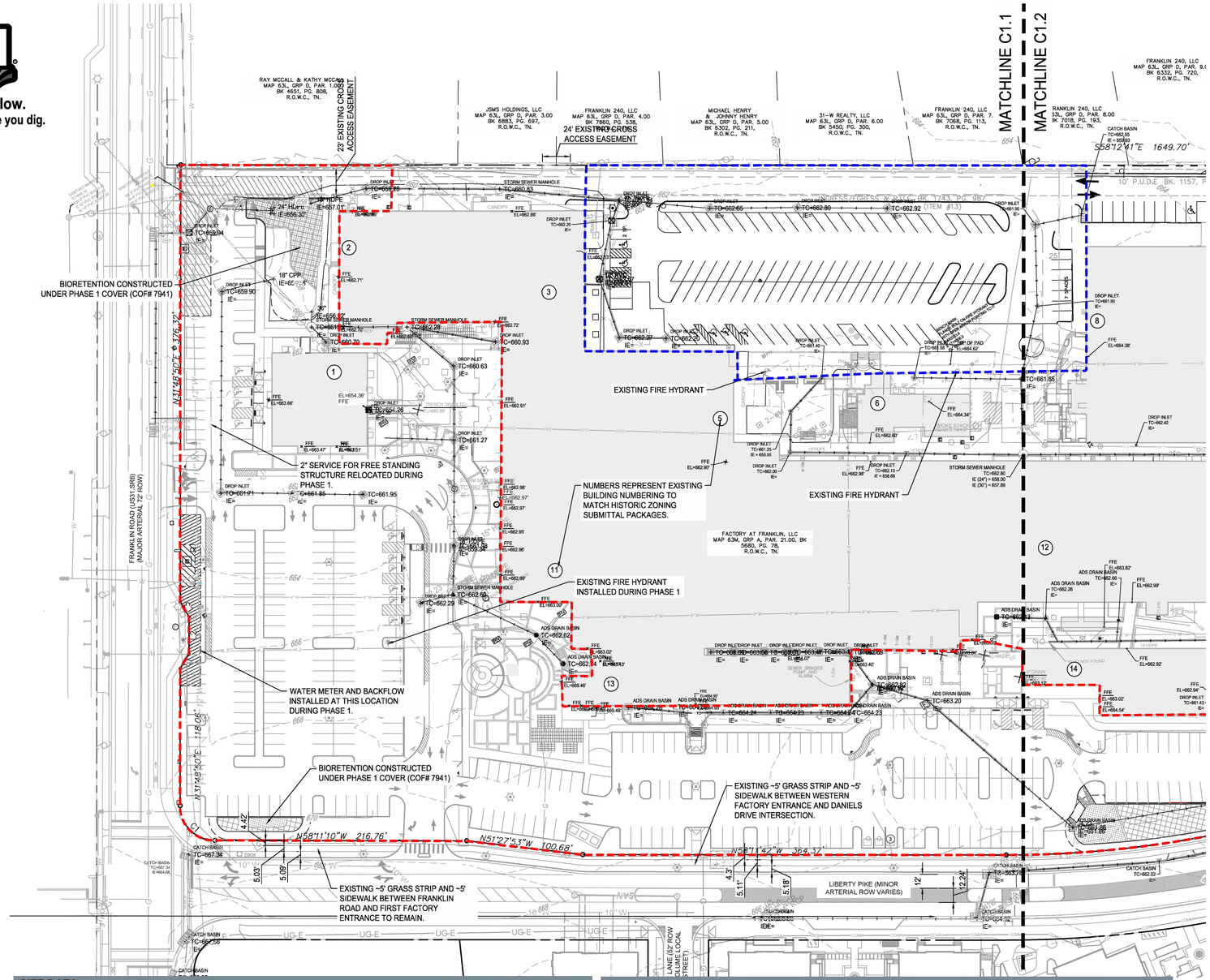
Revision Date
1 _____
2 _____
3 _____
4 _____

OVERALL EXISTING CONDITIONS

SHEET
C1.0

COF # 8664

Know what's below. Call before you dig.



SITE DATA

THE FACTORY AT FRANKLIN PUD, REVISION 3

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

REGULATIONS

BUILDING TYPES APPLIED: MIXED-USE

FRONTAGE TYPES APPLIED: LANDSCAPE

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

DWELLING UNIT COUNT: 0 UNITS

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

HOTEL KEYS: **120 KEYS**

BUILDING HEIGHT: 3 STORIES

MINIMUM LSA: 0.2

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

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

HISTORIC RESOURCE TREATMENT:

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

PARKING GARAGE CONSTRUCTION TYPE: **TYPE IIB**

HOTEL CONSTRUCTION TYPE: **TYPE IIIB**

GENERAL NOTES:

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

STORMWATER NARRATIVE

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

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

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

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

GRADING & DRAINAGE DATA CHART:

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

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

LEGEND

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

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

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

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

THE FACTORY AT FRANKLIN PUD DEVELOPMENT PLAN, REVISION 3

Franklin, Williamson County, Tennessee

THE FACTORY AT FRANKLIN

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

INITIAL SUBMITTAL: JANUARY 13, 2025

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

ENLARGED EXISTING CONDITIONS

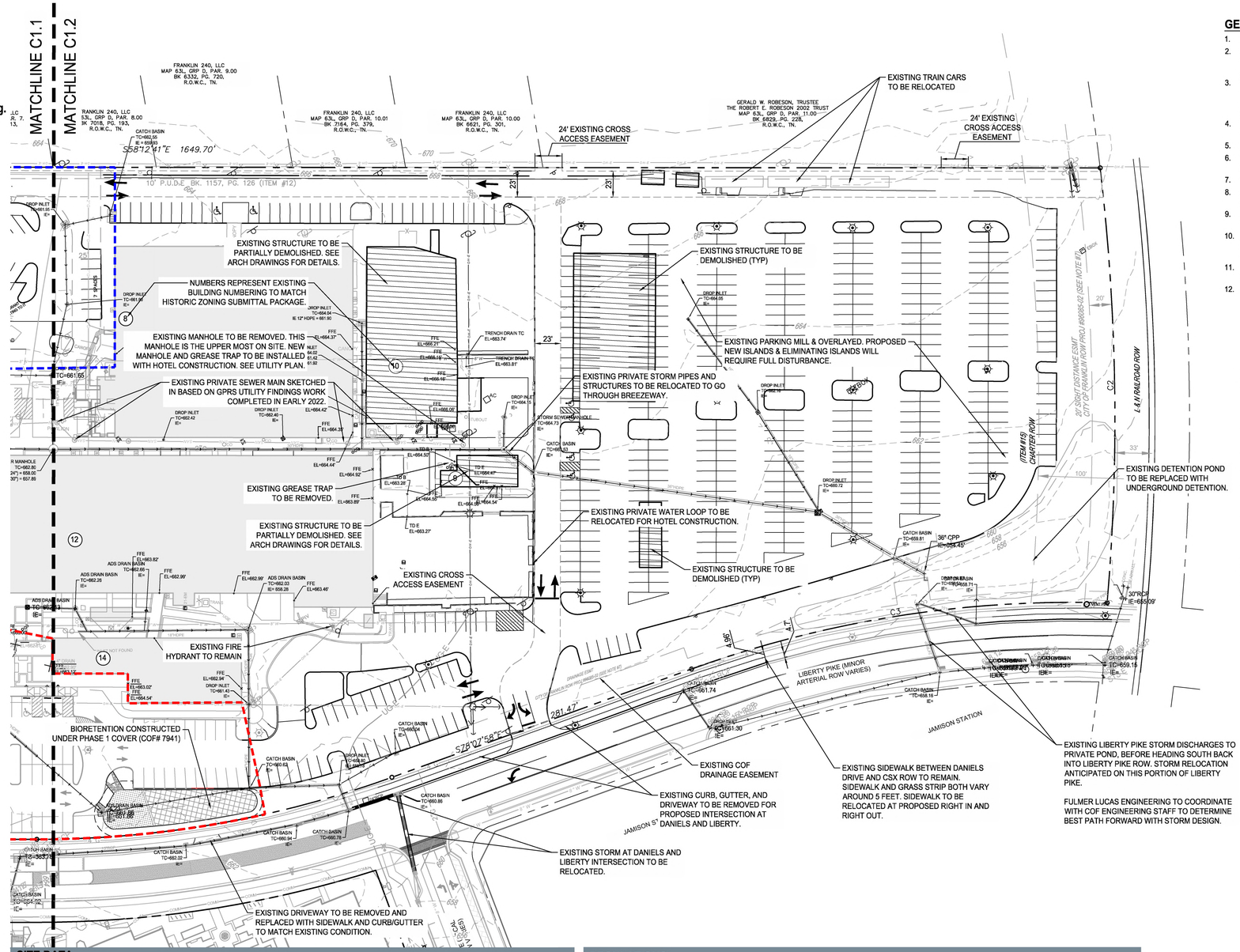
SHEET

C1.1

COF # 8664

Thursday, February 6, 2025
Z:\Projects\Franklin, The Factory at Franklin\02 - Civil\Sheets\Revised\1001-2_RZ_Existing Conditions Plan.dwg

Know what's below. Call before you dig.



GENERAL NOTES:

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

STORMWATER NARRATIVE

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

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

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

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

GRADING & DRAINAGE DATA CHART:

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

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

SITE DATA

THE FACTORY AT FRANKLIN PUD, REVISION 3

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

REGULATIONS

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

DWELLING UNIT COUNT: 0 UNITS

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

HOTEL KEYS: **120 KEYS**

BUILDING HEIGHT: 3 STORIES

MINIMUM LSA: 0.2

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

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

HISTORIC RESOURCE TREATMENT:

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

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

LEGEND

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

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

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

GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

FULMER LUCAS

CENTRIC ARCHITECTURE

STONEHILL TAYLOR

HOLLADAY PROPERTIES

THE FACTORY AT FRANKLIN PUD DEVELOPMENT PLAN, REVISION 3

Franklin, Williamson County, Tennessee

THE FACTORY AT FRANKLIN

STATE OF TENNESSEE — LICENSED PROFESSIONAL ENGINEER — AGRICULTURE — No. 119981 — 12/10/2025

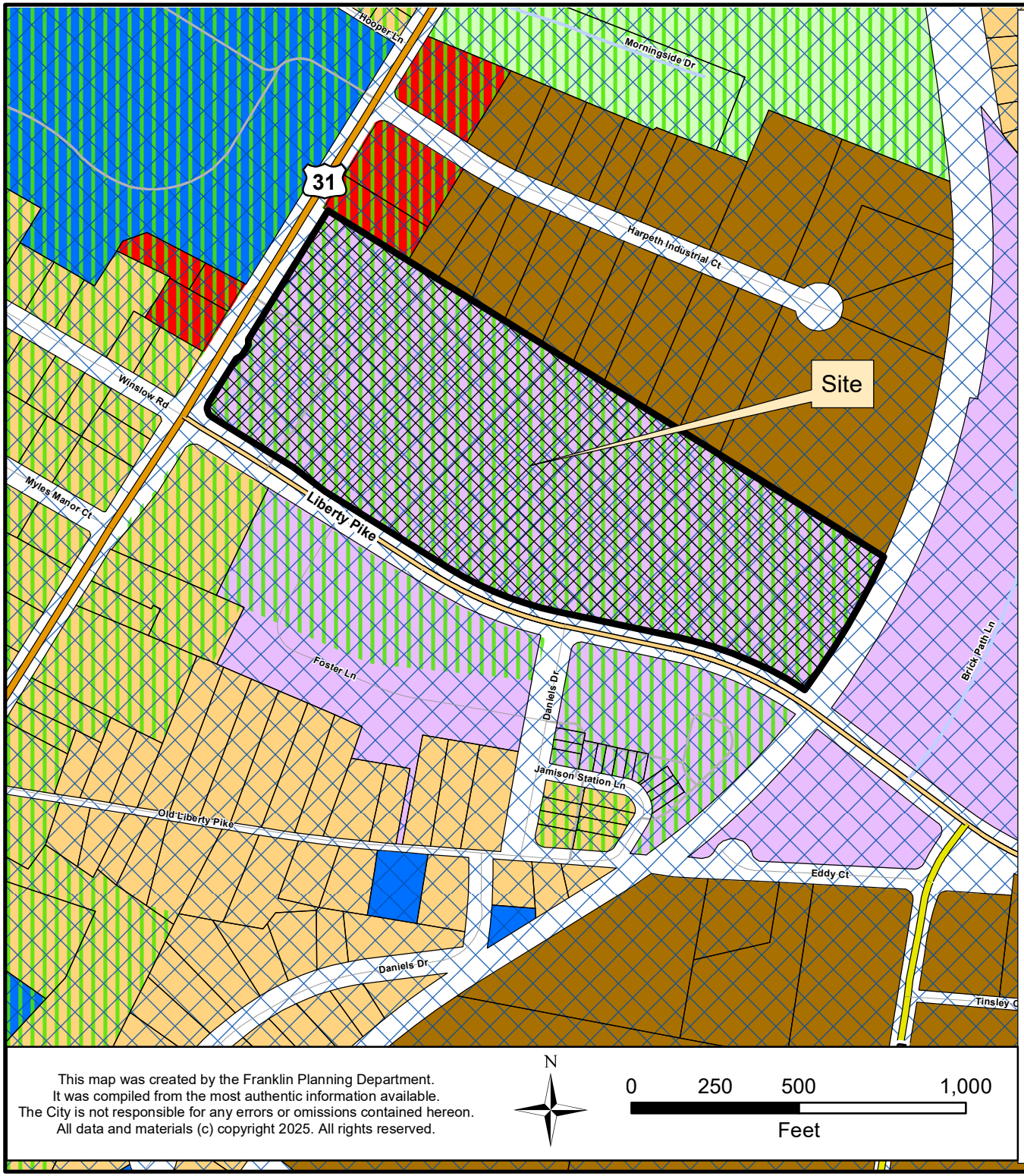
INITIAL SUBMITTAL: JANUARY 13, 2025

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

ENLARGED EXISTING CONDITIONS

SHEET
C1.2
COF # 8664

Thursday, February 6, 2025
Thursday, February 6, 2025 - The Factory at Franklin\02 - Cad\Sheets\Rezone\105121.21_02_Existing Conditions Plan.dwg



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

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

Legend

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

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

N

0 250 500 1,000
Feet

HISTORIC FRANKLIN TENNESSEE

THE FACTORY AT FRANKLIN PUD

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

Franklin, Williamson County, Tennessee

SHEET INDEX

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

DEVELOPMENT TEAM

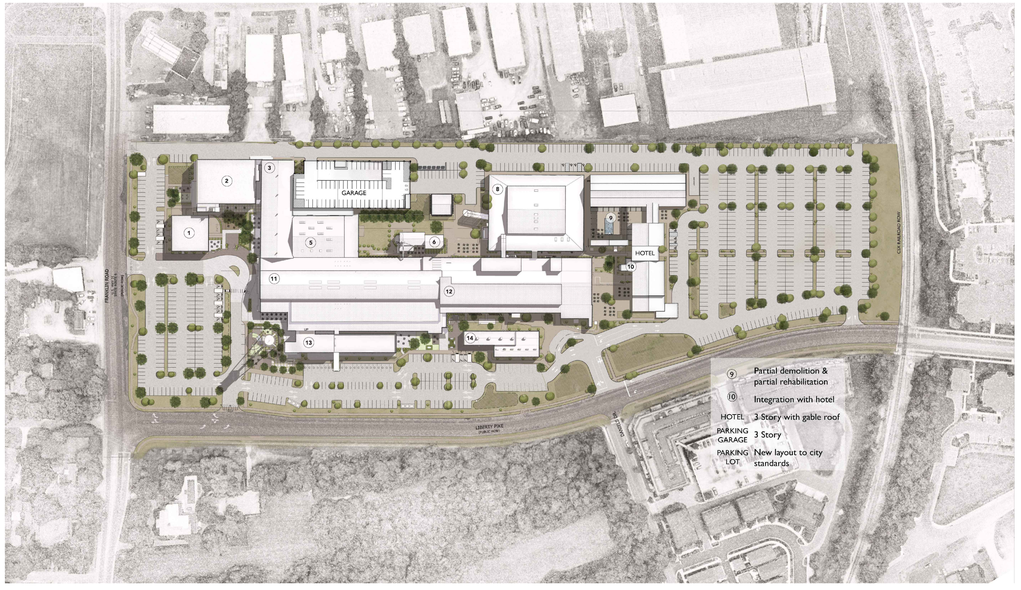
OWNER:
HOLLADAY PROPERTIES
CONTACT: BENTON SMOTHERS
2710 OLD LEBANON ROAD, SUITE 5
NASVHILLE, TENNESSEE 37214
(615) 986-1328
bsmothers@holladayproperties.com

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

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

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

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



SITE DATA

THE FACTORY AT FRANKLIN PUD, REVISION 3

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

REGULATIONS

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

DWELLING UNIT COUNT: 0 UNITS

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

HOTEL KEYS: **120 KEYS**

BUILDING HEIGHT: 3 STORIES

MINIMUM LSA: 0.2

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

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

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

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

HISTORIC RESOURCE TREATMENT:

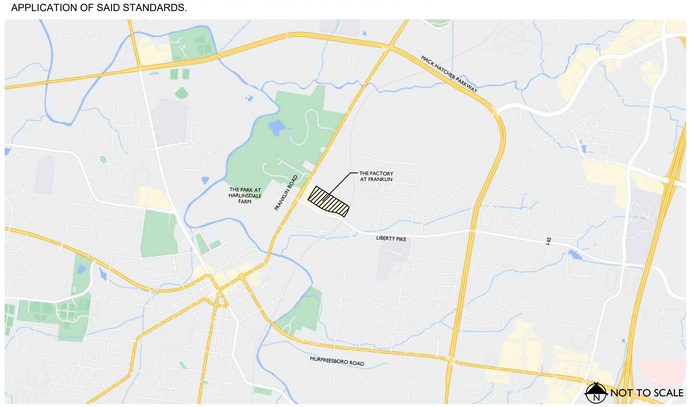
VESTING STANDARDS

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

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

COMPREHENSIVE REVIEW AT SITE PLAN:

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



MODIFICATION OF STANDARDS

APPROVED MOS, DEVELOPMENT PLAN REVISION 2

ORDINANCE 2022-59; APPROVED 10/11/2022

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

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

BZA - COF#7777 4/7/2022

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

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

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

FZO 7.5 - Frontage types, Landscape Frontage

BZA - COF#8660 1/2/2025

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

FZO 7.5 - Frontage types, Landscape Frontage

REQUESTED MOS DEVELOPMENT PLAN REV. 3

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

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

IMPACT STATEMENT

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

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

RECLAIMED WATER LINE
NA

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

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

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

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

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

THE FACTORY AT FRANKLIN

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

GREGORY C. GAMBLE — REGISTERED LANDSCAPE ARCHITECT — TENNESSEE

Know what's below. Call before you dig.

STORMWATER NARRATIVE

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

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

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

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

GENERAL NOTES:

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

REGULATIONS

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

DWELLING UNIT COUNT: 0 UNITS

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

HOTEL KEYS: **120 KEYS**

BUILDING HEIGHT: 3 STORIES

MINIMUM LSA: 0.2

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

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

HISTORIC RESOURCE TREATMENT:

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

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

GRADING & DRAINAGE DATA CHART:

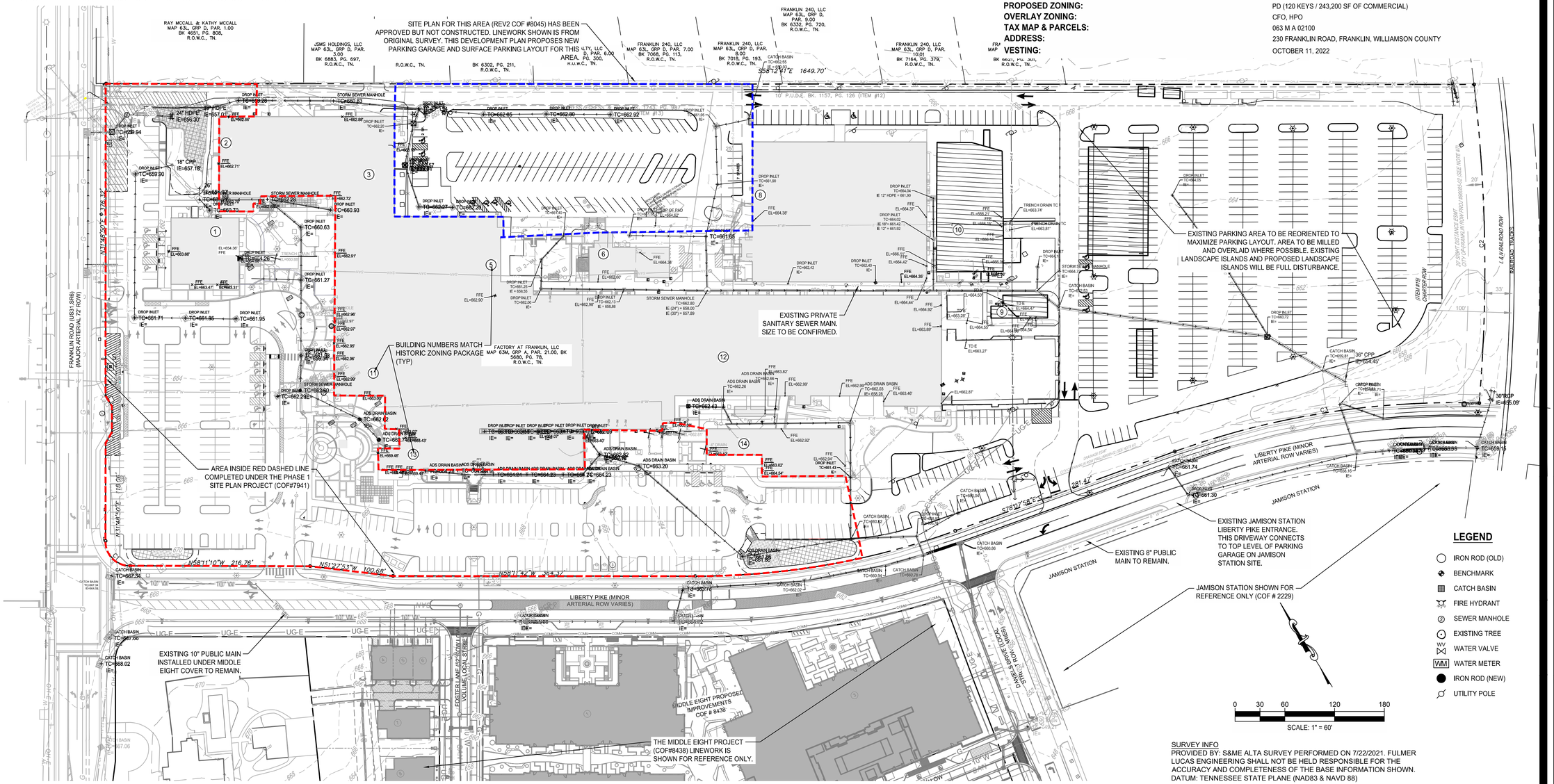
1. SITE AREA: 20.14 AC
2. EXISTING IMPERVIOUS AREA (PRE PHASE 1): 16.32 AC
3. EXISTING IMPERVIOUS AREA (POST PHASE 1): 16.72 AC
4. EXISTING RV VALUE: 0.698 (PRE PHASE 1)
5. EXISTING RV VALUE: 0.336 (POST PHASE 1)
6. EXISTING PEAK FLOW RUNOFF (PRE PHASE 1)
   - OUTFALL 1
   - 2 YEAR: 14.32 CFS
   - 5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

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

SITE DATA

THE FACTORY AT FRANKLIN PUD, REVISION 3

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



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

Thursday, February 6, 2025
D:\Eng Markups\1 Hall Kistory at Franklin\23 - CadSheets\Revised (10)\21_EZ_Overall Existing Conditions Plan.dwg

GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

FULMER LUCAS

CENTRIC ARCHITECTURE

STONEHILL TAYLOR

HOLLADAY PROPERTIES

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

THE FACTORY AT FRANKLIN

JAMES ALEXANDER HOLLADAY 340 REGISTERED LANDSCAPE ARCHITECT AGRICULTURE 02/06/2025 No. 101914 STATE OF TENNESSEE

INITIAL SUBMITTAL: JANUARY 13, 2025

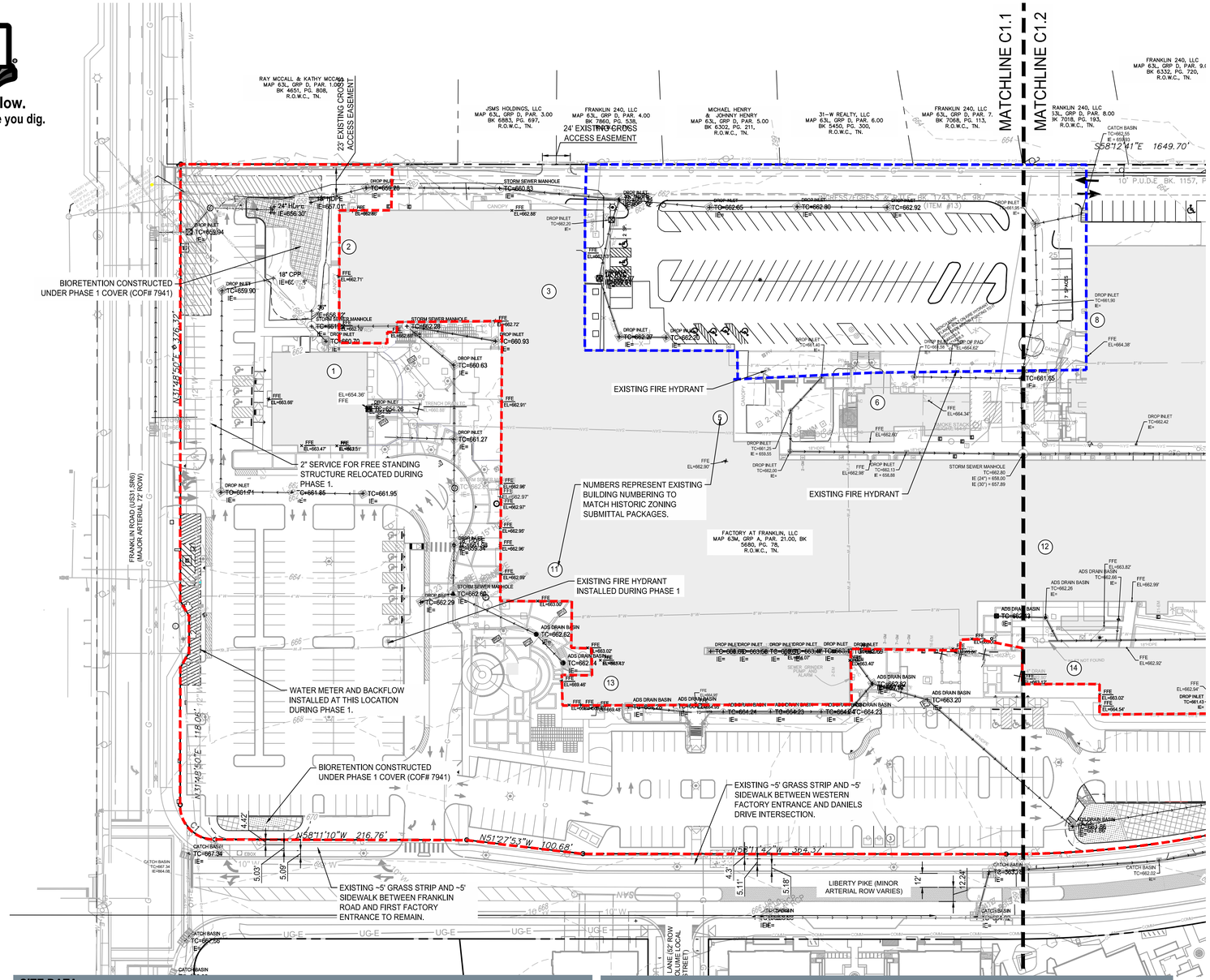
Revision Date
1 _____
2 _____
3 _____
4 _____

OVERALL EXISTING CONDITIONS

SHEET
C1.0

COF # 8664

Know what's below. Call before you dig.



SITE DATA

THE FACTORY AT FRANKLIN PUD, REVISION 3

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

REGULATIONS

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

DWELLING UNIT COUNT: 0 UNITS

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

HOTEL KEYS: **120 KEYS**

BUILDING HEIGHT: 3 STORIES

MINIMUM LSA: 0.2

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

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

HISTORIC RESOURCE TREATMENT:

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

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

GENERAL NOTES:

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

STORMWATER NARRATIVE

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

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

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

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

GRADING & DRAINAGE DATA CHART:

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

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

LEGEND

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

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

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

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

THE FACTORY AT FRANKLIN PUD DEVELOPMENT PLAN, REVISION 3

Franklin, Williamson County, Tennessee

THE FACTORY AT FRANKLIN

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

INITIAL SUBMITTAL: JANUARY 13, 2025

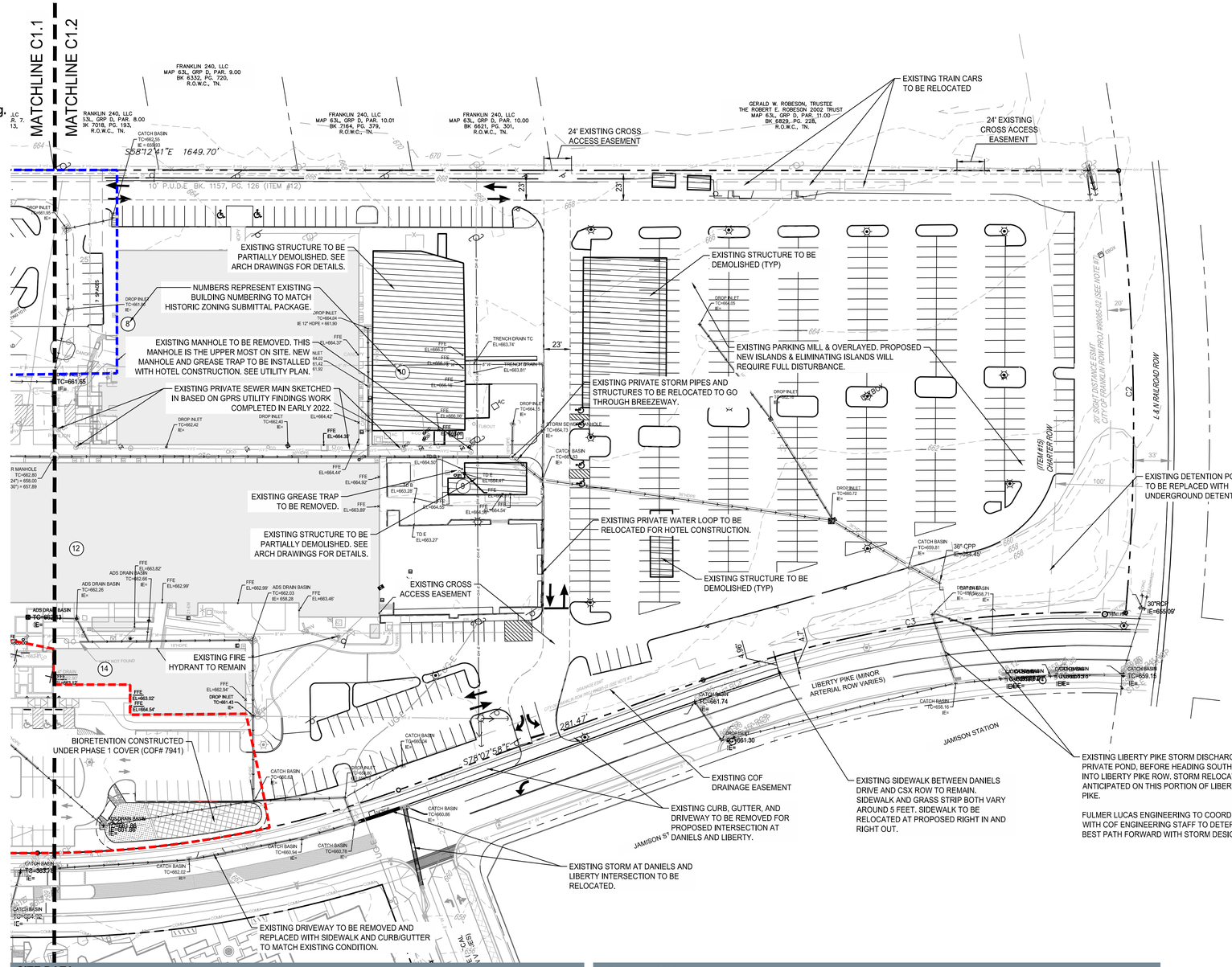
Revision Date

ENLARGED EXISTING CONDITIONS

SHEET
C1.1
COF # 8664

Thursday, February 6, 2025
Z:\Active Projects\Franklin\The Factory at Franklin\02 - Cad\Sheets\Revised\105121_EX_Existing Conditions Plan.dwg

Know what's below. Call before you dig.



GENERAL NOTES:

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

STORMWATER NARRATIVE

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

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

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

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

GRADING & DRAINAGE DATA CHART:

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

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

SITE DATA

THE FACTORY AT FRANKLIN PUD, REVISION 3

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

REGULATIONS

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

DWELLING UNIT COUNT: 0 UNITS

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

HOTEL KEYS: **120 KEYS**

BUILDING HEIGHT: 3 STORIES

MINIMUM LSA: 0.2

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

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

HISTORIC RESOURCE TREATMENT:

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

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

LEGEND

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

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

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

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

THE FACTORY AT FRANKLIN PUD DEVELOPMENT PLAN, REVISION 3

Franklin, Williamson County, Tennessee

THE FACTORY AT FRANKLIN

STATE OF TENNESSEE LICENSED LANDSCAPE ARCHITECT JAMES R. GAMBLE AGRICULTURE 02/10/2025 No. 101993 STATE OF TENNESSEE

INITIAL SUBMITTAL: JANUARY 13, 2025

Revision Date

ENLARGED EXISTING CONDITIONS

SHEET
C1.2
COF # 8664

Thursday, February 6, 2025
Thomas Gamble
Z:\Projects\8664 - The Factory at Franklin\02 - CadSheets\Revision\105-C2_EZ_Existing Conditions Plan.dwg

THE FACTORY AT FRANKLIN PUD

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

Franklin, Williamson County, Tennessee

SHEET INDEX

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

DEVELOPMENT TEAM

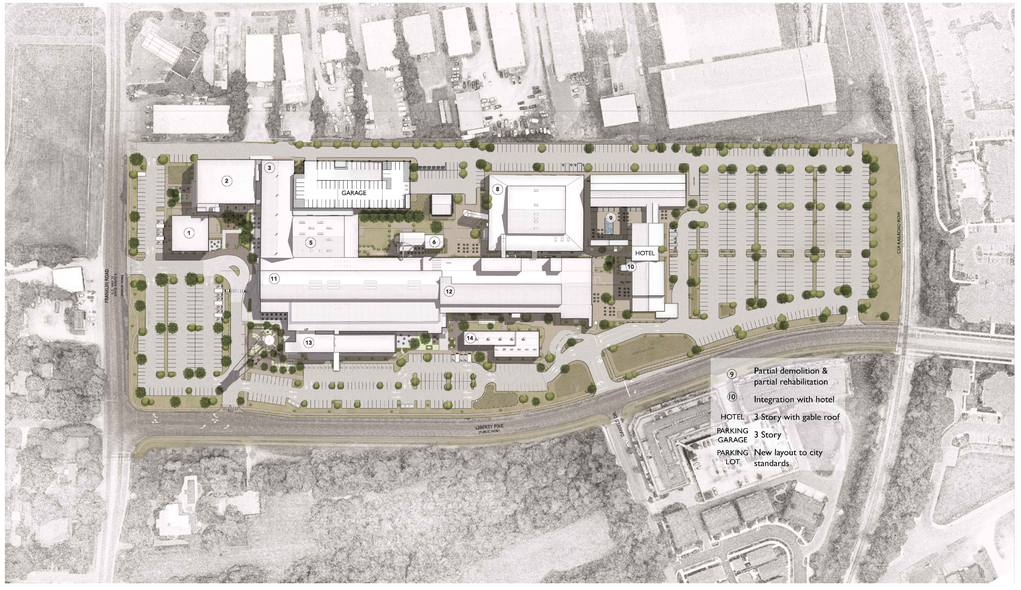
OWNER:
HOLLADAY PROPERTIES
CONTACT: BENTON SMOTHERS
2710 OLD LEBANON ROAD, SUITE 5
NASVHILLE, TENNESSEE 37214
(615) 986-1328
bsmothers@holladayproperties.com

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

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

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

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



SITE DATA

THE FACTORY AT FRANKLIN PUD, REVISION 3

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

REGULATIONS

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

DWELLING UNIT COUNT: 0 UNITS

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

HOTEL KEYS: **120 KEYS**

BUILDING HEIGHT: 3 STORIES

MINIMUM LSA: 0.2

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

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

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

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

HISTORIC RESOURCE TREATMENT:

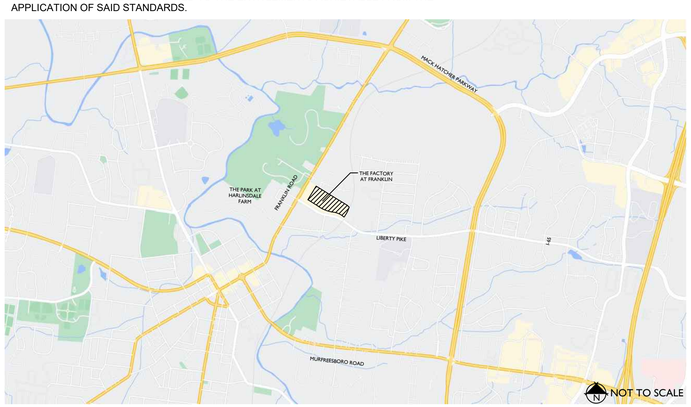
VESTING STANDARDS

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

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

COMPREHENSIVE REVIEW AT SITE PLAN:

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



MODIFICATION OF STANDARDS

APPROVED MOS, DEVELOPMENT PLAN REVISION 2

ORDINANCE 2022-59; APPROVED 10/11/2022

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

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

BZA - COF#7777 4/7/2022

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

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

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

FZO 7.5 - Frontage types, Landscape Frontage

BZA - COF#8660 1/2/2025

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

FZO 7.5 - Frontage types, Landscape Frontage

REQUESTED MOS DEVELOPMENT PLAN REV. 3

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

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

IMPACT STATEMENT

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

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

RECLAIMED WATER LINE
NA

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

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

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

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

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

THE FACTORY AT FRANKLIN

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

GREGORY C. GAMBLE — REGISTERED LANDSCAPE ARCHITECT — TENNESSEE

Know what's below. Call before you dig.

STORMWATER NARRATIVE

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

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

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

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

GENERAL NOTES:

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

REGULATIONS

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

DWELLING UNIT COUNT: 0 UNITS

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

HOTEL KEYS: **120 KEYS**

BUILDING HEIGHT: 3 STORIES

MINIMUM LSA: 0.2

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

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

HISTORIC RESOURCE TREATMENT:

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

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

GRADING & DRAINAGE DATA CHART:

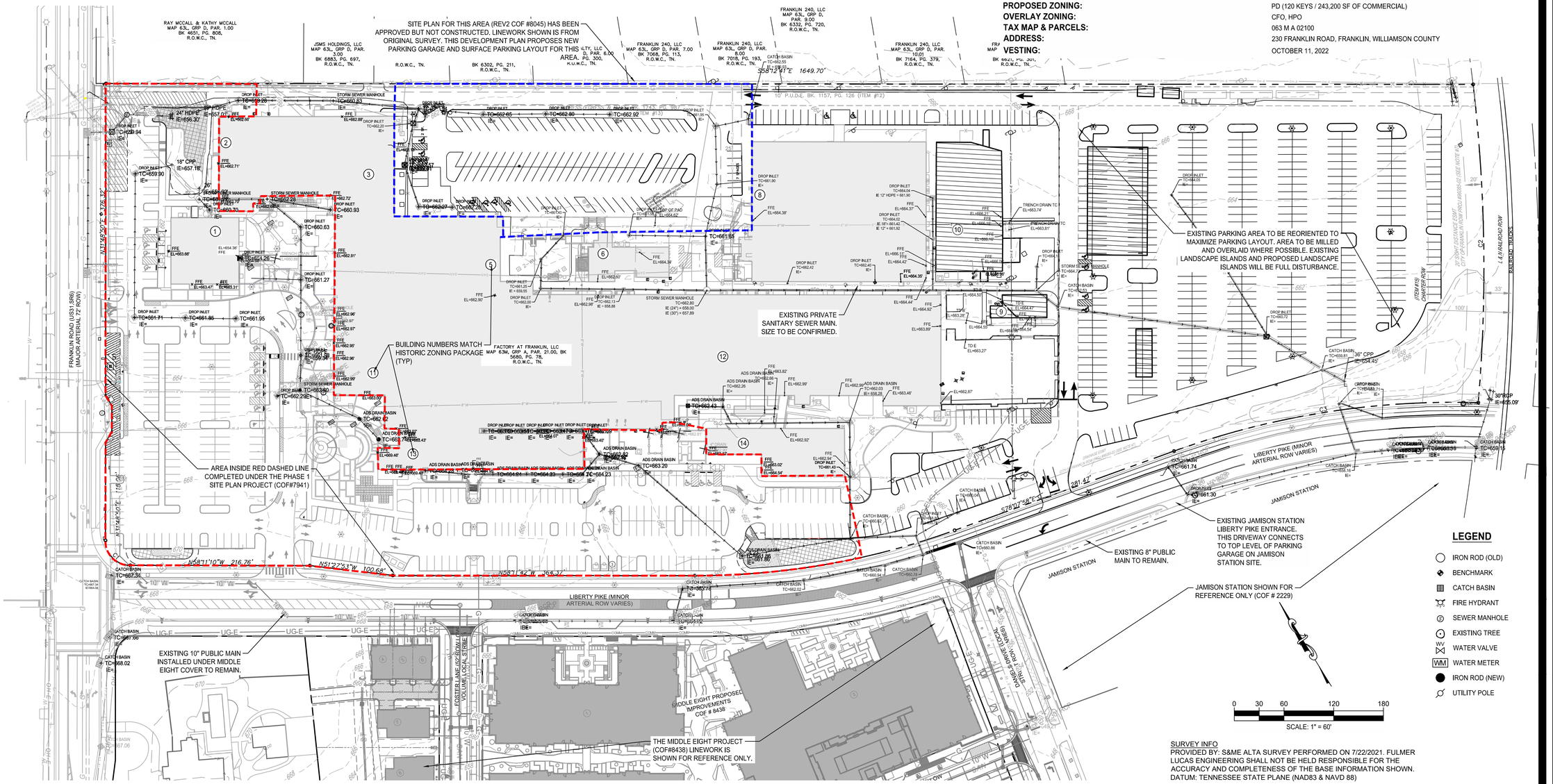
1. SITE AREA: 20.14 AC
2. EXISTING IMPERVIOUS AREA (PRE PHASE 1): 16.32 AC
3. EXISTING IMPERVIOUS AREA (POST PHASE 1): 16.72 AC
4. EXISTING RV VALUE: 0.698 (PRE PHASE 1)
5. EXISTING RV VALUE: 0.336 (POST PHASE 1)
6. EXISTING PEAK FLOW RUNOFF (PRE PHASE 1)
   - OUTFALL 1
   - 2 YEAR: 14.32 CFS
   - 5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

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

SITE DATA

THE FACTORY AT FRANKLIN PUD, REVISION 3

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



LEGEND

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

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

GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

FULMER LUCAS

CENTRIC ARCHITECTURE

STONEHILL TAYLOR

HOLLADAY PROPERTIES

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

THE FACTORY AT FRANKLIN

JAMES EDWARD LUCAS, JR. REGISTERED PROFESSIONAL ENGINEER AGRICULTURE 02/06/2025 No. 121914 STATE OF TENNESSEE

INITIAL SUBMITTAL: JANUARY 13, 2025

Revision Date
1 _____
2 _____
3 _____
4 _____

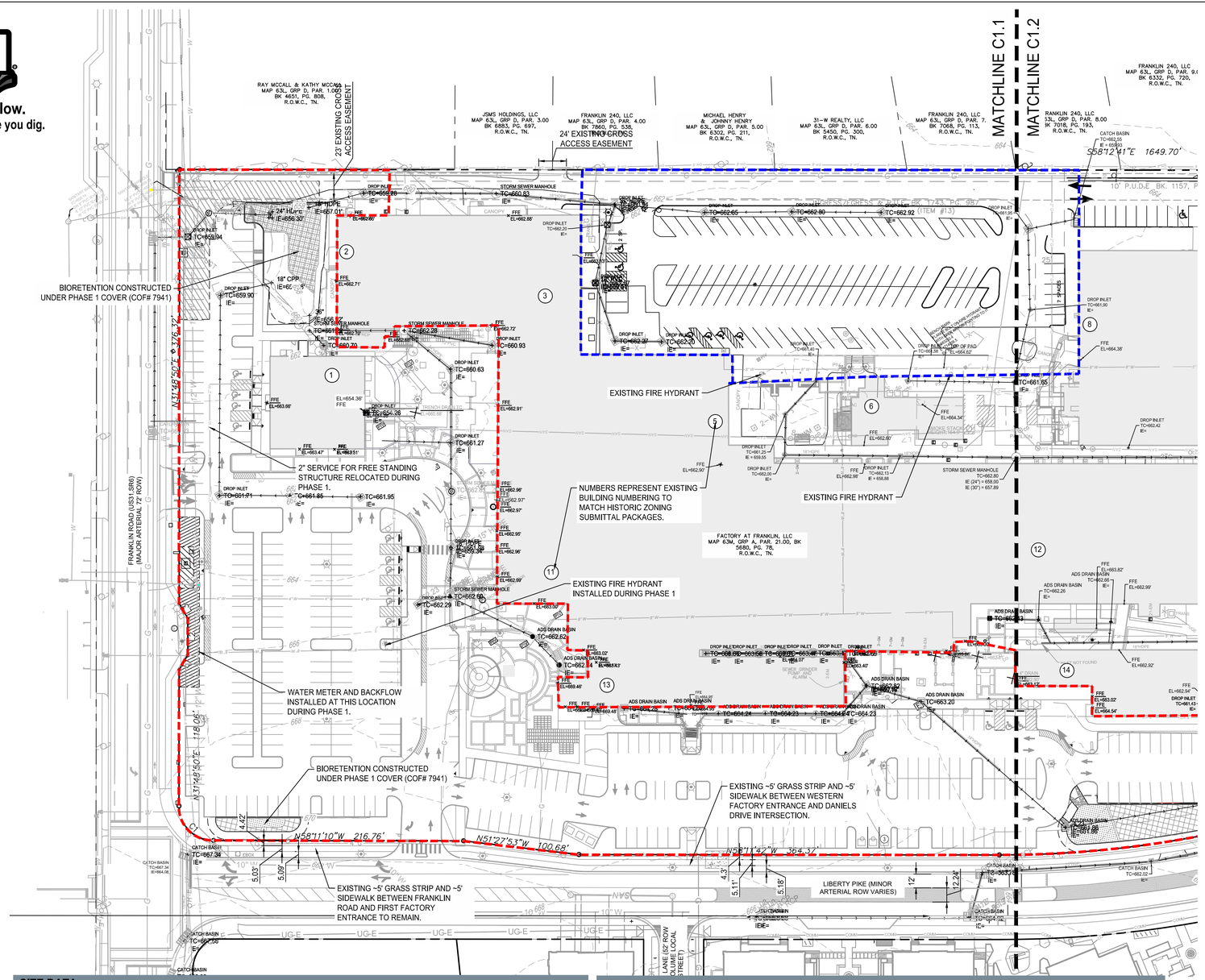
OVERALL EXISTING CONDITIONS

SHEET
C1.0

COF # 8664

Thursday, February 6, 2025
D:\Eng Markups - Hist Factory at Franklin\03 - CadSheets\Revised (05)\21_EX_Overall Existing Conditions Plan.dwg

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



SITE DATA

THE FACTORY AT FRANKLIN PUD, REVISION 3

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

REGULATIONS

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

DWELLING UNIT COUNT: 0 UNITS

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

HOTEL KEYS: **120 KEYS**

BUILDING HEIGHT: 3 STORIES

MINIMUM LSA: 0.2

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

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

HISTORIC RESOURCE TREATMENT:

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

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

GENERAL NOTES:

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

STORMWATER NARRATIVE

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

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

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

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

GRADING & DRAINAGE DATA CHART:

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

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

LEGEND

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

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

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

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

THE FACTORY AT FRANKLIN PUD DEVELOPMENT PLAN, REVISION 3

Franklin, Williamson County, Tennessee

THE FACTORY AT FRANKLIN

STATE OF TENNESSEE
JOSEPH W. TAYLOR
REGISTERED
No. 121093
AGRICULTURE
12/10/2025

INITIAL SUBMITTAL: JANUARY 13, 2025

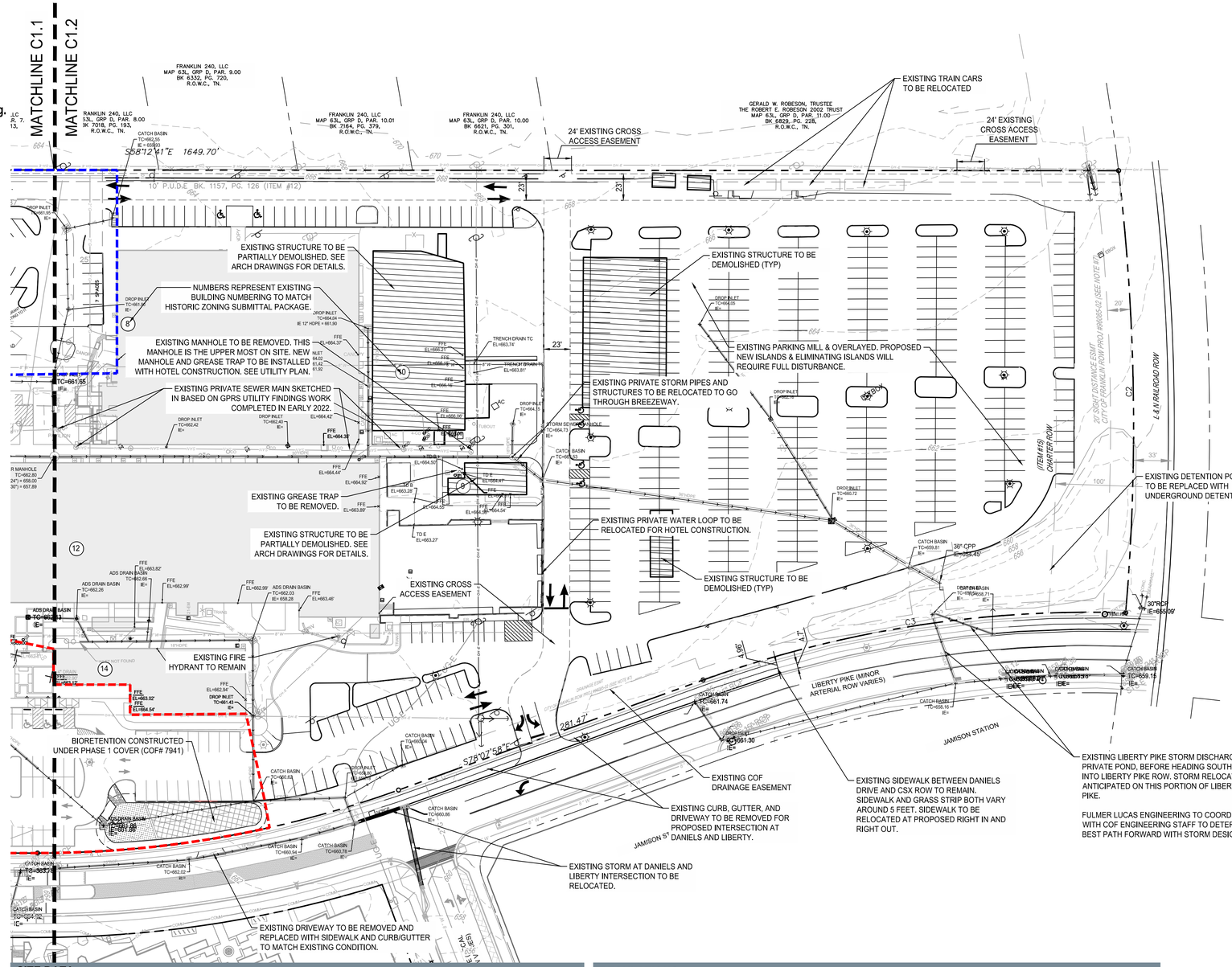
Revision Date

ENLARGED EXISTING CONDITIONS

SHEET
C1.1
COF # 8664

Thursday, February 6, 2025
7:14:06 AM Mallory K. Tate Factory at Franklin\02 - Cad\Sheets\Revised\105121_EX_Existing Conditions Plan.dwg

Know what's below. Call before you dig.



SITE DATA

THE FACTORY AT FRANKLIN PUD, REVISION 3

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

REGULATIONS

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

DWELLING UNIT COUNT: 0 UNITS

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

HOTEL KEYS: **120 KEYS**

BUILDING HEIGHT: 3 STORIES

MINIMUM LSA: 0.2

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

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

HISTORIC RESOURCE TREATMENT:

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

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

GENERAL NOTES:

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

STORMWATER NARRATIVE

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

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

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

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

GRADING & DRAINAGE DATA CHART:

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

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

LEGEND

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

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

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

GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

FULMER LUCAS

CENTRIC ARCHITECTURE

STONEHILL TAYLOR

HOLLADAY PROPERTIES

THE FACTORY AT FRANKLIN PUD DEVELOPMENT PLAN, REVISION 3

Franklin, Williamson County, Tennessee

THE FACTORY AT FRANKLIN

STATE OF TENNESSEE LICENSED LANDSCAPE ARCHITECT AGRICULTURE 02/10/2025 No. 101993 STATE OF TENNESSEE

INITIAL SUBMITTAL: JANUARY 13, 2025

Revision Date

ENLARGED EXISTING CONDITIONS

SHEET
C1.2
COF # 8664

Thursday, February 6, 2025
Printed By: Jennifer Lee
Printing Sheet(s): 1 - The Factory at Franklin\02 - CadSheets\Revision\105\C1.2_EXI_Existing Conditions Plan.dwg

City of Franklin

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

File #: 21-0195

DATE: February 18, 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 2024-113, A Resolution Approving A Revised Development Plan For The Factory At Franklin PUD Subdivision, With 1 Modification Of Standards (Sureties) For The Property Located North Of Liberty Pike And East Of Franklin Road, Located At 230 Franklin Road. Establishing A Public Hearing On April 8, 2025
FMPC 2/27/25, 8-0 (MOS 1: 8-0)

PURPOSE:

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

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

The hotel use is supported provided that it is carefully designed to complement and support the historic Factory buildings. The applicant has received a preliminary Certificate of Appropriateness from the Historic Zoning Commission for the scale and location of the proposed hotel. The applicant has submitted a shared parking study that defines the peak parking periods based on both the existing and proposed uses for the Factory at Franklin PUD. The parking study is included as an exhibit for review. The study shows an overall 37% reduction from 1,674 spaces to 1,058 spaces with the share factors incorporated. With the addition of the parking garage, the development is providing 1,066 spaces.

MODIFICATION OF STANDARDS:

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

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

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

Staff recommends approval of MOS #1.

PROCEDURAL REQUIREMENTS:

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

FINANCIAL IMPACT:

Unknown.

RECOMMENDATION:

Franklin Municipal Planning Commission recommends approval of Resolution 2024-113, with conditions, by a vote of 8-0.
Staff recommends that the Board of Mayor and Aldermen approve Resolution 2024-113, with conditions.

RESOLUTION 2024-113

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

PREMISES CONSIDERED

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

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

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

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

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

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

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

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

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

ATTEST:

By: _____
Angie Skarp
City Recorder

CITY OF FRANKLIN, TN:

By: _____
DR. KEN MOORE
Mayor

Approved as to form by:

_____
Shauna R. Billingsley
City Attorney

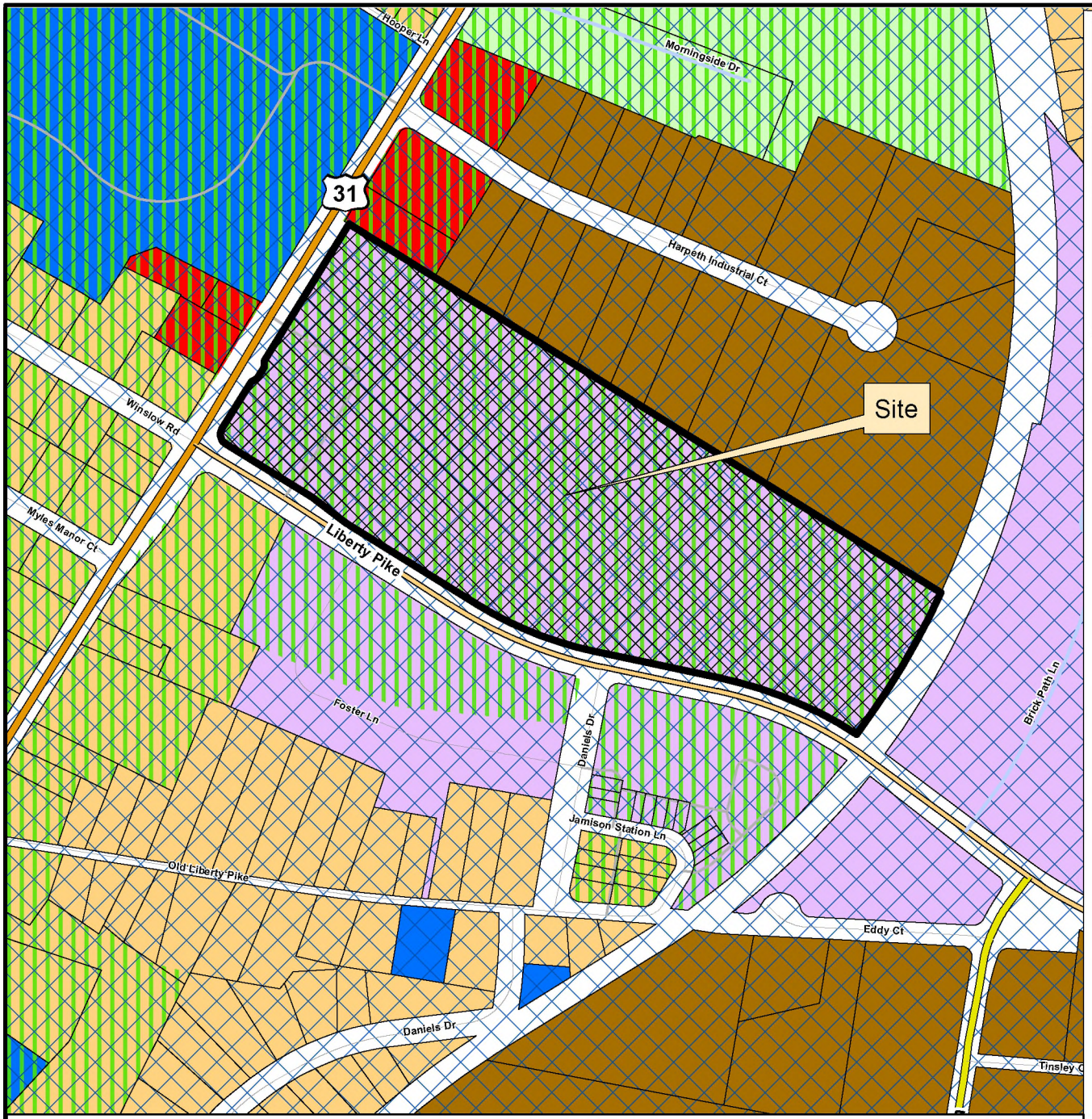
PREAPPLICATION CONFERENCE: _____12/3/24_____

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

NEIGHBORHOOD MEETING: _____12/4/24_____

PLANNING COMMISSION RECOMMENDED APPROVAL: _____

PUBLIC HEARING AND BOMA APPROVAL: _____



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

Project Information

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

Legend

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

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

N

0 250 500 1,000
Feet

HISTORIC FRANKLIN TENNESSEE

THE FACTORY AT FRANKLIN PUD

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

Franklin, Williamson County, Tennessee

SHEET INDEX

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

DEVELOPMENT TEAM

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

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

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

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

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

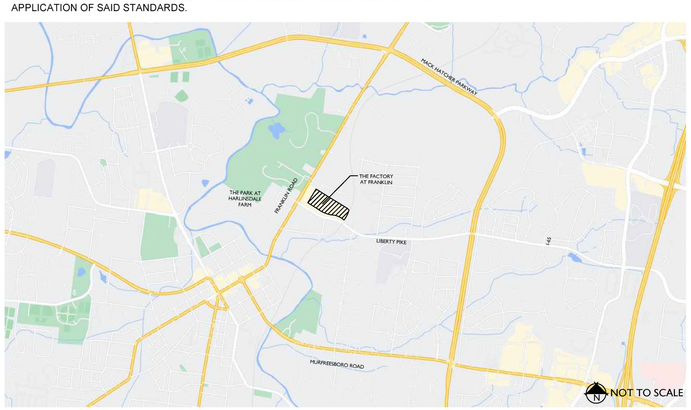
VESTING STANDARDS

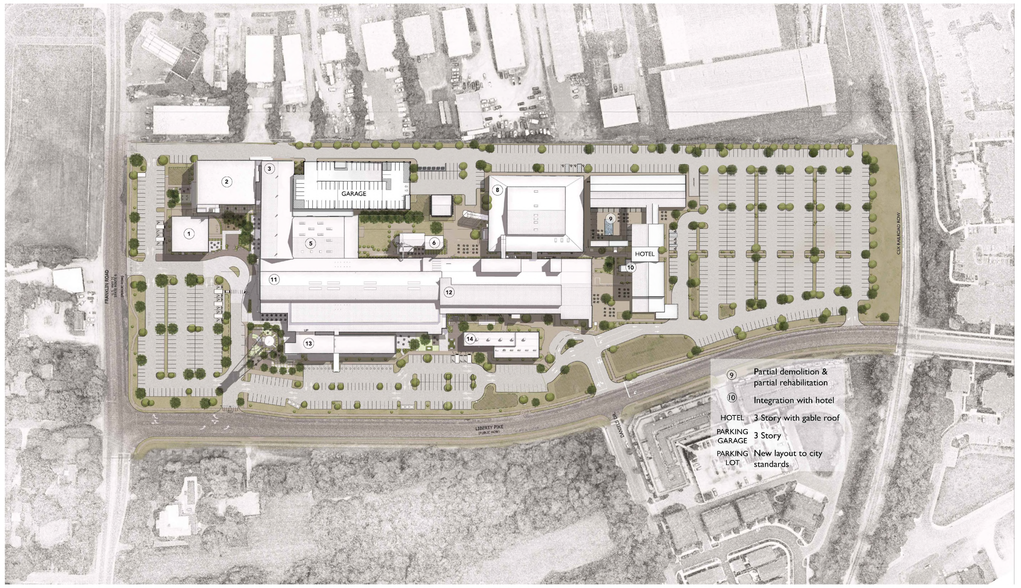
VESTING DATE 10/11/2022, BASED ON THE BOMA APPROVAL OF DEVELOPMENT PLAN REVISION 2:

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

COMPREHENSIVE REVIEW AT SITE PLAN:

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





MODIFICATION OF STANDARDS

APPROVED MOS, DEVELOPMENT PLAN REVISION 2

ORDINANCE 2022-59; APPROVED 10/11/2022

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

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

BZA - COF#7777 4/7/2022

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

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

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

FZO 7.5 - Frontage types, Landscape Frontage

BZA - COF#8660 1/2/2025

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

FZO 7.5 - Frontage types, Landscape Frontage

REQUESTED MOS DEVELOPMENT PLAN REV. 3

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

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

SITE DATA

THE FACTORY AT FRANKLIN PUD, REVISION 3

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

REGULATIONS

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

DWELLING UNIT COUNT: 0 UNITS

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

HOTEL KEYS: **120 KEYS**

BUILDING HEIGHT: 3 STORIES

MINIMUM LSA: 0.2

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

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

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

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

HISTORIC RESOURCE TREATMENT:

IMPACT STATEMENT

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

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

RECLAIMED WATER LINE
NA

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

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

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

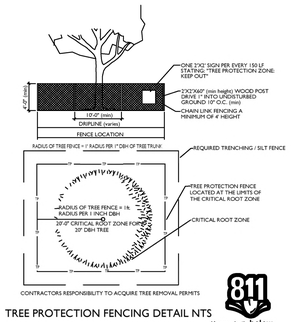
REFUSE COLLECTION
THE PROPOSED IMPROVEMENTS WITH THIS REV 3 DEVELOPMENT PLAN INCLUDE A PARKING GARAGE, A NEW HOTEL WITH 120 KEYS, PARKING IMPROVEMENTS, AND ASSOCIATED SITE WORK FOR UTILITIES AND STORMWATER. THESE PROPOSED BUILDINGS WILL REQUIRE POLICE, FIRE AND SOLID WASTE SERVICES. IT IS ALSO ANTICIPATED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

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

THE FACTORY AT FRANKLIN

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

GREGORY C. GAMBLE — TENNESSEE — LANDSCAPE ARCHITECT



TREE PROTECTION FENCING DETAIL NTS

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

TREE PROTECTION NOTES:

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

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

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

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

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

TREE CANOPY RETENTION - OVERALL

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

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

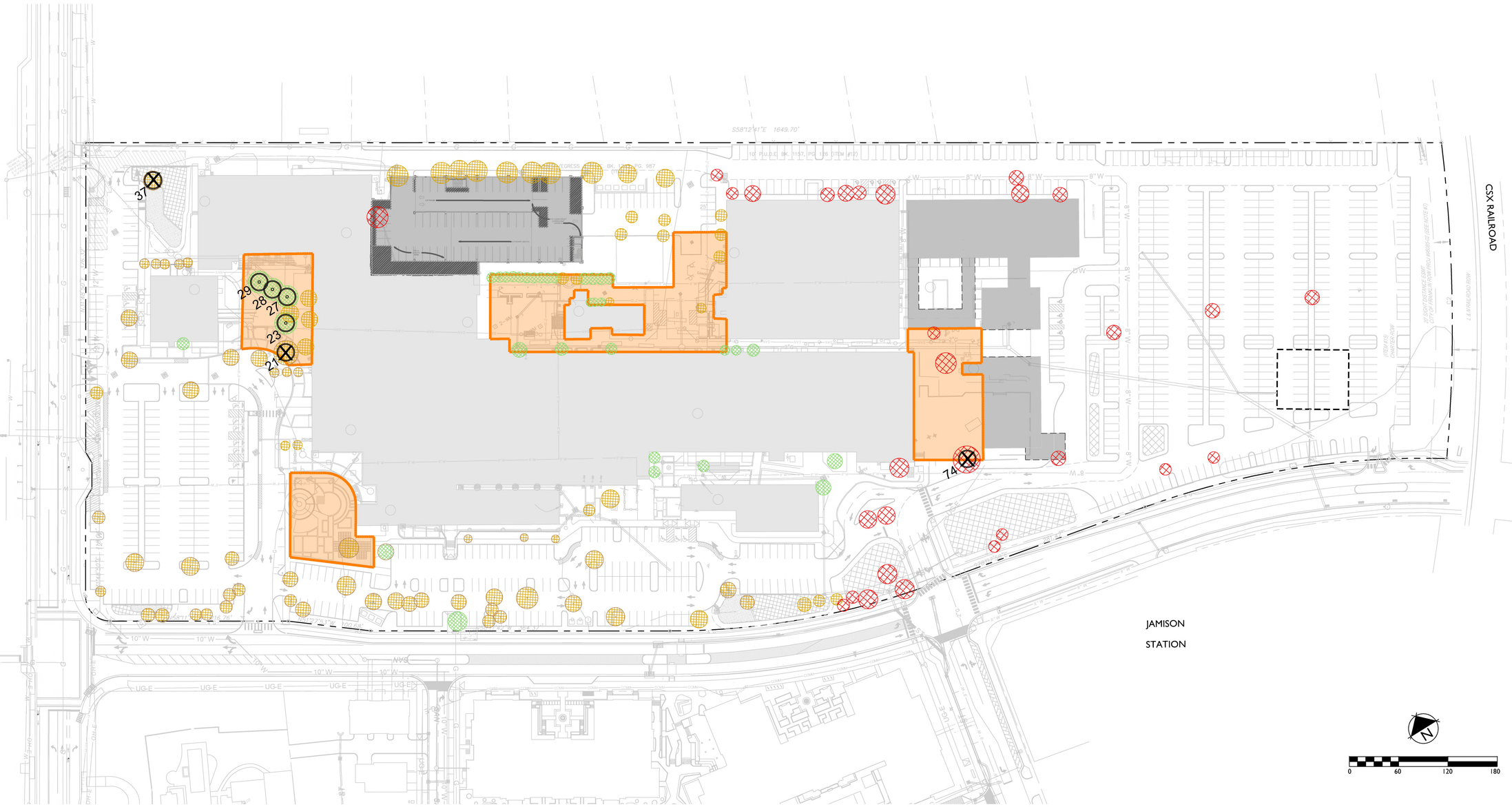
NO TREES ON SITE ARE NATURALLY EXISTING TREE CANOPY. PARKING LOT AND OTHER SITE TREES HAVE PREVIOUSLY BEEN COUNTED AS TREE CANOPY; HOWEVER, AFTER DISCUSSIONS WITH STAFF, THIS TABULATION HAS BEEN REMOVED. EXISTING AND REMOVED SITE TREES ARE RECORDED ON THIS PLAN FOR CONTINUITY BETWEEN PREVIOUS DEVELOPMENT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

KEY

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

Specimen Tree Chart

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



GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

FULMER LUCAS

CENTRIC ARCHITECTURE

STONEHILL TAYLOR

HOLLADAY PROPERTIES

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

THE FACTORY AT FRANKLIN

GREGORY C. GAMBLE REGISTERED LANDSCAPE ARCHITECT 1625

INITIAL SUBMITTAL: DECEMBER 9, 2024

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

TREE PRESERVATION

SHEET

LI.0

COF # 8665

APPROVED PUD, DEVELOPMENT PLAN REVISION 2
NOT TO SCALE

FACTORY - PERMITTED PRIMARY USES

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

PERMITTED TEMPORARY USE:

SEASONAL AGRICULTURAL USE

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

PARKING REQUIREMENTS

FZO Vehicular Parking Requirements

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

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

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

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

OPEN SPACE REQUIREMENT

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

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

TOTAL OPEN SPACE PROVIDED: 44,120 SF

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

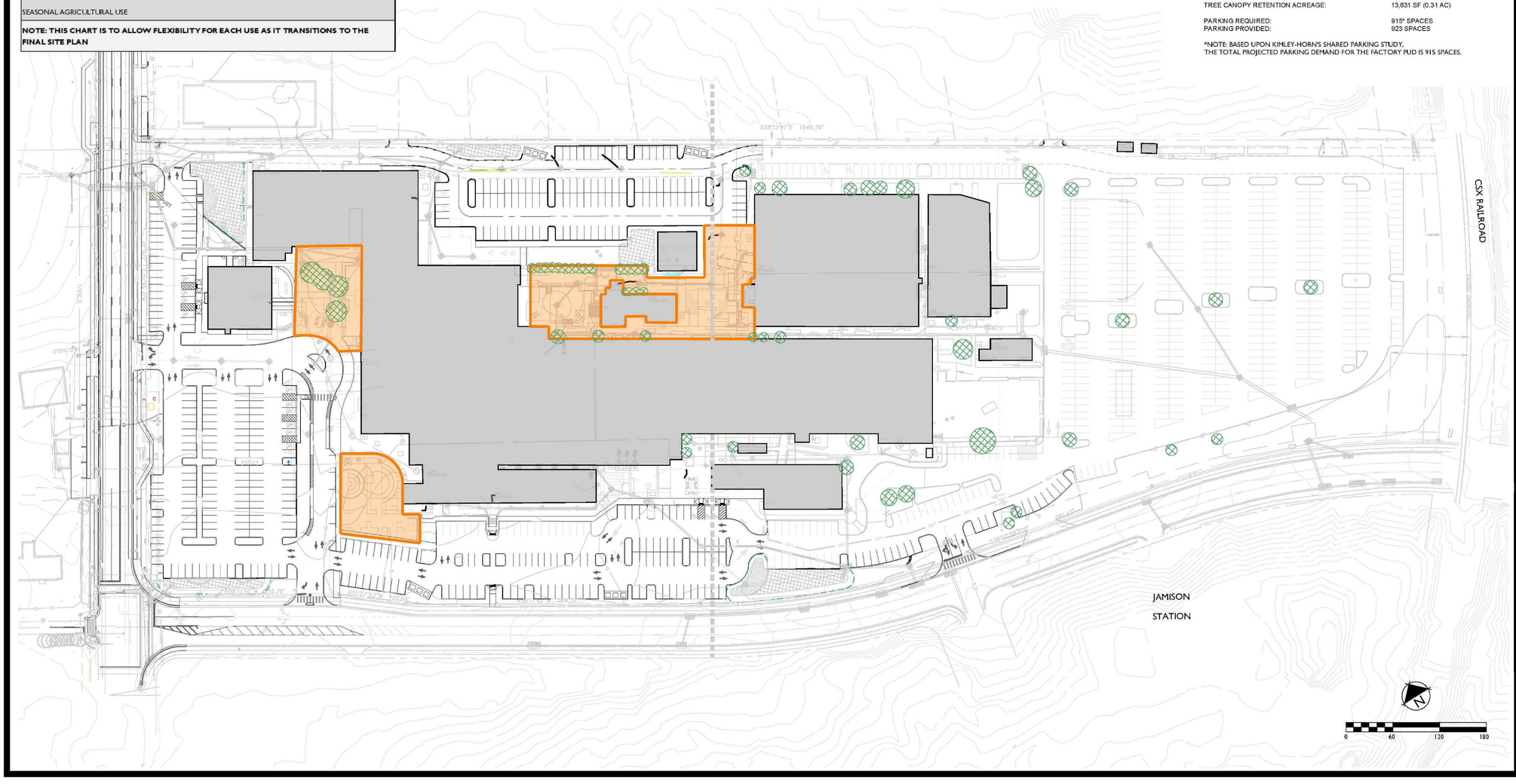
KEY

- PRESERVED CANOPY
- OPEN SPACE

SITE DATA CHART

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

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



GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

CENTRIC ARCHITECTURE

Kimley»Horn

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

HOLLADAY PROPERTIES

DRAKE A. REDDER — REGISTERED — 12.13.24 — TENNESSEE No. 101 — LANDSCAPE ARCHITECT

Revision Date
1.
2.
3.

OVERALL DEVELOPMENT PLAN
SHEET C2.0
COF # 7891

GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

FULMER LUCAS

CENTRIC ARCHITECTURE

STONEHILL TAYLOR

HOLLADAY PROPERTIES

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

THE FACTORY AT FRANKLIN

GREGORY C. GAMBLE — REGISTERED — 12-13-24 — TENNESSEE No. 101 — LANDSCAPE ARCHITECT

INITIAL SUBMITTAL: DECEMBER 9, 2024

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

APPROVED PUD

SHEET C0.1
COF # 8665

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

STORMWATER NARRATIVE

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

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

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

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

GENERAL NOTES:

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

REGULATIONS

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

DWELLING UNIT COUNT: 0 UNITS

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

HOTEL KEYS: **120 KEYS**

BUILDING HEIGHT: 3 STORIES

MINIMUM LSA: 0.2

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

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

HISTORIC RESOURCE TREATMENT:

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

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

GRADING & DRAINAGE DATA CHART:

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

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

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

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

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

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

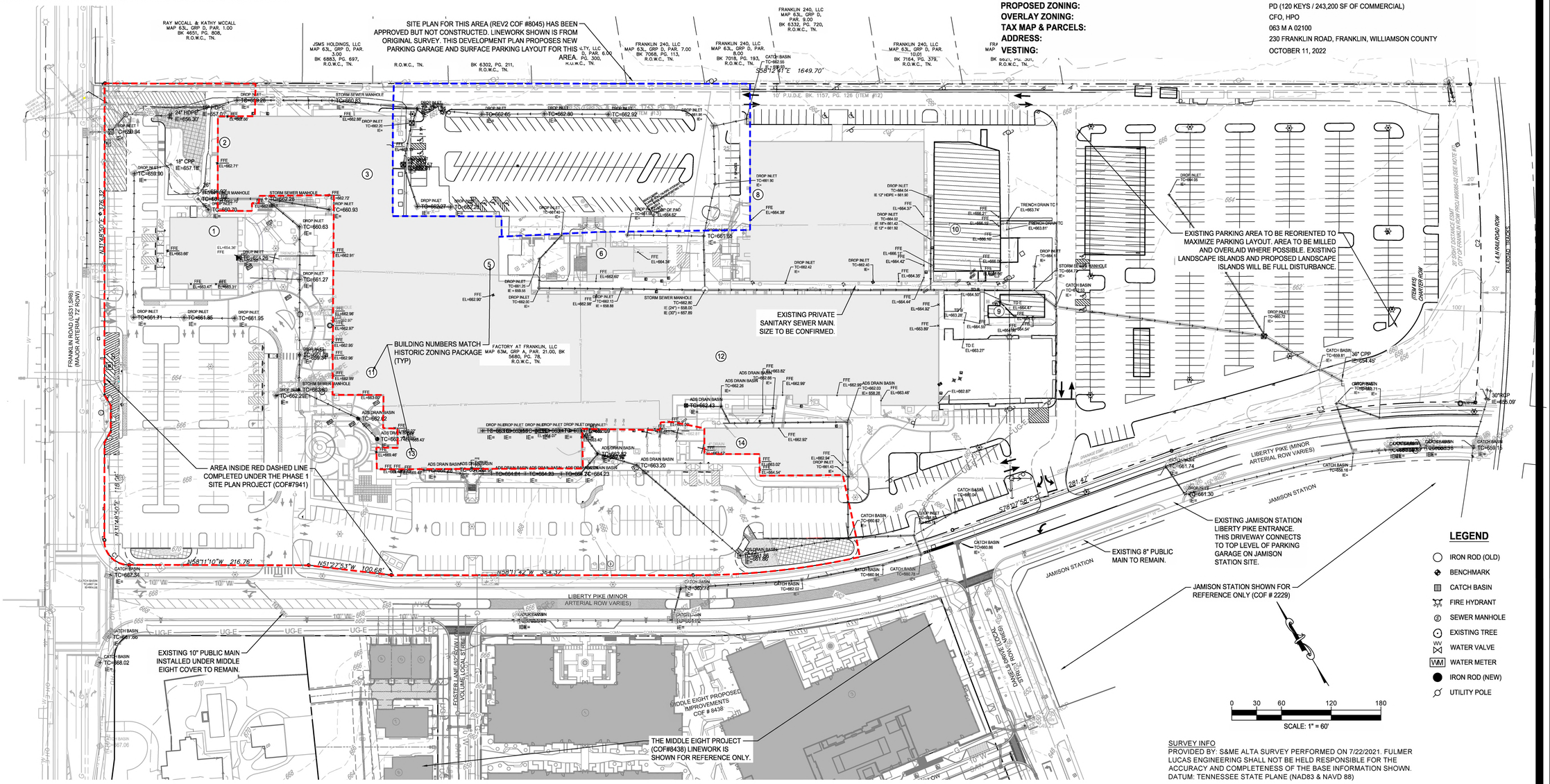
- OUTFALL 2
- 2 YEAR: 1.17 CFS
- 5 YEAR: 1.49 CFS
- 10 YEAR: 1.74 CFS
- 25 YEAR: 2.10 CFS
- 50 YEAR: 2.39 CFS
- 100 YEAR: 2.68 CFS

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

SITE DATA

THE FACTORY AT FRANKLIN PUD, REVISION 3

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



LEGEND

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

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

Thursday, February 6, 2025
Z:\Gamble Design\Projects - Live\Factory at Franklin\02 - Cad\Sheets\Development Plan\1005-21_DP_Overall Existing Conditions Plan.dwg

GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

FULMER LUCAS

CENTRIC ARCHITECTURE

STONEHILL TAYLOR

HOLLADAY PROPERTIES

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

THE FACTORY AT FRANKLIN



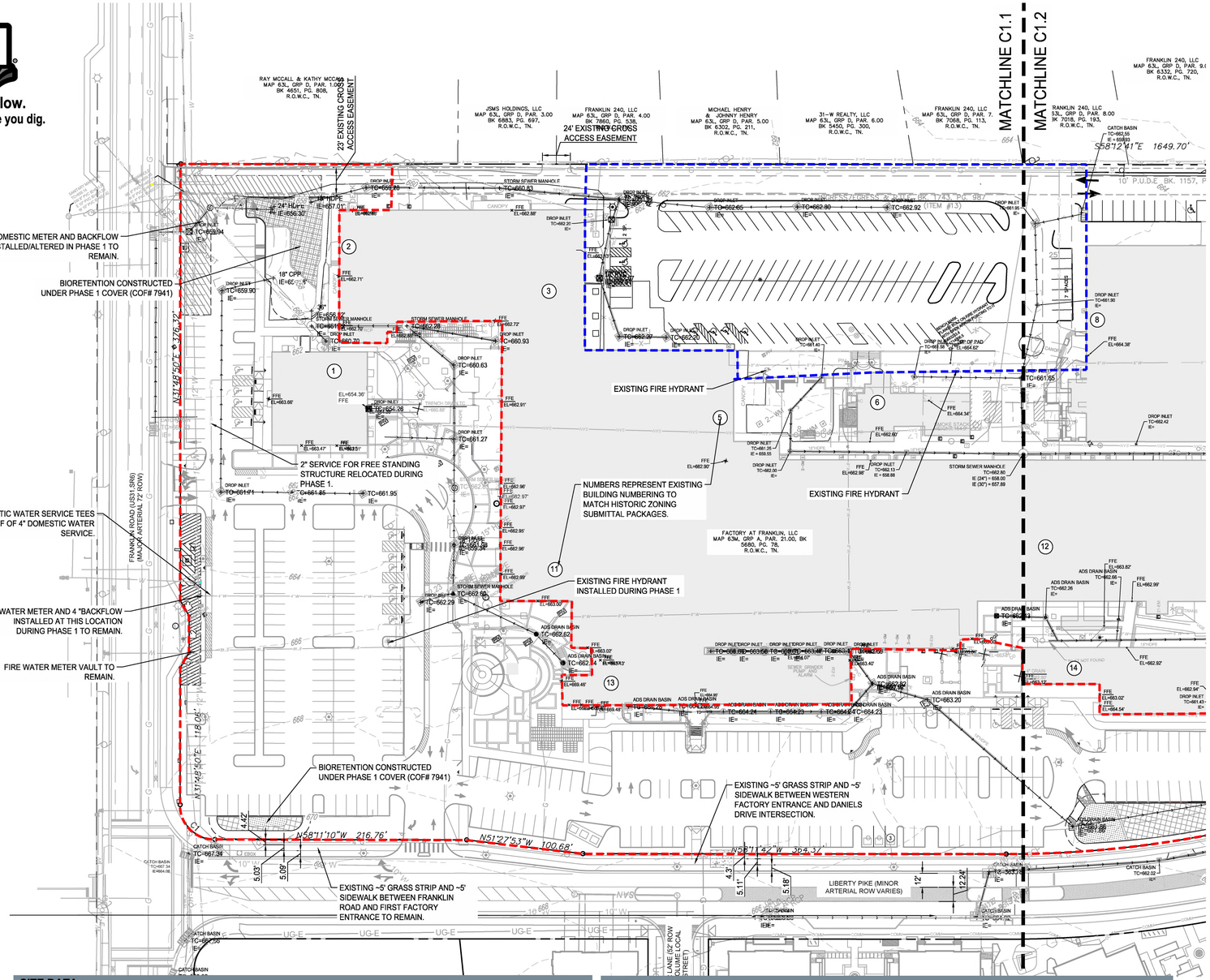
INITIAL SUBMITTAL: JANUARY 13, 2025

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

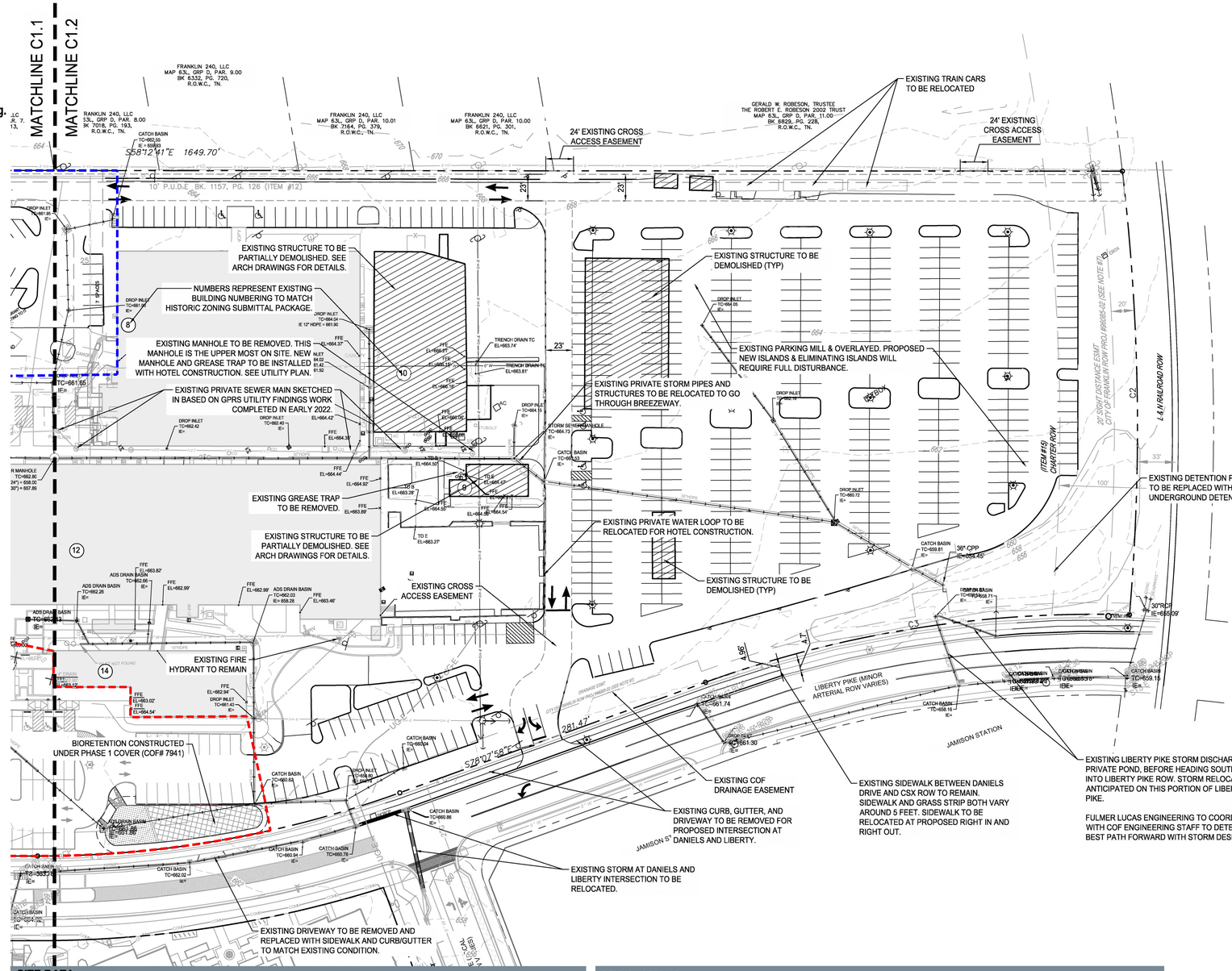
OVERALL EXISTING CONDITIONS

SHEET
C1.0
COF # 8665

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


MATCHLINE C1.1
MATCHLINE C1.2
RAY MCCALL & KATHY MCCALL MAP 63L, GRP D, PAR. 10.00 BK 4651, PG. 808, R.O.W.C., TN.
23' EXISTING CROSS ACCESS EASEMENT
JSMS HOLDINGS, LLC MAP 63L, GRP D, PAR. 3.00 BK 6883, PG. 697, R.O.W.C., TN.
FRANKLIN 24Q, LLC MAP 63L, GRP D, PAR. 4.00 BK 7860, PG. 538, R.O.W.C., TN.
24' EXISTING CROSS ACCESS EASEMENT
MICHAEL HENRY & JOHNNY HENRY MAP 63L, GRP D, PAR. 5.00 BK 6302, PG. 211, R.O.W.C., TN.
31-W REALTY, LLC MAP 63L, GRP D, PAR. 6.00 BK 5450, PG. 300, R.O.W.C., TN.
FRANKLIN 24Q, LLC MAP 63L, GRP D, PAR. 7, BK 7068, PG. 113, R.O.W.C., TN.
RANKLIN 24Q, LLC 53L, GRP D, PAR. 8.00 IK 7018, PG. 193, R.O.W.C., TN.
FRANKLIN 24Q, LLC MAP 63L, GRP D, PAR. 9.0 BK 6332, PG. 720, R.O.W.C., TN.
S58°12'41"E 1649.70'
2" DOMESTIC METER AND BACKFLOW INSTALLED/ALTERED IN PHASE 1 TO REMAIN.
BIORETENTION CONSTRUCTED UNDER PHASE 1 COVER (COF# 7941)
2" SERVICE FOR FREE STANDING STRUCTURE RELOCATED DURING PHASE 1.
2" DOMESTIC WATER SERVICE TEES OFF OF 4" DOMESTIC WATER SERVICE.
4" WATER METER AND 4 "BACKFLOW INSTALLED AT THIS LOCATION DURING PHASE 1 TO REMAIN.
FIRE WATER METER VAULT TO REMAIN.
FRANKLIN ROAD (US31,SR6) (MAJOR ARTERIAL 72' ROW)
N31°49'50"E 376.72'
N31°49'50"E 118.08'
EXISTING FIRE HYDRANT
NUMBERS REPRESENT EXISTING BUILDING NUMBERING TO MATCH HISTORIC ZONING SUBMITTAL PACKAGES.
EXISTING FIRE HYDRANT
EXISTING FIRE HYDRANT INSTALLED DURING PHASE 1
FACTORY AT FRANKLIN, LLC MAP 63M, GRP A, PAR. 21.00, BK 5680, PG. 78, R.O.W.C., TN.
BIORETENTION CONSTRUCTED UNDER PHASE 1 COVER (COF# 7941)
EXISTING ~5' GRASS STRIP AND ~5' SIDEWALK BETWEEN FRANKLIN ROAD AND FIRST FACTORY ENTRANCE TO REMAIN.
EXISTING ~5' GRASS STRIP AND ~5' SIDEWALK BETWEEN WESTERN FACTORY ENTRANCE AND DANIELS DRIVE INTERSECTION.
LIBERTY PIKE (MINOR ARTERIAL ROW VARIES)
LANE (52' ROW (2LUME LOCAL STREET)
N58°11'10"W 216.76'
N51°27'53"W 100.68'
N58°11'42"W 364.31'
10' P.U.D.E BK. 1157, P
17 SPACES
CATCH BASIN TC=662.55 IE= 659.93
DROP INLET TC=662.76 IE=
STORM SEWER MANHOLE TC=660.83 IE=
24" HDPE IE=657.01
24" HDPE IE=656.30
DROP INLET TC=659.94 IE=
DROP INLET TC=659.90 IE=
18" CPP IE=656.98
36" IE=656.82
STORM SEWER MANHOLE TC=661.52 IE=
DROP INLET TC=660.70 IE=
STORM SEWER MANHOLE TC=662.28 IE=
DROP INLET TC=660.93 IE=
DROP INLET TC=660.63 IE=
DROP INLET TC=661.27 IE=
DROP INLET TC=661.71 IE=
TC=661.95
DROP INLET TC=659.38 IE=
STORM SEWER MANHOLE TC=662.60 IE=
DROP INLET TC=662.29 IE=
ADS DRAIN BASIN TC=662.62 IE=
ADS DRAIN BASIN TC=662.14 IE=
DROP INLET TC=662.76 IE=
DROP INLET TC=662.65 IE=
DROP INLET TC=662.80 IE=
DROP INLET TC=662.92 IE=
DROP INLET TC=662.27 IE=
DROP INLET TC=662.20 IE=
DROP INLET TC=661.90 IE=
DROP INLET TC=661.65 IE=
DROP INLET TC=661.35 IE= 658.55
DROP INLET TC=662.26 IE=
DROP INLET TC=662.13 IE= 658.88
STORM SEWER MANHOLE TC=662.80 IE (24") = 658.00 IE (30") = 657.89
DROP INLET TC=662.42 IE=
ADS DRAIN BASIN TC=662.26 IE=
ADS DRAIN BASIN TC=662.83 IE=
ADS DRAIN BASIN TC=662.82 IE=
ADS DRAIN BASIN TC=663.20 IE=
ADS DRAIN BASIN TC=662.66 IE=
ADS DRAIN BASIN TC=662.92 IE=
ADS DRAIN BASIN TC=662.92 IE=
ADS DRAIN BASIN TC=662.66 IE=
ADS DRAIN BASIN TC=662.66 IE=
ADS DRAIN BASIN TC=662.66

Know what's below. Call before you dig.


MATCHLINE C1.1
MATCHLINE C1.2
FRANKLIN 240, LLC MAP 63L, GRP D, PAR. 9.00 BK 8332, PG. 720, R.O.W.C., TN.
RANKLIN 240, LLC 3L, GRP D, PAR. 8.00 BK 7018, PG. 193, R.O.W.C., TN.
FRANKLIN 240, LLC MAP 63L, GRP D, PAR. 10.01 BK 7164, PG. 379, R.O.W.C., TN.
FRANKLIN 240, LLC MAP 63L, GRP D, PAR. 10.00 BK 8621, PG. 301, R.O.W.C., TN.
GERALD W. ROBESON, TRUSTEE THE ROBERT E. ROBESON 2002 TRUST MAP 63L, GRP D, PAR. 11.00 BK 6829, PG. 228, R.O.W.C., TN.
CATCH BASIN TC=662.55 IE= 659.83
S58°12'41"E 1649.70'
10' P.U.D.E. BK. 1157, PG. 126 (ITEM #12)
24' EXISTING CROSS ACCESS EASEMENT
24' EXISTING CROSS ACCESS EASEMENT
EXISTING TRAIN CARS TO BE RELOCATED
EXISTING STRUCTURE TO BE PARTIALLY DEMOLISHED. SEE ARCH DRAWINGS FOR DETAILS.
NUMBERS REPRESENT EXISTING BUILDING NUMBERING TO MATCH HISTORIC ZONING SUBMITTAL PACKAGE.
EXISTING MANHOLE TO BE REMOVED. THIS MANHOLE IS THE UPPER MOST ON SITE. NEW MANHOLE AND GREASE TRAP TO BE INSTALLED WITH HOTEL CONSTRUCTION. SEE UTILITY PLAN.
EXISTING PRIVATE SEWER MAIN SKETCHED IN BASED ON GPRS UTILITY FINDINGS WORK COMPLETED IN EARLY 2022.
EXISTING GREASE TRAP TO BE REMOVED.
EXISTING STRUCTURE TO BE PARTIALLY DEMOLISHED. SEE ARCH DRAWINGS FOR DETAILS.
EXISTING CROSS ACCESS EASEMENT
EXISTING FIRE HYDRANT TO REMAIN
BIORETENTION CONSTRUCTED UNDER PHASE 1 COVER (COF# 7941)
EXISTING STRUCTURE TO BE DEMOLISHED (TYP)
EXISTING PARKING MILL & OVERLAYED. PROPOSED NEW ISLANDS & ELIMINATING ISLANDS WILL REQUIRE FULL DISTURBANCE.
EXISTING PRIVATE STORM PIPES AND STRUCTURES TO BE RELOCATED TO GO THROUGH BREEZEWAY.
EXISTING PRIVATE WATER LOOP TO BE RELOCATED FOR HOTEL CONSTRUCTION.
EXISTING STRUCTURE TO BE DEMOLISHED (TYP)
EXISTING DETENTION POND TO BE REPLACED WITH UNDERGROUND DETENTION.
EXISTING COF DRAINAGE EASEMENT
EXISTING CURB, GUTTER, AND DRIVEWAY TO BE REMOVED FOR PROPOSED INTERSECTION AT DANIELS AND LIBERTY.
EXISTING SIDEWALK BETWEEN DANIELS DRIVE AND CSX ROW TO REMAIN. SIDEWALK AND GRASS STRIP BOTH VARY AROUND 5 FEET. SIDEWALK TO BE RELOCATED AT PROPOSED RIGHT IN AND RIGHT OUT.
EXISTING LIBERTY PIKE STORM DISCHARGES TO PRIVATE POND, BEFORE HEADING SOUTH BACK INTO LIBERTY PIKE ROW. STORM RELOCATION ANTICIPATED ON THIS PORTION OF LIBERTY PIKE.
FULMER LUCAS ENGINEERING TO COORDINATE WITH COF ENGINEERING STAFF TO DETERMINE BEST PATH FORWARD WITH STORM DESIGN.
EXISTING STORM AT DANIELS AND LIBERTY INTERSECTION TO BE RELOCATED.
EXISTING DRIVEWAY TO BE REMOVED AND REPLACED WITH SIDEWALK AND CURB/GUTTER TO MATCH EXISTING CONDITION.
LIBERTY PIKE (MINOR ARTERIAL ROW VARIES)
JAMISON STATION
JAMISON ST
281.47'
S28°07'58"E
L & N RAILROAD ROW
20' SIGHT DISTANCE ESMT. CITY OF FRANKLIN ROW PROJ #8608-40 (SEE NOTE #1)
(ITEM #15) CHARTER ROW
C1
C2
C3
C4
C5
C6
C7
C8
C9
C10
C11
C12
C13
C14
C15
C16
C17
C18
C19
C20
C21
C22
C23
C24
C25
C26
C27
C28
C29
C30
C31
C32
C33
C34
C35
C36
C37
C38
C39
C40
C41
C42
C43
C44
C45
C46
C47
C48
C49
C50
C51
C52
C53
C54
C55
C56
C57
C58
C59
C60
C61
C62
C63
C64
C65
C66
C67
C68
C69
C70
C71
C72
C73
C74
C75
C76
C77
C78
C79
C80
C81
C82
C83
C84
C85
C86
C87
C88
C89
C90
C91
C92
C93
C94
C95
C96
C97
C98
C99
C100
C101
C102
C103
C104
C105
C106
C107
C108
C109
C110
C111
C112
C113
C114
C115
C116
C117
C118
C119
C120
C121
C122
C123
C124
C125
C126
C127
C128
C129
C130
C131
C132
C133
C134
C135
C136
C137
C138
C139
C140
C141
C142
C143
C144
C145
C146
C147
C148
C149
C150
C151
C152
C153
C154
C155
C156
C157
C158
C159
C160
C161
C162
C163
C164
C165
C166
C167
C168
C169
C170
C171
C172
C173
C174
C175
C176
C177
C178
C179
C180
C181
C182
C183
C184
C185
C186
C187
C188
C189
C190
C191
C192
C193
C194
C195
C196
C197
C198
C199
C200
C201
C202
C203
C204
C205
C206
C207
C208
C209
C210
C211
C212
C213
C214
C215
C216
C217
C218
C219
C220
C221
C222
C223
C224
C225
C226
C227
C228
C229
C230
C231
C232
C233
C234
C235
C236
C237
C238
C239
C240
C241
C242
C243
C244
C245
C246
C247
C248
C249
C250
C251
C252
C253
C254
C255
C256
C257
C258
C259
C260
C261
C262
C263
C264
C265
C266
C267
C268
C269
C270
C271
C272
C273
C274
C275
C276
C277
C278
C279
C280
C281
C282
C283
C284
C285
C286
C287
C288
C289
C290
C291
C292
C293
C294
C295
C296
C297
C298
C299
C300
C301
C302
C303
C304
C305
C306
C307
C308
C309
C310
C311
C312
C313
C314
C315
C316
C317
C318
C319
C320
C321
C322
C323
C324
C325
C326
C327
C328
C329
C330
C331
C332
C333
C334
C335
C336
C337
C338
C339
C340
C341
C342
C343
C344
C345
C346
C347
C348
C349
C350
C351
C352
C353
C354
C355
C356
C357
C358
C359
C360
C361
C362
C363
C364
C365
C366
C367
C368
C369
C370
C371
C372
C373
C374
C375
C376
C377
C378
C379
C380
C381
C382
C383
C384
C385
C386
C387
C388
C389
C390
C391
C392
C393
C394
C395
C396
C397
C398
C399
C400
C401
C402
C403
C404
C405
C406
C407
C408
C409
C410
C411
C412
C413
C414
C415
C416
C417
C418
C419
C420
C421
C422
C423
C424
C425
C426
C427
C428
C429
C430
C431
C432
C433
C434
C435
C436
C437
C438
C439
C440
C441
C442
C443
C444
C445
C446
C447
C448
C449
C450
C451
C452
C453
C454
C455
C456
C457
C458
C459
C460
C461
C462
C463
C464
C465
C466
C467
C468
C469
C470
C471
C472
C473
C474
C475
C476
C477
C478
C479
C480
C481
C482
C483
C484
C485
C486
C487
C488
C489
C490
C491
C492
C493
C494
C495
C496
C497
C498
C499
C500
C501
C502
C503
C504
C505
C506
C507
C508
C509
C510
C511
C512
C513
C514
C515
C516
C517
C518
C519
C520
C521
C522
C523
C524
C525
C526
C527
C528
C529
C530
C531
C532
C533
C534
C535
C536
C537
C538
C539
C540
C541
C542
C543
C544
C545
C546
C547
C548
C549
C550
C551
C552
C553
C554
C555
C556
C557
C558
C559
C560
C561
C562
C563
C564
C565
C566
C567
C568
C569
C570
C571
C572
C573
C574
C575
C576
C577
C578
C579
C580
C581
C582
C583
C584
C585
C586
C587
C588
C589
C590
C591
C592
C593
C594
C595
C596
C597
C598
C599
C600
C601
C602
C603
C604
C605
C606
C607
C608
C609
C610
C611
C612
C613
C614
C615
C616
C617
C618
C619
C620
C621
C622
C623
C624
C625
C626
C627
C628
C629
C630
C631
C632
C633
C634
C635
C636
C637
C638
C639
C640
C641
C642
C643
C644
C645
C646
C647
C648
C649
C650
C651
C652
C653
C654
C655
C656
C657
C658
C659
C660
C661
C662
C663
C664
C665
C666
C667
C668
C669
C670
C671
C672
C673
C674
C675
C676
C677
C678
C679
C680
C681
C682
C683
C684
C685
C686
C687
C688
C689
C690
C691
C692
C693
C694
C695
C696
C697
C698
C699
C700
C701
C702
C703
C704
C705
C706
C707
C708
C709
C710
C711
C712
C713
C714
C715
C716
C717
C718
C719
C720
C721
C722
C723
C724
C725
C726
C727
C728
C729
C730
C731
C732
C733
C734
C735
C736
C737
C738
C739
C740
C741
C742
C743
C744
C745
C746
C747
C748
C749
C750
C751
C752
C753
C754
C755
C756
C757
C758
C759
C760
C761
C762
C763
C764
C765
C766
C767
C768
C769
C770
C771
C772
C773
C774
C775
C776
C777
C778
C779
C780
C781
C782
C783
C784
C785
C786
C787
C788
C789
C790
C791
C792
C793
C794
C795
C796
C797
C798
C799
C800
C801
C802
C803
C804
C805
C806
C807
C808
C809
C810
C811
C812
C813
C814
C815
C816
C817
C818
C819
C820
C821
C822
C823
C824
C825
C826
C827
C828
C829
C830
C831
C832
C833
C834
C835
C836
C837
C838
C839
C840
C841
C842
C843
C844
C845
C846
C847
C848
C849
C850
C851
C852
C853
C854
C855
C856
C857
C858
C859
C860
C861
C862
C863
C864
C865
C866
C867
C868
C869
C870
C871
C872
C873
C874
C875
C876
C877
C878
C879
C880
C881
C882
C883
C884
C885
C886
C887
C888
C889
C890
C891
C892
C893
C894
C895
C896
C897
C898
C899
C900
C901
C902
C903
C904
C905
C906
C907
C908
C909
C910
C911
C912
C913
C914
C915
C916
C917
C918
C919
C920
C921
C922
C923
C924
C925
C926
C927
C928
C929
C930
C931
C932
C933
C934
C935
C936
C937
C938
C939
C940
C941
C942
C943
C944
C945
C946
C947
C948
C949
C950
C951
C952
C953
C954
C955
C956
C957
C958
C959
C960
C961
C962
C963
C964
C965
C966
C967
C968
C969
C970
C971
C972
C973
C974
C975
C976
C977
C978
C979
C980
C981
C982
C983
C984
C985
C986
C987
C988
C989
C990
C991
C992
C993
C994
C995
C996
C997
C998
C999
C1000
C1001
C1002
C1003
C1004
C1005
C1006
C1007
C1008
C1009
C1010
C1011
C1012
C1013
C1014
C1015
C1016
C1017
C1018
C1019
C1020
C1021
C1022
C1023
C1024
C1025
C1026
C1027
C1028
C1029
C1030
C1031
C1032
C1033
C1034
C1035
C1036
C1037
C1038
C1039
C1040
C1041
C1042
C1043
C1044
C1045
C1046
C1047
C1048
C1049
C1050
C1051
C1052
C1053
C1054
C1055
C1056
C1057
C1058
C1059
C1060
C1061
C1062
C1063
C1064
C1065
C1066
C1067
C1068
C1069
C1070
C1071
C1072
C1073
C1074
C1075
C1076
C1077
C1078
C1079
C1080
C1081
C1082
C1083
C1084
C1085
C1086
C1087
C1088
C1089
C1090
C1091
C1092
C1093
C1094
C1095
C1096
C1097
C1098
C1099
C1100
C1101
C1102
C1103
C1104
C1105
C1106
C1107
C1108
C1109
C1110
C1111
C1112
C1113
C1114
C1115
C1116
C1117
C1118
C1119
C1120
C1121
C1122
C1123
C1124
C1125
C1126
C1127
C1128
C1129
C1130
C1131
C1132
C1133
C1134
C1135
C1136
C1137
C1138
C1139
C1140
C1141
C1142
C1143
C1144
C1145
C1146
C1147
C1148
C1149
C1150
C1151
C1152
C1153
C1154
C1155
C1156
C1157
C1158
C1159
C1160
C1161
C1162
C1163
C1164
C1165
C1166
C1167
C1168
C1169
C1170
C1171
C1172
C1173
C1174
C1175
C1176
C1177
C1178
C1179
C1180
C1181
C1182
C1183
C1184
C1185
C1186
C1187
C1188
C1189
C1190
C1191
C1192
C1193
C1194
C1195
C1196
C1197
C1198
C1199
C1200
C1201
C1202
C1203
C1204
C1205
C1206
C1207
C1208
C1209
C1210
C1211
C1212
C1213
C1214
C1215
C1216
C1217
C1218
C1219
C1220
C1221
C1222
C1223
C1224
C1225
C1226
C1227
C1228
C1229
C1230
C1231
C1232
C1233
C1234
C1235
C1236
C1237
C1238
C1239
C1240
C1241
C1242
C1243
C1244
C1245
C1246
C1247
C1248
C1249
C1250
C1251
C1252
C1253
C1254
C1255
C1256
C1257
C1258
C1259
C1260
C1261
C1262
C1263
C1264
C1265
C1266
C1267
C1268
C1269
C1270
C1271
C1272
C1273
C1274
C1275
C1276
C1277
C1278
C1279
C1280
C1281
C1282
C1283
C1284
C1285
C1286
C1287
C1288
C1289
C1290
C1291
C1292
C1293
C1294
C1295
C1296
C1297
C1298
C1299
C1300
C1301
C1302
C1303
C1304
C1305
C1306
C1307
C1308
C1309
C1310
C1311
C1312
C1313
C1314
C1315
C1316
C1317
C1318
C1319
C1320
C1321
C1322
C1323
C1324
C1325
C1326
C1327
C1328
C1329
C1330
C1331
C1332
C1333
C1334
C1335
C1336
C1337
C1338
C1339
C1340
C1341
C1342
C1343
C1344
C1345
C1346
C1347
C1348
C1349
C1350
C1351
C1352
C1353
C1354
C1355
C1356
C1357
C1358
C1359
C1360
C1361
C1362
C1363
C1364
C1365
C1366
C1367
C1368
C1369
C1370
C1371
C1372
C1373
C1374
C1375
C1376
C1377
C1378
C1379
C1380
C1381
C1382
C1383
C1384
C1385
C1386
C1387
C1388
C1389
C1390
C1391
C1392
C1393
C1394
C1395
C1396
C1397
C1398
C1399
C1400
C1401
C1402
C1403
C1404
C1405
C1406
C1407
C1408
C1409
C1410
C1411
C1412
C1413
C1414
C1415
C1416
C1417
C1418
C1419
C1420
C1421
C1422
C1423
C1424
C1425
C1426
C1427
C1428
C1429
C1430
C1431
C1432
C1433
C1434
C1435
C1436
C1437
C1438
C1439
C1440
C1441
C1442
C1443
C1444
C1445
C1446
C1447
C1448
C1449
C1450
C1451
C1452
C1453
C1454
C1455
C1456
C1457
C1458
C1459
C1460
C1461
C1462
C1463
C1464
C1465
C1466
C1467
C1468
C1469
C1470
C1471
C1472
C1473
C1474
C1475
C1476
C1477
C1478
C1479
C1480
C1481
C1482
C1483
C1484
C1485
C1486
C1487
C1488
C1489
C1490
C1491
C1492
C1493
C1494
C1495
C1496
C1497
C1498
C1499
C1500
C1501
C1502
C1503
C1504
C1505
C1506
C1507
C1508
C1509
C1510
C1511
C1512
C1513
C1514
C1515
C1516
C1517
C1518
C1519
C1520
C1521
C1522
C1523
C1524
C1525
C1526
C1527
C1528
C1529
C1530
C1531
C1532
C1533
C1534
C1535
C1536
C1537
C1538
C1539
C1540
C1541
C1542
C1543
C1544
C1545
C1546
C1547
C1548
C1549
C1550
C1551
C1552
C1553
C1554
C1555
C1556
C1557
C1558
C1559
C1560
C1561
C1562
C1563
C1564
C1565
C1566
C1567
C1568
C1569
C1570
C1571
C1572
C1573
C1574
C1575
C1576
C1577
C1578
C1579
C1580
C1581
C1582
C1583
C1584
C1585
C1586
C1587
C1588
C1589
C1590
C1591
C1592
C1593
C1594
C1595
C1596
C1597
C1598
C1599
C1600
C1601
C1602
C1603
C1604
C1605
C1606
C1607
C1608
C1609
C1610
C1611
C1612
C1613
C1614
C1615
C1616
C1617
C1618
C1619
C1620
C1621
C1622
C1623
C1624
C1625
C1626
C1627
C1628
C1629
C1630
C1631
C1632
C1633
C1634
C1635
C1636
C1637
C1638
C1639
C1640
C1641
C1642
C1643
C1644
C1645
C1646
C1647
C1648
C1649
C1650
C1651
C1652
C1653
C1654
C1655
C1656
C1657
C1658
C1659
C1660
C1661
C1662
C1663
C1664
C1665
C1666
C1667
C1668
C1669
C1670
C1671
C1672
C1673
C1674
C1675
C1676
C1677
C1678
C1679
C1680
C1681
C1682
C1683
C1684
C1685
C1686
C1687
C1688
C1689
C1690
C1691
C1692
C1693
C1694
C1695
C1696
C1697
C1698
C1699
C1700
C1701
C1702
C1703
C1704
C1705
C1706
C1707
C1708
C1709
C1710
C1711
C1712
C1713
C1714
C1715
C1716
C1717
C1718
C1719
C1720
C1721
C1722
C1723
C1724
C1725
C1726
C1727
C1728
C1729
C1730
C1731
C1732
C1733
C1734
C1735
C1736
C1737
C1738
C1739
C1740
C1741
C1742
C1743
C1744
C1745
C1746
C1747
C1748
C1749
C1750
C1751
C1752
C1753
C1754
C1755
C1756
C1757
C1758
C1759
C1760
C1761
C1762
C1763
C1764
C1765
C1766
C1767
C1768
C1769
C1770
C1771
C1772
C1773
C1774
C1775
C1776
C1777
C1778
C1779
C1780
C1781
C1782
C1783
C1784
C1785
C1786
C1787
C1788
C1789
C1790
C1791
C1792
C1793
C1794
C1795
C1796
C1797
C1798
C1799
C1800
C1801
C1802
C1803
C1804
C1805
C1806
C1807
C1808
C1809
C1810
C1811
C1812
C1813
C1814
C1815
C1816
C1817
C1818
C1819
C1820
C1821
C1822
C1823
C1824
C1825
C1826
C1827
C1828
C1829
C1830
C1831
C1832
C1833
C1834
C1835
C1836
C1837
C1838
C1839
C1840
C1841
C1842
C1843
C1844
C1845
C1846
C1847
C1848
C1849
C1850
C1851
C1852
C1853
C1854
C1855
C1856
C1857
C1858
C1859
C1860
C1861
C1862
C1863
C1864
C1865
C1866
C1867
C1868
C1869
C1870
C1871
C1872
C1873
C1874
C1875
C1876
C1877
C1878
C1879
C1880
C1881
C1882
C1883
C1884
C1885
C1886
C1887
C1888
C1889
C1890
C1891
C1892
C1893
C1894
C1895
C1896
C1897
C1898
C1899
C1900
C1901
C1902
C1903
C1904
C1905
C1906
C1907
C1908
C1909
C1910
C1911
C1912
C1913
C1914
C1915
C1916
C1917
C1918
C1919
C1920
C1921
C1922
C1923
C1924
C1925
C1926
C1927
C1928
C1929
C1930
C1931
C1932
C1933
C1934
C1935
C1936
C1937
C1938
C1939
C1940
C1941
C1942
C1943
C1944
C1945
C1946
C1947
C1948
C1949
C1950
C1951
C1952
C1953
C1954
C1955
C1956
C1957
C1958
C1959
C1960
C1961
C1962
C1963
C1964
C1965
C1966
C1967
C1968
C1969
C1970
C1971
C1972
C1973
C1974
C1975
C1976
C1977
C1978
C1979
C1980
C1981
C1982
C1983
C1984
C1985
C1986
C1987
C1988
C1989
C1990
C1991
C1992
C1993
C1994
C1995
C1996
C1997
C1998
C1999
C2000
C2001
C2002
C2003
C2004
C2005
C2006
C2007
C2008
C2009
C2010
C2011
C2012
C2013
C2014
C2015
C2016
C2017
C2018
C2019
C2020
C2021
C2022
C2023
C2024
C2025
C2026
C2027
C2028
C2029
C2030
C2031
C2032
C2033
C2034
C2035
C2036
C2037
C2038
C2039
C2040
C2041
C2042
C2043
C2044
C2045
C2046
C2047
C2048
C2049
C2050
C2051
C2052
C2053
C2054
C2055
C2056
C2057
C2058
C2059
C2060
C2061
C2062
C2063
C2064
C2065
C2066
C2067
C2068
C2069
C2070
C2071
C2072
C2073
C2074
C2075
C2076
C2077
C2078
C2079
C2080
C2081
C2082
C2083
C2084
C2085
C2086
C2087
C2088
C2089
C2090
C2091
C2092
C2093
C2094
C2095
C2096
C2097
C2098
C2099
C2100
C2101
C2102
C2103
C2104
C2105
C2106
C2107
C2108
C2109
C2110
C2111
C2112
C2113
C2114
C2115
C2116
C2117
C2118
C2119
C2120
C2121
C2122
C2123
C2124
C2125
C2126
C2127
C2128
C2129
C2130
C2131
C2132
C2133
C2134
C2135
C2136
C2137
C2138
C2139
C2140
C2141
C2142
C2143
C2144
C2145
C2146
C2147
C2148
C2149
C2150
C2151
C2152
C2153
C2154
C2155
C2156
C2157
C2158
C2159
C2160
C2161
C2162
C2163
C2164
C2165
C2166
C2167
C2168
C2169
C2170
C2171
C2172
C2173
C2174
C2175
C2176
C2177
C2178
C2179
C2180
C2181
C2182
C2183
C2184
C2185
C2186
C2187
C2188
C2189
C2190
C2191
C2192
C2193
C2194
C2195
C2196
C2197
C2198
C2199
C2200
C2201
C2202
C2203
C2204
C2205
C2206
C2207
C2208
C2209
C2210
C2211
C2212
C2213
C2214
C2215
C2216
C2217
C2218
C2219
C2220
C2221
C2222
C2223
C2224
C2225
C2226
C2227
C2228
C2229
C2230
C2231
C2232
C2233
C2234
C2235
C2236
C2237
C2238
C2239
C2240
C2241
C2242
C2243
C2244
C2245
C2246
C2247
C2248
C2249
C2250
C2251
C2252
C2253
C2254
C2255
C2256
C2257
C2258
C2259
C2260
C2261
C2262
C2263
C2264
C2265
C2266
C2267
C2268
C2269
C2270
C2271
C2272
C2273
C2274
C2275
C2276
C2277
C2278
C2279
C2280
C2281
C2282
C2283
C2284
C2285
C2286
C2287
C2288
C2289
C2290
C2291
C2292
C2293
C2294
C2295
C2296
C2297
C2298
C2299
C2300
C2301
C2302
C2303
C2304
C2305
C2306
C2307
C2308
C2309
C2310
C2311
C2312
C2313
C2314
C2315
C2316
C2317
C2318
C2319
C2320
C2321
C2322
C2323
C2324
C2325
C2326
C2327
C2328
C2329
C2330
C2331
C2332
C2333
C2334
C2335
C2336
C2337
C2338
C2339
C2340
C2341
C2342
C2343
C2344
C2345
C2346
C2347
C2348
C2349
C2350
C2351
C2352
C2353
C2354
C2355
C2356
C2357
C2358
C2359
C2360
C2361
C2362
C2363
C2364
C2365
C2366
C2367
C2368
C2369
C2370
C2371
C2372
C2373
C2374
C2375
C2376
C2377
C2378
C2379
C2380
C2381
C2382
C2383
C2384
C2385
C2386
C2387
C2388
C2389
C2390
C2391
C2392
C2393
C2394
C2395
C2396
C2397
C2398
C2399
C2400
C2401
C2402
C2403
C2404
C2405
C2406
C2407
C2408
C2409
C2410
C2411
C2412
C2413
C2414
C2415
C2416
C2417
C2418
C2419
C2420
C2421
C2422
C2423
C2424
C2425
C2426
C2427
C2428
C2429
C2430
C2431
C2432
C2433
C2434
C2435
C2436
C2437
C2438
C2439
C2440
C2441
C2442
C2443
C2444
C2445
C2446
C2447
C2448
C2449
C2450
C2451
C2452
C2453
C2454
C2455
C2456
C2457
C2458
C2459
C2460
C2461
C2462
C2463
C2464
C2465
C2466
C2467
C2468
C2469
C2470
C2471
C2472
C2473
C2474
C2475
C2476
C2477
C2478
C2479
C2480
C2481
C2482
C2483
C2484
C2485
C2486
C2487
C2488
C2489
C2490
C2491
C2492
C2493
C2494
C2495
C2496
C2497
C2498
C2499
C2500
C2501
C2502
C2503
C2504
C2505
C2506
C2507
C2508
C2509
C2510
C2511
C2512
C2513
C2514
C2515
C2516
C2517
C2518
C2519
C2520
C2521
C2522
C2523
C2524
C2525
C2526
C2527
C2528
C2529
C2530
C2531
C2532
C2533
C2534
C2535
C2536
C2537
C2538
C2539
C2540
C2541
C2542
C2543
C2544
C2545
C2546
C2547
C2548
C2549
C2550
C2551
C2552
C2553
C2554
C2555
C2556
C2557
C2558
C2559
C2560
C2561
C2562
C2563
C2564
C2565
C2566
C2567
C2568
C2569
C2570
C2571
C2572
C2573
C2574
C2575
C2576
C2577
C2578
C2579
C2580
C2581
C2582
C2583
C2584
C2585
C2586
C2587
C2588
C2589
C2590
C2591
C2592
C2593
C2594
C2595
C2596
C2597
C2598
C2599
C2600
C2601
C2602
C2603
C2604
C2605
C2606
C2607
C2608
C2609
C2610
C2611
C2612
C2613
C2614
C2615
C2616
C2617
C2618
C2619
C2620
C2621
C2622
C2623
C2624
C2625
C2626
C2627
C2628
C2629
C2630
C2631
C2632
C2633
C2634
C2635
C2636
C2637
C2638
C2639
C2640
C2641
C2642
C2643
C2644
C2645
C2646
C2647
C2648
C2649
C2650
C2651
C2652
C2653
C2654
C2655
C2656
C2657
C2658
C2659
C2660
C2661
C2662
C2663
C2664
C2665
C2666
C2667
C2668
C2669
C2670
C2671
C2672
C2673
C2674
C2675
C2676
C2677
C2678
C2679
C2680
C2681
C2682
C2683
C2684
C2685
C2686
C2687
C2688
C2689
C2690
C2691
C2692
C2693
C2694
C2695
C2696
C2697
C2698
C2699
C2700
C2701
C2702
C2703
C2704
C2705
C2706
C2707
C2708
C2709
C2710
C2711
C2712
C2713
C2714
C2715
C2716
C2717
C2718
C2719
C2720
C2721
C2722
C2723
C2724
C2725
C2726
C2727
C2728
C2729
C2730
C2731
C2732
C2733
C2734
C2735
C2736
C2737
C2738
C2739
C2740
C2741
C2742
C2743
C2744
C2745
C2746
C2747
C2748
C2749
C2750
C2751
C2752
C2753
C2754
C2755
C2756
C2757
C2758
C2759
C2760
C2761
C2762
C2763
C2764
C2765
C2766
C2767
C2768
C2769
C2770
C2771
C2772
C2773
C2774
C2775
C2776
C2777
C2778
C2779
C2780
C2781
C2782
C2783
C2784
C2785
C2786
C2787
C2788
C2789
C2790
C2791
C2792
C2793
C2794
C2795
C2796
C2797
C2798
C2799
C2800
C2801
C2802
C2803
C2804
C2805
C2806
C2807
C2808
C2809
C2810
C2811
C2812
C2813
C2814
C2815
C2816
C2817
C2818
C2819
C2820
C2821
C2822
C2823
C2824
C2825
C2826
C2827
C2828
C2829
C2830
C2831
C2832
C2833
C2834
C2835
C2836
C2837
C2838
C2839
C2840
C2841
C2842
C2843
C2844
C2845
C2846
C2847
C2848
C2849
C2850
C2851
C2852
C2853
C2854
C2855
C2856
C2857
C2858
C2859
C2860
C2861
C2862
C2863
C2864
C2865
C2866
C2867
C2868
C2869
C2870
C2871
C2872
C2873
C2874
C2875
C2876
C2877
C2878
C2879
C2880
C2881
C2882
C2883
C2884
C2885
C2886
C2887
C2888
C2889
C2890
C2891
C2892
C2893
C2894
C2895
C2896
C2897
C2898
C2899
C2900
C2901
C2902
C2903
C2904
C2905
C2906
C2907
C2908
C2909
C2910
C2911
C2912
C2913
C2914
C2915
C2916
C2917
C2918
C2919
C2920
C2921
C2922
C2923
C2924
C2925
C2926
C2927
C2928
C2929
C2930
C2931
C2932
C2933
C2934
C2935
C2936
C2937
C2938
C2939
C2940
C2941
C2942
C2943
C2944
C2945
C2946
C2947
C2948
C2949
C2950
C2951
C2952
C2953
C2954
C2955
C2956
C2957
C2958
C2959
C2960
C2961
C2962
C2963
C2964
C2965
C2966
C2967
C2968
C2969
C2970
C2971
C2972
C2973
C2974
C2975
C2976
C2977
C2978
C2979
C2980
C2981
C2982
C2983
C2984
C2985
C2986
C2987
C2988
C2989
C2990
C2991
C2992
C2993
C2994
C2995
C2996
C2997
C2998
C2999
C3000
C3001
C3002
C3003
C3004
C3005
C3006
C3007
C3008
C3009
C3010
C3011
C3012
C3013
C3014
C3015
C3016
C3017
C3018
C3019
C3020
C3021
C3022
C3023
C3024
C3025
C3026
C3027
C3028
C3029
C3030
C3031
C3032
C3033
C3034
C3035
C3036
C3037
C3038
C3039
C3040
C3041
C3042
C3043
C3044
C3045
C3046
C3047
C3048
C3049
C3050
C3051
C3052
C3053
C3054
C3055
C3056
C3057
C3058
C3059
C3060
C3061
C3062
C3063
C3064
C3065
C3066
C3067
C3068
C3069
C3070
C3071
C3072
C3073
C3074
C3075
C3076
C3077
C3078
C3079
C3080
C3081
C3082
C3083
C3084
C3085
C3086
C3087
C3088
C3089
C3090
C3091
C3092
C3093
C3094
C3095
C3096
C3097
C3098
C3099
C3100
C3101
C3102
C3103
C3104
C3105
C3106
C3107
C3108
C3109
C3110
C3111
C3112
C3113
C3114
C3115
C3116
C3117
C3118
C3119
C3120
C3121
C3122
C3123
C3124
C3125
C3126
C3127
C3128
C3129
C3130
C3131
C3132
C3133
C3134
C3135
C3136
C3137
C3138
C3139
C3140
C3141
C3142
C3143
C3144
C3145
C3146
C3147
C3148
C3149
C3150
C3151
C3152
C3153
C3154
C3155
C3156
C3157
C3158
C3159
C3160
C3161
C3162
C3163
C3164
C3165
C3166
C3167
C3168
C3169
C3170
C3171
C3172
C3173
C3174
C3175
C3176
C3177
C3178
C3179
C3180
C3181
C3182
C3183
C3184
C3185
C3186
C3187
C3188
C3189
C3190
C3191
C3192
C3193
C3194
C3195
C3196
C3197
C3198
C3199
C3200
C3201
C3202
C3203
C3204
C3205
C3206
C3207
C3208
C3209
C3210
C3211
C3212
C3213
C3214
C3215
C3216
C3217
C3218
C3219
C3220
C3221
C3222
C3223
C3224
C3225
C3226
C3227
C3228
C3229
C3230
C3231
C3232
C3233
C3234
C3235
C3236
C3237
C3238
C3239
C3240
C3241
C3242
C3243
C3244
C3245
C3246
C3247
C3248
C3249
C3250
C3251
C3252
C3253
C3254
C3255
C3256
C3257
C3258
C3259
C3260
C3261
C3262
C3263
C3264
C3265
C3266
C3267
C3268
C3269
C3270
C3271
C3272
C3273
C3274
C3275
C3276
C3277
C3278
C3279
C3280
C3281
C3282
C3283
C3284
C3285
C3286
C3287
C3288
C3289
C3290
C3291
C3292
C3293
C3294
C3295
C3296
C3297
C3298
C3299
C3300
C3301
C3302
C3303
C3304
C3305
C3306
C3307
C3308
C3309
C3310
C3311
C3312
C3313
C3314
C3315
C3316
C3317
C3318
C3319
C3320
C3321
C3322
C3323
C3324
C3325
C3326
C3327
C3328
C3329
C3330
C3331
C3332
C3333
C3334
C3335
C3336
C3337
C3338
C3339
C3340
C3341
C3342
C3343
C3344
C3345
C3346
C3347
C3348
C3349
C3350
C3351
C3352
C3353
C3354
C3355
C3356
C3357
C3358
C3359
C3360
C3361
C3362
C3363
C3364
C3365
C3366
C3367
C3368
C3369
C3370
C3371
C3372
C3373
C3374
C3375
C3376
C3377
C3378
C3379
C3380
C3381
C3382
C3383
C3384
C3385
C3386
C3387
C3388
C3389
C3390
C3391
C3392
C3393
C3394
C3395
C3396
C3397
C3398
C3399
C3400
C3401
C3402
C3403
C3404
C3405
C3406
C3407
C3408
C3409
C3410
C3411
C3412
C3413
C3414
C3415
C3416
C3417
C3418
C3419
C3420
C3421
C3422
C3423
C3424
C3425
C3426
C3427
C3428
C3429
C3430
C3431
C3432
C3433
C3434
C3435
C3436
C3437
C3438
C3439
C3440
C3441
C3442
C3443
C3444
C3445
C3446
C3447
C3448
C3449
C3450
C3451
C3452
C3453
C3454
C3455
C3456
C3457
C3458
C3459
C3460
C3461
C3462
C3463
C3464
C3465
C3466
C3467
C3468
C3469
C3470
C3471
C3472
C3473
C3474
C3475
C3476
C3477
C3478
C3479
C3480
C3481
C3482
C3483
C3484
C3485
C3486
C3487
C3488
C3489
C3490
C3491
C3492
C3493
C3494
C3495
C3496
C3497
C3498
C3499
C3500
C3501
C3502
C3503
C3504
C3505
C3506
C3507
C3508
C3509
C3510
C3511
C3512
C3513
C3514
C3515
C3516
C3517
C3518
C3519
C3520
C3521
C3522
C3523
C3524
C3525
C3526
C3527
C3528
C3529
C3530
C3531
C3532
C3533
C3534
C3535
C3536
C3537
C3538
C3539
C3540
C3541
C3542
C3543
C3544
C3545
C3546
C3547
C3548
C3549
C3550
C3551
C3552
C3553
C3554
C3555
C3556
C3557
C3558
C3559
C3560
C3561
C3562
C3563
C3564
C3565
C3566
C3567
C3568
C3569
C3570
C3571
C3572
C3573
C3574
C3575
C3576
C3577
C3578
C3579
C3580
C3581
C3582
C3583
C3584
C3585
C3586
C3587
C3588
C3589
C3590
C3591
C3592
C3593
C3594
C3595
C3596
C3597
C3598
C3599
C3600
C3601
C3602
C3603
C3604
C3605
C3606
C3607
C3608
C3609
C3610
C3611
C3612
C3613
C3614
C3615
C3616
C3617
C3618
C3619
C3620
C3621
C3622
C3623
C3624
C3625
C3626
C3627
C3628
C3629
C3630
C3631
C3632
C3633
C3634
C3635
C3636
C3637
C3638
C3639
C3640
C3641
C3642
C3643
C3644
C3645
C3646
C3647
C3648
C3649
C3650
C3651
C3652
C3653
C3654
C3655
C3656
C3657
C3658
C3659
C3660
C3661
C3662
C3663
C3664
C3665
C3666
C3667
C3668
C3669
C3670
C3671
C3672
C3673
C3674
C3675
C3676
C3677
C3678
C3679
C3680
C3681
C3682
C3683
C3684
C3685
C3686
C3687
C3688
C3689
C3690
C3691
C3692
C3693
C3694
C3695
C3696
C3697
C3698
C3699
C3700
C3701
C3702
C3703
C3704
C3705
C3706
C3707
C3708
C3709
C3710
C3711
C3712
C3713
C3714
C3715
C3716
C3717
C3718
C3719
C3720
C3721
C3722
C3723
C3724
C3725
C3726
C3727
C3728
C3729
C3730
C3731
C3732
C3733
C3734
C3735
C3736
C3737
C3738
C3739
C3740
C3741
C3742
C3743
C3744
C3745
C3746
C3747
C3748
C3749
C3750
C3751
C3752
C3753
C3754
C3755
C3756
C3757
C3758
C3759
C3760
C3761
C3762
C3763
C3764
C3765
C3766
C3

FACTORY - PERMITTED PRIMARY USES

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

PARKING REQUIREMENTS

FZO Vehicular Parking Requirements

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

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

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

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

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

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

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

OPEN SPACE REQUIREMENT

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

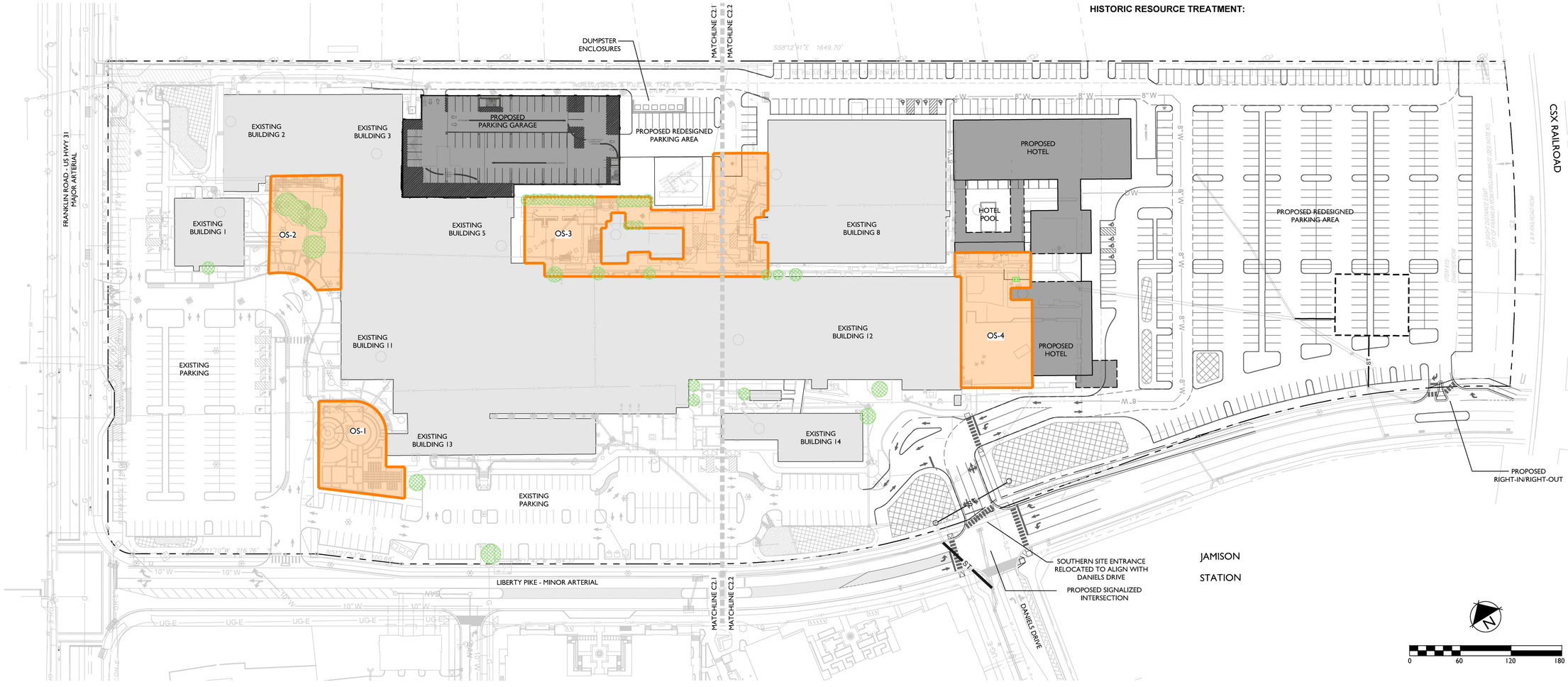
PROVIDED: 57338 SF TOTAL (6.5%)
ADDITIONAL NATURAL AREA: NOT REQUIRED

TOTAL OPEN SPACE PROVIDED: 57,338 SF

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

KEY

- PRESERVED TREES
- OPEN SPACE



SITE DATA

THE FACTORY AT FRANKLIN PUD, REVISION 3

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

REGULATIONS

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

DWELLING UNIT COUNT: 0 UNITS

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

HOTEL KEYS: **120 KEYS**

BUILDING HEIGHT: 3 STORIES

MINIMUM LSA: 0.2

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

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

HISTORIC RESOURCE TREATMENT:

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

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

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

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

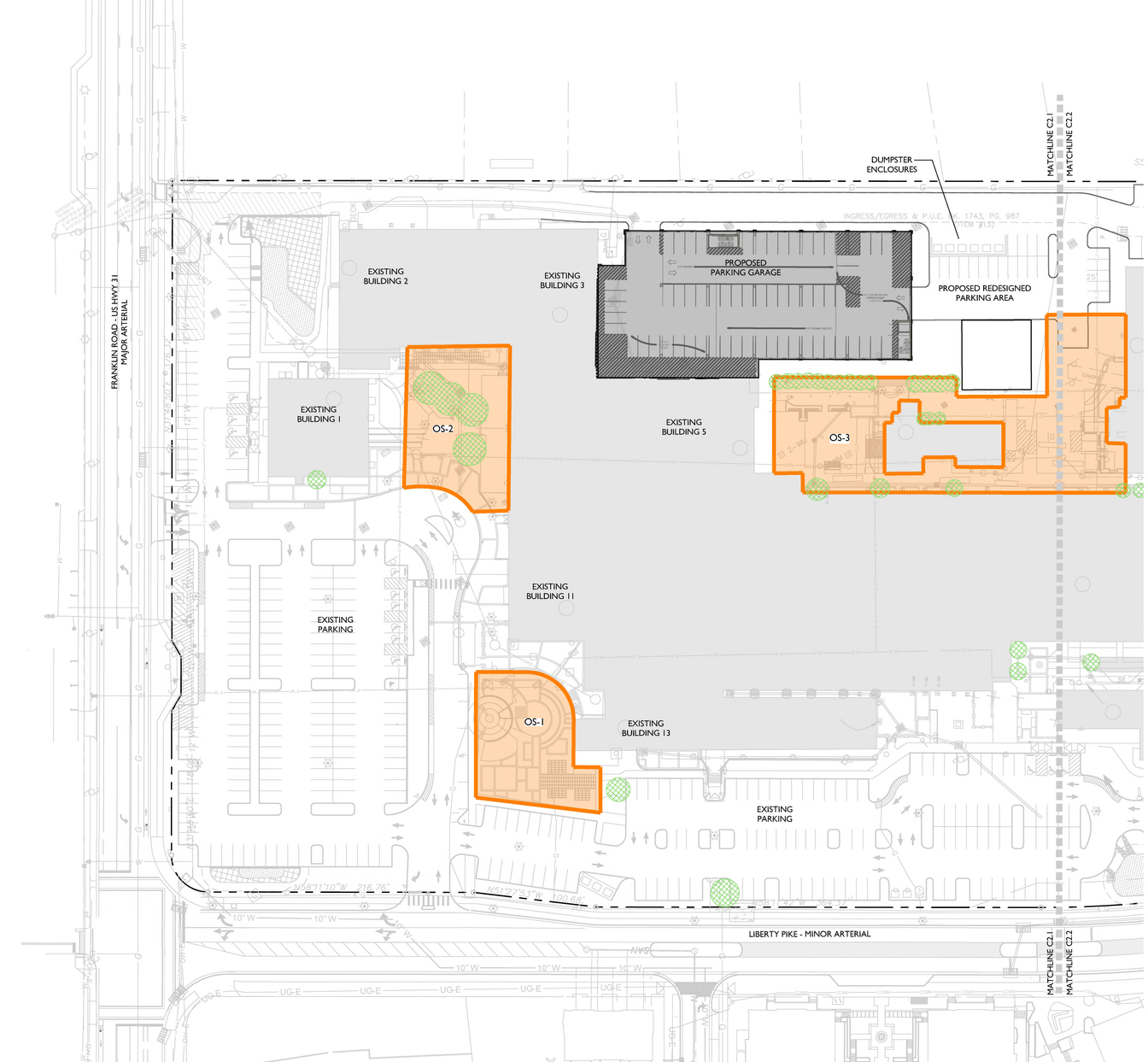
THE FACTORY AT FRANKLIN

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

INITIAL SUBMITTAL: DECEMBER 9, 2024

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

OVERALL DEVELOPMENT PLAN
SHEET
C2.0
COF # 8665



SITE DATA

THE FACTORY AT FRANKLIN PUD, REVISION 3

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

REGULATIONS

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

DWELLING UNIT COUNT: 0 UNITS

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

HOTEL KEYS: **120 KEYS**

BUILDING HEIGHT: 3 STORIES

MINIMUM LSA: 0.2

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

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

HISTORIC RESOURCE TREATMENT:

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

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

GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

FULMER LUCAS

CENTRIC ARCHITECTURE

STONEHILL TAYLOR

HOLLADAY PROPERTIES

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

THE FACTORY AT FRANKLIN

GREGORY C. GAMBLE — REGISTERED LANDSCAPE ARCHITECT — TENNESSEE — 1-13-25

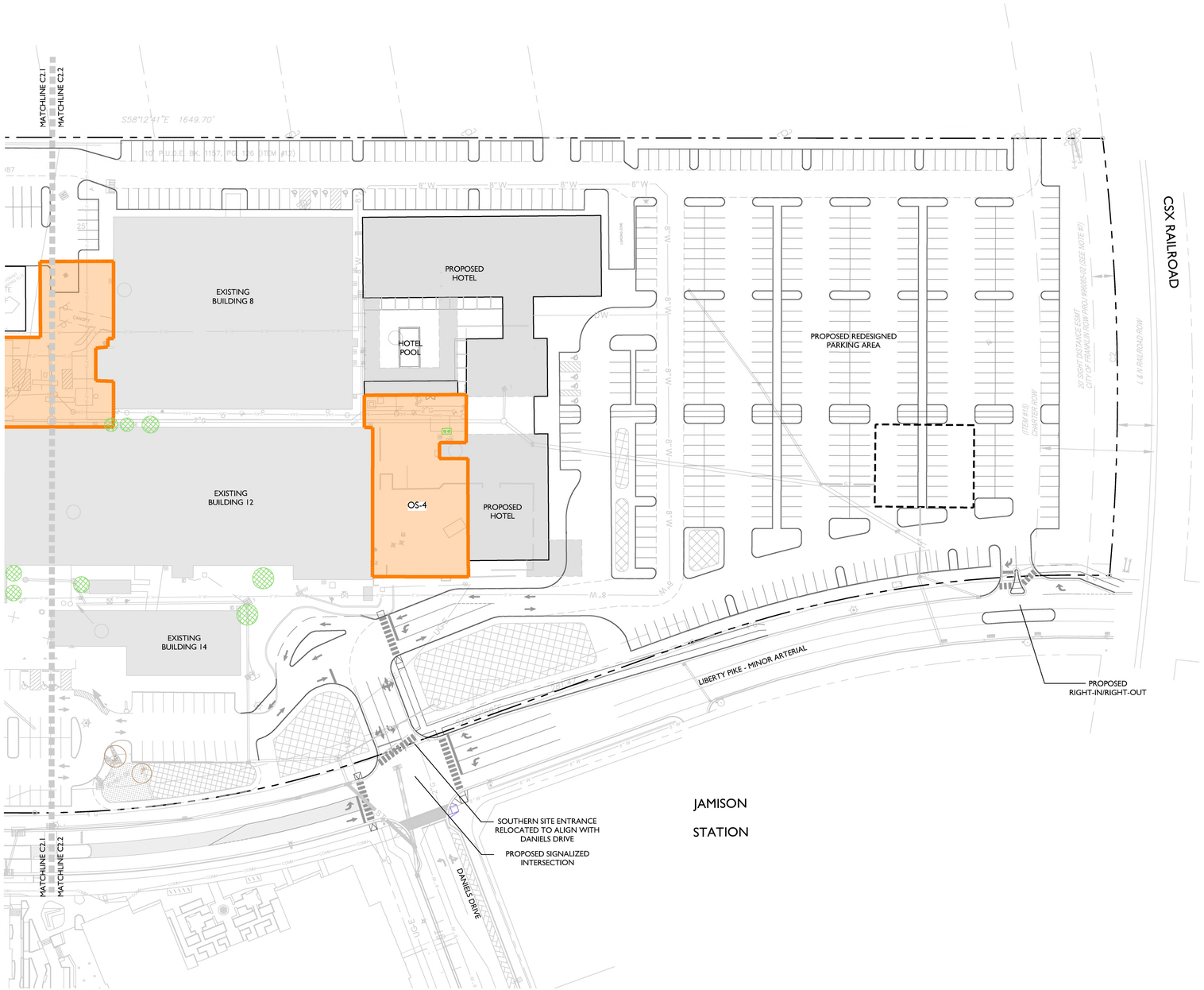
INITIAL SUBMITTAL: DECEMBER 9, 2024

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

DEVELOPMENT PLAN ENLARGEMENT

SHEET
C2.1

COF # 8665



GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

FULMER LUCAS

CENTRIC ARCHITECTURE

STONEHILL TAYLOR

HOLLADAY PROPERTIES

THE FACTORY AT FRANKLIN PUD DEVELOPMENT PLAN, REVISION 3

Franklin, Williamson County, Tennessee

THE FACTORY AT FRANKLIN

GREGORY C. GAMBLE REGISTERED LANDSCAPE ARCHITECT TENNESSEE 328 EXPIRES: 3-31-2025

INITIAL SUBMITTAL: DECEMBER 9, 2024

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

DEVELOPMENT PLAN ENLARGEMENT

SHEET

C2.2

COF # 8665

OPEN SPACE REQUIREMENT

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

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

TOTAL OPEN SPACE PROVIDED: 57,338 SF

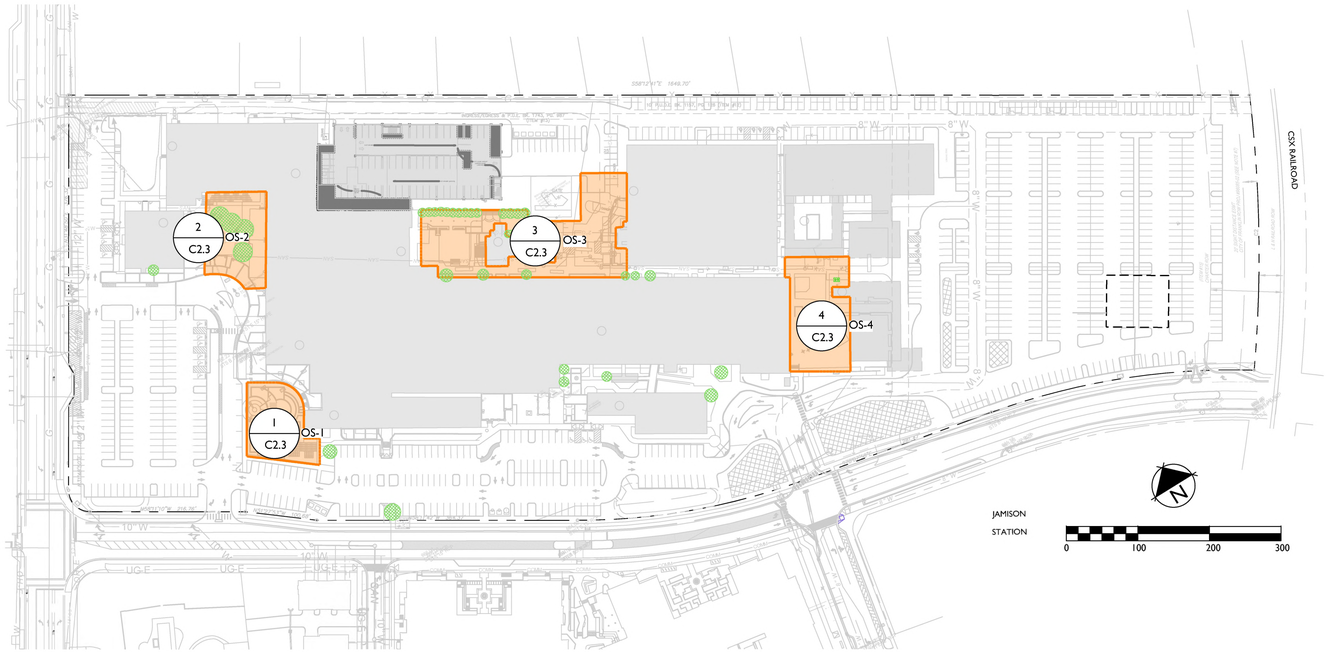
KEY	TYPE	AREA (SF)
OS-1	PLAZA	9,056 SF
OS-2	PLAZA	10,542 SF
OS-3	PLAZA	24,522 SF
OS-4	PLAZA	13,218 SF

KEY

PRESERVED TREES

OPEN SPACE

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



PLAZA DESIGN INTENT:

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

Four of the following features are required:

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



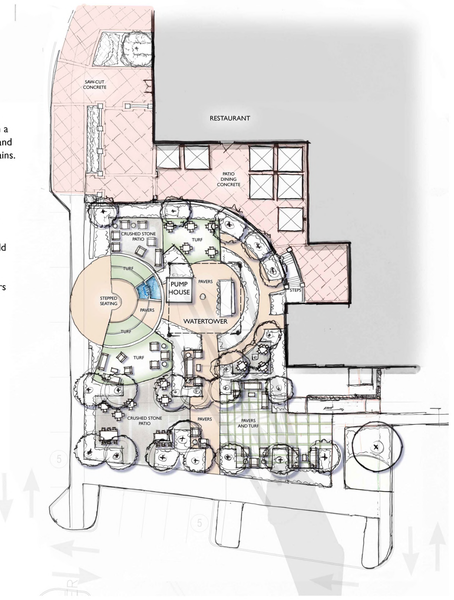
4 C2.3 **OS -4: PLAZA**
PLAN
N.T.S.

PLAZA DESIGN INTENT:

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

Four of the following features are required:

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



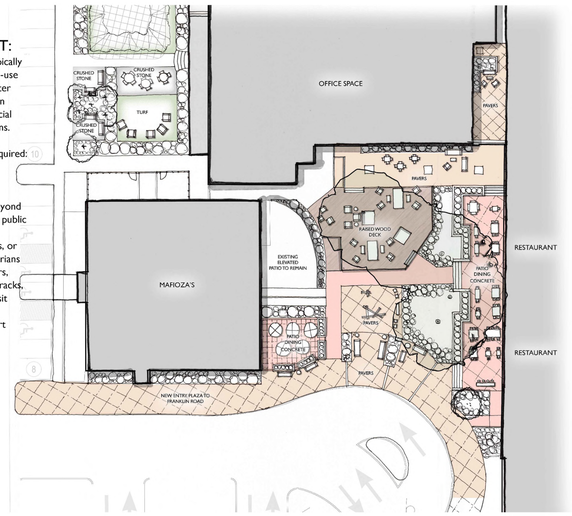
1 C2.3 **OS -1: PLAZA**
PLAN
N.T.S.

PLAZA DESIGN INTENT:

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

Four of the following features are required:

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



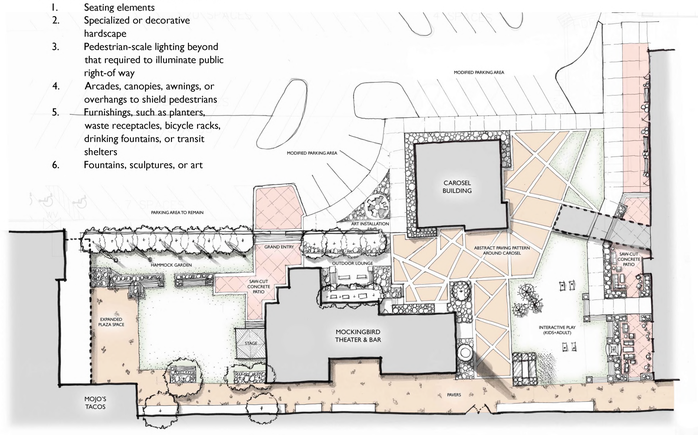
2 C2.3 **OS -2: PLAZA**
PLAN
N.T.S.

PLAZA DESIGN INTENT:

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

Four of the following features are required:

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



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

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

GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

FULMER LUCAS

CENTRIC ARCHITECTURE

STONEHILL TAYLOR

HOLLADAY PROPERTIES

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

THE FACTORY AT FRANKLIN

GREGORY C. GAMBLE
REGISTERED
LANDSCAPE ARCHITECT
TENNESSEE
COMPACT
1234

INITIAL SUBMITTAL: DECEMBER 9, 2024

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

OPEN SPACE

SHEET
C2.3

COF # 8665

Know what's below. Call before you dig.

GRADING PLAN NOTES:

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

STORMWATER NARRATIVE

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

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

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

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

FLOODPLAIN NOTE

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

IMPACT STATEMENT:

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

GRADING & DRAINAGE DATA CHART:

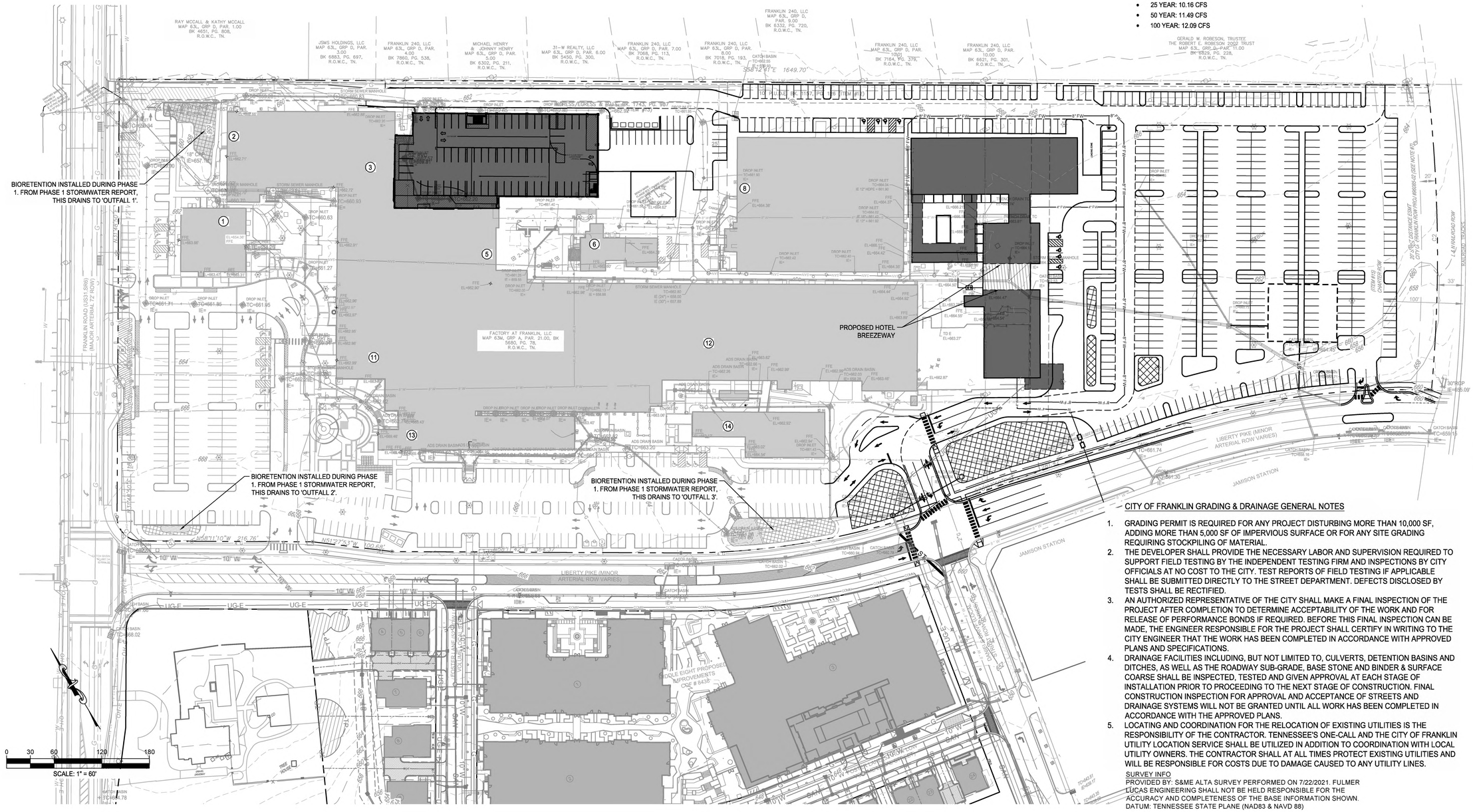
1. SITE AREA: 20.14 AC
2. EXISTING IMPERVIOUS AREA (PRE PHASE 1): 16.32 AC
3. EXISTING IMPERVIOUS AREA (POST PHASE 1): 16.72 AC
4. PROPOSED ADDITIONAL IMPERVIOUS AREA: 0.30 AC
5. PROPOSED IMPERVIOUS AREA: 17.02 AC
6. PROPOSED MAXIMUM POST RV VALUE: 0.35
7. PROPOSED PEAK FLOWS AFTER THE CONSTRUCTION OF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

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

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

LEGEND

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



CITY OF FRANKLIN GRADING & DRAINAGE GENERAL NOTES

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

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

GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

FULMER LUCAS

CENTRIC ARCHITECTURE

STONEHILL TAYLOR

HOLLADAY PROPERTIES

THE FACTORY AT FRANKLIN PUD DEVELOPMENT PLAN, REVISION 3

Franklin, Williamson County, Tennessee

THE FACTORY AT FRANKLIN

STATE OF TENNESSEE — AGRICULTURE — 01/06/2025

INITIAL SUBMITTAL: JANUARY 13, 2025

Revision Date
△ _____
△ _____
△ _____
△ _____

OVERALL SITE GRADING & DRAINAGE PLAN

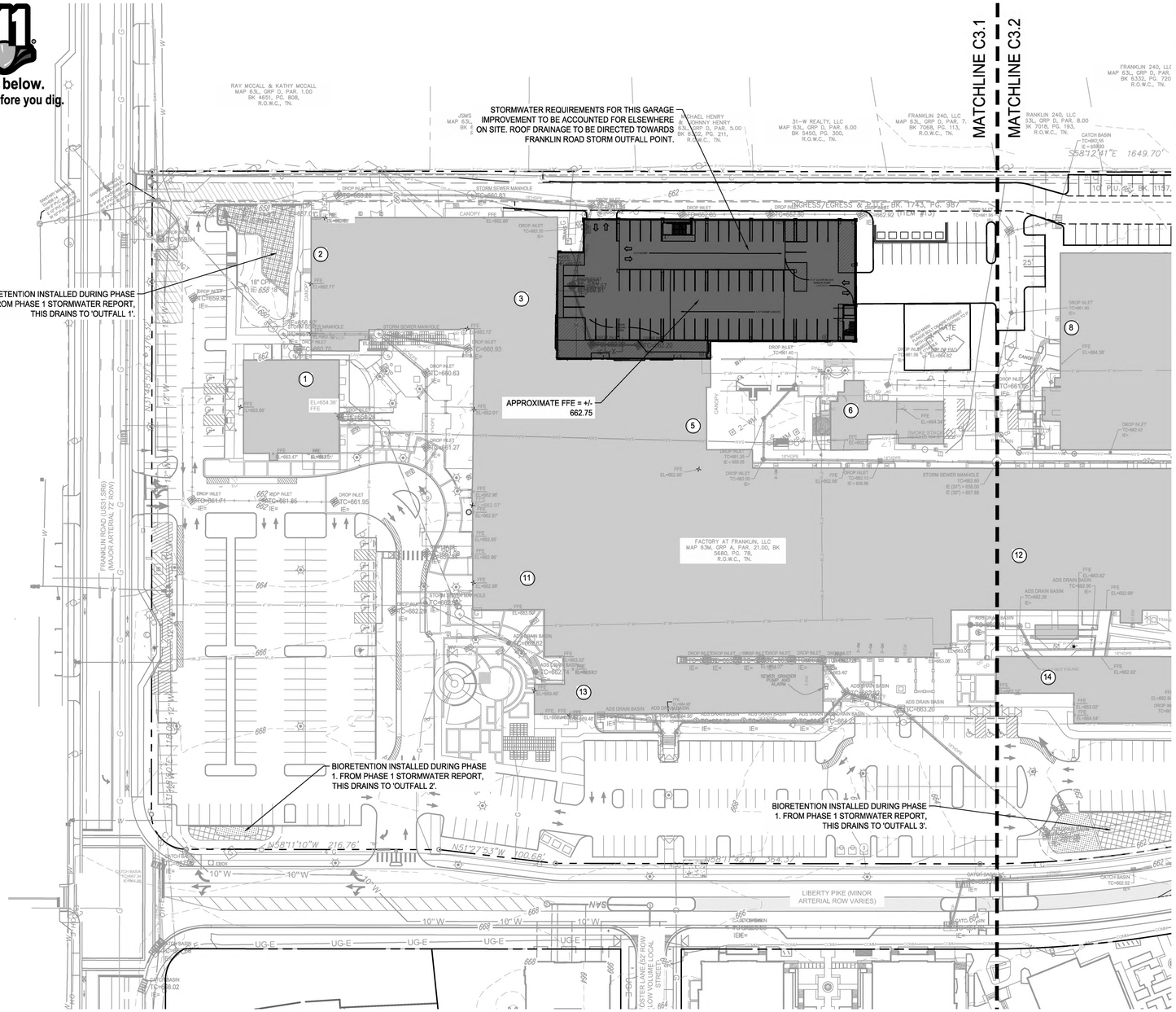
SHEET

C3.0

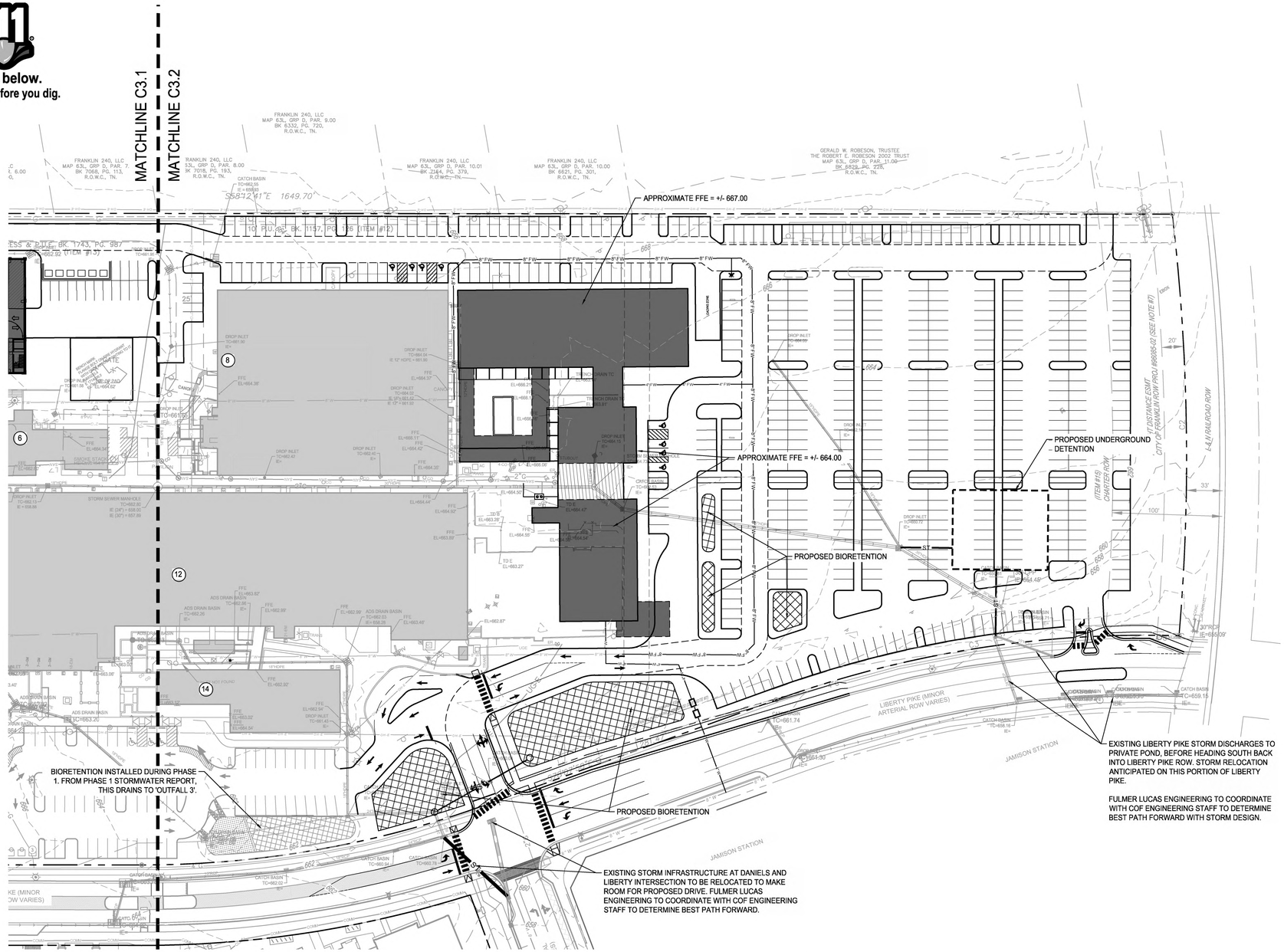
COF # 8666

Thursday, February 6, 2025
Z:\2020_Drawings\3 - The Factory at Franklin\02 - Civil\Sheets\Development Plan\105120_DP_Overall Site Grading Plan.dwg

Know what's below. Call before you dig.


MATCHLINE C3.1
MATCHLINE C3.2
STORMWATER REQUIREMENTS FOR THIS GARAGE IMPROVEMENT TO BE ACCOUNTED FOR ELSEWHERE ON SITE. ROOF DRAINAGE TO BE DIRECTED TOWARDS FRANKLIN ROAD STORM OUTFALL POINT.
BIORETENTION INSTALLED DURING PHASE 1. FROM PHASE 1 STORMWATER REPORT, THIS DRAINS TO 'OUTFALL 1'.
APPROXIMATE FFE = +/- 662.75
BIORETENTION INSTALLED DURING PHASE 1. FROM PHASE 1 STORMWATER REPORT, THIS DRAINS TO 'OUTFALL 2'.
BIORETENTION INSTALLED DURING PHASE 1. FROM PHASE 1 STORMWATER REPORT, THIS DRAINS TO 'OUTFALL 3'.
FACTORY AT FRANKLIN, LLC MAP 63M, GRP A, PAR. 21.00, BK 5680, PG. 75, R.O.W.C., TN.
RAY MCCALL & KATHY MCCALL MAP 63L, GRP D, PAR. 1.00 BK 4651, PG. 805, R.O.W.C., TN.
JSMS MAP 63L, BK
MICHAEL HENRY & CYNNY HENRY MAP 63L, GRP D, PAR. 5.00 BK 6332, PG. 211, R.O.W.C., TN.
31-W REALTY, LLC MAP 63L, GRP D, PAR. 6.00 BK 5450, PG. 300, R.O.W.C., TN.
FRANKLIN 240, LLC MAP 63L, GRP D, PAR. 7 BK 7068, PG. 113, R.O.W.C., TN.
FRANKLIN 240, LLC 63L, GRP D, PAR. 8.00 BK 7018, PG. 193, R.O.W.C., TN.
FRANKLIN 240, LLC MAP 63L, GRP D, PAR. 9.00 BK 6332, PG. 720 R.O.W.C., TN.
S59°12'41"E 1649.70'
INGRESS/EGRESS & PUBLIC UTILITY EASEMENT BK. 1743, PG. 987
TC PU 485, BK. 1157
FRANKLIN ROAD (US31 (SR6) MAJOR (ARTERIAL "C" ROW)
LIBERTY PIKE (MINOR ARTERIAL ROW VARIES)
N58°11'10"W 216.76'
N51°27'13"W 100.68'
N51°27'13"W 94.21'
10" W
UG-E
CATCH BASIN TC=652.20
CATCH BASIN TC=652.02
CATCH BASIN TC=652.00
CATCH BASIN TC=652.02
CATCH BASIN TC=652.00
CATCH BASIN TC=652.00
CATCH BASIN TC=652.00

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



0 25 50 100 150

SCALE: 1" = 50'

Thursday, February 6, 2025
Z:\Jobs_Current\21 - The Factory at Franklin\02 - Cad\Sheets\Development Plan\105121_DP_Site Grading Plan.dwg

FLOODPLAIN NOTE

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

IMPACT STATEMENT:

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

STORMWATER NARRATIVE

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

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

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

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

GRADING PLAN NOTES:

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

CITY OF FRANKLIN GRADING & DRAINAGE GENERAL NOTES

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

LEGEND

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

GRADING & DRAINAGE DATA CHART:

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

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

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

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

GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

FULMER LUCAS

CENTRIC ARCHITECTURE

STONEHILL TAYLOR

HOLLADAY PROPERTIES

THE FACTORY AT FRANKLIN PUD DEVELOPMENT PLAN, REVISION 3

Franklin, Williamson County, Tennessee

THE FACTORY AT FRANKLIN

STATE OF TENNESSEE — JAMES MICHAEL LUCAS — 101999 — REGISTERED AGRICULTURE — 2/6/2025 — STATE OF TENNESSEE

INITIAL SUBMITTAL: JANUARY 13, 2025

Revision Date
△ _____
△ _____
△ _____
△ _____

ENLARGED SITE GRADING & DRAINAGE PLAN

SHEET

C3.2

COF # 8656

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

CITY OF FRANKLIN ROW & ACCESS GENERAL NOTES

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

SITE LAYOUT NOTES:

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

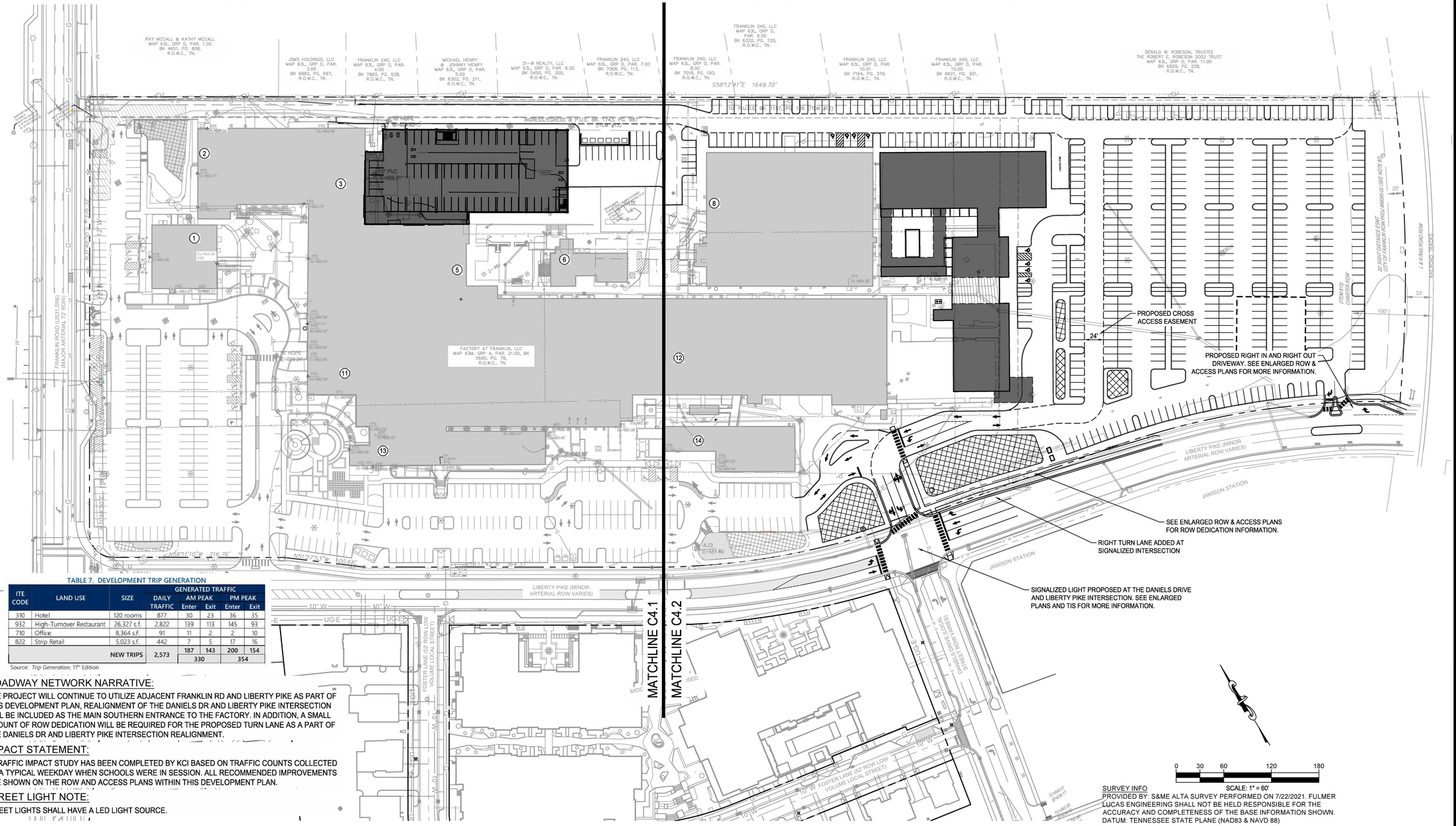


TABLE 7. DEVELOPMENT TRIP GENERATION

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

Source: *Trip Generation*, 11th Edition

ROADWAY NETWORK NARRATIVE:

THE PROJECT WILL CONTINUE TO UTILIZE ADJACENT FRANKLIN RD AND LIBERTY PIKE AS PART OF THIS DEVELOPMENT PLAN, REALIGNMENT OF THE DANIELS DR AND LIBERTY PIKE INTERSECTION WILL BE INCLUDED AS THE MAIN SOUTHERN ENTRANCE TO THE FACTORY. IN ADDITION, A SMALL AMOUNT OF ROW DEDICATION WILL BE REQUIRED FOR THE PROPOSED TURN LANE AS A PART OF THE DANIELS DR AND LIBERTY PIKE INTERSECTION REALIGNMENT.

IMPACT STATEMENT:

A TRAFFIC IMPACT STUDY HAS BEEN COMPLETED BY KCI BASED ON TRAFFIC COUNTS COLLECTED ON A TYPICAL WEEKDAY WHEN SCHOOLS WERE IN SESSION. ALL RECOMMENDED IMPROVEMENTS ARE SHOWN ON THE ROW AND ACCESS PLANS WITHIN THIS DEVELOPMENT PLAN.

STREET LIGHT NOTE:

STREET LIGHTS SHALL HAVE A LED LIGHT SOURCE.

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

Thursday, February 6, 2025
D:\KCI_Drawings\In Use\Factory at Franklin\00 - Civil\Sheets\Development Plan\165-21_DP_Overall_ROW and Access Plan.dwg

GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

FULMER LUCAS

CENTRIC ARCHITECTURE

STONEHILL TAYLOR

HOLLADAY PROPERTIES

THE FACTORY AT FRANKLIN PUD DEVELOPMENT PLAN, REVISION 3

Franklin, Williamson County, Tennessee

THE FACTORY AT FRANKLIN

JAMES LUCAS 2436 REGISTERED LANDSCAPE ARCHITECT AGRICULTURE 02/06/2025 No. 121051 STATE OF TENNESSEE

INITIAL SUBMITTAL: JANUARY 13, 2025

Revision Date
1 _____
2 _____
3 _____
4 _____

OVERALL ROW & ACCESS PLAN

SHEET
C4.0

COF # 8665

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

ROADWAY NETWORK NARRATIVE:

THE PROJECT WILL CONTINUE TO UTILIZE ADJACENT FRANKLIN RD AND LIBERTY PIKE AS PART OF THIS DEVELOPMENT PLAN, REALIGNMENT OF THE DANIELS DR AND LIBERTY PIKE INTERSECTION WILL BE INCLUDED AS THE MAIN SOUTHERN ENTRANCE TO THE FACTORY. IN ADDITION, A SMALL AMOUNT OF ROW DEDICATION WILL BE REQUIRED FOR THE PROPOSED TURN LANE AS A PART OF THE DANIELS DR AND LIBERTY PIKE INTERSECTION REALIGNMENT.

IMPACT STATEMENT:

A TRAFFIC IMPACT STUDY HAS BEEN COMPLETED BY KCI BASED ON TRAFFIC COUNTS COLLECTED ON A TYPICAL WEEKDAY WHEN SCHOOLS WERE IN SESSION. ALL RECOMMENDED IMPROVEMENTS ARE SHOWN ON THE ROW AND ACCESS PLANS WITHIN THIS DEVELOPMENT PLAN.

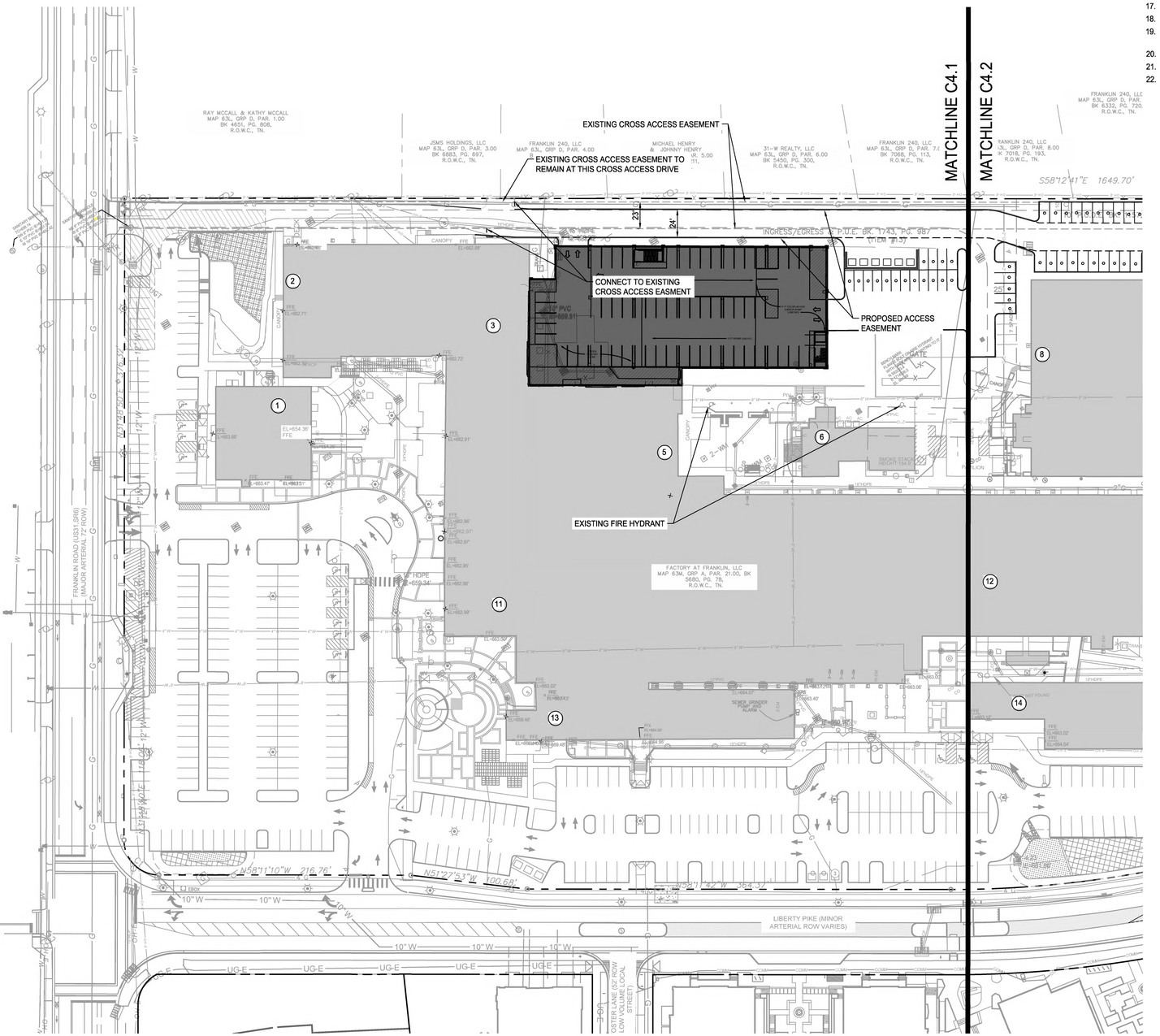
STREET LIGHT NOTE:

STREET LIGHTS SHALL HAVE A LED LIGHT SOURCE.

TABLE 7. DEVELOPMENT TRIP GENERATION

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

Source: *Trip Generation*, 11th Edition



SITE LAYOUT NOTES:

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

CITY OF FRANKLIN ROW & ACCESS GENERAL NOTES

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

0 25 50 100 150

SCALE: 1" = 50'

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

GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

FULMER LUCAS

CENTRIC ARCHITECTURE

STONEHILL TAYLOR

HOLLADAY PROPERTIES

THE FACTORY AT FRANKLIN PUD DEVELOPMENT PLAN, REVISION 3

Franklin, Williamson County, Tennessee

THE FACTORY AT FRANKLIN

STATE OF TENNESSEE
JAMES ALLEN YATES
REGISTERED LANDSCAPE ARCHITECT
AGRICULTURE
02/06/2025
No. 122003

INITIAL SUBMITTAL: JANUARY 13, 2025

Revision Date
1 _____
2 _____
3 _____
4 _____

ENLARGED ROW & ACCESS PLAN

SHEET
C4.1

COF # 8665

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

Know what's below. Call before you dig.

ROADWAY NETWORK NARRATIVE:

THE PROJECT WILL CONTINUE TO UTILIZE ADJACENT FRANKLIN RD AND LIBERTY PIKE AS PART OF THIS DEVELOPMENT PLAN, REALIGNMENT OF THE DANIELS DR AND LIBERTY PIKE INTERSECTION WILL BE INCLUDED AS THE MAIN SOUTHERN ENTRANCE TO THE FACTORY. IN ADDITION, A SMALL AMOUNT OF ROW DEDICATION WILL BE REQUIRED FOR THE PROPOSED TURN LANE AS A PART OF THE DANIELS DR AND LIBERTY PIKE INTERSECTION REALIGNMENT.

IMPACT STATEMENT:

A TRAFFIC IMPACT STUDY HAS BEEN COMPLETED BY KCI BASED ON TRAFFIC COUNTS COLLECTED ON A TYPICAL WEEKDAY WHEN SCHOOLS WERE IN SESSION. ALL RECOMMENDED IMPROVEMENTS ARE SHOWN ON THE ROW AND ACCESS PLANS WITHIN THIS DEVELOPMENT PLAN.

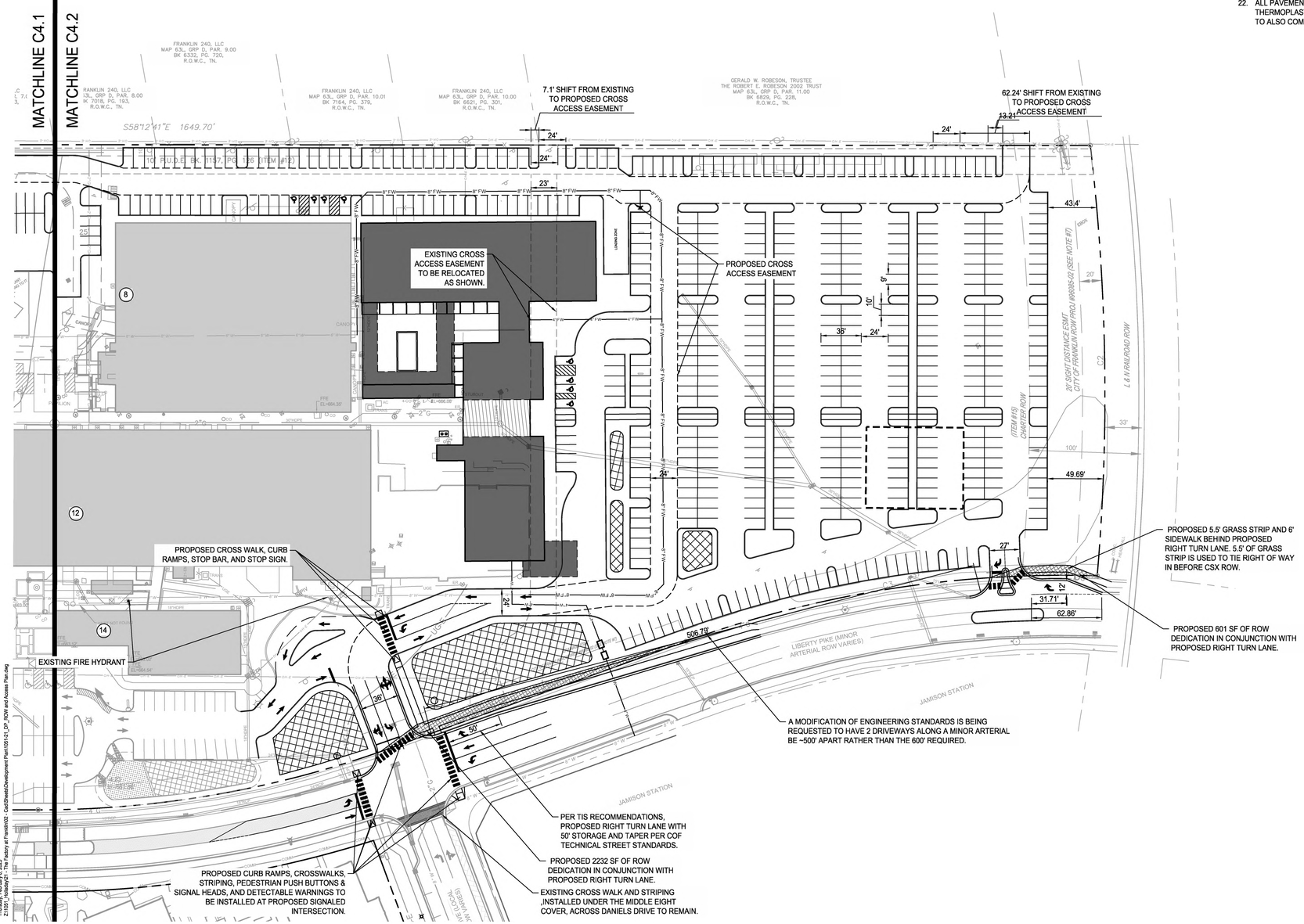
STREET LIGHT NOTE:

STREET LIGHTS SHALL HAVE A LED LIGHT SOURCE.

TABLE 7. DEVELOPMENT TRIP GENERATION

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

Source: *Trip Generation*, 11th Edition



Thursday, February 6, 2025
Z:\Projects\2024\24-0085\Factory at Franklin\02 - Civil\Sheets\Development Plan\1005-21_DP_ROW and Access Plan.dwg

SITE LAYOUT NOTES:

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

CITY OF FRANKLIN ROW & ACCESS GENERAL NOTES

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

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

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

GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

FULMER LUCAS

CENTRIC ARCHITECTURE

STONEHILL TAYLOR

HOLLADAY PROPERTIES

THE FACTORY AT FRANKLIN PUD DEVELOPMENT PLAN, REVISION 3

Franklin, Williamson County, Tennessee

THE FACTORY AT FRANKLIN

STATE OF TENNESSEE — LICENSED PROFESSIONAL ENGINEER — JAMES W. LUCAS — 124 — AGRICULTURE — 02/06/2025

INITIAL SUBMITTAL: JANUARY 13, 2025

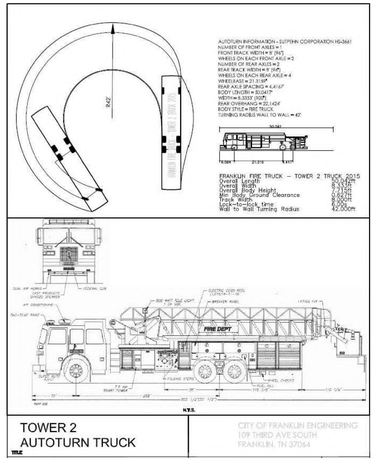
Revision Date
1 _____
2 _____
3 _____
4 _____

ENLARGED ROW & ACCESS PLAN

SHEET
C4.2

COF # 8666

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



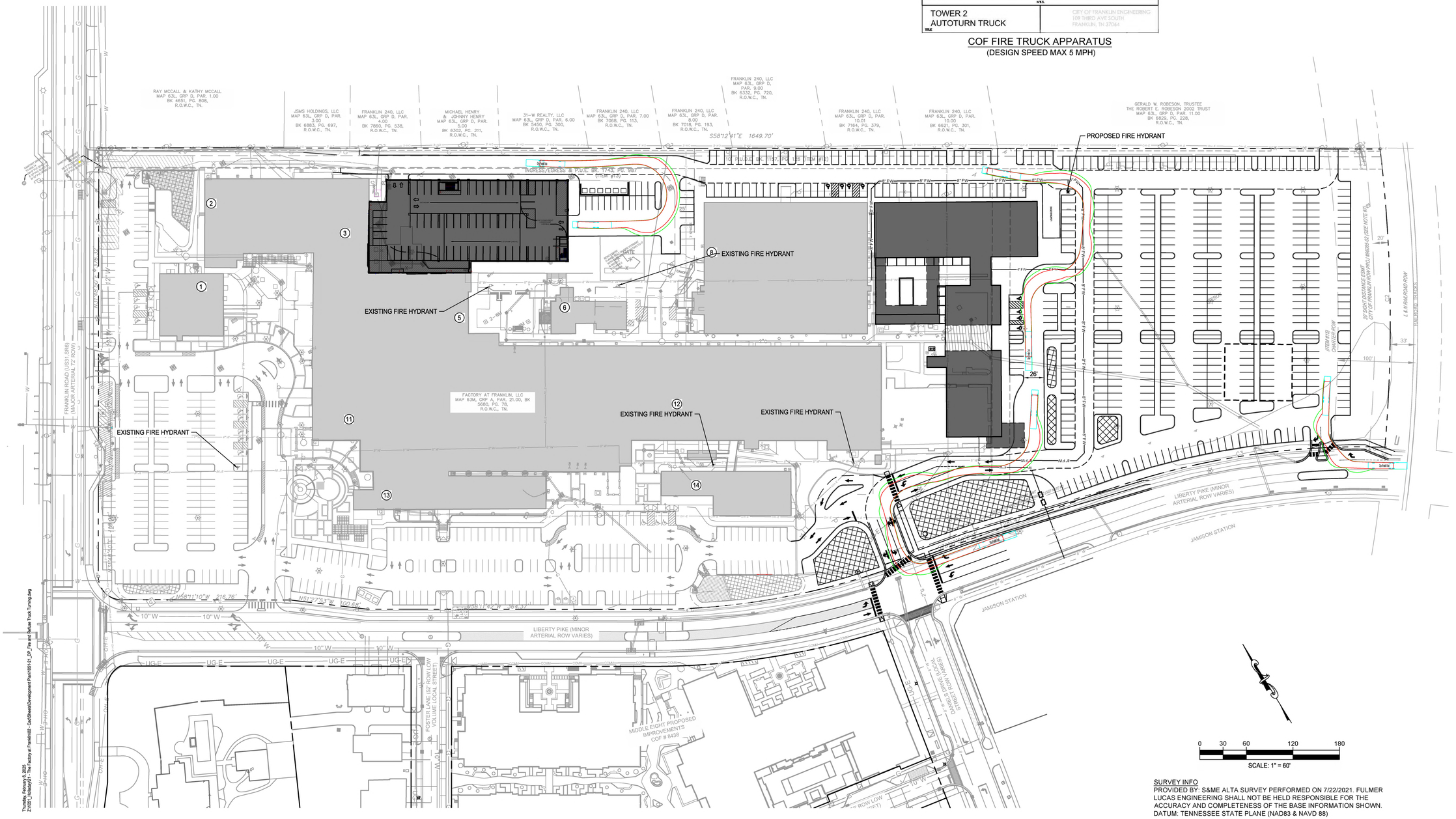
COF FIRE TRUCK APPARATUS
(DESIGN SPEED MAX 5 MPH)

LEGEND

- VEHICLE PATH
- TIRES
- VEHICLE BODY

APPARATUS SPECIFICATIONS

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



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

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

Thursday, February 6, 2025
Z:\2024_Projects\The Factory at Franklin\02 - Civil\Sheets\Development Plan\1051-21_DP_Fire and Refuse Truck Turning.dwg

GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

FULMER LUCAS

CENTRIC ARCHITECTURE

STONEHILL TAYLOR

HOLLADAY PROPERTIES

THE FACTORY AT FRANKLIN PUD DEVELOPMENT PLAN, REVISION 3

Franklin, Williamson County, Tennessee

THE FACTORY AT FRANKLIN



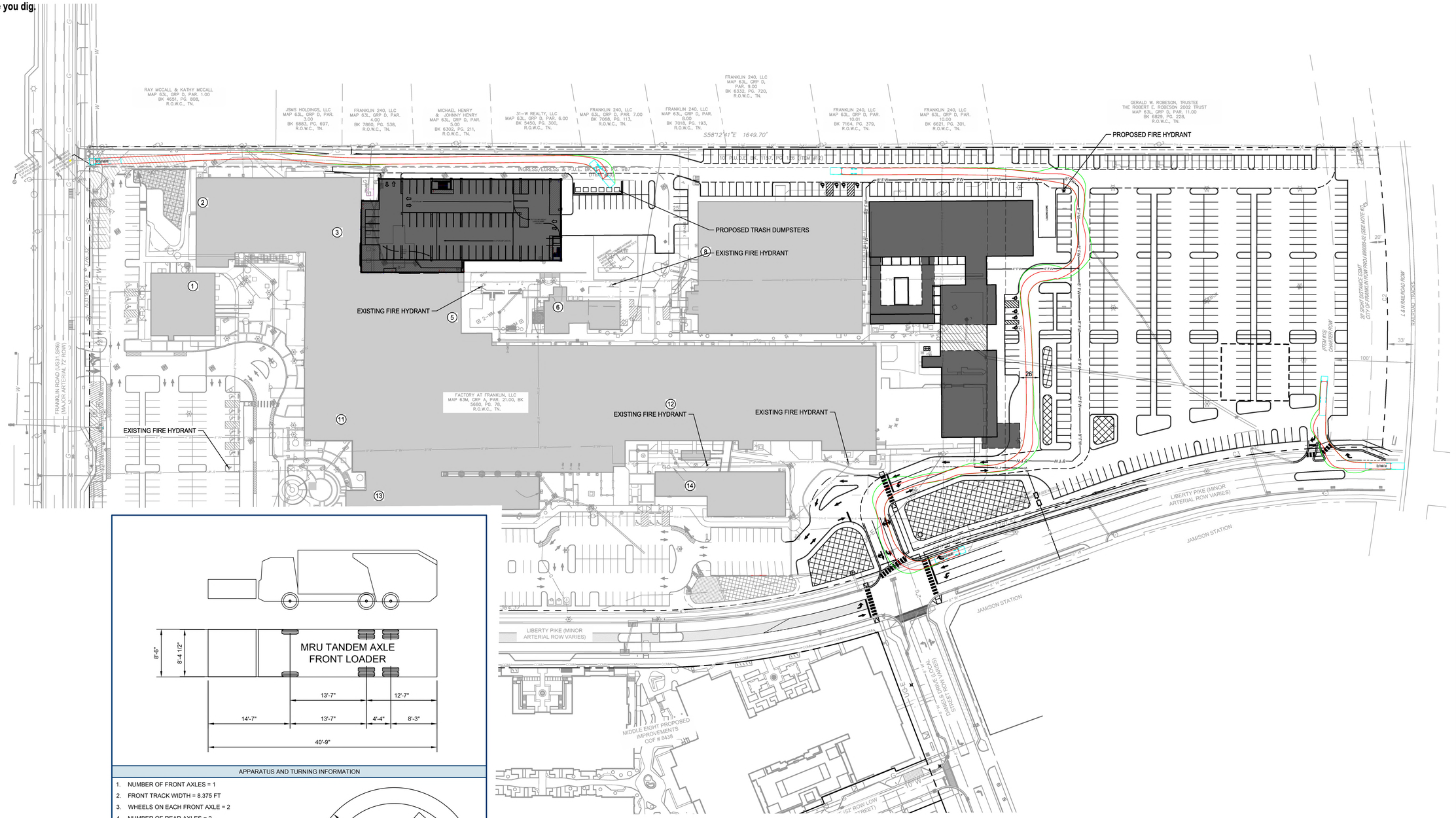
INITIAL SUBMITTAL: JANUARY 13, 2025

Revision Date
△ _____
△ _____
△ _____
△ _____

FIRE ACCESS PLAN

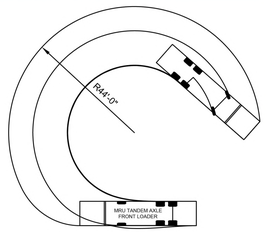
SHEET
C4.3
COF # 8666

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



APPARATUS AND TURNING INFORMATION

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



HISTORIC FRANKLIN TENNESSEE

SOLID WASTE APPARATUS TURNING TEMPLATE

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

DWG. NO. **SD-8**

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

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

GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

FULMER LUCAS

CENTRIC ARCHITECTURE

STONEHILL TAYLOR

HOLLADAY PROPERTIES

THE FACTORY AT FRANKLIN PUD DEVELOPMENT PLAN, REVISION 3

Franklin, Williamson County, Tennessee

THE FACTORY AT FRANKLIN

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

INITIAL SUBMITTAL: JANUARY 13, 2025

Revision Date
△ _____
△ _____
△ _____
△ _____

REFUSE TRUCK ACCESS PLAN

SHEET
C4.4
COF # 8665

Know what's below. Call before you dig.

LEGEND

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

UTILITY NETWORK NARRATIVE:

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

UTILITY DEPTH NOTE:

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

MILL AND OVERLAY NOTE:

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

COF FIRE HYDRANT FLOW DATA:

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

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

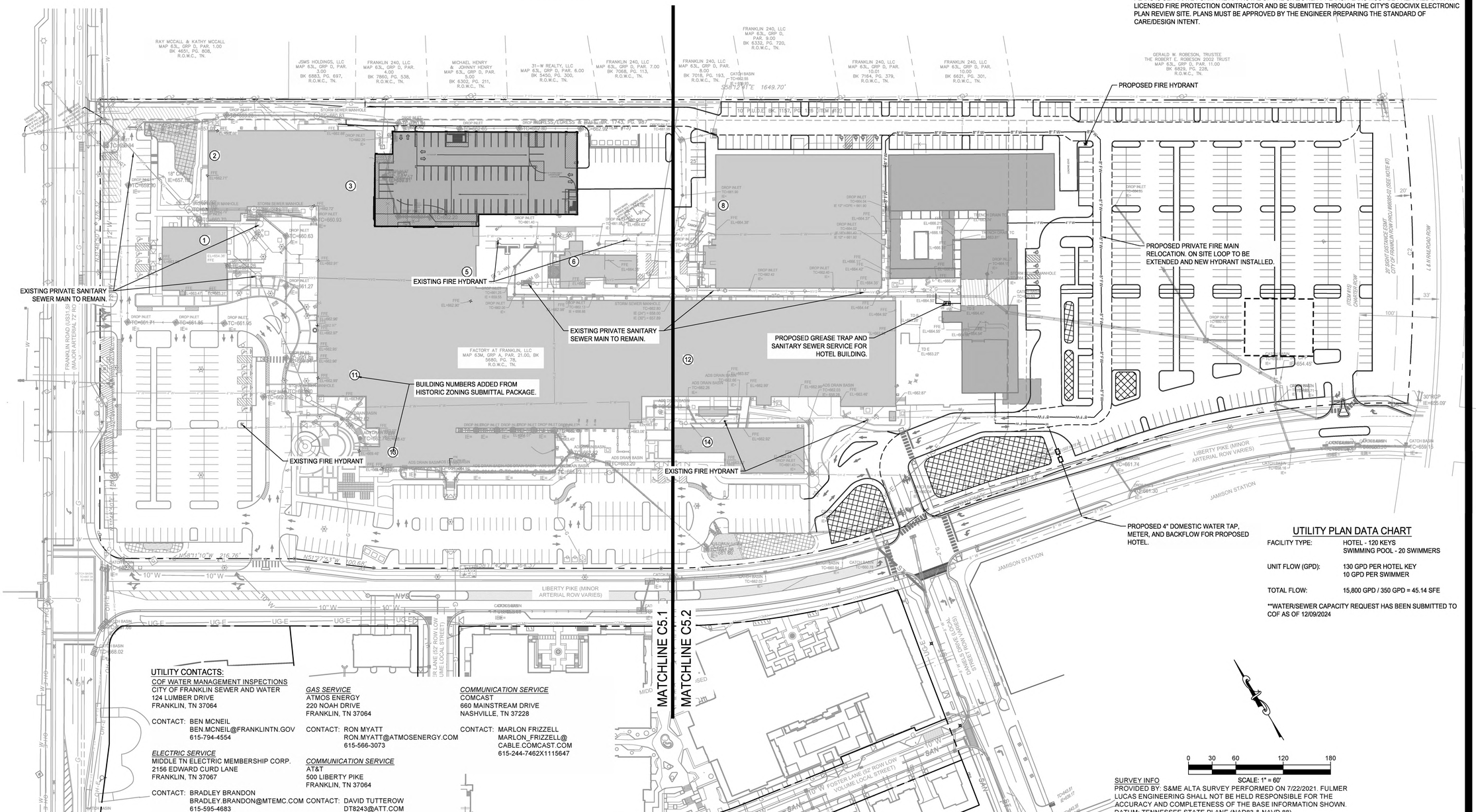
FLOW @ 20 PSI = 3,122 GPM
PERFORMED BY JEFF PRICHARD OF ALLSTAR FIRE PROTECTION INC. ON 6/12/2024

CITY OF FRANKLIN WATER & SEWER GENERAL NOTES

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

UTILITY NOTES:

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



UTILITY CONTACTS:

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

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

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

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

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

UTILITY PLAN DATA CHART

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

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

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

Thursday, February 6, 2025
P:\FLL Docs\Projects\24 The Factory at Franklin\02 - Cad\Sheets\Development Plan\1505-21_DP_Overall_Site Utility Plan.dwg

GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

FULMER LUCAS

CENTRIC ARCHITECTURE

STONEHILL TAYLOR

HOLLADAY PROPERTIES

THE FACTORY AT FRANKLIN PUD DEVELOPMENT PLAN, REVISION 3

Franklin, Williamson County, Tennessee

THE FACTORY AT FRANKLIN

STATE OF TENNESSEE — LICENSED PROFESSIONAL ENGINEER — AGRICULTURE — 12/09/2025 — STATE OF TENNESSEE

INITIAL SUBMITTAL: JANUARY 13, 2025

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

OVERALL SITE UTILITY PLAN

SHEET
C5.0

COF # 8666

Know what's below. Call before you dig.

UTILITY CONTACTS:

COF WATER MANAGEMENT INSPECTIONS
CITY OF FRANKLIN SEWER AND WATER
124 LUMBER DRIVE
FRANKLIN, TN 37064

CONTACT: BEN MCNEIL
BEN.MCNEIL@FRANKLINTN.GOV
615-794-4554

GAS SERVICE
ATMOS ENERGY
220 NOAH DRIVE
FRANKLIN, TN 37064

CONTACT: RON MYATT
RON.MYATT@ATMOSENERGY.COM
615-566-3073

COMMUNICATION SERVICE
COMCAST
660 MAINSTREAM DRIVE
NASHVILLE, TN 37228

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

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

CONTACT: BRADLEY BRANDON
BRADLEY.BRANDON@MTEMC.COM

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

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

UTILITY NETWORK NARRATIVE:

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

UTILITY DEPTH NOTE:

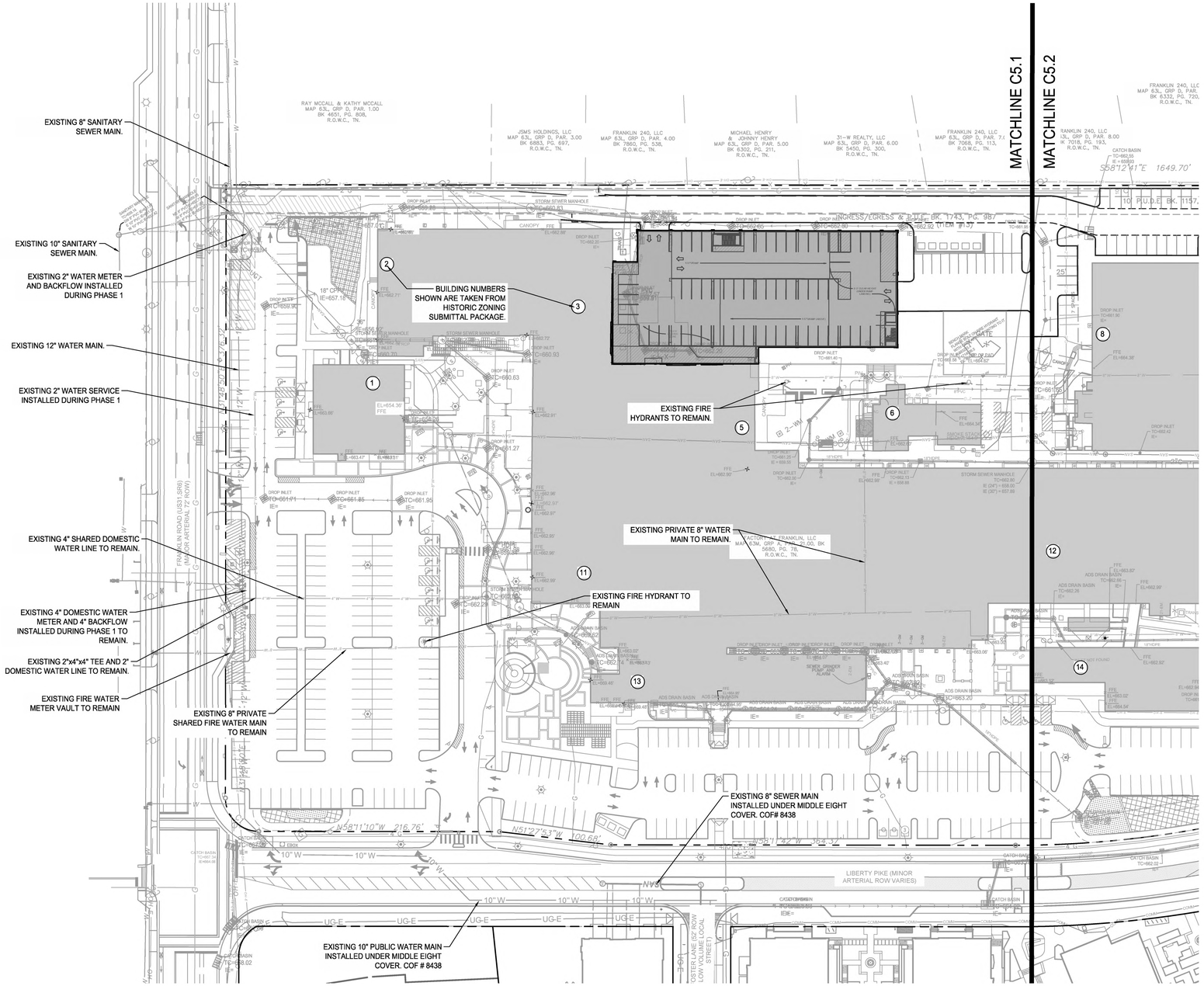
ALL PUBLIC UTILITIES (WATER,SEWER, STORM) TO COMPLY WITH CITY OF FRANKLIN MINIMUM DEPTH AND MAXIMUM DEPTH SPECIFICATIONS.

MILL AND OVERLAY NOTE:

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

LEGEND

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



UTILITY NOTES:

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

CITY OF FRANKLIN WATER & SEWER GENERAL NOTES

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

UTILITY PLAN DATA CHART

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

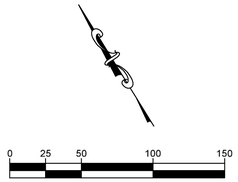
**WATER/SEWER CAPACITY REQUEST HAS BEEN SUBMITTED TO COF AS OF 12/09/2024

COF FIRE HYDRANT FLOW DATA:

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

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

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



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

GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

FULMER LUCAS

CENTRIC ARCHITECTURE

STONEHILL TAYLOR

HOLLADAY PROPERTIES

THE FACTORY AT FRANKLIN PUD DEVELOPMENT PLAN, REVISION 3

Franklin, Williamson County, Tennessee

THE FACTORY AT FRANKLIN

JAMES CATES — LICENSED PROFESSIONAL ENGINEER — AGRICULTURE — 121004 — STATE OF TENNESSEE — 12/04/2025

INITIAL SUBMITTAL: JANUARY 13, 2025

Revision Date
1 _____
2 _____
3 _____
4 _____

ENLARGED SITE UTILITY PLAN

SHEET
C5.1
COF # 8666

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

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

UTILITY CONTACTS:

COF WATER MANAGEMENT INSPECTIONS
CITY OF FRANKLIN SEWER AND WATER
124 LUMBER DRIVE
FRANKLIN, TN 37064

CONTACT: BEN MCNEIL
BEN.MCNEIL@FRANKLINTN.GOV
615-794-4554

GAS SERVICE
ATMOS ENERGY
220 NOAH DRIVE
FRANKLIN, TN 37064

CONTACT: RON MYATT
RON.MYATT@ATMOSENERGY.COM
615-566-3073

COMMUNICATION SERVICE
COMCAST
660 MAINSTREAM DRIVE
NASHVILLE, TN 37228

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

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

CONTACT: BRADLEY BRANDON
BRADLEY.BRANDON@MTEMC.COM

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

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

UTILITY NETWORK NARRATIVE:

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

UTILITY DEPTH NOTE:

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

MILL AND OVERLAY NOTE:

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

LEGEND

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

UTILITY NOTES:

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

CITY OF FRANKLIN WATER & SEWER GENERAL NOTES

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

UTILITY PLAN DATA CHART

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

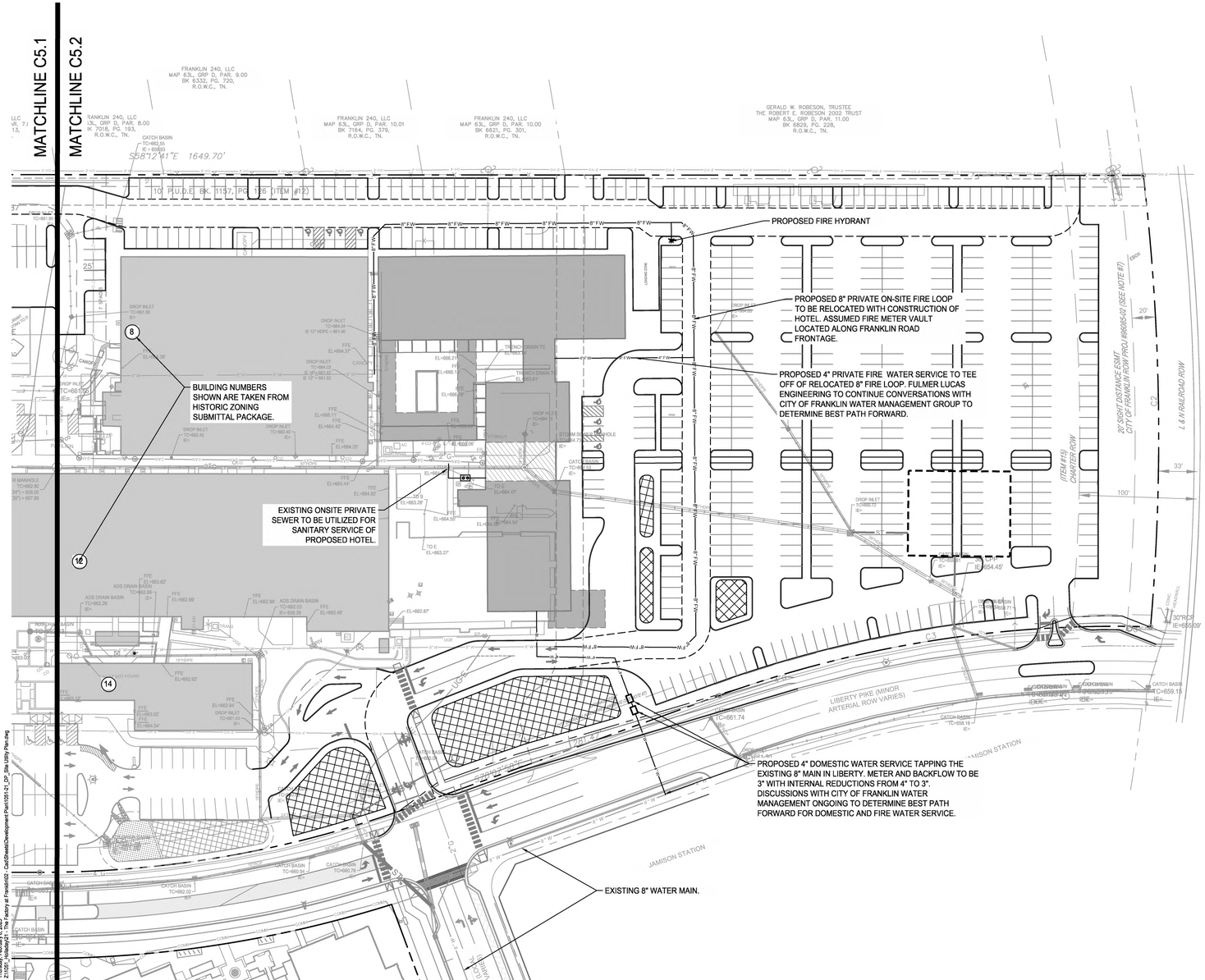
**WATER/SEWER CAPACITY REQUEST HAS BEEN SUBMITTED TO COF AS OF 12/09/2024

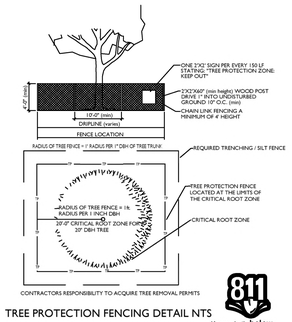
COF FIRE HYDRANT FLOW DATA:

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

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

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


MATCHLINE C5.1
MATCHLINE C5.2
FRANKLIN 240, LLC MAP 63L, GRP D, PAR. 9.00 BK 6332, PG. 720, R.O.W.C., TN.
FRANKLIN 240, LLC MAP 63L, GRP D, PAR. 8.00 BK 7018, PG. 193, R.O.W.C., TN.
FRANKLIN 240, LLC MAP 63L, GRP D, PAR. 10.01 BK 7164, PG. 379, R.O.W.C., TN.
FRANKLIN 240, LLC MAP 63L, GRP D, PAR. 10.00 BK 6621, PG. 301, R.O.W.C., TN.
GERALD W. ROBESON, TRUSTEE THE ROBERT E. ROBESON 2002 TRUST MAP 63L, GRP D, PAR. 11.00 BK 6829, PG. 228, R.O.W.C., TN.
S81°24'41"E 1649.70'
10' PU,D,E BK 1157, PG. 316 ITEM #12
PROPOSED FIRE HYDRANT
PROPOSED 8" PRIVATE ON-SITE FIRE LOOP TO BE RELOCATED WITH CONSTRUCTION OF HOTEL. ASSUMED FIRE METER VAULT LOCATED ALONG FRANKLIN ROAD FRONTAGE.
PROPOSED 4" PRIVATE FIRE WATER SERVICE TO TEE OFF OF RELOCATED 8" FIRE LOOP. FULMER LUCAS ENGINEERING TO CONTINUE CONVERSATIONS WITH CITY OF FRANKLIN WATER MANAGEMENT GROUP TO DETERMINE BEST PATH FORWARD.
BUILDING NUMBERS SHOWN ARE TAKEN FROM HISTORIC ZONING SUBMITTAL PACKAGE.
EXISTING ONSITE PRIVATE SEWER TO BE UTILIZED FOR SANITARY SERVICE OF PROPOSED HOTEL.
PROPOSED 4" DOMESTIC WATER SERVICE TAPPING THE EXISTING 8" MAIN IN LIBERTY. METER AND BACKFLOW TO BE 3" WITH INTERNAL REDUCTIONS FROM 4" TO 3". DISCUSSIONS WITH CITY OF FRANKLIN WATER MANAGEMENT ONGOING TO DETERMINE BEST PATH FORWARD FOR DOMESTIC AND FIRE WATER SERVICE.
EXISTING 8" WATER MAIN.
LIBERTY PIKE (MINOR ARTERIAL ROW VARIES)
JAMISON STATION
DANIELS DRIVE (ITEM #15) CHARTER ROW
20' SIGHT DISTANCE ESMT CITY OF FRANKLIN ROW PROJ #980805-02 (SEE NOTE #7)
L & N RAILROAD ROW
8" F.W.
M.J.
S.S.
S.W.
C2
C3
C4
C5
C6
C7
C8
C9
C10
C11
C12
C13
C14
C15
C16
C17
C18
C19
C20
C21
C22
C23
C24
C25
C26
C27
C28
C29
C30
C31
C32
C33
C34
C35
C36
C37
C38
C39
C40
C41
C42
C43
C44
C45
C46
C47
C48
C49
C50
C51
C52
C53
C54
C55
C56
C57
C58
C59
C60
C61
C62
C63
C64
C65
C66
C67
C68
C69
C70
C71
C72
C73
C74
C75
C76
C77
C78
C79
C80
C81
C82
C83
C84
C85
C86
C87
C88
C89
C90
C91
C92
C93
C94
C95
C96
C97
C98
C99
C100
C101
C102
C103
C104
C105
C106
C107
C108
C109
C110
C111
C112
C113
C114
C115
C116
C117
C118
C119
C120
C121
C122
C123
C124
C125
C126
C127
C128
C129
C130
C131
C132
C133
C134
C135
C136
C137
C138
C139
C140
C141
C142
C143
C144
C145
C146
C147
C148
C149
C150
C151
C152
C153
C154
C155
C156
C157
C158
C159
C160
C161
C162
C163
C164
C165
C166
C167
C168
C169
C170
C171
C172
C173
C174
C175
C176
C177
C178
C179
C180
C181
C182
C183
C184
C185
C186
C187
C188
C189
C190
C191
C192
C193
C194
C195
C196
C197
C198
C199
C200
C201
C202
C203
C204
C205
C206
C207
C208
C209
C210
C211
C212
C213
C214
C215
C216
C217
C218
C219
C220
C221
C222
C223
C224
C225
C226
C227
C228
C229
C230
C231
C232
C233
C234
C235
C236
C237
C238
C239
C240
C241
C242
C243
C244
C245
C246
C247
C248
C249
C250
C251
C252
C253
C254
C255
C256
C257
C258
C259
C260
C261
C262
C263
C264
C265
C266
C267
C268
C269
C270
C271
C272
C273
C274
C275
C276
C277
C278
C279
C280
C281
C282
C283
C284
C285
C286
C287
C288
C289
C290
C291
C292
C293
C294
C295
C296
C297
C298
C299
C300
C301
C302
C303
C304
C305
C306
C307
C308
C309
C310
C311
C312
C313
C314
C315
C316
C317
C318
C319
C320
C321
C322
C323
C324
C325
C326
C327
C328
C329
C330
C331
C332
C333
C334
C335
C336
C337
C338
C339
C340
C341
C342
C343
C344
C345
C346
C347
C348
C349
C350
C351
C352
C353
C354
C355
C356
C357
C358
C359
C360
C361
C362
C363
C364
C365
C366
C367
C368
C369
C370
C371
C372
C373
C374
C375
C376
C377
C378
C379
C380
C381
C382
C383
C384
C385
C386
C387
C388
C389
C390
C391
C392
C393
C394
C395
C396
C397
C398
C399
C400
C401
C402
C403
C404
C405
C406
C407
C408
C409
C410
C411
C412
C413
C414
C415
C416
C417
C418
C419
C420
C421
C422
C423
C424
C425
C426
C427
C428
C429
C430
C431
C432
C433
C434
C435
C436
C437
C438
C439
C440
C441
C442
C443
C444
C445
C446
C447
C448
C449
C450
C451
C452
C453
C454
C455
C456
C457
C458
C459
C460
C461
C462
C463
C464
C465
C466
C467
C468
C469
C470
C471
C472
C473
C474
C475
C476
C477
C478
C479
C480
C481
C482
C483
C484
C485
C486
C487
C488
C489
C490
C491
C492
C493
C494
C495
C496
C497
C498
C499
C500
C501
C502
C503
C504
C505
C506
C507
C508
C509
C510
C511
C512
C513
C514
C515
C516
C517
C518
C519
C520
C521
C522
C523
C524
C525
C526
C527
C528
C529
C530
C531
C532
C533
C534
C535
C536
C537
C538
C539
C540
C541
C542
C543
C544
C545
C546
C547
C548
C549
C550
C551
C552
C553
C554
C555
C556
C557
C558
C559
C560
C561
C562
C563
C564
C565
C566
C567
C568
C569
C570
C571
C572
C573
C574
C575
C576
C577
C578
C579
C580
C581
C582
C583
C584
C585
C586
C587
C588
C589
C590
C591
C592
C593
C594
C595
C596
C597
C598
C599
C600
C601
C602
C603
C604
C605
C606
C607
C608
C609
C610
C611
C612
C613
C614
C615
C616
C617
C618
C619
C620
C621
C622
C623
C624
C625
C626
C627
C628
C629
C630
C631
C632
C633
C634
C635
C636
C637
C638
C639
C640
C641
C642
C643
C644
C645
C646
C647
C648
C649
C650
C651
C652
C653
C654
C655
C656
C657
C658
C659
C660
C661
C662
C663
C664
C665
C666
C667
C668
C669
C670
C671
C672
C673
C674
C675
C676
C677
C678
C679
C680
C681
C682
C683
C684
C685
C686
C687
C688
C689
C690
C691
C692
C693
C694
C695
C696
C697
C698
C699
C700
C701
C702
C703
C704
C705
C706
C707
C708
C709
C710
C711
C712
C713
C714
C715
C716
C717
C718
C719
C720
C721
C722
C723
C724
C725
C726
C727
C728
C729
C730
C731
C732
C733
C734
C735
C736
C737
C738
C739
C740
C741
C742
C743
C744
C745
C746
C747
C748
C749
C750
C751
C752
C753
C754
C755
C756
C757
C758
C759
C760
C761
C762
C763
C764
C765
C766
C767
C768
C769
C770
C771
C772
C773
C774
C775
C776
C777
C778
C779
C780
C781
C782
C783
C784
C785
C786
C787
C788
C789
C790
C791
C792
C793
C794
C795
C796
C797
C798
C799
C800
C801
C802
C803
C804
C805
C806
C807
C808
C809
C810
C811
C812
C813
C814
C815
C816
C817
C818
C819
C820
C821
C822
C823
C824
C825
C826
C827
C828
C829
C830
C831
C832
C833
C834
C835
C836
C837
C838
C839
C840
C841
C842
C843
C844
C845
C846
C847
C848
C849
C850
C851
C852
C853
C854
C855
C856
C857
C858
C859
C860
C861
C862
C863
C864
C865
C866
C867
C868
C869
C870
C871
C872
C873
C874
C875
C876
C877
C878
C879
C880
C881
C882
C883
C884
C885
C886
C887
C888
C889
C890
C891
C892
C893
C894
C895
C896
C897
C898
C899
C900
C901
C902
C903
C904
C905
C906
C907
C908
C909
C910
C911
C912
C913
C914
C915
C916
C917
C918
C919
C920
C921
C922
C923
C924
C925
C926
C927
C928
C929
C930
C931
C932
C933
C934
C935
C936
C937
C938
C939
C940
C941
C942
C943
C944
C945
C946
C947
C948
C949
C950
C951
C952
C953
C954
C955
C956
C957
C958
C959
C960
C961
C962
C963
C964
C965
C966
C967
C968
C969
C970
C971
C972
C973
C974
C975
C976
C977
C978
C979
C980
C981
C982
C983
C984
C985
C986
C987
C988
C989
C990
C991
C992
C993
C994
C995
C996
C997
C998
C999
C1000
C1001
C1002
C1003
C1004
C1005
C1006
C1007
C1008
C1009
C1010
C1011
C1012
C1013
C1014
C1015
C1016
C1017
C1018
C1019
C1020
C1021
C1022
C1023
C1024
C1025
C1026
C1027
C1028
C1029
C1030
C1031
C1032
C1033
C1034
C1035
C1036
C1037
C1038
C1039
C1040
C1041
C1042
C1043
C1044
C1045
C1046
C1047
C1048
C1049
C1050
C1051
C1052
C1053
C1054
C1055
C1056
C1057
C1058
C1059
C1060
C1061
C1062
C1063
C1064
C1065
C1066
C1067
C1068
C1069
C1070
C1071
C1072
C1073
C1074
C1075
C1076
C1077
C1078
C1079
C1080
C1081
C1082
C1083
C1084
C1085
C1086
C1087
C1088
C1089
C1090
C1091
C1092
C1093
C1094
C1095
C1096
C1097
C1098
C1099
C1100
C1101
C1102
C1103
C1104
C1105
C1106
C1107
C1108
C1109
C1110
C1111
C1112
C1113
C1114
C1115
C1116
C1117
C1118
C1119
C1120
C1121
C1122
C1123
C1124
C1125
C1126
C1127
C1128
C1129
C1130
C1131
C1132
C1133
C1134
C1135
C1136
C1137
C1138
C1139
C1140
C1141
C1142
C1143
C1144
C1145
C1146
C1147
C1148
C1149
C1150
C1151
C1152
C1153
C1154
C1155
C1156
C1157
C1158
C1159
C1160
C1161
C1162
C1163
C1164
C1165
C1166
C1167
C1168
C1169
C1170
C1171
C1172
C1173
C1174
C1175
C1176
C1177
C1178
C1179
C1180
C1181
C1182
C1183
C1184
C1185
C1186
C1187
C1188
C1189
C1190
C1191
C1192
C1193
C1194
C1195
C1196
C1197
C1198
C1199
C1200
C1201
C1202
C1203
C1204
C1205
C1206
C1207
C1208
C1209
C1210
C1211
C1212
C1213
C1214
C1215
C1216
C1217
C1218
C1219
C1220
C1221
C1222
C1223
C1224
C1225
C1226
C1227
C1228
C1229
C1230
C1231
C1232
C1233
C1234
C1235
C1236
C1237
C1238
C1239
C1240
C1241
C1242
C1243
C1244
C1245
C1246
C1247
C1248
C1249
C1250
C1251
C1252
C1253
C1254
C1255
C1256
C1257
C1258
C1259
C1260
C1261
C1262
C1263
C1264
C1265
C1266
C1267
C1268
C1269
C1270
C1271
C1272
C1273
C1274
C1275
C1276
C1277
C1278
C1279
C1280
C1281
C1282
C1283
C1284
C1285
C1286
C1287
C1288
C1289
C1290
C1291
C1292
C1293
C1294
C1295
C1296
C1297
C1298
C1299
C1300
C1301
C1302
C1303
C1304
C1305
C1306
C1307
C1308
C1309
C1310
C1311
C1312
C1313
C1314
C1315
C1316
C1317
C1318
C1319
C1320
C1321
C1322
C1323
C1324
C1325
C1326
C1327
C1328
C1329
C1330
C1331
C1332
C1333
C1334
C1335
C1336
C1337
C1338
C1339
C1340
C1341
C1342
C1343
C1344
C1345
C1346
C1347
C1348
C1349
C1350
C1351
C1352
C1353
C1354
C1355
C1356
C1357
C1358
C1359
C1360
C1361
C1362
C1363
C1364
C1365
C1366
C1367
C1368
C1369
C1370
C1371
C1372
C1373
C1374
C1375
C1376
C1377
C1378
C1379
C1380
C1381
C1382
C1383
C1384
C1385
C1386
C1387
C1388
C1389
C1390
C1391
C1392
C1393
C1394
C1395
C1396
C1397
C1398
C1399
C1400
C1401
C1402
C1403
C1404
C1405
C1406
C1407
C1408
C1409
C1410
C1411
C1412
C1413
C1414
C1415
C1416
C1417
C1418
C1419
C1420
C1421
C1422
C1423
C1424
C1425
C1426
C1427
C1428
C1429
C1430
C1431
C1432
C1433
C1434
C1435
C1436
C1437
C1438
C1439
C1440
C1441
C1442
C1443
C1444
C1445
C1446
C1447
C1448
C1449
C1450
C1451
C1452
C1453
C1454
C1455
C1456
C1457
C1458
C1459
C1460
C1461
C1462
C1463
C1464
C1465
C1466
C1467
C1468
C1469
C1470
C1471
C1472
C1473
C1474
C1475
C1476
C1477
C1478
C1479
C1480
C1481
C1482
C1483
C1484
C1485
C1486
C1487
C1488
C1489
C1490
C1491
C1492
C1493
C1494
C1495
C1496
C1497
C1498
C1499
C1500
C1501
C1502
C1503
C1504
C1505
C1506
C1507
C1508
C1509
C1510
C1511
C1512
C1513
C1514
C1515
C1516
C1517
C1518
C1519
C1520
C1521
C1522
C1523
C1524
C1525
C1526
C1527
C1528
C1529
C1530
C1531
C1532
C1533
C1534
C1535
C1536
C1537
C1538
C1539
C1540
C1541
C1542
C1543
C1544
C1545
C1546
C1547
C1548
C1549
C1550
C1551
C1552
C1553
C1554
C1555
C1556
C1557
C1558
C1559
C1560
C1561
C1562
C1563
C1564
C1565
C1566
C1567
C1568
C1569
C1570
C1571
C1572
C1573
C1574
C1575
C1576
C1577
C1578
C1579
C1580
C1581
C1582
C1583
C1584
C1585
C1586
C1587
C1588
C1589
C1590
C1591
C1592
C1593
C1594
C1595
C1596
C1597
C1598
C1599
C1600
C1601
C1602
C1603
C1604
C1605
C1606
C1607
C1608
C1609
C1610
C1611
C1612
C1613
C1614
C1615
C1616
C1617
C1618
C1619
C1620
C1621
C1622
C1623
C1624
C1625
C1626
C1627
C1628
C1629
C1630
C1631
C1632
C1633
C1634
C1635
C1636
C1637
C1638
C1639
C1640
C1641
C1642
C1643
C1644
C1645
C1646
C1647
C1648
C1649
C1650
C1651
C1652
C1653
C1654
C1655
C1656
C1657
C1658
C1659
C1660
C1661
C1662
C1663
C1664
C1665
C1666
C1667
C1668
C1669
C1670
C1671
C1672
C1673
C1674
C1675
C1676
C1677
C1678
C1679
C1680
C1681
C1682
C1683
C1684
C1685
C1686
C1687
C1688
C1689
C1690
C1691
C1692
C1693
C1694
C1695
C1696
C1697
C1698
C1699
C1700
C1701
C1702
C1703
C1704
C1705
C1706
C1707
C1708
C1709
C1710
C1711
C1712
C1713
C1714
C1715
C1716
C1717
C1718
C1719
C1720
C1721
C1722
C1723
C1724
C1725
C1726
C1727
C1728
C1729
C1730
C1731
C1732
C1733
C1734
C1735
C1736
C1737
C1738
C1739
C1740
C1741
C1742
C1743
C1744
C1745
C1746
C1747
C1748
C1749
C1750
C1751
C1752
C1753
C1754
C1755
C1756
C1757
C1758
C1759
C1760
C1761
C1762
C1763
C1764
C1765
C1766
C1767
C1768
C1769
C1770
C1771
C1772
C1773
C1774
C1775
C1776
C1777
C1778
C1779
C1780
C1781
C1782
C1783
C1784
C1785
C1786
C1787
C1788
C1789
C1790
C1791
C1792
C1793
C1794
C1795
C1796
C1797
C1798
C1799
C1800
C1801
C1802
C1803
C1804
C1805
C1806
C1807
C1808
C1809
C1810
C1811
C1812
C1813
C1814
C1815
C1816
C1817
C1818
C1819
C1820
C1821
C1822
C1823
C1824
C1825
C1826
C1827
C1828
C1829
C1830
C1831
C1832
C1833
C1834
C1835
C1836
C1837
C1838
C1839
C1840
C1841
C1842
C1843
C1844
C1845
C1846
C1847
C1848
C1849
C1850
C1851
C1852
C1853
C1854
C1855
C1856
C1857
C1858
C1859
C1860
C1861
C1862
C1863
C1864
C1865
C1866
C1867
C1868
C1869
C1870
C1871
C1872
C1873
C1874
C1875
C1876
C1877
C1878
C1879
C1880
C1881
C1882
C1883
C1884
C1885
C1886
C1887
C1888
C1889
C1890
C1891
C1892
C1893
C1894
C1895
C1896
C1897
C1898
C1899
C1900
C1901
C1902
C1903
C1904
C1905
C1906
C1907
C1908
C1909
C1910
C1911
C1912
C1913
C1914
C1915
C1916
C1917
C1918
C1919
C1920
C1921
C1922
C1923
C1924
C1925
C1926
C1927
C1928
C1929
C1930
C1931
C1932
C1933
C1934
C1935
C1936
C1937
C1938
C1939
C1940
C1941
C1942
C1943
C1944
C1945
C1946
C1947
C1948
C1949
C1950
C1951
C1952
C1953
C1954
C1955
C1956
C1957
C1958
C1959
C1960
C1961
C1962
C1963
C1964
C1965
C1966
C1967
C1968
C1969
C1970
C1971
C1972
C1973
C1974
C1975
C1976
C1977
C1978
C1979
C1980
C1981
C1982
C1983
C1984
C1985
C1986
C1987
C1988
C1989
C1990
C1991
C1992
C1993
C1994
C1995
C1996
C1997
C1998
C1999
C2000
C2001
C2002
C2003
C2004
C2005
C2006
C2007
C2008
C2009
C2010
C2011
C2012
C2013
C2014
C2015
C2016
C2017
C2018
C2019
C2020
C2021
C2022
C2023
C2024
C2025
C2026
C2027
C2028
C2029
C2030
C2031
C2032
C2033
C2034
C2035
C2036
C2037
C2038
C2039
C2040
C2041
C2042
C2043
C2044
C2045
C2046
C2047
C2048
C2049
C2050
C2051
C2052
C2053
C2054
C2055
C2056
C2057
C2058
C2059
C2060
C2061
C2062
C2063
C2064
C2065
C2066
C2067
C2068
C2069
C2070
C2071
C2072
C2073
C2074
C2075
C2076
C2077
C2078
C2079
C2080
C2081
C2082
C2083
C2084
C2085
C2086
C2087
C2088
C2089
C2090
C2091
C2092
C2093
C2094
C2095
C2096
C2097
C2098
C2099
C2100
C2101
C2102
C2103
C2104
C2105
C2106
C2107
C2108
C2109
C2110
C2111
C2112
C2113
C2114
C2115
C2116
C2117
C2118
C2119
C2120
C2121
C2122
C2123
C2124
C2125
C2126
C2127
C2128
C2129
C2130
C2131
C2132
C2133
C2134
C2135
C2136
C2137
C2138
C2139
C2140
C2141
C2142
C2143
C2144
C2145
C2146
C2147
C2148
C2149
C2150
C2151
C2152
C2153
C2154
C2155
C2156
C2157
C2158
C2159
C2160
C2161
C2162
C2163
C2164
C2165
C2166
C2167
C2168
C2169
C2170
C2171
C2172
C2173
C2174
C2175
C2176
C2177
C2178
C2179
C2180
C2181
C2182
C2183
C2184
C2185
C2186
C2187
C2188
C2189
C2190
C2191
C2192
C2193
C2194
C2195
C2196
C2197
C2198
C2199
C2200
C2201
C2202
C2203
C2204
C2205
C2206
C2207
C2208
C2209
C2210
C2211
C2212
C2213
C2214
C2215
C2216
C2217
C2218
C2219
C2220
C2221
C2222
C2223
C2224
C2225
C2226
C2227
C2228
C2229
C2230
C2231
C2232
C2233
C2234
C2235
C2236
C2237
C2238
C2239
C2240
C2241
C2242
C2243
C2244
C2245
C2246
C2247
C2248
C2249
C2250
C2251
C2252
C2253
C2254
C2255
C2256
C2257
C2258
C2259
C2260
C2261
C2262
C2263
C2264
C2265
C2266
C2267
C2268
C2269
C2270
C2271
C2272
C2273
C2274
C2275
C2276
C2277
C2278
C2279
C2280
C2281
C2282
C2283
C2284
C2285
C2286
C2287
C2288
C2289
C2290
C2291
C2292
C2293
C2294
C2295
C2296
C2297
C2298
C2299
C2300
C2301
C2302
C2303
C2304
C2305
C2306
C2307
C2308
C2309
C2310
C2311
C2312
C2313
C2314
C2315
C2316
C2317
C2318
C2319
C2320
C2321
C2322
C2323
C2324
C2325
C2326
C2327
C2328
C2329
C2330
C2331
C2332
C2333
C2334
C2335
C2336
C2337
C2338
C2339
C2340
C2341
C2342
C2343
C2344
C2345
C2346
C2347
C2348
C2349
C2350
C2351
C2352
C2353
C2354
C2355
C2356
C2357
C2358
C2359
C2360
C2361
C2362
C2363
C2364
C2365
C2366
C2367
C2368
C2369
C2370
C2371
C2372
C2373
C2374
C2375
C2376
C2377
C2378
C2379
C2380
C2381
C2382
C2383
C2384
C2385
C2386
C2387
C2388
C2389
C2390
C2391
C2392
C2393
C2394
C2395
C2396
C2397
C2398
C2399
C2400
C2401
C2402
C2403
C2404
C2405
C2406
C2407
C2408
C2409
C2410
C2411
C2412
C2413
C2414
C2415
C2416
C2417
C2418
C2419
C2420
C2421
C2422
C2423
C2424
C2425
C2426
C2427
C2428
C2429
C2430
C2431
C2432
C2433
C2434
C2435
C2436
C2437
C2438
C2439
C2440
C2441
C2442
C2443
C2444
C2445
C2446
C2447
C2448
C2449
C2450
C2451
C2452
C2453
C2454
C2455
C2456
C2457
C2458
C2459
C2460
C2461
C2462
C2463
C2464
C2465
C2466
C2467
C2468
C2469
C2470
C2471
C2472
C2473
C2474
C2475
C2476
C2477
C2478
C2479
C2480
C2481
C2482
C2483
C2484
C2485
C2486
C2487
C2488
C2489
C2490
C2491
C2492
C2493
C2494
C2495
C2496
C2497
C2498
C2499
C2500
C2501
C2502
C2503
C2504
C2505
C2506
C2507
C2508
C2509
C2510
C2511
C2512
C2513
C2514
C2515
C2516
C2517
C2518
C2519
C2520
C2521
C2522
C2523
C2524
C2525
C2526
C2527
C2528
C2529
C2530
C2531
C2532
C2533
C2534
C2535
C2536
C2537
C2538
C2539
C2540
C2541
C2542
C2543
C2544
C2545
C2546
C2547
C2548
C2549
C2550
C2551
C2552
C2553
C2554
C2555
C2556
C2557
C2558
C2559
C2560
C2561
C2562
C2563
C2564
C2565
C2566
C2567
C2568
C2569
C2570
C2571
C2572
C2573
C2574
C2575
C2576
C2577
C2578
C2579
C2580
C2581
C2582
C2583
C2584
C2585
C2586
C2587
C2588
C2589
C2590
C2591
C2592
C2593
C2594
C2595
C2596
C2597
C2598
C2599
C2600
C2601
C2602
C2603
C2604
C2605
C2606
C2607
C2608
C2609
C2610
C2611
C2612
C2613
C2614
C2615
C2616
C2617
C2618
C2619
C2620
C2621
C2622
C2623
C2624
C2625
C2626
C2627
C2628
C2629
C2630
C2631
C2632
C2633
C2634
C2635
C2636
C2637
C2638
C2639
C



TREE PROTECTION FENCING DETAIL NTS

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

TREE PROTECTION NOTES:

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

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

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

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

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

TREE CANOPY RETENTION - OVERALL

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

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

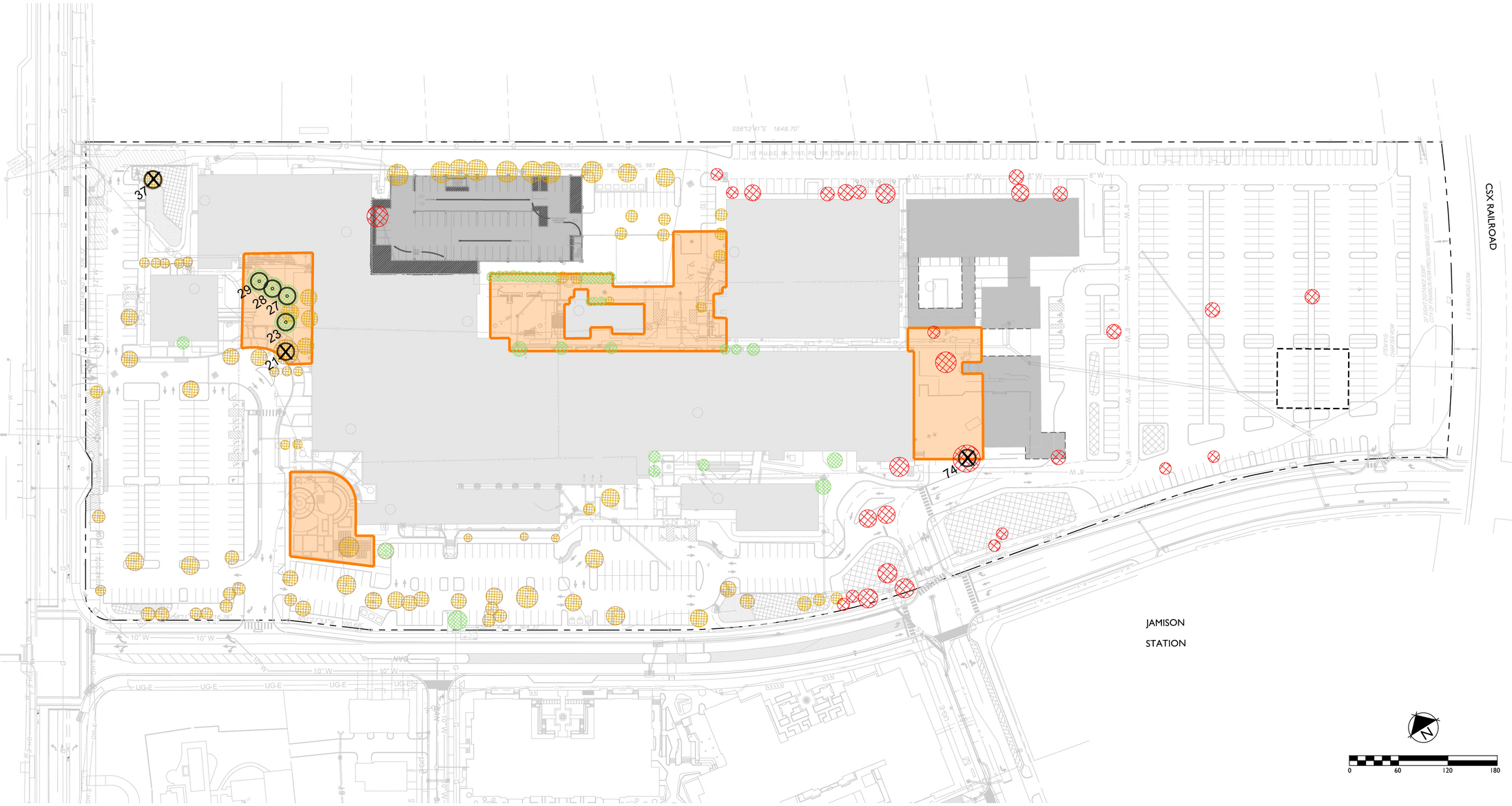
NO TREES ON SITE ARE NATURALLY EXISTING TREE CANOPY. PARKING LOT AND OTHER SITE TREES HAVE PREVIOUSLY BEEN COUNTED AS TREE CANOPY; HOWEVER, AFTER DISCUSSIONS WITH STAFF, THIS TABULATION HAS BEEN REMOVED. EXISTING AND REMOVED SITE TREES ARE RECORDED ON THIS PLAN FOR CONTINUITY BETWEEN PREVIOUS DEVELOPMENT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

KEY

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

Specimen Tree Chart

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



GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

FULMER LUCAS

CENTRIC ARCHITECTURE

STONEHILL TAYLOR

HOLLADAY PROPERTIES

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

THE FACTORY AT FRANKLIN

GREGORY C. GAMBLE REGISTERED LANDSCAPE ARCHITECT 1625

INITIAL SUBMITTAL: DECEMBER 9, 2024

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

TREE PRESERVATION

SHEET

LI.0

COF # 8665



FACTORY HOTEL

STONEHILL TAYLOR



PARKING GARAGE

STONEHILL TAYLOR



FACTORY HOTEL

STONEHILL TAYLOR



FACTORY HOTEL

STONEHILL TAYLOR

GAMBLE DESIGN COLLABORATIVE

DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

FULMER LUCAS

CENTRIC ARCHITECTURE

STONEHILL TAYLOR

HOLLADAY PROPERTIES

THE FACTORY AT FRANKLIN PUD DEVELOPMENT PLAN, REVISION 3

Franklin, Williamson County, Tennessee

THE FACTORY AT FRANKLIN

GREGORY C. GAMBLE REGISTERED LANDSCAPE ARCHITECT TENNESSEE

INITIAL SUBMITTAL: DECEMBER 9, 2024

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

ARCHITECTURE

SHEET

A1.0

COF # 8665



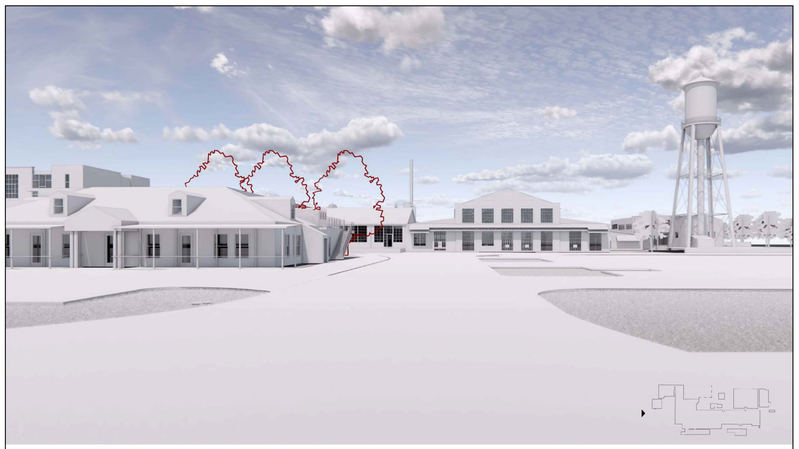
FACTORY AT FRANKLIN
PARKING GARAGE | **01 FRANKLIN ROAD**
12/06/24

CENTRIC ARCHITECTURE



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

CENTRIC ARCHITECTURE



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

CENTRIC ARCHITECTURE



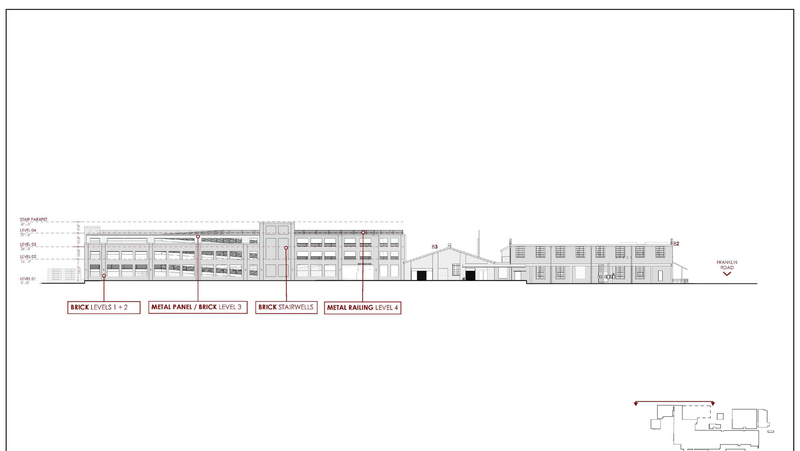
FACTORY AT FRANKLIN
PARKING GARAGE | **05 LIBERTY PIKE**
12/06/24

CENTRIC ARCHITECTURE



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

CENTRIC ARCHITECTURE



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

CENTRIC ARCHITECTURE

GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

FULMER LUCAS

CENTRIC ARCHITECTURE

STONEHILL TAYLOR

HOLLADAY PROPERTIES

THE FACTORY AT FRANKLIN PUD DEVELOPMENT PLAN, REVISION 3

Franklin, Williamson County, Tennessee

THE FACTORY AT FRANKLIN

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

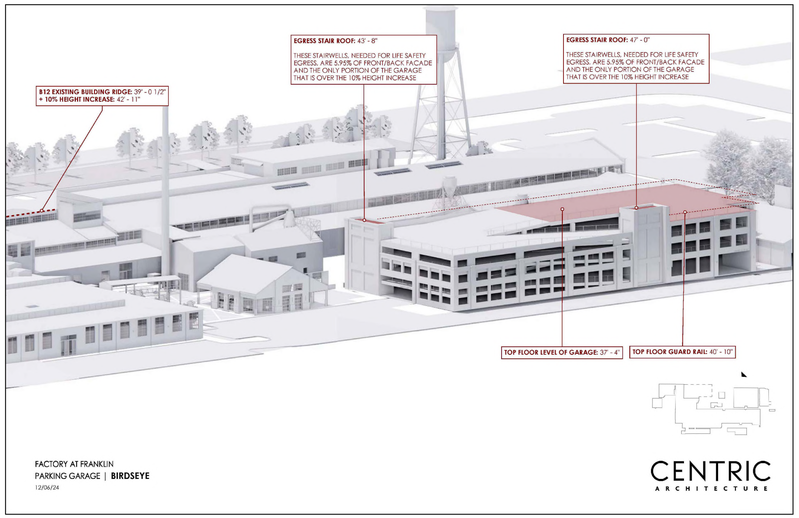
INITIAL SUBMITTAL: DECEMBER 9, 2024

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

ARCHITECTURE

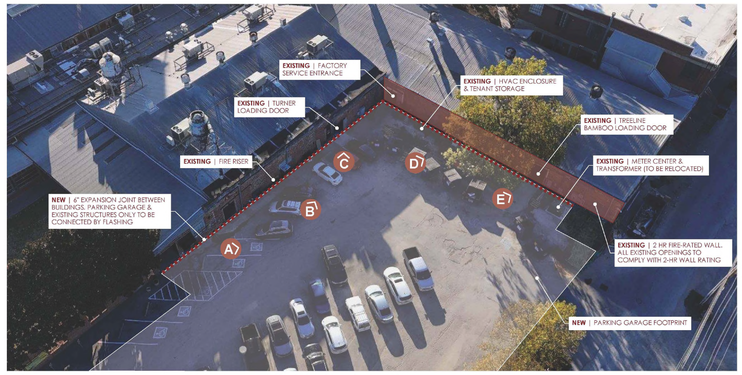
SHEET
A1.1

COF # 8665



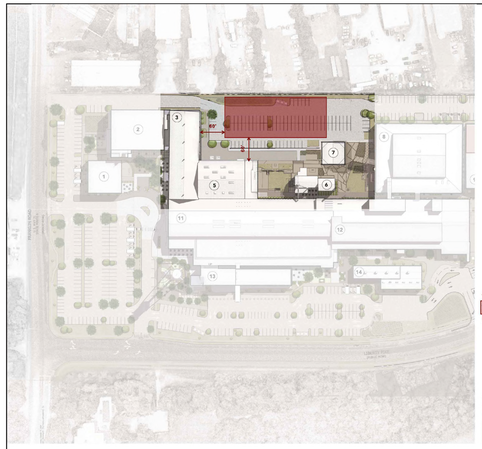
FACTORY AT FRANKLIN
PARKING GARAGE | **BIRDSEYE**
12/06/24

CENTRIC ARCHITECTURE



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

CENTRIC ARCHITECTURE



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

CENTRIC ARCHITECTURE

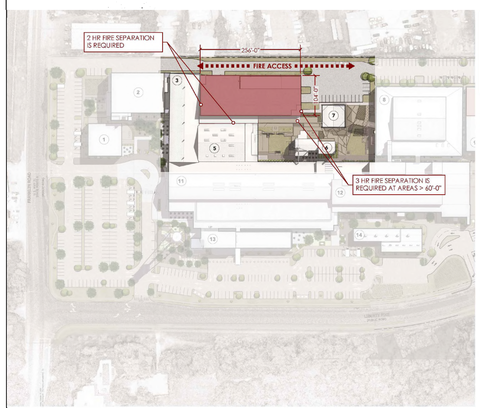


EXISTING BRICK WALLS AT BUILDINGS 3 & 5 HAVE A 2-HR RATING

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

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

CENTRIC ARCHITECTURE



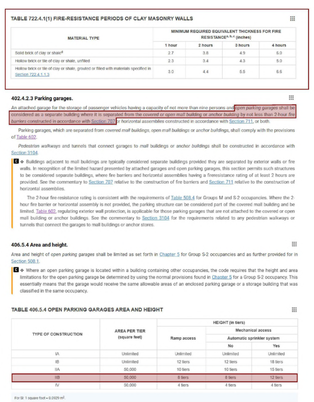


TABLE 722.4.1(1) FIRE-RESISTANCE PERIODS OF CLAY MASONRY WALLS

MATERIAL TYPE	MINIMUM REQUIRED EQUIVALENT THICKNESS FOR FIRE RESISTANCE[a, b, c] (inches)			
	1 hour	2 hours	3 hours	4 hours
Solid brick of clay or shale[d]	2.7	3.8	4.9	6.0
Hollow brick or tile of clay or shale, unfilled	2.5	3.4	4.3	5.0
Hollow brick or tile of clay or shale, grouted or filled with materials specified in Section 722.4.1.1.3	3.0	4.4	5.6	6.6

402.4.2.3 Parking garages.
An attached garage for the storage of passenger vehicles having a capacity of not more than nine persons and open parking garages shall be considered as a separate building where it is separated from the covered or open mall building or anchor building by not less than 2-hour fire barrier walls constructed in accordance with Section 707 or horizontal assemblies constructed in accordance with Section 711, or both.
Parking garages, which are separated from covered mall buildings, open-mall buildings or anchor buildings, shall comply with the provisions of Table 602.
Pedestrian walkways and tunnels that connect garages to mall buildings or anchor buildings shall be constructed in accordance with Section 3104.
■ Buildings adjacent to mall buildings are typically considered separate buildings provided they are separated by exterior walls or fire walls. In recognition of the limited hazard presented by attached garages and open parking garages, this section permits such structures to be considered separate buildings, where fire barriers and horizontal assemblies having a fireresistance rating of at least 2 hours are provided. See the commentary to Section 707 relative to the construction of fire barriers and Section 711 relative to the construction of horizontal assemblies.
The 2-hour fire-resistance rating is consistent with the requirements of Table 508.4 for Groups M and S-2 occupancies. Where the 2-hour fire barrier or horizontal assembly is not provided, the parking structure can be considered part of the covered mall building and be limited Table 602 regulating exterior wall protection, is applicable for those parking garages that are not attached to the covered or open mall building or anchor buildings. See the commentary to Section 3104 for the requirements related to any pedestrian walkways or tunnels that connect the garages to mall buildings or anchor stores.

406.5.4 Area and height.
Area and height of open parking garages shall be limited as set forth in Chapter 5 for Group S-2 occupancies and as further provided for in Section 508.1.
■ Where an open parking garage is located within a building containing other occupancies, the code requires that the height and area limitations for the open parking garage be determined by using the normal provisions found in Chapter 5 for a Group S-2 occupancy. This essentially means that the garage would receive the same allowable areas of an enclosed parking garage or a storage building that was classified in the same occupancy.

TABLE 406.5.4 OPEN PARKING GARAGES AREA AND HEIGHT

TYPE OF CONSTRUCTION	AREA PER TIER (square feet)	HEIGHT (in tiers)		
		Mechanical access		
		Ramp access	Automatic sprinkler system	
			No	Yes
I/A	Unlimited	Unlimited	Unlimited	Unlimited
I/B	Unlimited	12 tiers	12 tiers	18 tiers
II/A	50,000	10 tiers	10 tiers	10 tiers
II/B	50,000	6 tiers	6 tiers	12 tiers
IV	50,000	4 tiers	4 tiers	4 tiers

For SI: 1 square foot = 0.0929 m²

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

CENTRIC ARCHITECTURE

GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

FULMER LUCAS

CENTRIC ARCHITECTURE

STONEHILL TAYLOR

HOLLADAY PROPERTIES

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

THE FACTORY AT FRANKLIN

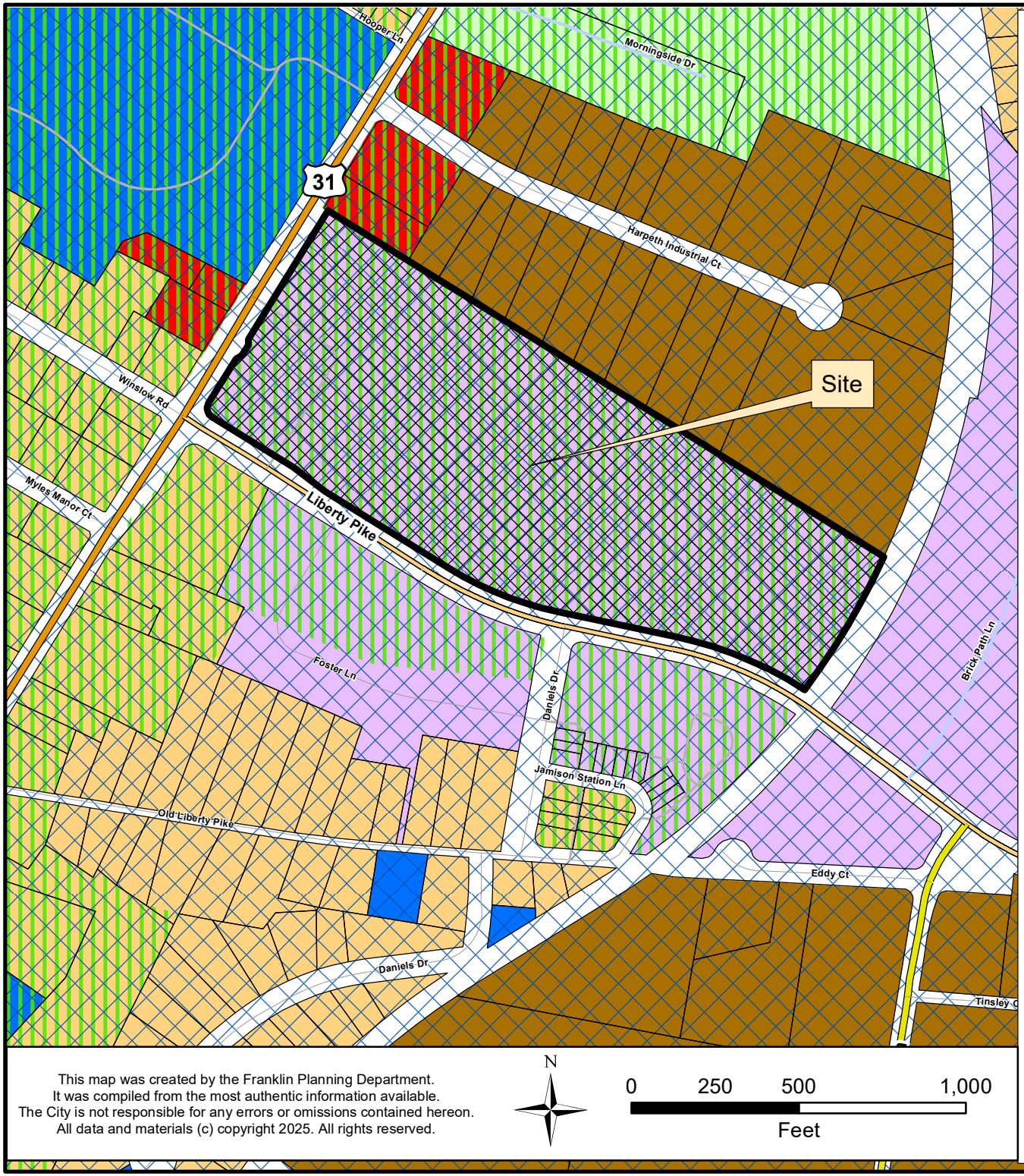
GREGORY C. GAMBLE — TENNESSEE — LANDSCAPE ARCHITECT

INITIAL SUBMITTAL: DECEMBER 9, 2024

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

ARCHITECTURE

SHEET
A1.2
COF # 8665



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

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

Legend

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

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

N

0 250 500 1,000
Feet

HISTORIC FRANKLIN TENNESSEE

THE FACTORY AT FRANKLIN PUD

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

Franklin, Williamson County, Tennessee

SHEET INDEX

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

DEVELOPMENT TEAM

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

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

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

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

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

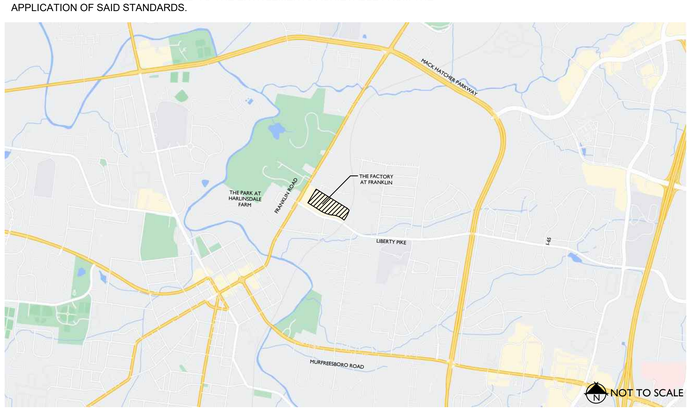
VESTING STANDARDS

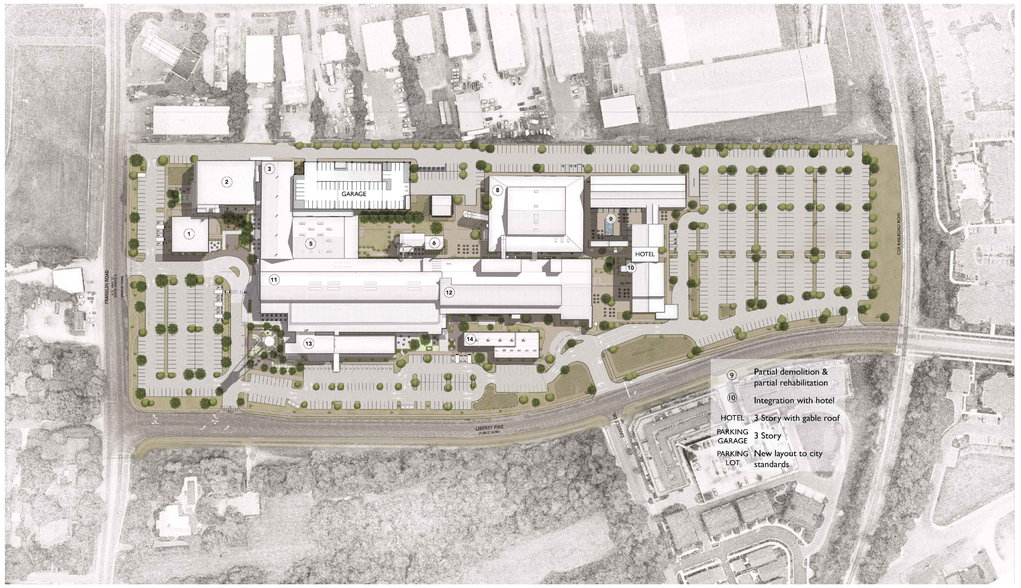
VESTING DATE 10/11/2022, BASED ON THE BOMA APPROVAL OF DEVELOPMENT PLAN REVISION 2:

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

COMPREHENSIVE REVIEW AT SITE PLAN:

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





MODIFICATION OF STANDARDS

APPROVED MOS, DEVELOPMENT PLAN REVISION 2

ORDINANCE 2022-59; APPROVED 10/11/2022

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

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

BZA - COF#7777 4/7/2022

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

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

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

FZO 7.5 - Frontage types, Landscape Frontage

BZA - COF#8660 1/2/2025

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

FZO 7.5 - Frontage types, Landscape Frontage

REQUESTED MOS DEVELOPMENT PLAN REV. 3

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

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

SITE DATA

THE FACTORY AT FRANKLIN PUD, REVISION 3

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

REGULATIONS

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

DWELLING UNIT COUNT: 0 UNITS

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

HOTEL KEYS: **120 KEYS**

BUILDING HEIGHT: 3 STORIES

MINIMUM LSA: 0.2

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

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

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

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

HISTORIC RESOURCE TREATMENT:

IMPACT STATEMENT

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

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

RECLAIMED WATER LINE
NA

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

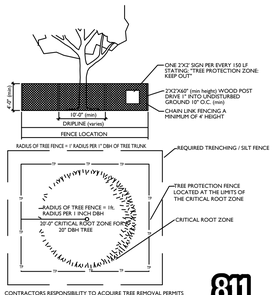
ELECTRICITY
ELECTRICITY WILL BE PROVIDED BY MIDDLE TENNESSEE ELECTRIC MEMBERSHIP CORP (MTEMC). EXISTING FACILITIES WILL BE UTILIZED ON SITE IN COORDINATION WITH MTEMC STAFF.

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

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

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

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



TREE PROTECTION FENCING DETAIL NTS

811 Know what's below. Call before you dig.

TREE PROTECTION NOTES:

1. The tree protection barriers shall be constructed before the issuance of any permits, and shall remain intact throughout the entire period of construction.

2. The tree protection barrier shall be installed as labeled on this plan or a distance to the radius of the dripline, whichever is greatest, as measured from the trunk of the protected tree.

3. Any required excavation in or around the protection zone to accommodate underground services, footings, etc; shall be indicated on the plan, and shall be excavated by hand. In addition, related root pruning shall be accomplished via ANSI A-300-95 standard so as to minimize impact on the general root system.

4. The storage of building materials or stock piling shall not be permitted within the limits of or against the protection barriers.

5. Trees within the protection barriers must be adequately cared for throughout the construction process (i.e., they must be watered sufficiently). Fill shall not be placed upon the root system as to endanger the health or life of the affected tree.

TREE CANOPY RETENTION - OVERALL

OVERALL SITE AREA = 877,734 SF (20.15 AC)

TOTAL EXISTING TREE CANOPY:	0 SF; 0 AC
EXISTING SITE COVER:	0%
REQUIRED TREE CANOPY RETENTION:	26% (PD - MIXED USE)
REQUIRED CANOPY PRESERVATION:	0 SF; 0 AC
PROVIDED CANOPY PRESERVATION:	0 SF; 0 AC (0% OF EXISTING)

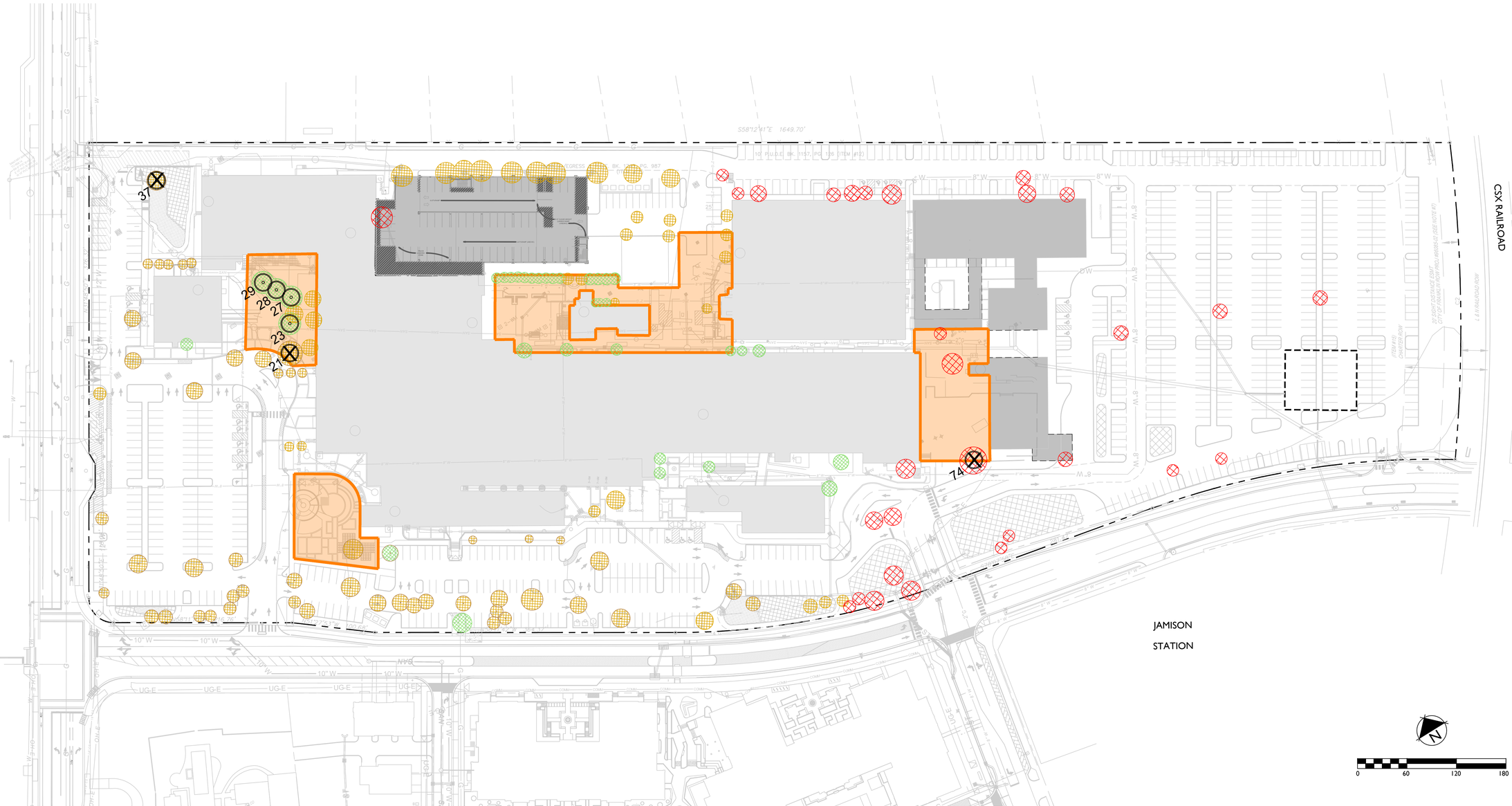
NO TREES ON SITE ARE NATURALLY EXISTING TREE CANOPY. PARKING LOT AND OTHER SITE TREES HAVE PREVIOUSLY BEEN COUNTED AS TREE CANOPY; HOWEVER, AFTER DISCUSSIONS WITH STAFF, THIS TABULATION HAS BEEN REMOVED. EXISTING AND REMOVED SITE TREES ARE RECORDED ON THIS PLAN FOR CONTINUITY BETWEEN PREVIOUS DEVELOPMENT PLAN AND SITE PLANS SUBMITTED FOR THE FACTORY PUD.

KEY

- REMOVED TREES
- PRESERVED TREES
- PREVIOUSLY REMOVED TREES
- SPECIMEN TREES
- SPECIMEN TREES REMOVED

Specimen Tree Chart

Tree #	Species	Size (DBH)	Condition	Removed
21	Tulip Poplar	26"	Good	X
23	Baldcypress	26"	Good	
27	Baldcypress	27"	Good	
28	Baldcypress	26"	Good	
29	Baldcypress	24"	Good	
37	Sugar Hackberry	24"	Fair	X
74	Cottonwood	24"	Fair	X
	Total Specimen In.	**177**		
	Specimen In. Removed	**74**		
	Required Replacement In.	**148**		



GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

FULMER LUCAS

CENTRIC ARCHITECTURE

STONEHILL TAYLOR

HOLLADAY PROPERTIES

THE FACTORY AT FRANKLIN PUD
DEVELOPMENT PLAN, REVISION 3
Franklin, Williamson County, Tennessee

THE FACTORY AT FRANKLIN

GREGORY C. GAMBLE REGISTERED LANDSCAPE ARCHITECT TENNESSEE 3717 LANDSCAPE ARCHITECT

INITIAL SUBMITTAL: DECEMBER 9, 2024

Revision	Date
1.	1-13-2025
2.	2-6-2025
△	
△	

TREE PRESERVATION SHEET

LI.0

COF # 8665

APPROVED PUD, DEVELOPMENT PLAN REVISION 2
NOT TO SCALE

FACTORY - PERMITTED PRIMARY USES

	MAXIMUM SQ. FOOTAGE PERMITTED
RETAIL (SF)	78,000
PERSONAL SERVICES	
SHOWROOM	
GARDEN CENTER	
INDOOR ANIMAL SERVICE	
RESTAURANT (SF)	76,000 (INCLUDING PRIVATE OUTDOOR PATIOS)
OFFICE (SF)	69,200
EDUCATIONAL FACILITIES (SF)	4,800
EVENT VENUE (SF)	32,500 (1,180 OCCUPANTS)
THEATERS	
COMMERCIAL RECREATION (SF)	2,600
RESIDENTIAL	4
TOTAL MAX. SF. PERMITTED	263,100 SF
PERMITTED TEMPORARY USE:	
SEASONAL AGRICULTURAL USE	
NOTE: THIS CHART IS TO ALLOW FLEXIBILITY FOR EACH USE AS IT TRANSITIONS TO THE FINAL SITE PLAN	

PARKING REQUIREMENTS

FZO Vehicular Parking Requirements

Land Use	Vehicle Parking Ratio	Required Vehicle Spaces
RETAIL (SF)	2.5 spaces / 1000 sf	195 spaces
RESTAURANT (SF)	7.5 spaces / 1000 sf	570 spaces
OFFICE (SF)	2.85 spaces / 1000 sf	211 spaces
EVENT VENUE (SF)	0.30 spaces / occupant	354 spaces
RESIDENTIAL	1.5 spaces / unit (1 bedroom)	5 spaces
	3.0 spaces / unit (3+ bdroom)	3 spaces
COMMERCIAL RECREATION (SF)	0 spaces	0 spaces
TOTAL REQUIRED VEHICULAR PARKING SPACES:		1,338 SPACES
*SEE SHARED PARKING STUDY, PROVIDED BY KIMLEY-HORN, FOR MORE PARKING DETAILS.		

NOTE: BASED UPON KIMLEY-HORN'S SHARED PARKING STUDY, THE TOTAL PROJECTED PARKING DEMAND FOR THE FACTORY PUD IS 915 SPACES.

NOTE: AT NO TIME SHALL THE EVENT VENUES BE OPERATED SIMULTANEOUSLY IF THEY EXCEED THE AVAILABLE PARKING ON THE SITE WITHOUT AN EVENT PERMIT FROM THE CITY OF FRANKLIN AND AN EVENT PARKING PLAN.

OPEN SPACE REQUIREMENT

MINIMUM OPEN SPACE REQUIREMENT: 5%
REQUIRED: 43,887 SF

PROVIDED: 44,120 SF TOTAL (5%)
ADDITIONAL NATURAL AREA: NOT REQUIRED

TOTAL OPEN SPACE PROVIDED: 44,120 SF

KEY	TYPE	AREA (SF)
OS-1	PLAZA	9,056 SF
OS-2	PLAZA	10,542 SF
OS-3	PLAZA	24,522 SF

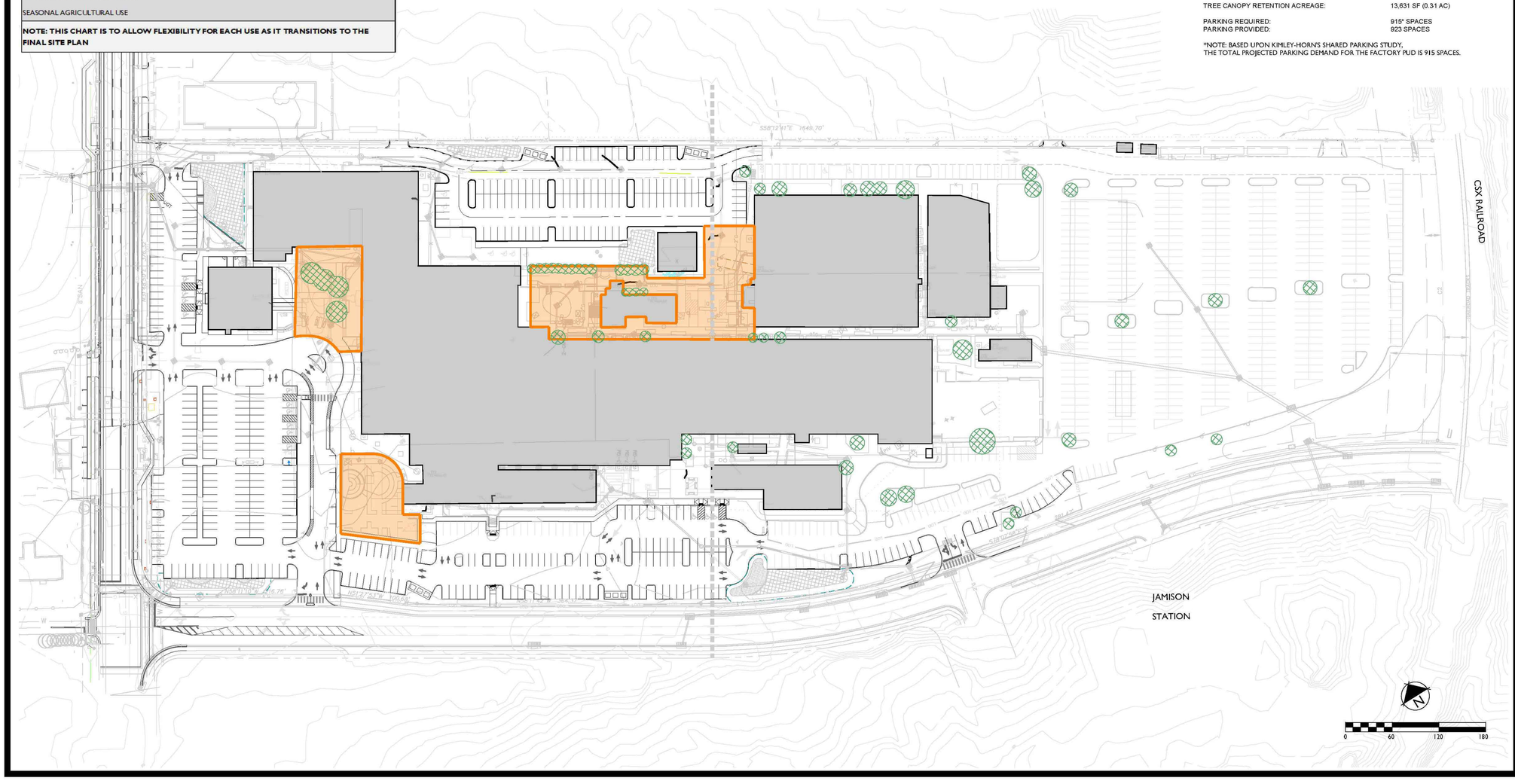
KEY

- PRESERVED CANOPY
- OPEN SPACE

SITE DATA CHART

PROJECT NAME:	The Factory at Franklin PUD, Revision 2
PROJECT NUMBER:	7891
ADDRESS:	230 Franklin Road Franklin, Williamson County, TN
PARCEL(S):	063 M A 02100
ACREAGE / SF OF SITE:	20.15 AC / 877,436 SF
BASE ZONING:	PD (0.2 DUA, 263,100 SF Non-residential)
ZONING OVERLAY:	CFO, HPO
BUILDING TYPES APPLIED:	MIXED-USE
FRONTAGE TYPES APPLIED:	LANDSCAPE FRONTAGE (SEE BZA SUMMARY ON COVER)
BUILDING HEIGHT:	3 STORIES
SETBACKS:	
FRONT	10'
SIDE	5'
REAR	5'
RESIDENTIAL UNITS:	4
OFFICE SQUARE FOOTAGE:	74,000
COMMERCIAL SQUARE FOOTAGE:	
RETAIL	78,000 SF
RESTAURANT (INCLUDING OUTDOOR DINING)	76,000 SF
EVENT VENUE (1,180 OCCUPANTS)	32,500 SF
COMMERCIAL RECREATION	2,600 SF
MINIMUM LSA:	0.2
OPEN SPACE REQUIRED:	5%
NATURAL AREA REQUIRED:	NONE
TREE CANOPY RETENTION ACREAGE:	13,631 SF (0.31 AC)
PARKING REQUIRED:	915* SPACES
PARKING PROVIDED:	923 SPACES

*NOTE: BASED UPON KIMLEY-HORN'S SHARED PARKING STUDY, THE TOTAL PROJECTED PARKING DEMAND FOR THE FACTORY PUD IS 915 SPACES.



GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

CENTRIC ARCHITECTURE

Kimley»Horn

THE FACTORY AT FRANKLIN PUD SUBDIVISION
DEVELOPMENT PLAN, REVISION 2
230 FRANKLIN ROAD
Franklin, Williamson County, Tennessee

HOLLADAY PROPERTIES

DRAKE A. REEDER — REGISTERED — AGENT — 10.23.24 — TENNESSEE NO. 12876 — LANDSCAPE ARCHITECT

Revision Date
1.
2.
3.

OVERALL DEVELOPMENT PLAN
SHEET C2.0
COF # 7891

GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

FULMER LUCAS

CENTRIC ARCHITECTURE

STONEHILL TAYLOR

HOLLADAY PROPERTIES

THE FACTORY AT FRANKLIN PUD
DEVELOPMENT PLAN, REVISION 3
Franklin, Williamson County, Tennessee

THE FACTORY AT FRANKLIN

GREGORY C. GAMBLE — REGISTERED — LANDSCAPE ARCHITECT — TENNESSEE NO. 328 — 10.23.24

INITIAL SUBMITTAL: DECEMBER 9, 2024

Revision Date
1. 1-13-2025
2. 2-6-2025
3.

APPROVED PUD

SHEET C0.1
COF # 8665

Know what's below. Call before you dig.

STORMWATER NARRATIVE

EXISTING STORMWATER AT THE FACTORY HAS TWO MAIN OUTFALLS, ONE TOWARDS FRANKLIN ROAD THROUGH A STORM PIPE CONNECTION AND ONE TOWARDS LIBERTY PIKE VIA STORM PIPE CONNECTION. A STORMWATER DETENTION POND WHICH OUTFALLS TO LIBERTY PIKE IS THE ONLY WATER QUALITY OR QUANTITY ON SITE PRIOR TO RECENT SITE WORK. STORMWATER WHICH DISCHARGES TOWARDS LIBERTY PIKE EVENTUALLY MAKES IT TO THE BOX CULVERT UNDER DANIELS DRIVE, ALLOWING LIBERTY PIKE TO HAVE ONE OUTFALL.

PHASE 1 OF THE FACTORY CONSTRUCTION, DESIGNED BY KIMLEY HORN (COF #7941), ADDED THREE BIORETENTION PONDS TO THE WESTERN SIDE OF THE SITE. 2 OF THESE BIORETENTION PONDS DISCHARGE TO FRANKLIN ROAD, ONE DISCHARGES TO EXISTING STORM IN LIBERTY TOWARDS THE DANIELS DRIVE BOX CULVERT OUTFALL POINT.THESE BIORETENTION PONDS WERE INTENDED TO TREAT DISTURBED IMPERVIOUS AREA PLUS NEW IMPERVIOUS AREA IN THE 'PHASE 1' AREA OF THE SITE.

THIS PLAN SET (DEV PLAN REV 3) INCLUDES THE PROPOSED ADDITION OF A HOTEL AND PARKING GARAGE TO THE SITE. THE EXISTING DETENTION POND WILL BE REMOVED WITH THE CONSTRUCTION OF REVISION 3 (GARAGE AND HOTEL). BIORETENTION PONDS AND UNDERGROUND DETENTION ARE BEING PROPOSED WITH THIS DEVELOPMENT PLAN TO TREAT BOTH WATER QUALITY AND QUANTITY.

THE CITY OF FRANKLIN HAS PROVIDED A GREEN INFRASTRUCTURE SPREADSHEET TO BE USED WITH ANY DEVELOPMENT AT THE FACTORY. THIS SPREADSHEET ALLOWS FOR A LOWER TARGET VOLUME REMOVAL DEPENDING ON HOW MUCH EXISTING IMPERVIOUS IS ON SITE. THE FACTORY SITE (PRE ANY RECENT SITE WORK) IS APPROXIMATELY 81.02% IMPERVIOUS, ALLOWING FOR A TARGET VOLUME REDUCTION OF 65% (Rv = 0.35). ANY DISTURBED AREA FROM REVISION 3 SITE PLANS IS REQUIRED TO BE TREATED WITH GREEN INFRASTRUCTURE TO THE REQUIREMENTS ABOVE.

GENERAL NOTES:

1. GENERAL CONTRACTOR (GC) IS TO CONFORM TO ALL LOCAL CODES AND OBTAIN ALL PERMITS PRIOR TO BEGINNING WORK.
2. GC SHALL VERIFY THE EXACT LOCATION OF ALL EXISTING UTILITIES. GC SHALL TAKE CARE TO PROTECT UTILITIES THAT ARE TO REMAIN. REPAIR ALL CONTRACTOR CAUSED DAMAGE ACCORDING TO LOCAL STANDARDS AND AT THE CONTRACTOR'S EXPENSE. COORDINATE ALL CONSTRUCTION WITH THE APPROPRIATE UTILITY COMPANY.
3. GC SHALL EXERCISE EXTREME CAUTION WHEN WORKING IN THE VICINITY OF UNDERGROUND OR OVERHEAD ELECTRICAL WIRES AND SERVICES. IF AT ANY TIME IN THE PURSUIT OF THIS WORK, THE CONTRACTOR MUST WORK IN CLOSE PROXIMITY OF ELECTRICAL WIRES, THE ELECTRICAL COMPANY SHALL BE CONTACTED PRIOR TO SUCH WORK AND THE PROPER SAFETY MEASURES TAKEN.
4. IN EASEMENTS AND RIGHTS-OF-WAY, GC SHALL PROTECT AND RESTORE SAID PROPERTY TO A CONDITION SIMILAR OR EQUAL TO THAT EXISTING AT THE COMMENCEMENT OF CONSTRUCTION, EXCEPT WHERE NOTED.
5. GC IS TO PHOTOGRAPH ALL EXISTING CONDITIONS PRIOR TO INITIATING CONSTRUCTION.
6. CLEAR THE ENTIRE CONSTRUCTION AREA OF ALL WEEDS, BUSHES, TREES NOTED FOR REMOVAL OR WITHIN GRADING BOUNDARY, STUMPS, ASPHALT, CONCRETE, CURBS AND OTHER PROTRUDING OBSTRUCTIONS NOT DESIGNATED TO REMAIN.
7. ALL MATERIALS NOT TO REMAIN ARE TO BE DISPOSED OF OFF SITE AT A PROPERLY PERMITTED LOCATION.
8. GC IS RESPONSIBLE FOR CLEANING AND MAINTAINING HAUL ROUTES AND CONTROLLING DUST. CLEANING SHOULD BE CONTINUOUS DURING ACTIVE WORK.
9. GC IS RESPONSIBLE FOR ALL NECESSARY EROSION CONTROL TO KEEP SEDIMENT ON SITE, EVEN IF IT IS NOT DIRECTLY SHOWN ON THE PLANS. ANY EROSION CONTROL NEEDED NOT SHOWN ON THE PLANS SHALL BE MARKED ON THE PLANS.
10. GC SHALL NOT DISTURB EXISTING CONDITIONS OUTSIDE OF THE PROJECT PROPERTY UNLESS SHOWN ON THE PLANS OR WITH PERMISSION OF THE PROPERTY OWNER. ANY UNAUTHORIZED DAMAGES SHALL BE REPLACED AT THE EXPENSE OF THE CONTRACTOR.
11. ALL CURB AND GUTTER TO BE DEMOLISHED SHALL BE REMOVED TO THE NEAREST JOINT. CONTRACTOR TO FIELD VERIFY LIMITS AS JOINTS ARE NOT SHOWN ON THE PLANS.
12. ALL EXISTING WATER METERS CALLED OUT TO BE REMOVED SHALL BE CUT & CAPPED AT MAIN.

REGULATIONS

BUILDING TYPES APPLIED: MIXED-USE
FRONTAGE TYPES APPLIED: LANDSCAPE
SETBACKS APPLIED TO OVERALL SITE BOUNDARY:
FRONT: 10'
SIDE: 5'
REAR: 5'

DWELLING UNIT COUNT: 0 UNITS

COMMERCIAL SF: **243,200 SF**
RETAIL: 68,300 SF
RESTAURANT: 56,100 SF
OFFICE: 67,400 SF
EDUCATIONAL FACILITIES: 4,800 SF
EVENT VENUE: 41,000 SF

HOTEL KEYS: **120 KEYS**

BUILDING HEIGHT: 3 STORIES

MINIMUM LSA: 0.2

TREE CANOPY RETENTION: **0 SF (0 AC)**

OPEN SPACE REQUIREMENT:
OPEN SPACE SF REQUIRED: 5%
NATURAL AREA SF REQUIRED: NONE

HISTORIC RESOURCE TREATMENT:

PARKING REQUIRED, BY USE:
REQUIRED: 1,532, SHARED PARKING PLAN 1058 SPACES
PROVIDED: 815 SPACES AS DEVELOPED WITH SURFACE PARKING
PROVIDED: 1,066 SPACES, AS DEVELOPED WITH 250 CAR PARKING GARAGE (816 SURFACE + 250 GARAGE)

PARKING GARAGE CONSTRUCTION TYPE: TYPE IIB
HOTEL CONSTRUCTION TYPE: TYPE IIIB

GRADING & DRAINAGE DATA CHART:

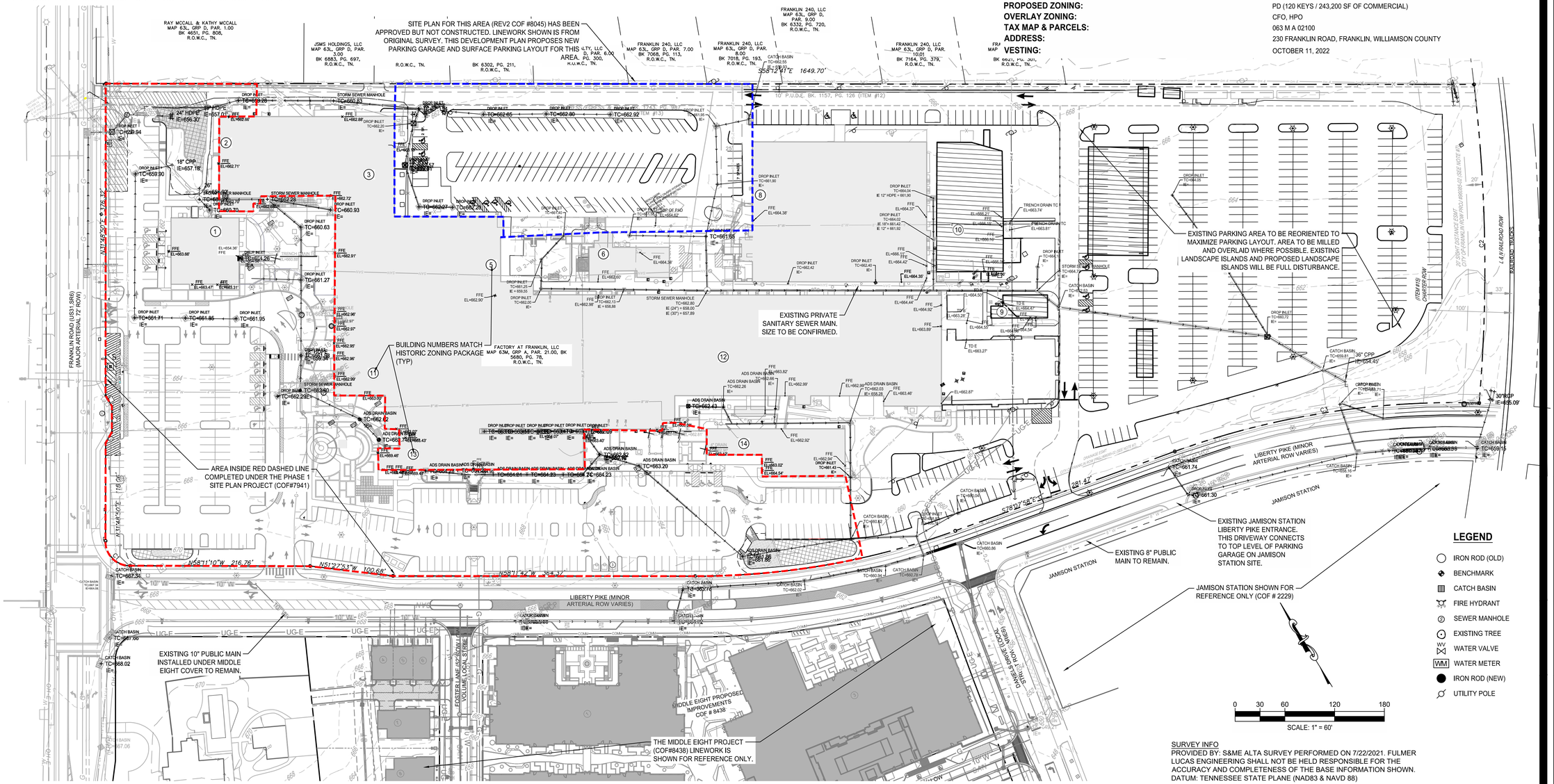
1. SITE AREA: 20.14 AC
2. EXISTING IMPERVIOUS AREA (PRE PHASE 1): 16.32 AC
3. EXISTING IMPERVIOUS AREA (POST PHASE 1): 16.72 AC
4. EXISTING RV VALUE: 0.698 (PRE PHASE 1)
5. EXISTING RV VALUE: 0.336 (POST PHASE 1)
6. EXISTING PEAK FLOW RUNOFF (PRE PHASE 1)
   - OUTFALL 1
   - 2 YEAR: 14.32 CFS
   - 5 YEAR: 18.28 CFS
   - 10 YEAR: 21.42 CFS
   - 25 YEAR: 25.89 CFS
   - 50 YEAR: 29.49 CFS
   - 100 YEAR: 33.18 CFS
   - OUTFALL 2
   - 2 YEAR: 0.00 CFS
   - 5 YEAR: 0.00 CFS
   - 10 YEAR: 0.00 CFS
   - 25 YEAR: 0.00 CFS
   - 50 YEAR: 0.00 CFS
   - 100 YEAR: 0.00 CFS
   - OUTFALL 3
   - 2 YEAR: 5.38 CFS
   - 5 YEAR: 6.86 CFS
   - 10 YEAR: 8.03 CFS
   - 25 YEAR: 9.69 CFS
   - 50 YEAR: 11.03 CFS
   - 100 YEAR: 12.41 CFS

EXISTING PEAK FLOW RUNOFF (POST PHASE 1 - COF #7941)
- OUTFALL 1
- 2 YEAR: 12.94 CFS
- 5 YEAR: 16.30 CFS
- 10 YEAR: 18.95 CFS
- 25 YEAR: 22.71 CFS
- 50 YEAR: 25.74 CFS
- 100 YEAR: 28.84 CFS
- OUTFALL 2
- 2 YEAR: 1.17 CFS
- 5 YEAR: 1.49 CFS
- 10 YEAR: 1.74 CFS
- 25 YEAR: 2.10 CFS
- 50 YEAR: 2.39 CFS
- 100 YEAR: 2.68 CFS
- OUTFALL 3
- 2 YEAR: 6.22 CFS
- 5 YEAR: 7.75 CFS
- 10 YEAR: 8.97 CFS
- 25 YEAR: 10.69 CFS
- 50 YEAR: 12.09 CFS
- 100 YEAR: 12.73 CFS

SITE DATA

THE FACTORY AT FRANKLIN PUD, REVISION 3

COF PROJECT NUMBER: 8665
SITE ACREAGE/SF: 20.15 AC / 877,436 SF
EXISTING ZONING: PD (0.2 DUA / 263,100 SF OF COMMERCIAL)
PROPOSED ZONING: PD (120 KEYS / 243,200 SF OF COMMERCIAL)
OVERLAY ZONING: CFO, HPO
TAX MAP & PARCELS: 063 M A 02100
ADDRESS: 230 FRANKLIN ROAD, FRANKLIN, WILLIAMSON COUNTY
VESTING: OCTOBER 11, 2022



LEGEND
- IRON ROD (OLD)
- BENCHMARK
- CATCH BASIN
- FIRE HYDRANT
- SEWER MANHOLE
- EXISTING TREE
- WATER VALVE
- WATER METER
- IRON ROD (NEW)
- UTILITY POLE

SURVEY INFO
PROVIDED BY: S&ME ALTA SURVEY PERFORMED ON 7/22/2021. FULMER LUCAS ENGINEERING SHALL NOT BE HELD RESPONSIBLE FOR THE ACCURACY AND COMPLETENESS OF THE BASE INFORMATION SHOWN.
DATUM: TENNESSEE STATE PLANE (NAD83 & NAVD 88)

Thursday, February 6, 2025
D:\Eng Meetings\1 Hist Factory at Franklin\03 - Cad\Sheets\Development Plan\1665-21_DP_Overall Existing Conditions Plan.dwg

GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

FULMER LUCAS

CENTRIC ARCHITECTURE

STONEHILL TAYLOR

HOLLADAY PROPERTIES

THE FACTORY AT FRANKLIN PUD
DEVELOPMENT PLAN, REVISION 3
Franklin, Williamson County, Tennessee

THE FACTORY AT FRANKLIN

TENNESSEE LICENSED PROFESSIONAL ENGINEER JAMES E. FULMER 101611 AGRICULTURE 02/06/2025 STATE OF TENNESSEE

INITIAL SUBMITTAL: JANUARY 13, 2025

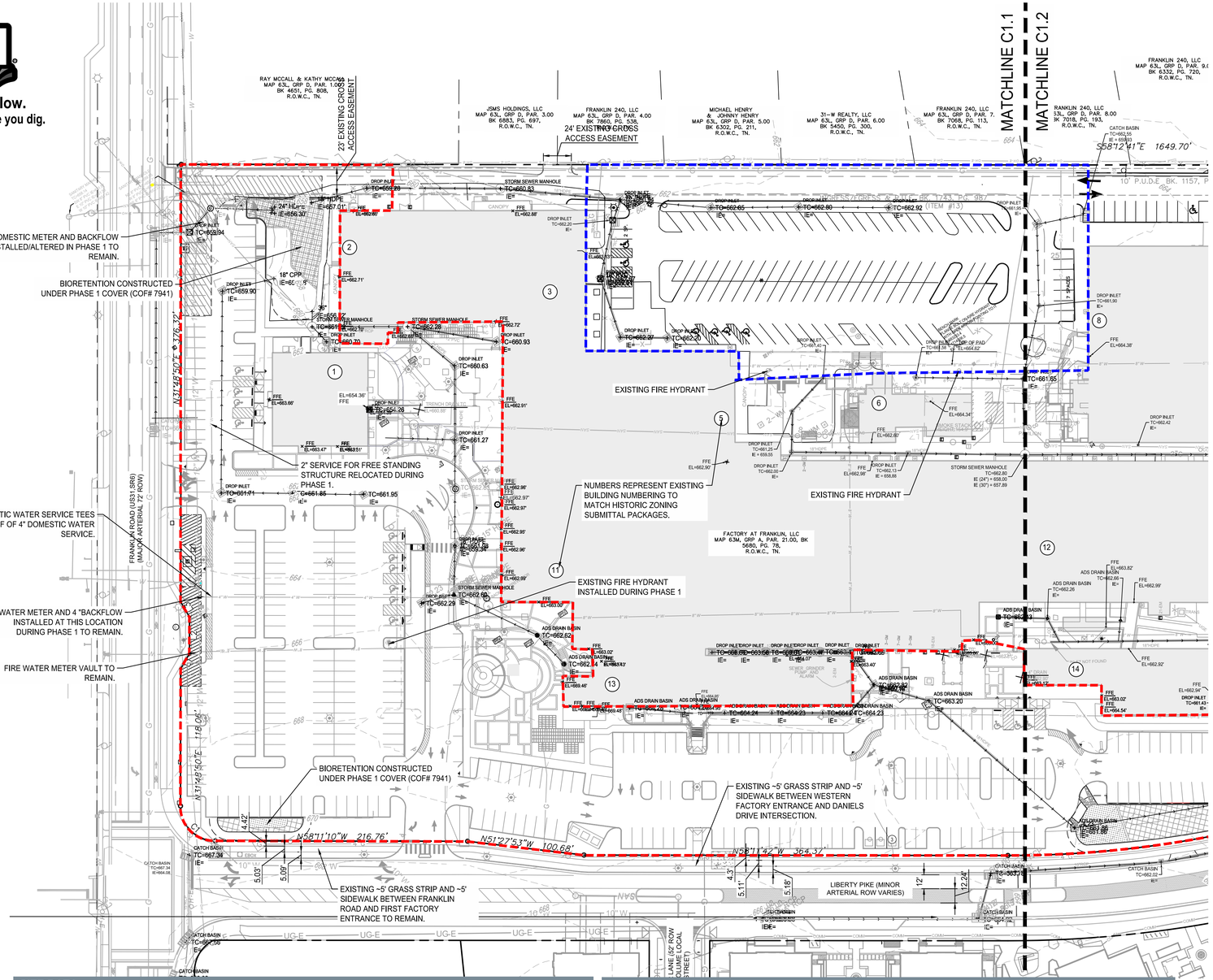
Revision Date
- △ _____
- △ _____
- △ _____
- △ _____

OVERALL EXISTING CONDITIONS

SHEET
C1.0

COF # 8665

Know what's below. Call before you dig.



SITE DATA

THE FACTORY AT FRANKLIN PUD, REVISION 3

COF PROJECT NUMBER:	8665
SITE ACREAGE/SF:	20.15 AC / 877,436 SF
EXISTING ZONING:	PD (0.2 DUA / 263,100 SF OF COMMERCIAL)
PROPOSED ZONING:	PD (120 KEYS / 243,200 SF OF COMMERCIAL)
OVERLAY ZONING:	CFO, HPO
TAX MAP & PARCELS:	063 M A 02100
ADDRESS:	230 FRANKLIN ROAD, FRANKLIN, WILLIAMSON COUNTY
VESTING:	OCTOBER 11, 2022

REGULATIONS

BUILDING TYPES APPLIED: MIXED-USE
FRONTAGE TYPES APPLIED: LANDSCAPE
SETBACKS APPLIED TO OVERALL SITE BOUNDARY:
FRONT: 10'
SIDE: 5'
REAR: 5'

DWELLING UNIT COUNT: 0 UNITS

COMMERCIAL SF: **243,200 SF**
RETAIL: 68,300 SF
RESTAURANT: 56,100 SF
OFFICE: 67,400 SF
EDUCATIONAL FACILITIES: 4,800 SF
EVENT VENUE: 41,000 SF

HOTEL KEYS: **120 KEYS**

BUILDING HEIGHT: 3 STORIES

MINIMUM LSA: 0.2

TREE CANOPY RETENTION: **0 SF (0 AC)**

OPEN SPACE REQUIREMENT:
OPEN SPACE SF REQUIRED: 5%
NATURAL AREA SF REQUIRED: NONE

HISTORIC RESOURCE TREATMENT:

PARKING REQUIRED, BY USE:
REQUIRED: 1,532, SHARED PARKING PLAN 1058 SPACES
PROVIDED: 815 SPACES AS DEVELOPED WITH SURFACE PARKING
PROVIDED: 1,066 SPACES, AS DEVELOPED WITH 250 CAR PARKING GARAGE (816 SURFACE + 250 GARAGE)

PARKING GARAGE CONSTRUCTION TYPE: TYPE IIB
HOTEL CONSTRUCTION TYPE: TYPE IIIB

GENERAL NOTES:

1. GENERAL CONTRACTOR (GC) IS TO CONFORM TO ALL LOCAL CODES AND OBTAIN ALL PERMITS PRIOR TO BEGINNING WORK.
2. GC SHALL VERIFY THE EXACT LOCATION OF ALL EXISTING UTILITIES. GC SHALL TAKE CARE TO PROTECT UTILITIES THAT ARE TO REMAIN. REPAIR ALL CONTRACTOR CAUSED DAMAGE ACCORDING TO LOCAL STANDARDS AND AT THE CONTRACTOR'S EXPENSE. COORDINATE ALL CONSTRUCTION WITH THE APPROPRIATE UTILITY COMPANY.
3. GC SHALL EXERCISE EXTREME CAUTION WHEN WORKING IN THE VICINITY OF UNDERGROUND OR OVERHEAD ELECTRICAL WIRES AND SERVICES. IF AT ANY TIME IN THE PURSUIT OF THIS WORK, THE CONTRACTOR MUST WORK IN CLOSE PROXIMITY OF ELECTRICAL WIRES, THE ELECTRICAL COMPANY SHALL BE CONTACTED PRIOR TO SUCH WORK AND THE PROPER SAFETY MEASURES TAKEN.
4. IN EASEMENTS AND RIGHTS-OF-WAY, GC SHALL PROTECT AND RESTORE SAID PROPERTY TO A CONDITION SIMILAR OR EQUAL TO THAT EXISTING AT THE COMMENCEMENT OF CONSTRUCTION, EXCEPT WHERE NOTED.
5. GC IS TO PHOTOGRAPH ALL EXISTING CONDITIONS PRIOR TO INITIATING CONSTRUCTION.
6. CLEAR THE ENTIRE CONSTRUCTION AREA OF ALL WEEDS, BUSHES, TREES NOTED FOR REMOVAL OR WITHIN GRADING BOUNDARY, STUMPS, ASPHALT, CONCRETE, CURBS AND OTHER PROTRUDING OBSTRUCTIONS NOT DESIGNATED TO REMAIN.
7. ALL MATERIALS NOT TO REMAIN ARE TO BE DISPOSED OF OFF SITE AT A PROPERLY PERMITTED LOCATION.
8. GC IS RESPONSIBLE FOR CLEANING AND MAINTAINING HAUL ROUTES AND CONTROLLING DUST. CLEANING SHOULD BE CONTINUOUS DURING ACTIVE WORK.
9. GC IS RESPONSIBLE FOR ALL NECESSARY EROSION CONTROL TO KEEP SEDIMENT ON SITE, EVEN IF IT IS NOT DIRECTLY SHOWN ON THE PLANS. ANY EROSION CONTROL NEEDED NOT SHOWN ON THE PLANS SHALL BE MARKED ON THE PLANS.
10. GC SHALL NOT DISTURB EXISTING CONDITIONS OUTSIDE OF THE PROJECT PROPERTY UNLESS SHOWN ON THE PLANS OR WITH PERMISSION OF THE PROPERTY OWNER. ANY UNAUTHORIZED DAMAGES SHALL BE REPLACED AT THE EXPENSE OF THE CONTRACTOR.
11. ALL CURB AND GUTTER TO BE DEMOLISHED SHALL BE REMOVED TO THE NEAREST JOINT. CONTRACTOR TO FIELD VERIFY LIMITS AS JOINTS ARE NOT SHOWN ON THE PLANS.
12. ALL EXISTING WATER METERS CALLED OUT TO BE REMOVED SHALL BE CUT & CAPPED AT MAIN.

STORMWATER NARRATIVE

EXISTING STORMWATER AT THE FACTORY HAS TWO MAIN OUTFALLS, ONE TOWARDS FRANKLIN ROAD THROUGH A STORM PIPE CONNECTION AND ONE TOWARDS LIBERTY PIKE VIA STORM PIPE CONNECTION. A STORMWATER DETENTION POND WHICH OUTFALLS TO LIBERTY PIKE IS THE ONLY WATER QUALITY OR QUANTITY ON SITE PRIOR TO RECENT SITE WORK. STORMWATER WHICH DISCHARGES TOWARDS LIBERTY PIKE EVENTUALLY MAKES IT TO THE BOX CULVERT UNDER DANIELS DRIVE, ALLOWING LIBERTY PIKE TO HAVE ONE OUTFALL.

PHASE 1 OF THE FACTORY CONSTRUCTION, DESIGNED BY KIMLEY HORN (COF #7941), ADDED THREE BIORETENTION PONDS TO THE WESTERN SIDE OF THE SITE. 2 OF THESE BIORETENTION PONDS DISCHARGE TO FRANKLIN ROAD, ONE DISCHARGES TO EXISTING STORM IN LIBERTY TOWARDS THE DANIELS DRIVE BOX CULVERT OUTFALL POINT.THESE BIORETENTION PONDS WERE INTENDED TO TREAT DISTURBED IMPERVIOUS AREA PLUS NEW IMPERVIOUS AREA IN THE 'PHASE 1' AREA OF THE SITE.

THIS PLAN SET (DEV PLAN REV 3) INCLUDES THE PROPOSED ADDITION OF A HOTEL AND PARKING GARAGE TO THE SITE. THE EXISTING DETENTION POND WILL BE REMOVED WITH THE CONSTRUCTION OF REVISION 3 (GARAGE AND HOTEL). BIORETENTION PONDS AND UNDERGROUND DETENTION ARE BEING PROPOSED WITH THIS DEVELOPMENT PLAN TO TREAT BOTH WATER QUALITY AND QUANTITY.

THE CITY OF FRANKLIN HAS PROVIDED A GREEN INFRASTRUCTURE SPREADSHEET TO BE USED WITH ANY DEVELOPMENT AT THE FACTORY. THIS SPREADSHEET ALLOWS FOR A LOWER TARGET VOLUME REMOVAL DEPENDING ON HOW MUCH EXISTING IMPERVIOUS IS ON SITE. THE FACTORY SITE (PRE ANY RECENT SITE WORK) IS APPROXIMATELY 81.02% IMPERVIOUS, ALLOWING FOR A TARGET VOLUME REDUCTION OF 65% (Rv = 0.35). ANY DISTURBED AREA FROM REVISION 3 SITE PLANS IS REQUIRED TO BE TREATED WITH GREEN INFRASTRUCTURE TO THE REQUIREMENTS ABOVE.

GRADING & DRAINAGE DATA CHART:

1. SITE AREA: 20.14 AC
2. EXISTING IMPERVIOUS AREA (PRE PHASE 1): 16.32 AC
3. EXISTING IMPERVIOUS AREA (POST PHASE 1): 16.72 AC
4. EXISTING RV VALUE: 0.698 (PRE PHASE 1)
5. EXISTING RV VALUE: 0.336 (POST PHASE 1)
6. EXISTING PEAK FLOW RUNOFF (PRE PHASE 1)
   - OUTFALL 1
   - 2 YEAR: 14.32 CFS
   - 5 YEAR: 18.28 CFS
   - 10 YEAR: 21.42 CFS
   - 25 YEAR: 25.89 CFS
   - 50 YEAR: 29.49 CFS
   - 100 YEAR: 33.18 CFS
   - OUTFALL 2
   - 2 YEAR: 0.00 CFS
   - 5 YEAR: 0.00 CFS
   - 10 YEAR: 0.00 CFS
   - 25 YEAR: 0.00 CFS
   - 50 YEAR: 0.00 CFS
   - 100 YEAR: 0.00 CFS
   - OUTFALL 3
   - 2 YEAR: 5.38 CFS
   - 5 YEAR: 6.86 CFS
   - 10 YEAR: 8.03 CFS
   - 25 YEAR: 9.69 CFS
   - 50 YEAR: 11.03 CFS
   - 100 YEAR: 12.41 CFS

EXISTING PEAK FLOW RUNOFF (POST PHASE 1 - COF #7941)
- OUTFALL 1
- 2 YEAR: 12.94 CFS
- 5 YEAR: 16.30 CFS
- 10 YEAR: 18.95 CFS
- 25 YEAR: 22.71 CFS
- 50 YEAR: 25.74 CFS
- 100 YEAR: 28.84 CFS
- OUTFALL 2
- 2 YEAR: 1.17 CFS
- 5 YEAR: 1.49 CFS
- 10 YEAR: 1.74 CFS
- 25 YEAR: 2.10 CFS
- 50 YEAR: 2.39 CFS
- 100 YEAR: 2.68 CFS
- OUTFALL 3
- 2 YEAR: 6.22 CFS
- 5 YEAR: 7.75 CFS
- 10 YEAR: 8.97 CFS
- 25 YEAR: 10.69 CFS
- 50 YEAR: 12.09 CFS
- 100 YEAR: 12.73 CFS

LEGEND

- IRON ROD (OLD)
- BENCHMARK
- CATCH BASIN
- FIRE HYDRANT
- SEWER MANHOLE
- EXISTING TREE
- WATER VALVE
- WATER METER
- IRON ROD (NEW)
- UTILITY POLE

0 25 50 100 150
SCALE: 1" = 50'

SURVEY INFO
PROVIDED BY: S&ME ALTA SURVEY PERFORMED ON 7/22/2021. FULMER LUCAS ENGINEERING SHALL NOT BE HELD RESPONSIBLE FOR THE ACCURACY AND COMPLETENESS OF THE BASE INFORMATION SHOWN.
DATUM: TENNESSEE STATE PLANE (NAD83 & NAVD 88)

GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

FULMER LUCAS

CENTRIC ARCHITECTURE

STONEHILL TAYLOR

HOLLADAY PROPERTIES

THE FACTORY AT FRANKLIN PUD
DEVELOPMENT PLAN, REVISION 3
Franklin, Williamson County, Tennessee

THE FACTORY AT FRANKLIN

YATES, ERIC ALLEN, REGISTERED LANDSCAPE ARCHITECT, AGRICULTURE, 1001033, STATE OF TENNESSEE, 02/06/2025

INITIAL SUBMITTAL: JANUARY 13, 2025

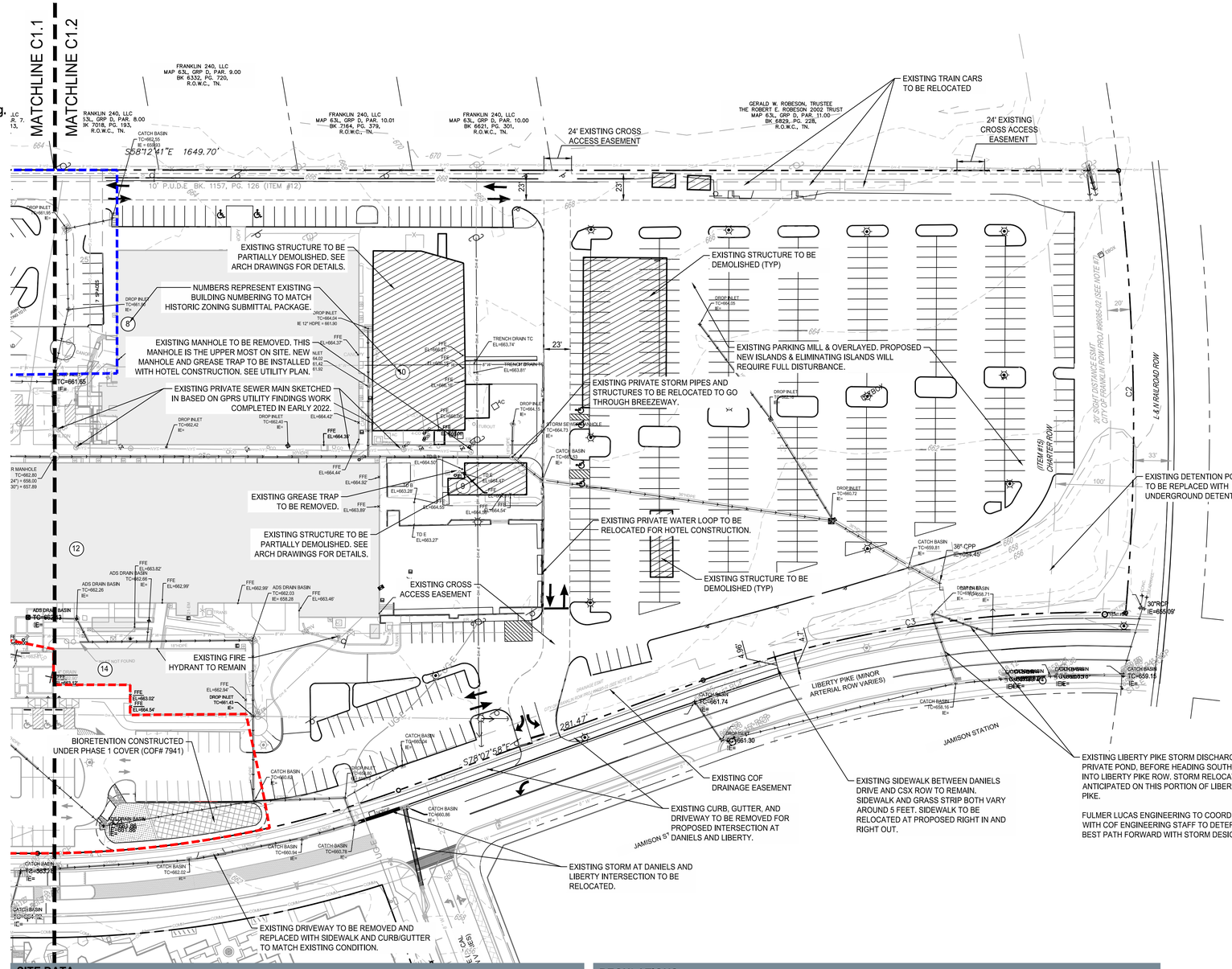
Revision Date
1 _____
2 _____
3 _____
4 _____

ENLARGED EXISTING CONDITIONS

SHEET
C1.1
COF # 8665

Thursday, February 6, 2025
Z:\Civil_Projects\The Factory at Franklin\02 - Civil\Sheets\Development Plan\1051-21_DP_Existing Conditions Plan.dwg

Know what's below. Call before you dig.



GENERAL NOTES:

1. GENERAL CONTRACTOR (GC) IS TO CONFORM TO ALL LOCAL CODES AND OBTAIN ALL PERMITS PRIOR TO BEGINNING WORK.
2. GC SHALL VERIFY THE EXACT LOCATION OF ALL EXISTING UTILITIES. GC SHALL TAKE CARE TO PROTECT UTILITIES THAT ARE TO REMAIN. REPAIR ALL CONTRACTOR CAUSED DAMAGE ACCORDING TO LOCAL STANDARDS AND AT THE CONTRACTOR'S EXPENSE. COORDINATE ALL CONSTRUCTION WITH THE APPROPRIATE UTILITY COMPANY.
3. GC SHALL EXERCISE EXTREME CAUTION WHEN WORKING IN THE VICINITY OF UNDERGROUND OR OVERHEAD ELECTRICAL WIRES AND SERVICES. IF AT ANY TIME IN THE PURSUIT OF THIS WORK, THE CONTRACTOR MUST WORK IN CLOSE PROXIMITY OF ELECTRICAL WIRES, THE ELECTRICAL COMPANY SHALL BE CONTACTED PRIOR TO SUCH WORK AND THE PROPER SAFETY MEASURES TAKEN.
4. IN EASEMENTS AND RIGHTS-OF-WAY, GC SHALL PROTECT AND RESTORE SAID PROPERTY TO A CONDITION SIMILAR OR EQUAL TO THAT EXISTING AT THE COMMENCEMENT OF CONSTRUCTION, EXCEPT WHERE NOTED.
5. GC IS TO PHOTOGRAPH ALL EXISTING CONDITIONS PRIOR TO INITIATING CONSTRUCTION.
6. CLEAR THE ENTIRE CONSTRUCTION AREA OF ALL WEEDS, BUSHES, TREES NOTED FOR REMOVAL OR WITHIN GRADING BOUNDARY, STUMPS, ASPHALT, CONCRETE, CURBS AND OTHER PROTRUDING OBSTRUCTIONS NOT DESIGNATED TO REMAIN.
7. ALL MATERIALS NOT TO REMAIN ARE TO BE DISPOSED OF OFF SITE AT A PROPERLY PERMITTED LOCATION.
8. GC IS RESPONSIBLE FOR CLEANING AND MAINTAINING HAUL ROUTES AND CONTROLLING DUST. CLEANING SHOULD BE CONTINUOUS DURING ACTIVE WORK.
9. GC IS RESPONSIBLE FOR ALL NECESSARY EROSION CONTROL TO KEEP SEDIMENT ON SITE, EVEN IF IT IS NOT DIRECTLY SHOWN ON THE PLANS. ANY EROSION CONTROL NEEDED NOT SHOWN ON THE PLANS SHALL BE MARKED ON THE PLANS.
10. GC SHALL NOT DISTURB EXISTING CONDITIONS OUTSIDE OF THE PROJECT PROPERTY UNLESS SHOWN ON THE PLANS OR WITH PERMISSION OF THE PROPERTY OWNER. ANY UNAUTHORIZED DAMAGES SHALL BE REPLACED AT THE EXPENSE OF THE CONTRACTOR.
11. ALL CURB AND GUTTER TO BE DEMOLISHED SHALL BE REMOVED TO THE NEAREST JOINT. CONTRACTOR TO FIELD VERIFY LIMITS AS JOINTS ARE NOT SHOWN ON THE PLANS.
12. ALL EXISTING WATER METERS CALLED OUT TO BE REMOVED SHALL BE CUT & CAPPED AT MAIN.

STORMWATER NARRATIVE

EXISTING STORMWATER AT THE FACTORY HAS TWO MAIN OUTFALLS, ONE TOWARDS FRANKLIN ROAD THROUGH A STORM PIPE CONNECTION AND ONE TOWARDS LIBERTY PIKE VIA STORM PIPE CONNECTION. A STORMWATER DETENTION POND WHICH OUTFALLS TO LIBERTY PIKE IS THE ONLY WATER QUALITY OR QUANTITY ON SITE PRIOR TO RECENT SITE WORK. STORMWATER WHICH DISCHARGES TOWARDS LIBERTY PIKE EVENTUALLY MAKES IT TO THE BOX CULVERT UNDER DANIELS DRIVE, ALLOWING LIBERTY PIKE TO HAVE ONE OUTFALL.

PHASE 1 OF THE FACTORY CONSTRUCTION, DESIGNED BY KIMLEY HORN (COF #7941), ADDED THREE BIORETENTION PONDS TO THE WESTERN SIDE OF THE SITE. 2 OF THESE BIORETENTION PONDS DISCHARGE TO FRANKLIN ROAD, ONE DISCHARGES TO EXISTING STORM IN LIBERTY TOWARDS THE DANIELS DRIVE BOX CULVERT OUTFALL POINT,THESE BIORETENTION PONDS WERE INTENDED TO TREAT DISTURBED IMPERVIOUS AREA PLUS NEW IMPERVIOUS AREA IN THE 'PHASE 1' AREA OF THE SITE.

THIS PLAN SET (DEV PLAN REV 3) INCLUDES THE PROPOSED ADDITION OF A HOTEL AND PARKING GARAGE TO THE SITE. THE EXISTING DETENTION POND WILL BE REMOVED WITH THE CONSTRUCTION OF REVISION 3 (GARAGE AND HOTEL). BIORETENTION PONDS AND UNDERGROUND DETENTION ARE BEING PROPOSED WITH THIS DEVELOPMENT PLAN TO TREAT BOTH WATER QUALITY AND QUANTITY.

THE CITY OF FRANKLIN HAS PROVIDED A GREEN INFRASTRUCTURE SPREADSHEET TO BE USED WITH ANY DEVELOPMENT AT THE FACTORY. THIS SPREADSHEET ALLOWS FOR A LOWER TARGET VOLUME REMOVAL DEPENDING ON HOW MUCH EXISTING IMPERVIOUS IS ON SITE. THE FACTORY SITE (PRE ANY RECENT SITE WORK) IS APPROXIMATELY 81.02% IMPERVIOUS, ALLOWING FOR A TARGET VOLUME REDUCTION OF 65% (Rv = 0.35). ANY DISTURBED AREA FROM REVISION 3 SITE PLANS IS REQUIRED TO BE TREATED WITH GREEN INFRASTRUCTURE TO THE REQUIREMENTS ABOVE.

GRADING & DRAINAGE DATA CHART:

1. SITE AREA: 20.14 AC
2. EXISTING IMPERVIOUS AREA (PRE PHASE 1): 16.32 AC
3. EXISTING IMPERVIOUS AREA (POST PHASE 1): 16.72 AC
4. EXISTING RV VALUE: 0.698 (PRE PHASE 1)
5. EXISTING RV VALUE: 0.336 (POST PHASE 1)
6. EXISTING PEAK FLOW RUNOFF (PRE PHASE 1)

- OUTFALL 1
- 2 YEAR: 14.32 CFS
- 5 YEAR: 18.28 CFS
- 10 YEAR: 21.42 CFS
- 25 YEAR: 25.89 CFS
- 50 YEAR: 29.49 CFS
- 100 YEAR: 33.18 CFS

- OUTFALL 2
- 2 YEAR: 0.00 CFS
- 5 YEAR: 0.00 CFS
- 10 YEAR: 0.00 CFS
- 25 YEAR: 0.00 CFS
- 50 YEAR: 0.00 CFS
- 100 YEAR: 0.00 CFS

- OUTFALL 3
- 2 YEAR: 5.38 CFS
- 5 YEAR: 6.86 CFS
- 10 YEAR: 8.03 CFS
- 25 YEAR: 9.69 CFS
- 50 YEAR: 11.03 CFS
- 100 YEAR: 12.41 CFS

EXISTING PEAK FLOW RUNOFF (POST PHASE 1 - COF #7941)

- OUTFALL 1
- 2 YEAR: 12.94 CFS
- 5 YEAR: 16.30 CFS
- 10 YEAR: 18.95 CFS
- 25 YEAR: 22.71 CFS
- 50 YEAR: 25.74 CFS
- 100 YEAR: 28.84 CFS

- OUTFALL 2
- 2 YEAR: 1.17 CFS
- 5 YEAR: 1.49 CFS
- 10 YEAR: 1.74 CFS
- 25 YEAR: 2.10 CFS
- 50 YEAR: 2.39 CFS
- 100 YEAR: 2.68 CFS

- OUTFALL 3
- 2 YEAR: 6.22 CFS
- 5 YEAR: 7.75 CFS
- 10 YEAR: 8.97 CFS
- 25 YEAR: 10.69 CFS
- 50 YEAR: 12.09 CFS
- 100 YEAR: 12.73 CFS

SITE DATA

THE FACTORY AT FRANKLIN PUD, REVISION 3

COF PROJECT NUMBER:	8665
SITE ACREAGE/SF:	20.15 AC / 877,436 SF
EXISTING ZONING:	PD (0.2 DUA / 263,100 SF OF COMMERCIAL)
PROPOSED ZONING:	PD (120 KEYS / 243,200 SF OF COMMERCIAL)
OVERLAY ZONING:	CFO, HPO
TAX MAP & PARCELS:	063 M A 02100
ADDRESS:	230 FRANKLIN ROAD, FRANKLIN, WILLIAMSON COUNTY
VESTING:	OCTOBER 11, 2022

REGULATIONS

BUILDING TYPES APPLIED: MIXED-USE
FRONTAGE TYPES APPLIED: LANDSCAPE
SETBACKS APPLIED TO OVERALL SITE BOUNDARY:
FRONT: 10'
SIDE: 5'
REAR: 5'

DWELLING UNIT COUNT: 0 UNITS

COMMERCIAL SF: **243,200 SF**
RETAIL: 68,300 SF
RESTAURANT: 56,100 SF
OFFICE: 67,400 SF
EDUCATIONAL FACILITIES: 4,800 SF
EVENT VENUE: 41,000 SF

HOTEL KEYS: **120 KEYS**

BUILDING HEIGHT: 3 STORIES

MINIMUM LSA: 0.2

TREE CANOPY RETENTION: **0 SF (0 AC)**

OPEN SPACE REQUIREMENT:
OPEN SPACE SF REQUIRED: 5%
NATURAL AREA SF REQUIRED: NONE

HISTORIC RESOURCE TREATMENT:

PARKING REQUIRED, BY USE:
REQUIRED: 1,532, SHARED PARKING PLAN 1058 SPACES
PROVIDED: 815 SPACES AS DEVELOPED WITH SURFACE PARKING
PROVIDED: 1,066 SPACES, AS DEVELOPED WITH 250 CAR PARKING GARAGE (816 SURFACE + 250 GARAGE)

PARKING GARAGE CONSTRUCTION TYPE: TYPE IIB
HOTEL CONSTRUCTION TYPE: TYPE IIIB

LEGEND

- IRON ROD (OLD)
- BENCHMARK
- CATCH BASIN
- FIRE HYDRANT
- SEWER MANHOLE
- EXISTING TREE
- WATER VALVE
- WATER METER
- IRON ROD (NEW)
- UTILITY POLE

0 25 50 100 150
SCALE: 1" = 50'

SURVEY INFO
PROVIDED BY: S&ME ALTA SURVEY PERFORMED ON 7/22/2021. FULMER LUCAS ENGINEERING SHALL NOT BE HELD RESPONSIBLE FOR THE ACCURACY AND COMPLETENESS OF THE BASE INFORMATION SHOWN. DATUM: TENNESSEE STATE PLANE (NAD83 & NAVD 88)

GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

FULMER LUCAS

CENTRIC ARCHITECTURE

STONEHILL TAYLOR

HOLLADAY PROPERTIES

THE FACTORY AT FRANKLIN PUD DEVELOPMENT PLAN, REVISION 3

Franklin, Williamson County, Tennessee

THE FACTORY AT FRANKLIN

STATE OF TENNESSEE — LICENSED LANDSCAPE ARCHITECT — AGRICULTURE — NO. 121003 — 12/06/2024

INITIAL SUBMITTAL: JANUARY 13, 2025

Revision Date
1. _____
2. _____
3. _____
4. _____

ENLARGED EXISTING CONDITIONS

SHEET
C1.2
COF # 8665

Thursday, February 6, 2025
Z:\Projects\063 - The Factory at Franklin\02 - Civil\Sheets\Development Plan\105121_DP_Existing Conditions Plan.dwg

FACTORY - PERMITTED PRIMARY USES

	MAXIMUM SQ. FOOTAGE PERMITTED
RETAIL (SF)	**68,300**
PERSONAL SERVICES	
SHOWROOM	
GARDEN CENTER	
INDOOR ANIMAL SERVICE	
RESTAURANT (SF)	**56,100 (INCLUDING PRIVATE OUTDOOR PATIOS)**
OFFICE (SF)	**67,400**
EDUCATIONAL FACILITIES (SF)	**4,800**
EVENT VENUE (SF)	**41,000 (1,514 OCCUPANTS)**
THEATERS	
COMMERCIAL RECREATION (SF)	**5,600**
TOTAL MAX. SF. PERMITTED	**243,200 SF**
HOTEL	**120 ROOMS**
PERMITTED TEMPORARY USE:	
SEASONAL AGRICULTURAL USE	

NOTE: THIS CHART IS TO ALLOW FLEXIBILITY FOR EACH USE AS IT TRANSITIONS TO THE FINAL SITE PLAN

PARKING REQUIREMENTS

FZO Vehicular Parking Requirements

Land Use	Vehicle Parking Ratio	Required Vehicle Spaces
RETAIL (SF)	**2.5 spaces / 1000 sf**	**145**
RESTAURANT (SF)	**7.5 spaces / 1000 sf**	**342**
	0.75 / employee	**86**
OFFICE, EDUCATION FACILITIES, COMMERCIAL RECREATION (SF)	**2.85 spaces / 1000 sf**	**222**
HOTEL	**1 spaces /room**	**120**
	0.75/employee	**106**
EVENT SPACE	**1,514 seat capacity**	**606**
TOTAL REQUIRED VEHICULAR PARKING SPACES:		**1,532 SPACES**

*SEE SHARED PARKING STUDY, PROVIDED BY KCI TECHNOLOGIES, FOR MORE PARKING DETAILS.

NOTE: BASED UPON KCI TECHNOLOGIES'S SHARED PARKING STUDY, THE TOTAL PROJECTED PARKING DEMAND FOR THE FACTORY PUD IS 912 SPACES.

WITH SURFACE PARKING BEHIND MOJO TACO DEVELOPED PER DEVELOPMENT PLAN REVISION 2, THE TOTAL SURFACE PARKING WILL BE 816 SPACES.

DEVELOPMENT PLAN REVISION 3, PROVIDES A TOTAL OF 1,066 SPACES (816 SURFACE + 250 GARAGE).

NOTE: AT NO TIME SHALL THE EVENT VENUES BE OPERATED SIMULTANEOUSLY IF THEY EXCEED THE AVAILABLE PARKING ON THE SITE WITHOUT AN EVENT PERMIT FROM THE CITY OF FRANKLIN AND AN EVENT PARKING PLAN.

PUBLIC ART GUIDANCE:
The Factory intends to continue its commitment to public art in this next phase of development as it has in the past with the Rusty statue and with the current construction of the Carousel of Dreams (https://factoryatfranklin.com/carousel/). The scope, materials and location are to be conceptually formed via an internal creative design process to ensure that the art is authentic to the Factory brand and history. The creative design process needs time and space to allow for spontaneity and to complement design development of the hotel and is thus not able to be defined at the time of development plan submittal. Following concept development there will be a request for proposals from prequalified artists based on the targeted scope of the art. Generally, the Factory is aiming for art that provides a sense of simple joy and whimsy, that could be incorporated into outdoor courtyards and/or integrated with building facades, and that could potentially be interactive.

OPEN SPACE REQUIREMENT

MINIMUM OPEN SPACE REQUIREMENT: 5%
REQUIRED: 43,887 SF (5% OF 877,436 SF)

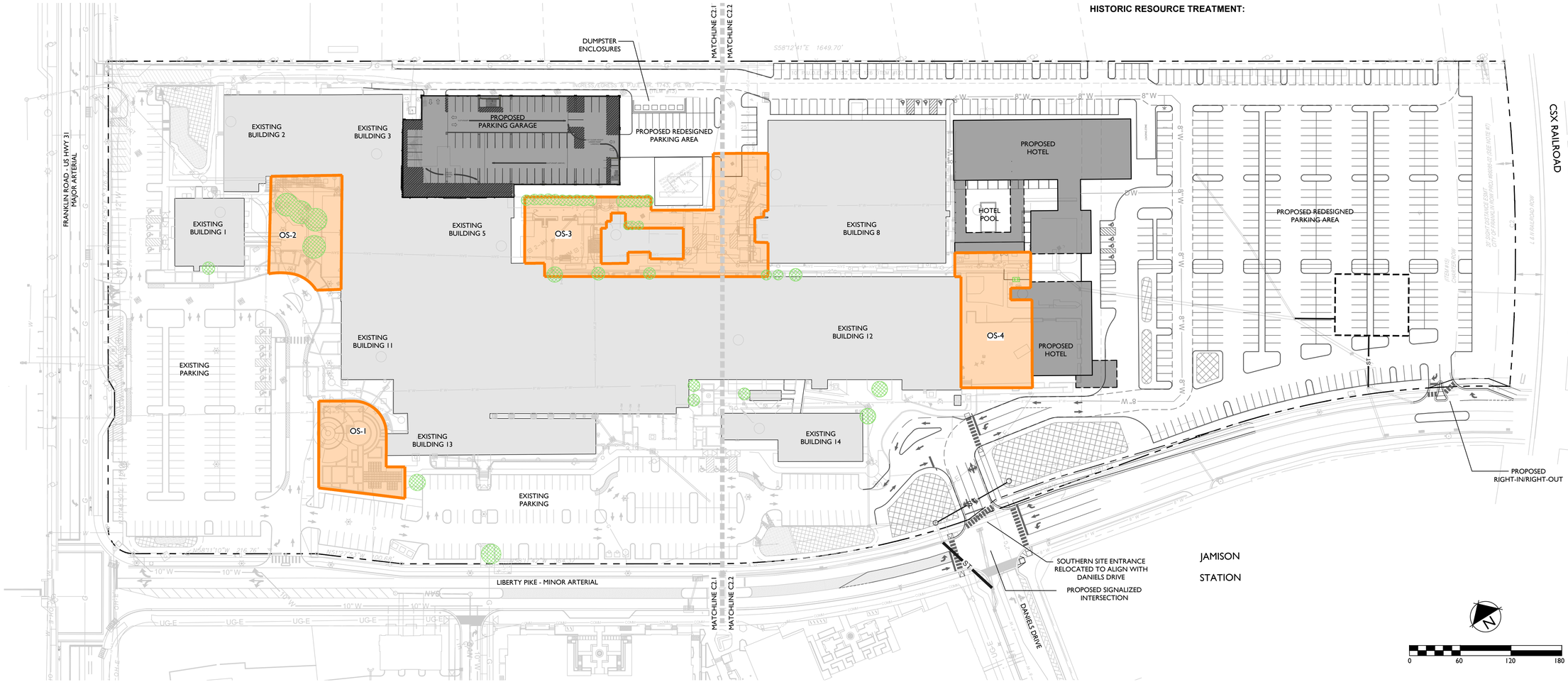
PROVIDED: 57338 SF TOTAL (6.5%)
ADDITIONAL NATURAL AREA: NOT REQUIRED

TOTAL OPEN SPACE PROVIDED: 57,338 SF

KEY	TYPE	AREA (SF)
OS-1	PLAZA	9,056 SF
OS-2	PLAZA	10,542 SF
OS-3	PLAZA	24,522 SF
OS-4	PLAZA	13,218 SF

KEY

- PRESERVED TREES
- OPEN SPACE



SITE DATA

THE FACTORY AT FRANKLIN PUD, REVISION 3

COF PROJECT NUMBER:	8665
SITE ACREAGE/SF:	20.15 AC / 877,436 SF
EXISTING ZONING:	PD (0.2 DUA / 263,100 SF OF COMMERCIAL)
PROPOSED ZONING:	PD (120 KEYS / 243,200 SF OF COMMERCIAL)
OVERLAY ZONING:	CFO, HPO
TAX MAP & PARCELS:	063 M A 02100
ADDRESS:	230 FRANKLIN ROAD, FRANKLIN, WILLIAMSON COUNTY
VESTING:	OCTOBER 11, 2022

REGULATIONS

BUILDING TYPES APPLIED: MIXED-USE
FRONTAGE TYPES APPLIED: LANDSCAPE
SETBACKS APPLIED TO OVERALL SITE BOUNDARY:
FRONT: 10'
SIDE: 5'
REAR: 5'

DWELLING UNIT COUNT: 0 UNITS

COMMERCIAL SF: **243,200 SF**
RETAIL: 68,300 SF
RESTAURANT: 56,100 SF
OFFICE: 67,400 SF
EDUCATIONAL FACILITIES: 4,800 SF
EVENT VENUE: 41,000 SF
COMMERCIAL RECREATION: 5,600 SF

HOTEL KEYS: **120 KEYS**

BUILDING HEIGHT: 3 STORIES

MINIMUM LSA: 0.2

TREE CANOPY RETENTION: **0 SF (0 AC)**

OPEN SPACE REQUIREMENT:
OPEN SPACE SF REQUIRED: 5%
NATURAL AREA SF REQUIRED: NONE

HISTORIC RESOURCE TREATMENT:

PARKING REQUIRED, BY USE:
REQUIRED: 1,532, SHARED PARKING PLAN 1058 SPACES
PROVIDED: 815 SPACES, AS DEVELOPED WITH SURFACE PARKING
PROVIDED: 1,066 SPACES, AS DEVELOPED WITH 250 CAR PARKING GARAGE (816 SURFACE + 250 GARAGE)

PARKING GARAGE CONSTRUCTION TYPE: **TYPE IIB**
HOTEL CONSTRUCTION TYPE: **TYPE IIIB**

GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE
FULMER LUCAS
CENTRIC ARCHITECTURE
STONEHILL TAYLOR
HOLLADAY PROPERTIES

THE FACTORY AT FRANKLIN PUD
DEVELOPMENT PLAN, REVISION 3
Franklin, Williamson County, Tennessee

THE FACTORY AT FRANKLIN

GREGORY C. GAMBLE — REGISTERED LANDSCAPE ARCHITECT — TENNESSEE — 2454

INITIAL SUBMITTAL: DECEMBER 9, 2024

Revision	Date
1.	1-13-2025
2.	2-6-2025

OVERALL DEVELOPMENT PLAN
SHEET
C2.0
COF # 8665



SITE DATA

THE FACTORY AT FRANKLIN PUD, REVISION 3

COF PROJECT NUMBER:	8665
SITE ACREAGE/SF:	20.15 AC / 877,436 SF
EXISTING ZONING:	PD (0.2 DUA / 263,100 SF OF COMMERCIAL)
PROPOSED ZONING:	PD (120 KEYS / 243,200 SF OF COMMERCIAL)
OVERLAY ZONING:	CFO, HPO
TAX MAP & PARCELS:	063 M A 02100
ADDRESS:	230 FRANKLIN ROAD, FRANKLIN, WILLIAMSON COUNTY
VESTING:	OCTOBER 11, 2022

REGULATIONS

BUILDING TYPES APPLIED: MIXED-USE
FRONTAGE TYPES APPLIED: LANDSCAPE
SETBACKS APPLIED TO OVERALL SITE BOUNDARY:
- FRONT: 10'
- SIDE: 5'
- REAR: 5'

DWELLING UNIT COUNT: 0 UNITS

COMMERCIAL SF: **243,200 SF**
- RETAIL: 68,300 SF
- RESTAURANT: 56,100 SF
- OFFICE: 67,400 SF
- EDUCATIONAL FACILITIES: 4,800 SF
- EVENT VENUE: 41,000 SF
- COMMERCIAL RECREATION: 5,600 SF

HOTEL KEYS: **120 KEYS**

BUILDING HEIGHT: 3 STORIES

MINIMUM LSA: 0.2

TREE CANOPY RETENTION: **0 SF (0 AC)**

OPEN SPACE REQUIREMENT:
OPEN SPACE SF REQUIRED: 5%
NATURAL AREA SF REQUIRED: NONE

HISTORIC RESOURCE TREATMENT:

PARKING REQUIRED, BY USE:
REQUIRED: 1,532, SHARED PARKING PLAN 1058 SPACES
PROVIDED: 815 SPACES, AS DEVELOPED WITH SURFACE PARKING
PROVIDED: 1,066 SPACES, AS DEVELOPED WITH 250 CAR PARKING GARAGE (816 SURFACE + 250 GARAGE)

PARKING GARAGE CONSTRUCTION TYPE: TYPE IIB
HOTEL CONSTRUCTION TYPE: TYPE IIIB

GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE
FULMER LUCAS
CENTRIC ARCHITECTURE
STONEHILL TAYLOR
HOLLADAY PROPERTIES

THE FACTORY AT FRANKLIN PUD
DEVELOPMENT PLAN, REVISION 3
Franklin, Williamson County, Tennessee

THE FACTORY AT FRANKLIN

GREGORY C. GAMBLE REGISTERED LANDSCAPE ARCHITECT STATE OF TENNESSEE 329

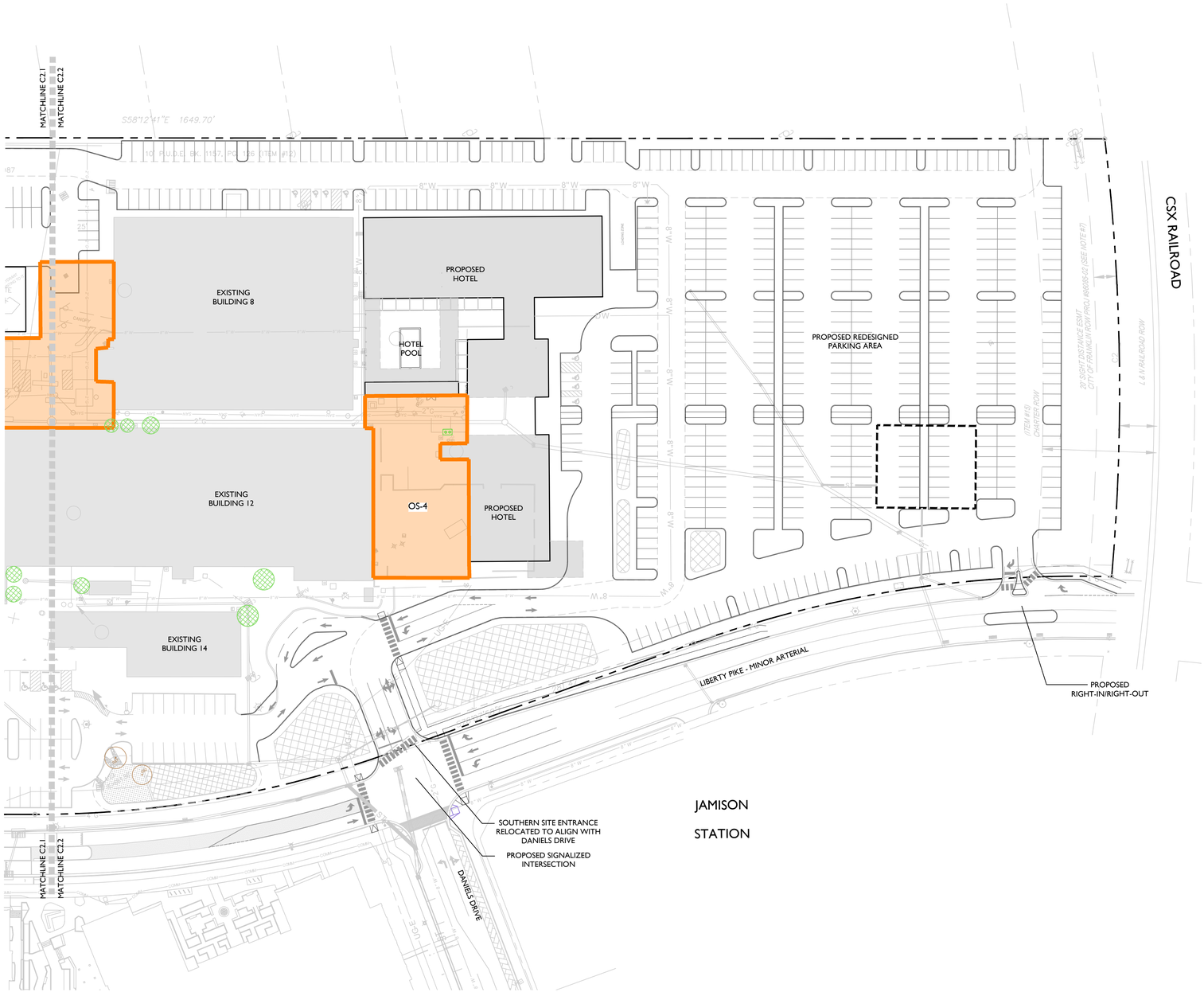
INITIAL SUBMITTAL: DECEMBER 9, 2024

Revision	Date
1	1-13-2025
2	2-6-2025

DEVELOPMENT PLAN ENLARGEMENT

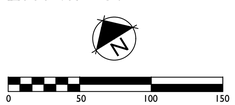
SHEET
C2.1

COF # 8665



JAMISON

STATION



KEY

- PRESERVED TREES
- OPEN SPACE

GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

FULMER LUCAS

CENTRIC ARCHITECTURE

STONEHILL TAYLOR

HOLLADAY PROPERTIES

THE FACTORY AT FRANKLIN PUD
DEVELOPMENT PLAN, REVISION 3

Franklin, Williamson County, Tennessee

THE FACTORY AT FRANKLIN

GREGORY C. GAMBLE REGISTERED LANDSCAPE ARCHITECT TENNESSEE 328

INITIAL SUBMITTAL: DECEMBER 9, 2024

Revision	Date
1	1-13-2025
2	2-6-2025
3	
4	

DEVELOPMENT PLAN ENLARGEMENT

SHEET

C2.2

COF # 8665

OPEN SPACE REQUIREMENT

MINIMUM OPEN SPACE REQUIREMENT: 5%
REQUIRED: 43,887 SF (5% OF 877,436 SF)

PROVIDED: 57338 SF TOTAL (6.5%)
ADDITIONAL NATURAL AREA: NOT REQUIRED

TOTAL OPEN SPACE PROVIDED: 57,338 SF

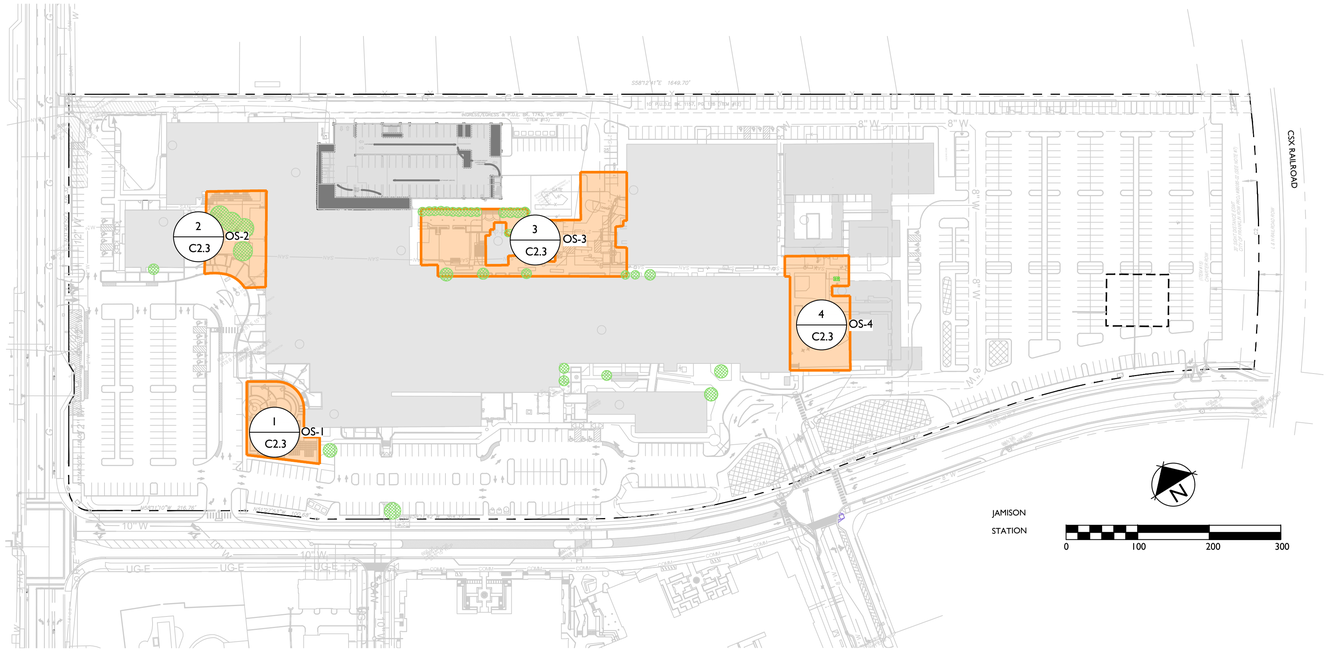
KEY	TYPE	AREA (SF)
OS-1	PLAZA	9,056 SF
OS-2	PLAZA	10,542 SF
OS-3	PLAZA	24,522 SF
OS-4	PLAZA	13,218 SF

KEY

PRESERVED TREES

OPEN SPACE

PUBLIC ART GUIDANCE:
The Factory intends to continue its commitment to public art in this next phase of development as it has in the past with the Rusty statue and with the current construction of the Carousel of Dreams (https://factoryatfranklin.com/carousel/). The scope, materials and location are to be conceptually formed via an internal creative design process to ensure that the art is authentic to the Factory brand and history. The creative design process needs time and space to allow for spontaneity and to complement design development of the hotel and is thus not able to be defined at the time of development plan submittal. Following concept development there will be a request for proposals from prequalified artists based on the targeted scope of the art. Generally, the Factory is aiming for art that provides a sense of simple joy and whimsy, that could be incorporated into outdoor courtyards and/or integrated with building facades, and that could potentially be interactive.





PLAZA DESIGN INTENT:

Plazas are formal gathering places typically adjacent to nonresidential and mixed-use buildings. These areas contain a greater amount of hardscape than other open space types and typically contain special features,such as public art or fountains.

Four of the following features are required:

1. Seating elements
2. Specialized or decorative hardscape
3. Pedestrian-scale lighting beyond that required to illuminate public right-of way
4. Arcades, canopies, awnings, or overhangs to shield pedestrians
5. Furnishings, such as planters, waste receptacles, bicycle racks, drinking fountains, or transit shelters
6. Fountains, sculptures, or art

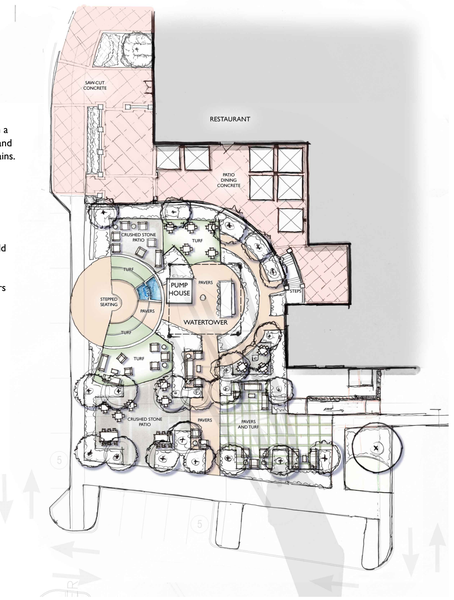
4 / C2.3 OS -4: PLAZA PLAN — N.T.S.

PLAZA DESIGN INTENT:

Plazas are formal gathering places typically adjacent to nonresidential and mixed-use buildings. These areas contain a greater amount of hardscape than other open space types and typically contain special features,such as public art or fountains.

Four of the following features are required:

1. Seating elements
2. Specialized or decorative hardscape
3. Pedestrian-scale lighting beyond that required to illuminate public right-of way
4. Arcades, canopies, awnings, or overhangs to shield pedestrians
5. Furnishings, such as planters, waste receptacles, bicycle racks, drinking fountains, or transit shelters
6. Fountains, sculptures, or art



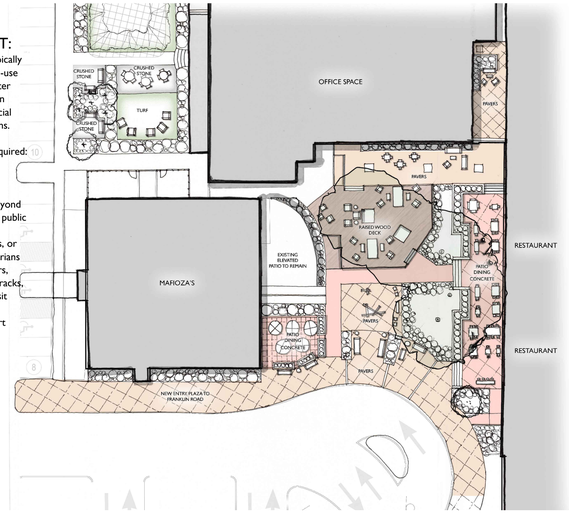
1 / C2.3 OS -1: PLAZA PLAN — N.T.S.

PLAZA DESIGN INTENT:

Plazas are formal gathering places typically adjacent to nonresidential and mixed-use buildings. These areas contain a greater amount of hardscape than other open space types and typically contain special features,such as public art or fountains.

Four of the following features are required:

1. Seating elements
2. Specialized or decorative hardscape
3. Pedestrian-scale lighting beyond that required to illuminate public right-of way
4. Arcades, canopies, awnings, or overhangs to shield pedestrians
5. Furnishings, such as planters, waste receptacles, bicycle racks, drinking fountains, or transit shelters
6. Fountains, sculptures, or art



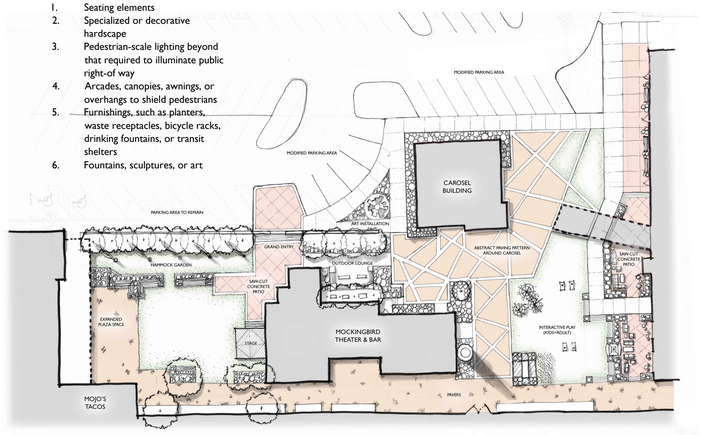
2 / C2.3 OS -2: PLAZA PLAN — N.T.S.

PLAZA DESIGN INTENT:

Plazas are formal gathering places typically adjacent to nonresidential and mixed-use buildings. These areas contain a greater amount of hardscape than other open space types and typically contain special features,such as public art or fountains.

Four of the following features are required:

1. Seating elements
2. Specialized or decorative hardscape
3. Pedestrian-scale lighting beyond that required to illuminate public right-of way
4. Arcades, canopies, awnings, or overhangs to shield pedestrians
5. Furnishings, such as planters, waste receptacles, bicycle racks, drinking fountains, or transit shelters
6. Fountains, sculptures, or art



3 / C2.3 OS -3: PLAZA PLAN — N.T.S.

NOTE: THE OPEN SPACE SKETCHES ARE CONCEPTUAL IN NATURE AND MAY CHANGE BETWEEN DEVELOPMENT PLAN AND SITE PLAN. EACH OPEN SPACE WILL HAVE REQUIRED ELEMENTS AS DEFINED IN THE ZONING ORDINANCE.

GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

FULMER LUCAS

CENTRIC ARCHITECTURE

STONEHILL TAYLOR

HOLLADAY PROPERTIES

THE FACTORY AT FRANKLIN PUD
DEVELOPMENT PLAN, REVISION 3
Franklin, Williamson County, Tennessee

THE FACTORY AT FRANKLIN

GREGORY C. GAMBLE — REGISTERED LANDSCAPE ARCHITECT — TENNESSEE — 2454

INITIAL SUBMITTAL: DECEMBER 9, 2024

Revision	Date
1.	1-13-2025
2.	2-6-2025
△	
△	

OPEN SPACE

SHEET
C2.3

COF # 8665

Know what's below. Call before you dig.

GRADING PLAN NOTES:

1. ALL PIPES UNDER EXISTING PAVED AREAS SHALL BE BACKFILLED TO TOP OF SUBGRADE WITH CRUSHED STONE UNLESS PUBLIC WORKS SPECIFICATIONS REQUIRE FLOWABLE FILL.
2. CONTRACTOR TO VERIFY ALL EXISTING UTILITY ELEVATIONS AND GRADES PRIOR TO BEGINNING WORK. NOTIFY ENGINEER IMMEDIATELY OF ANY DISCREPANCIES FROM THE PLANS.
3. CONTOUR LINES AND SPOT ELEVATIONS ARE THE RESULT OF DETAILED ENGINEERING GRADING DESIGN AND REFLECT A PLANNED INTENT WITH REGARD TO DRAINAGE AND MOVEMENT OF MATERIALS. SHOULD THE CONTRACTOR HAVE ANY QUESTIONS OF THE INTENT OR ANY PROBLEMS WITH CONTINUITY OF GRADES, THE ENGINEER SHOULD BE CONTACTED IMMEDIATELY PRIOR TO BEGINNING WORK.
4. NO TREES ARE TO BE REMOVED AND/OR VEGETATION DISTURBED EXCEPT AS NECESSARY FOR GRADING PURPOSES AND ONLY AS APPROVED BY OWNER'S REPRESENTATIVE.
5. TOPSOIL IS TO BE STRIPPED FROM ALL CUT AND FILL AREAS. IF POSSIBLE, STOCKPILE AND REDISTRIBUTE A MINIMUM OF 6" OF TOPSOIL OVER FINISHED LANDSCAPED AREAS UNLESS OTHERWISE STATED ON THE LANDSCAPE PLAN.
6. FILL MATERIAL REQUIRED SHALL BE PLACED UNDER THE SUPERVISION OF A GEOTECHNICAL TESTING FIRM AND BE BORROWED AT THE CONTRACTOR'S EXPENSE.
7. ALL GRADED AREAS, INCLUDING SLOPES, ARE TO BE SODDED OR MULCHED AND SEEDED WITHIN 14 DAYS AFTER GRADING IS SUSPENDED OR COMPLETED.
8. ALL SLOPES EQUAL TO OR GREATER THAN 3:1 MUST BE STABILIZED WITHIN 7 DAYS AFTER GRADING IS SUSPENDED OR COMPLETED.
9. GRADING OPERATIONS ARE NOT TO BEGIN UNTIL EROSION CONTROL HAS BEEN INSTALLED AS SHOWN ON DRAWINGS, INSPECTED BY CITY OF FRANKLIN AND THE GRADING PERMIT HAS BEEN ISSUED.
10. SILT BARRIERS SHALL BE CLEANED OF ACCUMULATED SEDIMENT OR REPLACED WHEN APPROXIMATELY 33% FILLED WITH SEDIMENT OR DIRECTED BY THE EROSION CONTROL SPECIALIST.
11. WHEN THE TEMPORARY EROSION CONTROL DEVICES ARE NO LONGER NEEDED FOR THE INTENDED PURPOSE IN THE OPINION OF THE DESIGNATED SITE EROSION CONTROL SPECIALIST, THEY MAY BE REMOVED.
12. THE CONTRACTOR SHALL PROVIDE THE NECESSARY PROTECTION FOR TREES TO REMAIN IN ACCORDANCE WITH CITY SPECIFICATIONS. DO NOT OPERATE OR STORE HEAVY EQUIPMENT NOR HANDLE OR STORE MATERIALS WITHIN THE DRIP LINES OF TREES TO REMAIN.
13. PRIOR TO FINAL ACCEPTANCE AND INSPECTION, SEDIMENT MUST BE REMOVED ALL NEW AND EXISTING STRUCTURES AND WATER QUALITY SYSTEMS.
14. CONTRACTOR TO CONTACT ENGINEER PRIOR TO INSTALLATION OF ALL STORMWATER AND UNDERGROUND UTILITY INFRASTRUCTURE ASSOCIATED WITH THE PROJECT IN ORDER TO DETERMINE REQUIRED AS-BUILT INFORMATION.
15. CONTRACTOR IS TO ALLOW 30 DAYS FOR THE ENGINEER TO SUBMIT SUCH DETERMINATION TO THE STORMWATER DEPARTMENT FOR THEIR APPROVAL PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY.
16. GC IS TO PHOTOGRAPH INSTALLATION OF ALL WATER QUALITY INFRASTRUCTURE.

STORMWATER NARRATIVE

EXISTING STORMWATER AT THE FACTORY HAS TWO MAIN OUTFALLS, ONE TOWARDS FRANKLIN ROAD THROUGH A STORM PIPE CONNECTION AND ONE TOWARDS LIBERTY PIKE VIA STORM PIPE CONNECTION. A STORMWATER DETENTION POND WHICH OUTFALLS TO LIBERTY PIKE IS THE ONLY WATER QUALITY OR QUANTITY ON SITE PRIOR TO RECENT SITE WORK. STORMWATER WHICH DISCHARGES TOWARDS LIBERTY PIKE EVENTUALLY MAKES IT TO THE BOX CULVERT UNDER DANIELS DRIVE, ALLOWING LIBERTY PIKE TO HAVE ONE OUTFALL.

PHASE 1 OF THE FACTORY CONSTRUCTION, DESIGNED BY KIMLEY HORN (COF #7941), ADDED THREE BIORETENTION PONDS TO THE WESTERN SIDE OF THE SITE. 2 OF THESE BIORETENTION PONDS DISCHARGE TO FRANKLIN ROAD, ONE DISCHARGES TO EXISTING STORM IN LIBERTY TOWARDS THE DANIELS DRIVE BOX CULVERT OUTFALL POINT.THESE BIORETENTION PONDS WERE INTENDED TO TREAT DISTURBED IMPERVIOUS AREA PLUS NEW IMPERVIOUS AREA IN THE 'PHASE 1' AREA OF THE SITE.

THIS PLAN SET (DEV PLAN REV 3) INCLUDES THE PROPOSED ADDITION OF A HOTEL AND PARKING GARAGE TO THE SITE. THE EXISTING DETENTION POND WILL BE REMOVED WITH THE CONSTRUCTION OF REVISION 3 (GARAGE AND HOTEL). BIORETENTION PONDS AND UNDERGROUND DETENTION ARE BEING PROPOSED WITH THIS DEVELOPMENT PLAN TO TREAT BOTH WATER QUALITY AND QUANTITY.

THE CITY OF FRANKLIN HAS PROVIDED A GREEN INFRASTRUCTURE SPREADSHEET TO BE USED WITH ANY DEVELOPMENT AT THE FACTORY. THIS SPREADSHEET ALLOWS FOR A LOWER TARGET VOLUME REMOVAL DEPENDING ON HOW MUCH EXISTING IMPERVIOUS IS ON SITE. THE FACTORY SITE (PRE ANY RECENT SITE WORK) IS APPROXIMATELY 81.02% IMPERVIOUS, ALLOWING FOR A TARGET VOLUME REDUCTION OF 65% (Rv = 0.35). ANY DISTURBED AREA FROM REVISION 3 SITE PLANS IS REQUIRED TO BE TREATED WITH GREEN INFRASTRUCTURE TO THE REQUIREMENTS ABOVE.

FLOODPLAIN NOTE

THE PROPERTY SHOWN HEREON IS WITHIN FLOOD HAZARD ZONE "X" ACCORDING TO FEMA F.I.R.M. MAP , MAP NUMBER 47187C0211G. MAP REVISED ON DECEMBER 22, 2016 ACCORDING TO THE FIRM MAP.

IMPACT STATEMENT:

THE PROPOSED IMPROVEMENTS WITH THIS REV3 DEVELOPMENT PLAN INCLUDE A PARKING GARAGE, A NEW HOTEL WITH 120 KEYS, PARKING IMPROVEMENTS, AND ASSOCIATED SITE WORK FOR UTILITIES AND STORMWATER. THESE PROPOSED RESIDENCES WILL REQUIRE POLICE, FIRE AND SOLID WASTE SERVICES. IT IS ALSO ANTICIPATED THAT VISITORS WILL UTILIZE PUBLIC RECREATIONAL FACILITIES. IMPACT TO SURROUNDING DRAINAGE FACILITIES IS ANTICIPATED TO BE MINIMAL AS THE PROPOSED DEVELOPMENT WILL SATISFY THE CITY REQUIREMENTS FOR STORMWATER QUALITY AND QUANTITY.

GRADING & DRAINAGE DATA CHART:

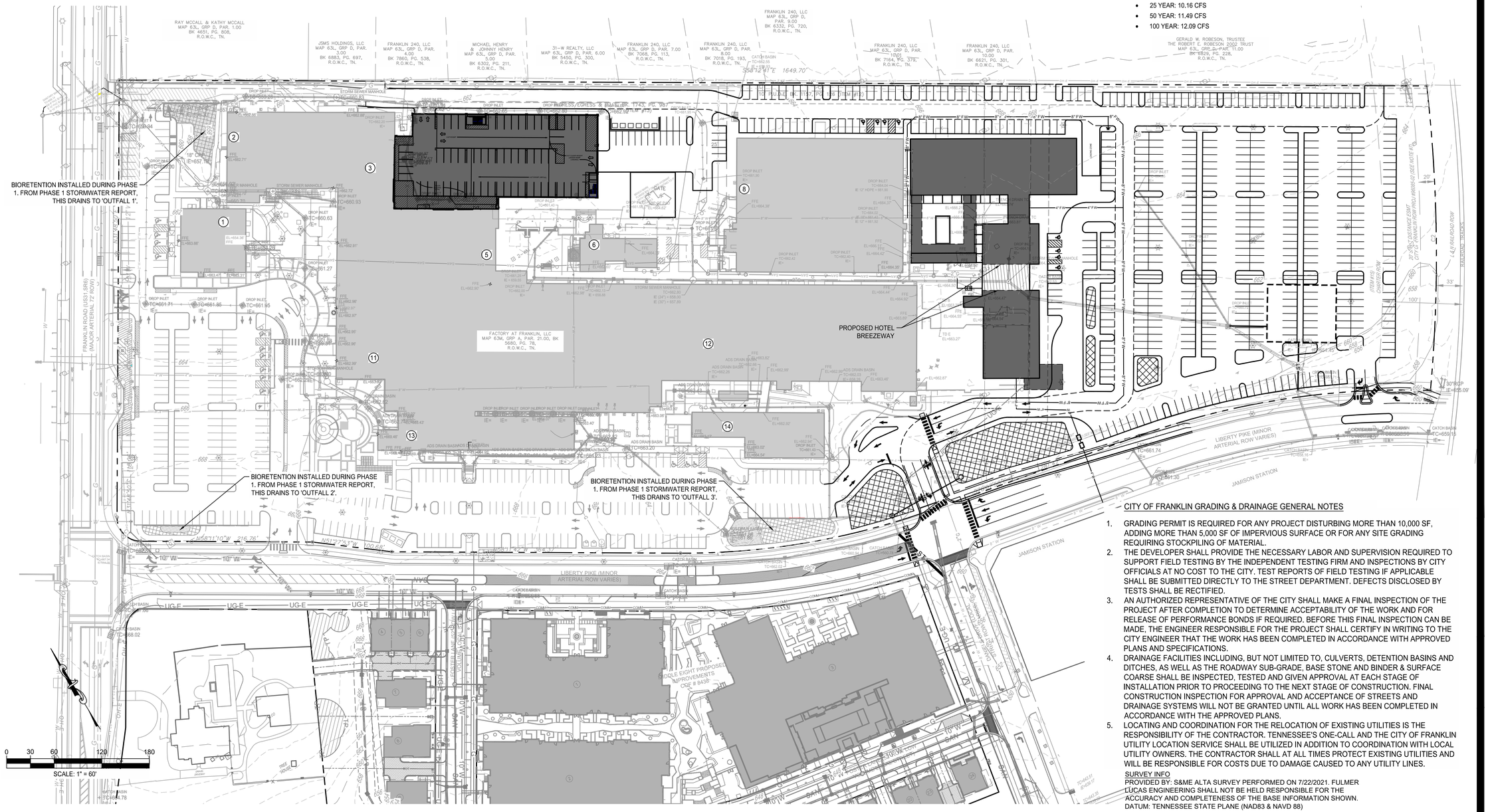
1. SITE AREA: 20.14 AC
2. EXISTING IMPERVIOUS AREA (PRE PHASE 1): 16.32 AC
3. EXISTING IMPERVIOUS AREA (POST PHASE 1): 16.72 AC
4. PROPOSED ADDITIONAL IMPERVIOUS AREA: 0.30 AC
5. PROPOSED IMPERVIOUS AREA: 17.02 AC
6. PROPOSED MAXIMUM POST RV VALUE: 0.35
7. PROPOSED PEAK FLOWS AFTER THE CONSTRUCTION OF HOTEL AND GARAGE WILL BE LESS THAN EXISTING FLOWS LEAVING THE FACTORY SITE AT EACH OUTFALL. ANTICIPATED PROPOSED PEAK FLOWS ARE LISTED ON THIS PLAN. EXACT OUTFALL FLOWS MAY CHANGE DEPENDING ON THE AREA OF ANALYSIS.

PROPOSED PEAK FLOW RUNOFF
(POST HOTEL & GARAGE) - SITE PLANS ASSOCIATED WITH HOTEL & GARAGE

- OUTFALL 1 (OUTFALL 1 + 2 FROM PHASE 1 - FRANKLIN ROAD)
  - 2 YEAR: 13.40 CFS
  - 5 YEAR: 16.90 CFS
  - 10 YEAR: 19.66 CFS
  - 25 YEAR: 23.57 CFS
  - 50 YEAR: 26.72 CFS
  - 100 YEAR: 29.94 CFS
- OUTFALL 2 (LIBERTY PIKE - PHASE 1 OUTFALL 3)
  - 2 YEAR: 6.29 CFS
  - 5 YEAR: 7.36 CFS
  - 10 YEAR: 8.52 CFS
  - 25 YEAR: 10.16 CFS
  - 50 YEAR: 11.49 CFS
  - 100 YEAR: 12.09 CFS

LEGEND

- DW — DOMESTIC WATER SERVICE
- G — GAS SERVICE
- SAN — SANITARY SEWER SERVICE
- OH-E — OVERHEAD ELECTRIC SERVICE
- OH-T — OVERHEAD TELEPHONE SERVICE
- UD — PERVIOUS PAVEMENT UNDERDRAIN
- RD — ROOF DRAIN TRUNK LINE
- STORM PIPE (SEE PLANS FOR MATERIAL)
- 562 — EXISTING CONTOUR
- 562 — PROPOSED CONTOUR
- DRIVEWAY CENTERLINE
- PROPERTY LINE
- (S) — SANITARY SEWER MANHOLE
- (ST) — STORM SEWER MANHOLE
- CURB INLET
- CATCH BASIN
- NYLOPLAST DRAIN BASIN
- ELECTRIC/COMMUNICATION POLE



CITY OF FRANKLIN GRADING & DRAINAGE GENERAL NOTES

1. GRADING PERMIT IS REQUIRED FOR ANY PROJECT DISTURBING MORE THAN 10,000 SF, ADDING MORE THAN 5,000 SF OF IMPERVIOUS SURFACE OR FOR ANY SITE GRADING REQUIRING STOCKPILING OF MATERIAL.
2. THE DEVELOPER SHALL PROVIDE THE NECESSARY LABOR AND SUPERVISION REQUIRED TO SUPPORT FIELD TESTING BY THE INDEPENDENT TESTING FIRM AND INSPECTIONS BY CITY OFFICIALS AT NO COST TO THE CITY. TEST REPORTS OF FIELD TESTING IF APPLICABLE SHALL BE SUBMITTED DIRECTLY TO THE STREET DEPARTMENT. DEFECTS DISCLOSED BY TESTS SHALL BE RECTIFIED.
3. AN AUTHORIZED REPRESENTATIVE OF THE CITY SHALL MAKE A FINAL INSPECTION OF THE PROJECT AFTER COMPLETION TO DETERMINE ACCEPTABILITY OF THE WORK AND FOR RELEASE OF PERFORMANCE BONDS IF REQUIRED. BEFORE THIS FINAL INSPECTION CAN BE MADE, THE ENGINEER RESPONSIBLE FOR THE PROJECT SHALL CERTIFY IN WRITING TO THE CITY ENGINEER THAT THE WORK HAS BEEN COMPLETED IN ACCORDANCE WITH APPROVED PLANS AND SPECIFICATIONS.
4. DRAINAGE FACILITIES INCLUDING, BUT NOT LIMITED TO, CULVERTS, DETENTION BASINS AND DITCHES, AS WELL AS THE ROADWAY SUB-GRADE, BASE STONE AND BINDER & SURFACE COARSE SHALL BE INSPECTED, TESTED AND GIVEN APPROVAL AT EACH STAGE OF INSTALLATION PRIOR TO PROCEEDING TO THE NEXT STAGE OF CONSTRUCTION. FINAL CONSTRUCTION INSPECTION FOR APPROVAL AND ACCEPTANCE OF STREETS AND DRAINAGE SYSTEMS WILL NOT BE GRANTED UNTIL ALL WORK HAS BEEN COMPLETED IN ACCORDANCE WITH THE APPROVED PLANS.
5. LOCATING AND COORDINATION FOR THE RELOCATION OF EXISTING UTILITIES IS THE RESPONSIBILITY OF THE CONTRACTOR. TENNESSEE'S ONE-CALL AND THE CITY OF FRANKLIN UTILITY LOCATION SERVICE SHALL BE UTILIZED IN ADDITION TO COORDINATION WITH LOCAL UTILITY OWNERS. THE CONTRACTOR SHALL AT ALL TIMES PROTECT EXISTING UTILITIES AND WILL BE RESPONSIBLE FOR COSTS DUE TO DAMAGE CAUSED TO ANY UTILITY LINES.

SURVEY INFO
PROVIDED BY: S&ME ALTA SURVEY PERFORMED ON 7/22/2021. FULMER LUCAS ENGINEERING SHALL NOT BE HELD RESPONSIBLE FOR THE ACCURACY AND COMPLETENESS OF THE BASE INFORMATION SHOWN.
DATUM: TENNESSEE STATE PLANE (NAD83 & NAVD 88)

GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE
FULMER LUCAS
CENTRIC ARCHITECTURE
STONEHILL TAYLOR
HOLLADAY PROPERTIES

THE FACTORY AT FRANKLIN PUD DEVELOPMENT PLAN, REVISION 3

Franklin, Williamson County, Tennessee

THE FACTORY AT FRANKLIN

JAMES MICHAEL YATES — REGISTERED — LANDSCAPE ARCHITECT — AGRICULTURE — 2/02/2025 — No. 101063 — STATE OF TENNESSEE

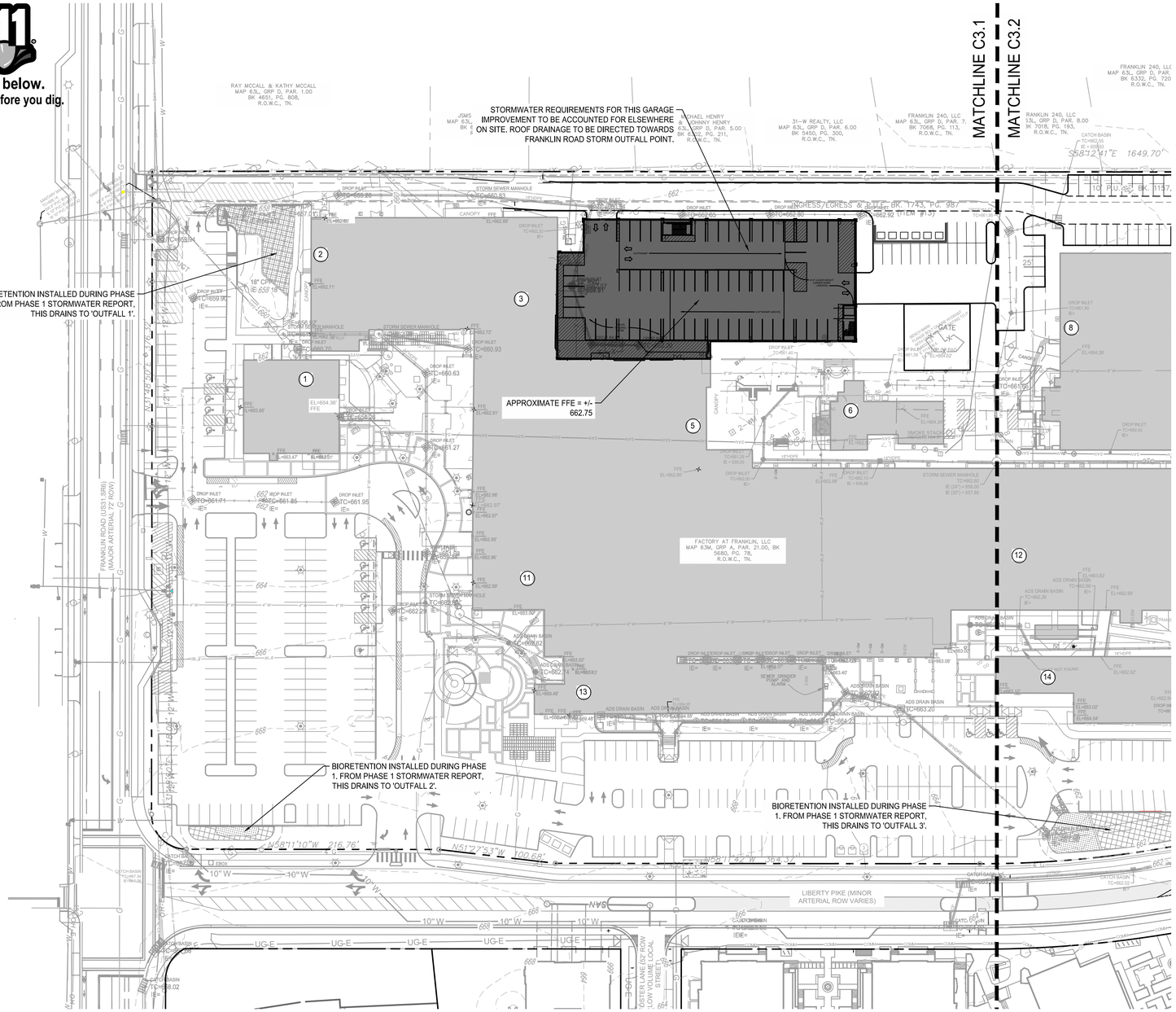
INITIAL SUBMITTAL: JANUARY 13, 2025

Revision Date
△ _____
△ _____
△ _____
△ _____

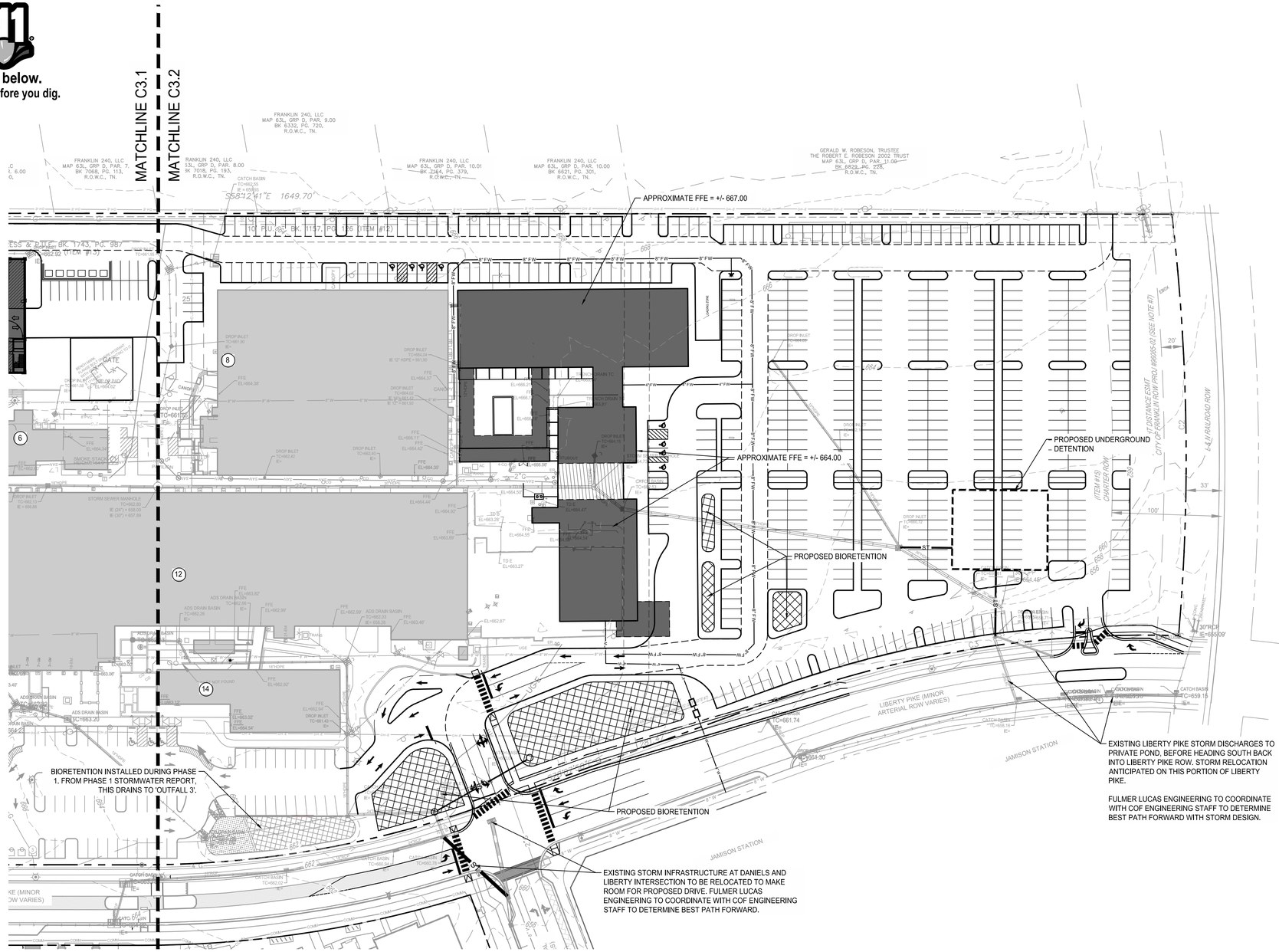
OVERALL SITE GRADING & DRAINAGE PLAN
SHEET
C3.0
COF # 8666

Thursday, February 6, 2025
Z:\Proj_Active\The Factory at Franklin\02-Civil\Sheets\Development Plan\1093-21_DP_Overall Site Grading Plan.dwg

Know what's below. Call before you dig.


MATCHLINE C3.1
MATCHLINE C3.2
STORMWATER REQUIREMENTS FOR THIS GARAGE IMPROVEMENT TO BE ACCOUNTED FOR ELSEWHERE ON SITE. ROOF DRAINAGE TO BE DIRECTED TOWARDS FRANKLIN ROAD STORM OUTFALL POINT.
BIORETENTION INSTALLED DURING PHASE 1. FROM PHASE 1 STORMWATER REPORT, THIS DRAINS TO 'OUTFALL 1'.
APPROXIMATE FFE = +/- 662.75
BIORETENTION INSTALLED DURING PHASE 1. FROM PHASE 1 STORMWATER REPORT, THIS DRAINS TO 'OUTFALL 2'.
BIORETENTION INSTALLED DURING PHASE 1. FROM PHASE 1 STORMWATER REPORT, THIS DRAINS TO 'OUTFALL 3'.
INGRESS/EGRESS & BUFFER BK. 1743, PG. 957
FACTORY AT FRANKLIN, LLC MAP 63M, GRP A, PAR. 21.00, BK 5680, PG. 78, R.O.W.C., TN.
FRANKLIN ROAD (US31 (SR6) MAJOR ARTERIAL - 72' ROW)
LIBERTY PIKE (MINOR ARTERIAL ROW VARIES)
RAY MCCALL & KATHY MCCALL MAP 63L, GRP D, PAR. 1.00 BK 4651, PG. 805, R.O.W.C., TN.
JSMS MAP 63L, BK
MICHAEL HENRY & CHANNY HENRY MAP 63L, GRP D, PAR. 5.00 BK 6332, PG. 211, R.O.W.C., TN.
31-W REALTY, LLC MAP 63L, GRP D, PAR. 6.00 BK 5450, PG. 300, R.O.W.C., TN.
FRANKLIN 240, LLC MAP 63L, GRP D, PAR. 7 BK 7068, PG. 113, R.O.W.C., TN.
FRANKLIN 240, LLC MAP 63L, GRP D, PAR. 8.00 BK 7018, PG. 193, R.O.W.C., TN.
FRANKLIN 240, LLC MAP 63L, GRP D, PAR. BK 6332, PG. 720 R.O.W.C., TN.
S58°12'41"E 1649.70'
N58°11'10"W 216.76'
N61°27'13"W 100.68'
N61°27'13"W 1
10" W
UG-E
CATCH BASIN TC=658.02 IE=
DROP INLET TC=659.30 IE=
DROP INLET TC=660.70 IE=
DROP INLET TC=660.93 IE=
DROP INLET TC=660.63 IE=
DROP INLET TC=661.27 IE=
DROP INLET TC=661.71 IE=
DROP INLET TC=661.85 IE=
DROP INLET TC=661.95 IE=
STORM SEWER MANHOLE TC=660.83
STORM SEWER MANHOLE TC=662.72
STORM SEWER MANHOLE TC=662.80
STORM SEWER MANHOLE TC=662.82
STORM SEWER MANHOLE TC=662.80
STORM SEWER MANHOLE TC=662.80
STORM SEWER MANHOLE TC=662.80

811 Know what's below. Call before you dig.



FLOODPLAIN NOTE

THE PROPERTY SHOWN HEREON IS WITHIN FLOOD HAZARD ZONE "X" ACCORDING TO FEMA F.I.R.M. MAP , MAP NUMBER 47187C0211G. MAP REVISED ON DECEMBER 22, 2016 ACCORDING TO THE FIRM MAP.

IMPACT STATEMENT:

THE PROPOSED IMPROVEMENTS WITH THIS REV3 DEVELOPMENT PLAN INCLUDE A PARKING GARAGE, A NEW HOTEL WITH 120 KEYS, PARKING IMPROVEMENTS, AND ASSOCIATED SITE WORK FOR UTILITIES AND STORMWATER. THESE PROPOSED RESIDENCES WILL REQUIRE POLICE, FIRE AND SOLID WASTE SERVICES. IT IS ALSO ANTICIPATED THAT VISITORS WILL UTILIZE PUBLIC RECREATIONAL FACILITIES. IMPACT TO SURROUNDING DRAINAGE FACILITIES IS ANTICIPATED TO BE MINIMAL AS THE PROPOSED DEVELOPMENT WILL SATISFY THE CITY REQUIREMENTS FOR STORMWATER QUALITY AND QUANTITY.

STORMWATER NARRATIVE

EXISTING STORMWATER AT THE FACTORY HAS TWO MAIN OUTFALLS, ONE TOWARDS FRANKLIN ROAD THROUGH A STORM PIPE CONNECTION AND ONE TOWARDS LIBERTY PIKE VIA STORM PIPE CONNECTION. A STORMWATER DETENTION POND WHICH OUTFALLS TO LIBERTY PIKE IS THE ONLY WATER QUALITY OR QUANTITY ON SITE PRIOR TO RECENT SITE WORK. STORMWATER WHICH DISCHARGES TOWARDS LIBERTY PIKE EVENTUALLY MAKES IT TO THE BOX CULVERT UNDER DANIELS DRIVE, ALLOWING LIBERTY PIKE TO HAVE ONE OUTFALL.

PHASE 1 OF THE FACTORY CONSTRUCTION, DESIGNED BY KIMLEY HORN (COF #7941), ADDED THREE BIORETENTION PONDS TO THE WESTERN SIDE OF THE SITE. 2 OF THESE BIORETENTION PONDS DISCHARGE TO FRANKLIN ROAD, ONE DISCHARGES TO EXISTING STORM IN LIBERTY TOWARDS THE DANIELS DRIVE BOX CULVERT OUTFALL POINT.THESE BIORETENTION PONDS WERE INTENDED TO TREAT DISTURBED IMPERVIOUS AREA PLUS NEW IMPERVIOUS AREA IN THE 'PHASE 1' AREA OF THE SITE.

THIS PLAN SET (DEV PLAN REV 3) INCLUDES THE PROPOSED ADDITION OF A HOTEL AND PARKING GARAGE TO THE SITE. THE EXISTING DETENTION POND WILL BE REMOVED WITH THE CONSTRUCTION OF REVISION 3 (GARAGE AND HOTEL). BIORETENTION PONDS AND UNDERGROUND DETENTION ARE BEING PROPOSED WITH THIS DEVELOPMENT PLAN TO TREAT BOTH WATER QUALITY AND QUANTITY.

THE CITY OF FRANKLIN HAS PROVIDED A GREEN INFRASTRUCTURE SPREADSHEET TO BE USED WITH ANY DEVELOPMENT AT THE FACTORY. THIS SPREADSHEET ALLOWS FOR A LOWER TARGET VOLUME REMOVAL DEPENDING ON HOW MUCH EXISTING IMPERVIOUS IS ON SITE. THE FACTORY SITE (PRE ANY RECENT SITE WORK) IS APPROXIMATELY 81.02% IMPERVIOUS, ALLOWING FOR A TARGET VOLUME REDUCTION OF 65% (Rv = 0.35). ANY DISTURBED AREA FROM REVISION 3 SITE PLANS IS REQUIRED TO BE TREATED WITH GREEN INFRASTRUCTURE TO THE REQUIREMENTS ABOVE.

GRADING PLAN NOTES:

1. ALL PIPES UNDER EXISTING PAVED AREAS SHALL BE BACKFILLED TO TOP OF SUBGRADE WITH CRUSHED STONE UNLESS PUBLIC WORKS SPECIFICATIONS REQUIRE FLOWABLE FILL.
2. CONTRACTOR TO VERIFY ALL EXISTING UTILITY ELEVATIONS AND GRADES PRIOR TO BEGINNING WORK. NOTIFY ENGINEER IMMEDIATELY OF ANY DISCREPANCIES FROM THE PLANS.
3. CONTOUR LINES AND SPOT ELEVATIONS ARE THE RESULT OF DETAILED ENGINEERING GRADING DESIGN AND REFLECT A PLANNED INTENT WITH REGARD TO DRAINAGE AND MOVEMENT OF MATERIALS. SHOULD THE CONTRACTOR HAVE ANY QUESTIONS OF THE INTENT OR ANY PROBLEMS WITH CONTINUITY OF GRADES, THE ENGINEER SHOULD BE CONTACTED IMMEDIATELY PRIOR TO BEGINNING WORK.
4. NO TREES ARE TO BE REMOVED AND/OR VEGETATION DISTURBED EXCEPT AS NECESSARY FOR GRADING PURPOSES AND ONLY AS APPROVED BY OWNER'S REPRESENTATIVE.
5. TOPSOIL IS TO BE STRIPPED FROM ALL CUT AND FILL AREAS. IF POSSIBLE, STOCKPILE AND REDISTRIBUTE A MINIMUM OF 6" OF TOPSOIL OVER FINISHED LANDSCAPED AREAS UNLESS OTHERWISE STATED ON THE LANDSCAPE PLAN.
6. FILL MATERIAL REQUIRED SHALL BE PLACED UNDER THE SUPERVISION OF A GEOTECHNICAL TESTING FIRM AND BE BORROWED AT THE CONTRACTOR'S EXPENSE.
7. ALL GRADED AREAS, INCLUDING SLOPES, ARE TO BE SODDED OR MULCHED AND SEEDED WITHIN 14 DAYS AFTER GRADING IS SUSPENDED OR COMPLETED.
8. ALL SLOPES EQUAL TO OR GREATER THAN 3:1 MUST BE STABILIZED WITHIN 7 DAYS AFTER GRADING IS SUSPENDED OR COMPLETED.
9. GRADING OPERATIONS ARE NOT TO BEGIN UNTIL EROSION CONTROL HAS BEEN INSTALLED AS SHOWN ON DRAWINGS, INSPECTED BY CITY OF FRANKLIN AND THE GRADING PERMIT HAS BEEN ISSUED.
10. SILT BARRIERS SHALL BE CLEANED OF ACCUMULATED SEDIMENT OR REPLACED WHEN APPROXIMATELY 33% FILLED WITH SEDIMENT OR DIRECTED BY THE EROSION CONTROL SPECIALIST.
11. WHEN THE TEMPORARY EROSION CONTROL DEVICES ARE NO LONGER NEEDED FOR THE INTENDED PURPOSE IN THE OPINION OF THE DESIGNATED SITE EROSION CONTROL SPECIALIST, THEY MAY BE REMOVED.
12. THE CONTRACTOR SHALL PROVIDE THE NECESSARY PROTECTION FOR TREES TO REMAIN IN ACCORDANCE WITH CITY SPECIFICATIONS. DO NOT OPERATE OR STORE HEAVY EQUIPMENT NOR HANDLE OR STORE MATERIALS WITHIN THE DRIP LINES OF TREES TO REMAIN.
13. PRIOR TO FINAL ACCEPTANCE AND INSPECTION, SEDIMENT MUST BE REMOVED ALL NEW AND EXISTING STRUCTURES AND WATER QUALITY SYSTEMS.
14. CONTRACTOR TO CONTACT ENGINEER PRIOR TO INSTALLATION OF ALL STORMWATER AND UNDERGROUND UTILITY INFRASTRUCTURE ASSOCIATED WITH THE PROJECT IN ORDER TO DETERMINE REQUIRED AS-BUILT INFORMATION.
15. CONTRACTOR IS TO ALLOW 30 DAYS FOR THE ENGINEER TO SUBMIT SUCH DETERMINATION TO THE STORMWATER DEPARTMENT FOR THEIR APPROVAL PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY.
16. GC IS TO PHOTOGRAPH INSTALLATION OF ALL WATER QUALITY INFRASTRUCTURE.

CITY OF FRANKLIN GRADING & DRAINAGE GENERAL NOTES

1. GRADING PERMIT IS REQUIRED FOR ANY PROJECT DISTURBING MORE THAN 10,000 SF, ADDING MORE THAN 5,000 SF OF IMPERVIOUS SURFACE OR FOR ANY SITE GRADING REQUIRING STOCKPILING OF MATERIAL.
2. THE DEVELOPER SHALL PROVIDE THE NECESSARY LABOR AND SUPERVISION REQUIRED TO SUPPORT FIELD TESTING BY THE INDEPENDENT TESTING FIRM AND INSPECTIONS BY CITY OFFICIALS AT NO COST TO THE CITY. TEST REPORTS OF FIELD TESTING IF APPLICABLE SHALL BE SUBMITTED DIRECTLY TO THE STREET DEPARTMENT. DEFECTS DISCLOSED BY TESTS SHALL BE RECTIFIED.
3. AN AUTHORIZED REPRESENTATIVE OF THE CITY SHALL MAKE A FINAL INSPECTION OF THE PROJECT AFTER COMPLETION TO DETERMINE ACCEPTABILITY OF THE WORK AND FOR RELEASE OF PERFORMANCE BONDS IF REQUIRED. BEFORE THIS FINAL INSPECTION CAN BE MADE, THE ENGINEER RESPONSIBLE FOR THE PROJECT SHALL CERTIFY IN WRITING TO THE CITY ENGINEER THAT THE WORK HAS BEEN COMPLETED IN ACCORDANCE WITH APPROVED PLANS AND SPECIFICATIONS.
4. DRAINAGE FACILITIES INCLUDING, BUT NOT LIMITED TO, CULVERTS, DETENTION BASINS AND DITCHES, AS WELL AS THE ROADWAY SUB-GRADE, BASE STONE AND BINDER & SURFACE COARSE SHALL BE INSPECTED, TESTED AND GIVEN APPROVAL AT EACH STAGE OF INSTALLATION PRIOR TO PROCEEDING TO THE NEXT STAGE OF CONSTRUCTION. FINAL CONSTRUCTION INSPECTION FOR APPROVAL AND ACCEPTANCE OF STREETS AND DRAINAGE SYSTEMS WILL NOT BE GRANTED UNTIL ALL WORK HAS BEEN COMPLETED IN ACCORDANCE WITH THE APPROVED PLANS.
5. LOCATING AND COORDINATION FOR THE RELOCATION OF EXISTING UTILITIES IS THE RESPONSIBILITY OF THE CONTRACTOR. TENNESSEE'S ONE-CALL AND THE CITY OF FRANKLIN UTILITY LOCATION SERVICE SHALL BE UTILIZED IN ADDITION TO COORDINATION WITH LOCAL UTILITY OWNERS. THE CONTRACTOR SHALL AT ALL TIMES PROTECT EXISTING UTILITIES AND WILL BE RESPONSIBLE FOR COSTS DUE TO DAMAGE CAUSED TO ANY UTILITY LINES.

LEGEND

- DW — DOMESTIC WATER SERVICE
- G — GAS SERVICE
- SAN — SANITARY SEWER SERVICE
- OH-E — OVERHEAD ELECTRIC SERVICE
- OH-T — OVERHEAD TELEPHONE SERVICE
- UD — PERVIOUS PAVEMENT UNDERDRAIN
- RD — ROOF DRAIN TRUNK LINE
- STORM PIPE (SEE PLANS FOR MATERIAL)
- 582 — EXISTING CONTOUR
- 562 — PROPOSED CONTOUR
- DRIVEWAY CENTERLINE
- PROPERTY LINE
- (S) — SANITARY SEWER MANHOLE
- (ST) — STORM SEWER MANHOLE
- CURB INLET
- CATCH BASIN
- NYLOPLAST DRAIN BASIN
- ELECTRIC/COMMUNICATION POLE
- XXX.XX / XXX.XX — TOP OF CURB SPOT ELEVATION / BOTTOM OF CURB SPOT ELEVATION
- TW:XXX.XX / BW:XXX.XX — RETAINING WALL; TOP OF WALL; FINISHED GRADE AT BOTTOM OF WALL

GRADING & DRAINAGE DATA CHART:

1. SITE AREA: 20.14 AC
2. EXISTING IMPERVIOUS AREA (PRE PHASE 1): 16.32 AC
3. EXISTING IMPERVIOUS AREA (POST PHASE 1): 16.72 AC
4. PROPOSED ADDITIONAL IMPERVIOUS AREA: 0.30 AC
5. PROPOSED IMPERVIOUS AREA: 17.02 AC
6. PROPOSED MAXIMUM POST RV VALUE: 0.35
7. PROPOSED PEAK FLOWS AFTER THE CONSTRUCTION OF HOTEL AND GARAGE WILL BE LESS THAN EXISTING FLOWS LEAVING THE FACTORY SITE AT EACH OUTFALL. ANTICIPATED PROPOSED PEAK FLOWS ARE LISTED ON THIS PLAN. EXACT OUTFALL FLOWS MAY CHANGE DEPENDING ON THE AREA OF ANALYSIS.

PROPOSED PEAK FLOW RUNOFF
(POST HOTEL & GARAGE) - SITE PLANS ASSOCIATED WITH HOTEL & GARAGE

- OUTFALL 1 (OUTFALL 1 + 2 FROM PHASE 1 - FRANKLIN ROAD)
  - 2 YEAR: 13.40 CFS
  - 5 YEAR: 16.90 CFS
  - 10 YEAR: 19.66 CFS
  - 25 YEAR: 23.57 CFS
  - 50 YEAR: 26.72 CFS
  - 100 YEAR: 29.94 CFS
- OUTFALL 2 (LIBERTY PIKE - PHASE 1 OUTFALL 3)
  - 2 YEAR: 6.29 CFS
  - 5 YEAR: 7.36 CFS
  - 10 YEAR: 8.52 CFS
  - 25 YEAR: 10.16 CFS
  - 50 YEAR: 11.49 CFS
  - 100 YEAR: 12.09 CFS

SURVEY INFO
PROVIDED BY: S&ME ALTA SURVEY PERFORMED ON 7/22/2021. FULMER LUCAS ENGINEERING SHALL NOT BE HELD RESPONSIBLE FOR THE ACCURACY AND COMPLETENESS OF THE BASE INFORMATION SHOWN. DATUM: TENNESSEE STATE PLANE (NAD83 & NAVD 88)

GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

FULMER LUCAS

CENTRIC ARCHITECTURE

STONEHILL TAYLOR

HOLLADAY PROPERTIES

THE FACTORY AT FRANKLIN PUD DEVELOPMENT PLAN, REVISION 3

Franklin, Williamson County, Tennessee

THE FACTORY AT FRANKLIN

STATE OF TENNESSE — AGRICULTURE — No. 121093 — 12/10/2025

INITIAL SUBMITTAL: JANUARY 13, 2025

Revision Date
△ _____
△ _____
△ _____
△ _____

ENLARGED SITE GRADING & DRAINAGE PLAN

SHEET

C3.2

COF # 8666

Thursday, February 6, 2025
Thursday, February 6, 2025 - The Factory at Franklin\02 - Cad\Sheets\Development Plan\105121_DP_Site Grading Plan.dwg

Know what's below. Call before you dig.

CITY OF FRANKLIN ROW & ACCESS GENERAL NOTES

1. PRIOR TO BEGINNING ANY CONSTRUCTION, THE DEVELOPER AND/OR CONTRACTOR, SHALL OBTAIN ALL NECESSARY PERMITS AS REQUIRED BY LAW. SUCH PERMITS MAY INCLUDE, BUT ARE NOT LIMITED TO, THOSE REQUIRED BY STATE OF TENNESSEE, WILLIAMSON COUNTY AND OTHER CITY OF FRANKLIN AGENCIES.
2. ALL OFF-SITE WORK WITHIN THE PUBLIC RIGHT-OF-WAY SHALL REQUIRE AN APPROVED TRAFFIC CONTROL PLAN WHICH COMPLIES WITH THE MUTCD. NO OFF-SITE EXCAVATION MAY BE UNDERTAKEN IN ANY STREET, ROAD, ALLEY OR RIGHT-OF-WAY OF ANY UTILITY OR TEMPORARY CONSTRUCTION EASEMENT OF THE CITY OF FRANKLIN BY ANY ENTITY UNLESS 72-HOUR NOTICE HAS BEEN GIVEN TO THE CITY OF FRANKLIN TRAFFIC OPERATIONS CENTER. THE CONTRACTOR SHALL HAVE AN APPROVED TRAFFIC CONTROL PLAN ONSITE DURING CONSTRUCTION.
3. CONSTRUCTION MATERIALS SHALL BE FULLY TESTED IN ACCORDANCE WITH THE DESIGNATIONS AND REQUIREMENTS WITHIN THE REFERENCED "TDOT STANDARD SPECIFICATIONS" SECTIONS, UNLESS OTHERWISE NOTED WITHIN THE "STANDARD SPECIFICATIONS" SECTION OF THE CITY OF FRANKLIN TRANSPORTATION & STREET TECHNICAL STANDARDS.
4. AN AUTHORIZED REPRESENTATIVE OF THE CITY SHALL MAKE A FINAL INSPECTION OF THE PROJECT AFTER COMPLETION TO DETERMINE ACCEPTABILITY OF THE WORK AND FOR RELEASE OF PERFORMANCE BONDS IF REQUIRED. BEFORE THIS FINAL INSPECTION CAN BE MADE, THE ENGINEER RESPONSIBLE FOR THE PROJECT SHALL CERTIFY IN WRITING TO THE CITY ENGINEER THAT THE WORK HAS BEEN COMPLETED IN ACCORDANCE WITH APPROVED PLANS AND SPECIFICATIONS.
5. LOCATING AND COORDINATION FOR THE RELOCATION OF EXISTING UTILITIES IS THE RESPONSIBILITY OF THE CONTRACTOR. TENNESSEE'S ONE-CALL AND THE CITY OF FRANKLIN UTILITY LOCATION SERVICE SHALL BE UTILIZED IN ADDITION TO COORDINATION WITH LOCAL UTILITY OWNERS. THE CONTRACTOR SHALL AT ALL TIMES PROTECT EXISTING UTILITIES AND WILL BE RESPONSIBLE FOR COSTS DUE TO DAMAGE CAUSED TO ANY UTILITY LINES.
6. ALL TEMPORARY STRIPING SHALL CONFORM TO "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION," PUBLISHED BY TDOT, THE LATEST REVISION EXCEPT AS HEREIN AMENDED. WHEN APPROVED, TEMPORARY STRIPING SHALL BE REQUIRED PRIOR TO THE OPENING OF A STREET FOR TRAVEL WHERE PAVEMENT AND/OR PERMANENT STRIPING CANNOT BE COMPLETED DUE TO WEATHER AND/OR TIME CONSTRAINTS.
7. THERMOPLASTIC PAVEMENT MARKINGS SHOULD BE USED ON ALL PUBLIC AND PRIVATE CITY STREET PROJECTS. THERMOPLASTIC TRAFFIC STRIPING AND PAVEMENT MARKINGS SHALL CONFORM TO SECTION 716.03 "THERMOPLASTIC PAVEMENT MARKINGS", OF THE TENNESSEE DEPARTMENT OF TRANSPORTATION SPECIFICATIONS (TDOT), AND TO THE CITY OF FRANKLIN TRANSPORTATION & STREET TECHNICAL STANDARDS.

SITE LAYOUT NOTES:

1. CONTRACTOR SHALL CHECK ALL FINISHED GRADES AND DIMENSION IN THE FIELD AND REPORT ANY DISCREPANCIES TO THE OWNER'S REPRESENTATIVE PRIOR TO BEGINNING WORK.
2. THE CONTRACTOR SHALL CONFORM TO ALL LOCAL CODES AND OBTAIN ALL PERMITS PRIOR TO BEGINNING WORK.
3. PROVIDE A SMOOTH TRANSITION BETWEEN EXISTING PAVEMENT AND NEW PAVEMENT. FIELD ADJUSTMENT OF FINAL GRADES MAYBE NECESSARY. INSTALL ALL UTILITIES PRIOR TO INSTALLATION OF FINAL PAVEMENT.
4. CONCRETE WALKS AND PADS SHALL HAVE A BROOM FINISH. ALL CONCRETE SHALL BE CLASS "A" (4,000 PSI) UNLESS OTHERWISE NOTED.
5. ALL DAMAGE TO EXISTING ASPHALT PAVEMENT TO REMAIN WHICH RESULTS FROM NEW CONSTRUCTION SHALL BE REPLACED WITH LIKE MATERIALS AT THE CONTRACTOR'S EXPENSE.
6. DIMENSIONS ARE TO THE FACE OF CURBS, EDGE OF CONCRETE, OR TO THE FACE OF BUILDING, UNLESS OTHERWISE NOTED.
7. ALL CURB TURNOUT, EDGE OF PAVEMENT, AND STRIPING RADII ARE FOUR FEET (4') UNLESS OTHERWISE NOTED.
8. CONTRACTOR TO VERIFY ALL REQUIRED CLEARANCES FROM OVERHEAD POWER LINES PRIOR TO THE START OF CONSTRUCTION.
9. CONTRACTOR SHALL EXERCISE EXTREME CAUTION IN THE USE OF EQUIPMENT IN AND AROUND OVERHEAD OR UNDERGROUND ELECTRICAL WIRES AND SERVICES. IF AT ANY TIME IN THE PURSUIT OF THIS WORK , THE CONTRACTOR MUST WORK IN CLOSE PROXIMITY OF THE ABOVE NOTED WIRES, THE ELECTRICAL COMPANY SHALL BE CONTACTED PRIOR TO SUCH WORK AND THE PROPER SAFETY MEASURES MUST BE TAKEN.
10. IN EASEMENTS AND RIGHTS-OF-WAYS, CONTRACTOR SHALL PROTECT AND RESTORE SAID PROPERTY TO A CONDITION SIMILAR OR EQUAL TO THAT EXISTING AT THE COMMENCEMENT OF CONSTRUCTION, EXCEPT AS NOTED.
11. THE CONTRACTOR SHALL COMPLY WITH ALL PERTINENT PROVISIONS OF THE "MANUAL OF ACCIDENT PREVENTION IN CONSTRUCTION" ISSUED BY AGC OF AMERICA, INC. AND THE "SAFETY AND HEALTH REGULATIONS FOR CONSTRUCTION' ISSUED BY THE U.S. DEPARTMENT OF LABOR.
12. TRAFFIC CONTROL, IF REQUIRED, SHALL BE PROVIDED BY THE CONTRACTOR AT THE CONTRACTOR'S EXPENSE.
13. IN THE EVENT OF ANY DISCREPANCY AND/OR ERROR FOUND IN THE DRAWINGS, OR IF PROBLEMS ARE ENCOUNTERED DURING CONSTRUCTION, THE CONTRACTOR SHALL BE REQUIRED TO NOTIFY THE ENGINEER IN WRITING BEFORE PROCEEDING WITH THE WORK. IF THE ENGINEER IS NOT NOTIFIED, THE CONTRACTOR SHALL TAKE RESPONSIBILITY FOR THE COST OF ANY REVISION.
14. BUILDING CONTROL POINTS, GRADE AND OFFSET STAKES ARE TO BE SET BY THE CONTRACTOR.
15. PROVIDE 24" TAPER ON ENDS OF ALL CURBS THAT TERMINATE.
16. ALL CURB RAMPS IN THE PUBLIC ROW ARE TO RECEIVE DETECTABLE WARNINGS PER LOCAL MUNICIPALITY.
17. ALL BUILDINGS WITHIN 10' OF THE BIORETENTION AREA ARE TO BE WATERPROOFED. SEE ARCHITECTURAL PLANS.
18. ALL SITE RETAINING WALLS SHALL BE DESIGNED BY OTHERS.
19. INSTALL CONCRETE JOINTS WHERE SHOWN ON DETAILS. ALIGN ON WALLS, BUILDINGS, RADII, ETC. EVENLY SPACE BETWEEN ELEMENTS AS SHOWN. PROVIDE EXPANSION JOINTS BETWEEN CONCRETE PAVEMENT AND ALL VERTICAL ELEMENTS SUCH AS WALLS, CURBS, ETC.
20. ALL LANDSCAPE ISLANDS SHALL BE MOUNDED WITH TOPSOIL 4" ABOVE THE CURB LINE TO PROMOTE POSITIVE DRAINAGE.
21. SAW CUT LINES SHALL BE DONE IN A STRAIGHT NEAT LINE A MINIMUM OF 18" FROM THE EXISTING EDGE OF PAVEMENT.
22. ALL PAVEMENT MARKINGS SHALL BE 4" WIDE UNLESS OTHERWISE NOTED. ALL PAVEMENT MARKINGS WITHIN THE RIGHT-OF-WAY SHALL BE THERMOPLASTIC AND COMPLY WITH MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (M.U.T.C.D.) LATEST EDITION. RIGHT-OF-WAY SIGNAGE TO ALSO COMPLY WITH M.U.T.C.D. ON SITE PAVEMENT MARKINGS SHALL BE WHITE PAINT UNLESS NOTED OTHERWISE.

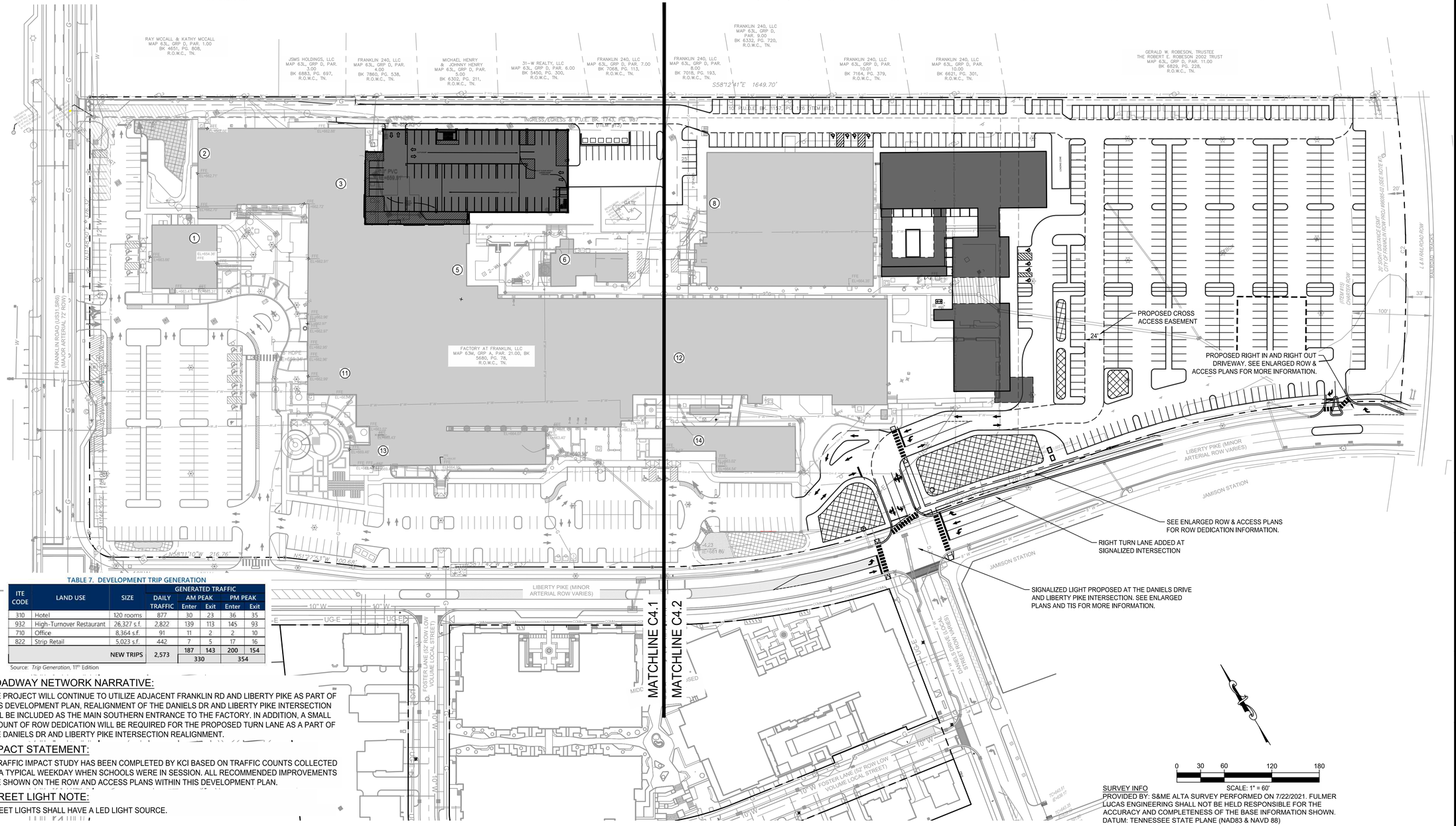


TABLE 7. DEVELOPMENT TRIP GENERATION

ITE CODE	LAND USE	SIZE	GENERATED TRAFFIC				
			DAILY TRAFFIC	AM PEAK Enter	AM PEAK Exit	PM PEAK Enter	PM PEAK Exit
310	Hotel	120 rooms	877	30	23	36	35
932	High-Turnover Restaurant	26,327 s.f.	2,822	139	113	145	93
710	Office	8,364 s.f.	91	11	2	2	10
822	Strip Retail	5,023 s.f.	442	7	5	17	16
	NEW TRIPS	2,573		187	143	200	154
				330		354	

Source: *Trip Generation*, 11th Edition

ROADWAY NETWORK NARRATIVE:

THE PROJECT WILL CONTINUE TO UTILIZE ADJACENT FRANKLIN RD AND LIBERTY PIKE AS PART OF THIS DEVELOPMENT PLAN, REALIGNMENT OF THE DANIELS DR AND LIBERTY PIKE INTERSECTION WILL BE INCLUDED AS THE MAIN SOUTHERN ENTRANCE TO THE FACTORY. IN ADDITION, A SMALL AMOUNT OF ROW DEDICATION WILL BE REQUIRED FOR THE PROPOSED TURN LANE AS A PART OF THE DANIELS DR AND LIBERTY PIKE INTERSECTION REALIGNMENT.

IMPACT STATEMENT:

A TRAFFIC IMPACT STUDY HAS BEEN COMPLETED BY KCI BASED ON TRAFFIC COUNTS COLLECTED ON A TYPICAL WEEKDAY WHEN SCHOOLS WERE IN SESSION. ALL RECOMMENDED IMPROVEMENTS ARE SHOWN ON THE ROW AND ACCESS PLANS WITHIN THIS DEVELOPMENT PLAN.

STREET LIGHT NOTE:

STREET LIGHTS SHALL HAVE A LED LIGHT SOURCE.

0 30 60 120 180

SCALE: 1" = 60'

SURVEY INFO
PROVIDED BY: S&ME ALTA SURVEY PERFORMED ON 7/22/2021. FULMER LUCAS ENGINEERING SHALL NOT BE HELD RESPONSIBLE FOR THE ACCURACY AND COMPLETENESS OF THE BASE INFORMATION SHOWN. DATUM: TENNESSEE STATE PLANE (NAD83 & NAVD 88)

Thursday, February 6, 2025
D:\KCI_Newsych\194 Factory at Franklin\02 - Civil\Sheets\Development Plan\194142_DP_Overall_ROW and Access Plan.dwg

GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

FULMER LUCAS

CENTRIC ARCHITECTURE

STONEHILL TAYLOR

HOLLADAY PROPERTIES

THE FACTORY AT FRANKLIN PUD DEVELOPMENT PLAN, REVISION 3

Franklin, Williamson County, Tennessee

THE FACTORY AT FRANKLIN

TIMOTHY A. YATES — REGISTERED LANDSCAPE ARCHITECT — AGRICULTURE — No. 121093 — STATE OF TENNESSEE — 02/06/2025

INITIAL SUBMITTAL: JANUARY 13, 2025

Revision Date
1 _____
2 _____
3 _____
4 _____

OVERALL ROW & ACCESS PLAN

SHEET

C4.0

COF # 8665

Know what's below. Call before you dig.

ROADWAY NETWORK NARRATIVE:

THE PROJECT WILL CONTINUE TO UTILIZE ADJACENT FRANKLIN RD AND LIBERTY PIKE AS PART OF THIS DEVELOPMENT PLAN, REALIGNMENT OF THE DANIELS DR AND LIBERTY PIKE INTERSECTION WILL BE INCLUDED AS THE MAIN SOUTHERN ENTRANCE TO THE FACTORY. IN ADDITION, A SMALL AMOUNT OF ROW DEDICATION WILL BE REQUIRED FOR THE PROPOSED TURN LANE AS A PART OF THE DANIELS DR AND LIBERTY PIKE INTERSECTION REALIGNMENT.

IMPACT STATEMENT:

A TRAFFIC IMPACT STUDY HAS BEEN COMPLETED BY KCI BASED ON TRAFFIC COUNTS COLLECTED ON A TYPICAL WEEKDAY WHEN SCHOOLS WERE IN SESSION. ALL RECOMMENDED IMPROVEMENTS ARE SHOWN ON THE ROW AND ACCESS PLANS WITHIN THIS DEVELOPMENT PLAN.

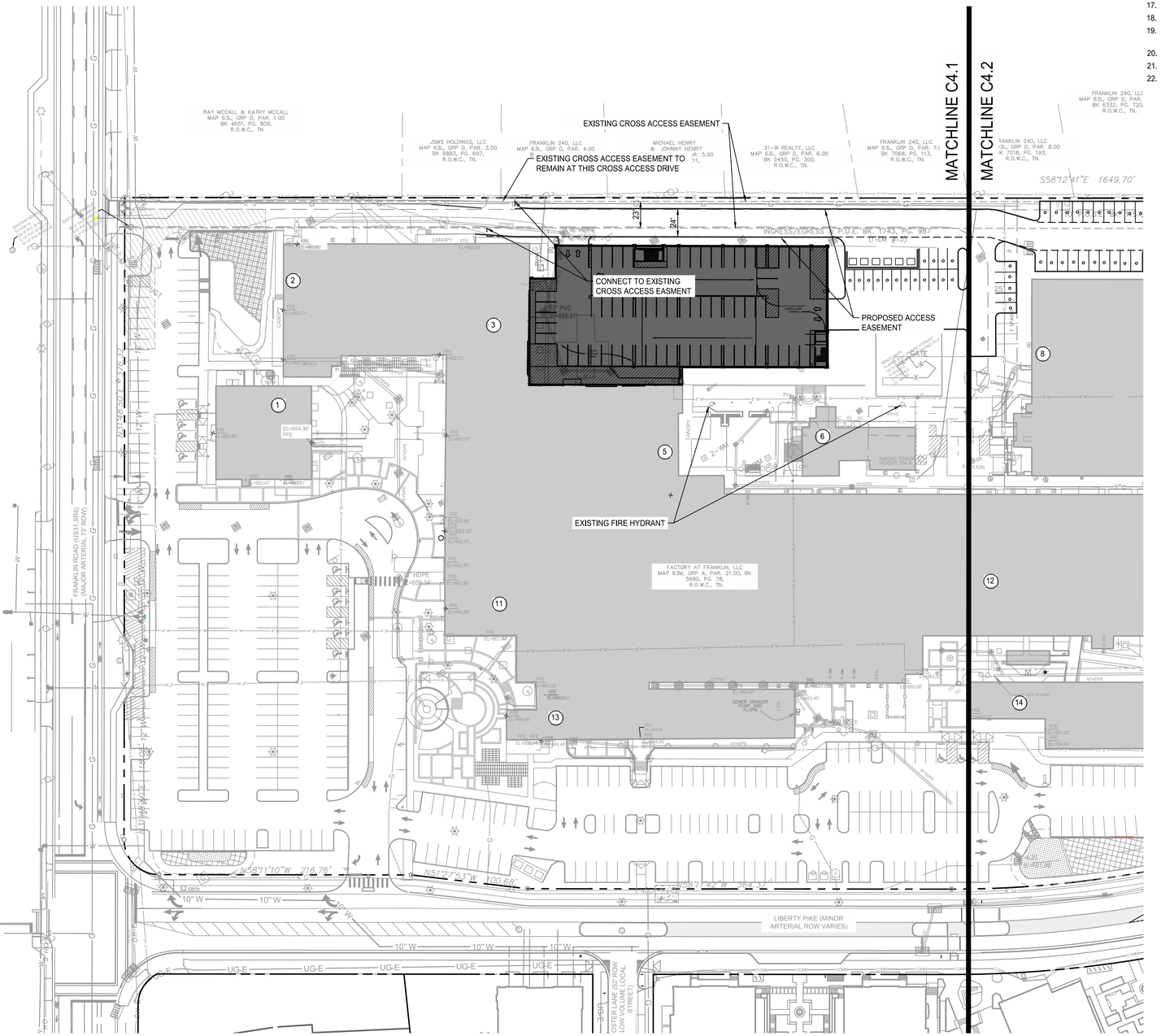
STREET LIGHT NOTE:

STREET LIGHTS SHALL HAVE A LED LIGHT SOURCE.

TABLE 7. DEVELOPMENT TRIP GENERATION

ITE CODE	LAND USE	SIZE	GENERATED TRAFFIC				
			DAILY	AM PEAK		PM PEAK	
			TRAFFIC	Enter	Exit	Enter	Exit
310	Hotel	120 rooms	877	30	23	36	35
932	High-Turnover Restaurant	26,327 s.f.	2,822	139	113	145	93
710	Office	8,364 s.f.	91	11	2	2	10
822	Strip Retail	5,023 s.f.	442	7	5	17	16
	NEW TRIPS		2,573	187	143	200	154
				330		354	

Source: *Trip Generation*, 11th Edition


MATCHLINE C4.1
MATCHLINE C4.2
EXISTING CROSS ACCESS EASEMENT
EXISTING CROSS ACCESS EASEMENT TO REMAIN AT THIS CROSS ACCESS DRIVE
CONNECT TO EXISTING CROSS ACCESS EASMENT
PROPOSED ACCESS EASEMENT
EXISTING FIRE HYDRANT
RAY MCCALL & KATHY MCCALL MAP 63L, GRP D, PAR. 1.00 BK 4651, PG. 808, R.O.W.C., TN.
JSMS HOLDINGS, LLC MAP 63L, GRP D, PAR. 3.00 BK 6883, PG. 697, R.O.W.C., TN.
FRANKLIN 240, LLC MAP 63L, GRP D, PAR. 4.00
MICHAEL HENRY & JOHNNY HENRY
31-W REALTY, LLC MAP 63L, GRP D, PAR. 6.00 BK 5450, PG. 300, R.O.W.C., TN.
FRANKLIN 240, LLC MAP 63L, GRP D, PAR. 7.0 BK 7068, PG. 113, R.O.W.C., TN.
FRANKLIN 240, LLC MAP 63L, GRP D, PAR. 8.00 BK 7018, PG. 193, R.O.W.C., TN.
FRANKLIN 240, LLC MAP 63L, GRP D, PAR. MAP 6332, PG. 720, R.O.W.C., TN.
FACTORY AT FRANKLIN, LLC MAP 63M, GRP A, PAR. 21.00, BK 5680, PG. 78, R.O.W.C., TN.
FRANKLIN ROAD (US31 SB/NB) (MAJOR ARTERIAL 72' ROW)
LIBERTY PIKE (MINOR ARTERIAL ROW VARIES)
OSTER LANE (62' ROW LOW VOLUME LOCAL STREET)
INGRESS/EGRESS P.U.E. BK. 1743, PG. 98
S58°12'41"E 1649.70'
N58°11'10"W 216.76'
N51°27'53"W 100.68'
N31°42'W 304.21'
EL=654.36' FFE
EL=663.68' FFE
EL=663.47' FFE
EL=663.51' FFE
EL=662.71' FFE
EL=662.77' FFE
EL=662.91' FFE
EL=662.96' FFE
EL=662.97' FFE
EL=662.97' FFE
EL=662.90' FFE
EL=662.96' FFE
EL=662.98' FFE
EL=663.02' FFE
EL=663.02' FFE
EL=663.06' FFE
EL=663.02' FFE
EL=663.54' FFE
EL=663.54' FFE
EL=663.54

811
Know what's below.
Call before you dig.

ROADWAY NETWORK NARRATIVE:

THE PROJECT WILL CONTINUE TO UTILIZE ADJACENT FRANKLIN RD AND LIBERTY PIKE AS PART OF THIS DEVELOPMENT PLAN, REALIGNMENT OF THE DANIELS DR AND LIBERTY PIKE INTERSECTION WILL BE INCLUDED AS THE MAIN SOUTHERN ENTRANCE TO THE FACTORY. IN ADDITION, A SMALL AMOUNT OF ROW DEDICATION WILL BE REQUIRED FOR THE PROPOSED TURN LANE AS A PART OF THE DANIELS DR AND LIBERTY PIKE INTERSECTION REALIGNMENT.

IMPACT STATEMENT:

A TRAFFIC IMPACT STUDY HAS BEEN COMPLETED BY KCI BASED ON TRAFFIC COUNTS COLLECTED ON A TYPICAL WEEKDAY WHEN SCHOOLS WERE IN SESSION. ALL RECOMMENDED IMPROVEMENTS ARE SHOWN ON THE ROW AND ACCESS PLANS WITHIN THIS DEVELOPMENT PLAN.

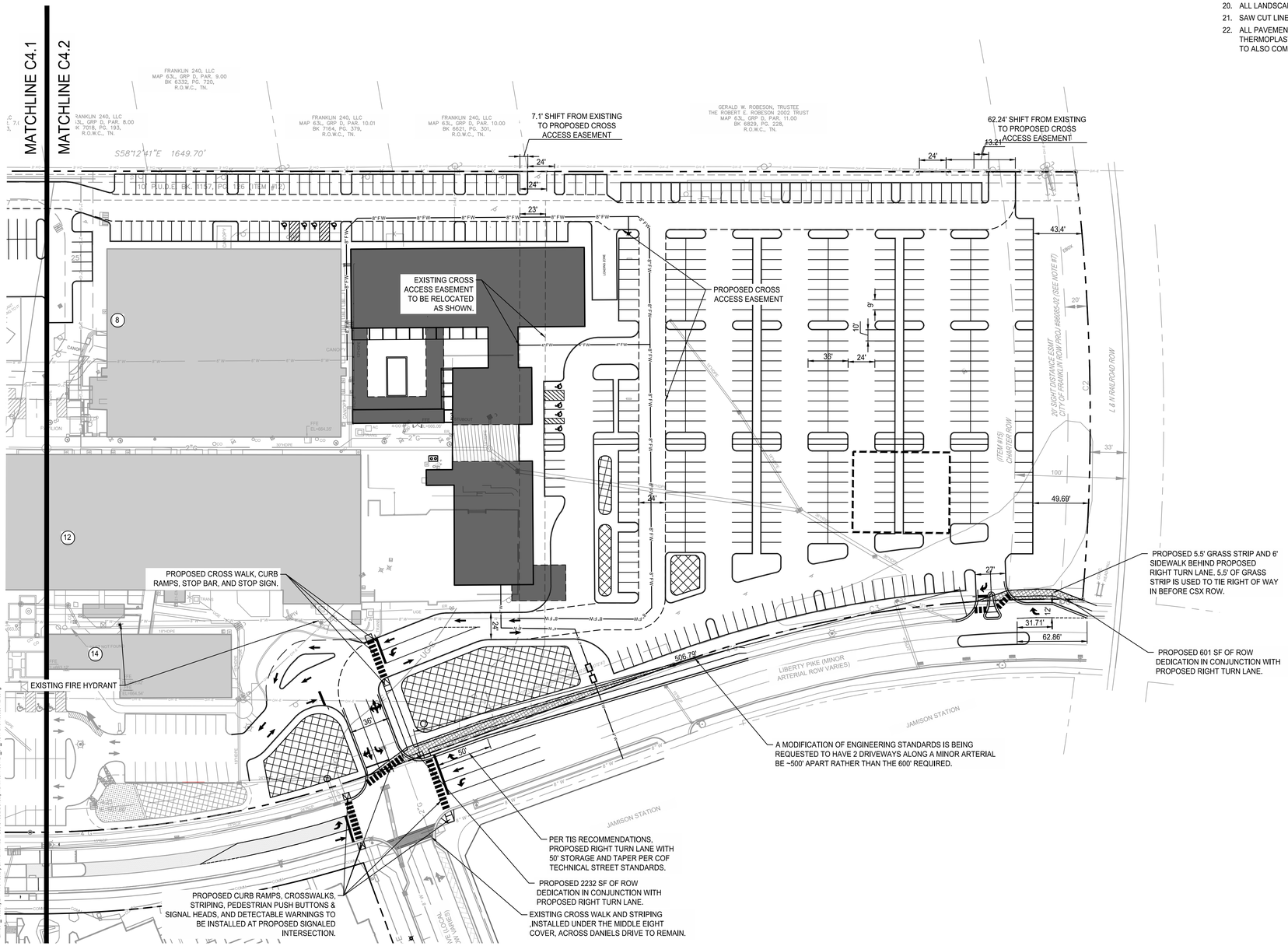
STREET LIGHT NOTE:

STREET LIGHTS SHALL HAVE A LED LIGHT SOURCE.

TABLE 7. DEVELOPMENT TRIP GENERATION

ITE CODE	LAND USE	SIZE	GENERATED TRAFFIC				
			DAILY	AM PEAK		PM PEAK	
			TRAFFIC	Enter	Exit	Enter	Exit
310	Hotel	120 rooms	877	30	23	36	35
932	High-Turnover Restaurant	26,327 s.f.	2,822	139	113	145	93
710	Office	8,364 s.f.	91	11	2	2	10
822	Strip Retail	5,023 s.f.	442	7	5	17	16
		NEW TRIPS	2,573	187	143	200	154
				330		354	

Source: *Trip Generation*, 11th Edition

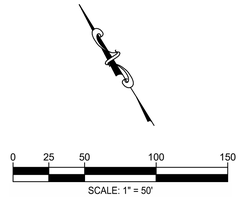


SITE LAYOUT NOTES:

1. CONTRACTOR SHALL CHECK ALL FINISHED GRADES AND DIMENSION IN THE FIELD AND REPORT ANY DISCREPANCIES TO THE OWNER'S REPRESENTATIVE PRIOR TO BEGINNING WORK.
2. THE CONTRACTOR SHALL CONFORM TO ALL LOCAL CODES AND OBTAIN ALL PERMITS PRIOR TO BEGINNING WORK.
3. PROVIDE A SMOOTH TRANSITION BETWEEN EXISTING PAVEMENT AND NEW PAVEMENT. FIELD ADJUSTMENT OF FINAL GRADES MAYBE NECESSARY. INSTALL ALL UTILITIES PRIOR TO INSTALLATION OF FINAL PAVEMENT.
4. CONCRETE WALKS AND PADS SHALL HAVE A BROOM FINISH. ALL CONCRETE SHALL BE CLASS "A" (4,000 PSI) UNLESS OTHERWISE NOTED.
5. ALL DAMAGE TO EXISTING ASPHALT PAVEMENT TO REMAIN WHICH RESULTS FROM NEW CONSTRUCTION SHALL BE REPLACED WITH LIKE MATERIALS AT THE CONTRACTOR'S EXPENSE.
6. DIMENSIONS ARE TO THE FACE OF CURBS, EDGE OF CONCRETE, OR TO THE FACE OF BUILDING, UNLESS OTHERWISE NOTED.
7. ALL CURB TURNOUT, EDGE OF PAVEMENT, AND STRIPING RADII ARE FOUR FEET (4') UNLESS OTHERWISE NOTED.
8. CONTRACTOR TO VERIFY ALL REQUIRED CLEARANCES FROM OVERHEAD POWER LINES PRIOR TO THE START OF CONSTRUCTION.
9. CONTRACTOR SHALL EXERCISE EXTREME CAUTION IN THE USE OF EQUIPMENT IN AND AROUND OVERHEAD OR UNDERGROUND ELECTRICAL WIRES AND SERVICES. IF AT ANY TIME IN THE PURSUIT OF THIS WORK , THE CONTRACTOR MUST WORK IN CLOSE PROXIMITY OF THE ABOVE NOTED WIRES, THE ELECTRICAL COMPANY SHALL BE CONTACTED PRIOR TO SUCH WORK AND THE PROPER SAFETY MEASURES MUST BE TAKEN.
10. IN EASEMENTS AND RIGHTS-OF-WAYS, CONTRACTOR SHALL PROTECT AND RESTORE SAID PROPERTY TO A CONDITION SIMILAR OR EQUAL TO THAT EXISTING AT THE COMMENCEMENT OF CONSTRUCTION, EXCEPT AS NOTED.
11. THE CONTRACTOR SHALL COMPLY WITH ALL PERTINENT PROVISIONS OF THE "MANUAL OF ACCIDENT PREVENTION IN CONSTRUCTION" ISSUED BY AGC OF AMERICA, INC. AND THE "SAFETY AND HEALTH REGULATIONS FOR CONSTRUCTION' ISSUED BY THE U.S. DEPARTMENT OF LABOR.
12. TRAFFIC CONTROL, IF REQUIRED, SHALL BE PROVIDED BY THE CONTRACTOR AT THE CONTRACTOR'S EXPENSE.
13. IN THE EVENT OF ANY DISCREPANCY AND/OR ERROR FOUND IN THE DRAWINGS, OR IF PROBLEMS ARE ENCOUNTERED DURING CONSTRUCTION, THE CONTRACTOR SHALL BE REQUIRED TO NOTIFY THE ENGINEER IN WRITING BEFORE PROCEEDING WITH THE WORK. IF THE ENGINEER IS NOT NOTIFIED, THE CONTRACTOR SHALL TAKE RESPONSIBILITY FOR THE COST OF ANY REVISION.
14. BUILDING CONTROL POINTS, GRADE AND OFFSET STAKES ARE TO BE SET BY THE CONTRACTOR.
15. PROVIDE 24" TAPER ON ENDS OF ALL CURBS THAT TERMINATE.
16. ALL CURB RAMPS IN THE PUBLIC ROW ARE TO RECEIVE DETECTABLE WARNINGS PER LOCAL MUNICIPALITY.
17. ALL BUILDINGS WITHIN 10' OF THE BIORETENTION AREA ARE TO BE WATERPROOFED. SEE ARCHITECTURAL PLANS.
18. ALL SITE RETAINING WALLS SHALL BE DESIGNED BY OTHERS.
19. INSTALL CONCRETE JOINTS WHERE SHOWN ON DETAILS. ALIGN ON WALLS, BUILDINGS, RADII, ETC. EVENLY SPACE BETWEEN ELEMENTS AS SHOWN. PROVIDE EXPANSION JOINTS BETWEEN CONCRETE PAVEMENT AND ALL VERTICAL ELEMENTS SUCH AS WALLS, CURBS, ETC.
20. ALL LANDSCAPE ISLANDS SHALL BE MOUNDED WITH TOPSOIL 4" ABOVE THE CURB LINE TO PROMOTE POSITIVE DRAINAGE.
21. SAW CUT LINES SHALL BE DONE IN A STRAIGHT NEAT LINE A MINIMUM OF 18" FROM THE EXISTING EDGE OF PAVEMENT.
22. ALL PAVEMENT MARKINGS SHALL BE 4" WIDE UNLESS OTHERWISE NOTED. ALL PAVEMENT MARKINGS WITHIN THE RIGHT-OF-WAY SHALL BE THERMOPLASTIC AND COMPLY WITH MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (M.U.T.C.D.) LATEST EDITION. RIGHT-OF-WAY SIGNAGE TO ALSO COMPLY WITH M.U.T.C.D. ON SITE PAVEMENT MARKINGS SHALL BE WHITE PAINT UNLESS NOTED OTHERWISE.

CITY OF FRANKLIN ROW & ACCESS GENERAL NOTES

1. PRIOR TO BEGINNING ANY CONSTRUCTION, THE DEVELOPER AND/OR CONTRACTOR, SHALL OBTAIN ALL NECESSARY PERMITS AS REQUIRED BY LAW. SUCH PERMITS MAY INCLUDE, BUT ARE NOT LIMITED TO, THOSE REQUIRED BY STATE OF TENNESSEE, WILLIAMSON COUNTY AND OTHER CITY OF FRANKLIN AGENCIES.
2. ALL OFF-SITE WORK WITHIN THE PUBLIC RIGHT-OF-WAY SHALL REQUIRE AN APPROVED TRAFFIC CONTROL PLAN WHICH COMPLIES WITH THE MUTCD. NO OFF-SITE EXCAVATION MAY BE UNDERTAKEN IN ANY STREET, ROAD, ALLEY OR RIGHT-OF-WAY OF ANY UTILITY OR TEMPORARY CONSTRUCTION EASEMENT OF THE CITY OF FRANKLIN BY ANY ENTITY UNLESS 72-HOUR NOTICE HAS BEEN GIVEN TO THE CITY OF FRANKLIN TRAFFIC OPERATIONS CENTER. THE CONTRACTOR SHALL HAVE AN APPROVED TRAFFIC CONTROL PLAN ONSITE DURING CONSTRUCTION.
3. CONSTRUCTION MATERIALS SHALL BE FULLY TESTED IN ACCORDANCE WITH THE DESIGNATIONS AND REQUIREMENTS WITHIN THE REFERENCED "TDOT STANDARD SPECIFICATIONS" SECTIONS, UNLESS OTHERWISE NOTED WITHIN THE "STANDARD SPECIFICATIONS" SECTION OF THE CITY OF FRANKLIN TRANSPORTATION & STREET TECHNICAL STANDARDS.
4. AN AUTHORIZED REPRESENTATIVE OF THE CITY SHALL MAKE A FINAL INSPECTION OF THE PROJECT AFTER COMPLETION TO DETERMINE ACCEPTABILITY OF THE WORK AND FOR RELEASE OF PERFORMANCE BONDS IF REQUIRED. BEFORE THIS FINAL INSPECTION CAN BE MADE, THE ENGINEER RESPONSIBLE FOR THE PROJECT SHALL CERTIFY IN WRITING TO THE CITY ENGINEER THAT THE WORK HAS BEEN COMPLETED IN ACCORDANCE WITH APPROVED PLANS AND SPECIFICATIONS.
5. LOCATING AND COORDINATION FOR THE RELOCATION OF EXISTING UTILITIES IS THE RESPONSIBILITY OF THE CONTRACTOR, TENNESSEE'S ONE-CALL AND THE CITY OF FRANKLIN UTILITY LOCATION SERVICE SHALL BE UTILIZED IN ADDITION TO COORDINATION WITH LOCAL UTILITY OWNERS. THE CONTRACTOR SHALL AT ALL TIMES PROTECT EXISTING UTILITIES AND WILL BE RESPONSIBLE FOR COSTS DUE TO DAMAGE CAUSED TO ANY UTILITY LINES.
6. ALL TEMPORARY STRIPING SHALL CONFORM TO "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION," PUBLISHED BY TDOT, THE LATEST REVISION EXCEPT AS HEREIN AMENDED. WHEN APPROVED, TEMPORARY STRIPING SHALL BE REQUIRED PRIOR TO THE OPENING OF A STREET FOR TRAVEL WHERE PAVEMENT AND/OR PERMANENT STRIPING CANNOT BE COMPLETED DUE TO WEATHER AND/OR TIME CONSTRAINTS.
7. THERMOPLASTIC PAVEMENT MARKINGS SHOULD BE USED ON ALL PUBLIC AND PRIVATE CITY STREET PROJECTS. THERMOPLASTIC TRAFFIC STRIPING AND PAVEMENT MARKINGS SHALL CONFORM TO SECTION 716.03 "THERMOPLASTIC PAVEMENT MARKINGS", OF THE TENNESSEE DEPARTMENT OF TRANSPORTATION SPECIFICATIONS (TDOT), AND TO THE CITY OF FRANKLIN TRANSPORTATION & STREET TECHNICAL STANDARDS.



SURVEY INFO
PROVIDED BY: S&ME ALTA SURVEY PERFORMED ON 7/22/2021. FULMER LUCAS ENGINEERING SHALL NOT BE HELD RESPONSIBLE FOR THE ACCURACY AND COMPLETENESS OF THE BASE INFORMATION SHOWN. DATUM: TENNESSEE STATE PLANE (NAD83 & NAVD 88)

GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE
FULMER LUCAS
CENTRIC ARCHITECTURE
STONEHILL TAYLOR
HOLLADAY PROPERTIES

THE FACTORY AT FRANKLIN PUD DEVELOPMENT PLAN, REVISION 3

Franklin, Williamson County, Tennessee

THE FACTORY AT FRANKLIN

STATE OF TENNESSEE — AGRICULTURE — No. 121954 — REGISTERED LANDSCAPE ARCHITECT — 02/04/2025

INITIAL SUBMITTAL: JANUARY 13, 2025

Revision Date
△ _____
△ _____
△ _____
△ _____

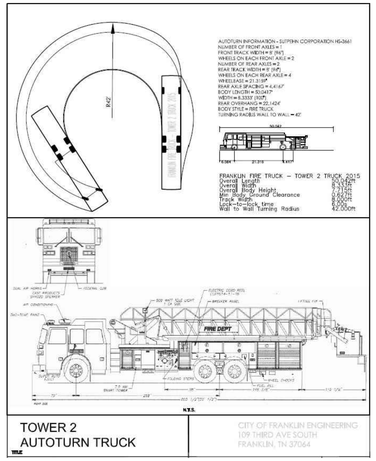
ENLARGED ROW & ACCESS PLAN

SHEET
C4.2

COF # 8666

Thursday, February 6, 2025
K:\Projects\Factory at Franklin\2 - Civil\Sheets\Development Plan\165-21_DP_ROW and Access Plan.dwg

Know what's below. Call before you dig.



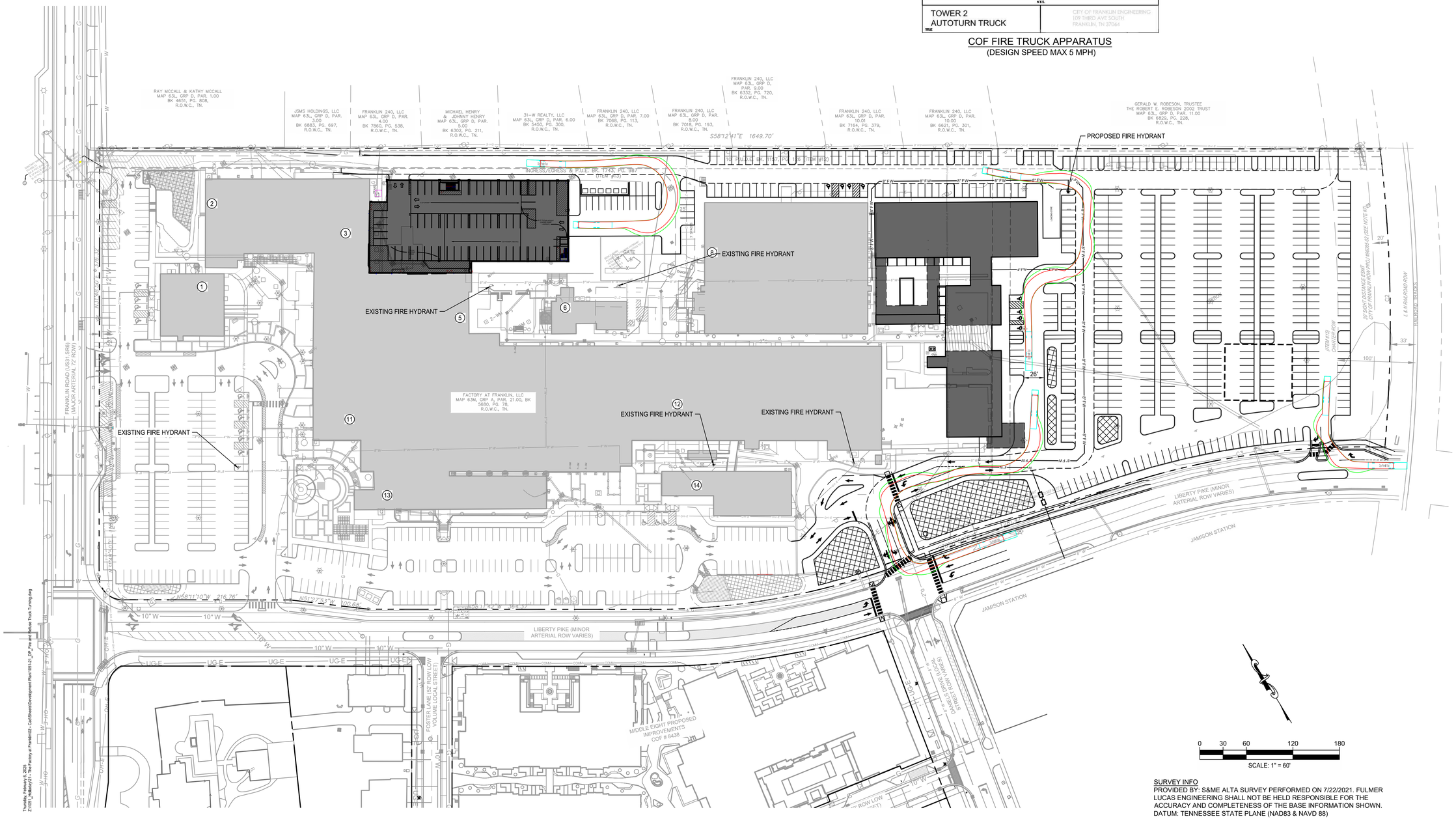
COF FIRE TRUCK APPARATUS
(DESIGN SPEED MAX 5 MPH)

LEGEND

- VEHICLE PATH
- TIRES
- VEHICLE BODY

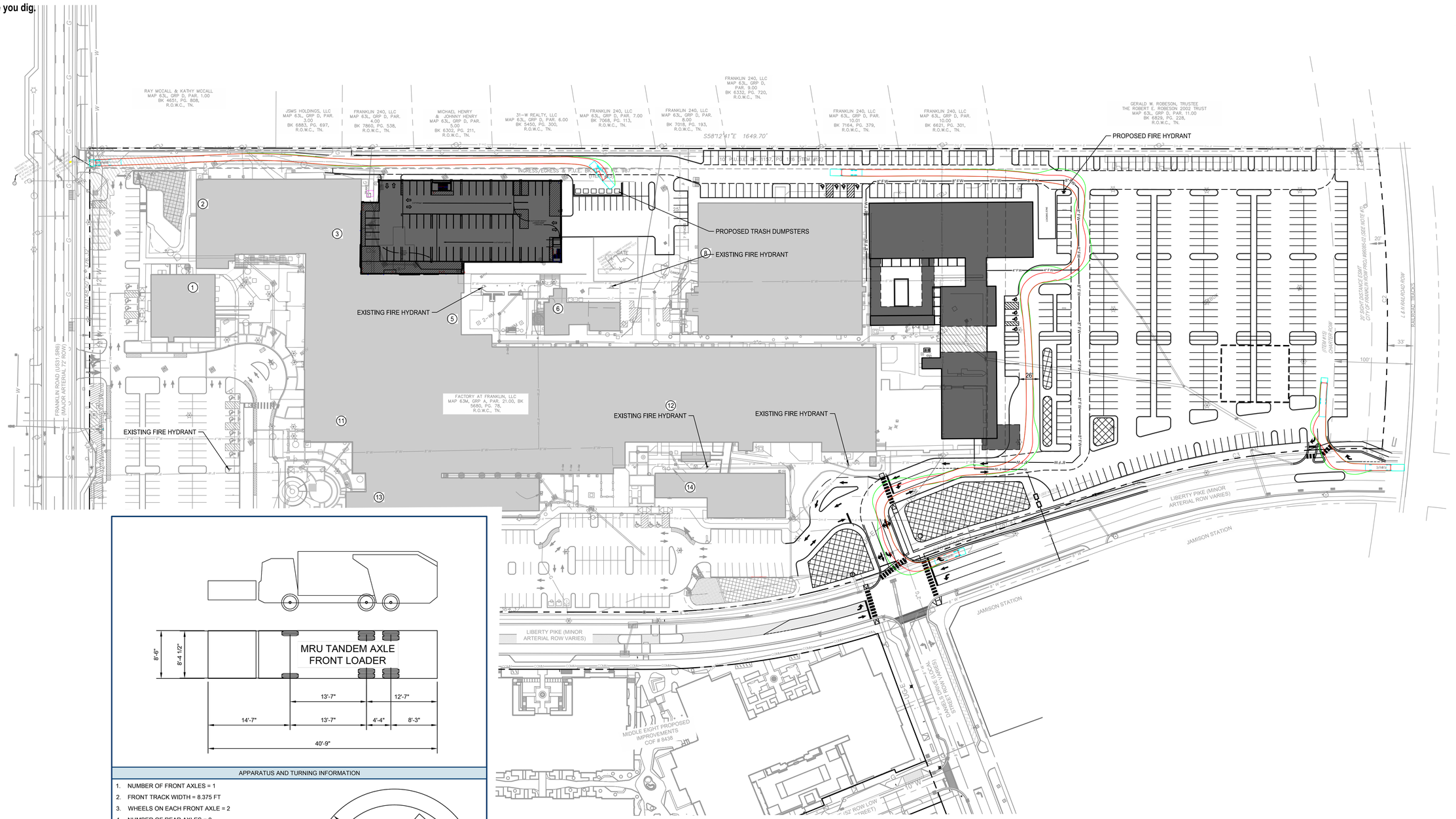
APPARATUS SPECIFICATIONS

- NUMBER OF FRONT AXLES =1
- FRONT TRACK WIDTH = 8'
- WHEELS ON EACH FRONT AXLE = 2
- NUMBER OF REAR AXLES = 2
- REAR TRUCK WIDTH= 8'
- WHEEL BASE = 21.316' (FRONT AXLE TO FRONT REAR AXLE)
- REAR AXLE SPACING = 4.417'
- BODY LENGTH = 50.0417
- WIDTH = 8.333'
- REAR OVERHANG = 22.1424'
- BODY STYLE = FIRE TRUCK
- TURNING RADIUS WALL TO WALL = 42'
- GROSS VEHICLE WEIGHT: 67,000 LB
- TRAVEL PATH DESIGN SPEED: 5 MPH


PROPOSED FIRE HYDRANT
EXISTING FIRE HYDRANT
EXISTING FIRE HYDRANT
EXISTING FIRE HYDRANT
EXISTING FIRE HYDRANT
EXISTING FIRE HYDRANT
GATE
FACTORY AT FRANKLIN, LLC
MAP 63M, GRP A, PAR. 21.00, BK 5880, PG. 78, R.O.W.C., TN.
RAY MCCALL & KATHY MCCALL MAP 63L, GRP D, PAR. 1.00 BK 4651, PG. 808, R.O.W.C., TN.
JSMS HOLDINGS, LLC MAP 63L, GRP D, PAR. 3.00 BK 6883, PG. 697, R.O.W.C., TN.
FRANKLIN 240, LLC MAP 63L, GRP D, PAR. 4.00 BK 7860, PG. 538, R.O.W.C., TN.
MICHAEL HENRY & JOHNNY HENRY MAP 63L, GRP D, PAR. 5.00 BK 6302, PG. 211, R.O.W.C., TN.
31-W REALTY, LLC MAP 63L, GRP D, PAR. 6.00 BK 5450, PG. 300, R.O.W.C., TN.
FRANKLIN 240, LLC MAP 63L, GRP D, PAR. 7.00 BK 7068, PG. 113, R.O.W.C., TN.
FRANKLIN 240, LLC MAP 63L, GRP D, PAR. 8.00 BK 7018, PG. 193, R.O.W.C., TN.
FRANKLIN 240, LLC MAP 63L, GRP D, PAR. 9.00 BK 6332, PG. 720, R.O.W.C., TN.
FRANKLIN 240, LLC MAP 63L, GRP D, PAR. 10.01 BK 7164, PG. 379, R.O.W.C., TN.
FRANKLIN 240, LLC MAP 63L, GRP D, PAR. 10.00 BK 6621, PG. 301, R.O.W.C., TN.
GERALD W. ROBESON, TRUSTEE THE ROBERT E. ROBESON 2002 TRUST MAP 63L, GRP D, PAR. 11.00 BK 6829, PG. 228, R.O.W.C., TN.
FRANKLIN ROAD (US31, SR6) (MAJOR ARTERIAL, 72' ROW)
LIBERTY PIKE (MINOR ARTERIAL ROW VARIES)
JAMISON STATION
FOSTER LANE (62' ROW LOW VOLUME LOCAL STREET)
MIDDLE EIGHT PROPOSED IMPROVEMENTS COF # 8438
L & N RAILROAD ROW
S58°12'41"E 1649.70'
N51°27'51"W 100.68'
N38°11'10"W 216.76'
INGRESS/EGRESS & R.U.E. BK. 7745, PG. 961
UTILITY (TYP.)
10" W
8" FW
UG-E
OH-E
C2
C3
C4
C5
C6
C7
C8
C9
C10
C11
C12
C13
C14
C15
C16
C17
C18
C19
C20
C21
C22
C23
C24
C25
C26
C27
C28
C29
C30
C31
C32
C33
C34
C35
C36
C37
C38
C39
C40
C41
C42
C43
C44
C45
C46
C47
C48
C49
C50
C51
C52
C53
C54
C55
C56
C57
C58
C59
C60
C61
C62
C63
C64
C65
C66
C67
C68
C69
C70
C71
C72
C73
C74
C75
C76
C77
C78
C79
C80
C81
C82
C83
C84
C85
C86
C87
C88
C89
C90
C91
C92
C93
C94
C95
C96
C97
C98
C99
C100
C101
C102
C103
C104
C105
C106
C107
C108
C109
C110
C111
C112
C113
C114
C115
C116
C117
C118
C119
C120
C121
C122
C123
C124
C125
C126
C127
C128
C129
C130
C131
C132
C133
C134
C135
C136
C137
C138
C139
C140
C141
C142
C143
C144
C145
C146
C147
C148
C149
C150
C151
C152
C153
C154
C155
C156
C157
C158
C159
C160
C161
C162
C163
C164
C165
C166
C167
C168
C169
C170
C171
C172
C173
C174
C175
C176
C177
C178
C179
C180
C181
C182
C183
C184
C185
C186
C187
C188
C189
C190
C191
C192
C193
C194
C195
C196
C197
C198
C199
C200
C201
C202
C203
C204
C205
C206
C207
C208
C209
C210
C211
C212
C213
C214
C215
C216
C217
C218
C219
C220
C221
C222
C223
C224
C225
C226
C227
C228
C229
C230
C231
C232
C233
C234
C235
C236
C237
C238
C239
C240
C241
C242
C243
C244
C245
C246
C247
C248
C249
C250
C251
C252
C253
C254
C255
C256
C257
C258
C259
C260
C261
C262
C263
C264
C265
C266
C267
C268
C269
C270
C271
C272
C273
C274
C275
C276
C277
C278
C279
C280
C281
C282
C283
C284
C285
C286
C287
C288
C289
C290
C291
C292
C293
C294
C295
C296
C297
C298
C299
C300
C301
C302
C303
C304
C305
C306
C307
C308
C309
C310
C311
C312
C313
C314
C315
C316
C317
C318
C319
C320
C321
C322
C323
C324
C325
C326
C327
C328
C329
C330
C331
C332
C333
C334
C335
C336
C337
C338
C339
C340
C341
C342
C343
C344
C345
C346
C347
C348
C349
C350
C351
C352
C353
C354
C355
C356
C357
C358
C359
C360
C361
C362
C363
C364
C365
C366
C367
C368
C369
C370
C371
C372
C373
C374
C375
C376
C377
C378
C379
C380
C381
C382
C383
C384
C385
C386
C387
C388
C389
C390
C391
C392
C393
C394
C395
C396
C397
C398
C399
C400
C401
C402
C403
C404
C405
C406
C407
C408
C409
C410
C411
C412
C413
C414
C415
C416
C417
C418
C419
C420
C421
C422
C423
C424
C425
C426
C427
C428
C429
C430
C431
C432
C433
C434
C435
C436
C437
C438
C439
C440
C441
C442
C443
C444
C445
C446
C447
C448
C449
C450
C451
C452
C453
C454
C455
C456
C457
C458
C459
C460
C461
C462
C463
C464
C465
C466
C467
C468
C469
C470
C471
C472
C473
C474
C475
C476
C477
C478
C479
C480
C481
C482
C483
C484
C485
C486
C487
C488
C489
C490
C491
C492
C493
C494
C495
C496
C497
C498
C499
C500
C501
C502
C503
C504
C505
C506
C507
C508
C509
C510
C511
C512
C513
C514
C515
C516
C517
C518
C519
C520
C521
C522
C523
C524
C525
C526
C527
C528
C529
C530
C531
C532
C533
C534
C535
C536
C537
C538
C539
C540
C541
C542
C543
C544
C545
C546
C547
C548
C549
C550
C551
C552
C553
C554
C555
C556
C557
C558
C559
C560
C561
C562
C563
C564
C565
C566
C567
C568
C569
C570
C571
C572
C573
C574
C575
C576
C577
C578
C579
C580
C581
C582
C583
C584
C585
C586
C587
C588
C589
C590
C591
C592
C593
C594
C595
C596
C597
C598
C599
C600
C601
C602
C603
C604
C605
C606
C607
C608
C609
C610
C611
C612
C613
C614
C615
C616
C617
C618
C619
C620
C621
C622
C623
C624
C625
C626
C627
C628
C629
C630
C631
C632
C633
C634
C635
C636
C637
C638
C639
C640
C641
C642
C643
C644
C645
C646
C647
C648
C649
C650
C651
C652
C653
C654
C655
C656
C657
C658
C659
C660
C661
C662
C663
C664
C665
C666
C667
C668
C669
C670
C671
C672
C673
C674
C675
C676
C677
C678
C679
C680
C681
C682
C683
C684
C685
C686
C687
C688
C689
C690
C691
C692
C693
C694
C695
C696
C697
C698
C699
C700
C701
C702
C703
C704
C705
C706
C707
C708
C709
C710
C711
C712
C713
C714
C715
C716
C717
C718
C719
C720
C721
C722
C723
C724
C725
C726
C727
C728
C729
C730
C731
C732
C733
C734
C735
C736
C737
C738
C739
C740
C741
C742
C743
C744
C745
C746
C747
C748
C749
C750
C751
C752
C753
C754
C755
C756
C757
C758
C759
C760
C761
C762
C763
C764
C765
C766
C767
C768
C769
C770
C771
C772
C773
C774
C775
C776
C777
C778
C779
C780
C781
C782
C783
C784
C785
C786
C787
C788
C789
C790
C791
C792
C793
C794
C795
C796
C797
C798
C799
C800
C801
C802
C803
C804
C805
C806
C807
C808
C809
C810
C811
C812
C813
C814
C815
C816
C817
C818
C819
C820
C821
C822
C823
C824
C825
C826
C827
C828
C829
C830
C831
C832
C833
C834
C835
C836
C837
C838
C839
C840
C841
C842
C843
C844
C845
C846
C847
C848
C849
C850
C851
C852
C853
C854
C855
C856
C857
C858
C859
C860
C861
C862
C863
C864
C865
C866
C867
C868
C869
C870
C871
C872
C873
C874
C875
C876
C877
C878
C879
C880
C881
C882
C883
C884
C885
C886
C887
C888
C889
C890
C891
C892
C893
C894
C895
C896
C897
C898
C899
C900
C901
C902
C903
C904
C905
C906
C907
C908
C909
C910
C911
C912
C913
C914
C915
C916
C917
C918
C919
C920
C921
C922
C923
C924
C925
C926
C927
C928
C929
C930
C931
C932
C933
C934
C935
C936
C937
C938
C939
C940
C941
C942
C943
C944
C945
C946
C947
C948
C949
C950
C951
C952
C953
C954
C955
C956
C957
C958
C959
C960
C961
C962
C963
C964
C965
C966
C967
C968
C969
C970
C971
C972
C973
C974
C975
C976
C977
C978
C979
C980
C981
C982
C983
C984
C985
C986
C987
C988
C989
C990
C991
C992
C993
C994
C995
C996
C997
C998
C999
C1000
C1001
C1002
C1003
C1004
C1005
C1006
C1007
C1008
C1009
C1010
C1011
C1012
C1013
C1014
C1015
C1016
C1017
C1018
C1019
C1020
C1021
C1022
C1023
C1024
C1025
C1026
C1027
C1028
C1029
C1030
C1031
C1032
C1033
C1034
C1035
C1036
C1037
C1038
C1039
C1040
C1041
C1042
C1043
C1044
C1045
C1046
C1047
C1048
C1049
C1050
C1051
C1052
C1053
C1054
C1055
C1056
C1057
C1058
C1059
C1060
C1061
C1062
C1063
C1064
C1065
C1066
C1067
C1068
C1069
C1070
C1071
C1072
C1073
C1074
C1075
C1076
C1077
C1078
C1079
C1080
C1081
C1082
C1083
C1084
C1085
C1086
C1087
C1088
C1089
C1090
C1091
C1092
C1093
C1094
C1095
C1096
C1097
C1098
C1099
C1100
C1101
C1102
C1103
C1104
C1105
C1106
C1107
C1108
C1109
C1110
C1111
C1112
C1113
C1114
C1115
C1116
C1117
C1118
C1119
C1120
C1121
C1122
C1123
C1124
C1125
C1126
C1127
C1128
C1129
C1130
C1131
C1132
C1133
C1134
C1135
C1136
C1137
C1138
C1139
C1140
C1141
C1142
C1143
C1144
C1145
C1146
C1147
C1148
C1149
C1150
C1151
C1152
C1153
C1154
C1155
C1156
C1157
C1158
C1159
C1160
C1161
C1162
C1163
C1164
C1165
C1166
C1167
C1168
C1169
C1170
C1171
C1172
C1173
C1174
C1175
C1176
C1177
C1178
C1179
C1180
C1181
C1182
C1183
C1184
C1185
C1186
C1187
C1188
C1189
C1190
C1191
C1192
C1193
C1194
C1195
C1196
C1197
C1198
C1199
C1200
C1201
C1202
C1203
C1204
C1205
C1206
C1207
C1208
C1209
C1210
C1211
C1212
C1213
C1214
C1215
C1216
C1217
C1218
C1219
C1220
C1221
C1222
C1223
C1224
C1225
C1226
C1227
C1228
C1229
C1230
C1231
C1232
C1233
C1234
C1235
C1236
C1237
C1238
C1239
C1240
C1241
C1242
C1243
C1244
C1245
C1246
C1247
C1248
C1249
C1250
C1251
C1252
C1253
C1254
C1255
C1256
C1257
C1258
C1259
C1260
C1261
C1262
C1263
C1264
C1265
C1266
C1267
C1268
C1269
C1270
C1271
C1272
C1273
C1274
C1275
C1276
C1277
C1278
C1279
C1280
C1281
C1282
C1283
C1284
C1285
C1286
C1287
C1288
C1289
C1290
C1291
C1292
C1293
C1294
C1295
C1296
C1297
C1298
C1299
C1300
C1301
C1302
C1303
C1304
C1305
C1306
C1307
C1308
C1309
C1310
C1311
C1312
C1313
C1314
C1315
C1316
C1317
C1318
C1319
C1320
C1321
C1322
C1323
C1324
C1325
C1326
C1327
C1328
C1329
C1330
C1331
C1332
C1333
C1334
C1335
C1336
C1337
C1338
C1339
C1340
C1341
C1342
C1343
C1344
C1345
C1346
C1347
C1348
C1349
C1350
C1351
C1352
C1353
C1354
C1355
C1356
C1357
C1358
C1359
C1360
C1361
C1362
C1363
C1364
C1365
C1366
C1367
C1368
C1369
C1370
C1371
C1372
C1373
C1374
C1375
C1376
C1377
C1378
C1379
C1380
C1381
C1382
C1383
C1384
C1385
C1386
C1387
C1388
C1389
C1390
C1391
C1392
C1393
C1394
C1395
C1396
C1397
C1398
C1399
C1400
C1401
C1402
C1403
C1404
C1405
C1406
C1407
C1408
C1409
C1410
C1411
C1412
C1413
C1414
C1415
C1416
C1417
C1418
C1419
C1420
C1421
C1422
C1423
C1424
C1425
C1426
C1427
C1428
C1429
C1430
C1431
C1432
C1433
C1434
C1435
C1436
C1437
C1438
C1439
C1440
C1441
C1442
C1443
C1444
C1445
C1446
C1447
C1448
C1449
C1450
C1451
C1452
C1453
C1454
C1455
C1456
C1457
C1458
C1459
C1460
C1461
C1462
C1463
C1464
C1465
C1466
C1467
C1468
C1469
C1470
C1471
C1472
C1473
C1474
C1475
C1476
C1477
C1478
C1479
C1480
C1481
C1482
C1483
C1484
C1485
C1486
C1487
C1488
C1489
C1490
C1491
C1492
C1493
C1494
C1495
C1496
C1497
C1498
C1499
C1500
C1501
C1502
C1503
C1504
C1505
C1506
C1507
C1508
C1509
C1510
C1511
C1512
C1513
C1514
C1515
C1516
C1517
C1518
C1519
C1520
C1521
C1522
C1523
C1524
C1525
C1526
C1527
C1528
C1529
C1530
C1531
C1532
C1533
C1534
C1535
C1536
C1537
C1538
C1539
C1540
C1541
C1542
C1543
C1544
C1545
C1546
C1547
C1548
C1549
C1550
C1551
C1552
C1553
C1554
C1555
C1556
C1557
C1558
C1559
C1560
C1561
C1562
C1563
C1564
C1565
C1566
C1567
C1568
C1569
C1570
C1571
C1572
C1573
C1574
C1575
C1576
C1577
C1578
C1579
C1580
C1581
C1582
C1583
C1584
C1585
C1586
C1587
C1588
C1589
C1590
C1591
C1592
C1593
C1594
C1595
C1596
C1597
C1598
C1599
C1600
C1601
C1602
C1603
C1604
C1605
C1606
C1607
C1608
C1609
C1610
C1611
C1612
C1613
C1614
C1615
C1616
C1617
C1618
C1619
C1620
C1621
C1622
C1623
C1624
C1625
C1626
C1627
C1628
C1629
C1630
C1631
C1632
C1633
C1634
C1635
C1636
C1637
C1638
C1639
C1640
C1641
C1642
C1643
C1644
C1645
C1646
C1647
C1648
C1649
C1650
C1651
C1652
C1653
C1654
C1655
C1656
C1657
C1658
C1659
C1660
C1661
C1662
C1663
C1664
C1665
C1666
C1667
C1668
C1669
C1670
C1671
C1672
C1673
C1674
C1675
C1676
C1677
C1678
C1679
C1680
C1681
C1682
C1683
C1684
C1685
C1686
C1687
C1688
C1689
C1690
C1691
C1692
C1693
C1694
C1695
C1696
C1697
C1698
C1699
C1700
C1701
C1702
C1703
C1704
C1705
C1706
C1707
C1708
C1709
C1710
C1711
C1712
C1713
C1714
C1715
C1716
C1717
C1718
C1719
C1720
C1721
C1722
C1723
C1724
C1725
C1726
C1727
C1728
C1729
C1730
C1731
C1732
C1733
C1734
C1735
C1736
C1737
C1738
C1739
C1740
C1741
C1742
C1743
C1744
C1745
C1746
C1747
C1748
C1749
C1750
C1751
C1752
C1753
C1754
C1755
C1756
C1757
C1758
C1759
C1760
C1761
C1762
C1763
C1764
C1765
C1766
C1767
C1768
C1769
C1770
C1771
C1772
C1773
C1774
C1775
C1776
C1777
C1778
C1779
C1780
C1781
C1782
C1783
C1784
C1785
C1786
C1787
C1788
C1789
C1790
C1791
C1792
C1793
C1794
C1795
C1796
C1797
C1798
C1799
C1800
C1801
C1802
C1803
C1804
C1805
C1806
C1807
C1808
C1809
C1810
C1811
C1812
C1813
C1814
C1815
C1816
C1817
C1818
C1819
C1820
C1821
C1822
C1823
C1824
C1825
C1826
C1827
C1828
C1829
C1830
C1831
C1832
C1833
C1834
C1835
C1836
C1837
C1838
C1839
C1840
C1841
C1842
C1843
C1844
C1845
C1846
C1847
C1848
C1849
C1850
C1851
C1852
C1853
C1854
C1855
C1856
C1857
C1858
C1859
C1860
C1861
C1862
C1863
C1864
C1865
C1866
C1867
C1868
C1869
C1870
C1871
C1872
C1873
C1874
C1875
C1876
C1877
C1878
C1879
C1880
C1881
C1882
C1883
C1884
C1885
C1886
C1887
C1888
C1889
C1890
C1891
C1892
C1893
C1894
C1895
C1896
C1897
C1898
C1899
C1900
C1901
C1902
C1903
C1904
C1905
C1906
C1907
C1908
C1909
C1910
C1911
C1912
C1913
C1914
C1915
C1916
C1917
C1918
C1919
C1920
C1921
C1922
C1923
C1924
C1925
C1926
C1927
C1928
C1929
C1930
C1931
C1932
C1933
C1934
C1935
C1936
C1937
C1938
C1939
C1940
C1941
C1942
C1943
C1944
C1945
C1946
C1947
C1948
C1949
C1950
C1951
C1952
C1953
C1954
C1955
C1956
C1957
C1958
C1959
C1960
C1961
C1962
C1963
C1964
C1965
C1966
C1967
C1968
C1969
C1970
C1971
C1972
C1973
C1974
C1975
C1976
C1977
C1978
C1979
C1980
C1981
C1982
C1983
C1984
C1985
C1986
C1987
C1988
C1989
C1990
C1991
C1992
C1993
C1994
C1995
C1996
C1997
C1998
C1999
C2000
C2001
C2002
C2003
C2004
C2005
C2006
C2007
C2008
C2009
C2010
C2011
C2012
C2013
C2014
C2015
C2016
C2017
C2018
C2019
C2020
C2021
C2022
C2023
C2024
C2025
C2026
C2027
C2028
C2029
C2030
C2031
C2032
C2033
C2034
C2035
C2036
C2037
C2038
C2039
C2040
C2041
C2042
C2043
C2044
C2045
C2046
C2047
C2048
C2049
C2050
C2051
C2052
C2053
C2054
C2055
C2056
C2057
C2058
C2059
C2060
C2061
C2062
C2063
C2064
C2065
C2066
C2067
C2068
C2069
C2070
C2071
C2072
C2073
C2074
C2075
C2076
C2077
C2078
C2079
C2080
C2081
C2082
C2083
C2084
C2085
C2086
C2087
C2088
C2089
C2090
C2091
C2092
C2093
C2094
C2095
C2096
C2097
C2098
C2099
C2100
C2101
C2102
C2103
C2104
C2105
C2106
C2107
C2108
C2109
C2110
C2111
C2112
C2113
C2114
C2115
C2116
C2117
C2118
C2119
C2120
C2121
C2122
C2123
C2124
C2125
C2126
C2127
C2128
C2129
C2130
C2131
C2132
C2133
C2134
C2135
C2136
C2137
C2138
C2139
C2140
C2141
C2142
C2143
C2144
C2145
C2146
C2147
C2148
C2149
C2150
C2151
C2152
C2153
C2154
C2155
C2156
C2157
C2158
C2159
C2160
C2161
C2162
C2163
C2164
C2165
C2166
C2167
C2168
C2169
C2170
C2171
C2172
C2173
C2174
C2175
C2176
C2177
C2178
C2179
C2180
C2181
C2182
C2183
C2184
C2185
C2186
C2187
C2188
C2189
C2190
C2191
C2192
C2193
C2194
C2195
C2196
C2197
C2198
C2199
C2200
C2201
C2202
C2203
C2204
C2205
C2206
C2207
C2208
C2209
C2210
C2211
C2212
C2213
C2214
C2215
C2216
C2217
C2218
C2219
C2220
C2221
C2222
C2223
C2224
C2225
C2226
C2227
C2228
C2229
C2230
C2231
C2232
C2233
C2234
C2235
C2236
C2237
C2238
C2239
C2240
C2241
C2242
C2243
C2244
C2245
C2246
C2247
C2248
C2249
C2250
C2251
C2252
C2253
C2254
C2255
C2256
C2257
C2258
C2259
C2260
C2261
C2262
C2263
C2264
C2265
C2266
C2267
C2268
C2269
C2270
C2271
C2272
C2273
C2274
C2275
C2276
C2277
C2278
C2279
C2280
C2281
C2282
C2283
C2284
C2285
C2286
C2287
C2288
C2289
C2290
C2291
C2292
C2293
C2294
C2295
C2296
C2297
C2298
C2299
C2300
C2301
C2302
C2303
C2304
C2305
C2306
C2307
C2308
C2309
C2310
C2311
C2312
C2313
C2314
C2315
C2316
C2317
C2318
C2319
C2320
C2321
C2322
C2323
C2324
C2325
C2326
C2327
C2328
C2329
C2330
C2331
C2332
C2333
C2334
C2335
C2336
C2337
C2338
C2339
C2340
C2341
C2342
C2343
C2344
C2345
C2346
C2347
C2348
C2349
C2350
C2351
C2352
C2353
C2354
C2355
C2356
C2357
C2358
C2359
C2360
C2361
C2362
C2363
C2364
C2365
C2366
C2367
C2368
C2369
C2370
C2371
C2372
C2373
C2374
C2375
C2376
C2377
C2378
C2379
C2380
C2381
C2382
C2383
C2384
C2385
C2386
C2387
C2388
C2389
C2390
C2391
C2392
C2393
C2394
C2395
C2396
C2397
C2398
C2399
C2400
C2401
C2402
C2403
C2404
C2405
C2406
C2407
C2408
C2409
C2410
C2411
C2412
C2413
C2414
C2415
C2416
C2417
C2418
C2419
C2420
C2421
C2422
C2423
C2424
C2425
C2426
C2427
C2428
C2429
C2430
C2431
C2432
C2433
C2434
C2435
C2436
C2437
C2438
C2439
C2440
C2441
C2442
C2443
C2444
C2445
C2446
C2447
C2448
C2449
C2450
C2451
C2452
C2453
C2454
C2455
C2456
C2457
C2458
C2459
C2460
C2461
C2462
C2463
C2464
C2465
C2466
C2467
C2468
C2469
C2470
C2471
C2472
C2473
C2474
C2475
C2476
C2477
C2478
C2479
C2480
C2481
C2482
C2483
C2484
C2485
C2486
C2487
C2488
C2489
C2490
C2491
C2492
C2493
C2494
C2495
C2496
C2497
C2498
C2499
C2500
C2501
C2502
C2503
C2504
C2505
C2506
C2507
C2508
C2509
C2510
C2511
C2512
C2513
C2514
C2515
C2516
C2517
C2518
C2519
C2520
C2521
C2522
C2523
C2524
C2525
C2526
C2527
C2528
C2529
C2530
C2531
C2532
C2533
C2534
C2535
C2536
C2537
C2538
C2539
C2540
C2541
C2542
C2543
C2544
C2545
C2546
C2547
C2548
C2549
C2550
C2551
C2552
C2553
C2554
C2555
C2556
C2557
C2558
C2559
C2560
C2561
C2562
C2563
C2564
C2565
C2566
C2567
C2568
C2569
C2570
C2571
C2572
C2573
C2574
C2575
C2576
C2577
C2578
C2579
C2580
C2581
C2582
C2583
C2584
C2585
C2586
C2587
C2588
C2589
C2590
C2591
C2592
C2593
C2594
C2595
C2596
C2597
C2598
C2599
C2600
C2601
C2602
C2603
C2604
C2605
C2606
C2607
C2608
C2609
C2610
C2611
C2612
C2613
C2614
C2615
C2616
C2617
C2618
C2619
C2620
C2621
C2622
C2623
C2624
C2625
C2626
C2627
C2628
C2629
C2630
C2631
C2632
C2633
C2634
C2635
C2636
C2637
C2638
C2639
C2640
C2641
C2642
C2643
C2644
C2645
C2646
C2647
C2648
C2649
C2650
C2651
C2652
C2653
C2654
C2655
C2656
C2657
C2658
C2659
C2660
C2661
C2662
C2663
C2664
C2665
C2666
C2667
C2668
C2669
C2670
C2671
C2672
C2673
C2674
C2675
C2676
C2677
C2678
C2679
C2680
C2681
C2682
C2683
C2684
C2685
C2686
C2687
C2688
C2689
C2690
C2691
C2692
C2693
C2694
C2695
C2696
C2697
C2698
C2699
C2700
C2701
C2702
C2703
C2704
C2705
C2706
C2707
C2708
C2709
C2710
C2711
C2712
C2713
C2714
C2715
C2716
C2717
C2718
C2719
C2720
C2721
C2722
C2723
C2724
C2725
C2726
C2727
C2728
C2729
C2730
C2731
C2732
C2733
C2734
C2735
C2736
C2737
C2738
C2739
C2740
C2741
C2742
C2743
C2744
C2745
C2746
C2747
C2748
C2749
C2750
C2751
C2752
C2753
C2754
C2755
C2756
C2757
C2758
C2759
C2760
C2761
C2762
C2763
C2764
C2765
C2766
C2767
C2768
C2769
C2770
C2771
C2772
C2773
C2774
C2775
C2776
C2777
C2778
C2779
C2780
C2781
C2782
C2783
C2784
C2785
C2786
C2787
C2788
C2789
C2790
C2791
C2792
C2793
C2794
C2795
C2796
C2797
C2798
C2799
C2800
C2801
C2802
C2803
C2804
C2805
C2806
C2807
C2808
C2809
C2810
C2811
C2812
C2813
C2814
C2815
C2816
C2817
C2818
C2819
C2820
C2821
C2822
C2823
C2824
C2825
C2826
C2827
C2828
C2829
C2830
C2831
C2832
C2833
C2834
C2835
C2836
C2837
C2838
C2839
C2840
C2841
C2842
C2843
C2844
C2845
C2846
C2847
C2848
C2849
C2850
C2851
C2852
C2853
C2854
C2855
C2856
C2857
C2858
C2859
C2860
C2861
C2862
C2863
C2864
C2865
C2866
C2867
C2868
C2869
C2870
C2871
C2872
C2873
C2874
C2875
C2876
C2877
C2878
C2879
C2880
C2881
C2882
C2883
C2884
C2885
C2886
C2887
C2888
C2889
C2890
C2891
C2892
C2893
C2894
C2895
C2896
C2897
C2898
C2899
C2900
C2901
C2902
C2903
C2904
C2905
C2906
C2907
C2908
C2909
C2910
C2911
C2912
C2913
C2914
C2915
C2916
C2917
C2918
C2919
C2920
C2921
C2922
C2923
C2924
C2925
C2926
C2927
C2928
C2929
C2930
C2931
C2932
C2933
C2934
C2935
C2936
C2937
C2938
C2939
C2940
C2941
C2942
C2943
C2944
C2945
C2946
C2947
C2948
C2949
C2950
C2951
C2952
C2953
C2954
C2955
C2956
C2957
C2958
C2959
C2960
C2961
C2962
C2963
C2964
C2965
C2966
C2967
C2968
C2969
C2970
C2971
C2972
C2973
C2974
C2975
C2976
C2977
C2978
C2979
C2980
C2981
C2982
C2983
C2984
C2985
C2986
C2987
C2988
C2989
C2990
C2991
C2992
C2993
C2994
C2995
C2996
C2997
C2998
C2999
C3000
C3001
C3002
C3003
C3004
C3005
C3006
C3007
C3008
C3009
C3010
C3011
C3012
C3013
C3014
C3015
C3016
C3017
C3018
C3019
C3020
C3021
C3022
C3023
C3024
C3025
C3026
C3027
C3028
C3029
C3030
C3031
C3032
C3033
C3034
C3035
C3036
C3037
C3038
C3039
C3040
C3041
C3042
C3043
C3044
C3045
C3046
C3047
C3048
C3049
C3050
C3051
C3052
C3053
C3054
C3055
C3056
C3057
C3058
C3059
C3060
C3061
C3062
C3063
C3064
C3065
C3066
C3067
C3068
C3069
C3070
C3071
C3072
C3073
C3074
C3075
C3076
C3077
C3078
C3079
C3080
C3081
C3082
C3083
C3084
C3085
C3086
C3087
C3088
C3089
C3090
C3091
C3092
C3093
C3094
C3095
C3096
C3097
C3098
C3099
C3100
C3101
C3102
C3103
C3104
C3105
C3106
C3107
C3108
C3109
C3110
C3111
C3112
C3113
C3114
C3115
C3116
C3117
C3118
C3119
C3120
C3121
C3122
C3123
C3124
C3125
C3126
C3127
C3128
C3129
C3130
C3131
C3132
C3133
C3134
C3135
C3136
C3137
C3138
C3139
C3140
C3141
C3142
C3143
C3144
C3145
C3146
C3147
C3148
C3149
C3150
C3151
C3152
C3153
C3154
C3155
C3156
C3157
C3158
C3159
C3160
C3161
C3162
C3163
C3164
C3165
C3166
C3167
C3168
C3169
C3170
C3171
C3172
C3173
C3174
C3175
C3176
C3177
C3178
C3179
C3180
C3181
C3182
C3183
C3184
C3185
C3186
C3187
C3188
C3189
C3190
C3191
C3192
C3193
C3194
C3195
C3196
C3197
C3198
C3199
C3200
C3201
C3202
C3203
C3204
C3205
C3206
C3207
C3208
C3209
C3210
C3211
C3212
C3213
C3214
C3215
C3216
C3217
C3218
C3219
C3220
C3221
C3222
C3223
C3224
C3225
C3226
C3227
C3228
C3229
C3230
C3231
C3232
C3233
C3234
C3235
C3236
C3237
C3238
C3239
C3240
C3241
C3242
C3243
C3244
C3245
C3246
C3247
C3248
C3249
C3250
C3251
C3252
C3253
C3254
C3255
C3256
C3257
C3258
C3259
C3260
C3261
C3262
C3263
C3264
C3265
C3266
C3267
C3268
C3269
C3270
C3271
C3272
C3273
C3274
C3275
C3276
C3277
C3278
C3279
C3280
C3281
C3282
C3283
C3284
C3285
C3286
C3287
C3288
C3289
C3290
C3291
C3292
C3293
C3294
C3295
C3296
C3297
C3298
C3299
C3300
C3301
C3302
C3303
C3304
C3305
C3306
C3307
C3308
C3309
C3310
C3311
C3312
C3313
C3314
C3315
C3316
C3317
C3318
C3319
C3320
C3321
C3322
C3323
C3324
C3325
C3326
C3327
C3328
C3329
C3330
C3331
C3332
C3333
C3334
C3335
C3336
C3337
C3338
C3339
C3340
C3341
C3342
C3343
C3344
C3345
C3346
C3347
C3348
C3349
C3350
C3351
C3352
C3353
C3354
C3355
C3356
C3357
C3358
C3359
C3360
C3361
C3362
C3363
C3364
C3365
C3366
C3367
C3368
C3369
C3370
C3371
C3372
C3373
C3374
C3375
C3376
C3377
C3378
C3379
C3380
C3381
C3382
C3383
C3384
C3385
C3386
C3387
C3388
C3389
C3390
C3391
C3392
C3393
C3394
C3395
C3396
C3397
C3398
C3399
C3400
C3401
C3402
C3403
C3404
C3405
C3406
C3407
C3408
C3409
C3410
C3411
C3412
C3413
C3414
C3415
C3416
C3417
C3418
C3419
C3420
C3421
C3422
C3423
C3424
C3425
C3426
C3427
C3428
C3429
C3430
C3431
C3432
C3433
C3434
C3435
C3436
C3437
C3438
C3439
C3440
C3441
C3442
C3443
C3444
C3445
C3446
C3447
C3448
C3449
C3450
C3451
C3452
C3453
C3454
C3455
C3456
C3457
C3458
C3459
C3460
C3461
C3462
C3463
C3464
C3465
C3466
C3467
C3468
C3469
C3470
C3471
C3472
C3473
C3474
C3475
C3476
C3477
C3478
C3479
C3480
C3481
C3482
C3483
C3484
C3485
C3486
C3487
C3488
C3489
C3490
C3491
C3492
C3493
C3494
C3495
C3496
C3497
C3498
C3499
C3500
C3501
C3502
C3503
C3504
C3505
C3506
C3507
C3508
C3509
C3510
C3511
C3512
C3513
C3514
C3515
C3516
C3517
C3518
C3519
C3520
C3521
C3522
C3523
C3524
C3525
C3526
C3527
C3528
C3529
C3530
C3531
C3532
C3533
C3534
C3535
C3536
C3537
C3538
C3539
C3540
C3541
C3542
C3543
C3544
C3545
C3546
C3547
C3548
C3549
C3550
C3551
C3552
C3553
C3554
C3555
C3556
C3557
C3558
C3559
C3560
C3561
C3562
C3563
C3564
C3565
C3566
C3567
C3568
C3569
C3570
C3571
C3572
C3573
C3574
C3575
C3576
C3577
C3578
C3579
C3580
C3581
C3582
C3583
C3584
C3585
C3586
C3587
C3588
C3589
C3590
C3591
C3592
C3593
C3594
C3595
C3596
C3597
C3598
C3599
C3600
C3601
C3602
C3603
C3604
C3605
C3606
C3607
C3608
C3609
C3610
C3611
C3612
C3613
C3614
C3615
C3616
C3617
C3618
C3619
C3620
C3621
C3622
C3623
C3624
C3625
C3626
C3627
C3628
C3629
C3630
C3631
C3632
C3633
C3634
C3635
C3636
C3637
C3638
C3639
C3640
C3641
C3642
C3643
C3644
C3645
C3646
C3647
C3648
C3649
C3650
C3651
C3652
C3653
C3654
C3655
C3656
C3657
C3658
C3659
C3660
C3661
C3662
C3663
C3664
C3665
C3666
C3667
C3668
C3669
C3670
C3671
C3672
C3673
C3674
C3675
C3676
C3677
C3678
C3679
C3680
C3681
C3682
C3683
C3684
C3685
C3686
C3687
C3688
C3689
C3690
C3691
C3692
C3693
C3694
C3695
C3696
C3697
C3698
C3699
C3700
C3701
C3702
C3703
C3704
C3705
C3706
C3707
C3708
C3709
C3710
C3711
C3712
C3713
C3714
C3715
C3716

811
Know what's below.
Call before you dig.

LEGEND
- VEHICLE PATH
- TIRES
- VEHICLE BODY


RAY MCCALL & KATHY MCCALL MAP 63L, GRP D, PAR. 1.00 BK 4651, PG. 808, R.O.W.C., TN.
JSMS HOLDINGS, LLC MAP 63L, GRP D, PAR. 3.00 BK 6883, PG. 697, R.O.W.C., TN.
FRANKLIN 240, LLC MAP 63L, GRP D, PAR. 4.00 BK 7860, PG. 538, R.O.W.C., TN.
MICHAEL HENRY & JOHNNY HENRY MAP 63L, GRP D, PAR. 5.00 BK 6302, PG. 211, R.O.W.C., TN.
31-W REALTY, LLC MAP 63L, GRP D, PAR. 6.00 BK 5450, PG. 300, R.O.W.C., TN.
FRANKLIN 240, LLC MAP 63L, GRP D, PAR. 7.00 BK 7068, PG. 113, R.O.W.C., TN.
FRANKLIN 240, LLC MAP 63L, GRP D, PAR. 8.00 BK 7018, PG. 193, R.O.W.C., TN.
FRANKLIN 240, LLC MAP 63L, GRP D, PAR. 9.00 BK 6332, PG. 720, R.O.W.C., TN.
FRANKLIN 240, LLC MAP 63L, GRP D, PAR. 10.01 BK 7164, PG. 379, R.O.W.C., TN.
FRANKLIN 240, LLC MAP 63L, GRP D, PAR. 10.00 BK 6621, PG. 301, R.O.W.C., TN.
GERALD W. ROBESON, TRUSTEE THE ROBERT E. ROBESON 2002 TRUST MAP 63L, GRP D, PAR. 11.00 BK 6829, PG. 228, R.O.W.C., TN.
S58°12'41"E 1649.70'
INGRESS/EGRESS & PUE EASEMENT PB. 982
TO PLACE BK. 7100, PG. 108 (TEMP. ESMT.)
PROPOSED FIRE HYDRANT
PROPOSED TRASH DUMPSTERS
EXISTING FIRE HYDRANT
EXISTING FIRE HYDRANT
EXISTING FIRE HYDRANT
EXISTING FIRE HYDRANT
EXISTING FIRE HYDRANT
FACTORY AT FRANKLIN, LLC MAP 63M, GRP A, PAR. 21.00, BK 5680, PG. 76, R.O.W.C., TN.
FRANKLIN ROAD (US31 (SR6)) (MAIN ARTERIAL, 2 WAY)
LIBERTY PIKE (MINOR ARTERIAL ROW VARIES)
JAMISON STATION
MIDDLE EIGHT PROPOSED IMPROVEMENTS COF # 8438
DUKES SPRING LOCAL STREET ROW VARIES
L & N RAILROAD ROW
RAILROAD TRACKS
20' SIGHT DISTANCE ESMT CITY OF FRANKLIN (INST. #R8085-02 (SEE NOTE #7))
ITEM #16 CHAPEL ROW
GATE
GATE
GATE

Know what's below. Call before you dig.

LEGEND

- DW — DOMESTIC WATER SERVICE
- G — GAS SERVICE
- SAN — SANITARY SEWER SERVICE
- OH-E — OVERHEAD ELECTRIC SERVICE
- OH-T — OVERHEAD TELEPHONE SERVICE
- UD — PERVIOUS PAVEMENT UNDERDRAIN
- RD — ROOF DRAIN TRUNK LINE
- STORM PIPE (SEE PLANS FOR MATERIAL).
- 562 — EXISTING CONTOUR
- 562 — PROPOSED CONTOUR
- DRIVEWAY CENTERLINE
- PROPERTY LINE
- SANITARY SEWER MANHOLE
- STORM SEWER MANHOLE
- CURB INLET
- CATCH BASIN
- NYLOPLAST DRAIN BASIN
- ELECTRIC/COMMUNICATION POLE
- XXX.XX / XXX.XX — TOP OF CURB SPOT ELEVATION / BOTTOM OF CURB SPOT ELEVATION
- TW:XXX.XX / BW:XXX.XX — RETAINING WALL TOP OF WALL / FINISHED GRADE AT BOTTOM OF WALL

UTILITY NETWORK NARRATIVE:

THE PROPOSED PROJECT WILL UTILIZE EXISTING UTILITIES ON THE SITE TO PROVIDE WATER, SANITARY SEWER, ELECTRIC, GAS AND COMMUNICATION. IF ONSITE UTILITIES ARE NOT SUFFICIENT FOR THE PROPOSED USE, ADJACENT PUBLIC UTILITIES WILL BE TAPPED FOR SERVICE. COF WILL SERVE THE SITE WITH WATER AND SANITARY SEWER.

UTILITY DEPTH NOTE:

ALL PUBLIC UTILITIES (WATER,SEWER, STORM) TO COMPLY WITH CITY OF FRANKLIN MINIMUM DEPTH AND MAXIMUM DEPTH SPECIFICATIONS.

MILL AND OVERLAY NOTE:

PER COF REQUIREMENTS, CONTRACTOR TO ASSUME MILL AND OVERLAY OF FULL LANE WIDTH FOR ANY PUBLIC ROW PAVEMENT THAT IS DISTURBED FOR UTILITY INSTALL OR OTHER CONSTRUCTION OPERATIONS.

COF FIRE HYDRANT FLOW DATA:

FLOWING HYDRANT (LIBERTY PIKE & DANIELS DRIVE)
STATIC - 85 PSI
FLOW (PITOT) - 50 PSI

MONITORING HYDRANT (DANIELS DRIVE & JAMISON STATION LANE)
STATIC - 92 PSI
RESIDUAL - 80 PSI

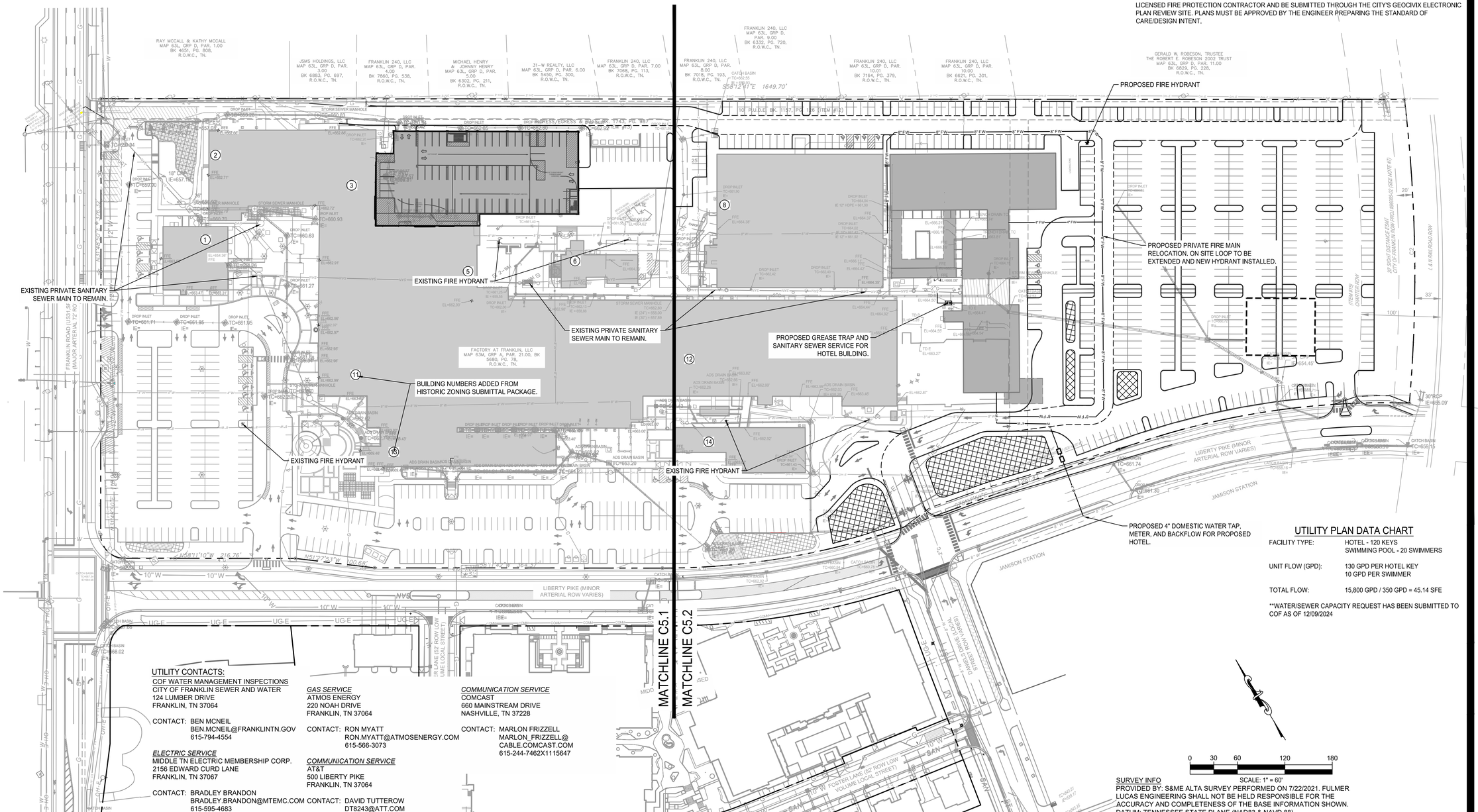
FLOW @ 20 PSI = 3,122 GPM
PERFORMED BY JEFF PRICHARD OF ALLSTAR FIRE PROTECTION INC. ON 6/12/2024

CITY OF FRANKLIN WATER & SEWER GENERAL NOTES

1. ALL PERSONS WHO UNDERTAKE THE CONSTRUCTION OF WATER, SEWER AND/OR RECLAIMED WATER LINES LOCATED IN, OR AFFECTING SERVICES PROVIDED BY THE CITY OF FRANKLIN SHALL COMPLY WITH THE REQUIREMENTS AND REGULATIONS SET FORTH IN THE "GENERAL REQUIREMENTS & TECHNICAL SPECIFICATIONS, WATER MANAGEMENT DEPARTMENT, CITY OF FRANKLIN, TENNESSEE" LATEST EDITION, ALONG WITH ANY AMENDMENTS, ADDITIONS, OR ALTERATION THAT MAY THEREAFTER BE ADOPTED BY THE BOARD OF MAYOR AND ALDERMEN BY RESOLUTION.
2. CONTRACTOR SHALL OBTAIN WATER & SEWER INFRASTRUCTURE INSTALLATION PERMIT PRIOR TO SCHEDULING REQUIRED PRE-CONSTRUCTION SITE MEETING. CONTRACTOR SHALL COMPLETE THE PRE- CONSTRUCTION SITE MEETING PRIOR TO COMMENCING WITH CONSTRUCTION.
3. CONTRACTOR SHALL OBTAIN AND KEEP ALL OF THE FOLLOWING ITEMS ON THE JOBSITE AT ALL TIMES DURING CONSTRUCTION:
   A. APPROVED, STAMPED AND SIGNED WATER AND/OR SEWER PLANS
   B. WATER & SEWER INFRASTRUCTURE INSTALLATION PERMIT, WITH ALL STEPS COMPLETED AND SIGNED BY APPROPRIATE CITY EMPLOYEES.
   C. COPY OF APPROVED AVAILABILITY REQUEST RESPONSE LETTER.
   D. A COPY OF ALL APPROVED CUT SHEETS.
4. ACCEPTANCE OF CITY OF FRANKLIN PUBLIC WATER INFRASTRUCTURE, SANITARY SEWER INFRASTRUCTURE AND/OR RECLAIMED WATER INFRASTRUCTURE SHALL BECOME THE RESPONSIBILITY OF THE CITY OF FRANKLIN, TN FOLLOWING APPROVAL FROM THE CITY OF FRANKLIN INSPECTORS AND ACCEPTANCE BY THE FRANKLIN MUNICIPAL PLANNING COMMISSION. THE ACCEPTANCE DATE SHALL BE BASED ON THE DAY MAINTENANCE SURETIES ARE ESTABLISHED BY THE FRANKLIN MUNICIPAL PLANNING COMMISSION.
5. PRIOR TO THE ACCEPTANCE OF CITY OF FRANKLIN PUBLIC WATER INFRASTRUCTURE, SANITARY SEWER INFRASTRUCTURE AND/OR RECLAIMED WATER INFRASTRUCTURE, THE CONTRACTOR SHALL BE REQUIRED TO SUBMIT AS-BUILT DRAWINGS TO THE WATER MANAGEMENT DEPARTMENT.
6. ALL OFF-SITE WORK WITHIN THE PUBLIC RIGHT-OF-WAY SHALL REQUIRE AN APPROVED TRAFFIC CONTROL PLAN WHICH COMPLIES WITH THE MUTCD. NO OFF-SITE EXCAVATION MAY BE UNDERTAKEN IN ANY STREET, ROAD, ALLEY OR RIGHT-OF-WAY OF ANY UTILITY OR TEMPORARY CONSTRUCTION EASEMENT OF THE CITY OF FRANKLIN BY ANY ENTITY UNLESS 72-HOUR NOTICE HAS BEEN GIVEN TO THE CITY OF FRANKLIN TRAFFIC OPERATIONS CENTER. THE CONTRACTOR SHALL HAVE AN APPROVED TRAFFIC CONTROL PLAN ONSITE DURING CONSTRUCTION.
7. ANY DAMAGES CAUSED TO EXISTING UTILITIES DURING CONSTRUCTION SHALL, AT HIS OWN EXPENSE, BE REPLACED OR REPAIRED TO ORIGINAL CONDITION AND QUALITY, AS APPROVED BY THE OWNER AND REPRESENTATIVE OF THE APPROPRIATE UTILITY COMPANY, BY THE CONTRACTOR.

UTILITY NOTES:

1. ALL PIPES UNDER EXISTING PAVED AREAS SHALL BE BACKFILLED TO TOP OF SUBGRADE WITH CRUSHED STONE UNLESS PUBLIC WORKS SPECIFICATIONS REQUIRE FLOWABLE FILL.
2. WHERE SEWER LINES PASS OVER OR WITHIN 1.5' OF WATER MAINS, THE SEWER SHALL BE ENCASED IN CONCRETE.
3. ALL PAVED AREAS SHALL BE CONSTRUCTED TO SUBGRADE AND ALL PROPOSED FILLS SHALL BE MADE AND COMPACTED PRIOR TO CONSTRUCTION OF SANITARY SEWERS.
4. PROPOSED SEWER LINES INSTALLED WITHIN NATURAL EARTH MAY BE SDR265 PVC. PROPOSED SEWER LINES LESS THAN 12 FEET DEEP TO BE PVC AND PROPOSED SEWER LINES GREATER THAN 12 FEET DEEP TO BE DUCTILE IRON.
5. THE CONTRACTOR IS RESPONSIBLE FOR ALL HORIZONTAL AND VERTICAL BENDS, JOINTS, AND FITTINGS REQUIRED TO CONSTRUCT UTILITIES.
6. THE CONTRACTOR SHALL VERIFY THE EXISTING INVERT ELEVATIONS OF SANITARY SEWERS PRIOR TO CONSTRUCTION.
7. A MINIMUM OF 3' OF GROUND COVER SHALL BE MAINTAINED OVER ALL PROPOSED SANITARY SEWER MAINS.
8. SEE MECHANICAL AND PLUMBING DRAWINGS FOR EXACT LOCATIONS OF SEWER CONNECTIONS, WATER CONNECTIONS, AND GAS CONNECTIONS. THE UTILITY CONTRACTOR IS TO INSTALL PROPOSED UTILITIES TO WITHIN 5' OF THE BUILDING LINE. A LICENSED SPRINKLER CONTRACTOR MUST INSTALL SPRINKLER SYSTEM PIPING FROM POINT OF SERVICE, IF APPLICABLE.
9. ALL UTILITY INSTALLATION IS TO BE DONE IN ACCORDANCE WITH THE LOCAL STANDARDS OR OTHER APPLICABLE CODES.
10. CURRENT SERVICE TO EXISTING STRUCTURES SHALL NOT BE INTERRUPTED WITHOUT ADVANCED WRITTEN PERMISSION FROM THE OWNER.
11. CONTRACTOR SHALL BID AND PERFORM THE WORK IN ACCORDANCE WITH ALL LOCAL, STATE, AND NATIONAL CODES AND THE REQUIREMENTS OF THE LOCAL UTILITY COMPANIES.
12. THE CONTRACTOR SHALL VERIFY THE EXACT LOCATION AND INVERT OF ALL EXISTING UTILITIES AND STORM DRAINAGE. TAKE CARE TO PROTECT UTILITIES THAT ARE TO REMAIN. REPAIR TO CONTRACTOR-CAUSED DAMAGE ACCORDING TO LOCAL STANDARDS AND AT THE CONTRACTOR'S EXPENSE. CONTRACTOR TO COORDINATE ALL CONSTRUCTION WITH THE APPROPRIATE UTILITY COMPANY.
13. UNDERGROUND FIRE MAIN SHOP DRAWINGS MUST BE SUBMITTED TO THE FIRE DEPARTMENT FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION. BE ADVISED THAT APPROVAL OF THE UNDERGROUND FIRE MAIN PLANS IS SEPARATE FORM THE APPROVAL OF THE SITE/UTILITY PLANS. PLANS MUST BE PREPARED BY A TN LICENSED FIRE PROTECTION CONTRACTOR AND BE SUBMITTED THROUGH THE CITY'S GEOCIVIX ELECTRONIC PLAN REVIEW SITE. PLANS MUST BE APPROVED BY THE ENGINEER PREPARING THE STANDARD OF CARE/DESIGN INTENT.


RAY MCCALL & KATHY MCCALL MAP 63L, GRP D, PAR. 1.00 BK 4651, PG. 808, R.O.W.C., TN.
JSMS HOLDINGS, LLC MAP 63L, GRP D, PAR. 3.00 BK 6883, PG. 697, R.O.W.C., TN.
FRANKLIN 240, LLC MAP 63L, GRP D, PAR. 4.00 BK 7860, PG. 538, R.O.W.C., TN.
MICHAEL HENRY & JOHNNY HENRY MAP 63L, GRP D, PAR. 5.00 BK 6302, PG. 211, R.O.W.C., TN.
31-W REALTY, LLC MAP 63L, GRP D, PAR. 6.00 BK 5450, PG. 300, R.O.W.C., TN.
FRANKLIN 240, LLC MAP 63L, GRP D, PAR. 7.00 BK 7068, PG. 113, R.O.W.C., TN.
FRANKLIN 240, LLC MAP 63L, GRP D, PAR. 8.00 BK 7018, PG. 193, R.O.W.C., TN.
FRANKLIN 240, LLC MAP 63L, GRP D, PAR. 9.00 BK 6332, PG. 720, R.O.W.C., TN.
FRANKLIN 240, LLC MAP 63L, GRP D, PAR. 10.01 BK 7164, PG. 379, R.O.W.C., TN.
FRANKLIN 240, LLC MAP 63L, GRP D, PAR. 10.00 BK 6621, PG. 301, R.O.W.C., TN.
GERALD W. ROBESON, TRUSTEE THE ROBERT E. ROBESON 2002 TRUST MAP 63L, GRP D, PAR. 11.00 BK 6829, PG. 228, R.O.W.C., TN.
S58°12'41"E 1649.70'
10' PUDDE BK 1152, PG 196 (ITEM #12)
PROPOSED FIRE HYDRANT
PROPOSED PRIVATE FIRE MAIN RELOCATION. ON SITE LOOP TO BE EXTENDED AND NEW HYDRANT INSTALLED.
EXISTING FIRE HYDRANT
EXISTING PRIVATE SANITARY SEWER MAIN TO REMAIN.
PROPOSED GREASE TRAP AND SANITARY SEWER SERVICE FOR HOTEL BUILDING.
BUILDING NUMBERS ADDED FROM HISTORIC ZONING SUBMITTAL PACKAGE.
PROPOSED 4" DOMESTIC WATER TAP, METER, AND BACKFLOW FOR PROPOSED HOTEL.
FACTORY AT FRANKLIN, LLC MAP 63M, GRP A, PAR. 21.00, BK 5680, PG. 78, R.O.W.C., TN.
FRANKLIN ROAD (US31 AND MAJOR ARTERIAL 72' ROW)
LIBERTY PIKE (MINOR ARTERIAL ROW VARIES)
JAMISON STATION
DANIELS DRIVE (62' ROW LOW VOLUME LOCAL STREET)
FOSTER LANE (52' ROW LOW VOLUME LOCAL STREET)
MATCHLINE C5.1
MATCHLINE C5.2
N48°11'10"W 216.76'
N51°27'53"W 100.64'
20' SIGHT DISTANCE EASEMENT CITY OF FRANKLIN MTSP/PROJ #R0009-02 (SEE NOTE #7)
30"RCP IE=655.09'
CATCH BASIN TC=659.15 IE=
CATCH BASIN TC=661.74 IE=
CATCH BASIN TC=661.30 IE=
CATCH BASIN TC=660.70 IE=
CATCH BASIN TC=660.51 IE=
CATCH BASIN TC=660.02 IE=
CATCH BASIN TC=664.78 IE=
CATCH BASIN TC=663.20 IE=
CATCH BASIN TC=663.23 IE=
CATCH BASIN TC=661.43 IE=
CATCH BASIN TC=661.71 IE=
CATCH BASIN TC=661.86 IE=
CATCH BASIN TC=661.95 IE=
CATCH BASIN TC=661.27 IE=
CATCH BASIN TC=660.63 IE=
CATCH BASIN TC=660.93 IE=
CATCH BASIN TC=659.94 IE=
CATCH BASIN TC=659.90 IE=
CATCH BASIN TC=657.86 IE=
CATCH BASIN TC=657.66 IE=
CATCH BASIN TC=657.66 IE=
CATCH BASIN TC=657.66

811
Know what's below.
Call before you dig.

UTILITY CONTACTS:

COF WATER MANAGEMENT INSPECTIONS
CITY OF FRANKLIN SEWER AND WATER
124 LUMBER DRIVE
FRANKLIN, TN 37064

CONTACT: BEN MCNEIL
BEN.MCNEIL@FRANKLINTN.GOV
615-794-4554

ELECTRIC SERVICE
MIDDLE TN ELECTRIC MEMBERSHIP CORP.
2156 EDWARD CURD LANE
FRANKLIN, TN 37067

CONTACT: BRADLEY BRANDON
BRADLEY.BRANDON@MTEMC.COM
615-595-4683

GAS SERVICE
ATMOS ENERGY
220 NOAH DRIVE
FRANKLIN, TN 37064

CONTACT: RON MYATT
RON.MYATT@ATMOSENERGY.COM
615-566-3073

COMMUNICATION SERVICE
AT&T
500 LIBERTY PIKE
FRANKLIN, TN 37064

CONTACT: DAVID TUTTEROW
DT8243@ATT.COM
615-595-7816

COMMUNICATION SERVICE
COMCAST
660 MAINSTREAM DRIVE
NASHVILLE, TN 37228

CONTACT: MARLON FRIZZELL
MARLON_FRIZZELL@
CABLE.COMCAST.COM
615-244-7462X1115647

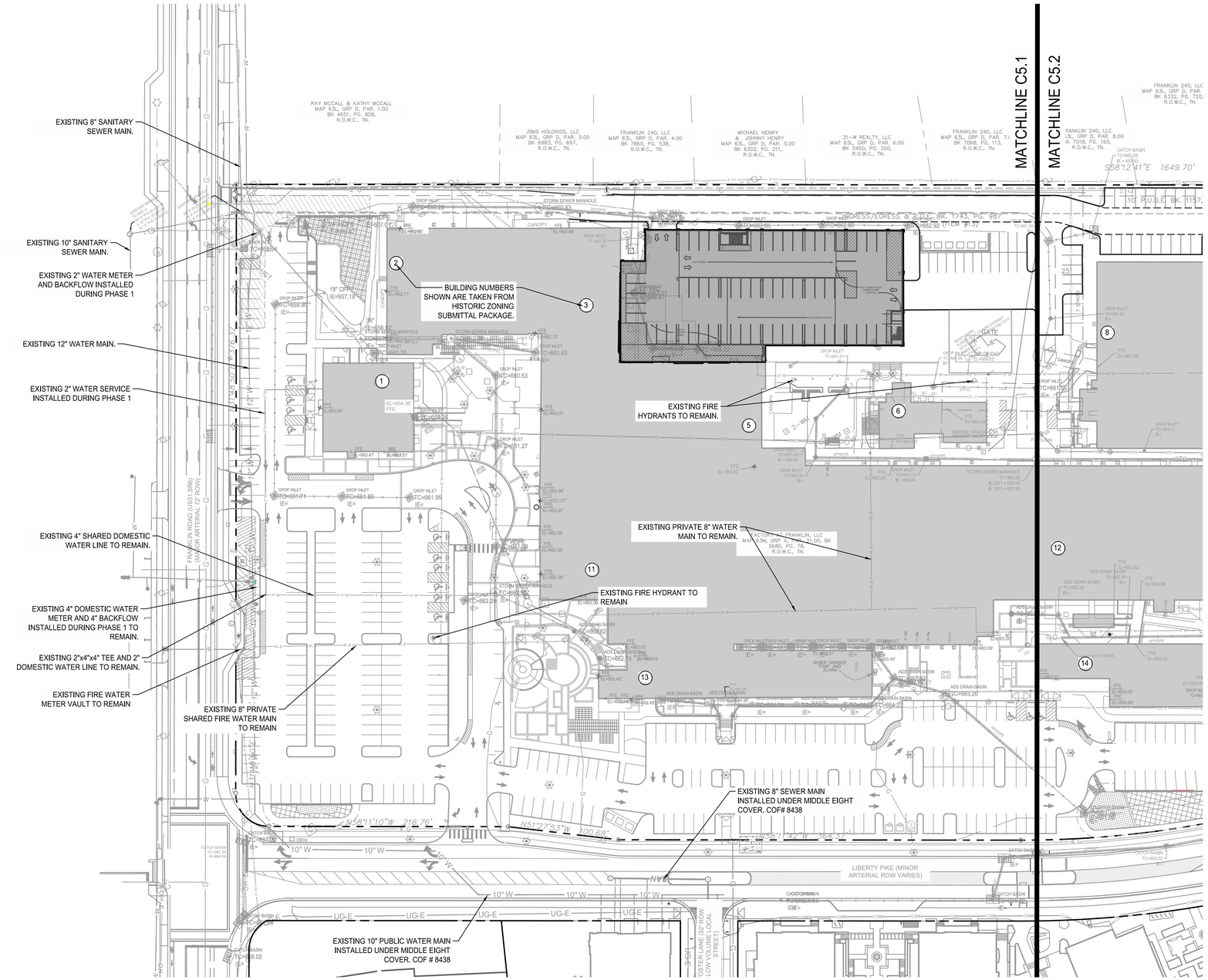
UTILITY NETWORK NARRATIVE:
THE PROPOSED PROJECT WILL UTILIZE EXISTING UTILITIES ON THE SITE TO PROVIDE WATER, SANITARY SEWER, ELECTRIC, GAS AND COMMUNICATION. IF ONSITE UTILITIES ARE NOT SUFFICIENT FOR THE PROPOSED USE, ADJACENT PUBLIC UTILITIES WILL BE TAPPED FOR SERVICE. COF WILL SERVE THE SITE WITH WATER AND SANITARY SEWER.

UTILITY DEPTH NOTE:
ALL PUBLIC UTILITIES (WATER,SEWER, STORM) TO COMPLY WITH CITY OF FRANKLIN MINIMUM DEPTH AND MAXIMUM DEPTH SPECIFICATIONS.

MILL AND OVERLAY NOTE:
PER COF REQUIREMENTS, CONTRACTOR TO ASSUME MILL AND OVERLAY OF FULL LANE WIDTH FOR ANY PUBLIC ROW PAVEMENT THAT IS DISTURBED FOR UTILITY INSTALL OR OTHER CONSTRUCTION OPERATIONS.

LEGEND

- DW — DOMESTIC WATER SERVICE
- G — GAS SERVICE
- SAN — SANITARY SEWER SERVICE
- OH-E — OVERHEAD ELECTRIC SERVICE
- OH-T — OVERHEAD TELEPHONE SERVICE
- UD — PERVIOUS PAVEMENT UNDERDRAIN
- RD — ROOF DRAIN TRUNK LINE
- STORM PIPE (SEE PLANS FOR MATERIAL).
- 562 — EXISTING CONTOUR
- 562 — PROPOSED CONTOUR
- DRIVEWAY CENTERLINE
- PROPERTY LINE
- SANITARY SEWER MANHOLE
- STORM SEWER MANHOLE
- CURB INLET
- CATCH BASIN
- NYLOPLAST DRAIN BASIN
- ELECTRIC/COMMUNICATION POLE
- XXX.XX / XXX.XX — TOP OF CURB SPOT ELEVATION / BOTTOM OF CURB SPOT ELEVATION
- TW:XXX.XX / BW:XXX.XX — TOP OF WALL / FINISHED GRADE AT BOTTOM OF WALL



UTILITY NOTES:

1. ALL PIPES UNDER EXISTING PAVED AREAS SHALL BE BACKFILLED TO TOP OF SUBGRADE WITH CRUSHED STONE UNLESS PUBLIC WORKS SPECIFICATIONS REQUIRE FLOWABLE FILL.
2. WHERE SEWER LINES PASS OVER OR WITHIN 1.5' OF WATER MAINS, THE SEWER SHALL BE ENCASED IN CONCRETE.
3. ALL PAVED AREAS SHALL BE CONSTRUCTED TO SUBGRADE AND ALL PROPOSED FILLS SHALL BE MADE AND COMPACTED PRIOR TO CONSTRUCTION OF SANITARY SEWERS.
4. PROPOSED SEWER LINES INSTALLED WITHIN NATURAL EARTH MAY BE SDR265 PVC. PROPOSED SEWER LINES LESS THAN 12 FEET DEEP TO BE PVC AND PROPOSED SEWER LINES GREATER THAN 12 FEET DEEP TO BE DUCTILE IRON.
5. THE CONTRACTOR IS RESPONSIBLE FOR ALL HORIZONTAL AND VERTICAL BENDS, JOINTS, AND FITTINGS REQUIRED TO CONSTRUCT UTILITIES.
6. THE CONTRACTOR SHALL VERIFY THE EXISTING INVERT ELEVATIONS OF SANITARY SEWERS PRIOR TO CONSTRUCTION.
7. A MINIMUM OF 3' OF GROUND COVER SHALL BE MAINTAINED OVER ALL PROPOSED SANITARY SEWER MAINS.
8. SEE MECHANICAL AND PLUMBING DRAWINGS FOR EXACT LOCATIONS OF SEWER CONNECTIONS, WATER CONNECTIONS, AND GAS CONNECTIONS. THE UTILITY CONTRACTOR IS TO INSTALL PROPOSED UTILITIES TO WITHIN 5' OF THE BUILDING LINE. A LICENSED SPRINKLER CONTRACTOR MUST INSTALL SPRINKLER SYSTEM PIPING FROM POINT OF SERVICE, IF APPLICABLE.
9. ALL UTILITY INSTALLATION IS TO BE DONE IN ACCORDANCE WITH THE LOCAL STANDARDS OR OTHER APPLICABLE CODES.
10. CURRENT SERVICE TO EXISTING STRUCTURES SHALL NOT BE INTERRUPTED WITHOUT ADVANCED WRITTEN PERMISSION FROM THE OWNER.
11. CONTRACTOR SHALL BID AND PERFORM THE WORK IN ACCORDANCE WITH ALL LOCAL, STATE, AND NATIONAL CODES AND THE REQUIREMENTS OF THE LOCAL UTILITY COMPANIES.
12. THE CONTRACTOR SHALL VERIFY THE EXACT LOCATION AND INVERT OF ALL EXISTING UTILITIES AND STORM DRAINAGE. TAKE CARE TO PROTECT UTILITIES THAT ARE TO REMAIN. REPAIR TO CONTRACTOR-CAUSED DAMAGE ACCORDING TO LOCAL STANDARDS AND AT THE CONTRACTOR'S EXPENSE. CONTRACTOR TO COORDINATE ALL CONSTRUCTION WITH THE APPROPRIATE UTILITY COMPANY.
13. UNDERGROUND FIRE MAIN SHOP DRAWINGS MUST BE SUBMITTED TO THE FIRE DEPARTMENT FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION. BE ADVISED THAT APPROVAL OF THE UNDERGROUND FIRE MAIN PLANS IS SEPARATE FORM THE APPROVAL OF THE SITE/UTILITY PLANS. PLANS MUST BE PREPARED BY A TN LICENSED FIRE PROTECTION CONTRACTOR AND BE SUBMITTED THROUGH THE CITY'S GEOCIVIX ELECTRONIC PLAN REVIEW SITE. PLANS MUST BE APPROVED BY THE ENGINEER PREPARING THE STANDARD OF CARE/DESIGN INTENT.

CITY OF FRANKLIN WATER & SEWER GENERAL NOTES

1. ALL PERSONS WHO UNDERTAKE THE CONSTRUCTION OF WATER, SEWER AND/OR RECLAIMED WATER LINES LOCATED IN, OR AFFECTING SERVICES PROVIDED BY THE CITY OF FRANKLIN SHALL COMPLY WITH THE REQUIREMENTS AND REGULATIONS SET FORTH IN THE "GENERAL REQUIREMENTS & TECHNICAL SPECIFICATIONS, WATER MANAGEMENT DEPARTMENT, CITY OF FRANKLIN, TENNESSEE" LATEST EDITION, ALONG WITH ANY AMENDMENTS, ADDITIONS, OR ALTERATION THAT MAY THEREAFTER BE ADOPTED BY THE BOARD OF MAYOR AND ALDERMEN BY RESOLUTION.
2. CONTRACTOR SHALL OBTAIN WATER & SEWER INFRASTRUCTURE INSTALLATION PERMIT PRIOR TO SCHEDULING REQUIRED PRE-CONSTRUCTION SITE MEETING. CONTRACTOR SHALL COMPLETE THE PRE- CONSTRUCTION SITE MEETING PRIOR TO COMMENCING WITH CONSTRUCTION.
3. CONTRACTOR SHALL OBTAIN AND KEEP ALL OF THE FOLLOWING ITEMS ON THE JOBSITE AT ALL TIMES DURING CONSTRUCTION:
   A. APPROVED, STAMPED AND SIGNED WATER AND/OR SEWER PLANS
   B. WATER & SEWER INFRASTRUCTURE INSTALLATION PERMIT, WITH ALL STEPS COMPLETED AND SIGNED BY APPROPRIATE CITY EMPLOYEES.
   C. COPY OF APPROVED AVAILABILITY REQUEST RESPONSE LETTER.
   D. A COPY OF ALL APPROVED CUT SHEETS.
4. ACCEPTANCE OF CITY OF FRANKLIN PUBLIC WATER INFRASTRUCTURE, SANITARY SEWER INFRASTRUCTURE AND/OR RECLAIMED WATER INFRASTRUCTURE SHALL BECOME THE RESPONSIBILITY OF THE CITY OF FRANKLIN, TN FOLLOWING APPROVAL FROM THE CITY OF FRANKLIN INSPECTORS AND ACCEPTANCE BY THE FRANKLIN MUNICIPAL PLANNING COMMISSION. THE ACCEPTANCE DATE SHALL BE BASED ON THE DAY MAINTENANCE SURETIES ARE ESTABLISHED BY THE FRANKLIN MUNICIPAL PLANNING COMMISSION.
5. PRIOR TO THE ACCEPTANCE OF CITY OF FRANKLIN PUBLIC WATER INFRASTRUCTURE, SANITARY SEWER INFRASTRUCTURE AND/OR RECLAIMED WATER INFRASTRUCTURE, THE CONTRACTOR SHALL BE REQUIRED TO SUBMIT AS-BUILT DRAWINGS TO THE WATER MANAGEMENT DEPARTMENT.
6. ALL OFF-SITE WORK WITHIN THE PUBLIC RIGHT-OF-WAY SHALL REQUIRE AN APPROVED TRAFFIC CONTROL PLAN WHICH COMPLIES WITH THE MUTCD. NO OFF-SITE EXCAVATION MAY BE UNDERTAKEN IN ANY STREET, ROAD, ALLEY OR RIGHT-OF-WAY OF ANY UTILITY OR TEMPORARY CONSTRUCTION EASEMENT OF THE CITY OF FRANKLIN BY ANY ENTITY UNLESS 72-HOUR NOTICE HAS BEEN GIVEN TO THE CITY OF FRANKLIN TRAFFIC OPERATIONS CENTER. THE CONTRACTOR SHALL HAVE AN APPROVED TRAFFIC CONTROL PLAN ONSITE DURING CONSTRUCTION.
7. ANY DAMAGES CAUSED TO EXISTING UTILITIES DURING CONSTRUCTION SHALL, AT HIS OWN EXPENSE, BE REPLACED OR REPAIRED TO ORIGINAL CONDITION AND QUALITY, AS APPROVED BY THE OWNER AND REPRESENTATIVE OF THE APPROPRIATE UTILITY COMPANY, BY THE CONTRACTOR.

UTILITY PLAN DATA CHART

FACILITY TYPE:	HOTEL - 120 KEYS SWIMMING POOL - 20 SWIMMERS
UNIT FLOW (GPD):	130 GPD PER HOTEL KEY 10 GPD PER SWIMMER
TOTAL FLOW:	15,800 GPD / 350 GPD = 45.14 SFE

**WATER/SEWER CAPACITY REQUEST HAS BEEN SUBMITTED TO COF AS OF 12/09/2024

COF FIRE HYDRANT FLOW DATA:

FLOWING HYDRANT (LIBERTY PIKE & DANIELS DRIVE)
STATIC - 85 PSI
FLOW (PITOT) - 50 PSI

MONITORING HYDRANT (DANIELS DRIVE & JAMISON STATION LANE)
STATIC - 92 PSI
RESIDUAL - 80 PSI

FLOW @ 20 PSI = 3,122 GPM
PERFORMED BY JEFF PRICHARD OF ALLSTAR FIRE PROTECTION INC. ON 6/12/2024

SURVEY INFO
PROVIDED BY: S&ME ALTA SURVEY PERFORMED ON 7/22/2021. FULMER LUCAS ENGINEERING SHALL NOT BE HELD RESPONSIBLE FOR THE ACCURACY AND COMPLETENESS OF THE BASE INFORMATION SHOWN. DATUM: TENNESSEE STATE PLANE (NAD83 & NAVD 88)

0 25 50 100 150
SCALE: 1" = 50'

GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

FULMER LUCAS

CENTRIC ARCHITECTURE

STONEHILL TAYLOR

HOLLADAY PROPERTIES

THE FACTORY AT FRANKLIN PUD DEVELOPMENT PLAN, REVISION 3
Franklin, Williamson County, Tennessee

THE FACTORY AT FRANKLIN

STATE OF TENNESSEE — JAMES EDWARD FULMER — REGISTERED — No. 101993 — AGRICULTURE — 12/10/2025

INITIAL SUBMITTAL: JANUARY 13, 2025

Revision Date
1 _____
2 _____
3 _____
4 _____

ENLARGED SITE UTILITY PLAN

SHEET
C5.1

COF # 8666

Thursday, February 6, 2025
Z:\Jobs_Active Jobs\The Factory at Franklin\02 - Cad\Sheets\Development Plan\105-121_DP_Site Utility Plan.dwg

Know what's below. Call before you dig.

UTILITY CONTACTS:

COF WATER MANAGEMENT INSPECTIONS
CITY OF FRANKLIN SEWER AND WATER
124 LUMBER DRIVE
FRANKLIN, TN 37064

CONTACT: BEN MCNEIL
BEN.MCNEIL@FRANKLINTN.GOV
615-794-4554

GAS SERVICE
ATMOS ENERGY
220 NOAH DRIVE
FRANKLIN, TN 37064

CONTACT: RON MYATT
RON.MYATT@ATMOSENERGY.COM
615-566-3073

COMMUNICATION SERVICE
COMCAST
660 MAINSTREAM DRIVE
NASHVILLE, TN 37228

CONTACT: MARLON FRIZZELL
MARLON_FRIZZELL@
CABLE.COMCAST.COM
615-244-7462X1115647

ELECTRIC SERVICE
MIDDLE TN ELECTRIC MEMBERSHIP CORP.
2156 EDWARD CURD LANE
FRANKLIN, TN 37067

CONTACT: BRADLEY BRANDON
BRADLEY.BRANDON@MTEMC.COM
615-595-4683

COMMUNICATION SERVICE
AT&T
500 LIBERTY PIKE
FRANKLIN, TN 37064

CONTACT: DAVID TUTTEROW
DT8243@ATT.COM
615-595-7816

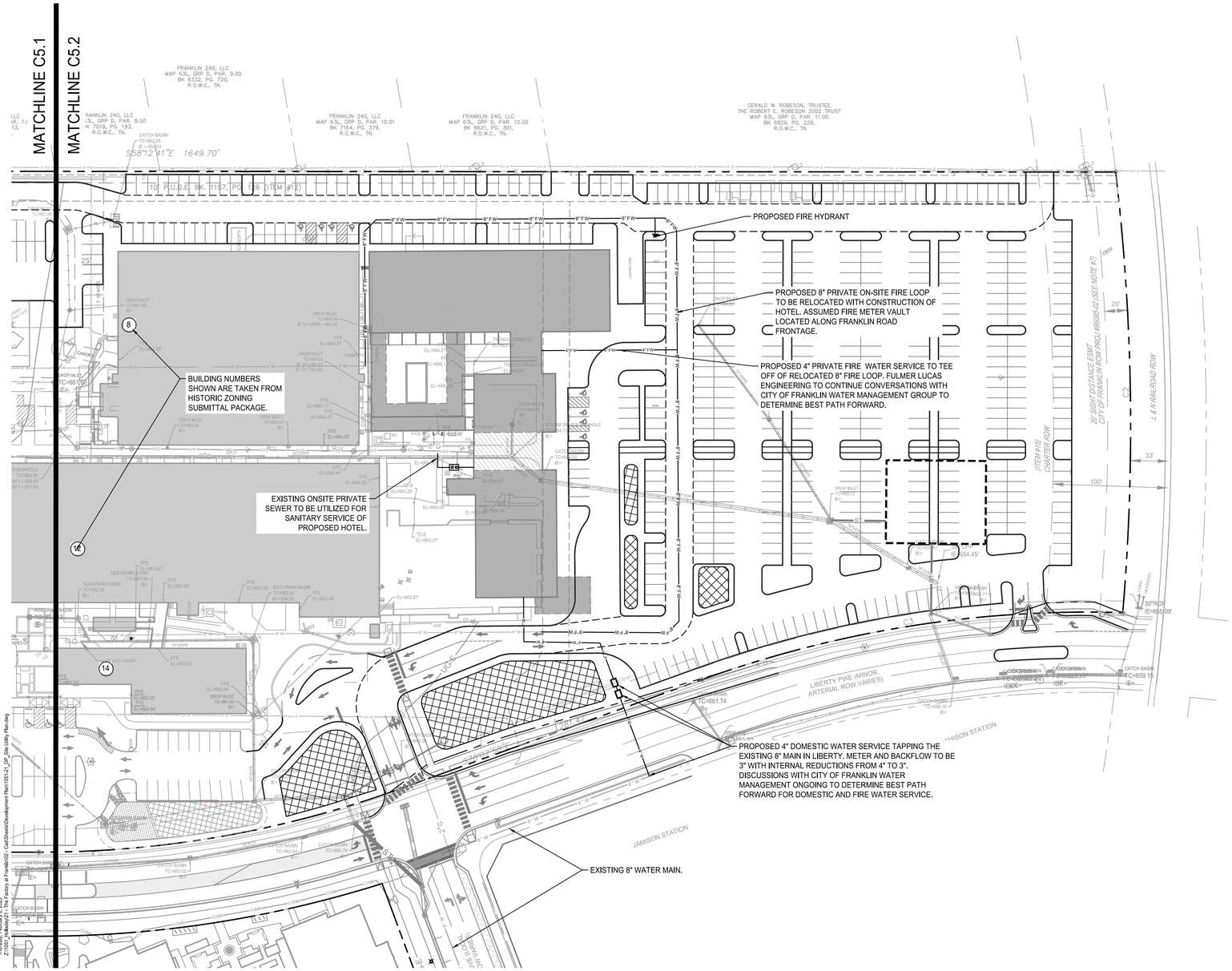
UTILITY NETWORK NARRATIVE:
THE PROPOSED PROJECT WILL UTILIZE EXISTING UTILITIES ON THE SITE TO PROVIDE WATER, SANITARY SEWER, ELECTRIC, GAS AND COMMUNICATION. IF ONSITE UTILITIES ARE NOT SUFFICIENT FOR THE PROPOSED USE, ADJACENT PUBLIC UTILITIES WILL BE TAPPED FOR SERVICE. COF WILL SERVE THE SITE WITH WATER AND SANITARY SEWER.

UTILITY DEPTH NOTE:
ALL PUBLIC UTILITIES (WATER,SEWER, STORM) TO COMPLY WITH CITY OF FRANKLIN MINIMUM DEPTH AND MAXIMUM DEPTH SPECIFICATIONS.

MILL AND OVERLAY NOTE:
PER COF REQUIREMENTS, CONTRACTOR TO ASSUME MILL AND OVERLAY OF FULL LANE WIDTH FOR ANY PUBLIC ROW PAVEMENT THAT IS DISTURBED FOR UTILITY INSTALL OR OTHER CONSTRUCTION OPERATIONS.

LEGEND

- DW — DOMESTIC WATER SERVICE
- G — GAS SERVICE
- SAN — SANITARY SEWER SERVICE
- OH-E — OVERHEAD ELECTRIC SERVICE
- OH-T — OVERHEAD TELEPHONE SERVICE
- UD — PERVIOUS PAVEMENT UNDERDRAIN
- RD — ROOF DRAIN TRUNK LINE
- STORM PIPE (SEE PLANS FOR MATERIAL).
- 562 — EXISTING CONTOUR
- 562 — PROPOSED CONTOUR
- DRIVEWAY CENTERLINE
- PROPERTY LINE
- SANITARY SEWER MANHOLE
- STORM SEWER MANHOLE
- CURB INLET
- CATCH BASIN
- NYLOPLAST DRAIN BASIN
- ELECTRIC/COMMUNICATION POLE
- XXX.XX / XXX.XX — TOP OF CURB SPOT ELEVATION / BOTTOM OF CURB SPOT ELEVATION
- TW:XXX.XX / BW:XXX.XX — TOP OF WALL / FINISHED GRADE AT BOTTOM OF WALL
- RETAINING WALL



UTILITY NOTES:

1. ALL PIPES UNDER EXISTING PAVED AREAS SHALL BE BACKFILLED TO TOP OF SUBGRADE WITH CRUSHED STONE UNLESS PUBLIC WORKS SPECIFICATIONS REQUIRE FLOWABLE FILL.
2. WHERE SEWER LINES PASS OVER OR WITHIN 1.5' OF WATER MAINS, THE SEWER SHALL BE ENCASED IN CONCRETE.
3. ALL PAVED AREAS SHALL BE CONSTRUCTED TO SUBGRADE AND ALL PROPOSED FILLS SHALL BE MADE AND COMPACTED PRIOR TO CONSTRUCTION OF SANITARY SEWERS.
4. PROPOSED SEWER LINES INSTALLED WITHIN NATURAL EARTH MAY BE SDR265 PVC. PROPOSED SEWER LINES LESS THAN 12 FEET DEEP TO BE PVC AND PROPOSED SEWER LINES GREATER THAN 12 FEET DEEP TO BE DUCTILE IRON.
5. THE CONTRACTOR IS RESPONSIBLE FOR ALL HORIZONTAL AND VERTICAL BENDS, JOINTS, AND FITTINGS REQUIRED TO CONSTRUCT UTILITIES.
6. THE CONTRACTOR SHALL VERIFY THE EXISTING INVERT ELEVATIONS OF SANITARY SEWERS PRIOR TO CONSTRUCTION.
7. A MINIMUM OF 3' OF GROUND COVER SHALL BE MAINTAINED OVER ALL PROPOSED SANITARY SEWER MAINS.
8. SEE MECHANICAL AND PLUMBING DRAWINGS FOR EXACT LOCATIONS OF SEWER CONNECTIONS, WATER CONNECTIONS, AND GAS CONNECTIONS. THE UTILITY CONTRACTOR IS TO INSTALL PROPOSED UTILITIES TO WITHIN 5' OF THE BUILDING LINE. A LICENSED SPRINKLER CONTRACTOR MUST INSTALL SPRINKLER SYSTEM PIPING FROM POINT OF SERVICE, IF APPLICABLE.
9. ALL UTILITY INSTALLATION IS TO BE DONE IN ACCORDANCE WITH THE LOCAL STANDARDS OR OTHER APPLICABLE CODES.
10. CURRENT SERVICE TO EXISTING STRUCTURES SHALL NOT BE INTERRUPTED WITHOUT ADVANCED WRITTEN PERMISSION FROM THE OWNER.
11. CONTRACTOR SHALL BID AND PERFORM THE WORK IN ACCORDANCE WITH ALL LOCAL, STATE, AND NATIONAL CODES AND THE REQUIREMENTS OF THE LOCAL UTILITY COMPANIES.
12. THE CONTRACTOR SHALL VERIFY THE EXACT LOCATION AND INVERT OF ALL EXISTING UTILITIES AND STORM DRAINAGE. TAKE CARE TO PROTECT UTILITIES THAT ARE TO REMAIN. REPAIR TO CONTRACTOR-CAUSED DAMAGE ACCORDING TO LOCAL STANDARDS AND AT THE CONTRACTOR'S EXPENSE. CONTRACTOR TO COORDINATE ALL CONSTRUCTION WITH THE APPROPRIATE UTILITY COMPANY.
13. UNDERGROUND FIRE MAIN SHOP DRAWINGS MUST BE SUBMITTED TO THE FIRE DEPARTMENT FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION. BE ADVISED THAT APPROVAL OF THE UNDERGROUND FIRE MAIN PLANS IS SEPARATE FORM THE APPROVAL OF THE SITE/UTILITY PLANS. PLANS MUST BE PREPARED BY A TN LICENSED FIRE PROTECTION CONTRACTOR AND BE SUBMITTED THROUGH THE CITY'S GEOCIVIX ELECTRONIC PLAN REVIEW SITE. PLANS MUST BE APPROVED BY THE ENGINEER PREPARING THE STANDARD OF CARE/DESIGN INTENT.

CITY OF FRANKLIN WATER & SEWER GENERAL NOTES

1. ALL PERSONS WHO UNDERTAKE THE CONSTRUCTION OF WATER, SEWER AND/OR RECLAIMED WATER LINES LOCATED IN, OR AFFECTING SERVICES PROVIDED BY THE CITY OF FRANKLIN SHALL COMPLY WITH THE REQUIREMENTS AND REGULATIONS SET FORTH IN THE "GENERAL REQUIREMENTS & TECHNICAL SPECIFICATIONS, WATER MANAGEMENT DEPARTMENT, CITY OF FRANKLIN, TENNESSEE" LATEST EDITION, ALONG WITH ANY AMENDMENTS, ADDITIONS, OR ALTERATION THAT MAY THEREAFTER BE ADOPTED BY THE BOARD OF MAYOR AND ALDERMEN BY RESOLUTION.
2. CONTRACTOR SHALL OBTAIN WATER & SEWER INFRASTRUCTURE INSTALLATION PERMIT PRIOR TO SCHEDULING REQUIRED PRE-CONSTRUCTION SITE MEETING. CONTRACTOR SHALL COMPLETE THE PRE- CONSTRUCTION SITE MEETING PRIOR TO COMMENCING WITH CONSTRUCTION.
3. CONTRACTOR SHALL OBTAIN AND KEEP ALL OF THE FOLLOWING ITEMS ON THE JOBSITE AT ALL TIMES DURING CONSTRUCTION:
   A. APPROVED, STAMPED AND SIGNED WATER AND/OR SEWER PLANS
   B. WATER & SEWER INFRASTRUCTURE INSTALLATION PERMIT, WITH ALL STEPS COMPLETED AND SIGNED BY APPROPRIATE CITY EMPLOYEES.
   C. COPY OF APPROVED AVAILABILITY REQUEST RESPONSE LETTER.
   D. A COPY OF ALL APPROVED CUT SHEETS.
4. ACCEPTANCE OF CITY OF FRANKLIN PUBLIC WATER INFRASTRUCTURE, SANITARY SEWER INFRASTRUCTURE AND/OR RECLAIMED WATER INFRASTRUCTURE SHALL BECOME THE RESPONSIBILITY OF THE CITY OF FRANKLIN, TN FOLLOWING APPROVAL FROM THE CITY OF FRANKLIN INSPECTORS AND ACCEPTANCE BY THE FRANKLIN MUNICIPAL PLANNING COMMISSION. THE ACCEPTANCE DATE SHALL BE BASED ON THE DAY MAINTENANCE SURETIES ARE ESTABLISHED BY THE FRANKLIN MUNICIPAL PLANNING COMMISSION.
5. PRIOR TO THE ACCEPTANCE OF CITY OF FRANKLIN PUBLIC WATER INFRASTRUCTURE, SANITARY SEWER INFRASTRUCTURE AND/OR RECLAIMED WATER INFRASTRUCTURE, THE CONTRACTOR SHALL BE REQUIRED TO SUBMIT AS-BUILT DRAWINGS TO THE WATER MANAGEMENT DEPARTMENT.
6. ALL OFF-SITE WORK WITHIN THE PUBLIC RIGHT-OF-WAY SHALL REQUIRE AN APPROVED TRAFFIC CONTROL PLAN WHICH COMPLIES WITH THE MUTCD. NO OFF-SITE EXCAVATION MAY BE UNDERTAKEN IN ANY STREET, ROAD, ALLEY OR RIGHT-OF-WAY OF ANY UTILITY OR TEMPORARY CONSTRUCTION EASEMENT OF THE CITY OF FRANKLIN BY ANY ENTITY UNLESS 72-HOUR NOTICE HAS BEEN GIVEN TO THE CITY OF FRANKLIN TRAFFIC OPERATIONS CENTER. THE CONTRACTOR SHALL HAVE AN APPROVED TRAFFIC CONTROL PLAN ONSITE DURING CONSTRUCTION.
7. ANY DAMAGES CAUSED TO EXISTING UTILITIES DURING CONSTRUCTION SHALL, AT HIS OWN EXPENSE, BE REPLACED OR REPAIRED TO ORIGINAL CONDITION AND QUALITY, AS APPROVED BY THE OWNER AND REPRESENTATIVE OF THE APPROPRIATE UTILITY COMPANY, BY THE CONTRACTOR.

UTILITY PLAN DATA CHART

FACILITY TYPE:	HOTEL - 120 KEYS SWIMMING POOL - 20 SWIMMERS
UNIT FLOW (GPD):	130 GPD PER HOTEL KEY 10 GPD PER SWIMMER
TOTAL FLOW:	15,800 GPD / 350 GPD = 45.14 SFE

**WATER/SEWER CAPACITY REQUEST HAS BEEN SUBMITTED TO COF AS OF 12/09/2024

COF FIRE HYDRANT FLOW DATA:

FLOWING HYDRANT (LIBERTY PIKE & DANIELS DRIVE)
STATIC - 85 PSI
FLOW (PITOT) - 50 PSI

MONITORING HYDRANT (DANIELS DRIVE & JAMISON STATION LANE)
STATIC - 92 PSI
RESIDUAL - 80 PSI

FLOW @ 20 PSI = 3,122 GPM
PERFORMED BY JEFF PRICHARD OF ALLSTAR FIRE PROTECTION INC. ON 6/12/2024

0 25 50 100 150
SCALE: 1" = 50'

SURVEY INFO
PROVIDED BY: S&ME ALTA SURVEY PERFORMED ON 7/22/2021. FULMER LUCAS ENGINEERING SHALL NOT BE HELD RESPONSIBLE FOR THE ACCURACY AND COMPLETENESS OF THE BASE INFORMATION SHOWN.
DATUM: TENNESSEE STATE PLANE (NAD83 & NAVD 88)

GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

FULMER LUCAS

CENTRIC ARCHITECTURE

STONEHILL TAYLOR

HOLLADAY PROPERTIES

THE FACTORY AT FRANKLIN PUD
DEVELOPMENT PLAN, REVISION 3
Franklin, Williamson County, Tennessee

THE FACTORY AT FRANKLIN

STATE OF TENNESSEE — LICENSED LANDSCAPE ARCHITECT — AGRICULTURE — 02/10/2025 — NO. 101004

INITIAL SUBMITTAL: JANUARY 13, 2025

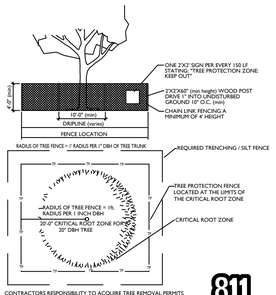
Revision Date
△ _____
△ _____
△ _____
△ _____

ENLARGED SITE UTILITY PLAN

SHEET
C5.2

COF # 8665

Thursday, February 6, 2025
Thomas Taylor
P:\Projects\Factory at Franklin\02 - Cad\Sheets\Development Plan\1001-01_GP_Site Utility Plan.dwg



TREE PROTECTION FENCING DETAIL NTS

811 Know what's below. Call before you dig.

TREE PROTECTION NOTES:

1. The tree protection barriers shall be constructed before the issuance of any permits, and shall remain intact throughout the entire period of construction.

2. The tree protection barrier shall be installed as labeled on this plan or a distance to the radius of the dripline, whichever is greatest, as measured from the trunk of the protected tree.

3. Any required excavation in or around the protection zone to accommodate underground services, footings, etc; shall be indicated on the plan, and shall be excavated by hand. In addition, related root pruning shall be accomplished via ANSI A-300-95 standard so as to minimize impact on the general root system.

4. The storage of building materials or stock piling shall not be permitted within the limits of or against the protection barriers.

5. Trees within the protection barriers must be adequately cared for throughout the construction process (i.e., they must be watered sufficiently). Fill shall not be placed upon the root system as to endanger the health or life of the affected tree.

TREE CANOPY RETENTION - OVERALL

OVERALL SITE AREA = 877,734 SF (20.15 AC)

TOTAL EXISTING TREE CANOPY:	0 SF; 0 AC
EXISTING SITE COVER:	0%
REQUIRED TREE CANOPY RETENTION:	26% (PD - MIXED USE)
REQUIRED CANOPY PRESERVATION:	0 SF; 0 AC
PROVIDED CANOPY PRESERVATION:	0 SF; 0 AC (0% OF EXISTING)

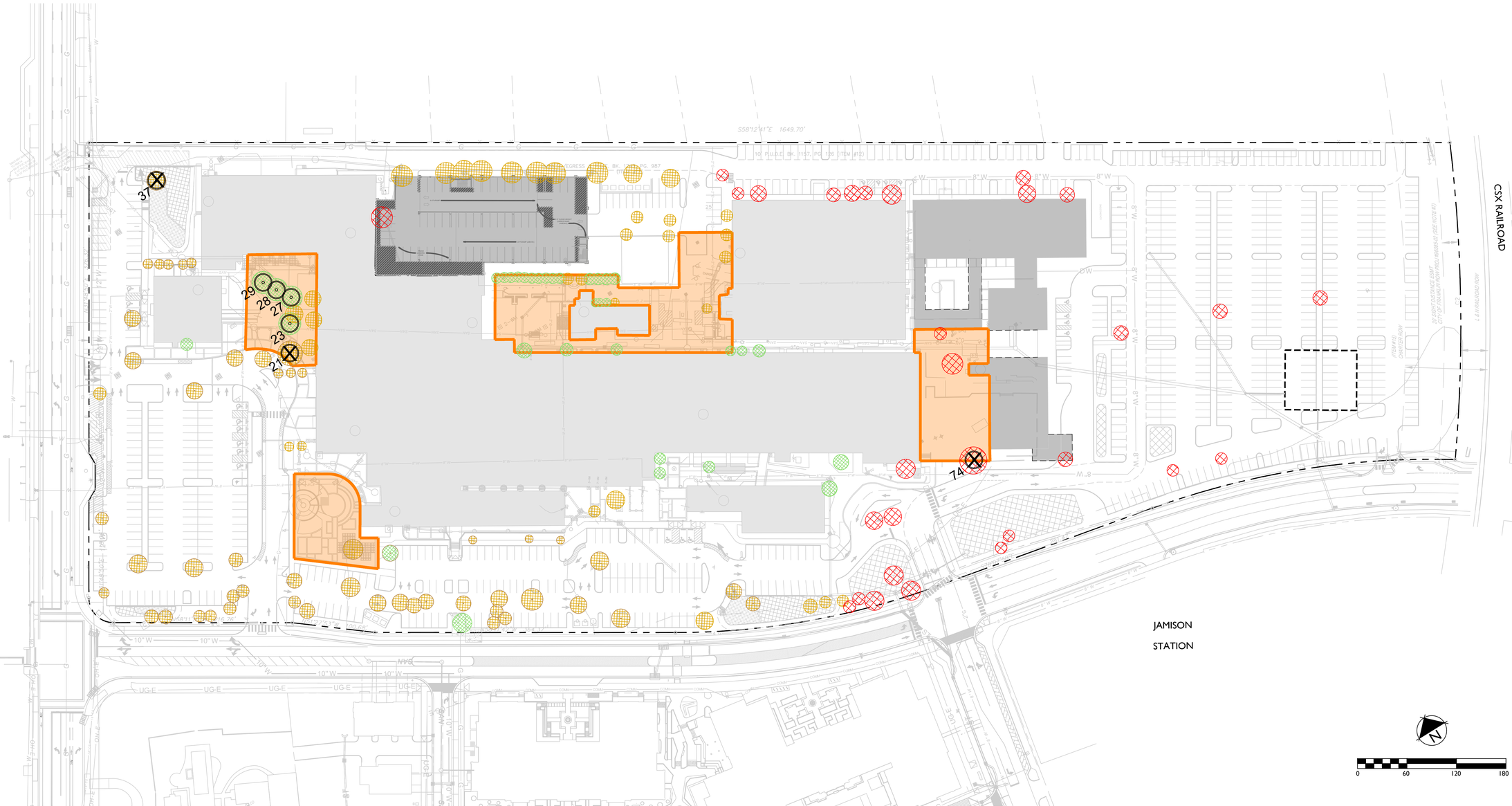
NO TREES ON SITE ARE NATURALLY EXISTING TREE CANOPY. PARKING LOT AND OTHER SITE TREES HAVE PREVIOUSLY BEEN COUNTED AS TREE CANOPY; HOWEVER, AFTER DISCUSSIONS WITH STAFF, THIS TABULATION HAS BEEN REMOVED. EXISTING AND REMOVED SITE TREES ARE RECORDED ON THIS PLAN FOR CONTINUITY BETWEEN PREVIOUS DEVELOPMENT PLAN AND SITE PLANS SUBMITTED FOR THE FACTORY PUD.

KEY

- REMOVED TREES
- PRESERVED TREES
- PREVIOUSLY REMOVED TREES
- SPECIMEN TREES
- SPECIMEN TREES REMOVED

Specimen Tree Chart

Tree #	Species	Size (DBH)	Condition	Removed
21	Tulip Poplar	26"	Good	X
23	Baldcypress	26"	Good	
27	Baldcypress	27"	Good	
28	Baldcypress	26"	Good	
29	Baldcypress	24"	Good	
37	Sugar Hackberry	24"	Fair	X
74	Cottonwood	24"	Fair	X
	Total Specimen In.	**177**		
	Specimen In. Removed	**74**		
	Required Replacement In.	**148**		



GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

FULMER LUCAS

CENTRIC ARCHITECTURE

STONEHILL TAYLOR

HOLLADAY PROPERTIES

THE FACTORY AT FRANKLIN PUD
DEVELOPMENT PLAN, REVISION 3
Franklin, Williamson County, Tennessee

THE FACTORY AT FRANKLIN

GREGORY C. GAMBLE — REGISTERED LANDSCAPE ARCHITECT — STATE OF TENNESSEE — 1400344 — LANDSCAPE ARCHITECT

INITIAL SUBMITTAL: DECEMBER 9, 2024

Revision	Date
1.	1-13-2025
2.	2-6-2025

TREE PRESERVATION
SHEET
LI.0
COF # 8665



FACTORY HOTEL STONEHILL TAYLOR



PARKING GARAGE STONEHILL TAYLOR



FACTORY HOTEL STONEHILL TAYLOR



FACTORY HOTEL STONEHILL TAYLOR

GAMBLE DESIGN COLLABORATIVE

DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

FULMER LUCAS

CENTRIC ARCHITECTURE

STONEHILL TAYLOR

HOLLADAY PROPERTIES

THE FACTORY AT FRANKLIN PUD DEVELOPMENT PLAN, REVISION 3

Franklin, Williamson County, Tennessee

THE FACTORY AT FRANKLIN

GREGORY C. GAMBLE REGISTERED LANDSCAPE ARCHITECT TENNESSEE REGISTRATION NUMBER 1225

INITIAL SUBMITTAL: DECEMBER 9, 2024

Revision Date
1. 1-13-2025
2. 2-6-2025
△
△

ARCHITECTURE

SHEET

A1.0

COF # 8665



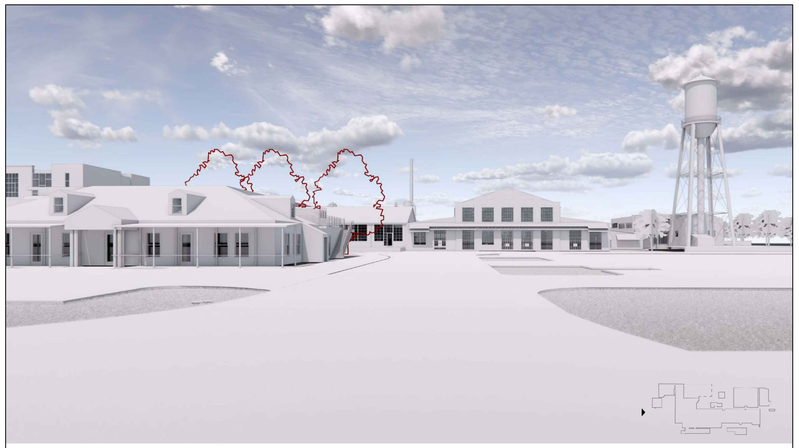
FACTORY AT FRANKLIN
PARKING GARAGE | **01 FRANKLIN ROAD**
12/06/24

CENTRIC ARCHITECTURE



FACTORY AT FRANKLIN
PARKING GARAGE | **04 FRANKLIN ROAD & LIBERTY PIKE**
12/06/24

CENTRIC ARCHITECTURE



FACTORY AT FRANKLIN
PARKING GARAGE | **02 FRANKLIN ROAD**
12/06/24

CENTRIC ARCHITECTURE



FACTORY AT FRANKLIN
PARKING GARAGE | **05 LIBERTY PIKE**
12/06/24

CENTRIC ARCHITECTURE



FACTORY AT FRANKLIN
PARKING GARAGE | **03 FRANKLIN ROAD**
12/06/24

CENTRIC ARCHITECTURE



FACTORY AT FRANKLIN
PARKING GARAGE | **FRONT ELEVATION**
12/06/24

CENTRIC ARCHITECTURE

GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

FULMER LUCAS

CENTRIC ARCHITECTURE

STONEHILL TAYLOR

HOLLADAY PROPERTIES

THE FACTORY AT FRANKLIN PUD DEVELOPMENT PLAN, REVISION 3

Franklin, Williamson County, Tennessee

THE FACTORY AT FRANKLIN

GREGORY C. GAMBLE — REGISTERED — LANDSCAPE ARCHITECT — TENNESSEE

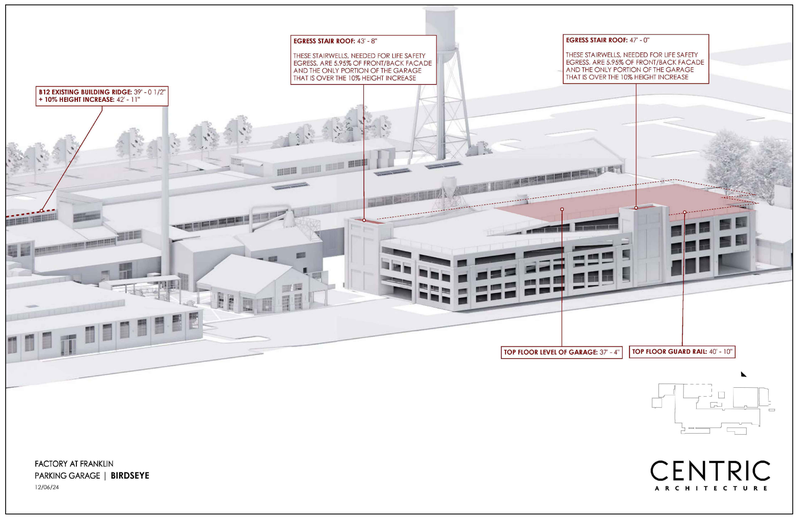
INITIAL SUBMITTAL: DECEMBER 9, 2024

Revision Date
1. 1-13-2025
2. 2-6-2025
3.
4.

ARCHITECTURE

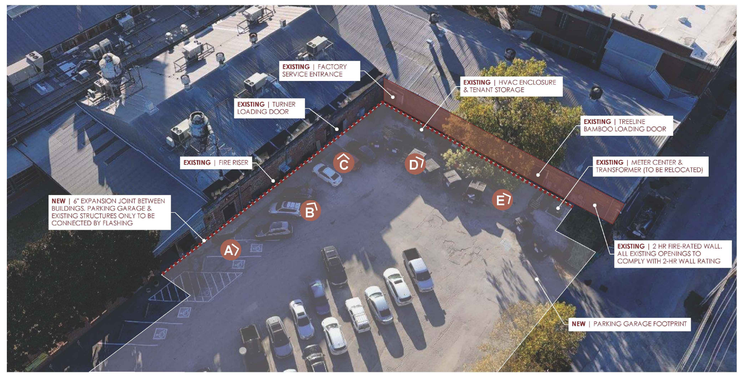
SHEET
A1.1

COF # 8665



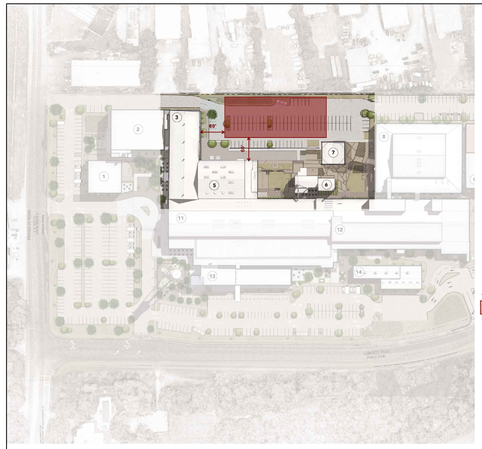
FACTORY AT FRANKLIN
PARKING GARAGE | **BIRDSEYE**
12/06/24

CENTRIC ARCHITECTURE



FACTORY AT FRANKLIN
PARKING GARAGE | **EXISTING CONDITIONS**
12/06/24

CENTRIC ARCHITECTURE



402.2 Open space.

A covered mall building and attached anchor buildings and parking garage(s) shall be surrounded on all sides by a permanent open space of not less than 60 feet (18 288 mm). An open mall building and anchor buildings and parking garages adjoining the perimeter line shall be surrounded on all sides by a permanent open space of not less than 60 feet (18 288 mm).

Exception: The permanent open space of 60 feet (18 288 mm) shall be permitted to be reduced to not less than 40 feet (12 192 mm), provided that the following requirements are met:

1. The reduced open space shall not be allowed for more than 75 percent of the perimeter of the *covered or open mall building* and *anchor buildings*.
2. The exterior wall facing the reduced open space shall have a fire-resistance rating of not less than 3 hours.
3. Openings in the exterior wall facing the reduced open space shall have opening protectives with a *fire protection rating* of not less than 3 hours.
4. Group E, H, I or R occupancies are not located within the *covered or open mall building* or *anchor buildings*.

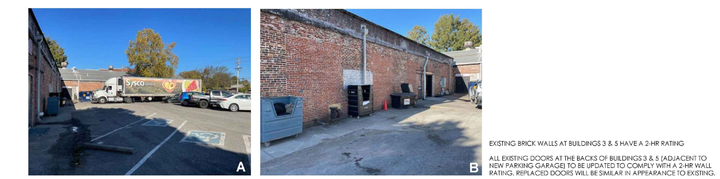
402.4.1.3 Parking garage.

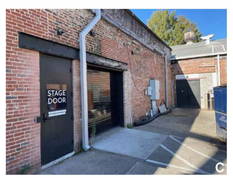
The building area and building height of any parking garage shall be based on the type of construction as required by Sections 405.5 and 406.6, respectively.

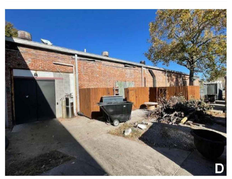
[B] ■ This section provides a reminder that the construction of parking garages is regulated by the general provisions found in Sections 406.5 and 406.6 and that they are not regulated by the covered mall buildings's type of construction. It also clarifies that the garage is not included in the unlimited area allowance given to the mall building and anchor stores.

FACTORY AT FRANKLIN
PARKING GARAGE | **COVERED MALL CODE**
12/06/24

CENTRIC ARCHITECTURE









EXISTING BRICK WALLS AT BUILDINGS 3 & 5 HAVE A 2-HR RATING

ALL EXISTING DOORS AT THE BACKS OF BUILDINGS 3 & 5 (ADJACENT TO NEW PARKING GARAGE) TO BE UPDATED TO COMPLY WITH A 2-HR WALL RATING. REPLACED DOORS WILL BE SIMILAR IN APPEARANCE TO EXISTING.

FACTORY AT FRANKLIN
PARKING GARAGE | **EXISTING CONDITIONS**
12/06/24

CENTRIC ARCHITECTURE

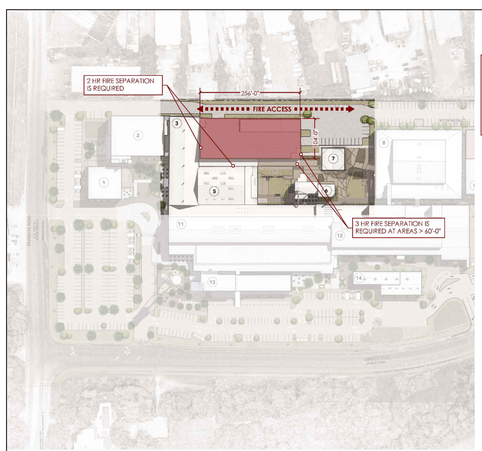


TABLE 722.4.1(1) FIRE-RESISTANCE PERIODS OF CLAY MASONRY WALLS

MATERIAL TYPE	MINIMUM REQUIRED EQUIVALENT THICKNESS FOR FIRE RESISTANCE[a, b, c] (inches)			
	1 hour	2 hours	3 hours	4 hours
Solid brick of clay or shale[d]	2.7	3.8	4.9	6.0
Hollow brick or tile of clay or shale, unfilled	2.5	3.4	4.3	5.0
Hollow brick or tile of clay or shale, grouted or filled with materials specified in Section 722.4.1.1.3	3.0	4.4	5.6	6.6

402.4.2.3 Parking garages.

An attached garage for the storage of passenger vehicles having a capacity of not more than nine persons and open parking garages shall be considered as a separate building where it is separated from the covered or open mall building or anchor building by not less than 3-hour fire barrier constructed in accordance with Section 707 or horizontal assemblies constructed in accordance with Section 711, or both.

Parking garages, which are separated from *covered mall buildings*, *open mall buildings* or *anchor buildings*, shall comply with the provisions of Table 602.

Pedestrian walkways and tunnels that connect garages to *mall buildings* or *anchor buildings* shall be constructed in accordance with Section 3104.

[B] ■ Buildings adjacent to mall buildings are typically considered separate buildings provided they are separated by exterior walls or fire walls. In recognition of the limited hazard presented by attached garages and open parking garages, this section permits such structures to be considered separate buildings, where fire barriers and horizontal assemblies having a fireresistance rating of at least 2 hours are provided. See the commentary to Section 707 relative to the construction of fire barriers and Section 711 relative to the construction of horizontal assemblies.

The 2-hour fire-resistance rating is consistent with the requirements of Table 508.4 for Groups M and S-2 occupancies. Where the 2-hour fire barrier or horizontal assembly is not provided, the parking structure can be considered part of the covered mall building and be limited Table 602 regulating exterior wall protection, is applicable for those parking garages that are not attached to the covered or open mall building or anchor buildings. See the commentary to Section 3104 for the requirements related to any pedestrian walkways or tunnels that connect the garages to mall buildings or anchor stores.

406.5.4 Area and height.

Area and height of open parking garages shall be limited as set forth in Chapter 5 for Group S-2 occupancies and as further provided for in Section 508.1.

[B] ■ Where an open parking garage is located within a building containing other occupancies, the code requires that the height and area limitations for the open parking garage be determined by using the normal provisions found in Chapter 5 for a Group S-2 occupancy. This essentially means that the garage would receive the same allowable areas of an enclosed parking garage or a storage building that was classified in the same occupancy.

TABLE 406.5.4 OPEN PARKING GARAGES AREA AND HEIGHT

TYPE OF CONSTRUCTION	AREA PER TIER (square feet)	HEIGHT (in tiers)		
		Ramp access	Mechanical access	
			Automatic sprinkler system	
			No	Yes
I A	Unlimited	Unlimited	Unlimited	Unlimited
I B	Unlimited	12 tiers	12 tiers	18 tiers
II A	50,000	10 tiers	10 tiers	10 tiers
II B	50,000	6 tiers	6 tiers	12 tiers
IV	50,000	4 tiers	4 tiers	4 tiers

For SI: 1 square foot = 0.0929 m²

FACTORY AT FRANKLIN
PARKING GARAGE | **OPEN PARKING GARAGE CODE**
12/06/24

CENTRIC ARCHITECTURE

GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

FULMER LUCAS

CENTRIC ARCHITECTURE

STONEHILL TAYLOR

HOLLADAY PROPERTIES

THE FACTORY AT FRANKLIN PUD
DEVELOPMENT PLAN, REVISION 3
Franklin, Williamson County, Tennessee

THE FACTORY AT FRANKLIN

GREGORY C. GAMBLE
TENNESSEE
REGISTERED
LANDSCAPE ARCHITECT

INITIAL SUBMITTAL: DECEMBER 9, 2024

Revision	Date
1.	1-13-2025
2.	2-6-2025

ARCHITECTURE

SHEET
A1.2

COF # 8665

COF no: 8665

CONDITIONS OF APPROVAL:

Open Issues: 19 These issues are currently being filtered

Engineering - Development Plan Checklist

General Issues

1. Liberty Pike

jimmy.wiseman@franklintn.gov Comment to remain open as a Condition of Approval.

6. ROW Dedication

joe.marlo@franklintn.gov *Comment to remain open as a Condition of Approval.*

Where sidewalks are modified along Liberty Pike, Applicant shall provide ROW Dedication such that ROW extends a minimum of 2'-0" beyond back of sidewalk.

7. Storm Infrastructure

joe.marlo@franklintn.gov *Comment to remain open as a Condition of Approval.*

Where the existing curb along Liberty Pike is proposed to be removed or relocated for the development, existing storm infrastructure, including inlet structures and pipes, presently located along the existing curb shall be removed, and new storm infrastructure shall be installed at the new curb location.

13. Liberty Pike Access

jimmy.wiseman@franklintn.gov Median shall be designed with a rollover curb.

57. Railroad / Driveway Offset

lance.fittro@franklintn.gov The previous comment shall be addressed with future site plan submittals which include the proposed development within the railroad's charter ROW:

For the proposed parking, driveway, and turn lane shown within the railroad's charter ROW, Applicant shall provide guidance from railroad regarding permitted encroachments, permitted plantings (including within landscaped parking lot islands, as required by the Zoning Ordinance), minimum driveway offset distance (from ROW, warning/safety barrier arms and/or from tracks), and any pertinent requirements for offset of the decel turn lane pocket shown on the plans. Any proposed development within the charter ROW shall be in compliance with both City of Franklin and Railroad development standards.

60. TIA

jimmy.wiseman@franklintn.gov All of the recommendations of the TIA shall be included in the site plan submittal.

Engineering - Site Plan Checklist

General Issues

32. J. Stormwater Managment Plan

lance.fittro@franklintn.gov	This is an advisory comment to be addressed with future site plan submittals: Due to the redevelopment credit granted for the The Factory PUD, which is based on the impervious coverage for the entire development, and the partial redevelopment and treatment of the site proposed with the current plan, applicant shall be aware that comprehensive analysis of future site plans for stormwater quality shall be provided. Upon cumulative disturbance of more than 50% of the total site area, stormwater quality treatment for the entire site shall be provided with the site plan which reaches that threshold. Offsetting of stormwater treatment for the current development area to provide treatment in other portions of the site which may be redeveloped in the future will not be approved.

33. J. Stormwater Managment Plan

lance.fittro@franklintn.gov	**This is an advisory comment to be addressed with future site plan submittals**: A water quality tool spreadsheet specific to the property has been issued which incorporates the approved redevelopment credit for stormwater treatment, and shall be updated with each successive site plan for redevelopment of the property. Coordinate with COF Engineering and Stormwater staff as necessary to design the proposed area, including garage addition, which impacts stormwater features previously designed / approved for the Rev. 2 site plan.

35. J. Stormwater Managment Plan

lance.fittro@franklintn.gov	**This is an advisory comment to be addressed with future site plan submittals:** Where the existing detention feature for the site is now being proposed for removal / replacement with underground detention, evaluation of the entire property for peak control of stormwater runoff is required.

Planning

General Issues

66. Parking Study

joseph.bryan@franklintn.gov	Comment not addressed. Applicant shall remove non-captive column from the parking tables.

69. Weekly Market Use

joseph.bryan@franklintn.gov	Applicant shall show location, size, and footprint of the weekly market on the plans, and take any offset parking into account.

70. Parking

amy.diaz-barriga@franklintn.gov	The applicant shall ensure that all shared parking minimums are accurately reflected as 1,058 spaces. In at least one location (C2.0) the shared parking minimum requirement is incorrectly reported to be 912 spaces.

Preservation/HZC

General Issues

12. Certificate of Appropriateness

emily.huffer@franklintn.gov	This comment is to remain open as a COA will be needed from the Historic Zoning Commission.

Water/Sewer

General Issues

14. SFUE/Impact Fee calculation

ben.mcneil@franklintn.gov	The applicant shall be aware that Water Management reviewed the proposed meter and will allow for the hotel to be on an individual meter. However, future additions to the Factory development will not be permit additional water meters. Future development on Factory property will require upsizing of existing meter and upsizing of private utility lines.

62. Domestic water vs fire line

ben.mcneil@franklintn.gov	Water Management has agreed to the 4" meter along Liberty pike, the applicant shall state the intent of fire service for the hotel. If the fire service is to be provided by existing fire meter and line, the applicant shall state on utility plan. If additional fire line is requested, the applicant shall show this on the Development plan for clarity.

Zoning

General Issues

50. Use

shanna.mccoy@franklintn.gov	A designated area shall be identified on the development plan as the location of the Factory Market. Be advised that 2 of the 4 locations proposed on the zoning letter request are not viable options per FIRE. Options A & D would block significant fire lanes and primary access to the Factory. Option C does not seem feasible as it in the same location of the new garage. Option B will take up a large amount of parking spaces. [Edited By Shanna McCoy]

71. Advisory Note

shanna.mccoy@franklintn.gov	Please add the following note to the plans: Vendors shall comply with the requirements of "seasonal agricultural sales" in Section 5.3.5.H of the City of Franklin Zoning Ordinance. As an advisory note, a separate Certificate of Use and Occupancy shall be required for the use of the outdoor area for the market. Mobile Food Vendors shall apply and receive individual MFV license. See Municipal Code https://library.municode.com/tn/franklin/codes/code_of_ordinances?nodeId=PTIICOOR_TIT9BUPESOET_CH11MOFOVE for specifics for MFV. [Edited By Shanna McCoy]

FEBRUARY 2025

SHARED PARKING STUDY

THE FACTORY AT FRANKLIN
FRANKLIN, TENNESSEE

PREPARED FOR:
FACTORY PARTNERS, LLC

500 11TH AVENUE NORTH, SUITE 290
NASHVILLE, TENNESSEE 37203

SHARED PARKING STUDY
THE FACTORY AT FRANKLIN
FRANKLIN, TENNESSEE

PREPARED FOR:

FACTORY PARTNERS, LLC



PREPARED BY:

KCI TECHNOLOGIES, INC

500 11th Avenue North, Suite 290

Nashville, TN 37203

615.370.8410 office 615.370.8455 fax

www.kci.com

1. INTRODUCTION AND PROJECT DESCRIPTION

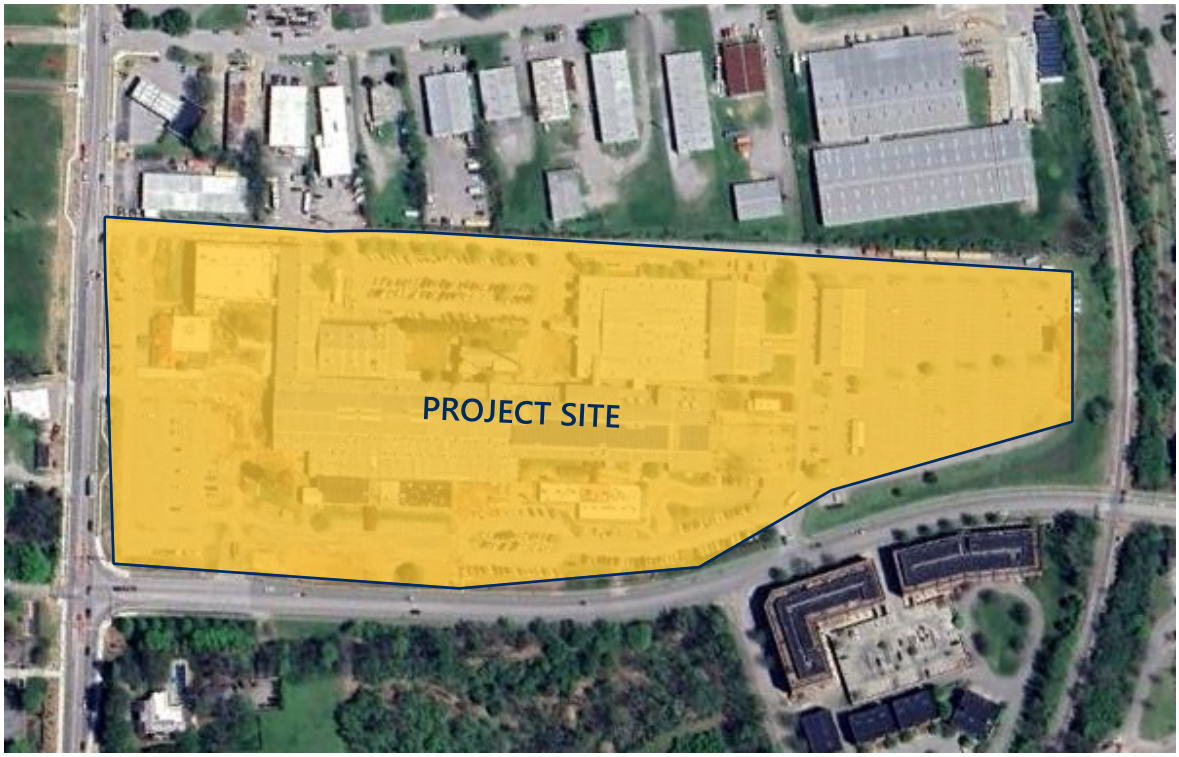
For mixed-use developments, such as the Factory at Franklin development, the overall peak parking demand can be significantly less than the sum of the peak parking demands of the individual uses since different types of uses have different peak parking characteristics. The purpose of this study is to determine the minimum number of parking spaces required to accommodate the expected parking demand associated with the combined land uses proposed for the Factory at Franklin development.

The proposed Factory at Franklin development is located on the northeast corner of the intersection of Franklin Road and Liberty Pike in Franklin, Tennessee, as shown by Figure 1. According to the developer, the proposed development includes approximately 120 hotel rooms, 67,400 square feet of office space, 4,786 square feet of educational facilities, 5,600 square feet of commercial recreational space, 57,691 square feet of retail space, 45,500 square feet of restaurant, 1,180 seats of event space, and a 10,609 square foot building that is currently vacant. Additionally, there is a Factory Farmers Market that currently operates from 4:00 – 7:30 PM on Wednesday evenings and includes approximately 26,356 square feet of vendor space. It is anticipated that this market will operate from 8:00 AM to 12:00 PM on either Saturdays or Sundays in the future. At that time, the market would no longer operate on Wednesdays.

It should be noted that the Franklin's Farmer's Market currently operates at the project site on Saturdays. The lease for the Franklin Farmer's Market is ending in 2025. Therefore, it was not included in this study.

The City of Franklin's *2023 Franklin Zoning Code* was reviewed to determine the required number of parking spaces based on the individual land uses without taking into account shared parking. Then, parking demand information from *Parking Generation*, 5th Edition, published by the Institute of Transportation Engineers (ITE) and shared parking information from *Shared Parking*, Third Edition, published by the Urban Land Institute (ULI) were utilized to determine the peak parking demand of the site.

FIGURE 1. LOCATION OF PROJECT SITE



The vacant space includes 8,454 square feet of inside space and 2,155 square feet of patio space, and the development plan for the vacant space has not yet been determined. Therefore, three separate scenarios were evaluated to determine the maximum number of parking spaces that would be required. These development scenarios were as follows:

A. Scenario A analyzed an additional 8,454 square feet of retail,
B. Scenario B analyzed an additional 10,609 square feet of restaurant, and
C. Scenario C analyzed an additional 334 seats of event space.

The specific land uses and densities associated with each of the proposed development scenarios is shown in Table 1.

TABLE 2. PROPOSED DEVELOPMENT PROGRAM

LAND USE	SIZE		
	SCENARIO A	SCENARIO B	SCENARIO C
Hotel	120 keys	120 keys	120 keys
Office	67,400 s.f.	67,400 s.f.	67,400 s.f.
Educational Facilities	4,786 s.f.	4,786 s.f.	4,786 s.f.
Commercial Recreation	5,600 s.f.	5,600 s.f.	5,600 s.f.
Retail	66,145 s.f.	57,691 s.f.	57,691 s.f.
Restaurant	45,500 s.f.	56,109 s.f.	45,500 s.f.
Event Space	1,180 seats	1,180 seats	1,514 seats
Factory Farmers Market	26,356 s.f.	26,356 s.f.	26,356 s.f.

2. PARKING ANALYSIS

2.1 Zoning Ordinance Requirements

City of Franklin's *2023 Franklin Zoning Code* contains parking space requirements for specific land uses that do not account for shared parking that may occur on parcels with a mix of land uses. This ordinance was reviewed to determine the parking that would be required for the proposed land uses if no adjustments for shared parking were considered. It should be noted the ordinance does allow for reductions for Central Franklin Overlay zoning. These reductions were used when applicable.

Table 2 shows the proposed land uses and densities for the Factory at Franklin development, the minimum required parking rates contained in City of Franklin's *2023 Franklin Zoning Code*, and the number of parking spaces required per the code with no adjustments for shared parking.

It should be noted that the 4,786 square feet of educational facilities and 5,600 square feet of commercial recreational space are listed as variable in the Franklin Code. Since these land uses are expected to have similar peak demands and operation patterns as the office space, these land uses were included in the square footage for the office space. Additionally, farmer's market is not included in the Franklin Code as a land use. Therefore, this land use was estimated utilizing the same rate as general retail. Lastly, according to ULI's *Shared Parking* and FHWA's *Managing Travel for Planned Events*, the parking demand for special events is approximately 2.5 seats per vehicle or 0.4 spaces per seat. In order to be conservative, the parking rate for the event space was assumed to be 2.25 seats per vehicle or 0.45 spaces per seat.

TABLE 2. MINIMUM REQUIRED PARKING BASED ON FRANKLIN'S ORDINANCE

LAND USE	SIZE	PARKING RATE PER ZONING ORDINANCE	UNADJUSTED PARKING DEMAND
SCENARIO A			
Hotel	120 keys	1 space per room	120
	14 employees[1]	0.75 space per employee	11
Office, Educational Facilities, and Commercial Recreation	77,800 s.f.	2.85 spaces per 1,000 s.f.	222
Retail	68,300 s.f.	2.5 spaces per 1,000 s.f.	166
Restaurant	45,500 s.f.	7.5 spaces per 1,000 s.f.	342
	114 employees[1]	0.75 space per employee	86
Event Space	1,180 seat capacity	Variable	531
Farmer's Market	26,356 s.f.	2.5 spaces per 1,000 s.f.	66
		TOTAL	**1,544**
SCENARIO B			
Hotel	120 keys	1 space per room	120
	14 employees[1]	0.75 space per employee	11
Office, Educational Facilities, and Commercial Recreation	77,800 s.f.	2.85 spaces per 1,000 s.f.	222
Retail	57,691 s.f.	2.5 spaces per 1,000 s.f.	145
Restaurant	56,109 s.f.	7.5 spaces per 1,000 s.f.	421
	141 employees[1]	0.75 space per employee	106
Event Space	1,180 seat capacity	Variable	531
Farmer's Market	26,356 s.f.	2.5 spaces per 1,000 s.f.	66
		TOTAL	**1,622**
SCENARIO C			
Hotel	120 keys	1 space per room	120
	14 employees[1]	0.75 space per employee	11
Office, Educational Facilities, and Commercial Recreation	77,800 s.f.	2.85 spaces per 1,000 s.f.	222
Retail	57,691 s.f.	2.5 spaces per 1,000 s.f.	145
Restaurant	45,500 s.f.	7.5 spaces per 1,000 s.f.	342
	114 employees[1]	0.75 space per employee	86
Event Space	1,514 seat capacity	Variable	682
Farmer's Market	26,356 s.f.	2.5 spaces per 1,000 s.f.	66
		TOTAL	**1,674**

[1]0.15 employees per key for the hotel. Based on ULI rates, 2.25 employees per 1,000 s.f. for the weekdays and 2.5 employees per 1,000 s.f. for the weekend for the restaurant.

As shown in Table 2, based on the minimum required number of parking spaces without considering shared parking, the development would require a total of 1,549 parking spaces under Scenario A, 1,622 parking spaces under Scenario B, and 1,674 parking spaces under Scenario C.

2.2 Shared Parking Analysis

For sites with a mixture of land uses, requiring parking based on individual land uses typically overestimates the number of parking spaces needed to accommodate the actual peak parking demand of the site since different types of land uses have different peak parking demand characteristics. Additionally, shared trips between the different land uses within a mixed-use site result in fewer required parking spaces. Therefore, the minimum number of parking spaces indicated by Table 2 is considered an overestimation of the actual parking demand for the combined land uses.

Parking Generation, 5th Edition, utilizes historic parking count data from across the nation to determine parking demand rates for various land uses. *Shared Parking*, Third Edition, includes extensive research that quantifies how shared parking within mixed-use developments results in a lower parking demand than the sum of the parking needed for the individual uses. This reduction is due in part to fluctuations in the parking demand throughout the day, week, and year. The peak demand for each land use does not necessarily occur at the same time.

In order to determine the number of parking spaces that are needed to serve the Factory at Franklin development, a shared parking analysis was conducted for the combined land uses. The parking demand rates for each month of the year were identified by land use. The month with the peak parking demand was then determined. Next, the hourly parking demand rates for a typical weekday and weekend were identified for each of the proposed land uses. The monthly parking demand factor and the hourly parking demand factor were applied to the base parking rates for each land use to determine the number of parking spaces that are required for each use on an hourly basis. Finally, the hourly parking demands for the individual uses were added together to determine the total parking demand per hour for the site. This procedure was followed to determine the weekday peak parking demand and the weekend peak parking demand. The analysis is described further below.

Monthly Parking Demand Factors

Studies have shown that the parking demand for a given land use will typically vary from month to month. Therefore, the monthly parking demands for the land uses

within the Factory at Franklin development were evaluated to determine the peak monthly variations.

For each of the land use, the monthly parking demand factors, shown in Appendix A, were taken from *Shared Parking* as well as historical site data for The Factory. It should be noted that the following assumptions/historic site observations were utilized to determine the monthly parking demand for each land use:

- The Factory Farmer's Market was assumed to be the same as retail. It should be noted that there are currently months where the farmers market does not operate; however, a minimum monthly adjustment factor of 25% was applied in order to be conservative.
- The event space was split into two categories, live theater and banquet hall, that were utilized for the analysis. Those categories were based on the following:
    - The live theater space includes Turner Theater and The Hermitage Room as these spaces typically host events such as plays, comedy nights, and musical performances.
    - The banquet hall includes Liberty Hall and the vacant space as these spaces typically host, or are planned to host, events such as fundraisers, banquets, receptions, and conferences.

  The monthly adjustment factors for these spaces were determined separately based on 2024 event data for The Factory. It should be noted that a minimum monthly factor of 25% was applied in order to be conservative.
- According to Visit Franklin data over the last three years, the average December occupancy rate for hotels within Williamson County was found to be 50.2%. In order to be conservative, an occupancy rate of 55% was chosen for December.

These factors were then applied to the base parking rates to determine the monthly parking demand for each land use. For each month, the parking demands for the proposed uses were summed to identify the month with the highest parking demand. Based on the information above, the peak month is expected to be April for weekdays and weekends under all scenarios.

Hourly Parking Demand

Similar to the monthly parking demand factors, studies have shown that the parking demand for a given land use will typically change from hour to hour. Therefore, the hourly parking demands for each of the proposed land uses were evaluated to determine the peak hour variations.

For each of the land use, the hourly parking demand factors for weekdays and weekends, shown in Appendix B, were taken from *Shared Parking* as well as historical site data for The Factory. It should be noted that the following assumptions/historic site observations were utilized to determine the hourly parking demand for each land use:

- The hourly adjustment factors for the Factory Farmer's Market were assumed to be the same as retail during operating hours. Additionally, it was assumed to be 5% for the hour before operation begins and 30% for the hour after operation ends.
- The majority of the 2024 weekday events at the live theater spaces occurred after 5:00 PM, and the 2024 weekend events at the live theater spaces occurred throughout the day, evening, and night. Additionally, the average occupancy of the live theater space is approximately 78.3% on weekdays and 73.3% on weekends. In order to be conservative, occupancy was assumed to be 80%.
- The majority of the 2024 weekday and weekend events at the banquet space occurred throughout the day, evening, and night. Additionally, the average expected occupancy of the banquet space is approximately 63% on weekdays and weekends. In order to be conservative, occupancy was assumed to be 65%.

The peak hour is expected to be 6:00 PM on weekdays and 12:00 PM on weekends for all scenarios.

Non-Captive Parking Factors

Studies have shown that developments containing multiple land uses will typically have a reduction of customer parking needs due to customers parking and visiting more than one use. The term "captive market" is used to describe someone already present in the area that will visit another site. It is important to recognize the difference in simultaneous and sequential trips when estimating the effects of captive market influences on parking supply. For example, an employee parked at an office building is likely to visit an on-site retail business or on-site restaurant for lunch, which will reduce the parking demand for the restaurant. This is considered a simultaneous trip; and therefore, results in the reduction for shared parking. This reduction in parking is reflected in the non-captive parking percentage reflected on the summary tables attached. In order to be conservative, no reductions were taken to account for captive parking.

Mode Adjustment Factors

The mode adjustment factor is the percentage of visitors that drive to the project site rather than use alternative means of transportation such as riding public transportation, taking a taxi or ride-share, riding a bicycle, or walking. In order to be conservative, no adjustments were made to account for mode adjustments with the exception of the hotel land use. It was assumed that 10% of the hotel users would utilize ride share services or alternative modes of transportation.

Peak Parking Demand

For each of the proposed land uses, the standard parking demand rates previously described were multiplied by the peak monthly parking demand factor, the hourly parking demand factor, the non-captive parking factor, and the mode adjustment factor to determine the hourly parking demand for each land use. The peak parking demands for each of the land uses were then summed to determine the total hourly parking demands for the development.

Table 3 presents the results of the shared parking analysis for the Factory at Franklin development.

TABLE 3. SHARED PARKING MODEL – PROJECTED PARKING DEMAND

PEAK PARKING DEMAND		PEAK PARKING DEMAND		PEAK PARKING DEMAND	
WEEKDAY	WEEKEND	WEEKDAY	WEEKEND	WEEKDAY	WEEKEND
SCENARIO A		SCENARIO B		SCENARIO C	
6:00 PM April	12:00 PM April	6:00 PM April	12:00 PM April	6:00 PM April	12:00 PM April
977 spaces	955 spaces	1,052 spaces	991 spaces	1,058 spaces	1,035 spaces

As shown in Table 3, with the proposed land uses for the Factory at Franklin development, there will be potential for shared parking between land uses.

Using ULI's *Shared Parking* methodology, the shared parking analysis indicates the peak parking demand is 977 parking spaces for Scenario A, 1,052 parking spaces for Scenario B, and 1,058 parking spaces for Scenario C. This is a reduction of 37%, 37%, and 35% as compared to the base parking demand rates contained in City of Franklin *2023 Franklin Zoning Code*.

ULI's shared parking worksheets are included in Appendix C.

3. CONCLUSIONS & RECOMMENDATIONS

Using City of Franklin *2023 Franklin Zoning Code* without a shared parking analysis determined that the development would require a maximum of 1,674 parking spaces.

The shared parking analysis utilizing the shared parking methodology presented in ULI's *Shared Parking*, Third Edition, reduced the total number of parking spaces needed for the site to 1,058 spaces. This results in a reduction of 37% as compared to the base parking demand rates contained in City of Franklin *2023 Franklin Zoning Code*.

Therefore, based on results of the analyses presented in this report, a minimum of 977 parking spaces should be provided if the vacant space is utilized as retail space, 1,052 parking spaces should be provided if be vacant space is utilized as restaurant space, and 1,058 parking spaces should be provided if the vacant space is utilized as event space.

It should be noted that all of the calculations presented in this study assume that events would occur and both live theater venues and the banquet hall at the same time. It is not standard practice for The Factory at Franklin to host events at all of the event spaces at the same time.

APPENDIX A – MONTHY PARKING DEMAND FACTORS

Monthly Adjustments for Customer/Visitor Parking													
Land Use	**Jan**	**Feb**	**Mar**	**Apr**	**May**	**Jun**	**Jul**	**Aug**	**Sep**	**Oct**	**Nov**	**Dec**	**Late Dec**
Retail	59%	61%	70%	67%	72%	72%	70%	73%	66%	69%	76%	100%	85%
Farmers Market	25%	25%	50%	75%	100%	100%	100%	100%	100%	100%	75%	75%	25%
Fine/Casual Dining	88%	87%	98%	94%	99%	94%	96%	96%	89%	93%	89%	100%	95%
Family Restaurant	88%	87%	98%	94%	99%	94%	96%	96%	89%	93%	89%	100%	95%
Fast Casual/Fast Food	85%	85%	97%	95%	99%	98%	100%	100%	93%	96%	92%	96%	95%
Live Theater	25%	80%	100%	100%	100%	80%	60%	80%	100%	100%	50%	100%	100%
Banquet Hall	25%	25%	60%	90%	50%	25%	25%	90%	30%	40%	40%	60%	80%
Hotel-Leisure	80%	90%	100%	100%	90%	90%	100%	100%	75%	75%	75%	55%	100%
Office	100%	100%	100%	100%	100%	100%	95%	95%	100%	100%	100%	100%	80%

Monthly Adjustments for Employee/Resident Parking													
Land Use	**Jan**	**Feb**	**Mar**	**Apr**	**May**	**Jun**	**Jul**	**Aug**	**Sep**	**Oct**	**Nov**	**Dec**	**Late Dec**
Retail	69%	71%	79%	77%	82%	82%	80%	83%	76%	78%	86%	100%	95%
Farmers Market	50%	50%	60%	85%	100%	100%	100%	100%	100%	100%	85%	85%	50%
Fine/Casual Dining	99%	98%	100%	100%	100%	100%	100%	100%	99%	100%	100%	100%	100%
Family Restaurant	99%	98%	100%	100%	100%	100%	100%	100%	99%	100%	100%	100%	100%
Fast Casual/Fast Food	96%	96%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%
Live Theater	25%	80%	100%	100%	100%	80%	60%	80%	100%	100%	50%	100%	100%
Banquet Hall	25%	25%	60%	90%	50%	25%	25%	90%	30%	40%	40%	60%	80%
Office Nonreserved	100%	100%	100%	100%	100%	100%	95%	95%	100%	100%	100%	100%	80%
Office Reserved	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%

APPENDIX B – HOURLY PARKING DEMAND FACTORS

Time-of-Day Factors for Weekday Demand																			
Land Use		6:00 AM	7:00 AM	8:00 AM	9:00 AM	10:00 AM	11:00 AM	12:00 PM	1:00 PM	2:00 PM	3:00 PM	4:00 PM	5:00 PM	6:00 PM	7:00 PM	8:00 PM	9:00 PM	10:00 PM	11:00 PM	12:00 AM
Retail Typical	Visitors	1%	5%	15%	35%	60%	75%	100%	100%	95%	85%	85%	85%	90%	80%	65%	45%	15%	5%	0%
December	Visitors	1%	5%	15%	30%	55%	75%	90%	100%	100%	95%	80%	85%	90%	90%	85%	50%	30%	10%	0%
Late December	Visitors	1%	5%	10%	20%	40%	65%	90%	100%	100%	100%	95%	85%	70%	55%	40%	25%	15%	5%	0%
All	Employees	10%	15%	25%	45%	75%	95%	100%	100%	100%	100%	100%	100%	100%	100%	90%	60%	40%	20%	0%
Farmers Market	Visitors	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%
	Employees	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%
Fine/Casual Dining	Visitors	0%	0%	0%	0%	15%	40%	75%	75%	65%	40%	50%	75%	95%	100%	100%	100%	95%	75%	25%
	Employees	0%	20%	50%	75%	90%	90%	90%	90%	90%	75%	75%	100%	100%	100%	100%	100%	100%	85%	35%
Family Restaurant	Visitors	25%	50%	60%	75%	85%	90%	100%	90%	50%	45%	45%	75%	80%	80%	80%	60%	55%	50%	25%
	Employees	50%	75%	90%	90%	100%	100%	100%	100%	100%	75%	75%	95%	95%	95%	95%	80%	65%	65%	35%
Fast Casual/Fast Food	Visitors	5%	10%	20%	30%	55%	85%	100%	100%	90%	60%	55%	60%	85%	80%	50%	30%	20%	10%	5%
	Employees	20%	20%	30%	40%	75%	100%	100%	100%	95%	70%	60%	70%	90%	90%	60%	40%	30%	20%	20%
Live Theater	Visitors	0%	0%	0%	1%	1%	1%	1%	1%	1%	1%	25%	60%	80%	80%	80%	80%	80%	60%	25%
	Employees	0%	10%	10%	20%	20%	20%	30%	30%	30%	30%	30%	80%	100%	100%	100%	100%	100%	80%	30%
Banquet Hall	Visitors	0%	25%	40%	65%	65%	65%	65%	65%	65%	65%	65%	65%	65%	65%	65%	65%	65%	40%	25%
	Employees	10%	30%	80%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	80%	30%
Hotel-Leisure	Visitors	95%	95%	90%	80%	70%	70%	65%	65%	70%	70%	75%	80%	85%	85%	90%	95%	95%	100%	100%
Employee	Employees	10%	30%	100%	100%	100%	100%	100%	100%	100%	100%	70%	70%	40%	20%	20%	20%	20%	10%	5%
Office	Visitors	0%	1%	20%	60%	100%	45%	15%	45%	95%	45%	15%	10%	5%	2%	1%	0%	0%	0%	0%
	Employees Unreserved	3%	15%	50%	90%	100%	100%	85%	85%	95%	95%	85%	60%	25%	15%	5%	3%	1%	0%	0%
	Employees Reserved	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%

f-Day Factors for Weekend Demand																			
Land Use		6:00 AM	7:00 AM	8:00 AM	9:00 AM	10:00 AM	11:00 AM	12:00 PM	1:00 PM	2:00 PM	3:00 PM	4:00 PM	5:00 PM	6:00 PM	7:00 PM	8:00 PM	9:00 PM	10:00 PM	11:00 PM	12:00 AM
Retail Typical	Visitors	1%	5%	30%	50%	70%	90%	95%	100%	100%	95%	90%	80%	75%	70%	65%	50%	30%	10%	0%
December	Visitors	1%	5%	10%	35%	60%	85%	100%	100%	100%	100%	90%	80%	65%	60%	55%	50%	35%	15%	1%
Late December	Visitors	1%	5%	10%	20%	40%	60%	80%	95%	100%	100%	95%	85%	70%	60%	50%	30%	20%	10%	0%
All	Employees	10%	15%	40%	75%	85%	95%	100%	100%	100%	100%	100%	95%	85%	80%	75%	65%	45%	15%	0%
Farmers Market	Visitors	0%	5%	30%	50%	70%	90%	45%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%
	Employees	5%	50%	100%	100%	100%	100%	65%	5%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%
Fine/Casual Dining	Visitors	0%	0%	0%	0%	0%	15%	50%	55%	45%	45%	45%	60%	90%	95%	100%	90%	90%	90%	50%
	Employees	0%	20%	30%	60%	75%	75%	75%	75%	75%	75%	75%	100%	100%	100%	100%	100%	100%	85%	50%
Family Restaurant	Visitors	10%	25%	45%	70%	90%	90%	100%	85%	65%	40%	45%	60%	70%	70%	65%	30%	25%	15%	10%
	Employees	50%	75%	90%	90%	100%	100%	100%	100%	100%	75%	75%	95%	95%	95%	95%	80%	65%	65%	35%
Fast Casual/Fast Food	Visitors	5%	10%	20%	30%	55%	85%	100%	100%	90%	60%	55%	60%	85%	80%	50%	30%	20%	10%	5%
	Employees	15%	20%	30%	40%	75%	100%	100%	100%	95%	70%	60%	70%	90%	90%	60%	40%	30%	20%	20%
Live Theater	Visitors	0%	25%	40%	80%	80%	80%	80%	80%	80%	80%	80%	80%	80%	80%	80%	80%	80%	40%	25%
	Employees	10%	30%	80%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	80%	30%
Banquet Hall	Visitors	0%	25%	40%	65%	65%	65%	65%	65%	65%	65%	65%	65%	65%	65%	65%	65%	65%	40%	25%
	Employees	10%	30%	80%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	80%	30%
Hotel-Leisure	Visitors	95%	95%	90%	80%	70%	70%	65%	65%	70%	70%	75%	80%	85%	85%	90%	95%	95%	100%	100%
Employee	Employees	10%	30%	100%	100%	100%	100%	100%	100%	100%	100%	70%	70%	40%	20%	20%	20%	20%	10%	5%
Office	Visitors	0%	20%	60%	80%	90%	100%	90%	80%	60%	40%	20%	10%	5%	0%	0%	0%	0%	0%	0%
	Employees Unreserved	0%	20%	60%	80%	90%	100%	90%	80%	60%	40%	20%	10%	5%	0%	0%	0%	0%	0%	0%
	Employees Reserved	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%

APPENDIX C – ULI'S SHARED PARKING WORKSHEET

SCENARIO A

Shared Parking Demand Summary

Peak Month: APRIL -- Peak Period: 6 PM, WEEKDAY

Land Use	Project Data		Weekday					Weekend					Weekday			Weekend		
	Quantity	Unit	Base Ratio	Driving Adj	Non-Captive Ratio	Project Ratio	Unit For Ratio	Base Ratio	Driving Adj	Non-Captive Ratio	Project Ratio	Unit For Ratio	Peak Hr Adj 6 PM	Peak Mo Adj April	Estimated Parking Demand	Peak Hr Adj 12 PM	Peak Mo Adj April	Estimated Parking Demand
Retail																		
Retail (<400 ksf)	66,145	sf GLA	2.50	100%	100%	2.50	ksf GLA	2.50	100%	100%	2.50	ksf GLA	90%	67%	100	95%	67%	106
Employee			0.00	100%	100%	0.00		0.00	100%	100%	0.00		100%	77%	-	100%	77%	-
Farmers Market	26,356	sf GLA	2.50	100%	100%	2.50	ksf GLA	2.50	100%	100%	2.50	ksf GLA	0%	75%	-	45%	75%	22
Employee			0.00	100%	100%	0.00		0.00	100%	100%	0.00		0%	85%	-	65%	85%	-
Food and Beverage																		
Fine/Casual Dining	13,650	sf GLA	7.50	100%	100%	7.50	ksf GLA	7.50	100%	100%	7.50	ksf GLA	95%	94%	92	50%	94%	48
Employee			1.69	100%	100%	1.69		1.69	100%	100%	1.69		100%	100%	24	75%	100%	18
Family Restaurant	9,100	sf GLA	7.50	100%	100%	7.50	ksf GLA	7.50	100%	100%	7.50	ksf GLA	80%	94%	52	100%	94%	65
Employee			1.69	100%	100%	1.69		1.69	100%	100%	1.69		95%	100%	15	100%	100%	16
Fast Casual/Fast Food	22,750	sf GLA	7.50	100%	100%	7.50	ksf GLA	7.50	100%	100%	7.50	ksf GLA	85%	95%	138	100%	95%	162
Employee			1.69	100%	100%	1.69		1.69	100%	100%	1.69		90%	100%	35	100%	100%	39
Entertainment and Institutions																		
Live Theater	450	seats	0.40	100%	100%	0.40	seat	0.40	100%	100%	0.40	seat	80%	100%	144	80%	100%	144
Employee			0.05	100%	100%	0.05		0.05	100%	100%	0.05		100%	100%	23	100%	100%	23
Banquet Hall	730	seats	0.40	100%	100%	0.40	ksf GLA	0.40	100%	100%	0.40	ksf GLA	65%	90%	171	65%	90%	171
Employee			0.05	100%	100%	0.05		0.05	100%	100%	0.05		100%	90%	33	100%	90%	33
Hotel and Residential																		
Hotel-Leisure	120	keys	1.00	90%	100%	0.90	key	1.00	90%	100%	0.90	key	85%	100%	92	65%	100%	70
Hotel Employees	120	keys	0.15	100%	100%	0.15	key	0.09	100%	100%	0.09	key	40%	100%	7	100%	100%	11
Office																		
Office 25 to 100 ksf	77,800	sf GFA	0.35	100%	100%	0.35	ksf GFA	0.03	100%	100%	0.03	ksf GFA	5%	100%	1	90%	100%	3
Employee			2.50	100%	100%	2.50		0.33	100%	100%	0.33		25%	100%	49	90%	100%	23
Additional Land Uses																		
													Customer/Visitor		790	Customer		791
													Employee/Resident		187	Employee/Resident		164
													Reserved		-	Reserved		-
													Total		977	Total		955

*Hotel management has confirmed 2 overnight employees on both weekdays and weekends.

SCENARIO B

Shared Parking Demand Summary

Peak Month: APRIL -- Peak Period: 6 PM, WEEKDAY

Land Use	Project Data		Weekday					Weekend					Weekday			Weekend		
	Quantity	Unit	Base Ratio	Driving Adj	Non-Captive Ratio	Project Ratio	Unit For Ratio	Base Ratio	Driving Adj	Non-Captive Ratio	Project Ratio	Unit For Ratio	Peak Hr Adj 6 PM	Peak Mo Adj April	Estimated Parking Demand	Peak Hr Adj 12 PM	Peak Mo Adj April	Estimated Parking Demand
Retail																		
Retail (<400 ksf)	57,691	sf GLA	2.50	100%	100%	2.50	ksf GLA	2.50	100%	100%	2.50	ksf GLA	90%	67%	88	95%	67%	93
Employee			0.00	100%	100%	0.00		0.00	100%	100%	0.00		100%	77%	-	100%	77%	-
Farmers Market	26,356	sf GLA	2.50	100%	100%	2.50	ksf GLA	2.50	100%	100%	2.50	ksf GLA	0%	75%	-	45%	75%	22
Employee			0.00	100%	100%	0.00		0.00	100%	100%	0.00		0%	85%	-	65%	85%	-
Food and Beverage																		
Fine/Casual Dining	24,259	sf GLA	7.50	100%	100%	7.50	ksf GLA	7.50	100%	100%	7.50	ksf GLA	95%	94%	163	50%	94%	86
Employee			1.69	100%	100%	1.69		1.69	100%	100%	1.69		100%	100%	41	75%	100%	31
Family Restaurant	9,100	sf GLA	7.50	100%	100%	7.50	ksf GLA	7.50	100%	100%	7.50	ksf GLA	80%	94%	52	100%	94%	65
Employee			1.69	100%	100%	1.69		1.69	100%	100%	1.69		95%	100%	15	100%	100%	16
Fast Casual/Fast Food	22,750	sf GLA	7.50	100%	100%	7.50	ksf GLA	7.50	100%	100%	7.50	ksf GLA	85%	95%	138	100%	95%	162
Employee			1.69	100%	100%	1.69		1.69	100%	100%	1.69		90%	100%	35	100%	100%	39
Entertainment and Institutions																		
Live Theater	450	seats	0.40	100%	100%	0.40	seat	0.40	100%	100%	0.40	seat	80%	100%	144	80%	100%	144
Employee			0.05	100%	100%	0.05		0.05	100%	100%	0.05		100%	100%	23	100%	100%	23
Banquet Hall	730	seats	0.40	100%	100%	0.40	ksf GLA	0.40	100%	100%	0.40	ksf GLA	65%	90%	171	65%	90%	171
Employee			0.05	100%	100%	0.05		0.05	100%	100%	0.05		100%	90%	33	100%	90%	33
Hotel and Residential																		
Hotel-Leisure	120	keys	1.00	90%	100%	0.90	key	1.00	90%	100%	0.90	key	85%	100%	92	65%	100%	70
Hotel Employees	120	keys	0.15	100%	100%	0.15	key	0.09	100%	100%	0.09	key	40%	100%	7	100%	100%	11
Office																		
Office 25 to 100 ksf	77,800	sf GFA	0.35	100%	100%	0.35	ksf GFA	0.03	100%	100%	0.03	ksf GFA	5%	100%	1	90%	100%	3
Employee			2.50	100%	100%	2.50		0.33	100%	100%	0.33		25%	100%	49	90%	100%	23
Additional Land Uses																		
													Customer/Visitor		848	Customer		815
													Employee/Resident		204	Employee/Resident		176
													Reserved		-	Reserved		-
													Total		1,052	Total		991

*Hotel management has confirmed 2 overnight employees on both weekdays and weekends.

SCENARIO C

Shared Parking Demand Summary

Peak Month: APRIL -- Peak Period: 6 PM, WEEKDAY

Land Use	Project Data		Weekday					Weekend					Weekday			Weekend		
	Quantity	Unit	Base Ratio	Driving Adj	Non-Captive Ratio	Project Ratio	Unit For Ratio	Base Ratio	Driving Adj	Non-Captive Ratio	Project Ratio	Unit For Ratio	Peak Hr Adj 6 PM	Peak Mo Adj April	Estimated Parking Demand	Peak Hr Adj 12 PM	Peak Mo Adj April	Estimated Parking Demand
Retail																		
Retail (<400 ksf)	57,691	sf GLA	2.50	100%	100%	2.50	ksf GLA	2.50	100%	100%	2.50	ksf GLA	90%	67%	88	95%	67%	93
Employee			0.00	100%	100%	0.00		0.00	100%	100%	0.00		100%	77%	-	100%	77%	-
Farmers Market	26,356	sf GLA	2.50	100%	100%	2.50	ksf GLA	2.50	100%	100%	2.50	ksf GLA	0%	75%	-	45%	75%	22
Employee			0.00	100%	100%	0.00		0.00	100%	100%	0.00		0%	85%	-	65%	85%	-
Food and Beverage																		
Fine/Casual Dining	13,650	sf GLA	7.50	100%	100%	7.50	ksf GLA	7.50	100%	100%	7.50	ksf GLA	95%	94%	92	50%	94%	48
Employee			1.69	100%	100%	1.69		1.69	100%	100%	1.69		100%	100%	24	75%	100%	18
Family Restaurant	9,100	sf GLA	7.50	100%	100%	7.50	ksf GLA	7.50	100%	100%	7.50	ksf GLA	80%	94%	52	100%	94%	65
Employee			1.69	100%	100%	1.69		1.69	100%	100%	1.69		95%	100%	15	100%	100%	16
Fast Casual/Fast Food	22,750	sf GLA	7.50	100%	100%	7.50	ksf GLA	7.50	100%	100%	7.50	ksf GLA	85%	95%	138	100%	95%	162
Employee			1.69	100%	100%	1.69		1.69	100%	100%	1.69		90%	100%	35	100%	100%	39
Entertainment and Institutions																		
Live Theater	450	seats	0.40	100%	100%	0.40	seat	0.40	100%	100%	0.40	seat	80%	100%	144	80%	100%	144
Employee			0.05	100%	100%	0.05		0.05	100%	100%	0.05		100%	100%	23	100%	100%	23
Banquet Hall	1,064	seats	0.40	100%	100%	0.40	ksf GLA	0.40	100%	100%	0.40	ksf GLA	65%	90%	249	65%	90%	249
Employee			0.05	100%	100%	0.05		0.05	100%	100%	0.05		100%	90%	49	100%	90%	49
Hotel and Residential																		
Hotel-Leisure	120	keys	1.00	90%	100%	0.90	key	1.00	90%	100%	0.90	key	85%	100%	92	65%	100%	70
Hotel Employees	120	keys	0.15	100%	100%	0.15	key	0.09	100%	100%	0.09	key	40%	100%	7	100%	100%	11
Office																		
Office 25 to 100 ksf	77,800	sf GFA	0.35	100%	100%	0.35	ksf GFA	0.03	100%	100%	0.03	ksf GFA	5%	100%	1	90%	100%	3
Employee			2.50	100%	100%	2.50		0.33	100%	100%	0.33		25%	100%	49	90%	100%	23
Additional Land Uses																		
													Customer/Visitor		856	Customer		856
													Employee/Resident		202	Employee/Resident		179
													Reserved		-	Reserved		-
													Total		1,058	Total		1,035

*Hotel management has confirmed 2 overnight employees on both weekdays and weekends.

City of Franklin

109 3rd Ave S.
Franklin, TN 37064
(615) 791-3217

File #: 21-064

DATE: January 14, 2025

TO: Board of Mayor and Aldermen

FROM: Eric Stuckey, City Administrator
Mark Hilty, Asst. City Administrator Public Works
Scott Williar, Emergency Management Coordinator

SUBJECT:
Consideration Of Resolution 2025-06, A Resolution Adopting The Amended Williamson County Multi-Hazard Mitigation Plan

PURPOSE:
The purpose of this memorandum is to provide information to the Franklin Board of Mayor and Aldermen (BOMA) concerning Resolution 2025-06, a resolution adopting the amended Williamson County Multi-Hazard Mitigation Plan.

BACKGROUND/STAFF COMMENTS:
The City of Franklin participated jointly in the planning process with other local governments within Williamson County to prepare the amended Williamson County Multi-Hazard Mitigation Plan, which was previously adopted by Resolution 2019-76. The Williamson County Board of Commissioners adopted the amended plan on November 12, 2024.

A local hazard mitigation plan aims to identify the community's notable risks and specific vulnerabilities and then to create/implement corresponding mitigation projects to address those areas of concern. The methodology helps reduce human, environmental, and economic costs from natural and man-made hazards by creating long-term mitigation initiatives.

The 2024 update addresses Building Resilient Communities and Infrastructure (BRIC), Flood Mitigation Assistance (FMA), and Hazard Mitigation Grant Program (HMGP) requirements.

FINANCIAL IMPACT:
Having an updated Hazard Mitigation Plan can assist the City of Franklin, Williamson County, and other cities in Williamson County in pursuing Federal grant opportunities.

RECOMMENDATION:
Staff recommends that the Board of Mayor and Aldermen approve Resolution 2025-06.

RESOLUTION 2025-06

A RESOLUTION TO ADOPT THE AMENDED WILLIAMSON COUNTY MULTI-HAZARD MITIGATION PLAN 2024, CONDITIONED ON APPROVAL FROM FEMA

WHEREAS, the City of Franklin recognizes the threat that natural hazards pose to people and property; and

WHEREAS, undertaking hazard mitigation actions before disasters occur will reduce the potential for harm to people and property and thereby save taxpayer dollars; and

WHEREAS, in order to receive certain federal grants for hazard mitigation, local governments are required to adopt a Multi-Hazard Mitigation Plan; and

WHEREAS, the City of Franklin participated jointly in the planning process with other local governments within the County to prepare the amended Williamson County Multi-Hazard Mitigation Plan, which was previously adopted by the City by Resolution 2019-76; and

WHEREAS, the amended Williamson County Multi-Hazard Mitigation Plan (attached as Exhibit A) has been adopted by the Williamson County Board of Commissioners on November 12, 2024; and

WHEREAS, the Board of Mayor and Aldermen find it is in the best interest of the citizens of the City of Franklin to adopt the amended Multi-Hazard Mitigation Plan.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF MAYOR AND ALDERMEN OF THE CITY OF FRANKLIN, TENNESSEE, hereby adopts the Williamson County Multi-Hazard Mitigation Plan adopted by the Williamson County Board of Commissioners on November 12, 2024 (Exhibit A), as its official hazard mitigation plan.

BE IT FURTHER RESOLVED that the Mayor and/or City Administrator are hereby authorized to execute any documents necessary to signify the City of Franklin's approval and adoption of this amended Multi-Hazard Mitigation Plan.

IT IS SO RESOLVED AND DONE on this ____ day of _____, 2025.

ATTEST:

By:_____
Angie Skarp
City Recorder

CITY OF FRANKLIN, TENNESSEE:

By:_____
Dr. Ken Moore
Mayor

Approved as to Form:

By: _____
Shauna R. Billingsley
City Attorney

Law Dept approved 02.12.25

Williamson County
Hazard Mitigation Plan
2024

Prepared By:

The Williamson County Hazard Mitigation Planning Committee

The Williamson County Emergency Management Agency

Assistance Provided By:

The Tennessee Emergency Management Agency

as part of the Tennessee Mitigation Initiative

Executive Summary

Over the past two decades, hazard mitigation has gained increased national attention due to the large number of natural disasters throughout the U.S. and the rapid rise in costs associated with those disaster recoveries. It has become apparent that money spent mitigating potential impacts of a disaster event can result in substantial savings of life and property. With these benefit-cost ratios extremely advantageous, the *Disaster Mitigation Act of 2000* was developed as U.S. Federal legislation reinforcing the importance of pre-disaster mitigation planning by calling for local governments to develop mitigation plans *(44 CFR 201)*.

A local hazard mitigation plan aims to identify the community's notable risks and specific vulnerabilities and then to create/implement corresponding mitigation projects to address those areas of concern. This methodology helps reduce human, environmental, and economic costs from natural and man-made hazards by creating long-term mitigation initiatives.

The advantages of developing a local hazard mitigation plan are numerous and include improved post-disaster decision-making, education on mitigation approaches, and an organizational method for prioritizing mitigation projects. Communities with a mitigation plan receive larger amounts of Federal and State funding opportunities for mitigation projects and can receive these funds faster than communities without a plan.

This 2024 update of the *Williamson County Hazard Mitigation Plan* (HMP) addresses Building Resilient Communities and Infrastructure (BRIC), Flood Mitigation Assistance (FMA), and Hazard Mitigation Grant Program (HMGP) requirements. Each jurisdiction within the county participated in the preparation of the update, including:

- City of Brentwood
- City of Fairview
- City of Franklin
- City of Spring Hill
- Town of Nolensville
- Town of Thompson Station
- Williamson County School District/Franklin Special School District
- Williamson County Unincorporated

In reference to federal code title *44 CFR 201*, the plan is required to be submitted to both the Tennessee Emergency Management Agency (TEMA) (State) and the Federal Emergency Management Agency (FEMA) (Federal) for review to be approved. When the plan is deemed "approval pending adoption" by FEMA *(44 CFR 201.6(c)5)*, each of the participating jurisdictions will adopt the plan through a local resolution.

EMAP Standard: EMAP Compliance The Williamson County Emergency Management Agency (WCEMA) continues to pursue the highest standards in the emergency management profession through seeking accreditation with the Emergency Management Accreditation Program (EMAP). All plans, policies, and procedures within the WCEMA are to be written in accordance with the EMAP Emergency Management Standard (EMS) 5-2022.

Table of Contents

Executive Summary **1**
Section One: The Planning Process **6**
1.1 Purpose and Need, Authority and Statement of Problem 6
1.1.1 Purpose and Need 6
1.1.2 Authority 6
1.1.3 Statement of Problem 6
1.2 Methodology, Update Process, and Participation Summary 7
1.2.1 Local Government Participation 7
1.2.2 Hazard Mitigation Planning Process 10
1.3 Plan Update 26
1.3.1 The New Plan 27
1.3.2 2017 HMP Strategy Review 27
1.4 Multi-Jurisdictional Special Considerations 42
1.4.1 Hazards Assessment 42
1.5 Public Participation 42
1.6 County Data Profile 42
1.6.1 Resources and Assets 42
1.6.2 Development and Growth 43
1.6.3 Demographics 44
1.6.4 Social Vulnerability 45
1. 6.5 Critical Infrastructure 47
1.7 Resource Capabilities 47
Section Two: Threat and Hazard Identification and Risk Assessment **49**
2.1 Risk Assessment Overview 49
2.2 Risk Scoring Description 50
2.3 Impact Category Descriptions 50
2.4 Standardized Impacts 52
2.5 Summary of changes in the 2024 plan update: 54
2.6 Flood 56
2.6.1 Hazard Overview 56

2.6.2 County Profile 57
2.6.3 Risk Assessment 69
2.6.4 Land Use and Development 75
2.6.5 Multi-Jurisdictional Differences 75
2.6.6 Summary 76
2.7 Tornadoes/Severe Winds 77
2.7.1 Hazard Overview 77
2.7.2 County Profile 78
2.7.3 Risk Assessment 82
2.7.4 Land Use and Development Trends 83
2.7.5 Multi-Jurisdictional Differences 83
2.7.6 Summary 83
2.8 Wildfire 84
2.8.1 Hazard Overview 84
2.8.2 County Profile 84
2.8.3 Risk Assessment 88
2.8.4 Land Use and Development Trends 89
2.8.5 Multi-Jurisdictional Differences 89
2.8.6 Summary 89
2.9 Drought/Extreme Temperatures 90
2.9.1 Hazard Overview 90
2.9.2 County Profile 91
2.9.3 Risk Assessment 95
2.9.4 Land Use and Development 96
2.9.5 Multi-Jurisdictional Differences 96
2.9.6 Summary 96
2.10 Severe Winter Weather 97
2.10.1 Hazard Overview 97
2.10.2 County Profile 97
2.10.3 Risk Assessment 99
2.10.4 Land Use & Development 100
2.10.5 Multi-Jurisdictional Differences 100

2.10.6 Summary 100
2.11 Earthquake/Seismic Activity 102
2.11.1 Hazard Overview 102
2.11.2 County Profile 102
2.11.3 Risk Assessment 107
2.11.4 Land Use and Development Trends 108
2.11.5 Multi-Jurisdictional Differences 108
2.11.6 Summary 108
2.12 Pandemic/Communicable Disease 109
2.12.1 Hazard Overview 109
2.12.2 County Profile 109
2.12.3 Risk Assessment 109
2.12.4 Land Use & Development 110
2.12.5 Multi-Jurisdictional Differences 111
2.12.6 Summary 111
2.13 Geological Incident 112
2.13.1 Hazard Overview 112
2.13.2 County Profile 112
2.13.3 Risk Assessment 113
2.13.4 Land Use & Development 114
2.13.5 Multi-Jurisdictional Differences 114
2.13.6 Summary 115
Section Three: Mitigation Strategy 116
3.1 Mitigation Goals 116
3.1.1 Goal Setting Exercise 116
3.1.2 Resulting 2024 Plan Update Goals 116
3.2 Expanding & Improving Mitigation Programs 116
3.3 Compliance with NFIP 116
3.4 Substantial Damage (SD)/Substantial Improvement (SI) 117
3.5 Prioritization Process 118
3.6 Mitigation Action Plan 119
Section Four: Implementation, Integration, and Maintenance 141

4.1. Plan Adoption, Implementation, Monitoring, and Evaluation 141
4.1.1 Plan Adoption 141
4.1.2 Implementation 141
4.1.3 Integration into Local Planning Mechanism 141
4.1.4 Monitoring, Evaluating, Updating 142
4.2 Continued Public Involvement 143
4.3 Public Involvement Process for Annual Reviews 144
4.4 Public Involvement for Five-year Update 144
Appendix A: Planning Documentation 145
HMP Planning Meeting 1 and 2: 145
HMP Planning Meeting 3 and 4 (Virtual): 145
HMP Planning Meeting 5 (Virtual): 145
HMP Planning Meeting 6 (Virtual): 146
HMP Planning Meeting 7 (Virtual): 146
Social Media Publication 1, 2, 3: 146
Social Media Publication 4, 5, 6: 148
Appendix B: County Overview 150
CDC SVI Data: 150
Appendix C: Historical Hazard Data 164
ETSU Climate Trend and Variations Report: 164
Local Threat and Hazard Data Collected During THIRA Process: 200
Appendix D: HAZUS/FIRM Panels 201
Sample FIRM Panels in Williamson County: 201
City of Brentwood Flood Inundation Map: 209
100-Year Flood Global Risk Report (HAZUS): 210
500-Year Flood Global Risk Report (HAZUS): 227
Appendix E: County Dam Data/Map 243
Williamson County Dam Data: 243
Appendix F: References 244

Section One: The Planning Process

1.1 Purpose and Need, Authority and Statement of Problem

1.1.1 Purpose and Need

FEMA defines "hazard mitigation" as any sustained action taken to reduce or eliminate the long-term risk to life and property from a hazard event. Hazard mitigation planning is the process through which hazards are identified, likely impacts determined, mitigation goals set, and appropriate mitigation strategies defined, prioritized, and implemented. The HMP aims to identify, assess, and mitigate risk to better protect the people and property of Williamson County from the effects of natural hazards. This HMP documents the hazard mitigation planning process and identifies relevant hazards, vulnerabilities, and strategies the County and incorporated jurisdictions will use to decrease vulnerability and increase resiliency and sustainability. Additionally, this HMP demonstrates the participating communities' commitment to reducing risks from identified hazards and serves as a tool to help decision-makers direct mitigation activities and resources.

1.1.2 Authority

This Hazard Mitigation Plan will be adopted by Williamson County and all participating jurisdictions in accordance with the authority granted to local communities by the State of Tennessee. This Plan was and will be updated per state and federal rules and regulations governing local hazard mitigation plans. The Plan shall be reviewed annually and go through a complete update process every five years to remain eligible for hazard mitigation grants. The following legislation was used for guidance:

I. Section 322 of the Robert T. Stafford Disaster Relief and Emergency Assistance Act (Stafford Act or the Act), 42 U.S.C. 5165, enacted under Section 104 of the Disaster Mitigation Act of 2000 (DMA 2000) Public Law 106-390 of October 30, 2000, as implemented at 44 CFR 201.6 and 201.7 dated October 2011.
II. Tennessee Code Annotated
    a. T.C.A. 58-2-106(b)(16)
    b. T.C.A. 58-2-106(b)(1)
    c. T.C.A. 58-2-103(a)(5)

1.1.3 Statement of Problem

Each year in the United States, natural disasters take the lives of hundreds of people and injure thousands more. Taxpayers pay billions of dollars annually to help communities, organizations, businesses, and individuals recover from disasters. Unfortunately, this only partially reflects the cost of disasters because additional expenses incurred by insurance companies and non-governmental organizations are not reimbursed by tax dollars. Many natural disasters are predictable, and much of the damage caused by these events can be reduced or even eliminated.

Technological and human caused threats do pose a risk to the Williamson County people also. However, mitigation grants such as the HMGP, BRIC, and FMA do not cover these threats. As such, threat risks are assessed in the local risk assessment and will be considered for inclusion in the local prevention plan.

The original Williamson County Hazard Mitigation Plan was created and approved by FEMA in 2019. Per federal requirements stated in *44 CFR 201*, all local hazard mitigation plans are required to go through a FEMA approval process every five years to remain eligible for hazard mitigation grants. This plan will be re-evaluated and updated every five years to ensure local governments are continuing to assess the hazards and risks within their communities. This plan update has been prepared to meet requirements set forth by FEMA and the Tennessee Emergency Management Agency (TEMA) to ensure Williamson County is eligible for funding and technical assistance from state and federal hazard mitigation programs. All communities are welcome to address man-made hazards and risks in their hazard mitigation plan. However, it's important to note that the State and Federal governments only evaluate and approve based on natural hazards only as per federal code title 44 CFR 201.

1.2 Methodology, Update Process, and Participation Summary

This Hazard Mitigation Plan was developed under the guidance of a Hazard Mitigation Planning Committee (HMPC). The Committee included representatives of Williamson County, the City of Brentwood, the City of Fairview, the City of Franklin, the Town of Nolensville, the City of Spring Hill, the Town of Thompson's Station, and the Williamson County School District, and the Franklin Special School District.

Information in this plan will be used to help guide and coordinate mitigation activities and decisions for local land use policy in the future. Proactive mitigation planning will help reduce the cost of disaster response and recovery to communities and their residents by protecting critical community facilities, reducing liability exposure, and minimizing overall community impacts and disruptions. This plan identifies activities that can be undertaken by both the public and the private sectors to reduce risk to safety, health, and property caused by natural and man-made hazards.

1.2.1 Local Government Participation

The planning regulations and guidance stress that each local government seeking FEMA approval of their mitigation plan must participate in the planning effort in the following ways:

- Participate in the process as part of the HMPC;
- Detail where within the planning area the risk differs from that facing the entire area;
- Identify potential mitigation actions; and
- Formally adopt the plan.

The role of additional participants may include more actions. For membership in the HMPC, "participation" means the following:

- Providing facilities for meetings;
- Attending and participating in the HMPC meetings;
- Collecting and providing other requested data (as available);
- Identifying mitigation actions for the plan;
- Reviewing and providing comments on plan drafts;
- Informing the public, local officials, and other interested parties about the planning process and providing opportunities for them to comment on the plan;
- Coordinating, and participating in the public input process; and

The HMPC met all the above-stated participation requirements. Williamson County and all its incorporated jurisdictions participated in the 2024 Plan update, as well as reviewed and provided timely comments on all draft components of the Plan. A summary of past and current community participation is shown below in *Table 1*. All participants were invited to this committee via email by the Williamson County Emergency Management Agency (WCEMA) Hazard Mitigation Planner under the authority granted by the County Emergency Management Director. With each meeting, initial attendees who had not initially responded were contacted once more to ensure participation in the planning process. All municipalities within Williamson County were active participants in the planning process and contributed mitigation projects to this plan as well as participated in the creation of the multi-jurisdictional projects list.

Table 1: Multi-Jurisdictional HMPC Participation

Jurisdiction	2017 Participation	2024 Participation
City of Brentwood	YES	YES
City of Fairview	YES	YES
City of Franklin	YES	YES
City of Spring Hill	YES	YES
Franklin Special School District	YES	YES
Town of Nolensville	YES	YES
Town of Thompson's Station	YES	YES
Williamson County School District	YES	YES
Williamson County	YES	YES

The HMPC for the 2024 plan update included key community representatives. *Table 2* details the HMPC members, meeting dates, associated FEMA Lifeline, and committee member attendance. FEMA Lifelines are a fundamental way for a community to recover, however, all participants might not be associated with a FEMA Lifeline. If they are not associated with a FEMA Lifeline, then they will be indicated as not applicable (NA).

The local Hazard Mitigation Planner under the authority of the Emergency Management Director invited individuals who represented regional and local agencies that have authority in regulating county/city development, individuals that represent vulnerable populations, as well as those that are responsible for responding to the identified hazards of prime concern. These partners include jurisdictional police, fire, public works, and health departments, community representatives, nonprofit organizations, local floodplain administration, the county/city school boards, elected officials, and electric utility companies. All committee members provided key information to recognize and mitigate hazards of prime community concern. A more detailed summary of HMPC meeting dates, members seeking approval and FEMA lifeline association follows in *Table 2*. Meeting sign-in sheets or proof of attendance are included in Appendix A. Although not all of these members were able to attend the HMPC meetings, they were instrumental in providing assistance and were active throughout the planning process.

Appendix F contains a list of references including the various agencies and other sources utilized during this planning process to ensure a more wholistic assessment of the hazards and goals of the community.

Table 2: HMPC Members

Name	Title	Associated FEMA Lifeline	Organization/ Jurisdiction	Meeting Dates							
				03/30/2023	04/26/2023	05/08/2023	06/19/2023	01/03/2024	01/04/2024	01/05/2024	01/08/2024
Sean Cothron	IT Director	Communications	Williamson County								
Jeff Stark	Planning & Training Exercise Coordinator	Communications	Metro-Nashville Davidson County								YES
Donny Parker	Senior Safety & Training Coordinator	Energy	Middle Tennessee Electric					YES		YES	YES
Mac Nolen	Director of Solid Waste	Hazardous Materials & Transportation	Williamson County			YES		YES		YES	YES
Cathy Montgomery	Health Department Director	Health & Medical and Food, Hydration, & Shelter	Williamson County					YES		YES	YES
John Walsh	President	Health and Medical	Emergency Awareness and Readiness Service for the Deaf and Hard of Hearing (EARS)		YES	YES				YES	

Table 2: HMPC Members

Name	Title	Associated FEMA Lifeline	Organization/ Jurisdiction	Meeting Dates							
				03/30/2023	04/26/2023	05/08/2023	06/19/2023	01/03/2024	01/04/2024	01/05/2024	01/08/2024
Greg Boyd	Emergency Management Director	Safety & Security	City of Spring Hill	YES	YES	YES					YES
Scott Williar	Emergency Management Coordinator	Safety & Security	City of Franklin		YES						
Gino Fantoni	Emergency Management Specialist	Safety & Security	City of Franklin	YES				YES		YES	YES
Jessica Stewart	Emergency Communications Operations Manager	Safety & Security	Williamson County					YES			
Todd Hoppenstedt	Public Works Director	Safety & Security and Transportation	City of Brentwood	YES							
Russell Peterson	Emergency Management Continuity Program Manager	Safety & Security	City of Brentwood	YES	YES	YES		YES		YES	YES

Table 2: HMPC Members

Name	Title	Associated FEMA Lifeline	Organization/ Jurisdiction	Meeting Dates							
				03/30/2023	04/26/2023	05/08/2023	06/19/2023	01/03/2024	01/04/2024	01/05/2024	01/08/2024
Scott Hughes	Fire Chief	Safety & Security	City of Fairview	YES							
Clint Derryberry	Planner	Safety & Security	Maury County			YES					
Ken McLawhon	Town Administrator	Safety & Security	Town of Thompson's Station		YES						
Brian Goss	Fire Chief	Safety & Security	City of Brentwood					YES			
Celby Glass	Supervisor of Attendance and Safety	Safety & Security	Franklin Special School District								
Marc Waltz	Fire & Emergency Coordinator	Safety & Security	Williamson County School District					YES			

Table 2: HMPC Members

Name	Title	Associated FEMA Lifeline	Organization/ Jurisdiction	Meeting Dates							
				03/30/2023	04/26/2023	05/08/2023	06/19/2023	01/03/2024	01/04/2024	01/05/2024	01/08/2024
Sam Killingsworth	Fire Captain	Safety & Security	Town of Nolensville		YES						
Kristen Corn	City Attorney	Safety & Security	City of Brentwood								
James Colvin	Assistant Police Chief	Safety & Security	City of Brentwood					YES			
Mark Elrod	Sheriff	Safety & Security	Williamson County								
Heidi Mariscal	Planning, Training, & Exercise Coordinator	Safety & Security	Metro-Nashville Davidson County								
Kim Anthony	Emergency Management Planning Manager	Safety & Security	State of Tennessee								

Table 2: HMPC Members

Name	Title	Associated FEMA Lifeline	Organization/ Jurisdiction	Meeting Dates							
				03/30/2023	04/26/2023	05/08/2023	06/19/2023	01/03/2024	01/04/2024	01/05/2024	01/08/2024
Jack Casner	District Coordinator	Safety & Security	State of Tennessee		YES						
Don Sowers	Tennessee State CERT Coordinator	Safety & Security	State of Tennessee								
Carey Clark	Grants Program Manager	Safety & Security	Rutherford County								
Amanda Siegel	Emergency Management Director	Safety & Security	Hickman County								
Jay Bonson	Fire Coordinator	Safety & Security	Williamson County							YES	
Mark King	Assistant Chief	Safety & Security	Williamson County					YES			

Table 2: HMPC Members

Name	Title	Associated FEMA Lifeline	Organization/ Jurisdiction	Meeting Dates							
				03/30/2023	04/26/2023	05/08/2023	06/19/2023	01/03/2024	01/04/2024	01/05/2024	01/08/2024
Katy Clouse	Executive Director of the Arc of Williamson County	Safety & Security and Food, Hydration, and Shelter	Williamson County					YES		YES	
Hanna Dennis	Field Supervisor for the TN Department of Human Services Sensory Division	Safety & Security	Williamson County								
Devon Russell	Parks and Recreation Event Manager	Safety & Security	Williamson County								
Matthew Lupo	Fire Marshal & Assistant Fire Chief	Safety & Security	Town of Nolensville					YES			YES
Dallas Clements	Emergency Management Reservist	Safety & Security	Williamson County								YES
Ed Hudgens	Emergency Management Reservist	Safety & Security	Williamson County								YES

Table 2: HMPC Members

Name	Title	Associated FEMA Lifeline	Organization/ Jurisdiction	Meeting Dates							
				03/30/2023	04/26/2023	05/08/2023	06/19/2023	01/03/2024	01/04/2024	01/05/2024	01/08/2024
Jeff Standifer	Emergency Management Reservist	Safety & Security	Williamson County					YES			
Phil Sherrod	Emergency Management Reservist	Safety & Security	Williamson County					YES		YES	
James Hooper	Emergency Management Reservist	Safety & Security	Williamson County					YES	YES		
Gene Cheathem	Emergency Management Reservist	Safety & Security	Williamson County					YES		YES	YES
Jill Burgin	Emergency Management External Affairs Officer	Safety & Security	Williamson County	YES	YES				YES		
Andrew Gossett	Emergency Management Reservist	Safety & Security	Williamson County						YES		

Table 2: HMPC Members

Name	Title	Associated FEMA Lifeline	Organization/ Jurisdiction	Meeting Dates							
				03/30/2023	04/26/2023	05/08/2023	06/19/2023	01/03/2024	01/04/2024	01/05/2024	01/08/2024
Joshua Walter	Emergency Management Operations Manager	Safety & Security	Williamson County					YES	YES		YES
Todd Horton	Director of Emergency Management	Safety & Security	Williamson County		YES	YES					
Nicholas Sturgeon	Emergency Management Officer	Safety & Security	Williamson County	YES	YES	YES		YES	YES	YES	YES
Ashlae Sympson	Emergency Management Officer	Safety & Security	Williamson County		YES				YES		
Tyler Scroggins	Public Works Director	Transportation	City of Spring Hill								
Bob Leeman	Planning & Codes Director	Water Systems	City of Brentwood	YES				YES		YES	

Table 2: HMPC Members

Name	Title	Associated FEMA Lifeline	Organization/ Jurisdiction	Meeting Dates							
				03/30/2023	04/26/2023	05/08/2023	06/19/2023	01/03/2024	01/04/2024	01/05/2024	01/08/2024
Mario Forgione	Development Compliance Specialist	Water Systems	Williamson County			YES		YES		YES	YES
Floyd Heflin	NFIP Coordinator & County Engineer	Water Systems	Williamson County								
Nicholas Parks	Stormwater Compliance Specialist	Water Systems	Williamson County								
Mekayle Houghton	Executive Director of the Cumberland River Compact	Water Systems	Williamson County								YES
Paul Tampien	Williamson County ARES	Communications	Williamson County		YES						
Erin Jakuboski	Williamson County Department of Emergency Communications	Communications	Williamson County		YES						

Table 2: HMPC Members

Name	Title	Associated FEMA Lifeline	Organization/ Jurisdiction	Meeting Dates							
				03/30/2023	04/26/2023	05/08/2023	06/19/2023	01/03/2024	01/04/2024	01/05/2024	01/08/2024
Bill Jorgensen	Williamson County Office of Public Safety	Communications and Safety & Security	Williamson County		YES						

1.2.2 Hazard Mitigation Planning Process

The 2024 Williamson County Hazard Mitigation Plan was updated following guidance put forth by FEMA in the *Local Mitigation Planning Policy Guide* which became effective on April 19, 2023. This guidance emphasized the need for a whole community planning approach to include representatives from all sectors of the community with an emphasis on the increased need for vulnerable and underserved population representation. The guidance also highlighted the increased emphasis on risk, vulnerability, and resilience assessments, the inclusion of high-hazard dams, and future weather trends/patterns.

FEMA guidance proposes a structured four-phase approach to completing an HMP as follows:

1) Planning Process
2) Risk Assessment
3) Mitigation Strategy
4) Plan Maintenance

Phase I - Planning Process

Organize to Prepare the Plan

The planning process officially began with a meeting held on 03/30/2023 at the Williamson County Public Safety Center. The meeting covered the scope of hazard mitigation, the purpose of planning, eligible grants, risk assessments and vulnerabilities impacting the community. During the planning process, the committee communicated through face-to-face meetings, email, and telephone conversations.

The City of Spring Hill is in both Williamson County and Maury County. As such, the Maury County Emergency Management Agency was invited to participate and attended meetings throughout the planning process. The other surrounding counties were sent drafts of the HMP so that they could contribute to the plan and were invited to the Hazard Mitigation Planning Committee (HMPC) meetings. Members from both the Nashville-Metro Davidson County Office of Emergency Management and the Maury County Emergency Management Agency opted to attend at least one HMPC meeting. All other surrounding jurisdictions opted not to participate.

Involve the Public

Early discussions established the significance of involving the public. The HMPC agreed to an approach using established public information mechanisms and resources within the community. Public involvement activities for this plan update included public meeting notices in flyer form, stakeholder and public meetings, and the collection of public and stakeholder comments on the draft plan. In order to ensure socially vulnerable and underserved populations were included in organizing efforts, the WCEMA contacted organizations that had roots within the community such as neighborhood shopping stores (Ex. Kroger, Costco, Tractor Supply, etc.) and the Emergency Awareness and Readiness Services (EARS) – for the Deaf and Hard of Hearing. The WCEMA also contacted the local Chamber of Commerce to offer an opportunity to participate in the planning process. Due to the nature of the public meetings; neighboring communities, agencies, utilities, academia, civic organizations, and other interested parties were given the opportunity to participate.

Numerous notices were shared on April 8th, 2023, at the monthly Williamson County Amateur Radio Emergency Service (WCARES) meeting. These notices invited the group as a whole to

attend and those invited were given a chance to discuss the plan with the responsible individual at the WCEMA. These notices provided as flyers invited members of the group to attend the April 26th, 2023 Hazard Mitigation Plan Public meeting. In addition to dispersing these flyers at the monthly WCARES meeting, these flyers were placed strategically around the county in places such as grocery stores, parks, libraries, and in neighborhoods. To ensure the greatest representation of the Williamson County citizenry, planners utilized the FEMA Resilience Analysis and Planning Tool (RAPT) to identify areas of priority for publishing flyers. Finally, the WCEMA Hazard Mitigation Planner and External Affairs Officer both spoke on mitigation and notified the public of the public meeting on the local WAKM 950 AM radio. This channel covers the entirety of Williamson County and covers or partially covers 22 middle-Tennessee counties. Documentation to support outreach efforts such as emails, community flyers, and social media postings can be found in Appendix A.

In addition to the public meeting held on 04/26/2023, the emergency management representative with the Town of Nolensville held an additional public mitigation meeting on 06/19/2023. Although similar outreach efforts were made to the public, nobody participated from the public. Documentation to support outreach efforts for this meeting such as emails, community flyers, and social media postings can be found in Appendix A.

Sign-in sheets from all meetings are included in Appendix A. The meeting date and topics discussed are summarized below in *Table 3*. The meetings on 04/26/2023, 06/19/2023, and 01/04/2024 (virtual) were open to the public and announced via papers across the county.

Table 3: Summary of Hazard Mitigation Planning Meetings

Meeting Number	Meeting Topic	Meeting Date	Meeting Location
Meeting #1 (HMPC)	Overview of hazard mitigation	03/30/2023	Williamson County Public Safety Center – 304 Beasley Drive, Franklin TN, 37064
	Hazard Mitigation Planning Process		
	Purpose of the HMP		
	Area growth and changes		
	Identification of Hazards		
	Future weather predictions		
	Assessment of risk, vulnerabilities, resilience		
	Review of NFIP		
	Previous HMP goals/projects		
	New goals/projects		

Meeting Number	Meeting Topic	Meeting Date	Meeting Location
Meeting #2 (Public)	Overview of hazard mitigation.	04/26/2023	
	Hazard mitigation planning process		
	Area growth and changes		
	Assessment of risk and vulnerabilities		
Meeting #3 (HMPC)	Recap of mitigation concepts	05/08/2023	
	Introduction of mitigation project requirements		
	Recap of natural hazards and the Williamson County Threat and Hazard Identification and Risk Assessment (THIRA).		
	Recommendations for applicable mitigation projects		
	Next steps for later meetings		
Meeting #4 (Public)	Overview of hazard mitigation	06/19/2023	Town of Nolensville Meeting Room – 7218 Nolensville Road, Nolensville TN, 37135
	Hazard Mitigation Planning Process		
	Purpose of the HMP		
	Area growth and changes		
	Identification of Hazards		
	Future weather predictions		
	Assessment of risk, vulnerabilities,		

Meeting Number	Meeting Topic	Meeting Date	Meeting Location
	resilience		
	Review of NFIP		
	Previous HMP goals/projects		
	New goals/projects		
Meeting #5 (HMPC)	Hazard mitigation overview	01/03/2024	This meeting was held virtually via WebEx.
	Hazard mitigation planning process		
	Purpose of the Hazard Mitigation Plan (HMP)		
	Area growth and changes		
Meeting #6 (Public)	Overview of hazard mitigation	01/04/2024	This meeting was held virtually via WebEx.
	Hazard Mitigation Planning Process		
	Purpose of the HMP		
	Area growth and changes		
	Identification of Hazards		
	Future weather predictions		
	Assessment of risk, vulnerabilities, resilience		
	Review of NFIP		
	Previous HMP goals/projects		
	New goals/projects		
Meeting #7 (HMPC)	Identification of hazards/threats {Review of Threat and Hazard Identification and Risk	01/05/2024	This meeting was held virtually via WebEx.

Meeting Number	Meeting Topic	Meeting Date	Meeting Location
	Assessment (THIRA)}		
	Future weather predictions from East Tennessee State University (ETSU)		
	Assessment of risk, vulnerabilities, and resilience		
Meeting #8 (HMPC)	Review of the National Flood Insurance Program (NFIP)	01/08/2024	This meeting was held virtually via WebEx.
	Previous HMP goals/projects		
	New goals/projects		

Coordination

Early in the planning process, the committee determined that the risk assessment, mitigation strategy development, and plan approval would be greatly enhanced by inviting other local and state partners to participate in the process. The coordination involved contacting these agencies through email, flyers, in-person, and phone conversations. All groups and agencies were advised on how to become involved in the plan development process and were solicited asking for their assistance and input. A summary of agencies and organizations actively involved in the HMPC is as follows:

- City of Brentwood
- City of Fairview
- City of Franklin
- City of Spring Hill
- Emergency Awareness and Readiness Service (EARS) – for the Deaf and Hard of Hearing
- Tennessee Cumberland River Compact
- Tennessee Department of Human Services Sensory Division
- Tennessee Emergency Management Agency (TEMA)
- The Arc of Williamson County
- The Franklin Special School District
- Town of Nolensville
- Town of Thompson's Station
- Volunteer Tennessee
- Williamson County
- Williamson County School District

Coordination with other community planning efforts was also paramount to the success of this plan. Mitigation planning involves identifying existing policies, tools, and actions that will

reduce a community's risk and vulnerability to hazards. Williamson County uses a variety of planning mechanisms such as land development regulations and ordinances to guide growth and development. Integrating existing planning efforts, mitigation policies, and action strategies into this plan establishes a credible and comprehensive plan that ties into and supports other community programs.

Table 4 identifies the existing planning mechanisms that were reviewed and how they were incorporated into the 2024 Hazard Mitigation Plan Update.

Table: 4 Planning Mechanism Review

Existing Planning Mechanisms	Reviewed? (Yes/No)	Method of Use in Hazard Mitigation Plan
State Hazard Mitigation Plan	Yes	Identifying hazards, assessing vulnerabilities, and mitigation strategies
Local Emergency Operations Plan	Yes	Identify major capabilities
Community Data Profile	Yes	Development trends, capability assessment
Stormwater Ordinance	Yes	Capability assessment, mitigation strategies
Building and Zoning Codes and Ordinances	Yes	Different years of code regulations utilized in different jurisdictions
CDC Social Vulnerability Index	Yes	Analyze vulnerable populations in jurisdictions
FEMA's National Risk Index	Yes	Analyze natural hazard risk within each jurisdiction
Land Use Maps	Yes	Assessing vulnerabilities, development trends, and mitigation strategies
Critical2TN Infrastructure Database	Yes	Assessing vulnerabilities, mitigation strategies
NOAA Archives	Yes	Analyze weather data and trends
ETSU Geoinformatics & Disaster Science Lab	Yes	Analyze future weather trends and patterns
U.S. Census Bureau	Yes	Analyze community demographic data and trends
Local County Hazard Mitigation Plan	Yes	Analyze previous plan for updates
Flood Insurance Rate Maps	Yes	Analyze flood-prone areas within the community
Budget Hearings	Yes	Financial budgeting

These and other documents were reviewed and considered, as appropriate, during the collection of hazard identification, vulnerability assessment, and capability assessment. Data from these plans and ordinances were incorporated into the risk assessment and hazard vulnerability sections of the plan as appropriate. The data was also used in determining the capability of the community in being able to implement certain mitigation strategies.

Phase II – Risk Assessment

Identify the Hazard, Assess the Risk and Vulnerabilities

The committee completed a comprehensive effort to identify/update, document, and profile all hazards that have, or could have, an impact on the community. The committee also conducted a capability assessment to review and document the planning area's current capabilities and gaps. By collecting information about existing government programs, policies, regulations, ordinances, and emergency plans, the committee could assess the activities and measures already in place that contribute to mitigating some of the risks and vulnerabilities identified. A more detailed description of the risk assessment process and the results are included in Chapter 2 Risk and Vulnerability Assessment as well as within the *2023 Williamson County Emergency Management Agency Threat and Hazard Identification and Risk Assessment (THIRA) (094-C-2023).*

Phase III – Mitigation Strategy

Set Goals and Review Actions

The HMPC meetings and various public meetings facilitated brainstorming and discussion sessions that described the purpose and process of developing planning goals and objectives, a comprehensive range of mitigation alternatives, and a method of selecting and defending recommended mitigation actions using a series of selection criteria. This information is included in Chapter 3 Mitigation Strategy.

Draft an Action Plan

A complete first draft of the plan was prepared based on information and input collected during the HMPC meetings, and various agencies and individuals were invited to comment on this draft. Public and agency comments were integrated into the final draft for TEMA and FEMA Region IV to review and approve, contingent upon final adoption by Williamson County.

Phase IV – Plan Maintenance

Adopt the Plan

To secure buy-in and officially implement the plan, the plan was reviewed and adopted by the appropriate governing bodies.

Implement, Evaluate, and Revise the Plan

Implementation and maintenance of the plan is critical to the overall success of hazard mitigation planning and actions. Chapter 4 Plan Integration and Maintenance discusses incorporating the plan into existing planning mechanisms and how to address continued public involvement.

1.3 Plan Update

The 2024 Williamson County Hazard Mitigation Plan contained a threat and hazard identification and risk assessment for all jurisdictions and a corresponding action list aimed at

mitigating risk. The information in this risk assessment primarily comes from the *2023 Williamson County Emergency Management Agency Threat and Hazard Identification and Risk Assessment (THIRA) (094-C-2023)* which the whole of the HMPC approved in the early mitigation meetings. Since that time, progress has been made by both the County and incorporated jurisdictions on the implementation of the mitigation strategy with 16 completed actions and 33 in progress. This chapter includes an overview of the approach to updating the plan and identifies new analyses and information included in this plan update.

1.3.1 The New Plan

The updated plan involved a comprehensive review and revision of each section of the 2017 HMP and included an assessment of the success of the County and the incorporated jurisdictions in evaluating, monitoring, and implementing the mitigation strategy outlined therein. Only the information and data still valid from the 2017 HMP was carried forward as applicable in this update. The following requirements were addressed during this plan update process with consideration of the priorities and goals of the HMPC:

- Consider changes in vulnerability due to action implementation;
- Document success stories where mitigation efforts have proven effective;
- Document areas where mitigation actions were not effective;
- Document any new hazards that may arise or were previously overlooked;
- Document NFIP as related to the county and jurisdictions;
- Incorporate new data or studies on hazards and risks;
- Incorporate new data related to future climate patterns and trends;
- Incorporate new capabilities or changes in capabilities;
- Incorporate social vulnerability data and vulnerable population information;
- Incorporate growth and development-related changes to inventories; and
- Incorporate new action recommendations or changes in action prioritization;
- Enhanced public outreach and multi-agency coordination efforts.

1.3.2 2017 HMP Strategy Review

During the 2017 update of the Williamson County Hazard Mitigation Plan, the HMPC identified 81 actions as relevant to the county. Of these 81 actions, 16 have been completed, 33 are in progress, and 32 have not been started. Actions that had not been pursued were discussed for relevance to the new plan and were either carried over to the 2024 plan or deleted from the strategy. 41 of these projects were determined to still be viable and are carried over or revised in this plan update. Details and the status of all previous actions are in *Table 5.*

The mitigation planning process that occurred in 2023 and 2024 included a review of the prior HMP that was submitted to and approved by FEMA. This review primarily looked at the risks that were identified to form the initial basis for the risk assessment process. As stated earlier, the plan was also used to perform an update on previously submitted mitigation actions. However, not all components of the plan were revised or carried over to the new plan as the plan update intends to incorporate more vulnerable populations, climate trends, public and stakeholder involvement, and more thorough risk assessments. Many of the positions and people from the previous plan were incorporated to continue bringing experienced individuals into the planning process. However, the HMPC was expanded to include a more diverse basis of individuals who contributed to the overall planning effort.

Table 5: Mitigation Action Progress Summary (2017 Plan)

Project Number in 2017 HMP	Action Description	Responsible Dept.	Location	Current Status			2024 Plan Update		Funding Source				Priority Score	Est. Cost	New or Existing Infra-structure
				Complete	In-Progress	Not yet Started	Delete Action	Carry Forward or Revise	HMGP	BRIC[1]	FMA	Local			
Flooding															
1	Purchase 5 properties located in the floodway/floodplain.	City of Franklin	Citywide in floodway/ floodplain	X			X						NA	NA	NA
3	Participation in the NFIP and CRS with initial FIRMS dated November 1981; Updates in 1989, 1993, 2003, 2006, and 2016.	Williamson County Government	County-wide		X			X				X	14	$1,500	Both
6	Convert three manual stream gauges to automated/monitored.	City of Brentwood	Citywide	X								X	13	$60,000	New
8	Enforcement of updated floodplain regulation.	Town of Thompson's Station Planning & Zoning	1110 Fountain View Blvd, Thompson 's Station TN, 37179		X			X	X			X	12	$5,000	Both
12	Continuous cleaning of drainage ditches and drainage way to help alleviate flooding.	City of Spring Hill	Citywide		X			X				X	11	$100,000	Pre-Existing

[1] BRIC previously referred to as PDM in the 2017 Hazard Mitigation Plan

Project Number in 2017 HMP	Action Description	Responsible Dept.	Location	Current Status			2024 Plan Update		Funding Source				Priority Score	Est. Cost	New or Existing Infra-structure
				Complete	In-Progress	Not yet Started	Delete Action	Carry Forward or Revise	HMGP	BRIC[1]	FMA	Local			
14	Voluntary acquisition and removal of qualified properties as disaster declarations make grant funding available. Current repetitive loss properties do not meet benefit cost requirements.	Williamson County, State of Tennessee, and FEMA	County-wide			X		X	X		X	X		$4,340,000	Both
17	Re-establish riparian buffer zones at all applicable water resources owned by the City of Franklin.	City of Franklin, Parks Department	Citywide			X	X					X	NA	NA	Pre-Existing
18	Adopt new storm water regulations sizing storm water detention ponds to 100 year.	City of Spring Hill	Citywide	X			X					X	NA	$0.0	Pre-Existing
19	Participation in NFIP.	City of Spring Hill	Citywide	X				X				X	11	$1,000	Pre-Existing
26	Purchase dump truck for clearing of underbrush and dead trees along the Harpeth river, Spencer Creek, and future park properties along existing tributaries.	City of Franklin Parks Department	Citywide			X	X					X	NA	NA	Pre-Existing
29	SW16002, Parkview Drainage Project	City of Franklin, Stormwater	Citywide			X	X					X	NA	NA	Pre-Existing
30	SW16003, 100 Block of Battle Avenue Drainage improvement.	City of Franklin, Stormwater	Citywide			X	X					X	NA	NA	Pre-Existing
32	Maintain dedicated emergency access ways.	City of Brentwood	Citywide		X			X				X	12	$10,000	New

Project Number in 2017 HMP	Action Description	Responsible Dept.	Location	Current Status			2024 Plan Update		Funding Source				Priority Score	Est. Cost	New or Existing Infra-structure
				Complete	In-Progress	Not yet Started	Delete Action	Carry Forward or Revise	HMGP	BRIC[1]	FMA	Local			
36	Harpeth river bank stabilization at WRF FY17-18	City of Franklin, Stormwater	Citywide	X			X					X	NA	NA	Pre-Existing
40	Continued application and enforcement of the Zoning ordinance (floodplain management) and Storm Water Management Regulations.	Williamson County Government	County-wide		X			X	X			X	12	$25,000	Both
41	Use GIS/FIRM mapping in engineering department to identify floodplain and floodway.	City of Spring Hill, City Engineer and Public Works	Citywide	X			X					X	NA	$0.0	Pre-Existing
43	Enforce maximum lot coverage requirement/encourage green space.	City of Brentwood	Citywide		X			X				X	11	$0.00	New
44	Regular maintenance on ditches and culverts.	Town of Thompson's Station Maintenance Department	1110 Fountain View Blvd, Thompson's Station TN, 37179		X			X	X			X	10	$10,000	Both
48	Establish and maintain riparian buffers per Tennessee Department of Environmental Conservation (TDEC).	Town of Thompson's Station Planning and Zoning	1110 Fountain View Blvd, Thompson's Station		X			X	X			X	9	$5,000	Both

Project Number in 2017 HMP	Action Description	Responsible Dept.	Location	Current Status			2024 Plan Update		Funding Source				Priority Score	Est. Cost	New or Existing Infra-structure
				Complete	In-Progress	Not yet Started	Delete Action	Carry Forward or Revise	HMGP	BRIC[1]	FMA	Local			
			TN, 37179												
53	Clean and improve drainage ditches and retention areas within the park system, as well as protection of property from flood events.	City of Franklin, Parks Department	Citywide		X			X				X	10	$3,000	Pre-Existing
55	A study of how to and/or mitigation of flooding along Lewisburg Pike and Heath Place at Carnton.	City of Franklin, Stormwater	Citywide			X	X					X	NA	NA	New
56	Procure AVL capabilities for all city vehicles enabling real time vehicle asset tracking for more accurate deployment of resources.	City of Franklin	Citywide		X			X				X	11	$10,000	New
58	Elevate waste water lift station control panels to prevent loss from flooding.	City of Franklin, Water	Citywide	X			X					X	NA	NA	NA
59	A study of how to and/or mitigation of flooding of the Cool Springs Mall and nearby stream.	City of Franklin, Stormwater	Citywide			X	X					X	NA	NA	NA
61	Conduct inspections on stormwater detention ponds to ensure they are maintained and function properly.	City of Spring Hill	Citywide	X				X				X	10	$10,000	Pre-Existing
65	Undertake a new development drainage study.	City of Franklin, Stormwater	Citywide			X	X					X	NA	NA	New

Project Number in 2017 HMP	Action Description	Responsible Dept.	Location	Current Status			2024 Plan Update		Funding Source				Priority Score	Est. Cost	New or Existing Infra-structure
				Complete	In-Progress	Not yet Started	Delete Action	Carry Forward or Revise	HMGP	BRIC[1]	FMA	Local			
66	Continuous cleaning of drainage ditches to help alleviate flooding.	Town of Nolensville Public Works Department	Citywide		X			X				X	10	$35,000	Pre-Existing
69	Milcrofton Long Lane water line connection project.	City of Franklin, water	Citywide			X	X					X	NA	NA	New
70	Jordan Branch (Cool Springs E) Stream Restoration FY17	City of Franklin, Stormwater	Citywide			X	X					X	NA	NA	New
73	Ralston Creek at Liberty Hills Stream restoration	City of Franklin, Stormwater	Citywide		X			X				X	10	$50,000	New
74	Figuers Drive area drainage improvements FY17-19.	City of Franklin, Stormwater	Citywide			X	X					X	NA	NA	Pre-Existing
75	Establish an open space prioritization and acquisition program to endure maximum success with limited funds.	City of Franklin, Parks department	Citywide			X	X					X	NA	NA	Pre-Existing
78	Utilize GIS mapping to better determine floodplain and floodway.	City of Brentwood	Citywide		X			X				X	11	$0.00	New
79	Enforce strict detention requirements.	City of Brentwood and downstream communities	Citywide		X			X				X	10	$0.00	New
Tornado															
7	Designate Community shelter location	Town of Thompson's Station	1110 Fountain			X		X				X	12	$0.00	New

Project Number in 2017 HMP	Action Description	Responsible Dept.	Location	Current Status			2024 Plan Update		Funding Source				Priority Score	Est. Cost	New or Existing Infra-structure
				Complete	In-Progress	Not yet Started	Delete Action	Carry Forward or Revise	HMGP	BRIC[1]	FMA	Local			
			View Blvd, Thompson 's Station TN, 37179												
20	Fund and construct Tornado shelters at High use parks	City of Spring Hill				X	X					X	NA	NA	Pre-Existing
22	Reinforce critical infrastructure at Water Treatment Plant.	City of Franklin, Water	Citywide			X	X					X	NA	NA	New
23	Install pumps at lift stations bypass pumping during power outages	City of Franklin, Water	Citywide			X	X					X	NA	NA	New
24	Tornado shelters at all staffed city facilities	All jurisdictions	All Staffed City Facilities			X	X					X	NA	NA	New
27	Distribute brochures to trail heads, park offices, and park properties on protecting residents near the river from tornados and flooding. Educating citizens regarding steps to take to reduce vulnerability, minimize future tornado and flooding damage.	City of Franklin, Parks Department	Citywide			X	X					X	NA	NA	New
31	Hardening of fleet facility.	City of Franklin, Streets	Citywide			X	X					X	NA	NA	New
34	Fortify/harden existing school structures in order to withstand high winds/tornado impacts	Williamson County School	All school locations		X			X				X	13	$46,000	Both

Project Number in 2017 HMP	Action Description	Responsible Dept.	Location	Current Status			2024 Plan Update		Funding Source				Priority Score	Est. Cost	New or Existing Infra-structure
				Complete	In-Progress	Not yet Started	Delete Action	Carry Forward or Revise	HMGP	BRIC[1]	FMA	Local			
		District, Franklin Special School District													
35	Annual service agreement for weather monitoring system and tornado sirens	City of Brentwood/City of Franklin	Citywide	X	X			X				X	14	$4,000	Both
38	Construct new city hall that includes tornado sheltering for 200+ employees and visitors during the day and provides for some sheltering during downtown special events.	City of Franklin	Citywide		X			X				X	10	$5,000,000	New
42	Installation of fiber optic cable connecting the City of Franklin, City of Brentwood, Williamson County, and Metro Nashville	City of Franklin MIT, City of Brentwood, Williamson County, and Metro Nashville	Citywide			X	X					X	NA	NA	New
46	Construct fire station 7 that includes tornado sheltering for its occupants.	City of Franklin, Fire	Citywide	X			X					X	NA	NA	New
47	Procure a 4000+ fuel truck	City of Franklin, Streets	Citywide			X	X					X	NA	NA	New

Project Number in 2017 HMP	Action Description	Responsible Dept.	Location	Current Status			2024 Plan Update		Funding Source				Priority Score	Est. Cost	New or Existing Infra-structure
				Complete	In-Progress	Not yet Started	Delete Action	Carry Forward or Revise	HMGP	BRIC[1]	FMA	Local			
49	Promote the use of social media, text messaging, X, etc. for public announcement of tornado warning and watches similar to amber alerts/Nixle.	City of Spring Hill	Citywide	X				X				X	12	$5,000	Pre-Existing
52	Fortify new jail structure to withstand weather impacts from high winds/tornados	Williamson County Sheriff's Office	408 Century Court, Franklin, TN 37064 & 135 4th Ave S, Franklin, TN 37064		X			X				X	10	$280,000,000	Both
54	Hardening of sheds for heavy equipment storage or underground storage of key vehicle assets.	City of Franklin, Streets/Solid waste/Water	Citywide			X	X					X	NA	NA	New
64	Upgrade 800MHz radio system to latest software release for better communications with other agencies.	City of Franklin MIT	Citywide			X	X					X	NA	NA	New
71	Complete remaining fiber to connect critical infrastructure.	City of Franklin, IT	Citywide			X	X					X	NA	NA	New
72	Complete fiber and Wifi installation to alleviate dependencies on outside vendors in case of major events. Complete fiber to radio	City of Franklin MIT	Citywide			X	X					X	NA	NA	New

Project Number in 2017 HMP	Action Description	Responsible Dept.	Location	Current Status			2024 Plan Update		Funding Source				Priority Score	Est. Cost	New or Existing Infra-structure
				Complete	In-Progress	Not yet Started	Delete Action	Carry Forward or Revise	HMGP	BRIC[1]	FMA	Local			
	tower sites, camera system to monitor all sites.														
Winter Weather															
2	Purchase of snow chains for patrol cars for the purpose of increased mobility on snow- and ice-covered roads.	City of Spring Hill, Police Department	Citywide		X			X				X	10	$1,500	Both
4	Need for a truck with dump capabilities, spreader capabilities, and a backhoe with a front-end loader.	Town of Nolensville Public Works Department	Town-wide	X			X					X	NA	$0.00	Pre-Existing
5	Replace aging/damaged snow removal equipment.	City of Brentwood Public Works Department	Citywide		X			X				X	12	$50,000	New
9	Purchase new snow removal equipment (Truck, plow, salt spreader).	Town of Thompson's Station Maintenance Department	1110 Fountain View Blvd, Thompson 's Station TN, 37179		X			X	X	X	X	X	10	$100,000	New
13	Develop and adopt a snow and ice control plan.	City of Spring Hill	Citywide	X			X					X	NA	$1,000	Pre-Existing
16	Maintain/update snow removal routes.	City of Brentwood, Public Works Department	Citywide		X			X				X	13	$0.00	New

Project Number in 2017 HMP	Action Description	Responsible Dept.	Location	Current Status			2024 Plan Update		Funding Source				Priority Score	Est. Cost	New or Existing Infra-structure
				Complete	In-Progress	Not yet Started	Delete Action	Carry Forward or Revise	HMGP	BRIC[1]	FMA	Local			
21	Establish salt inventory and storage areas.	Town of Thompson's Station Maintenance Department	1110 Fountain View Blvd, Thompson 's Station TN, 37179			X		X	X			X	10	$5,000	New
28	Clearing of ice and snow for emergency vehicles and citizens.	City of Franklin, Streets Department	Citywide		X			X				X	11	$10,000	Pre-Existing
33	Stockpile 2,300-2,500 tons of salt at two weather protected strategic locations.	City of Brentwood, Public Works Department	Citywide		X			X				X	12	$100,000	New
37	Stockpile salt for roadways at 1,500 tons annually.	Williamson County Highway Department	302 Beasley Drive, Franklin, TN 37064		X			X				X	13	$135,750	Pre-Existing
39	Annually, prior to winter, check/prepare all snow removal equipment	City of Brentwood, Public Works Department	Citywide		X			X				X	10	$25,000	New
57	Stage trucks pre-loaded with salt prior to expected winter weather events.	City of Brentwood, Public Works Department	Citywide		X			X				X	11	$5,000	Pre-Existing
60	Removal of dead trees, shrubbery, and stumps and evaluation, treatment and trimming of trees in area parks and other park properties.	City of Franklin, Parks Department	Citywide		X			X				X	12	$4,000	New

Project Number in 2017 HMP	Action Description	Responsible Dept.	Location	Current Status			2024 Plan Update		Funding Source				Priority Score	Est. Cost	New or Existing Infra-structure
				Complete	In-Progress	Not yet Started	Delete Action	Carry Forward or Revise	HMGP	BRIC[1]	FMA	Local			
67	Expansion of current storage shed for salt stockpile to double current size (current size is 65 tons).	City of Fairview, Streets Department	Citywide			X	X					X	NA	NA	Pre-Existing
81	Trimming of trees along roadway to protect Middle Tennessee Electric Membership Cooperation Power lines.	Thompson's Station and Middle Tennessee Electric Membership Cooperation	1110 Fountain View Blvd, Thompson's Station TN, 37179		X			X	X			X	11	$10,000	Both
Drought and Extreme Heat															
10	Institute a ban on all fireworks within the city.	City of Spring Hill	Citywide			X	X					X	NA	$10,000	Pre-Existing
11	Institute a social media awareness program via X, Facebook, etc. informing residents what actions to take to minimize health concerns.	City of Spring Hill	Citywide	X			X					X	NA	$10,000	Pre-Existing
15	Impose water restrictions based on Brentwood's Drought Mitigation Plan	City of Brentwood	Citywide		X		X					X	NA	NA	Pre-Existing
25	Recoupment of funds due to drought/fire damage	Town of Nolensville Public Works Department	Citywide			X	X					X	NA	NA	Pre-Existing

Project Number in 2017 HMP	Action Description	Responsible Dept.	Location	Current Status			2024 Plan Update		Funding Source				Priority Score	Est. Cost	New or Existing Infra-structure
				Complete	In-Progress	Not yet Started	Delete Action	Carry Forward or Revise	HMGP	BRIC[1]	FMA	Local			
45	Evaluate structure vulnerability to wildfire events at parks, work with Franklin Fire Department. Protection of buildings in natural settings from wild fire with good landscaping practices.	City of Franklin, Parks Department in coordination with City of Franklin Fire Department.	Citywide			X	X					X	NA	NA	New
50	Specify and adopt native plants, shrubbery and trees for incorporation into the city's new uniform development code.	City of Spring Hill Planning Department	Citywide	X				X				X	11	$1,000	Pre-Existing
51	Enforcement of the State of Tennessee Forestry Department Burn permitting and Burn banning program.	City of Brentwood	Citywide		X			X				X	12	$0.00	Both
62	Enforcement of the State of Tennessee Forestry Department Burn permitting and Burn banning program.	Town of Thompson's Station Building and Planning	1110 Fountain View Blvd, Thompson's Station TN, 37179		X			X				X	11	$5,000	Both
63	Impose water restrictions in drought conditions in accordance with the city's	City of Spring Hill Water Department	Citywide	X				X				X	10	$1,000	Pre-Existing

Project Number in 2017 HMP	Action Description	Responsible Dept.	Location	Current Status			2024 Plan Update		Funding Source				Priority Score	Est. Cost	New or Existing Infra-structure
				Complete	In-Progress	Not yet Started	Delete Action	Carry Forward or Revise	HMGP	BRIC[1]	FMA	Local			
	emergency response plan and drought management plan.														
68	In brown-out situations, provide fans to social service agencies for distribution to homeless shelters and locations designated by Spring Hill Social Services	City of Spring Hill and Spring Hill Social Services	Citywide		X			X				X	10	$15,000	Pre-Existing
76	Purchase a wildland fire truck with a CAF system.	City of Franklin, Fire	Citywide	X			X					X	NA	NA	New
77	Clearing of underbrush and dead trees along the Harpeth River of city owner properties.	City of Franklin, Parks and Recreation Department	Citywide			X	X					X	NA	NA	New
80	Enforcement of the State of Tennessee Forestry Department Burn permitting and Burn banning program.	State Forestry Department with the Nolensville Fire and Rescue and Williamson County Emergency Communications cooperation and enforcement at the local level	County-wide			X	X					X	11	N/A	Pre-Existing

1.4 Multi-Jurisdictional Special Considerations

1.4.1 Hazards Assessment

All of the natural hazards identified within this plan have an impact on both Williamson County and the incorporated jurisdictions. Some hazards have a larger impact on the County rather than the incorporated jurisdictions and vice versa. Impacts of identified hazards differ the most at the rural and urban interface where flooding can have different severity levels. Therefore, the flooding section emphasizes the depth, duration, and timing of severe flooding events. Below is a table that shows whether a hazard will have multi-jurisdictional impacts.

Hazards	Will the hazard have multi-jurisdictional differences?
Flood	Yes
Tornado	Yes
Wildfire/Brush Fire	Yes
Drought/Excessive Heat	Yes
Severe Winter Weather	Yes
Earthquake/Seismic Activity	Yes
Geological Incident	Yes
Pandemic	Yes

1.5 Public Participation

Public involvement included press releases, public meetings, and a public comment period on the draft plan. Organizations representing vulnerable and underserved populations were contacted in an effort to gain further input from populations most at risk during hazardous events. The formal public meetings for this plan are summarized in *Table 3* (Section 1.2.2) discussed early in this chapter. The HMPC meetings on 04/26/2023, 06/19/2023, and 01/04/2024 were open to the public.

A public notice was posted in numerous physical places and online for each of these events. Documentation to support the public outreach efforts can be found in Appendix A. All sign-ups and sign-in sheets are available in Appendix A. Over the past five years, the community was kept involved in the planning process through the implementation of projects in the plan.

1.6 County Data Profile

1.6.1 Resources and Assets

The Williamson Medical Center provides 24-hour emergency care to residents of the county and is home to 185 beds. The county also has 275 volunteer firefighters with 14 stations, and 368

total paid staff at the Sheriff's office. The Williamson County Office of Public Safety employs a total of 85 full-time positions which also includes the Department of Emergency Communications (ECOMM) and the WCEMA. The WCEMA makes up 22 of the full-time positions and employs an additional 21 part-time positions. The Williamson County School District facilitates the learning of approximately 42,000 students via their system of 50 schools within the county. Of the 50 schools, there are 11 high schools, 11 middle schools, 27 elementary schools, and one K-8 school. According to the RWJ Foundation County Health Rankings profile, in Williamson County, the average, per-pupil spending among school districts was $6,403 above the estimated amount needed to support students in achieving average US test scores.

Williamson County houses two radio stations {WAKM AM 950 and WHEW AM 1380 (Spanish)}. The main phone companies in the area are T-Mobile, AT&T, and Verizon. Residents in the county can either obtain internet via Comcast, AT&T, Spectrum, or United Telephone Company. Communication resources, a vital component of emergency response and preparedness, is above the national average in Williamson County. Between 2017 and 2021, 97.7% of households had a computer and 95% had broadband internet access according to the United States Census Bureau.

The Harpeth River is the largest waterway in the county. Other smaller waterways that can be found throughout Williamson County are the McCutcheon Creek, Leipers Creek, Grassy Branch Creek and the Gin Branch River. A further analysis of these water systems will be explored in the hazard flood section as related to their propensity for flood events when applicable. The main roadways that travel through the county are US Highway 31, 41, 431 and State Highways 6, 11, 16, 46, 96, 100, 106, 246, 247, 248, 252, 253, 396, 397, 441, and 840. The nearest interstates are 1-40 and I-65.

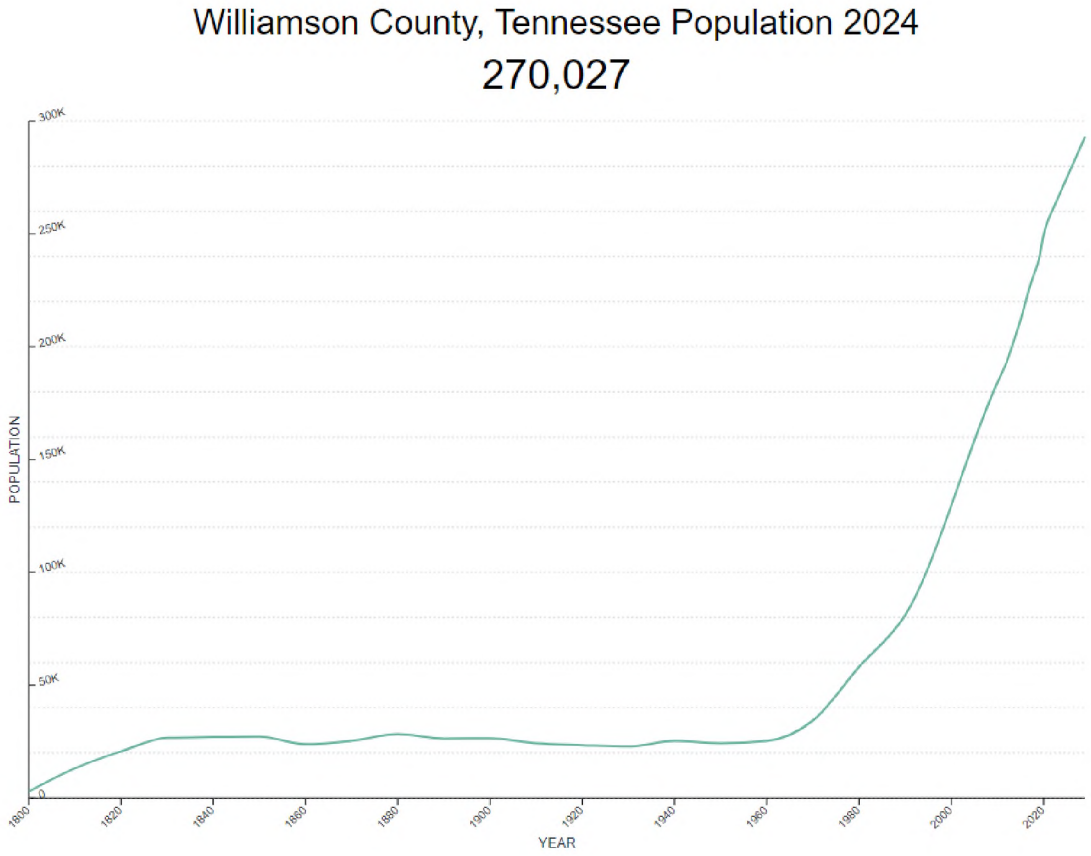
The nearest international airport is BNA (approx. 24.6 miles) with approximately 450 flights per day. Given the congested public transportation options and the rural environment of Williamson County, 45% of working individuals endure a commute of more than 30 minutes and 81% of all working individuals drive alone to work. Two commercial railways and two transportation pipelines pass through Williamson County.

Williamson County is governed by an elected County Mayor and Board of Commissioners (twenty-four members). The incorporated jurisdictions within Williamson County are governed by an elected Mayor and Council. There are multiple regulatory committees that are appointed by both the County Mayor and the Board of Commissioners.

1.6.2 Development and Growth

Along with most of Middle Tennessee, Williamson County, has been experiencing rapid growth over the past few years. The population of the county increased by ~7.4% between the 2010 and 2020 censuses from 183,182 to 247,726. 4% of the 85,311 Williamson County households live with income below the poverty level. Most of Williamson Counties' employed population work within the professional, scientific, and technical services industry (12.1%) and the retail trade industry (10.6%). Williamson County is a member of Joint Economic and Community Development Boards to ensure and promote economic growth within the county and for its constituents. This is part of a 10-county regional market that includes the Counties of Cheatham, Davidson, Dickson, Maury, Montgomery, Robertson, Rutherford, Sumner, Williamson, and Wilson. As stated, Williamson County has experienced much growth since the last planning

period, specifically residentially/industrially/commercially. It is noteworthy that through the increased growth in recent years, the Williamson County School District, Optum Inc., and Nissan North America are the three top employers in the county. This growth is expected to continue with some projections suggesting that we may have a population of 293,057 in the year 2029, and doubling the existing population by 2040.



1.6.3 Demographics

Throughout the planning process, the Williamson County HMPC remained committed to recognizing socially vulnerable and underserved populations. In order to maintain this commitment, the HMPC reached out to key stakeholders as discussed in Section 1.2 and reviewed the CDC/ATSDR Social Vulnerability Index (SVI). SVI information is located in Appendix B.

Table 6 below illustrates the population data of the county according to the 2020 U.S Census. Other important demographics obtained via the U.S Census Bureau and County Health Rankings (RWJ Foundation) are presented in list form. Of the 247,726 residents living within Williamson County:

- The median household income is $116,492 (in 2021 dollars)
- 4% live below the national poverty line
- 19% live in rural areas
- 9.1 Food Environment Index compared to 6.2 in Tennessee and 7.8 in the U.S.
- 4.3% of the under 65 years of age population live with a disability

- 7.1% of the under-65 population do not have health insurance
- Population as of 2020 was approximately 450 people per square mile

Table 6: Population Data

Demographic	Percentage		
Age Group	Male	Female	Total
Under 5	6.10%	5.70%	5.90%
Under 18	28.10%	26.20%	27.10%
18-64	59.60%	59.90%	59.70%
Over 65	12.30%	14.00%	13.20%
Race/Ethnicity (one)			
White (not Hispanic/Latin)	87.10%		
Asian	4.70%		
Black or African American	4.10%		
American Indian or Alaskan Native	0.40%		
Hispanic/Latino	4.90%		
Education	Williamson	Tennessee	
Population Aged 25-64 With High School Degree Or Higher	96.40%	89.50%	
Population Aged 25-64 With Bachelor's Degree Or Higher	61.40%	28.70%	

Data sources:

https://www.census.gov/quickfacts/fact/table/US/PST045221

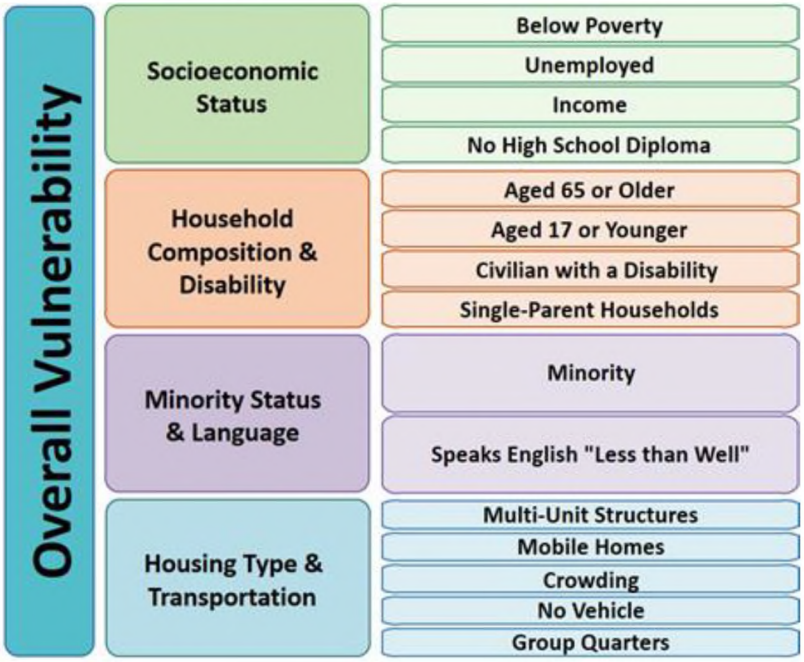
https://www.countyhealthrankings.org/app/tennessee/2022/overview

1.6.4 Social Vulnerability

Social vulnerability refers to a community's capacity to prepare for and respond to the stress of hazardous events ranging from natural disasters, such as tornadoes or disease outbreaks, to human-caused threats, such as toxic chemical spills. Social vulnerability considerations were included in this plan update to identify areas across the planning area that might be more vulnerable to hazard impacts based on several factors. The Williamson County Emergency Operations Plan (EOP) will also incorporate this information to improve response efforts in socially vulnerable neighborhoods.

The Center for Disease Control and Prevention (CDC) has developed a social vulnerability index (SVI) to measure the resilience of communities when confronted by external stresses such as natural or human-caused disasters or disease outbreaks. The SVI is broken down to the census tract level and provides insight into vulnerable populations to assist emergency planners and public health officials in identifying communities more likely to require additional support

before, during, and after a hazardous event. The SVI index combines four main themes of vulnerability, which are, in turn, broken down into subcategories for 16 vulnerability factors. The themes are outlined in the below table.



The specific breakdown for Williamson County and its participating jurisdictions is as follows:

Williamson County Social Vulnerability Factors		
Factor	**Number**	**Percentage**
Total Square Miles	582.86	N/a
Total Population (as of 2021)	262,560	N/a
Housing Units Estimated	94,954	N/a
Households	91,435	N/a
Persons below Poverty, Percent	10,502	4.0%
Age 16+ unemployed	2,977	1.13%
Per Capita Income	$56,545	N/a
Age 25+ w/ no HS Diploma	2.7%	7,254
Aged 65+ & older	37,021	14.1%
Age 17 & younger	68,791	26.2%
Civilian noninstitutionalized population with a disability	12,127	19.87%
Single Parent HH w/ children under 18	1,762	0.67%
Minority (all persons except white, non-Hispanic)	2,973	5.45%
Persons (age 5+) who speak English "less than well"	86	0.12%
Housing in structures with 10 or more units	706	2.32%
Mobile Homes	3, 985	16.22%
At Household level (occupied housing units) more people than rooms	323	1.22%

Williamson County Social Vulnerability Factors		
Households w/ no vehicle	1,017	4.96%
Persons in Group Quarters	865	1.3%

1.6.5 Critical Infrastructure

Critical Infrastructure are assets in a community that are considered vital to the public's health and safety. Due to the sensitivity of these assets in Williamson County and the incorporated jurisdictions, these assets are restricted for public viewing. However, the data is viewable to restricted personnel on the State of Tennessee's Critical2TN Database. The county and incorporated jurisdictions currently have 52 assets identified and continue to invest in this program. As more facilities are identified, they are being registered in this database for viewing by the appropriate parties.

1.7 Resource Capabilities

The committee gathered the following resource capabilities to determine what existing staff and resources are being used to support mitigation programs. The Williamson County School District does not have governing authority and therefore is not included in this table. As such, its capabilities are those shared by the county.

Table 7: Jurisdictional Mitigation Capabilities

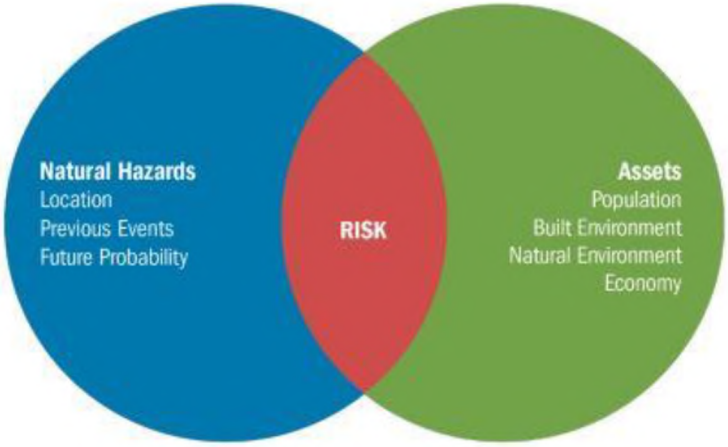
Mitigation Capabilities	Williamson County	City of Brentwood	City of Fairview	City of Franklin	City of Spring Hill	Town of Nolensville	Town of Thompson's Station
Regulatory Capabilities							
Building Codes	YES	YES	YES	YES	YES	YES	YES
Zoning Codes	YES	YES	YES	YES	YES	YES	YES
Subdivision Ordinance	YES	YES	YES	YES	YES	YES	YES
Stormwater Ordinance	YES	YES	YES	YES	YES	YES	YES
Floodplain Ordinance	YES	YES	YES	YES	YES	YES	YES
Erosion, Sedimentation and Pollution Control Ordinance	YES	YES	NO	YES	YES	YES	YES
Stormwater Management Program	YES	YES	YES	YES	YES	YES	NO
Site Plan Review Requirements	YES	YES	YES	YES	YES	YES	YES
Capital Improvements Plan	YES	YES	YES	YES	YES	YES	YES
Economic Development Plan	YES	YES	NO	YES	YES	YES	NO
Local Emergency Operations Plan	YES	YES	NO	YES	YES	YES	YES
Flood Insurance Study or Other Engineering Study for Streams	YES	YES	YES	YES	YES	YES	YES
Repetitive Loss Plan	YES	YES	NO	YES	NO	NO	NO
Elevation Certificates	YES	YES	YES	YES	YES	YES	YES
Administrative Capabilities							
Grant writer	YES	YES	NO	YES	NO	NO	YES
Public Information Officer	YES	YES	YES	YES	YES	YES	NO
Floodplain Manager	YES	YES	NO	YES	YES	NO	YES
Full Time Fire Service	NO	YES	YES	YES	YES	YES	NO
Law Enforcement	YES	YES	YES	YES	YES	YES	NO
Emergency Manager	YES	YES	NO	YES	YES	YES	NO
GIS Personnel	YES	YES	YES	YES	YES	YES	YES
Fiscal Capabilities							
Capital improvements project funding	YES	YES	YES	YES	YES	YES	YES
Fees for water, sewer, gas, or electric services	NO	YES	NO	YES	YES	NO	YES
Impact fees for new development	YES	YES	NO	YES	YES	YES	YES
General obligation bonds	YES	YES	YES	YES	NO	YES	YES
Withhold spending in hazard-prone areas	NO	YES	NO	NO	NO	NO	NO

Section Two: Threat and Hazard Identification and Risk Assessment

2.1 Risk Assessment Overview

Hazard Mitigation Planning is about developing a strategy to reduce risk in the long term. An essential part of the process is identifying hazards, risks, impacts and vulnerabilities. In mitigation planning, "risk" is the potential for damage or loss when a hazard interacts with an asset. Assets can be people, buildings, infrastructure, the economy, or natural and cultural resources.

The risk assessment helps communicate vulnerabilities, develop priorities, and inform decision making. It is the factual basis for the mitigation strategy. The hazards and associated impacts in the risk assessment should be the hazards and impacts the mitigation strategy seeks to address. If, for example, the risk assessment shows that the state will have hurricane damage in a specific area, the mitigation strategy should include actions to protect state assets and jurisdictions, especially underserved communities, and socially vulnerable populations, in those areas.



The Williamson County HMPC conducted a Threat and Hazard Identification and Risk Assessment (THIRA) to determine the natural hazards as well as human-caused and technological threats that place the county at risk. Existing hazard data from TEMA, FEMA, the National Oceanic and Atmospheric Administration (NOAA), and other sources were examined to assess the significance of these hazards to the planning area. Hazard data from the ETSU Geoinformatics & Disaster Science Lab was also analyzed as related to the changing weather trends and their significance.

Representatives from all municipalities and the county met in-person to discuss the risks assessed in the THIRA. All municipalities agreed upon a universal set of hazards and threats identified and agreed that the results of the risk assessment were applicable to all municipalities and the county universally. As such, the results of the risk assessment are not identified on a per-jurisdiction basis and instead are applicable to all municipalities.

2.2 Risk Scoring Description

When conducting this research, the categories that are used to determine risk guided the data collection process. In accordance with the Emergency Management Accreditation Program (EMAP) Standard 4.1.1 (2022) and from the recommendations provided by the Tennessee Emergency Management Agency (TEMA); a set of equations were developed to determine and rank the risk of each hazard. The first requirement is to determine the community's vulnerability by adding impacts to humans, property, businesses, operations, and the environment together then dividing by five. The formula is as follows:

$$\frac{\boldsymbol{Human(H) + Property(P) + Business(B) + Operations(O) + Environment(E)}}{\mathbf{5}} = \boldsymbol{Vulnerability(V)}$$

Vulnerability Formula

Once the vulnerability has been calculated, it must be added to the probability which will give the final risk score. This formula is as shown below:

$$\boldsymbol{Vulnerability(V) + Probability(Prob.) = Risk\ Score}$$

Risk Score Formula

The risk score is categorized into five different categories. These five categories are as follows:

Risk Scoring Chart:	
Low	**2-3.6**
Moderate	**3.7-5.2**
Medium	**5.3-6.8**
High	**6.9-8.4**
Severe	**8.5-10**

The risk score is utilized to determine the most significant hazards to the county and establish priorities for future planning processes. Although ranked by score, each hazard has potential to strain at least one of Williamson County's core capabilities as identified by CPG 201.

2.3 Impact Category Descriptions

Each category must have definable values that can be associated with each hazard. These descriptions are important in providing a numerical value to the threats impact in order to calculate risk. The values can be found below:

Impact Category Descriptions:	
Human	**Business**
Probability of injuries and death from hazard	**Amount of business damage**

Impact Category Descriptions:			
1	Death very unlikely, injuries are unlikely	1	Less than 3 businesses closed for only one day
2	Death unlikely, injuries are minimal	2	More than 3 businesses closed for a week
3	Death unlikely, injuries may be substantial	3	More than 3 businesses closed for a few months
4	Death possible, injuries may be substantial	4	More than 3 businesses closed indefinitely or relocated
5	Death probable, injuries will likely be substantial	5	A top 10 local employer closed indefinitely *(The top ten employers can be found with the Tennessee Department of Economic and Community Development)*
Property		**Probability**	
Amount of residential property damage		**Probability of hazard occurring**	
1	Less than $500 in damages	1	Less than once every 10 years
2	$500 - $10,000 in damages	2	About once every 5 – 10 years
3	$10,000 – $500,00 in damages	3	About once every 2 – 5 years
4	$500,000 - $2,000,000 in damages	4	About once a year
5	More than $2,000,000 in damages	5	More than once a year
Operations		**Environment**	
Impact on government services		**Damage done to the environment**	
1	Negative consequences are negligible; experienced as inconveniences for short period of time; public & private sector services are not impacted; impact is limited to a small number of people/small geographical location.	1	There are little to no impacts on the environment which will cause no lasting effects.
2	Negative consequences are minor; not all sectors affected but those that are have reduced capacity for short period of time.	2	There is some damage to the environment that may last less than one year.
3	Negative consequences are significant; not all sectors are affected but those that are lose significant capacity for multiple days/weeks.	3	There is moderate damage to the environment that may last less than five years and longer than one year.
4	Negative consequences are profound; all sectors affected with some losing capacity for periods longer than weeks.	4	There is significant damage to the environment that may last less than ten years and no less than five years.

Impact Category Descriptions:			
5	Negative consequences are catastrophic; experienced as significant loss in variety of sectors and geographical areas.	5	There is catastrophic damage to the environment that may last longer than 10 years.

2.4 Standardized Impacts

This assessment also analyzes the impacts and consequences of the threats and hazards identified. This is done by providing context to the hazard through previous events or potential events, then analyzing the impact based on reputable sources. These sources are identified with each hazard and may include but are not limited to real-world events, modeling tools, other After-Action Reports (AAR), subject matter experts, and GIS tools such as the FEMA Resilience Analysis and Planning Tool (RAPT).

To further focus on the list of identified hazards for this plan update, the HMPC researched past events that resulted in a federal and/or state emergency or disaster declaration in Williamson County to identify known hazards. *Table 8* presents a list of all major disaster and emergency declarations that have occurred in Williamson County since 1953, illustrating which hazards pose the greatest risk to the County.

Table 8: Presidential Disaster Declarations in Williamson County (1953-2024)

Declaration #	Date	Event Details	Individual Assistance	Public Assistance
DR-424-TN	04/04/1974	Tornados impacted Williamson County	YES	YES
DR-459-TN	03/22/1975	Severe Storms and Flooding	YES	YES
DR-585-TN	05/07/1979	Severe Storms. Tornados, and Flooding	YES	YES
DR-1010-TN	02/09-11/1994	Ice Storm, Severe Winter Storm, and Flash Flooding	NO	YES
DR-1215-TN	04/16-05/18/1988	Severe Storms, Tornados, and Flooding	YES	NO
DR-1275-TN	05/05-19/1999	Severe Storms, Tornados, and Flooding	YES	YES

Declaration #	Date	Event Details	Individual Assistance	Public Assistance
DR-1464-TN	05/04-30/2003	Severe Storms, Tornados, and Flooding	YES	YES
EM-3217-TN	08/29-10/01/2005	Hurricane Katrina Evacuation	NO	YES
02/05-06/2008	DR-1745-TN	Severe Storms, Tornados, Straight-Line Winds, and Flooding	YES	YES
04/30-05/18/2010	DR-1909-DR	Severe Storms, Tornados, Straight-Line Winds, and Flooding	YES	YES
01/20/2020-05/11/2023	EM-3473-TN	COVID-19 Pandemic	NO	YES
01/20/2020-05/11/2023	DR-4514-TN	COVID-19 Pandemic	YES	NO
03/25-04/03/2021	4601-DR-TN	Severe Storms, Tornados, and Flooding	YES	YES

Table 9 documents the hazards of interest to Williamson County and the decision to re-evaluate or delete them from this plan update. The hazards of concern were altered as necessary to ensure the Williamson County Hazard Mitigation Plan is in accordance with the Tennessee Mitigation Strategy and with approval by the HMPC. Mitigation and the applicable grants only cover natural hazards. Therefore, human-caused and technological threats are covered in a separate document with the WCEMA.

Table 9: Overview of Updates to Chapter 2: Risk and Vulnerability Assessment

Williamson County 2017 HMP	Status
Hazardous Materials Release	Removed
Transportation Accident	Removed
Flood	Existing

Williamson County 2017 HMP	Status
Tornado	Existing
Biological (Including epidemics: disease outbreak)	Existing w/ Name Change
Energy Failure Communications Failure	Removed
Severe Winter Weather	Existing
Terrorism (Cyber, Chemical, Biological, Radiological, Conventional)	Removed
Drought/Extreme Heat	Existing
Financial System Collapse	Removed
Civil Disturbance (Including Riots; Civil Unrest)	Removed
Dam or Levee Failure	Removed
Earthquake/Seismic Activity	Existing
Geologic	Existing
Enemy Attack/War	Removed
Nuclear Accident (Fixed Nuclear Facility; Nuclear Exp Centers)	Removed
Wildfire	New

2.5 Summary of changes in the 2024 plan update:

- Hazardous Materials Release was removed in the 2024 HMP plan update. It is not a natural hazard and will be considered for inclusion in a local prevention plan.
- Transportation Incidents were removed in the 2024 HMP plan update. It is not a natural hazard and will be considered for inclusion in a local prevention plan.
- Biological (Including epidemics: disease outbreak) is included in the 2024 HMP plan update though it has been changed to show as Pandemic/Communicable Disease.

- Energy Failure/Communications Failure was removed in the 2024 HMP plan update. It is not a natural hazard and will be considered for inclusion in a local prevention plan.
- Terrorism (Cyber, Chemical, Biological, Radiological, Conventional) was removed in the 2024 HMP plan update. It is not a natural hazard and will be considered for inclusion in a local prevention plan.
- Drought/Extreme Heat is included in the 2024 HMP plan update though it has been changed to show as Drought/Excessive Heat.
- Financial System Collapse was removed in the 2024 HMP plan update. It is not a natural hazard and will be considered for inclusion in a local prevention plan.
- Civil Disturbance (Including Riots; Civil Unrest) was removed in the 2024 HMP plan update. It is not a natural hazard and will be considered for inclusion in a local prevention plan.
- Dam or Levee Failure was removed in the 2024 HMP plan update. Although there are numerous dams throughout Williamson County, none present a great risk and most are privately maintained.
- Geologic is included in the 2024 HMP update though it has been changed to show as Geological Incident.
- Enemy Attack/War was removed in the 2024 HMP plan update. It is not a natural hazard and will be considered for inclusion in a local prevention plan.
- Nuclear Accident (Fixed Nuclear Facility; Nuclear Exp Centers) was removed in the 2024 HMP plan update. It is not a natural hazard and will be considered for inclusion in a local prevention plan.

The complete list of hazards to be addressed in this 2024 plan include:

- Flooding
- Tornadoes
- Wildfire/Brush Fire
- Drought/Excessive Heat
- Severe Winter Weather
- Earthquake/Seismic Activity
- Geological Incident
- Pandemic/Communicable Diseases

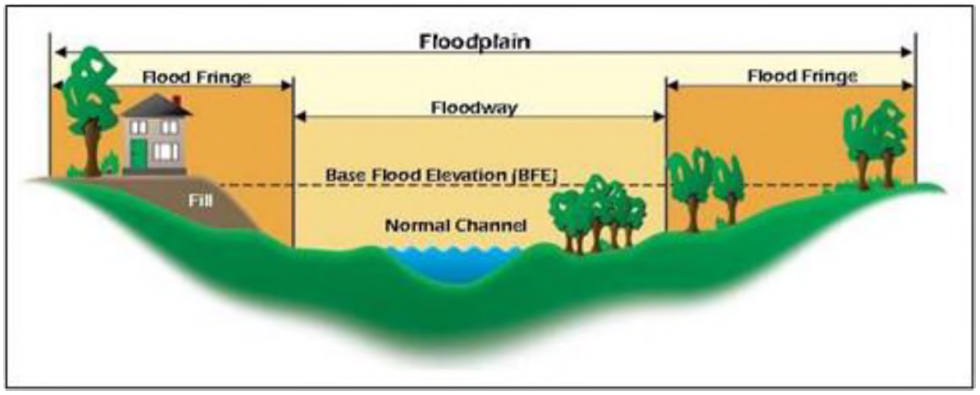
2.6 Flood

2.6.1 Hazard Overview

Flooding events occur when excess water from rivers and other bodies of water overflow onto riverbanks and adjacent floodplains. In addition, lower-lying regions can collect water from rainfall, and poorly drained land can accumulate rain through ponding on the surface. Floods in Williamson County are usually caused by rain, but may also be caused by snowmelt and man-made incidents.

The area adjacent to a channel is the floodplain, as shown in *Figure 1*. A floodplain is flat or nearly flat land adjacent to a stream or river that experiences occasional or periodic flooding. It includes the floodway, which consists of the stream channel and adjacent areas that carry flood flows, and the flood fringe, which are areas covered by the flood, but do not experience a strong current. Floodplains are made when floodwaters exceed the capacity of the main channel or escape the channel by eroding its banks. When this occurs, sediments (including rocks and debris) are deposited that gradually build up over time to create the floor of the floodplain. Floodplains generally contain unconsolidated sediments, often extending below the stream's bed.

Figure 1: Characteristics of a Floodplain (Source: FEMA)



Three general health hazards common to flood events:

1. Floodwaters carry anything on the ground that the upstream runoff picked up, including dirt, oil, bacteria, animal waste, lawn, farm, and industrial chemicals. Pastures and areas where farm animals are kept or their wastes are stored can contribute to polluted waters in the receiving streams. Floodwaters also saturate the ground, which leads to infiltration into sanitary sewer lines. When wastewater treatment plants are flooded, there is nowhere for the sewage to flow. Infiltration and lack of treatment can lead to overloaded sewer lines that can back up into low-lying areas and homes. Even when flood waters dilute it, raw sewage can be a breeding ground for bacteria such as E. coli and other disease-causing agents.
2. The second health problem arises after most water has gone. Stagnant pools can become breeding grounds for mosquitoes, and wet building areas that have not been adequately cleaned breed mold and mildew. A building that is not thoroughly cleaned becomes a health hazard, especially for small children and the elderly. Another health hazard occurs when ducts in a forced air system are not adequately cleaned after inundation. When the furnace or air conditioner is turned on, the sediments left in the ducts are circulated throughout the building and breathed in by the occupants. If the county water system

loses pressure, a boil order may be issued to protect people and animals from contaminated water.

3. The third problem is the long-term psychological impact of having been through a flood and seeing one's home damaged and personal belongings destroyed. The cost and labor needed to repair a flood-damaged home severely strain people, especially the unprepared and uninsured. There is also a long-term problem for those who know their homes can be flooded again. The resulting stress on floodplain residents takes its toll in the form of aggravated physical and mental health problems.

2.6.2 County Profile

Riverine flooding occurs from inland water bodies such as streams and rivers. In Tennessee, flooding is highly dependent on precipitation amounts and is highly variable within the State.

HAZUS is a regional multi-hazard loss estimation model developed by FEMA and the National Institute of Building Sciences (NIBS). The primary purpose of HAZUS is to provide a methodology and software application to develop multi-hazard losses at a regional scale. These loss estimates are used primarily by local, state, and regional officials to plan and stimulate efforts to reduce multi-hazard risks to prepare for emergency response and recovery.

Table 10: Mapped Flood Insurance Zones

Flood Hazard Area	Description
HAZUS (100-yr)	Areas subject to inundation by the 1-percent-annual-chance flood event are generally determined using approximate methodologies. Mandatory flood insurance purchase requirements and floodplain management standards apply.
HAZUS (500-yr)	A 500-year flood zone is a moderate flood hazard area and is an area between the limits of the base flood and the 0.2- percent-annual-chance (or 500-year) flood. Mandatory flood insurance is not required.
Non-highlighted Areas	Minimal risk areas outside the 1-percent and .2 percent-annual-chance floodplains.

Figure 2: HAZUS 100-year Flood Map

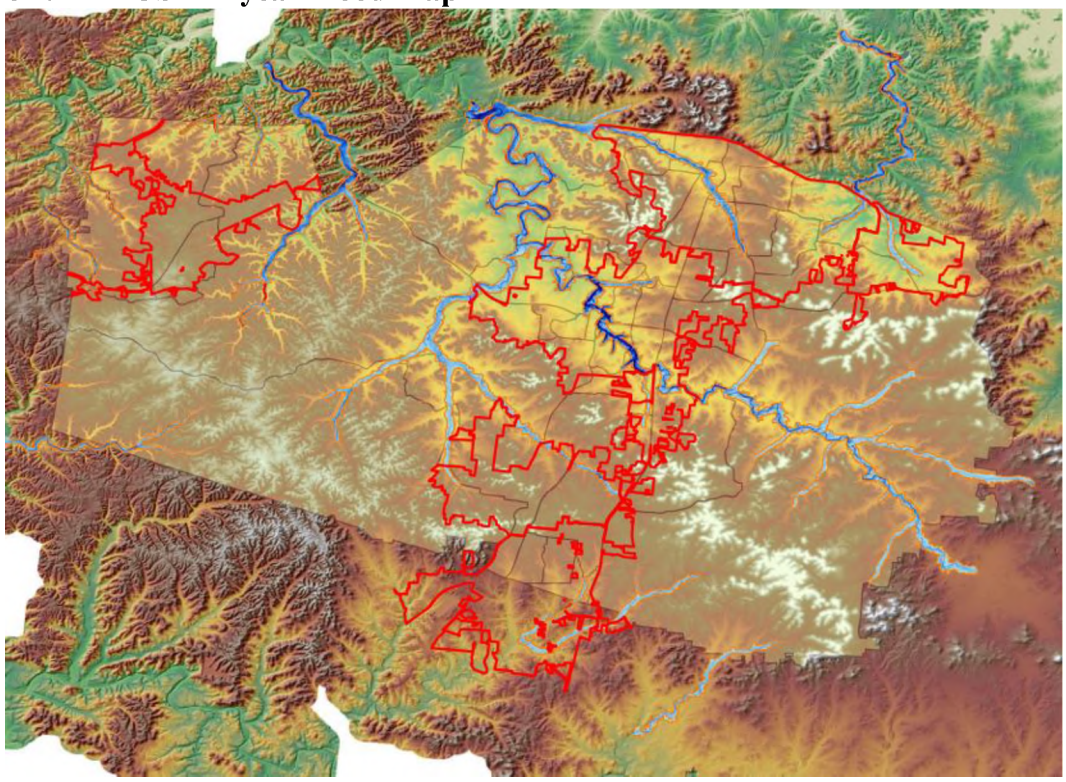


Figure 3: HAZUS 500-year Flood Map

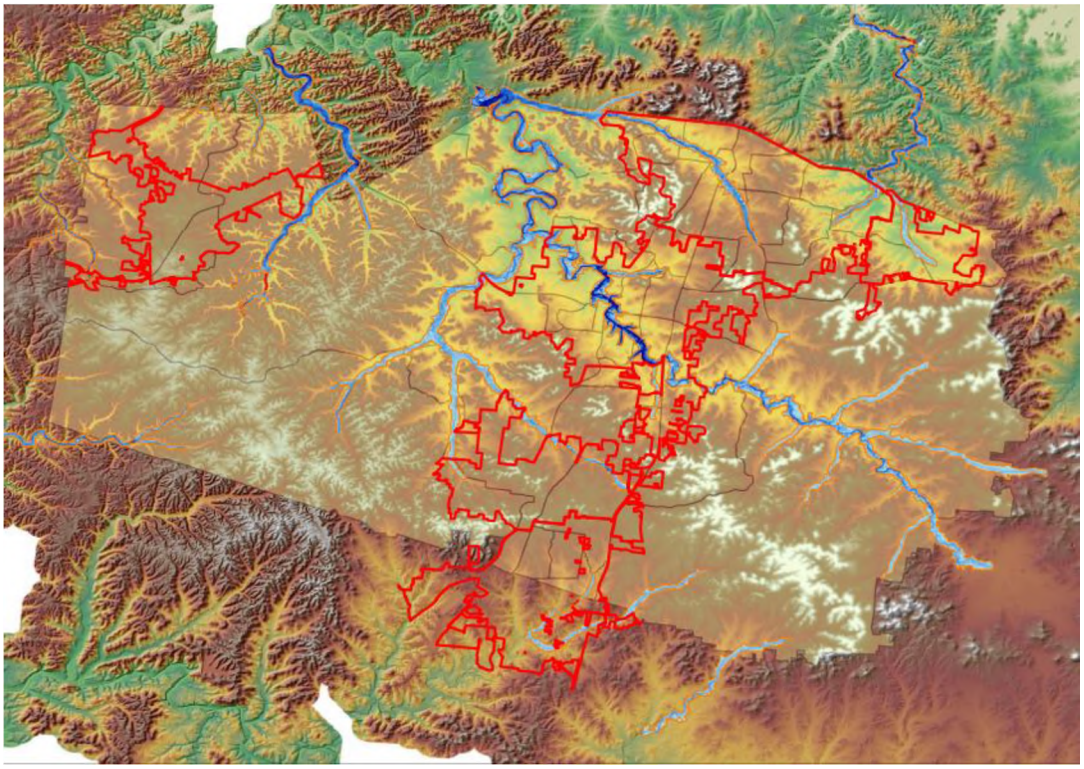


Table 11: NFIP Policy Data

NFIP Policy Data for Williamson County				
Jurisdiction	**CID Number**	**Policies In-Force**	**Insurance In-Force Whole $**	**Written Premium In-Force**
Williamson County	470204D	485	$152,122,800	$393,010
City of Brentwood	470205D	357	$107,865,100	$355,783
City of Fairview	470242D	11	$3,033,000	$6,275
City of Franklin	470206D	444	$132,578,000	$369,074
City of Spring Hill	470278#	66	$18,698,000	$36,962
Town of Nolensville	470425D	49	$15,493,000	$39,416
Town of Thompson Station	470424#	15	$4,288,000	$8,974

Policies In-force: number of NFIP flood insurance policies

Insurance In-force whole $: the value of building and contents insured by the NFIP

Written Premium In-force: total premiums paid for NFIP insurance policies

According to the National Flood Insurance Program (NFIP), repetitive flood loss is a facility or structure that has experienced two or more insurance claims of at least $1,000 in any given 10-year period since 1978. Severe repetitive loss is defined as a facility or structure that has experienced four or more insurance claims exceeding $5,000 or two claims exceeding the value of the building. Within the NFIP, flood loss properties are usually considered the most vital structures to mitigate. The chart below provides a summary of repetitive and severe repetitive losses for Williamson County. All recorded losses in Williamson County and its municipalities have been single family occupancies.

Table 12: NFIP Loss Data

NFIP Loss Data for Williamson County					
Jurisdiction	**Total Losses**	**Closed Losses**	**Open Losses**	**CWOP Losses**	**Total Payments**
Williamson County Unincorporated	RL: 2	2	0	0	$53,828.27
	SRL: 0	0	0	0	$0.00
City of Brentwood	RL: 7	7	0	0	$209,907.65
	SRL: 0	0	0	0	$0.00

NFIP Loss Data for Williamson County					
Jurisdiction	**Total Losses**	**Closed Losses**	**Open Losses**	**CWOP Losses**	**Total Payments**
City of Fairview	RL: 0	0	0	0	$0.00
	SRL: 0	0	0	0	$0.00
City of Franklin	RL: 58	55	1	2	$1,677,451.90
	SRL: 20	20	0	0	$475,732.94
City of Spring Hill	SRL: 0	0	0	0	$0.00
	SRL: 0	0	0	0	$0.00
Town of Nolensville	RL: 13	12	0	1	$1,769,269.20
	SRL: 0	0	0	0	$0.00
Town of Thompson's Station	RL: 0	0	0	0	$0.00
	SRL: 0	0	0	0	$0.00
Williamson County School Districts	RL: -	-	-	-	-
	SRL: -	-	-	-	-

RL: Repetitive Loss

SRL: Severe Repetitive Loss

Total Losses: number of flood insurance claims filed by policyholders

Closed Losses: number of flood insurance claims paid to policyholders

Open Losses: claims that are still being processed

CWOP Losses: claims that were "closed without payment"

Total Payments: total dollars paid to policyholders

It is important to note that while the impacted areas and extent of flooding is dependent on the storm that causes the flooding, the majority of Williamson County and its municipalities experiences flooding similarly. As such, most flooding tends to occur along existing waterways where property can see a few additional inches to feet of water for a short period of time. This scenario is suggested by subject-matter experts as no recorded narrative of such extent is available. Significant rainfall may increase the extent such as in 2010. However, each municipality experiences this extent of rainfall. The Williamson County School District does not have any recorded history of impacts on their facilities though they maintain a status of at risk in the future. Since 12/16/1996, when the NOAA began recording these events for Williamson County, there have been approximately 87 flooding/flash flooding events in Williamson County. 37 of these flooding events have occurred since the beginning of 2017, the year of the previous HMP. A table of NOAA-reported flooding events is located in Appendix C. The following narratives were obtained via the NOAA Storm Event Database. Only events resulting in injury,

death, or extensive damage (greater than $200K property/crop damage) were included as expanded narratives.

Event Narrative 1: 03/27/2021

NOAA Episode Narrative: "An historic flash flooding event affected the central third of Middle Tennessee from the early morning hours on March 27 through the day into the early morning hours on March 28. A warm front moved northward into Middle Tennessee early on March 27 before stalling near the I-40 corridor. Between 0300-0400 AM CDT, numerous showers and thunderstorms developed along the warm front, many of which became severe and produced large hail up to half dollar size along with frequent lightning and heavy rainfall. Showers and storms continued off and on the rest of the day across Middle Tennessee, particularly near the stalled warm front. In fact, another round of severe thunderstorms including supercells developed during the afternoon and evening hours near and south of the warm front. These storms dropped large hail up to tennis ball size and caused a few reports of wind damage, but the main impact was additional heavy rainfall which began causing flash flooding south of Nashville. Flooding only worsened as showers and storms redeveloped over the same areas through the evening, with numerous Flash Flood Warnings issued and several reports of flooded roads and water rescues.

After midnight, even more heavy rainfall falling along the already waterlogged I-40 corridor prompted a rare Flash Flood Emergency for the southern and eastern Nashville metro area, including southeastern Davidson County, western Wilson County, and northern Williamson County. These areas received between 7 to 9 inches of rain, causing rapid rises on several Nashville metro creeks and streams, including Sevenmile Creek (which reached its highest level on record), Browns Creek, and Mill Creek, among others. Many of these creeks reached within their 2nd or 3rd highest water levels on record. The rapid water rises flooded hundreds of homes and businesses, with reports of some people trapped in the attics or on the roofs of their houses. Dozens of roadways were flooded and impassable, including both I-24 and I-40, with many cars submerged in the flood waters and people forced to cling onto trees to avoid getting swept away. Although the flood waters receded quickly on Sunday, March 28, many area rivers reached flood stage in the week after the event, including the Cumberland River, Harpeth River, and Duck River.

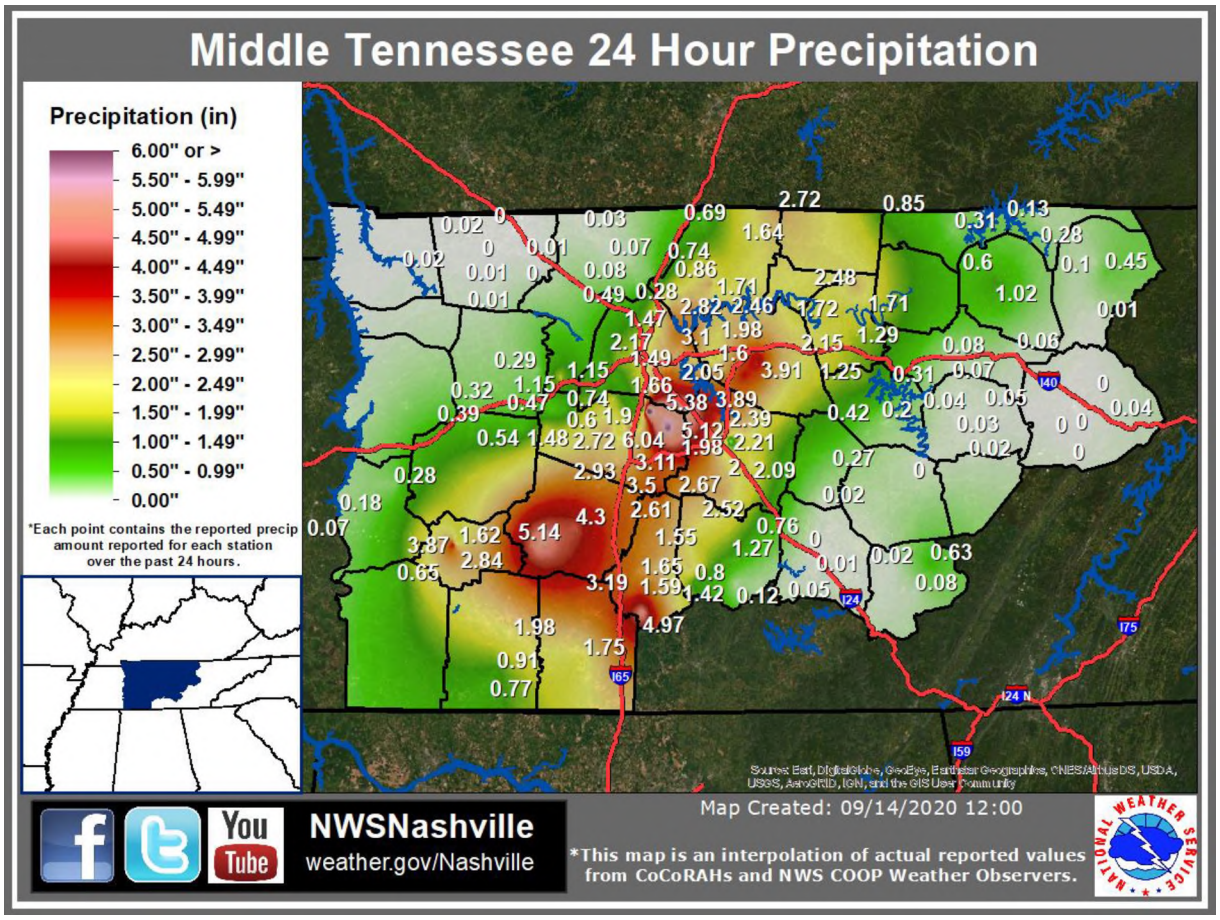
A total of 7 deaths were reported from the flooding across Middle Tennessee, with 5 in Davidson County, 1 in Cheatham County, and 1 in Maury County. Emergency management reports indicate over 500 homes and businesses were flooded, and a Presidential Disaster Proclamation was declared for many counties in May 2021. This flash flood event was the worst seen in Middle Tennessee since the May 1-2, 2010 flood."



Aerial Image of May 2010 Flood

Event Narrative 2: 09/13/2020

NOAA Episode Narrative: "A stationary frontal boundary stalled across the central portions of Middle Tennessee from Saturday, September 12, 2020 into Sunday, September 13, 2020. Persistent southwest flow aloft brought copious amounts of Gulf of Mexico moisture northward and interacted with this boundary, causing a roughly 7-hour period of nearly continuous heavy rain and thunderstorms. Rainfall totals reached 5 to over 8 inches in some locations, resulting in major flash flooding and river flooding along a narrow corridor across Lawrence, Lewis, Maury, Williamson, Davidson, Rutherford, Wilson, Sumner, and Macon Counties. Numerous water rescues were conducted and many homes and businesses were flooded, with some of the worst flooding occurring in the Mill Creek basin across northeast Williamson County and southeast Davidson County. In fact, Mill Creek at Nolensville reached 19.53 feet, which is the second highest crest ever at that location - only surpassed by the record of 22.53 feet in the May 2010 flood."



Event Narrative 3: 02/20/2019

NOAA Episode Narrative: "After an already very wet month, additional heavy rainfall and thunderstorms moved into Middle Tennessee from Tuesday February 19 into Wednesday February 20. With the airmass being initially cold and dry, the rainfall briefly fell as a mix of rain and sleet across southern Middle Tennessee, although no measurable sleet accumulation was reported. Considerable cloud to ground positive lightning also occurred, which caused several fires to structures. By Wednesday February 20, the prolonged heavy rainfall led to flash flooding in many areas.

Numerous roads were flooded and closed across Williamson County, including Brittain Lane at the Mill Creek Bridge, Arno Road, Lewisburg Pike, Peytonsville Road, York Road, North Chapel Road, Blazer Road, Trinity Road, Old Natchez Trace, and many others. Several cars were also flooded in the Brentwood YMCA parking lot on Concord Road."

Event Narrative 4: 05/02/2010

NOAA Episode Narrative: "A frontal boundary setup across Western and Middle Tennessee late Friday night (April 30), and remained through the weekend. A persistent southerly flow fed moisture into the area and precipitable water values rose to almost 2 inches, based on data from KOHX upper air soundings. As a series of shortwaves moved through, a band of showers and thunderstorms developed and remained nearly stationary for much of the day on Saturday, May 1st and Sunday, May 2nd, resulting in widespread record flooding across much of Middle

Tennessee. Some of these thunderstorms became severe also, resulting in thunderstorm wind damage and seven confirmed tornadoes across Middle Tennessee.

Nolensville road, south of Nashville, was flooded. Some cars were left abandoned. Details concerning amount of damage to cars abandoned were unknown. Also, numerous homes, numerous businesses, numerous noncommercial buildings, along with several county, state, and federal roads across the county received damage due to the flood."

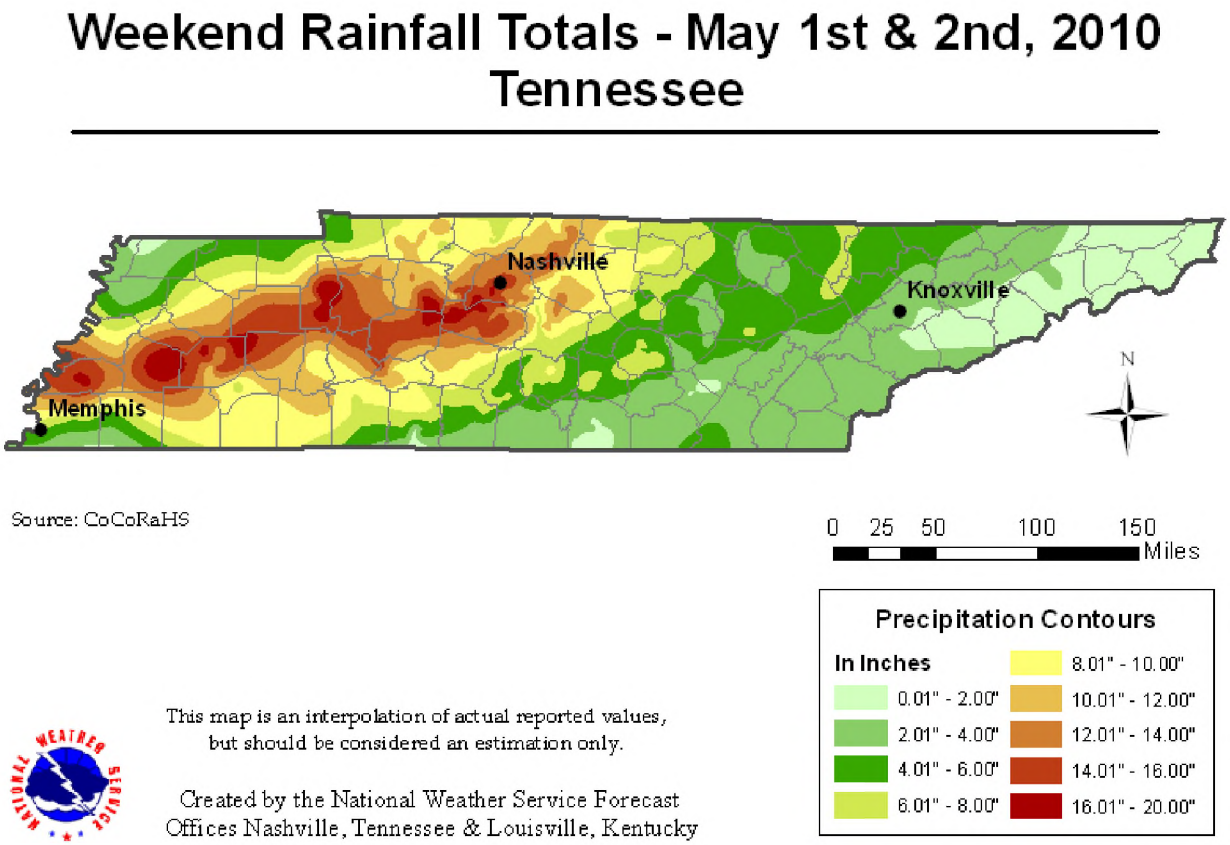


Table 13: Flooding Extent History

Location	Extent & Impact	Event Date
Williamson County Unincorporated	According to the National Oceanic and Atmospheric Administration (NOAA), "Scattered thunderstorms developed across several counties in Middle Tennessee during the afternoon hours on Thursday, July 7th. Two of these thunderstorms reached severe thresholds, resulting in thunderstorm wind damage in Sumner County and flash flooding in Williamson County. Several cars were trapped on water-covered roads including Cool Springs Blvd., Bakers Bridge Avenue, and Duke Drive. These roads had an estimated 10" of water on them for roughly	07/07/2011

Location	Extent & Impact	Event Date
	two days. Media also reported that water rescues occurred in this area, along with railroad trains having to be diverted following damage to the railroad tracks near Moores Lane in south Brentwood, where about four feet of floodwaters inundated Empire Beauty School and a BP gas station on either side of these tracks. Specific details on amount of damage and associated damage repair costs to the Empire Beauty School and the BP gas station where unknown."	
City of Brentwood	The City Manager of the City of Brentwood reported that 75 buildings may have been damaged due to significant flooding and about 1,500 other homes could be without water due to major line breaks caused by the flooding. The local officials reported that they would be in contact with the county emergency management agency in order to get portable water to the residents. To further complicate the flooding concerns, the Murray Lane, Robert E. Lee, and Annadale booster pump stations had been lost due to a power failure. Franklin Road between Holly Tree Gap and Willowick was closed due to a landslide that had occurred at the top of the hill. A section of Holly Tree Gap Rd. between Manley Lane and Holly Tree Farms (in the County) collapsed making only one lane passable but unsafe to travel. Water that was rising on the Little Harpeth at Granny White Pike near Belle River flowed over the road making it impassable. There was an estimated 7" of water that flowed over the roads. Flood related expenses number in the $100,000's for the City of Brentwood. This includes $33,550 for bike trails repairs, $40,286 for flood debris clean-up, $44,925 for emergency drainage stabilization, $19.895 for remediation of mudslide and stabilization of bank, $15,625 for additional mud and debris removal, $25,665 for emergency mudslide removal and bank repair with sheet rock, $26,873 for repair of the River Park restroom facility, and $41,164 for repair of the Tower Park restroom facility. These costs total $247,983 due to a single flooding incident.	05/20/2010
City of Fairview	According to the National Oceanic and Atmospheric Administration (NOAA), A stalled warm front and plentiful amounts of atmospheric moisture helped to set the stage for a persistent wet pattern that lasted several days in early December across Middle Tennessee. By	12/07/2022

Location	Extent & Impact	Event Date
	December 7, 2022, an estimated 2 to 4 inches of rain over the course of this event had begun to cause creeks to overfill their banks. Minor flooding was reported across areas mainly south of Interstate 40, particularly in the Spring Hill area where several flooding reports were received along with road closures. Persistent rainfall, which was heavy at times, forced the closure of Hill Hughes Road near Fairview due to flooding. The road had approximately 17" of water over it during the peak flood stage.	
City of Franklin	The City of Franklin is often challenged by rising waters along the Harpeth River. This time, the water surrounded individuals' homes and the surrounding roads. Drone footage shows trouble spots along Del Rio Pike where flooding is still problematic. The Franklin Police Department reported a rescue of a homeowner in this area, in addition to about 18 other individuals that live along the Harpeth River. In this event, the Harpeth River grew to 30.5 feet where the record is 35 feet and three inches which resulted in significant flooding in the local residential areas.	03/28/2020
City of Spring Hill	Old Kedron Road, among a few others in the City of Spring Hill, were closed due to flash flooding. Photos and video reported to the local news station, WKRN, and their own footage show high levels of water crossing over the road, roughly 2' deep, and bringing debris across it. On Port Royal road, a tree was seen blocking the water way and therefore spilling more water onto the road creating hazardous conditions. The Spring Hill Police Department removed the tree from blocking the water flow which helped with the roads flooded condition.	05/03/2021
Town of Nolensville	According to the National Oceanic and Atmospheric Administration (NOAA), "A stationary frontal boundary stalled across the central portions of Middle Tennessee from Saturday, September 12, 2020 into Sunday, September 13, 2020. Persistent southwest flow aloft brought copious amounts of Gulf of Mexico moisture northward and interacted with this boundary, causing a roughly 7-hour period of nearly continuous heavy rain and thunderstorms. Rainfall totals reached 5 to over 8 inches in some locations, resulting in major flash flooding and river flooding along a narrow corridor across Lawrence, Lewis, Maury, Williamson, Davidson,	09/13/2020

Location	Extent & Impact	Event Date
	Rutherford, Wilson, Sumner, and Macon Counties. Numerous water rescues were conducted and many homes and businesses were flooded with 5"-7" of standing water, with some of the worst flooding occurring in the Mill Creek basin across northeast Williamson County and southeast Davidson County. In fact, Mill Creek at Nolensville reached 19.53 feet, which is the second highest crest ever at that location - only surpassed by the record of 22.53 feet in the May 2010 flood."	
Town of Thompson's Station	According to the National Oceanic and Atmospheric Administration (NOAA), "after an unusually wet January, another strong storm system brought more heavy rainfall, flooding, and severe storms to parts of Middle Tennessee on February 5th. A line of strong to severe thunderstorms known as a QLCS (Quasi-linear Convective System) developed in northern Mississippi and moved across southern and eastern Middle Tennessee during the afternoon and evening hours. These storms spawned 6 weak tornadoes and widespread straight-line wind damage. In addition, heavy rainfall affected much of Middle Tennessee throughout the day, causing significant flooding in many areas." The National Weather Service has not reported any flooding incident with particular details on flood extents or damage due to flooding in the Town of Thompson's Station.	02/05/2020
Williamson County School District	According to Austin Thompson with the Williamson Herald, "Due to heavy rains causing flooding and more expected, both Williamson County Schools and Franklin Special School District closed Friday. WCS also dismissed two hours early on Wednesday for heavy rains. According to WCS Communications Director Carol Birdsong, the "high-risk and life-threatening flooding," was the cause for closure. "We have been working with the National Weather Service and the Williamson County Emergency Management Agency throughout the day [Thursday]," she wrote in an email to parents. "Based on the forecast by the National Weather Service of high-risk and life-threatening flooding, Williamson County Schools will be closed tomorrow, Friday, Feb. 22, 2019." The WCS School Age Child Care program is operating at inclement weather sites on the inclement weather	02/21/2019

Location	Extent & Impact	Event Date
	schedule, and 12-month employees should follow the inclement weather protocol, Birdsong also wrote. Likewise, FSSD announced Thursday that hazardous driving conditions caused its closure Friday. While there is no school for FSSD students, MAC will be open at the district site, 1406 Cannon Street in Franklin, from 7 a.m. until 5 p.m. MAC students need to bring a lunch." Although this article reports that flooding had impacted operations of the school, no flooding has been reported to have occurred on any school site.	

Probability of Future Events - Likely

The impact of extreme weather events may increase the frequency and intensity of flash flooding within Tennessee, particularly in highly urbanized regions such as Memphis, Nashville, Knoxville, and Chattanooga. Any area with extreme changes in deep terrain, predominately in East Tennessee, will experience significant flooding impacts.

Based on a historical record of 87 flood events over 74 years (1950 - 2022), there is a likelihood for a flood event to occur annually or semiannually. In conjunction with the future weather projections developed by ETSU Geoinformatics & Disaster Science Lab, it can be assumed that a flooding event could occur in Williamson County multiple times a year. *Figure 4* illustrates the projections developed by the ETSU Geoinformatics & Disaster Science Lab.

Figure 4: Climate Mapping Risk Assessment Report for Flooding in Williamson County. (Source: US Climate Resilience Toolkit)



2.6.3 Risk Assessment

The HMPC meeting cited flooding as a repetitive hazard in the county and jurisdictions. Discussion of commonly flood-prone areas took place, as did mention of improvements that have already been made to mitigate risks, such as the currently active project to help restore Trace Creek to its natural state. Over past years, Trace Creek has been inundated with invasive species and its banks have significantly eroded. Through the Cumberland River Compact, the creek is being restored to assist generations to come, repair the environment and its natural inhabitants, and ensure that the Harpeth River is not damaged as the creek runs directly into it. Through active participation in the HMPC and through various public meetings, emergency management officials were able to identify projects that may help in other areas throughout Williamson County that solves similar concerns.

The National Risk Index is a dataset and online tool to help illustrate the United States communities most at risk for natural hazards. It was built and designed by FEMA in close collaboration with various stakeholders and partners in academia; local, state and federal government. The Risk Index leverages available source data for natural hazards and community risk factors to develop a baseline relative risk assessment for each county and census trace. Some of these community risk factors include social vulnerability which is determined by the data pulled from the Census performed every ten years. A higher social vulnerability score is proportional to a higher risk score.

National Risk Index Score for Flooding = Very Low

Although the National Risk Index is a well-valued tool it fails to properly show the feedback from the participating jurisdictions. Therefore, all identified hazards were evaluated in regard to risk by an established risk-scoring system provided by the Williamson County Emergency Management Agency and approved by the HMPC. Local jurisdictions evaluated the conditions using a mid-level impact scenario of the identified hazard. All Williamson County municipal representatives in the HMPC agreed and approved of the risk score for their unique municipality. The results are below:

Flooding Risk as Determined by the HMPC THIRA

To determine the overall risk of a flood in Williamson County, data was also requested and received from the National Weather Service (NWS), the National Centers for Environmental Information (NCEI) by the National Oceanic and Atmospheric Administration (NOAA), WebEOC, the Williamson County Computer Aided Dispatch (CAD) system and from local news reports.

When identifying flood data in Williamson County, consideration was also given to events that the NWS or NOAA did not label as a flood, but impacted the people in our county to a significant degree. For example, a strong thunderstorm may produce a large quantity of rain water that causes a road closure but the NWS does not report as a flood. These incidents are also accounted for in the data collection process. A review of the dam inventory took place and it was decided not to include dam failure as a single hazard, but further information regarding this inventory is included in Appendix E.

The impact and probability numbers assigned to this hazard are as follows:

Human Impact	Property Impact	Business Impact	Operational Impact	Environmental Impact	Probability	Risk Score
3	4	1	2	2	5	7.4

HAZUS Data

HAZUS Methodology

A Level I HAZUS analysis was completed using a probabilistic risk assessment for the 100-year and 500-year return periods. The Level I vulnerability assessment is presented below by return period.

Building Inventory (General Building Stock)

HAZUS estimates that 63,263 buildings in the region have an aggregate total replacement value of $54,685 million. The tables below present the relative distribution of the value concerning the general occupancies by Study Region and Scenario, respectively.

Table 14: Building Exposure by Occupancy Type (HAZUS)

Williamson County (Study Region)		
Occupancy Type	**Exposure ($1000)**	**Percent Total**
Agricultural	163,401	0.3%
Commercial	10,443,597	19.1%
Education	1,949,883	3.6%
Government	231,344	0.4%
Industrial	1,899,509	3.5%
Religion	1,009,276	1.8%
Residential	38,988,257	71.3%
Total	54,685,267	100%

Table 15: Building Exposure by Occupancy Type for 100-yr Flood Scenario (HAZUS)

100-year River Flood Scenario		
Occupancy Type	**Exposure ($1000)**	**Percent Total**
Agricultural	35,313	0.5%
Commercial	1,258,420	16.3%
Education	511,506	6.6%
Government	29,333	0.4%
Industrial	245,961	3.2%
Religion	148,849	1.9%

100-year River Flood Scenario		
Occupancy Type	Exposure ($1000)	Percent Total
Residential	5,508,716	71.2%
Total	7,738,098	100%

Table 16: Building Exposure by Occupancy Type for 500-yr Flood Scenario (HAZUS)

500-yr River Flood Scenario		
Occupancy Type	Exposure ($1000)	Percent Total
Agricultural	35,756	0.5%
Commercial	1,097,519	14.0%
Education	430,332	5.5%
Government	26,842	0.3%
Industrial	213,203	2.7%
Religion	145,817	1.9%
Residential	5,878,291	75.1%
Total	7,827,760	100%

Essential Facility Inventory

HAZUS indicates that there are 2 hospitals in the region with a total capacity of 225 beds. There are 77 schools, 21 fire stations, 5 police stations, and 1 emergency operation centers.

General Building Stock Damage

For the 100-year flood scenario, HAZUS estimates that about 314 buildings will be at least moderately damaged. This is over 47% of the total number of buildings in the scenario. There are an estimated 56 buildings that will be destroyed completely. *Table 17* below summarizes the expected damage by general occupancy type for the buildings in the County during a 100-year flood scenario.

Table 17: Expected Building Damage by Occupancy for 100-yr Flood Scenario (HAZUS)

% Damaged	1-10		11-20		21-30		31-40		41-50		>50%	
Occupancy	Count	%	Count	%	Count	%	Count	%	Count	%	Count	%
Agricultural	0	0	0	0	0	0	0	0	0	0	0	0
Commercial	7	23	6	19	4	13	5	16	7	23	2	6
Education	0	0	0	0	0	0	0	0	0	0	0	0
Government	0	0	0	0	0	0	0	0	0	0	0	0
Industrial	0	0	0	0	0	0	0	0	0	0	0	0

% Damaged	1-10		11-20		21-30		31-40		41-50		>50%	
Occupancy	Count	%	Count	%	Count	%	Count	%	Count	%	Count	%
Religion	0	0	1	100	0	0	0	0	0	0	0	0
Residential	35	11	77	24	60	19	52	16	46	14	54	17
Total	**42**		**84**		**64**		**57**		**53**		**56**	

For the 500-year flood scenario, HAZUS estimates that about 292 buildings will be at least moderately damaged. This is over 50% of the total number of buildings in the scenario. There are estimated 50 buildings that will be destroyed completely. *Table 18* below summarizes the expected damage by general occupancy type for the buildings in the County during a 500-year flood scenario.

Table 18: Expected Building Damage by Occupancy for 500-yr Flood Scenario (HAZUS)

% Damaged	1-10		11-20		21-30		31-40		41-50		>50%	
Occupancy	Count	%	Count	%	Count	%	Count	%	Count	%	Count	%
Commercial	6	18	9	27	3	9	5	15	5	15	5	15
Education	0	0	0	0	0	0	0	0	0	0	0	0
Government	0	0	0	0	0	0	0	0	0	0	0	0
Industrial	0	0	0	0	0	0	0	0	0	0	0	0
Religion	0	0	3	100	0	0	0	0	0	0	0	0
Residential	36	12	79	27	51	17	51	17	36	12	45	15
Total	**42**		**91**		**54**		**56**		**41**		**50**	

Essential Facility Damage

Table 19 and *Table 20* summarize the expected damage to essential facilities following a 100-year and 500-year flood, respectively. Both scenarios analyzed have determined that on the day of the event, all 225 beds in the local hospital would be available for use.

Table 19: Expected Damage to Essential Facilities 100-yr Flood Scenario (HAZUS)

Classification	Total	Number of Facilities		
		At Least Moderate	At Least Substantial	Loss of Use
EOC	6	0	0	0
Fire Stations	21	0	0	0
Hospitals	2	0	0	0
Police Stations	6	0	0	0
Schools	77	0	0	0

Table 20: Expected Damage to Essential Facilities 500-yr Flood Scenario (HAZUS)

Classification	Total	Number of Facilities		
		At Least Moderate	At Least Substantial	Loss of Use
EOC	6	0	0	0
Fire Stations	21	0	0	0
Hospitals	2	0	0	0
Police Stations	6	0	0	0
Schools	77	0	0	0

Debris Generation

100-year Scenario

The model estimates that a total of 3,269 tons of debris will be generated. Of the total amount, Finishes comprises 47% of the total, Structure comprises 28% of the total, and Foundation comprises 25%. If the debris tonnage is converted into an estimated number of truckloads, it will require 131 truckloads (@25 tons/truck) to remove the debris generated by the flood.

500-year Scenario

The model estimates that a total of 3,403 tons of debris will be generated. Of the total amount, Finishes comprises 51% of the total, Structure comprises 27% of the total, and Foundation comprises 23%. If the debris tonnage is converted into an estimated number of truckloads, it will require 137 truckloads (@25tons/truck) to remove the debris generated by the flood.

Shelter Requirements

HAZUS estimates the number of households expected to be displaced due to the flood and the associated potential evacuation. HAZUS also estimates those displaced people who will require accommodations in temporary public shelters.

100-year Scenario

The model estimates 1,006 households (or 3,017 people) will be displaced due to the flood. Displacement includes households evacuated from within or very near to the inundated area. Of these, 378 people (out of a total population of 247,523) will seek temporary shelter in public shelters.

500-year Scenario

The model estimates 1,098 households (or 3,293 people) will be displaced due to the flood. Displacement includes households evacuated from within or very near to the inundated area. Of these, 394 people (out of a total population of 247,523) will seek temporary shelter in public shelters.

Building Related Losses

The building losses are broken into two categories: direct building losses and business interruption losses. The direct building losses are the estimated costs to repair or replace the

damage caused to the building and its contents. Business interruption losses are the losses associated with the inability to operate a business because of the damage sustained during the flood. Business interruption losses also include the temporary living expenses for those displaced from their homes because of the flood. Total building-related losses were $503.78 million in the 100-year flood scenario and $544.77 million in the 500-year flood scenario. *Table 21* and *Table 22* summarize the losses associated with the building damage in each scenario.

Table 21: Building Related Economic Loss Estimates for the 100-yr Flood Scenario ($ Millions) (HAZUS)

Category	Area	Residential	Commercial	Industrial	Other	Total
Building Loss	Building	189.84	38.06	3.57	7.34	238.81
	Content	97.02	106.56	8.67	32.35	244.59
	Inventory	0.00	15.39	1.54	3.45	20.38
	Subtotal	286.86	160.00	13.77	43.15	503.78
Business Interruption	Income	1.41	73.75	0.23	12.16	87.54
	Relocation	38.81	19.78	0.21	6.62	65.43
	Rental Income	14.36	13.76	0.04	0.51	28.68
	Wage	3.33	81.58	0.38	58.11	143.40
	Subtotal	57.91	188.88	0.86	77.40	325.05
Total		**344.77**	**348.88**	**14.63**	**120.54**	**828.83**

Table 21: Building Related Economic Loss Estimates for the 500-yr Flood Scenario ($ Millions) (HAZUS)

Category	Area	Residential	Commercial	Industrial	Other	Total
Building Loss	Building	192.82	42.62	4.22	8.51	248.17
	Content	98.88	125.39	10.79	40.20	275.26
	Inventory	0.00	16.19	2.02	3.13	21.34
	Subtotal	291.69	184.20	17.03	51.84	544.77
Business Interruption	Income	2.08	81.40	0.35	13.99	97.82
	Relocation	38.63	21.96	0.37	7.51	68.48
	Rental Income	14.82	14.88	0.09	0.61	30.39
	Wage	4.90	86.86	0.58	48.06	139.40
	Subtotal	60.43	204.09	1.39	70.18	336.09
Total		**352.12**	**388.29**	**18.43**	**122.02**	**880.86**

2.6.4 Land Use and Development

All future development within the floodplain may be considered at risk. An increase in population will likely increase the number of buildings and infrastructure. New development in unincorporated areas could potentially occur in areas prone to flooding and increase vulnerabilities and potential losses; however, most land use regulations require the consideration of flooding during the development process.

2.6.5 Multi-Jurisdictional Differences

Flooding affects all jurisdictions differently; that is why it is essential to document the depth, duration, and time that flooding occurred. These differences are noted in past occurrences to demonstrate the toll that flooding can take on the county's rural and urban areas. Due to the topography of Williamson County with its rolling hills and occasional "bowl-shaped" topography, flood events are prone to occur near streams within the county. FIRM Panels are located within Appendix D to help illustrate a few of the areas at risk and depth of flooding within the county and its incorporated jurisdictions. These firms are samples of some areas and additional needs regarding FIRM panels require a visit to the FEMA website.

Intersections & Roads that consistently flood in Williamson County:

- 1532 Lewisburg Pike
- Del Rio Pike @ White Hall Road
- Beechcroft Road @ Meadows of Spring Hill
- Del Rio Pike btw Cotton Lane and Old Hillsboro Road
- Temple Road @ Old Natchez Road
- Moran Road @ River Rest Subdivision
- Patton Road @ Horton Highway
- Johnson Hollow Road
- Southall Road near Old Hillsboro Road
- Floyd Road near Old Hillsboro Road
- Blazer Road near Boyd Mill
- Concord Road near Bluff Road
- Duplex Road @ Buckner Lane (west side of road)
- Eddy Lane (near the Co-Op) btw Liberty Pike and Murfreesboro Road
- 821 Lewisburg Pike @ Carriage Park Drive
- Miles Johnson (Old Kedron Road) btw Kedron Road and Duplex Road
- Main Street (Spring Hill) @ Chapman's Crossing
- Arno Road @ Trinity Road
- 4500 Peytonsville Road
- 3rd Avenue (Franklin) btw Hillsboro Road and Margin
- Patton Road near Cox Road (near Arrington Vineyard)
- Old Horton Highway @ bridge near McCandless

Waterways that are prone to flooding in Williamson County:

- Mill Creek along Nolensville Road
- Snake Creek

- Areas near the Harpeth River

2.6.6 Summary

Severe flooding has the potential to inflict significant damage in Williamson County. The total economic loss estimated for the 100-year riverine flood is $828.83 million. The total economic loss estimated for the 500-year riverine flood is $880.86 million. Residential, commercial, and public buildings and critical infrastructures such as transportation, water, energy, and communication systems may be damaged or destroyed by flood waters. During a flood event, chemicals and other hazardous substances may contaminate local water bodies. Flooding kills animals and, in general, disrupts the ecosystem. Snakes and insects may also make their way to the flooded areas increasing potential health risks. In Williamson County, flooding has cost millions of dollars and has caused significant danger to the well-being of the citizenry.

2.7 Tornadoes/Severe Winds

2.7.1 Hazard Overview

Tornadoes have the potential to produce winds over 200 mph (EF5 on the Enhanced Fujita Scale) and can be very expansive. Before February 1, 2007, tornado intensity was measured by the Fujita (F) scale. This scale was revised and is now the Enhanced Fujita scale. Both scales are wind estimates (not measurements) based on damage. The new scale provides more damage indicators (28) and associated degrees of damage. *Table 22* shows the wind speeds associated with the enhanced Fujita scale ratings and the damage that could result at different intensity levels.

Table 22: Enhanced Fujita Scale

EF Rating	3 Second Wind Gust (mph)	Estimated Damage
0	65-85	**Light Damage.** Slight damage to roofs, gutters, siding, tree branches broken, shallow-rooted trees overturned
1	86-110	**Moderate Damage**. Mobile homes damaged, exterior portions of homes damaged or lost (i.e., roofs, doors, windows)
2	111-135	**Considerable Damage**. Mobile homes destroyed, cars lifted, well-constructed home frames shifted, roofs torn off, light-object missiles generated, large trees uprooted or snapped.
3	136-165	**Severe Damage**. Severe damage to large buildings, entire home stories destroyed, trees debarked, trains overturned, heavy vehicles lifted and thrown, structures with weaker foundations thrown
4	166-200	**Devastating Damage.** Well-constructed houses and whole frame houses leveled, cars thrown, small missiles generated
5	200+	**Incredible Damage**. Substantial frame houses leveled off foundations and the automobile-sized missiles generated, and high rises experience considerable damage and deformation

According to the Glossary of Meteorology (AMS 2000), a tornado is "a violently rotating column of air, pendant from a cumuliform cloud or underneath a cumuliform cloud, and often (but not always) visible as a funnel cloud." Most tornadoes move from southwest to northeast or west to east.

Although tornadoes can occur in any location, most of the tornado activity in the United States exists in the Mid-West and Southeast. An exact season does not exist for tornadoes; however, most occur between early spring and mid-summer (February – June). The onset of tornado events is rapid, giving those in danger minimal time to seek shelter. The current average lead time, according to NOAA, is 13 minutes. A tornado can reach wind speeds of 40 mph to 250 mph and higher. The following map illustrates the frequency of tornadoes in Tennessee.

2.7.2 County Profile

Figure 5: Tornadoes by County (NWS/NOAA)

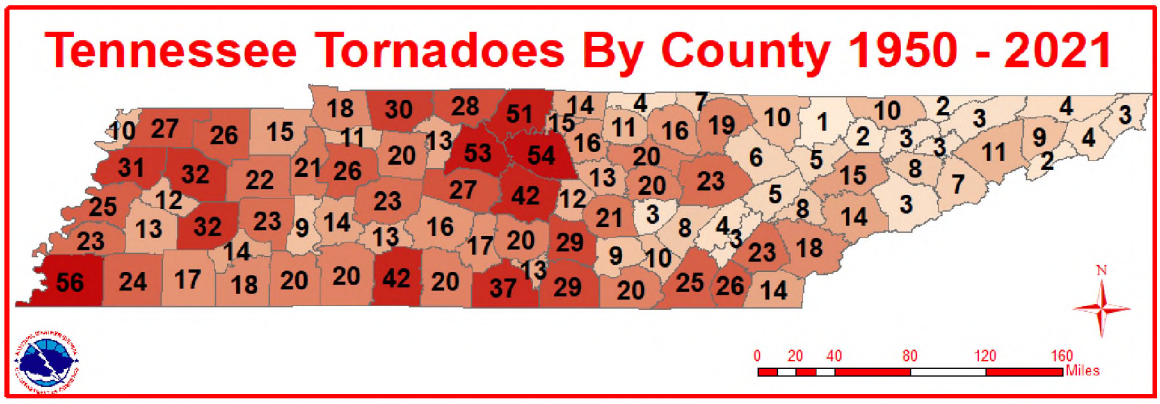
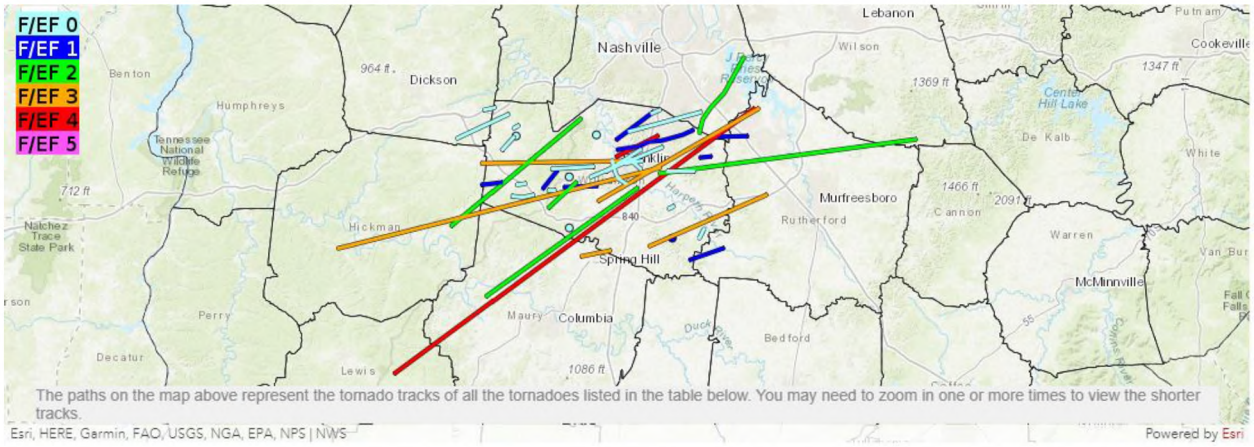


Figure 6 illustrates the track of tornadoes through Williamson County as recorded by the National Weather Service Nashville and the National Climatic Data Center and compiled into a visual database by Mississippi State University. Tornadoes commonly hit between 3:00pm and 8:00pm.

Figure 6: NWS Nashville Tornado Database (Mississippi State University)



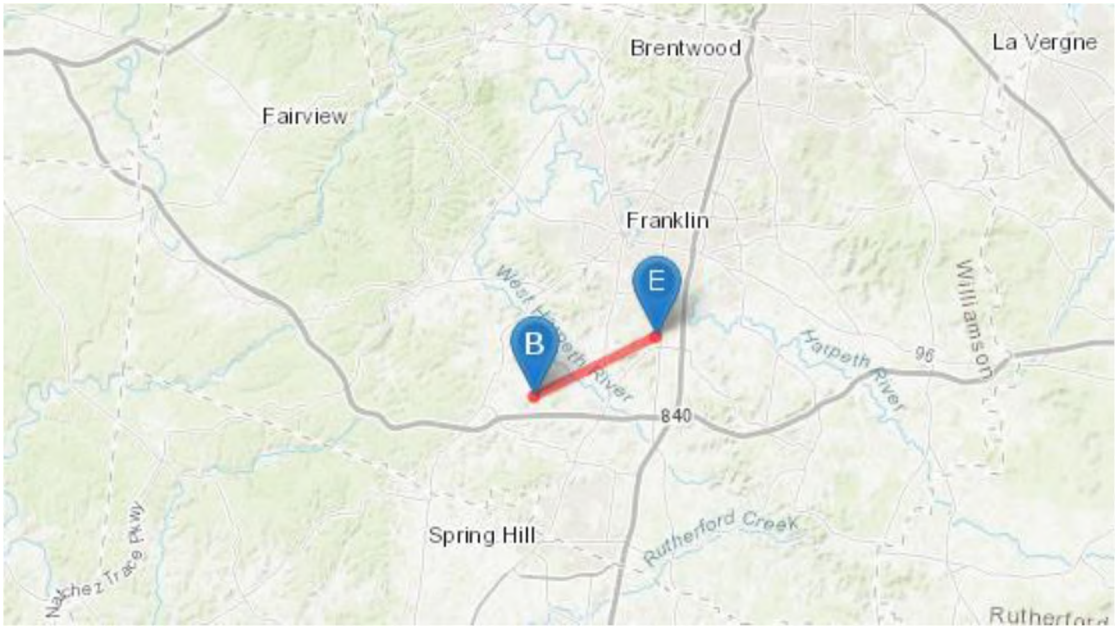
The following narratives were obtained via the NOAA Storm Event Database. Only events resulting in injury, death, or extensive damage (greater than $200K property/crop damage) were included as expanded narratives. A table containing all NOAA-recorded tornadoes between 1950- 2024 for Williamson County is contained in Appendix C.

Event Narrative 1: 12/24/1988

A tornado touched down shortly after 0600 in the Rebel Meadows area of northwest Franklin. The tornado moved northeast at around 45mph, leaving a spotty path of damage. The damage was severe in the places that it touched down. It lifted up for good in the Brenthaven area of the eastern part of Brentwood. Property damage was estimated at around $8 million. Approximately 54 homes, 13 apartment units, 31 businesses, and six parked airplanes were damaged or destroyed. There were seven reported injuries. One man was killed when the roof of his house fell in on him. The tornado had a length of six miles and a width of 150 yards. It cost approximately $25 million in total and ranked as an F4.

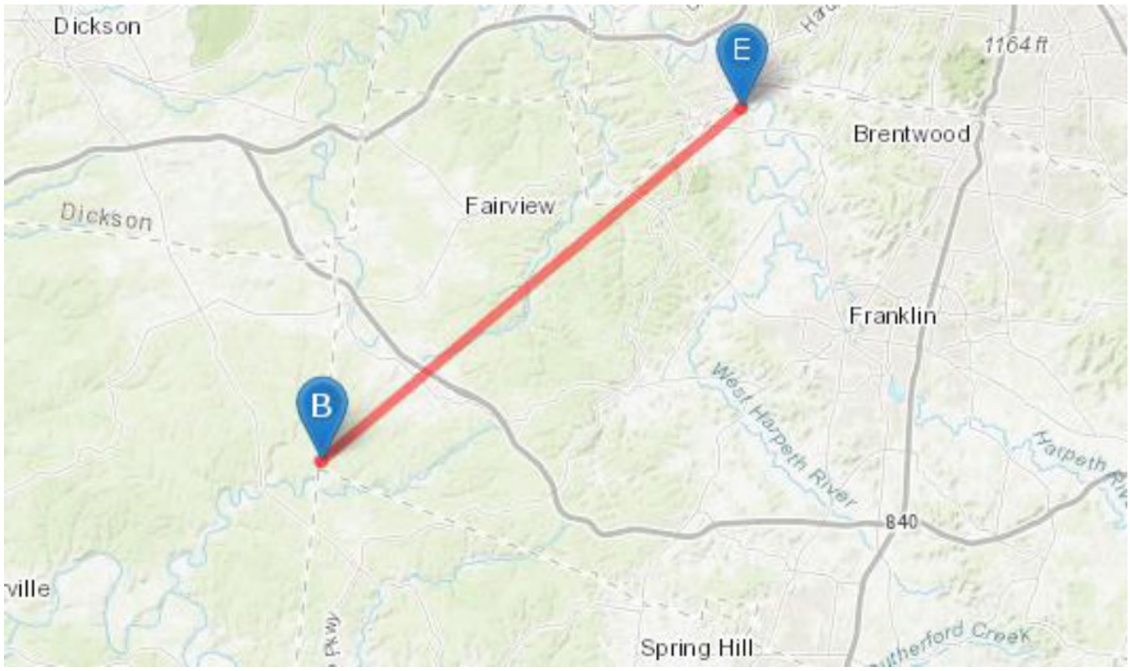
Event Narrative 2: 05/05/2003

A tornado event began at 0038 on May 5th and resulted in approximately $3 million in property damage. 85 homes were damaged, 2 barns were destroyed, and five businesses were damaged. The Tornado had a length of four miles and a width of 100 yards. It was determined to be an F1. In the City of Fairview, a well-built home was 75% destroyed by strong winds. A home on Shady Glen Court near Franklin burned completely down after being struck by lightning.



Event Narrative 3: 02/05/2008

The Super Severe Weather Outbreak on Feb. 5, 2008 produced supercelluar thunderstorms, well in advance of a multicell line of thunderstorms. The whole episode lasted about 6 hours. This occurred ironically while many states, including Tennessee, were participating in the Super Tuesday Primary Election. Fortunately, polls had already closed in the mid-state when these tornadoes struck. Numerous homes were damaged in the Liepers Fork area. One house collapsed and hit another on Cold Water Road. The tornado had a length of 19.98 miles and a width of 300 yards. It ranked as an EF2 and cost about $250 thousand in property damage.

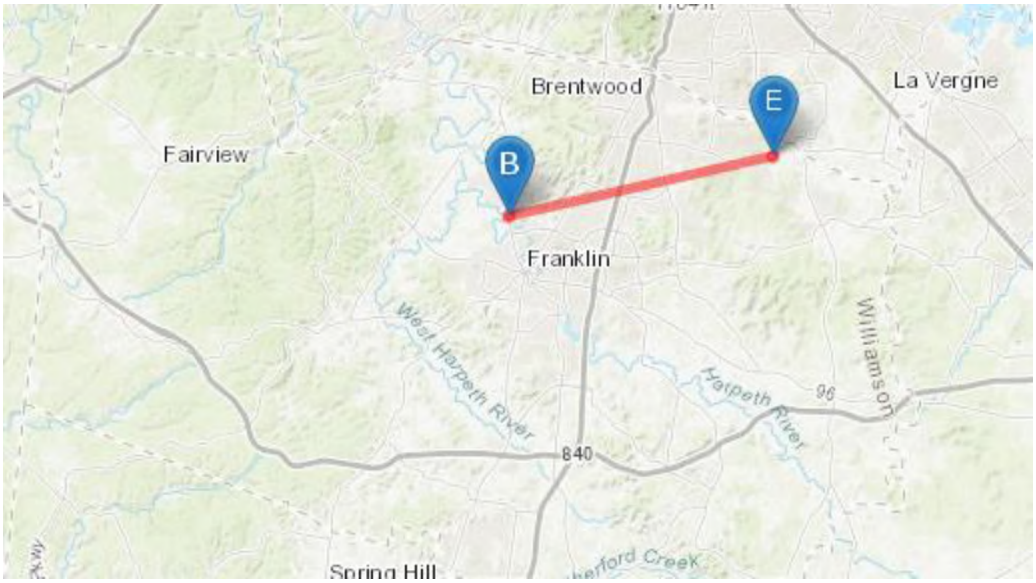


Event Narrative 4: 12/23/15

The most damaging severe weather outbreak in Middle Tennessee since the December 23, 2015 Tornado Outbreak struck during the morning hours on March 1, 2017. A line of strong to severe thunderstorms with embedded circulations, known as a Quasi-Linear Convective System (or QLCS), moved rapidly across Middle Tennessee at 60-70 mph from west to east between 0600 and 1000 CST. Additional severe thunderstorms developed later in the morning and affected areas of southern Middle Tennessee from the late morning into the early afternoon hours. Widespread damaging winds were reported in nearly every county along and north of I-40 across Middle Tennessee, with winds estimated up to 90 mph in some areas. These intense downburst winds caused 3 injuries - two in Clarksville when a tree fell on a mobile home, and one in Lavergne when a tractor-trailer flipped over. In addition to the damaging winds, 7 confirmed tornadoes also touched down from the Nashville metro area eastward to the Upper Cumberland, damaging hundreds of homes and businesses. Several reports of large hail were also received in parts of southern Middle Tennessee.

An EF-1 tornado touched down along Hillsboro Road just northwest of the city of Franklin, then moved rapidly east-northeast across the Cool Springs and Brentwood areas of northern Williamson County before lifting just west of the Davidson County line. The first evidence of damage was several trees blown down in the Monticello neighborhood on Poteat Place and Spencer Creek Road near Hillsboro Road. Two sheds were destroyed and more trees snapped and uprooted along South Berrys Chapel Road. Several more trees were blown down and an outbuilding damaged along Mallory Station Road and Jackson Lake Drive, and numerous homes suffered minor to moderate roof, siding, and chimney damage along Sunrise Circle and Brentwood Pointe. Several businesses suffered damage along Mallory Lane and Galleria Boulevard including blown out garage doors and roof damage, and a video of the tornado was taken from a car dashcam on Commerce Way. The tornado then weakened as it crossed Interstate 65, but still blew down seven interstate highway signs along the roadway. As the tornado moved through Brentwood, it continued to blow down trees and cause minor damage to homes and

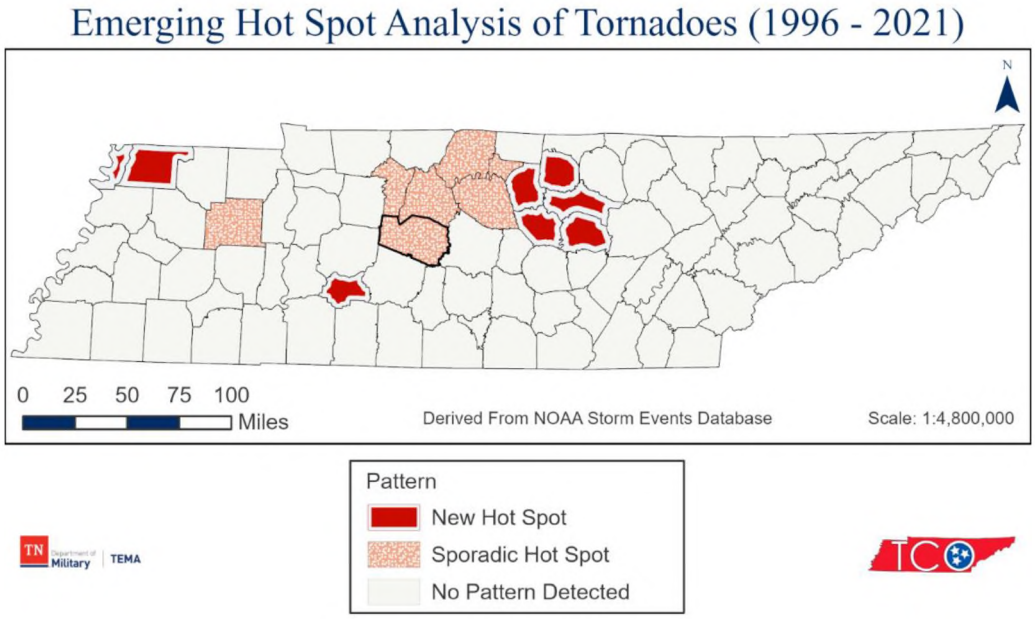
businesses on Westgate Circle, Gordon Petty Drive, Wilson Pike, Demery Court, Crockett Road, and in the Governor's Club neighborhood. The tornado then intensified as it traveled down Concord Road, with dozens of trees snapped and uprooted and numerous homes suffering roof and exterior damage. The tornado then lifted near Owl Creek Park along Chestnut Springs Road just before reaching the Davidson County line. Preliminary estimates from Williamson County Emergency Management indicated that 472 homes and businesses received minor damage, 49 sustained moderate damage, and one home on Sunrise Circle suffered major damage for a total of 522 damaged structures. Damage totals are estimated at $7.27 million.



Probability of Future Events - Likely

Historical data and weather patterns were analyzed to determine the likelihood of future tornado occurrence in Williamson County. Since 1950, 28 tornadoes have occurred within the county. In conjunction with the future weather projections developed by ETSU Geoinformatics & Disaster Science Lab, it can be assumed that a tornado could occur in Williamson County on a yearly basis. *Figure 7* illustrates the Emerging Hot Spot Analysis based on the Number of Tornadoes per year recorded in the NCEI Storm Events Database from 1996 to 2021

Figure 7: Emerging Hot Spot Analysis based on the Number of Tornadoes per Year Recorded in the NCEI Storm Events Database from 1996 to 2021, Williamson County Outlined in Bold.



2.7.3 Risk Assessment

The entirety of Williamson County can be considered at risk for a tornado. This includes the entire County population, all critical facilities, buildings (commercial and residential), and infrastructure. Tornadoes tracked in Tennessee predominantly travel in a northeasterly direction in the state. While all assets are considered at risk from this hazard, a particular tornado would only cause damages along its specific track.

The National Risk Index is a dataset and online tool to help illustrate the United States communities most at risk for natural hazards. It was built and designed by FEMA in close collaboration with various stakeholders and partners in academia; local, state and federal government. The Risk Index leverages available source data for natural hazards and community risk factors to develop a baseline relative risk assessment for each county and census trace. Some of these community risk factors include social vulnerability which is determined by the data pulled from the Census performed every ten years. A higher social vulnerability score is proportional to a higher risk score.

National Risk Index Score for Tornado = Relatively Moderate

Although the National Risk Index is a well-valued tool, it fails to properly show the feedback from the participating jurisdictions. Therefore, all identified hazards were evaluated in regard to risk by an established risk-scoring system provided by the Williamson County Emergency Management Agency and approved by the HMPC. Local jurisdictions evaluated the conditions using a mid-level impact scenario of the identified hazard. The results are below:

Tornado Risk as Determined by the HMPC THIRA

When identifying tornado data in Williamson County, only data provided by the NWS was used. Although other sources confirmed that these events occurred, the data provided from the NWS was the primary data, due to the confusion between strong winds produced in thunderstorms and the winds from tornados.

The impact and probability numbers assigned to this hazard are as follows:

Human Impact	Property Impact	Business Impact	Operational Impact	Environmental Impact	Probability	Risk Score
4	5	2	3	3	4	7.4

Given the information above it becomes vital that all participating jurisdictions are able to prioritize the necessity of mitigation actions in the following lifeline categories so that they can become more resilient in the whole community that they serve.

2.7.4 Land Use and Development Trends

Williamson County codes include proper wind strength and safety regulations consistent with state and federal regulations. While the adopted code provides adequate protection, older and mobile homes are highly susceptible to tornado events. There are multiple mobile home areas in the county that fall into this additional risk category.

2.7.5 Multi-Jurisdictional Differences

The entirety of Williamson County and its incorporated jurisdictions are at risk for a tornado event; however, it is often difficult to fully understand the damage done by disasters in some of the rural parts of the county compared to some of its more urban counterparts. It is also worth noting that given the county's sizeable rural component, some tornadic events may have gone unreported.

2.7.6 Summary

The entirety of Williamson County can be considered at risk for a tornado. This includes the entire county population, all critical facilities, buildings (commercial and residential), and infrastructure. While all assets are considered at risk from this hazard, a tornado would only cause damages along its specific track. The weakest tornadoes, EF0, can cause minor roof damage, and stronger tornadoes can destroy frame buildings and badly damage steel-reinforced concrete structures. Given the strength of the wind impact and construction techniques, buildings are vulnerable to direct impact, including potential destruction, from tornadoes and wind debris that tornadoes turn into missiles. Structures constructed of light materials like mobile homes are most susceptible to damage.

2.8 Wildfire

2.8.1 Hazard Overview

According to the Tennessee Division of Forestry, debris burning, and arson are the two leading causes of wildfires. Generally, three significant factors sustain wildfires and allow predictions of a given area's potential to burn. These factors include, fuel, topography; and weather.

Fuel is the material that feeds the fire and is a critical factor in wildfire behavior. Fuel is generally classified by type and by volume. Fuel sources are diverse and include everything from dead tree needles, twigs, and branches to dead standing trees, live trees, brush, and cured grasses. Artificial structures and other associated combustibles are also considered a fuel source. The type of prevalent fuel directly influences the behavior of wildfire. Light fuels such as grasses burn quickly and catalyze spreading wildfires.

An area's topography (terrain and land slopes) affects its susceptibility to wildfire spread. Fire intensities and rates of spread increase as the slope increases due to the tendency of heat from a fire to rise via convection and radiation. The natural arrangement of vegetation throughout a hillside can also contribute to increased fire activity on slopes.

Weather components such as temperature, relative humidity, wind, and lightning also affect the potential for wildfire. High temperatures and low relative humidity dry out the fuels that feed the wildfire, creating a situation where fuel will more readily ignite and burn more intensely. The wind is the most treacherous weather factor. The issue of drought conditions contributes to concerns about wildfire vulnerability.

2.8.2 County Profile

Williamson County is a healthy mix of both suburban and rural areas. As such, there are vast amounts of land susceptible to wildfires. Information recorded by the Tennessee Division of Forestry and other agencies often fails to record the full scope of fires that pose risks to the health and safety of Williamson County Citizens. As such, information regarding fires in Williamson County was pulled from the Computer Aided Dispatch (CAD) system, which maintains a record of all fires in Williamson County that emergency services were called to. In using this source, fires of a smaller scale that threatened property or the safety of the Williamson County citizenry are also guaranteed to be included. For an additional record of wildfire and brush fire events, please view the spreadsheet located in Appendix C.

Event Narrative 1: 11/19/2023

At approximately 1700 on 11/19/2023, firefighters were dispatched to a possible 10-acre brush fire near Zebe Lane in Fairview. The steep terrain in the area made it difficult for firefighters to fully extinguish or approach the fire. Additionally, rapidly changing weather conditions allowed the fire to grow more rapidly. The fire was mostly extinguished by firefighters walking the perimeter using hand tools. The Tennessee Division of Forestry paired with fire crews were able to utilize bulldozers to help contain the fire. Initially, about 35 firefighters worked the fire until approximately 2100 when the fire was extinguished. The Williamson County Emergency Management Agency provided a drone for aerial views of the fire and related hot spots.

The following Monday, at approximately 5:00 am, firefighters returned to the scene after the fire had rekindled. The fire was investigated and likely caused due to hunters who had built a small

warming fire that grew out of control. The fire was started during an active burn ban across the county.



Event Narrative 2: 11/07/2023

On the Tuesday morning of November 7th, half a dozen agencies responded to a large brush fire that spread to consume more than 150 acres of land. The fire was started after a logging company lit the log pile as people were clearing the property. Before everyone left, the pile was buried but reignited later on.

Crews from Franklin Fire, Fairview Fire, Williamson County Emergency Management, Williamson County Sheriff's Office Air 1, Tennessee State Forestry, and Williamson County Fire and Rescue responded. They contained the fire within two hours. Units stayed on the scene throughout the day to deal with hot spots.

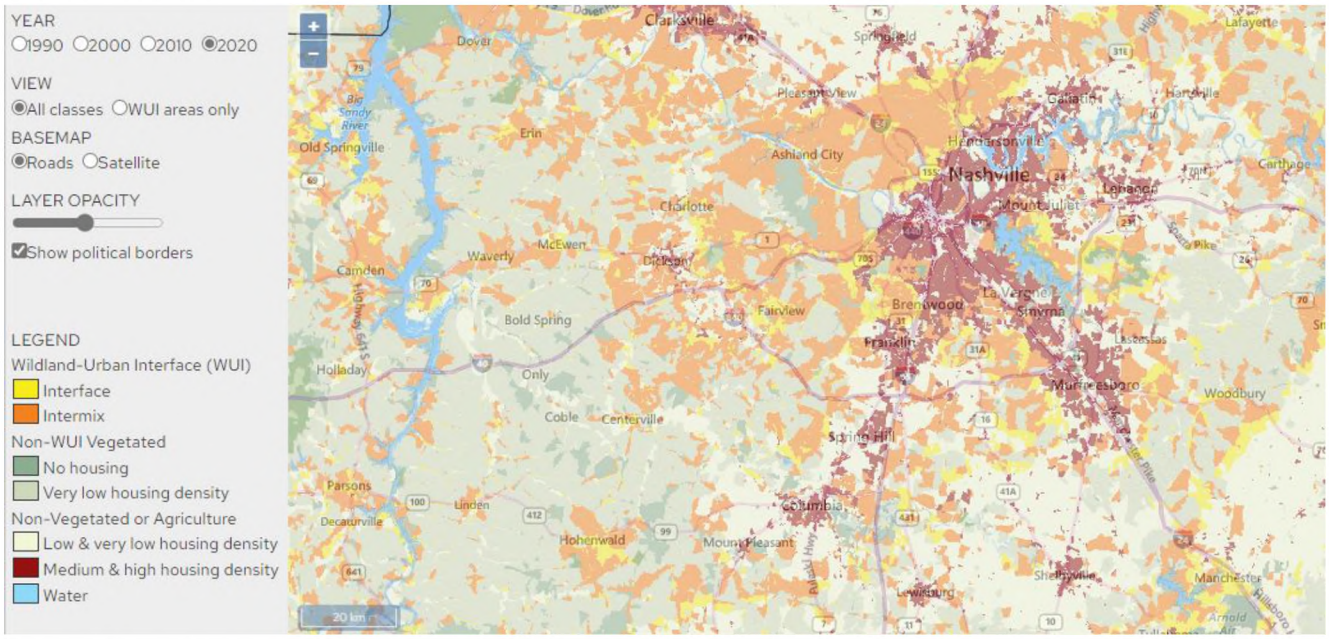
This fire marked the 18th brush fire reported in the first week of November, according to Jill Burgin, the external affairs officer for the Williamson County Emergency Management Agency. Williamson County experienced a 155% increase in brush fires from September to November during prolonged drought conditions. The majority were caused by open burning, she said.



Event Summary:

Unincorporated Williamson County is served by all volunteer fire personnel. As such, manpower can be limited during normal weekday business hours. Due to the terrain and rural nature of the county, wildfire poses a significant risk to the region's agricultural resources and residential structures. As seen by the Wildland Urban Interface map below, most of the unincorporated county is either low housing density or intermix. The sparse population and the availability of fuel create an environment where fires could develop and spread rapidly and have a delayed ability to be noticed and summon a response.

Figure 8: Wildland-Urban Interface (SILVIS LAB)



Probability of Future Events – Likely

It is hard to predict the likelihood of wildfires as many factors contribute to the ignition of a wildfire. Wildfires can be part of a natural and healthy forest disturbance process, but they have become increasingly frequent and severe in recent years. Higher spring and summer temperatures cause soils to be drier for longer, increasing the likelihood of drought and a more extended wildfire season. These hot, dry conditions also increase the chance that wildfires will be more intense and long-burning once they are started by lightning strikes or human carelessness. With the current growth being experienced in the County, human caused wildfires will continue to occur more often from land clearing and construction activities.

Due to changing precipitation patterns, future conditions make forests more susceptible to severe fires. Wildfires emit carbon dioxide, greenhouse gases, and air pollutants such as methane and nitrous oxide, up to 3% of annual U.S. greenhouse gas emissions. Wildfires release carbon that has been sequestered by the burned trees. However, these effects are not uniform across all forests.

Additionally, the Climate Risk and Resilience Portal states that conditions prone to increase wildfires and brush fires are likely to increase. The maximum average temperature annually was historically 65.49 degrees. However, the mid-century numbers are suggesting 68.21 degrees (RCP 4.5) and 67.7 degrees (8.5 RCP). By the end of the century, temperatures are expected to increase to 69.79 degrees (RCP 4.5) and 73.38 (RCP 8.5). Drought can be intensified by unusually warm temperatures. When combined with very low precipitation and snowpack, extreme heat can lead to decreased streamflow, dry soils, and large-scale tree deaths. These conditions create increased potential for extreme wildfires that spread rapidly, burn with more severity, and are costly to suppress. With increasing temperatures, it is expected that these conditions will become more frequent and wildfire/brush fire risk will increase.

The Fire Weather Index (FWI) estimates weather-related wildfire danger using daily readings of temperature, relative humidity, wind speed, and precipitation. It considers conditions that influence the spread of wildfires, including the dryness of fuel sources and high winds. Higher FWI values represent greater danger of wildfires due to weather conditions, though FWI values signal different levels of relative fire danger across regions. Values above 25 typically represent a high level of danger in the northern regions, whereas values above 40-45 often represent a high level of danger in the Southwest. Williamson County is estimated to have an FWI of 38.65 recorded for Summer as the percent change between end of century estimates and the historical number data. This suggests that climate change is likely to contribute to this risk becoming greater in the future for all of Williamson County.

This assessment has been well supported by the increase in brush fires and wildfires that have occurred in Williamson County. In the fall of 2023, a burn ban was placed into effect to help limit the occurrences of these incidents that required a response from the county emergency management agency and county/municipal fire departments. Pre-existing strategies such as the implementation of burn bans are increasingly more necessary as the risk remains high for these types of events.

2.8.3 Risk Assessment

Wildfires are more likely to occur during drought periods due to dryer foliage being quicker to ignite and spread.

The National Risk Index is a dataset and online tool to help illustrate the United States communities most at risk for natural hazards. FEMA built and designed it in close collaboration with various stakeholders and partners in academia; local, state and federal government. The Risk Index leverages available source data for natural hazards and community risk factors to develop a baseline relative risk assessment for each county and census trace. Some of these community risk factors include social vulnerability which is determined by the data pulled from the Census preformed every ten years. A higher social vulnerability score is proportional to a higher risk score.

National Risk Index Score for Wildfire = Very Low

Although the National Risk Index is a well-valued tool, it fails to show the feedback from the participating jurisdictions properly. Therefore, all identified hazards were evaluated regarding risk by an established risk-scoring system provided by the Williamson County Emergency Management Agency and approved by the HMPC. Local jurisdictions evaluated the conditions using a mid-level impact scenario of the identified hazard. .

Wildfire/Brush Fire Risk as Determined by HMPC THIRA

To determine the overall risk of a Wildfire/Brush Fire in Williamson County, data was taken from the National Centers for Environmental Information (NCEI) by the National Oceanic and Atmospheric Administration (NOAA) as well as the Williamson County Computer Aided Dispatch (CAD) system. Additionally, the risk assessment from the Southern Group of State Foresters (SGSF) and the Tennessee Wildfire Risk Assessment is also included. This risk assessment states Williamson County is at a low risk of experiencing a wildfire.

According to the National Wildfire Coordinating Group (NWCG), a wildfire exists in one of seven classes. These are:

- Class A - one-fourth acre or less;
- Class B - more than one-fourth acre, but less than 10 acres;
- Class C - 10 acres or more, but less than 100 acres;
- Class D - 100 acres or more, but less than 300 acres;
- Class E - 300 acres or more, but less than 1,000 acres;
- Class F - 1,000 acres or more, but less than 5,000 acres;
- Class G - 5,000 acres or more.

Any fire within Williamson County that falls into any of these classes will be included. A history of fires that have been recorded across Williamson County since 2005 is included in the local threat and hazard data as provided in Appendix C.

The impact and probability numbers assigned to this hazard are as follows:

Human Impact	Property Impact	Business Impact	Operational Impact	Environmental Impact	Probability	Risk Score
2	3	1	2	3	5	7.2

Given the information above it becomes vital that all participating jurisdictions are able to prioritize the necessity of mitigation actions in the following lifeline categories so that they can become more resilient in the whole community that they serve.

2.8.4 Land Use and Development Trends

Many residential and commercial buildings and most infrastructure networks throughout the county may be vulnerable to wildfire impacts. Many of these structures are at risk for direct and indirect impacts; such as downed electrical lines, decreased water quality, decreased air quality, devastated agriculture crops, and restricted travel routes.

2.8.5 Multi-Jurisdictional Differences

Due to the nature of wildfires, Williamson County and all incorporated jurisdictions are equally susceptible to them. Due to the rapidly growing population, residential density is adding increased chances of loss of life or injury if a wildfire were to occur. Due to a high amount of rural farmland, there is an increased crop or farm animal loss potential. Fire response by emergency personnel in municipal areas of the county occurs more rapidly than in unincorporated Williamson County.

2.8.6 Summary

Williamson County and the incorporated jurisdictions are equally vulnerable to wildfire. Fires, smoke, and air quality can affect people's health and safety. Therefore, it is essential to have proper measures in place to prevent critical structures, homes, and businesses from being vulnerable to fire and smoke damage.

2.9 Drought/Excessive Heat

2.9.1 Hazard Overview

Drought is a deficiency in precipitation over an extended period. It is a standard, recurrent feature of climate that occurs in virtually all climate zones. The duration of droughts varies widely. In some cases, drought develops relatively quickly and lasts a very short time, exacerbated by extreme heat and/or wind. There are other cases when drought spans multiple years or even decades. Studying the paleoclimate record is often helpful in identifying when long-lasting droughts have occurred. Common types of droughts are detailed below.

Table 23: Drought Classifications

Type	Details
Meteorological Drought	Meteorological Drought is based on the degree of dryness (rainfall deficit) and the length of the dry period.
Agricultural Drought	Agricultural Drought is based on the impacts on agriculture by factors such as rainfall deficits, soil water deficits, reduced groundwater, or reservoir levels needed for irrigation.
Hydrological Drought	Hydrological Drought is based on the impact of rainfall deficits on the water supply, such as stream flow, reservoir and lake levels, and groundwater table decline.
Socioeconomic Drought	Socioeconomic drought is based on the impact of conditions (meteorological, agricultural, or hydrological drought) on the supply and demand of some economic goods. Socioeconomic deficiency occurs when the demand for an economic good exceeds the supply due to a weather-related deficit in the water supply.

The wide variety of disciplines affected by drought, its diverse geographical and temporal distribution, and the many scales drought operates on make it difficult to develop a definition to describe drought and an index to measure it. Many quantitative measures of droughts have been developed in the United States, depending on the discipline affected, the region being considered, and the particular application. Several indices developed by Wayne Palmer and the Standardized Precipitation Index help describe the many scales of drought.

The U.S. Drought Monitor summarizes drought conditions across the United States and Puerto Rico. Often described as a blend of art and science, the map is updated weekly by combining a variety of data-based drought indices and indicators and local expert input into a single composite drought indicator.

The Standardized Precipitation Index (SPI) measures drought, which differs from the Palmer Drought Index (PDI). Like the PDI, this index is negative for lack and positive for wet conditions. But the SPI is a probability index that considers only precipitation, while Palmer's indices are water balance indices that consider water supply (rain), demand (evapotranspiration), and loss (runoff).

The Palmer Drought Severity Index (PDSI), devised in 1965, was the first drought indicator to assess moisture status comprehensively. It uses temperature and precipitation data to calculate

water supply and demand, incorporates soil moisture, and is considered the most effective for unirrigated cropland. It primarily reflects the Perry-term drought and has been used extensively to initiate drought relief. It is more complex than the SPI and the Drought Monitor.

2.9.2 County Profile

Drought

According to the trend analysis map shown in *Figure 9*, Middle Tennessee has a relatively low risk of drought hazards. However, drought cannot be confined to geographic or political boundaries, and some areas may experience more severe drought events than what is shown on the map.

Figure 9: Trend Analysis of U.S. Drought Monitor from 2000 – 2021, Williamson County Outlined in Bold.

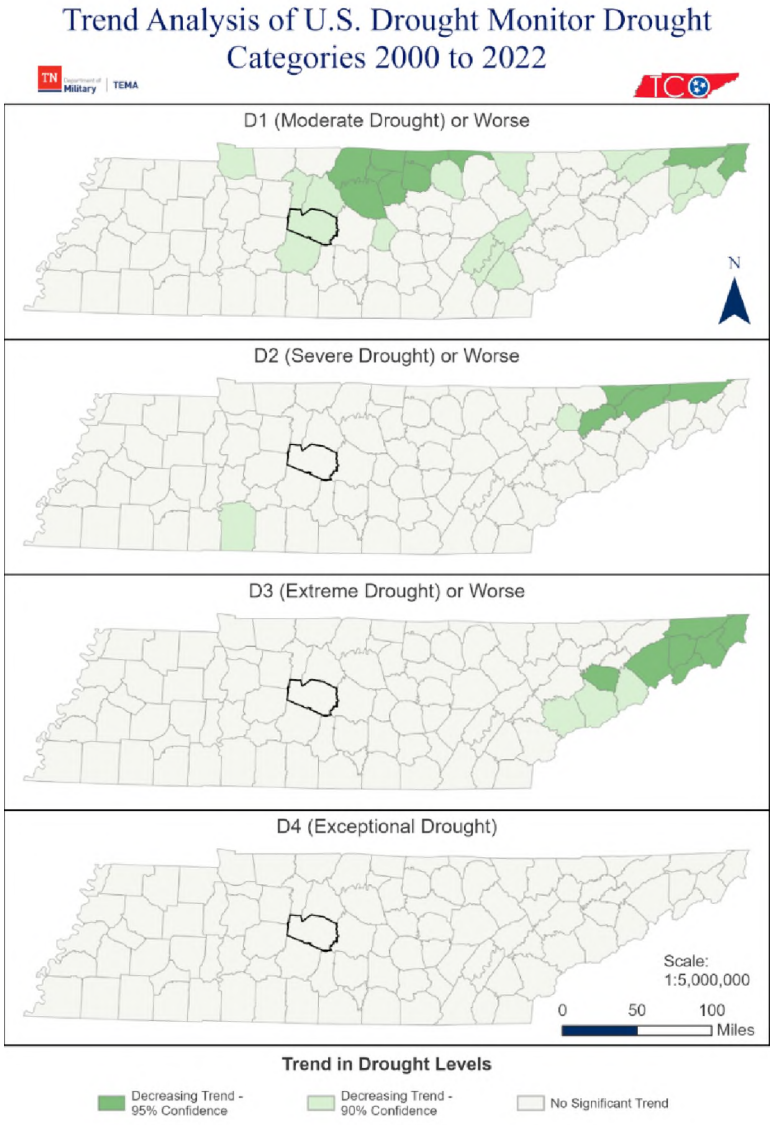


Figure 10: Drought Monitor Time Series (Source: National Drought Mitigation Center)

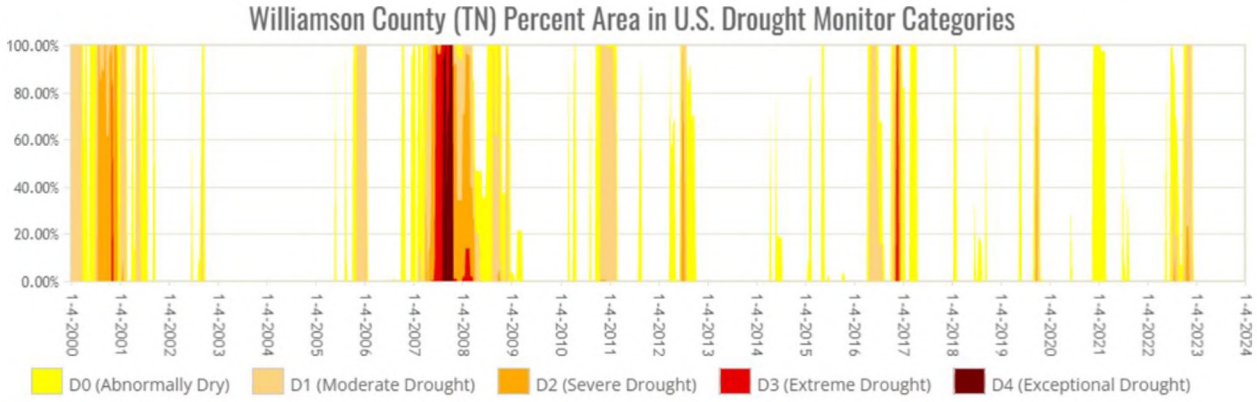


Figure 10 above illustrates drought conditions within Williamson County between 2000 and 2024. According to the National Drought Mitigation Center, the last Exceptional Drought (D4) period occurred in 2007. D4 (exceptional drought) is categorized by browning grass, low lake levels, municipality water restrictions, and increased water prices. D0 (abnormally dry) conditions consist of hard ground and declining agriculture ponds and creeks. A table containing all NOAA-recorded drought events between 2000 - 2023 for Williamson County is included in Appendix C.

Event Narrative 1: 05/01/2007

Drought conditions started in March 2007, but farmers felt its effects in May. The hay quality was poorer, and yield was down by as much as 60 to 70 percent. There were 14 consecutive days in May, specifically from May 17-30, when no rain fell in Nashville. There was a trace of rain on May 31. May had 3.30 inches of rain, which was 1.77 inches below normal.

The longest period on record for no rain was 36 consecutive days from September 11, 1923 through October 16, 1923. This drought affected much Middle Tennessee, including surrounding counties: Humphreys, Hickman, Lewis, Wayne, and Benton. Many reports of poor/low-quality crops were made: dairy cows were producing 20% less milk, fish were dying by the thousands, and numerous ponds, creeks, streams, and some wells were drying up. Tennessee crop losses in 2007 approximated around $750 million. Some counties/cities had to implement water restrictions throughout the drought.

Event Narrative 2: 07/03/2012

After several weeks of below-normal rainfall, drought conditions across several Middle Tennessee counties reached the D2 Severe Drought Classification Criteria as stated in the U.S. Drought Monitor on Tuesday, July 3rd. As the month progressed, the drought conditions across these counties ended as ground moisture levels approached average levels for this time of year.

Event Narrative 3: 11/01/2022

With much of November 2022 remaining abnormally dry, drought conditions across Middle Tennessee worsened. By the end of November, 100 percent of Middle Tennessee was in at least moderate drought with about 34 percent in severe drought. Drought conditions worsened the most for counties near the Tennessee River and those along and near the Cumberland Plateau. For much of the month, precipitation totals were well below normal, generally ranging from 1 to

3 inches. A beneficial storm system brought widespread rainfall during the last couple days of November helped improve drought conditions in the update released in December. Severe drought conditions from October 2022 improved to moderate drought in November.

Event Narrative 4: 10/17/2023

With an abnormally dry fall for Middle Tennessee, drought conditions quickly worsened throughout the area. At the beginning of October, only abnormally dry conditions were observed across portions of Middle Tennessee. However, by the end of the month, about 70 percent of the area was in at least a severe drought, with about 42 percent of that area in the extreme drought category. Areas across the northwest were still only in the abnormally dry category due in part to this area receiving about 1.5 to 3 inches of rain during the month. With this abnormally dry fall, Nashville's rainfall deficit for the year continued to worsen at 7.71 inches below normal for the year. Drought conditions across Williamson County quickly deteriorated through October with severe to extreme drought conditions observed across the entire county by the end of the month.

Heat Waves

Excessive Heat is when the heat index reaches at least 105ºF for at least three hours on two consecutive days, and the nighttime air temperature does not drop below 75ºF. The definition of Excessive Heat is a "rule of thumb" because the detrimental effects of high temperatures and humidity vary among segments of the population (old, young, etc.) and whether the population in general has built up a heat tolerance (residents in desert communities fair better than visitors). While some may better cope with excessive heat as defined, others may still be adversely affected by a lower heat index. A "rule of thumb" works for mitigation planning because the benefits of specific mitigation actions start accruing before conditions reach excessive heat levels. Exposure to extreme heat can pose health risks, including sunburn, dehydration, heat cramps, and heat stroke.

The National Weather Service Heat Index calculates how hot it feels when relative humidity is factored in with the actual air temperature using a 4-factor scale: caution, extreme caution, danger, extreme danger. The National Weather Service (NWS) also issues Heat Alerts.

- A Heat Advisory is issued 12-24 hours before the onset, at least 100ºF but less than 105ºF for at least 2 hours.
- An Excessive Heat Watch is issued when temperatures of 105ºF or greater are forecasted for the next 24 to 72 hours.
- An Excessive Heat Warning is issued when temperatures of 105°F last for more than 3 hours per day for two consecutive days or temperatures exceed 115°F for any period.

The following narratives were obtained via the NOAA Storm Event Database for Excessive Heat. A table containing all NOAA-recorded events between 2000-2024 for Williamson County is included in Appendix D.

Event Narrative 1: 08/04/2010

Afternoon heat index readings ranged from 110 to 115 degrees over much of Middle Tennessee on August 4th. Around the Nashville Metropolitan area, a couple dozen people were hospitalized suffering from heat exhaustion along with several others being hospitalized suffering from burnt feet. There were no known fatalities. There were also numerous reports of damage from the heat,

including exploding tires on automobiles. Afternoon temperatures around 100 degrees and unusually high humidity led to heat index values between 110 and 115 degrees on August 4th.

Event Narrative 2: 6/30/23

The first part of the day on June 30, 2023, was characterized by dangerous hot and humid conditions across most of Middle Tennessee as heat index values soared to 115 to 125 degrees. With these hot temperatures, an abundant amount of instability was in place across the area. With a mesoscale convective system (MCS) developing over Illinois and Indiana and diving southward, it moved into an environment that was favorable for severe thunderstorms. Damaging winds were the main hazards with this line of thunderstorms with several wind damage reports received through the evening hours. A weather station near Brentwood measured a maximum heat index value of 121 degrees.

Probability Future Events – Likely

The probability of Williamson County and its municipalities experiencing a drought/excessive heat event can easily be determined based on the historical record of 38 droughts per the NOAA since 2019. It can reasonably be assumed that these types of events have occurred consistently and will continue to occur each year.

2.9.3 Risk Assessment

Williamson County is vulnerable to drought; however, estimated potential losses are inherently difficult to calculate because drought tends to cause minor damage to the built environment. Therefore, it is assumed that all buildings and facilities in the planning area would technically be exposed to the drought hazard; however, there is no significant vulnerability to these buildings on a structural level.

Potential drought losses can be calculated in terms of the value of agriculture in the County, which is perhaps most vulnerable to drought. According to the USDA, the net income for agriculture is around $2.6 million. Population growth could contribute directly to this hazard, as more users pull from the available water supply within the region. Drought can also increase the County's vulnerability to wildfires. Dry, hot, and windy weather combined with dry vegetation and a spark through human intent, accident, or lightning can start a wildfire.

The National Risk Index is a dataset and online tool to help illustrate the United States communities most at risk for natural hazards. It was built and designed by FEMA in close collaboration with various stakeholders and partners in academia; local, state and federal government. The Risk Index leverages available source data for natural hazards and community risk factors to develop a baseline relative risk assessment for each county and census trace. Some of these community risk factors include social vulnerability which is determined by the data pulled from the Census preformed every ten years. A higher social vulnerability score is proportional to a higher risk score.

National Risk Index Score for Drought = Very Low

Although the National Risk Index is a well-valued tool it fails to properly show the feedback from the participating jurisdictions. Therefore, all identified hazards were evaluated in regard to risk by an established risk-scoring system provided by the Williamson County Emergency Management Agency and approved by the HMPC. Local jurisdictions evaluated the conditions using a mid-level impact scenario of the identified hazard. The results are below:

Drought/Excessive Heat Risk as Determined by the HMPC THIRA

To determine the overall risk of Drought/Excessive Heat in Williamson County, data was taken from the National Weather Service (NWS) as well as the National Centers for Environmental Information (NCEI) by the National Oceanic and Atmospheric Administration (NOAA).

Similar to the other natural hazards, data from these two sources were the primary resources used to determine how many days of drought and excessive heat were experienced in Williamson County.

The impact and probability numbers assigned to this hazard are as follows:

Human Impact	Property Impact	Business Impact	Operational Impact	Environmental Impact	Probability	Risk Score
1	3	1	1	2	5	6.6

Given the information above, it becomes vital that all participating jurisdictions are able to prioritize the necessity of mitigation actions so that they can become more resilient in the whole community that they serve.

2.9.4 Land Use and Development

According to the National Drought Mitigation Center, how we use land affects our vulnerability to drought. In general, land use patterns that maintain the integrity of watersheds and that have a smaller paved footprint result in greater resilience in the face of drought. The projected increase in population will possibly result in an increase in buildings and infrastructure, leading to increased impervious areas. An increase in population may also put increasing pressure on water and other natural resources, particularly during periods of drought. Therefore, future development could impact drought vulnerability in Williamson County.

2.9.5 Multi-Jurisdictional Differences

Due to the nature of drought, Williamson County and the incorporated jurisdictions are equally susceptible to drought conditions.

2.9.6 Summary

Williamson County and all incorporated jurisdictions are equally vulnerable to drought/excessive heat. With historical frequency considered, there is a significant chance of these events occurring each year. Drought/excessive heat can affect people's health and safety. Examples of drought impacts on society include anxiety or depression about economic losses, conflicts when there is not enough water, reduced incomes, fewer recreational activities, higher incidents of heat stroke, and even loss of human life. Drought/excessive heat conditions can also provide a substantial increase in wildfire risk. As plants and trees wither and die from a lack of precipitation, increased insect infestations, and diseases—all associated with drought—they become fuel for wildfires. Williamson County periods of drought can equate to more wildfires and more intense wildfires, which affect the economy, the environment, and society in many ways, such as by destroying neighborhoods, crops, and habitats.

2.10 Severe Winter Weather

2.10.1 Hazard Overview

A freeze occurs when temperatures are below 32 degrees Fahrenheit for a period. These temperatures can damage crops, burst water pipes, and create layers of "black ice." Winter storms are events that can range from a few hours of moderate snow to blizzard-like circumstances that can affect driving conditions and impact communications, electricity, and other services. In Williamson County, all jurisdictions are vulnerable to freezes and moderate winter storms, but not to the severity level seen in much of the northern U.S. Based on previous occurrences, Williamson County can experience multiple winter weather events in one year affecting all jurisdictions equally. The severity of winter storms is commonly measured by inches of snowfall. It is possible for snowfall to accumulate up to 1 foot in Williamson County and/or ice accumulations to cause hazardous conditions. Much of these conditions are impacted by the numerous waterways present in middle Tennessee.

2.10.2 County Profile

The entirety of Williamson County is at risk of severe winter weather. Severe winter weather events can include large snow storms and ice storms. The NWS chose these severity measures as parameters more capable of producing considerable damage.

Event narratives were obtained via the NOAA Storm Event Database and are included below for each severe weather category. Tables containing all NOAA-recorded severe weather events between 1950- 2024 for Williamson County are contained in Appendix C.

Event Narrative 1: 02/16/2015

A major winter storm affected Middle Tennessee through much of the day on February 16, with a wintry mix of freezing rain, sleet, and snow. Freezing rain and sleet predominated along and south of I-40, with a mix of sleet and snow north of I-40. Combined ice and sleet accumulations ranged from 0.1" to 3" south of I-40, while combined sleet and snow accumulations north of I-40 ranged from 1" to over 7" near the Kentucky border. With temperatures well below freezing, widespread ice and snow covered all surfaces, resulting in numerous trees and power lines being knocked down and lengthy power outages lasting for a few days in some cases. Many roadways were impassable or closed, resulting in nearly all Middle Tennessee school systems shutting down for the entire week. Precipitation totals across Williamson County ranged from 0.5" to 2" of combined ice and sleet. A CoCoRaHS observer 3.8 miles SW of Fairview measured 2.0 of combined ice and sleet, while another CoCoRaHS observer 3.9 miles WSW of Eagleville measured 0.5" of combined ice and sleet. A photo from X showed 2" of ice and sleet in Franklin. Numerous trees and power lines were knocked down across the county, and many roads and schools were closed.

Event Narrative 2: 02/15/2021

An Arctic airmass spread across Middle Tennessee from Thursday, February 11 through Sunday, February 14, 2021, bringing very cold temperatures in the teens and 20s along with lengthy periods of freezing drizzle. This led to ice forming on elevated surfaces such as trees and power lines, as well as bridges, overpasses, and some roadways. As a major winter storm brought additional freezing rain, sleet, and snow to the area from Sunday evening February 14 into Monday, February 15, 2021, the previous ice combined with the new ice, sleet, and snow to

cause significant ice storm damage across parts of east-central Middle Tennessee, as well as create massive travel disruptions area wide. Locations from Giles and Lincoln Counties northeastward to Pickett and northern Fentress Counties received anywhere from 0.5" to over 1" of ice accretion from the combination of the weekend freezing drizzle plus new freezing rain. Numerous trees and power lines were downed in many counties, resulting in tens of thousands of power outages, with the worst damage affecting Lincoln, Bedford, Coffee, Cannon, Putnam, Overton, and northern Fentress Counties. Elsewhere, 2 to 3 inches of combined sleet and snow along with the frigid temperatures caked most surfaces in a thick layer of ice, with travel coming to a standstill across the northwestern half of Middle Tennessee - including the Nashville metro area. A wintry mix of snow and sleet brought snow accumulations up to 1/2 inch and sleet accumulations up to 2.5 inches across the county. Roads were ice covered and impassable, with most businesses and schools closed for the entire week.

Probability of Future Events - Likely

Data from the National Weather Service NOHRSC National Gridded Snowfall Analysis webpage covering the winters of 2008-2009 to 2022-2023 (the last 15-years) indicates that the average annual snowfall for Williamson County ranges from 4 to 6-inches per year. Using data from the NOAA Storm Events Database, trend analysis was performed on winter weather-related storms from 1996 to 2021 across the state of Tennessee. In this time period there was an increasing trend in the number of winter storms impacting Williamson County, this trend was significant to the 99% confidence level.

Figure 11: Average Annual Snowfall from the Winter of 2008/2009 to the Winter of 2022/2023, Williamson County Outlined in Bold.

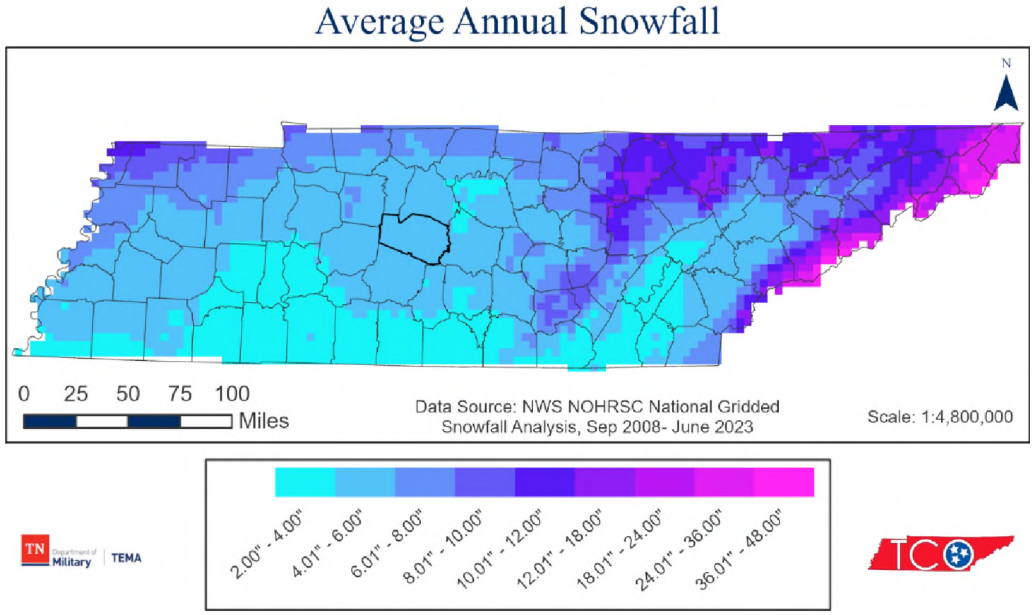
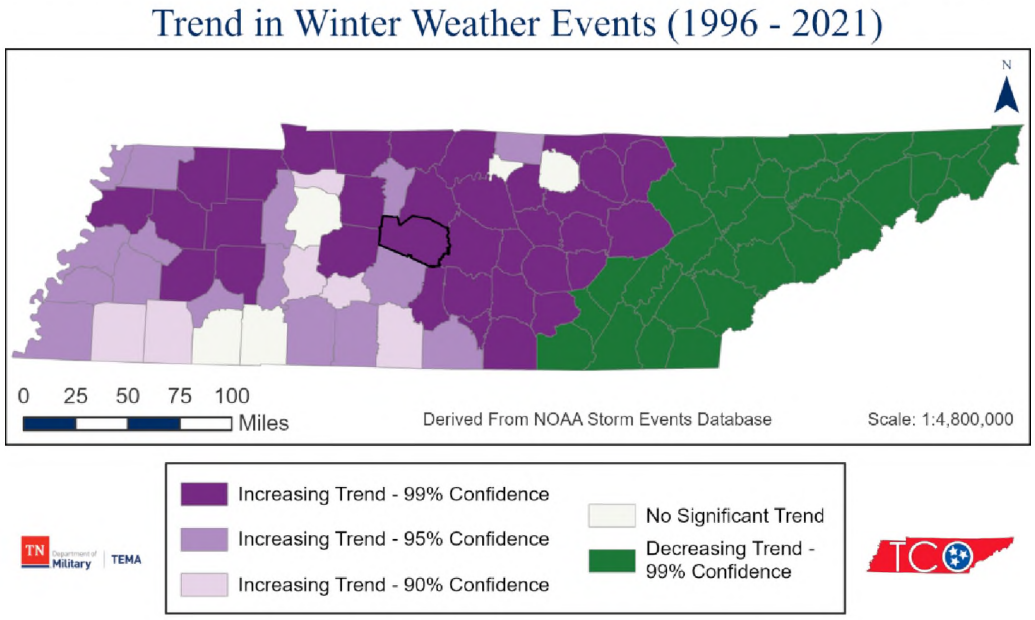


Figure 12: Trends in the Number of Winter Weather-Related Events Recorded in the NCEI Storm Events Database from 1996 to 2021, Williamson County Outlined in Bold.



Climate trends and variability will impact the future likelihood of winter weather events or severe winter storms in Tennessee, likely decreasing but not eliminating the overall risk. Average annual temperatures are expected to increase across the Southeast US, including temperatures during the winter season. Williamson County has an observed warming trend of +0.1°F per decade from 1896 to 2023 throughout the meteorological/climatological winter season (December – February). In the medium-term (1961 - 2023) the winter temperature trend shows greater warming at +0.8°F per decade, however, the short-term (1991 - 2023) trend shows slightly moderated warming of +0.6°F per decade during the winter season. The moderation was caused by the exclusion of the very cold winters of 1963 and 1977-1979.

2.10.3 Risk Assessment

Severe weather is not as spatially defined in any location in Williamson County; therefore, the entire County is equally at risk of severe weather. This includes the entire County population, all critical facilities, buildings (commercial and residential), and infrastructure. The National Risk Index is a dataset and online tool to help illustrate the United States communities most at risk for natural hazards. It was built and designed by FEMA in close collaboration with various stakeholders and partners in academia; local, state and federal government. The Risk Index leverages available source data for natural hazards and community risk factors to develop a baseline relative risk assessment for each county and census trace. Some of these community risk factors include social vulnerability which is determined by the data pulled from the Census performed every ten years. A higher social vulnerability score is proportional to a higher risk score.

National Risk Index Score for Ice Storm = Relatively Low

National Risk Index Score for Winter Weather = Relatively Low

Although the National Risk Index is a well-valued tool it fails to properly show the feedback from the participating jurisdictions. Therefore, all identified hazards were evaluated in regard to risk by an established risk-scoring system provided by the Williamson County Emergency Management Agency and approved by the HMPC. Local jurisdictions evaluated the conditions using a mid-level impact scenario of the identified hazard.

To determine the overall risk of a severe Winter Weather/Snow and Ice event in Williamson County, data was pulled from the National Weather Service (NWS), the National Centers for Environmental Information (NCEI) by the National Oceanic and Atmospheric Administration (NOAA), WebEOC, and the Williamson County Computer Aided Dispatch (CAD) system.

When identifying Winter Weather/Snow and Ice event data, incidents that have an impact on life safety or pose a risk of damage to property and or the environment are included. Additionally, considerations must be given to transportation as it will be significantly impacted by the hazards associated with this type of event.

The impact and probability numbers assigned to this hazard are as follows:

Human Impact	Property Impact	Business Impact	Operational Impact	Environmental Impact	Probability	Risk Score
2	2	1	1	1	4	5.4

Given the information above it becomes vital that all participating jurisdictions are able to prioritize the necessity of mitigation actions so that they can become more resilient in the whole community that they serve.

2.10.4 Land Use & Development

Increased development and population growth can reasonably translate to increased damages resulting from severe winter weather events. The population in Williamson County is expected to rise similarly to its surrounding counties and Tennessee. An increase in population will lead to an increase in the number of residential and commercial structures, as well as new and improved infrastructure, which in turn means an increase in the number and value of assets at risk of damage caused by severe winter weather.

2.10.5 Multi-Jurisdictional Differences

The entirety of Williamson County and the incorporated jurisdictions, including all assets, can be considered equally at risk of severe winter weather events. This includes the entire population, all critical facilities, buildings (commercial and residential), and infrastructure.

2.10.6 Summary

Williamson County is subject to severe winter weather hazards. Associated damages include impacts to utilities, residential and commercial buildings/property, and agricultural losses. Large snowfalls or even the immediate start to snowfall may cause traffic collisions or lead to health concerns in the home as heating becomes more difficult and residents look to alternatives such as

generators and fireplaces. As such, severe winter weather poses a legitimate risk to Williamson County.

2.11 Earthquake/Seismic Activity

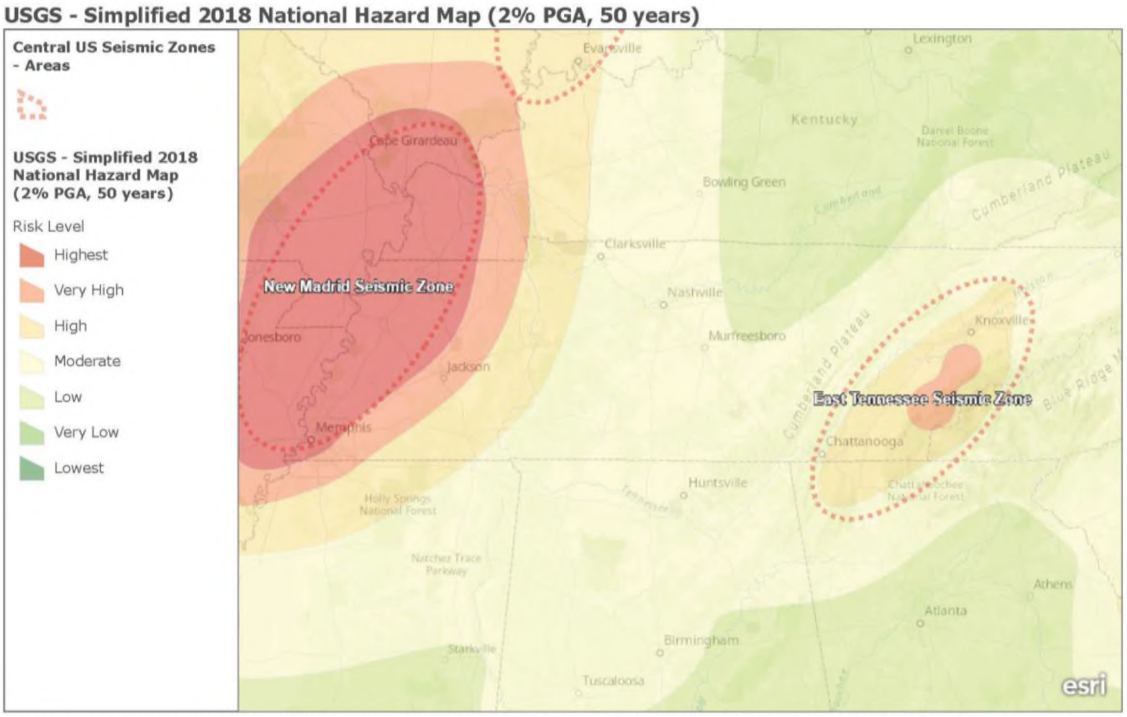
2.11.1 Hazard Overview

An earthquake results from a sudden release of energy in the Earth's crust that creates seismic waves. The energy originates from a subsurface fault. A fault is a fracture or discontinuity in a volume of rock along tectonic plates. In the most general sense, the word earthquake describes any event that generates seismic waves. Earthquakes are typically caused by the rupturing of geological faults. Occasionally, they are also caused by other events such as volcanic activity, landslides, mine blasts, and nuclear tests. An earthquake's point of initial rupture is called its focus or hypocenter. The epicenter is the point at ground level directly above the hypocenter.

2.11.2 County Profile

Williamson County is near the major intraplate (within a tectonic plate) seismic zone known as the New Madrid Seismic Zone. The New Madrid Seismic Zone (NMSZ) is an approximately 120-mile-long fault system that stretches across five states, including Western Tennessee. Williamson County is near the East Tennessee Seismic Zone (ETSZ) which stretches across three states. The figure below illustrates the risk level of the NMSZ/ETSZ within the state.

Figure 13: New Madrid Seismic Zone (Source: CUSEC)



Earthquake hazard map showing peak ground accelerations having a 2 percent probability of being exceeded in 50 years, for a firm rock site.

Esri, USGS | Esri, HERE, Garmin, FAO, NOAA, USGS, EPA, NPS

Williamson County has not experienced any recorded earthquakes in the last twenty years above a small magnitude (1.0 or greater), however, the NMSZ is known for producing four of the largest North American earthquakes in recorded history, all of which would have been felt in Williamson County. This includes the noted three-month period between December 1811 and February 1812 that had at least four earthquakes which are understood by scientists to be greater than a M7.0. During this period, there were dozens of strong earthquakes ranging between M6.0

and M7.5. Thousands of smaller shocks were documented. Similar to the 1811-12 New Madrid earthquake sequence which created Reelfoot Lake in Lake County, Tennessee, very large magnitude earthquake sequences are believed to have occurred in pre-historic times as well. Paleo-liquefaction and geologic evidence suggest large earthquake sequences occurred in the New Madrid Seismic Zone in 1450 AD and 900AD.

Based on geologic research on the paleo seismic record of past earthquakes, the USGS estimates that there is a 7 to 10 percent chance of a New Madrid earthquake the size of those in 1811-12 occurring in the next 50 years. However, the occurrence of even a moderate-sized earthquake located in close proximity to urban centers such as Memphis or St. Louis could be locally devastating. The last magnitude-6 earthquake struck near Charleston, Missouri, in 1895. The chance of such an earthquake occurring in the New Madrid region in the next 50 years is 25 to 40 percent.

These probabilities are derived from the USGS National Seismic Hazard Maps, which are developed from geologic information about faults, evidence of prehistoric earthquakes, instrumental and historical earthquake catalogs generated by seismic monitoring, and ground deformation measurements. The National Seismic Hazard Maps are used to estimate probabilities of large earthquakes and the ground shaking to be expected if those earthquakes occur.

The Eastern Tennessee Seismic Zone (ETSZ), a zone of small earthquakes stretching from northeastern Alabama to southwestern Virginia. The ETSZ is the second-most active natural seismic zone in the central and eastern United States, behind the New Madrid Seismic Zone in the Mississippi River region that produced the 1811-1812 magnitude 7+ earthquakes. In historic times, the ETSZ has not produced earthquakes larger than magnitude 4.8, however, scientists believe the ETSZ is capable of generating magnitude 6 or greater. The ETSZ region is home to several nuclear power plants and hydroelectric dams related to the Tennessee Valley Authority, along with major population centers such as Knoxville and Chattanooga.

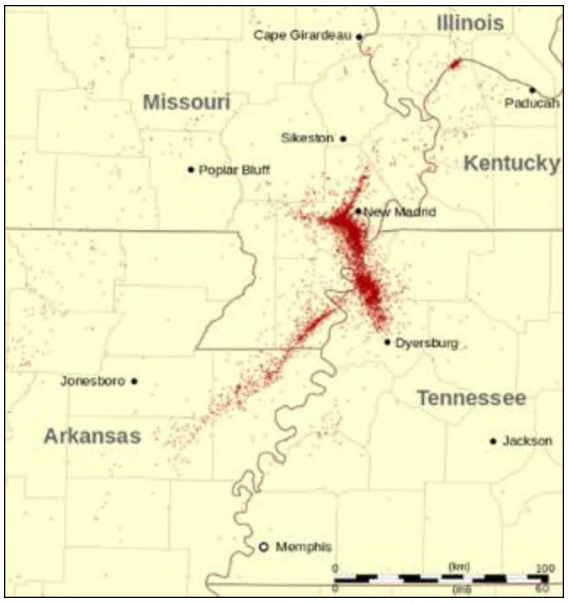
Table 24: Richter Scale Classification (Source: USGS)

Richter Scale for Earthquakes		
Magnitudes	**Description**	**Typical Impacts**
< 2.0	Micro	Not felt.
2.0-2.9	Slight	Generally, not felt but recorded.
3.0-3.9	Minor	Often felt, but rarely causes damage.
4.0-4.9	Light	Noticeable shaking of indoor items and rattling noises. Significant damage is likely.
5.0-5.9	Moderate	It can cause major damage to poorly constructed buildings in small regions. At most slight damage to well-designed buildings.

Richter Scale for Earthquakes		
Magnitudes	**Description**	**Typical Impacts**
6.0-6.9	Strong	It can be destructive in areas up to about 100 miles across populated areas.
7.0-7.9	Major	It can cause serious damage over larger areas.
8.0-8.9	Great	It can cause severe damage in areas several hundred miles across.
9.0-9.9	Epic	They are devastating in areas several thousand miles across.

Since 1812, the most significant recorded earthquakes from the New Madrid Zone were in 1895 and 1968. Since seismic measurement instruments were installed in and around the zone in the 1970s, more than 4,000 small earthquakes have been recorded, with the vast majority being too small to be felt.

Figure 14: NMSZ Earthquakes Recorded Since 1974 (Source: USGS)



According to a 2008 FEMA report, a severe earthquake in the NMSZ could result in the highest economic loss due to a natural disaster in U.S. history. Based on this report, a 7.7 magnitude quake in the NMSZ would result in thousands of fatalities, hundreds of billions of dollars in damage to structures, and total disruption of vital infrastructure in Western Tennessee, including Williamson County.

Probability of Future Events – Likely

A catastrophic earthquake at the NMSZ would result in $100-200 million in building damages. Furthermore, according to the HAZUS, Williamson County will experience the following in a catastrophic earthquake scenario:

Table 25: Catastrophic Earthquake Damages

Impact Overview		Numerical Value	
Fatalities		1	
Injuries		31	
Displaced Residents		37	
Residents Requiring Shelter		17	
Debris (tons)		43,000	
Residencies experiencing >moderate damage		557	
Day 1			
Households without power		0	
Households without potable water		0	
Resources Functioning on Day 1		**Infrastructure Functioning after Day 1**	
Resource	**Percentage Functioning**	**Resource**	**Percentage Functioning**
Hospitals	100	Highway Segments	100
Police Stations	100	Railway Segments	100
Fire Stations	100	Airport Segments	N/A
Schools	100	Bus facilities	N/A
Communications	100	Ports	N/A

Many buildings and the majority of infrastructure networks throughout the county could be vulnerable to earthquake impacts. HAZUS estimates that there are 63 thousand buildings in the region which have an aggregate total replacement value of $54,689 million. In terms of building construction types found in the region, wood frame construction makes up 77% of the building inventory. Throughout the county, all buildings and infrastructure are vulnerable to earthquake impacts.

Figure 15: National Seismic Hazard Map (Source: USGS) Ground Motions with a 2% Chance of Occurring in 50 Years

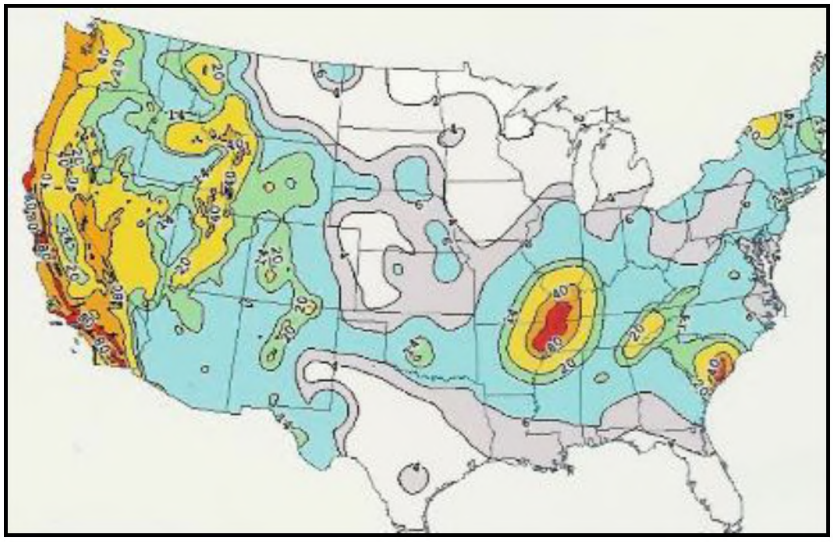
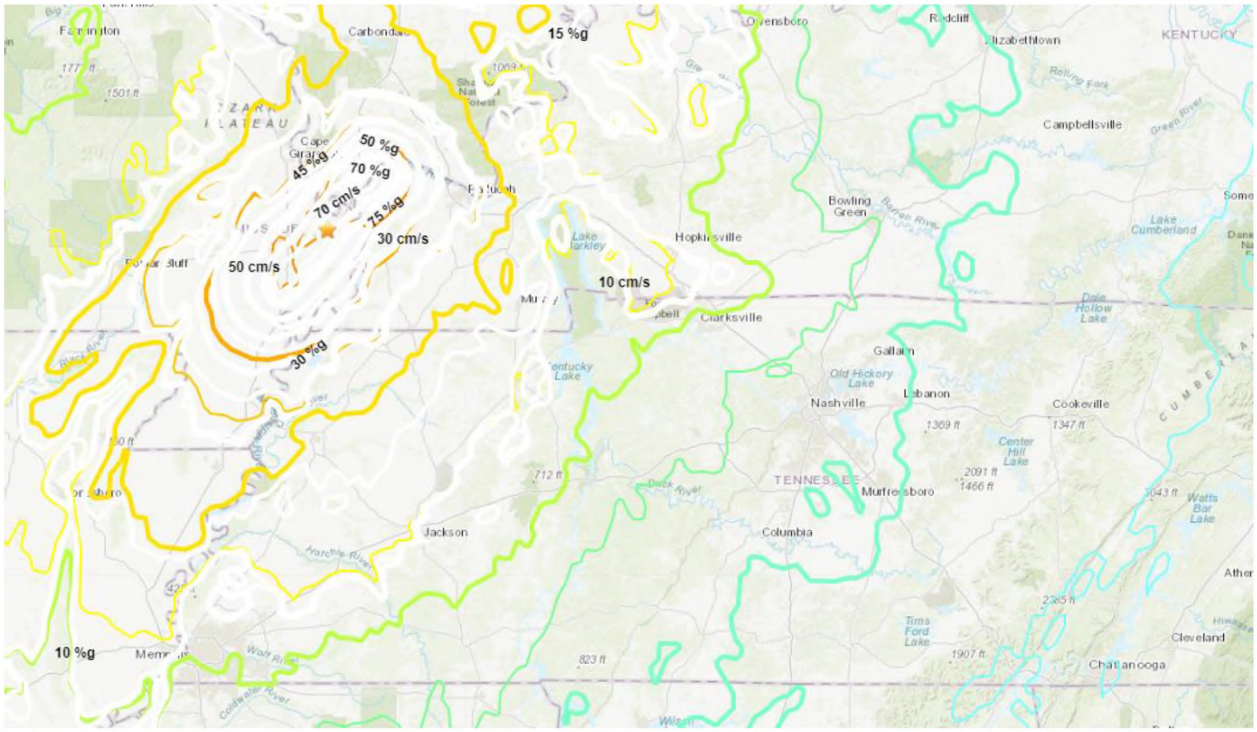


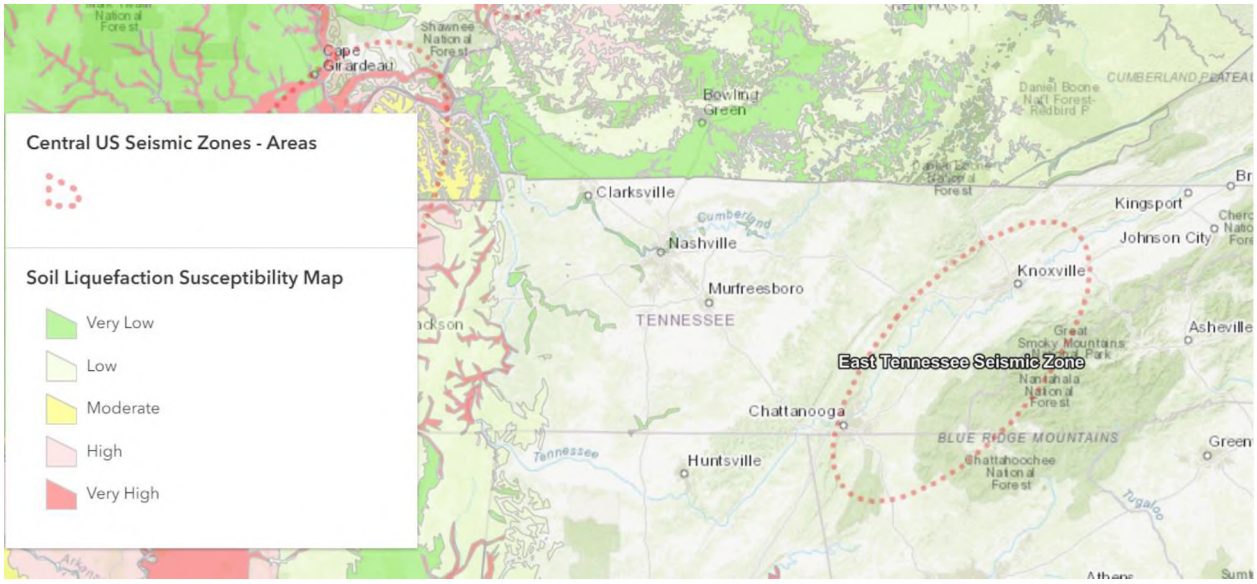
Figure 16: Mercalli Intensity Zones In Williamson County (Source: USGS)



As indicated in the above maps, all of Williamson County's jurisdictions and districts sit within intensity zones IV (light) to VI (strong) of the Modified Mercalli Intensity Scale due to its proximity to the NMSZ/ETSZ.

According to the Central United States Earthquake Consortium (CUSEC), Williamson county has a low level of risk for liquefaction following an earthquake.

Figure 17: Earthquake Induced Liquification (Source: CUSEC)



2.11.3 Risk Assessment

The National Risk Index is a dataset and online tool to help illustrate the United States communities most at risk for natural hazards. It was built and designed by FEMA in close collaboration with various stakeholders and partners in academia; local, state and federal government. The Risk Index leverages available source data for natural hazards and community risk factors to develop a baseline relative risk assessment for each county and census trace. Some of these community risk factors include social vulnerability which is determined by the data pulled from the Census preformed every ten years. A higher social vulnerability score is proportional to a higher risk score.

National Risk Index Score for Earthquake = Relatively Moderate

Although the National Risk Index is a well-valued tool it fails to properly show the feedback from the participating jurisdictions. Therefore, all identified hazards were evaluated in regard to risk by an established risk-scoring system provided by the Williamson County Emergency Management Agency and approved by the HMPC.

To determine the overall risk of earthquake/seismic incidents in Williamson County, data was taken from the National Weather Service (NWS) as well as the United States Geological Survey (USGS).

Similar to the other natural hazards, data from these two sources were the primary resources used to determine how many days seismic activity was experienced in Williamson County. However, knowledge and experience of local citizens and the HMPC was also incorporated to create a more accurate assessment.

The impact and probability numbers assigned to this hazard are as follows:

Human Impact	Property Impact	Business Impact	Operational Impact	Environmental Impact	Probability	Risk Score
4	5	4	4	4	1	5.2

Given the information above it becomes vital that all participating jurisdictions are able to prioritize the necessity of mitigation actions so that they can become more resilient in the whole community that they serve.

2.11.4 Land Use and Development Trends

Heavily populated or industrialized centers are at a higher risk for catastrophic earthquake damage. Williamson County, like much of Tennessee, is experiencing rapid growth increasing the likelihood of significant impacts to life and property from a significant earthquake.

2.11.5 Multi-Jurisdictional Differences

Counties predominantly in the West Portion of Tennessee will be more likely impacted by the New Madrid Zone. However, a significant magnitude earthquake can cause primary and secondary effects across the state.

2.11.6 Summary

Due to its proximity to the New Madrid Fault, the entirety of Williamson County could be subject to an earthquake. This includes the entire County population and all infrastructure. A significant earthquake event would result in a substantial loss of life and possibly a significant economic loss. Although the HAZUS report does not show a significant expectation of damage, the HMPC, with more direct knowledge of the county, recognizes the threat is greater than predicted.

2.12 Pandemic/Communicable Disease

2.12.1 Hazard Overview

Communicable disease (infectious disease) is defined as an illness caused by a specific infectious agent or its toxic product that results from transmission of that agent or its products from an infected person, animal, or reservoir to a susceptible host, directly or indirectly either through an intermediate plant or animal host, vector, or inanimate environment. Vector-borne diseases include bacterial and viral diseases transmitted by mosquitoes, ticks, and fleas. Pandemics are a widespread occurrence of a communicable disease that spans a whole country or the world at a particular time.

2.12.2 County Profile

Historically, examples of communicable disease outbreaks in Tennessee are West Nile Virus (mosquito-borne), bed bugs, and pertussis (whooping cough). The most recently declared worldwide communicable disease emergency that affected Tennessee was the COVID-19 (coronavirus) pandemic in 2020. Communicable disease cases are reported to the Tennessee Department of Health which provides reporting guidance and resources for communicable disease outbreaks within the state. Within Tennessee 12 diseases are categorized as immediate notification and 25 as next business day notification.

Event Narrative 1: 2009 H1N1 Pandemic

In the spring of 2009, a strain of H1N1 spread quickly across the U.S. and the globe. The U.S. government declared H1N1 (swine flu) a public health emergency in April 2006. By November 2009, 48 states reported cases of H1N1, mostly in children and young adults. The CDC estimates that 43 million to 89 million people had H1N1 between April 2009 and April 2010, resulting in an estimated 8,870 and 18,300 H1N1-related deaths.

Event Narrative 2: 2014 Ebola Outbreak

During the 2014 West African Ebola outbreak, 11 people were treated for Ebola Virus Disease (EVD) in the U.S., two of whom died. The majority were infected with the Ebola virus outside of the U.S. and either medically evacuated into the U.S. for treatment or entered the country as airline passengers.

Event Narrative 3: 2020 Coronavirus Pandemic

In December 2019, a coronavirus disease (COVID-19) outbreak was identified in Wuhan, China. In 2020, COVID-19 quickly spread to the United States, and in March 2020, the World Health Organization characterized COVID-19 as a pandemic. The United States declared a national emergency. Williamson County experienced the first case of COVID-19 in the state of Tennessee. It is estimated that 81,995 people were infected, resulting in 469 COVID19-related deaths in Williamson County.

For the most current data, visit: https://www.tn.gov/content/tn/health/cedep/ncov/data.html

2.12.3 Risk Assessment

The entirety of Williamson County including all assets located within the County can be considered at risk. Vulnerable and underserved populations have a higher risk of severe illness following disease infections. Historically, these populations include adults aged 65 or older,

infants under 2 years old, marginalized populations experiencing health or social inequities, and individuals with medical conditions. While a pandemic outbreak will not directly impact critical facilities and infrastructure, it could severely impact local healthcare services, with clinical systems and 911 becoming overwhelmed. A severe pandemic may result in an interruption of services and a shortage of supplies.

The Social Vulnerability Index (SVI) is a dataset that uses 16 census variables that help local officials identify communities that may need support before, during or after disasters. Unfortunately, the National Risk Index does not capture non-natural disaster impacts, therefore, using the SVI can help public health officials and local planners better prepare for and respond to emergency events such as disease outbreaks.

Social Vulnerability Index Score for Williamson County: 0.0213 (Low Level of Vulnerability)

Although the Social Vulnerability Index (SVI) is a well-valued resource it fails to properly show the feedback from the participating jurisdictions. Therefore, all identified hazards were evaluated in regard to risk by an established risk-scoring system provided by the Williamson County Emergency Management Agency and approved by the HMPC. Local jurisdictions evaluated the conditions using a mid-level impact scenario of the identified hazard.

To determine the overall risk of a Pandemic in Williamson County, data was taken from the Williamson County Computer Aided Dispatch (CAD) system, WebEOC, the Centers for Disease Control and Prevention (CDC), the Tennessee Department of Health and from news reports deemed reliable.

All data in this category includes any recognized pandemics or epidemics that have posed a risk to life safety or had a significant impact on the operations conducted within Williamson County.

The impact and probability numbers assigned to this hazard are as follows:

Human Impact	Property Impact	Business Impact	Operational Impact	Environmental Impact	Probability	Risk Score
4	1	4	3	1	1	3.6

Given the information above it becomes vital that all participating jurisdictions are able to prioritize the necessity of mitigation actions so that they can become more resilient in the whole community that they serve.

2.12.4 Land Use & Development

Considering that the entire County is at risk of communicable disease, increased development, and population growth can reasonably translate to increased impacts due to these events. The population in Williamson County is expected to rise similarly to its surrounding counties and Tennessee. An increase in population may lead to an increased risk of infection and new and improved business, which in turn means an increase in the number and value of assets at risk of economic disruption.

2.12.5 Multi-Jurisdictional Differences

The entirety of Williamson County and the incorporated jurisdictions, including all assets located within, can be considered equally at risk of communicable disease outbreaks. This includes the entire population, all critical facilities, buildings (commercial and residential), and infrastructure.

2.12.6 Summary

Williamson County is subject to communicable diseases through plant or animal host, vector, or inanimate environments. Communicable diseases can spread, leading to deaths, local business impacts and closures, and supply chain disruptions. Infections and hospitalizations due to communicable diseases can overwhelm local healthcare services.

2.13 Geological Incident

2.13.1 Hazard Overview

Geological incidents within Williamson County could include both landslides and sinkholes. According to the United States, Geological Survey (USGS), "A landslide is defined as the movement of a mass of rock, debris, or earth down a slope. Landslides are a type of "mass wasting," which denotes any down-slope movement of soil and rock under the direct influence of gravity. The term "landslide" encompasses five modes of slope movement: falls, topples, slides, spreads, and flows. These are further subdivided by the type of geologic material (bedrock, debris, or earth). Debris flows (commonly referred to as mudflows or mudslides) and rock falls are examples of common landslide types.

Almost every landslide has multiple causes. Slope movement occurs when forces acting down-slope (mainly due to gravity) exceed the strength of the earth materials that compose the slope. Causes include factors that increase the effects of down-slope forces and factors that contribute to low or reduced strength. Landslides can be initiated in slopes already on the verge of movement by rainfall, snowmelt, changes in water level, stream erosion, changes in ground water, earthquakes, volcanic activity, disturbance by human activities, or any combination of these factors."

2.13.2 County Profile

Historically, the presence of sinkholes and landslides have not been a high risk for Williamson County. However, through various risk assessment meetings with the HMPC, members identified numerous occasions where landslides and sinkholes had occurred. Many of these members were part of emergency services within Williamson County and referred to instances where they responded to these hazards in nearby jurisdictions. Sinkholes are known to occur due to the karst topography that is not only common in Williamson County, but across middle Tennessee. Unfortunately, due to the low frequency of the hazard, the county and all participating municipalities have confirmed they do not actively map this hazard when they occur or consistently maintain a detailed narrative of these events.

The City of Brentwood was able to provide further context regarding their experiences with landslides, detailing the results of damage that occurred after the 2010 floods and subsequent landslide. Due to the flooding, the city experienced a large landslide that fortunately claimed no lives, but caused significant damage and required extensive recovery operations. The fiscal impacts of this event required nine contracts of more than $10,000 which resulted in a total impact of $247,983. Upon a thorough review and dedicated research effort, no further information could be found to provide a narrative of these events for the events described above or for the other municipalities included in this plan. As such, there is no available information other than the opinions of the subject matter experts involved in the planning process to provide an extent or detailed history of this risk occurring in Williamson County or any of its municipalities.

The National Risk Index (NRI) has recorded three occurrences of landslides in a 12-year span from 2010 to 2021. As such, we can expect a low probability of this event occurring per year in the future. We might expect that we may have one incident of this nature every 3-4 years. However, changes in climate and land use have begun to influence this risk in Williamson County. First, significant changes have occurred in land use and land cover caused by the

significant increase in the population of Williamson County. With the rapid growth of the county, changes in land use are heavily influencing the way that our natural environment responds to natural disasters. Recent studies of urban growth maps show that Williamson County is growing in a "hop-scotch" pattern including rural areas, especially in eastern parts of the county that were not intended for such development. Areas designed for urban growth in city areas around Fairview, Franklin, Brentwood, and Nolensville were not developed as heavily as expected in comparison to the rural areas which were developed more than expected. With the significant growth in population and new construction, Williamson County lost an estimated 260,000 acres of farmland from 2002 to 2020. This change not only leads to congestion, but also to stormwater issues, flooding, water quality issues, and new runoff patterns that contribute to an increased risk of geological hazards.

As Williamson County still has a significant agricultural industry, farmers may choose to switch to crops that have a higher economic return instead of their customary crops in an attempt to change with climate conditions. This change in crop production, or crop-switching, is commonplace across the United States as farmers look to adapt to climate change and maximize their yields and profits according to the London School of Economics and the City University of New York. This may influence the irrigation of rainfall and the amount of land cover present. Extreme weather events, warming temperatures, extreme cold weather, rising sea levels, and increased precipitation can contribute significantly to the frequency, severity, and intensity of geological incidents. As more heat and water is in the atmosphere with warmer ocean temperatures, it is likely storms will continue to increase in severity, and increase the probability of a geological incident occurring.

Event Narrative 1: 05/02/10

On May 2nd, 2010, after experiencing over 13" of rain in two days, the members of the Pleasant View Baptist Church released a notice that all members would have to use a different entry into the congregation due to a mudslide that had completely blocked the normal entrance to the church. Although the high elevation of the church property protected it from flood waters, the debris from the mudslide caused damage and blocked an entrance/exit. These same mudslides blocked roads and menaced houses on a scale most locals had never witnessed prior.

The Williamson County Highway Department crews were kept busy right after the rain event, clearing hillside debris off roadways. Some of the biggest slides happened on Highway 96 West, near the Natchez Trace Bridge, as well as on Holly Tree Gap, where a slide closed that roadway for about a week.

This flooding event in May of 2010 caused significant amounts of landslides to occur across middle Tennessee. The landslides damaged homes, businesses, and blocked travel on various roadways.

For the most current data, visit:
https://usgs.maps.arcgis.com/apps/webappviewer/index.html?id=ae120962f459434b8c904b456c82669d

2.13.3 Risk Assessment

The National Risk Index is a dataset and online tool to help illustrate the United States communities most at risk for natural hazards. It was built and designed by FEMA in close collaboration with various stakeholders and partners in academia; local, state and federal

government. The Risk Index leverages available source data for natural hazards and community risk factors to develop a baseline relative risk assessment for each county and census trace. Some of these community risk factors include social vulnerability which is determined by the data pulled from the Census preformed every ten years. A higher social vulnerability score is proportional to a higher risk score.

National Risk Index Score for Landslides = Relatively Moderate

Although the National Risk Index is a well-valued tool it fails to properly show the feedback from the participating jurisdictions. Therefore, all identified hazards were evaluated in regard to risk by an established risk-scoring system provided by the Williamson County Emergency Management Agency and approved by the HMPC. Local jurisdictions evaluated the conditions using a mid-level impact scenario of the identified hazard.

To determine the overall risk of Geological incidents in Williamson County, data was taken from the National Weather Service (NWS) as well as the United States Geological Survey (USGS).

Similar to the other natural hazards, data from these two sources were the primary resources used to determine how many days seismic activity was experienced in Williamson County. However, knowledge and experience of local citizens and the HMPC was also incorporated to create a more accurate assessment.

The impact and probability numbers assigned to this hazard are as follows:

Human Impact	Property Impact	Business Impact	Operational Impact	Environmental Impact	Probability	Risk Score
4	1	4	3	1	1	3.6

Given the information above it becomes vital that all participating jurisdictions are able to prioritize the necessity of mitigation actions so that they can become more resilient in the whole community that they serve.

2.13.4 Land Use & Development

Considering that the entire County is at risk of geological incidents; increased development, and population growth can reasonably translate to increased impacts due to these events. The population in Williamson County is expected to rise similarly to its surrounding counties and Tennessee. An increase in population may lead to an increased risk of incidents and increased risk.

2.13.5 Multi-Jurisdictional Differences

The entirety of Williamson County and the incorporated jurisdictions, including all assets located within, can be considered equally at risk of geological incidents. Although not all municipalities have experienced this risk, all land in Williamson County is susceptible to this hazard. The USDA classifies all of the landmass in Williamson County under the Ecological Region Name of Interior Plateau and tracks data as appropriate to soil including moisture class, landform and profile depth. This includes the entire population, all critical facilities, buildings (commercial and residential), and infrastructure.

2.13.6 Summary

Williamson County is at risk of geological incidents that can be initiated through a series of events, whether it be from seismic activity or due to significant rain and flooding. Sinkholes are not commonplace but they have caused damage in the past and have posed themselves as a risk to the well-being of the Williamson County citizenry.

Section Three: Mitigation Strategy

3.1 Mitigation Goals

Goals are general guidelines that explain what is to be achieved. They are usually broad-based policy-type statements, long-term, and represent global visions. Goals help define benefits the plan is trying to achieve.

3.1.1 Goal Setting Exercise

In 2023, and again in 2024, the HMPC agreed upon the goals for their hazard mitigation plan. It was decided that the goals from the 2017 plan should be carried over into the 2024 plan as they still reflected the current hazards and current conditions in the community.

3.1.2 Resulting 2024 Plan Update Goals

At the end of the meeting, the HMPC agreed upon three general goals for planning efforts. Those goals are as follows:

Goal 1: Protect the lives and health of citizens from the effects of natural hazards.

Goal 2: Emphasize mitigation planning to decrease vulnerability to new and existing structures.

Goal 3: Encourage public support and commitment to hazard mitigation by communicating mitigation benefits.

3.2 Expanding & Improving Mitigation Programs

Each municipality within Williamson County, including the unincorporated areas, are all experiencing rapid growth. As such, increased residences are being constructed, new roads are being built, and the size of the government infrastructure is working to grow with it.

Each municipal and county emergency management professional has been pursuing mitigation planning in unity and will continue to do so in future planning processes. Each emergency management professional for the unincorporated and incorporated municipalities of Williamson County has been given the authority to carry out mitigation planning efforts including application for grants, planning, and the execution of mitigation actions. Some mitigation actions will require consultation or approval by other representatives and as such, the municipal and county emergency management programs will be responsible for facilitating this process. Some communities in Williamson County are unable to dedicate a staff member full-time to the position of emergency management and as such, will rely on assistance from the county to help carry out mitigation efforts in their municipalities. These needs will be assessed throughout the continual planning process and will be addressed to local government leadership or public safety representatives as appropriate. In all mitigation planning efforts, members of the HMPC will be engaged to continue involving stakeholders from various fields and to build a more stable mitigation planning committee.

3.3 Compliance with NFIP

Williamson County and all municipalities therein participate in FEMA's National Flood Insurance Program (NFIP). Each participating community enforces a flood damage prevention ordinance that regulates development within the Special Flood Hazard Area (SFHA).

Additionally, as members of FEMA's NFIP, each community requires Elevation Certificates on all new buildings and substantial improvements within the SFHA.

Given the flood hazards in the planning area, an emphasis will be placed on continued compliance with the NFIP. Currently mapped floodplains in the unincorporated county cover approximately 15,316 acres. Many of the structures were constructed prior to the county's first flood insurance study in 1981. Since 2008, the County has also participated in the NFIP's Community Rating System (CRS). The program provides flood insurance discounts to communities for exceptional floodplain management. The county is classified as a Class 8 community which allows for a 10% discount on certain flood insurance premiums.

Each jurisdiction participates in NFIP Webinars hosted by the State National Flood Insurance Program Office. Though not all jurisdictions have attended the same amount due to promotions and changes in staffing, each jurisdiction attends approximately three webinars per year at minimum. Each participating community will take the following steps to meet or exceed the following minimum requirements as set by the NFIP:

- Issuing or denying floodplain development/building permits;
- Inspecting all development to ensure compliance with the local ordinance;
- Maintaining records of floodplain development;
- Assisting in the preparation and revision of floodplain maps;
- Helping residents obtain information on flood hazards, floodplain map data, flood insurance, and proper construction measures.

As of May 31, 2024, the following are the designees appointed as the responsible individual for the NFIP in their municipality:

Municipality/Jurisdiction	Name:	Title:	Phone Number:
City of Brentwood	Todd Petrowski	City Planner	615-371-2232
City of Fairview	Micah Sullivan	Building Inspector	615-799-1585
City of Franklin	Shanna McCoy	Zoning Administrator	615-550-6631
City of Spring Hill	Dwayne Hicks	Codes Director	615-439-5606
Town of Nolensville	Don Swartz	Engineering Director	615-776-3323
Town of Thompson's Station	Micah Wood	Interim Town Administrator	615-794-4333
Williamson County School District	N/A	N/A	N/A
Williamson County Unincorporated	Floyd Heflin	County Engineer	615-790-5731

3.4 Substantial Damage (SD)/Substantial Improvement (SI)

Williamson County will ensure that SD/SI provisions are followed after each applicable incident. Officials in NFIP-participating communities are responsible for regulating all development in SFHAs by issuing permits and enforcing local floodplain requirements, including SD, for the repairs of damaged buildings. After an event, they must:

- Determine where the damage occurred within the community and if the damaged structures are in an SFHA.
- Determine what to use for "market value" and cost to repair consistently; uniformly applying regulations will protect against liability and promote equitable administration.

- Determine if repairing plus improving the damaged structure equals or exceeds 50% of the structure's pre-damage value.
- Require permits for floodplain development.

Following a disaster event, the floodplain manager should act quickly to move forward with the SI/SD process listed in *Figure 18.* Technical assistance may be available from FEMA and/or the state NFIP office. When there is a Presidentially Declared Disaster, communities may be reimbursed for these activities through FEMA Public Assistance.

Figure 18: Substantial Damage Assessment Process



State and federal officials do not make NFIP SD determinations. Local officials make these determinations based on their land use authority and locally adopted regulations.

The local emergency management representative in coordination with other effected municipalities or the county will be responsible for coordinating these efforts with the NFIP officials. Local government may be responsible for making determinations regarding SD/SI and/or may contract this responsibility out as appropriate and in accordance with law. Although local governments have trained staff, they may be overwhelmed in a large incident and may require assistance from the private sector.

The methodology for conducting these assessments will most likely rely on a GIS-based software product to guide assessors in the field and report back any information regarding SD/SI determinations. At a minimum, Williamson County and all municipalities will meet the minimum requirements of the NFIP by utilizing the Substantial Damage Estimator (SDE) as provided by FEMA. To ensure the public is aware of the requirements for SD/SI, the local external affairs officers or public information offices in coordination with all affected municipalities will be responsible for sharing requirements with the public.

3.5 Prioritization Process

The prioritization process was necessary as most mitigation projects represent a significant investment of financial and personal resources. By evaluating each project's degree of feasibility and the level of costs versus benefits, Williamson County could determine which projects should be included based on the available funding and time. The HMPC used the SAFE-T method to prioritize these projects. This approach was adopted from the successful methodology used by other counties in FEMA Region 4. This rating system uses five variables to evaluate each project's overall feasibility and appropriateness. *Figure 19* further explains this method.

Figure 19: SAFE-T Project Prioritization

Project Prioritization Method: SAFE-T			
Variable		Value	Description
S	**Societal:** The public must support the overall implementation strategy and specified mitigation actions. The projects will be evaluated in terms of community acceptance, social vulnerability and societal benefits	1	Low community acceptance/priority
		2	Moderate community acceptance/priority
		3	High community acceptance/priority
A	**Administrative:** The projects will be evaluated for anticipated staffing and maintenance requirements to determine if the jurisdiction has the personnel and administrative capabilities necessary to implement the project or whether outside help will be needed.	1	High staffing, outside help needed
		2	Some staffing, no outside help needed
		3	Low staffing, no outside help needed
F	**Financial:** The projects will be evaluated on their general cost-effectiveness and whether additional outside funding will be required.	1	Somewhat cost-effective
		2	Moderately cost effective
		3	Very cost-effective
E	**Environmental:** The projects will be evaluated for any immediate or long-term environmental impacts caused by their construction or operation.	1	Many environmental impacts
		2	Some environmental impacts
		3	Few environmental impacts
T	**Technical:** the projects will be evaluated on their ability to reduce losses in the short term or long term.	1	Short-term fix
		2	Medium-term fix
		3	Long-term fix

The identification and analysis process of mitigation alternatives allowed the HMPC to come to a consensus and prioritize recommended mitigation actions. The HMPC discussed the contribution of the effort to save lives or property first and foremost, with additional consideration given to the benefit-cost aspect of a project; however, this was not a quantitative analysis. The team agreed that prioritizing the actions collectively enabled the actions to be ranked in order of relative importance and helped steer the development of additional actions that meet the more essential objectives while eliminating some of the actions which did not garner much support. The cost-effectiveness of any mitigation alternative will be considered in greater detail by performing benefit-cost project analyses when seeking FEMA mitigation grant funding for eligible actions associated with this plan.

3.6 Mitigation Action Plan

The Mitigation Action Plan identified in Table 26 was developed to present the recommendations developed by the HMPC for how the communities can reduce the risk and vulnerability of people, property, infrastructure, and natural and cultural resources to future disaster losses. Emphasis was placed on both future and existing development. The action plan summarizes who is responsible for implementing each of the prioritized actions and when and how the actions will be implemented. Due to funding availability and other criteria, it should be clarified that the actions included in this mitigation strategy are subject to further review and refinement, alternatives analyses, and reprioritization. This document does not obligate Williamson County and the incorporated jurisdictions to implement any or all of these projects.

Rather this mitigation strategy represents the desires of the community to mitigate the risks and vulnerabilities from identified hazards.

Table 26: Williamson County New Mitigation Actions and Projects

Name:	Hazards Mitigated:	Action Description:	Responsible Department:	Time Frame:	Funding Source:	Societal	Administrative	Financial	Environmental	Technical	Total SAFE-T Prioritization Score	Estimated Cost:	New or Existing Infrastructure
All participating jurisdictions	All-hazards	Create a joint damage assessment tool that can be implemented within all agencies in Williamson County responsible for collecting damage assessment data.	GIS	Short-Term (0-3 years)	HMGP, Local Funds	2	2	3	3	1	11	$1,500	Both New and Existing
All participating jurisdictions	All-hazards	Obtain local data including tax parcels, building footprints, critical facility locations, and other information for use in risk analysis.	Emergency Management	Short-Term (0-3 years)	Local Funds	3	2	3	3	1	12	$0	Both New and Existing
All participating jurisdictions	All-hazards	Identify the most at-risk critical facilities and evaluate potential mitigation techniques. Each participating jurisdiction should attempt to identify their top five most vulnerable critical infrastructure facilities and detail this information with the county and Tennessee homeland security agent assigned to Williamson County.	Emergency Management	Short-Term (0-3 years)	Local Funds	3	2	3	3	1	12	$0	Both New and Existing
All	All-hazards	Obtain hazard data and use	Emergency	Short-	Local Funds	3	2	2	3	1	11	$0	Both New

Name:	Hazards Mitigated:	Action Description:	Responsible Department:	Time Frame:	Funding Source:	Societal	Administrative	Financial	Environmental	Technical	Total SAFE-T Prioritization Score	Estimated Cost:	New or Existing Infrastructure
participating jurisdictions		GIS to map risk for various hazards. The final product will result in an interactive series of maps that residents of each participating municipality can use to understand their risk.	Management, GIS	Term (0-3 years)									and Existing
All participating jurisdictions	All-hazards	Incorporate a stand-alone element for hazard mitigation into the applicable comprehensive (land use) plan.	Emergency Management, planning, codes enforcement	Short-Term (0-3 years)	Local Funds	2	3	3	3	1	12	$0	Both New and Existing
All participating jurisdictions	All-hazards	Form a plan implementation steering committee to monitor progress on local mitigation actions. Include a mix of representatives from neighborhoods, local businesses, and local government.	Emergency Management	Short-Term (0-3 years)	Local Funds	2	1	3	3	1	10	$0	Both New and Existing
All participating jurisdictions	All-hazards	Establish an interactive website for educating the public on hazard mitigation and preparedness measures. This website will also potentially serve as the future hazard mitigation plan as desired by the jurisdictions involved.	Emergency Management, GIS	Medium-Term (3-5 years)	Local Funds	3	1	2	3	2	11	$5,000	Both New and Existing

Name:	Hazards Mitigated:	Action Description:	Responsible Department:	Time Frame:	Funding Source:	Societal	Administrative	Financial	Environmental	Technical	Total SAFE-T Prioritization Score	Estimated Cost:	New or Existing Infrastructure
All participating jurisdictions	All-hazards	Purchase and install NOAA weather radios in schools, government buildings, parks, etc.	Emergency Management	Medium-Term (3-5 years)	HMGP, Local Funds	3	2	2	3	2	12	$3,000	Both New and Existing
City of Brentwood	Flood	Work with property owner of Ward Circle pond to increase water retention capabilities during heavy rains	Engineering	Short-Term (0-3 years)	Local Funds	3	3	3	1	3	13	$1,000	Existing
City of Brentwood	Tornado	Support Severe Weather Awareness Week	Community Relations	Ongoing	Local Funds	3	3	3	1	3	13	$1,000	Both New and Existing
City of Brentwood	Wildfire/Brush Fire	Join "Firewise Communities" program	Fire & Rescue	Short-Term (0-3 years)	Local Funds	3	3	3	1	3	13	$1,000	Both New and Existing
City of Brentwood	Wildfire/Brush Fire	Map vulnerable areas to reduce risk	GIS	Short-Term (0-3 years)	Local Funds	3	3	3	1	3	13	$2,500	Both New and Existing
City of Brentwood	Wildfire/Brush Fire	Inform the public about proper evacuation procedures and IPAWS.	Community Relations	Ongoing	Local Funds	3	3	3	1	3	13	$1,000	Both New and Existing
City of Brentwood	Drought/Excessive Heat	Develop drought communication plan	Community Relations	Ongoing	Local Funds	3	3	3	1	3	13	$1,000	Both New and Existing
City of Brentwood	Drought/Excessive Heat	Educate the public on water-saving techniques	Community Relations and Water Services	Ongoing	Local Funds	3	3	3	1	3	13	$1,000	Both New and Existing

Name:	Hazards Mitigated:	Action Description:	Responsible Department:	Time Frame:	Funding Source:	Societal	Administrative	Financial	Environmental	Technical	Total SAFE-T Prioritization Score	Estimated Cost:	New or Existing Infrastructure
City of Brentwood	Severe Winter Weather	Research and implement equipment advances and additions to provide more comprehensive snow removal efforts.	Public Works	Ongoing	Local Funds	3	3	3	1	3	13	$2,500	Both New and Existing
City of Brentwood	Severe Winter Weather	Research and implement improved technology for mixing anti-icing cocktails, improved de-icing, and reduced salt consumption	Public Works	Ongoing	Local Funds	3	3	3	1	3	13	$2,500	Both New and Existing
City of Brentwood	Severe Winter Weather	Maintain/update snow removal routes.	Public Works	Medium-Term (3-5 years)	Local Funds	3	3	3	3	2	14	$0.00	New
City of Brentwood	Severe Winter Weather	Deliver snow plow training to non-Public Works employees to increase staffing during winter storms.	Public Works	Ongoing	Local Funds	3	3	3	1	3	13	$50,000	Both New and Existing
City of Brentwood	Earthquake/Seismic Activity	Map and assess at-risk critical infrastructure and key resources.	GIS	Short-Term (0-3 years)	Local Funds	3	3	3	1	3	13	$5,000	Both New and Existing
City of Brentwood	Earthquake/Seismic Activity	Protect at-risk critical infrastructure and key resources.	Engineering	Medium-Term (3-5 years)	BRIC	3	1	3	1	3	13	$500,000	Both New and Existing
City of Brentwood	Earthquake/Seismic Activity	Educate the public on earthquake awareness.	Community Relations	Ongoing	Local Funds	3	3	3	1	3	13	$10,000	Both New and Existing

Name:	Hazards Mitigated:	Action Description:	Responsible Department:	Time Frame:	Funding Source:	Societal	Administrative	Financial	Environmental	Technical	Total SAFE-T Prioritization Score	Estimated Cost:	New or Existing Infrastructure
City of Brentwood	Geological Incident	Map vulnerable areas to reduce risk.	GIS	Short-Term (0-3 years)	Local Funds	3	3	3	1	3	13	$2,500	Both New and Existing
City of Brentwood	Geological Incident	Post landslide area signage.	Public Works	Short-Term (0-3 years)	BRIC	3	3	3	1	3	13	$5,000	Both New and Existing
City of Brentwood	Pandemic	Purchase and store PPE and supplies to avoid impacts on supply chain.	Finance	Short-Term (0-3 years)	HMGP, BRIC	3	3	3	1	3	13	$50,000	Both New and Existing
City of Brentwood	Pandemic	Exercise Continuity of Operations plan every four months	Fire & Rescue/Emergency Management	Ongoing	Local Funds	3	3	3	1	3	13	$2,500	Both New and Existing
City of Brentwood	Flood	Implement an "Adopt a Storm Drain" program	Public Works	Short-Term (0-3 years)	Local Funds	2	3	3	1	3	12	$2,500	Existing
City of Brentwood	Tornado	Encourage safe room construction in single-family residences and multi-family complexes.	Planning and Codes	Ongoing	Local Funds	2	3	3	1	3	12	$1,000	New
City of Brentwood	Tornado	Promote purchase and use of NOAA weather radios	Community Relations	Ongoing	Local Funds	2	3	3	1	3	12	$1,000	Both New and Existing
City of Brentwood	Drought/Excessive Heat	Develop and enforce irrigation restrictions during droughts.	Planning and Codes	Ongoing	Local Funds	2	3	3	1	3	12	$25,000	Both New and Existing

Name:	Hazards Mitigated:	Action Description:	Responsible Department:	Time Frame:	Funding Source:	Societal	Administrative	Financial	Environmental	Technical	Total SAFE-T Prioritization Score	Estimated Cost:	New or Existing Infrastructure
City of Brentwood	Geological Incident	Install catch-fall nets or berms for rocks at steep slopes near roadways.	Public Works	Short-Term (0-3 years)	BRIC	3	1	3	1	3	11	$100,000	Both New and Existing
City of Brentwood	Pandemic	Install air filtration (MERV13 filters and/or UV) at all city facilities.	City Administration	Short-Term (0-3 years)	BRIC	3	1	3	1	3	11	$250,000	Both New and Existing
City of Brentwood	Flood	Adopt policies for storm water runoff and implement a storm water utility fee	Engineering	Short-Term (0-3 years)	Local Funds	1	1	3	1	3	9	$5,000	Both New and Existing
City of Brentwood	Flood	Enforce maximum lot coverage requirement/encourage green space.	City Administration	Long-Term (5-10 years)	Local Funds	2	3	3	2	3	13	$0.00	New
City of Brentwood	Flood	Utilize GIS mapping to better determine floodplain and floodway.	City Administration	Long-Term (5-10 years)	Local Funds	3	1	3	3	3	13	$0.00	New
City of Brentwood	Flood	Enforce strict detention requirements.	City Administration	Medium-Term (3-5 years)	Local Funds	1	2	3	3	2	11	$0.00	New
City of Brentwood	Flood	Maintain dedicated emergency access ways.	Public Works	Short-Term (0-3 years)	Local Funds	3	2	2	2	1	10	$10,000	New
City of Brentwood	Severe Winter Weather	Stockpile 2,300-2,500 tons of salt at two weather protected strategic locations.	Public Works	Short-Term (0-3 years)	Local Funds	2	2	2	3	1	10	$100,000	New
City of Brentwood	Severe Winter Weather	Stage trucks pre-loaded with salt prior to expected winter weather events.	Public Works	Short-Term (0-3	Local Funds	3	2	1	3	1	10	$5,000	New

Name:	Hazards Mitigated:	Action Description:	Responsible Department:	Time Frame:	Funding Source:	Societal	Administrative	Financial	Environmental	Technical	Total SAFE-T Prioritization Score	Estimated Cost:	New or Existing Infrastructure
				years)									
City of Brentwood	Severe Winter Weather	Annually, prior to winter, check/prepare all snow removal equipment	Public Works	Short-Term (0-3 years)	Local Funds	2	2	3	3	1	11	$25,000	New
City of Brentwood	Severe Winter Weather	Replace aging/damaged snow removal equipment.	Public Works	Short-Term (0-3 years)	Local Funds	3	3	2	3	1	12	$50,000	New
City of Brentwood	Wildfire/ Brushfire	Enforcement of the State of Tennessee Forestry Department Burn permitting and Burn banning program.	City Administration	Long-Term (5-10 years)	Local Funds	2	2	3	3	3	13	$0.00	Both New and Existing
City of Brentwood/City of Franklin	Tornado	Annual service agreement for weather monitoring system and tornado sirens	City Administrations	Long-Term (5-10 years)	Local Funds	2	2	2	3	3	12	$4,000	Both New and Existing
City of Franklin	Flood	Clean and improve drainage ditches and retention areas within the park system, as well as protection of property from flood events.	Parks Department	Short-Term (0-3 years)	Local Funds	3	2	1	3	1	10	$3,000	Pre-Existing
City of Franklin	Wildfire/ Brushfire	Removal of dead trees, shrubbery, and stumps and evaluation, treatment and trimming of trees in area parks and other park properties.	Parks Department	Short-Term (0-3 years)	Local Funds	3	1	2	2	1	9	$4,000	New
City of Franklin	Severe Winter Weather	Clearing of ice and snow for emergency vehicles and citizens.	Streets Department	Short-Term (0-3 years)	Local Funds	3	1	2	2	1	9	$10,0000	Pre-Existing
City of	Tornado	Construct new city hall that	City	Long-	Local Funds	2	1	2	2	3	10	$5,000,000	New

Name:	Hazards Mitigated:	Action Description:	Responsible Department:	Time Frame:	Funding Source:	Societal	Administrative	Financial	Environmental	Technical	Total SAFE-T Prioritization Score	Estimated Cost:	New or Existing Infrastructure
Franklin		includes tornado sheltering for 200+ employees and visitors during the day and provides for some sheltering during downtown special events.	Administration	Term (5-10 years)									
City of Franklin	Flood	Ralston Creek at Liberty Hills Stream restoration	City of Franklin, Stormwater	Long-Term (5-10 years)	Local Funds	3	1	2	3	3	12	$50,000	New
City of Franklin	Flood	Procure AVL capabilities for all city vehicles enabling real time vehicle asset tracking for more accurate deployment of resources.	City Administration	Long-Term (5-10 years)	Local Funds	3	2	1	3	3	12	$10,000	New
City of Spring Hill	Flood	Continuous cleaning of drainage ditches and drainage way to help alleviate flooding.	Public Works	Short-Term (0-3 years)	Local Funds	3	1	1	2	1	8	$100,000	Pre-Existing
City of Spring Hill	Flood	Conduct inspections on stormwater detention ponds to ensure they are maintained and function properly.	Public Works	Short-Term (0-3 years)	Local Funds	2	2	2	3	3	12	$10,000	Pre-Existing
City of Spring Hill	Flood	Promote the use of social media, text messaging, X, etc. for public announcement of tornado warning and watches similar to amber alerts/Nixle.	Emergency Management	Short-Term (0-3 years)	Local Funds	3	2	3	3	1	12	$5,000	Pre-Existing
City of Spring Hill	Flood	Participation in NFIP.	City of Spring Hill	Long-Term (5-10 years)	Local Funds	2	2	3	3	3	12	$1,000	Pre-Existing
City of Spring	Severe Winter	Purchase of snow chains for patrol cars for the purpose of	Police	Short-	Local Funds	1	3	3	3	1	11	$1,500	New

Name:	Hazards Mitigated:	Action Description:	Responsible Department:	Time Frame:	Funding Source:	Societal	Administrative	Financial	Environmental	Technical	Total SAFE-T Prioritization Score	Estimated Cost:	New or Existing Infrastructure
Hill	Weather	increased mobility on snow- and ice-covered roads.	Department	Term (0-3 years)									
City of Spring Hill	Wildfire/ Brushfire	Specify and adopt native plants, shrubbery and trees for incorporation into the city's new uniform development code.	Planning Department	Long-Term (5-10 years)	Local Funds	1	2	2	3	3	11	$1,000	Pre-Existing
City of Spring Hill	Excessive Heat/Drought	In brown-out situations, provide fans to social service agencies for distribution to homeless shelters and locations designated by Spring Hill Social Services	Planning Department	Long-Term (5-10 years)	Local Funds	3	1	2	3	3	12	$15,000	Pre-Existing
City of Spring Hill	Excessive Heat/Drought	Impose water restrictions in drought conditions in accordance with the city's emergency response plan and drought management plan.	Water Department	Long-Term (5-10 years)	Local Funds	1	2	3	3	3	12	$1,000	Pre-Existing
Cumberland River Compact	Flood	Complete an additional stream restoration project assessment in Williamson County	Cumberland River Compact, environmental non-profit	Long-Term (5-10 years)	Local Funds	2	1	1	3	2	9	$2,000	Both New and Existing
Franklin Special School District	Flood, Severe Winter Weather, Excessive Heat/Drought, Earthquake	Add a 300-500 Kw Portable Generator with the ability to connect to multiple school facilities one being Franklin Elementary School, in order to provide emergency backup power to these sites. This will enable us to	FSSD Finance and Administration	Short-Term (0-3 years)	Local funds, HMGP, BRIC	3	2	2	3	3	13	$50,000	Existing

Name:	Hazards Mitigated:	Action Description:	Responsible Department:	Time Frame:	Funding Source:	Societal	Administrative	Financial	Environmental	Technical	Total SAFE-T Prioritization Score	Estimated Cost:	New or Existing Infrastructure
		operate the impacted facility as an emergency shelter as required.											
Franklin Special School District	Flood, Severe Winter Weather, Excessive Heat/Drought, Earthquake	Add a 300-500 Kw Portable Generator with the ability to connect to multiple school facilities one being Freedom Middle School, in order to provide emergency backup power to these sites. This will enable us to operate the impacted facility as an emergency shelter as required.	FSSD Finance and Administration	Short-Term (0-3 years)	Local funds, HMGP, BRIC	3	2	2	3	3	13	$78,000	Existing
Franklin Special School District	Flood, Severe Winter Weather, Excessive Heat/Drought, Earthquake	Add a 300-500 Kw Portable Generator with the ability to connect to multiple school facilities one being Popular Grove School, in order to provide emergency backup power to these sites. This will enable us to operate the impacted facility as an emergency shelter as required.	FSSD Finance and Administration	Short-Term (0-3 years)	Local funds, HMGP, BRIC	3	2	2	3	3	13	$55,000	Existing
Town of Nolensville	Flood	Acquisition of flood prone properties near mill creek.	Nolensville Fire and Rescue	Long-Term (5-10 years)	FMA, HMGP	2	1	2	3	3	11	$2,000,000	Existing
Town of	Flood	Flood wall construction	Nolensville Fire	Long-	FMA, Local	3	2	2	2	3	12	$300,000	Existing

Name:	Hazards Mitigated:	Action Description:	Responsible Department:	Time Frame:	Funding Source:	Societal	Administrative	Financial	Environmental	Technical	Total SAFE-T Prioritization Score	Estimated Cost:	New or Existing Infrastructure
Nolensville		along Bradfield Dr	and Rescue	Term (5-10 years)	Funds, HMGP								
Town of Nolensville	Flood	Enlargement and Replacement of drainage culverts along Rocky Fork Rd.	Nolensville Fire and Rescue	Long-Term (5-10 years)	FMA, Local Funds, HMGP	3	2	2	2	3	12	$125,000	Existing
Town of Nolensville	Flood	Continuous cleaning of drainage ditches to help alleviate flooding.	Public Works	Short-Term (0-3 years)	Local Funds	2	1	1	2	1	7	$35,000	Pre-Existing
Town of Nolensville	Tornado, Severe Winter Weather	Addition of a backup generator to Town Hall/Police station	Nolensville Fire and Rescue	Short-Term (0-3 years)	Local funds, HMGP, BRIC	3	2	2	3	3	13	$50,000	Existing
Town of Nolensville	Tornado	Community safe room addition to new fire station under construction	Nolensville Fire and Rescue	Short-Term (0-3 years)	Local funds, HMGP, BRIC	3	1	3	3	3	13	$250,000	Existing
Town of Nolensville	Flood	Purchase storm drain cleaning equipment.	Nolensville Fire and Rescue	Short-Term (0-3 years)	Local Funds, HMGP	1	3	2	3	2	11	$50,000	Existing
Town of Thompson's Station	Flood	Establish and maintain riparian buffers per Tennessee Department of Environmental Conservation (TDEC).	Town of Thompson's Station Planning and Zoning	Long-Term (5-10 years)	Local Funds, HMGP	2	2	2	3	3	12	$5,000	Both New and Existing
Town of Thompson's Station	Severe Winter Weather	Purchase new snow removal equipment (Truck, plow, salt spreader).	Maintenance Department	Short-Term (0-3 years)	Local funds, HMGP, BRIC	3	2	2	3	1	11	$100,000	New
Town of Thompson's	Severe Winter Weather	Establish salt inventory and storage areas.	Maintenance Department	Long-Term (5-	HMGP, Local Funds	2	2	2	3	3	12	$5,000	New

Name:	Hazards Mitigated:	Action Description:	Responsible Department:	Time Frame:	Funding Source:	Societal	Administrative	Financial	Environmental	Technical	Total SAFE-T Prioritization Score	Estimated Cost:	New or Existing Infrastructure
Station				10 years)									
Town of Thompson's Station	Severe Winter Weather	Purchase a 289 CAT Skid steer dedicated to snow removal.	Public Works	Short-Term (0-3 years)	HMGP, Local Funds	3	2	2	2	3	12	$140,000	New
Town of Thompson's Station	Wildfire/ Brushfire	Trimming of trees along roadway to protect Middle Tennessee Electric Membership Cooperation Power lines.	Town Administration and MTE	Short-Term (0-3 years)	Local Funds	3	2	2	2	1	10	$10,000	Both New and Existing
Town of Thompson's Station	Flood	Regular maintenance on ditches and culverts.	Town of Thompson's Station Maintenance Department	Short-Term (0-3 years)	HMGP, Local Funds	3	2	1	2	1	9	$10,000	Both New and Existing
Town of Thompson's Station	Flood	Enforcement of updated floodplain regulation.	Town of Thompson's Station Planning and Zoning	Long-Term (5-10 years)	HMGP, Local Funds	2	3	2	3	3	13	$5,000	Both New and Existing
Town of Thompson's Station	Tornado	Designate Community shelter location	Town Administration	Long-Term (5-10 years)	Local Funds	3	3	3	3	3	15	$0.00	New
Town of Thompson's Station	Wildfire/ Brushfire	Enforcement of the State of Tennessee Forestry Department Burn permitting and Burn banning program.	City Administration	Long-Term (5-10 years)	Local Funds	2	2	3	3	3	13	$0.00	Both New and Existing
Williamson County	Flood	Voluntary acquisition and removal of qualified properties as disaster declarations make	Emergency Management	Long-Term (5-10 years)	HMGP, FMA, Local Funds	2	1	1	3	3	10	$4,340,000	Both

Name:	Hazards Mitigated:	Action Description:	Responsible Department:	Time Frame:	Funding Source:	Societal	Administrative	Financial	Environmental	Technical	Total SAFE-T Prioritization Score	Estimated Cost:	New or Existing Infrastructure
		grant funding available. Current repetitive loss properties do not meet benefit cost requirements.											
Williamson County	Flood	Participation in the NFIP and CRS with initial FIRMS dated November 1981; Updates in 1989, 1993, 2003, 2006, and 2016.	Williamson County Engineering and Codes Enforcement	Short-Term (0-3 years)	Local Funds	2	2	3	3	2	12	$1,500	Existing
Williamson County	Flood	Continued application and enforcement of the Zoning ordinance (floodplain management) and Storm Water Management Regulations.	Williamson County Engineering and Codes Enforcement	Ongoing	HMGP, Local Funds	1	2	3	2	2	10	$25,000	Both New and Existing
Williamson County	Pandemic	Establish a pandemic response plan in coordination with the local department of health and the Williamson County Emergency Management Agency.	Williamson County Emergency Management Agency	Short-Term (0-3 years)	HMGP, Local Funds	3	2	3	3	3	14	$500	Existing
Williamson County	Drought/Excessive Heat	Develop an emergency action plan to provide cooling shelters to a population in need during excessive heat of about 300 people.	Williamson County Emergency Management Agency	Short-Term (0-3 years)	Local Funds	3	2	3	3	3	14	$1,000	New
Williamson County	Earthquake/Seismic Activity	Adopt new international building codes regarding	Williamson County	Ongoing	HMGP, Local Funds	2	3	3	3	3	14	$1,000	Both New and

Name:	Hazards Mitigated:	Action Description:	Responsible Department:	Time Frame:	Funding Source:	Societal	Administrative	Financial	Environmental	Technical	Total SAFE-T Prioritization Score	Estimated Cost:	New or Existing Infrastructure
		earthquake standard proofing for facilities at risk.	Engineering and Codes Enforcement										Existing
Williamson County	Flood, Severe Winter Weather, Excessive Heat/Drought, Earthquake	Portable emergency generator capable of supporting any number of critical facilities throughout the county.	Emergency Management Agency	Short-Term (0-3 years)	Local funds, HMGP, BRIC	3	2	3	3	3	14	$350,000	Existing
Williamson County	Geological Incident	Develop slope regulations, soil surveys, and require building pad certification letters of geotechnical reports for building envelops of concern.	Williamson County Engineering	Ongoing	HMGP, BRIC	2	3	3	3	3	14	$1,000	Existing
Williamson County	Flood, Severe Winter Weather, Excessive Heat/Drought, Earthquake	Add an emergency generator and related equipment at Fire Station 15.	Emergency Management Agency	Short-Term (0-3 years)	Local funds, HMGP, BRIC	3	2	2	3	3	13	$150,000	Existing
Williamson County	Flood, Severe Winter Weather, Excessive Heat/Drought, Earthquake	Add an emergency generator and related equipment at Fire Station 16.	Emergency Management Agency	Short-Term (0-3 years)	Local funds, HMGP, BRIC	3	2	2	3	3	13	$75,000	Existing
Williamson County	Flood, Severe Winter	Add an emergency generator and related	Emergency Management	Short-Term (0-3	Local funds, HMGP,	3	2	2	3	3	13	$100,000	Existing

Name:	Hazards Mitigated:	Action Description:	Responsible Department:	Time Frame:	Funding Source:	Societal	Administrative	Financial	Environmental	Technical	Total SAFE-T Prioritization Score	Estimated Cost:	New or Existing Infrastructure
	Weather, Excessive Heat/Drought, Earthquake	equipment at Fire Station 17.	Agency	years)	BRIC								
Williamson County	Flood, Severe Winter Weather, Excessive Heat/Drought, Earthquake	Add an emergency generator and related equipment at Fire Station 22.	Emergency Management Agency	Short-Term (0-3 years)	Local funds, HMGP, BRIC	3	2	2	3	3	13	$175,000	Existing
Williamson County	Flood, Severe Winter Weather, Excessive Heat/Drought, Earthquake	Add an emergency generator and related equipment at Fire Station 30.	Emergency Management Agency	Short-Term (0-3 years)	Local funds, HMGP, BRIC	3	2	2	3	3	13	$50,000	Existing
Williamson County	Tornado	Fortify new jail structure to withstand weather impacts from high winds/tornados	Sheriff's Office	Long-Term (5-10 years)	Local Funds	2	2	3	3	3	13	$280,000,000	New
Williamson County	Flood, Severe Winter Weather, Excessive Heat/Drought, Earthquake	Add an emergency generator and related equipment at Fire Station 35.	Emergency Management Agency	Short-Term (0-3 years)	Local funds, HMGP, BRIC	3	2	2	3	3	13	$150,000	Existing
Williamson County	Flood, Severe Winter Weather, Excessive	Add an appropriately sized emergency generator to adequately power the entirety of its Williamson	Emergency Management Agency	Short-Term (0-3 years)	Local funds, HMGP, BRIC	3	2	2	3	3	13	$1,050,000	Existing

Name:	Hazards Mitigated:	Action Description:	Responsible Department:	Time Frame:	Funding Source:	Societal	Administrative	Financial	Environmental	Technical	Total SAFE-T Prioritization Score	Estimated Cost:	New or Existing Infrastructure
	Heat/Drought, Earthquake	County Ag EXPO Park.											
Williamson County	Flood, Severe Winter Weather, Excessive Heat/Drought, Earthquake	Add an emergency generator for to WAKM AM-950's AM transmitter located in Williamson County.	Emergency Management Agency	Short-Term (0-3 years)	Local funds, HMGP, BRIC	3	2	2	3	3	13	$75,000	Existing
Williamson County	Flood	Implement a flood mitigation study to determine the most effective method for limiting flooding in the area around Lynwood Branch along Chapel Ct., Howell Dr., and Brookside Dr.	Williamson County Emergency Management Agency and Engineering	Medium-Term (3-5 years)	HMGP, FMA, Local Funds	3	2	3	2	3	13	$10,000	Both New and Existing
Williamson County	Earthquake/Seismic Activity	Install a generator or generator hookup to supply power to the secondary emergency operations center in case of a loss of power.	Williamson County Emergency Management Agency	Long-Term (5-10 years)	BRIC, Local Funds	2	3	2	3	3	13	$100,000	Existing
Williamson County	Wildfire/Brush Fire	Develop an educational program that informs the public of wildfire/brush fire risks. Additionally, incorporate advertisement of burn bans when appropriate.	Williamson County Emergency Management Agency	Medium-Term (3-5 years)	Local Funds	3	3	2	3	2	13	$1,000	Existing
Williamson County	Wildfire/Brush Fire	Develop land maintenance agreements for areas that are	Williamson County	Medium-Term (3-5	Local Funds	3	3	2	3	2	13	$1,000	Existing

Name:	Hazards Mitigated:	Action Description:	Responsible Department:	Time Frame:	Funding Source:	Societal	Administrative	Financial	Environmental	Technical	Total SAFE-T Prioritization Score	Estimated Cost:	New or Existing Infrastructure
		at higher risk for wildfire/brush fire.	Emergency Management Agency	years)									
Williamson County Schools	Flood, Severe Winter Weather, Excessive Heat/Drought, Earthquake	Add a Portable Generator at Independence High School to permit the facility to operate as a shelter location.	WCS Maintenance	Short-Term (0-3 years)	Local funds, HMGP, BRIC	3	2	2	3	3	13	$98,000	Existing
Williamson County Schools	Flood, Severe Winter Weather, Excessive Heat/Drought, Earthquake	Add a Portable Generator at Fairview High School to permit the facility to operate as a shelter location.	WCS Maintenance	Short-Term (0-3 years)	Local funds, HMGP, BRIC	3	2	2	3	3	13	$98,000	Existing
Williamson County Schools	Tornado	Fortify/harden existing school structures in order to withstand high winds/tornado impacts	Williamson County Schools	Long-Term (5-10 years)	Local Funds	2	2	2	3	3	12	$46,000	Both New and Existing
Williamson County Schools	Flood, Severe Winter Weather, Excessive Heat/Drought, Earthquake	Renovating an existing vestibule to hardened security measures at the main entry vestibule at Westwood Elementary to serve as a safe shelter location.	WCS Maintenance	Short-Term (0-3 years)	Local funds, HMGP, BRIC	3	2	2	3	3	13	$11,000	Existing
Williamson County	Flood	Develop storage areas and drainage ways for water to flow with the intent to protect structures and	Community Development Department	Ongoing	FMA	2	1	3	3	3	12	$10,000	Both New and Existing

Name:	Hazards Mitigated:	Action Description:	Responsible Department:	Time Frame:	Funding Source:	Societal	Administrative	Financial	Environmental	Technical	Total SAFE-T Prioritization Score	Estimated Cost:	New or Existing Infrastructure
		prevent soil erosion.											
Williamson County	Wildfire/Brush Fire	Create fire stops in large wooded areas to help prevent the spread of a wildfire.	TN Division of Forestry	Ongoing	Local Funds	2	3	2	3	2	12	$5,000	Both New and Existing
Williamson County	Flood	Coordinate with other county departments such as county highway and stormwater management to create a culvert reporting program for residents to report clogged or damaged culverts.	Williamson County Emergency Management Agency	Short-Term (0-3 years)	Local Funds	3	2	3	2	2	12	$1,000	Both New and Existing
Williamson County	Tornado	Develop educational programs that encourage the use or installation of storm shelters for protection against tornados.	Williamson County Emergency Management Agency	Medium-Term (3-5 years)	Local Funds	2	2	3	3	2	12	$0	Existing
Williamson County	Earthquake/Seismic Activity	Purchase and installation of five generator hook-ups to supply portable generator power to critical infrastructure facilities as recorded in the Critical2TN database.	Williamson County Emergency Management Agency	Medium-Term (3-5 years)	HMGP, BRIC, Local Funds	3	2	2	3	2	12	$300,000	Existing
Williamson County	Flood	Create a program to make consistent notifications to homeowners of repetitive	Williamson County Engineering	Ongoing	BRIC, FMA, Local Funds	2	3	3	1	2	11	$20,000	Both New and Existing

Name:	Hazards Mitigated:	Action Description:	Responsible Department:	Time Frame:	Funding Source:	Societal	Administrative	Financial	Environmental	Technical	Total SAFE-T Prioritization Score	Estimated Cost:	New or Existing Infrastructure
		loss properties to help inform them of insurance opportunities and other methods to prepare for flooding incidents.											
Williamson County	Flood	Develop floodplain management/use policy for Williamson County.	Williamson County Engineering	Ongoing	BRIC, FMA	2	3	3	1	2	11	$20,000	Both New and Existing
Williamson County	Flood	Development of stream buffer ordinances and policies to reduce stormwater runoff.	Williamson County Engineering	Ongoing	BRIC, FMA, Local Funds	2	3	3	1	2	11	$100,000	Both New and Existing
Williamson County	Flood	Develop maintenance agreements with owners of stormwater infrastructure.	Williamson County Engineering	Ongoing	BRIC, FMA, Local Funds	2	3	3	1	2	11	$100,000	Both New and Existing
Williamson County	Flood	Develop stream bank restoration programs for waterways across the county.	Williamson County Engineering	Ongoing	BRIC, FMA, Local Funds	2	3	3	1	2	11	$100,000	Both New and Existing
Williamson County	Drought/Excessive Heat	Implementation of an educational program that covers water conservation, encourages use of native vegetation, and encourages use of pervious surfaces to increase groundwater recharge.	Williamson County Emergency Management Agency and Engineering	Long-Term (5-10 years)	HMGP, Local Funds	3	2	3	1	2	11	$1,000	Existing
Williamson	Geological	Conduct a formal study to	Williamson	Medium-	Local Funds	2	2	2	3	2	11	$50,000	New

Name:	Hazards Mitigated:	Action Description:	Responsible Department:	Time Frame:	Funding Source:	Societal	Administrative	Financial	Environmental	Technical	Total SAFE-T Prioritization Score	Estimated Cost:	New or Existing Infrastructure
County	Incident	identify areas that pose the greatest risk of landslides in Williamson County. Upon completion of this study, create and install signage to notify the public of the risk as applicable.	County Emergency Management Agency	Term (3-5 years)									
Williamson County	Pandemic	Purchase and acquire new filters for portable ventilation system capable of cleaning contaminated air using MERV-13 filters or better.	Williamson County Emergency Management Agency	Medium-Term (3-5 years)	BRIC, Local Funds	2	2	2	3	2	11	$5,000	New
Williamson County	Severe Winter Weather	Create an annual plan for ensuring salt is pre-staged in the needed quantity prior to any severe winter weather.	Williamson County Highway	Short-Term (0-3 years)	Local Funds	1	2	2	3	2	10	$1,000	Both New and Existing
Williamson County	Severe Winter Weather	Stockpile salt for roadways at 1,500 tons annually.	Williamson County Highway	Short-Term (0-3 years)	Local Funds	2	2	2	3	1	10	$135,750	Pre-Existing
Williamson County	Severe Winter Weather	Investment in new severe winter weather activated signage to notify the public of dangerous winter-weather conditions.	Williamson County Highway	Short-Term (0-3 years)	Local Funds	1	2	2	3	2	10	$50,000	Both New and Existing
Williamson County	Tornado	Construction of storm shelters built into the footings of new roadway bridges.	Williamson County Highway Department	Ongoing	FMA, Local Funds	2	2	2	1	2	9	$10,000	New

Section Four: Implementation, Integration, and Maintenance

4.1. Plan Adoption, Implementation, Monitoring, and Evaluation

This section provides an overview of the overall plan implementation, integration, and maintenance strategy and outlines the method and schedule for monitoring, evaluating, and updating the plan. This section also discusses incorporating the plan into existing planning mechanisms and how to address continued public involvement.

4.1.1 Plan Adoption

The purpose of formally adopting this plan is to secure buy-in, raise awareness of the plan, and formalize the plan's implementation. Plans will be adopted by the appropriate governing body for each participating community. Executed resolutions will be maintained and made available by the Williamson County Emergency Management Agency.

4.1.2 Implementation

Implementation and maintenance of the plan is critical to the overall success of hazard mitigation planning. This section provides an overview of the overall strategy for plan implementation and maintenance.

Mitigation is most successful when it is incorporated into the day-to-day functions and priorities of the government. Implementation will be accomplished by adhering to the schedules identified for each action and through constant, pervasive, and energetic efforts to network and highlight the multi-objective benefits to each program and the community. This effort is achieved through the routine actions of monitoring agendas, attending meetings, and promoting a safe, sustainable community. Involvement of the HMPC through continued meetings and planning is essential and will serve as a key component to completing mitigation actions. Additional mitigation strategies could include consistent and ongoing enforcement of existing policies and vigilant review of programs for coordination and multi-objective opportunities.

Simultaneous to these efforts, it is important to maintain constant monitoring of funding opportunities that can be leveraged to implement some of the costlier actions. This will include creating and maintaining a list of ideas on how to meet local match or participation requirements. When funding does become available, the communities will be able to capitalize on the opportunity due to the diligence of the HMPC. Funding opportunities to be monitored include special pre- and post-disaster funds, state and federal funds, benefit assessments, and other grant programs, including those that can serve or support multi-objective applications.

Elected officials, officials appointed to head community departments, and community staff are charged with the implementation of various activities in the plan. Recommendations will be made to modify timeframes for the completion of activities, funding resources, and responsible entities. On an annual basis, the priority standing of various activities may also be changed. Some activities that are found unachievable may be removed from the plan entirely and activities addressing problems unforeseen during plan development may be added.

4.1.3 Integration into Local Planning Mechanism

A vital implementation mechanism that is highly effective and low-cost is the incorporation of the HMP recommendations and their underlying principles into other plans and tools. All plan

participants will use existing methods and programs to implement hazard mitigation actions where possible. As previously stated, mitigation is most successful when it is incorporated into government and public service's day-to-day functions and priorities. This plan builds upon the momentum developed through previous and related planning efforts and mitigation programs and recommends implementing actions, where possible, through these other program mechanisms. These existing mechanisms include:

- Regularity Capabilities
- Administrative Capabilities
- Fiscal Capabilities

For further information regarding the different capabilities refer to Section 3 – Mitigation Strategy.

Implementation and incorporation into existing planning mechanisms will be conducted by respective planning authorities and will be done through the routine actions of:

- Monitoring other planning/program agendas;
- Attending other planning/program meetings;
- Participating in other planning processes; and
- Monitoring community budget meetings for other community program opportunities.

The successful implementation of this mitigation strategy will require constant and vigilant review of existing plans and programs for coordination and multi-objective opportunities that promote a safe, sustainable community. Efforts should continuously be made to monitor the progress of mitigation actions implemented through other planning mechanisms. Where appropriate, priority actions should be incorporated into Hazard Mitigation Plan updates.

4.1.4 Monitoring, Evaluating, Updating

For the HMP update review process, the WCEMA Director will be responsible for facilitating, coordinating, and scheduling reviews and maintenance of the plan. The Director may delegate this responsibility to anyone in the WCEMA. The review of the Hazard Mitigation Plan will be conducted as follows:

- WCEMA will be responsible for leading the meeting to review the plan.
- Notices will be emailed to the members of the HMPC, federal, state, and local agencies, non-profit groups, local planning agencies, and representatives of business interests, neighboring communities, and others advising them of the date, time, and place for the review.
- Local City officials will be notified by email or phone call.
- Before the review, department heads and others tasked with implementing various projects/actions will be queried concerning progress in their area of responsibility and asked to present a report at the review meeting.
- A copy of the current plan will be available for public comment.

- After the review meeting, a status report will be developed outlining the implementation of projects over the past year.
- After the review meeting, a status report will be developed identifying current repetitive loss properties for evaluation.

Criteria for Annual Reviews

The criteria recommended for annual reviews will include the following:

- Community growth or change in the past year to include residential, commercial, and industrial growth trends.
- The number of substantially damaged or improved structures by flood zone and review of jurisdictional NFIP membership.
- Renovations to public infrastructure, including water, sewer, drainage, roads, bridges, gas lines, and buildings.
- Natural hazard occurrences that required activation of the Emergency Operations Center (EOC) and whether the event resulted in a presidential disaster declaration.
- Natural hazard occurrences that were not of a magnitude to warrant activation of the EOC or a federal disaster declaration but were severe enough to cause damage in the community or closure of businesses, schools, or public services.
- The dates of hazardous events, narratives, and documented damages.
- Closures of places of employment or schools and the number of days closed.
- Road or bridge closures due to the hazard and the length of time closed.
- Assessment of the number of private and public buildings damaged due to the hazard and whether the damage was minor, substantial, major, or if buildings were destroyed. The assessment will include residences, mobile homes, commercial structures, industrial structures, and public buildings, such as schools and public safety buildings.
- Review of any changes in federal, state, and local policies to determine the impact of these policies on the community and how and if the policy changes can or should be incorporated into the Hazard Mitigation Plan.
- WCEMA will provide technical assistance in this meeting through staff or subject matter experts regarding the implementation of mitigation codes and ordinances.
- Review of the implementation status of projects/actions (mitigation strategies). The reason for delay will be discussed for any projects that are behind schedule or not yet started.

4.2 Continued Public Involvement

Continued public involvement is imperative to the overall success of the plan's implementation. The update process provides an opportunity to solicit participation from new and existing stakeholders, publicize mitigation success stories, and seek additional public comment. The plan maintenance and update process will include continued public and stakeholder involvement and

input through attendance at designated committee meetings, web postings, press releases to local media, and public hearings.

4.3 Public Involvement Process for Annual Reviews

The public will be notified via the Williamson County website or any other form of a publicized social platform (i.e., local newspaper, Facebook, X) well in advance of any public meetings or comment periods.

4.4 Public Involvement for Five-year Update

When the HMPC reconvenes for the five-year update, they will coordinate with all stakeholders participating in the planning process—including those who joined the committee since the planning process began—to update and revise the plan. In reconvening, the HMPC will develop a plan for public involvement and will be responsible for disseminating information through various media channels detailing the plan update process. As part of this effort, public meetings will be held, and public comments will be solicited on the plan update draft.

Appendix A: Planning Documentation

HMP Planning Meeting 1:

Williamson County
Emergency Management Agency
Hazard Mitigation Planning Committee Meeting
03/30/2023

Name	Organization	Email	Cell Phone
Nicholas Sturgeon	WCEMA	nick.sturgeon@williamsoncountytn.gov	(629) 214-5015
Gino Fantoni	Franklin EM	ginofantoni@franklintn.gov	615-587-1885
GREG BOYD	SH. EMA	gboyd@springhilltn.org	615 929 9641
Todd Hyperstall	Brentwood PW	thyperstall@brentwoodtn.gov	615-371-0080
JILL BURGIN	WCEMA	jill.burgin@williamsoncounty-tn.gov	615-934-0007
Russell Peterson	City of Brentwood	russell.peterson@brentwoodtn.gov	615/405-7818
Scott Hughes	City of Fairview	firechief@fairview-tn.gov	615-470-8709
Bob Leeman	City of Brentwood	Bob.Leeman@Nashville.gov	615-[illegible]7260

HMP Planning Meeting 2:

Williamson County EOC
Sign-In
Event: HazMit Plan Meeting State Mission #_____ FEMA #_____ Date 4/26/23

Name	Address	E-Mail
Russell Peterson	On file	
Nicholas Sturgeon	on file	on file
Scott Villar	On file	On file
Kim Mitchell-Lawhon		
Todd Horton	on file	on file
Paul Tampien	WCARES - KM4PT	
Sam Killingsworth	on file	on file
Ashlae Simpson	on file	on file
Erin Jandreboski	on file	on file
Jack Caner	—	michael.caner@tn.gov
Bill Jorgensen	—	—
GREG BOYD	—	—
JOHN WALSH		
JILL BURGIN		

HMP Planning Meeting 3:

Williamson County
Emergency Management Agency
Hazard Mitigation Planning Committee Meeting
05/08/2023

Name	Organization	Email	Have a BOLDplanning Account (Y/N)?
Nicholas Sturgeon	WCEMA	nick.sturgeon@williamsoncounty-tn.gov	Yes
Mario Forgione	Wilco Engineering	mario.forgione@williamsoncounty-tn.gov	N
MAC NOLEN	WC Solid Waste	mac.nolen@williamsoncounty-tn.gov	Yes
Cathy Montgomery	Maury Co EMA	cdmontgomery@MauryCounty-TN.gov	N
Russell Peterson	On file		
Jeff Walsh	VUMC	jeff.j.walsh@vumc.org	No
GREG BOYD	SH. EMA		yes
Todd Horton	WCEMA	on file	yes

HMP Planning Meeting 4 (Virtual):

Meeting Name	Meeting Start Time	Display Name	Role	Attendee Email	Connection Type
Hazard Mitigation Planning Committee	2024-01-03 12:15:29	Bob Leeman	attendee	[redacted]	Desktop app
Hazard Mitigation Planning Committee	2024-01-03 12:15:29	Brian Goss	attendee		Desktop app
Hazard Mitigation Planning Committee	2024-01-03 12:15:29	Cathy Montgomery	attendee		Desktop app
Hazard Mitigation Planning Committee	2024-01-03 12:15:29	Donny	attendee		Desktop app
Hazard Mitigation Planning Committee	2024-01-03 12:15:29	Gene Cheatham	attendee		Web app
Hazard Mitigation Planning Committee	2024-01-03 12:15:29	Gino Fantoni	attendee		Mobile app
Hazard Mitigation Planning Committee	2024-01-03 12:15:29	Hoop K9QJS	attendee		Desktop app
Hazard Mitigation Planning Committee	2024-01-03 12:15:29	Jessica	attendee		Web app
Hazard Mitigation Planning Committee	2024-01-03 12:15:29	Jim Colvin	attendee		Web app
Hazard Mitigation Planning Committee	2024-01-03 12:15:29	Joshua Walter	attendee		Desktop app
Hazard Mitigation Planning Committee	2024-01-03 12:15:29	Katy Clouse, LMSW	attendee		Desktop app
Hazard Mitigation Planning Committee	2024-01-03 12:15:29	Katy Clouse, LMSW	attendee		Mobile app
Hazard Mitigation Planning Committee	2024-01-03 12:15:29	Mac Nolen	attendee		Desktop app
Hazard Mitigation Planning Committee	2024-01-03 12:15:29	Marc Waltz	attendee		Desktop app
Hazard Mitigation Planning Committee	2024-01-03 12:15:29	Mario Forgione	attendee		Desktop app
Hazard Mitigation Planning Committee	2024-01-03 12:15:29	Mark King	attendee		Desktop app
Hazard Mitigation Planning Committee	2024-01-03 12:15:29	Matthew Lupo	attendee		Web app
Hazard Mitigation Planning Committee	2024-01-03 12:15:29	Moderator	host		Web app
Hazard Mitigation Planning Committee	2024-01-03 12:15:29	Phil Sherrod	attendee		Mobile app
Hazard Mitigation Planning Committee	2024-01-03 12:15:29	Russell Peterson	attendee		Desktop app
Hazard Mitigation Planning Committee	2024-01-03 12:15:29	Sean Cothron	attendee		Desktop app
Hazard Mitigation Planning Committee	2024-01-03 12:15:29	WCEMA EOC	coHost		Web app

HMP Planning Meeting 5 (Virtual):

Meeting Name	Meeting Start Time	Display Name	Role	Attendee Email	Connection Type
Hazard Mitigation Public Meeting	2024-01-04 16:59:55	Andrew Gossett	attendee	[redacted]	Mobile app
Hazard Mitigation Public Meeting	2024-01-04 16:59:55	Ashlae	attendee		Mobile app
Hazard Mitigation Public Meeting	2024-01-04 16:59:55	C Ferguson	attendee		Mobile app
Hazard Mitigation Public Meeting	2024-01-04 16:59:55	Call-in User_1	attendee		Other app
Hazard Mitigation Public Meeting	2024-01-04 16:59:55	Eoc Info	host		Desktop app
Hazard Mitigation Public Meeting	2024-01-04 16:59:55	JK Hooper	attendee		Mobile app
Hazard Mitigation Public Meeting	2024-01-04 16:59:55	James G	attendee		Web app
Hazard Mitigation Public Meeting	2024-01-04 16:59:55	Jill Burgin	attendee		Web app
Hazard Mitigation Public Meeting	2024-01-04 16:59:55	Joe	attendee		Desktop app
Hazard Mitigation Public Meeting	2024-01-04 16:59:55	Joshua Walter	attendee		Desktop app
Hazard Mitigation Public Meeting	2024-01-04 16:59:55	Moderator	coHost		Desktop app
Hazard Mitigation Public Meeting	2024-01-04 16:59:55	Ronnie Leftwich	attendee		Desktop app
Hazard Mitigation Public Meeting	2024-01-04 16:59:55	Tanya and Dan Scherr	attendee		Desktop app

HMP Planning Meeting 6 (Virtual):

Meeting Name	Meeting Start Time	Display Name	Role	Attendee Email	Connection Type
Hazard Mitigation Planning Committee	2024-01-05 12:29:05	Bob Leeman	attendee		Desktop app
Hazard Mitigation Planning Committee	2024-01-05 12:29:05	Call-in User_1	attendee		Other app
Hazard Mitigation Planning Committee	2024-01-05 12:29:05	Catherine Montgomery	attendee		Desktop app
Hazard Mitigation Planning Committee	2024-01-05 12:29:05	Cathy Montgomery	attendee		Desktop app
Hazard Mitigation Planning Committee	2024-01-05 12:29:05	Donny	attendee		Desktop app
Hazard Mitigation Planning Committee	2024-01-05 12:29:05	Eoc Info	coHost		Desktop app
Hazard Mitigation Planning Committee	2024-01-05 12:29:05	Gene Cheatham	attendee		Mobile app
Hazard Mitigation Planning Committee	2024-01-05 12:29:05	Gino Fantoni	attendee		Desktop app
Hazard Mitigation Planning Committee	2024-01-05 12:29:05	Jay.Bonson	attendee		Web app
Hazard Mitigation Planning Committee	2024-01-05 12:29:05	John Walsh	attendee		Desktop app
Hazard Mitigation Planning Committee	2024-01-05 12:29:05	Katy Clouse, LMSW	attendee		Desktop app
Hazard Mitigation Planning Committee	2024-01-05 12:29:05	Mac Nolen	attendee		Desktop app
Hazard Mitigation Planning Committee	2024-01-05 12:29:05	Mario Forgione	attendee		Mobile app
Hazard Mitigation Planning Committee	2024-01-05 12:29:05	Moderator	host		Desktop app
Hazard Mitigation Planning Committee	2024-01-05 12:29:05	Phil Sherrod	attendee		Mobile app
Hazard Mitigation Planning Committee	2024-01-05 12:29:05	Russell Peterson	attendee		Desktop app
Hazard Mitigation Planning Committee	2024-01-05 12:29:05	Russell Peterson	attendee		Desktop app

HMP Planning Meeting 7 (Virtual):

Meeting Name	Meeting Start Time	Display Name	Role	Attendee Email	Connection Type
Hazard Mitigation Planning Committee	2024-01-08 11:55:56	Catherine Montgomery	attendee		Desktop app
Hazard Mitigation Planning Committee	2024-01-08 11:55:56	Dallas Clements - WCEMA Reserves	attendee		Web app
Hazard Mitigation Planning Committee	2024-01-08 11:55:56	Donny	attendee		Desktop app
Hazard Mitigation Planning Committee	2024-01-08 11:55:56	Eoc Info	host		Desktop app
Hazard Mitigation Planning Committee	2024-01-08 11:55:56	Gene Cheatham	attendee		Mobile app
Hazard Mitigation Planning Committee	2024-01-08 11:55:56	Gene Cheatham	attendee		Mobile app
Hazard Mitigation Planning Committee	2024-01-08 11:55:56	Gino Fantoni	attendee		Desktop app
Hazard Mitigation Planning Committee	2024-01-08 11:55:56	Greg Boyd	attendee		Desktop app
Hazard Mitigation Planning Committee	2024-01-08 11:55:56	Joshua Walter	attendee		Desktop app
Hazard Mitigation Planning Committee	2024-01-08 11:55:56	Mac Nolen	attendee		Desktop app
Hazard Mitigation Planning Committee	2024-01-08 11:55:56	Mario Forgione	attendee		Desktop app
Hazard Mitigation Planning Committee	2024-01-08 11:55:56	Matthew Lupo	attendee		Desktop app
Hazard Mitigation Planning Committee	2024-01-08 11:55:56	Mekayle Houghton	attendee		Desktop app
Hazard Mitigation Planning Committee	2024-01-08 11:55:56	Moderator	coHost		Desktop app
Hazard Mitigation Planning Committee	2024-01-08 11:55:56	Russell Peterson	attendee		Desktop app
Hazard Mitigation Planning Committee	2024-01-08 11:55:56	Sean Cothron	attendee		Desktop app
Hazard Mitigation Planning Committee	2024-01-08 11:55:56	Stark, Jeff OEM	attendee		Desktop app

Those that were in attendance are recorded on the prior sign-in sheets are shown below with the jurisdiction in which they represented.

Name:	Jurisdiction:
Jessica Abrams	State of Tennessee
Jay Bonson	Williamson County
Greg Boyd	City of Spring Hill
Jill Burgin	Williamson County
Jack Casner	State of Tennessee
Gene Cheatham	Williamson County
Dallas Clements	Williamson County
Katy Clouse	Williamson County

Jim Colvin	City of Brentwood
Sean Cothron	Williamson County
Clint Derryberry	Maury County
Gino Fantoni	City of Franklin
C Ferguson	Williamson County
Mario Forgione	Williamson County
James G	Williamson County
Brian Goss	City of Brentwood
Andrew Gossett	Williamson County
James Hooper	Williamson County
Todd Hoppenstedt	City of Brentwood
Todd Horton	Williamson County
Mekayle Houghton	Williamson County
Scott Hughes	City of Fairview
Joe	Williamson County
Erin Jakuboski	Williamson County
Bill Jorgensen	Williamson County
Sam Killingsworth	Town of Nolensville
Mark King	Williamson County
Bob Leeman	City of Brentwood
Ronnie Leftwich	Williamson County
Matthew Lupo	Town of Nolensville
Ken McLawhon	Town of Thompson's Station
Cathy Montgomery	Williamson County
Mac Nolen	Williamson County
Donny Parker	Williamson County
Russell Peterson	City of Brentwood
Tanya Scherr	Williamson County
Dan Scherr	Williamson County
Phil Sherrod	Williamson County
Jeff Stark	Metro Nashville – Davidson County

Nicholas Sturgeon	Williamson County
Ashlae Sympson	Williamson County
Paul Tampien	Williamson County
John Walsh	Williamson County
Joshua Walter	Williamson County
Marc Waltz	Williamson County
Scott Williar	City of Franklin

Social Media Publication 1:



Social Media Publication 2:



Social Media Publication 3:



Social Media Publication 4:



Social Media Publication 5:



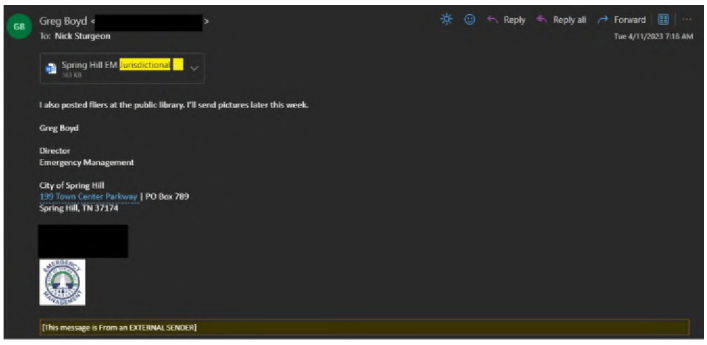
Social Media Publication 6:



Social Media Publication 7:



Proof of Flyer 1:



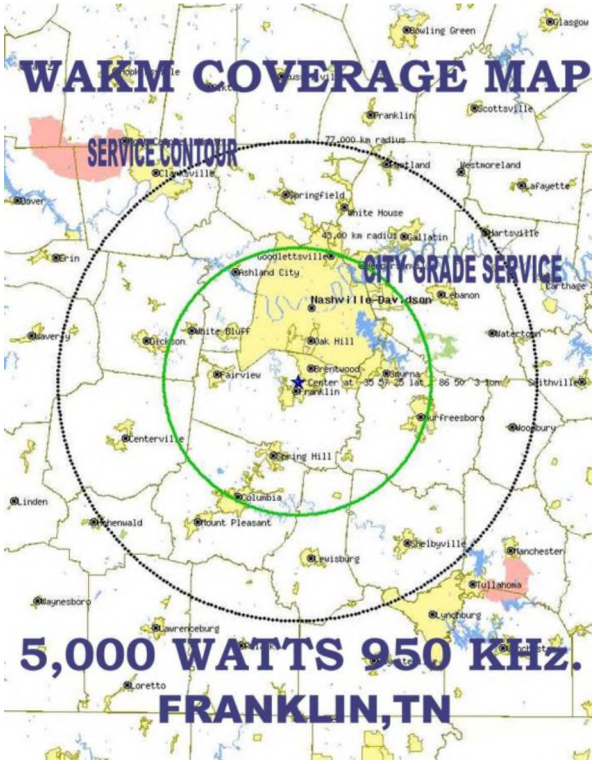
Appendix B: County Overview

CDC SVI Data:

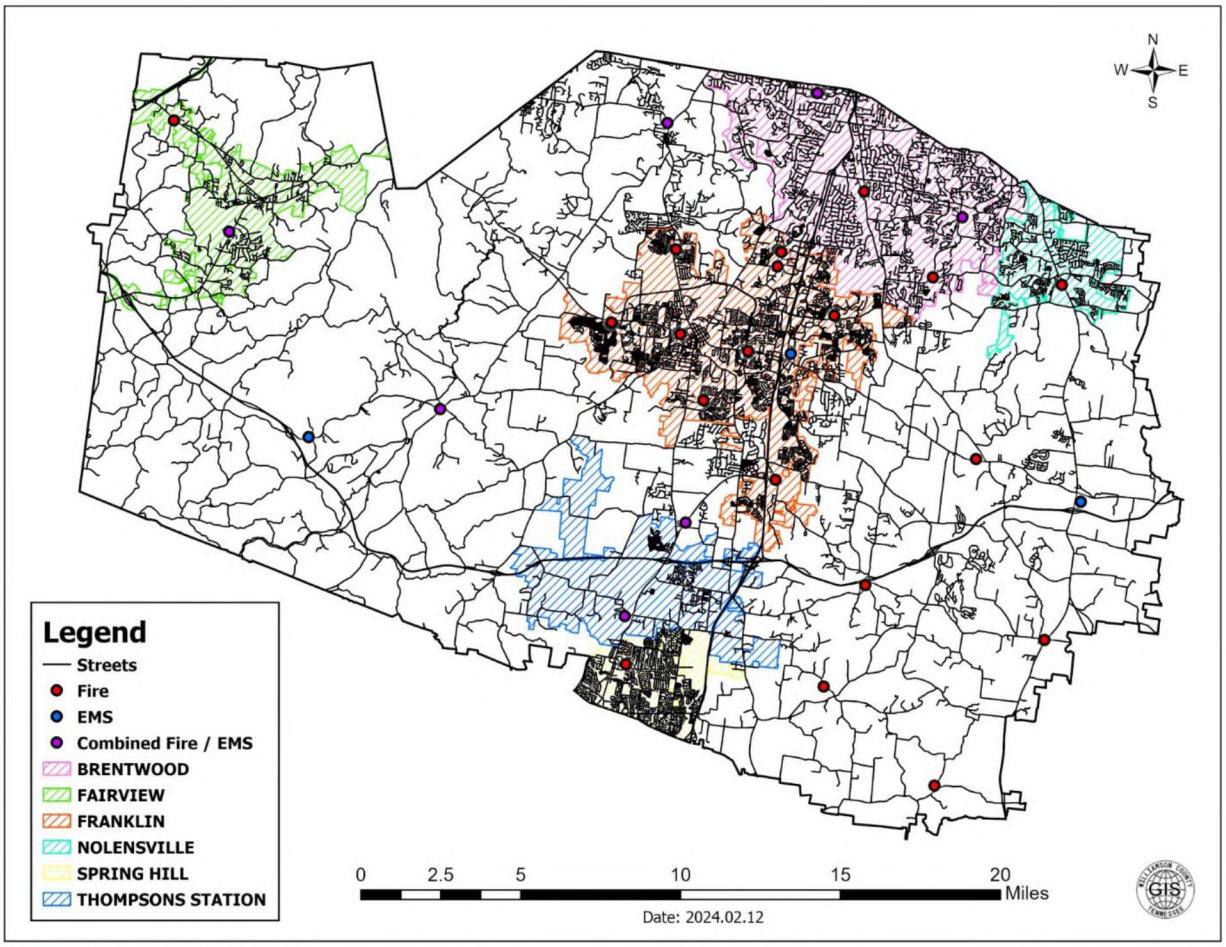
CDC SVI.xlsx

To view the data, please double click on the Excel icon above. If unable to view the data, please contact the WCEMA for assistance.

WAKM Coverage Map



Public Safety Facilities Map


N
W
E
S
Legend
Streets
Fire
EMS
Combined Fire / EMS
BRENTWOOD
FAIRVIEW
FRANKLIN
NOLENSVILLE
SPRING HILL
THOMPSONS STATION
0
2.5
5
10
15
20
Miles
Date: 2024.02.12
GIS

National Risk Index Summary:

National Risk Index

February 25, 2024

Williamson County, Tennessee

Summary

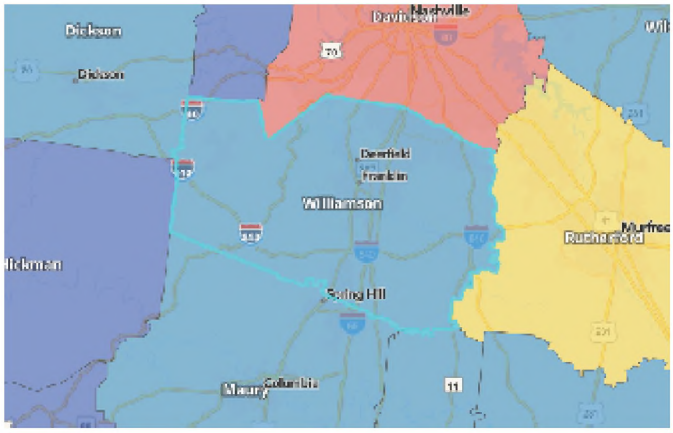
Risk Index is **Relatively Low**	Score **78.0**
Expected Annual Loss is **Relatively Moderate**	Score **83.6**
Social Vulnerability is **Very Low**	Score **2.1**
Community Resilience is **Very High**	Score **86.2**

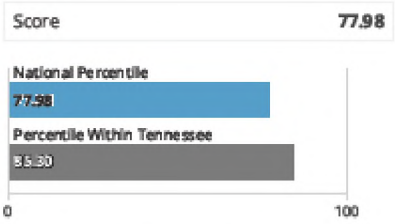
While reviewing this report, keep in mind that low risk is driven by lower loss due to natural hazards, lower social vulnerability, and higher community resilience.

For more information about the National Risk Index, its data, and how to interpret the information it provides, please review the **About the National Risk Index** and **How to Take Action** sections at the end of this report. Or, visit the National Risk Index website at hazards.fema.gov/nri/learn-more to access supporting documentation and links.

Risk Index

The Risk Index rating is **Relatively Low** for **Williamson County, TN** when compared to the rest of the U.S.





78% of U.S. counties have a lower Risk Index

85% of counties in Tennessee have a lower Risk Index



Hazard Type Risk Index

Hazard type Risk Index scores are calculated using data for only a single hazard type, and reflect a community's Expected Annual Loss value, community risk factors, and the adjustment factor used to calculate the risk value.

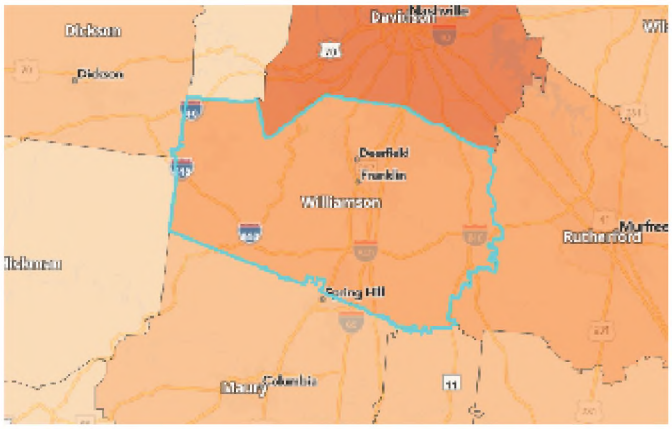
Hazard Type	Risk Index Rating	Risk Index Score	National Percentile
Avalanche	Not Applicable	–	
Coastal Flooding	Not Applicable	–	
Cold Wave	No Rating	0	0 100
Drought	Very Low	23.5	0 100
Earthquake	Relatively Moderate	93.6	0 100
Hail	Very Low	13.4	0 100
Heat Wave	Relatively Low	68.9	0 100
Hurricane	Very Low	49.6	0 100
Ice Storm	Relatively Low	38.5	0 100
Landslide	Relatively Moderate	88.7	0 100
Lightning	Relatively Moderate	70.1	0 100
Riverine Flooding	Relatively Low	59.4	0 100
Strong Wind	Relatively High	91.6	0 100
Tornado	Relatively Moderate	91.7	0 100
Tsunami	Not Applicable	–	
Volcanic Activity	Not Applicable	–	
Wildfire	Very Low	61.5	0 100
Winter Weather	Relatively Low	28.6	0 100

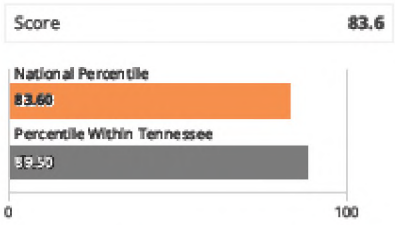
Risk Factor Breakdown

Hazard Type	EAL Value	Social Vulnerability	Community Resilience	CRF	Risk Value	Risk Index Score
Tornado	$10,277,838	Very Low	Very High	0.8	$8,124,847	91.7
Earthquake	$7,700,935	Very Low	Very High	0.8	$6,353,643	93.6
Strong Wind	$2,454,509	Very Low	Very High	0.8	$1,933,779	91.6
Riverine Flooding	$938,277	Very Low	Very High	0.8	$724,200	59.4
Heat Wave	$342,286	Very Low	Very High	0.8	$269,684	68.9
Lightning	$264,346	Very Low	Very High	0.8	$206,468	70.1
Hurricane	$251,986	Very Low	Very High	0.8	$198,134	49.6
Landslide	$214,227	Very Low	Very High	0.8	$159,934	88.7
Wildfire	$120,740	Very Low	Very High	0.8	$88,669	61.5
Ice Storm	$46,134	Very Low	Very High	0.8	$36,201	38.5
Winter Weather	$30,880	Very Low	Very High	0.8	$24,216	28.6
Hail	$17,983	Very Low	Very High	0.8	$14,186	13.4
Drought	$1,863	Very Low	Very High	0.8	$1,514	23.5
Cold Wave	$0	Very Low	Very High	0.8	$0	0
Avalanche	--	Very Low	Very High	0.8	--	--
Coastal Flooding	--	Very Low	Very High	0.8	--	--
Tsunami	--	Very Low	Very High	0.8	--	--
Volcanic Activity	--	Very Low	Very High	0.8	--	--

Expected Annual Loss

In **Williamson County, TN**, expected loss each year due to natural hazards is **Relatively Moderate** when compared to the rest of the U.S.





84% of U.S. counties have a lower Expected Annual Loss

89% of counties in Tennessee have a lower Expected Annual Loss

Expected Annual Loss Legend

Very High | Relatively High | Relatively Moderate | Relatively Low | Very Low

No Expected Annual Losses | Not Applicable | Insufficient Data

Composite Expected Annual Loss	**$22,662,004.08**
Composite Expected Annual Loss Rate National Percentile	**13.9**

Building EAL	**$13,745,769.17**	Population EAL	**0.77** fatalities
Building EAL Rate	**$1 per $3.98K of building value**	Population EAL Rate	**1 per 322.74K people**
Agriculture EAL	**$19,743.67**	Population Equivalence EAL	**$8,896,491.23**
Agriculture EAL Rate	**$1 per $1.80K of agriculture value**		

Expected Annual Loss for Hazard Types

Expected Annual Loss scores for hazard types are calculated using data for only a single hazard type, and reflect a community's relative expected annual loss for only that hazard type.

14 of 18 hazard types contribute to the expected annual loss for **Williamson County, TN**.

Hazard Type	Expected Annual Loss Rating	EAL Value	Score
Tornado	Relatively High	$10,277,838	94.7
Earthquake	Relatively Moderate	$7,700,935	94.2

Hazard Type	Expected Annual Loss Rating	EAL Value	Score
Strong Wind	Relatively High	$2,454,509	94.9
Riverine Flooding	Relatively Low	$938,277	69.2
Heat Wave	Relatively Moderate	$342,286	75.9
Lightning	Relatively Moderate	$264,346	78.8
Hurricane	Very Low	$251,986	52.5
Landslide	Relatively Moderate	$214,227	94.2
Wildfire	Relatively Low	$120,741	66.8
Ice Storm	Relatively Low	$46,135	46.1
Winter Weather	Relatively Low	$30,880	40.1
Hail	Very Low	$17,983	20.5
Drought	Very Low	$1,863	27.1
Cold Wave	No Expected Annual Losses	$0	0.0
Avalanche	Not Applicable	--	--
Coastal Flooding	Not Applicable	--	--
Tsunami	Not Applicable	--	--
Volcanic Activity	Not Applicable	--	--

Expected Annual Loss Values

Hazard Type	Total	Building Value	Population Equivalence	Population	Agriculture Value
Avalanche	--	--	--	--	--
Coastal Flooding	--	--	--	--	--
Cold Wave	$0	$0	$0	0.00	$0
Drought	$1,863	n/a	n/a	n/a	$1,863
Earthquake	$7,700,935	$5,732,549	$1,968,386	0.17	n/a
Hail	$17,983	$3,061	$14,378	0.00	$544
Heat Wave	$342,286	$3,684	$338,576	0.03	$26
Hurricane	$251,986	$248,386	$1,991	0.00	$1,610
Ice Storm	$46,134	$2,490	$43,644	0.00	n/a
Landslide	$214,227	$186,141	$28,086	0.00	n/a
Lightning	$264,346	$128,511	$135,835	0.01	n/a
Riverine Flooding	$938,277	$577,459	$359,701	0.03	$1,117

Hazard Type	Total	Building Value	Population Equivalence	Population	Agriculture Value
Strong Wind	$2,454,509	$329,791	$2,112,076	0.18	$12,641
Tornado	$10,277,838	$6,405,114	$3,870,787	0.33	$1,937
Tsunami	--	--	--	--	--
Volcanic Activity	--	--	--	--	--
Wildfire	$120,740	$111,144	$9,594	0.00	$3
Winter Weather	$30,880	$17,439	$13,437	0.00	$4

Exposure Values

Hazard Type	Total	Building Value	Population Equivalence	Population	Agriculture Value
Avalanche	--	--	--	--	--
Coastal Flooding	--	--	--	--	--
Cold Wave	$0	$0	$0	0.00	$0
Drought	$18,334,014	n/a	n/a	n/a	$18,334,014
Earthquake	$2,928,311,228,000	$54,689,628,000	$2,873,621,600,000	247,726.00	n/a
Hail	$2,925,992,402,385	$54,690,153,748	$2,871,266,800,000	247,523.00	$35,448,637
Heat Wave	$2,925,992,402,385	$54,690,153,748	$2,871,266,800,000	247,523.00	$35,448,637
Hurricane	$2,924,987,957,567	$54,672,983,997	$2,870,279,605,130	247,437.90	$35,368,440
Ice Storm	$2,925,041,212,564	$54,683,655,560	$2,870,357,557,004	247,444.62	n/a
Landslide	$1,125,211,552,939	$20,983,240,890	$1,104,228,312,049	95,192.10	n/a
Lightning	$2,925,956,953,748	$54,690,153,748	$2,871,266,800,000	247,523.00	n/a
Riverine Flooding	$67,934,556,133	$1,303,522,809	$66,624,960,029	5,743.53	$6,073,295
Strong Wind	$2,925,992,402,385	$54,690,153,748	$2,871,266,800,000	247,523.00	$35,448,637
Tornado	$2,925,992,402,385	$54,690,153,748	$2,871,266,800,000	247,523.00	$35,448,637
Tsunami	--	--	--	--	--
Volcanic Activity	--	--	--	--	--
Wildfire	$1,601,461,719,883	$27,542,795,954	$1,573,897,830,841	135,680.85	$21,093,087
Winter Weather	$2,925,992,402,385	$54,690,153,748	$2,871,266,800,000	247,523.00	$35,448,637

Annualized Frequency Values

Hazard Type	Annualized Frequency	Events on Record	Period of Record
Avalanche	--	--	--

Hazard Type	Annualized Frequency	Events on Record	Period of Record
Coastal Flooding	--	--	--
Cold Wave	0 events per year	0	2005-2021 (16 years)
Drought	8.5 events per year	294	2000-2021 (22 years)
Earthquake	0.117% chance per year	n/a	2021 dataset
Hail	3.7 events per year	128	1986-2021 (34 years)
Heat Wave	0.1 events per year	2	2005-2021 (16 years)
Hurricane	0 events per year	3	East 1851-2021 (171 years) / West 1949-2021 (73 years)
Ice Storm	0.6 events per year	42	1946-2014 (67 years)
Landslide	0 events per year	3	2010-2021 (12 years)
Lightning	80.9 events per year	1,780	1991-2012 (22 years)
Riverine Flooding	2.2 events per year	52	1996-2019 (24 years)
Strong Wind	6.2 events per year	211	1986-2021 (34 years)
Tornado	0.5 events per year	22	1950-2021 (72 years)
Tsunami	--	--	--
Volcanic Activity	--	--	--
Wildfire	0.001% chance per year	n/a	2021 dataset
Winter Weather	1 event per year	16	2005-2021 (16 years)

Historic Loss Ratios

Hazard Type	Overall Rating
Avalanche	--
Coastal Flooding	--
Cold Wave	No Rating
Drought	Very Low
Earthquake	Relatively High
Hail	Very Low
Heat Wave	Relatively Low
Hurricane	Very Low
Ice Storm	Very Low
Landslide	Very Low
Lightning	Very Low

Hazard Type	Overall Rating
Riverine Flooding	Very Low
Strong Wind	Very Low
Tornado	Relatively Low
Tsunami	--
Volcanic Activity	--
Wildfire	Relatively Low
Winter Weather	Very Low

Expected Annual Loss Rate

Hazard Type	Building EAL Rate (per building value)	Population EAL Rate (per population)	Agriculture EAL Rate (per agriculture value)
Avalanche	--	--	--
Coastal Flooding	--	--	--
Cold Wave	--	--	--
Drought	--	--	$1 per $19.03K
Earthquake	$1 per $9.54K	1 per 1.46M	--
Hail	$1 per $17.87M	1 per 199.70M	$1 per $65.17K
Heat Wave	$1 per $14.85M	1 per 8.48M	$1 per $1.34M
Hurricane	$1 per $220.18K	1 per 1.44B	$1 per $22.02K
Ice Storm	$1 per $21.96M	1 per 65.79M	--
Landslide	$1 per $293.81K	1 per 102.23M	--
Lightning	$1 per $425.57K	1 per 21.14M	--
Riverine Flooding	$1 per $94.71K	1 per 7.98M	$1 per $31.74K
Strong Wind	$1 per $165.83K	1 per 1.36M	$1 per $2.80K
Tornado	$1 per $8.54K	1 per 741.78K	$1 per $18.30K
Tsunami	--	--	--
Volcanic Activity	--	--	--
Wildfire	$1 per $492.07K	1 per 299.28M	$1 per $12.02M
Winter Weather	$1 per $3.14M	1 per 213.68M	$1 per $9.94M

Social Vulnerability

Social groups in **Williamson County, TN** have a **Very Low** susceptibility to the adverse impacts of natural hazards when compared to the rest of the U.S.



Score	2.13

National Percentile
2.13

Percentile Within Tennessee
1.10

0 100

2% of U.S. counties have a lower Social Vulnerability

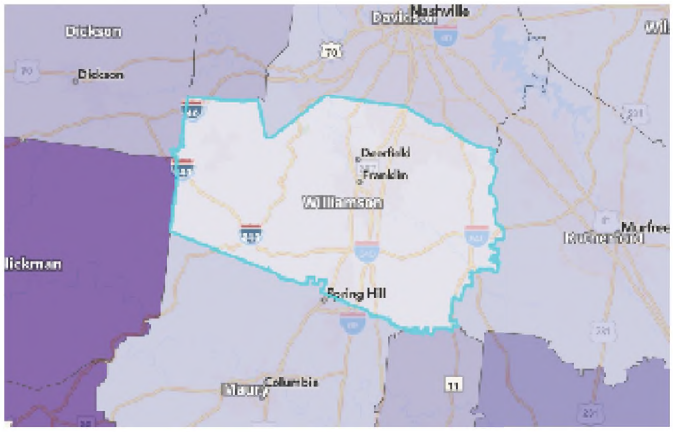
1% of counties in Tennessee have a lower Social Vulnerability

Social Vulnerability Legend

Very High | Relatively High | Relatively Moderate | Relatively Low | Very Low | Data Unavailable

Community Resilience

Communities in **Williamson County, TN** have a **Very High** ability to prepare for anticipated natural hazards, adapt to changing conditions, and withstand and recover rapidly from disruptions when compared to the rest of the U.S.



Score **86.19**

National Percentile
86.19

Percentile Within Tennessee
100.00

0 100

14% of U.S. counties have a higher Community Resilience

0% of counties in Tennessee have a higher Community Resilience

Community Resilience Legend

Very High | Relatively High | Relatively Moderate | Relatively Low | Very Low | Data Unavailable

About the National Risk Index

The National Risk Index is a dataset and online tool to help illustrate the United States communities most at risk for 18 natural hazards: Avalanche, Coastal Flooding, Cold Wave, Drought, Earthquake, Hail, Heat Wave, Hurricane, Ice Storm, Landslide, Lightning, Riverine Flooding, Strong Wind, Tornado, Tsunami, Volcanic Activity, Wildfire, and Winter Weather.

The National Risk Index leverages available source data for Expected Annual Loss due to these 18 hazard types, Social Vulnerability, and Community Resilience to develop a baseline relative risk measurement for each United States county and Census tract. These measurements are calculated using average past conditions, but they cannot be used to predict future outcomes for a community. The National Risk Index is intended to fill gaps in available data and analyses to better inform federal, state, local, tribal, and territorial decision makers as they develop risk reduction strategies.

Explore the National Risk Index Map at **hazards.fema.gov/nri/map**.

Visit the National Risk Index website at hazards.fema.gov/nri/learn-more to access supporting documentation and links.

Calculating the Risk Index

Risk Index scores are calculated using an equation that combines scores for Expected Annual Loss due to natural hazards, Social Vulnerability and Community Resilience:

Risk Index = Expected Annual Loss × Social Vulnerability + Community Resilience

Risk Index scores are presented as a composite score for all 18 hazard types, as well as individual scores for each hazard type.

For more information, visit hazards.fema.gov/nri/determining-risk.

Calculating Expected Annual Loss

Expected Annual Loss scores are calculated using an equation that combines values for exposure, annualized frequency, and historic loss ratios for 18 hazard types:

Expected Annual Loss = Exposure × Annualized Frequency × Historic Loss Ratio

Expected Annual Loss scores are presented as a composite score for all 18 hazard types, as well as individual scores for each hazard type.

For more information, visit hazards.fema.gov/nri/expected-annual-loss.

Calculating Social Vulnerability

Social Vulnerability is measured using the Social Vulnerability Index (SVI) published by the Centers for Disease Control and Prevention (CDC).

For more information, visit hazards.fema.gov/nri/social-vulnerability.

Calculating Community Resilience

Community Resilience is measured at the County level using the Baseline Resilience Indicators for Communities (HVRI BRIC) published by the University of South Carolina's Hazards and Vulnerability Research Institute (HVRI).

For more information, visit hazards.fema.gov/nri/community-resilience.

How to Take Action

There are many ways to reduce natural hazard risk through mitigation. Communities with high National Risk Index scores can take action to reduce risk by decreasing Expected Annual Loss due to natural hazards, decreasing Social Vulnerability, and increasing Community Resilience.

For information about how to take action and reduce your risk, visit hazards.fema.gov/nri/take-action.

Disclaimer

The National Risk Index (the Risk Index or the Index) and its associated data are meant for planning purposes only. This tool was created for broad nationwide comparisons and is not a substitute for localized risk assessment analysis. Nationwide datasets used as inputs for the National Risk Index are, in many cases, not as accurate as available local data. Users with access to local data for each National Risk Index risk factor should consider substituting

the Risk Index data with local data to recalculate a more accurate risk index. If you decide to download the National Risk Index data and substitute it with local data, you assume responsibility for the accuracy of the data and any resulting data index. Please visit the Contact Us page if you would like to discuss this process further.

The methodology used by the National Risk Index has been reviewed by subject matter experts in the fields of natural hazard risk research, risk analysis, mitigation planning, and emergency management. The processing methods used to create the National Risk Index have produced results similar to those from other natural hazard risk analyses conducted on a smaller scale. The breadth and combination of geographic information systems (GIS) and data processing techniques leveraged by the National Risk Index enable it to incorporate multiple hazard types and risk factors, manage its nationwide scope, and capture what might have been missed using other methods.

The National Risk Index does not consider the intricate economic and physical interdependencies that exist across geographic regions. Keep in mind that hazard impacts in surrounding counties or Census tracts can cause indirect losses in your community regardless of your community's risk profile.

Nationwide data available for some risk factors are rudimentary at this time. The National Risk Index will be continuously updated as new data become available and improved methodologies are identified.

The National Risk Index Contact Us page is available at hazards.fema.gov/nri/contact-us.

Appendix C: Historical Hazard Data

ETSU Climate Trend and Variations Report:

Williamson County Climate Trends and Variations

Flooding

The future risk of flooding in Williamson County is tied to predicted changes in the precipitation patterns. Tennessee and Williamson County have increasing trends in observed precipitation, and the Fourth National Climate Assessment (2018) reports that the broader Southeast region has seen an increase in the frequency and intensity of extreme rainfall events, there is high confidence that this trend will continue in the future. According to the Climate Mapping Risk Assessment (CMRA) Report, Williamson County is expected to experience a modest increase in various flood indicators by mid- and late-century. Both the increase in total precipitation and extreme rainfall events will increase the risk of flooding in Williamson County. The long-term (1895-2022) trend in annual precipitation shows an increase of +0.67" per decade, the medium-term (1961-2022) trend in precipitation shows an increase of +0.47" per decade, and the short-term (1991-2022) trend shows trend of 0.59" per decade. This indicates that precipitation has noticeably increased in Williamson County over the past several decades.



Figure 1: Climate Mapping Risk Assessment Report for Flooding in Williamson County.

(Source: US Climate Resilience Toolkit)

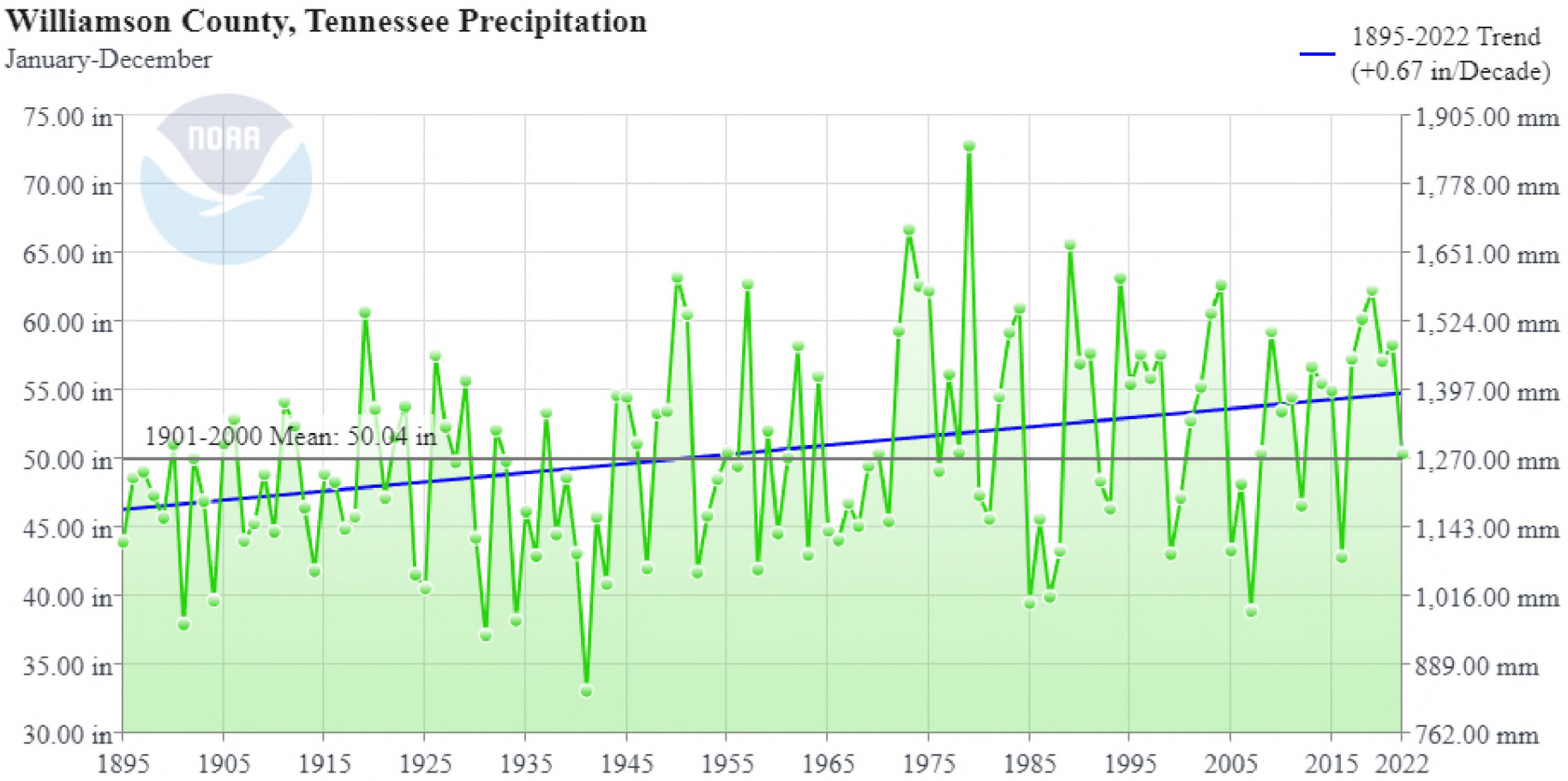


Figure 2: Total Annual Precipitation for Williamson County, Tennessee, Showing a +0.67-inch Increase per Decade Since 1895.

(Source: NOAA NCEI, Climate at a Glance: County Time Series)

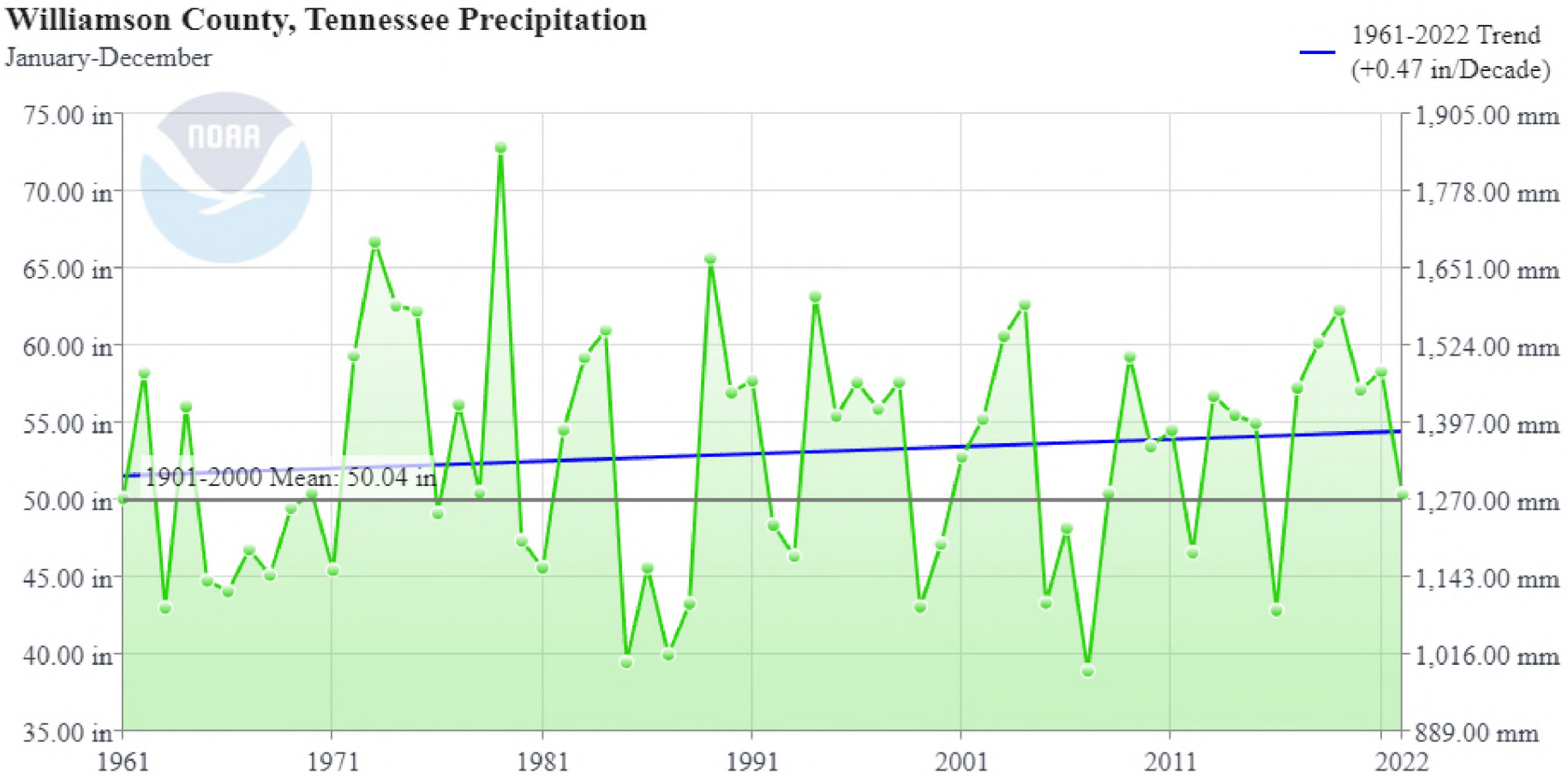


Figure 3: Total Annual Precipitation for Williamson County, Tennessee, Showing a +0.47-inch Increase per Decade Since 1961.

(Source: NOAA NCEI, Climate at a Glance: County Time Series)

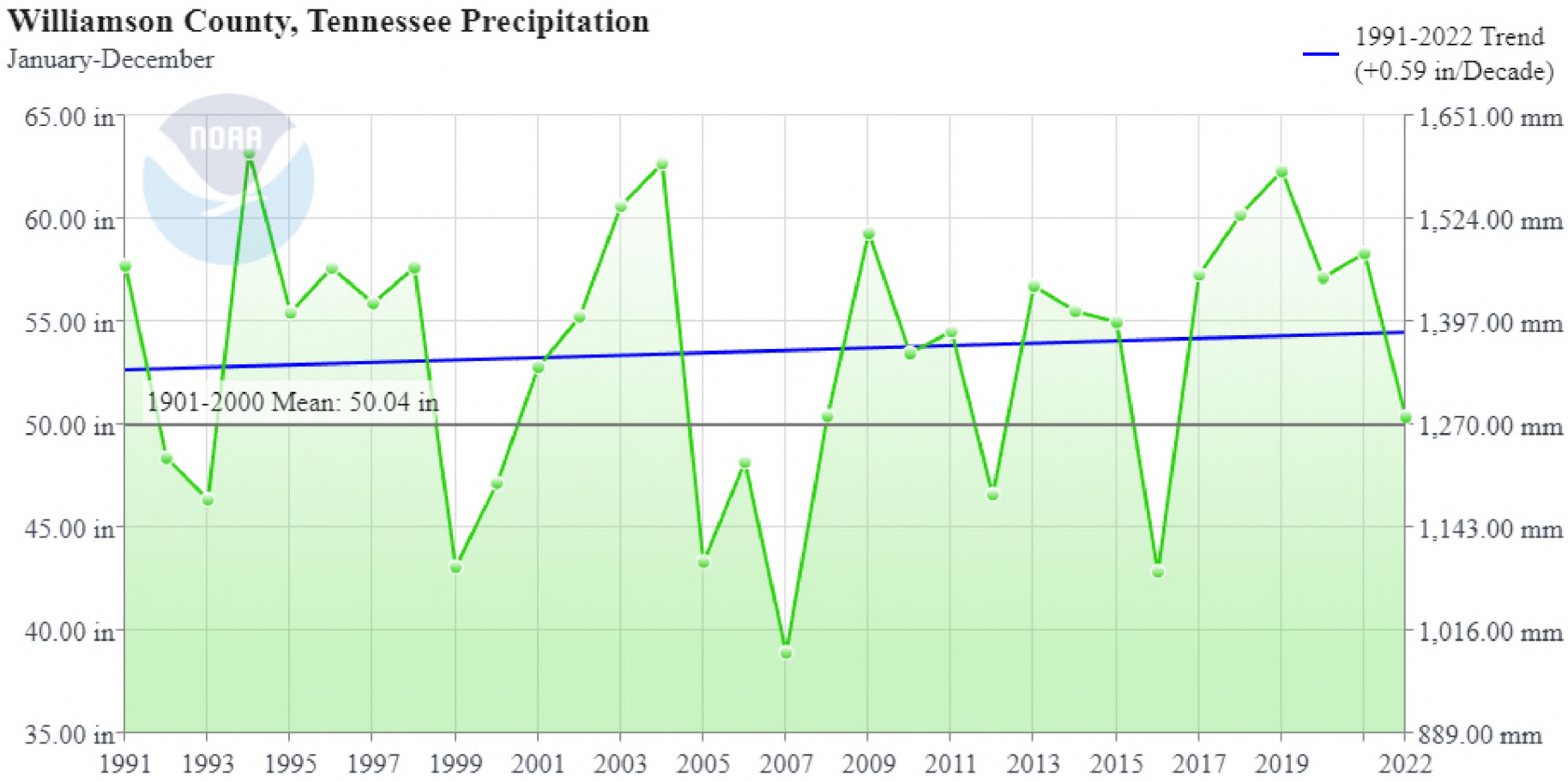


Figure 4: Total Annual Precipitation for Williamson County, Tennessee, Showing a +0.59-inch Increase per Decade Since 1991.

(Source: NOAA NCEI, Climate at a Glance: County Time Series)

Using the NOAA Storm Events Database, flood events and flood damages (dollars) were examined for trends between 1996 and 2021. While Williamson County did not show a significant trend in either the number of flood events or flood damages, several other nearby counties in Middle Tennessee did see increasing trends in the number of flood events in this time period.

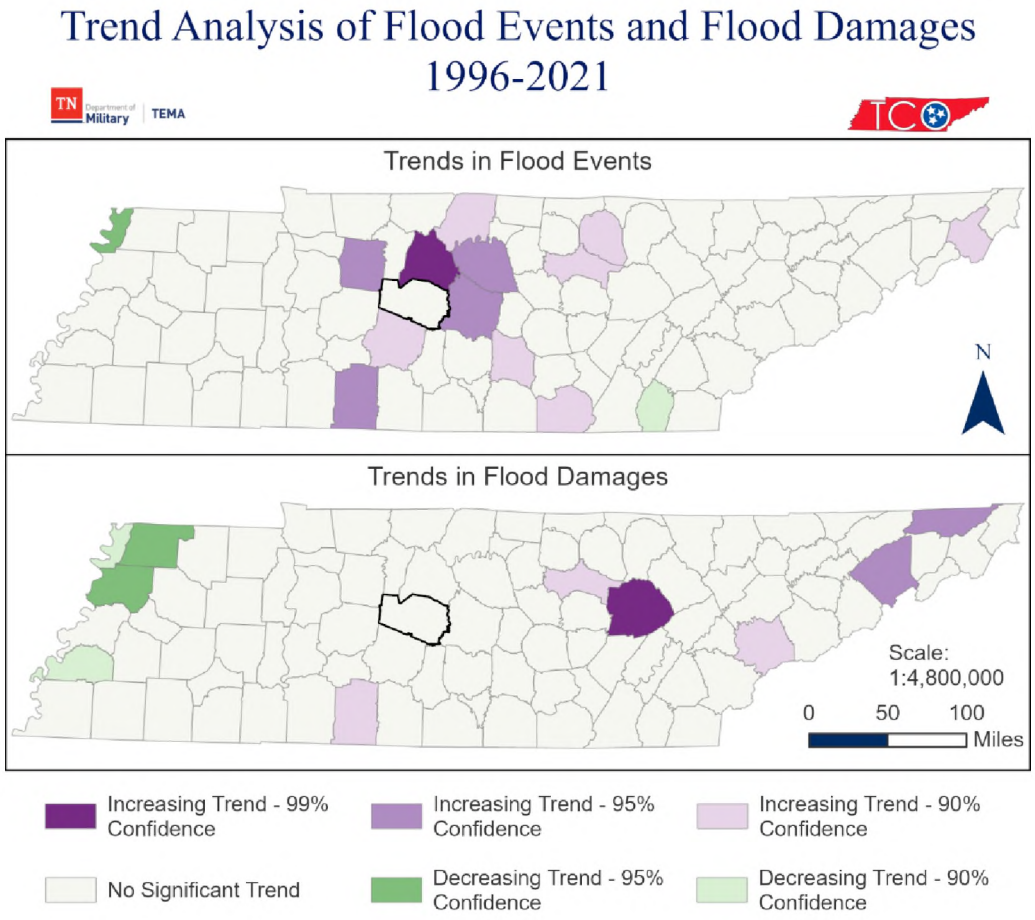


Figure 5: Trend in Flood Events and Flood Damages Reported in the NCEI Storm Events Database from 1996 to 2021, Williamson County Outlined in Bold.

The trends in flood events and flood damages presented above are for riverine flooding, but as overall rainfall increases and trends towards higher intensity precipitation events continue flash flooding may become a higher concern for parts of Tennessee, including Williamson County. The Tennessee Climate Office (TCO) analyzed trends in flash flood events and flash flood related damages from the NOAA Storm Events Database from 1996 to 2021. Williamson County showed no significant trend in these events, but some other nearby Middle Tennessee counties did show increasing trends in flash flood damage amounts.

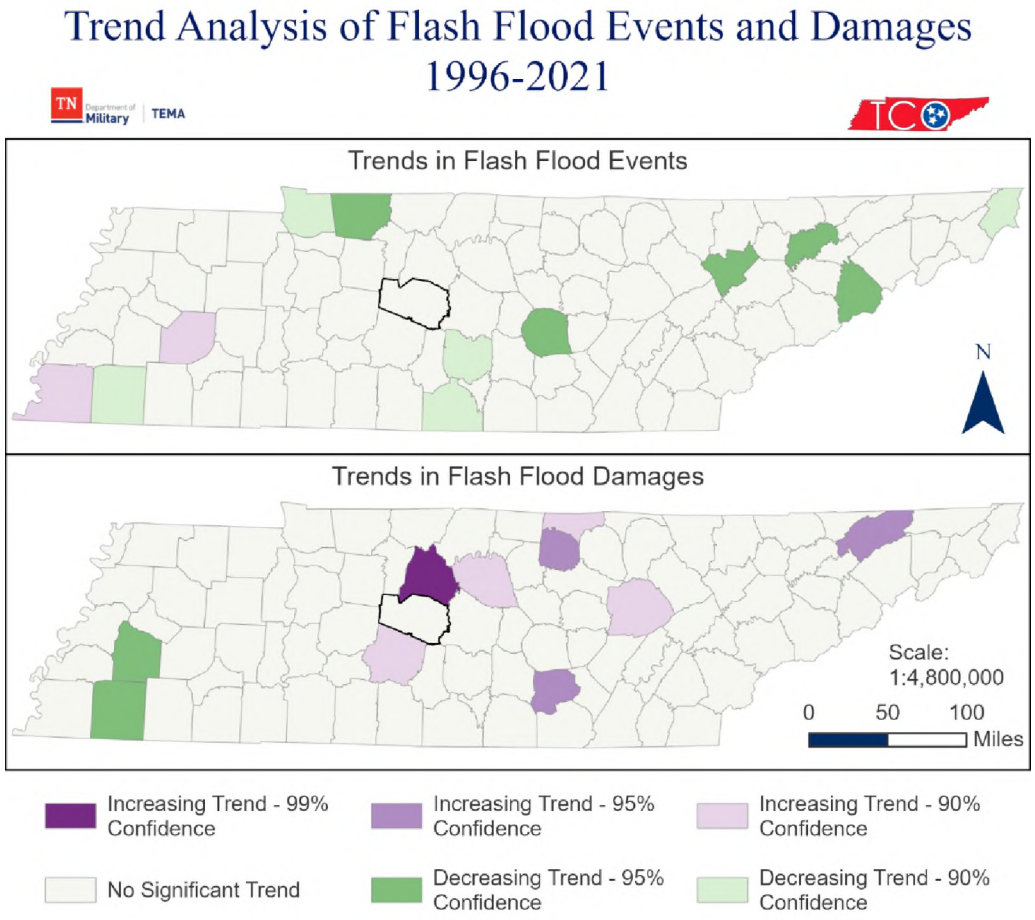


Figure 6: Trend in Flash Flood Events and Flash Flood Damages Reported in the NCEI Storm Events Database from 1996 to 2021, Williamson County Outlined in Bold.

Extreme rainfall events are often categorized based on how much above or below their amounts were compared to the 100-year, or 1% annual probability, rainfall amounts. For Williamson County, a 100-year 1-hour extreme rainfall total would be approximately 3.26-3.75 inches. For a 100-year 24-hour extreme rainfall event, Williamson County would experience 7.01-8.00 inches of rain.

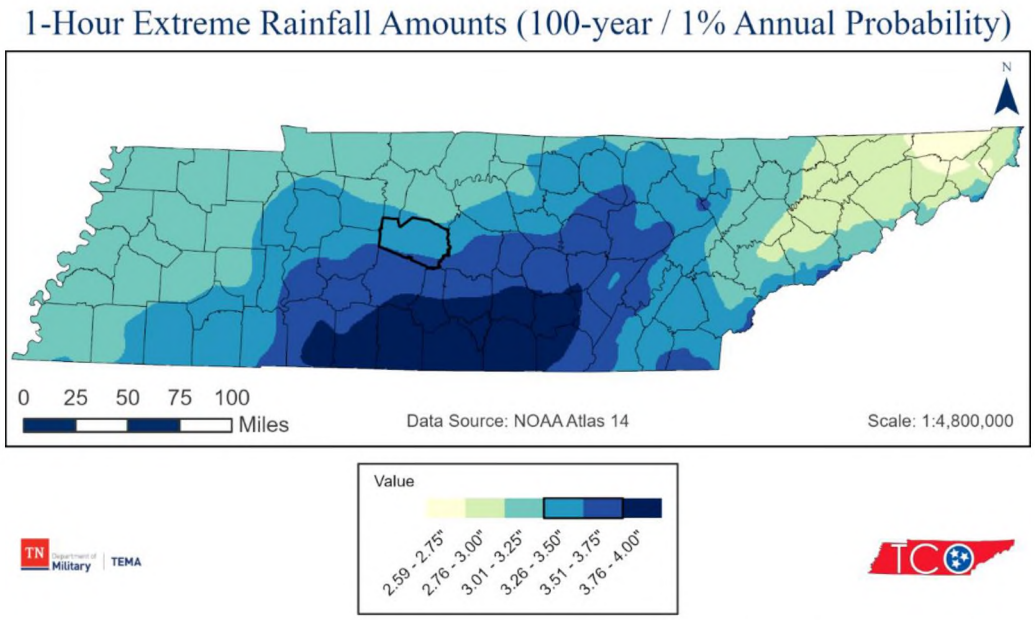


Figure 7: 1-hour Extreme Rainfall Estimates for 100-year Return Period (1% Annual Probability of Exceedance) using NOAA Atlas 14, Williamson County, Outlined in Bold.

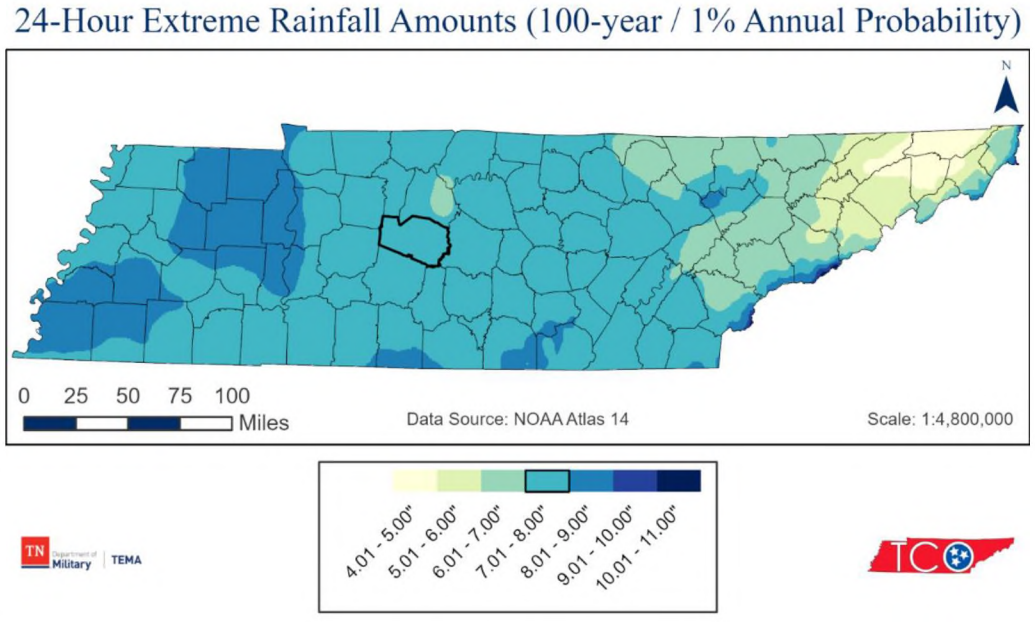


Figure 8: 24-hour Extreme Rainfall Estimates for 100-year Return Period (1% Annual Probability of Exceedance) using NOAA Atlas 14, Williamson County, Outlined in Bold.

The TCO analyzed trends in heavy precipitation days per year in counties across Tennessee, these were the number of days that daily rainfall totals exceeded a 1-year (100% chance of annual

probability), 2-year (50% chance of annual probability), or a 5-year (20% chance of annual probability) event. Williamson County showed no significant trend in these heavy rainfall events.

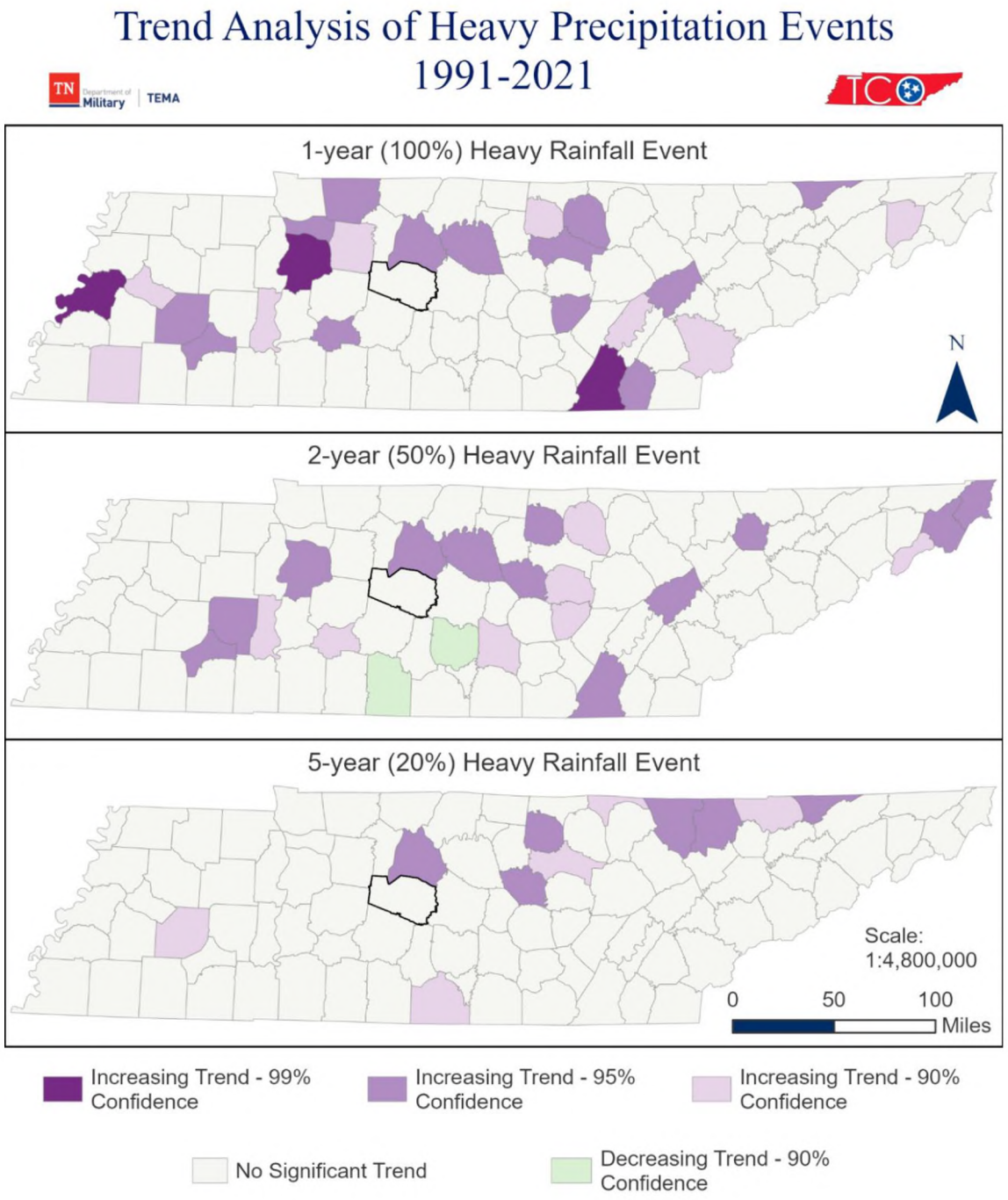


Figure 9: Trend in Heavy Precipitation Events (1-year, 2-year, and 5-year Return Period Exceedance Events), Williamson County Outlined in Bold.

Additional data from the CMRA report for Williamson County predicts an increase in the number of days per year with extreme precipitation for Williamson County throughout the 21st century. Based on analysis by the NCICS and NOAA, Franklin (the county seat of Williamson County) currently has a 100-year 24-hour extreme rainfall amount of 7.56 inches and that amount is predicted to rise by as much as 1.26 inches (to 8.82") by 2055.

Table 1: Possible Change in the Number of Days per Year with Precipitation Exceeding 99th Percentile (Extreme Precipitation Days).

High Emissions Scenario	Modeled History (1976-2005)	Early Century (2015-2044)	Mid Century (2035-2064)	Late Century (2070-2099)
Driest Projection	6.5	+1.1	+1.4	+2.8
Mean Projection	6.8	+1.2	+1.5	+2.9
Wettest Projection	7.2	+1.2	+1.6	+3.2
Low Emissions Scenario	**Modeled History (1976-2005)**	**Early Century (2015-2044)**	**Mid Century (2035-2064)**	**Late Century (2070-2099)**
Driest Projection	6.5	+0.7	+1.1	+1.6
Mean Projection	6.8	+0.8	+1.1	+1.7
Wettest Projection	7.2	+0.8	+1.2	+1.7

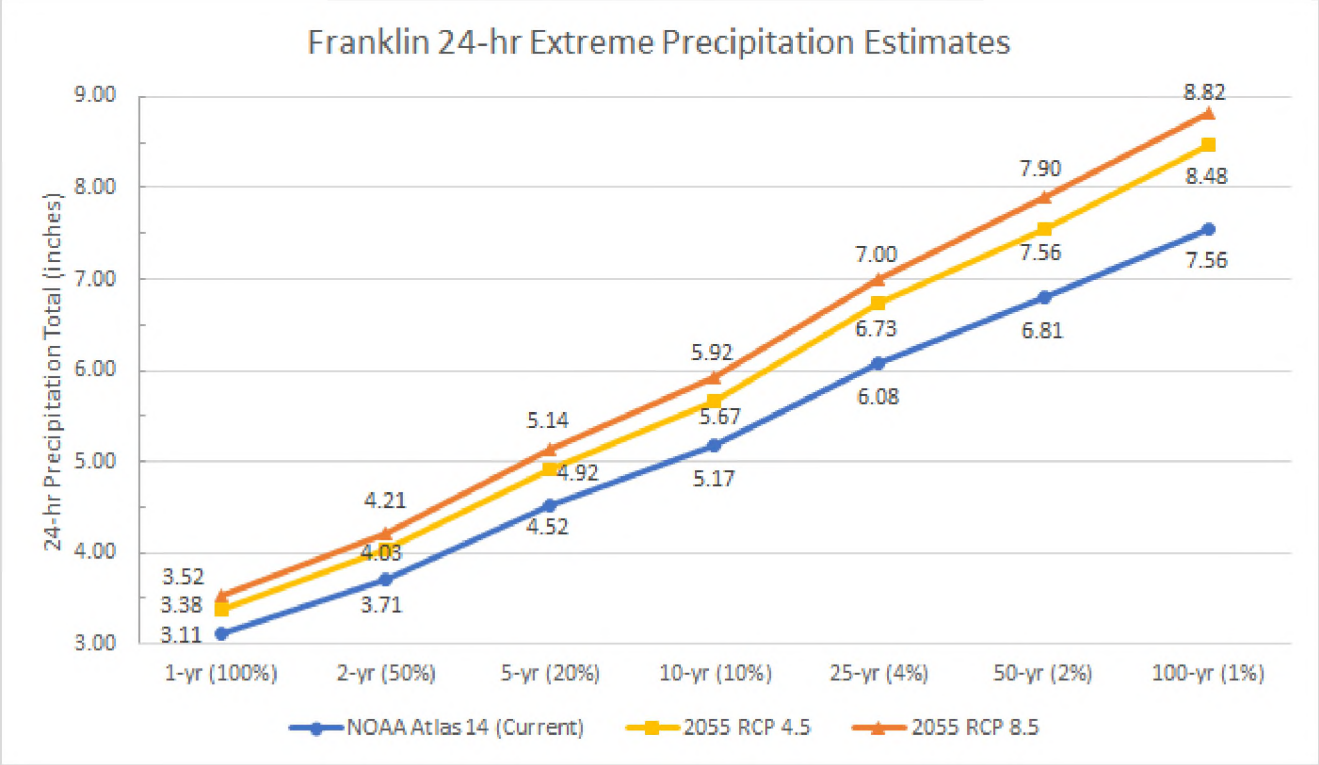


Figure 10: 24-hour Extreme Rainfall Estimates for 1-year, 2-year, 5-year, 10-year, 25-year, 50-

year, and 100-year Return Periods using NOAA Atlas 14 (historical data) and Mid-Century Values for 2055 using RCP4.5 and RCP8.5 Emission Scenarios.

The US Department of Agriculture and US Forest Service created a report based on models and projection data from Multivariate Adaptive Constructed Analogs (MACA), that show most of Tennessee is expected to see an increase in annual precipitation by the late 21st century. Williamson County is projected to see an increase of 2-4% in annual precipitation by the late 21st century. However, potential changes in precipitation are not expected to be spread equally across all four seasons. The largest change for Williamson County comes in spring precipitation totals, with a projected 6-8% increase over historical spring precipitation. Summer precipitation is projected to decrease 0.1-4% from the historical average, Fall is projected to see a 4-6% increase in precipitation, and Winter is projected to have a 2-4% increase in precipitation across Williamson County.

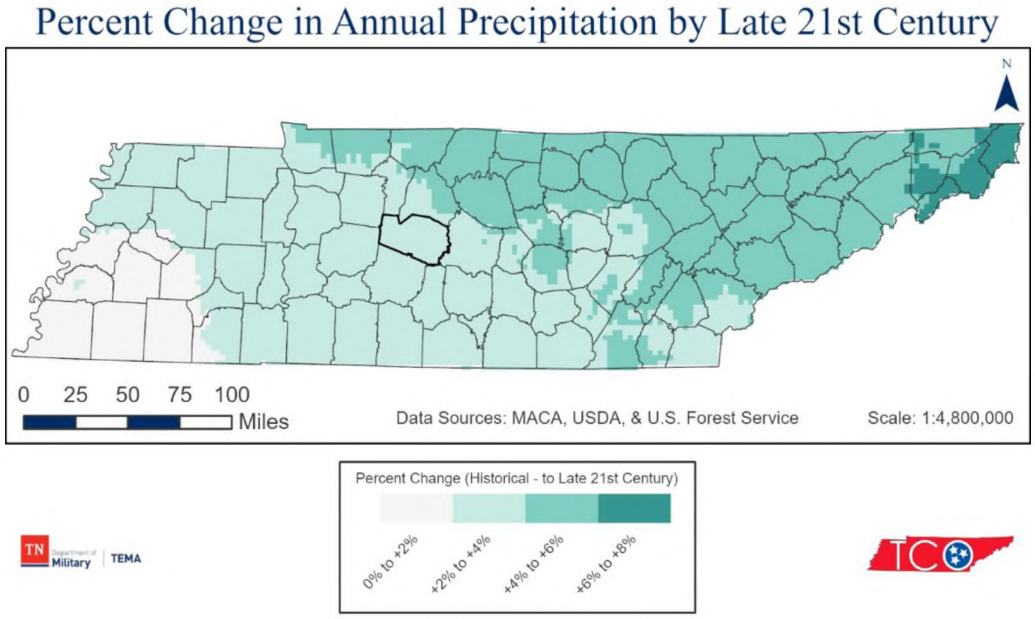


Figure 11: Projected Change in Annual Precipitation for Tennessee, Williamson County Outlined in Bold.

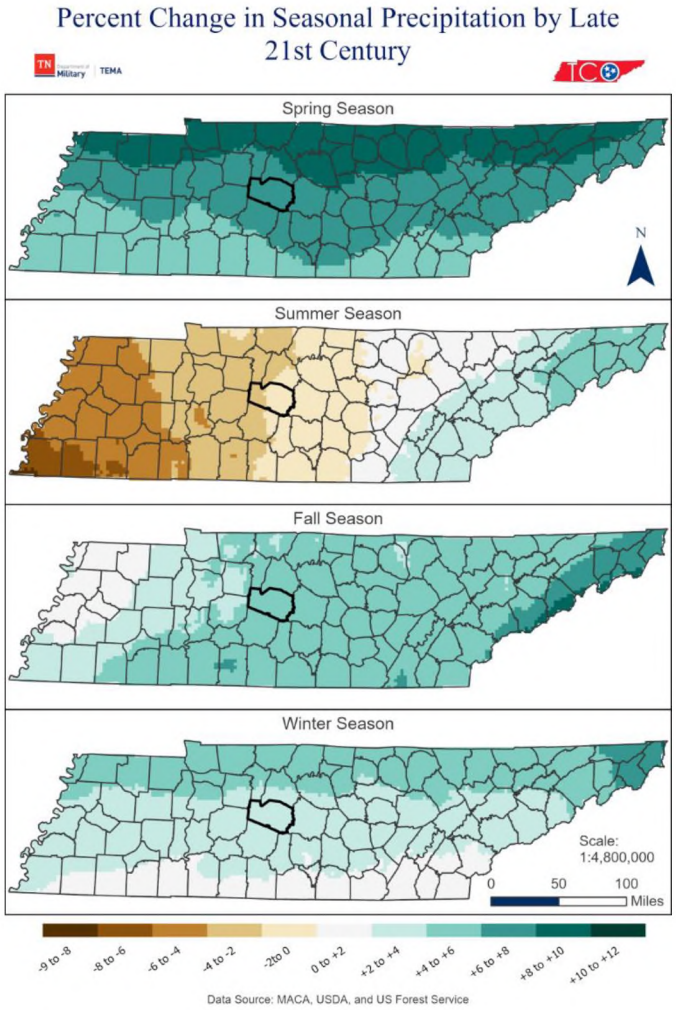


Figure 12: Projected Change in Seasonal Precipitation for Tennessee, Williamson County Outlined in Bold.

Tornado

It is uncertain how climate trends will impact the overall frequency of tornadoes, with convective storms (from which tornadoes form) being the least well understood extreme events when it comes to attributing future changes to climate trends and variations. However, some studies suggest that the number of days conducive to severe thunderstorms, which can spawn tornadoes, may increase in certain regions including West and Middle Tennessee. Additionally, warmer temperatures can provide more energy to storms, potentially leading to more intense tornadoes. Tornado formation depends on the interaction of multiple atmospheric factors, including temperature, humidity, wind shear, and instability. While climate trends may alter some of these factors, the precise impact on tornado formation remains uncertain. Warmer temperatures and increased moisture content in the atmosphere can contribute to more

favorable conditions for tornado formation, but other factors like wind shear patterns may also change and reduce the chances for tornado formation.

Using historical data from 1980 to 2021, Williamson County has a moderate density for tornadoes in Tennessee, with an average of 0.11 to 0.2 tornado tracks per square mile in most of the county, with extreme southern parts of the county with less than 0.1 tracks per square mile in this time period.

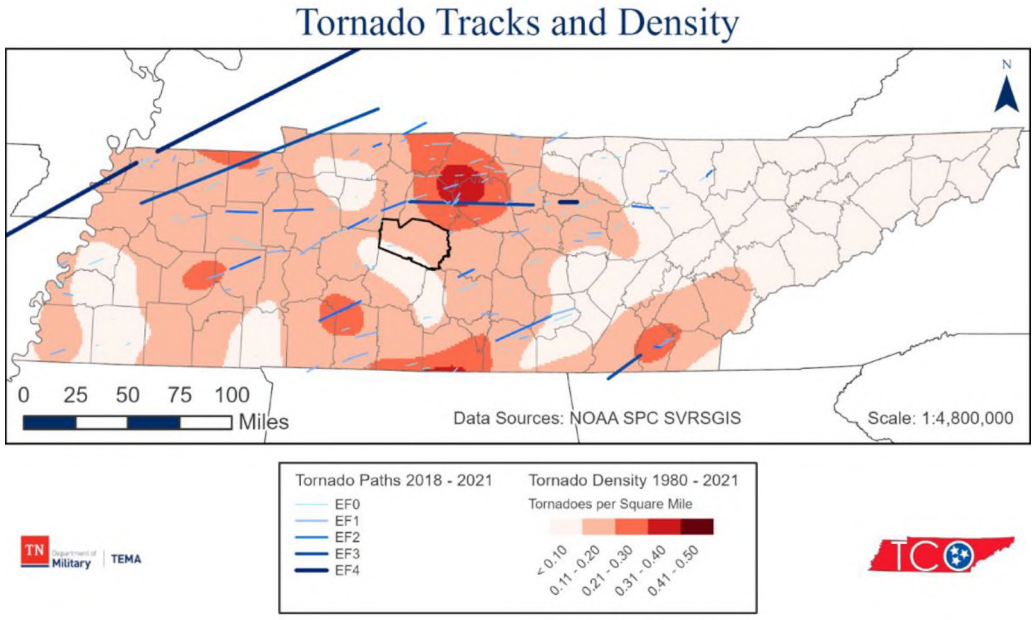


Figure 13: Tornado Tracks from 2018-2021 and the Density of Tornado Tracks across Tennessee from 1980 to 2021, Williamson County Outlined in Bold.

Using data from the NOAA Storm Events Database, trend analysis and emerging hotspot analysis were performed on the number of tornadoes reported in each county of Tennessee from 1996 to 2021. There was not a significant increasing or decreasing trend in the number of tornadoes observed in Williamson County. However, Williamson County and other neighboring counties to the north were identified as a sporadic hot spot for tornadoes, meaning the county was a hot spot for tornadoes in the final year in the analysis with a history of also being an on-again and off-again hot spot through the period, but less than 90 percent of the time-step intervals have been statistically significant hot spots. These results indicate that while there has been a moderate number of tornadoes occurring in Williamson County, there has not been a significant increase in the number of tornadoes observed per year over the past 26 years.

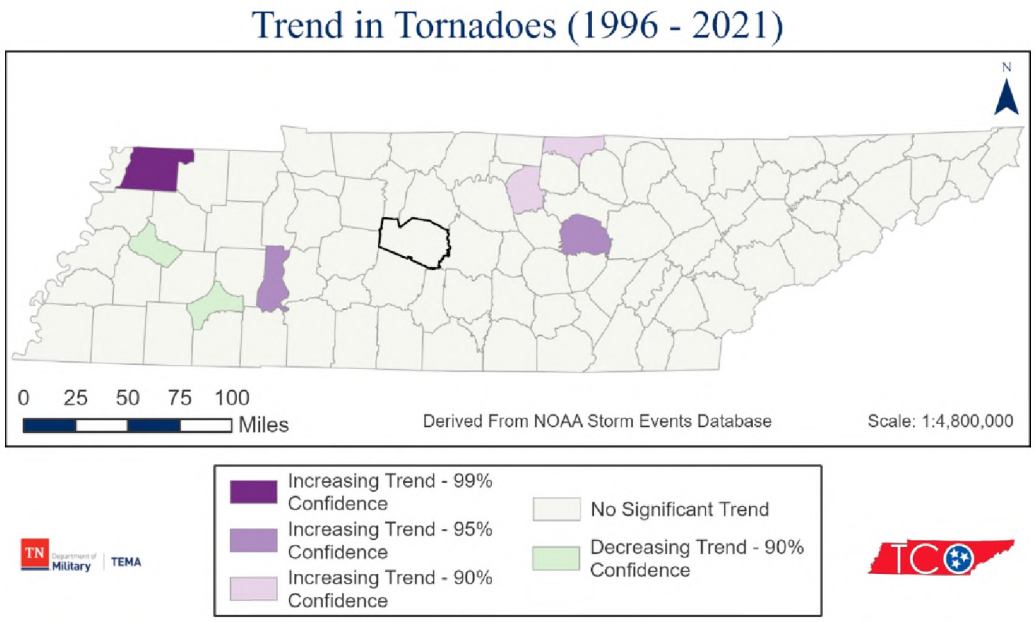


Figure 14: Trends in the Number of Tornadoes Recorded in the NCEI Storm Events Database from 1996 to 2021, Williamson County Outlined in Bold.

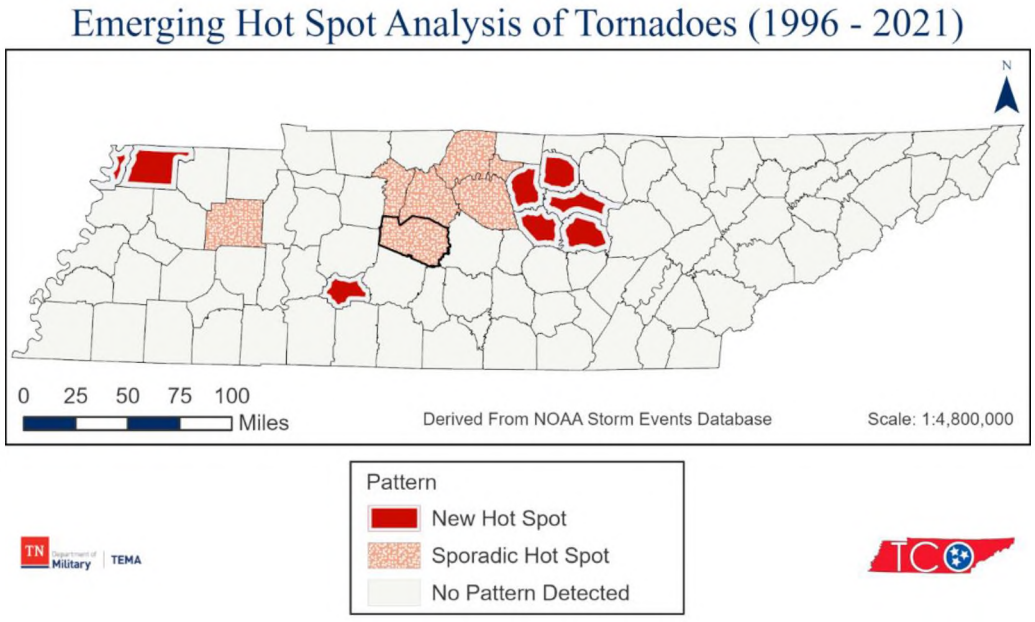


Figure 15: Emerging Hot Spot Analysis based on the Number of Tornadoes per Year Recorded in the NCEI Storm Events Database from 1996 to 2021, Williamson County Outlined in Bold.

Severe Weather

Climate trends and variations may lead to an increase in frequency and intensity of certain types of severe storms. Warmer air temperatures can contribute to more moisture in the atmosphere, providing fuel for stronger rainfall events and potentially more intense thunderstorms. The increased energy in the atmosphere can also contribute to the development of more powerful storms. Climate trends can also result in altered precipitation patterns influencing the distribution, timing, and intensity of rainfall during storms. Climate trends can influence the paths and tracks of severe storms too. Changes in atmospheric circulation patterns may lead to shifts in the regions where storms typically form or move, potentially affecting the areas that are historically vulnerable to specific types of storms. This can result in new areas being exposed to severe storms while other areas experience a decrease. Research by Ashley et al. (2023) into supercell thunderstorm formation compared historical data (1990-2005) and future climate models for the late 21st century (2085 – 2100), which indicate that the mid-South region of the U.S. (including West and Middle Tennessee) could see an increase in the number of supercell thunderstorms capable of producing severe thunderstorm hazards and tornadoes. These increases were mostly found in the late winter to early spring months of February, March, and April. Additionally, they found that an increasing number of supercell thunderstorms in this region could form in the late afternoon to overnight hours. Climate trends can contribute to compound events where multiple extreme weather events can occur simultaneously or in succession. These compound events can amplify the overall impacts on communities and ecosystems, making them more challenging to manage and recover from.

Severe Thunderstorms (Convective Wind, Hail and Lightning)

The Tennessee Climate Office (TCO) analyzed trends for thunderstorm winds (convective wind) and severe hail reports in counties across Tennessee using the NOAA Storm Events Database with data from 1996 to 2021, and lightning strikes per county from 1996 to 2021 from the NOAA Severe Weather Data Inventory (SWDI). The trend analysis for convective winds and severe hail showed a significant increasing trend in the number of events in Williamson County at the 95% confidence level. There was a decreasing trend in the number of lightning strikes per year in Williamson County at the 95% confidence interval.

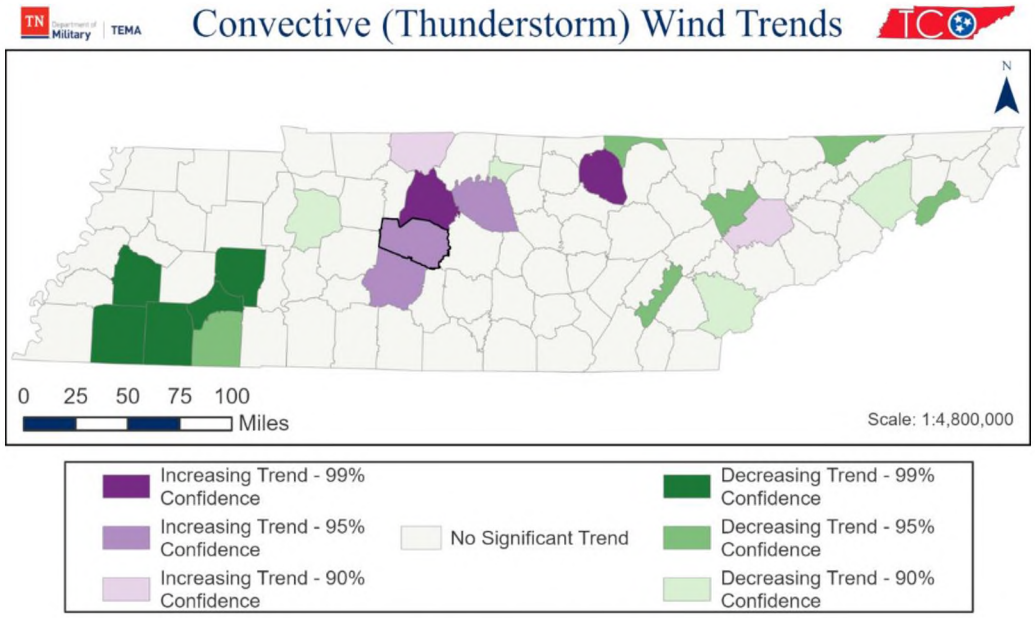


Figure 16: Trends in the Number of Thunderstorm Wind Events Recorded in the NCEI Storm Events Database from 1996 to 2021, Williamson County Outlined in Bold.

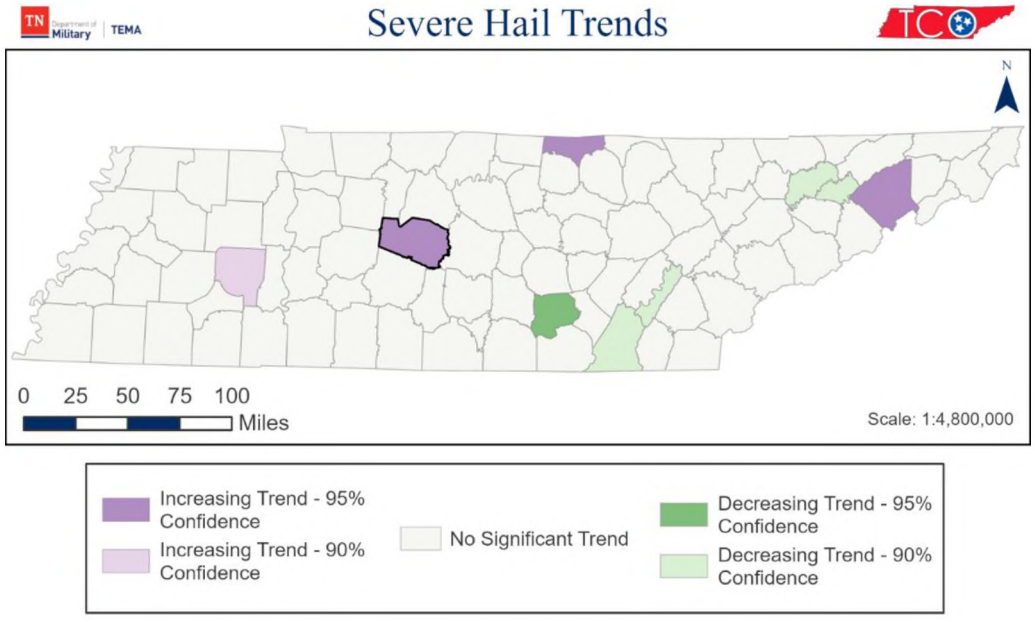


Figure 17: Trends in the Number of Severe Hail Events Recorded in the NCEI Storm Events Database from 1996 to 2021, Williamson County Outlined in Bold.

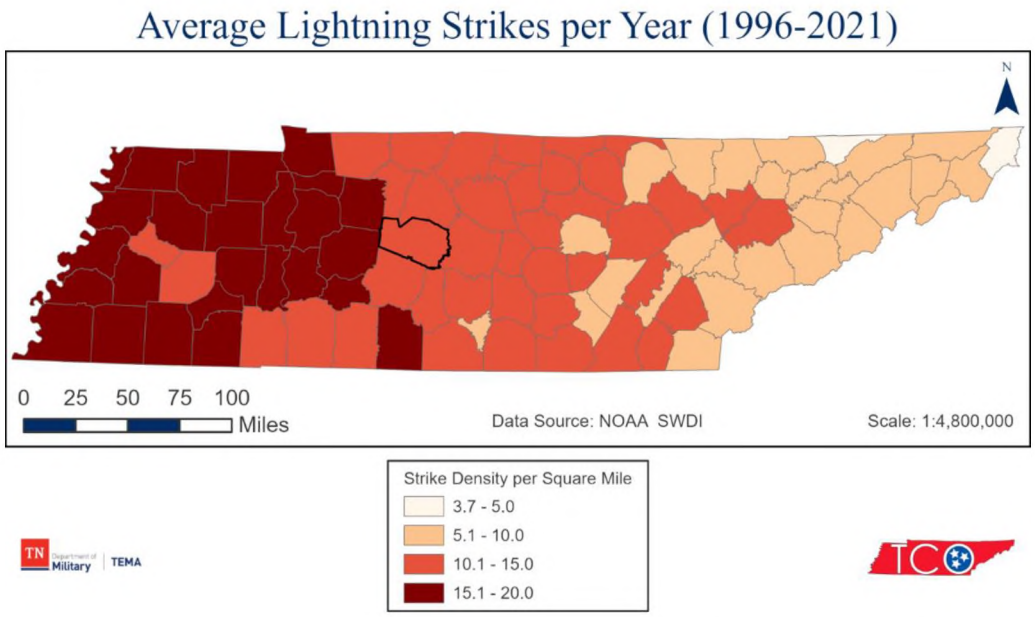


Figure 18: Average Annual Number of Lightning Strikes per Square Mile from 1996 to 2021, Williamson County Outlined in Bold.

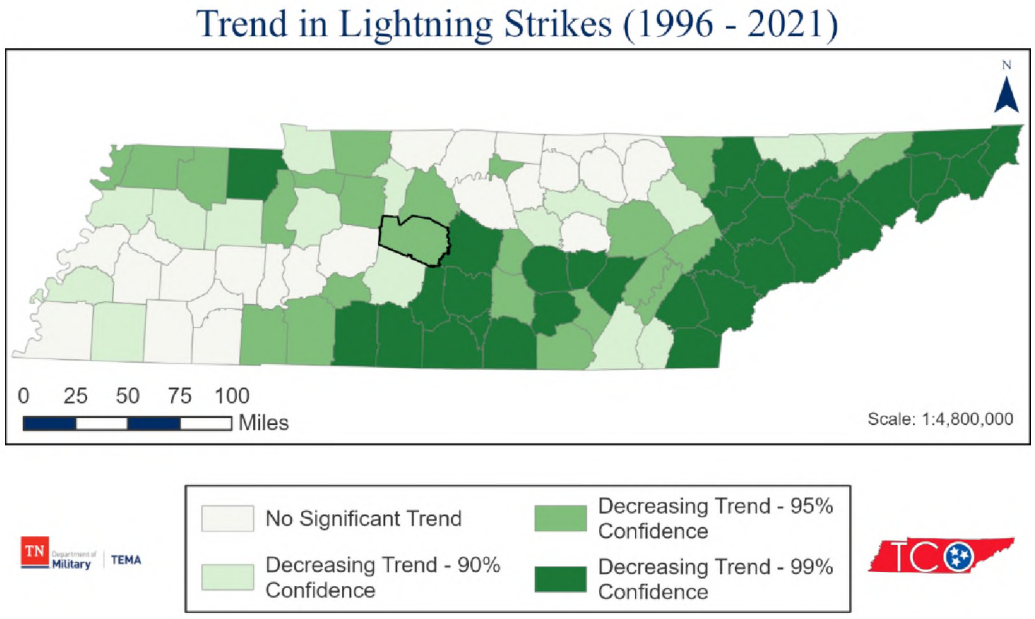


Figure 19: Trends in the Number of Lightning Strikes per County Recorded in the NOAA Severe Weather Data Inventory from 1996 to 2021, Williamson County Outlined in Bold.

Non-Thunderstorm Winds

The Tennessee Climate Office (TCO) also analyzed trends for non-convective (non-thunderstorm) wind reports in counties across Tennessee using the NOAA Storm Events Database with data from 1996 to 2021, and Williamson County showed a significant increasing trend at the 90% confidence level in non-convective wind events during this time along with several other counties in Middle Tennessee.

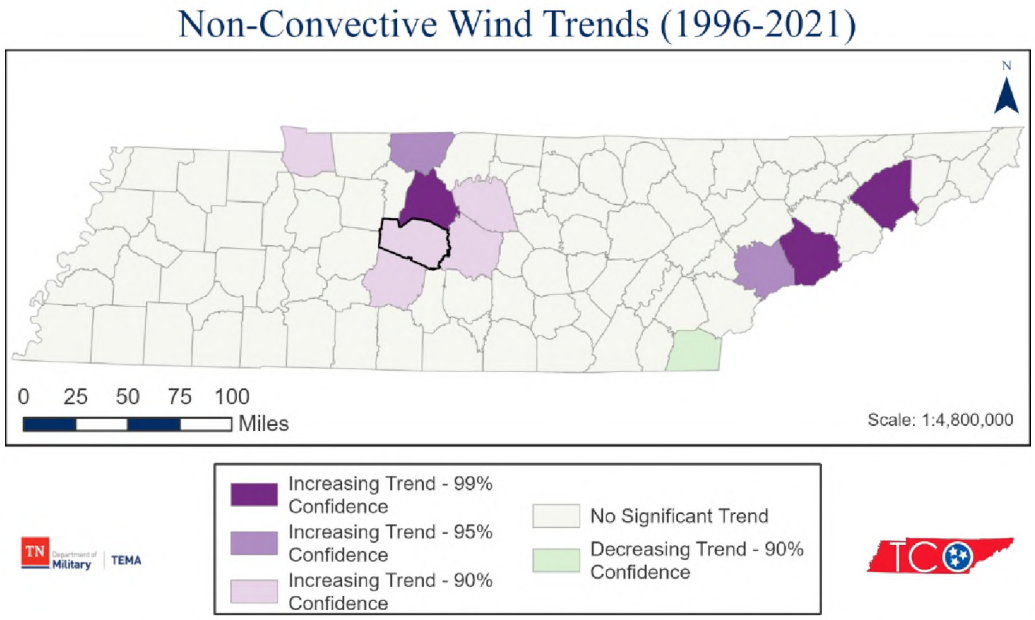


Figure 20: Trends in the Number of Non-Convective Wind Events Recorded in the NCEI Storm Events Database from 1996 to 2021, Williamson County Outlined in Bold.

Winter Weather

Data from the National Weather Service NOHRSC National Gridded Snowfall Analysis webpage covering the winters of 2008-2009 to 2022-2023 (the last 15-years) indicates that the average annual snowfall for Williamson County ranges from 4 to 6-inches per year. Using data from the NOAA Storm Events Database, trend analysis was performed on winter weather-related storms from 1996 to 2021 across the state of Tennessee. In this time period there was an increasing trend in the number of winter storms impacting Williamson County, this trend was significant to the 99% confidence level.

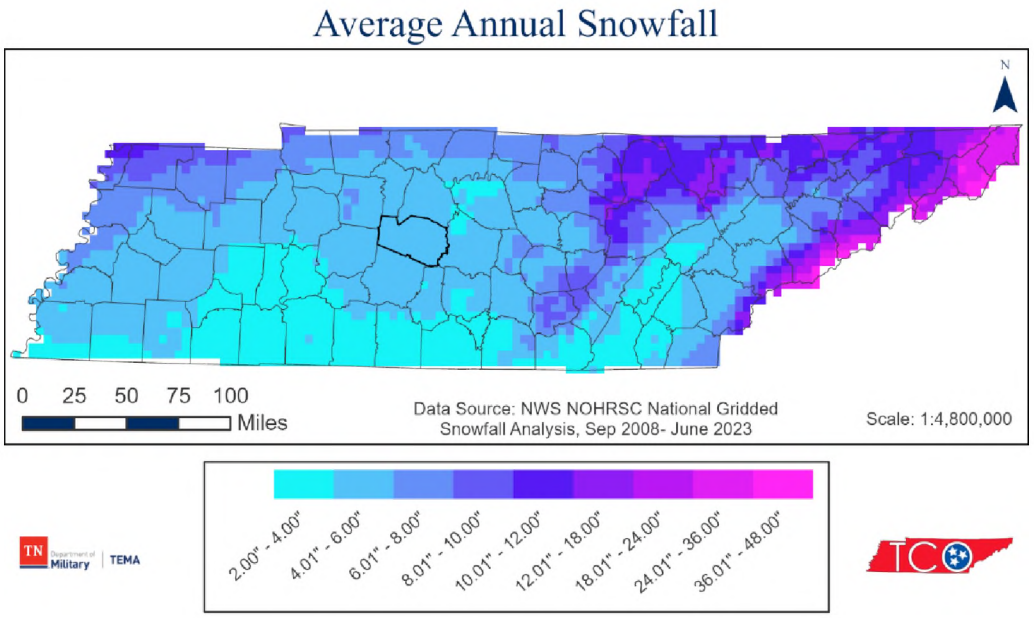


Figure 21: Average Annual Snowfall from the Winter of 2008/2009 to the Winter of 2022/2023, Williamson County Outlined in Bold.

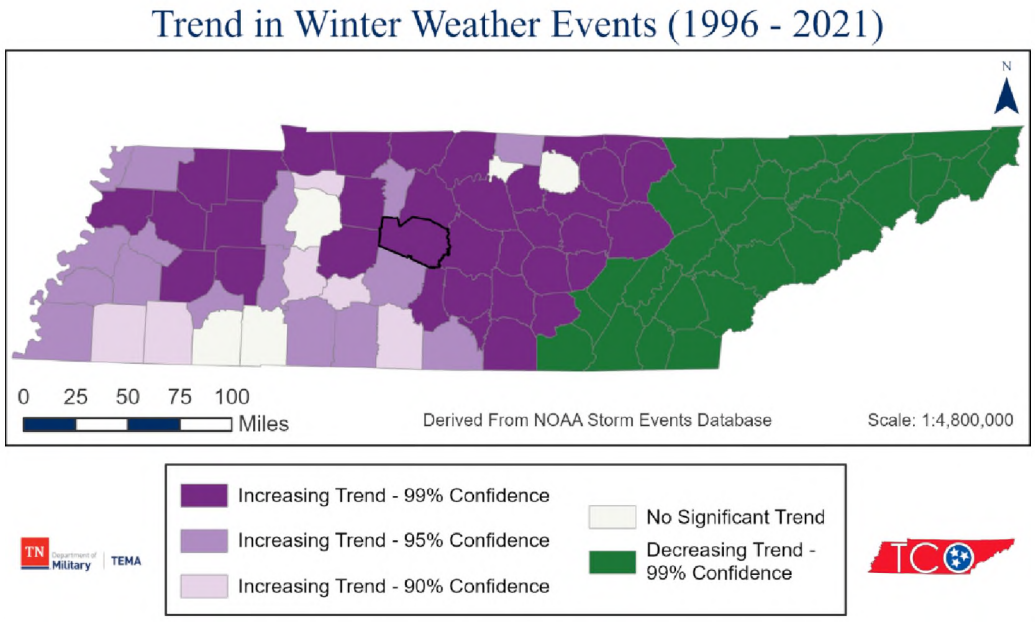


Figure 22: Trends in the Number of Winter Weather-Related Events Recorded in the NCEI Storm Events Database from 1996 to 2021, Williamson County Outlined in Bold.

Climate trends and variability will impact the future likelihood of winter weather events or severe winter storms in Tennessee, likely decreasing but not eliminating the overall risk. Average annual temperatures are expected to increase across the Southeast US, including temperatures during the winter season. Williamson County has an observed warming trend of +0.1°F per decade from

1896 to 2023 throughout the meteorological/climatological winter season (December – February). In the medium-term (1961 - 2023) the winter temperature trend shows greater warming at +0.8°F per decade, however the short-term (1991 - 2023) trend shows slightly moderated warming of +0.6°F per decade during the winter season. The moderation was caused by the exclusion of the very cold winters of 1963 and 1977-1979.

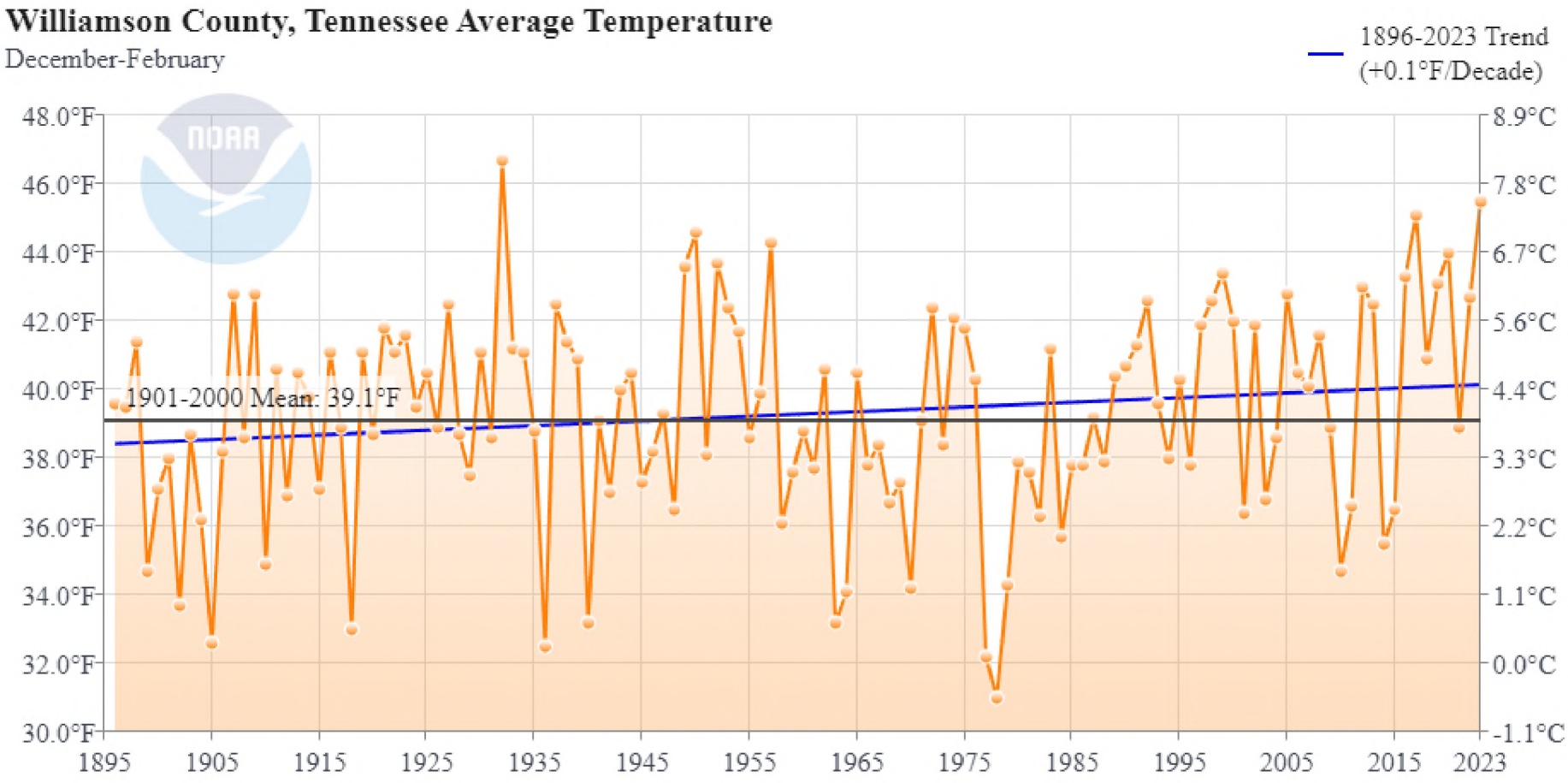


Figure 23: Winter (December to February) Mean Temperature for Williamson County, Tennessee, Showing a +0.1°F Increase per Decade Since 1895.

(Source: NOAA NCEI, Climate at a Glance: County Time Series)

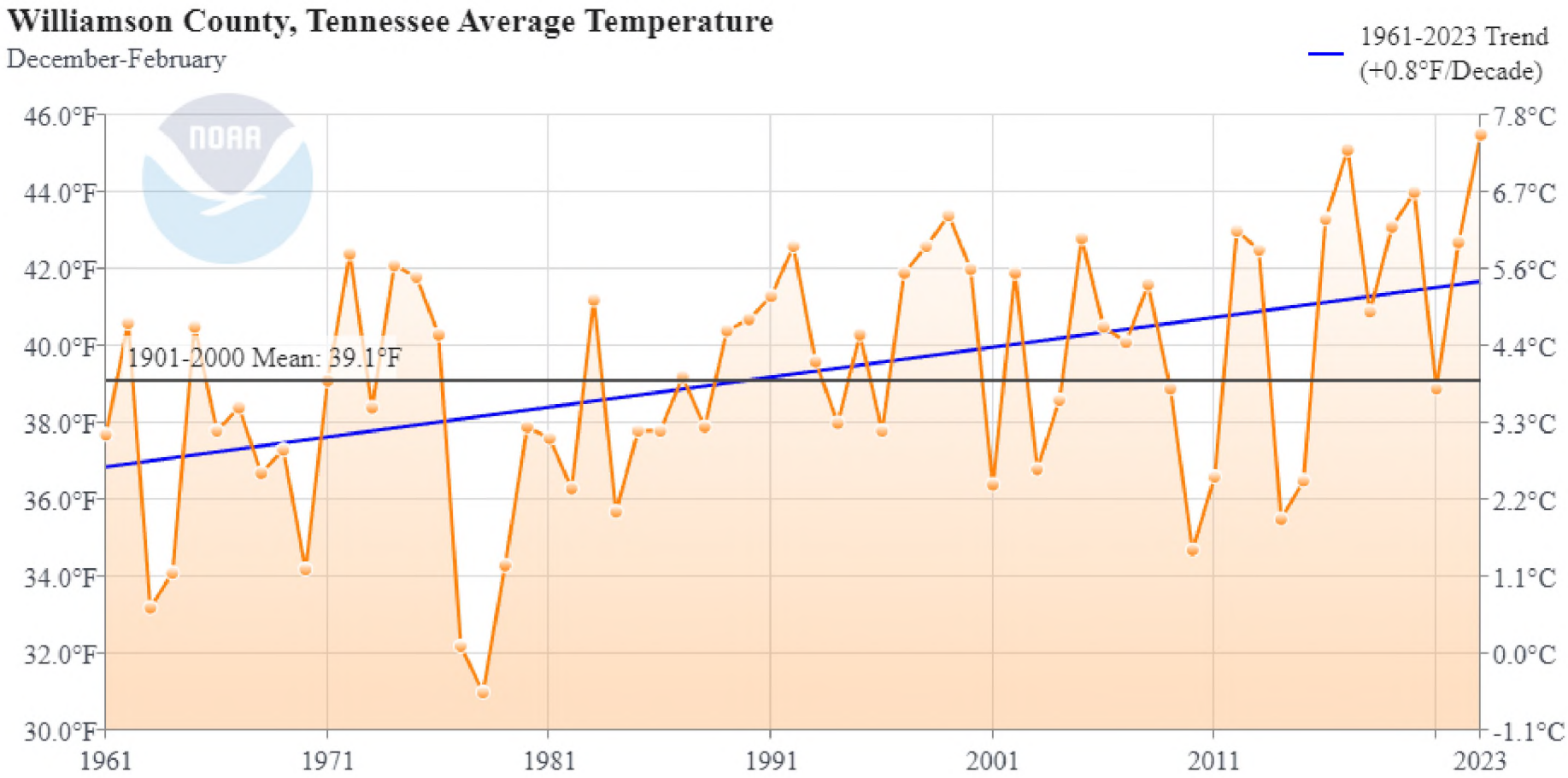


Figure 24: Winter (December to February) Mean Temperature for Williamson County, Tennessee, Showing a +0.8°F Increase per Decade Since 1961.

(Source: NOAA NCEI, Climate at a Glance: County Time Series)

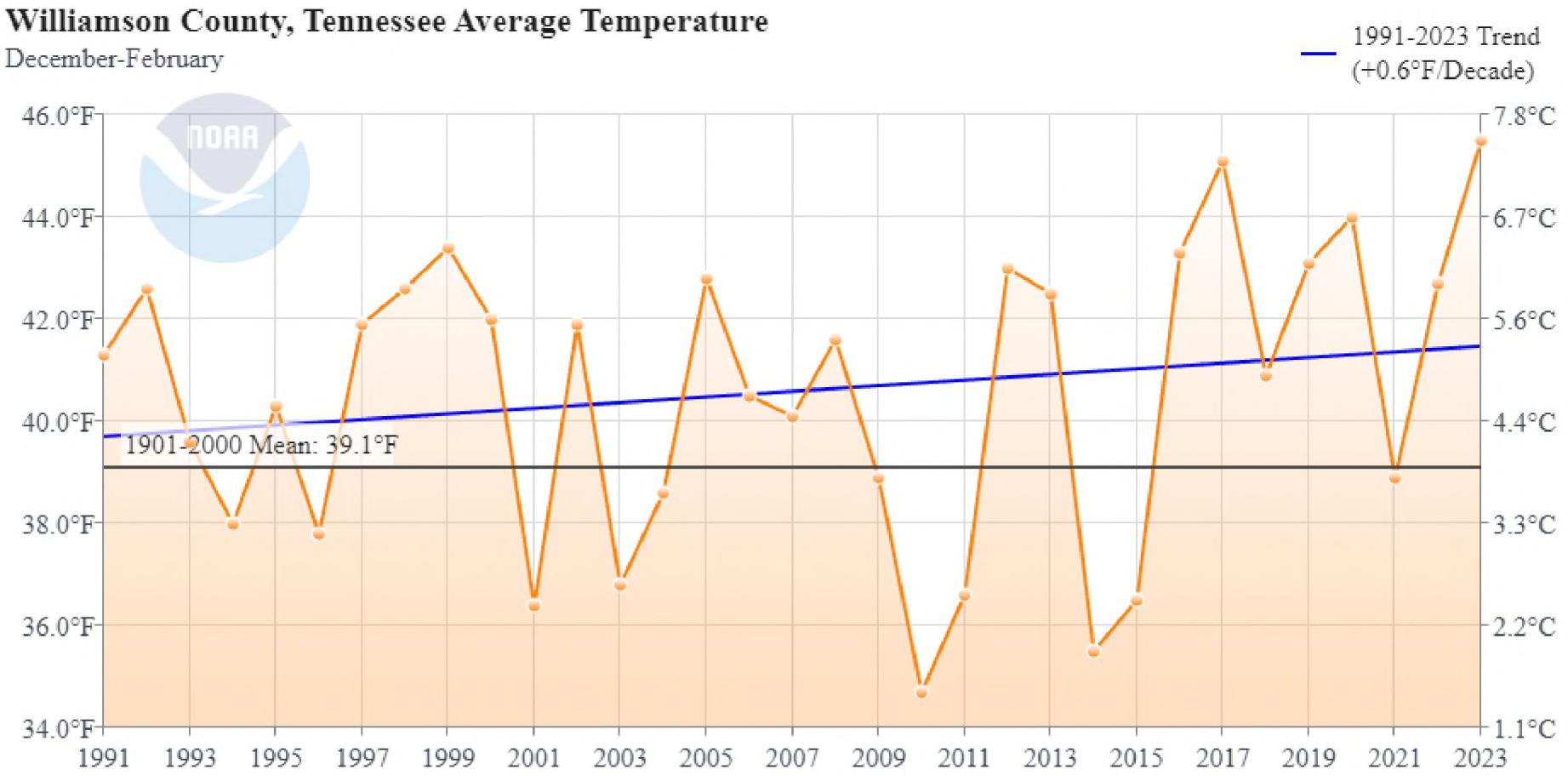


Figure 25: Winter (December to February) Mean Temperature for Williamson County, Tennessee, Showing a +0.6˚F Increase per Decade Since 1991.

(Source: NOAA NCEI, Climate at a Glance: County Time Series)

In addition to the increasing average annual and winter temperatures, the USDA and U.S. Forest Service Office of Sustainability and Climate projects that the length of the frost-free season will increase by 50-55 days across Williamson County by the late 21st century. This means that the amount of time during the year where winter weather is possible will decrease. Currently, on average the frost season in Williamson County lasts for about five and a half months of the year (from Late October until early April), but by the late 21st century that is projected to decrease to just four months of the year. In the following two figures the historical and projected number of Frost Days (days with a minimum temperature below freezing) and Icing Days (days with a maximum temperature below freezing) are shown for Williamson County from the U.S. Climate Resilience Toolkit Climate Explorer. The mean projection for the low emissions scenario indicates that Williamson County could have approximately 32 fewer Frost Days per year by the end of the century, while the mean projection for the high emissions scenario indicates Williamson County could have 48 fewer Frost Days per year than the 1961-1990 observed average number of frost days. The mean projection for the low emissions scenario shows that Williamson County could observe approximately six fewer Icing Days per year, while the high emissions scenario shows that Williamson County could observe approximately eight fewer Icing Days per year by the end of the century compared to the 1961-1990 observed average.

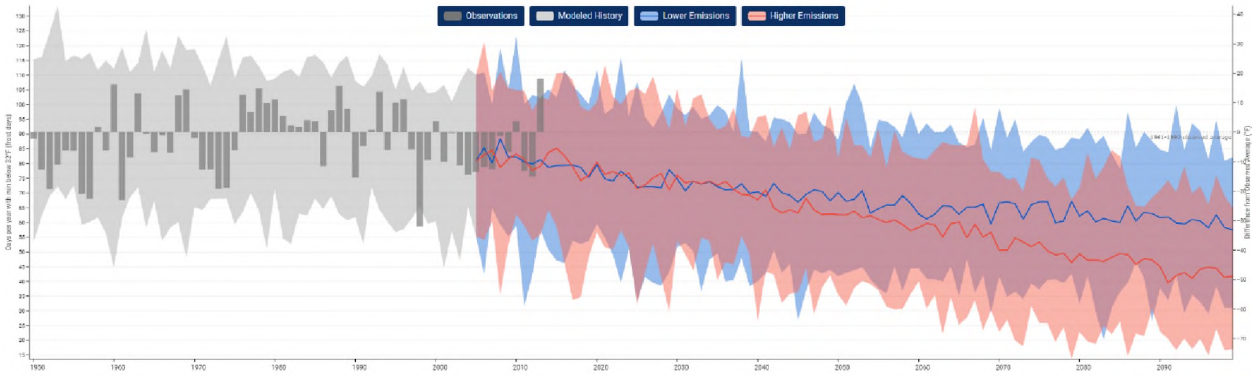


Figure 26: Days Per Year with Minimum Temperature Below 32°F (Frost Days) with Historical Observations from 1950 to 2013 and High (red) and Low (blue) Emission Scenarios Going to 2100 for Williamson County, Tennessee.

(Source: U.S. Climate Resilience Toolkit Climate Explorer)

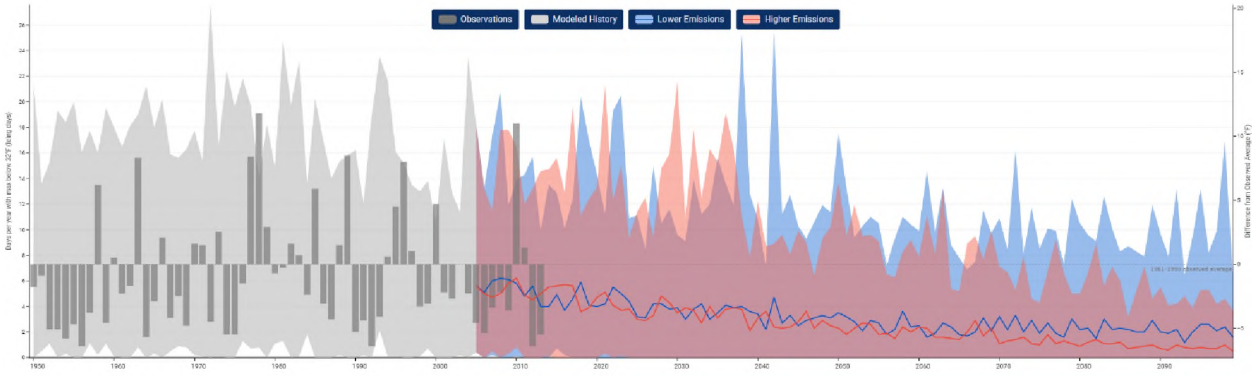


Figure 27: Days per Year with a Maximum Temperature Below 32°F (Icing Days) With Historical Observations from 1950 to 2013 and High (red) and Low (blue) Emission Scenarios Going to 2100 for Williamson County, Tennessee. (Source: U.S. Climate Resilience Toolkit Climate Explorer)

Additionally, the USDA forecasted changes in plant hardiness zones for the Southeast U.S. The following figure, from the Fourth National Climate Assessment (2018) indicates that Williamson County may transition from Plant Hardiness Zones 6b/7a (historical data, 1976-2005) to Plant Hardiness Zones 8a by 2070-2099, based on climate models using the RCP8.5 (higher emissions) greenhouse gas emissions scenario. That would correlate to a warming of approximately 15-20 degrees in the average coldest temperature expected in parts of the county, from historical values of -5°F to +5°F to future values of +10°F to +15°F.

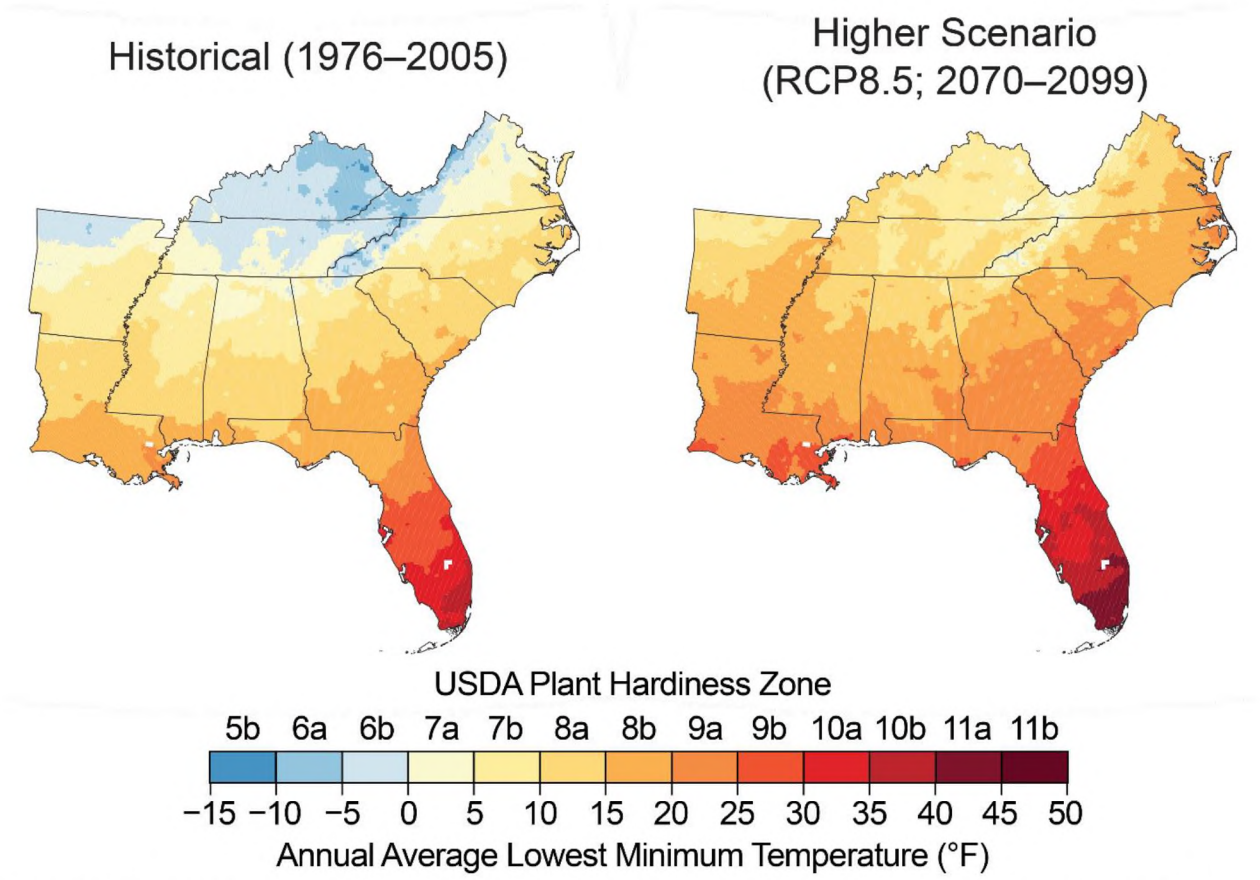


Figure 28: Comparison of Plant Hardiness Zones Across the Southeast U.S. from Historical Averages and Projected Values for Late Century using RCP8.5 (high emissions) Scenario Models.

(Source: Fourth National Climate Assessment (Southeast Chapter))

Drought

The future risk of drought in Williamson County is tied to changes in the precipitation and temperature patterns the county may experience due to climate trends and variations. The Fourth National Climate Assessment (2018, NCA4) states climate variability is expected to increase the average temperature and the number of high-heat days in the southeastern United States and intensify the hydrologic cycle, leading to an increase in both extreme precipitation events and periods of drought in the southeastern United States. The Climate Mapping Risk Assessment (CMRA) Report for Williamson County shows that while overall annual precipitation may increase, the number of dry days is expected to increase through the 21st century. Additionally, high-heat days are expected to increase as well, which could combine to favor short term periods of drought.

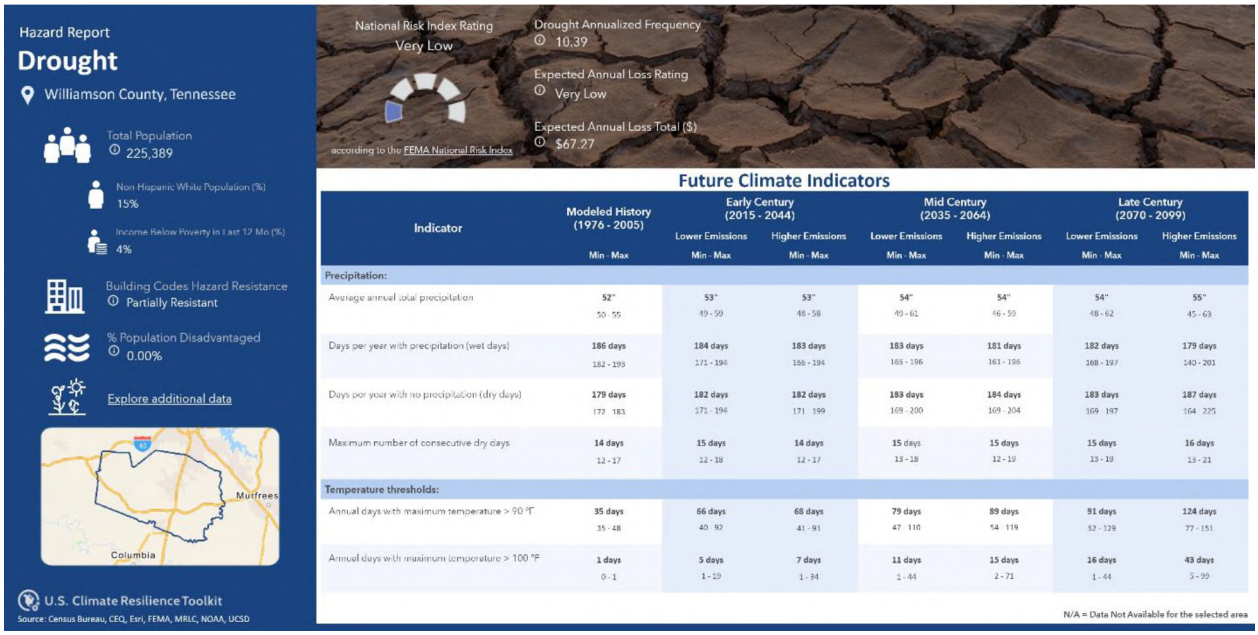


Figure 29: Climate Mapping Risk Assessment Report for Drought in Williamson County.

(Source: US Climate Resilience Toolkit)

The increasing trend in average temperature and total precipitation in Williamson County is also supported by observed historical data available from the NOAA National Centers for Environmental Information Climate at a Glance tool (refer to subsequent figures). The trend of increasing temperature and annual precipitation has been more pronounced over the past several decades compared to the longer-term (1895-2022) trend. The long-term trend in temperature is slightly positive at +0.1°F per decade due to several warm decades in the early 20th century followed by a cool period from the 1950's to the early 1980's, and then years that were mostly warmer than the 20th century average after 1985. The medium-term (1961-2022) shows an increased warming trend of +0.4°F per decade and the short-term (1991-2022) shows the most extreme trend of +0.6°F per decade. Additionally, the county's climate stripes graphics from NOAA show that aside from a few warmer than normal years early in the period, most of the above average temperature years have occurred in the past two decades. This indicates that warming has substantially increased in Williamson County and based on the NCA4, this trend is expected to continue in the future.

However, total precipitation has also been increasing in Williamson County, with the long-term (1895-2022) trend in precipitation having a +0.67" increase per decade, while the medium-term (1961-2022) shows an increased trend of +0.47" per decade, and the short-term (1991-2022) shows a trend of +0.59" per decade. This indicates that precipitation has increased in Williamson County and based on the NCA4, this trend is expected to continue in the future. Refer to Figures 2-4 in the Flood section for additional information. An increasing trend in precipitation may infer a decrease in drought potential; however, the observed pattern has been highly variable year-to-year and on shorter time periods. As temperatures increase, there can be more rapid

evapotranspiration, potentially leading to more rapid onset of drought occurrences (i.e., Flash Droughts).

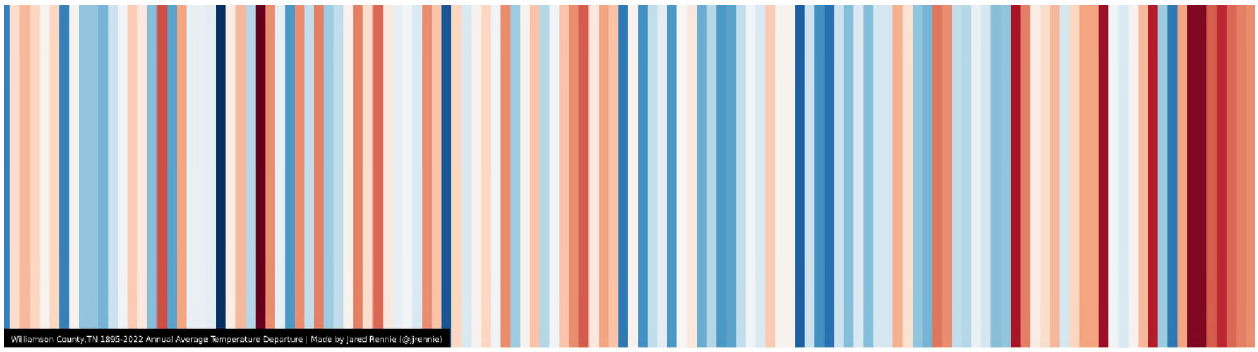


Figure 30: Observed (1895-2022) Annual Temperature for Williamson County, Tennessee, Compared to the 20th Century Average with Darkening Shades of Blue for Below Average Temperature and Darkening Shades of Red for Above Average Temperature.

(Source: NOAA NCEI)

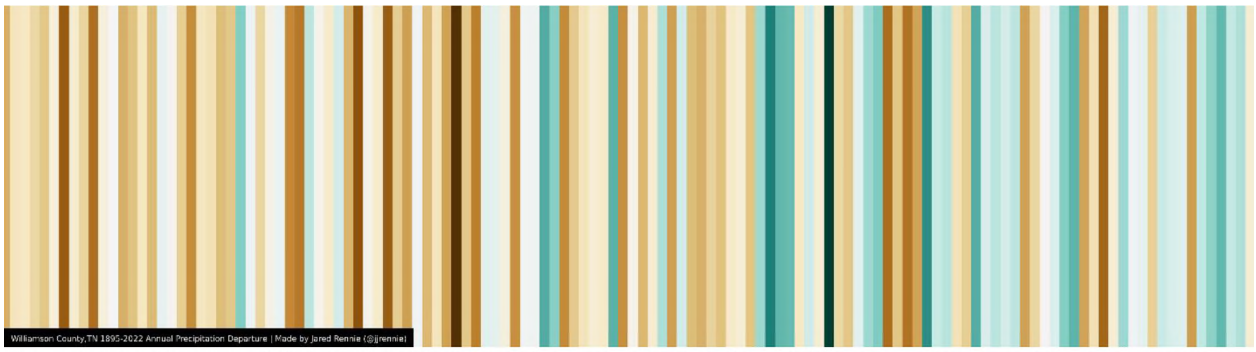


Figure 31: Observed (1895-2022) Annual Precipitation for Williamson County, Tennessee, Compared to the 20th Century Average with Darkening Shades of Brown for Below Average Precipitation and Darkening Shades of Green for Above Average.

(Source: NOAA NCEI)

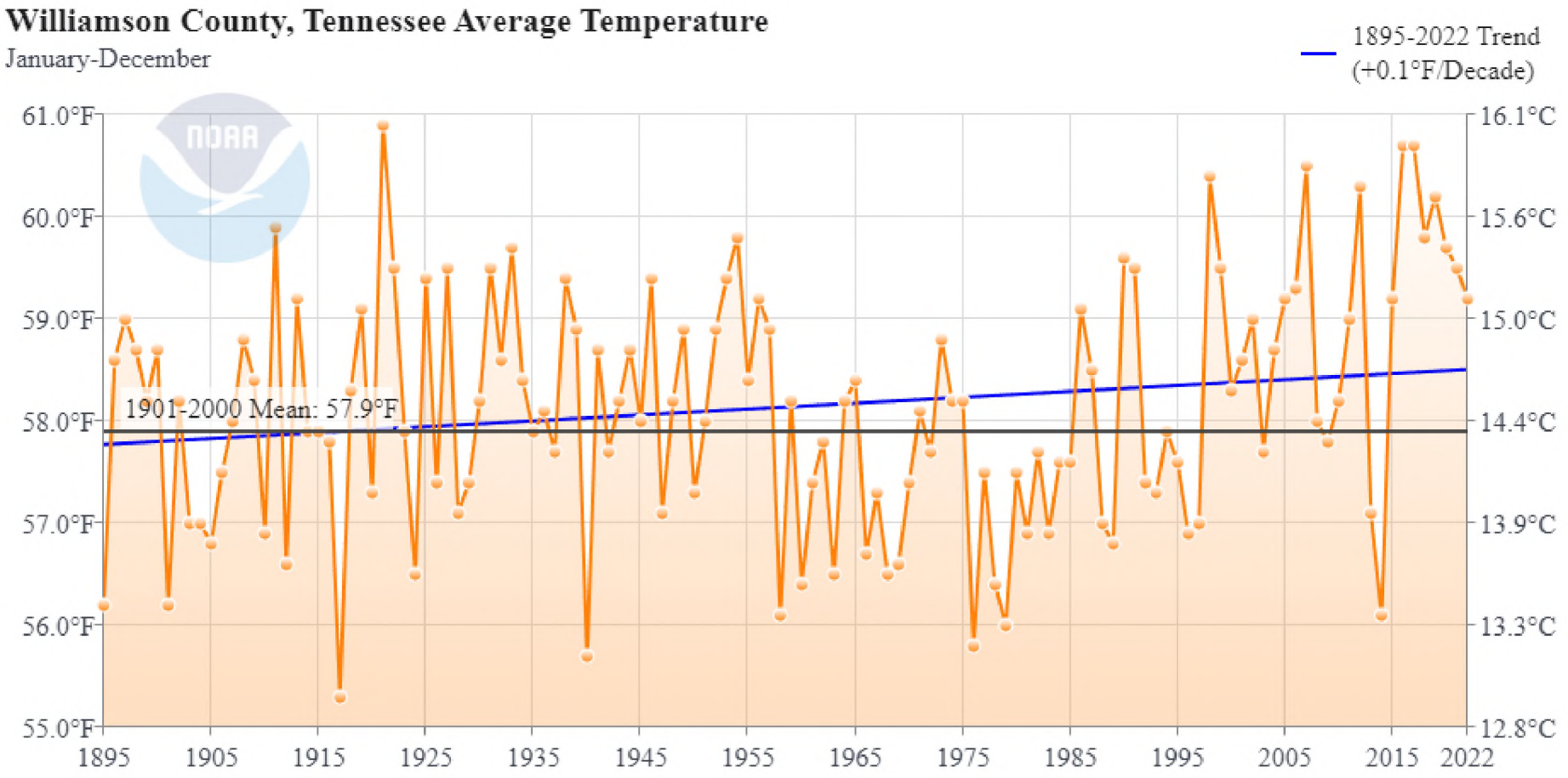


Figure 32: Annual Average Temperature for Williamson County Tennessee, Showing a +0.1°F Increase per Decade Since 1895.

(Source: NOAA NCEI, Climate at a Glance: County Time Series)

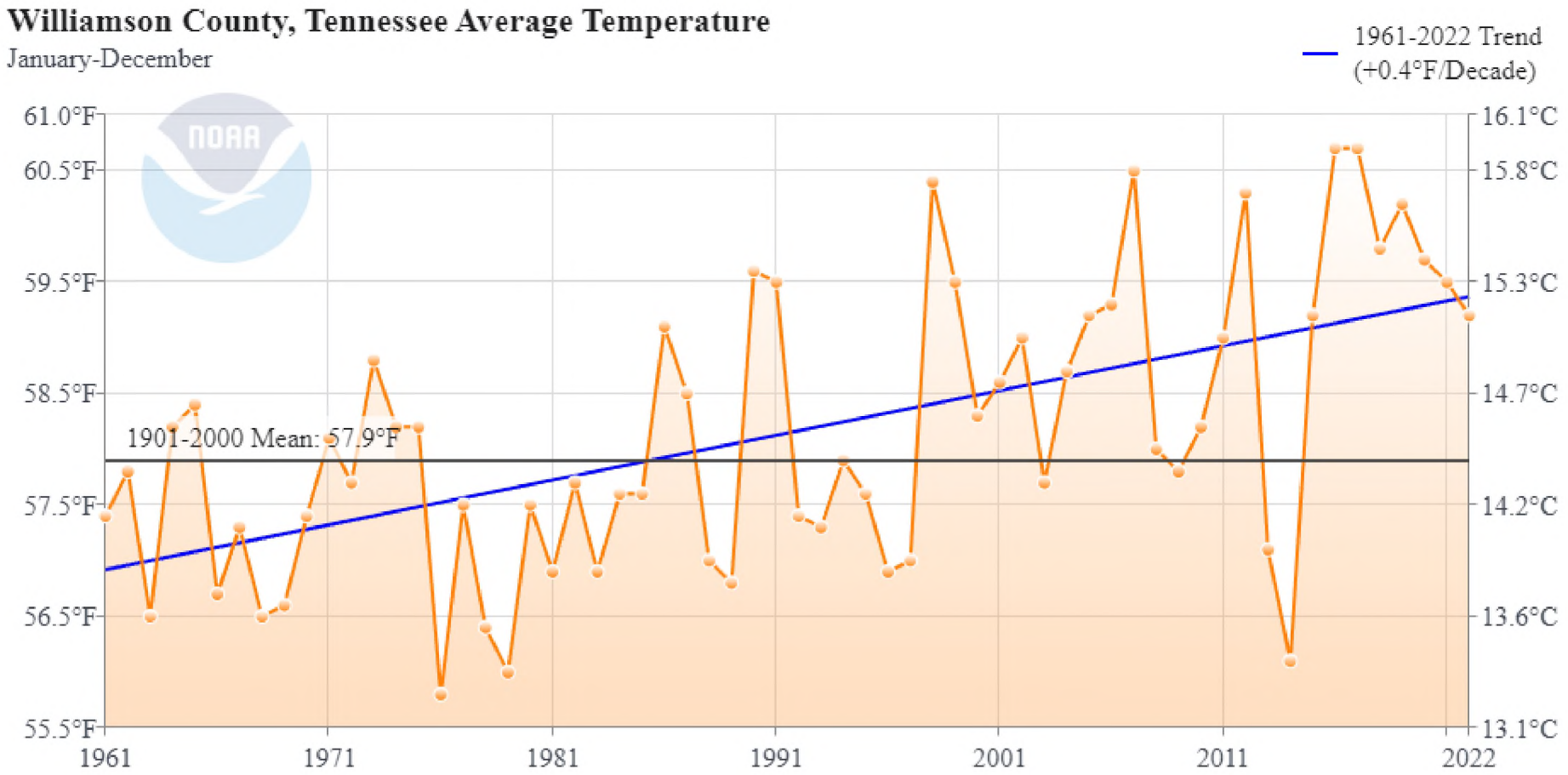


Figure 33: Annual Average Temperature for Williamson County, Tennessee, Showing a +0.4°F Increase per Decade Since 1961.

(Source: NOAA NCEI, Climate at a Glance: County Time Series)

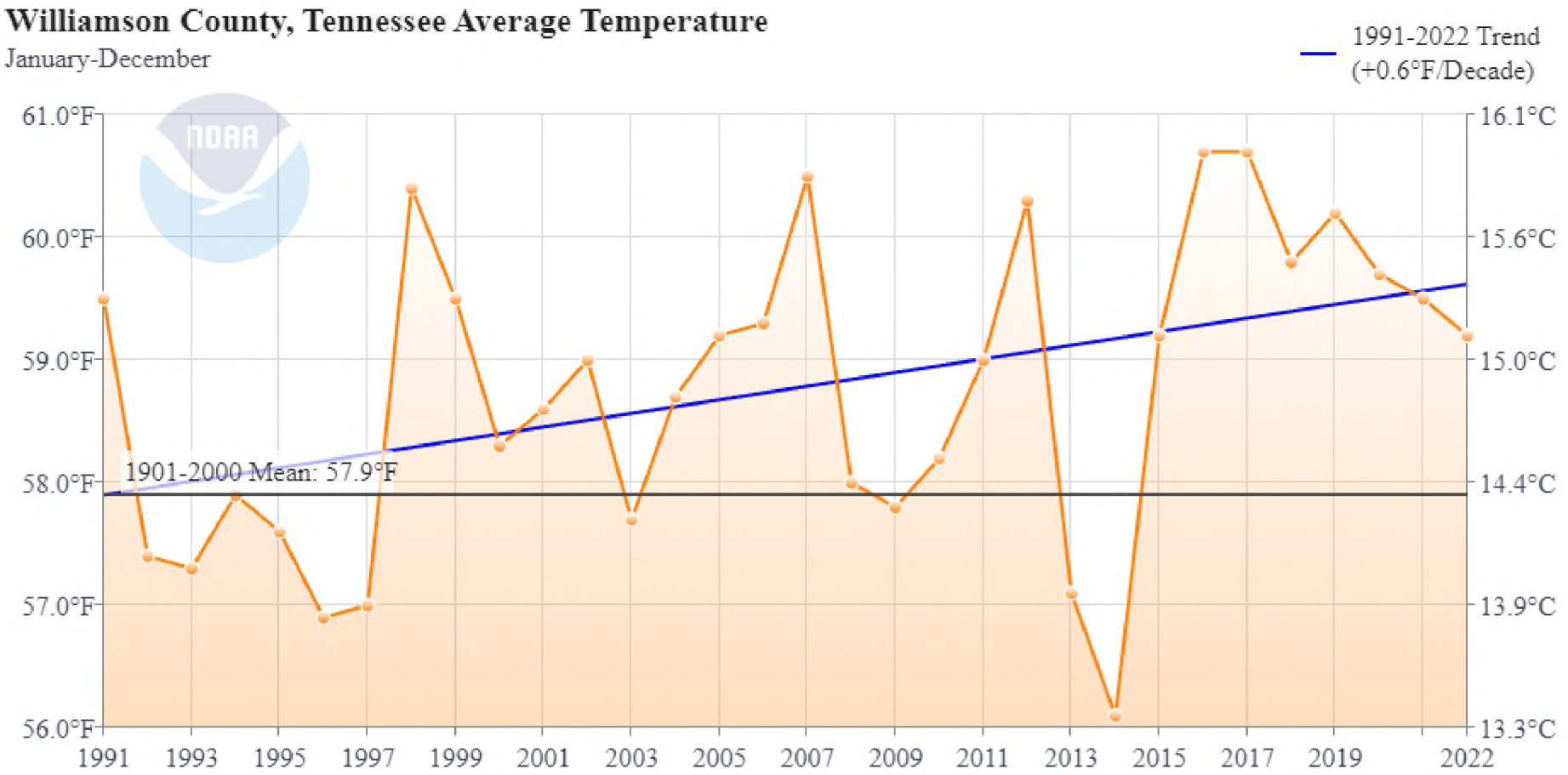


Figure 34: Annual Average Temperature for Williamson County, Tennessee, Showing a +0.6°F Increase per Decade Since 1991.

(Source: NOAA NCEI, Climate at a Glance: County Time Series)

The Tennessee Climate Office (TCO) analyzed trends in the U.S. Drought Monitor (USDM) throughout Tennessee from 2000 to 2021. County-level trends were developed based on the amount of each county that was covered in D0 (Abnormally Dry) conditions or worse, D1 (Moderate Drought) or worse, D2 (Severe Drought) or worse, D3 (Extreme Drought) or worse, and D4 (Exceptional Drought) each week. Trends were assessed using space-time cube analysis tools in ArcGIS Pro, with the results shown in the following figure. There was a significant decreasing trend in the amount of time that Williamson County spent in D1-D4 drought conditions over this period, but there was no significant trend in amount of time that Williamson County spent in the higher levels of drought D2 or worse, D3 or worse, or D4.

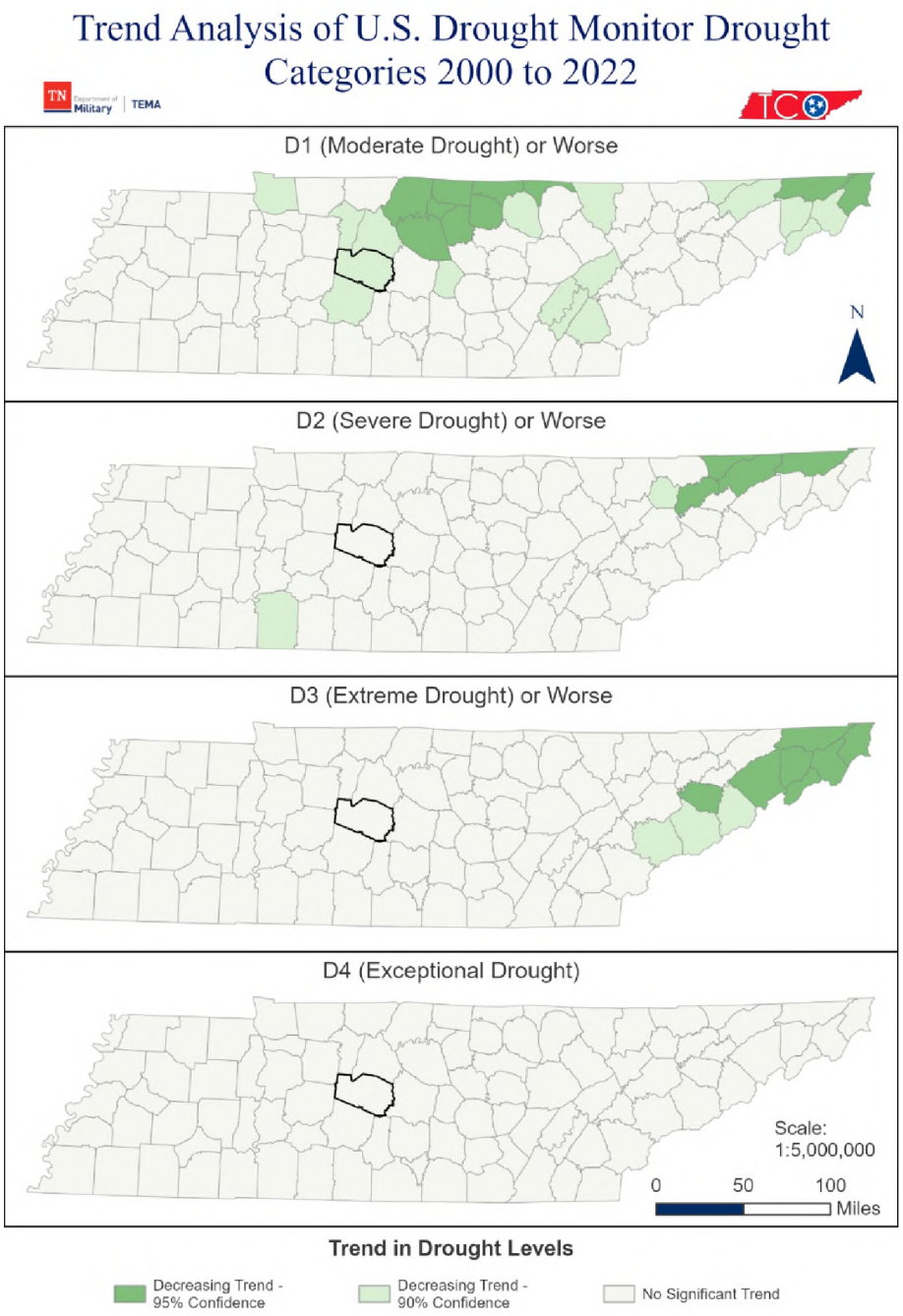


Figure 35: Trend Analysis of U.S. Drought Monitor from 2000 – 2021, Williamson County Outlined in Bold.

Since the USDM only dates back to 2000, other metrics must be used to examine longer trends in drought occurrences. The Standardized Precipitation Index (SPI) is another metric that can be used to quantify drought and periods of wetness by capturing how observed precipitation deviates from the climatological average. Drought.gov provides a timeline of the SPI derived from

the Global Historical Climatology Network (GHCN), with data back to 1895 for the contiguous U.S. Red hues indicate drier conditions, while blue hues indicate wetter conditions. With this longer dataset the cyclical nature of dry and wet periods across Williamson County is even more apparent. It also shows that the shorter and less intense dry periods observed from 2008 to 2022 is one of the longer periods of time with minimal long-term drought impacts for the county.

Looking at the longer-term Standardized Precipitation Index (SPI) from the NCEI nClimGrid-monthly dataset (starting 1895) there is an increasing trend in the 3-month SPI value, indicating an increasing trend in precipitation (averaged over 3-months) across all of Tennessee with a moderate increase in values across Williamson County. A gridded SPI dataset is also available at a 5km resolution from NCEI. This gridded dataset with data from 1895 to 2022 was used to analyze the linear trend in 3-month SPI values (SPI value calculated from the dryness or wetness values of the previous 3 months), shown in the following figure. All areas of Tennessee had an increasing trend in SPI values over this time period, indicating an increasing trend in precipitation that is consistent with other observed records and climate models signifying that Tennessee is seeing a decrease in the risk for longer-term droughts. The overall trend in increasing wetness will not prevent future periods of drought, especially short-duration high-intensity Flash Droughts.

Table 2: SPI Category and Value Definitions.

SPI Category	SPI Value	Description
D4	≤ -2	Exceptionally Dry
D3	-1.6 to -1.9	Extremely Dry
D2	-1.3 to -1.5	Severely Dry
D1	-0.8 to -1.2	Moderately Dry
D0	-0.5 to –0.7	Abnormally Dry
W0	+0.5 to + 0.7	Abnormally Wet
W1	+0.8 to +1.2	Moderately Wet
W2	+1.3 to +1.5	Severely Wet
W3	+1.6 to +1.9	Extremely Wet
W4	≥ 2.0	Exceptionally Wet

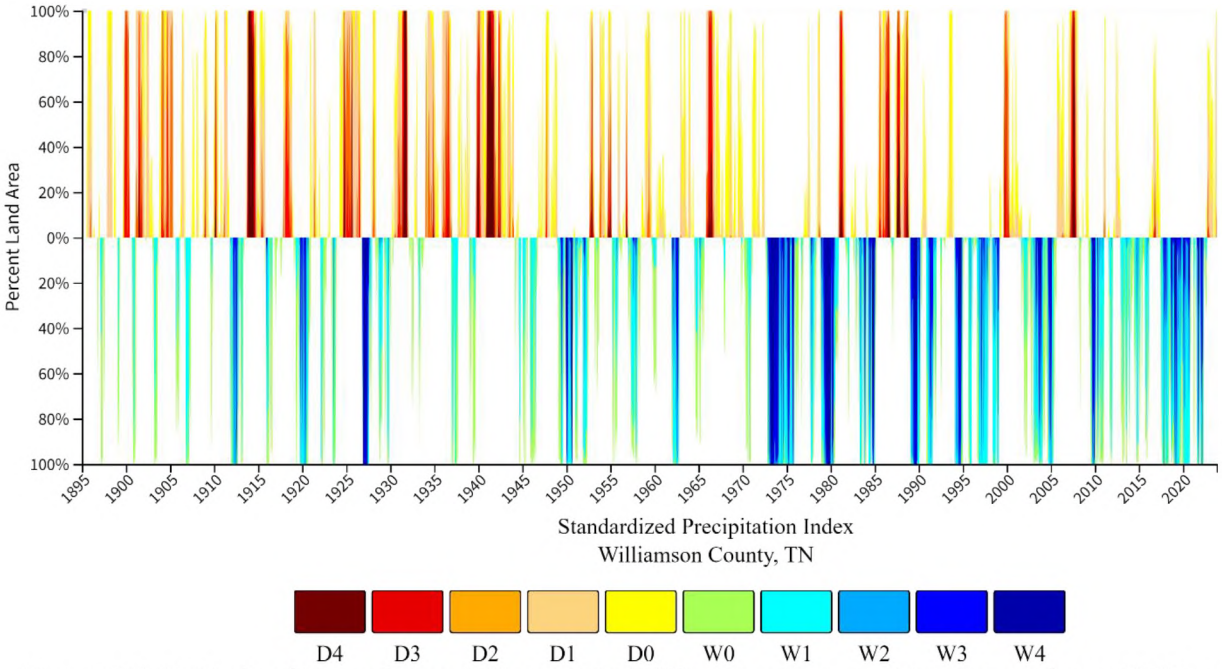


Figure 36: Periods of Drought and Wetness in Williamson County, Tennessee from 1895 to 2022.

(Source: Drought.gov)

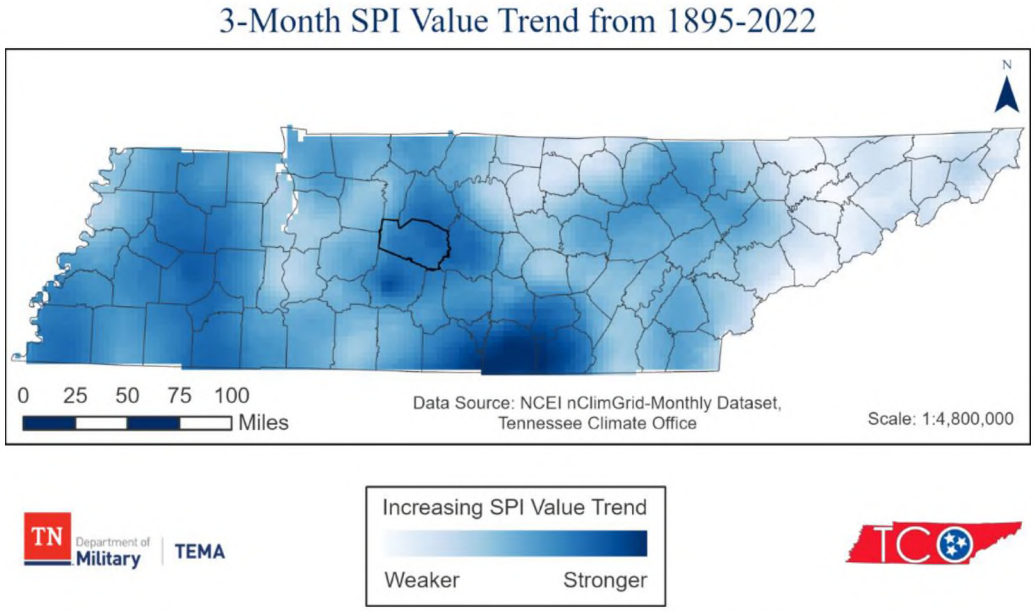


Figure 37: SPI Value Trend for 3-Months from 1895 to 2022, Williamson County Outlined in Bold.

The previous trends are based on observed historical data, but the Climate Mapping for Resilience and Adaptation (CMRA) Assessment tool provides county-level output from future climate projections. Data from this tool indicates Williamson County could expect an increase in the number of dry days per year due to climate variability. However, the tool provides a range of possible outcomes, with higher and lower greenhouse gas emission scenarios, for Early-Century (2015-2044), Mid-Century (2035-2064), and Late Century (2070-2099) time periods, and maximum, minimum, and mean projected values. The following table shows the projected change in the number of dry days per year for Williamson County. The Early-, Mid-, and Late-Century values represent the increase (positive values) or decrease (negative values) in dry days per year compared to the number of dry days per year from modeled history. In the mean projection, Williamson County could see an increase of 3.2 to 4.4 dry days per year by Mid-Century and an increase of 3.8 to 7.1 dry days per year by Late-Century.

Table 3: Possible Change in the Number of Dry Days per Year for Williamson County, Tennessee.

High Emissions Scenario	Modeled History (1976-2005)	Early Century (2015-2044)	Mid Century (2035-2064)	Late Century (2070-2099)
Driest Projection	183	+16	+21.3	+41.9
Mean Projection	179.4	+2.9	+4.4	+7.1
Wettest Projection	172.2	-1.0	-3.0	-7.7
Low Emissions Scenario	**Modeled History (1976-2005)**	**Early Century (2015-2044)**	**Mid Century (2035-2064)**	**Late Century (2070-2099)**
Driest Projection	183	+10.6	+16.7	+14.1
Mean Projection	179.4	+2.2	+3.2	+3.8
Wettest Projection	172.2	-1.3	-2.8	-3.6

The projected increase in high-heat days and the intensification of the hydrologic cycle will likely lead to an increasing number of Flash Droughts, which are defined by the rapid onset or intensification of drought conditions. Flash Droughts in the southeastern United States are often connected to short periods of time (a couple of weeks or months) with much higher-than-normal temperatures and much lower-than-normal precipitation leading to the rapid depletion of soil moisture and streamflow. September 2019 and October 2023 are prime examples of a Flash Drought in Tennessee, and more broadly across the Southeast. During the 2023 fall flash drought Williamson County went from 0% of the county in drought conditions (D1-4) on the October 3rd release of the U.S. Drought Monitor to 100% of the county being in at least Severe Drought (D2) conditions and about half of the county in Extreme Drought (D3) on the October 31st release of the US Drought Monitor.

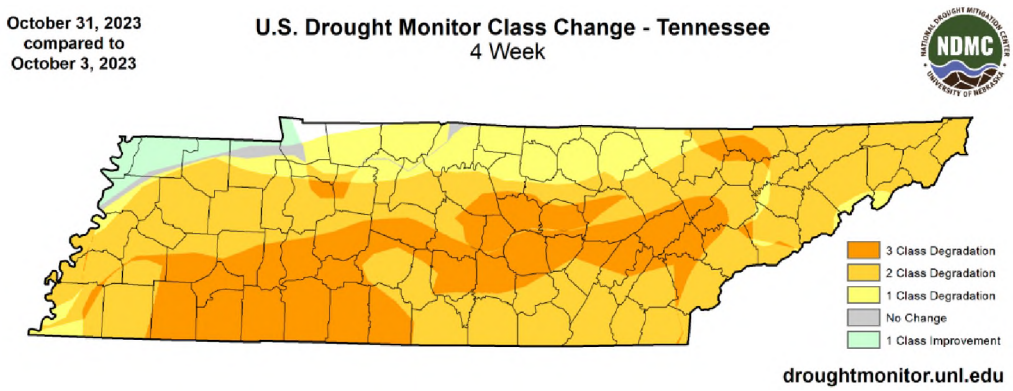


Figure 38: U.S. Drought Monitor Four Week Class Change in the State of Tennessee from October 3, 2023 to October 31, 2023.

(Source: National Drought Mitigation Center)

A study conducted by the U.S. Department of Agriculture (USDA) and U.S. Forest Service Office of Sustainability and Climate compared the length of a 10-year Drought, defined as a once in a decade drought as measured by the number of consecutive dry days (days with less than 0.1 inches of rain) during the summer season (May – September) between historical data and future climate models. For this study, the historical period was based on observed data from 1975 to 2005, and the future scenario was for the 2080's based on the RCP8.5 (higher emissions) ensemble mean of 20 global climate models from the CMIP5 experiment. The output of this study, shown in the following figure, indicates that most areas of Tennessee could expect a 10-year Drought (10% annual probability of occurrence) to maintain its current length or increase by as much as 6 days in the 2080's compared to a 1-year Drought from 1975-2005. In Williamson County, a 10-year drought could decrease in length by up to 1 day in the eastern part of the county and increase in length from 0.1 to 4 days in the central and western parts of the county compared to the modeled history. This demonstrates that although the average annual precipitation amount may increase in Tennessee, periods between precipitation events could get longer, leading to flash droughts or shorter-term drought periods.

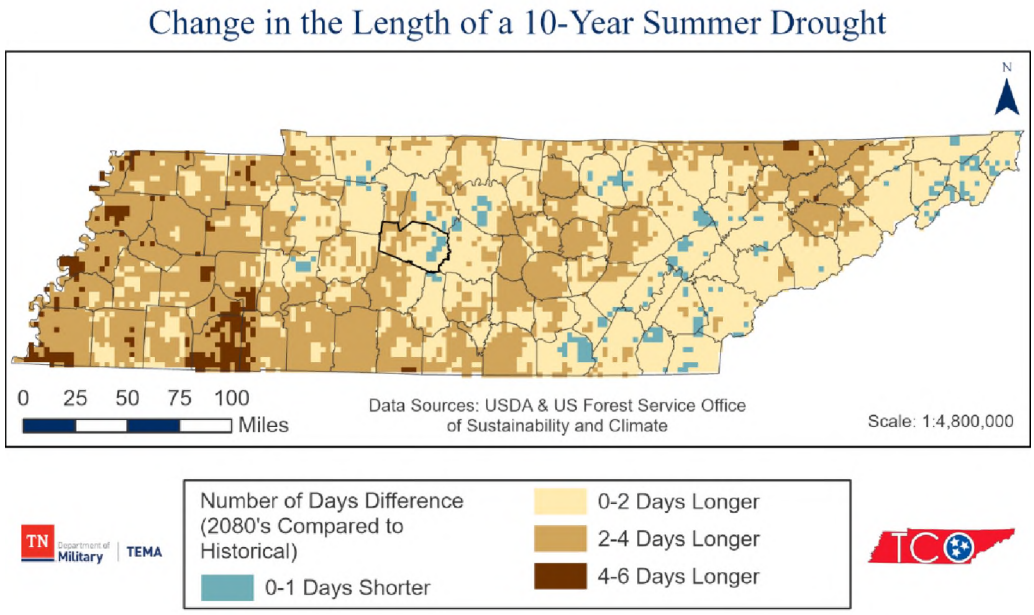


Figure 39: Change in the Length of a 10-Year (10% Annual Probability of Occurrence) Drought from Historical Data (1975-2005) to a 10-Year Drought in the 2080s (RCP8.5 Scenario), Williamson County Outlined in Bold.

In addition to the variable climate, population growth and development in Tennessee means that the state will be at a higher risk for hydrological and socioeconomic droughts in the future as water demand increases.

Local Threat and Hazard Data Collected During THIRA Process:

Local Hazard Data.xlsx

To view the additional hazard data as provided by NOAA, double click on the Excel icon above. If unable to view the data, please contact the WCEMA.

Appendix D: HAZUS/FIRM Panels

Sample FIRM Panels in Williamson County:

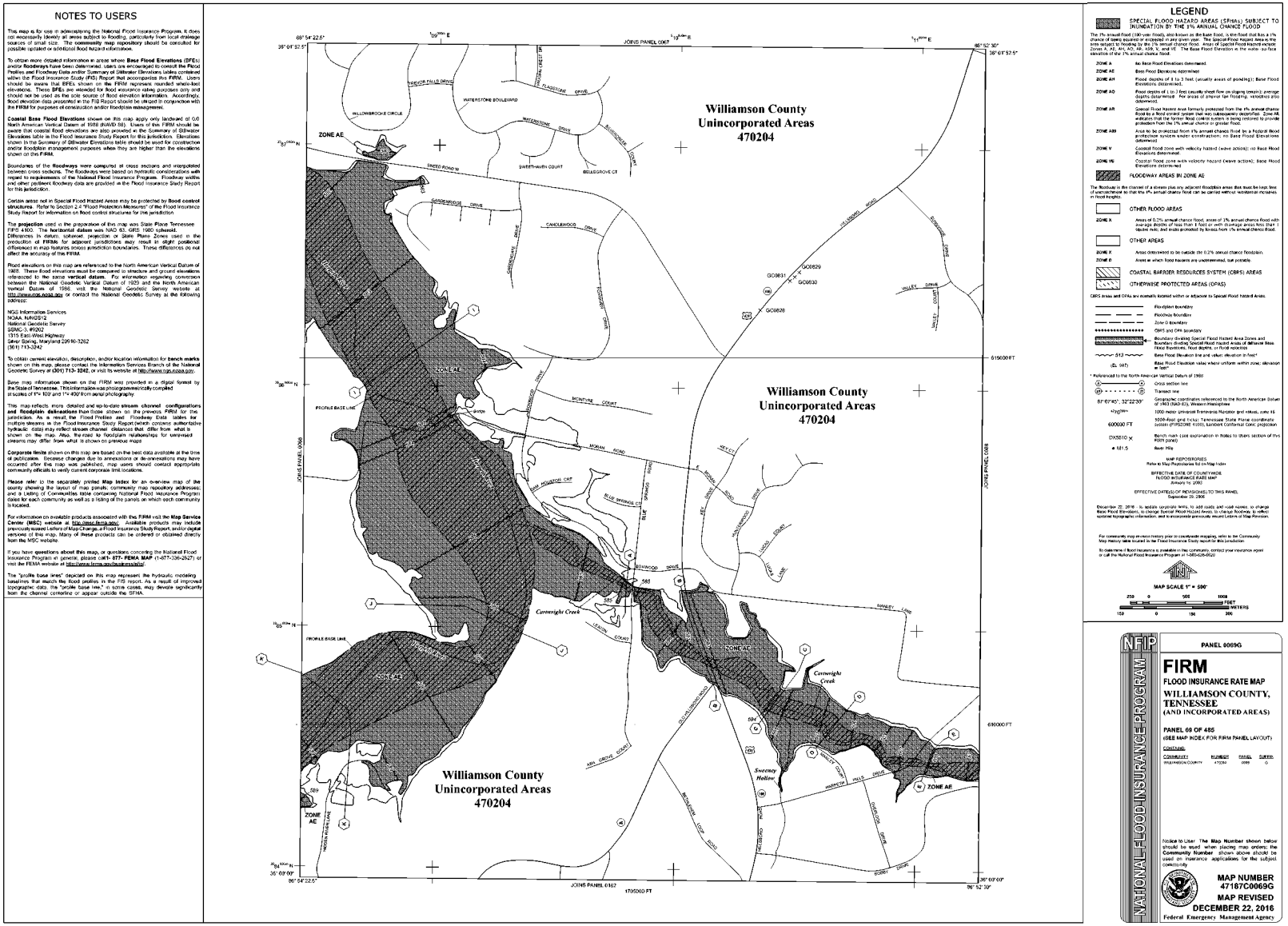
All FIRM panels attached in this appendix were obtained through the FEMA Flood Map Service Center and are consistently available. The attached images below are samples of FIRM panels for each of the participating municipalities.

To access this site, go to: https://msc.fema.gov/portal/home

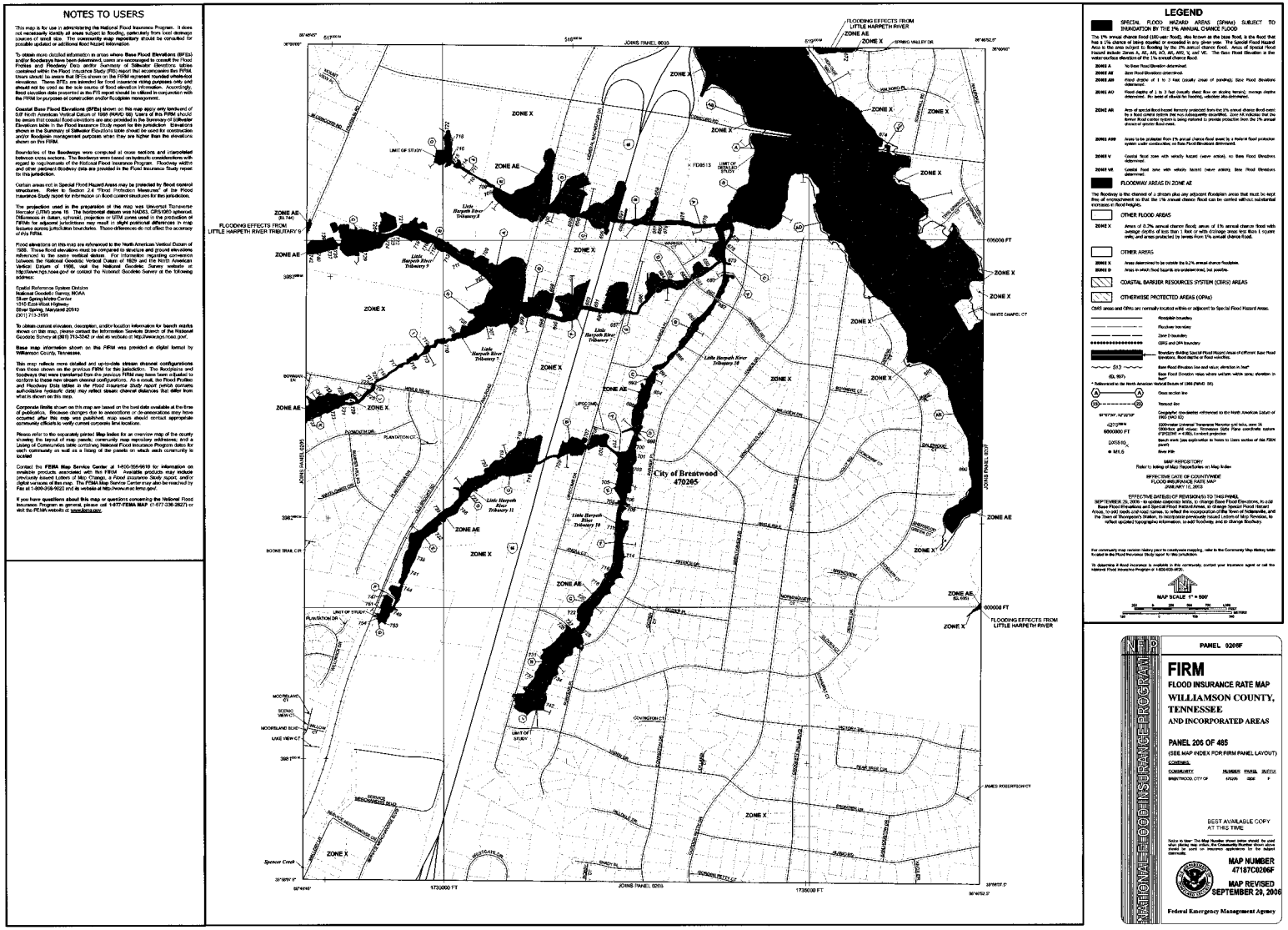
City of Franklin:



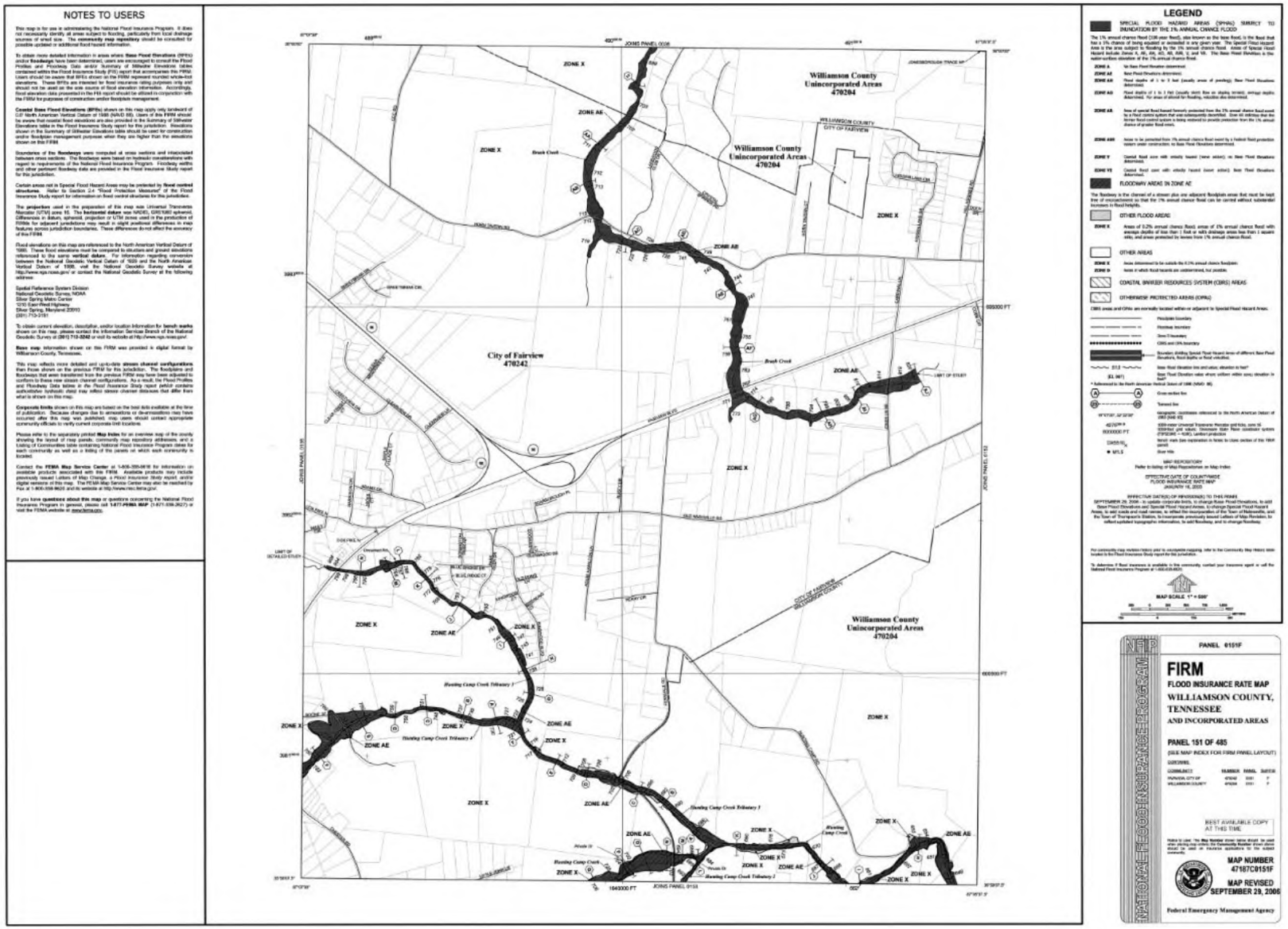
Williamson County Unincorporated:



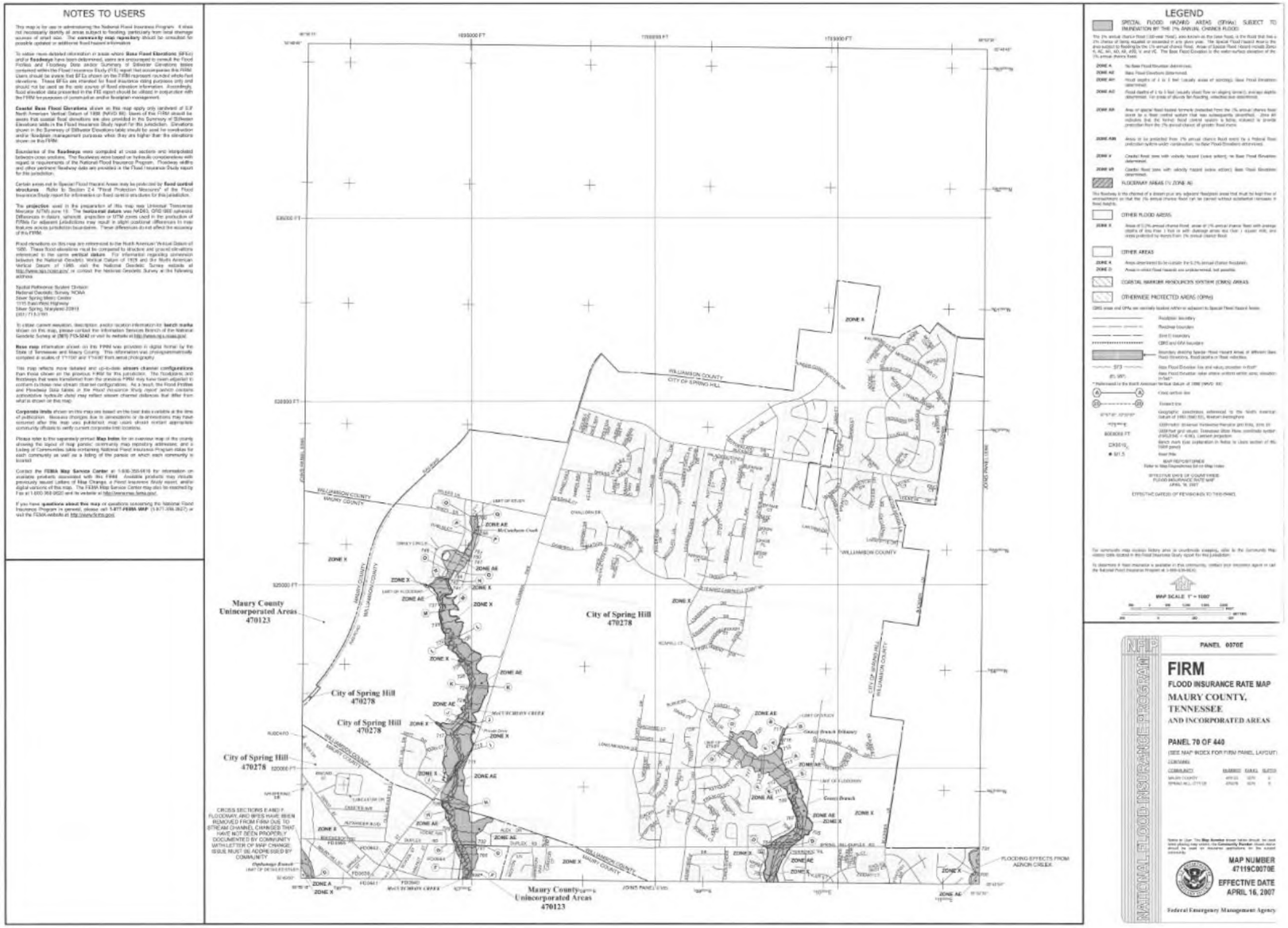
City of Brentwood:



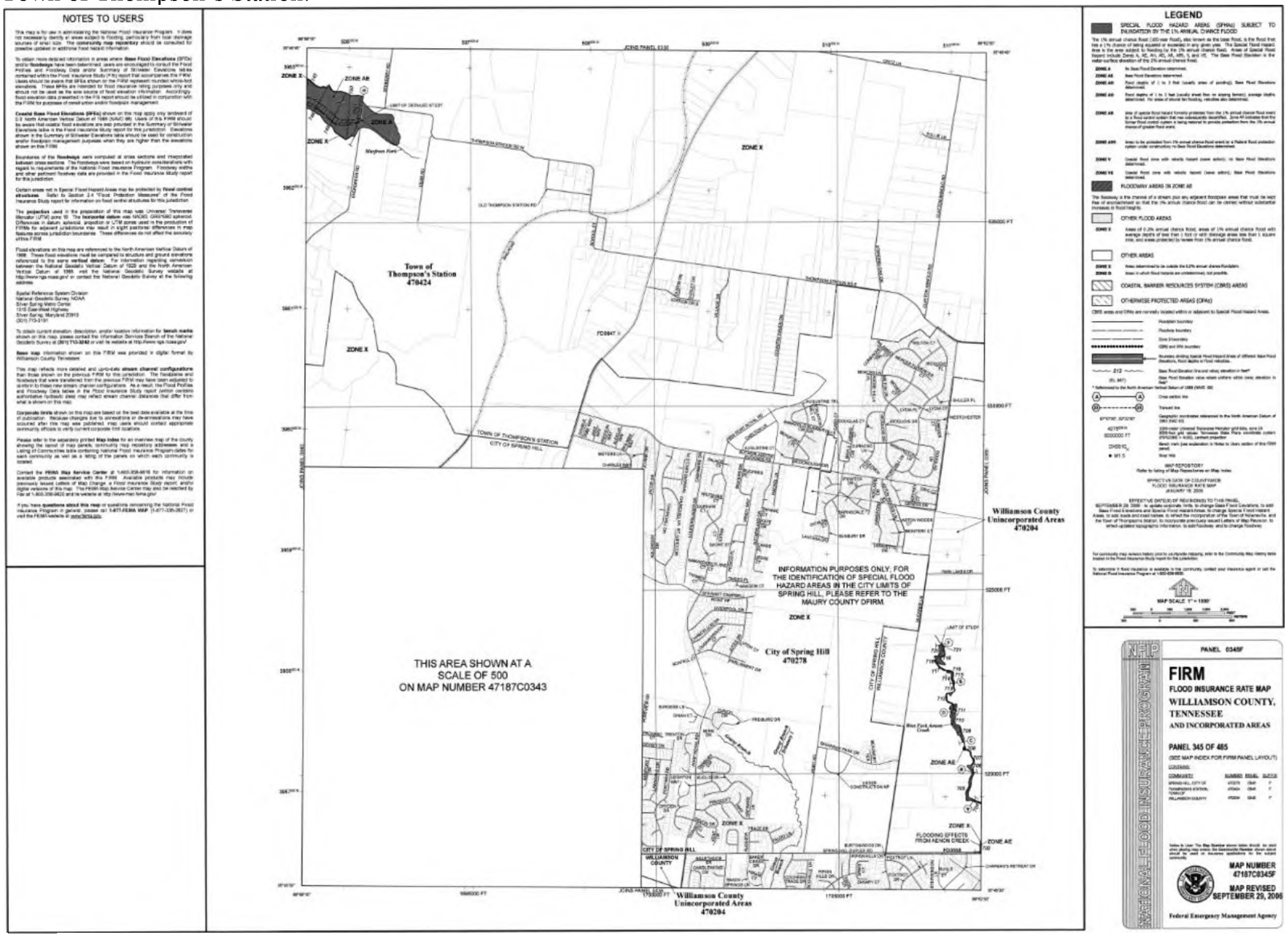
City of Fairview:



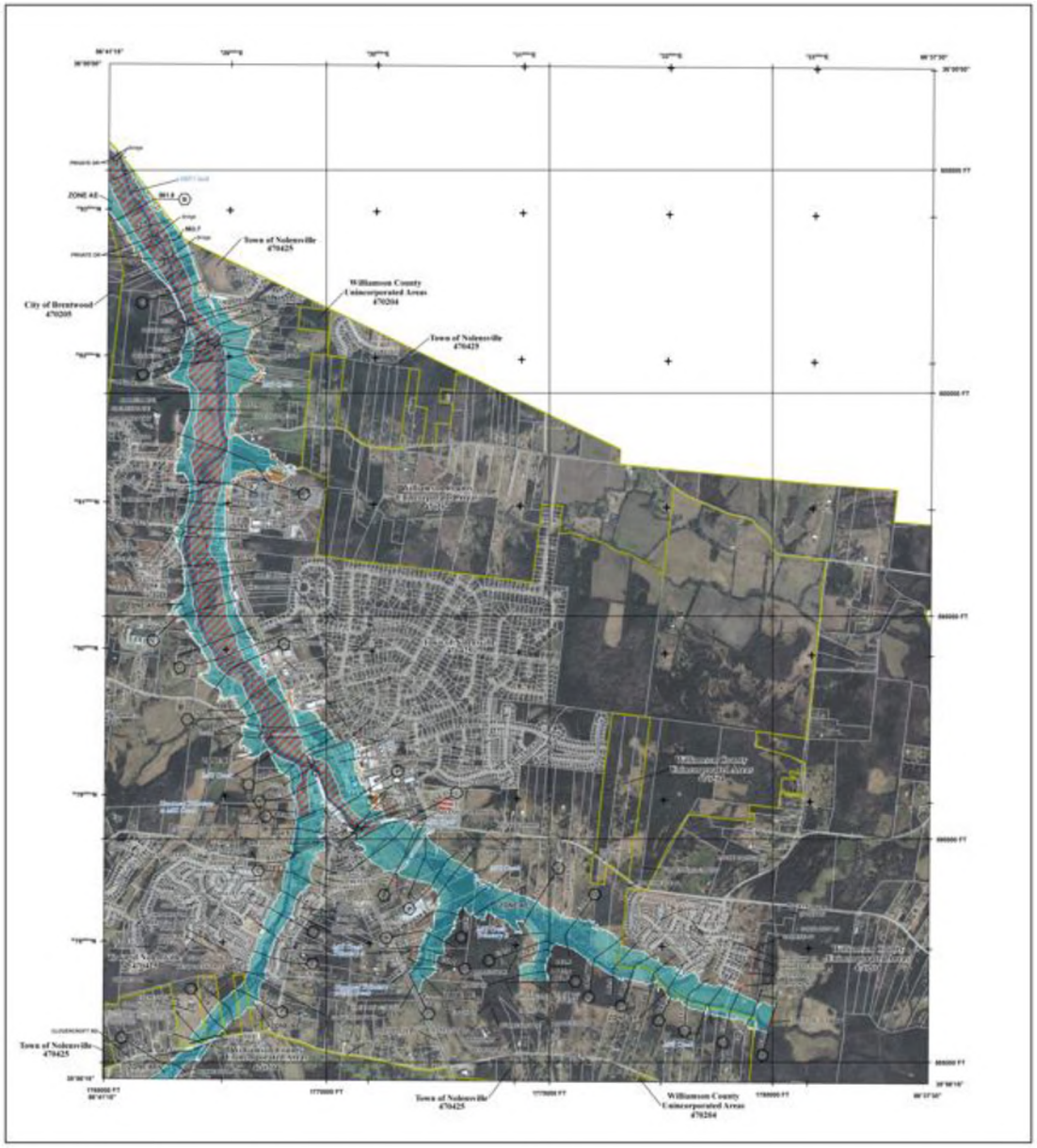
City of Spring Hill:



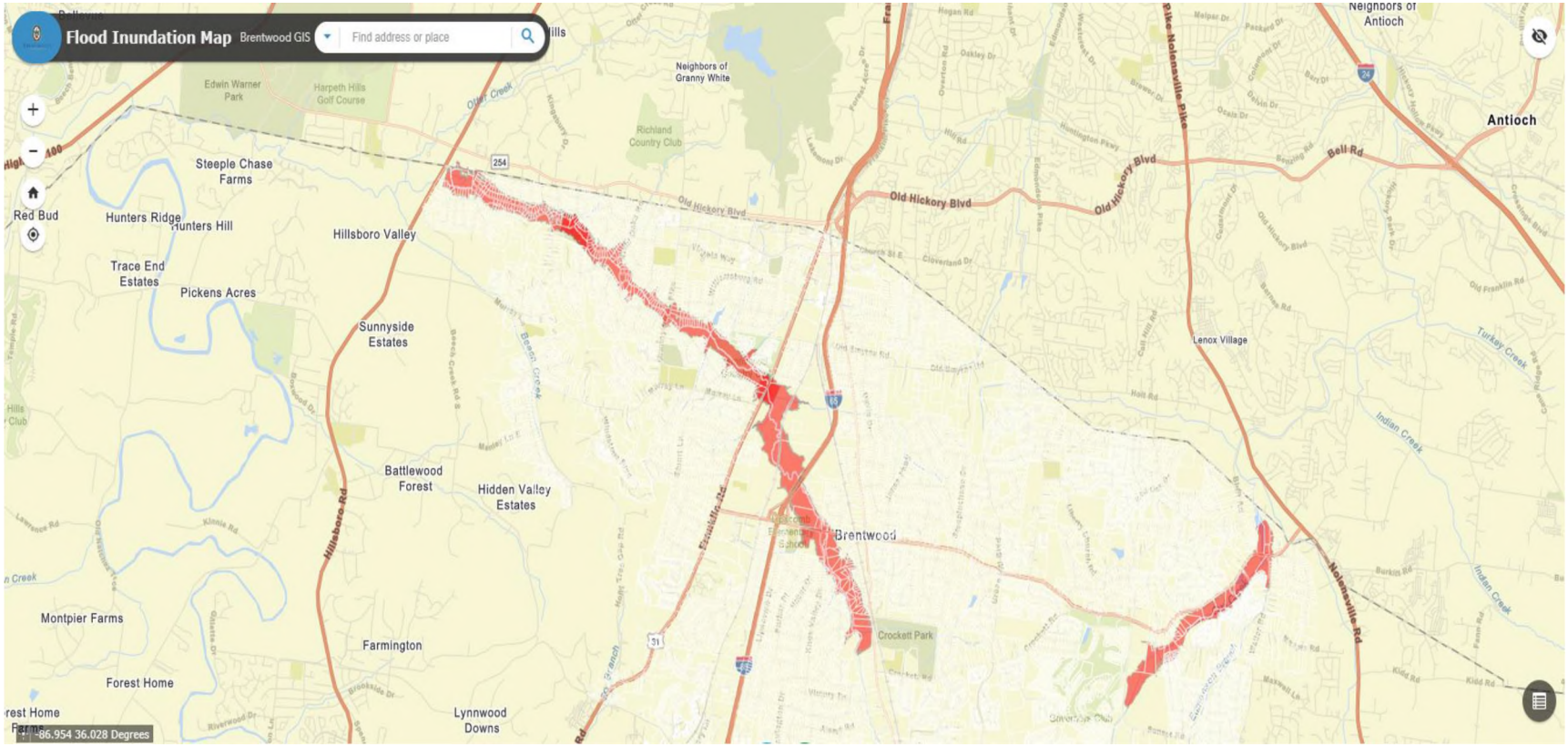
Town of Thompson's Station:



Town of Nolensville:



City of Brentwood Flood Inundation Map:



100-Year Flood Global Risk Report (HAZUS):



Hazus: Flood Global Risk Report

Region Name:	Williamson_100yr
Flood Scenario:	Williamson_100yr
Print Date:	Tuesday, March 7, 2023

Disclaimer:
Totals only reflect data for those census tracts/blocks included in the user's study region.

The estimates of social and economic impacts contained in this report were produced using Hazus loss estimation methodology software which is based on current scientific and engineering knowledge. There are uncertainties inherent in any loss estimation technique. Therefore, there may be significant differences between the modeled results contained in this report and the actual social and economic losses following a specific Flood. These results can be improved by using enhanced inventory data and flood hazard information.





HAZUS
EARTHQUAKE · WIND · FLOOD · TSUNAMI

Table of Contents

Section	Page #
General Description of the Region	3
Building Inventory	
General Building Stock	4
Essential Facility Inventory	5
Flood Scenario Parameters	6
Building Damage	
General Building Stock	7
Essential Facilities Damage	9
Induced Flood Damage	10
Debris Generation	
Social Impact	10
Shelter Requirements	
Economic Loss	12
Building-Related Losses	
Appendix A: County Listing for the Region	15
Appendix B: Regional Population and Building Value Data	16

General Description of the Region

Hazus is a regional multi-hazard loss estimation model that was developed by the Federal Emergency Management Agency (FEMA) and the National Institute of Building Sciences (NIBS). The primary purpose of Hazus is to provide a methodology and software application to develop multi-hazard losses at a regional scale. These loss estimates would be used primarily by local, state and regional officials to plan and stimulate efforts to reduce risks from multi-hazards and to prepare for emergency response and recovery.

The flood loss estimates provided in this report were based on a region that included 1 county(ies) from the following state(s):

- Tennessee

Note:
Appendix A contains a complete listing of the counties contained in the region.

The geographical size of the region is approximately 68 square miles and contains 3,458 census blocks. The region contains over 87 thousand households and has a total population of 247,523 people. The distribution of population by State and County for the study region is provided in Appendix B.

There are an estimated 63,263 buildings in the region with a total building replacement value (excluding contents) of 54,685 million dollars. Approximately 84.68% of the buildings (and 71.30% of the building value) are associated with residential housing.

HAZUS
EARTHQUAKE · WIND · FLOOD · TSUNAMI

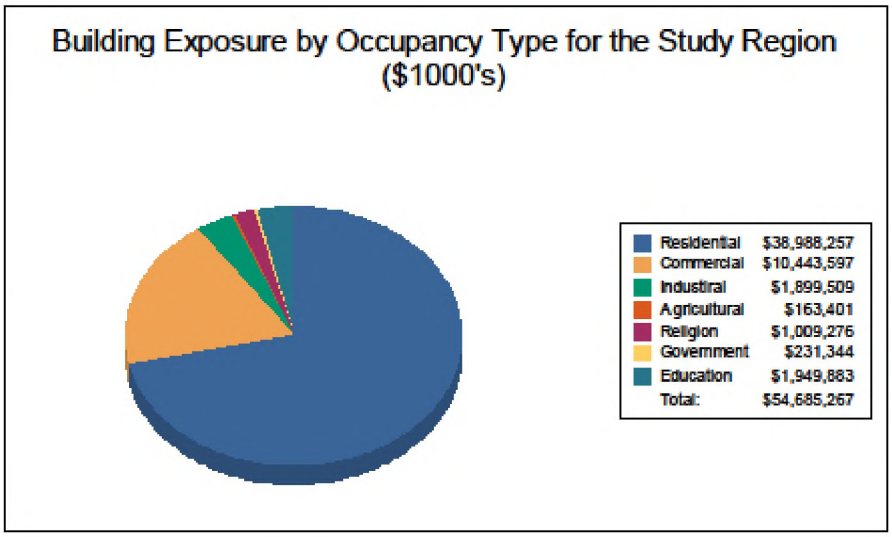
Building Inventory

General Building Stock

Hazus estimates that there are 63,263 buildings in the region which have an aggregate total replacement value of 54,685 million dollars. Table 1 and Table 2 present the relative distribution of the value with respect to the general occupancies by Study Region and Scenario respectively. Appendix B provides a general distribution of the building value by State and County.

Table 1
Building Exposure by Occupancy Type for the Study Region

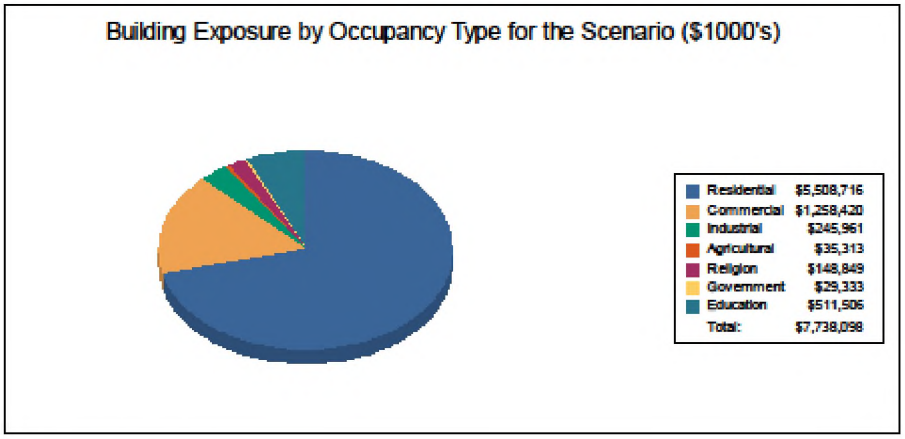
Occupancy	Exposure ($1000)	Percent of Total
Residential	38,988,257	71.3%
Commercial	10,443,597	19.1%
Industrial	1,899,509	3.5%
Agricultural	163,401	0.3%
Religion	1,009,276	1.8%
Government	231,344	0.4%
Education	1,949,883	3.6%
Total	**54,685,267**	**100%**



HAZUS
EARTHQUAKE · WIND · FLOOD · TSUNAMI

Table 2
Building Exposure by Occupancy Type for the Scenario

Occupancy	Exposure ($1000)	Percent of Total
Residential	5,508,716	71.2%
Commercial	1,258,420	16.3%
Industrial	245,961	3.2%
Agricultural	35,313	0.5%
Religion	148,849	1.9%
Government	29,333	0.4%
Education	511,506	6.6%
Total	**7,738,098**	**100%**



Essential Facility Inventory

For essential facilities, there are 2 hospitals in the region with a total bed capacity of 225 beds.
There are 77 schools, 21 fire stations, 5 police stations and 1 emergency operation center.

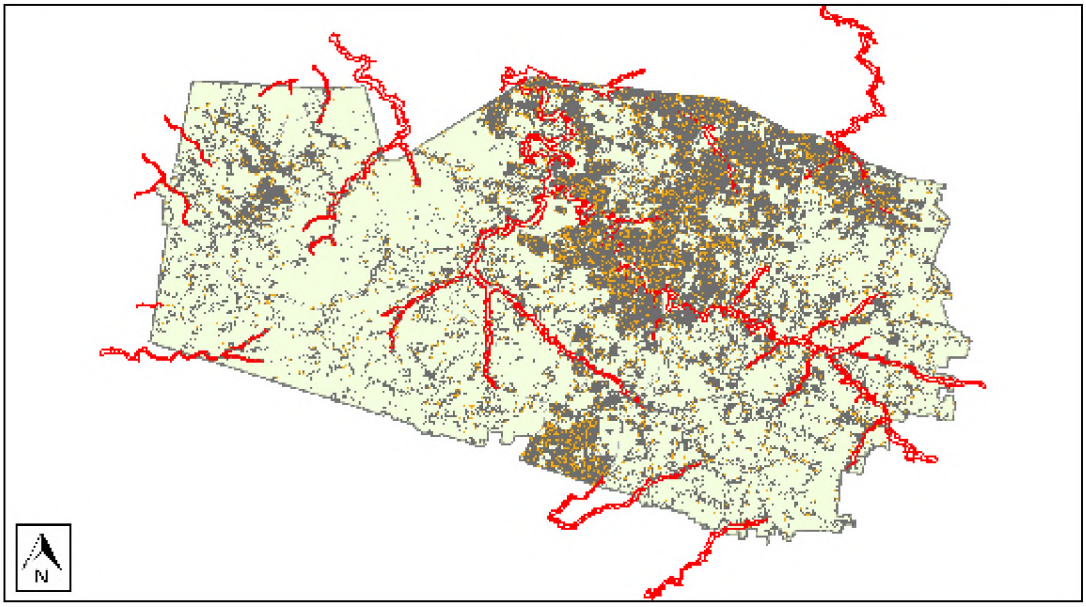
Flood Scenario Parameters

Hazus used the following set of information to define the flood parameters for the flood loss estimate provided in this report.

Study Region Name:	Williamson_100yr
Scenario Name:	Williamson_100yr
Return Period Analyzed:	100
Analysis Options Analyzed:	No What-Ifs

Study Region Overview Map

Illustrating scenario flood extent, as well as exposed essential facilities and total exposure

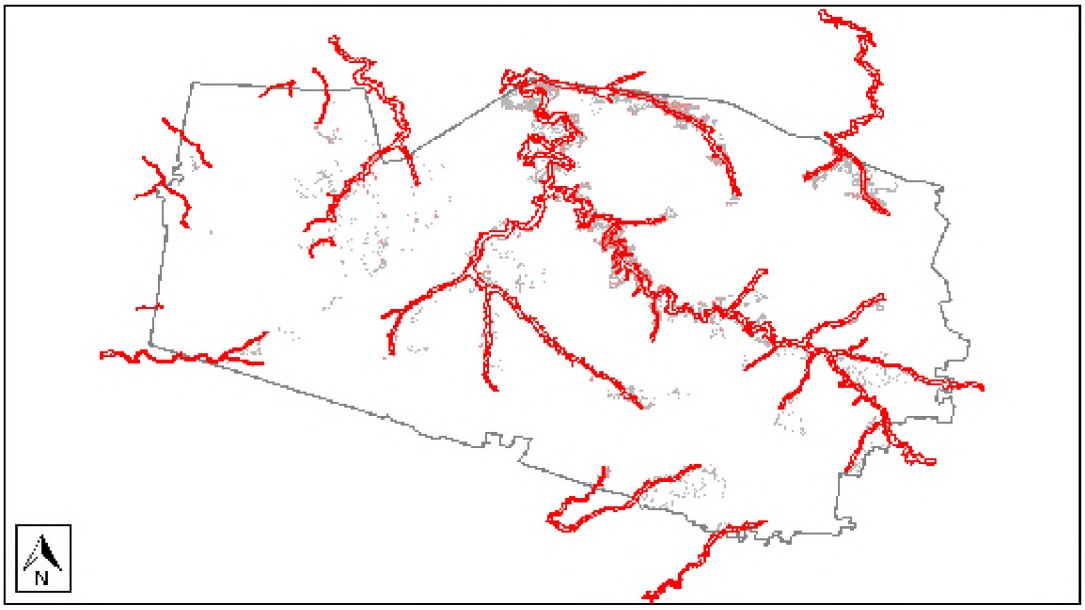


Building Damage

General Building Stock Damage

Hazus estimates that about 314 buildings will be at least moderately damaged. This is over 47% of the total number of buildings in the scenario. There are an estimated 56 buildings that will be completely destroyed. The definition of the 'damage states' is provided in the Hazus Flood Technical Manual. Table 3 below summarizes the expected damage by general occupancy for the buildings in the region. Table 4 summarizes the expected damage by general building type.

Total Economic Loss (1 dot = $300K) Overview Map



HAZUS
EARTHQUAKE · WIND · FLOOD · TSUNAMI

Table 3: Expected Building Damage by Occupancy

	1-10		11-20		21-30		31-40		41-50		>50	
Occupancy	**Count**	**(%)**	**Count**	**(%)**	**Count**	**(%)**	**Count**	**(%)**	**Count**	**(%)**	**Count**	**(%)**
Agriculture	0	0	0	0	0	0	0	0	0	0	0	0
Commercial	7	23	6	19	4	13	5	16	7	23	2	6
Education	0	0	0	0	0	0	0	0	0	0	0	0
Government	0	0	0	0	0	0	0	0	0	0	0	0
Industrial	0	0	0	0	0	0	0	0	0	0	0	0
Religion	0	0	1	100	0	0	0	0	0	0	0	0
Residential	35	11	77	24	60	19	52	16	46	14	54	17
Total	**42**		**84**		**64**		**57**		**53**		**56**	

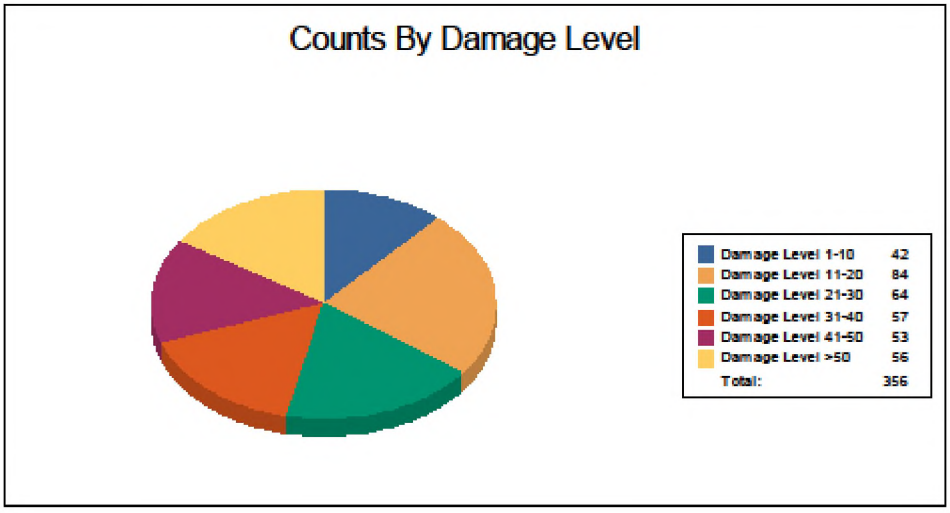




Table 4: Expected Building Damage by Building Type

Building Type	1-10		11-20		21-30		31-40		41-50		>50	
	Count	(%)	Count	(%)	Count	(%)	Count	(%)	Count	(%)	Count	(%)
Concrete	0	0	0	0	0	0	0	0	0	0	0	0
ManufHousing	0	0	0	0	0	0	0	0	0	0	0	0
Masonry	2	11	4	22	3	17	3	17	5	28	1	6
Steel	1	14	2	29	1	14	1	14	2	29	0	0
Wood	36	11	78	24	60	18	52	16	45	14	54	17

Essential Facility Damage

Before the flood analyzed in this scenario, the region had 225 hospital beds available for use. On the day of the scenario flood event, the model estimates that 225 hospital beds are available in the region.

Table 5: Expected Damage to Essential Facilities

		# Facilities		
Classification	Total	At Least Moderate	At Least Substantial	Loss of Use
Emergency Operation Centers	1	0	0	0
Fire Stations	21	0	0	0
Hospitals	2	0	0	0
Police Stations	5	0	0	0
Schools	77	0	0	0

If this report displays all zeros or is blank, two possibilities can explain this.

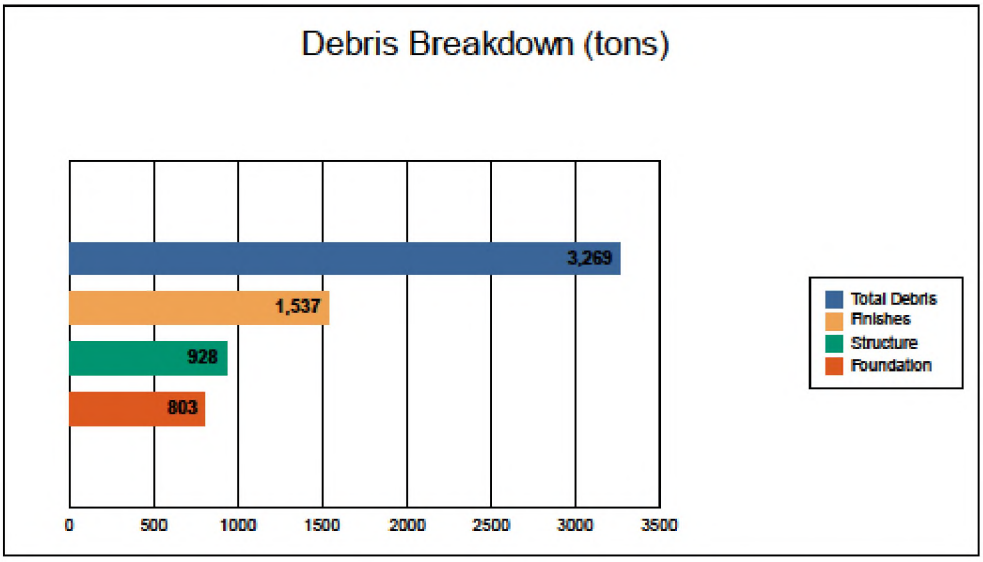
(1) None of your facilities were flooded. This can be checked by mapping the inventory data on the depth grid.

(2) The analysis was not run. This can be tested by checking the run box on the Analysis Menu and seeing if a message box asks you to replace the existing results.

Induced Flood Damage

Debris Generation

Hazus estimates the amount of debris that will be generated by the flood. The model breaks debris into three general categories: 1) Finishes (dry wall, insulation, etc.), 2) Structural (wood, brick, etc.) and 3) Foundations (concrete slab, concrete block, rebar, etc.). This distinction is made because of the different types of material handling equipment required to handle the debris.

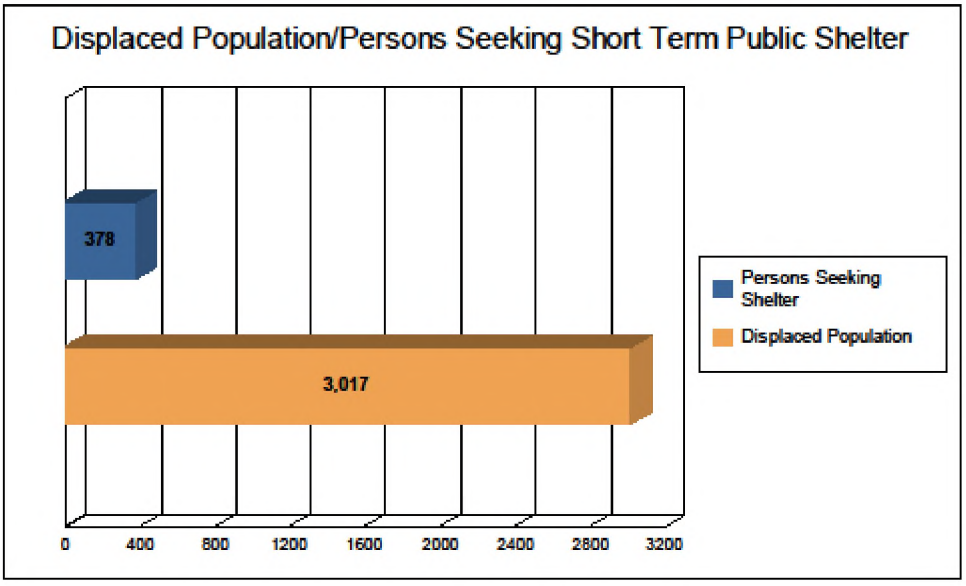


The model estimates that a total of 3,269 tons of debris will be generated. Of the total amount, Finishes comprises 47% of the total, Structure comprises 28% of the total, and Foundation comprises 25%. If the debris tonnage is converted into an estimated number of truckloads, it will require 131 truckloads (@25 tons/truck) to remove the debris generated by the flood.

Social Impact

Shelter Requirements

Hazus estimates the number of households that are expected to be displaced from their homes due to the flood and the associated potential evacuation. Hazus also estimates those displaced people that will require accommodations in temporary public shelters. The model estimates 1,006 households (or 3,017 of people) will be displaced due to the flood. Displacement includes households evacuated from within or very near to the inundated area. Of these, 378 people (out of a total population of 247,523) will seek temporary shelter in public shelters.



Economic Loss

The total economic loss estimated for the flood is 828.83 million dollars, which represents 10.71 % of the total replacement value of the scenario buildings.

Building-Related Losses

The building losses are broken into two categories: direct building losses and business interruption losses. The direct building losses are the estimated costs to repair or replace the damage caused to the building and its contents. The business interruption losses are the losses associated with inability to operate a business because of the damage sustained during the flood. Business interruption losses also include the temporary living expenses for those people displaced from their homes because of the flood.

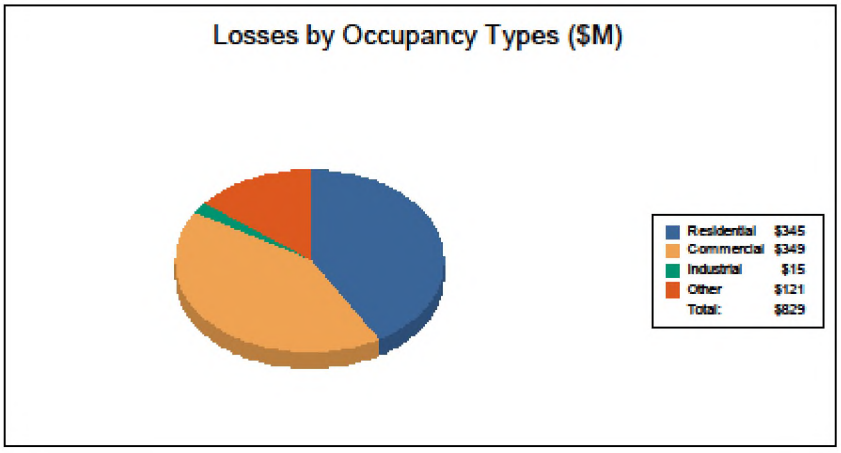
The total building-related losses were 503.78 million dollars. 39% of the estimated losses were related to the business interruption of the region. The residential occupancies made up 41.60% of the total loss. Table 6 below provides a summary of the losses associated with the building damage.

HAZUS
EARTHQUAKE · WIND · FLOOD · TSUNAMI

Table 6: Building-Related Economic Loss Estimates

(Millions of dollars)

Category	Area	Residential	Commercial	Industrial	Others	Total
Building Loss						
	Building	189.84	38.06	3.57	7.34	238.81
	Content	97.02	106.56	8.67	32.35	244.59
	Inventory	0.00	15.39	1.54	3.45	20.38
	Subtotal	286.86	160.00	13.77	43.16	503.78
Business Interruption						
	Income	1.41	73.75	0.23	12.16	87.54
	Relocation	38.81	19.78	0.21	6.62	65.43
	Rental Income	14.36	13.76	0.04	0.51	28.68
	Wage	3.33	81.58	0.38	58.11	143.40
	Subtotal	57.91	188.88	0.86	77.40	326.06
ALL	Total	344.77	348.88	14.63	120.54	828.83





Appendix A: County Listing for the Region

Tennessee
- Williamson



Appendix B: Regional Population and Building Value Data

		Building Value (thousands of dollars)		
	Population	Residential	Non-Residential	Total
Tennessee				
Williamson	247,523	38,988,257	15,697,010	54,685,267
Total	**247,523**	**38,988,257**	**15,697,010**	**54,685,267**
Total Study Region	**247,523**	**38,988,257**	**15,697,010**	**54,685,267**

500-Year Flood Global Risk Report (HAZUS):



Hazus: Flood Global Risk Report

Region Name:	Williamson_500yr
Flood Scenario:	Williamson_500yr
Print Date:	Wednesday, March 8, 2023

Disclaimer:
Totals only reflect data for those census tracts/blocks included in the user's study region.

The estimates of social and economic impacts contained in this report were produced using Hazus loss estimation methodology software which is based on current scientific and engineering knowledge. There are uncertainties inherent in any loss estimation technique. Therefore, there may be significant differences between the modeled results contained in this report and the actual social and economic losses following a specific Flood. These results can be improved by using enhanced inventory data and flood hazard information.





HAZUS
EARTHQUAKE · WIND · FLOOD · TSUNAMI

Table of Contents

Section	Page #
General Description of the Region	3
Building Inventory	
General Building Stock	4
Essential Facility Inventory	5
Flood Scenario Parameters	6
Building Damage	
General Building Stock	7
Essential Facilities Damage	9
Induced Flood Damage	10
Debris Generation	
Social Impact	10
Shelter Requirements	
Economic Loss	12
Building-Related Losses	
Appendix A: County Listing for the Region	15
Appendix B: Regional Population and Building Value Data	16



General Description of the Region

Hazus is a regional multi-hazard loss estimation model that was developed by the Federal Emergency Management Agency (FEMA) and the National Institute of Building Sciences (NIBS). The primary purpose of Hazus is to provide a methodology and software application to develop multi-hazard losses at a regional scale. These loss estimates would be used primarily by local, state and regional officials to plan and stimulate efforts to reduce risks from multi-hazards and to prepare for emergency response and recovery.

The flood loss estimates provided in this report were based on a region that included 1 county(ies) from the following state(s):

- Tennessee

Note:
Appendix A contains a complete listing of the counties contained in the region.

The geographical size of the region is approximately 68 square miles and contains 3,458 census blocks. The region contains over 87 thousand households and has a total population of 247,523 people. The distribution of population by State and County for the study region is provided in Appendix B.

There are an estimated 63,263 buildings in the region with a total building replacement value (excluding contents) of 54,685 million dollars. Approximately 84.68% of the buildings (and 71.30% of the building value) are associated with residential housing.

HAZUS
EARTHQUAKE · WIND · FLOOD · TSUNAMI

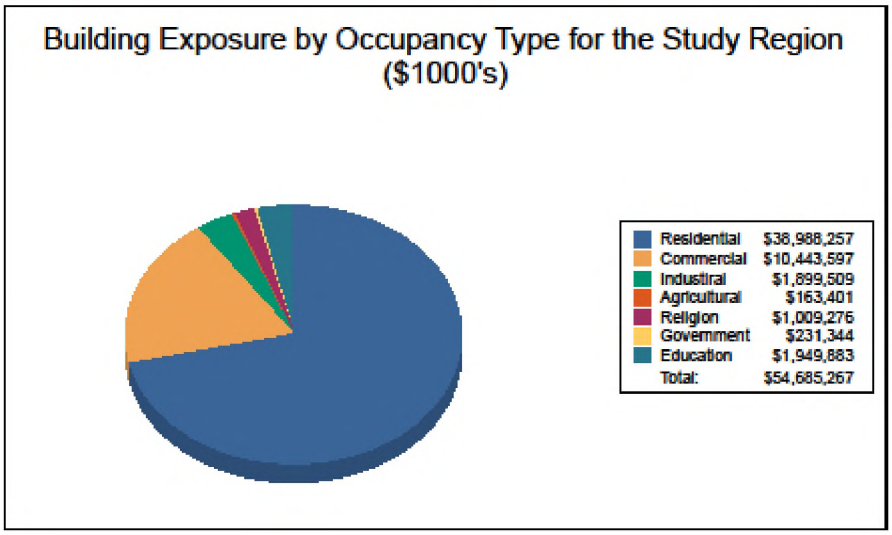
Building Inventory

General Building Stock

Hazus estimates that there are 63,263 buildings in the region which have an aggregate total replacement value of 54,685 million dollars. Table 1 and Table 2 present the relative distribution of the value with respect to the general occupancies by Study Region and Scenario respectively. Appendix B provides a general distribution of the building value by State and County.

Table 1
Building Exposure by Occupancy Type for the Study Region

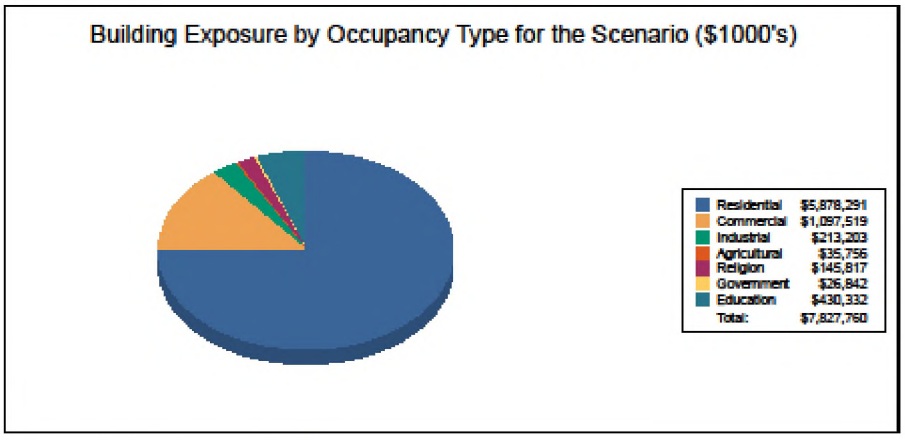
Occupancy	Exposure ($1000)	Percent of Total
Residential	38,988,257	71.3%
Commercial	10,443,597	19.1%
Industrial	1,899,509	3.5%
Agricultural	163,401	0.3%
Religion	1,009,276	1.8%
Government	231,344	0.4%
Education	1,949,883	3.6%
Total	**54,685,267**	**100%**



HAZUS
EARTHQUAKE - WIND - FLOOD - TSUNAMI

Table 2
Building Exposure by Occupancy Type for the Scenario

Occupancy	Exposure ($1000)	Percent of Total
Residential	5,878,291	75.1%
Commercial	1,097,519	14.0%
Industrial	213,203	2.7%
Agricultural	35,756	0.5%
Religion	145,817	1.9%
Government	26,842	0.3%
Education	430,332	5.5%
Total	**7,827,760**	**100%**



Essential Facility Inventory

For essential facilities, there are 2 hospitals in the region with a total bed capacity of 225 beds.
There are 77 schools, 21 fire stations, 5 police stations and 1 emergency operation center.

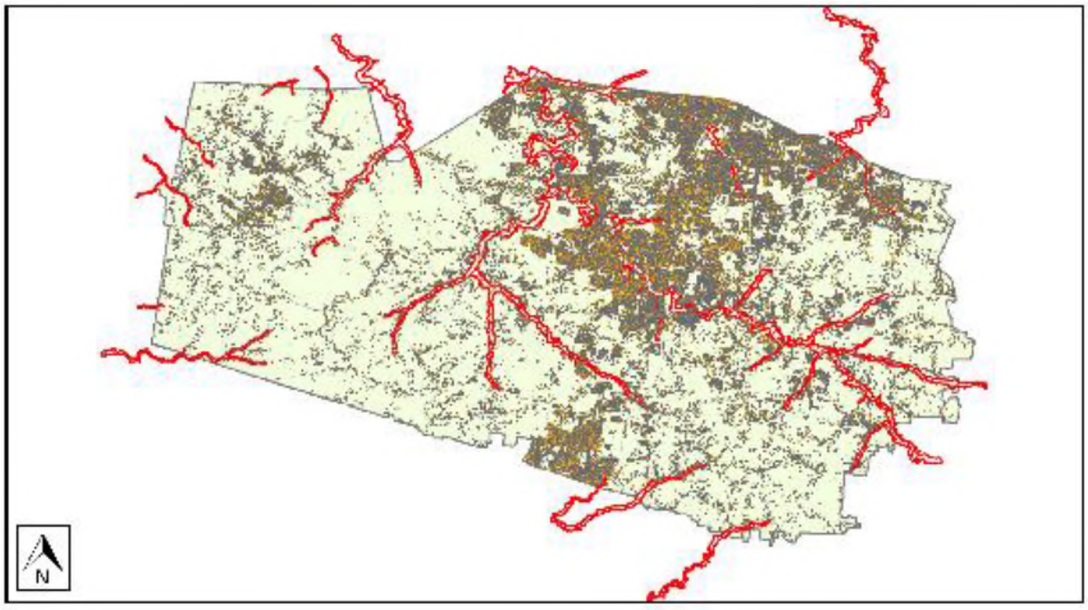
Flood Scenario Parameters

Hazus used the following set of information to define the flood parameters for the flood loss estimate provided in this report.

Study Region Name:	Williamson_500yr
Scenario Name:	Williamson_500yr
Return Period Analyzed:	500
Analysis Options Analyzed:	No What-Ifs

Study Region Overview Map

Illustrating scenario flood extent, as well as exposed essential facilities and total exposure

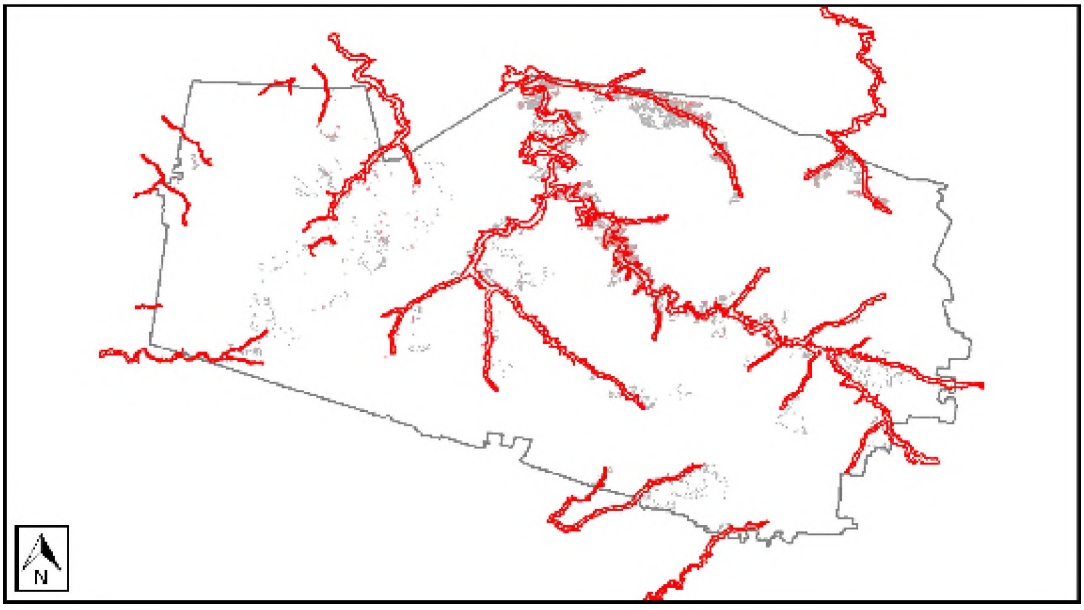


Building Damage

General Building Stock Damage

Hazus estimates that about 292 buildings will be at least moderately damaged. This is over 50% of the total number of buildings in the scenario. There are an estimated 50 buildings that will be completely destroyed. The definition of the 'damage states' is provided in the Hazus Flood Technical Manual. Table 3 below summarizes the expected damage by general occupancy for the buildings in the region. Table 4 summarizes the expected damage by general building type.

Total Economic Loss (1 dot = $300K) Overview Map



HAZUS
EARTHQUAKE · WIND · FLOOD · TSUNAMI

Table 3: Expected Building Damage by Occupancy

	1-10		11-20		21-30		31-40		41-50		>50	
Occupancy	**Count**	**(%)**	**Count**	**(%)**	**Count**	**(%)**	**Count**	**(%)**	**Count**	**(%)**	**Count**	**(%)**
Agriculture	0	0	0	0	0	0	0	0	0	0	0	0
Commercial	6	18	9	27	3	9	5	15	5	15	5	15
Education	0	0	0	0	0	0	0	0	0	0	0	0
Government	0	0	0	0	0	0	0	0	0	0	0	0
Industrial	0	0	0	0	0	0	0	0	0	0	0	0
Religion	0	0	3	100	0	0	0	0	0	0	0	0
Residential	36	12	79	27	51	17	51	17	36	12	45	15
Total	**42**		**91**		**54**		**56**		**41**		**50**	

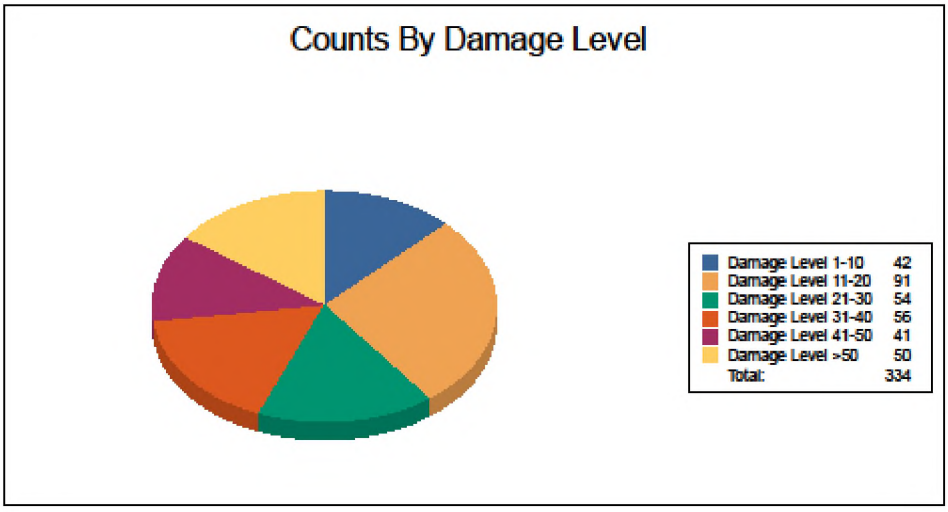




Table 4: Expected Building Damage by Building Type

Building Type	1-10		11-20		21-30		31-40		41-50		>50	
	Count	(%)	Count	(%)	Count	(%)	Count	(%)	Count	(%)	Count	(%)
Concrete	0	0	0	0	0	0	0	0	0	0	0	0
ManufHousing	0	0	0	0	0	0	0	0	0	0	0	0
Masonry	2	11	8	42	2	11	1	5	4	21	2	11
Steel	1	11	3	33	1	11	1	11	2	22	1	11
Wood	37	12	82	27	51	17	52	17	36	12	46	15

Essential Facility Damage

Before the flood analyzed in this scenario, the region had 225 hospital beds available for use. On the day of the scenario flood event, the model estimates that 225 hospital beds are available in the region.

Table 5: Expected Damage to Essential Facilities

		# Facilities		
Classification	Total	At Least Moderate	At Least Substantial	Loss of Use
Emergency Operation Centers	1	0	0	0
Fire Stations	21	0	0	0
Hospitals	2	0	0	0
Police Stations	5	0	0	0
Schools	77	0	0	0

If this report displays all zeros or is blank, two possibilities can explain this.

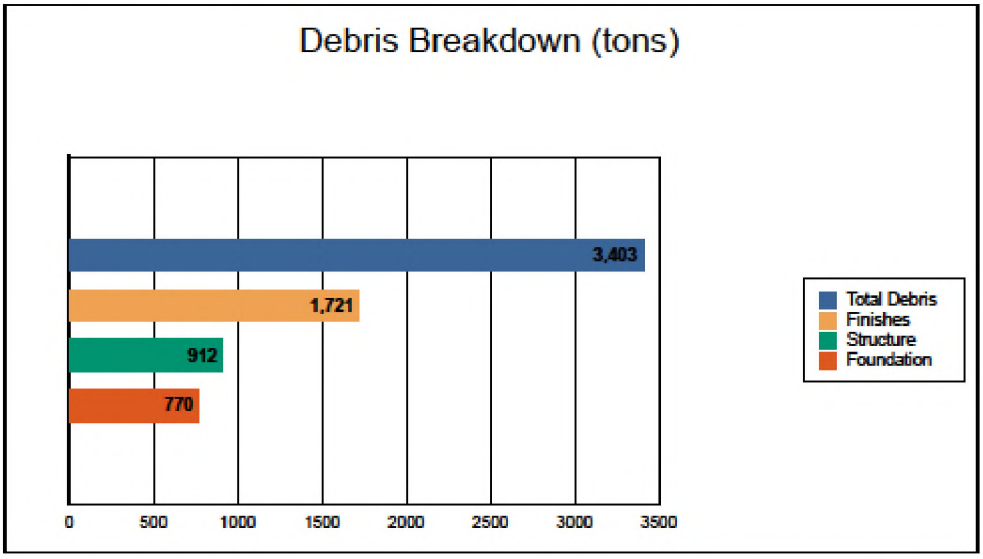
(1) None of your facilities were flooded. This can be checked by mapping the inventory data on the depth grid.

(2) The analysis was not run. This can be tested by checking the run box on the Analysis Menu and seeing if a message box asks you to replace the existing results.

Induced Flood Damage

Debris Generation

Hazus estimates the amount of debris that will be generated by the flood. The model breaks debris into three general categories: 1) Finishes (dry wall, insulation, etc.), 2) Structural (wood, brick, etc.) and 3) Foundations (concrete slab, concrete block, rebar, etc.). This distinction is made because of the different types of material handling equipment required to handle the debris.

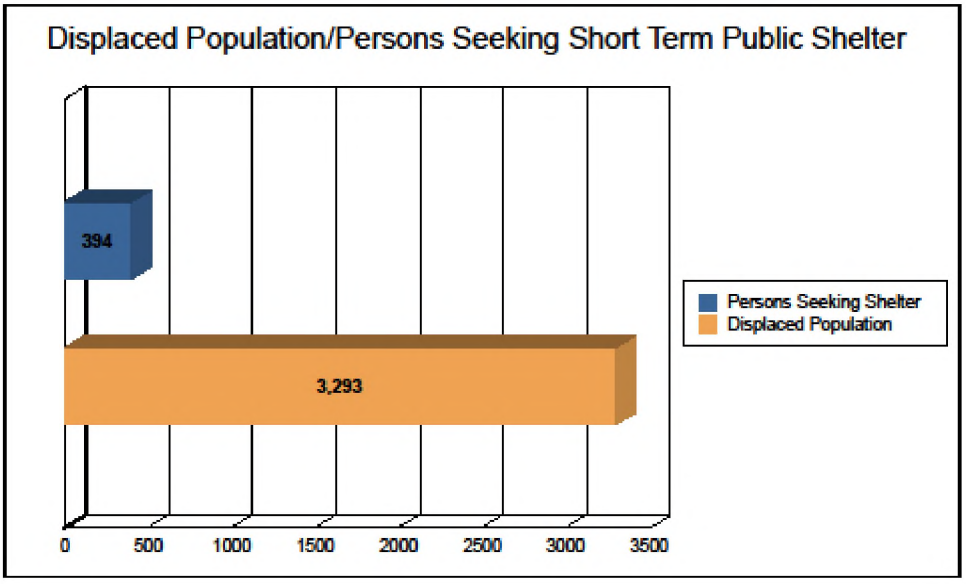


The model estimates that a total of 3,403 tons of debris will be generated. Of the total amount, Finishes comprises 51% of the total, Structure comprises 27% of the total, and Foundation comprises 23%. If the debris tonnage is converted into an estimated number of truckloads, it will require 137 truckloads (@25 tons/truck) to remove the debris generated by the flood.

Social Impact

Shelter Requirements

Hazus estimates the number of households that are expected to be displaced from their homes due to the flood and the associated potential evacuation. Hazus also estimates those displaced people that will require accommodations in temporary public shelters. The model estimates 1,098 households (or 3,293 of people) will be displaced due to the flood. Displacement includes households evacuated from within or very near to the inundated area. Of these, 394 people (out of a total population of 247,523) will seek temporary shelter in public shelters.



HAZUS
EARTHQUAKE - WIND - FLOOD - TSUNAMI

Economic Loss

The total economic loss estimated for the flood is 880.86 million dollars, which represents 11.25 % of the total replacement value of the scenario buildings.

Building-Related Losses

The building losses are broken into two categories: direct building losses and business interruption losses. The direct building losses are the estimated costs to repair or replace the damage caused to the building and its contents. The business interruption losses are the losses associated with inability to operate a business because of the damage sustained during the flood. Business interruption losses also include the temporary living expenses for those people displaced from their homes because of the flood.

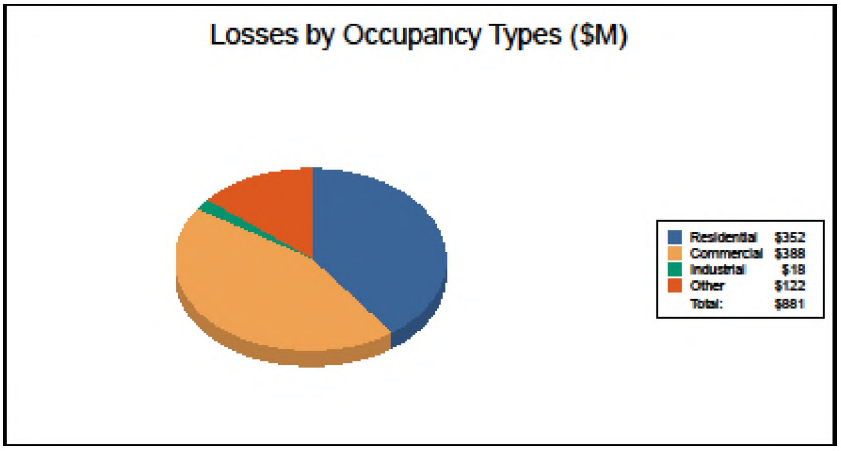
The total building-related losses were 544.77 million dollars. 38% of the estimated losses were related to the business interruption of the region. The residential occupancies made up 39.97% of the total loss. Table 6 below provides a summary of the losses associated with the building damage.

HAZUS
EARTHQUAKE · WIND · FLOOD · TSUNAMI

Table 6: Building-Related Economic Loss Estimates

(Millions of dollars)

Category	Area	Residential	Commercial	Industrial	Others	Total
Building Loss						
	Building	192.82	42.62	4.22	8.51	248.17
	Content	98.88	125.39	10.79	40.20	275.26
	Inventory	0.00	16.19	2.02	3.13	21.34
	Subtotal	**291.69**	**184.20**	**17.03**	**51.84**	**544.77**
Business Interruption						
	Income	2.08	81.40	0.35	13.99	97.82
	Relocation	38.63	21.96	0.37	7.51	68.48
	Rental Income	14.82	14.88	0.09	0.61	30.39
	Wage	4.90	85.86	0.58	48.05	139.40
	Subtotal	**60.43**	**204.09**	**1.39**	**70.18**	**336.09**
ALL	**Total**	**352.12**	**388.29**	**18.43**	**122.02**	**880.86**



Appendix A: County Listing for the Region

Tennessee
- Williamson



Appendix B: Regional Population and Building Value Data

		Building Value (thousands of dollars)		
	Population	Residential	Non-Residential	Total
Tennessee				
Williamson	247,523	38,988,257	15,697,010	54,685,267
Total	**247,523**	**38,988,257**	**15,697,010**	**54,685,267**
Total Study Region	**247,523**	**38,988,257**	**15,697,010**	**54,685,267**

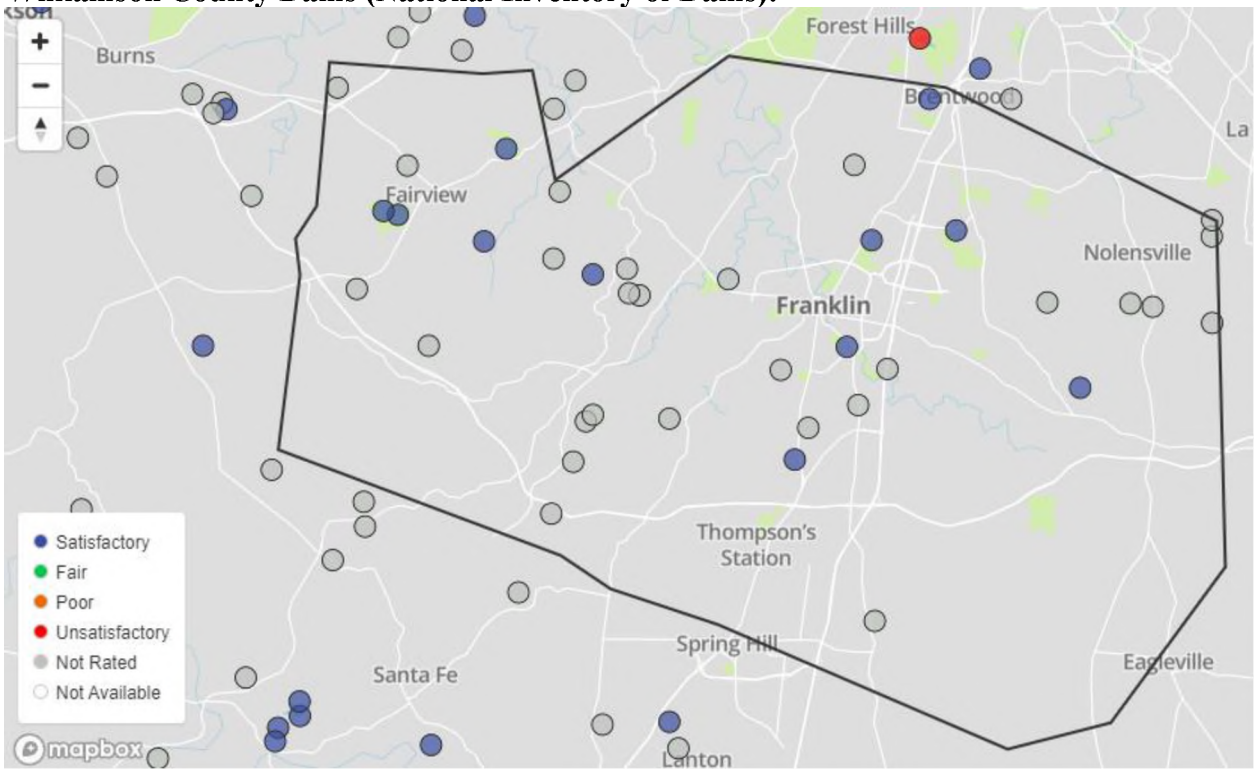
Appendix E: County Dam Data/Map

Williamson County Dam Data:

National Inventory of Dams.xlsx

To view the additional hazard data, double click on the Excel icon above. If unable to view the data, please contact the WCEMA.

Williamson County Dams (National Inventory of Dams):



Appendix F: References

- Centers for Disease Control
- Centers for Disease Control Social Vulnerability Index (CDC SVI)
- Central United States Earthquake Consortium (CUSEC)
- City University of New York
- Critical2TN Critical Infrastructure Database
- Comprehensive Preparedness Guide (CPG) 201
- Williamson County Computer Aided Dispatch (CAD)
- Emergency Management Accreditation Program (EMAP)
- East Tennessee State University Geoinformatics and Disaster Science Lab
- Federal Emergency Management Agency (FEMA)
- FEMA National Risk Index
- FEMA Resilience Analysis and Planning Tool (RAPT)
- Hazard Mitigation Planning Committee (HMPC)
- London School of Economics
- Mississippi State University
- National Centers for Environmental Information (NCEI)
- National Institute of Building Sciences (NIBS)
- National Integrated Drought Information System (NIDIS)
- National Oceanic and Atmospheric Administration (NOAA)
- National Weather Service (NWS)
- NWS National Operational Hydrologic Remote Sensing Center (NOHRSC)
- National Wildfire Coordinating Group (NWCG)
- Southern Group of State Foresters (SGSF)
- Tennessee Department of Health (TDOH)
- Tennessee Division of Forestry
- Tennessee Emergency Management Agency (TEMA)
- Tennessee Hazard Mitigation Plan
- United States Census Bureau
- United States Geological Survey (USGS)
- University of Wisconsin SILVIS Lab Wildland Urban Interface (WUI)
- WAKM Radio
- Williamson County Emergency Operations Plan (EOP)
- Williamson County Geographic Information Systems (GIS)
- Williamson County Threat and Hazard Identification and Risk Assessment (THIRA)
- Williamson County WebEOC
- WKRN News 2

Williamson County
Hazard Mitigation Plan
2024

Prepared By:

The Williamson County Hazard Mitigation Planning Committee

The Williamson County Emergency Management Agency

Assistance Provided By:

The Tennessee Emergency Management Agency

as part of the Tennessee Mitigation Initiative

Executive Summary

Over the past two decades, hazard mitigation has gained increased national attention due to the large number of natural disasters throughout the U.S. and the rapid rise in costs associated with those disaster recoveries. It has become apparent that money spent mitigating potential impacts of a disaster event can result in substantial savings of life and property. With these benefit-cost ratios extremely advantageous, the *Disaster Mitigation Act of 2000* was developed as U.S. Federal legislation reinforcing the importance of pre-disaster mitigation planning by calling for local governments to develop mitigation plans *(44 CFR 201)*.

A local hazard mitigation plan aims to identify the community's notable risks and specific vulnerabilities and then to create/implement corresponding mitigation projects to address those areas of concern. This methodology helps reduce human, environmental, and economic costs from natural and man-made hazards by creating long-term mitigation initiatives.

The advantages of developing a local hazard mitigation plan are numerous and include improved post-disaster decision-making, education on mitigation approaches, and an organizational method for prioritizing mitigation projects. Communities with a mitigation plan receive larger amounts of Federal and State funding opportunities for mitigation projects and can receive these funds faster than communities without a plan.

This 2024 update of the *Williamson County Hazard Mitigation Plan* (HMP) addresses Building Resilient Communities and Infrastructure (BRIC), Flood Mitigation Assistance (FMA), and Hazard Mitigation Grant Program (HMGP) requirements. Each jurisdiction within the county participated in the preparation of the update, including:

- City of Brentwood
- City of Fairview
- City of Franklin
- City of Spring Hill
- Town of Nolensville
- Town of Thompson Station
- Williamson County School District/Franklin Special School District
- Williamson County Unincorporated

In reference to federal code title *44 CFR 201*, the plan is required to be submitted to both the Tennessee Emergency Management Agency (TEMA) (State) and the Federal Emergency Management Agency (FEMA) (Federal) for review to be approved. When the plan is deemed "approval pending adoption" by FEMA *(44 CFR 201.6(c)5)*, each of the participating jurisdictions will adopt the plan through a local resolution.

EMAP Standard: EMAP Compliance The Williamson County Emergency Management Agency (WCEMA) continues to pursue the highest standards in the emergency management profession through seeking accreditation with the Emergency Management Accreditation Program (EMAP). All plans, policies, and procedures within the WCEMA are to be written in accordance with the EMAP Emergency Management Standard (EMS) 5-2022.

Table of Contents

Executive Summary **1**

Section One: The Planning Process **6**

1.1 Purpose and Need, Authority and Statement of Problem 6

1.1.1 Purpose and Need 6

1.1.2 Authority 6

1.1.3 Statement of Problem 6

1.2 Methodology, Update Process, and Participation Summary 7

1.2.1 Local Government Participation 7

1.2.2 Hazard Mitigation Planning Process 10

1.3 Plan Update 26

1.3.1 The New Plan 27

1.3.2 2017 HMP Strategy Review 27

1.4 Multi-Jurisdictional Special Considerations 42

1.4.1 Hazards Assessment 42

1.5 Public Participation 42

1.6 County Data Profile 42

1.6.1 Resources and Assets 42

1.6.2 Development and Growth 43

1.6.3 Demographics 44

1.6.4 Social Vulnerability 45

1. 6.5 Critical Infrastructure 47

1.7 Resource Capabilities 47

Section Two: Threat and Hazard Identification and Risk Assessment **49**

2.1 Risk Assessment Overview 49

2.2 Risk Scoring Description 50

2.3 Impact Category Descriptions 50

2.4 Standardized Impacts 52

2.5 Summary of changes in the 2024 plan update: 54

2.6 Flood 56

2.6.1 Hazard Overview 56

2.6.2 County Profile 57
2.6.3 Risk Assessment 69
2.6.4 Land Use and Development 75
2.6.5 Multi-Jurisdictional Differences 75
2.6.6 Summary 76
2.7 Tornadoes/Severe Winds 77
2.7.1 Hazard Overview 77
2.7.2 County Profile 78
2.7.3 Risk Assessment 82
2.7.4 Land Use and Development Trends 83
2.7.5 Multi-Jurisdictional Differences 83
2.7.6 Summary 83
2.8 Wildfire 84
2.8.1 Hazard Overview 84
2.8.2 County Profile 84
2.8.3 Risk Assessment 88
2.8.4 Land Use and Development Trends 89
2.8.5 Multi-Jurisdictional Differences 89
2.8.6 Summary 89
2.9 Drought/Extreme Temperatures 90
2.9.1 Hazard Overview 90
2.9.2 County Profile 91
2.9.3 Risk Assessment 95
2.9.4 Land Use and Development 96
2.9.5 Multi-Jurisdictional Differences 96
2.9.6 Summary 96
2.10 Severe Winter Weather 97
2.10.1 Hazard Overview 97
2.10.2 County Profile 97
2.10.3 Risk Assessment 99
2.10.4 Land Use & Development 100
2.10.5 Multi-Jurisdictional Differences 100

2.10.6 Summary 100
2.11 Earthquake/Seismic Activity 102
2.11.1 Hazard Overview 102
2.11.2 County Profile 102
2.11.3 Risk Assessment 107
2.11.4 Land Use and Development Trends 108
2.11.5 Multi-Jurisdictional Differences 108
2.11.6 Summary 108
2.12 Pandemic/Communicable Disease 109
2.12.1 Hazard Overview 109
2.12.2 County Profile 109
2.12.3 Risk Assessment 109
2.12.4 Land Use & Development 110
2.12.5 Multi-Jurisdictional Differences 111
2.12.6 Summary 111
2.13 Geological Incident 112
2.13.1 Hazard Overview 112
2.13.2 County Profile 112
2.13.3 Risk Assessment 113
2.13.4 Land Use & Development 114
2.13.5 Multi-Jurisdictional Differences 114
2.13.6 Summary 115
Section Three: Mitigation Strategy 116
3.1 Mitigation Goals 116
3.1.1 Goal Setting Exercise 116
3.1.2 Resulting 2024 Plan Update Goals 116
3.2 Expanding & Improving Mitigation Programs 116
3.3 Compliance with NFIP 116
3.4 Substantial Damage (SD)/Substantial Improvement (SI) 117
3.5 Prioritization Process 118
3.6 Mitigation Action Plan 119
Section Four: Implementation, Integration, and Maintenance 141

4.1. Plan Adoption, Implementation, Monitoring, and Evaluation 141
4.1.1 Plan Adoption 141
4.1.2 Implementation 141
4.1.3 Integration into Local Planning Mechanism 141
4.1.4 Monitoring, Evaluating, Updating 142
4.2 Continued Public Involvement 143
4.3 Public Involvement Process for Annual Reviews 144
4.4 Public Involvement for Five-year Update 144
Appendix A: Planning Documentation 145
HMP Planning Meeting 1 and 2:. 145
HMP Planning Meeting 3 and 4 (Virtual): 145
HMP Planning Meeting 5 (Virtual): 145
HMP Planning Meeting 6 (Virtual): 146
HMP Planning Meeting 7 (Virtual): 146
Social Media Publication 1, 2, 3:. 146
Social Media Publication 4, 5, 6:. 148
Appendix B: County Overview 150
CDC SVI Data: 150
Appendix C: Historical Hazard Data 164
ETSU Climate Trend and Variations Report: 164
Local Threat and Hazard Data Collected During THIRA Process: 200
Appendix D: HAZUS/FIRM Panels 201
Sample FIRM Panels in Williamson County: 201
City of Brentwood Flood Inundation Map: 209
100-Year Flood Global Risk Report (HAZUS): 210
500-Year Flood Global Risk Report (HAZUS): 227
Appendix E: County Dam Data/Map 243
Williamson County Dam Data: 243
Appendix F: References 244

Section One: The Planning Process

1.1 Purpose and Need, Authority and Statement of Problem

1.1.1 Purpose and Need

FEMA defines "hazard mitigation" as any sustained action taken to reduce or eliminate the long-term risk to life and property from a hazard event. Hazard mitigation planning is the process through which hazards are identified, likely impacts determined, mitigation goals set, and appropriate mitigation strategies defined, prioritized, and implemented. The HMP aims to identify, assess, and mitigate risk to better protect the people and property of Williamson County from the effects of natural hazards. This HMP documents the hazard mitigation planning process and identifies relevant hazards, vulnerabilities, and strategies the County and incorporated jurisdictions will use to decrease vulnerability and increase resiliency and sustainability. Additionally, this HMP demonstrates the participating communities' commitment to reducing risks from identified hazards and serves as a tool to help decision-makers direct mitigation activities and resources.

1.1.2 Authority

This Hazard Mitigation Plan will be adopted by Williamson County and all participating jurisdictions in accordance with the authority granted to local communities by the State of Tennessee. This Plan was and will be updated per state and federal rules and regulations governing local hazard mitigation plans. The Plan shall be reviewed annually and go through a complete update process every five years to remain eligible for hazard mitigation grants. The following legislation was used for guidance:

I. Section 322 of the Robert T. Stafford Disaster Relief and Emergency Assistance Act (Stafford Act or the Act), 42 U.S.C. 5165, enacted under Section 104 of the Disaster Mitigation Act of 2000 (DMA 2000) Public Law 106-390 of October 30, 2000, as implemented at 44 CFR 201.6 and 201.7 dated October 2011.

II. Tennessee Code Annotated
    a. T.C.A. 58-2-106(b)(16)
    b. T.C.A. 58-2-106(b)(1)
    c. T.C.A. 58-2-103(a)(5)

1.1.3 Statement of Problem

Each year in the United States, natural disasters take the lives of hundreds of people and injure thousands more. Taxpayers pay billions of dollars annually to help communities, organizations, businesses, and individuals recover from disasters. Unfortunately, this only partially reflects the cost of disasters because additional expenses incurred by insurance companies and non-governmental organizations are not reimbursed by tax dollars. Many natural disasters are predictable, and much of the damage caused by these events can be reduced or even eliminated.

Technological and human caused threats do pose a risk to the Williamson County people also. However, mitigation grants such as the HMGP, BRIC, and FMA do not cover these threats. As such, threat risks are assessed in the local risk assessment and will be considered for inclusion in the local prevention plan.

The original Williamson County Hazard Mitigation Plan was created and approved by FEMA in 2019. Per federal requirements stated in *44 CFR 201*, all local hazard mitigation plans are required to go through a FEMA approval process every five years to remain eligible for hazard mitigation grants. This plan will be re-evaluated and updated every five years to ensure local governments are continuing to assess the hazards and risks within their communities. This plan update has been prepared to meet requirements set forth by FEMA and the Tennessee Emergency Management Agency (TEMA) to ensure Williamson County is eligible for funding and technical assistance from state and federal hazard mitigation programs. All communities are welcome to address man-made hazards and risks in their hazard mitigation plan. However, it's important to note that the State and Federal governments only evaluate and approve based on natural hazards only as per federal code title 44 CFR 201.

1.2 Methodology, Update Process, and Participation Summary

This Hazard Mitigation Plan was developed under the guidance of a Hazard Mitigation Planning Committee (HMPC). The Committee included representatives of Williamson County, the City of Brentwood, the City of Fairview, the City of Franklin, the Town of Nolensville, the City of Spring Hill, the Town of Thompson's Station, and the Williamson County School District, and the Franklin Special School District.

Information in this plan will be used to help guide and coordinate mitigation activities and decisions for local land use policy in the future. Proactive mitigation planning will help reduce the cost of disaster response and recovery to communities and their residents by protecting critical community facilities, reducing liability exposure, and minimizing overall community impacts and disruptions. This plan identifies activities that can be undertaken by both the public and the private sectors to reduce risk to safety, health, and property caused by natural and man-made hazards.

1.2.1 Local Government Participation

The planning regulations and guidance stress that each local government seeking FEMA approval of their mitigation plan must participate in the planning effort in the following ways:

- Participate in the process as part of the HMPC;
- Detail where within the planning area the risk differs from that facing the entire area;
- Identify potential mitigation actions; and
- Formally adopt the plan.

The role of additional participants may include more actions. For membership in the HMPC, "participation" means the following:

- Providing facilities for meetings;
- Attending and participating in the HMPC meetings;
- Collecting and providing other requested data (as available);
- Identifying mitigation actions for the plan;
- Reviewing and providing comments on plan drafts;
- Informing the public, local officials, and other interested parties about the planning process and providing opportunities for them to comment on the plan;
- Coordinating, and participating in the public input process; and

The HMPC met all the above-stated participation requirements. Williamson County and all its incorporated jurisdictions participated in the 2024 Plan update, as well as reviewed and provided timely comments on all draft components of the Plan. A summary of past and current community participation is shown below in *Table 1*. All participants were invited to this committee via email by the Williamson County Emergency Management Agency (WCEMA) Hazard Mitigation Planner under the authority granted by the County Emergency Management Director. With each meeting, initial attendees who had not initially responded were contacted once more to ensure participation in the planning process. All municipalities within Williamson County were active participants in the planning process and contributed mitigation projects to this plan as well as participated in the creation of the multi-jurisdictional projects list.

Table 1: Multi-Jurisdictional HMPC Participation

Jurisdiction	2017 Participation	2024 Participation
City of Brentwood	YES	YES
City of Fairview	YES	YES
City of Franklin	YES	YES
City of Spring Hill	YES	YES
Franklin Special School District	YES	YES
Town of Nolensville	YES	YES
Town of Thompson's Station	YES	YES
Williamson County School District	YES	YES
Williamson County	YES	YES

The HMPC for the 2024 plan update included key community representatives. *Table 2* details the HMPC members, meeting dates, associated FEMA Lifeline, and committee member attendance. FEMA Lifelines are a fundamental way for a community to recover, however, all participants might not be associated with a FEMA Lifeline. If they are not associated with a FEMA Lifeline, then they will be indicated as not applicable (NA).

The local Hazard Mitigation Planner under the authority of the Emergency Management Director invited individuals who represented regional and local agencies that have authority in regulating county/city development, individuals that represent vulnerable populations, as well as those that are responsible for responding to the identified hazards of prime concern. These partners include jurisdictional police, fire, public works, and health departments, community representatives, nonprofit organizations, local floodplain administration, the county/city school boards, elected officials, and electric utility companies. All committee members provided key information to recognize and mitigate hazards of prime community concern. A more detailed summary of HMPC meeting dates, members seeking approval and FEMA lifeline association follows in *Table 2*. Meeting sign-in sheets or proof of attendance are included in Appendix A. Although not all of these members were able to attend the HMPC meetings, they were instrumental in providing assistance and were active throughout the planning process.

Appendix F contains a list of references including the various agencies and other sources utilized during this planning process to ensure a more wholistic assessment of the hazards and goals of the community.

Table 2: HMPC Members

Name	Title	Associated FEMA Lifeline	Organization/ Jurisdiction	Meeting Dates							
				03/30/2023	04/26/2023	05/08/2023	06/19/2023	01/03/2024	01/04/2024	01/05/2024	01/08/2024
Sean Cothron	IT Director	Communications	Williamson County								
Jeff Stark	Planning & Training Exercise Coordinator	Communications	Metro-Nashville Davidson County								YES
Donny Parker	Senior Safety & Training Coordinator	Energy	Middle Tennessee Electric					YES		YES	YES
Mac Nolen	Director of Solid Waste	Hazardous Materials & Transportation	Williamson County			YES		YES		YES	YES
Cathy Montgomery	Health Department Director	Health & Medical and Food, Hydration, & Shelter	Williamson County					YES		YES	YES
John Walsh	President	Health and Medical	Emergency Awareness and Readiness Service for the Deaf and Hard of Hearing (EARS)		YES	YES				YES	

Table 2: HMPC Members

Name	Title	Associated FEMA Lifeline	Organization/ Jurisdiction	Meeting Dates							
				03/30/2023	04/26/2023	05/08/2023	06/19/2023	01/03/2024	01/04/2024	01/05/2024	01/08/2024
Greg Boyd	Emergency Management Director	Safety & Security	City of Spring Hill	YES	YES	YES					YES
Scott Williar	Emergency Management Coordinator	Safety & Security	City of Franklin		YES						
Gino Fantoni	Emergency Management Specialist	Safety & Security	City of Franklin	YES				YES		YES	YES
Jessica Stewart	Emergency Communications Operations Manager	Safety & Security	Williamson County					YES			
Todd Hoppenstedt	Public Works Director	Safety & Security and Transportation	City of Brentwood	YES							
Russell Peterson	Emergency Management Continuity Program Manager	Safety & Security	City of Brentwood	YES	YES	YES		YES		YES	YES

Table 2: HMPC Members

Name	Title	Associated FEMA Lifeline	Organization/ Jurisdiction	Meeting Dates							
				03/30/2023	04/26/2023	05/08/2023	06/19/2023	01/03/2024	01/04/2024	01/05/2024	01/08/2024
Scott Hughes	Fire Chief	Safety & Security	City of Fairview	YES							
Clint Derryberry	Planner	Safety & Security	Maury County			YES					
Ken McLawhon	Town Administrator	Safety & Security	Town of Thompson's Station		YES						
Brian Goss	Fire Chief	Safety & Security	City of Brentwood					YES			
Celby Glass	Supervisor of Attendance and Safety	Safety & Security	Franklin Special School District								
Marc Waltz	Fire & Emergency Coordinator	Safety & Security	Williamson County School District					YES			

Table 2: HMPC Members

Name	Title	Associated FEMA Lifeline	Organization/ Jurisdiction	Meeting Dates							
				03/30/2023	04/26/2023	05/08/2023	06/19/2023	01/03/2024	01/04/2024	01/05/2024	01/08/2024
Sam Killingsworth	Fire Captain	Safety & Security	Town of Nolensville		YES						
Kristen Corn	City Attorney	Safety & Security	City of Brentwood								
James Colvin	Assistant Police Chief	Safety & Security	City of Brentwood					YES			
Mark Elrod	Sheriff	Safety & Security	Williamson County								
Heidi Mariscal	Planning, Training, & Exercise Coordinator	Safety & Security	Metro-Nashville Davidson County								
Kim Anthony	Emergency Management Planning Manager	Safety & Security	State of Tennessee								

Table 2: HMPC Members

Name	Title	Associated FEMA Lifeline	Organization/ Jurisdiction	Meeting Dates							
				03/30/2023	04/26/2023	05/08/2023	06/19/2023	01/03/2024	01/04/2024	01/05/2024	01/08/2024
Jack Casner	District Coordinator	Safety & Security	State of Tennessee		YES						
Don Sowers	Tennessee State CERT Coordinator	Safety & Security	State of Tennessee								
Carey Clark	Grants Program Manager	Safety & Security	Rutherford County								
Amanda Siegel	Emergency Management Director	Safety & Security	Hickman County								
Jay Bonson	Fire Coordinator	Safety & Security	Williamson County							YES	
Mark King	Assistant Chief	Safety & Security	Williamson County					YES			

Table 2: HMPC Members

Name	Title	Associated FEMA Lifeline	Organization/ Jurisdiction	Meeting Dates							
				03/30/2023	04/26/2023	05/08/2023	06/19/2023	01/03/2024	01/04/2024	01/05/2024	01/08/2024
Katy Clouse	Executive Director of the Arc of Williamson County	Safety & Security and Food, Hydration, and Shelter	Williamson County					YES		YES	
Hanna Dennis	Field Supervisor for the TN Department of Human Services Sensory Division	Safety & Security	Williamson County								
Devon Russell	Parks and Recreation Event Manager	Safety & Security	Williamson County								
Matthew Lupo	Fire Marshal & Assistant Fire Chief	Safety & Security	Town of Nolensville					YES			YES
Dallas Clements	Emergency Management Reservist	Safety & Security	Williamson County								YES
Ed Hudgens	Emergency Management Reservist	Safety & Security	Williamson County								YES

Table 2: HMPC Members

Name	Title	Associated FEMA Lifeline	Organization/ Jurisdiction	Meeting Dates							
				03/30/2023	04/26/2023	05/08/2023	06/19/2023	01/03/2024	01/04/2024	01/05/2024	01/08/2024
Jeff Standifer	Emergency Management Reservist	Safety & Security	Williamson County					YES			
Phil Sherrod	Emergency Management Reservist	Safety & Security	Williamson County					YES		YES	
James Hooper	Emergency Management Reservist	Safety & Security	Williamson County					YES	YES		
Gene Cheathem	Emergency Management Reservist	Safety & Security	Williamson County					YES		YES	YES
Jill Burgin	Emergency Management External Affairs Officer	Safety & Security	Williamson County	YES	YES				YES		
Andrew Gossett	Emergency Management Reservist	Safety & Security	Williamson County						YES		

Table 2: HMPC Members

Name	Title	Associated FEMA Lifeline	Organization/ Jurisdiction	Meeting Dates							
				03/30/2023	04/26/2023	05/08/2023	06/19/2023	01/03/2024	01/04/2024	01/05/2024	01/08/2024
Joshua Walter	Emergency Management Operations Manager	Safety & Security	Williamson County					YES	YES		YES
Todd Horton	Director of Emergency Management	Safety & Security	Williamson County		YES	YES					
Nicholas Sturgeon	Emergency Management Officer	Safety & Security	Williamson County	YES	YES	YES		YES	YES	YES	YES
Ashlae Sympson	Emergency Management Officer	Safety & Security	Williamson County		YES				YES		
Tyler Scroggins	Public Works Director	Transportation	City of Spring Hill								
Bob Leeman	Planning & Codes Director	Water Systems	City of Brentwood	YES				YES		YES	

Table 2: HMPC Members

Name	Title	Associated FEMA Lifeline	Organization/ Jurisdiction	Meeting Dates							
				03/30/2023	04/26/2023	05/08/2023	06/19/2023	01/03/2024	01/04/2024	01/05/2024	01/08/2024
Mario Forgione	Development Compliance Specialist	Water Systems	Williamson County			YES		YES		YES	YES
Floyd Heflin	NFIP Coordinator & County Engineer	Water Systems	Williamson County								
Nicholas Parks	Stormwater Compliance Specialist	Water Systems	Williamson County								
Mekayle Houghton	Executive Director of the Cumberland River Compact	Water Systems	Williamson County								YES
Paul Tampien	Williamson County ARES	Communications	Williamson County		YES						
Erin Jakuboski	Williamson County Department of Emergency Communications	Communications	Williamson County		YES						

Table 2: HMPC Members

Name	Title	Associated FEMA Lifeline	Organization/ Jurisdiction	Meeting Dates							
				03/30/2023	04/26/2023	05/08/2023	06/19/2023	01/03/2024	01/04/2024	01/05/2024	01/08/2024
Bill Jorgensen	Williamson County Office of Public Safety	Communications and Safety & Security	Williamson County		YES						

1.2.2 Hazard Mitigation Planning Process

The 2024 Williamson County Hazard Mitigation Plan was updated following guidance put forth by FEMA in the *Local Mitigation Planning Policy Guide* which became effective on April 19, 2023. This guidance emphasized the need for a whole community planning approach to include representatives from all sectors of the community with an emphasis on the increased need for vulnerable and underserved population representation. The guidance also highlighted the increased emphasis on risk, vulnerability, and resilience assessments, the inclusion of high-hazard dams, and future weather trends/patterns.

FEMA guidance proposes a structured four-phase approach to completing an HMP as follows:

1) Planning Process
2) Risk Assessment
3) Mitigation Strategy
4) Plan Maintenance

Phase I - Planning Process

Organize to Prepare the Plan

The planning process officially began with a meeting held on 03/30/2023 at the Williamson County Public Safety Center. The meeting covered the scope of hazard mitigation, the purpose of planning, eligible grants, risk assessments and vulnerabilities impacting the community. During the planning process, the committee communicated through face-to-face meetings, email, and telephone conversations.

The City of Spring Hill is in both Williamson County and Maury County. As such, the Maury County Emergency Management Agency was invited to participate and attended meetings throughout the planning process. The other surrounding counties were sent drafts of the HMP so that they could contribute to the plan and were invited to the Hazard Mitigation Planning Committee (HMPC) meetings. Members from both the Nashville-Metro Davidson County Office of Emergency Management and the Maury County Emergency Management Agency opted to attend at least one HMPC meeting. All other surrounding jurisdictions opted not to participate.

Involve the Public

Early discussions established the significance of involving the public. The HMPC agreed to an approach using established public information mechanisms and resources within the community. Public involvement activities for this plan update included public meeting notices in flyer form, stakeholder and public meetings, and the collection of public and stakeholder comments on the draft plan. In order to ensure socially vulnerable and underserved populations were included in organizing efforts, the WCEMA contacted organizations that had roots within the community such as neighborhood shopping stores (Ex. Kroger, Costco, Tractor Supply, etc.) and the Emergency Awareness and Readiness Services (EARS) – for the Deaf and Hard of Hearing. The WCEMA also contacted the local Chamber of Commerce to offer an opportunity to participate in the planning process. Due to the nature of the public meetings; neighboring communities, agencies, utilities, academia, civic organizations, and other interested parties were given the opportunity to participate.

Numerous notices were shared on April 8th, 2023, at the monthly Williamson County Amateur Radio Emergency Service (WCARES) meeting. These notices invited the group as a whole to

attend and those invited were given a chance to discuss the plan with the responsible individual at the WCEMA. These notices provided as flyers invited members of the group to attend the April 26th, 2023 Hazard Mitigation Plan Public meeting. In addition to dispersing these flyers at the monthly WCARES meeting, these flyers were placed strategically around the county in places such as grocery stores, parks, libraries, and in neighborhoods. To ensure the greatest representation of the Williamson County citizenry, planners utilized the FEMA Resilience Analysis and Planning Tool (RAPT) to identify areas of priority for publishing flyers. Finally, the WCEMA Hazard Mitigation Planner and External Affairs Officer both spoke on mitigation and notified the public of the public meeting on the local WAKM 950 AM radio. This channel covers the entirety of Williamson County and covers or partially covers 22 middle-Tennessee counties. Documentation to support outreach efforts such as emails, community flyers, and social media postings can be found in Appendix A.

In addition to the public meeting held on 04/26/2023, the emergency management representative with the Town of Nolensville held an additional public mitigation meeting on 06/19/2023. Although similar outreach efforts were made to the public, nobody participated from the public. Documentation to support outreach efforts for this meeting such as emails, community flyers, and social media postings can be found in Appendix A.

Sign-in sheets from all meetings are included in Appendix A. The meeting date and topics discussed are summarized below in *Table 3*. The meetings on 04/26/2023, 06/19/2023, and 01/04/2024 (virtual) were open to the public and announced via papers across the county.

Table 3: Summary of Hazard Mitigation Planning Meetings

Meeting Number	Meeting Topic	Meeting Date	Meeting Location
Meeting #1 (HMPC)	Overview of hazard mitigation	03/30/2023	Williamson County Public Safety Center – 304 Beasley Drive, Franklin TN, 37064
	Hazard Mitigation Planning Process		
	Purpose of the HMP		
	Area growth and changes		
	Identification of Hazards		
	Future weather predictions		
	Assessment of risk, vulnerabilities, resilience		
	Review of NFIP		
	Previous HMP goals/projects		
	New goals/projects		

Meeting Number	Meeting Topic	Meeting Date	Meeting Location
Meeting #2 (Public)	Overview of hazard mitigation.	04/26/2023	
	Hazard mitigation planning process		
	Area growth and changes		
	Assessment of risk and vulnerabilities		
Meeting #3 (HMPC)	Recap of mitigation concepts	05/08/2023	
	Introduction of mitigation project requirements		
	Recap of natural hazards and the Williamson County Threat and Hazard Identification and Risk Assessment (THIRA).		
	Recommendations for applicable mitigation projects		
	Next steps for later meetings		
Meeting #4 (Public)	Overview of hazard mitigation	06/19/2023	Town of Nolensville Meeting Room – 7218 Nolensville Road, Nolensville TN, 37135
	Hazard Mitigation Planning Process		
	Purpose of the HMP		
	Area growth and changes		
	Identification of Hazards		
	Future weather predictions		
	Assessment of risk, vulnerabilities,		

Meeting Number	Meeting Topic	Meeting Date	Meeting Location
	resilience		
	Review of NFIP		
	Previous HMP goals/projects		
	New goals/projects		
Meeting #5 (HMPC)	Hazard mitigation overview	01/03/2024	This meeting was held virtually via WebEx.
	Hazard mitigation planning process		
	Purpose of the Hazard Mitigation Plan (HMP)		
	Area growth and changes		
Meeting #6 (Public)	Overview of hazard mitigation	01/04/2024	This meeting was held virtually via WebEx.
	Hazard Mitigation Planning Process		
	Purpose of the HMP		
	Area growth and changes		
	Identification of Hazards		
	Future weather predictions		
	Assessment of risk, vulnerabilities, resilience		
	Review of NFIP		
	Previous HMP goals/projects		
	New goals/projects		
Meeting #7 (HMPC)	Identification of hazards/threats {Review of Threat and Hazard Identification and Risk	01/05/2024	This meeting was held virtually via WebEx.

Meeting Number	Meeting Topic	Meeting Date	Meeting Location
	Assessment (THIRA)}		
	Future weather predictions from East Tennessee State University (ETSU)		
	Assessment of risk, vulnerabilities, and resilience		
Meeting #8 (HMPC)	Review of the National Flood Insurance Program (NFIP)	01/08/2024	This meeting was held virtually via WebEx.
	Previous HMP goals/projects		
	New goals/projects		

Coordination

Early in the planning process, the committee determined that the risk assessment, mitigation strategy development, and plan approval would be greatly enhanced by inviting other local and state partners to participate in the process. The coordination involved contacting these agencies through email, flyers, in-person, and phone conversations. All groups and agencies were advised on how to become involved in the plan development process and were solicited asking for their assistance and input. A summary of agencies and organizations actively involved in the HMPC is as follows:

- City of Brentwood
- City of Fairview
- City of Franklin
- City of Spring Hill
- Emergency Awareness and Readiness Service (EARS) – for the Deaf and Hard of Hearing
- Tennessee Cumberland River Compact
- Tennessee Department of Human Services Sensory Division
- Tennessee Emergency Management Agency (TEMA)
- The Arc of Williamson County
- The Franklin Special School District
- Town of Nolensville
- Town of Thompson’s Station
- Volunteer Tennessee
- Williamson County
- Williamson County School District

Coordination with other community planning efforts was also paramount to the success of this plan. Mitigation planning involves identifying existing policies, tools, and actions that will

reduce a community's risk and vulnerability to hazards. Williamson County uses a variety of planning mechanisms such as land development regulations and ordinances to guide growth and development. Integrating existing planning efforts, mitigation policies, and action strategies into this plan establishes a credible and comprehensive plan that ties into and supports other community programs.

Table 4 identifies the existing planning mechanisms that were reviewed and how they were incorporated into the 2024 Hazard Mitigation Plan Update.

Table: 4 Planning Mechanism Review

Existing Planning Mechanisms	Reviewed? (Yes/No)	Method of Use in Hazard Mitigation Plan
State Hazard Mitigation Plan	Yes	Identifying hazards, assessing vulnerabilities, and mitigation strategies
Local Emergency Operations Plan	Yes	Identify major capabilities
Community Data Profile	Yes	Development trends, capability assessment
Stormwater Ordinance	Yes	Capability assessment, mitigation strategies
Building and Zoning Codes and Ordinances	Yes	Different years of code regulations utilized in different jurisdictions
CDC Social Vulnerability Index	Yes	Analyze vulnerable populations in jurisdictions
FEMA's National Risk Index	Yes	Analyze natural hazard risk within each jurisdiction
Land Use Maps	Yes	Assessing vulnerabilities, development trends, and mitigation strategies
Critical2TN Infrastructure Database	Yes	Assessing vulnerabilities, mitigation strategies
NOAA Archives	Yes	Analyze weather data and trends
ETSU Geoinformatics & Disaster Science Lab	Yes	Analyze future weather trends and patterns
U.S. Census Bureau	Yes	Analyze community demographic data and trends
Local County Hazard Mitigation Plan	Yes	Analyze previous plan for updates
Flood Insurance Rate Maps	Yes	Analyze flood-prone areas within the community
Budget Hearings	Yes	Financial budgeting

These and other documents were reviewed and considered, as appropriate, during the collection of hazard identification, vulnerability assessment, and capability assessment. Data from these plans and ordinances were incorporated into the risk assessment and hazard vulnerability sections of the plan as appropriate. The data was also used in determining the capability of the community in being able to implement certain mitigation strategies.

Phase II – Risk Assessment

Identify the Hazard, Assess the Risk and Vulnerabilities

The committee completed a comprehensive effort to identify/update, document, and profile all hazards that have, or could have, an impact on the community. The committee also conducted a capability assessment to review and document the planning area's current capabilities and gaps. By collecting information about existing government programs, policies, regulations, ordinances, and emergency plans, the committee could assess the activities and measures already in place that contribute to mitigating some of the risks and vulnerabilities identified. A more detailed description of the risk assessment process and the results are included in Chapter 2 Risk and Vulnerability Assessment as well as within the *2023 Williamson County Emergency Management Agency Threat and Hazard Identification and Risk Assessment (THIRA) (094-C-2023).*

Phase III – Mitigation Strategy

Set Goals and Review Actions

The HMPC meetings and various public meetings facilitated brainstorming and discussion sessions that described the purpose and process of developing planning goals and objectives, a comprehensive range of mitigation alternatives, and a method of selecting and defending recommended mitigation actions using a series of selection criteria. This information is included in Chapter 3 Mitigation Strategy.

Draft an Action Plan

A complete first draft of the plan was prepared based on information and input collected during the HMPC meetings, and various agencies and individuals were invited to comment on this draft. Public and agency comments were integrated into the final draft for TEMA and FEMA Region IV to review and approve, contingent upon final adoption by Williamson County.

Phase IV – Plan Maintenance

Adopt the Plan

To secure buy-in and officially implement the plan, the plan was reviewed and adopted by the appropriate governing bodies.

Implement, Evaluate, and Revise the Plan

Implementation and maintenance of the plan is critical to the overall success of hazard mitigation planning and actions. Chapter 4 Plan Integration and Maintenance discusses incorporating the plan into existing planning mechanisms and how to address continued public involvement.

1.3 Plan Update

The 2024 Williamson County Hazard Mitigation Plan contained a threat and hazard identification and risk assessment for all jurisdictions and a corresponding action list aimed at

mitigating risk. The information in this risk assessment primarily comes from the *2023 Williamson County Emergency Management Agency Threat and Hazard Identification and Risk Assessment (THIRA) (094-C-2023)* which the whole of the HMPC approved in the early mitigation meetings. Since that time, progress has been made by both the County and incorporated jurisdictions on the implementation of the mitigation strategy with 16 completed actions and 33 in progress. This chapter includes an overview of the approach to updating the plan and identifies new analyses and information included in this plan update.

1.3.1 The New Plan

The updated plan involved a comprehensive review and revision of each section of the 2017 HMP and included an assessment of the success of the County and the incorporated jurisdictions in evaluating, monitoring, and implementing the mitigation strategy outlined therein. Only the information and data still valid from the 2017 HMP was carried forward as applicable in this update. The following requirements were addressed during this plan update process with consideration of the priorities and goals of the HMPC:

- Consider changes in vulnerability due to action implementation;
- Document success stories where mitigation efforts have proven effective;
- Document areas where mitigation actions were not effective;
- Document any new hazards that may arise or were previously overlooked;
- Document NFIP as related to the county and jurisdictions;
- Incorporate new data or studies on hazards and risks;
- Incorporate new data related to future climate patterns and trends;
- Incorporate new capabilities or changes in capabilities;
- Incorporate social vulnerability data and vulnerable population information;
- Incorporate growth and development-related changes to inventories; and
- Incorporate new action recommendations or changes in action prioritization;
- Enhanced public outreach and multi-agency coordination efforts.

1.3.2 2017 HMP Strategy Review

During the 2017 update of the Williamson County Hazard Mitigation Plan, the HMPC identified 81 actions as relevant to the county. Of these 81 actions, 16 have been completed, 33 are in progress, and 32 have not been started. Actions that had not been pursued were discussed for relevance to the new plan and were either carried over to the 2024 plan or deleted from the strategy. 41 of these projects were determined to still be viable and are carried over or revised in this plan update. Details and the status of all previous actions are in *Table 5.*

The mitigation planning process that occurred in 2023 and 2024 included a review of the prior HMP that was submitted to and approved by FEMA. This review primarily looked at the risks that were identified to form the initial basis for the risk assessment process. As stated earlier, the plan was also used to perform an update on previously submitted mitigation actions. However, not all components of the plan were revised or carried over to the new plan as the plan update intends to incorporate more vulnerable populations, climate trends, public and stakeholder involvement, and more thorough risk assessments. Many of the positions and people from the previous plan were incorporated to continue bringing experienced individuals into the planning process. However, the HMPC was expanded to include a more diverse basis of individuals who contributed to the overall planning effort.

Table 5: Mitigation Action Progress Summary (2017 Plan)

Project Number in 2017 HMP	Action Description	Responsible Dept.	Location	Current Status			2024 Plan Update		Funding Source				Priority Score	Est. Cost	New or Existing Infra-structure
				Complete	In-Progress	Not yet Started	Delete Action	Carry Forward or Revise	HMGP	BRIC[1]	FMA	Local			
Flooding															
1	Purchase 5 properties located in the floodway/floodplain.	City of Franklin	Citywide in floodway/ floodplain	X			X						NA	NA	NA
3	Participation in the NFIP and CRS with initial FIRMS dated November 1981; Updates in 1989, 1993, 2003, 2006, and 2016.	Williamson County Government	County-wide		X			X				X	14	$1,500	Both
6	Convert three manual stream gauges to automated/monitored.	City of Brentwood	Citywide	X								X	13	$60,000	New
8	Enforcement of updated floodplain regulation.	Town of Thompson's Station Planning & Zoning	1110 Fountain View Blvd, Thompson ’s Station TN, 37179		X			X	X			X	12	$5,000	Both
12	Continuous cleaning of drainage ditches and drainage way to help alleviate flooding.	City of Spring Hill	Citywide		X			X				X	11	$100,000	Pre-Existing

[1] BRIC previously referred to as PDM in the 2017 Hazard Mitigation Plan

Project Number in 2017 HMP	Action Description	Responsible Dept.	Location	Current Status			2024 Plan Update		Funding Source				Priority Score	Est. Cost	New or Existing Infra-structure
				Complete	In-Progress	Not yet Started	Delete Action	Carry Forward or Revise	HMGP	BRIC[1]	FMA	Local			
14	Voluntary acquisition and removal of qualified properties as disaster declarations make grant funding available. Current repetitive loss properties do not meet benefit cost requirements.	Williamson County, State of Tennessee, and FEMA	County-wide			X		X	X		X	X		$4,340,000	Both
17	Re-establish riparian buffer zones at all applicable water resources owned by the City of Franklin.	City of Franklin, Parks Department	Citywide			X	X					X	NA	NA	Pre-Existing
18	Adopt new storm water regulations sizing storm water detention ponds to 100 year.	City of Spring Hill	Citywide	X			X					X	NA	$0.0	Pre-Existing
19	Participation in NFIP.	City of Spring Hill	Citywide	X				X				X	11	$1,000	Pre-Existing
26	Purchase dump truck for clearing of underbrush and dead trees along the Harpeth river, Spencer Creek, and future park properties along existing tributaries.	City of Franklin Parks Department	Citywide			X	X					X	NA	NA	Pre-Existing
29	SW16002, Parkview Drainage Project	City of Franklin, Stormwater	Citywide			X	X					X	NA	NA	Pre-Existing
30	SW16003, 100 Block of Battle Avenue Drainage improvement.	City of Franklin, Stormwater	Citywide			X	X					X	NA	NA	Pre-Existing
32	Maintain dedicated emergency access ways.	City of Brentwood	Citywide		X			X				X	12	$10,000	New

Project Number in 2017 HMP	Action Description	Responsible Dept.	Location	Current Status			2024 Plan Update		Funding Source				Priority Score	Est. Cost	New or Existing Infra-structure
				Complete	In-Progress	Not yet Started	Delete Action	Carry Forward or Revise	HMGP	BRIC[1]	FMA	Local			
36	Harpeth river bank stabilization at WRF FY17-18	City of Franklin, Stormwater	Citywide	X			X					X	NA	NA	Pre-Existing
40	Continued application and enforcement of the Zoning ordinance (floodplain management) and Storm Water Management Regulations.	Williamson County Government	County-wide		X			X	X			X	12	$25,000	Both
41	Use GIS/FIRM mapping in engineering department to identify floodplain and floodway.	City of Spring Hill, City Engineer and Public Works	Citywide	X			X					X	NA	$0.0	Pre-Existing
43	Enforce maximum lot coverage requirement/encourage green space.	City of Brentwood	Citywide		X			X				X	11	$0.00	New
44	Regular maintenance on ditches and culverts.	Town of Thompson's Station Maintenance Department	1110 Fountain View Blvd, Thompson's Station TN, 37179		X			X	X			X	10	$10,000	Both
48	Establish and maintain riparian buffers per Tennessee Department of Environmental Conservation (TDEC).	Town of Thompson's Station Planning and Zoning	1110 Fountain View Blvd, Thompson's Station		X			X	X			X	9	$5,000	Both

Project Number in 2017 HMP	Action Description	Responsible Dept.	Location	Current Status			2024 Plan Update		Funding Source				Priority Score	Est. Cost	New or Existing Infra-structure
				Complete	In-Progress	Not yet Started	Delete Action	Carry Forward or Revise	HMGP	BRIC[1]	FMA	Local			
			TN, 37179												
53	Clean and improve drainage ditches and retention areas within the park system, as well as protection of property from flood events.	City of Franklin, Parks Department	Citywide		X			X				X	10	$3,000	Pre-Existing
55	A study of how to and/or mitigation of flooding along Lewisburg Pike and Heath Place at Carnton.	City of Franklin, Stormwater	Citywide			X	X					X	NA	NA	New
56	Procure AVL capabilities for all city vehicles enabling real time vehicle asset tracking for more accurate deployment of resources.	City of Franklin	Citywide		X			X				X	11	$10,000	New
58	Elevate waste water lift station control panels to prevent loss from flooding.	City of Franklin, Water	Citywide	X			X					X	NA	NA	NA
59	A study of how to and/or mitigation of flooding of the Cool Springs Mall and nearby stream.	City of Franklin, Stormwater	Citywide			X	X					X	NA	NA	NA
61	Conduct inspections on stormwater detention ponds to ensure they are maintained and function properly.	City of Spring Hill	Citywide	X				X				X	10	$10,000	Pre-Existing
65	Undertake a new development drainage study.	City of Franklin, Stormwater	Citywide			X	X					X	NA	NA	New

Project Number in 2017 HMP	Action Description	Responsible Dept.	Location	Current Status			2024 Plan Update		Funding Source				Priority Score	Est. Cost	New or Existing Infra-structure
				Complete	In-Progress	Not yet Started	Delete Action	Carry Forward or Revise	HMGP	BRIC[1]	FMA	Local			
66	Continuous cleaning of drainage ditches to help alleviate flooding.	Town of Nolensville Public Works Department	Citywide		X			X				X	10	$35,000	Pre-Existing
69	Milcrofton Long Lane water line connection project.	City of Franklin, water	Citywide			X	X					X	NA	NA	New
70	Jordan Branch (Cool Springs E) Stream Restoration FY17	City of Franklin, Stormwater	Citywide			X	X					X	NA	NA	New
73	Ralston Creek at Liberty Hills Stream restoration	City of Franklin, Stormwater	Citywide		X			X				X	10	$50,000	New
74	Figuers Drive area drainage improvements FY17-19.	City of Franklin, Stormwater	Citywide			X	X					X	NA	NA	Pre-Existing
75	Establish an open space prioritization and acquisition program to endure maximum success with limited funds.	City of Franklin, Parks department	Citywide			X	X					X	NA	NA	Pre-Existing
78	Utilize GIS mapping to better determine floodplain and floodway.	City of Brentwood	Citywide		X			X				X	11	$0.00	New
79	Enforce strict detention requirements.	City of Brentwood and downstream communities	Citywide		X			X				X	10	$0.00	New
Tornado															
7	Designate Community shelter location	Town of Thompson's Station	1110 Fountain			X		X				X	12	$0.00	New

Project Number in 2017 HMP	Action Description	Responsible Dept.	Location	Current Status			2024 Plan Update		Funding Source				Priority Score	Est. Cost	New or Existing Infra-structure
				Complete	In-Progress	Not yet Started	Delete Action	Carry Forward or Revise	HMGP	BRIC[1]	FMA	Local			
			View Blvd, Thompson ’s Station TN, 37179												
20	Fund and construct Tornado shelters at High use parks	City of Spring Hill				X	X					X	NA	NA	Pre-Existing
22	Reinforce critical infrastructure at Water Treatment Plant.	City of Franklin, Water	Citywide			X	X					X	NA	NA	New
23	Install pumps at lift stations bypass pumping during power outages	City of Franklin, Water	Citywide			X	X					X	NA	NA	New
24	Tornado shelters at all staffed city facilities	All jurisdictions	All Staffed City Facilities			X	X					X	NA	NA	New
27	Distribute brochures to trail heads, park offices, and park properties on protecting residents near the river from tornados and flooding. Educating citizens regarding steps to take to reduce vulnerability, minimize future tornado and flooding damage.	City of Franklin, Parks Department	Citywide			X	X					X	NA	NA	New
31	Hardening of fleet facility.	City of Franklin, Streets	Citywide			X	X					X	NA	NA	New
34	Fortify/harden existing school structures in order to withstand high winds/tornado impacts	Williamson County School	All school locations		X			X				X	13	$46,000	Both

Project Number in 2017 HMP	Action Description	Responsible Dept.	Location	Current Status			2024 Plan Update		Funding Source				Priority Score	Est. Cost	New or Existing Infra-structure
				Complete	In-Progress	Not yet Started	Delete Action	Carry Forward or Revise	HMGP	BRIC[1]	FMA	Local			
		District, Franklin Special School District													
35	Annual service agreement for weather monitoring system and tornado sirens	City of Brentwood/City of Franklin	Citywide	X	X			X				X	14	$4,000	Both
38	Construct new city hall that includes tornado sheltering for 200+ employees and visitors during the day and provides for some sheltering during downtown special events.	City of Franklin	Citywide		X			X				X	10	$5,000,000	New
42	Installation of fiber optic cable connecting the City of Franklin, City of Brentwood, Williamson County, and Metro Nashville	City of Franklin MIT, City of Brentwood, Williamson County, and Metro Nashville	Citywide			X	X					X	NA	NA	New
46	Construct fire station 7 that includes tornado sheltering for its occupants.	City of Franklin, Fire	Citywide	X			X					X	NA	NA	New
47	Procure a 4000+ fuel truck	City of Franklin, Streets	Citywide			X	X					X	NA	NA	New

Project Number in 2017 HMP	Action Description	Responsible Dept.	Location	Current Status			2024 Plan Update		Funding Source				Priority Score	Est. Cost	New or Existing Infra-structure
				Complete	In-Progress	Not yet Started	Delete Action	Carry Forward or Revise	HMGP	BRIC[1]	FMA	Local			
49	Promote the use of social media, text messaging, X, etc. for public announcement of tornado warning and watches similar to amber alerts/Nixle.	City of Spring Hill	Citywide	X				X				X	12	$5,000	Pre-Existing
52	Fortify new jail structure to withstand weather impacts from high winds/tornados	Williamson County Sheriff's Office	408 Century Court, Franklin, TN 37064 & 135 4th Ave S, Franklin, TN 37064		X			X				X	10	$280,000,000	Both
54	Hardening of sheds for heavy equipment storage or underground storage of key vehicle assets.	City of Franklin, Streets/Solid waste/Water	Citywide			X	X					X	NA	NA	New
64	Upgrade 800MHz radio system to latest software release for better communications with other agencies.	City of Franklin MIT	Citywide			X	X					X	NA	NA	New
71	Complete remaining fiber to connect critical infrastructure.	City of Franklin, IT	Citywide			X	X					X	NA	NA	New
72	Complete fiber and Wifi installation to alleviate dependencies on outside vendors in case of major events. Complete fiber to radio	City of Franklin MIT	Citywide			X	X					X	NA	NA	New

Project Number in 2017 HMP	Action Description	Responsible Dept.	Location	Current Status			2024 Plan Update		Funding Source				Priority Score	Est. Cost	New or Existing Infra-structure
				Complete	In-Progress	Not yet Started	Delete Action	Carry Forward or Revise	HMGP	BRIC[1]	FMA	Local			
	tower sites, camera system to monitor all sites.														
Winter Weather															
2	Purchase of snow chains for patrol cars for the purpose of increased mobility on snow- and ice-covered roads.	City of Spring Hill, Police Department	Citywide		X			X				X	10	$1,500	Both
4	Need for a truck with dump capabilities, spreader capabilities, and a backhoe with a front-end loader.	Town of Nolensville Public Works Department	Town-wide	X			X					X	NA	$0.00	Pre-Existing
5	Replace aging/damaged snow removal equipment.	City of Brentwood Public Works Department	Citywide		X			X				X	12	$50,000	New
9	Purchase new snow removal equipment (Truck, plow, salt spreader).	Town of Thompson's Station Maintenance Department	1110 Fountain View Blvd, Thompson 's Station TN, 37179		X			X	X	X	X	X	10	$100,000	New
13	Develop and adopt a snow and ice control plan.	City of Spring Hill	Citywide	X			X					X	NA	$1,000	Pre-Existing
16	Maintain/update snow removal routes.	City of Brentwood, Public Works Department	Citywide		X			X				X	13	$0.00	New

Project Number in 2017 HMP	Action Description	Responsible Dept.	Location	Current Status			2024 Plan Update		Funding Source				Priority Score	Est. Cost	New or Existing Infra-structure
				Complete	In-Progress	Not yet Started	Delete Action	Carry Forward or Revise	HMGP	BRIC[1]	FMA	Local			
21	Establish salt inventory and storage areas.	Town of Thompson's Station Maintenance Department	1110 Fountain View Blvd, Thompson 's Station TN, 37179			X		X	X			X	10	$5,000	New
28	Clearing of ice and snow for emergency vehicles and citizens.	City of Franklin, Streets Department	Citywide		X			X				X	11	$10,000	Pre-Existing
33	Stockpile 2,300-2,500 tons of salt at two weather protected strategic locations.	City of Brentwood, Public Works Department	Citywide		X			X				X	12	$100,000	New
37	Stockpile salt for roadways at 1,500 tons annually.	Williamson County Highway Department	302 Beasley Drive, Franklin, TN 37064		X			X				X	13	$135,750	Pre-Existing
39	Annually, prior to winter, check/prepare all snow removal equipment	City of Brentwood, Public Works Department	Citywide		X			X				X	10	$25,000	New
57	Stage trucks pre-loaded with salt prior to expected winter weather events.	City of Brentwood, Public Works Department	Citywide		X			X				X	11	$5,000	Pre-Existing
60	Removal of dead trees, shrubbery, and stumps and evaluation, treatment and trimming of trees in area parks and other park properties.	City of Franklin, Parks Department	Citywide		X			X				X	12	$4,000	New

Project Number in 2017 HMP	Action Description	Responsible Dept.	Location	Current Status			2024 Plan Update		Funding Source				Priority Score	Est. Cost	New or Existing Infra-structure
				Complete	In-Progress	Not yet Started	Delete Action	Carry Forward or Revise	HMGP	BRIC[1]	FMA	Local			
67	Expansion of current storage shed for salt stockpile to double current size (current size is 65 tons).	City of Fairview, Streets Department	Citywide			X	X					X	NA	NA	Pre-Existing
81	Trimming of trees along roadway to protect Middle Tennessee Electric Membership Cooperation Power lines.	Thompson's Station and Middle Tennessee Electric Membership Cooperation	1110 Fountain View Blvd, Thompson's Station TN, 37179		X			X	X			X	11	$10,000	Both
Drought and Extreme Heat															
10	Institute a ban on all fireworks within the city.	City of Spring Hill	Citywide			X	X					X	NA	$10,000	Pre-Existing
11	Institute a social media awareness program via X, Facebook, etc. informing residents what actions to take to minimize health concerns.	City of Spring Hill	Citywide	X			X					X	NA	$10,000	Pre-Existing
15	Impose water restrictions based on Brentwood's Drought Mitigation Plan	City of Brentwood	Citywide		X		X					X	NA	NA	Pre-Existing
25	Recoupment of funds due to drought/fire damage	Town of Nolensville Public Works Department	Citywide			X	X					X	NA	NA	Pre-Existing

Project Number in 2017 HMP	Action Description	Responsible Dept.	Location	Current Status			2024 Plan Update		Funding Source				Priority Score	Est. Cost	New or Existing Infra-structure
				Complete	In-Progress	Not yet Started	Delete Action	Carry Forward or Revise	HMGP	BRIC[1]	FMA	Local			
45	Evaluate structure vulnerability to wildfire events at parks, work with Franklin Fire Department. Protection of buildings in natural settings from wild fire with good landscaping practices.	City of Franklin, Parks Department in coordination with City of Franklin Fire Department.	Citywide			X	X					X	NA	NA	New
50	Specify and adopt native plants, shrubbery and trees for incorporation into the city's new uniform development code.	City of Spring Hill Planning Department	Citywide	X				X				X	11	$1,000	Pre-Existing
51	Enforcement of the State of Tennessee Forestry Department Burn permitting and Burn banning program.	City of Brentwood	Citywide		X			X				X	12	$0.00	Both
62	Enforcement of the State of Tennessee Forestry Department Burn permitting and Burn banning program.	Town of Thompson's Station Building and Planning	1110 Fountain View Blvd, Thompson's Station TN, 37179		X			X				X	11	$5,000	Both
63	Impose water restrictions in drought conditions in accordance with the city's	City of Spring Hill Water Department	Citywide	X				X				X	10	$1,000	Pre-Existing

Project Number in 2017 HMP	Action Description	Responsible Dept.	Location	Current Status			2024 Plan Update		Funding Source				Priority Score	Est. Cost	New or Existing Infra-structure
				Complete	In-Progress	Not yet Started	Delete Action	Carry Forward or Revise	HMGP	BRIC[1]	FMA	Local			
	emergency response plan and drought management plan.														
68	In brown-out situations, provide fans to social service agencies for distribution to homeless shelters and locations designated by Spring Hill Social Services	City of Spring Hill and Spring Hill Social Services	Citywide		X			X				X	10	$15,000	Pre-Existing
76	Purchase a wildland fire truck with a CAF system.	City of Franklin, Fire	Citywide	X			X					X	NA	NA	New
77	Clearing of underbrush and dead trees along the Harpeth River of city owner properties.	City of Franklin, Parks and Recreation Department	Citywide			X	X					X	NA	NA	New
80	Enforcement of the State of Tennessee Forestry Department Burn permitting and Burn banning program.	State Forestry Department with the Nolensville Fire and Rescue and Williamson County Emergency Communications cooperation and enforcement at the local level	County-wide			X	X					X	11	N/A	Pre-Existing

1.4 Multi-Jurisdictional Special Considerations

1.4.1 Hazards Assessment

All of the natural hazards identified within this plan have an impact on both Williamson County and the incorporated jurisdictions. Some hazards have a larger impact on the County rather than the incorporated jurisdictions and vice versa. Impacts of identified hazards differ the most at the rural and urban interface where flooding can have different severity levels. Therefore, the flooding section emphasizes the depth, duration, and timing of severe flooding events. Below is a table that shows whether a hazard will have multi-jurisdictional impacts.

Hazards	Will the hazard have multi-jurisdictional differences?
Flood	Yes
Tornado	Yes
Wildfire/Brush Fire	Yes
Drought/Excessive Heat	Yes
Severe Winter Weather	Yes
Earthquake/Seismic Activity	Yes
Geological Incident	Yes
Pandemic	Yes

1.5 Public Participation

Public involvement included press releases, public meetings, and a public comment period on the draft plan. Organizations representing vulnerable and underserved populations were contacted in an effort to gain further input from populations most at risk during hazardous events. The formal public meetings for this plan are summarized in *Table 3* (Section 1.2.2) discussed early in this chapter. The HMPC meetings on 04/26/2023, 06/19/2023, and 01/04/2024 were open to the public.

A public notice was posted in numerous physical places and online for each of these events. Documentation to support the public outreach efforts can be found in Appendix A. All sign-ups and sign-in sheets are available in Appendix A. Over the past five years, the community was kept involved in the planning process through the implementation of projects in the plan.

1.6 County Data Profile

1.6.1 Resources and Assets

The Williamson Medical Center provides 24-hour emergency care to residents of the county and is home to 185 beds. The county also has 275 volunteer firefighters with 14 stations, and 368

total paid staff at the Sheriff's office. The Williamson County Office of Public Safety employs a total of 85 full-time positions which also includes the Department of Emergency Communications (ECOMM) and the WCEMA. The WCEMA makes up 22 of the full-time positions and employs an additional 21 part-time positions. The Williamson County School District facilitates the learning of approximately 42,000 students via their system of 50 schools within the county. Of the 50 schools, there are 11 high schools, 11 middle schools, 27 elementary schools, and one K-8 school. According to the RWJ Foundation County Health Rankings profile, in Williamson County, the average, per-pupil spending among school districts was $6,403 above the estimated amount needed to support students in achieving average US test scores.

Williamson County houses two radio stations {WAKM AM 950 and WHEW AM 1380 (Spanish)}. The main phone companies in the area are T-Mobile, AT&T, and Verizon. Residents in the county can either obtain internet via Comcast, AT&T, Spectrum, or United Telephone Company. Communication resources, a vital component of emergency response and preparedness, is above the national average in Williamson County. Between 2017 and 2021, 97.7% of households had a computer and 95% had broadband internet access according to the United States Census Bureau.

The Harpeth River is the largest waterway in the county. Other smaller waterways that can be found throughout Williamson County are the McCutcheon Creek, Leipers Creek, Grassy Branch Creek and the Gin Branch River. A further analysis of these water systems will be explored in the hazard flood section as related to their propensity for flood events when applicable. The main roadways that travel through the county are US Highway 31, 41, 431 and State Highways 6, 11, 16, 46, 96, 100, 106, 246, 247, 248, 252, 253, 396, 397, 441, and 840. The nearest interstates are 1-40 and I-65.

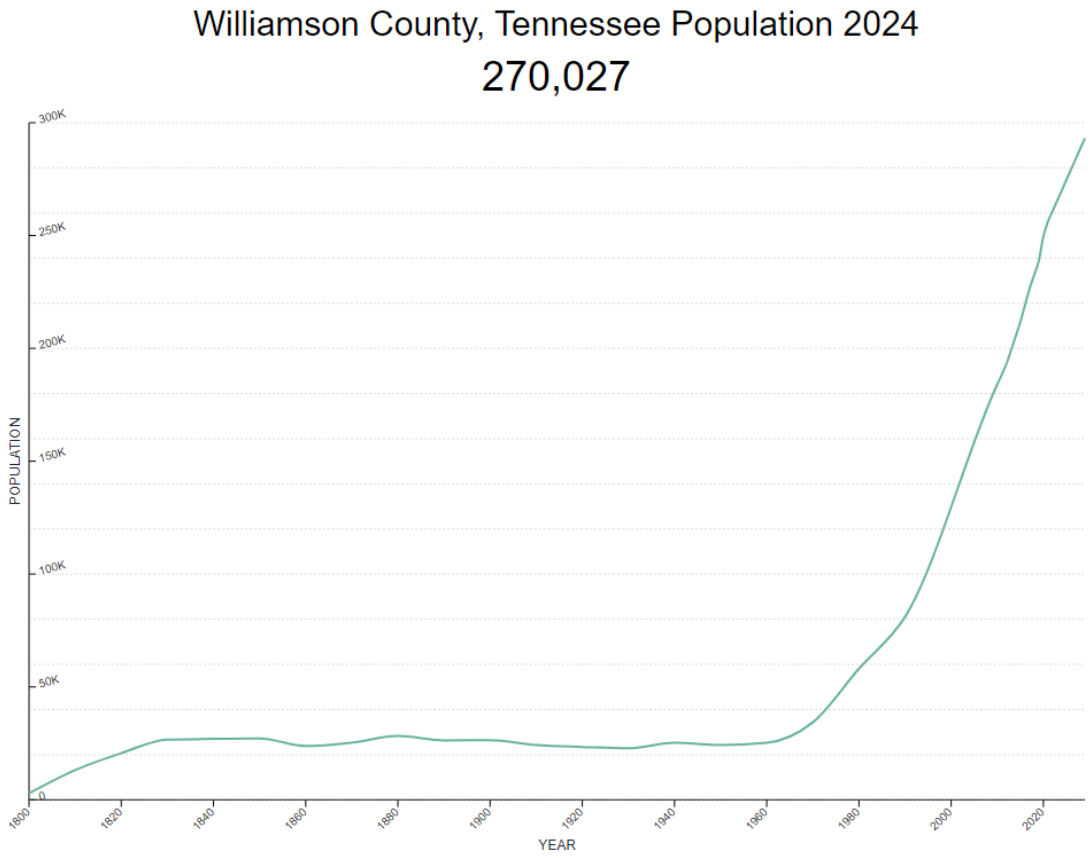
The nearest international airport is BNA (approx. 24.6 miles) with approximately 450 flights per day. Given the congested public transportation options and the rural environment of Williamson County, 45% of working individuals endure a commute of more than 30 minutes and 81% of all working individuals drive alone to work. Two commercial railways and two transportation pipelines pass through Williamson County.

Williamson County is governed by an elected County Mayor and Board of Commissioners (twenty-four members). The incorporated jurisdictions within Williamson County are governed by an elected Mayor and Council. There are multiple regulatory committees that are appointed by both the County Mayor and the Board of Commissioners.

1.6.2 Development and Growth

Along with most of Middle Tennessee, Williamson County, has been experiencing rapid growth over the past few years. The population of the county increased by ~7.4% between the 2010 and 2020 censuses from 183,182 to 247,726. 4% of the 85,311 Williamson County households live with income below the poverty level. Most of Williamson Counties' employed population work within the professional, scientific, and technical services industry (12.1%) and the retail trade industry (10.6%). Williamson County is a member of Joint Economic and Community Development Boards to ensure and promote economic growth within the county and for its constituents. This is part of a 10-county regional market that includes the Counties of Cheatham, Davidson, Dickson, Maury, Montgomery, Robertson, Rutherford, Sumner, Williamson, and Wilson. As stated, Williamson County has experienced much growth since the last planning

period, specifically residentially/industrially/commercially. It is noteworthy that through the increased growth in recent years, the Williamson County School District, Optum Inc., and Nissan North America are the three top employers in the county. This growth is expected to continue with some projections suggesting that we may have a population of 293,057 in the year 2029, and doubling the existing population by 2040.



1.6.3 Demographics

Throughout the planning process, the Williamson County HMPC remained committed to recognizing socially vulnerable and underserved populations. In order to maintain this commitment, the HMPC reached out to key stakeholders as discussed in Section 1.2 and reviewed the CDC/ATSDR Social Vulnerability Index (SVI). SVI information is located in Appendix B.

Table 6 below illustrates the population data of the county according to the 2020 U.S Census. Other important demographics obtained via the U.S Census Bureau and County Health Rankings (RWJ Foundation) are presented in list form. Of the 247,726 residents living within Williamson County:

- The median household income is $116,492 (in 2021 dollars)
- 4% live below the national poverty line
- 19% live in rural areas
- 9.1 Food Environment Index compared to 6.2 in Tennessee and 7.8 in the U.S.
- 4.3% of the under 65 years of age population live with a disability

- 7.1% of the under-65 population do not have health insurance
- Population as of 2020 was approximately 450 people per square mile

Table 6: Population Data

Demographic	Percentage		
Age Group	Male	Female	Total
Under 5	6.10%	5.70%	5.90%
Under 18	28.10%	26.20%	27.10%
18-64	59.60%	59.90%	59.70%
Over 65	12.30%	14.00%	13.20%
Race/Ethnicity (one)			
White (not Hispanic/Latin)	87.10%		
Asian	4.70%		
Black or African American	4.10%		
American Indian or Alaskan Native	0.40%		
Hispanic/Latino	4.90%		
Education	Williamson	Tennessee	
Population Aged 25-64 With High School Degree Or Higher	96.40%	89.50%	
Population Aged 25-64 With Bachelor's Degree Or Higher	61.40%	28.70%	

Data sources:

https://www.census.gov/quickfacts/fact/table/US/PST045221

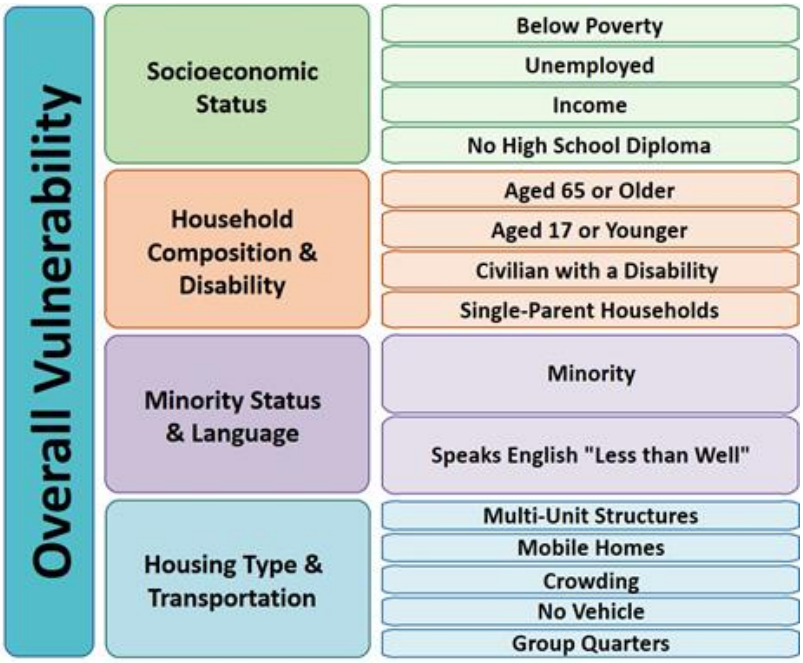
https://www.countyhealthrankings.org/app/tennessee/2022/overview

1.6.4 Social Vulnerability

Social vulnerability refers to a community's capacity to prepare for and respond to the stress of hazardous events ranging from natural disasters, such as tornadoes or disease outbreaks, to human-caused threats, such as toxic chemical spills. Social vulnerability considerations were included in this plan update to identify areas across the planning area that might be more vulnerable to hazard impacts based on several factors. The Williamson County Emergency Operations Plan (EOP) will also incorporate this information to improve response efforts in socially vulnerable neighborhoods.

The Center for Disease Control and Prevention (CDC) has developed a social vulnerability index (SVI) to measure the resilience of communities when confronted by external stresses such as natural or human-caused disasters or disease outbreaks. The SVI is broken down to the census tract level and provides insight into vulnerable populations to assist emergency planners and public health officials in identifying communities more likely to require additional support

before, during, and after a hazardous event. The SVI index combines four main themes of vulnerability, which are, in turn, broken down into subcategories for 16 vulnerability factors. The themes are outlined in the below table.



The specific breakdown for Williamson County and its participating jurisdictions is as follows:

Williamson County Social Vulnerability Factors		
Factor	**Number**	**Percentage**
Total Square Miles	582.86	N/a
Total Population (as of 2021)	262,560	N/a
Housing Units Estimated	94,954	N/a
Households	91,435	N/a
Persons below Poverty, Percent	10,502	4.0%
Age 16+ unemployed	2,977	1.13%
Per Capita Income	$56,545	N/a
Age 25+ w/ no HS Diploma	2.7%	7,254
Aged 65+ & older	37,021	14.1%
Age 17 & younger	68,791	26.2%
Civilian noninstitutionalized population with a disability	12,127	19.87%
Single Parent HH w/ children under 18	1,762	0.67%
Minority (all persons except white, non-Hispanic)	2,973	5.45%
Persons (age 5+) who speak English "less than well"	86	0.12%
Housing in structures with 10 or more units	706	2.32%
Mobile Homes	3, 985	16.22%
At Household level (occupied housing units) more people than rooms	323	1.22%

Williamson County Social Vulnerability Factors		
Households w/ no vehicle	1,017	4.96%
Persons in Group Quarters	865	1.3%

1.6.5 Critical Infrastructure

Critical Infrastructure are assets in a community that are considered vital to the public's health and safety. Due to the sensitivity of these assets in Williamson County and the incorporated jurisdictions, these assets are restricted for public viewing. However, the data is viewable to restricted personnel on the State of Tennessee's Critical2TN Database. The county and incorporated jurisdictions currently have 52 assets identified and continue to invest in this program. As more facilities are identified, they are being registered in this database for viewing by the appropriate parties.

1.7 Resource Capabilities

The committee gathered the following resource capabilities to determine what existing staff and resources are being used to support mitigation programs. The Williamson County School District does not have governing authority and therefore is not included in this table. As such, its capabilities are those shared by the county.

Table 7: Jurisdictional Mitigation Capabilities

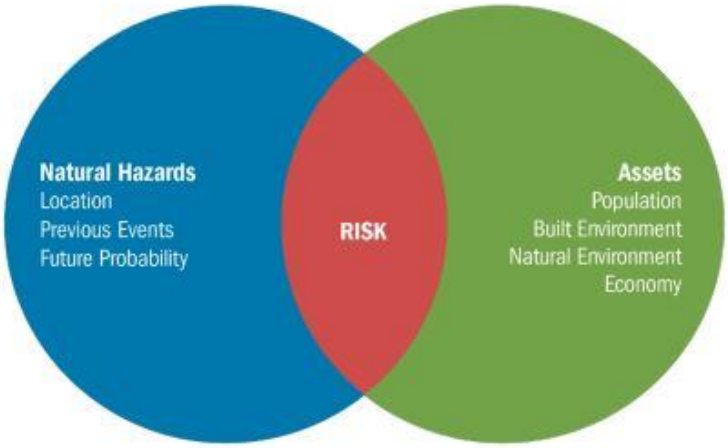
Mitigation Capabilities	Williamson County	City of Brentwood	City of Fairview	City of Franklin	City of Spring Hill	Town of Nolensville	Town of Thompson's Station
Regulatory Capabilities							
Building Codes	YES	YES	YES	YES	YES	YES	YES
Zoning Codes	YES	YES	YES	YES	YES	YES	YES
Subdivision Ordinance	YES	YES	YES	YES	YES	YES	YES
Stormwater Ordinance	YES	YES	YES	YES	YES	YES	YES
Floodplain Ordinance	YES	YES	YES	YES	YES	YES	YES
Erosion, Sedimentation and Pollution Control Ordinance	YES	YES	NO	YES	YES	YES	YES
Stormwater Management Program	YES	YES	YES	YES	YES	YES	NO
Site Plan Review Requirements	YES	YES	YES	YES	YES	YES	YES
Capital Improvements Plan	YES	YES	YES	YES	YES	YES	YES
Economic Development Plan	YES	YES	NO	YES	YES	YES	NO
Local Emergency Operations Plan	YES	YES	NO	YES	YES	YES	YES
Flood Insurance Study or Other Engineering Study for Streams	YES	YES	YES	YES	YES	YES	YES
Repetitive Loss Plan	YES	YES	NO	YES	NO	NO	NO
Elevation Certificates	YES	YES	YES	YES	YES	YES	YES
Administrative Capabilities							
Grant writer	YES	YES	NO	YES	NO	NO	YES
Public Information Officer	YES	YES	YES	YES	YES	YES	NO
Floodplain Manager	YES	YES	NO	YES	YES	NO	YES
Full Time Fire Service	NO	YES	YES	YES	YES	YES	NO
Law Enforcement	YES	YES	YES	YES	YES	YES	NO
Emergency Manager	YES	YES	NO	YES	YES	YES	NO
GIS Personnel	YES	YES	YES	YES	YES	YES	YES
Fiscal Capabilities							
Capital improvements project funding	YES	YES	YES	YES	YES	YES	YES
Fees for water, sewer, gas, or electric services	NO	YES	NO	YES	YES	NO	YES
Impact fees for new development	YES	YES	NO	YES	YES	YES	YES
General obligation bonds	YES	YES	YES	YES	NO	YES	YES
Withhold spending in hazard-prone areas	NO	YES	NO	NO	NO	NO	NO

Section Two: Threat and Hazard Identification and Risk Assessment

2.1 Risk Assessment Overview

Hazard Mitigation Planning is about developing a strategy to reduce risk in the long term. An essential part of the process is identifying hazards, risks, impacts and vulnerabilities. In mitigation planning, "risk" is the potential for damage or loss when a hazard interacts with an asset. Assets can be people, buildings, infrastructure, the economy, or natural and cultural resources.

The risk assessment helps communicate vulnerabilities, develop priorities, and inform decision making. It is the factual basis for the mitigation strategy. The hazards and associated impacts in the risk assessment should be the hazards and impacts the mitigation strategy seeks to address. If, for example, the risk assessment shows that the state will have hurricane damage in a specific area, the mitigation strategy should include actions to protect state assets and jurisdictions, especially underserved communities, and socially vulnerable populations, in those areas.



The Williamson County HMPC conducted a Threat and Hazard Identification and Risk Assessment (THIRA) to determine the natural hazards as well as human-caused and technological threats that place the county at risk. Existing hazard data from TEMA, FEMA, the National Oceanic and Atmospheric Administration (NOAA), and other sources were examined to assess the significance of these hazards to the planning area. Hazard data from the ETSU Geoinformatics & Disaster Science Lab was also analyzed as related to the changing weather trends and their significance.

Representatives from all municipalities and the county met in-person to discuss the risks assessed in the THIRA. All municipalities agreed upon a universal set of hazards and threats identified and agreed that the results of the risk assessment were applicable to all municipalities and the county universally. As such, the results of the risk assessment are not identified on a per-jurisdiction basis and instead are applicable to all municipalities.

2.2 Risk Scoring Description

When conducting this research, the categories that are used to determine risk guided the data collection process. In accordance with the Emergency Management Accreditation Program (EMAP) Standard 4.1.1 (2022) and from the recommendations provided by the Tennessee Emergency Management Agency (TEMA); a set of equations were developed to determine and rank the risk of each hazard. The first requirement is to determine the community's vulnerability by adding impacts to humans, property, businesses, operations, and the environment together then dividing by five. The formula is as follows:

$$\frac{\boldsymbol{Human(H)} + \boldsymbol{Property(P)} + \boldsymbol{Business(B)} + \boldsymbol{Operations(O)} + \boldsymbol{Environment(E)}}{\mathbf{5}} = \boldsymbol{Vulnerability(V)}$$

Vulnerability Formula

Once the vulnerability has been calculated, it must be added to the probability which will give the final risk score. This formula is as shown below:

$$\boldsymbol{Vulnerability(V)} + \boldsymbol{Probability(Prob.)} = \boldsymbol{Risk\ Score}$$

Risk Score Formula

The risk score is categorized into five different categories. These five categories are as follows:

Risk Scoring Chart:	
Low	**2-3.6**
Moderate	**3.7-5.2**
Medium	**5.3-6.8**
High	**6.9-8.4**
Severe	**8.5-10**

The risk score is utilized to determine the most significant hazards to the county and establish priorities for future planning processes. Although ranked by score, each hazard has potential to strain at least one of Williamson County's core capabilities as identified by CPG 201.

2.3 Impact Category Descriptions

Each category must have definable values that can be associated with each hazard. These descriptions are important in providing a numerical value to the threats impact in order to calculate risk. The values can be found below:

Impact Category Descriptions:	
Human	**Business**
Probability of injuries and death from hazard	**Amount of business damage**

Impact Category Descriptions:			
1	Death very unlikely, injuries are unlikely	1	Less than 3 businesses closed for only one day
2	Death unlikely, injuries are minimal	2	More than 3 businesses closed for a week
3	Death unlikely, injuries may be substantial	3	More than 3 businesses closed for a few months
4	Death possible, injuries may be substantial	4	More than 3 businesses closed indefinitely or relocated
5	Death probable, injuries will likely be substantial	5	A top 10 local employer closed indefinitely *(The top ten employers can be found with the Tennessee Department of Economic and Community Development)*
Property		**Probability**	
Amount of residential property damage		**Probability of hazard occurring**	
1	Less than $500 in damages	1	Less than once every 10 years
2	$500 - $10,000 in damages	2	About once every 5 – 10 years
3	$10,000 – $500,00 in damages	3	About once every 2 – 5 years
4	$500,000 - $2,000,000 in damages	4	About once a year
5	More than $2,000,000 in damages	5	More than once a year
Operations		**Environment**	
Impact on government services		**Damage done to the environment**	
1	Negative consequences are negligible; experienced as inconveniences for short period of time; public & private sector services are not impacted; impact is limited to a small number of people/small geographical location.	1	There are little to no impacts on the environment which will cause no lasting effects.
2	Negative consequences are minor; not all sectors affected but those that are have reduced capacity for short period of time.	2	There is some damage to the environment that may last less than one year.
3	Negative consequences are significant; not all sectors are affected but those that are lose significant capacity for multiple days/weeks.	3	There is moderate damage to the environment that may last less than five years and longer than one year.
4	Negative consequences are profound; all sectors affected with some losing capacity for periods longer than weeks.	4	There is significant damage to the environment that may last less than ten years and no less than five years.

Impact Category Descriptions:			
5	Negative consequences are catastrophic; experienced as significant loss in variety of sectors and geographical areas.	5	There is catastrophic damage to the environment that may last longer than 10 years.

2.4 Standardized Impacts

This assessment also analyzes the impacts and consequences of the threats and hazards identified. This is done by providing context to the hazard through previous events or potential events, then analyzing the impact based on reputable sources. These sources are identified with each hazard and may include but are not limited to real-world events, modeling tools, other After-Action Reports (AAR), subject matter experts, and GIS tools such as the FEMA Resilience Analysis and Planning Tool (RAPT).

To further focus on the list of identified hazards for this plan update, the HMPC researched past events that resulted in a federal and/or state emergency or disaster declaration in Williamson County to identify known hazards. *Table 8* presents a list of all major disaster and emergency declarations that have occurred in Williamson County since 1953, illustrating which hazards pose the greatest risk to the County.

Table 8: Presidential Disaster Declarations in Williamson County (1953-2024)

Declaration #	Date	Event Details	Individual Assistance	Public Assistance
DR-424-TN	04/04/1974	Tornados impacted Williamson County	YES	YES
DR-459-TN	03/22/1975	Severe Storms and Flooding	YES	YES
DR-585-TN	05/07/1979	Severe Storms. Tornados, and Flooding	YES	YES
DR-1010-TN	02/09-11/1994	Ice Storm, Severe Winter Storm, and Flash Flooding	NO	YES
DR-1215-TN	04/16-05/18/1988	Severe Storms, Tornados, and Flooding	YES	NO
DR-1275-TN	05/05-19/1999	Severe Storms, Tornados, and Flooding	YES	YES

Declaration #	Date	Event Details	Individual Assistance	Public Assistance
DR-1464-TN	05/04-30/2003	Severe Storms, Tornados, and Flooding	YES	YES
EM-3217-TN	08/29-10/01/2005	Hurricane Katrina Evacuation	NO	YES
02/05-06/2008	DR-1745-TN	Severe Storms, Tornados, Straight-Line Winds, and Flooding	YES	YES
04/30-05/18/2010	DR-1909-DR	Severe Storms, Tornados, Straight-Line Winds, and Flooding	YES	YES
01/20/2020-05/11/2023	EM-3473-TN	COVID-19 Pandemic	NO	YES
01/20/2020-05/11/2023	DR-4514-TN	COVID-19 Pandemic	YES	NO
03/25-04/03/2021	4601-DR-TN	Severe Storms, Tornados, and Flooding	YES	YES

Table 9 documents the hazards of interest to Williamson County and the decision to re-evaluate or delete them from this plan update. The hazards of concern were altered as necessary to ensure the Williamson County Hazard Mitigation Plan is in accordance with the Tennessee Mitigation Strategy and with approval by the HMPC. Mitigation and the applicable grants only cover natural hazards. Therefore, human-caused and technological threats are covered in a separate document with the WCEMA.

Table 9: Overview of Updates to Chapter 2: Risk and Vulnerability Assessment

Williamson County 2017 HMP	Status
Hazardous Materials Release	Removed
Transportation Accident	Removed
Flood	Existing

Williamson County 2017 HMP	Status
Tornado	Existing
Biological (Including epidemics: disease outbreak)	Existing w/ Name Change
Energy Failure Communications Failure	Removed
Severe Winter Weather	Existing
Terrorism (Cyber, Chemical, Biological, Radiological, Conventional)	Removed
Drought/Extreme Heat	Existing
Financial System Collapse	Removed
Civil Disturbance (Including Riots; Civil Unrest)	Removed
Dam or Levee Failure	Removed
Earthquake/Seismic Activity	Existing
Geologic	Existing
Enemy Attack/War	Removed
Nuclear Accident (Fixed Nuclear Facility; Nuclear Exp Centers)	Removed
Wildfire	New

2.5 Summary of changes in the 2024 plan update:

- Hazardous Materials Release was removed in the 2024 HMP plan update. It is not a natural hazard and will be considered for inclusion in a local prevention plan.
- Transportation Incidents were removed in the 2024 HMP plan update. It is not a natural hazard and will be considered for inclusion in a local prevention plan.
- Biological (Including epidemics: disease outbreak) is included in the 2024 HMP plan update though it has been changed to show as Pandemic/Communicable Disease.

- Energy Failure/Communications Failure was removed in the 2024 HMP plan update. It is not a natural hazard and will be considered for inclusion in a local prevention plan.
- Terrorism (Cyber, Chemical, Biological, Radiological, Conventional) was removed in the 2024 HMP plan update. It is not a natural hazard and will be considered for inclusion in a local prevention plan.
- Drought/Extreme Heat is included in the 2024 HMP plan update though it has been changed to show as Drought/Excessive Heat.
- Financial System Collapse was removed in the 2024 HMP plan update. It is not a natural hazard and will be considered for inclusion in a local prevention plan.
- Civil Disturbance (Including Riots; Civil Unrest) was removed in the 2024 HMP plan update. It is not a natural hazard and will be considered for inclusion in a local prevention plan.
- Dam or Levee Failure was removed in the 2024 HMP plan update. Although there are numerous dams throughout Williamson County, none present a great risk and most are privately maintained.
- Geologic is included in the 2024 HMP update though it has been changed to show as Geological Incident.
- Enemy Attack/War was removed in the 2024 HMP plan update. It is not a natural hazard and will be considered for inclusion in a local prevention plan.
- Nuclear Accident (Fixed Nuclear Facility; Nuclear Exp Centers) was removed in the 2024 HMP plan update. It is not a natural hazard and will be considered for inclusion in a local prevention plan.

The complete list of hazards to be addressed in this 2024 plan include:

- Flooding
- Tornadoes
- Wildfire/Brush Fire
- Drought/Excessive Heat
- Severe Winter Weather
- Earthquake/Seismic Activity
- Geological Incident
- Pandemic/Communicable Diseases

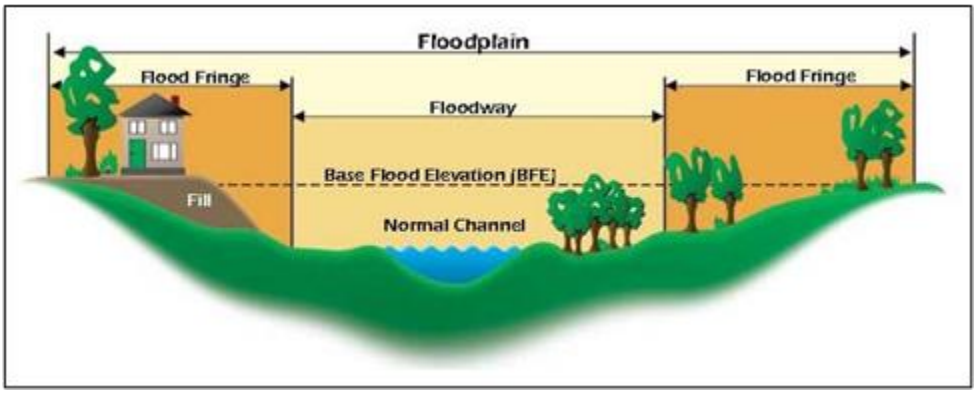
2.6 Flood

2.6.1 Hazard Overview

Flooding events occur when excess water from rivers and other bodies of water overflow onto riverbanks and adjacent floodplains. In addition, lower-lying regions can collect water from rainfall, and poorly drained land can accumulate rain through ponding on the surface. Floods in Williamson County are usually caused by rain, but may also be caused by snowmelt and man-made incidents.

The area adjacent to a channel is the floodplain, as shown in *Figure 1*. A floodplain is flat or nearly flat land adjacent to a stream or river that experiences occasional or periodic flooding. It includes the floodway, which consists of the stream channel and adjacent areas that carry flood flows, and the flood fringe, which are areas covered by the flood, but do not experience a strong current. Floodplains are made when floodwaters exceed the capacity of the main channel or escape the channel by eroding its banks. When this occurs, sediments (including rocks and debris) are deposited that gradually build up over time to create the floor of the floodplain. Floodplains generally contain unconsolidated sediments, often extending below the stream's bed.

Figure 1: Characteristics of a Floodplain (Source: FEMA)



Three general health hazards common to flood events:

1. Floodwaters carry anything on the ground that the upstream runoff picked up, including dirt, oil, bacteria, animal waste, lawn, farm, and industrial chemicals. Pastures and areas where farm animals are kept or their wastes are stored can contribute to polluted waters in the receiving streams. Floodwaters also saturate the ground, which leads to infiltration into sanitary sewer lines. When wastewater treatment plants are flooded, there is nowhere for the sewage to flow. Infiltration and lack of treatment can lead to overloaded sewer lines that can back up into low-lying areas and homes. Even when flood waters dilute it, raw sewage can be a breeding ground for bacteria such as E. coli and other disease-causing agents.
2. The second health problem arises after most water has gone. Stagnant pools can become breeding grounds for mosquitoes, and wet building areas that have not been adequately cleaned breed mold and mildew. A building that is not thoroughly cleaned becomes a health hazard, especially for small children and the elderly. Another health hazard occurs when ducts in a forced air system are not adequately cleaned after inundation. When the furnace or air conditioner is turned on, the sediments left in the ducts are circulated throughout the building and breathed in by the occupants. If the county water system

loses pressure, a boil order may be issued to protect people and animals from contaminated water.

3. The third problem is the long-term psychological impact of having been through a flood and seeing one's home damaged and personal belongings destroyed. The cost and labor needed to repair a flood-damaged home severely strain people, especially the unprepared and uninsured. There is also a long-term problem for those who know their homes can be flooded again. The resulting stress on floodplain residents takes its toll in the form of aggravated physical and mental health problems.

2.6.2 County Profile

Riverine flooding occurs from inland water bodies such as streams and rivers. In Tennessee, flooding is highly dependent on precipitation amounts and is highly variable within the State.

HAZUS is a regional multi-hazard loss estimation model developed by FEMA and the National Institute of Building Sciences (NIBS). The primary purpose of HAZUS is to provide a methodology and software application to develop multi-hazard losses at a regional scale. These loss estimates are used primarily by local, state, and regional officials to plan and stimulate efforts to reduce multi-hazard risks to prepare for emergency response and recovery.

Table 10: Mapped Flood Insurance Zones

Flood Hazard Area	Description
HAZUS (100-yr)	Areas subject to inundation by the 1-percent-annual-chance flood event are generally determined using approximate methodologies. Mandatory flood insurance purchase requirements and floodplain management standards apply.
HAZUS (500-yr)	A 500-year flood zone is a moderate flood hazard area and is an area between the limits of the base flood and the 0.2- percent-annual-chance (or 500-year) flood. Mandatory flood insurance is not required.
Non-highlighted Areas	Minimal risk areas outside the 1-percent and .2 percent-annual-chance floodplains.

Figure 2: HAZUS 100-year Flood Map

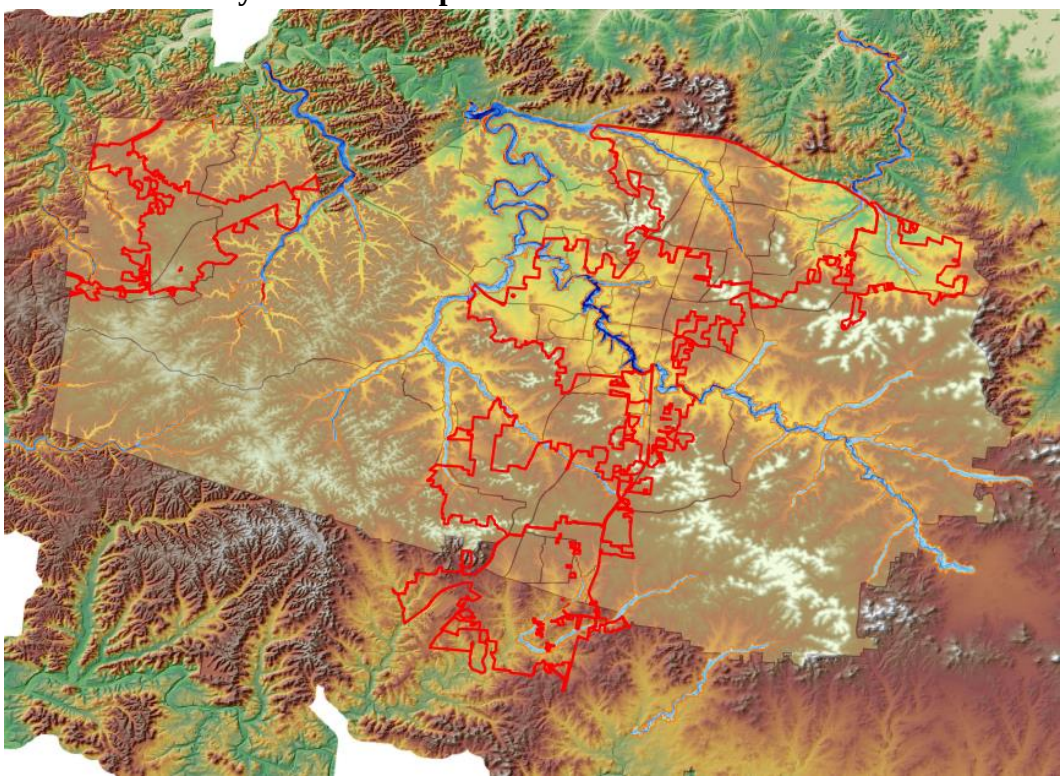


Figure 3: HAZUS 500-year Flood Map

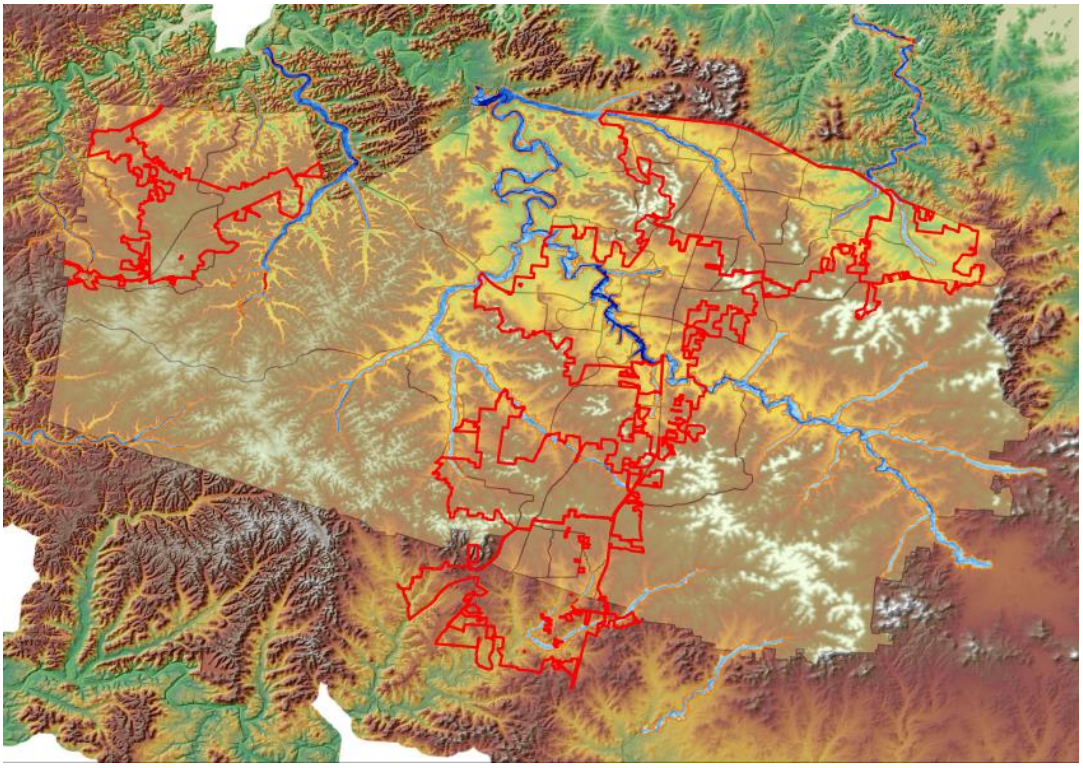


Table 11: NFIP Policy Data

NFIP Policy Data for Williamson County				
Jurisdiction	**CID Number**	**Policies In-Force**	**Insurance In-Force Whole $**	**Written Premium In-Force**
Williamson County	470204D	485	$152,122,800	$393,010
City of Brentwood	470205D	357	$107,865,100	$355,783
City of Fairview	470242D	11	$3,033,000	$6,275
City of Franklin	470206D	444	$132,578,000	$369,074
City of Spring Hill	470278#	66	$18,698,000	$36,962
Town of Nolensville	470425D	49	$15,493,000	$39,416
Town of Thompson Station	470424#	15	$4,288,000	$8,974

Policies In-force: number of NFIP flood insurance policies

Insurance In-force whole $: the value of building and contents insured by the NFIP

Written Premium In-force: total premiums paid for NFIP insurance policies

According to the National Flood Insurance Program (NFIP), repetitive flood loss is a facility or structure that has experienced two or more insurance claims of at least $1,000 in any given 10-year period since 1978. Severe repetitive loss is defined as a facility or structure that has experienced four or more insurance claims exceeding $5,000 or two claims exceeding the value of the building. Within the NFIP, flood loss properties are usually considered the most vital structures to mitigate. The chart below provides a summary of repetitive and severe repetitive losses for Williamson County. All recorded losses in Williamson County and its municipalities have been single family occupancies.

Table 12: NFIP Loss Data

NFIP Loss Data for Williamson County					
Jurisdiction	**Total Losses**	**Closed Losses**	**Open Losses**	**CWOP Losses**	**Total Payments**
Williamson County Unincorporated	RL: 2	2	0	0	$53,828.27
	SRL: 0	0	0	0	$0.00
City of Brentwood	RL: 7	7	0	0	$209,907.65
	SRL: 0	0	0	0	$0.00

NFIP Loss Data for Williamson County					
Jurisdiction	**Total Losses**	**Closed Losses**	**Open Losses**	**CWOP Losses**	**Total Payments**
City of Fairview	RL: 0	0	0	0	$0.00
	SRL: 0	0	0	0	$0.00
City of Franklin	RL: 58	55	1	2	$1,677,451.90
	SRL: 20	20	0	0	$475,732.94
City of Spring Hill	SRL: 0	0	0	0	$0.00
	SRL: 0	0	0	0	$0.00
Town of Nolensville	RL: 13	12	0	1	$1,769,269.20
	SRL: 0	0	0	0	$0.00
Town of Thompson's Station	RL: 0	0	0	0	$0.00
	SRL: 0	0	0	0	$0.00
Williamson County School Districts	RL: -	-	-	-	-
	SRL: -	-	-	-	-

RL: Repetitive Loss

SRL: Severe Repetitive Loss

Total Losses: number of flood insurance claims filed by policyholders

Closed Losses: number of flood insurance claims paid to policyholders

Open Losses: claims that are still being processed

CWOP Losses: claims that were "closed without payment"

Total Payments: total dollars paid to policyholders

It is important to note that while the impacted areas and extent of flooding is dependent on the storm that causes the flooding, the majority of Williamson County and its municipalities experiences flooding similarly. As such, most flooding tends to occur along existing waterways where property can see a few additional inches to feet of water for a short period of time. This scenario is suggested by subject-matter experts as no recorded narrative of such extent is available. Significant rainfall may increase the extent such as in 2010. However, each municipality experiences this extent of rainfall. The Williamson County School District does not have any recorded history of impacts on their facilities though they maintain a status of at risk in the future. Since 12/16/1996, when the NOAA began recording these events for Williamson County, there have been approximately 87 flooding/flash flooding events in Williamson County. 37 of these flooding events have occurred since the beginning of 2017, the year of the previous HMP. A table of NOAA-reported flooding events is located in Appendix C. The following narratives were obtained via the NOAA Storm Event Database. Only events resulting in injury,

death, or extensive damage (greater than $200K property/crop damage) were included as expanded narratives.

Event Narrative 1: 03/27/2021

NOAA Episode Narrative: “An historic flash flooding event affected the central third of Middle Tennessee from the early morning hours on March 27 through the day into the early morning hours on March 28. A warm front moved northward into Middle Tennessee early on March 27 before stalling near the I-40 corridor. Between 0300-0400 AM CDT, numerous showers and thunderstorms developed along the warm front, many of which became severe and produced large hail up to half dollar size along with frequent lightning and heavy rainfall. Showers and storms continued off and on the rest of the day across Middle Tennessee, particularly near the stalled warm front. In fact, another round of severe thunderstorms including supercells developed during the afternoon and evening hours near and south of the warm front. These storms dropped large hail up to tennis ball size and caused a few reports of wind damage, but the main impact was additional heavy rainfall which began causing flash flooding south of Nashville. Flooding only worsened as showers and storms redeveloped over the same areas through the evening, with numerous Flash Flood Warnings issued and several reports of flooded roads and water rescues.

After midnight, even more heavy rainfall falling along the already waterlogged I-40 corridor prompted a rare Flash Flood Emergency for the southern and eastern Nashville metro area, including southeastern Davidson County, western Wilson County, and northern Williamson County. These areas received between 7 to 9 inches of rain, causing rapid rises on several Nashville metro creeks and streams, including Sevenmile Creek (which reached its highest level on record), Browns Creek, and Mill Creek, among others. Many of these creeks reached within their 2nd or 3rd highest water levels on record. The rapid water rises flooded hundreds of homes and businesses, with reports of some people trapped in the attics or on the roofs of their houses. Dozens of roadways were flooded and impassable, including both I-24 and I-40, with many cars submerged in the flood waters and people forced to cling onto trees to avoid getting swept away. Although the flood waters receded quickly on Sunday, March 28, many area rivers reached flood stage in the week after the event, including the Cumberland River, Harpeth River, and Duck River.

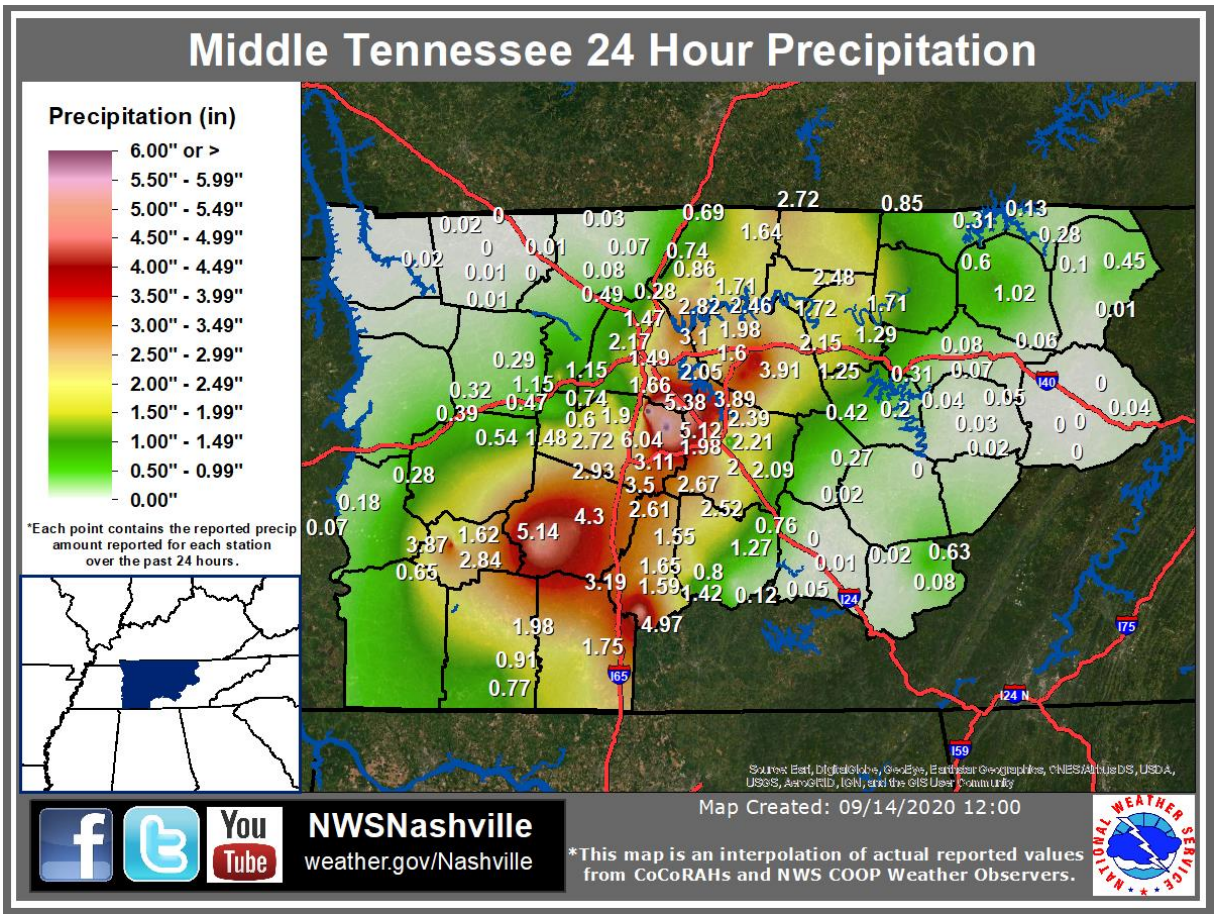
A total of 7 deaths were reported from the flooding across Middle Tennessee, with 5 in Davidson County, 1 in Cheatham County, and 1 in Maury County. Emergency management reports indicate over 500 homes and businesses were flooded, and a Presidential Disaster Proclamation was declared for many counties in May 2021. This flash flood event was the worst seen in Middle Tennessee since the May 1-2, 2010 flood.”



Aerial Image of May 2010 Flood

Event Narrative 2: 09/13/2020

NOAA Episode Narrative: “A stationary frontal boundary stalled across the central portions of Middle Tennessee from Saturday, September 12, 2020 into Sunday, September 13, 2020. Persistent southwest flow aloft brought copious amounts of Gulf of Mexico moisture northward and interacted with this boundary, causing a roughly 7-hour period of nearly continuous heavy rain and thunderstorms. Rainfall totals reached 5 to over 8 inches in some locations, resulting in major flash flooding and river flooding along a narrow corridor across Lawrence, Lewis, Maury, Williamson, Davidson, Rutherford, Wilson, Sumner, and Macon Counties. Numerous water rescues were conducted and many homes and businesses were flooded, with some of the worst flooding occurring in the Mill Creek basin across northeast Williamson County and southeast Davidson County. In fact, Mill Creek at Nolensville reached 19.53 feet, which is the second highest crest ever at that location - only surpassed by the record of 22.53 feet in the May 2010 flood.”



Event Narrative 3: 02/20/2019

NOAA Episode Narrative: “After an already very wet month, additional heavy rainfall and thunderstorms moved into Middle Tennessee from Tuesday February 19 into Wednesday February 20. With the airmass being initially cold and dry, the rainfall briefly fell as a mix of rain and sleet across southern Middle Tennessee, although no measurable sleet accumulation was reported. Considerable cloud to ground positive lightning also occurred, which caused several fires to structures. By Wednesday February 20, the prolonged heavy rainfall led to flash flooding in many areas.

Numerous roads were flooded and closed across Williamson County, including Brittain Lane at the Mill Creek Bridge, Arno Road, Lewisburg Pike, Peytonsville Road, York Road, North Chapel Road, Blazer Road, Trinity Road, Old Natchez Trace, and many others. Several cars were also flooded in the Brentwood YMCA parking lot on Concord Road.”

Event Narrative 4: 05/02/2010

NOAA Episode Narrative: “A frontal boundary setup across Western and Middle Tennessee late Friday night (April 30), and remained through the weekend. A persistent southerly flow fed moisture into the area and precipitable water values rose to almost 2 inches, based on data from KOHX upper air soundings. As a series of shortwaves moved through, a band of showers and thunderstorms developed and remained nearly stationary for much of the day on Saturday, May 1st and Sunday, May 2nd, resulting in widespread record flooding across much of Middle

Tennessee. Some of these thunderstorms became severe also, resulting in thunderstorm wind damage and seven confirmed tornadoes across Middle Tennessee.

Nolensville road, south of Nashville, was flooded. Some cars were left abandoned. Details concerning amount of damage to cars abandoned were unknown. Also, numerous homes, numerous businesses, numerous noncommercial buildings, along with several county, state, and federal roads across the county received damage due to the flood."

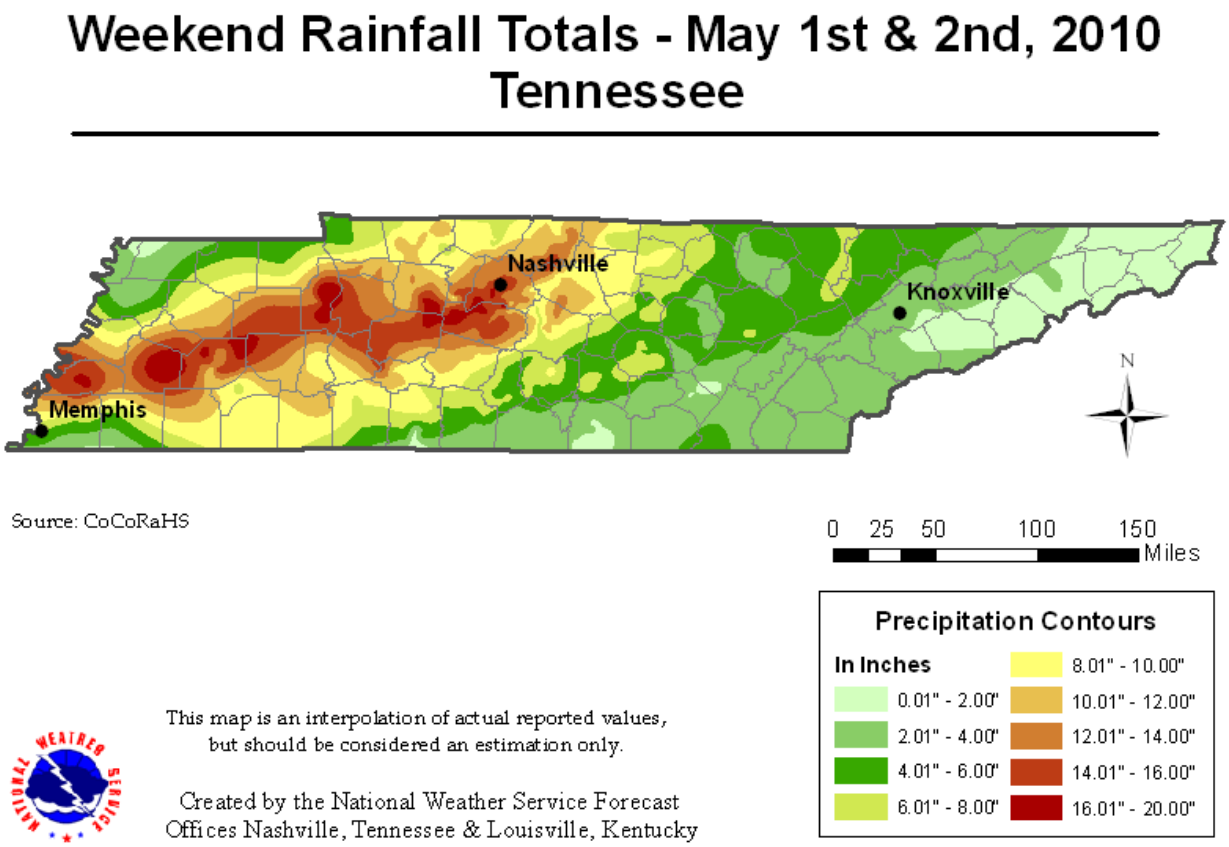


Table 13: Flooding Extent History

Location	Extent & Impact	Event Date
Williamson County Unincorporated	According to the National Oceanic and Atmospheric Administration (NOAA), "Scattered thunderstorms developed across several counties in Middle Tennessee during the afternoon hours on Thursday, July 7th. Two of these thunderstorms reached severe thresholds, resulting in thunderstorm wind damage in Sumner County and flash flooding in Williamson County. Several cars were trapped on water-covered roads including Cool Springs Blvd., Bakers Bridge Avenue, and Duke Drive. These roads had an estimated 10" of water on them for roughly	07/07/2011

Location	Extent & Impact	Event Date
	two days. Media also reported that water rescues occurred in this area, along with railroad trains having to be diverted following damage to the railroad tracks near Moores Lane in south Brentwood, where about four feet of floodwaters inundated Empire Beauty School and a BP gas station on either side of these tracks. Specific details on amount of damage and associated damage repair costs to the Empire Beauty School and the BP gas station where unknown."	
City of Brentwood	The City Manager of the City of Brentwood reported that 75 buildings may have been damaged due to significant flooding and about 1,500 other homes could be without water due to major line breaks caused by the flooding. The local officials reported that they would be in contact with the county emergency management agency in order to get portable water to the residents. To further complicate the flooding concerns, the Murray Lane, Robert E. Lee, and Annadale booster pump stations had been lost due to a power failure. Franklin Road between Holly Tree Gap and Willowick was closed due to a landslide that had occurred at the top of the hill. A section of Holly Tree Gap Rd. between Manley Lane and Holly Tree Farms (in the County) collapsed making only one lane passable but unsafe to travel. Water that was rising on the Little Harpeth at Granny White Pike near Belle River flowed over the road making it impassable. There was an estimated 7" of water that flowed over the roads. Flood related expenses number in the $100,000's for the City of Brentwood. This includes $33,550 for bike trails repairs, $40,286 for flood debris clean-up, $44,925 for emergency drainage stabilization, $19.895 for remediation of mudslide and stabilization of bank, $15,625 for additional mud and debris removal, $25,665 for emergency mudslide removal and bank repair with sheet rock, $26,873 for repair of the River Park restroom facility, and $41,164 for repair of the Tower Park restroom facility. These costs total $247,983 due to a single flooding incident.	05/20/2010
City of Fairview	According to the National Oceanic and Atmospheric Administration (NOAA), A stalled warm front and plentiful amounts of atmospheric moisture helped to set the stage for a persistent wet pattern that lasted several days in early December across Middle Tennessee. By	12/07/2022

Location	Extent & Impact	Event Date
	December 7, 2022, an estimated 2 to 4 inches of rain over the course of this event had begun to cause creeks to overfill their banks. Minor flooding was reported across areas mainly south of Interstate 40, particularly in the Spring Hill area where several flooding reports were received along with road closures. Persistent rainfall, which was heavy at times, forced the closure of Hill Hughes Road near Fairview due to flooding. The road had approximately 17” of water over it during the peak flood stage.	
City of Franklin	The City of Franklin is often challenged by rising waters along the Harpeth River. This time, the water surrounded individuals’ homes and the surrounding roads. Drone footage shows trouble spots along Del Rio Pike where flooding is still problematic. The Franklin Police Department reported a rescue of a homeowner in this area, in addition to about 18 other individuals that live along the Harpeth River. In this event, the Harpeth River grew to 30.5 feet where the record is 35 feet and three inches which resulted in significant flooding in the local residential areas.	03/28/2020
City of Spring Hill	Old Kedron Road, among a few others in the City of Spring Hill, were closed due to flash flooding. Photos and video reported to the local news station, WKRN, and their own footage show high levels of water crossing over the road, roughly 2’ deep, and bringing debris across it. On Port Royal road, a tree was seen blocking the water way and therefore spilling more water onto the road creating hazardous conditions. The Spring Hill Police Department removed the tree from blocking the water flow which helped with the roads flooded condition.	05/03/2021
Town of Nolensville	According to the National Oceanic and Atmospheric Administration (NOAA), “A stationary frontal boundary stalled across the central portions of Middle Tennessee from Saturday, September 12, 2020 into Sunday, September 13, 2020. Persistent southwest flow aloft brought copious amounts of Gulf of Mexico moisture northward and interacted with this boundary, causing a roughly 7-hour period of nearly continuous heavy rain and thunderstorms. Rainfall totals reached 5 to over 8 inches in some locations, resulting in major flash flooding and river flooding along a narrow corridor across Lawrence, Lewis, Maury, Williamson, Davidson,	09/13/2020

Location	Extent & Impact	Event Date
	Rutherford, Wilson, Sumner, and Macon Counties. Numerous water rescues were conducted and many homes and businesses were flooded with 5”-7” of standing water, with some of the worst flooding occurring in the Mill Creek basin across northeast Williamson County and southeast Davidson County. In fact, Mill Creek at Nolensville reached 19.53 feet, which is the second highest crest ever at that location - only surpassed by the record of 22.53 feet in the May 2010 flood.”	
Town of Thompson’s Station	According to the National Oceanic and Atmospheric Administration (NOAA), “after an unusually wet January, another strong storm system brought more heavy rainfall, flooding, and severe storms to parts of Middle Tennessee on February 5th. A line of strong to severe thunderstorms known as a QLCS (Quasi-linear Convective System) developed in northern Mississippi and moved across southern and eastern Middle Tennessee during the afternoon and evening hours. These storms spawned 6 weak tornadoes and widespread straight-line wind damage. In addition, heavy rainfall affected much of Middle Tennessee throughout the day, causing significant flooding in many areas.” The National Weather Service has not reported any flooding incident with particular details on flood extents or damage due to flooding in the Town of Thompson’s Station.	02/05/2020
Williamson County School District	According to Austin Thompson with the Williamson Herald, “Due to heavy rains causing flooding and more expected, both Williamson County Schools and Franklin Special School District closed Friday. WCS also dismissed two hours early on Wednesday for heavy rains. According to WCS Communications Director Carol Birdsong, the "high-risk and life-threatening flooding," was the cause for closure. "We have been working with the National Weather Service and the Williamson County Emergency Management Agency throughout the day [Thursday]," she wrote in an email to parents. "Based on the forecast by the National Weather Service of high-risk and life-threatening flooding, Williamson County Schools will be closed tomorrow, Friday, Feb. 22, 2019." The WCS School Age Child Care program is operating at inclement weather sites on the inclement weather	02/21/2019

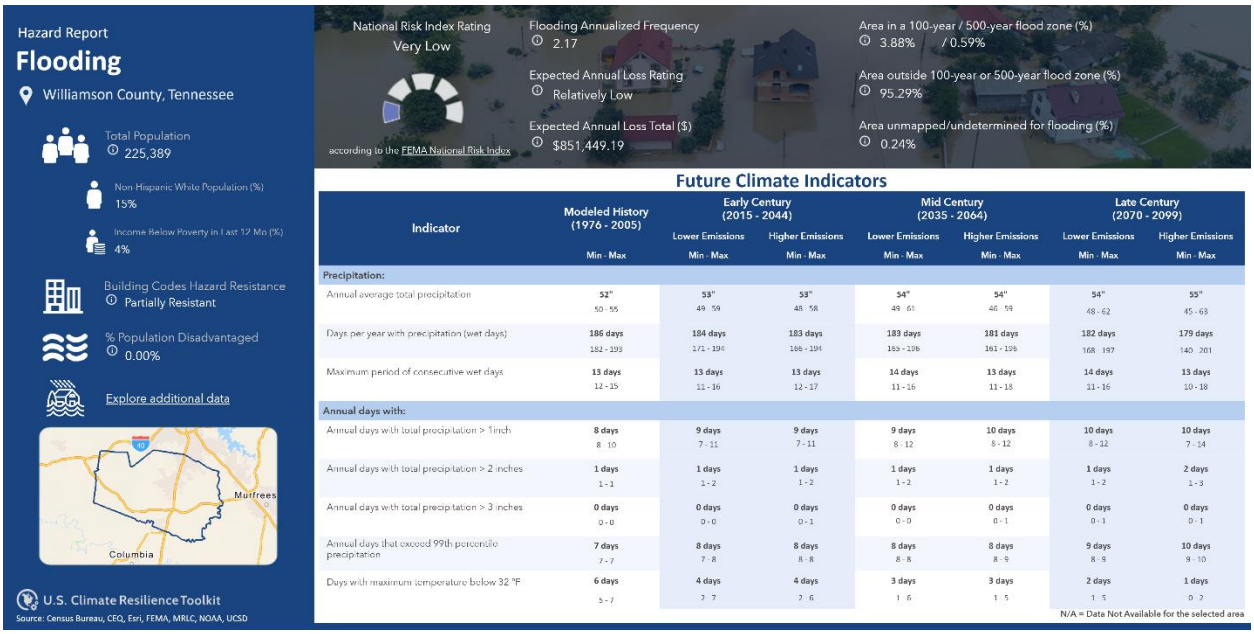
Location	Extent & Impact	Event Date
	schedule, and 12-month employees should follow the inclement weather protocol, Birdsong also wrote. Likewise, FSSD announced Thursday that hazardous driving conditions caused its closure Friday. While there is no school for FSSD students, MAC will be open at the district site, 1406 Cannon Street in Franklin, from 7 a.m. until 5 p.m. MAC students need to bring a lunch." Although this article reports that flooding had impacted operations of the school, no flooding has been reported to have occurred on any school site.	

Probability of Future Events - Likely

The impact of extreme weather events may increase the frequency and intensity of flash flooding within Tennessee, particularly in highly urbanized regions such as Memphis, Nashville, Knoxville, and Chattanooga. Any area with extreme changes in deep terrain, predominately in East Tennessee, will experience significant flooding impacts.

Based on a historical record of 87 flood events over 74 years (1950 - 2022), there is a likelihood for a flood event to occur annually or semiannually. In conjunction with the future weather projections developed by ETSU Geoinformatics & Disaster Science Lab, it can be assumed that a flooding event could occur in Williamson County multiple times a year. *Figure 4* illustrates the projections developed by the ETSU Geoinformatics & Disaster Science Lab.

Figure 4: Climate Mapping Risk Assessment Report for Flooding in Williamson County. (Source: US Climate Resilience Toolkit)



2.6.3 Risk Assessment

The HMPC meeting cited flooding as a repetitive hazard in the county and jurisdictions. Discussion of commonly flood-prone areas took place, as did mention of improvements that have already been made to mitigate risks, such as the currently active project to help restore Trace Creek to its natural state. Over past years, Trace Creek has been inundated with invasive species and its banks have significantly eroded. Through the Cumberland River Compact, the creek is being restored to assist generations to come, repair the environment and its natural inhabitants, and ensure that the Harpeth River is not damaged as the creek runs directly into it. Through active participation in the HMPC and through various public meetings, emergency management officials were able to identify projects that may help in other areas throughout Williamson County that solves similar concerns.

The National Risk Index is a dataset and online tool to help illustrate the United States communities most at risk for natural hazards. It was built and designed by FEMA in close collaboration with various stakeholders and partners in academia; local, state and federal government. The Risk Index leverages available source data for natural hazards and community risk factors to develop a baseline relative risk assessment for each county and census trace. Some of these community risk factors include social vulnerability which is determined by the data pulled from the Census performed every ten years. A higher social vulnerability score is proportional to a higher risk score.

National Risk Index Score for Flooding = Very Low

Although the National Risk Index is a well-valued tool it fails to properly show the feedback from the participating jurisdictions. Therefore, all identified hazards were evaluated in regard to risk by an established risk-scoring system provided by the Williamson County Emergency Management Agency and approved by the HMPC. Local jurisdictions evaluated the conditions using a mid-level impact scenario of the identified hazard. All Williamson County municipal representatives in the HMPC agreed and approved of the risk score for their unique municipality. The results are below:

Flooding Risk as Determined by the HMPC THIRA

To determine the overall risk of a flood in Williamson County, data was also requested and received from the National Weather Service (NWS), the National Centers for Environmental Information (NCEI) by the National Oceanic and Atmospheric Administration (NOAA), WebEOC, the Williamson County Computer Aided Dispatch (CAD) system and from local news reports.

When identifying flood data in Williamson County, consideration was also given to events that the NWS or NOAA did not label as a flood, but impacted the people in our county to a significant degree. For example, a strong thunderstorm may produce a large quantity of rain water that causes a road closure but the NWS does not report as a flood. These incidents are also accounted for in the data collection process. A review of the dam inventory took place and it was decided not to include dam failure as a single hazard, but further information regarding this inventory is included in Appendix E.

The impact and probability numbers assigned to this hazard are as follows:

Human Impact	Property Impact	Business Impact	Operational Impact	Environmental Impact	Probability	Risk Score
3	4	1	2	2	5	7.4

HAZUS Data

HAZUS Methodology

A Level I HAZUS analysis was completed using a probabilistic risk assessment for the 100-year and 500-year return periods. The Level I vulnerability assessment is presented below by return period.

Building Inventory (General Building Stock)

HAZUS estimates that 63,263 buildings in the region have an aggregate total replacement value of $54,685 million. The tables below present the relative distribution of the value concerning the general occupancies by Study Region and Scenario, respectively.

Table 14: Building Exposure by Occupancy Type (HAZUS)

Williamson County (Study Region)		
Occupancy Type	**Exposure ($1000)**	**Percent Total**
Agricultural	163,401	0.3%
Commercial	10,443,597	19.1%
Education	1,949,883	3.6%
Government	231,344	0.4%
Industrial	1,899,509	3.5%
Religion	1,009,276	1.8%
Residential	38,988,257	71.3%
Total	54,685,267	100%

Table 15: Building Exposure by Occupancy Type for 100-yr Flood Scenario (HAZUS)

100-year River Flood Scenario		
Occupancy Type	**Exposure ($1000)**	**Percent Total**
Agricultural	35,313	0.5%
Commercial	1,258,420	16.3%
Education	511,506	6.6%
Government	29,333	0.4%
Industrial	245,961	3.2%
Religion	148,849	1.9%

100-year River Flood Scenario		
Occupancy Type	Exposure ($1000)	Percent Total
Residential	5,508,716	71.2%
Total	7,738,098	100%

Table 16: Building Exposure by Occupancy Type for 500-yr Flood Scenario (HAZUS)

500-yr River Flood Scenario		
Occupancy Type	Exposure ($1000)	Percent Total
Agricultural	35,756	0.5%
Commercial	1,097,519	14.0%
Education	430,332	5.5%
Government	26,842	0.3%
Industrial	213,203	2.7%
Religion	145,817	1.9%
Residential	5,878,291	75.1%
Total	7,827,760	100%

Essential Facility Inventory

HAZUS indicates that there are 2 hospitals in the region with a total capacity of 225 beds. There are 77 schools, 21 fire stations, 5 police stations, and 1 emergency operation centers.

General Building Stock Damage

For the 100-year flood scenario, HAZUS estimates that about 314 buildings will be at least moderately damaged. This is over 47% of the total number of buildings in the scenario. There are an estimated 56 buildings that will be destroyed completely. *Table 17* below summarizes the expected damage by general occupancy type for the buildings in the County during a 100-year flood scenario.

Table 17: Expected Building Damage by Occupancy for 100-yr Flood Scenario (HAZUS)

% Damaged	1-10		11-20		21-30		31-40		41-50		>50%	
Occupancy	Count	%	Count	%	Count	%	Count	%	Count	%	Count	%
Agricultural	0	0	0	0	0	0	0	0	0	0	0	0
Commercial	7	23	6	19	4	13	5	16	7	23	2	6
Education	0	0	0	0	0	0	0	0	0	0	0	0
Government	0	0	0	0	0	0	0	0	0	0	0	0
Industrial	0	0	0	0	0	0	0	0	0	0	0	0

% Damaged	1-10		11-20		21-30		31-40		41-50		>50%	
Occupancy	Count	%	Count	%	Count	%	Count	%	Count	%	Count	%
Religion	0	0	1	100	0	0	0	0	0	0	0	0
Residential	35	11	77	24	60	19	52	16	46	14	54	17
Total	**42**		**84**		**64**		**57**		**53**		**56**	

For the 500-year flood scenario, HAZUS estimates that about 292 buildings will be at least moderately damaged. This is over 50% of the total number of buildings in the scenario. There are estimated 50 buildings that will be destroyed completely. *Table 18* below summarizes the expected damage by general occupancy type for the buildings in the County during a 500-year flood scenario.

Table 18: Expected Building Damage by Occupancy for 500-yr Flood Scenario (HAZUS)

% Damaged	1-10		11-20		21-30		31-40		41-50		>50%	
Occupancy	Count	%	Count	%	Count	%	Count	%	Count	%	Count	%
Commercial	6	18	9	27	3	9	5	15	5	15	5	15
Education	0	0	0	0	0	0	0	0	0	0	0	0
Government	0	0	0	0	0	0	0	0	0	0	0	0
Industrial	0	0	0	0	0	0	0	0	0	0	0	0
Religion	0	0	3	100	0	0	0	0	0	0	0	0
Residential	36	12	79	27	51	17	51	17	36	12	45	15
Total	**42**		**91**		**54**		**56**		**41**		**50**	

Essential Facility Damage

Table 19 and *Table 20* summarize the expected damage to essential facilities following a 100-year and 500-year flood, respectively. Both scenarios analyzed have determined that on the day of the event, all 225 beds in the local hospital would be available for use.

Table 19: Expected Damage to Essential Facilities 100-yr Flood Scenario (HAZUS)

Classification	Total	Number of Facilities		
		At Least Moderate	At Least Substantial	Loss of Use
EOC	6	0	0	0
Fire Stations	21	0	0	0
Hospitals	2	0	0	0
Police Stations	6	0	0	0
Schools	77	0	0	0

Table 20: Expected Damage to Essential Facilities 500-yr Flood Scenario (HAZUS)

Classification	Total	Number of Facilities		
		At Least Moderate	At Least Substantial	Loss of Use
EOC	6	0	0	0
Fire Stations	21	0	0	0
Hospitals	2	0	0	0
Police Stations	6	0	0	0
Schools	77	0	0	0

Debris Generation

100-year Scenario

The model estimates that a total of 3,269 tons of debris will be generated. Of the total amount, Finishes comprises 47% of the total, Structure comprises 28% of the total, and Foundation comprises 25%. If the debris tonnage is converted into an estimated number of truckloads, it will require 131 truckloads (@25 tons/truck) to remove the debris generated by the flood.

500-year Scenario

The model estimates that a total of 3,403 tons of debris will be generated. Of the total amount, Finishes comprises 51% of the total, Structure comprises 27% of the total, and Foundation comprises 23%. If the debris tonnage is converted into an estimated number of truckloads, it will require 137 truckloads (@25tons/truck) to remove the debris generated by the flood.

Shelter Requirements

HAZUS estimates the number of households expected to be displaced due to the flood and the associated potential evacuation. HAZUS also estimates those displaced people who will require accommodations in temporary public shelters.

100-year Scenario

The model estimates 1,006 households (or 3,017 people) will be displaced due to the flood. Displacement includes households evacuated from within or very near to the inundated area. Of these, 378 people (out of a total population of 247,523) will seek temporary shelter in public shelters.

500-year Scenario

The model estimates 1,098 households (or 3,293 people) will be displaced due to the flood. Displacement includes households evacuated from within or very near to the inundated area. Of these, 394 people (out of a total population of 247,523) will seek temporary shelter in public shelters.

Building Related Losses

The building losses are broken into two categories: direct building losses and business interruption losses. The direct building losses are the estimated costs to repair or replace the

damage caused to the building and its contents. Business interruption losses are the losses associated with the inability to operate a business because of the damage sustained during the flood. Business interruption losses also include the temporary living expenses for those displaced from their homes because of the flood. Total building-related losses were $503.78 million in the 100-year flood scenario and $544.77 million in the 500-year flood scenario. *Table 21* and *Table 22* summarize the losses associated with the building damage in each scenario.

Table 21: Building Related Economic Loss Estimates for the 100-yr Flood Scenario ($ Millions) (HAZUS)

Category	Area	Residential	Commercial	Industrial	Other	Total
Building Loss	Building	189.84	38.06	3.57	7.34	238.81
	Content	97.02	106.56	8.67	32.35	244.59
	Inventory	0.00	15.39	1.54	3.45	20.38
	Subtotal	286.86	160.00	13.77	43.15	503.78
Business Interruption	Income	1.41	73.75	0.23	12.16	87.54
	Relocation	38.81	19.78	0.21	6.62	65.43
	Rental Income	14.36	13.76	0.04	0.51	28.68
	Wage	3.33	81.58	0.38	58.11	143.40
	Subtotal	57.91	188.88	0.86	77.40	325.05
Total		**344.77**	**348.88**	**14.63**	**120.54**	**828.83**

Table 21: Building Related Economic Loss Estimates for the 500-yr Flood Scenario ($ Millions) (HAZUS)

Category	Area	Residential	Commercial	Industrial	Other	Total
Building Loss	Building	192.82	42.62	4.22	8.51	248.17
	Content	98.88	125.39	10.79	40.20	275.26
	Inventory	0.00	16.19	2.02	3.13	21.34
	Subtotal	291.69	184.20	17.03	51.84	544.77
Business Interruption	Income	2.08	81.40	0.35	13.99	97.82
	Relocation	38.63	21.96	0.37	7.51	68.48
	Rental Income	14.82	14.88	0.09	0.61	30.39
	Wage	4.90	86.86	0.58	48.06	139.40
	Subtotal	60.43	204.09	1.39	70.18	336.09
Total		**352.12**	**388.29**	**18.43**	**122.02**	**880.86**

2.6.4 Land Use and Development

All future development within the floodplain may be considered at risk. An increase in population will likely increase the number of buildings and infrastructure. New development in unincorporated areas could potentially occur in areas prone to flooding and increase vulnerabilities and potential losses; however, most land use regulations require the consideration of flooding during the development process.

2.6.5 Multi-Jurisdictional Differences

Flooding affects all jurisdictions differently; that is why it is essential to document the depth, duration, and time that flooding occurred. These differences are noted in past occurrences to demonstrate the toll that flooding can take on the county's rural and urban areas. Due to the topography of Williamson County with its rolling hills and occasional "bowl-shaped" topography, flood events are prone to occur near streams within the county. FIRM Panels are located within Appendix D to help illustrate a few of the areas at risk and depth of flooding within the county and its incorporated jurisdictions. These firms are samples of some areas and additional needs regarding FIRM panels require a visit to the FEMA website.

Intersections & Roads that consistently flood in Williamson County:

- 1532 Lewisburg Pike
- Del Rio Pike @ White Hall Road
- Beechcroft Road @ Meadows of Spring Hill
- Del Rio Pike btw Cotton Lane and Old Hillsboro Road
- Temple Road @ Old Natchez Road
- Moran Road @ River Rest Subdivision
- Patton Road @ Horton Highway
- Johnson Hollow Road
- Southall Road near Old Hillsboro Road
- Floyd Road near Old Hillsboro Road
- Blazer Road near Boyd Mill
- Concord Road near Bluff Road
- Duplex Road @ Buckner Lane (west side of road)
- Eddy Lane (near the Co-Op) btw Liberty Pike and Murfreesboro Road
- 821 Lewisburg Pike @ Carriage Park Drive
- Miles Johnson (Old Kedron Road) btw Kedron Road and Duplex Road
- Main Street (Spring Hill) @ Chapman's Crossing
- Arno Road @ Trinity Road
- 4500 Peytonsville Road
- 3rd Avenue (Franklin) btw Hillsboro Road and Margin
- Patton Road near Cox Road (near Arrington Vineyard)
- Old Horton Highway @ bridge near McCandless

Waterways that are prone to flooding in Williamson County:

- Mill Creek along Nolensville Road
- Snake Creek

- Areas near the Harpeth River

2.6.6 Summary

Severe flooding has the potential to inflict significant damage in Williamson County. The total economic loss estimated for the 100-year riverine flood is $828.83 million. The total economic loss estimated for the 500-year riverine flood is $880.86 million. Residential, commercial, and public buildings and critical infrastructures such as transportation, water, energy, and communication systems may be damaged or destroyed by flood waters. During a flood event, chemicals and other hazardous substances may contaminate local water bodies. Flooding kills animals and, in general, disrupts the ecosystem. Snakes and insects may also make their way to the flooded areas increasing potential health risks. In Williamson County, flooding has cost millions of dollars and has caused significant danger to the well-being of the citizenry.

2.7 Tornadoes/Severe Winds

2.7.1 Hazard Overview

Tornadoes have the potential to produce winds over 200 mph (EF5 on the Enhanced Fujita Scale) and can be very expansive. Before February 1, 2007, tornado intensity was measured by the Fujita (F) scale. This scale was revised and is now the Enhanced Fujita scale. Both scales are wind estimates (not measurements) based on damage. The new scale provides more damage indicators (28) and associated degrees of damage. *Table 22* shows the wind speeds associated with the enhanced Fujita scale ratings and the damage that could result at different intensity levels.

Table 22: Enhanced Fujita Scale

EF Rating	3 Second Wind Gust (mph)	Estimated Damage
0	65-85	**Light Damage.** Slight damage to roofs, gutters, siding, tree branches broken, shallow-rooted trees overturned
1	86-110	**Moderate Damage**. Mobile homes damaged, exterior portions of homes damaged or lost (i.e., roofs, doors, windows)
2	111-135	**Considerable Damage**. Mobile homes destroyed, cars lifted, well-constructed home frames shifted, roofs torn off, light-object missiles generated, large trees uprooted or snapped.
3	136-165	**Severe Damage**. Severe damage to large buildings, entire home stories destroyed, trees debarked, trains overturned, heavy vehicles lifted and thrown, structures with weaker foundations thrown
4	166-200	**Devastating Damage.** Well-constructed houses and whole frame houses leveled, cars thrown, small missiles generated
5	200+	**Incredible Damage**. Substantial frame houses leveled off foundations and the automobile-sized missiles generated, and high rises experience considerable damage and deformation

According to the Glossary of Meteorology (AMS 2000), a tornado is "a violently rotating column of air, pendant from a cumuliform cloud or underneath a cumuliform cloud, and often (but not always) visible as a funnel cloud." Most tornadoes move from southwest to northeast or west to east.

Although tornadoes can occur in any location, most of the tornado activity in the United States exists in the Mid-West and Southeast. An exact season does not exist for tornadoes; however, most occur between early spring and mid-summer (February – June). The onset of tornado events is rapid, giving those in danger minimal time to seek shelter. The current average lead time, according to NOAA, is 13 minutes. A tornado can reach wind speeds of 40 mph to 250 mph and higher. The following map illustrates the frequency of tornadoes in Tennessee.

2.7.2 County Profile

Figure 5: Tornadoes by County (NWS/NOAA)

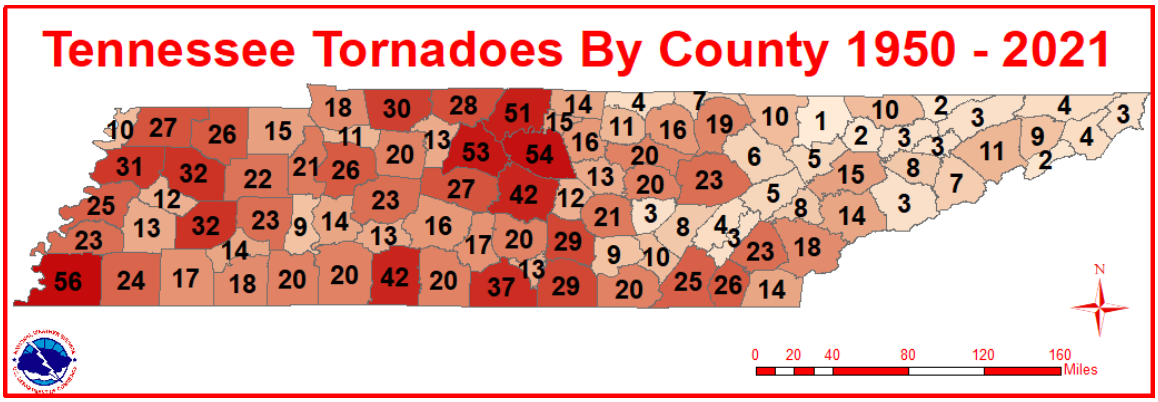
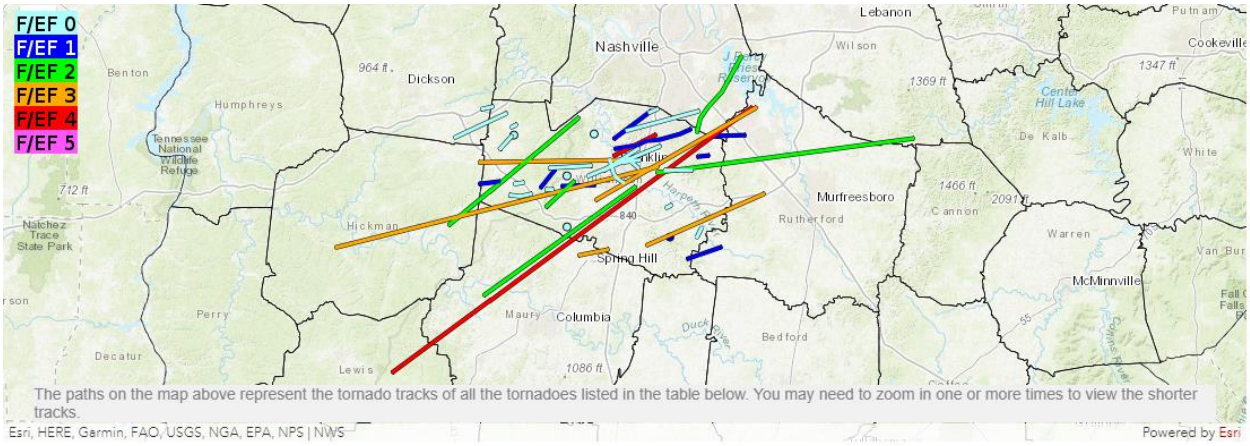


Figure 6 illustrates the track of tornadoes through Williamson County as recorded by the National Weather Service Nashville and the National Climatic Data Center and compiled into a visual database by Mississippi State University. Tornadoes commonly hit between 3:00pm and 8:00pm.

Figure 6: NWS Nashville Tornado Database (Mississippi State University)



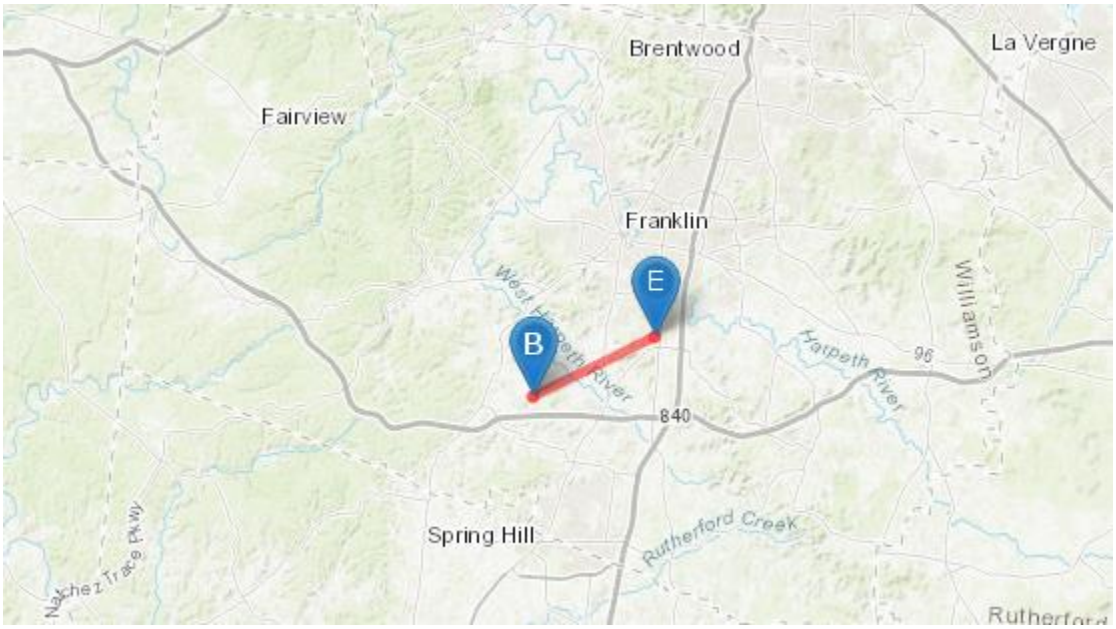
The following narratives were obtained via the NOAA Storm Event Database. Only events resulting in injury, death, or extensive damage (greater than $200K property/crop damage) were included as expanded narratives. A table containing all NOAA-recorded tornadoes between 1950- 2024 for Williamson County is contained in Appendix C.

Event Narrative 1: 12/24/1988

A tornado touched down shortly after 0600 in the Rebel Meadows area of northwest Franklin. The tornado moved northeast at around 45mph, leaving a spotty path of damage. The damage was severe in the places that it touched down. It lifted up for good in the Brenthaven area of the eastern part of Brentwood. Property damage was estimated at around $8 million. Approximately 54 homes, 13 apartment units, 31 businesses, and six parked airplanes were damaged or destroyed. There were seven reported injuries. One man was killed when the roof of his house fell in on him. The tornado had a length of six miles and a width of 150 yards. It cost approximately $25 million in total and ranked as an F4.

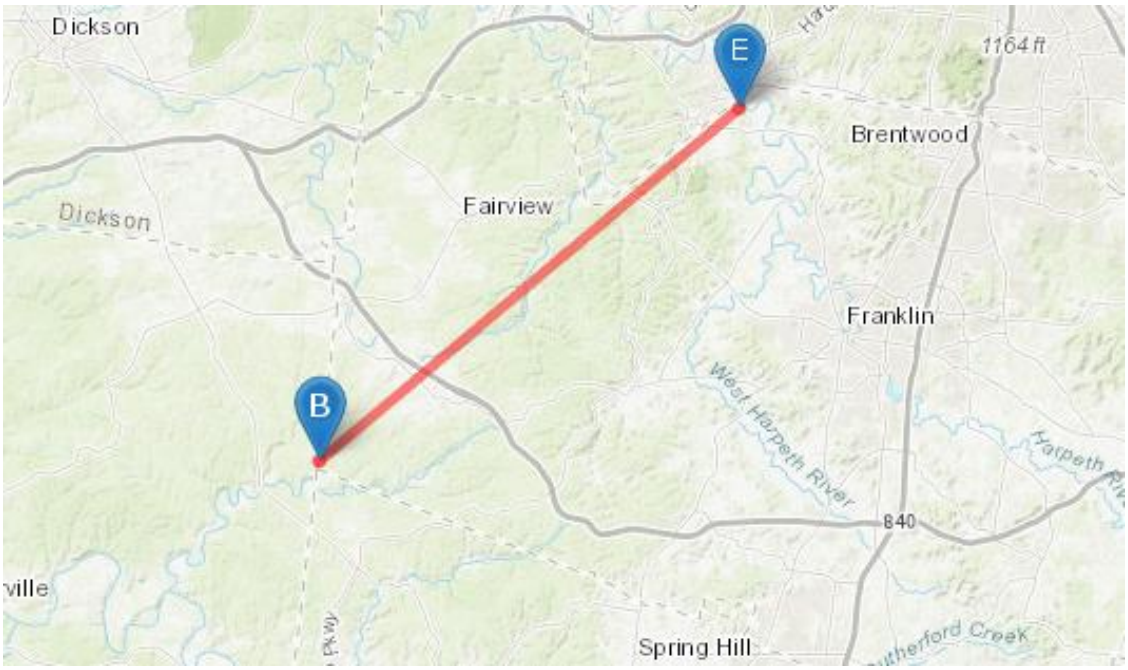
Event Narrative 2: 05/05/2003

A tornado event began at 0038 on May 5th and resulted in approximately $3 million in property damage. 85 homes were damaged, 2 barns were destroyed, and five businesses were damaged. The Tornado had a length of four miles and a width of 100 yards. It was determined to be an F1. In the City of Fairview, a well-built home was 75% destroyed by strong winds. A home on Shady Glen Court near Franklin burned completely down after being struck by lightning.



Event Narrative 3: 02/05/2008

The Super Severe Weather Outbreak on Feb. 5, 2008 produced supercelluar thunderstorms, well in advance of a multicell line of thunderstorms. The whole episode lasted about 6 hours. This occurred ironically while many states, including Tennessee, were participating in the Super Tuesday Primary Election. Fortunately, polls had already closed in the mid-state when these tornadoes struck. Numerous homes were damaged in the Liepers Fork area. One house collapsed and hit another on Cold Water Road. The tornado had a length of 19.98 miles and a width of 300 yards. It ranked as an EF2 and cost about $250 thousand in property damage.

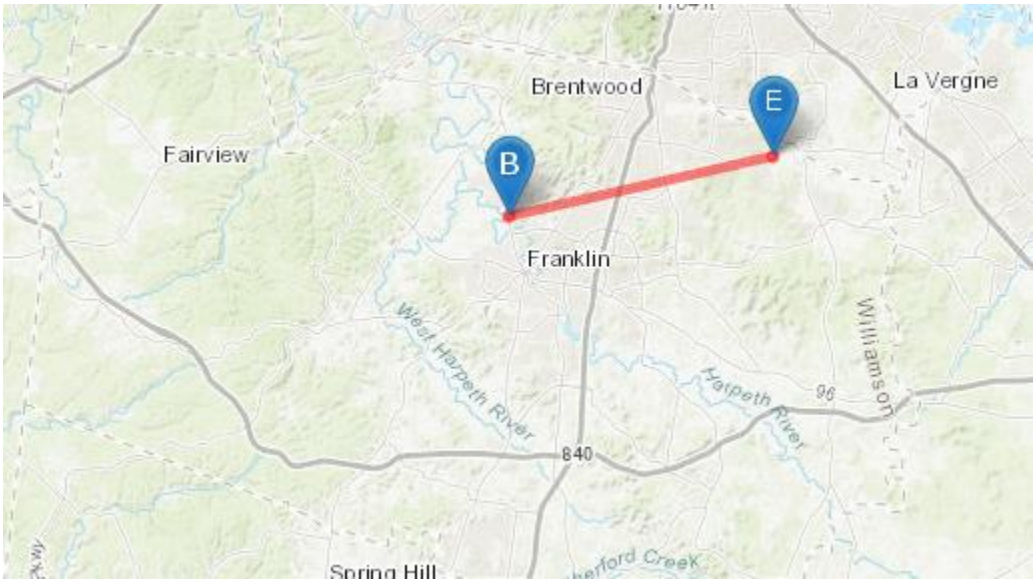


Event Narrative 4: 12/23/15

The most damaging severe weather outbreak in Middle Tennessee since the December 23, 2015 Tornado Outbreak struck during the morning hours on March 1, 2017. A line of strong to severe thunderstorms with embedded circulations, known as a Quasi-Linear Convective System (or QLCS), moved rapidly across Middle Tennessee at 60-70 mph from west to east between 0600 and 1000 CST. Additional severe thunderstorms developed later in the morning and affected areas of southern Middle Tennessee from the late morning into the early afternoon hours. Widespread damaging winds were reported in nearly every county along and north of I-40 across Middle Tennessee, with winds estimated up to 90 mph in some areas. These intense downburst winds caused 3 injuries - two in Clarksville when a tree fell on a mobile home, and one in Lavergne when a tractor-trailer flipped over. In addition to the damaging winds, 7 confirmed tornadoes also touched down from the Nashville metro area eastward to the Upper Cumberland, damaging hundreds of homes and businesses. Several reports of large hail were also received in parts of southern Middle Tennessee.

An EF-1 tornado touched down along Hillsboro Road just northwest of the city of Franklin, then moved rapidly east-northeast across the Cool Springs and Brentwood areas of northern Williamson County before lifting just west of the Davidson County line. The first evidence of damage was several trees blown down in the Monticello neighborhood on Poteat Place and Spencer Creek Road near Hillsboro Road. Two sheds were destroyed and more trees snapped and uprooted along South Berrys Chapel Road. Several more trees were blown down and an outbuilding damaged along Mallory Station Road and Jackson Lake Drive, and numerous homes suffered minor to moderate roof, siding, and chimney damage along Sunrise Circle and Brentwood Pointe. Several businesses suffered damage along Mallory Lane and Galleria Boulevard including blown out garage doors and roof damage, and a video of the tornado was taken from a car dashcam on Commerce Way. The tornado then weakened as it crossed Interstate 65, but still blew down seven interstate highway signs along the roadway. As the tornado moved through Brentwood, it continued to blow down trees and cause minor damage to homes and

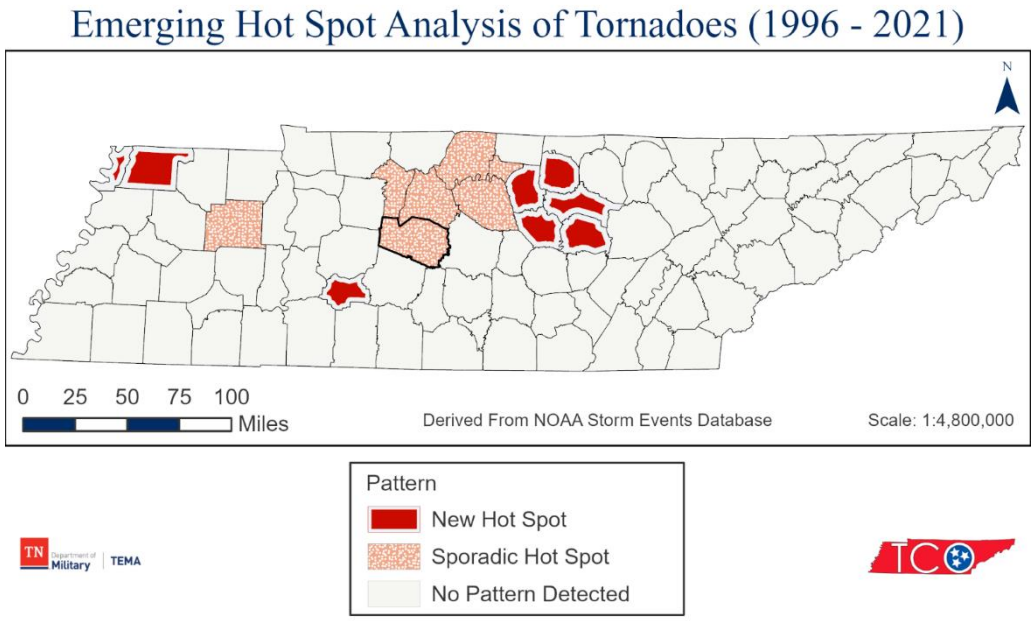
businesses on Westgate Circle, Gordon Petty Drive, Wilson Pike, Demery Court, Crockett Road, and in the Governor's Club neighborhood. The tornado then intensified as it traveled down Concord Road, with dozens of trees snapped and uprooted and numerous homes suffering roof and exterior damage. The tornado then lifted near Owl Creek Park along Chestnut Springs Road just before reaching the Davidson County line. Preliminary estimates from Williamson County Emergency Management indicated that 472 homes and businesses received minor damage, 49 sustained moderate damage, and one home on Sunrise Circle suffered major damage for a total of 522 damaged structures. Damage totals are estimated at $7.27 million.



Probability of Future Events - Likely

Historical data and weather patterns were analyzed to determine the likelihood of future tornado occurrence in Williamson County. Since 1950, 28 tornadoes have occurred within the county. In conjunction with the future weather projections developed by ETSU Geoinformatics & Disaster Science Lab, it can be assumed that a tornado could occur in Williamson County on a yearly basis. *Figure 7* illustrates the Emerging Hot Spot Analysis based on the Number of Tornadoes per year recorded in the NCEI Storm Events Database from 1996 to 2021

Figure 7: Emerging Hot Spot Analysis based on the Number of Tornadoes per Year Recorded in the NCEI Storm Events Database from 1996 to 2021, Williamson County Outlined in Bold.



2.7.3 Risk Assessment

The entirety of Williamson County can be considered at risk for a tornado. This includes the entire County population, all critical facilities, buildings (commercial and residential), and infrastructure. Tornadoes tracked in Tennessee predominantly travel in a northeasterly direction in the state. While all assets are considered at risk from this hazard, a particular tornado would only cause damages along its specific track.

The National Risk Index is a dataset and online tool to help illustrate the United States communities most at risk for natural hazards. It was built and designed by FEMA in close collaboration with various stakeholders and partners in academia; local, state and federal government. The Risk Index leverages available source data for natural hazards and community risk factors to develop a baseline relative risk assessment for each county and census trace. Some of these community risk factors include social vulnerability which is determined by the data pulled from the Census performed every ten years. A higher social vulnerability score is proportional to a higher risk score.

National Risk Index Score for Tornado = Relatively Moderate

Although the National Risk Index is a well-valued tool, it fails to properly show the feedback from the participating jurisdictions. Therefore, all identified hazards were evaluated in regard to risk by an established risk-scoring system provided by the Williamson County Emergency Management Agency and approved by the HMPC. Local jurisdictions evaluated the conditions using a mid-level impact scenario of the identified hazard. The results are below:

Tornado Risk as Determined by the HMPC THIRA

When identifying tornado data in Williamson County, only data provided by the NWS was used. Although other sources confirmed that these events occurred, the data provided from the NWS was the primary data, due to the confusion between strong winds produced in thunderstorms and the winds from tornados.

The impact and probability numbers assigned to this hazard are as follows:

Human Impact	Property Impact	Business Impact	Operational Impact	Environmental Impact	Probability	Risk Score
4	5	2	3	3	4	7.4

Given the information above it becomes vital that all participating jurisdictions are able to prioritize the necessity of mitigation actions in the following lifeline categories so that they can become more resilient in the whole community that they serve.

2.7.4 Land Use and Development Trends

Williamson County codes include proper wind strength and safety regulations consistent with state and federal regulations. While the adopted code provides adequate protection, older and mobile homes are highly susceptible to tornado events. There are multiple mobile home areas in the county that fall into this additional risk category.

2.7.5 Multi-Jurisdictional Differences

The entirety of Williamson County and its incorporated jurisdictions are at risk for a tornado event; however, it is often difficult to fully understand the damage done by disasters in some of the rural parts of the county compared to some of its more urban counterparts. It is also worth noting that given the county's sizeable rural component, some tornadic events may have gone unreported.

2.7.6 Summary

The entirety of Williamson County can be considered at risk for a tornado. This includes the entire county population, all critical facilities, buildings (commercial and residential), and infrastructure. While all assets are considered at risk from this hazard, a tornado would only cause damages along its specific track. The weakest tornadoes, EF0, can cause minor roof damage, and stronger tornadoes can destroy frame buildings and badly damage steel-reinforced concrete structures. Given the strength of the wind impact and construction techniques, buildings are vulnerable to direct impact, including potential destruction, from tornadoes and wind debris that tornadoes turn into missiles. Structures constructed of light materials like mobile homes are most susceptible to damage.

2.8 Wildfire

2.8.1 Hazard Overview

According to the Tennessee Division of Forestry, debris burning, and arson are the two leading causes of wildfires. Generally, three significant factors sustain wildfires and allow predictions of a given area's potential to burn. These factors include, fuel, topography; and weather.

Fuel is the material that feeds the fire and is a critical factor in wildfire behavior. Fuel is generally classified by type and by volume. Fuel sources are diverse and include everything from dead tree needles, twigs, and branches to dead standing trees, live trees, brush, and cured grasses. Artificial structures and other associated combustibles are also considered a fuel source. The type of prevalent fuel directly influences the behavior of wildfire. Light fuels such as grasses burn quickly and catalyze spreading wildfires.

An area's topography (terrain and land slopes) affects its susceptibility to wildfire spread. Fire intensities and rates of spread increase as the slope increases due to the tendency of heat from a fire to rise via convection and radiation. The natural arrangement of vegetation throughout a hillside can also contribute to increased fire activity on slopes.

Weather components such as temperature, relative humidity, wind, and lightning also affect the potential for wildfire. High temperatures and low relative humidity dry out the fuels that feed the wildfire, creating a situation where fuel will more readily ignite and burn more intensely. The wind is the most treacherous weather factor. The issue of drought conditions contributes to concerns about wildfire vulnerability.

2.8.2 County Profile

Williamson County is a healthy mix of both suburban and rural areas. As such, there are vast amounts of land susceptible to wildfires. Information recorded by the Tennessee Division of Forestry and other agencies often fails to record the full scope of fires that pose risks to the health and safety of Williamson County Citizens. As such, information regarding fires in Williamson County was pulled from the Computer Aided Dispatch (CAD) system, which maintains a record of all fires in Williamson County that emergency services were called to. In using this source, fires of a smaller scale that threatened property or the safety of the Williamson County citizenry are also guaranteed to be included. For an additional record of wildfire and brush fire events, please view the spreadsheet located in Appendix C.

Event Narrative 1: 11/19/2023

At approximately 1700 on 11/19/2023, firefighters were dispatched to a possible 10-acre brush fire near Zebe Lane in Fairview. The steep terrain in the area made it difficult for firefighters to fully extinguish or approach the fire. Additionally, rapidly changing weather conditions allowed the fire to grow more rapidly. The fire was mostly extinguished by firefighters walking the perimeter using hand tools. The Tennessee Division of Forestry paired with fire crews were able to utilize bulldozers to help contain the fire. Initially, about 35 firefighters worked the fire until approximately 2100 when the fire was extinguished. The Williamson County Emergency Management Agency provided a drone for aerial views of the fire and related hot spots.

The following Monday, at approximately 5:00 am, firefighters returned to the scene after the fire had rekindled. The fire was investigated and likely caused due to hunters who had built a small

warming fire that grew out of control. The fire was started during an active burn ban across the county.



Event Narrative 2: 11/07/2023

On the Tuesday morning of November 7th, half a dozen agencies responded to a large brush fire that spread to consume more than 150 acres of land. The fire was started after a logging company lit the log pile as people were clearing the property. Before everyone left, the pile was buried but reignited later on.

Crews from Franklin Fire, Fairview Fire, Williamson County Emergency Management, Williamson County Sheriff's Office Air 1, Tennessee State Forestry, and Williamson County Fire and Rescue responded. They contained the fire within two hours. Units stayed on the scene throughout the day to deal with hot spots.

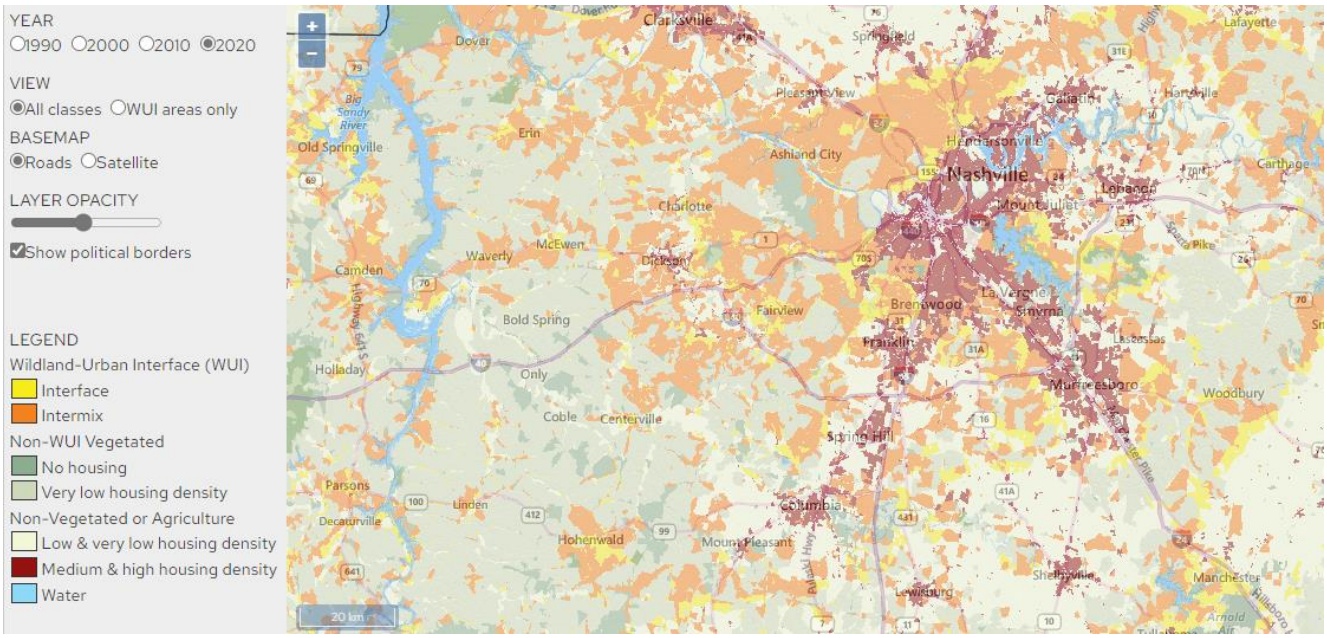
This fire marked the 18th brush fire reported in the first week of November, according to Jill Burgin, the external affairs officer for the Williamson County Emergency Management Agency. Williamson County experienced a 155% increase in brush fires from September to November during prolonged drought conditions. The majority were caused by open burning, she said.



Event Summary:

Unincorporated Williamson County is served by all volunteer fire personnel. As such, manpower can be limited during normal weekday business hours. Due to the terrain and rural nature of the county, wildfire poses a significant risk to the region's agricultural resources and residential structures. As seen by the Wildland Urban Interface map below, most of the unincorporated county is either low housing density or intermix. The sparse population and the availability of fuel create an environment where fires could develop and spread rapidly and have a delayed ability to be noticed and summon a response.

Figure 8: Wildland-Urban Interface (SILVIS LAB)



Probability of Future Events – Likely

It is hard to predict the likelihood of wildfires as many factors contribute to the ignition of a wildfire. Wildfires can be part of a natural and healthy forest disturbance process, but they have become increasingly frequent and severe in recent years. Higher spring and summer temperatures cause soils to be drier for longer, increasing the likelihood of drought and a more extended wildfire season. These hot, dry conditions also increase the chance that wildfires will be more intense and long-burning once they are started by lightning strikes or human carelessness. With the current growth being experienced in the County, human caused wildfires will continue to occur more often from land clearing and construction activities.

Due to changing precipitation patterns, future conditions make forests more susceptible to severe fires. Wildfires emit carbon dioxide, greenhouse gases, and air pollutants such as methane and nitrous oxide, up to 3% of annual U.S. greenhouse gas emissions. Wildfires release carbon that has been sequestered by the burned trees. However, these effects are not uniform across all forests.

Additionally, the Climate Risk and Resilience Portal states that conditions prone to increase wildfires and brush fires are likely to increase. The maximum average temperature annually was historically 65.49 degrees. However, the mid-century numbers are suggesting 68.21 degrees (RCP 4.5) and 67.7 degrees (8.5 RCP). By the end of the century, temperatures are expected to increase to 69.79 degrees (RCP 4.5) and 73.38 (RCP 8.5). Drought can be intensified by unusually warm temperatures. When combined with very low precipitation and snowpack, extreme heat can lead to decreased streamflow, dry soils, and large-scale tree deaths. These conditions create increased potential for extreme wildfires that spread rapidly, burn with more severity, and are costly to suppress. With increasing temperatures, it is expected that these conditions will become more frequent and wildfire/brush fire risk will increase.

The Fire Weather Index (FWI) estimates weather-related wildfire danger using daily readings of temperature, relative humidity, wind speed, and precipitation. It considers conditions that influence the spread of wildfires, including the dryness of fuel sources and high winds. Higher FWI values represent greater danger of wildfires due to weather conditions, though FWI values signal different levels of relative fire danger across regions. Values above 25 typically represent a high level of danger in the northern regions, whereas values above 40-45 often represent a high level of danger in the Southwest. Williamson County is estimated to have an FWI of 38.65 recorded for Summer as the percent change between end of century estimates and the historical number data. This suggests that climate change is likely to contribute to this risk becoming greater in the future for all of Williamson County.

This assessment has been well supported by the increase in brush fires and wildfires that have occurred in Williamson County. In the fall of 2023, a burn ban was placed into effect to help limit the occurrences of these incidents that required a response from the county emergency management agency and county/municipal fire departments. Pre-existing strategies such as the implementation of burn bans are increasingly more necessary as the risk remains high for these types of events.

2.8.3 Risk Assessment

Wildfires are more likely to occur during drought periods due to dryer foliage being quicker to ignite and spread.

The National Risk Index is a dataset and online tool to help illustrate the United States communities most at risk for natural hazards. FEMA built and designed it in close collaboration with various stakeholders and partners in academia; local, state and federal government. The Risk Index leverages available source data for natural hazards and community risk factors to develop a baseline relative risk assessment for each county and census trace. Some of these community risk factors include social vulnerability which is determined by the data pulled from the Census preformed every ten years. A higher social vulnerability score is proportional to a higher risk score.

National Risk Index Score for Wildfire = Very Low

Although the National Risk Index is a well-valued tool, it fails to show the feedback from the participating jurisdictions properly. Therefore, all identified hazards were evaluated regarding risk by an established risk-scoring system provided by the Williamson County Emergency Management Agency and approved by the HMPC. Local jurisdictions evaluated the conditions using a mid-level impact scenario of the identified hazard. .

Wildfire/Brush Fire Risk as Determined by HMPC THIRA

To determine the overall risk of a Wildfire/Brush Fire in Williamson County, data was taken from the National Centers for Environmental Information (NCEI) by the National Oceanic and Atmospheric Administration (NOAA) as well as the Williamson County Computer Aided Dispatch (CAD) system. Additionally, the risk assessment from the Southern Group of State Foresters (SGSF) and the Tennessee Wildfire Risk Assessment is also included. This risk assessment states Williamson County is at a low risk of experiencing a wildfire.

According to the National Wildfire Coordinating Group (NWCG), a wildfire exists in one of seven classes. These are:

- Class A - one-fourth acre or less;
- Class B - more than one-fourth acre, but less than 10 acres;
- Class C - 10 acres or more, but less than 100 acres;
- Class D - 100 acres or more, but less than 300 acres;
- Class E - 300 acres or more, but less than 1,000 acres;
- Class F - 1,000 acres or more, but less than 5,000 acres;
- Class G - 5,000 acres or more.

Any fire within Williamson County that falls into any of these classes will be included. A history of fires that have been recorded across Williamson County since 2005 is included in the local threat and hazard data as provided in Appendix C.

The impact and probability numbers assigned to this hazard are as follows:

Human Impact	Property Impact	Business Impact	Operational Impact	Environmental Impact	Probability	Risk Score
2	3	1	2	3	5	7.2

Given the information above it becomes vital that all participating jurisdictions are able to prioritize the necessity of mitigation actions in the following lifeline categories so that they can become more resilient in the whole community that they serve.

2.8.4 Land Use and Development Trends

Many residential and commercial buildings and most infrastructure networks throughout the county may be vulnerable to wildfire impacts. Many of these structures are at risk for direct and indirect impacts; such as downed electrical lines, decreased water quality, decreased air quality, devastated agriculture crops, and restricted travel routes.

2.8.5 Multi-Jurisdictional Differences

Due to the nature of wildfires, Williamson County and all incorporated jurisdictions are equally susceptible to them. Due to the rapidly growing population, residential density is adding increased chances of loss of life or injury if a wildfire were to occur. Due to a high amount of rural farmland, there is an increased crop or farm animal loss potential. Fire response by emergency personnel in municipal areas of the county occurs more rapidly than in unincorporated Williamson County.

2.8.6 Summary

Williamson County and the incorporated jurisdictions are equally vulnerable to wildfire. Fires, smoke, and air quality can affect people’s health and safety. Therefore, it is essential to have proper measures in place to prevent critical structures, homes, and businesses from being vulnerable to fire and smoke damage.

2.9 Drought/Excessive Heat

2.9.1 Hazard Overview

Drought is a deficiency in precipitation over an extended period. It is a standard, recurrent feature of climate that occurs in virtually all climate zones. The duration of droughts varies widely. In some cases, drought develops relatively quickly and lasts a very short time, exacerbated by extreme heat and/or wind. There are other cases when drought spans multiple years or even decades. Studying the paleoclimate record is often helpful in identifying when long-lasting droughts have occurred. Common types of droughts are detailed below.

Table 23: Drought Classifications

Type	Details
Meteorological Drought	Meteorological Drought is based on the degree of dryness (rainfall deficit) and the length of the dry period.
Agricultural Drought	Agricultural Drought is based on the impacts on agriculture by factors such as rainfall deficits, soil water deficits, reduced groundwater, or reservoir levels needed for irrigation.
Hydrological Drought	Hydrological Drought is based on the impact of rainfall deficits on the water supply, such as stream flow, reservoir and lake levels, and groundwater table decline.
Socioeconomic Drought	Socioeconomic drought is based on the impact of conditions (meteorological, agricultural, or hydrological drought) on the supply and demand of some economic goods. Socioeconomic deficiency occurs when the demand for an economic good exceeds the supply due to a weather-related deficit in the water supply.

The wide variety of disciplines affected by drought, its diverse geographical and temporal distribution, and the many scales drought operates on make it difficult to develop a definition to describe drought and an index to measure it. Many quantitative measures of droughts have been developed in the United States, depending on the discipline affected, the region being considered, and the particular application. Several indices developed by Wayne Palmer and the Standardized Precipitation Index help describe the many scales of drought.

The U.S. Drought Monitor summarizes drought conditions across the United States and Puerto Rico. Often described as a blend of art and science, the map is updated weekly by combining a variety of data-based drought indices and indicators and local expert input into a single composite drought indicator.

The Standardized Precipitation Index (SPI) measures drought, which differs from the Palmer Drought Index (PDI). Like the PDI, this index is negative for lack and positive for wet conditions. But the SPI is a probability index that considers only precipitation, while Palmer's indices are water balance indices that consider water supply (rain), demand (evapotranspiration), and loss (runoff).

The Palmer Drought Severity Index (PDSI), devised in 1965, was the first drought indicator to assess moisture status comprehensively. It uses temperature and precipitation data to calculate

water supply and demand, incorporates soil moisture, and is considered the most effective for unirrigated cropland. It primarily reflects the Perry-term drought and has been used extensively to initiate drought relief. It is more complex than the SPI and the Drought Monitor.

2.9.2 County Profile

Drought

According to the trend analysis map shown in *Figure 9*, Middle Tennessee has a relatively low risk of drought hazards. However, drought cannot be confined to geographic or political boundaries, and some areas may experience more severe drought events than what is shown on the map.

Figure 9: Trend Analysis of U.S. Drought Monitor from 2000 – 2021, Williamson County Outlined in Bold.

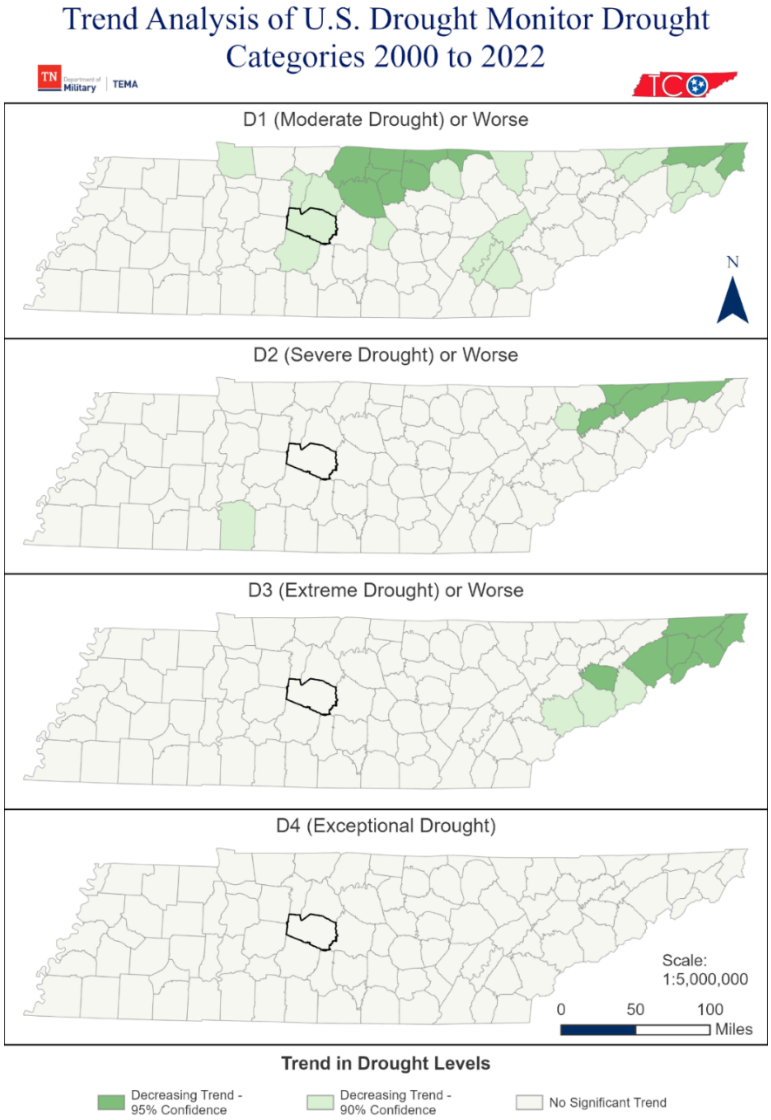


Figure 10: Drought Monitor Time Series (Source: National Drought Mitigation Center)

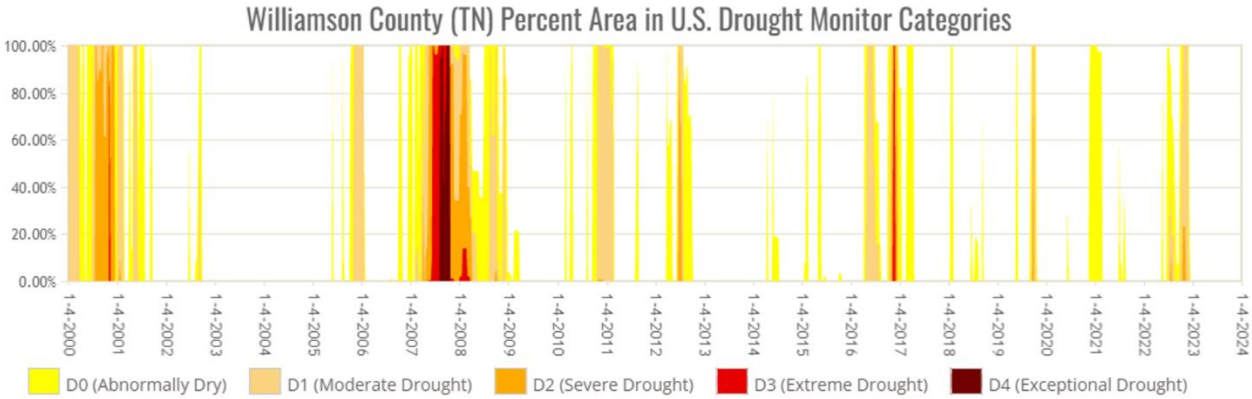


Figure 10 above illustrates drought conditions within Williamson County between 2000 and 2024. According to the National Drought Mitigation Center, the last Exceptional Drought (D4) period occurred in 2007. D4 (exceptional drought) is categorized by browning grass, low lake levels, municipality water restrictions, and increased water prices. D0 (abnormally dry) conditions consist of hard ground and declining agriculture ponds and creeks. A table containing all NOAA-recorded drought events between 2000 - 2023 for Williamson County is included in Appendix C.

Event Narrative 1: 05/01/2007

Drought conditions started in March 2007, but farmers felt its effects in May. The hay quality was poorer, and yield was down by as much as 60 to 70 percent. There were 14 consecutive days in May, specifically from May 17-30, when no rain fell in Nashville. There was a trace of rain on May 31. May had 3.30 inches of rain, which was 1.77 inches below normal.

The longest period on record for no rain was 36 consecutive days from September 11, 1923 through October 16, 1923. This drought affected much Middle Tennessee, including surrounding counties: Humphreys, Hickman, Lewis, Wayne, and Benton. Many reports of poor/low-quality crops were made: dairy cows were producing 20% less milk, fish were dying by the thousands, and numerous ponds, creeks, streams, and some wells were drying up. Tennessee crop losses in 2007 approximated around $750 million. Some counties/cities had to implement water restrictions throughout the drought.

Event Narrative 2: 07/03/2012

After several weeks of below-normal rainfall, drought conditions across several Middle Tennessee counties reached the D2 Severe Drought Classification Criteria as stated in the U.S. Drought Monitor on Tuesday, July 3rd. As the month progressed, the drought conditions across these counties ended as ground moisture levels approached average levels for this time of year.

Event Narrative 3: 11/01/2022

With much of November 2022 remaining abnormally dry, drought conditions across Middle Tennessee worsened. By the end of November, 100 percent of Middle Tennessee was in at least moderate drought with about 34 percent in severe drought. Drought conditions worsened the most for counties near the Tennessee River and those along and near the Cumberland Plateau. For much of the month, precipitation totals were well below normal, generally ranging from 1 to

3 inches. A beneficial storm system brought widespread rainfall during the last couple days of November helped improve drought conditions in the update released in December. Severe drought conditions from October 2022 improved to moderate drought in November.

Event Narrative 4: 10/17/2023

With an abnormally dry fall for Middle Tennessee, drought conditions quickly worsened throughout the area. At the beginning of October, only abnormally dry conditions were observed across portions of Middle Tennessee. However, by the end of the month, about 70 percent of the area was in at least a severe drought, with about 42 percent of that area in the extreme drought category. Areas across the northwest were still only in the abnormally dry category due in part to this area receiving about 1.5 to 3 inches of rain during the month. With this abnormally dry fall, Nashville's rainfall deficit for the year continued to worsen at 7.71 inches below normal for the year. Drought conditions across Williamson County quickly deteriorated through October with severe to extreme drought conditions observed across the entire county by the end of the month.

Heat Waves

Excessive Heat is when the heat index reaches at least 105ºF for at least three hours on two consecutive days, and the nighttime air temperature does not drop below 75ºF. The definition of Excessive Heat is a “rule of thumb” because the detrimental effects of high temperatures and humidity vary among segments of the population (old, young, etc.) and whether the population in general has built up a heat tolerance (residents in desert communities fair better than visitors). While some may better cope with excessive heat as defined, others may still be adversely affected by a lower heat index. A “rule of thumb” works for mitigation planning because the benefits of specific mitigation actions start accruing before conditions reach excessive heat levels. Exposure to extreme heat can pose health risks, including sunburn, dehydration, heat cramps, and heat stroke.

The National Weather Service Heat Index calculates how hot it feels when relative humidity is factored in with the actual air temperature using a 4-factor scale: caution, extreme caution, danger, extreme danger. The National Weather Service (NWS) also issues Heat Alerts.

- A Heat Advisory is issued 12-24 hours before the onset, at least 100ºF but less than 105ºF for at least 2 hours.
- An Excessive Heat Watch is issued when temperatures of 105ºF or greater are forecasted for the next 24 to 72 hours.
- An Excessive Heat Warning is issued when temperatures of 105°F last for more than 3 hours per day for two consecutive days or temperatures exceed 115°F for any period.

The following narratives were obtained via the NOAA Storm Event Database for Excessive Heat. A table containing all NOAA-recorded events between 2000-2024 for Williamson County is included in Appendix D.

Event Narrative 1: 08/04/2010

Afternoon heat index readings ranged from 110 to 115 degrees over much of Middle Tennessee on August 4th. Around the Nashville Metropolitan area, a couple dozen people were hospitalized suffering from heat exhaustion along with several others being hospitalized suffering from burnt feet. There were no known fatalities. There were also numerous reports of damage from the heat,

including exploding tires on automobiles. Afternoon temperatures around 100 degrees and unusually high humidity led to heat index values between 110 and 115 degrees on August 4th.

Event Narrative 2: 6/30/23

The first part of the day on June 30, 2023, was characterized by dangerous hot and humid conditions across most of Middle Tennessee as heat index values soared to 115 to 125 degrees. With these hot temperatures, an abundant amount of instability was in place across the area. With a mesoscale convective system (MCS) developing over Illinois and Indiana and diving southward, it moved into an environment that was favorable for severe thunderstorms. Damaging winds were the main hazards with this line of thunderstorms with several wind damage reports received through the evening hours. A weather station near Brentwood measured a maximum heat index value of 121 degrees.

Probability Future Events – Likely

The probability of Williamson County and its municipalities experiencing a drought/excessive heat event can easily be determined based on the historical record of 38 droughts per the NOAA since 2019. It can reasonably be assumed that these types of events have occurred consistently and will continue to occur each year.

2.9.3 Risk Assessment

Williamson County is vulnerable to drought; however, estimated potential losses are inherently difficult to calculate because drought tends to cause minor damage to the built environment. Therefore, it is assumed that all buildings and facilities in the planning area would technically be exposed to the drought hazard; however, there is no significant vulnerability to these buildings on a structural level.

Potential drought losses can be calculated in terms of the value of agriculture in the County, which is perhaps most vulnerable to drought. According to the USDA, the net income for agriculture is around $2.6 million. Population growth could contribute directly to this hazard, as more users pull from the available water supply within the region. Drought can also increase the County's vulnerability to wildfires. Dry, hot, and windy weather combined with dry vegetation and a spark through human intent, accident, or lightning can start a wildfire.

The National Risk Index is a dataset and online tool to help illustrate the United States communities most at risk for natural hazards. It was built and designed by FEMA in close collaboration with various stakeholders and partners in academia; local, state and federal government. The Risk Index leverages available source data for natural hazards and community risk factors to develop a baseline relative risk assessment for each county and census trace. Some of these community risk factors include social vulnerability which is determined by the data pulled from the Census preformed every ten years. A higher social vulnerability score is proportional to a higher risk score.

National Risk Index Score for Drought = Very Low

Although the National Risk Index is a well-valued tool it fails to properly show the feedback from the participating jurisdictions. Therefore, all identified hazards were evaluated in regard to risk by an established risk-scoring system provided by the Williamson County Emergency Management Agency and approved by the HMPC. Local jurisdictions evaluated the conditions using a mid-level impact scenario of the identified hazard. The results are below:

Drought/Excessive Heat Risk as Determined by the HMPC THIRA

To determine the overall risk of Drought/Excessive Heat in Williamson County, data was taken from the National Weather Service (NWS) as well as the National Centers for Environmental Information (NCEI) by the National Oceanic and Atmospheric Administration (NOAA).

Similar to the other natural hazards, data from these two sources were the primary resources used to determine how many days of drought and excessive heat were experienced in Williamson County.

The impact and probability numbers assigned to this hazard are as follows:

Human Impact	Property Impact	Business Impact	Operational Impact	Environmental Impact	Probability	Risk Score
1	3	1	1	2	5	6.6

Given the information above, it becomes vital that all participating jurisdictions are able to prioritize the necessity of mitigation actions so that they can become more resilient in the whole community that they serve.

2.9.4 Land Use and Development

According to the National Drought Mitigation Center, how we use land affects our vulnerability to drought. In general, land use patterns that maintain the integrity of watersheds and that have a smaller paved footprint result in greater resilience in the face of drought. The projected increase in population will possibly result in an increase in buildings and infrastructure, leading to increased impervious areas. An increase in population may also put increasing pressure on water and other natural resources, particularly during periods of drought. Therefore, future development could impact drought vulnerability in Williamson County.

2.9.5 Multi-Jurisdictional Differences

Due to the nature of drought, Williamson County and the incorporated jurisdictions are equally susceptible to drought conditions.

2.9.6 Summary

Williamson County and all incorporated jurisdictions are equally vulnerable to drought/excessive heat. With historical frequency considered, there is a significant chance of these events occurring each year. Drought/excessive heat can affect people’s health and safety. Examples of drought impacts on society include anxiety or depression about economic losses, conflicts when there is not enough water, reduced incomes, fewer recreational activities, higher incidents of heat stroke, and even loss of human life. Drought/excessive heat conditions can also provide a substantial increase in wildfire risk. As plants and trees wither and die from a lack of precipitation, increased insect infestations, and diseases—all associated with drought—they become fuel for wildfires. Williamson County periods of drought can equate to more wildfires and more intense wildfires, which affect the economy, the environment, and society in many ways, such as by destroying neighborhoods, crops, and habitats.

2.10 Severe Winter Weather

2.10.1 Hazard Overview

A freeze occurs when temperatures are below 32 degrees Fahrenheit for a period. These temperatures can damage crops, burst water pipes, and create layers of "black ice." Winter storms are events that can range from a few hours of moderate snow to blizzard-like circumstances that can affect driving conditions and impact communications, electricity, and other services. In Williamson County, all jurisdictions are vulnerable to freezes and moderate winter storms, but not to the severity level seen in much of the northern U.S. Based on previous occurrences, Williamson County can experience multiple winter weather events in one year affecting all jurisdictions equally. The severity of winter storms is commonly measured by inches of snowfall. It is possible for snowfall to accumulate up to 1 foot in Williamson County and/or ice accumulations to cause hazardous conditions. Much of these conditions are impacted by the numerous waterways present in middle Tennessee.

2.10.2 County Profile

The entirety of Williamson County is at risk of severe winter weather. Severe winter weather events can include large snow storms and ice storms. The NWS chose these severity measures as parameters more capable of producing considerable damage.

Event narratives were obtained via the NOAA Storm Event Database and are included below for each severe weather category. Tables containing all NOAA-recorded severe weather events between 1950- 2024 for Williamson County are contained in Appendix C.

Event Narrative 1: 02/16/2015

A major winter storm affected Middle Tennessee through much of the day on February 16, with a wintry mix of freezing rain, sleet, and snow. Freezing rain and sleet predominated along and south of I-40, with a mix of sleet and snow north of I-40. Combined ice and sleet accumulations ranged from 0.1" to 3" south of I-40, while combined sleet and snow accumulations north of I-40 ranged from 1" to over 7" near the Kentucky border. With temperatures well below freezing, widespread ice and snow covered all surfaces, resulting in numerous trees and power lines being knocked down and lengthy power outages lasting for a few days in some cases. Many roadways were impassable or closed, resulting in nearly all Middle Tennessee school systems shutting down for the entire week. Precipitation totals across Williamson County ranged from 0.5" to 2" of combined ice and sleet. A CoCoRaHS observer 3.8 miles SW of Fairview measured 2.0 of combined ice and sleet, while another CoCoRaHS observer 3.9 miles WSW of Eagleville measured 0.5" of combined ice and sleet. A photo from X showed 2" of ice and sleet in Franklin. Numerous trees and power lines were knocked down across the county, and many roads and schools were closed.

Event Narrative 2: 02/15/2021

An Arctic airmass spread across Middle Tennessee from Thursday, February 11 through Sunday, February 14, 2021, bringing very cold temperatures in the teens and 20s along with lengthy periods of freezing drizzle. This led to ice forming on elevated surfaces such as trees and power lines, as well as bridges, overpasses, and some roadways. As a major winter storm brought additional freezing rain, sleet, and snow to the area from Sunday evening February 14 into Monday, February 15, 2021, the previous ice combined with the new ice, sleet, and snow to

cause significant ice storm damage across parts of east-central Middle Tennessee, as well as create massive travel disruptions area wide. Locations from Giles and Lincoln Counties northeastward to Pickett and northern Fentress Counties received anywhere from 0.5” to over 1” of ice accretion from the combination of the weekend freezing drizzle plus new freezing rain. Numerous trees and power lines were downed in many counties, resulting in tens of thousands of power outages, with the worst damage affecting Lincoln, Bedford, Coffee, Cannon, Putnam, Overton, and northern Fentress Counties. Elsewhere, 2 to 3 inches of combined sleet and snow along with the frigid temperatures caked most surfaces in a thick layer of ice, with travel coming to a standstill across the northwestern half of Middle Tennessee - including the Nashville metro area. A wintry mix of snow and sleet brought snow accumulations up to 1/2 inch and sleet accumulations up to 2.5 inches across the county. Roads were ice covered and impassable, with most businesses and schools closed for the entire week.

Probability of Future Events - Likely

Data from the National Weather Service NOHRSC National Gridded Snowfall Analysis webpage covering the winters of 2008-2009 to 2022-2023 (the last 15-years) indicates that the average annual snowfall for Williamson County ranges from 4 to 6-inches per year. Using data from the NOAA Storm Events Database, trend analysis was performed on winter weather-related storms from 1996 to 2021 across the state of Tennessee. In this time period there was an increasing trend in the number of winter storms impacting Williamson County, this trend was significant to the 99% confidence level.

Figure 11: Average Annual Snowfall from the Winter of 2008/2009 to the Winter of 2022/2023, Williamson County Outlined in Bold.

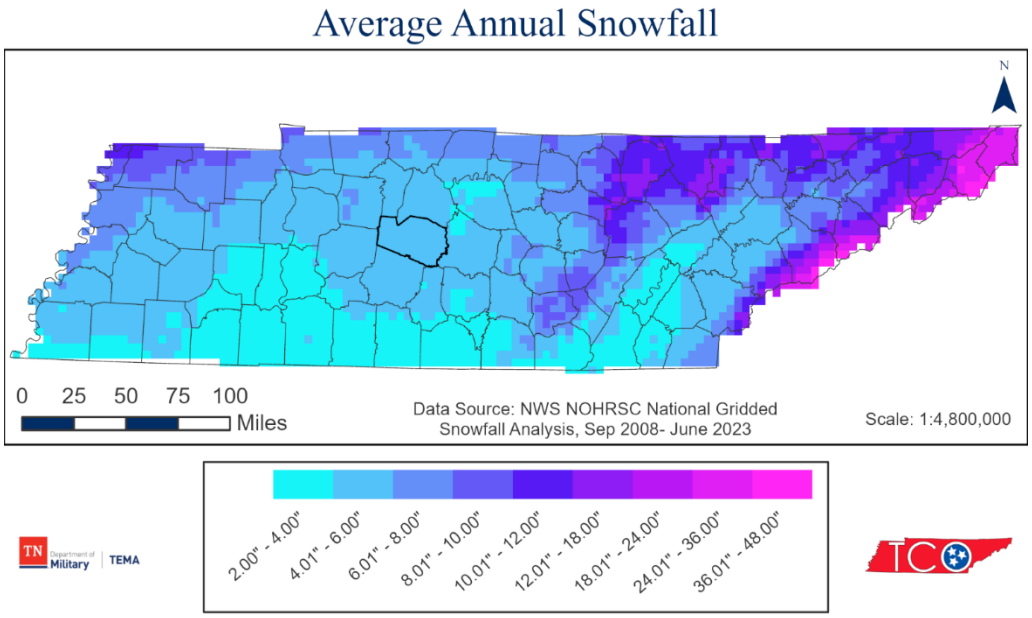
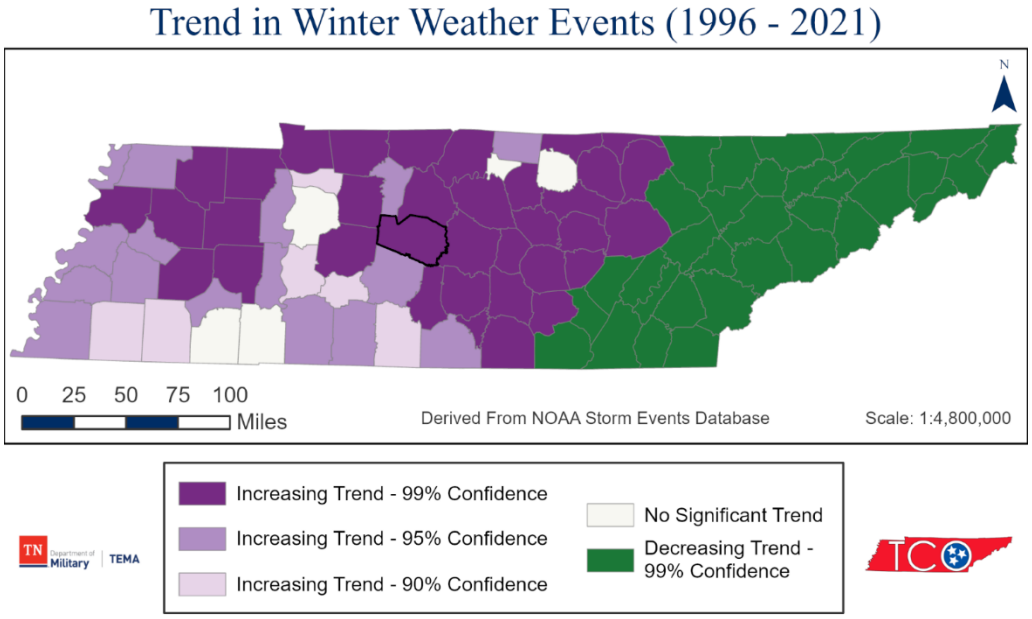


Figure 12: Trends in the Number of Winter Weather-Related Events Recorded in the NCEI Storm Events Database from 1996 to 2021, Williamson County Outlined in Bold.



Climate trends and variability will impact the future likelihood of winter weather events or severe winter storms in Tennessee, likely decreasing but not eliminating the overall risk. Average annual temperatures are expected to increase across the Southeast US, including temperatures during the winter season. Williamson County has an observed warming trend of +0.1°F per decade from 1896 to 2023 throughout the meteorological/climatological winter season (December – February). In the medium-term (1961 - 2023) the winter temperature trend shows greater warming at +0.8°F per decade, however, the short-term (1991 - 2023) trend shows slightly moderated warming of +0.6°F per decade during the winter season. The moderation was caused by the exclusion of the very cold winters of 1963 and 1977-1979.

2.10.3 Risk Assessment

Severe weather is not as spatially defined in any location in Williamson County; therefore, the entire County is equally at risk of severe weather. This includes the entire County population, all critical facilities, buildings (commercial and residential), and infrastructure. The National Risk Index is a dataset and online tool to help illustrate the United States communities most at risk for natural hazards. It was built and designed by FEMA in close collaboration with various stakeholders and partners in academia; local, state and federal government. The Risk Index leverages available source data for natural hazards and community risk factors to develop a baseline relative risk assessment for each county and census trace. Some of these community risk factors include social vulnerability which is determined by the data pulled from the Census performed every ten years. A higher social vulnerability score is proportional to a higher risk score.

National Risk Index Score for Ice Storm = Relatively Low

National Risk Index Score for Winter Weather = Relatively Low

Although the National Risk Index is a well-valued tool it fails to properly show the feedback from the participating jurisdictions. Therefore, all identified hazards were evaluated in regard to risk by an established risk-scoring system provided by the Williamson County Emergency Management Agency and approved by the HMPC. Local jurisdictions evaluated the conditions using a mid-level impact scenario of the identified hazard.

To determine the overall risk of a severe Winter Weather/Snow and Ice event in Williamson County, data was pulled from the National Weather Service (NWS), the National Centers for Environmental Information (NCEI) by the National Oceanic and Atmospheric Administration (NOAA), WebEOC, and the Williamson County Computer Aided Dispatch (CAD) system.

When identifying Winter Weather/Snow and Ice event data, incidents that have an impact on life safety or pose a risk of damage to property and or the environment are included. Additionally, considerations must be given to transportation as it will be significantly impacted by the hazards associated with this type of event.

The impact and probability numbers assigned to this hazard are as follows:

Human Impact	Property Impact	Business Impact	Operational Impact	Environmental Impact	Probability	Risk Score
2	2	1	1	1	4	5.4

Given the information above it becomes vital that all participating jurisdictions are able to prioritize the necessity of mitigation actions so that they can become more resilient in the whole community that they serve.

2.10.4 Land Use & Development

Increased development and population growth can reasonably translate to increased damages resulting from severe winter weather events. The population in Williamson County is expected to rise similarly to its surrounding counties and Tennessee. An increase in population will lead to an increase in the number of residential and commercial structures, as well as new and improved infrastructure, which in turn means an increase in the number and value of assets at risk of damage caused by severe winter weather.

2.10.5 Multi-Jurisdictional Differences

The entirety of Williamson County and the incorporated jurisdictions, including all assets, can be considered equally at risk of severe winter weather events. This includes the entire population, all critical facilities, buildings (commercial and residential), and infrastructure.

2.10.6 Summary

Williamson County is subject to severe winter weather hazards. Associated damages include impacts to utilities, residential and commercial buildings/property, and agricultural losses. Large snowfalls or even the immediate start to snowfall may cause traffic collisions or lead to health concerns in the home as heating becomes more difficult and residents look to alternatives such as

generators and fireplaces. As such, severe winter weather poses a legitimate risk to Williamson County.

2.11 Earthquake/Seismic Activity

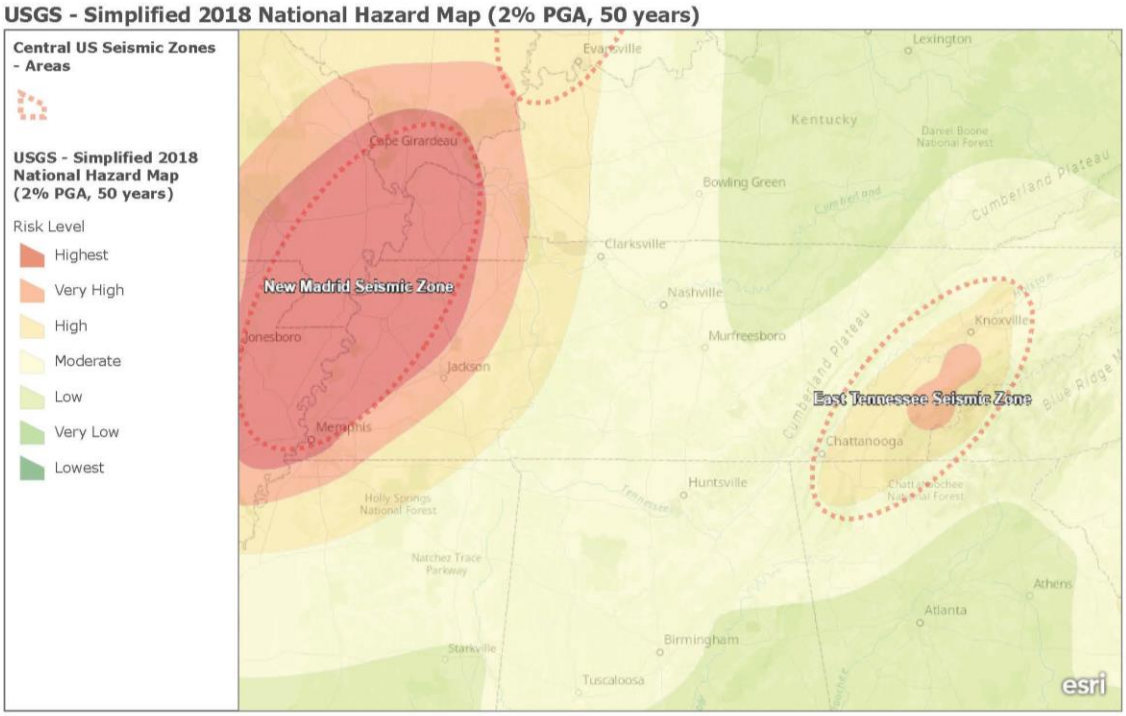
2.11.1 Hazard Overview

An earthquake results from a sudden release of energy in the Earth's crust that creates seismic waves. The energy originates from a subsurface fault. A fault is a fracture or discontinuity in a volume of rock along tectonic plates. In the most general sense, the word earthquake describes any event that generates seismic waves. Earthquakes are typically caused by the rupturing of geological faults. Occasionally, they are also caused by other events such as volcanic activity, landslides, mine blasts, and nuclear tests. An earthquake's point of initial rupture is called its focus or hypocenter. The epicenter is the point at ground level directly above the hypocenter.

2.11.2 County Profile

Williamson County is near the major intraplate (within a tectonic plate) seismic zone known as the New Madrid Seismic Zone. The New Madrid Seismic Zone (NMSZ) is an approximately 120-mile-long fault system that stretches across five states, including Western Tennessee. Williamson County is near the East Tennessee Seismic Zone (ETSZ) which stretches across three states. The figure below illustrates the risk level of the NMSZ/ETSZ within the state.

Figure 13: New Madrid Seismic Zone (Source: CUSEC)



Earthquake hazard map showing peak ground accelerations having a 2 percent probability of being exceeded in 50 years, for a firm rock site.

Esri, USGS | Esri, HERE, Garmin, FAO, NOAA, USGS, EPA, NPS

Williamson County has not experienced any recorded earthquakes in the last twenty years above a small magnitude (1.0 or greater), however, the NMSZ is known for producing four of the largest North American earthquakes in recorded history, all of which would have been felt in Williamson County. This includes the noted three-month period between December 1811 and February 1812 that had at least four earthquakes which are understood by scientists to be greater than a M7.0. During this period, there were dozens of strong earthquakes ranging between M6.0

and M7.5. Thousands of smaller shocks were documented. Similar to the 1811-12 New Madrid earthquake sequence which created Reelfoot Lake in Lake County, Tennessee, very large magnitude earthquake sequences are believed to have occurred in pre-historic times as well. Paleo-liquefaction and geologic evidence suggest large earthquake sequences occurred in the New Madrid Seismic Zone in 1450 AD and 900AD.

Based on geologic research on the paleo seismic record of past earthquakes, the USGS estimates that there is a 7 to 10 percent chance of a New Madrid earthquake the size of those in 1811-12 occurring in the next 50 years. However, the occurrence of even a moderate-sized earthquake located in close proximity to urban centers such as Memphis or St. Louis could be locally devastating. The last magnitude-6 earthquake struck near Charleston, Missouri, in 1895. The chance of such an earthquake occurring in the New Madrid region in the next 50 years is 25 to 40 percent.

These probabilities are derived from the USGS National Seismic Hazard Maps, which are developed from geologic information about faults, evidence of prehistoric earthquakes, instrumental and historical earthquake catalogs generated by seismic monitoring, and ground deformation measurements. The National Seismic Hazard Maps are used to estimate probabilities of large earthquakes and the ground shaking to be expected if those earthquakes occur.

The Eastern Tennessee Seismic Zone (ETSZ), a zone of small earthquakes stretching from northeastern Alabama to southwestern Virginia. The ETSZ is the second-most active natural seismic zone in the central and eastern United States, behind the New Madrid Seismic Zone in the Mississippi River region that produced the 1811-1812 magnitude 7+ earthquakes. In historic times, the ETSZ has not produced earthquakes larger than magnitude 4.8, however, scientists believe the ETSZ is capable of generating magnitude 6 or greater. The ETSZ region is home to several nuclear power plants and hydroelectric dams related to the Tennessee Valley Authority, along with major population centers such as Knoxville and Chattanooga.

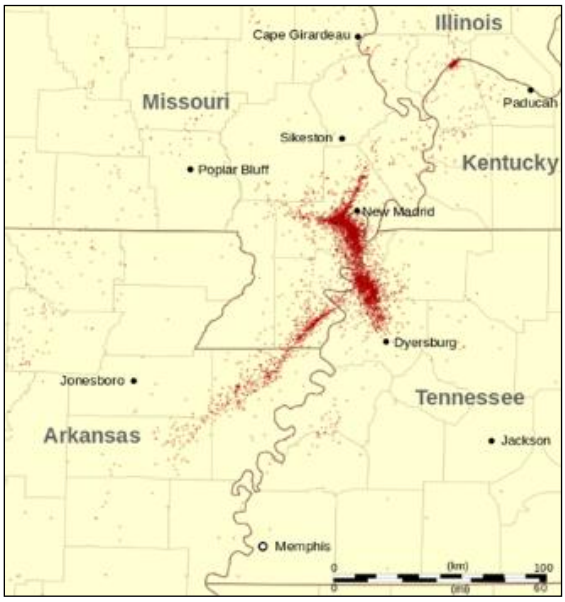
Table 24: Richter Scale Classification (Source: USGS)

Richter Scale for Earthquakes		
Magnitudes	**Description**	**Typical Impacts**
< 2.0	Micro	Not felt.
2.0-2.9	Slight	Generally, not felt but recorded.
3.0-3.9	Minor	Often felt, but rarely causes damage.
4.0-4.9	Light	Noticeable shaking of indoor items and rattling noises. Significant damage is likely.
5.0-5.9	Moderate	It can cause major damage to poorly constructed buildings in small regions. At most slight damage to well-designed buildings.

Richter Scale for Earthquakes		
Magnitudes	**Description**	**Typical Impacts**
6.0-6.9	Strong	It can be destructive in areas up to about 100 miles across populated areas.
7.0-7.9	Major	It can cause serious damage over larger areas.
8.0-8.9	Great	It can cause severe damage in areas several hundred miles across.
9.0-9.9	Epic	They are devastating in areas several thousand miles across.

Since 1812, the most significant recorded earthquakes from the New Madrid Zone were in 1895 and 1968. Since seismic measurement instruments were installed in and around the zone in the 1970s, more than 4,000 small earthquakes have been recorded, with the vast majority being too small to be felt.

Figure 14: NMSZ Earthquakes Recorded Since 1974 (Source: USGS)



According to a 2008 FEMA report, a severe earthquake in the NMSZ could result in the highest economic loss due to a natural disaster in U.S. history. Based on this report, a 7.7 magnitude quake in the NMSZ would result in thousands of fatalities, hundreds of billions of dollars in damage to structures, and total disruption of vital infrastructure in Western Tennessee, including Williamson County.

Probability of Future Events – Likely

A catastrophic earthquake at the NMSZ would result in $100-200 million in building damages. Furthermore, according to the HAZUS, Williamson County will experience the following in a catastrophic earthquake scenario:

Table 25: Catastrophic Earthquake Damages

Impact Overview		Numerical Value	
Fatalities		1	
Injuries		31	
Displaced Residents		37	
Residents Requiring Shelter		17	
Debris (tons)		43,000	
Residencies experiencing >moderate damage		557	
Day 1			
Households without power		0	
Households without potable water		0	
Resources Functioning on Day 1		**Infrastructure Functioning after Day 1**	
Resource	**Percentage Functioning**	**Resource**	**Percentage Functioning**
Hospitals	100	Highway Segments	100
Police Stations	100	Railway Segments	100
Fire Stations	100	Airport Segments	N/A
Schools	100	Bus facilities	N/A
Communications	100	Ports	N/A

Many buildings and the majority of infrastructure networks throughout the county could be vulnerable to earthquake impacts. HAZUS estimates that there are 63 thousand buildings in the region which have an aggregate total replacement value of $54,689 million. In terms of building construction types found in the region, wood frame construction makes up 77% of the building inventory. Throughout the county, all buildings and infrastructure are vulnerable to earthquake impacts.

Figure 15: National Seismic Hazard Map (Source: USGS) Ground Motions with a 2% Chance of Occurring in 50 Years

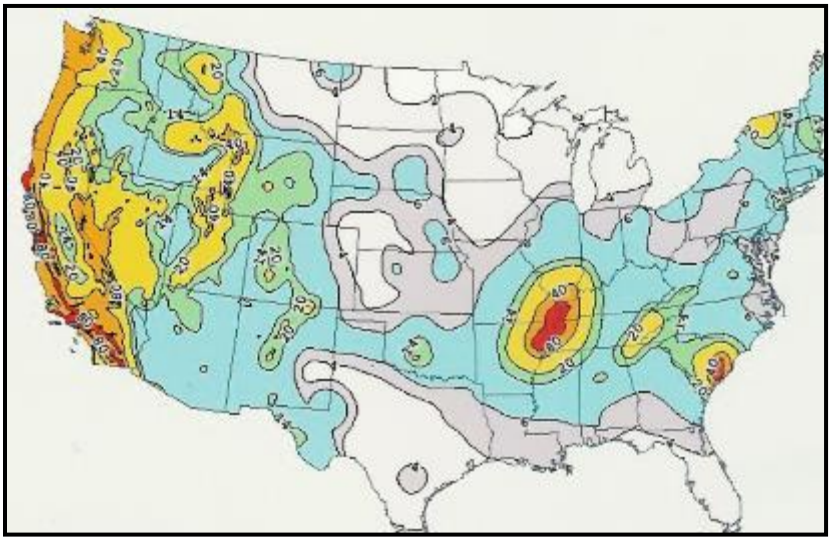
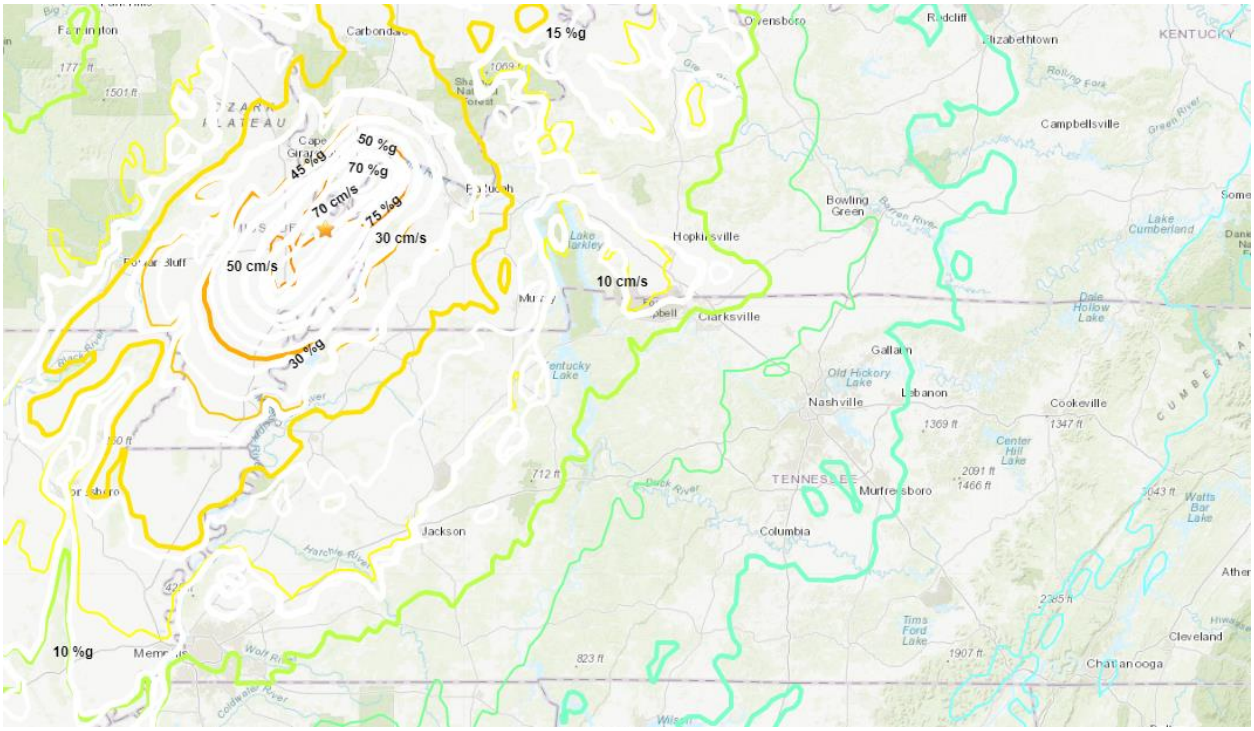


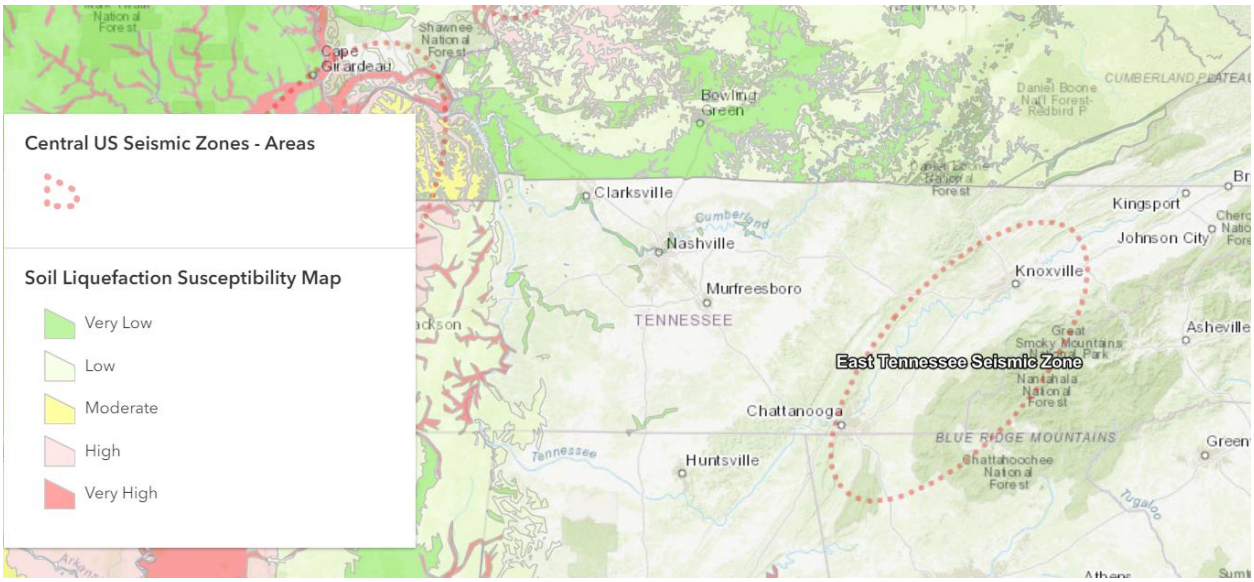
Figure 16: Mercalli Intensity Zones In Williamson County (Source: USGS)



As indicated in the above maps, all of Williamson County's jurisdictions and districts sit within intensity zones IV (light) to VI (strong) of the Modified Mercalli Intensity Scale due to its proximity to the NMSZ/ETSZ.

According to the Central United States Earthquake Consortium (CUSEC), Williamson county has a low level of risk for liquefaction following an earthquake.

Figure 17: Earthquake Induced Liquification (Source: CUSEC)



2.11.3 Risk Assessment

The National Risk Index is a dataset and online tool to help illustrate the United States communities most at risk for natural hazards. It was built and designed by FEMA in close collaboration with various stakeholders and partners in academia; local, state and federal government. The Risk Index leverages available source data for natural hazards and community risk factors to develop a baseline relative risk assessment for each county and census trace. Some of these community risk factors include social vulnerability which is determined by the data pulled from the Census preformed every ten years. A higher social vulnerability score is proportional to a higher risk score.

National Risk Index Score for Earthquake = Relatively Moderate

Although the National Risk Index is a well-valued tool it fails to properly show the feedback from the participating jurisdictions. Therefore, all identified hazards were evaluated in regard to risk by an established risk-scoring system provided by the Williamson County Emergency Management Agency and approved by the HMPC.

To determine the overall risk of earthquake/seismic incidents in Williamson County, data was taken from the National Weather Service (NWS) as well as the United States Geological Survey (USGS).

Similar to the other natural hazards, data from these two sources were the primary resources used to determine how many days seismic activity was experienced in Williamson County. However, knowledge and experience of local citizens and the HMPC was also incorporated to create a more accurate assessment.

The impact and probability numbers assigned to this hazard are as follows:

Human Impact	Property Impact	Business Impact	Operational Impact	Environmental Impact	Probability	Risk Score
4	5	4	4	4	1	5.2

Given the information above it becomes vital that all participating jurisdictions are able to prioritize the necessity of mitigation actions so that they can become more resilient in the whole community that they serve.

2.11.4 Land Use and Development Trends

Heavily populated or industrialized centers are at a higher risk for catastrophic earthquake damage. Williamson County, like much of Tennessee, is experiencing rapid growth increasing the likelihood of significant impacts to life and property from a significant earthquake.

2.11.5 Multi-Jurisdictional Differences

Counties predominantly in the West Portion of Tennessee will be more likely impacted by the New Madrid Zone. However, a significant magnitude earthquake can cause primary and secondary effects across the state.

2.11.6 Summary

Due to its proximity to the New Madrid Fault, the entirety of Williamson County could be subject to an earthquake. This includes the entire County population and all infrastructure. A significant earthquake event would result in a substantial loss of life and possibly a significant economic loss. Although the HAZUS report does not show a significant expectation of damage, the HMPC, with more direct knowledge of the county, recognizes the threat is greater than predicted.

2.12 Pandemic/Communicable Disease

2.12.1 Hazard Overview

Communicable disease (infectious disease) is defined as an illness caused by a specific infectious agent or its toxic product that results from transmission of that agent or its products from an infected person, animal, or reservoir to a susceptible host, directly or indirectly either through an intermediate plant or animal host, vector, or inanimate environment. Vector-borne diseases include bacterial and viral diseases transmitted by mosquitoes, ticks, and fleas. Pandemics are a widespread occurrence of a communicable disease that spans a whole country or the world at a particular time.

2.12.2 County Profile

Historically, examples of communicable disease outbreaks in Tennessee are West Nile Virus (mosquito-borne), bed bugs, and pertussis (whooping cough). The most recently declared worldwide communicable disease emergency that affected Tennessee was the COVID-19 (coronavirus) pandemic in 2020. Communicable disease cases are reported to the Tennessee Department of Health which provides reporting guidance and resources for communicable disease outbreaks within the state. Within Tennessee 12 diseases are categorized as immediate notification and 25 as next business day notification.

Event Narrative 1: 2009 H1N1 Pandemic

In the spring of 2009, a strain of H1N1 spread quickly across the U.S. and the globe. The U.S. government declared H1N1 (swine flu) a public health emergency in April 2006. By November 2009, 48 states reported cases of H1N1, mostly in children and young adults. The CDC estimates that 43 million to 89 million people had H1N1 between April 2009 and April 2010, resulting in an estimated 8,870 and 18,300 H1N1-related deaths.

Event Narrative 2: 2014 Ebola Outbreak

During the 2014 West African Ebola outbreak, 11 people were treated for Ebola Virus Disease (EVD) in the U.S., two of whom died. The majority were infected with the Ebola virus outside of the U.S. and either medically evacuated into the U.S. for treatment or entered the country as airline passengers.

Event Narrative 3: 2020 Coronavirus Pandemic

In December 2019, a coronavirus disease (COVID-19) outbreak was identified in Wuhan, China. In 2020, COVID-19 quickly spread to the United States, and in March 2020, the World Health Organization characterized COVID-19 as a pandemic. The United States declared a national emergency. Williamson County experienced the first case of COVID-19 in the state of Tennessee. It is estimated that 81,995 people were infected, resulting in 469 COVID19-related deaths in Williamson County.

For the most current data, visit: https://www.tn.gov/content/tn/health/cedep/ncov/data.html

2.12.3 Risk Assessment

The entirety of Williamson County including all assets located within the County can be considered at risk. Vulnerable and underserved populations have a higher risk of severe illness following disease infections. Historically, these populations include adults aged 65 or older,

infants under 2 years old, marginalized populations experiencing health or social inequities, and individuals with medical conditions. While a pandemic outbreak will not directly impact critical facilities and infrastructure, it could severely impact local healthcare services, with clinical systems and 911 becoming overwhelmed. A severe pandemic may result in an interruption of services and a shortage of supplies.

The Social Vulnerability Index (SVI) is a dataset that uses 16 census variables that help local officials identify communities that may need support before, during or after disasters. Unfortunately, the National Risk Index does not capture non-natural disaster impacts, therefore, using the SVI can help public health officials and local planners better prepare for and respond to emergency events such as disease outbreaks.

Social Vulnerability Index Score for Williamson County: 0.0213 (Low Level of Vulnerability)

Although the Social Vulnerability Index (SVI) is a well-valued resource it fails to properly show the feedback from the participating jurisdictions. Therefore, all identified hazards were evaluated in regard to risk by an established risk-scoring system provided by the Williamson County Emergency Management Agency and approved by the HMPC. Local jurisdictions evaluated the conditions using a mid-level impact scenario of the identified hazard.

To determine the overall risk of a Pandemic in Williamson County, data was taken from the Williamson County Computer Aided Dispatch (CAD) system, WebEOC, the Centers for Disease Control and Prevention (CDC), the Tennessee Department of Health and from news reports deemed reliable.

All data in this category includes any recognized pandemics or epidemics that have posed a risk to life safety or had a significant impact on the operations conducted within Williamson County.

The impact and probability numbers assigned to this hazard are as follows:

Human Impact	Property Impact	Business Impact	Operational Impact	Environmental Impact	Probability	Risk Score
4	1	4	3	1	1	3.6

Given the information above it becomes vital that all participating jurisdictions are able to prioritize the necessity of mitigation actions so that they can become more resilient in the whole community that they serve.

2.12.4 Land Use & Development

Considering that the entire County is at risk of communicable disease, increased development, and population growth can reasonably translate to increased impacts due to these events. The population in Williamson County is expected to rise similarly to its surrounding counties and Tennessee. An increase in population may lead to an increased risk of infection and new and improved business, which in turn means an increase in the number and value of assets at risk of economic disruption.

2.12.5 Multi-Jurisdictional Differences

The entirety of Williamson County and the incorporated jurisdictions, including all assets located within, can be considered equally at risk of communicable disease outbreaks. This includes the entire population, all critical facilities, buildings (commercial and residential), and infrastructure.

2.12.6 Summary

Williamson County is subject to communicable diseases through plant or animal host, vector, or inanimate environments. Communicable diseases can spread, leading to deaths, local business impacts and closures, and supply chain disruptions. Infections and hospitalizations due to communicable diseases can overwhelm local healthcare services.

2.13 Geological Incident

2.13.1 Hazard Overview

Geological incidents within Williamson County could include both landslides and sinkholes. According to the United States, Geological Survey (USGS), “A landslide is defined as the movement of a mass of rock, debris, or earth down a slope. Landslides are a type of "mass wasting," which denotes any down-slope movement of soil and rock under the direct influence of gravity. The term "landslide" encompasses five modes of slope movement: falls, topples, slides, spreads, and flows. These are further subdivided by the type of geologic material (bedrock, debris, or earth). Debris flows (commonly referred to as mudflows or mudslides) and rock falls are examples of common landslide types.

Almost every landslide has multiple causes. Slope movement occurs when forces acting down-slope (mainly due to gravity) exceed the strength of the earth materials that compose the slope. Causes include factors that increase the effects of down-slope forces and factors that contribute to low or reduced strength. Landslides can be initiated in slopes already on the verge of movement by rainfall, snowmelt, changes in water level, stream erosion, changes in ground water, earthquakes, volcanic activity, disturbance by human activities, or any combination of these factors.”

2.13.2 County Profile

Historically, the presence of sinkholes and landslides have not been a high risk for Williamson County. However, through various risk assessment meetings with the HMPC, members identified numerous occasions where landslides and sinkholes had occurred. Many of these members were part of emergency services within Williamson County and referred to instances where they responded to these hazards in nearby jurisdictions. Sinkholes are known to occur due to the karst topography that is not only common in Williamson County, but across middle Tennessee. Unfortunately, due to the low frequency of the hazard, the county and all participating municipalities have confirmed they do not actively map this hazard when they occur or consistently maintain a detailed narrative of these events.

The City of Brentwood was able to provide further context regarding their experiences with landslides, detailing the results of damage that occurred after the 2010 floods and subsequent landslide. Due to the flooding, the city experienced a large landslide that fortunately claimed no lives, but caused significant damage and required extensive recovery operations. The fiscal impacts of this event required nine contracts of more than $10,000 which resulted in a total impact of $247,983. Upon a thorough review and dedicated research effort, no further information could be found to provide a narrative of these events for the events described above or for the other municipalities included in this plan. As such, there is no available information other than the opinions of the subject matter experts involved in the planning process to provide an extent or detailed history of this risk occurring in Williamson County or any of its municipalities.

The National Risk Index (NRI) has recorded three occurrences of landslides in a 12-year span from 2010 to 2021. As such, we can expect a low probability of this event occurring per year in the future. We might expect that we may have one incident of this nature every 3-4 years. However, changes in climate and land use have begun to influence this risk in Williamson County. First, significant changes have occurred in land use and land cover caused by the

significant increase in the population of Williamson County. With the rapid growth of the county, changes in land use are heavily influencing the way that our natural environment responds to natural disasters. Recent studies of urban growth maps show that Williamson County is growing in a "hop-scotch" pattern including rural areas, especially in eastern parts of the county that were not intended for such development. Areas designed for urban growth in city areas around Fairview, Franklin, Brentwood, and Nolensville were not developed as heavily as expected in comparison to the rural areas which were developed more than expected. With the significant growth in population and new construction, Williamson County lost an estimated 260,000 acres of farmland from 2002 to 2020. This change not only leads to congestion, but also to stormwater issues, flooding, water quality issues, and new runoff patterns that contribute to an increased risk of geological hazards.

As Williamson County still has a significant agricultural industry, farmers may choose to switch to crops that have a higher economic return instead of their customary crops in an attempt to change with climate conditions. This change in crop production, or crop-switching, is commonplace across the United States as farmers look to adapt to climate change and maximize their yields and profits according to the London School of Economics and the City University of New York. This may influence the irrigation of rainfall and the amount of land cover present. Extreme weather events, warming temperatures, extreme cold weather, rising sea levels, and increased precipitation can contribute significantly to the frequency, severity, and intensity of geological incidents. As more heat and water is in the atmosphere with warmer ocean temperatures, it is likely storms will continue to increase in severity, and increase the probability of a geological incident occurring.

Event Narrative 1: 05/02/10

On May 2nd, 2010, after experiencing over 13" of rain in two days, the members of the Pleasant View Baptist Church released a notice that all members would have to use a different entry into the congregation due to a mudslide that had completely blocked the normal entrance to the church. Although the high elevation of the church property protected it from flood waters, the debris from the mudslide caused damage and blocked an entrance/exit. These same mudslides blocked roads and menaced houses on a scale most locals had never witnessed prior.

The Williamson County Highway Department crews were kept busy right after the rain event, clearing hillside debris off roadways. Some of the biggest slides happened on Highway 96 West, near the Natchez Trace Bridge, as well as on Holly Tree Gap, where a slide closed that roadway for about a week.

This flooding event in May of 2010 caused significant amounts of landslides to occur across middle Tennessee. The landslides damaged homes, businesses, and blocked travel on various roadways.

For the most current data, visit:
https://usgs.maps.arcgis.com/apps/webappviewer/index.html?id=ae120962f459434b8c904b456c82669d

2.13.3 Risk Assessment

The National Risk Index is a dataset and online tool to help illustrate the United States communities most at risk for natural hazards. It was built and designed by FEMA in close collaboration with various stakeholders and partners in academia; local, state and federal

government. The Risk Index leverages available source data for natural hazards and community risk factors to develop a baseline relative risk assessment for each county and census trace. Some of these community risk factors include social vulnerability which is determined by the data pulled from the Census preformed every ten years. A higher social vulnerability score is proportional to a higher risk score.

National Risk Index Score for Landslides = Relatively Moderate

Although the National Risk Index is a well-valued tool it fails to properly show the feedback from the participating jurisdictions. Therefore, all identified hazards were evaluated in regard to risk by an established risk-scoring system provided by the Williamson County Emergency Management Agency and approved by the HMPC. Local jurisdictions evaluated the conditions using a mid-level impact scenario of the identified hazard.

To determine the overall risk of Geological incidents in Williamson County, data was taken from the National Weather Service (NWS) as well as the United States Geological Survey (USGS).

Similar to the other natural hazards, data from these two sources were the primary resources used to determine how many days seismic activity was experienced in Williamson County. However, knowledge and experience of local citizens and the HMPC was also incorporated to create a more accurate assessment.

The impact and probability numbers assigned to this hazard are as follows:

Human Impact	Property Impact	Business Impact	Operational Impact	Environmental Impact	Probability	Risk Score
4	1	4	3	1	1	3.6

Given the information above it becomes vital that all participating jurisdictions are able to prioritize the necessity of mitigation actions so that they can become more resilient in the whole community that they serve.

2.13.4 Land Use & Development

Considering that the entire County is at risk of geological incidents; increased development, and population growth can reasonably translate to increased impacts due to these events. The population in Williamson County is expected to rise similarly to its surrounding counties and Tennessee. An increase in population may lead to an increased risk of incidents and increased risk.

2.13.5 Multi-Jurisdictional Differences

The entirety of Williamson County and the incorporated jurisdictions, including all assets located within, can be considered equally at risk of geological incidents. Although not all municipalities have experienced this risk, all land in Williamson County is susceptible to this hazard. The USDA classifies all of the landmass in Williamson County under the Ecological Region Name of Interior Plateau and tracks data as appropriate to soil including moisture class, landform and profile depth. This includes the entire population, all critical facilities, buildings (commercial and residential), and infrastructure.

2.13.6 Summary

Williamson County is at risk of geological incidents that can be initiated through a series of events, whether it be from seismic activity or due to significant rain and flooding. Sinkholes are not commonplace but they have caused damage in the past and have posed themselves as a risk to the well-being of the Williamson County citizenry.

Section Three: Mitigation Strategy

3.1 Mitigation Goals

Goals are general guidelines that explain what is to be achieved. They are usually broad-based policy-type statements, long-term, and represent global visions. Goals help define benefits the plan is trying to achieve.

3.1.1 Goal Setting Exercise

In 2023, and again in 2024, the HMPC agreed upon the goals for their hazard mitigation plan. It was decided that the goals from the 2017 plan should be carried over into the 2024 plan as they still reflected the current hazards and current conditions in the community.

3.1.2 Resulting 2024 Plan Update Goals

At the end of the meeting, the HMPC agreed upon three general goals for planning efforts. Those goals are as follows:

Goal 1: Protect the lives and health of citizens from the effects of natural hazards.

Goal 2: Emphasize mitigation planning to decrease vulnerability to new and existing structures.

Goal 3: Encourage public support and commitment to hazard mitigation by communicating mitigation benefits.

3.2 Expanding & Improving Mitigation Programs

Each municipality within Williamson County, including the unincorporated areas, are all experiencing rapid growth. As such, increased residences are being constructed, new roads are being built, and the size of the government infrastructure is working to grow with it.

Each municipal and county emergency management professional has been pursuing mitigation planning in unity and will continue to do so in future planning processes. Each emergency management professional for the unincorporated and incorporated municipalities of Williamson County has been given the authority to carry out mitigation planning efforts including application for grants, planning, and the execution of mitigation actions. Some mitigation actions will require consultation or approval by other representatives and as such, the municipal and county emergency management programs will be responsible for facilitating this process. Some communities in Williamson County are unable to dedicate a staff member full-time to the position of emergency management and as such, will rely on assistance from the county to help carry out mitigation efforts in their municipalities. These needs will be assessed throughout the continual planning process and will be addressed to local government leadership or public safety representatives as appropriate. In all mitigation planning efforts, members of the HMPC will be engaged to continue involving stakeholders from various fields and to build a more stable mitigation planning committee.

3.3 Compliance with NFIP

Williamson County and all municipalities therein participate in FEMA’s National Flood Insurance Program (NFIP). Each participating community enforces a flood damage prevention ordinance that regulates development within the Special Flood Hazard Area (SFHA).

Additionally, as members of FEMA's NFIP, each community requires Elevation Certificates on all new buildings and substantial improvements within the SFHA.

Given the flood hazards in the planning area, an emphasis will be placed on continued compliance with the NFIP. Currently mapped floodplains in the unincorporated county cover approximately 15,316 acres. Many of the structures were constructed prior to the county's first flood insurance study in 1981. Since 2008, the County has also participated in the NFIP's Community Rating System (CRS). The program provides flood insurance discounts to communities for exceptional floodplain management. The county is classified as a Class 8 community which allows for a 10% discount on certain flood insurance premiums.

Each jurisdiction participates in NFIP Webinars hosted by the State National Flood Insurance Program Office. Though not all jurisdictions have attended the same amount due to promotions and changes in staffing, each jurisdiction attends approximately three webinars per year at minimum. Each participating community will take the following steps to meet or exceed the following minimum requirements as set by the NFIP:

- Issuing or denying floodplain development/building permits;
- Inspecting all development to ensure compliance with the local ordinance;
- Maintaining records of floodplain development;
- Assisting in the preparation and revision of floodplain maps;
- Helping residents obtain information on flood hazards, floodplain map data, flood insurance, and proper construction measures.

As of May 31, 2024, the following are the designees appointed as the responsible individual for the NFIP in their municipality:

Municipality/Jurisdiction	Name:	Title:	Phone Number:
City of Brentwood	Todd Petrowski	City Planner	615-371-2232
City of Fairview	Micah Sullivan	Building Inspector	615-799-1585
City of Franklin	Shanna McCoy	Zoning Administrator	615-550-6631
City of Spring Hill	Dwayne Hicks	Codes Director	615-439-5606
Town of Nolensville	Don Swartz	Engineering Director	615-776-3323
Town of Thompson's Station	Micah Wood	Interim Town Administrator	615-794-4333
Williamson County School District	N/A	N/A	N/A
Williamson County Unincorporated	Floyd Heflin	County Engineer	615-790-5731

3.4 Substantial Damage (SD)/Substantial Improvement (SI)

Williamson County will ensure that SD/SI provisions are followed after each applicable incident. Officials in NFIP-participating communities are responsible for regulating all development in SFHAs by issuing permits and enforcing local floodplain requirements, including SD, for the repairs of damaged buildings. After an event, they must:

- Determine where the damage occurred within the community and if the damaged structures are in an SFHA.
- Determine what to use for "market value" and cost to repair consistently; uniformly applying regulations will protect against liability and promote equitable administration.

- Determine if repairing plus improving the damaged structure equals or exceeds 50% of the structure's pre-damage value.
- Require permits for floodplain development.

Following a disaster event, the floodplain manager should act quickly to move forward with the SI/SD process listed in *Figure 18.* Technical assistance may be available from FEMA and/or the state NFIP office. When there is a Presidentially Declared Disaster, communities may be reimbursed for these activities through FEMA Public Assistance.

Figure 18: Substantial Damage Assessment Process



State and federal officials do not make NFIP SD determinations. Local officials make these determinations based on their land use authority and locally adopted regulations.

The local emergency management representative in coordination with other effected municipalities or the county will be responsible for coordinating these efforts with the NFIP officials. Local government may be responsible for making determinations regarding SD/SI and/or may contract this responsibility out as appropriate and in accordance with law. Although local governments have trained staff, they may be overwhelmed in a large incident and may require assistance from the private sector.

The methodology for conducting these assessments will most likely rely on a GIS-based software product to guide assessors in the field and report back any information regarding SD/SI determinations. At a minimum, Williamson County and all municipalities will meet the minimum requirements of the NFIP by utilizing the Substantial Damage Estimator (SDE) as provided by FEMA. To ensure the public is aware of the requirements for SD/SI, the local external affairs officers or public information offices in coordination with all affected municipalities will be responsible for sharing requirements with the public.

3.5 Prioritization Process

The prioritization process was necessary as most mitigation projects represent a significant investment of financial and personal resources. By evaluating each project's degree of feasibility and the level of costs versus benefits, Williamson County could determine which projects should be included based on the available funding and time. The HMPC used the SAFE-T method to prioritize these projects. This approach was adopted from the successful methodology used by other counties in FEMA Region 4. This rating system uses five variables to evaluate each project's overall feasibility and appropriateness. *Figure 19* further explains this method.

Figure 19: SAFE-T Project Prioritization

Project Prioritization Method: SAFE-T			
Variable		Value	Description
S	**Societal:** The public must support the overall implementation strategy and specified mitigation actions. The projects will be evaluated in terms of community acceptance, social vulnerability and societal benefits	1	Low community acceptance/priority
		2	Moderate community acceptance/priority
		3	High community acceptance/priority
A	**Administrative:** The projects will be evaluated for anticipated staffing and maintenance requirements to determine if the jurisdiction has the personnel and administrative capabilities necessary to implement the project or whether outside help will be needed.	1	High staffing, outside help needed
		2	Some staffing, no outside help needed
		3	Low staffing, no outside help needed
F	**Financial:** The projects will be evaluated on their general cost-effectiveness and whether additional outside funding will be required.	1	Somewhat cost-effective
		2	Moderately cost effective
		3	Very cost-effective
E	**Environmental:** The projects will be evaluated for any immediate or long-term environmental impacts caused by their construction or operation.	1	Many environmental impacts
		2	Some environmental impacts
		3	Few environmental impacts
T	**Technical:** the projects will be evaluated on their ability to reduce losses in the short term or long term.	1	Short-term fix
		2	Medium-term fix
		3	Long-term fix

The identification and analysis process of mitigation alternatives allowed the HMPC to come to a consensus and prioritize recommended mitigation actions. The HMPC discussed the contribution of the effort to save lives or property first and foremost, with additional consideration given to the benefit-cost aspect of a project; however, this was not a quantitative analysis. The team agreed that prioritizing the actions collectively enabled the actions to be ranked in order of relative importance and helped steer the development of additional actions that meet the more essential objectives while eliminating some of the actions which did not garner much support. The cost-effectiveness of any mitigation alternative will be considered in greater detail by performing benefit-cost project analyses when seeking FEMA mitigation grant funding for eligible actions associated with this plan.

3.6 Mitigation Action Plan

The Mitigation Action Plan identified in Table 26 was developed to present the recommendations developed by the HMPC for how the communities can reduce the risk and vulnerability of people, property, infrastructure, and natural and cultural resources to future disaster losses. Emphasis was placed on both future and existing development. The action plan summarizes who is responsible for implementing each of the prioritized actions and when and how the actions will be implemented. Due to funding availability and other criteria, it should be clarified that the actions included in this mitigation strategy are subject to further review and refinement, alternatives analyses, and reprioritization. This document does not obligate Williamson County and the incorporated jurisdictions to implement any or all of these projects.

Rather this mitigation strategy represents the desires of the community to mitigate the risks and vulnerabilities from identified hazards.

Table 26: Williamson County New Mitigation Actions and Projects

Name:	Hazards Mitigated:	Action Description:	Responsible Department:	Time Frame:	Funding Source:	Societal	Administrative	Financial	Environmental	Technical	Total SAFE-T Prioritization Score	Estimated Cost:	New or Existing Infrastructure
All participating jurisdictions	All-hazards	Create a joint damage assessment tool that can be implemented within all agencies in Williamson County responsible for collecting damage assessment data.	GIS	Short-Term (0-3 years)	HMGP, Local Funds	2	2	3	3	1	11	$1,500	Both New and Existing
All participating jurisdictions	All-hazards	Obtain local data including tax parcels, building footprints, critical facility locations, and other information for use in risk analysis.	Emergency Management	Short-Term (0-3 years)	Local Funds	3	2	3	3	1	12	$0	Both New and Existing
All participating jurisdictions	All-hazards	Identify the most at-risk critical facilities and evaluate potential mitigation techniques. Each participating jurisdiction should attempt to identify their top five most vulnerable critical infrastructure facilities and detail this information with the county and Tennessee homeland security agent assigned to Williamson County.	Emergency Management	Short-Term (0-3 years)	Local Funds	3	2	3	3	1	12	$0	Both New and Existing
All	All-hazards	Obtain hazard data and use	Emergency	Short-	Local Funds	3	2	2	3	1	11	$0	Both New

Name:	Hazards Mitigated:	Action Description:	Responsible Department:	Time Frame:	Funding Source:	Societal	Administrative	Financial	Environmental	Technical	Total SAFE-T Prioritization Score	Estimated Cost:	New or Existing Infrastructure
participating jurisdictions		GIS to map risk for various hazards. The final product will result in an interactive series of maps that residents of each participating municipality can use to understand their risk.	Management, GIS	Term (0-3 years)									and Existing
All participating jurisdictions	All-hazards	Incorporate a stand-alone element for hazard mitigation into the applicable comprehensive (land use) plan.	Emergency Management, planning, codes enforcement	Short-Term (0-3 years)	Local Funds	2	3	3	3	1	12	$0	Both New and Existing
All participating jurisdictions	All-hazards	Form a plan implementation steering committee to monitor progress on local mitigation actions. Include a mix of representatives from neighborhoods, local businesses, and local government.	Emergency Management	Short-Term (0-3 years)	Local Funds	2	1	3	3	1	10	$0	Both New and Existing
All participating jurisdictions	All-hazards	Establish an interactive website for educating the public on hazard mitigation and preparedness measures. This website will also potentially serve as the future hazard mitigation plan as desired by the jurisdictions involved.	Emergency Management, GIS	Medium-Term (3-5 years)	Local Funds	3	1	2	3	2	11	$5,000	Both New and Existing

Name:	Hazards Mitigated:	Action Description:	Responsible Department:	Time Frame:	Funding Source:	Societal	Administrative	Financial	Environmental	Technical	Total SAFE-T Prioritization Score	Estimated Cost:	New or Existing Infrastructure
All participating jurisdictions	All-hazards	Purchase and install NOAA weather radios in schools, government buildings, parks, etc.	Emergency Management	Medium-Term (3-5 years)	HMGP, Local Funds	3	2	2	3	2	12	$3,000	Both New and Existing
City of Brentwood	Flood	Work with property owner of Ward Circle pond to increase water retention capabilities during heavy rains	Engineering	Short-Term (0-3 years)	Local Funds	3	3	3	1	3	13	$1,000	Existing
City of Brentwood	Tornado	Support Severe Weather Awareness Week	Community Relations	Ongoing	Local Funds	3	3	3	1	3	13	$1,000	Both New and Existing
City of Brentwood	Wildfire/Brush Fire	Join "Firewise Communities" program	Fire & Rescue	Short-Term (0-3 years)	Local Funds	3	3	3	1	3	13	$1,000	Both New and Existing
City of Brentwood	Wildfire/Brush Fire	Map vulnerable areas to reduce risk	GIS	Short-Term (0-3 years)	Local Funds	3	3	3	1	3	13	$2,500	Both New and Existing
City of Brentwood	Wildfire/Brush Fire	Inform the public about proper evacuation procedures and IPAWS.	Community Relations	Ongoing	Local Funds	3	3	3	1	3	13	$1,000	Both New and Existing
City of Brentwood	Drought/Excessive Heat	Develop drought communication plan	Community Relations	Ongoing	Local Funds	3	3	3	1	3	13	$1,000	Both New and Existing
City of Brentwood	Drought/Excessive Heat	Educate the public on water-saving techniques	Community Relations and Water Services	Ongoing	Local Funds	3	3	3	1	3	13	$1,000	Both New and Existing

Name:	Hazards Mitigated:	Action Description:	Responsible Department:	Time Frame:	Funding Source:	Societal	Administrative	Financial	Environmental	Technical	Total SAFE-T Prioritization Score	Estimated Cost:	New or Existing Infrastructure
City of Brentwood	Severe Winter Weather	Research and implement equipment advances and additions to provide more comprehensive snow removal efforts.	Public Works	Ongoing	Local Funds	3	3	3	1	3	13	$2,500	Both New and Existing
City of Brentwood	Severe Winter Weather	Research and implement improved technology for mixing anti-icing cocktails, improved de-icing, and reduced salt consumption	Public Works	Ongoing	Local Funds	3	3	3	1	3	13	$2,500	Both New and Existing
City of Brentwood	Severe Winter Weather	Maintain/update snow removal routes.	Public Works	Medium-Term (3-5 years)	Local Funds	3	3	3	3	2	14	$0.00	New
City of Brentwood	Severe Winter Weather	Deliver snow plow training to non-Public Works employees to increase staffing during winter storms.	Public Works	Ongoing	Local Funds	3	3	3	1	3	13	$50,000	Both New and Existing
City of Brentwood	Earthquake/Seismic Activity	Map and assess at-risk critical infrastructure and key resources.	GIS	Short-Term (0-3 years)	Local Funds	3	3	3	1	3	13	$5,000	Both New and Existing
City of Brentwood	Earthquake/Seismic Activity	Protect at-risk critical infrastructure and key resources.	Engineering	Medium-Term (3-5 years)	BRIC	3	1	3	1	3	13	$500,000	Both New and Existing
City of Brentwood	Earthquake/Seismic Activity	Educate the public on earthquake awareness.	Community Relations	Ongoing	Local Funds	3	3	3	1	3	13	$10,000	Both New and Existing

Name:	Hazards Mitigated:	Action Description:	Responsible Department:	Time Frame:	Funding Source:	Societal	Administrative	Financial	Environmental	Technical	Total SAFE-T Prioritization Score	Estimated Cost:	New or Existing Infrastructure
City of Brentwood	Geological Incident	Map vulnerable areas to reduce risk.	GIS	Short-Term (0-3 years)	Local Funds	3	3	3	1	3	13	$2,500	Both New and Existing
City of Brentwood	Geological Incident	Post landslide area signage.	Public Works	Short-Term (0-3 years)	BRIC	3	3	3	1	3	13	$5,000	Both New and Existing
City of Brentwood	Pandemic	Purchase and store PPE and supplies to avoid impacts on supply chain.	Finance	Short-Term (0-3 years)	HMGP, BRIC	3	3	3	1	3	13	$50,000	Both New and Existing
City of Brentwood	Pandemic	Exercise Continuity of Operations plan every four months	Fire & Rescue/Emergency Management	Ongoing	Local Funds	3	3	3	1	3	13	$2,500	Both New and Existing
City of Brentwood	Flood	Implement an "Adopt a Storm Drain" program	Public Works	Short-Term (0-3 years)	Local Funds	2	3	3	1	3	12	$2,500	Existing
City of Brentwood	Tornado	Encourage safe room construction in single-family residences and multi-family complexes.	Planning and Codes	Ongoing	Local Funds	2	3	3	1	3	12	$1,000	New
City of Brentwood	Tornado	Promote purchase and use of NOAA weather radios	Community Relations	Ongoing	Local Funds	2	3	3	1	3	12	$1,000	Both New and Existing
City of Brentwood	Drought/Excessive Heat	Develop and enforce irrigation restrictions during droughts.	Planning and Codes	Ongoing	Local Funds	2	3	3	1	3	12	$25,000	Both New and Existing

Name:	Hazards Mitigated:	Action Description:	Responsible Department:	Time Frame:	Funding Source:	Societal	Administrative	Financial	Environmental	Technical	Total SAFE-T Prioritization Score	Estimated Cost:	New or Existing Infrastructure
City of Brentwood	Geological Incident	Install catch-fall nets or berms for rocks at steep slopes near roadways.	Public Works	Short-Term (0-3 years)	BRIC	3	1	3	1	3	11	$100,000	Both New and Existing
City of Brentwood	Pandemic	Install air filtration (MERV13 filters and/or UV) at all city facilities.	City Administration	Short-Term (0-3 years)	BRIC	3	1	3	1	3	11	$250,000	Both New and Existing
City of Brentwood	Flood	Adopt policies for storm water runoff and implement a storm water utility fee	Engineering	Short-Term (0-3 years)	Local Funds	1	1	3	1	3	9	$5,000	Both New and Existing
City of Brentwood	Flood	Enforce maximum lot coverage requirement/encourage green space.	City Administration	Long-Term (5-10 years)	Local Funds	2	3	3	2	3	13	$0.00	New
City of Brentwood	Flood	Utilize GIS mapping to better determine floodplain and floodway.	City Administration	Long-Term (5-10 years)	Local Funds	3	1	3	3	3	13	$0.00	New
City of Brentwood	Flood	Enforce strict detention requirements.	City Administration	Medium-Term (3-5 years)	Local Funds	1	2	3	3	2	11	$0.00	New
City of Brentwood	Flood	Maintain dedicated emergency access ways.	Public Works	Short-Term (0-3 years)	Local Funds	3	2	2	2	1	10	$10,000	New
City of Brentwood	Severe Winter Weather	Stockpile 2,300-2,500 tons of salt at two weather protected strategic locations.	Public Works	Short-Term (0-3 years)	Local Funds	2	2	2	3	1	10	$100,000	New
City of Brentwood	Severe Winter Weather	Stage trucks pre-loaded with salt prior to expected winter weather events.	Public Works	Short-Term (0-3	Local Funds	3	2	1	3	1	10	$5,000	New

Name:	Hazards Mitigated:	Action Description:	Responsible Department:	Time Frame:	Funding Source:	Societal	Administrative	Financial	Environmental	Technical	Total SAFE-T Prioritization Score	Estimated Cost:	New or Existing Infrastructure
				years)									
City of Brentwood	Severe Winter Weather	Annually, prior to winter, check/prepare all snow removal equipment	Public Works	Short-Term (0-3 years)	Local Funds	2	2	3	3	1	11	$25,000	New
City of Brentwood	Severe Winter Weather	Replace aging/damaged snow removal equipment.	Public Works	Short-Term (0-3 years)	Local Funds	3	3	2	3	1	12	$50,000	New
City of Brentwood	Wildfire/ Brushfire	Enforcement of the State of Tennessee Forestry Department Burn permitting and Burn banning program.	City Administration	Long-Term (5-10 years)	Local Funds	2	2	3	3	3	13	$0.00	Both New and Existing
City of Brentwood/City of Franklin	Tornado	Annual service agreement for weather monitoring system and tornado sirens	City Administrations	Long-Term (5-10 years)	Local Funds	2	2	2	3	3	12	$4,000	Both New and Existing
City of Franklin	Flood	Clean and improve drainage ditches and retention areas within the park system, as well as protection of property from flood events.	Parks Department	Short-Term (0-3 years)	Local Funds	3	2	1	3	1	10	$3,000	Pre-Existing
City of Franklin	Wildfire/ Brushfire	Removal of dead trees, shrubbery, and stumps and evaluation, treatment and trimming of trees in area parks and other park properties.	Parks Department	Short-Term (0-3 years)	Local Funds	3	1	2	2	1	9	$4,000	New
City of Franklin	Severe Winter Weather	Clearing of ice and snow for emergency vehicles and citizens.	Streets Department	Short-Term (0-3 years)	Local Funds	3	1	2	2	1	9	$10,0000	Pre-Existing
City of	Tornado	Construct new city hall that	City	Long-	Local Funds	2	1	2	2	3	10	$5,000,000	New

Name:	Hazards Mitigated:	Action Description:	Responsible Department:	Time Frame:	Funding Source:	Societal	Administrative	Financial	Environmental	Technical	Total SAFE-T Prioritization Score	Estimated Cost:	New or Existing Infrastructure
Franklin		includes tornado sheltering for 200+ employees and visitors during the day and provides for some sheltering during downtown special events.	Administration	Term (5-10 years)									
City of Franklin	Flood	Ralston Creek at Liberty Hills Stream restoration	City of Franklin, Stormwater	Long-Term (5-10 years)	Local Funds	3	1	2	3	3	12	$50,000	New
City of Franklin	Flood	Procure AVL capabilities for all city vehicles enabling real time vehicle asset tracking for more accurate deployment of resources.	City Administration	Long-Term (5-10 years)	Local Funds	3	2	1	3	3	12	$10,000	New
City of Spring Hill	Flood	Continuous cleaning of drainage ditches and drainage way to help alleviate flooding.	Public Works	Short-Term (0-3 years)	Local Funds	3	1	1	2	1	8	$100,000	Pre-Existing
City of Spring Hill	Flood	Conduct inspections on stormwater detention ponds to ensure they are maintained and function properly.	Public Works	Short-Term (0-3 years)	Local Funds	2	2	2	3	3	12	$10,000	Pre-Existing
City of Spring Hill	Flood	Promote the use of social media, text messaging, X, etc. for public announcement of tornado warning and watches similar to amber alerts/Nixle.	Emergency Management	Short-Term (0-3 years)	Local Funds	3	2	3	3	1	12	$5,000	Pre-Existing
City of Spring Hill	Flood	Participation in NFIP.	City of Spring Hill	Long-Term (5-10 years)	Local Funds	2	2	3	3	3	12	$1,000	Pre-Existing
City of Spring	Severe Winter	Purchase of snow chains for patrol cars for the purpose of	Police	Short-	Local Funds	1	3	3	3	1	11	$1,500	New

Name:	Hazards Mitigated:	Action Description:	Responsible Department:	Time Frame:	Funding Source:	Societal	Administrative	Financial	Environmental	Technical	Total SAFE-T Prioritization Score	Estimated Cost:	New or Existing Infrastructure
Hill	Weather	increased mobility on snow- and ice-covered roads.	Department	Term (0-3 years)									
City of Spring Hill	Wildfire/ Brushfire	Specify and adopt native plants, shrubbery and trees for incorporation into the city's new uniform development code.	Planning Department	Long-Term (5-10 years)	Local Funds	1	2	2	3	3	11	$1,000	Pre-Existing
City of Spring Hill	Excessive Heat/Drought	In brown-out situations, provide fans to social service agencies for distribution to homeless shelters and locations designated by Spring Hill Social Services	Planning Department	Long-Term (5-10 years)	Local Funds	3	1	2	3	3	12	$15,000	Pre-Existing
City of Spring Hill	Excessive Heat/Drought	Impose water restrictions in drought conditions in accordance with the city's emergency response plan and drought management plan.	Water Department	Long-Term (5-10 years)	Local Funds	1	2	3	3	3	12	$1,000	Pre-Existing
Cumberland River Compact	Flood	Complete an additional stream restoration project assessment in Williamson County	Cumberland River Compact, environmental non-profit	Long-Term (5-10 years)	Local Funds	2	1	1	3	2	9	$2,000	Both New and Existing
Franklin Special School District	Flood, Severe Winter Weather, Excessive Heat/Drought, Earthquake	Add a 300-500 Kw Portable Generator with the ability to connect to multiple school facilities one being Franklin Elementary School, in order to provide emergency backup power to these sites. This will enable us to	FSSD Finance and Administration	Short-Term (0-3 years)	Local funds, HMGP, BRIC	3	2	2	3	3	13	$50,000	Existing

Name:	Hazards Mitigated:	Action Description:	Responsible Department:	Time Frame:	Funding Source:	Societal	Administrative	Financial	Environmental	Technical	Total SAFE-T Prioritization Score	Estimated Cost:	New or Existing Infrastructure
		operate the impacted facility as an emergency shelter as required.											
Franklin Special School District	Flood, Severe Winter Weather, Excessive Heat/Drought, Earthquake	Add a 300-500 Kw Portable Generator with the ability to connect to multiple school facilities one being Freedom Middle School, in order to provide emergency backup power to these sites. This will enable us to operate the impacted facility as an emergency shelter as required.	FSSD Finance and Administration	Short-Term (0-3 years)	Local funds, HMGP, BRIC	3	2	2	3	3	13	$78,000	Existing
Franklin Special School District	Flood, Severe Winter Weather, Excessive Heat/Drought, Earthquake	Add a 300-500 Kw Portable Generator with the ability to connect to multiple school facilities one being Popular Grove School, in order to provide emergency backup power to these sites. This will enable us to operate the impacted facility as an emergency shelter as required.	FSSD Finance and Administration	Short-Term (0-3 years)	Local funds, HMGP, BRIC	3	2	2	3	3	13	$55,000	Existing
Town of Nolensville	Flood	Acquisition of flood prone properties near mill creek.	Nolensville Fire and Rescue	Long-Term (5-10 years)	FMA, HMGP	2	1	2	3	3	11	$2,000,000	Existing
Town of	Flood	Flood wall construction	Nolensville Fire	Long-	FMA, Local	3	2	2	2	3	12	$300,000	Existing

Name:	Hazards Mitigated:	Action Description:	Responsible Department:	Time Frame:	Funding Source:	Societal	Administrative	Financial	Environmental	Technical	Total SAFE-T Prioritization Score	Estimated Cost:	New or Existing Infrastructure
Nolensville		along Bradfield Dr	and Rescue	Term (5-10 years)	Funds, HMGP								
Town of Nolensville	Flood	Enlargement and Replacement of drainage culverts along Rocky Fork Rd.	Nolensville Fire and Rescue	Long-Term (5-10 years)	FMA, Local Funds, HMGP	3	2	2	2	3	12	$125,000	Existing
Town of Nolensville	Flood	Continuous cleaning of drainage ditches to help alleviate flooding.	Public Works	Short-Term (0-3 years)	Local Funds	2	1	1	2	1	7	$35,000	Pre-Existing
Town of Nolensville	Tornado, Severe Winter Weather	Addition of a backup generator to Town Hall/Police station	Nolensville Fire and Rescue	Short-Term (0-3 years)	Local funds, HMGP, BRIC	3	2	2	3	3	13	$50,000	Existing
Town of Nolensville	Tornado	Community safe room addition to new fire station under construction	Nolensville Fire and Rescue	Short-Term (0-3 years)	Local funds, HMGP, BRIC	3	1	3	3	3	13	$250,000	Existing
Town of Nolensville	Flood	Purchase storm drain cleaning equipment.	Nolensville Fire and Rescue	Short-Term (0-3 years)	Local Funds, HMGP	1	3	2	3	2	11	$50,000	Existing
Town of Thompson's Station	Flood	Establish and maintain riparian buffers per Tennessee Department of Environmental Conservation (TDEC).	Town of Thompson's Station Planning and Zoning	Long-Term (5-10 years)	Local Funds, HMGP	2	2	2	3	3	12	$5,000	Both New and Existing
Town of Thompson's Station	Severe Winter Weather	Purchase new snow removal equipment (Truck, plow, salt spreader).	Maintenance Department	Short-Term (0-3 years)	Local funds, HMGP, BRIC	3	2	2	3	1	11	$100,000	New
Town of Thompson's	Severe Winter Weather	Establish salt inventory and storage areas.	Maintenance Department	Long-Term (5-	HMGP, Local Funds	2	2	2	3	3	12	$5,000	New

Name:	Hazards Mitigated:	Action Description:	Responsible Department:	Time Frame:	Funding Source:	Societal	Administrative	Financial	Environmental	Technical	Total SAFE-T Prioritization Score	Estimated Cost:	New or Existing Infrastructure
Station				10 years)									
Town of Thompson's Station	Severe Winter Weather	Purchase a 289 CAT Skid steer dedicated to snow removal.	Public Works	Short-Term (0-3 years)	HMGP, Local Funds	3	2	2	2	3	12	$140,000	New
Town of Thompson's Station	Wildfire/ Brushfire	Trimming of trees along roadway to protect Middle Tennessee Electric Membership Cooperation Power lines.	Town Administration and MTE	Short-Term (0-3 years)	Local Funds	3	2	2	2	1	10	$10,000	Both New and Existing
Town of Thompson's Station	Flood	Regular maintenance on ditches and culverts.	Town of Thompson's Station Maintenance Department	Short-Term (0-3 years)	HMGP, Local Funds	3	2	1	2	1	9	$10,000	Both New and Existing
Town of Thompson's Station	Flood	Enforcement of updated floodplain regulation.	Town of Thompson's Station Planning and Zoning	Long-Term (5-10 years)	HMGP, Local Funds	2	3	2	3	3	13	$5,000	Both New and Existing
Town of Thompson's Station	Tornado	Designate Community shelter location	Town Administration	Long-Term (5-10 years)	Local Funds	3	3	3	3	3	15	$0.00	New
Town of Thompson's Station	Wildfire/ Brushfire	Enforcement of the State of Tennessee Forestry Department Burn permitting and Burn banning program.	City Administration	Long-Term (5-10 years)	Local Funds	2	2	3	3	3	13	$0.00	Both New and Existing
Williamson County	Flood	Voluntary acquisition and removal of qualified properties as disaster declarations make	Emergency Management	Long-Term (5-10 years)	HMGP, FMA, Local Funds	2	1	1	3	3	10	$4,340,000	Both

Name:	Hazards Mitigated:	Action Description:	Responsible Department:	Time Frame:	Funding Source:	Societal	Administrative	Financial	Environmental	Technical	Total SAFE-T Prioritization Score	Estimated Cost:	New or Existing Infrastructure
		grant funding available. Current repetitive loss properties do not meet benefit cost requirements.											
Williamson County	Flood	Participation in the NFIP and CRS with initial FIRMS dated November 1981; Updates in 1989, 1993, 2003, 2006, and 2016.	Williamson County Engineering and Codes Enforcement	Short-Term (0-3 years)	Local Funds	2	2	3	3	2	12	$1,500	Existing
Williamson County	Flood	Continued application and enforcement of the Zoning ordinance (floodplain management) and Storm Water Management Regulations.	Williamson County Engineering and Codes Enforcement	Ongoing	HMGP, Local Funds	1	2	3	2	2	10	$25,000	Both New and Existing
Williamson County	Pandemic	Establish a pandemic response plan in coordination with the local department of health and the Williamson County Emergency Management Agency.	Williamson County Emergency Management Agency	Short-Term (0-3 years)	HMGP, Local Funds	3	2	3	3	3	14	$500	Existing
Williamson County	Drought/Excessive Heat	Develop an emergency action plan to provide cooling shelters to a population in need during excessive heat of about 300 people.	Williamson County Emergency Management Agency	Short-Term (0-3 years)	Local Funds	3	2	3	3	3	14	$1,000	New
Williamson County	Earthquake/Seismic Activity	Adopt new international building codes regarding	Williamson County	Ongoing	HMGP, Local Funds	2	3	3	3	3	14	$1,000	Both New and

Name:	Hazards Mitigated:	Action Description:	Responsible Department:	Time Frame:	Funding Source:	Societal	Administrative	Financial	Environmental	Technical	Total SAFE-T Prioritization Score	Estimated Cost:	New or Existing Infrastructure
		earthquake standard proofing for facilities at risk.	Engineering and Codes Enforcement										Existing
Williamson County	Flood, Severe Winter Weather, Excessive Heat/Drought, Earthquake	Portable emergency generator capable of supporting any number of critical facilities throughout the county.	Emergency Management Agency	Short-Term (0-3 years)	Local funds, HMGP, BRIC	3	2	3	3	3	14	$350,000	Existing
Williamson County	Geological Incident	Develop slope regulations, soil surveys, and require building pad certification letters of geotechnical reports for building envelops of concern.	Williamson County Engineering	Ongoing	HMGP, BRIC	2	3	3	3	3	14	$1,000	Existing
Williamson County	Flood, Severe Winter Weather, Excessive Heat/Drought, Earthquake	Add an emergency generator and related equipment at Fire Station 15.	Emergency Management Agency	Short-Term (0-3 years)	Local funds, HMGP, BRIC	3	2	2	3	3	13	$150,000	Existing
Williamson County	Flood, Severe Winter Weather, Excessive Heat/Drought, Earthquake	Add an emergency generator and related equipment at Fire Station 16.	Emergency Management Agency	Short-Term (0-3 years)	Local funds, HMGP, BRIC	3	2	2	3	3	13	$75,000	Existing
Williamson County	Flood, Severe Winter	Add an emergency generator and related	Emergency Management	Short-Term (0-3	Local funds, HMGP,	3	2	2	3	3	13	$100,000	Existing

Name:	Hazards Mitigated:	Action Description:	Responsible Department:	Time Frame:	Funding Source:	Societal	Administrative	Financial	Environmental	Technical	Total SAFE-T Prioritization Score	Estimated Cost:	New or Existing Infrastructure
	Weather, Excessive Heat/Drought, Earthquake	equipment at Fire Station 17.	Agency	years)	BRIC								
Williamson County	Flood, Severe Winter Weather, Excessive Heat/Drought, Earthquake	Add an emergency generator and related equipment at Fire Station 22.	Emergency Management Agency	Short-Term (0-3 years)	Local funds, HMGP, BRIC	3	2	2	3	3	13	$175,000	Existing
Williamson County	Flood, Severe Winter Weather, Excessive Heat/Drought, Earthquake	Add an emergency generator and related equipment at Fire Station 30.	Emergency Management Agency	Short-Term (0-3 years)	Local funds, HMGP, BRIC	3	2	2	3	3	13	$50,000	Existing
Williamson County	Tornado	Fortify new jail structure to withstand weather impacts from high winds/tornados	Sheriff's Office	Long-Term (5-10 years)	Local Funds	2	2	3	3	3	13	$280,000,000	New
Williamson County	Flood, Severe Winter Weather, Excessive Heat/Drought, Earthquake	Add an emergency generator and related equipment at Fire Station 35.	Emergency Management Agency	Short-Term (0-3 years)	Local funds, HMGP, BRIC	3	2	2	3	3	13	$150,000	Existing
Williamson County	Flood, Severe Winter Weather, Excessive	Add an appropriately sized emergency generator to adequately power the entirety of its Williamson	Emergency Management Agency	Short-Term (0-3 years)	Local funds, HMGP, BRIC	3	2	2	3	3	13	$1,050,000	Existing

Name:	Hazards Mitigated:	Action Description:	Responsible Department:	Time Frame:	Funding Source:	Societal	Administrative	Financial	Environmental	Technical	Total SAFE-T Prioritization Score	Estimated Cost:	New or Existing Infrastructure
	Heat/Drought, Earthquake	County Ag EXPO Park.											
Williamson County	Flood, Severe Winter Weather, Excessive Heat/Drought, Earthquake	Add an emergency generator for to WAKM AM-950's AM transmitter located in Williamson County.	Emergency Management Agency	Short-Term (0-3 years)	Local funds, HMGP, BRIC	3	2	2	3	3	13	$75,000	Existing
Williamson County	Flood	Implement a flood mitigation study to determine the most effective method for limiting flooding in the area around Lynwood Branch along Chapel Ct., Howell Dr., and Brookside Dr.	Williamson County Emergency Management Agency and Engineering	Medium-Term (3-5 years)	HMGP, FMA, Local Funds	3	2	3	2	3	13	$10,000	Both New and Existing
Williamson County	Earthquake/Seismic Activity	Install a generator or generator hookup to supply power to the secondary emergency operations center in case of a loss of power.	Williamson County Emergency Management Agency	Long-Term (5-10 years)	BRIC, Local Funds	2	3	2	3	3	13	$100,000	Existing
Williamson County	Wildfire/Brush Fire	Develop an educational program that informs the public of wildfire/brush fire risks. Additionally, incorporate advertisement of burn bans when appropriate.	Williamson County Emergency Management Agency	Medium-Term (3-5 years)	Local Funds	3	3	2	3	2	13	$1,000	Existing
Williamson County	Wildfire/Brush Fire	Develop land maintenance agreements for areas that are	Williamson County	Medium-Term (3-5	Local Funds	3	3	2	3	2	13	$1,000	Existing

Name:	Hazards Mitigated:	Action Description:	Responsible Department:	Time Frame:	Funding Source:	Societal	Administrative	Financial	Environmental	Technical	Total SAFE-T Prioritization Score	Estimated Cost:	New or Existing Infrastructure
		at higher risk for wildfire/brush fire.	Emergency Management Agency	years)									
Williamson County Schools	Flood, Severe Winter Weather, Excessive Heat/Drought, Earthquake	Add a Portable Generator at Independence High School to permit the facility to operate as a shelter location.	WCS Maintenance	Short-Term (0-3 years)	Local funds, HMGP, BRIC	3	2	2	3	3	13	$98,000	Existing
Williamson County Schools	Flood, Severe Winter Weather, Excessive Heat/Drought, Earthquake	Add a Portable Generator at Fairview High School to permit the facility to operate as a shelter location.	WCS Maintenance	Short-Term (0-3 years)	Local funds, HMGP, BRIC	3	2	2	3	3	13	$98,000	Existing
Williamson County Schools	Tornado	Fortify/harden existing school structures in order to withstand high winds/tornado impacts	Williamson County Schools	Long-Term (5-10 years)	Local Funds	2	2	2	3	3	12	$46,000	Both New and Existing
Williamson County Schools	Flood, Severe Winter Weather, Excessive Heat/Drought, Earthquake	Renovating an existing vestibule to hardened security measures at the main entry vestibule at Westwood Elementary to serve as a safe shelter location.	WCS Maintenance	Short-Term (0-3 years)	Local funds, HMGP, BRIC	3	2	2	3	3	13	$11,000	Existing
Williamson County	Flood	Develop storage areas and drainage ways for water to flow with the intent to protect structures and	Community Development Department	Ongoing	FMA	2	1	3	3	3	12	$10,000	Both New and Existing

Name:	Hazards Mitigated:	Action Description:	Responsible Department:	Time Frame:	Funding Source:	Societal	Administrative	Financial	Environmental	Technical	Total SAFE-T Prioritization Score	Estimated Cost:	New or Existing Infrastructure
		prevent soil erosion.											
Williamson County	Wildfire/Brush Fire	Create fire stops in large wooded areas to help prevent the spread of a wildfire.	TN Division of Forestry	Ongoing	Local Funds	2	3	2	3	2	12	$5,000	Both New and Existing
Williamson County	Flood	Coordinate with other county departments such as county highway and stormwater management to create a culvert reporting program for residents to report clogged or damaged culverts.	Williamson County Emergency Management Agency	Short-Term (0-3 years)	Local Funds	3	2	3	2	2	12	$1,000	Both New and Existing
Williamson County	Tornado	Develop educational programs that encourage the use or installation of storm shelters for protection against tornados.	Williamson County Emergency Management Agency	Medium-Term (3-5 years)	Local Funds	2	2	3	3	2	12	$0	Existing
Williamson County	Earthquake/Seismic Activity	Purchase and installation of five generator hook-ups to supply portable generator power to critical infrastructure facilities as recorded in the Critical2TN database.	Williamson County Emergency Management Agency	Medium-Term (3-5 years)	HMGP, BRIC, Local Funds	3	2	2	3	2	12	$300,000	Existing
Williamson County	Flood	Create a program to make consistent notifications to homeowners of repetitive	Williamson County Engineering	Ongoing	BRIC, FMA, Local Funds	2	3	3	1	2	11	$20,000	Both New and Existing

Name:	Hazards Mitigated:	Action Description:	Responsible Department:	Time Frame:	Funding Source:	Societal	Administrative	Financial	Environmental	Technical	Total SAFE-T Prioritization Score	Estimated Cost:	New or Existing Infrastructure
		loss properties to help inform them of insurance opportunities and other methods to prepare for flooding incidents.											
Williamson County	Flood	Develop floodplain management/use policy for Williamson County.	Williamson County Engineering	Ongoing	BRIC, FMA	2	3	3	1	2	11	$20,000	Both New and Existing
Williamson County	Flood	Development of stream buffer ordinances and policies to reduce stormwater runoff.	Williamson County Engineering	Ongoing	BRIC, FMA, Local Funds	2	3	3	1	2	11	$100,000	Both New and Existing
Williamson County	Flood	Develop maintenance agreements with owners of stormwater infrastructure.	Williamson County Engineering	Ongoing	BRIC, FMA, Local Funds	2	3	3	1	2	11	$100,000	Both New and Existing
Williamson County	Flood	Develop stream bank restoration programs for waterways across the county.	Williamson County Engineering	Ongoing	BRIC, FMA, Local Funds	2	3	3	1	2	11	$100,000	Both New and Existing
Williamson County	Drought/Excessive Heat	Implementation of an educational program that covers water conservation, encourages use of native vegetation, and encourages use of pervious surfaces to increase groundwater recharge.	Williamson County Emergency Management Agency and Engineering	Long-Term (5-10 years)	HMGP, Local Funds	3	2	3	1	2	11	$1,000	Existing
Williamson	Geological	Conduct a formal study to	Williamson	Medium-	Local Funds	2	2	2	3	2	11	$50,000	New

Name:	Hazards Mitigated:	Action Description:	Responsible Department:	Time Frame:	Funding Source:	Societal	Administrative	Financial	Environmental	Technical	Total SAFE-T Prioritization Score	Estimated Cost:	New or Existing Infrastructure
County	Incident	identify areas that pose the greatest risk of landslides in Williamson County. Upon completion of this study, create and install signage to notify the public of the risk as applicable.	County Emergency Management Agency	Term (3-5 years)									
Williamson County	Pandemic	Purchase and acquire new filters for portable ventilation system capable of cleaning contaminated air using MERV-13 filters or better.	Williamson County Emergency Management Agency	Medium-Term (3-5 years)	BRIC, Local Funds	2	2	2	3	2	11	$5,000	New
Williamson County	Severe Winter Weather	Create an annual plan for ensuring salt is pre-staged in the needed quantity prior to any severe winter weather.	Williamson County Highway	Short-Term (0-3 years)	Local Funds	1	2	2	3	2	10	$1,000	Both New and Existing
Williamson County	Severe Winter Weather	Stockpile salt for roadways at 1,500 tons annually.	Williamson County Highway	Short-Term (0-3 years)	Local Funds	2	2	2	3	1	10	$135,750	Pre-Existing
Williamson County	Severe Winter Weather	Investment in new severe winter weather activated signage to notify the public of dangerous winter-weather conditions.	Williamson County Highway	Short-Term (0-3 years)	Local Funds	1	2	2	3	2	10	$50,000	Both New and Existing
Williamson County	Tornado	Construction of storm shelters built into the footings of new roadway bridges.	Williamson County Highway Department	Ongoing	FMA, Local Funds	2	2	2	1	2	9	$10,000	New

Section Four: Implementation, Integration, and Maintenance

4.1. Plan Adoption, Implementation, Monitoring, and Evaluation

This section provides an overview of the overall plan implementation, integration, and maintenance strategy and outlines the method and schedule for monitoring, evaluating, and updating the plan. This section also discusses incorporating the plan into existing planning mechanisms and how to address continued public involvement.

4.1.1 Plan Adoption

The purpose of formally adopting this plan is to secure buy-in, raise awareness of the plan, and formalize the plan's implementation. Plans will be adopted by the appropriate governing body for each participating community. Executed resolutions will be maintained and made available by the Williamson County Emergency Management Agency.

4.1.2 Implementation

Implementation and maintenance of the plan is critical to the overall success of hazard mitigation planning. This section provides an overview of the overall strategy for plan implementation and maintenance.

Mitigation is most successful when it is incorporated into the day-to-day functions and priorities of the government. Implementation will be accomplished by adhering to the schedules identified for each action and through constant, pervasive, and energetic efforts to network and highlight the multi-objective benefits to each program and the community. This effort is achieved through the routine actions of monitoring agendas, attending meetings, and promoting a safe, sustainable community. Involvement of the HMPC through continued meetings and planning is essential and will serve as a key component to completing mitigation actions. Additional mitigation strategies could include consistent and ongoing enforcement of existing policies and vigilant review of programs for coordination and multi-objective opportunities.

Simultaneous to these efforts, it is important to maintain constant monitoring of funding opportunities that can be leveraged to implement some of the costlier actions. This will include creating and maintaining a list of ideas on how to meet local match or participation requirements. When funding does become available, the communities will be able to capitalize on the opportunity due to the diligence of the HMPC. Funding opportunities to be monitored include special pre- and post-disaster funds, state and federal funds, benefit assessments, and other grant programs, including those that can serve or support multi-objective applications.

Elected officials, officials appointed to head community departments, and community staff are charged with the implementation of various activities in the plan. Recommendations will be made to modify timeframes for the completion of activities, funding resources, and responsible entities. On an annual basis, the priority standing of various activities may also be changed. Some activities that are found unachievable may be removed from the plan entirely and activities addressing problems unforeseen during plan development may be added.

4.1.3 Integration into Local Planning Mechanism

A vital implementation mechanism that is highly effective and low-cost is the incorporation of the HMP recommendations and their underlying principles into other plans and tools. All plan

participants will use existing methods and programs to implement hazard mitigation actions where possible. As previously stated, mitigation is most successful when it is incorporated into government and public service's day-to-day functions and priorities. This plan builds upon the momentum developed through previous and related planning efforts and mitigation programs and recommends implementing actions, where possible, through these other program mechanisms. These existing mechanisms include:

- Regularity Capabilities
- Administrative Capabilities
- Fiscal Capabilities

For further information regarding the different capabilities refer to Section 3 – Mitigation Strategy.

Implementation and incorporation into existing planning mechanisms will be conducted by respective planning authorities and will be done through the routine actions of:

- Monitoring other planning/program agendas;
- Attending other planning/program meetings;
- Participating in other planning processes; and
- Monitoring community budget meetings for other community program opportunities.

The successful implementation of this mitigation strategy will require constant and vigilant review of existing plans and programs for coordination and multi-objective opportunities that promote a safe, sustainable community. Efforts should continuously be made to monitor the progress of mitigation actions implemented through other planning mechanisms. Where appropriate, priority actions should be incorporated into Hazard Mitigation Plan updates.

4.1.4 Monitoring, Evaluating, Updating

For the HMP update review process, the WCEMA Director will be responsible for facilitating, coordinating, and scheduling reviews and maintenance of the plan. The Director may delegate this responsibility to anyone in the WCEMA. The review of the Hazard Mitigation Plan will be conducted as follows:

- WCEMA will be responsible for leading the meeting to review the plan.
- Notices will be emailed to the members of the HMPC, federal, state, and local agencies, non-profit groups, local planning agencies, and representatives of business interests, neighboring communities, and others advising them of the date, time, and place for the review.
- Local City officials will be notified by email or phone call.
- Before the review, department heads and others tasked with implementing various projects/actions will be queried concerning progress in their area of responsibility and asked to present a report at the review meeting.
- A copy of the current plan will be available for public comment.

- After the review meeting, a status report will be developed outlining the implementation of projects over the past year.
- After the review meeting, a status report will be developed identifying current repetitive loss properties for evaluation.

Criteria for Annual Reviews

The criteria recommended for annual reviews will include the following:

- Community growth or change in the past year to include residential, commercial, and industrial growth trends.
- The number of substantially damaged or improved structures by flood zone and review of jurisdictional NFIP membership.
- Renovations to public infrastructure, including water, sewer, drainage, roads, bridges, gas lines, and buildings.
- Natural hazard occurrences that required activation of the Emergency Operations Center (EOC) and whether the event resulted in a presidential disaster declaration.
- Natural hazard occurrences that were not of a magnitude to warrant activation of the EOC or a federal disaster declaration but were severe enough to cause damage in the community or closure of businesses, schools, or public services.
- The dates of hazardous events, narratives, and documented damages.
- Closures of places of employment or schools and the number of days closed.
- Road or bridge closures due to the hazard and the length of time closed.
- Assessment of the number of private and public buildings damaged due to the hazard and whether the damage was minor, substantial, major, or if buildings were destroyed. The assessment will include residences, mobile homes, commercial structures, industrial structures, and public buildings, such as schools and public safety buildings.
- Review of any changes in federal, state, and local policies to determine the impact of these policies on the community and how and if the policy changes can or should be incorporated into the Hazard Mitigation Plan.
- WCEMA will provide technical assistance in this meeting through staff or subject matter experts regarding the implementation of mitigation codes and ordinances.
- Review of the implementation status of projects/actions (mitigation strategies). The reason for delay will be discussed for any projects that are behind schedule or not yet started.

4.2 Continued Public Involvement

Continued public involvement is imperative to the overall success of the plan’s implementation. The update process provides an opportunity to solicit participation from new and existing stakeholders, publicize mitigation success stories, and seek additional public comment. The plan maintenance and update process will include continued public and stakeholder involvement and

input through attendance at designated committee meetings, web postings, press releases to local media, and public hearings.

4.3 Public Involvement Process for Annual Reviews

The public will be notified via the Williamson County website or any other form of a publicized social platform (i.e., local newspaper, Facebook, X) well in advance of any public meetings or comment periods.

4.4 Public Involvement for Five-year Update

When the HMPC reconvenes for the five-year update, they will coordinate with all stakeholders participating in the planning process—including those who joined the committee since the planning process began—to update and revise the plan. In reconvening, the HMPC will develop a plan for public involvement and will be responsible for disseminating information through various media channels detailing the plan update process. As part of this effort, public meetings will be held, and public comments will be solicited on the plan update draft.

Appendix A: Planning Documentation

HMP Planning Meeting 1:

Williamson County
Emergency Management Agency
Hazard Mitigation Planning Committee Meeting
03/30/2023

Name	Organization	Email	Cell Phone
Nicholas Sturgeon	WCEMA	nick.sturgeon@williamsoncountytn.gov	(629) 214-5015
Gino Fantoni	Franklin EM	ginofantoni@franklintn.gov	615-587-1885
GREG BOYD	SH. EMA	gboyd@springhilltn.org	615 924-9641
Todd Hoppenstedt	Brentwood PW	todd.hoppenstedt@brentwoodtn.gov	615-371-0080
JILL BURGIN	WCEMA	jill.burgin@williamsoncounty-tn.gov	615-934-CERT
Russell Peterson	City of Brentwood	russell.peterson@brentwoodtn.gov	615/405-7818
Scott Hughes	City of Fairview	firechief@fairview-tn.gov	615 420-8709
Bob Leeman	City of Brentwood	Bob.Leeman@Nashville.gov	615-[illegible]2260

HMP Planning Meeting 2:

Williamson County EOC
Sign-In
Event: HazMit Plan Meeting State Mission #_____ FEMA #_____ Date 4/26/23

Name	Address	E-Mail
Russell Peterson	On file	
Nicholas Sturgeon	on file	on file
Scott Villar	On file	On file
Kim Mellawhorn		
Todd Horton	on file	on file
Paul Tampien	WCARES - KM4PT	
Sam Killingsworth	on file	on file
Ashlar Simpson	on file	on file
Erin Jakrlooski	on file	on file
Jack Caner	—	michael.caner@tn.gov
Bill Jorgensen	—	—
GREG BOYD		
JOHN WALSH		
JILL BURGIN		

HMP Planning Meeting 3:

Williamson County
Emergency Management Agency
Hazard Mitigation Planning Committee Meeting
05/08/2023

Name	Organization	Email	Have a BOLDplanning Account (Y/N)?
Nicholas Sturgeon	WCEMA	nick.sturgeon@williamsoncounty-tn.gov	Yes
Mario Forgione	Wilco Engineering	mario.forgione@williamsoncounty-tn.gov	N
MAC NOLEN	WC Solid Waste	mac.nolen@williamsoncounty-tn.gov	Yes
Cathy Montgomery	Maury Co. EMA	cdmontgomery@MauryCounty-TN.gov	N
Russell Peterson	On file		
JOHN WALSH	WCMC	john.j.walsh1@cmmc.org	No
GREG BOYD	SH. EMA		yes
Todd Horton	WCEMA	on file	yes

HMP Planning Meeting 4 (Virtual):

Meeting Name	Meeting Start Time	Display Name	Role	Attendee Email	Connection Type
Hazard Mitigation Planning Committee	2024-01-03 12:15:29	Bob Leeman	attendee	[redacted]	Desktop app
Hazard Mitigation Planning Committee	2024-01-03 12:15:29	Brian Goss	attendee		Desktop app
Hazard Mitigation Planning Committee	2024-01-03 12:15:29	Cathy Montgomery	attendee		Desktop app
Hazard Mitigation Planning Committee	2024-01-03 12:15:29	Donny	attendee		Desktop app
Hazard Mitigation Planning Committee	2024-01-03 12:15:29	Gene Cheatham	attendee		Web app
Hazard Mitigation Planning Committee	2024-01-03 12:15:29	Gino Fantoni	attendee		Mobile app
Hazard Mitigation Planning Committee	2024-01-03 12:15:29	Hoop K9QJS	attendee		Desktop app
Hazard Mitigation Planning Committee	2024-01-03 12:15:29	Jessica	attendee		Web app
Hazard Mitigation Planning Committee	2024-01-03 12:15:29	Jim Colvin	attendee		Web app
Hazard Mitigation Planning Committee	2024-01-03 12:15:29	Joshua Walter	attendee		Desktop app
Hazard Mitigation Planning Committee	2024-01-03 12:15:29	Katy Clouse, LMSW	attendee		Desktop app
Hazard Mitigation Planning Committee	2024-01-03 12:15:29	Katy Clouse, LMSW	attendee		Mobile app
Hazard Mitigation Planning Committee	2024-01-03 12:15:29	Mac Nolen	attendee		Desktop app
Hazard Mitigation Planning Committee	2024-01-03 12:15:29	Marc Waltz	attendee		Desktop app
Hazard Mitigation Planning Committee	2024-01-03 12:15:29	Mario Forgione	attendee		Desktop app
Hazard Mitigation Planning Committee	2024-01-03 12:15:29	Mark King	attendee		Desktop app
Hazard Mitigation Planning Committee	2024-01-03 12:15:29	Matthew Lupo	attendee		Web app
Hazard Mitigation Planning Committee	2024-01-03 12:15:29	Moderator	host		Web app
Hazard Mitigation Planning Committee	2024-01-03 12:15:29	Phil Sherrod	attendee		Mobile app
Hazard Mitigation Planning Committee	2024-01-03 12:15:29	Russell Peterson	attendee		Desktop app
Hazard Mitigation Planning Committee	2024-01-03 12:15:29	Sean Cothron	attendee		Desktop app
Hazard Mitigation Planning Committee	2024-01-03 12:15:29	WCEMA EOC	coHost		Web app

HMP Planning Meeting 5 (Virtual):

Meeting Name	Meeting Start Time	Display Name	Role	Attendee Email	Connection Type
Hazard Mitigation Public Meeting	2024-01-04 16:59:55	Andrew Gossett	attendee	[redacted]	Mobile app
Hazard Mitigation Public Meeting	2024-01-04 16:59:55	Ashlae	attendee		Mobile app
Hazard Mitigation Public Meeting	2024-01-04 16:59:55	C Ferguson	attendee		Mobile app
Hazard Mitigation Public Meeting	2024-01-04 16:59:55	Call-in User_1	attendee		Other app
Hazard Mitigation Public Meeting	2024-01-04 16:59:55	Eoc Info	host		Desktop app
Hazard Mitigation Public Meeting	2024-01-04 16:59:55	JK Hooper	attendee		Mobile app
Hazard Mitigation Public Meeting	2024-01-04 16:59:55	James G	attendee		Web app
Hazard Mitigation Public Meeting	2024-01-04 16:59:55	Jill Burgin	attendee		Web app
Hazard Mitigation Public Meeting	2024-01-04 16:59:55	Joe	attendee		Desktop app
Hazard Mitigation Public Meeting	2024-01-04 16:59:55	Joshua Walter	attendee		Desktop app
Hazard Mitigation Public Meeting	2024-01-04 16:59:55	Moderator	coHost		Desktop app
Hazard Mitigation Public Meeting	2024-01-04 16:59:55	Ronnie Leftwich	attendee		Desktop app
Hazard Mitigation Public Meeting	2024-01-04 16:59:55	Tanya and Dan Scherr	attendee		Desktop app

HMP Planning Meeting 6 (Virtual):

Meeting Name	Meeting Start Time	Display Name	Role	Attendee Email	Connection Type
Hazard Mitigation Planning Committee	2024-01-05 12:29:05	Bob Leeman	attendee	[redacted]	Desktop app
Hazard Mitigation Planning Committee	2024-01-05 12:29:05	Call-in User_1	attendee		Other app
Hazard Mitigation Planning Committee	2024-01-05 12:29:05	Catherine Montgomery	attendee		Desktop app
Hazard Mitigation Planning Committee	2024-01-05 12:29:05	Cathy Montgomery	attendee		Desktop app
Hazard Mitigation Planning Committee	2024-01-05 12:29:05	Donny	attendee		Desktop app
Hazard Mitigation Planning Committee	2024-01-05 12:29:05	Eoc Info	coHost		Desktop app
Hazard Mitigation Planning Committee	2024-01-05 12:29:05	Gene Cheatham	attendee		Mobile app
Hazard Mitigation Planning Committee	2024-01-05 12:29:05	Gino Fantoni	attendee		Desktop app
Hazard Mitigation Planning Committee	2024-01-05 12:29:05	Jay.Bonson	attendee		Web app
Hazard Mitigation Planning Committee	2024-01-05 12:29:05	John Walsh	attendee		Desktop app
Hazard Mitigation Planning Committee	2024-01-05 12:29:05	Katy Clouse, LMSW	attendee		Desktop app
Hazard Mitigation Planning Committee	2024-01-05 12:29:05	Mac Nolen	attendee		Desktop app
Hazard Mitigation Planning Committee	2024-01-05 12:29:05	Mario Forgione	attendee		Mobile app
Hazard Mitigation Planning Committee	2024-01-05 12:29:05	Moderator	host		Desktop app
Hazard Mitigation Planning Committee	2024-01-05 12:29:05	Phil Sherrod	attendee		Mobile app
Hazard Mitigation Planning Committee	2024-01-05 12:29:05	Russell Peterson	attendee		Desktop app
Hazard Mitigation Planning Committee	2024-01-05 12:29:05	Russell Peterson	attendee		Desktop app

HMP Planning Meeting 7 (Virtual):

Meeting Name	Meeting Start Time	Display Name	Role	Attendee Email	Connection Type
Hazard Mitigation Planning Committee	2024-01-08 11:55:56	Catherine Montgomery	attendee	[redacted]	Desktop app
Hazard Mitigation Planning Committee	2024-01-08 11:55:56	Dallas Clements - WCEMA Reserves	attendee		Web app
Hazard Mitigation Planning Committee	2024-01-08 11:55:56	Donny	attendee		Desktop app
Hazard Mitigation Planning Committee	2024-01-08 11:55:56	Eoc Info	host		Desktop app
Hazard Mitigation Planning Committee	2024-01-08 11:55:56	Gene Cheatham	attendee		Mobile app
Hazard Mitigation Planning Committee	2024-01-08 11:55:56	Gene Cheatham	attendee		Mobile app
Hazard Mitigation Planning Committee	2024-01-08 11:55:56	Gino Fantoni	attendee		Desktop app
Hazard Mitigation Planning Committee	2024-01-08 11:55:56	Greg Boyd	attendee		Desktop app
Hazard Mitigation Planning Committee	2024-01-08 11:55:56	Joshua Walter	attendee		Desktop app
Hazard Mitigation Planning Committee	2024-01-08 11:55:56	Mac Nolen	attendee		Desktop app
Hazard Mitigation Planning Committee	2024-01-08 11:55:56	Mario Forgione	attendee		Desktop app
Hazard Mitigation Planning Committee	2024-01-08 11:55:56	Matthew Lupo	attendee		Desktop app
Hazard Mitigation Planning Committee	2024-01-08 11:55:56	Mekayle Houghton	attendee		Desktop app
Hazard Mitigation Planning Committee	2024-01-08 11:55:56	Moderator	coHost		Desktop app
Hazard Mitigation Planning Committee	2024-01-08 11:55:56	Russell Peterson	attendee		Desktop app
Hazard Mitigation Planning Committee	2024-01-08 11:55:56	Sean Cothron	attendee		Desktop app
Hazard Mitigation Planning Committee	2024-01-08 11:55:56	Stark, Jeff OEM	attendee		Desktop app

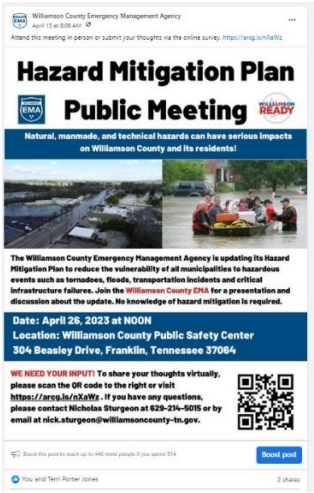
Those that were in attendance are recorded on the prior sign-in sheets are shown below with the jurisdiction in which they represented.

Name:	Jurisdiction:
Jessica Abrams	State of Tennessee
Jay Bonson	Williamson County
Greg Boyd	City of Spring Hill
Jill Burgin	Williamson County
Jack Casner	State of Tennessee
Gene Cheatham	Williamson County
Dallas Clements	Williamson County
Katy Clouse	Williamson County

Jim Colvin	City of Brentwood
Sean Cothron	Williamson County
Clint Derryberry	Maury County
Gino Fantoni	City of Franklin
C Ferguson	Williamson County
Mario Forgione	Williamson County
James G	Williamson County
Brian Goss	City of Brentwood
Andrew Gossett	Williamson County
James Hooper	Williamson County
Todd Hoppenstedt	City of Brentwood
Todd Horton	Williamson County
Mekayle Houghton	Williamson County
Scott Hughes	City of Fairview
Joe	Williamson County
Erin Jakuboski	Williamson County
Bill Jorgensen	Williamson County
Sam Killingsworth	Town of Nolensville
Mark King	Williamson County
Bob Leeman	City of Brentwood
Ronnie Leftwich	Williamson County
Matthew Lupo	Town of Nolensville
Ken McLawhon	Town of Thompson’s Station
Cathy Montgomery	Williamson County
Mac Nolen	Williamson County
Donny Parker	Williamson County
Russell Peterson	City of Brentwood
Tanya Scherr	Williamson County
Dan Scherr	Williamson County
Phil Sherrod	Williamson County
Jeff Stark	Metro Nashville – Davidson County

Nicholas Sturgeon	Williamson County
Ashlae Sympson	Williamson County
Paul Tampien	Williamson County
John Walsh	Williamson County
Joshua Walter	Williamson County
Marc Waltz	Williamson County
Scott Williar	City of Franklin

Social Media Publication 1:



Social Media Publication 2:



Social Media Publication 3:



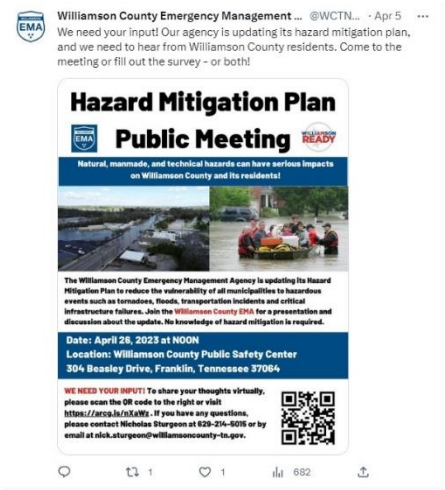
Social Media Publication 4:



Social Media Publication 5:



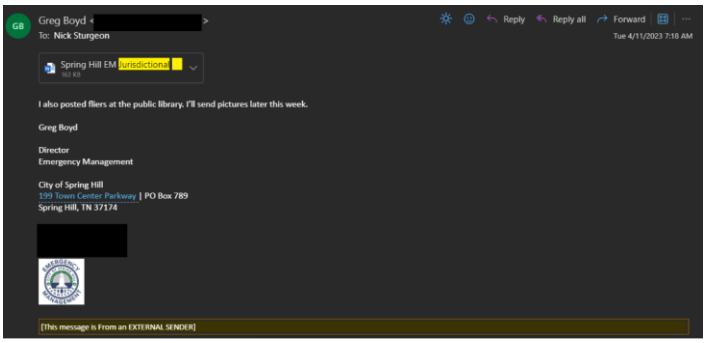
Social Media Publication 6:



Social Media Publication 7:



Proof of Flyer 1:



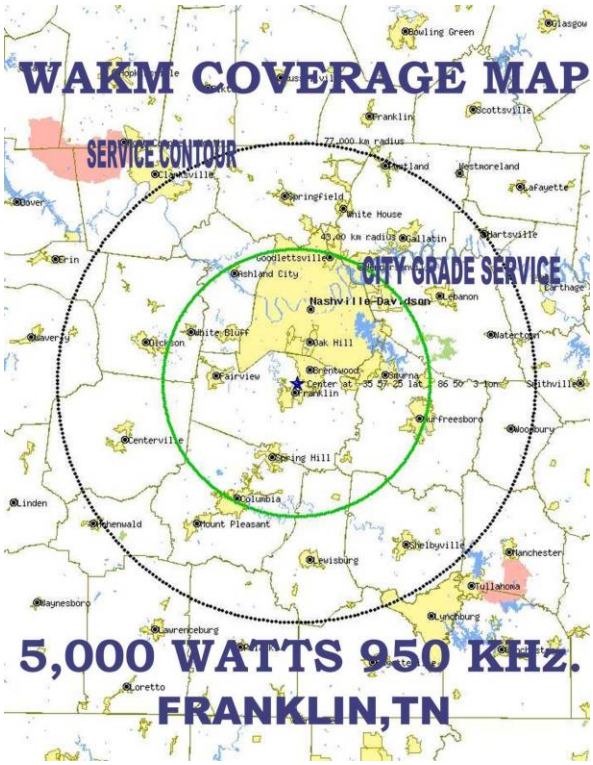
Appendix B: County Overview

CDC SVI Data:

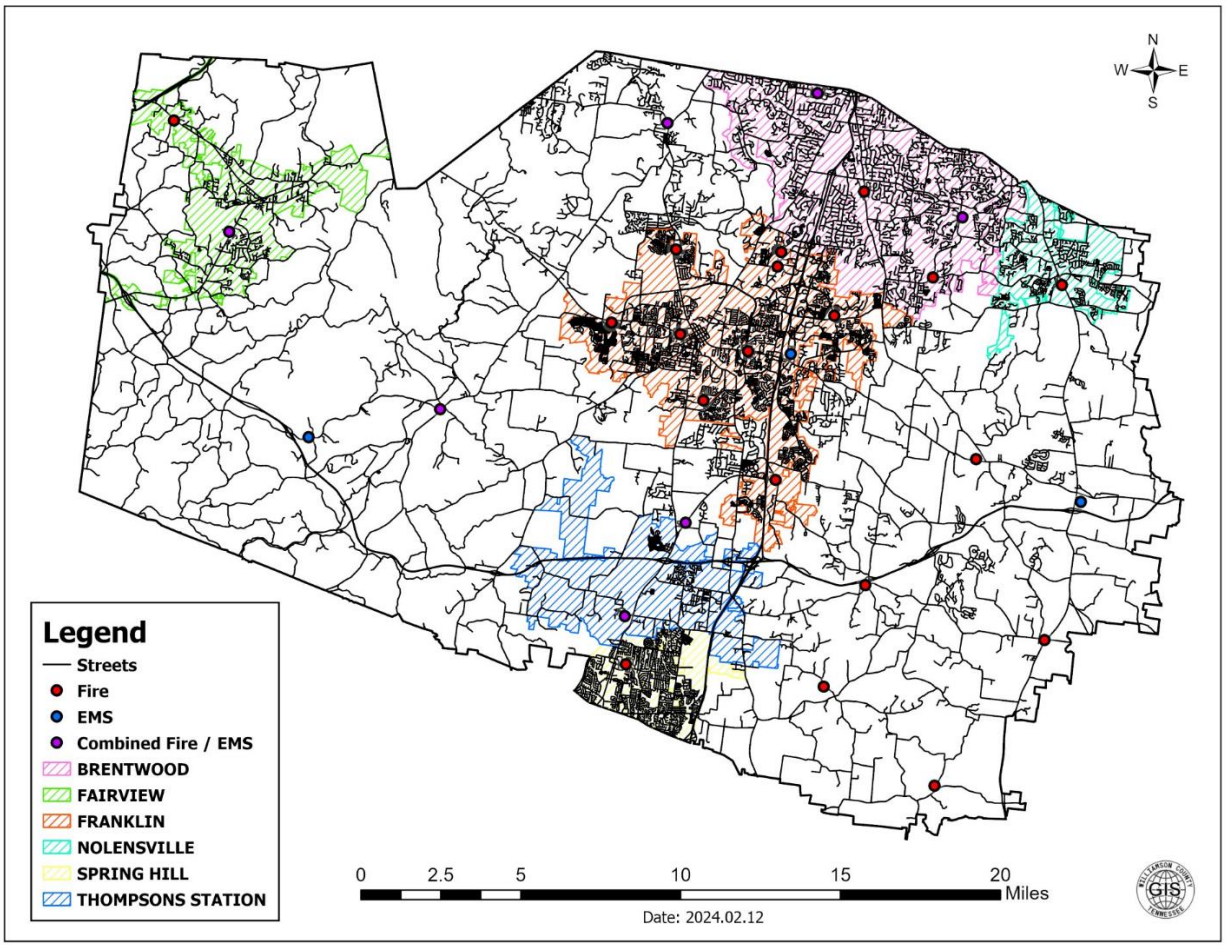
CDC SVI.xlsx

To view the data, please double click on the Excel icon above. If unable to view the data, please contact the WCEMA for assistance.

WAKM Coverage Map



Public Safety Facilities Map


N
W
E
S
Legend
Streets
Fire
EMS
Combined Fire / EMS
BRENTWOOD
FAIRVIEW
FRANKLIN
NOLENSVILLE
SPRING HILL
THOMPSONS STATION
0
2.5
5
10
15
20
Miles
Date: 2024.02.12
GIS

National Risk Index Summary:

National Risk Index

February 25, 2024

Williamson County, Tennessee

Summary

Risk Index is **Relatively Low** — Score **78.0** (0 – 100)

Expected Annual Loss is **Relatively Moderate** — Score **83.6** (0 – 100)

Social Vulnerability is **Very Low** — Score **2.1** (0 – 100)

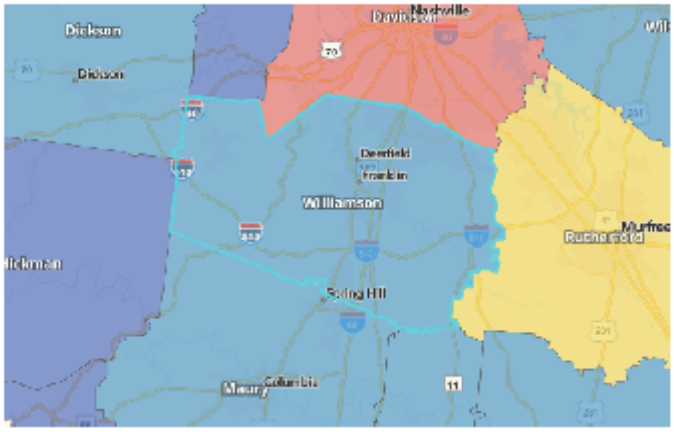
Community Resilience is **Very High** — Score **86.2** (0 – 100)

While reviewing this report, keep in mind that low risk is driven by lower loss due to natural hazards, lower social vulnerability, and higher community resilience.

For more information about the National Risk Index, its data, and how to interpret the information it provides, please review the **About the National Risk Index** and **How to Take Action** sections at the end of this report. Or, visit the National Risk Index website at hazards.fema.gov/nri/learn-more to access supporting documentation and links.

Risk Index

The Risk Index rating is **Relatively Low** for **Williamson County, TN** when compared to the rest of the U.S.



Score **77.98**

National Percentile: 77.98

Percentile Within Tennessee: 85.30

(0 – 100)

78% of U.S. counties have a lower Risk Index

85% of counties in Tennessee have a lower Risk Index



Hazard Type Risk Index

Hazard type Risk Index scores are calculated using data for only a single hazard type, and reflect a community's Expected Annual Loss value, community risk factors, and the adjustment factor used to calculate the risk value.

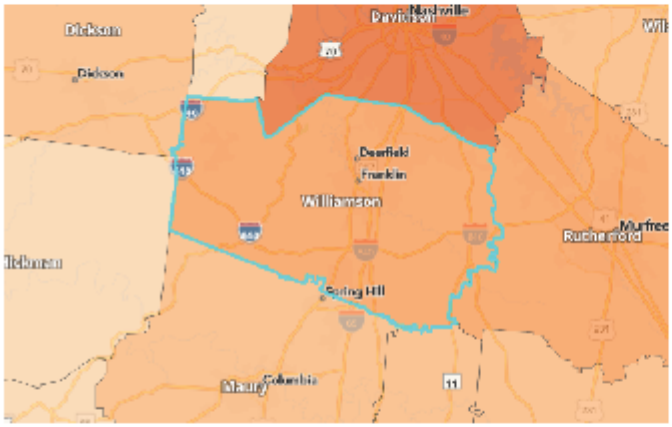
Hazard Type	Risk Index Rating	Risk Index Score	National Percentile
Avalanche	Not Applicable	–	
Coastal Flooding	Not Applicable	–	
Cold Wave	No Rating	0	0 100
Drought	Very Low	23.5	0 100
Earthquake	Relatively Moderate	93.6	0 100
Hail	Very Low	13.4	0 100
Heat Wave	Relatively Low	68.9	0 100
Hurricane	Very Low	49.6	0 100
Ice Storm	Relatively Low	38.5	0 100
Landslide	Relatively Moderate	88.7	0 100
Lightning	Relatively Moderate	70.1	0 100
Riverine Flooding	Relatively Low	59.4	0 100
Strong Wind	Relatively High	91.6	0 100
Tornado	Relatively Moderate	91.7	0 100
Tsunami	Not Applicable	–	
Volcanic Activity	Not Applicable	–	
Wildfire	Very Low	61.5	0 100
Winter Weather	Relatively Low	28.6	0 100

Risk Factor Breakdown

Hazard Type	EAL Value	Social Vulnerability	Community Resilience	CRF	Risk Value	Risk Index Score
Tornado	$10,277,838	Very Low	Very High	0.8	$8,124,847	91.7
Earthquake	$7,700,935	Very Low	Very High	0.8	$6,353,643	93.6
Strong Wind	$2,454,509	Very Low	Very High	0.8	$1,933,779	91.6
Riverine Flooding	$938,277	Very Low	Very High	0.8	$724,200	59.4
Heat Wave	$342,286	Very Low	Very High	0.8	$269,684	68.9
Lightning	$264,346	Very Low	Very High	0.8	$206,468	70.1
Hurricane	$251,986	Very Low	Very High	0.8	$198,134	49.6
Landslide	$214,227	Very Low	Very High	0.8	$159,934	88.7
Wildfire	$120,740	Very Low	Very High	0.8	$88,669	61.5
Ice Storm	$46,134	Very Low	Very High	0.8	$36,201	38.5
Winter Weather	$30,880	Very Low	Very High	0.8	$24,216	28.6
Hail	$17,983	Very Low	Very High	0.8	$14,186	13.4
Drought	$1,863	Very Low	Very High	0.8	$1,514	23.5
Cold Wave	$0	Very Low	Very High	0.8	$0	0
Avalanche	--	Very Low	Very High	0.8	--	--
Coastal Flooding	--	Very Low	Very High	0.8	--	--
Tsunami	--	Very Low	Very High	0.8	--	--
Volcanic Activity	--	Very Low	Very High	0.8	--	--

Expected Annual Loss

In **Williamson County, TN**, expected loss each year due to natural hazards is **Relatively Moderate** when compared to the rest of the U.S.


Dickson
Dickson
Nashville
Davidson
Wil
Robertson
Cheatham
Sumner
Trousdale
Macon
Smith
Jackson
Clay
Pickett
Fentress
Overton
Putnam
White
Cumberland
Van Buren
Warren
Grundy
Sequatchie
Bledsoe
Rhea
Roane
Morgan
Scott
Campbell
Anderson
Knox
Union
Claiborne
Hancock
Hawkins
Sullivan
Johnson
Carter
Unicoi
Washington
Greene
Cocke
Sevier
Blount
Loudon
Monroe
Polk
McMinn
Meigs
Rhea
Hamilton
Bradley
Marion
Franklin
Coffee
Grundy
Sequatchie
Bledsoe
Rhea
Roane
Morgan
Scott
Campbell
Anderson
Knox
Union
Claiborne
Hancock
Hawkins
Sullivan
Johnson
Carter
Unicoi
Washington
Greene
Cocke
Sevier
Blount
Loudon
Monroe
Polk
McMinn
Meigs
Hamilton
Bradley
Marion
Deerfield
Franklin
Williamson
Murfreesboro
Rutherford
Lebanon
Wilson
Spring Hill
Maury
Columbia
Giles
Lawrence
Wayne
Hardin
Decatur
Henderson
Chester
Madison
Hardeman
McNairy
Hardin
Wayne
Lawrence
Giles
Maury
Wilson
Rutherford
Cannon
DeKalb
Smith
Jackson
Clay
Pickett
Fentress
Overton
Putnam
White
Cumberland
Van Buren
Warren
Grundy
Sequatchie
Bledsoe
Rhea
Roane
Morgan
Scott
Campbell
Anderson
Knox
Union
Claiborne
Hancock
Hawkins
Sullivan
Johnson
Carter
Unicoi
Washington
Greene
Cocke
Sevier
Blount
Loudon
Monroe
Polk
McMinn
Meigs

Hazard Type	Expected Annual Loss Rating	EAL Value	Score
Strong Wind	Relatively High	$2,454,509	94.9
Riverine Flooding	Relatively Low	$938,277	69.2
Heat Wave	Relatively Moderate	$342,286	75.9
Lightning	Relatively Moderate	$264,346	78.8
Hurricane	Very Low	$251,986	52.5
Landslide	Relatively Moderate	$214,227	94.2
Wildfire	Relatively Low	$120,741	66.8
Ice Storm	Relatively Low	$46,135	46.1
Winter Weather	Relatively Low	$30,880	40.1
Hail	Very Low	$17,983	20.5
Drought	Very Low	$1,863	27.1
Cold Wave	No Expected Annual Losses	$0	0.0
Avalanche	Not Applicable	--	--
Coastal Flooding	Not Applicable	--	--
Tsunami	Not Applicable	--	--
Volcanic Activity	Not Applicable	--	--

Expected Annual Loss Values

Hazard Type	Total	Building Value	Population Equivalence	Population	Agriculture Value
Avalanche	--	--	--	--	--
Coastal Flooding	--	--	--	--	--
Cold Wave	$0	$0	$0	0.00	$0
Drought	$1,863	n/a	n/a	n/a	$1,863
Earthquake	$7,700,935	$5,732,549	$1,968,386	0.17	n/a
Hail	$17,983	$3,061	$14,378	0.00	$544
Heat Wave	$342,286	$3,684	$338,576	0.03	$26
Hurricane	$251,986	$248,386	$1,991	0.00	$1,610
Ice Storm	$46,134	$2,490	$43,644	0.00	n/a
Landslide	$214,227	$186,141	$28,086	0.00	n/a
Lightning	$264,346	$128,511	$135,835	0.01	n/a
Riverine Flooding	$938,277	$577,459	$359,701	0.03	$1,117

Hazard Type	Total	Building Value	Population Equivalence	Population	Agriculture Value
Strong Wind	$2,454,509	$329,791	$2,112,076	0.18	$12,641
Tornado	$10,277,838	$6,405,114	$3,870,787	0.33	$1,937
Tsunami	--	--	--	--	--
Volcanic Activity	--	--	--	--	--
Wildfire	$120,740	$111,144	$9,594	0.00	$3
Winter Weather	$30,880	$17,439	$13,437	0.00	$4

Exposure Values

Hazard Type	Total	Building Value	Population Equivalence	Population	Agriculture Value
Avalanche	--	--	--	--	--
Coastal Flooding	--	--	--	--	--
Cold Wave	$0	$0	$0	0.00	$0
Drought	$18,334,014	n/a	n/a	n/a	$18,334,014
Earthquake	$2,928,311,228,000	$54,689,628,000	$2,873,621,600,000	247,726.00	n/a
Hail	$2,925,992,402,385	$54,690,153,748	$2,871,266,800,000	247,523.00	$35,448,637
Heat Wave	$2,925,992,402,385	$54,690,153,748	$2,871,266,800,000	247,523.00	$35,448,637
Hurricane	$2,924,987,957,567	$54,672,983,997	$2,870,279,605,130	247,437.90	$35,368,440
Ice Storm	$2,925,041,212,564	$54,683,655,560	$2,870,357,557,004	247,444.62	n/a
Landslide	$1,125,211,552,939	$20,983,240,890	$1,104,228,312,049	95,192.10	n/a
Lightning	$2,925,956,953,748	$54,690,153,748	$2,871,266,800,000	247,523.00	n/a
Riverine Flooding	$67,934,556,133	$1,303,522,809	$66,624,960,029	5,743.53	$6,073,295
Strong Wind	$2,925,992,402,385	$54,690,153,748	$2,871,266,800,000	247,523.00	$35,448,637
Tornado	$2,925,992,402,385	$54,690,153,748	$2,871,266,800,000	247,523.00	$35,448,637
Tsunami	--	--	--	--	--
Volcanic Activity	--	--	--	--	--
Wildfire	$1,601,461,719,883	$27,542,795,954	$1,573,897,830,841	135,680.85	$21,093,087
Winter Weather	$2,925,992,402,385	$54,690,153,748	$2,871,266,800,000	247,523.00	$35,448,637

Annualized Frequency Values

Hazard Type	Annualized Frequency	Events on Record	Period of Record
Avalanche	--	--	--

Hazard Type	Annualized Frequency	Events on Record	Period of Record
Coastal Flooding	–	--	--
Cold Wave	0 events per year	0	2005-2021 (16 years)
Drought	8.5 events per year	294	2000-2021 (22 years)
Earthquake	0.117% chance per year	n/a	2021 dataset
Hail	3.7 events per year	128	1986-2021 (34 years)
Heat Wave	0.1 events per year	2	2005-2021 (16 years)
Hurricane	0 events per year	3	East 1851-2021 (171 years) / West 1949-2021 (73 years)
Ice Storm	0.6 events per year	42	1946-2014 (67 years)
Landslide	0 events per year	3	2010-2021 (12 years)
Lightning	80.9 events per year	1,780	1991-2012 (22 years)
Riverine Flooding	2.2 events per year	52	1996-2019 (24 years)
Strong Wind	6.2 events per year	211	1986-2021 (34 years)
Tornado	0.5 events per year	22	1950-2021 (72 years)
Tsunami	–	--	--
Volcanic Activity	–	--	--
Wildfire	0.001% chance per year	n/a	2021 dataset
Winter Weather	1 event per year	16	2005-2021 (16 years)

Historic Loss Ratios

Hazard Type	Overall Rating
Avalanche	--
Coastal Flooding	--
Cold Wave	No Rating
Drought	Very Low
Earthquake	Relatively High
Hail	Very Low
Heat Wave	Relatively Low
Hurricane	Very Low
Ice Storm	Very Low
Landslide	Very Low
Lightning	Very Low

Hazard Type	Overall Rating
Riverine Flooding	Very Low
Strong Wind	Very Low
Tornado	Relatively Low
Tsunami	--
Volcanic Activity	--
Wildfire	Relatively Low
Winter Weather	Very Low

Expected Annual Loss Rate

Hazard Type	Building EAL Rate (per building value)	Population EAL Rate (per population)	Agriculture EAL Rate (per agriculture value)
Avalanche	--	--	--
Coastal Flooding	--	--	--
Cold Wave	--	--	--
Drought	--	--	$1 per $19.03K
Earthquake	$1 per $9.54K	1 per 1.46M	--
Hail	$1 per $17.87M	1 per 199.70M	$1 per $65.17K
Heat Wave	$1 per $14.85M	1 per 8.48M	$1 per $1.34M
Hurricane	$1 per $220.18K	1 per 1.44B	$1 per $22.02K
Ice Storm	$1 per $21.96M	1 per 65.79M	--
Landslide	$1 per $293.81K	1 per 102.23M	--
Lightning	$1 per $425.57K	1 per 21.14M	--
Riverine Flooding	$1 per $94.71K	1 per 7.98M	$1 per $31.74K
Strong Wind	$1 per $165.83K	1 per 1.36M	$1 per $2.80K
Tornado	$1 per $8.54K	1 per 741.78K	$1 per $18.30K
Tsunami	--	--	--
Volcanic Activity	--	--	--
Wildfire	$1 per $492.07K	1 per 299.28M	$1 per $12.02M
Winter Weather	$1 per $3.14M	1 per 213.68M	$1 per $9.94M

Social Vulnerability

Social groups in **Williamson County, TN** have a **Very Low** susceptibility to the adverse impacts of natural hazards when compared to the rest of the U.S.



Score **2.13**

National Percentile
2.13

Percentile Within Tennessee
1.10

0 100

2% of U.S. counties have a lower Social Vulnerability

1% of counties in Tennessee have a lower Social Vulnerability

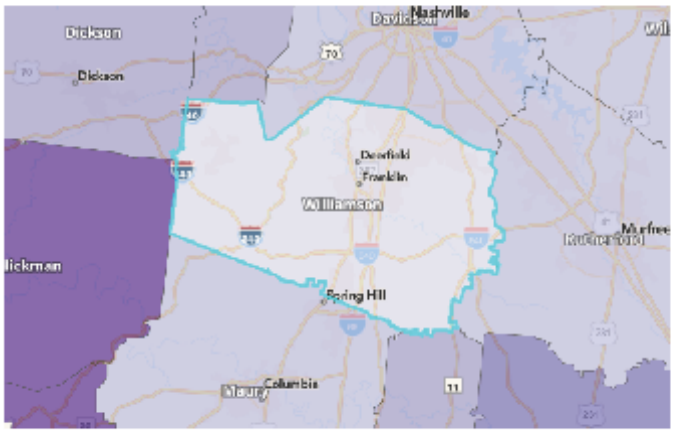
Social Vulnerability Legend

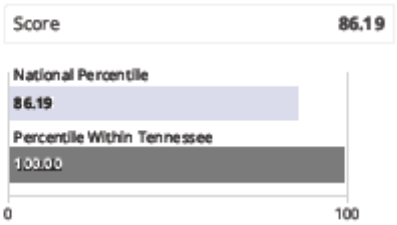
Very High | Relatively High | Relatively Moderate | Relatively Low | Very Low

Data Unavailable

Community Resilience

Communities in **Williamson County, TN** have a **Very High** ability to prepare for anticipated natural hazards, adapt to changing conditions, and withstand and recover rapidly from disruptions when compared to the rest of the U.S.





14% of U.S. counties have a higher Community Resilience

0% of counties in Tennessee have a higher Community Resilience



About the National Risk Index

The National Risk Index is a dataset and online tool to help illustrate the United States communities most at risk for 18 natural hazards: Avalanche, Coastal Flooding, Cold Wave, Drought, Earthquake, Hail, Heat Wave, Hurricane, Ice Storm, Landslide, Lightning, Riverine Flooding, Strong Wind, Tornado, Tsunami, Volcanic Activity, Wildfire, and Winter Weather.

The National Risk Index leverages available source data for Expected Annual Loss due to these 18 hazard types, Social Vulnerability, and Community Resilience to develop a baseline relative risk measurement for each United States county and Census tract. These measurements are calculated using average past conditions, but they cannot be used to predict future outcomes for a community. The National Risk Index is intended to fill gaps in available data and analyses to better inform federal, state, local, tribal, and territorial decision makers as they develop risk reduction strategies.

Explore the National Risk Index Map at **hazards.fema.gov/nri/map**.

Visit the National Risk Index website at hazards.fema.gov/nri/learn-more to access supporting documentation and links.

Calculating the Risk Index

Risk Index scores are calculated using an equation that combines scores for Expected Annual Loss due to natural hazards, Social Vulnerability and Community Resilience:

Risk Index = Expected Annual Loss × Social Vulnerability + Community Resilience

Risk Index scores are presented as a composite score for all 18 hazard types, as well as individual scores for each hazard type.

For more information, visit hazards.fema.gov/nri/determining-risk.

Calculating Expected Annual Loss

Expected Annual Loss scores are calculated using an equation that combines values for exposure, annualized frequency, and historic loss ratios for 18 hazard types:

Expected Annual Loss = **Exposure** × **Annualized Frequency** × **Historic Loss Ratio**

Expected Annual Loss scores are presented as a composite score for all 18 hazard types, as well as individual scores for each hazard type.

For more information, visit hazards.fema.gov/nri/expected-annual-loss.

Calculating Social Vulnerability

Social Vulnerability is measured using the Social Vulnerability Index (SVI) published by the Centers for Disease Control and Prevention (CDC).

For more information, visit hazards.fema.gov/nri/social-vulnerability.

Calculating Community Resilience

Community Resilience is measured at the County level using the Baseline Resilience Indicators for Communities (HVRI BRIC) published by the University of South Carolina's Hazards and Vulnerability Research Institute (HVRI).

For more information, visit hazards.fema.gov/nri/community-resilience.

How to Take Action

There are many ways to reduce natural hazard risk through mitigation. Communities with high National Risk Index scores can take action to reduce risk by decreasing Expected Annual Loss due to natural hazards, decreasing Social Vulnerability, and increasing Community Resilience.

For information about how to take action and reduce your risk, visit hazards.fema.gov/nri/take-action.

Disclaimer

The National Risk Index (the Risk Index or the Index) and its associated data are meant for planning purposes only. This tool was created for broad nationwide comparisons and is not a substitute for localized risk assessment analysis. Nationwide datasets used as inputs for the National Risk Index are, in many cases, not as accurate as available local data. Users with access to local data for each National Risk Index risk factor should consider substituting

the Risk Index data with local data to recalculate a more accurate risk index. If you decide to download the National Risk Index data and substitute it with local data, you assume responsibility for the accuracy of the data and any resulting data index. Please visit the **Contact Us** page if you would like to discuss this process further.

The methodology used by the National Risk Index has been reviewed by subject matter experts in the fields of natural hazard risk research, risk analysis, mitigation planning, and emergency management. The processing methods used to create the National Risk Index have produced results similar to those from other natural hazard risk analyses conducted on a smaller scale. The breadth and combination of geographic information systems (GIS) and data processing techniques leveraged by the National Risk Index enable it to incorporate multiple hazard types and risk factors, manage its nationwide scope, and capture what might have been missed using other methods.

The National Risk Index does not consider the intricate economic and physical interdependencies that exist across geographic regions. Keep in mind that hazard impacts in surrounding counties or Census tracts can cause indirect losses in your community regardless of your community's risk profile.

Nationwide data available for some risk factors are rudimentary at this time. The National Risk Index will be continuously updated as new data become available and improved methodologies are identified.

The National Risk Index Contact Us page is available at **hazards.fema.gov/nri/contact-us**.

Appendix C: Historical Hazard Data

ETSU Climate Trend and Variations Report:

Williamson County Climate Trends and Variations

Flooding

The future risk of flooding in Williamson County is tied to predicted changes in the precipitation patterns. Tennessee and Williamson County have increasing trends in observed precipitation, and the Fourth National Climate Assessment (2018) reports that the broader Southeast region has seen an increase in the frequency and intensity of extreme rainfall events, there is high confidence that this trend will continue in the future. According to the Climate Mapping Risk Assessment (CMRA) Report, Williamson County is expected to experience a modest increase in various flood indicators by mid- and late-century. Both the increase in total precipitation and extreme rainfall events will increase the risk of flooding in Williamson County. The long-term (1895-2022) trend in annual precipitation shows an increase of +0.67” per decade, the medium-term (1961-2022) trend in precipitation shows an increase of +0.47” per decade, and the short-term (1991-2022) trend shows trend of 0.59” per decade. This indicates that precipitation has noticeably increased in Williamson County over the past several decades.



Figure 1: Climate Mapping Risk Assessment Report for Flooding in Williamson County.

(Source: US Climate Resilience Toolkit)

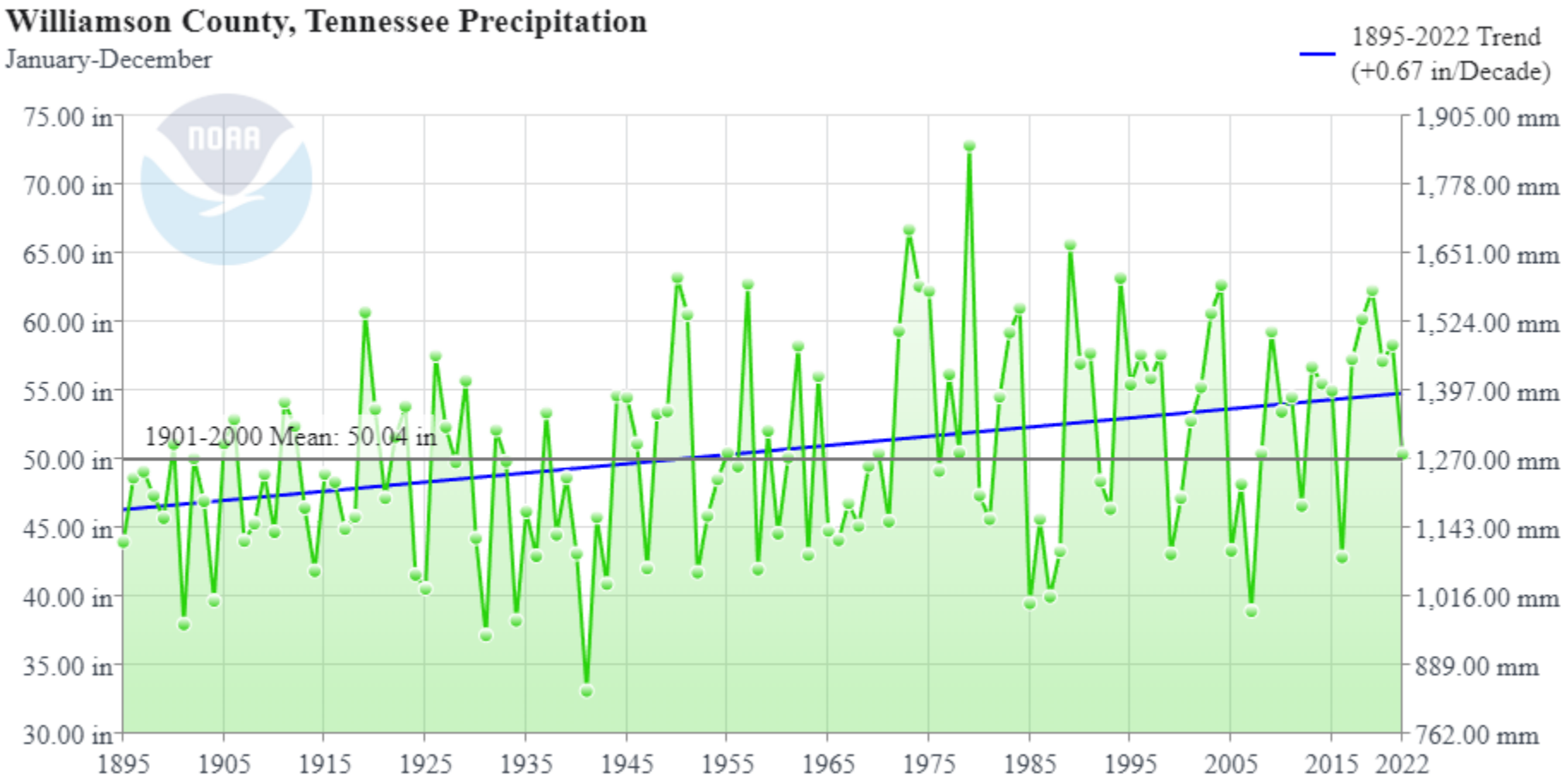


Figure 2: Total Annual Precipitation for Williamson County, Tennessee, Showing a +0.67-inch Increase per Decade Since 1895.

(Source: NOAA NCEI, Climate at a Glance: County Time Series)

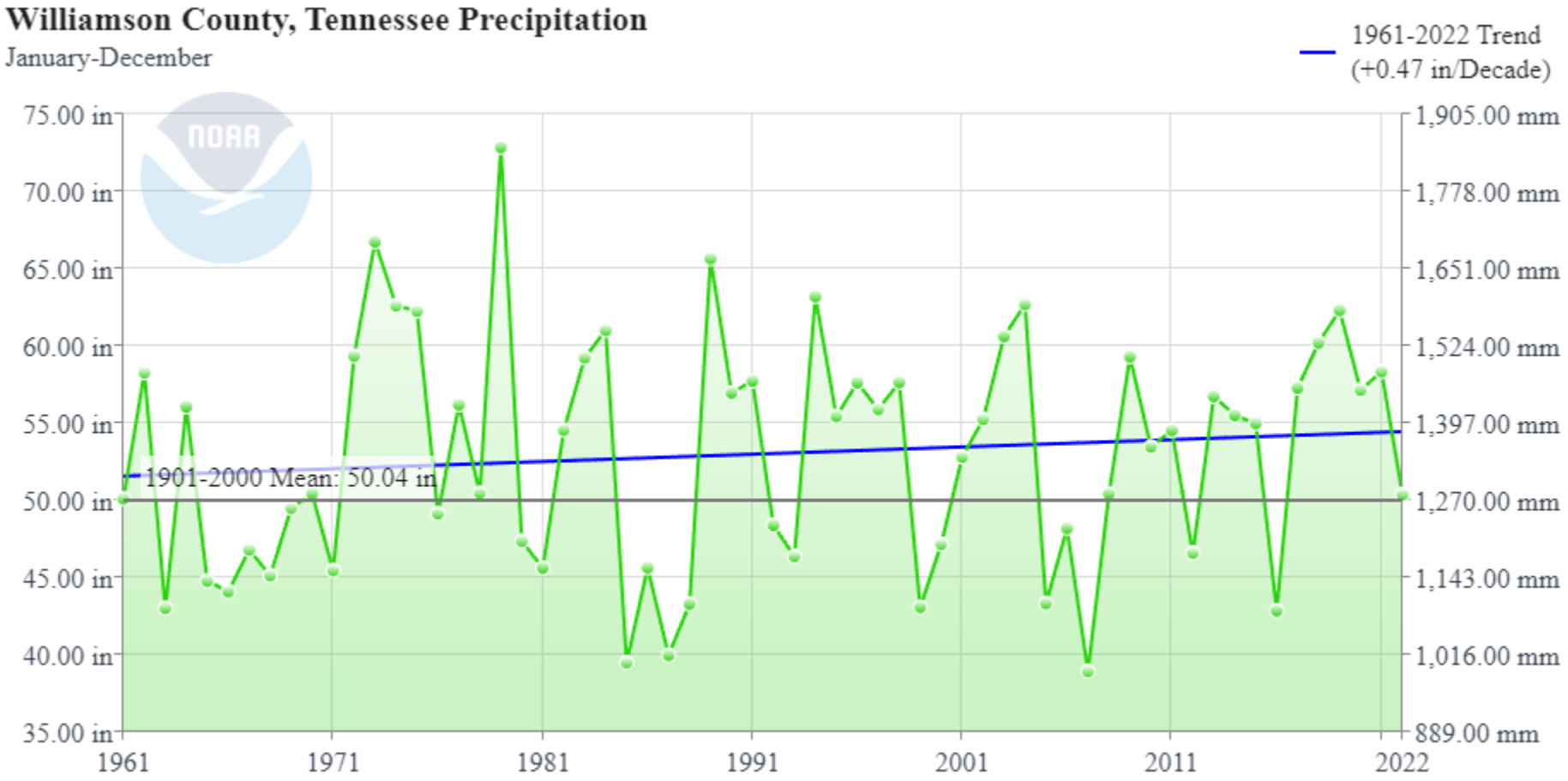


Figure 3: Total Annual Precipitation for Williamson County, Tennessee, Showing a +0.47-inch Increase per Decade Since 1961.

(Source: NOAA NCEI, Climate at a Glance: County Time Series)

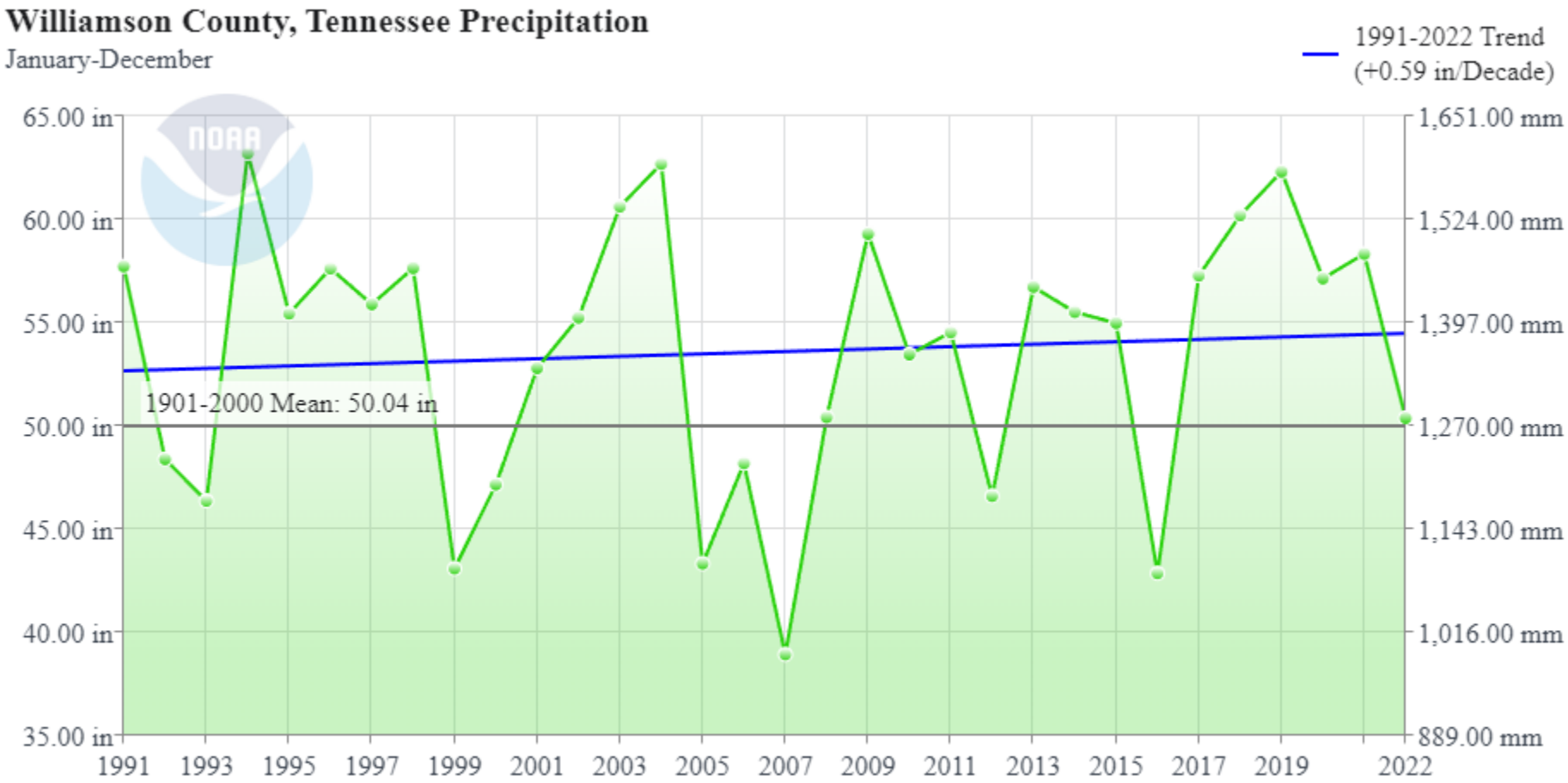


Figure 4: Total Annual Precipitation for Williamson County, Tennessee, Showing a +0.59-inch Increase per Decade Since 1991.

(Source: NOAA NCEI, Climate at a Glance: County Time Series)

Using the NOAA Storm Events Database, flood events and flood damages (dollars) were examined for trends between 1996 and 2021. While Williamson County did not show a significant trend in either the number of flood events or flood damages, several other nearby counties in Middle Tennessee did see increasing trends in the number of flood events in this time period.

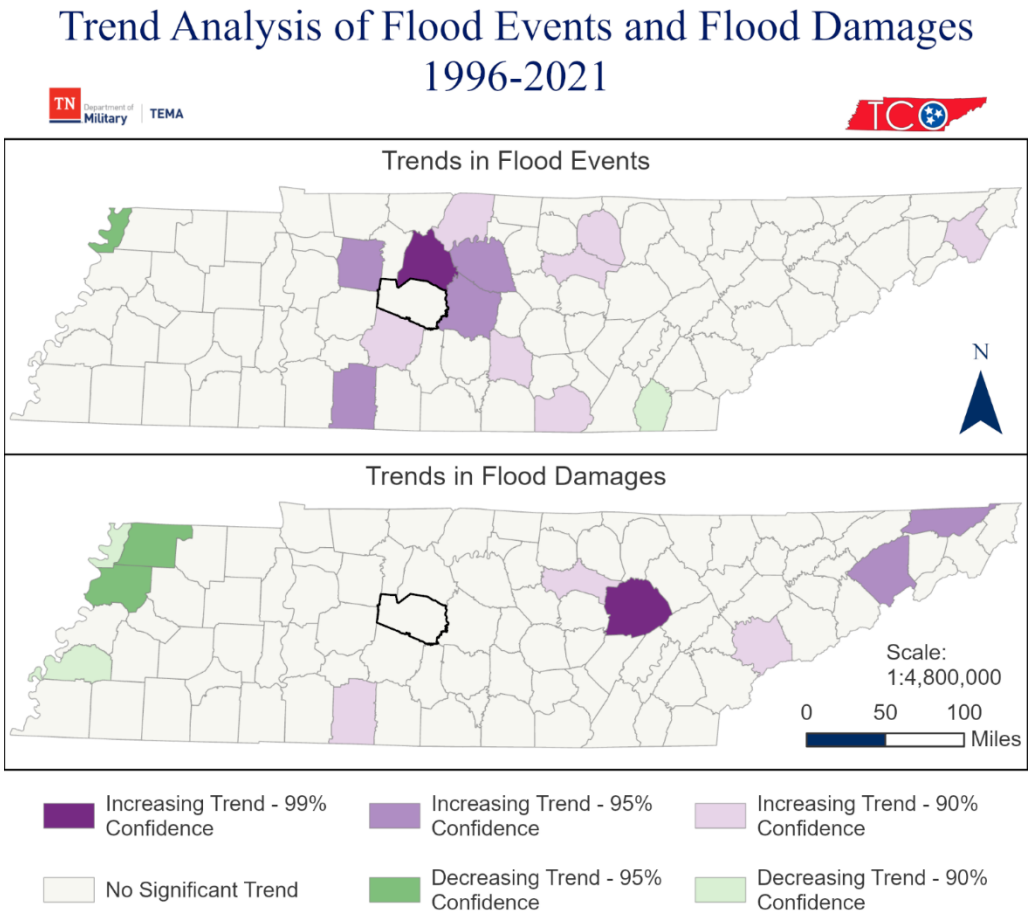


Figure 5: Trend in Flood Events and Flood Damages Reported in the NCEI Storm Events Database from 1996 to 2021, Williamson County Outlined in Bold.

The trends in flood events and flood damages presented above are for riverine flooding, but as overall rainfall increases and trends towards higher intensity precipitation events continue flash flooding may become a higher concern for parts of Tennessee, including Williamson County. The Tennessee Climate Office (TCO) analyzed trends in flash flood events and flash flood related damages from the NOAA Storm Events Database from 1996 to 2021. Williamson County showed no significant trend in these events, but some other nearby Middle Tennessee counties did show increasing trends in flash flood damage amounts.

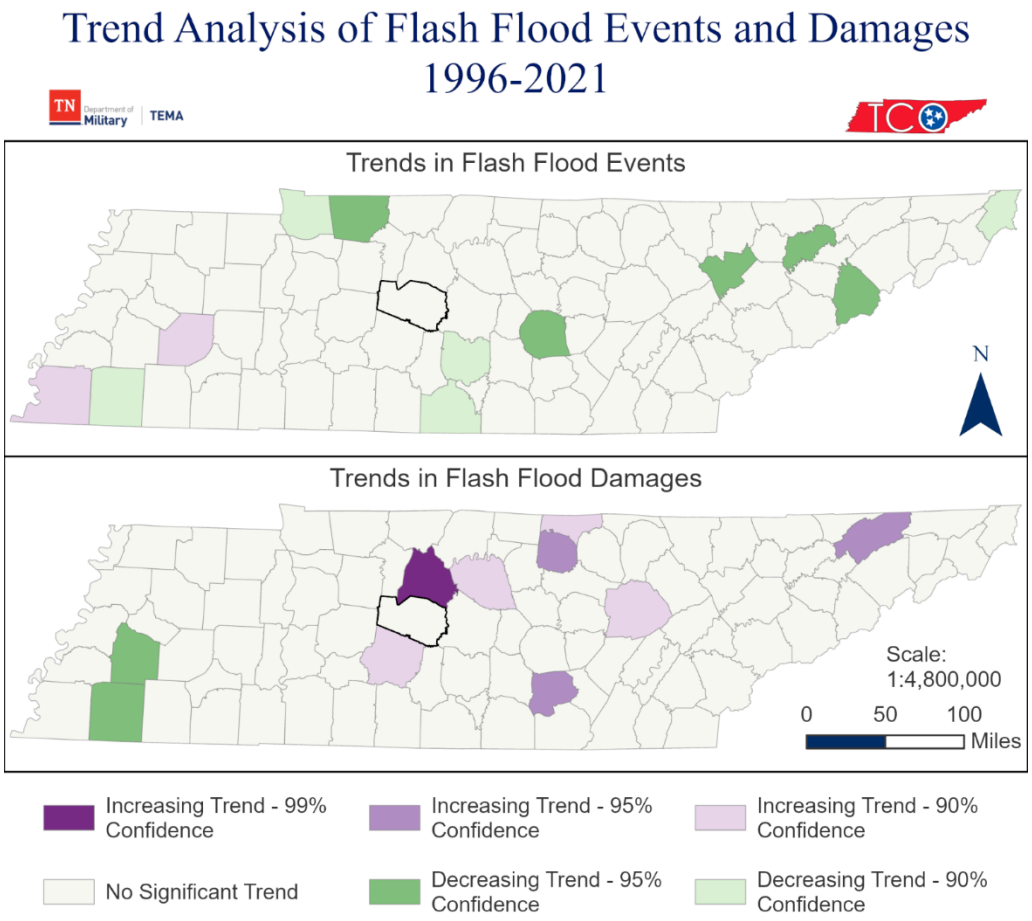


Figure 6: Trend in Flash Flood Events and Flash Flood Damages Reported in the NCEI Storm Events Database from 1996 to 2021, Williamson County Outlined in Bold.

Extreme rainfall events are often categorized based on how much above or below their amounts were compared to the 100-year, or 1% annual probability, rainfall amounts. For Williamson County, a 100-year 1-hour extreme rainfall total would be approximately 3.26-3.75 inches. For a 100-year 24-hour extreme rainfall event, Williamson County would experience 7.01-8.00 inches of rain.

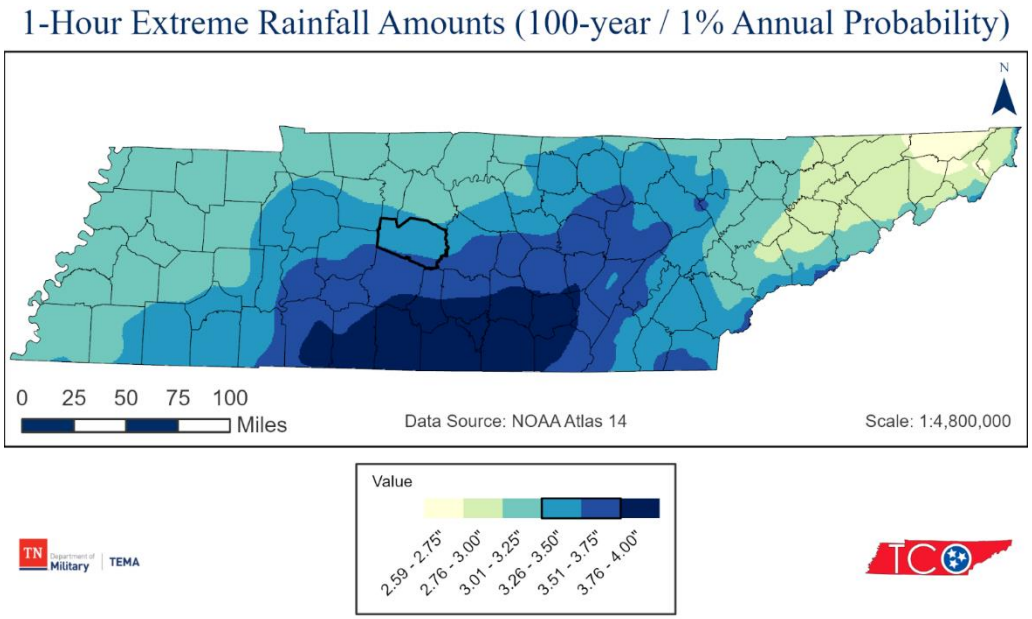


Figure 7: 1-hour Extreme Rainfall Estimates for 100-year Return Period (1% Annual Probability of Exceedance) using NOAA Atlas 14, Williamson County, Outlined in Bold.

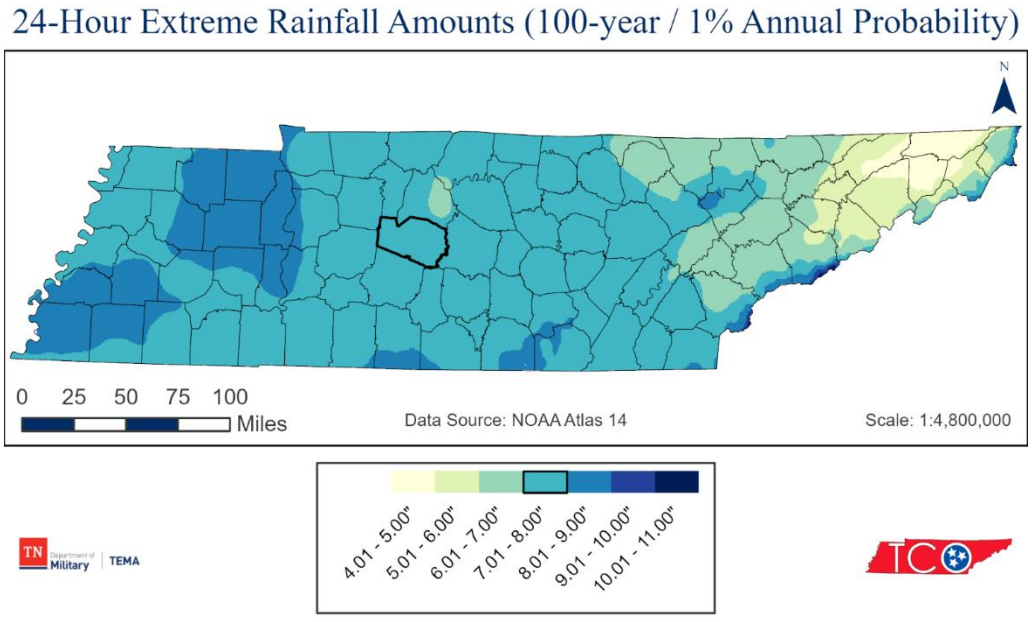


Figure 8: 24-hour Extreme Rainfall Estimates for 100-year Return Period (1% Annual Probability of Exceedance) using NOAA Atlas 14, Williamson County, Outlined in Bold.

The TCO analyzed trends in heavy precipitation days per year in counties across Tennessee, these were the number of days that daily rainfall totals exceeded a 1-year (100% chance of annual

probability), 2-year (50% chance of annual probability), or a 5-year (20% chance of annual probability) event. Williamson County showed no significant trend in these heavy rainfall events.

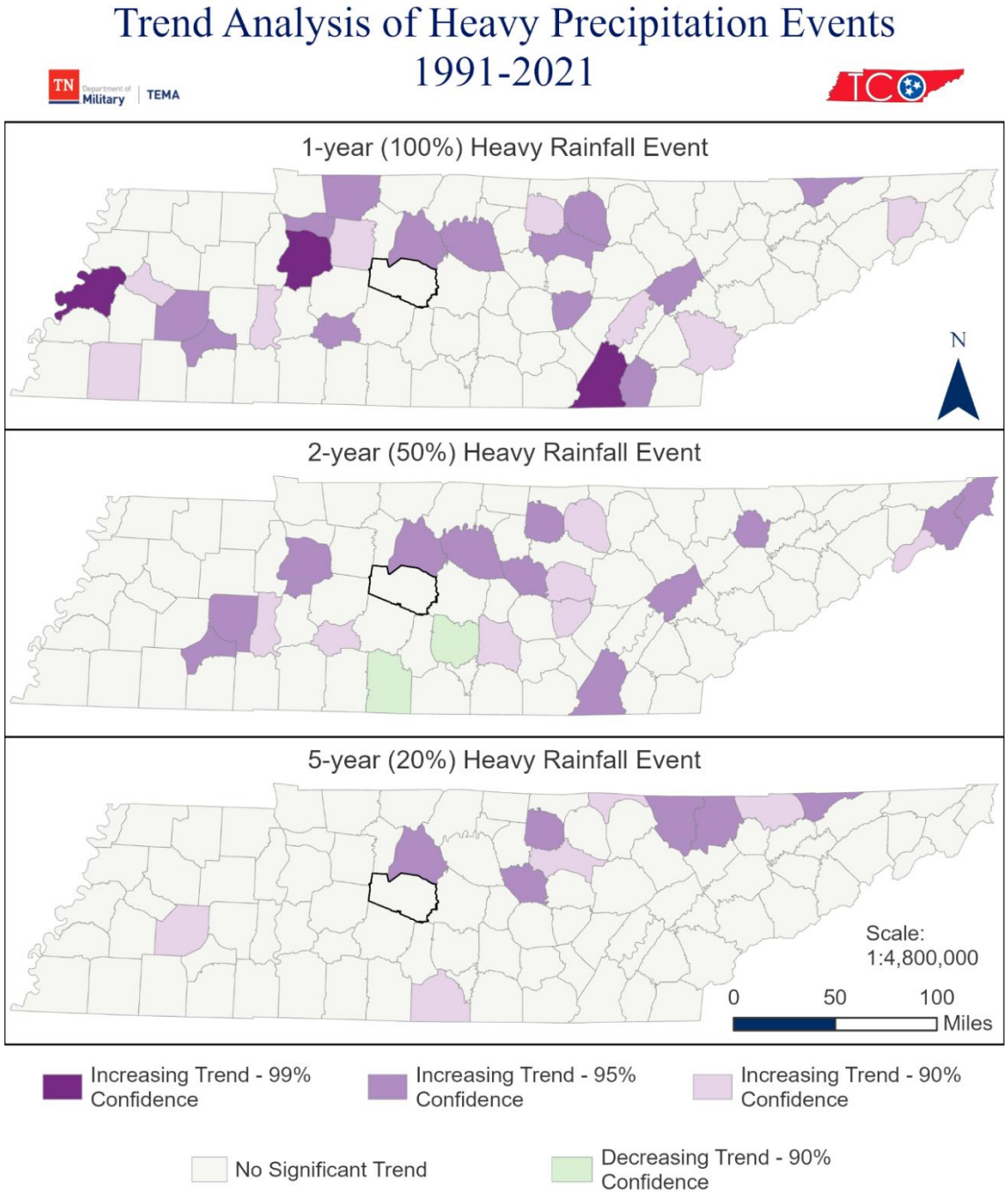


Figure 9: Trend in Heavy Precipitation Events (1-year, 2-year, and 5-year Return Period Exceedance Events), Williamson County Outlined in Bold.

Additional data from the CMRA report for Williamson County predicts an increase in the number of days per year with extreme precipitation for Williamson County throughout the 21st century. Based on analysis by the NCICS and NOAA, Franklin (the county seat of Williamson County) currently has a 100-year 24-hour extreme rainfall amount of 7.56 inches and that amount is predicted to rise by as much as 1.26 inches (to 8.82") by 2055.

Table 1: Possible Change in the Number of Days per Year with Precipitation Exceeding 99th Percentile (Extreme Precipitation Days).

High Emissions Scenario	Modeled History (1976-2005)	Early Century (2015-2044)	Mid Century (2035-2064)	Late Century (2070-2099)
Driest Projection	6.5	+1.1	+1.4	+2.8
Mean Projection	6.8	+1.2	+1.5	+2.9
Wettest Projection	7.2	+1.2	+1.6	+3.2
Low Emissions Scenario	**Modeled History (1976-2005)**	**Early Century (2015-2044)**	**Mid Century (2035-2064)**	**Late Century (2070-2099)**
Driest Projection	6.5	+0.7	+1.1	+1.6
Mean Projection	6.8	+0.8	+1.1	+1.7
Wettest Projection	7.2	+0.8	+1.2	+1.7

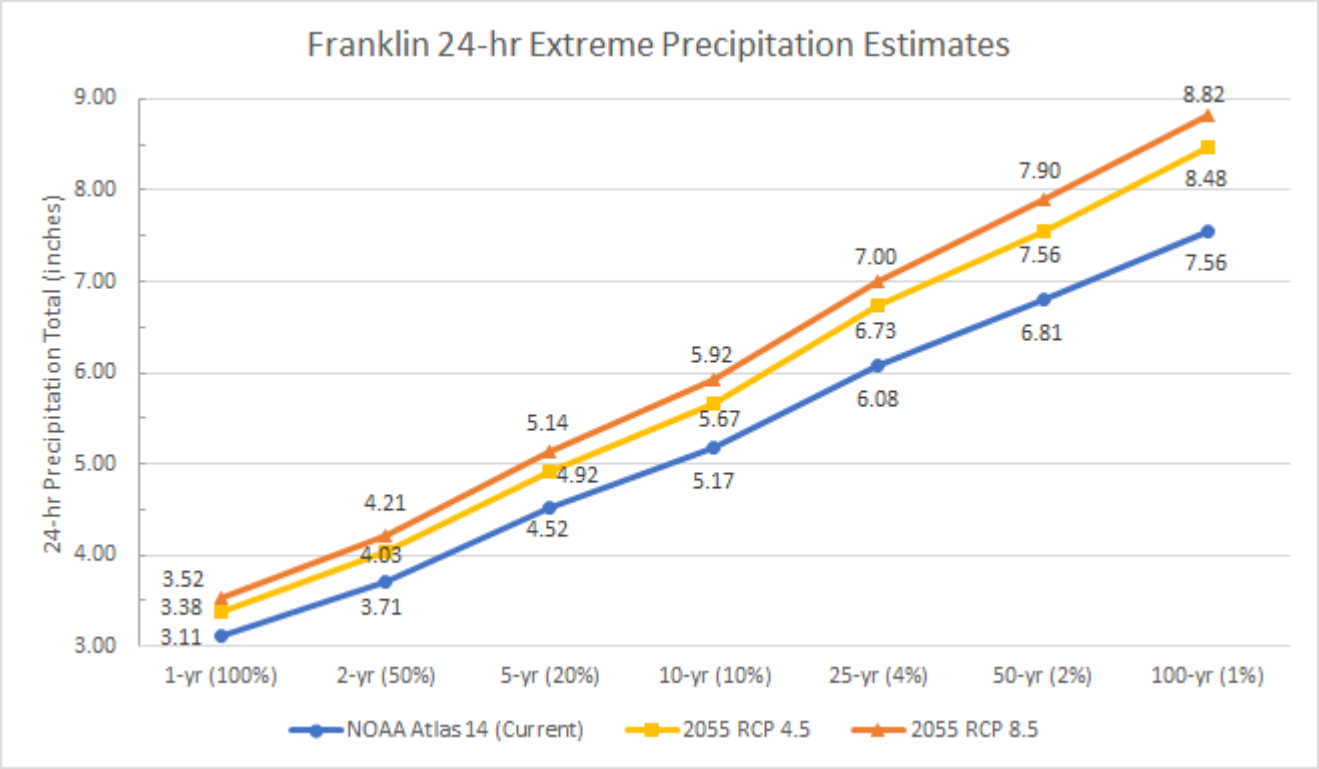


Figure 10: 24-hour Extreme Rainfall Estimates for 1-year, 2-year, 5-year, 10-year, 25-year, 50-

year, and 100-year Return Periods using NOAA Atlas 14 (historical data) and Mid-Century Values for 2055 using RCP4.5 and RCP8.5 Emission Scenarios.

The US Department of Agriculture and US Forest Service created a report based on models and projection data from Multivariate Adaptive Constructed Analogs (MACA), that show most of Tennessee is expected to see an increase in annual precipitation by the late 21st century. Williamson County is projected to see an increase of 2-4% in annual precipitation by the late 21st century. However, potential changes in precipitation are not expected to be spread equally across all four seasons. The largest change for Williamson County comes in spring precipitation totals, with a projected 6-8% increase over historical spring precipitation. Summer precipitation is projected to decrease 0.1-4% from the historical average, Fall is projected to see a 4-6% increase in precipitation, and Winter is projected to have a 2-4% increase in precipitation across Williamson County.

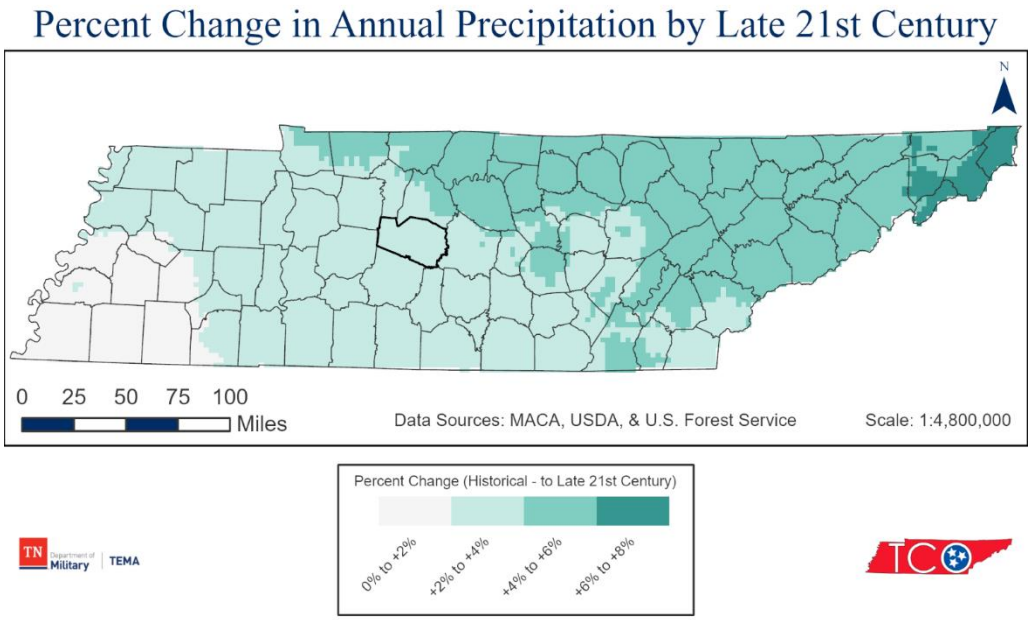


Figure 11: Projected Change in Annual Precipitation for Tennessee, Williamson County Outlined in Bold.

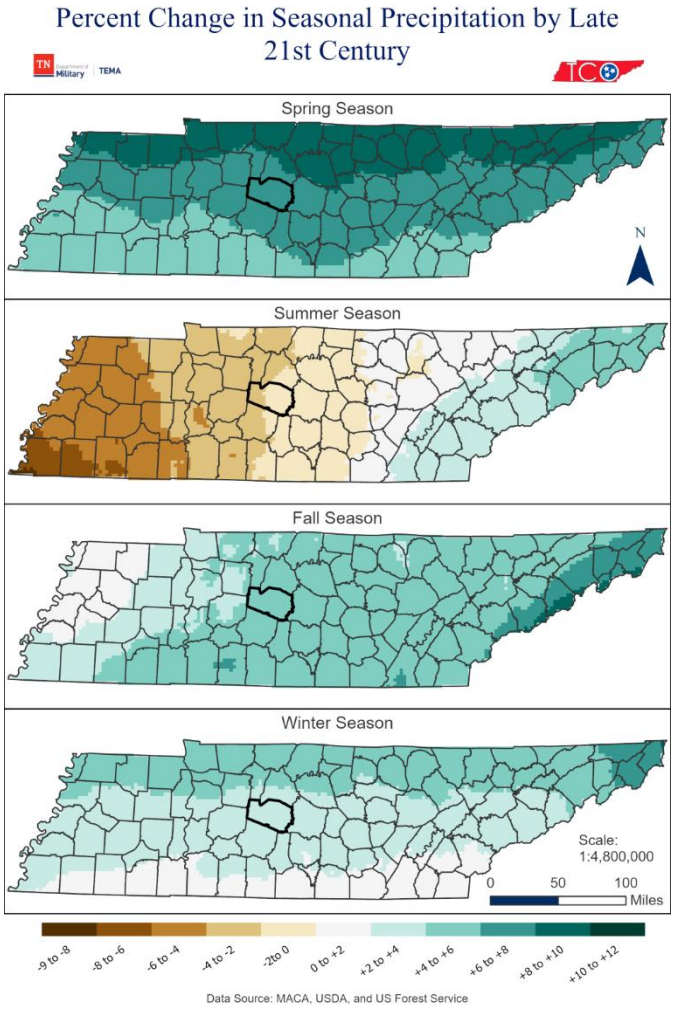


Figure 12: Projected Change in Seasonal Precipitation for Tennessee, Williamson County Outlined in Bold.

Tornado

It is uncertain how climate trends will impact the overall frequency of tornadoes, with convective storms (from which tornadoes form) being the least well understood extreme events when it comes to attributing future changes to climate trends and variations. However, some studies suggest that the number of days conducive to severe thunderstorms, which can spawn tornadoes, may increase in certain regions including West and Middle Tennessee. Additionally, warmer temperatures can provide more energy to storms, potentially leading to more intense tornadoes. Tornado formation depends on the interaction of multiple atmospheric factors, including temperature, humidity, wind shear, and instability. While climate trends may alter some of these factors, the precise impact on tornado formation remains uncertain. Warmer temperatures and increased moisture content in the atmosphere can contribute to more

favorable conditions for tornado formation, but other factors like wind shear patterns may also change and reduce the chances for tornado formation.

Using historical data from 1980 to 2021, Williamson County has a moderate density for tornadoes in Tennessee, with an average of 0.11 to 0.2 tornado tracks per square mile in most of the county, with extreme southern parts of the county with less than 0.1 tracks per square mile in this time period.

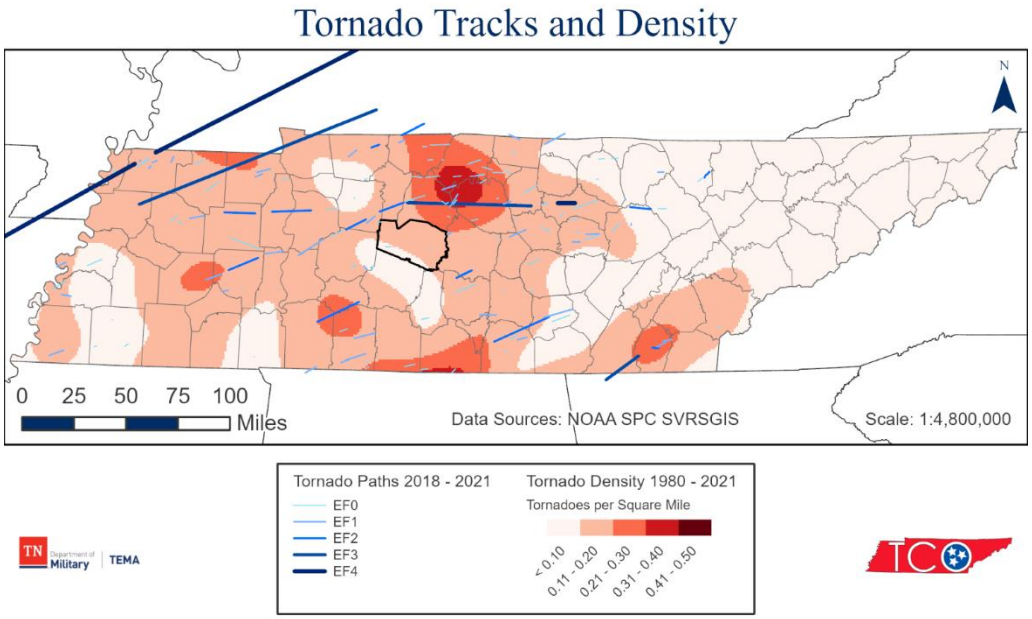


Figure 13: Tornado Tracks from 2018-2021 and the Density of Tornado Tracks across Tennessee from 1980 to 2021, Williamson County Outlined in Bold.

Using data from the NOAA Storm Events Database, trend analysis and emerging hotspot analysis were performed on the number of tornadoes reported in each county of Tennessee from 1996 to 2021. There was not a significant increasing or decreasing trend in the number of tornadoes observed in Williamson County. However, Williamson County and other neighboring counties to the north were identified as a sporadic hot spot for tornadoes, meaning the county was a hot spot for tornadoes in the final year in the analysis with a history of also being an on-again and off-again hot spot through the period, but less than 90 percent of the time-step intervals have been statistically significant hot spots. These results indicate that while there has been a moderate number of tornadoes occurring in Williamson County, there has not been a significant increase in the number of tornadoes observed per year over the past 26 years.

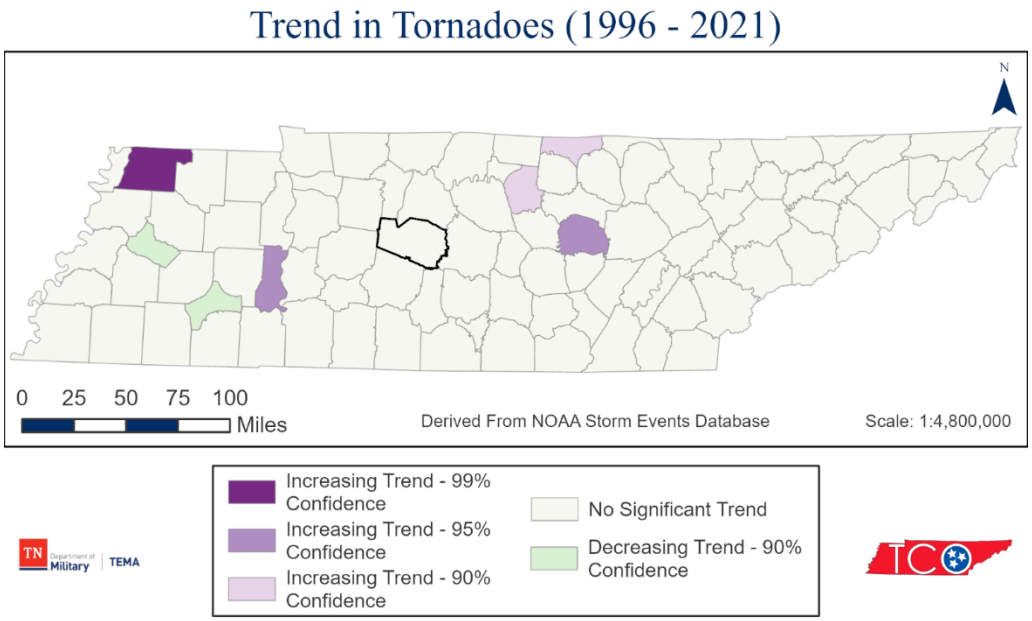


Figure 14: Trends in the Number of Tornadoes Recorded in the NCEI Storm Events Database from 1996 to 2021, Williamson County Outlined in Bold.

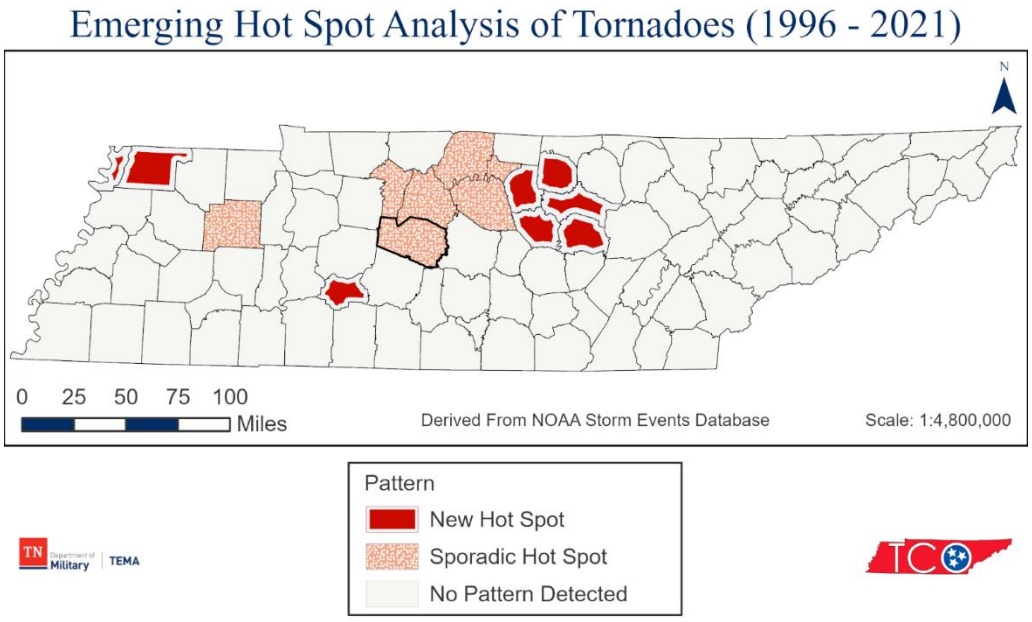


Figure 15: Emerging Hot Spot Analysis based on the Number of Tornadoes per Year Recorded in the NCEI Storm Events Database from 1996 to 2021, Williamson County Outlined in Bold.

Severe Weather

Climate trends and variations may lead to an increase in frequency and intensity of certain types of severe storms. Warmer air temperatures can contribute to more moisture in the atmosphere, providing fuel for stronger rainfall events and potentially more intense thunderstorms. The increased energy in the atmosphere can also contribute to the development of more powerful storms. Climate trends can also result in altered precipitation patterns influencing the distribution, timing, and intensity of rainfall during storms. Climate trends can influence the paths and tracks of severe storms too. Changes in atmospheric circulation patterns may lead to shifts in the regions where storms typically form or move, potentially affecting the areas that are historically vulnerable to specific types of storms. This can result in new areas being exposed to severe storms while other areas experience a decrease. Research by Ashley et al. (2023) into supercell thunderstorm formation compared historical data (1990-2005) and future climate models for the late 21st century (2085 – 2100), which indicate that the mid-South region of the U.S. (including West and Middle Tennessee) could see an increase in the number of supercell thunderstorms capable of producing severe thunderstorm hazards and tornadoes. These increases were mostly found in the late winter to early spring months of February, March, and April. Additionally, they found that an increasing number of supercell thunderstorms in this region could form in the late afternoon to overnight hours. Climate trends can contribute to compound events where multiple extreme weather events can occur simultaneously or in succession. These compound events can amplify the overall impacts on communities and ecosystems, making them more challenging to manage and recover from.

Severe Thunderstorms (Convective Wind, Hail and Lightning)

The Tennessee Climate Office (TCO) analyzed trends for thunderstorm winds (convective wind) and severe hail reports in counties across Tennessee using the NOAA Storm Events Database with data from 1996 to 2021, and lightning strikes per county from 1996 to 2021 from the NOAA Severe Weather Data Inventory (SWDI). The trend analysis for convective winds and severe hail showed a significant increasing trend in the number of events in Williamson County at the 95% confidence level. There was a decreasing trend in the number of lightning strikes per year in Williamson County at the 95% confidence interval.

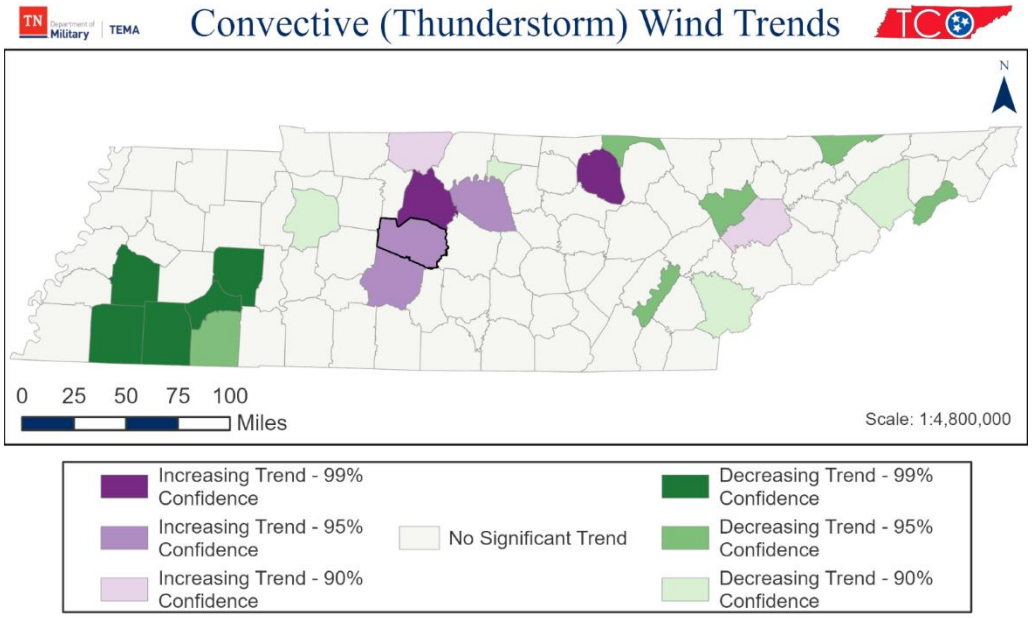


Figure 16: Trends in the Number of Thunderstorm Wind Events Recorded in the NCEI Storm Events Database from 1996 to 2021, Williamson County Outlined in Bold.

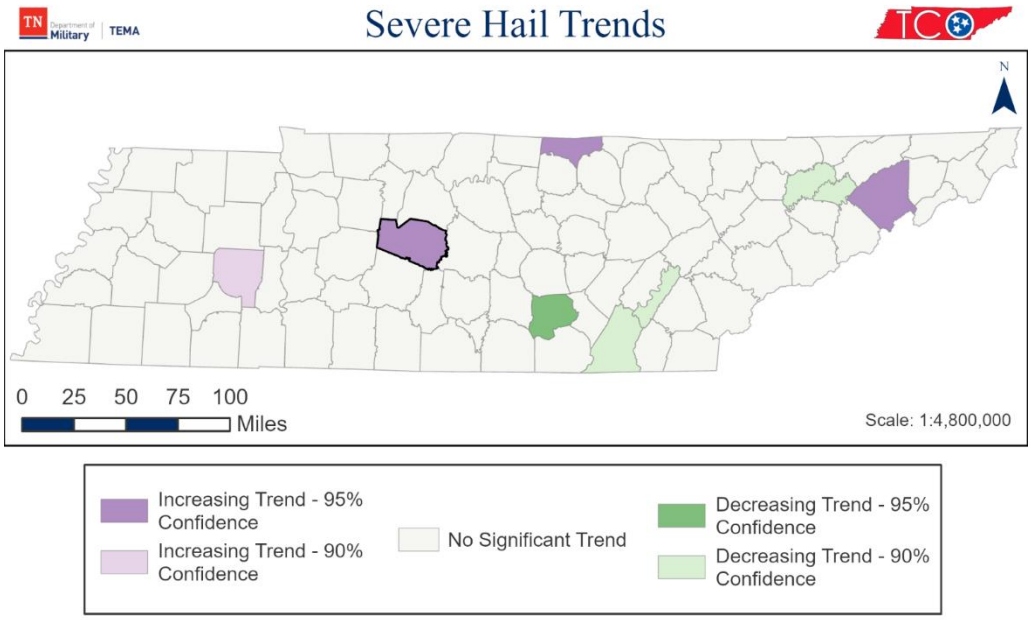


Figure 17: Trends in the Number of Severe Hail Events Recorded in the NCEI Storm Events Database from 1996 to 2021, Williamson County Outlined in Bold.

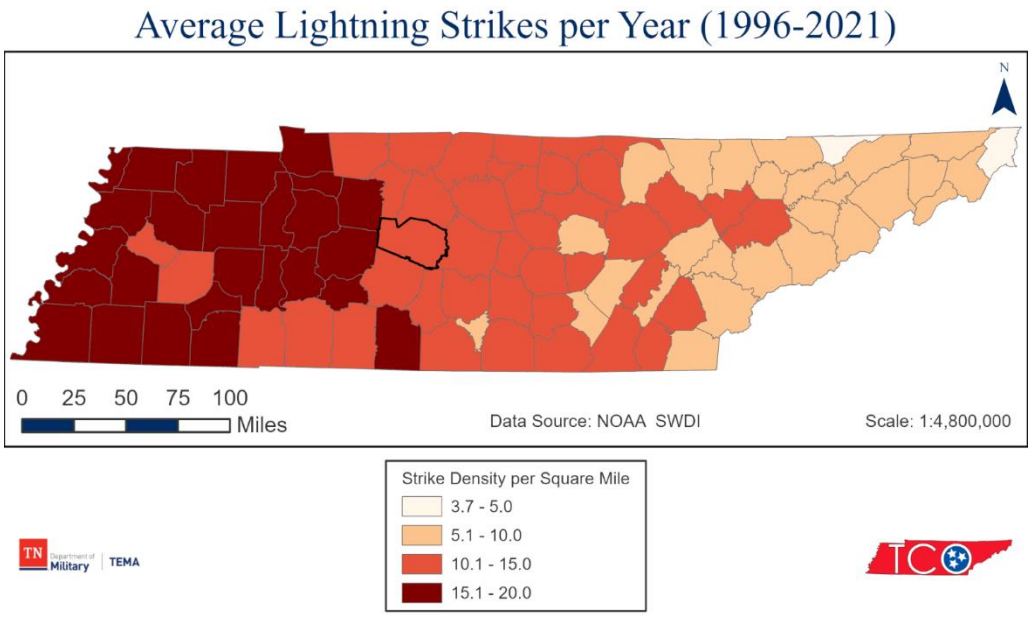


Figure 18: Average Annual Number of Lightning Strikes per Square Mile from 1996 to 2021, Williamson County Outlined in Bold.

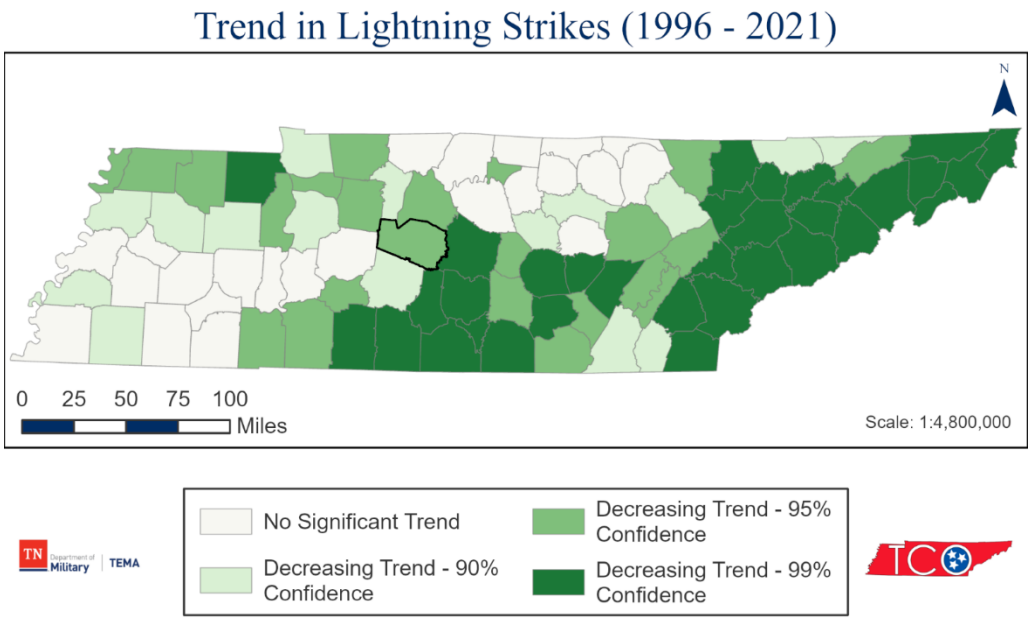


Figure 19: Trends in the Number of Lightning Strikes per County Recorded in the NOAA Severe Weather Data Inventory from 1996 to 2021, Williamson County Outlined in Bold.

Non-Thunderstorm Winds

The Tennessee Climate Office (TCO) also analyzed trends for non-convective (non-thunderstorm) wind reports in counties across Tennessee using the NOAA Storm Events Database with data from 1996 to 2021, and Williamson County showed a significant increasing trend at the 90% confidence level in non-convective wind events during this time along with several other counties in Middle Tennessee.

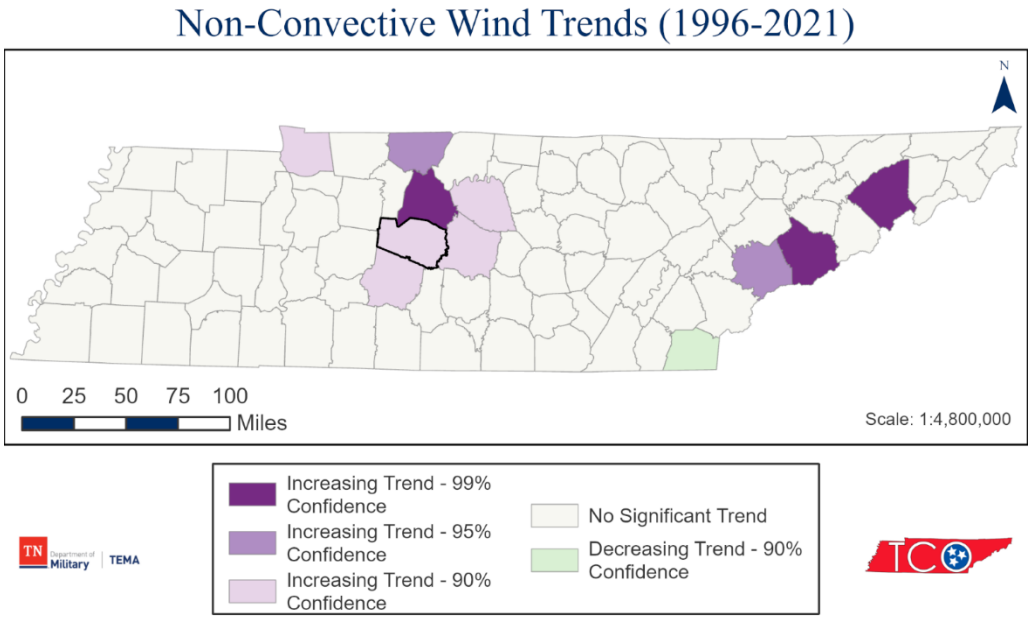


Figure 20: Trends in the Number of Non-Convective Wind Events Recorded in the NCEI Storm Events Database from 1996 to 2021, Williamson County Outlined in Bold.

Winter Weather

Data from the National Weather Service NOHRSC National Gridded Snowfall Analysis webpage covering the winters of 2008-2009 to 2022-2023 (the last 15-years) indicates that the average annual snowfall for Williamson County ranges from 4 to 6-inches per year. Using data from the NOAA Storm Events Database, trend analysis was performed on winter weather-related storms from 1996 to 2021 across the state of Tennessee. In this time period there was an increasing trend in the number of winter storms impacting Williamson County, this trend was significant to the 99% confidence level.

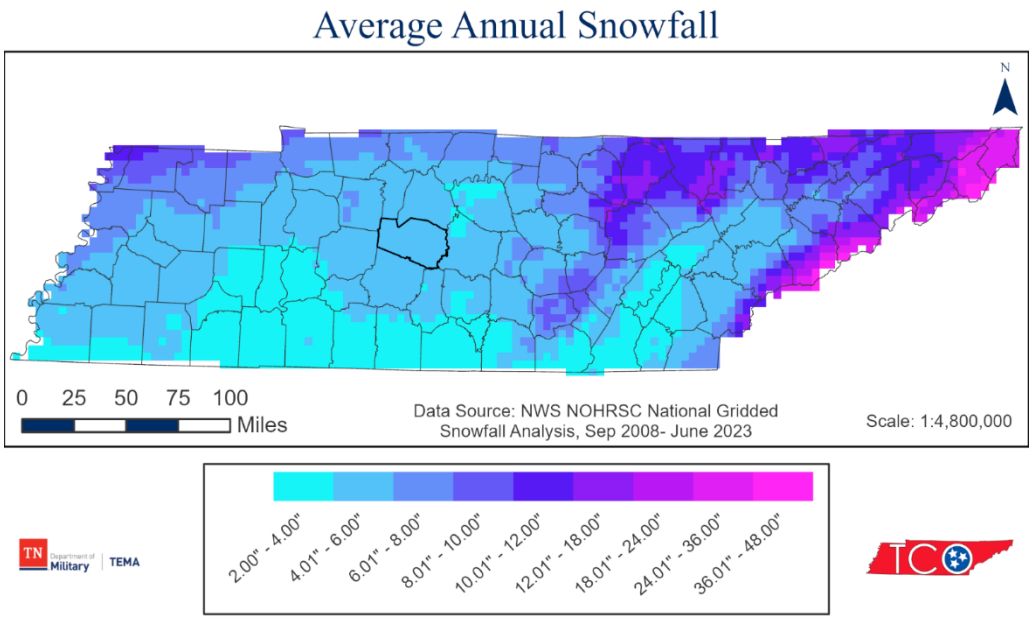


Figure 21: Average Annual Snowfall from the Winter of 2008/2009 to the Winter of 2022/2023, Williamson County Outlined in Bold.

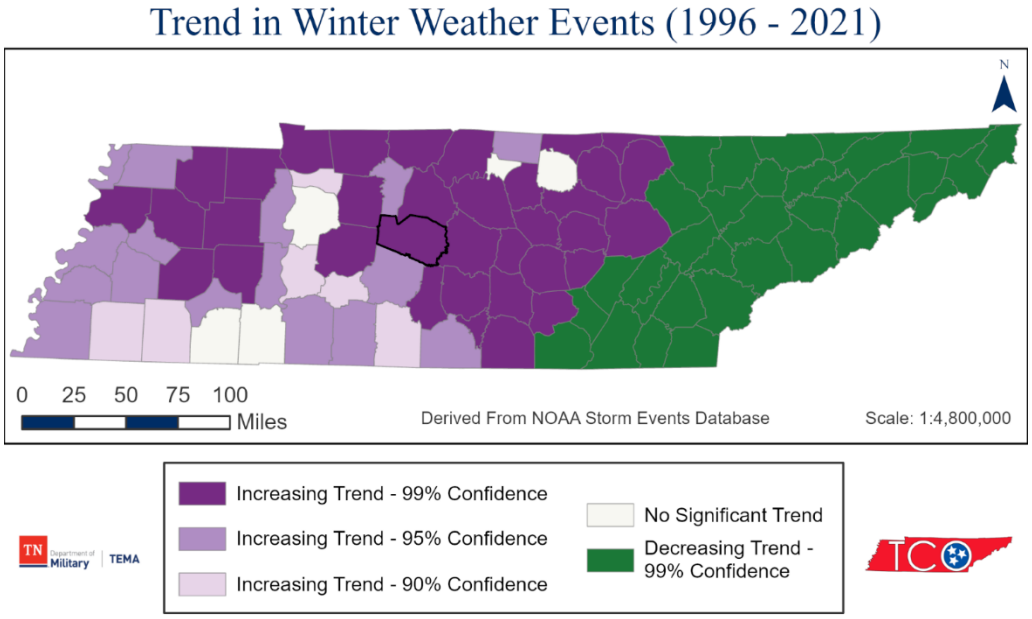


Figure 22: Trends in the Number of Winter Weather-Related Events Recorded in the NCEI Storm Events Database from 1996 to 2021, Williamson County Outlined in Bold.

Climate trends and variability will impact the future likelihood of winter weather events or severe winter storms in Tennessee, likely decreasing but not eliminating the overall risk. Average annual temperatures are expected to increase across the Southeast US, including temperatures during the winter season. Williamson County has an observed warming trend of +0.1°F per decade from

1896 to 2023 throughout the meteorological/climatological winter season (December – February). In the medium-term (1961 - 2023) the winter temperature trend shows greater warming at +0.8°F per decade, however the short-term (1991 - 2023) trend shows slightly moderated warming of +0.6°F per decade during the winter season. The moderation was caused by the exclusion of the very cold winters of 1963 and 1977-1979.

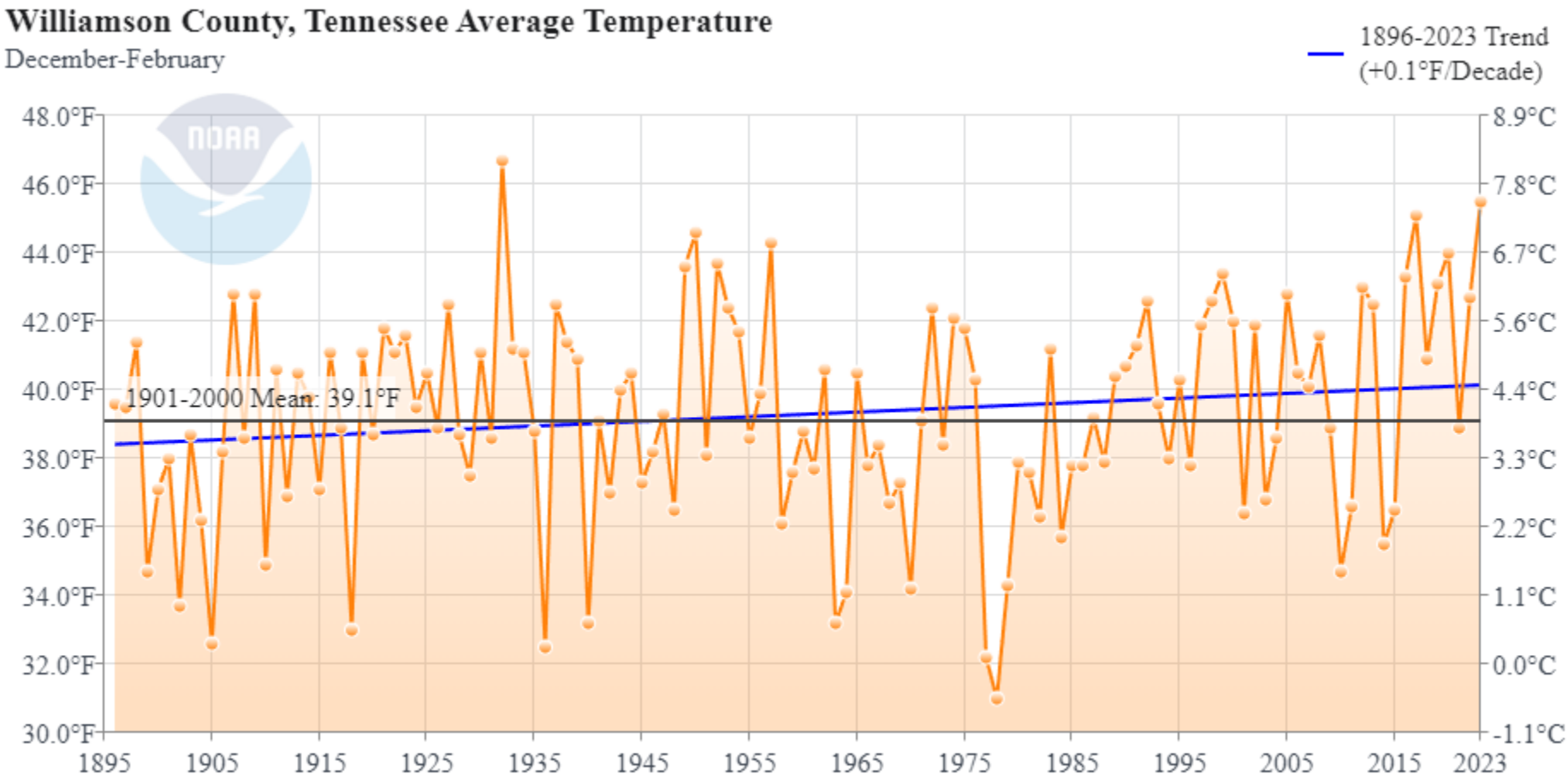


Figure 23: Winter (December to February) Mean Temperature for Williamson County, Tennessee, Showing a +0.1°F Increase per Decade Since 1895.

(Source: NOAA NCEI, Climate at a Glance: County Time Series)

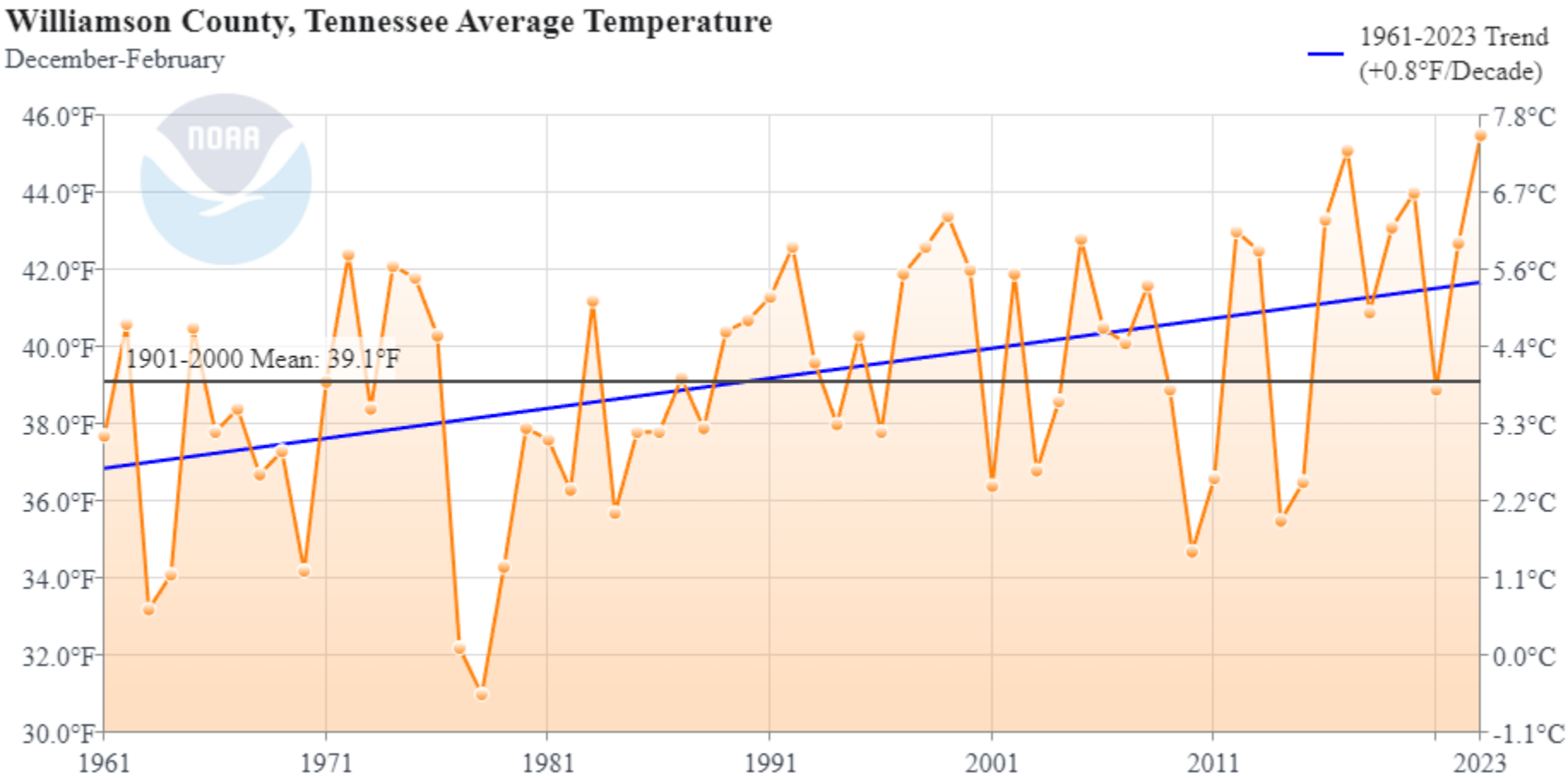


Figure 24: Winter (December to February) Mean Temperature for Williamson County, Tennessee, Showing a +0.8°F Increase per Decade Since 1961.

(Source: NOAA NCEI, Climate at a Glance: County Time Series)

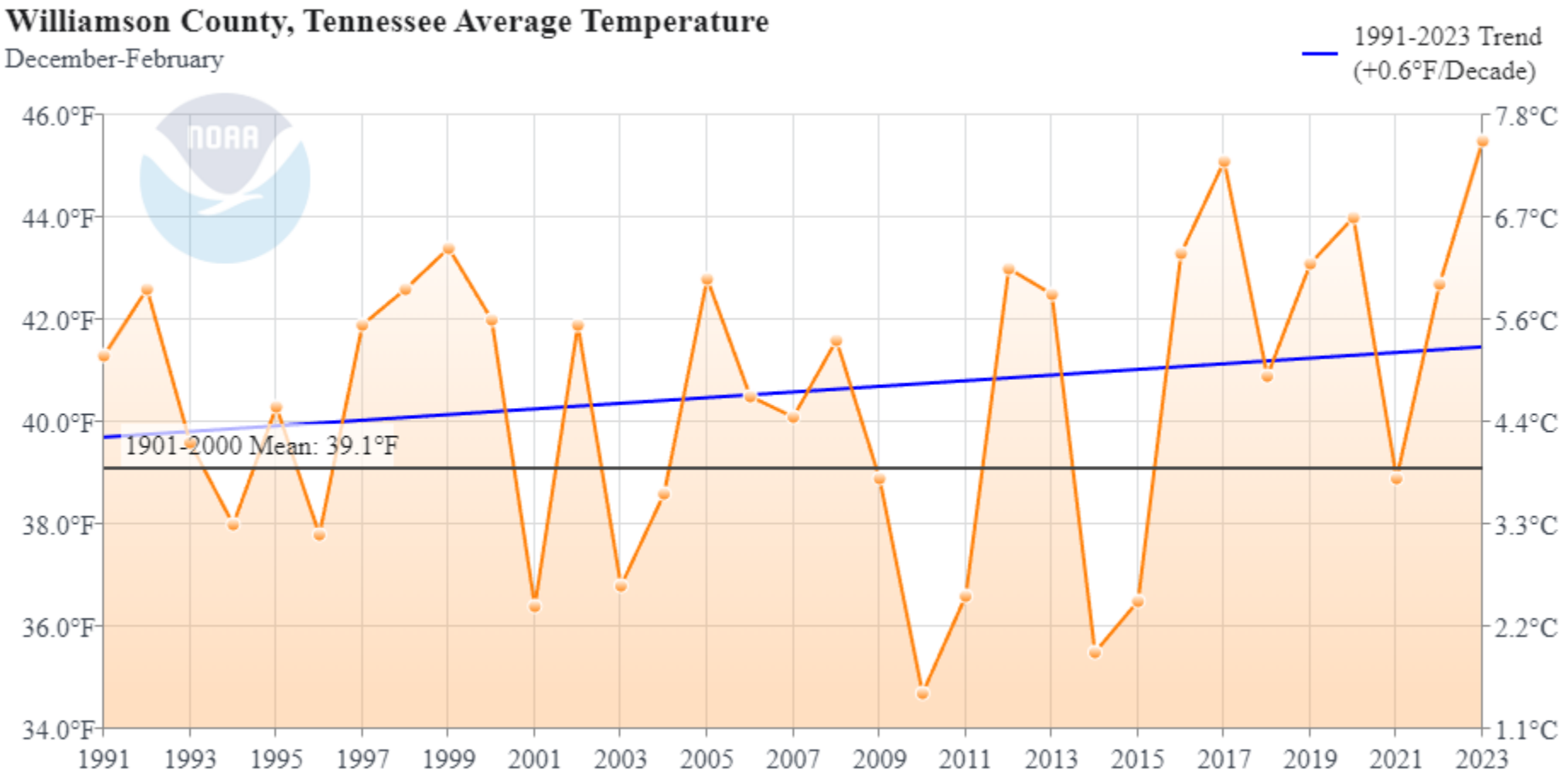


Figure 25: Winter (December to February) Mean Temperature for Williamson County, Tennessee, Showing a +0.6°F Increase per Decade Since 1991.

(Source: NOAA NCEI, Climate at a Glance: County Time Series)

In addition to the increasing average annual and winter temperatures, the USDA and U.S. Forest Service Office of Sustainability and Climate projects that the length of the frost-free season will increase by 50-55 days across Williamson County by the late 21st century. This means that the amount of time during the year where winter weather is possible will decrease. Currently, on average the frost season in Williamson County lasts for about five and a half months of the year (from Late October until early April), but by the late 21st century that is projected to decrease to just four months of the year. In the following two figures the historical and projected number of Frost Days (days with a minimum temperature below freezing) and Icing Days (days with a maximum temperature below freezing) are shown for Williamson County from the U.S. Climate Resilience Toolkit Climate Explorer. The mean projection for the low emissions scenario indicates that Williamson County could have approximately 32 fewer Frost Days per year by the end of the century, while the mean projection for the high emissions scenario indicates Williamson County could have 48 fewer Frost Days per year than the 1961-1990 observed average number of frost days. The mean projection for the low emissions scenario shows that Williamson County could observe approximately six fewer Icing Days per year, while the high emissions scenario shows that Williamson County could observe approximately eight fewer Icing Days per year by the end of the century compared to the 1961-1990 observed average.

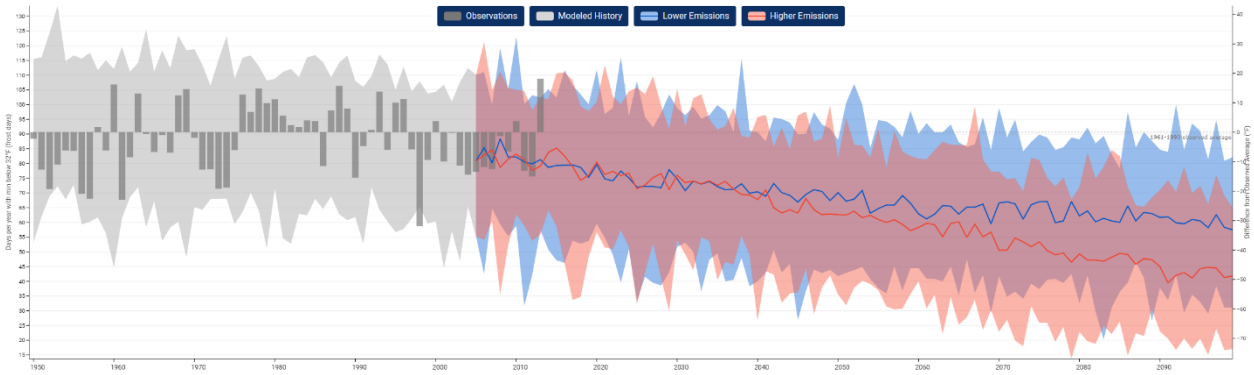


Figure 26: Days Per Year with Minimum Temperature Below 32°F (Frost Days) with Historical Observations from 1950 to 2013 and High (red) and Low (blue) Emission Scenarios Going to 2100 for Williamson County, Tennessee.

(Source: U.S. Climate Resilience Toolkit Climate Explorer)

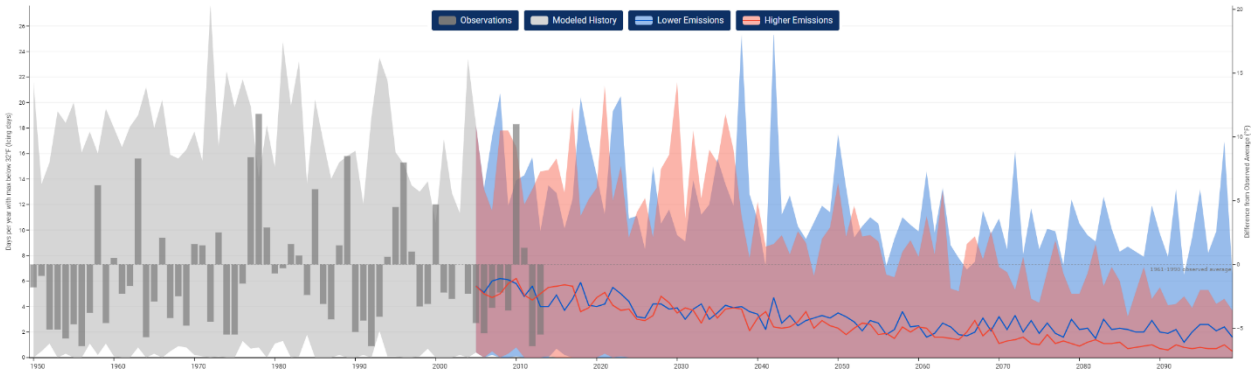


Figure 27: Days per Year with a Maximum Temperature Below 32°F (Icing Days) With Historical Observations from 1950 to 2013 and High (red) and Low (blue) Emission Scenarios Going to 2100 for Williamson County, Tennessee. (Source: U.S. Climate Resilience Toolkit Climate Explorer)

Additionally, the USDA forecasted changes in plant hardiness zones for the Southeast U.S. The following figure, from the Fourth National Climate Assessment (2018) indicates that Williamson County may transition from Plant Hardiness Zones 6b/7a (historical data, 1976-2005) to Plant Hardiness Zones 8a by 2070-2099, based on climate models using the RCP8.5 (higher emissions) greenhouse gas emissions scenario. That would correlate to a warming of approximately 15-20 degrees in the average coldest temperature expected in parts of the county, from historical values of -5°F to +5°F to future values of +10°F to +15°F.

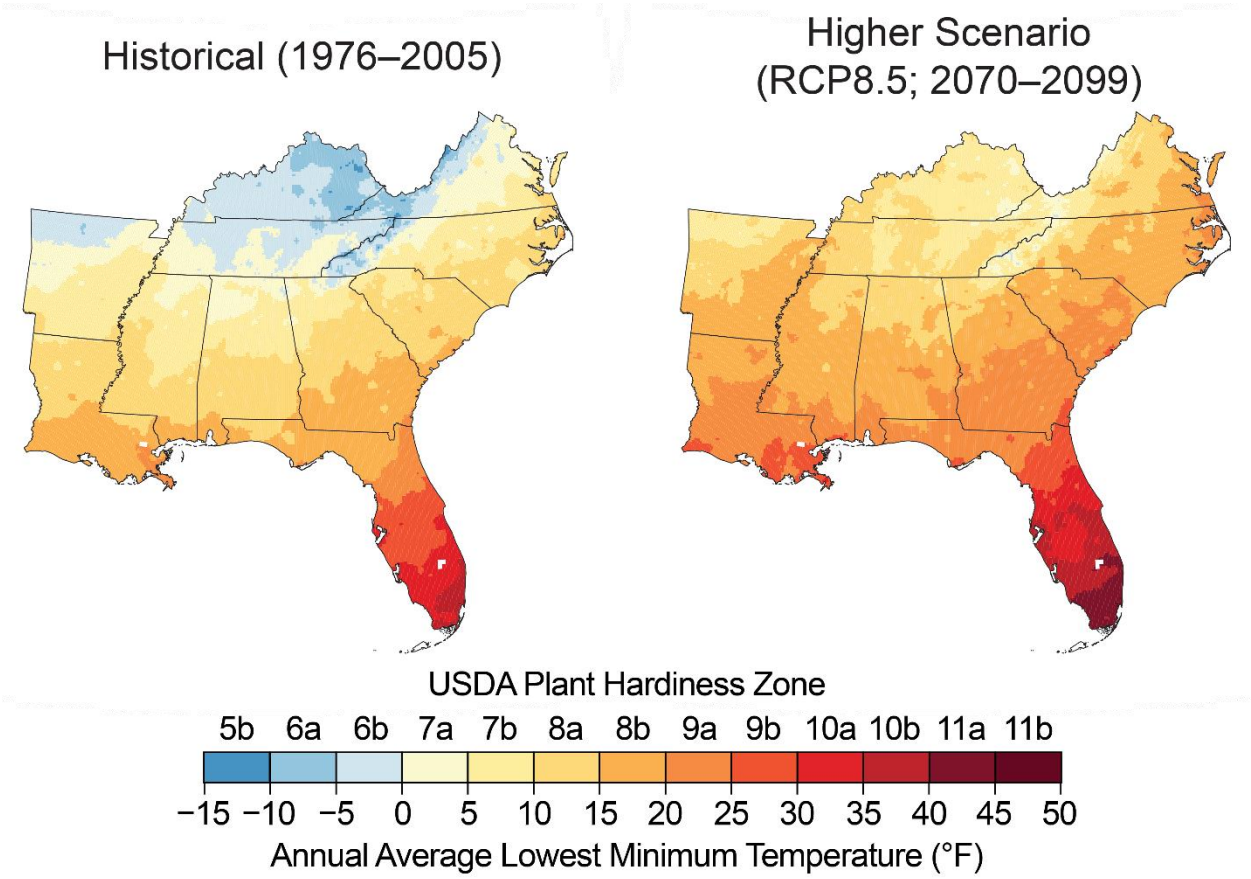


Figure 28: Comparison of Plant Hardiness Zones Across the Southeast U.S. from Historical Averages and Projected Values for Late Century using RCP8.5 (high emissions) Scenario Models.

(Source: Fourth National Climate Assessment (Southeast Chapter))

Drought

The future risk of drought in Williamson County is tied to changes in the precipitation and temperature patterns the county may experience due to climate trends and variations. The Fourth National Climate Assessment (2018, NCA4) states climate variability is expected to increase the average temperature and the number of high-heat days in the southeastern United States and intensify the hydrologic cycle, leading to an increase in both extreme precipitation events and periods of drought in the southeastern United States. The Climate Mapping Risk Assessment (CMRA) Report for Williamson County shows that while overall annual precipitation may increase, the number of dry days is expected to increase through the 21st century. Additionally, high-heat days are expected to increase as well, which could combine to favor short term periods of drought.

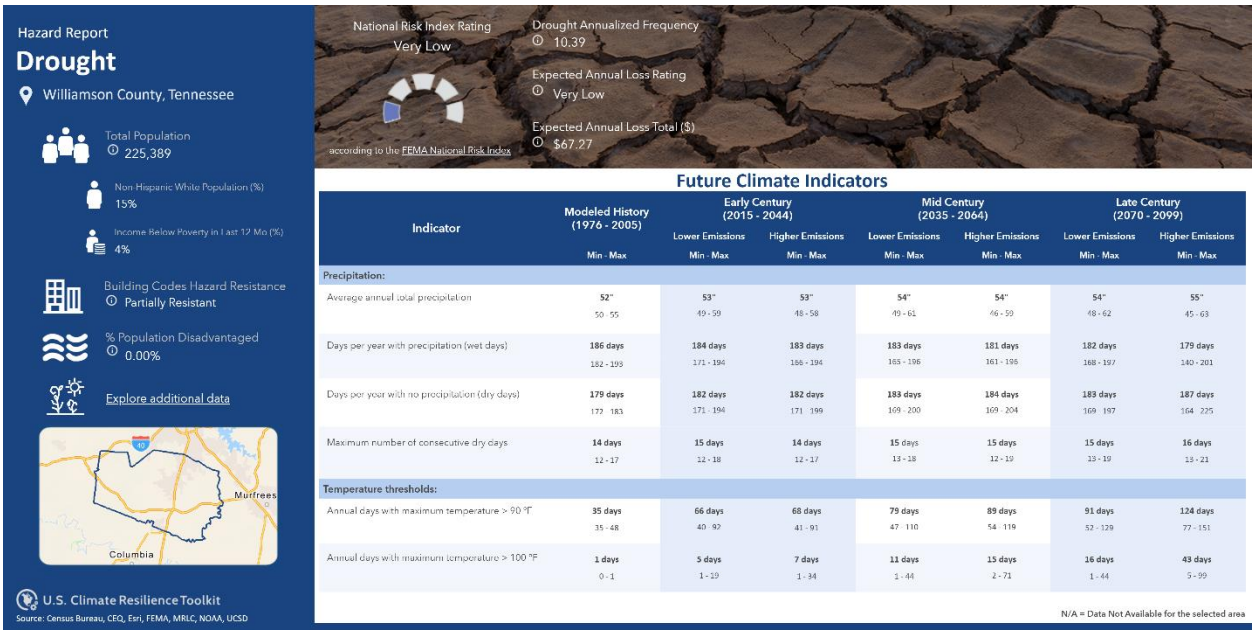


Figure 29: Climate Mapping Risk Assessment Report for Drought in Williamson County.

(Source: US Climate Resilience Toolkit)

The increasing trend in average temperature and total precipitation in Williamson County is also supported by observed historical data available from the NOAA National Centers for Environmental Information Climate at a Glance tool (refer to subsequent figures). The trend of increasing temperature and annual precipitation has been more pronounced over the past several decades compared to the longer-term (1895-2022) trend. The long-term trend in temperature is slightly positive at +0.1°F per decade due to several warm decades in the early 20th century followed by a cool period from the 1950's to the early 1980's, and then years that were mostly warmer than the 20th century average after 1985. The medium-term (1961-2022) shows an increased warming trend of +0.4°F per decade and the short-term (1991-2022) shows the most extreme trend of +0.6°F per decade. Additionally, the county's climate stripes graphics from NOAA show that aside from a few warmer than normal years early in the period, most of the above average temperature years have occurred in the past two decades. This indicates that warming has substantially increased in Williamson County and based on the NCA4, this trend is expected to continue in the future.

However, total precipitation has also been increasing in Williamson County, with the long-term (1895-2022) trend in precipitation having a +0.67" increase per decade, while the medium-term (1961-2022) shows an increased trend of +0.47" per decade, and the short-term (1991-2022) shows a trend of +0.59" per decade. This indicates that precipitation has increased in Williamson County and based on the NCA4, this trend is expected to continue in the future. Refer to Figures 2-4 in the Flood section for additional information. An increasing trend in precipitation may infer a decrease in drought potential; however, the observed pattern has been highly variable year-to-year and on shorter time periods. As temperatures increase, there can be more rapid

evapotranspiration, potentially leading to more rapid onset of drought occurrences (i.e., Flash Droughts).

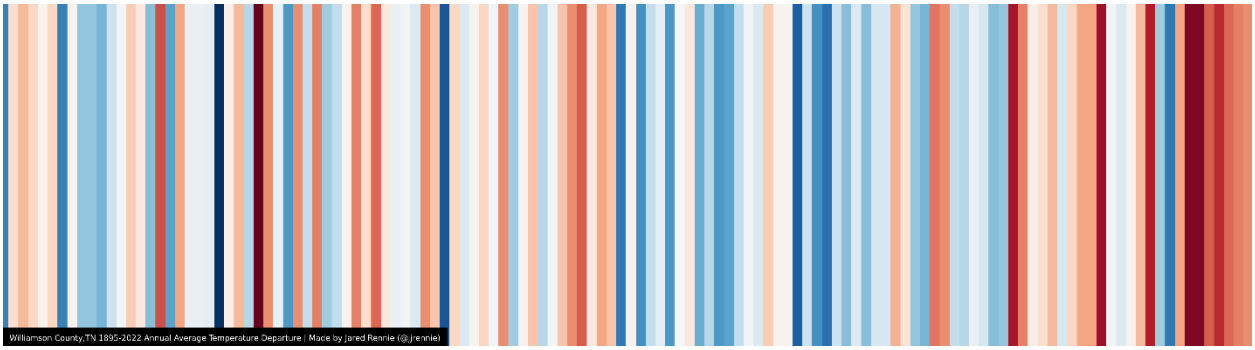


Figure 30: Observed (1895-2022) Annual Temperature for Williamson County, Tennessee, Compared to the 20th Century Average with Darkening Shades of Blue for Below Average Temperature and Darkening Shades of Red for Above Average Temperature.

(Source: NOAA NCEI)

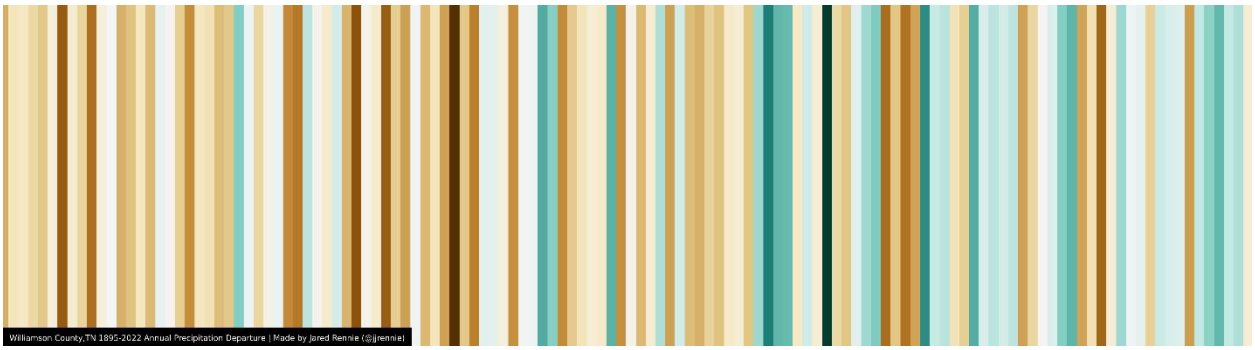


Figure 31: Observed (1895-2022) Annual Precipitation for Williamson County, Tennessee, Compared to the 20th Century Average with Darkening Shades of Brown for Below Average Precipitation and Darkening Shades of Green for Above Average.

(Source: NOAA NCEI)

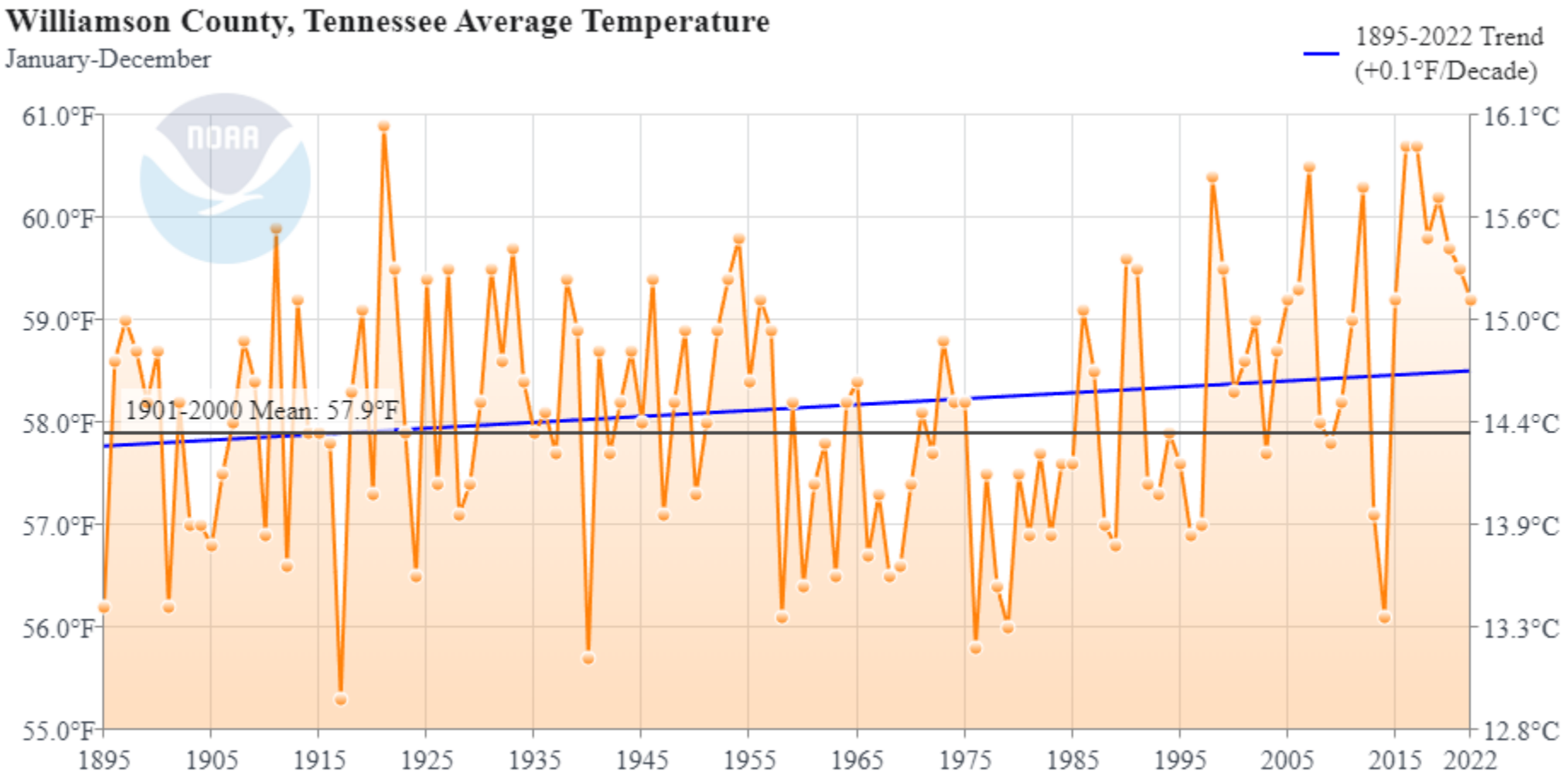


Figure 32: Annual Average Temperature for Williamson County Tennessee, Showing a +0.1°F Increase per Decade Since 1895.

(Source: NOAA NCEI, Climate at a Glance: County Time Series)

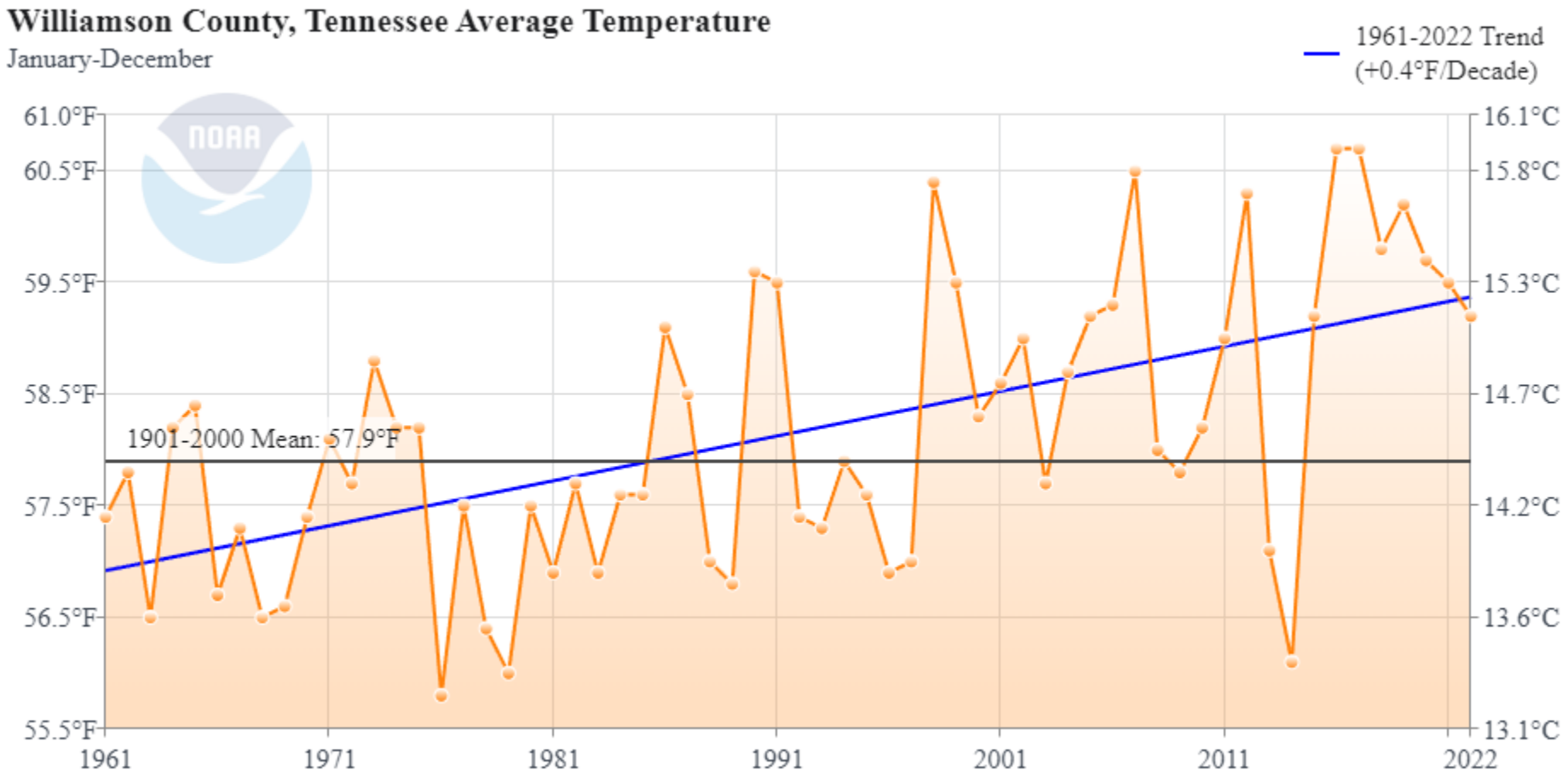


Figure 33: Annual Average Temperature for Williamson County, Tennessee, Showing a +0.4°F Increase per Decade Since 1961.

(Source: NOAA NCEI, Climate at a Glance: County Time Series)

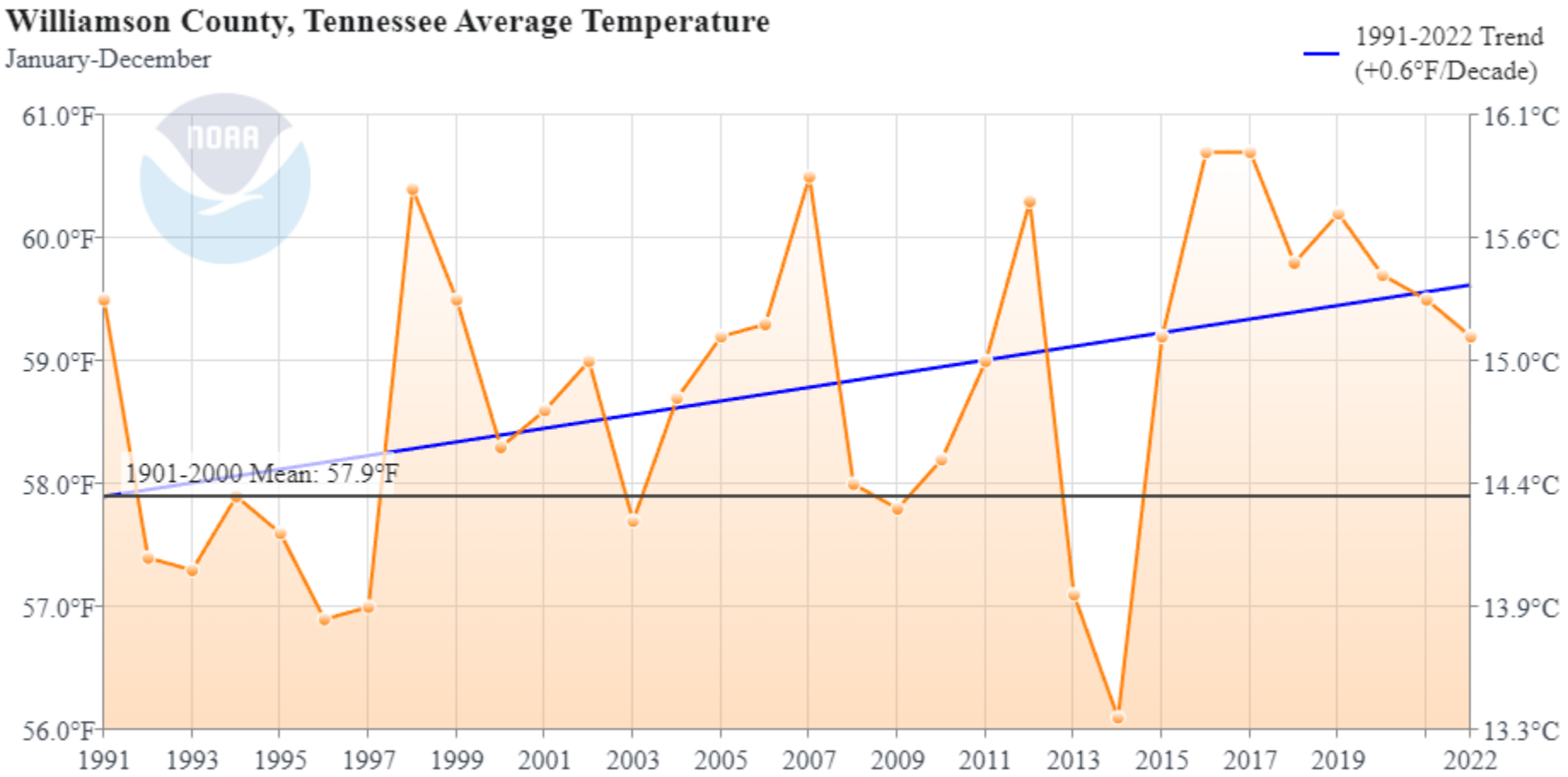


Figure 34: Annual Average Temperature for Williamson County, Tennessee, Showing a +0.6°F Increase per Decade Since 1991.

(Source: NOAA NCEI, Climate at a Glance: County Time Series)

The Tennessee Climate Office (TCO) analyzed trends in the U.S. Drought Monitor (USDM) throughout Tennessee from 2000 to 2021. County-level trends were developed based on the amount of each county that was covered in D0 (Abnormally Dry) conditions or worse, D1 (Moderate Drought) or worse, D2 (Severe Drought) or worse, D3 (Extreme Drought) or worse, and D4 (Exceptional Drought) each week. Trends were assessed using space-time cube analysis tools in ArcGIS Pro, with the results shown in the following figure. There was a significant decreasing trend in the amount of time that Williamson County spent in D1-D4 drought conditions over this period, but there was no significant trend in amount of time that Williamson County spent in the higher levels of drought D2 or worse, D3 or worse, or D4.

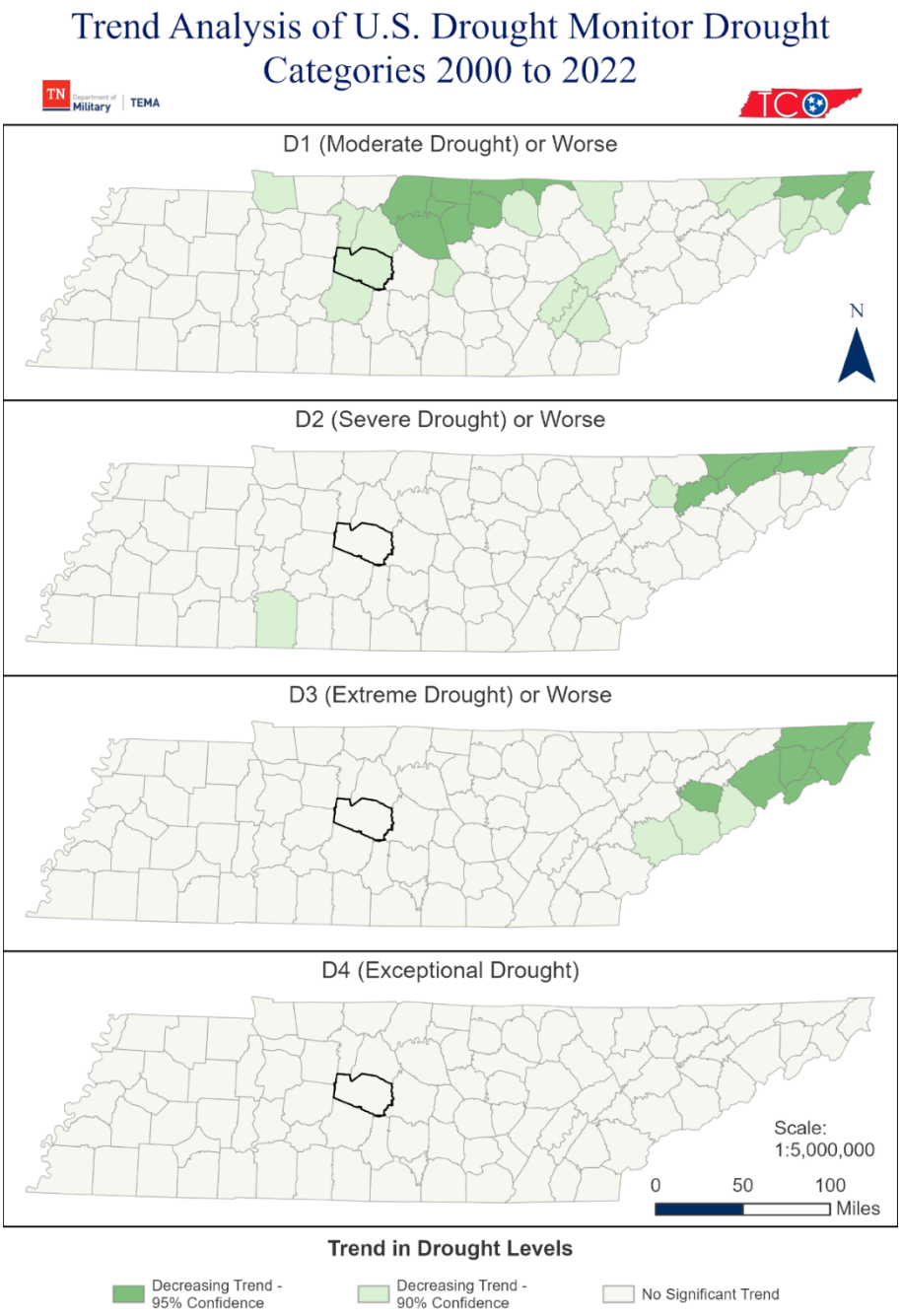


Figure 35: Trend Analysis of U.S. Drought Monitor from 2000 – 2021, Williamson County Outlined in Bold.

Since the USDM only dates back to 2000, other metrics must be used to examine longer trends in drought occurrences. The Standardized Precipitation Index (SPI) is another metric that can be used to quantify drought and periods of wetness by capturing how observed precipitation deviates from the climatological average. Drought.gov provides a timeline of the SPI derived from

the Global Historical Climatology Network (GHCN), with data back to 1895 for the contiguous U.S. Red hues indicate drier conditions, while blue hues indicate wetter conditions. With this longer dataset the cyclical nature of dry and wet periods across Williamson County is even more apparent. It also shows that the shorter and less intense dry periods observed from 2008 to 2022 is one of the longer periods of time with minimal long-term drought impacts for the county.

Looking at the longer-term Standardized Precipitation Index (SPI) from the NCEI nClimGrid-monthly dataset (starting 1895) there is an increasing trend in the 3-month SPI value, indicating an increasing trend in precipitation (averaged over 3-months) across all of Tennessee with a moderate increase in values across Williamson County. A gridded SPI dataset is also available at a 5km resolution from NCEI. This gridded dataset with data from 1895 to 2022 was used to analyze the linear trend in 3-month SPI values (SPI value calculated from the dryness or wetness values of the previous 3 months), shown in the following figure. All areas of Tennessee had an increasing trend in SPI values over this time period, indicating an increasing trend in precipitation that is consistent with other observed records and climate models signifying that Tennessee is seeing a decrease in the risk for longer-term droughts. The overall trend in increasing wetness will not prevent future periods of drought, especially short-duration high-intensity Flash Droughts.

Table 2: SPI Category and Value Definitions.

SPI Category	SPI Value	Description
D4	≤ -2	Exceptionally Dry
D3	-1.6 to -1.9	Extremely Dry
D2	-1.3 to -1.5	Severely Dry
D1	-0.8 to -1.2	Moderately Dry
D0	-0.5 to –0.7	Abnormally Dry
W0	+0.5 to + 0.7	Abnormally Wet
W1	+0.8 to +1.2	Moderately Wet
W2	+1.3 to +1.5	Severely Wet
W3	+1.6 to +1.9	Extremely Wet
W4	≥ 2.0	Exceptionally Wet

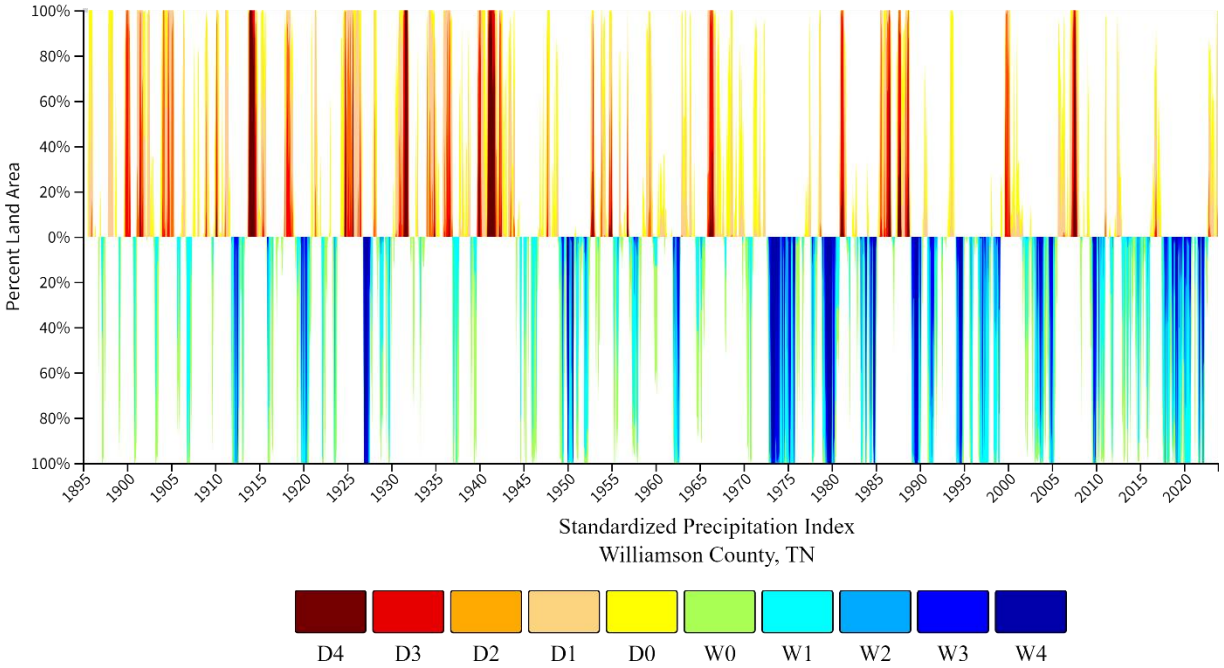


Figure 36: Periods of Drought and Wetness in Williamson County, Tennessee from 1895 to 2022.

(Source: Drought.gov)

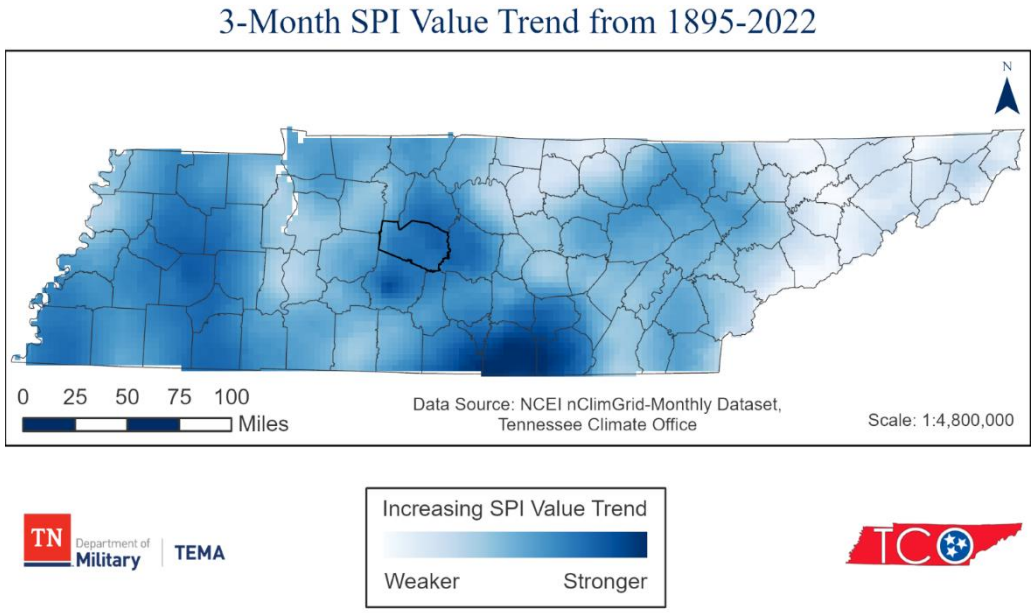


Figure 37: SPI Value Trend for 3-Months from 1895 to 2022, Williamson County Outlined in Bold.

The previous trends are based on observed historical data, but the Climate Mapping for Resilience and Adaptation (CMRA) Assessment tool provides county-level output from future climate projections. Data from this tool indicates Williamson County could expect an increase in the number of dry days per year due to climate variability. However, the tool provides a range of possible outcomes, with higher and lower greenhouse gas emission scenarios, for Early-Century (2015-2044), Mid-Century (2035-2064), and Late Century (2070-2099) time periods, and maximum, minimum, and mean projected values. The following table shows the projected change in the number of dry days per year for Williamson County. The Early-, Mid-, and Late-Century values represent the increase (positive values) or decrease (negative values) in dry days per year compared to the number of dry days per year from modeled history. In the mean projection, Williamson County could see an increase of 3.2 to 4.4 dry days per year by Mid-Century and an increase of 3.8 to 7.1 dry days per year by Late-Century.

Table 3: Possible Change in the Number of Dry Days per Year for Williamson County, Tennessee.

High Emissions Scenario	Modeled History (1976-2005)	Early Century (2015-2044)	Mid Century (2035-2064)	Late Century (2070-2099)
Driest Projection	183	+16	+21.3	+41.9
Mean Projection	179.4	+2.9	+4.4	+7.1
Wettest Projection	172.2	-1.0	-3.0	-7.7
Low Emissions Scenario	**Modeled History (1976-2005)**	**Early Century (2015-2044)**	**Mid Century (2035-2064)**	**Late Century (2070-2099)**
Driest Projection	183	+10.6	+16.7	+14.1
Mean Projection	179.4	+2.2	+3.2	+3.8
Wettest Projection	172.2	-1.3	-2.8	-3.6

The projected increase in high-heat days and the intensification of the hydrologic cycle will likely lead to an increasing number of Flash Droughts, which are defined by the rapid onset or intensification of drought conditions. Flash Droughts in the southeastern United States are often connected to short periods of time (a couple of weeks or months) with much higher-than-normal temperatures and much lower-than-normal precipitation leading to the rapid depletion of soil moisture and streamflow. September 2019 and October 2023 are prime examples of a Flash Drought in Tennessee, and more broadly across the Southeast. During the 2023 fall flash drought Williamson County went from 0% of the county in drought conditions (D1-4) on the October 3rd release of the U.S. Drought Monitor to 100% of the county being in at least Severe Drought (D2) conditions and about half of the county in Extreme Drought (D3) on the October 31st release of the US Drought Monitor.

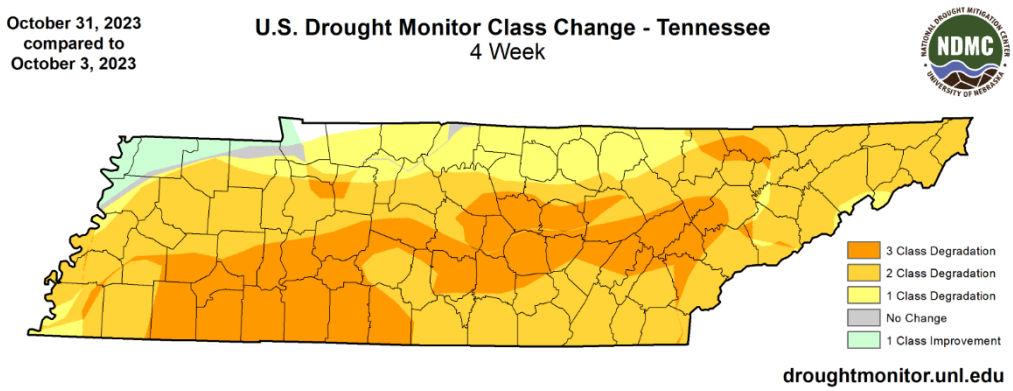


Figure 38: U.S. Drought Monitor Four Week Class Change in the State of Tennessee from October 3, 2023 to October 31, 2023.

(Source: National Drought Mitigation Center)

A study conducted by the U.S. Department of Agriculture (USDA) and U.S. Forest Service Office of Sustainability and Climate compared the length of a 10-year Drought, defined as a once in a decade drought as measured by the number of consecutive dry days (days with less than 0.1 inches of rain) during the summer season (May – September) between historical data and future climate models. For this study, the historical period was based on observed data from 1975 to 2005, and the future scenario was for the 2080's based on the RCP8.5 (higher emissions) ensemble mean of 20 global climate models from the CMIP5 experiment. The output of this study, shown in the following figure, indicates that most areas of Tennessee could expect a 10-year Drought (10% annual probability of occurrence) to maintain its current length or increase by as much as 6 days in the 2080's compared to a 1-year Drought from 1975-2005. In Williamson County, a 10-year drought could decrease in length by up to 1 day in the eastern part of the county and increase in length from 0.1 to 4 days in the central and western parts of the county compared to the modeled history. This demonstrates that although the average annual precipitation amount may increase in Tennessee, periods between precipitation events could get longer, leading to flash droughts or shorter-term drought periods.

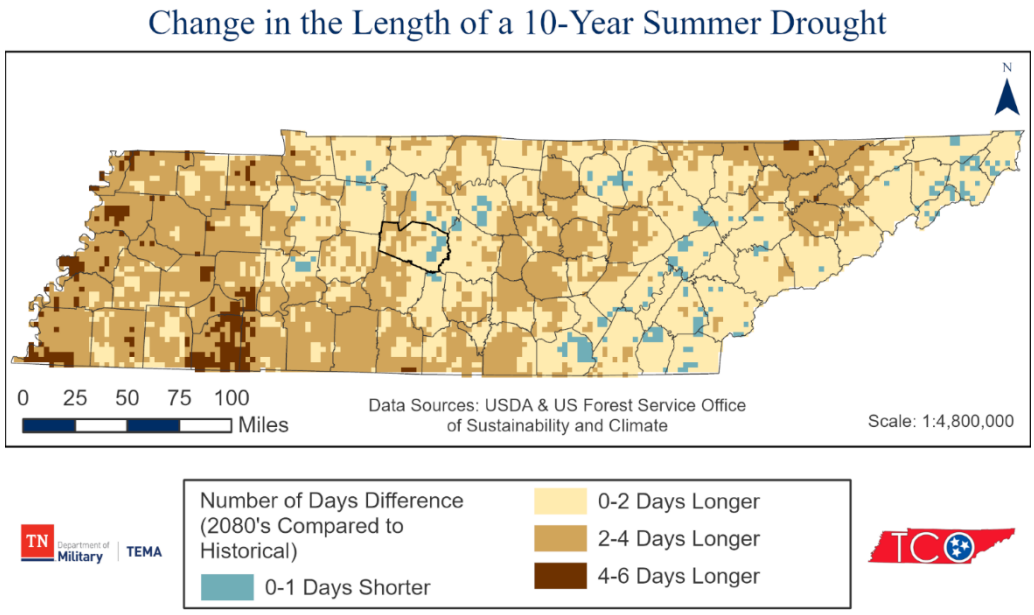


Figure 39: Change in the Length of a 10-Year (10% Annual Probability of Occurrence) Drought from Historical Data (1975-2005) to a 10-Year Drought in the 2080s (RCP8.5 Scenario), Williamson County Outlined in Bold.

In addition to the variable climate, population growth and development in Tennessee means that the state will be at a higher risk for hydrological and socioeconomic droughts in the future as water demand increases.

Local Threat and Hazard Data Collected During THIRA Process:

Local Hazard Data.xlsx

To view the additional hazard data as provided by NOAA, double click on the Excel icon above. If unable to view the data, please contact the WCEMA.

Appendix D: HAZUS/FIRM Panels

Sample FIRM Panels in Williamson County:

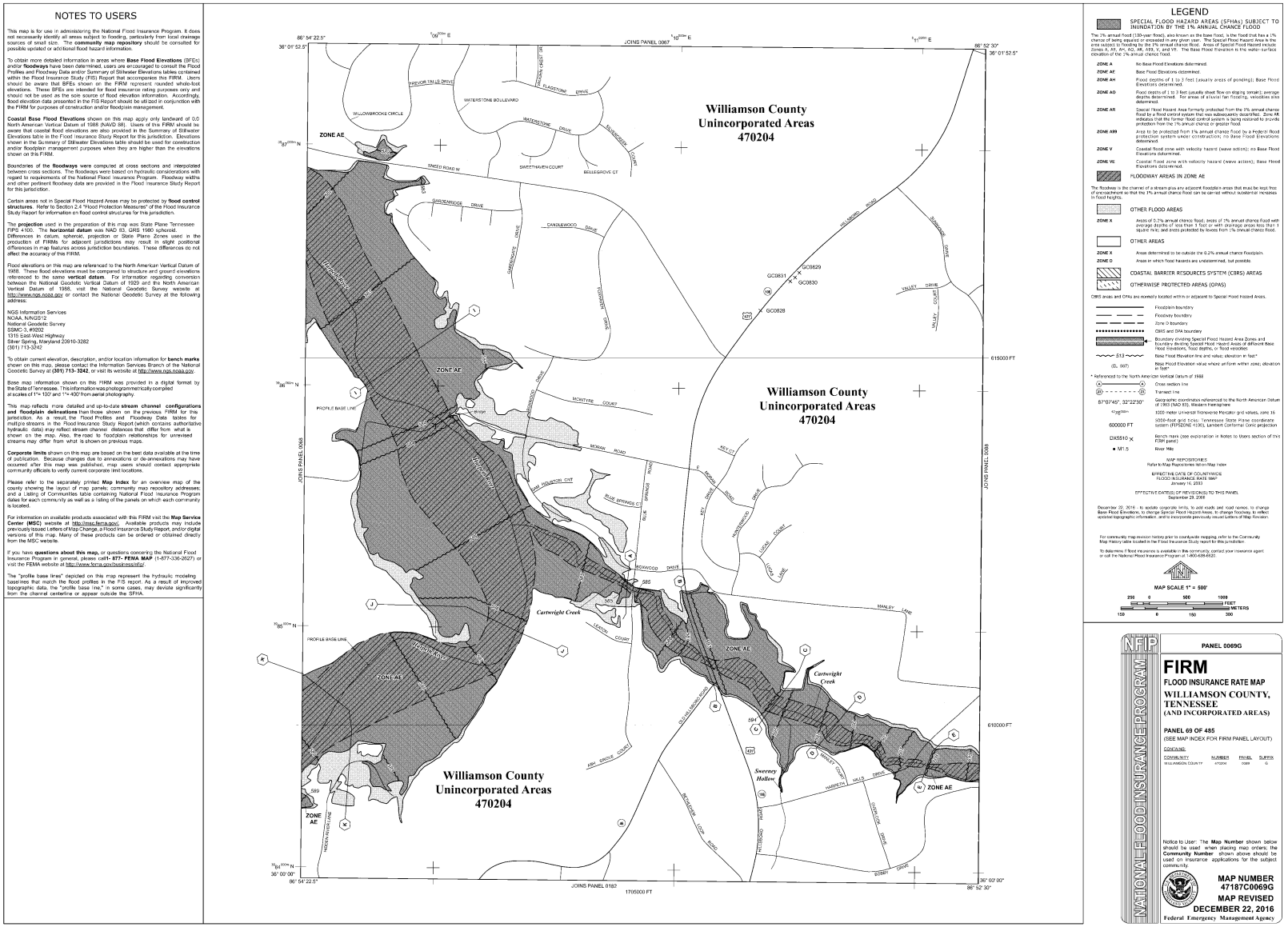
All FIRM panels attached in this appendix were obtained through the FEMA Flood Map Service Center and are consistently available. The attached images below are samples of FIRM panels for each of the participating municipalities.

To access this site, go to: https://msc.fema.gov/portal/home

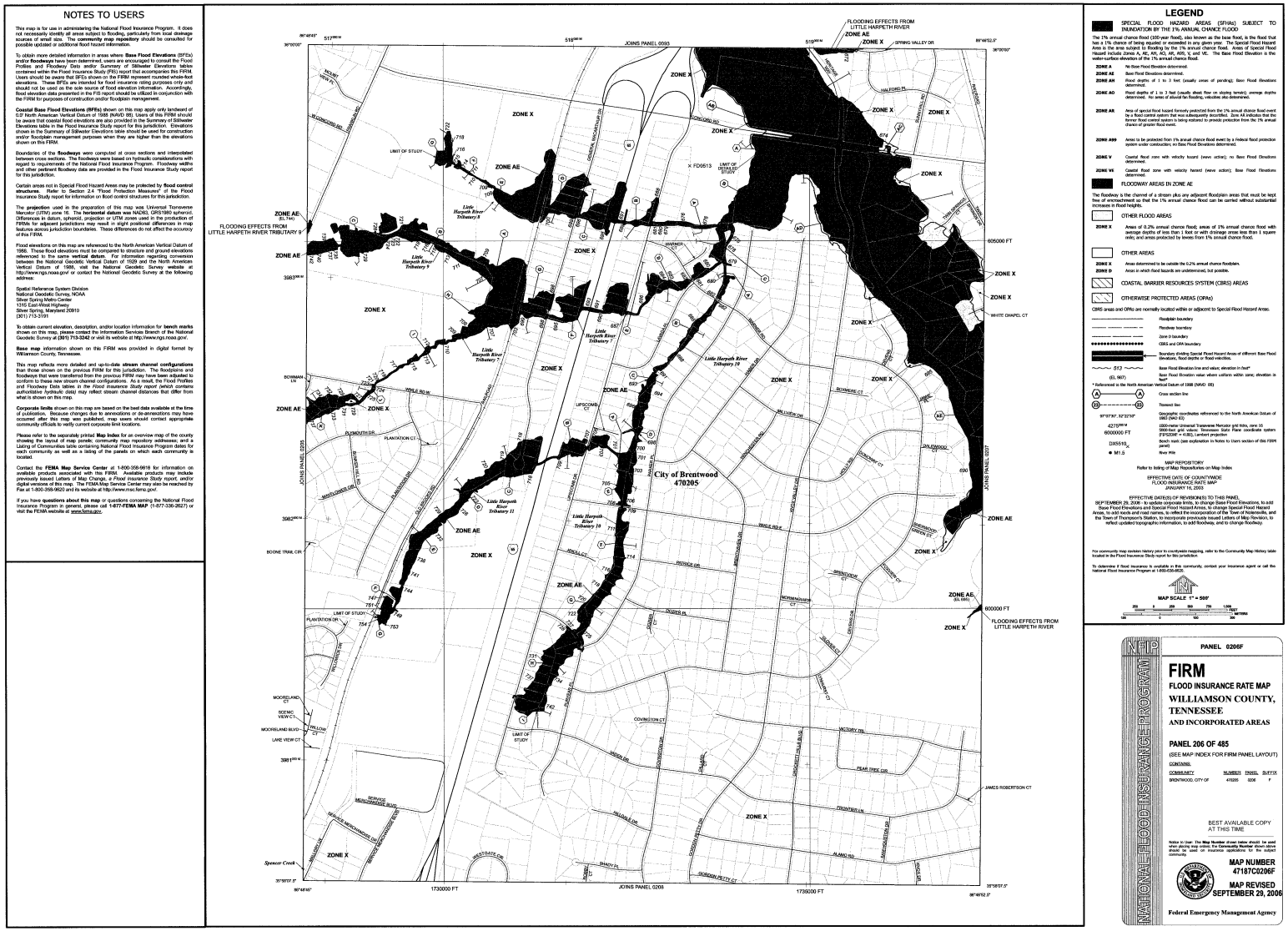
City of Franklin:



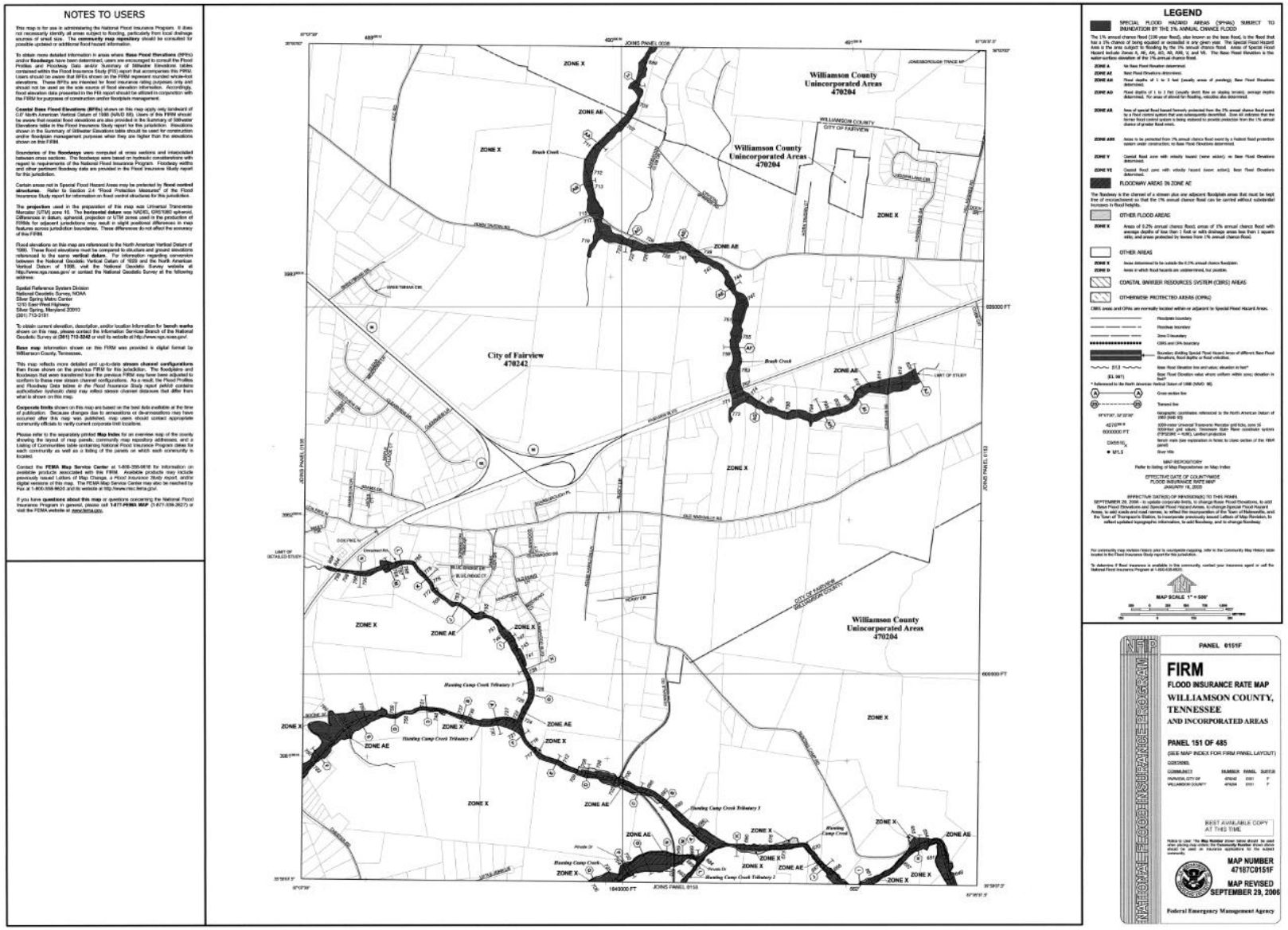
Williamson County Unincorporated:



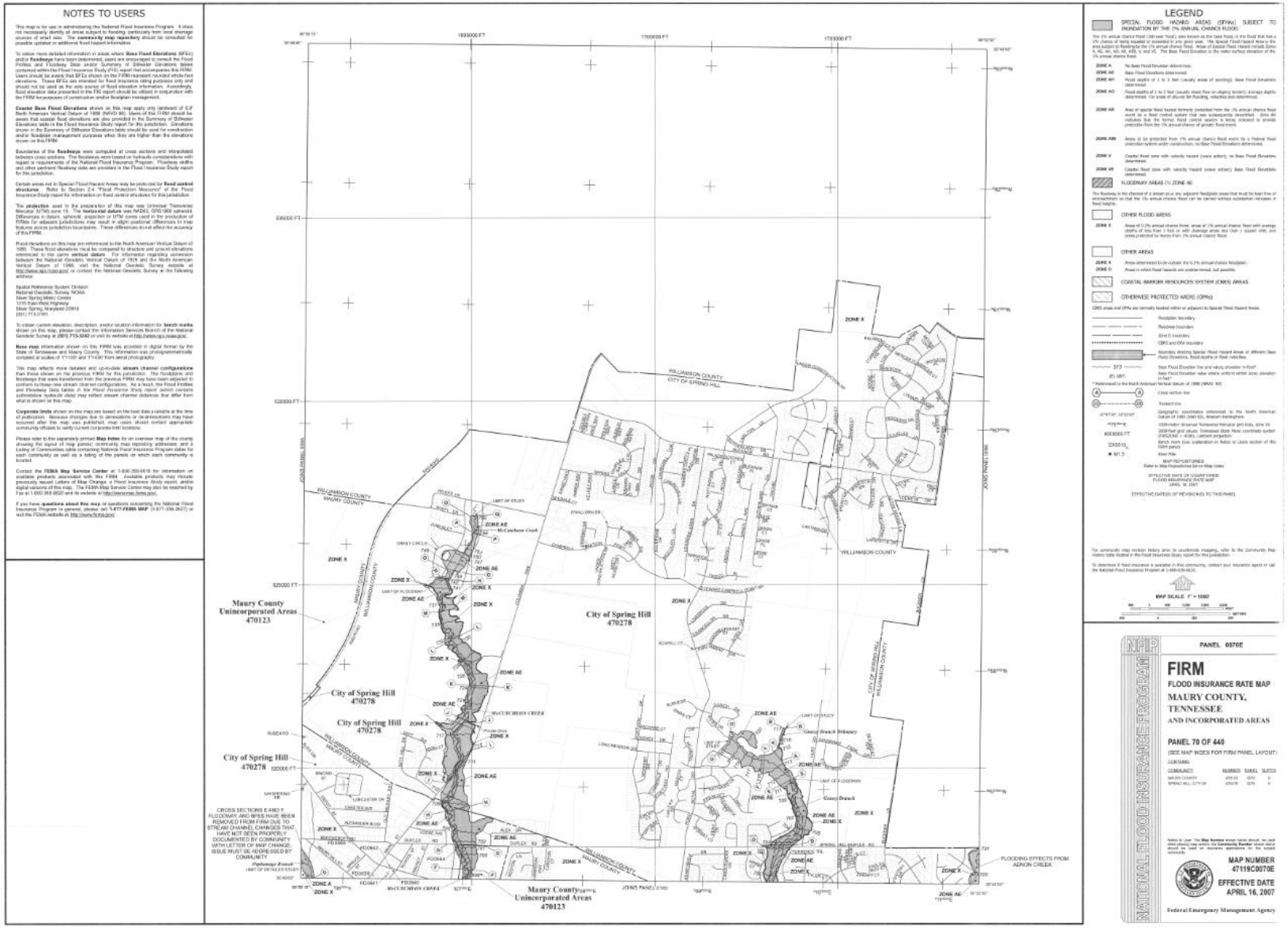
City of Brentwood:



City of Fairview:



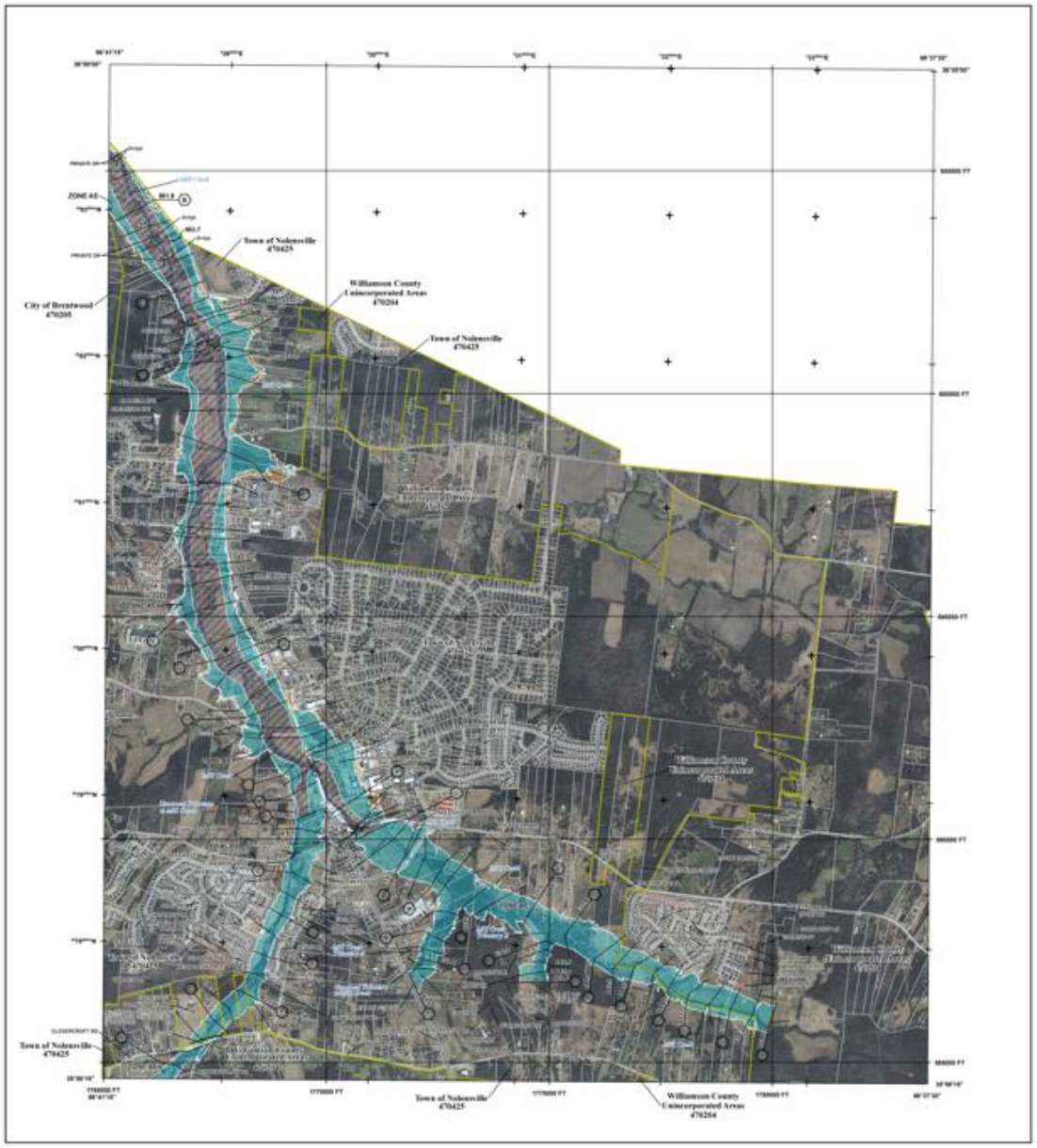
City of Spring Hill:



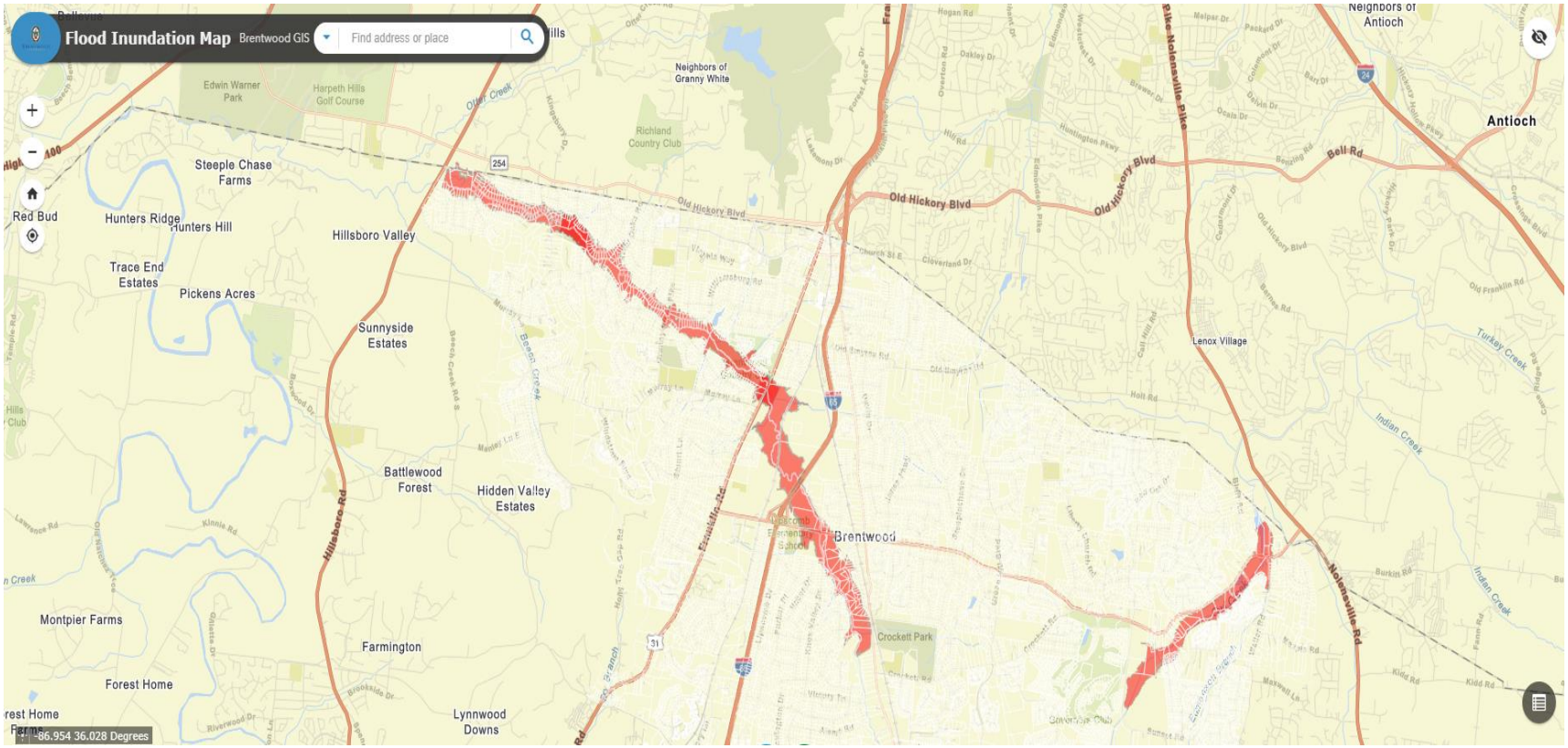
Town of Thompson's Station:



Town of Nolensville:



City of Brentwood Flood Inundation Map:



100-Year Flood Global Risk Report (HAZUS):



Hazus: Flood Global Risk Report

Region Name:	Williamson_100yr
Flood Scenario:	Williamson_100yr
Print Date:	Tuesday, March 7, 2023

Disclaimer:
Totals only reflect data for those census tracts/blocks included in the user's study region.

The estimates of social and economic impacts contained in this report were produced using Hazus loss estimation methodology software which is based on current scientific and engineering knowledge. There are uncertainties inherent in any loss estimation technique. Therefore, there may be significant differences between the modeled results contained in this report and the actual social and economic losses following a specific Flood. These results can be improved by using enhanced inventory data and flood hazard information.





HAZUS
EARTHQUAKE • WIND • FLOOD • TSUNAMI

Table of Contents

Section	Page #
General Description of the Region	3
Building Inventory	
General Building Stock	4
Essential Facility Inventory	5
Flood Scenario Parameters	6
Building Damage	
General Building Stock	7
Essential Facilities Damage	9
Induced Flood Damage	10
Debris Generation	
Social Impact	10
Shelter Requirements	
Economic Loss	12
Building-Related Losses	
Appendix A: County Listing for the Region	15
Appendix B: Regional Population and Building Value Data	16

General Description of the Region

Hazus is a regional multi-hazard loss estimation model that was developed by the Federal Emergency Management Agency (FEMA) and the National Institute of Building Sciences (NIBS). The primary purpose of Hazus is to provide a methodology and software application to develop multi-hazard losses at a regional scale. These loss estimates would be used primarily by local, state and regional officials to plan and stimulate efforts to reduce risks from multi-hazards and to prepare for emergency response and recovery.

The flood loss estimates provided in this report were based on a region that included 1 county(ies) from the following state(s):

- Tennessee

Note:
Appendix A contains a complete listing of the counties contained in the region.

The geographical size of the region is approximately 68 square miles and contains 3,458 census blocks. The region contains over 87 thousand households and has a total population of 247,523 people. The distribution of population by State and County for the study region is provided in Appendix B.

There are an estimated 63,263 buildings in the region with a total building replacement value (excluding contents) of 54,685 million dollars. Approximately 84.68% of the buildings (and 71.30% of the building value) are associated with residential housing.

HAZUS
EARTHQUAKE • WIND • FLOOD • TSUNAMI

Building Inventory

General Building Stock

Hazus estimates that there are 63,263 buildings in the region which have an aggregate total replacement value of 54,685 million dollars. Table 1 and Table 2 present the relative distribution of the value with respect to the general occupancies by Study Region and Scenario respectively. Appendix B provides a general distribution of the building value by State and County.

Table 1
Building Exposure by Occupancy Type for the Study Region

Occupancy	Exposure ($1000)	Percent of Total
Residential	38,988,257	71.3%
Commercial	10,443,597	19.1%
Industrial	1,899,509	3.5%
Agricultural	163,401	0.3%
Religion	1,009,276	1.8%
Government	231,344	0.4%
Education	1,949,883	3.6%
Total	**54,685,267**	**100%**

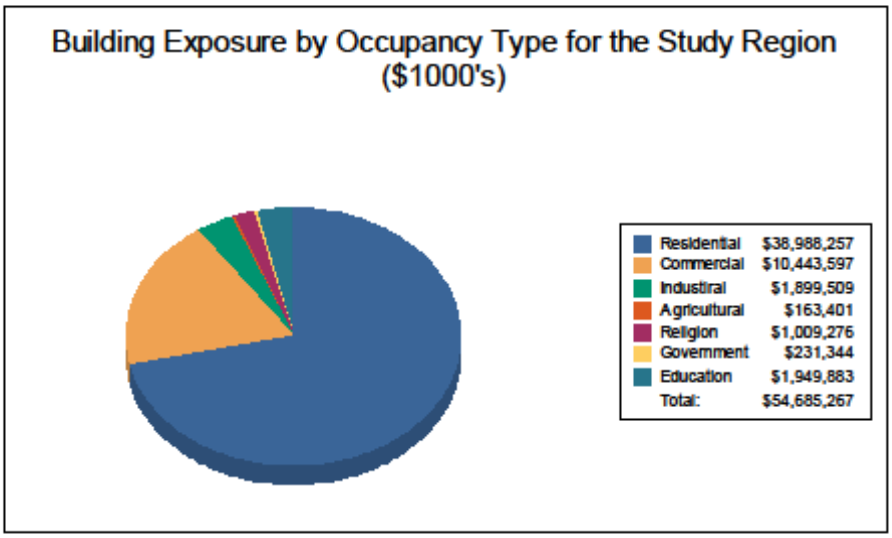
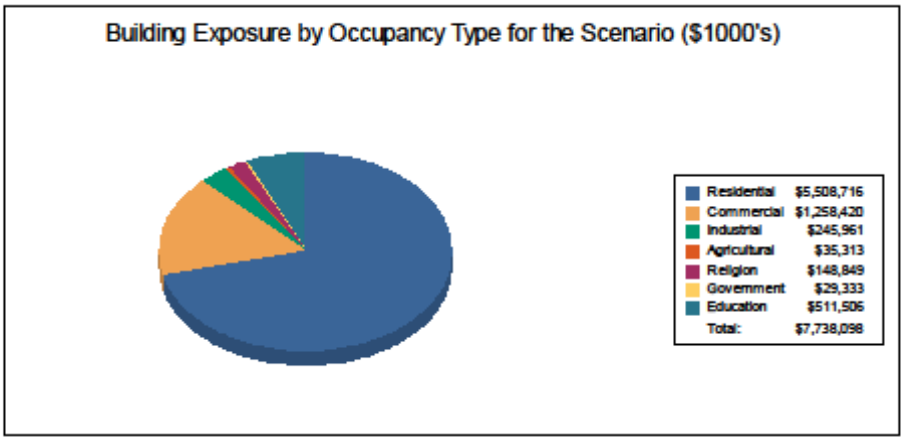


Table 2
Building Exposure by Occupancy Type for the Scenario

Occupancy	Exposure ($1000)	Percent of Total
Residential	5,508,716	71.2%
Commercial	1,258,420	16.3%
Industrial	245,961	3.2%
Agricultural	35,313	0.5%
Religion	148,849	1.9%
Government	29,333	0.4%
Education	511,506	6.6%
Total	**7,738,098**	**100%**



Essential Facility Inventory

For essential facilities, there are 2 hospitals in the region with a total bed capacity of 225 beds.
There are 77 schools, 21 fire stations, 5 police stations and 1 emergency operation center.

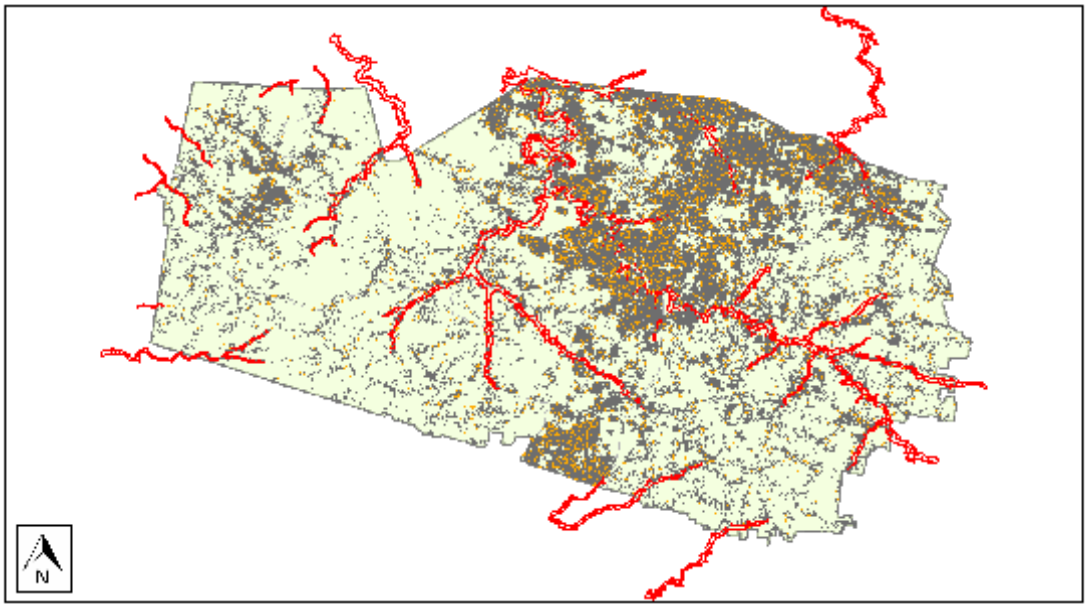
Flood Scenario Parameters

Hazus used the following set of information to define the flood parameters for the flood loss estimate provided in this report.

Study Region Name:	Williamson_100yr
Scenario Name:	Williamson_100yr
Return Period Analyzed:	100
Analysis Options Analyzed:	No What-Ifs

Study Region Overview Map

Illustrating scenario flood extent, as well as exposed essential facilities and total exposure

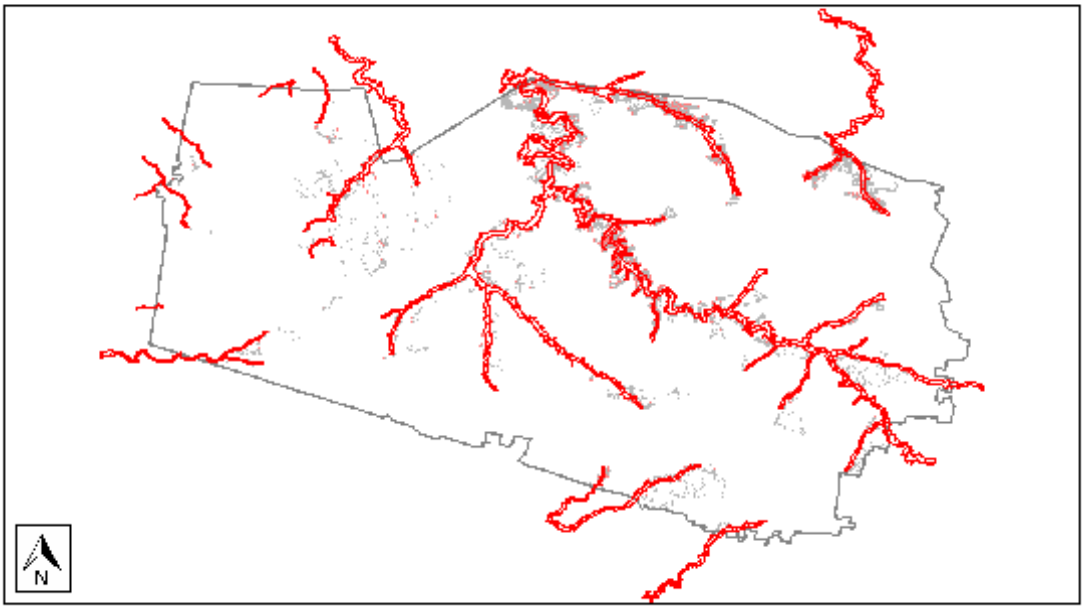


Building Damage

General Building Stock Damage

Hazus estimates that about 314 buildings will be at least moderately damaged. This is over 47% of the total number of buildings in the scenario. There are an estimated 56 buildings that will be completely destroyed. The definition of the 'damage states' is provided in the Hazus Flood Technical Manual. Table 3 below summarizes the expected damage by general occupancy for the buildings in the region. Table 4 summarizes the expected damage by general building type.

Total Economic Loss (1 dot = $300K) Overview Map



HAZUS
EARTHQUAKE - WIND - FLOOD - TSUNAMI

Table 3: Expected Building Damage by Occupancy

	1-10		11-20		21-30		31-40		41-50		>50	
Occupancy	**Count**	**(%)**	**Count**	**(%)**	**Count**	**(%)**	**Count**	**(%)**	**Count**	**(%)**	**Count**	**(%)**
Agriculture	0	0	0	0	0	0	0	0	0	0	0	0
Commercial	7	23	6	19	4	13	5	16	7	23	2	6
Education	0	0	0	0	0	0	0	0	0	0	0	0
Government	0	0	0	0	0	0	0	0	0	0	0	0
Industrial	0	0	0	0	0	0	0	0	0	0	0	0
Religion	0	0	1	100	0	0	0	0	0	0	0	0
Residential	35	11	77	24	60	19	52	16	46	14	54	17
Total	**42**		**84**		**64**		**57**		**53**		**56**	

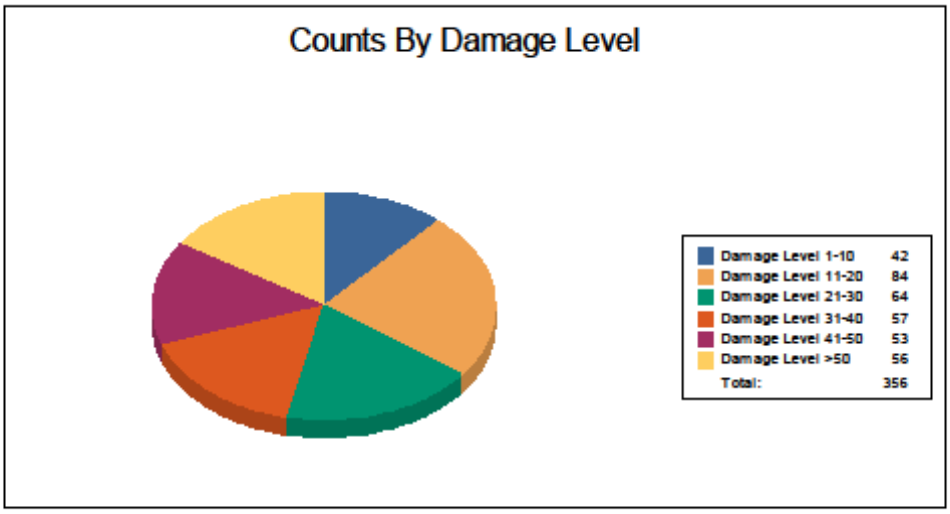




Table 4: Expected Building Damage by Building Type

Building Type	1-10		11-20		21-30		31-40		41-50		>50	
	Count	(%)	Count	(%)	Count	(%)	Count	(%)	Count	(%)	Count	(%)
Concrete	0	0	0	0	0	0	0	0	0	0	0	0
ManufHousing	0	0	0	0	0	0	0	0	0	0	0	0
Masonry	2	11	4	22	3	17	3	17	5	28	1	6
Steel	1	14	2	29	1	14	1	14	2	29	0	0
Wood	36	11	78	24	60	18	52	16	45	14	54	17

Essential Facility Damage

Before the flood analyzed in this scenario, the region had 225 hospital beds available for use. On the day of the scenario flood event, the model estimates that 225 hospital beds are available in the region.

Table 5: Expected Damage to Essential Facilities

		# Facilities		
Classification	Total	At Least Moderate	At Least Substantial	Loss of Use
Emergency Operation Centers	1	0	0	0
Fire Stations	21	0	0	0
Hospitals	2	0	0	0
Police Stations	5	0	0	0
Schools	77	0	0	0

If this report displays all zeros or is blank, two possibilities can explain this.

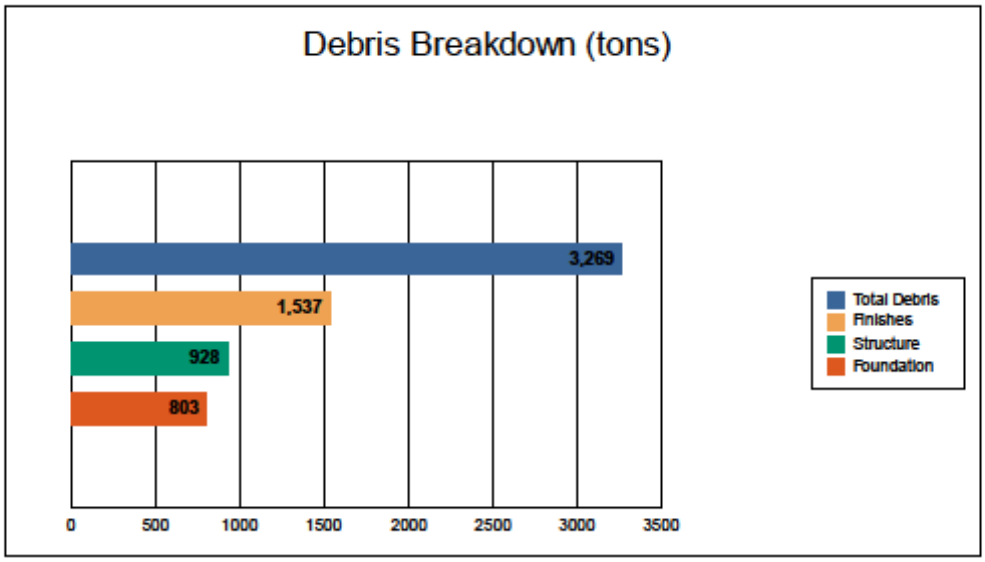
(1) None of your facilities were flooded. This can be checked by mapping the inventory data on the depth grid.

(2) The analysis was not run. This can be tested by checking the run box on the Analysis Menu and seeing if a message box asks you to replace the existing results.

Induced Flood Damage

Debris Generation

Hazus estimates the amount of debris that will be generated by the flood. The model breaks debris into three general categories: 1) Finishes (dry wall, insulation, etc.), 2) Structural (wood, brick, etc.) and 3) Foundations (concrete slab, concrete block, rebar, etc.). This distinction is made because of the different types of material handling equipment required to handle the debris.

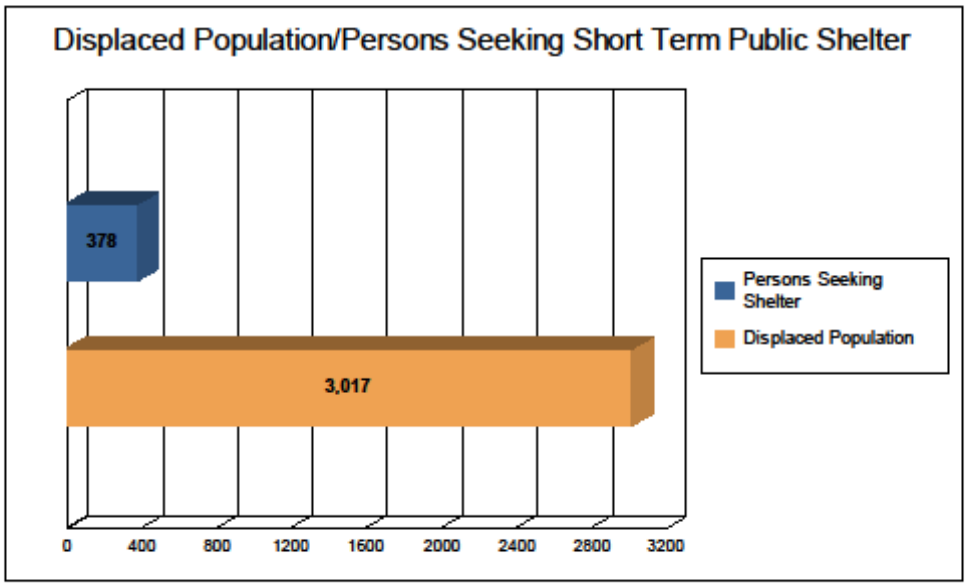


The model estimates that a total of 3,269 tons of debris will be generated. Of the total amount, Finishes comprises 47% of the total, Structure comprises 28% of the total, and Foundation comprises 25%. If the debris tonnage is converted into an estimated number of truckloads, it will require 131 truckloads (@25 tons/truck) to remove the debris generated by the flood.

Social Impact

Shelter Requirements

Hazus estimates the number of households that are expected to be displaced from their homes due to the flood and the associated potential evacuation. Hazus also estimates those displaced people that will require accommodations in temporary public shelters. The model estimates 1,006 households (or 3,017 of people) will be displaced due to the flood. Displacement includes households evacuated from within or very near to the inundated area. Of these, 378 people (out of a total population of 247,523) will seek temporary shelter in public shelters.



HAZUS
EARTHQUAKE • WIND • FLOOD • TSUNAMI

Economic Loss

The total economic loss estimated for the flood is 828.83 million dollars, which represents 10.71 % of the total replacement value of the scenario buildings.

Building-Related Losses

The building losses are broken into two categories: direct building losses and business interruption losses. The direct building losses are the estimated costs to repair or replace the damage caused to the building and its contents. The business interruption losses are the losses associated with inability to operate a business because of the damage sustained during the flood. Business interruption losses also include the temporary living expenses for those people displaced from their homes because of the flood.

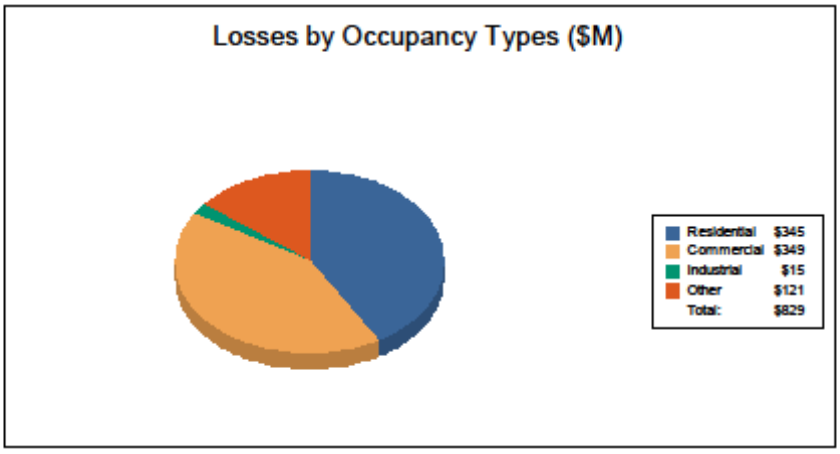
The total building-related losses were 503.78 million dollars. 39% of the estimated losses were related to the business interruption of the region. The residential occupancies made up 41.60% of the total loss. Table 6 below provides a summary of the losses associated with the building damage.

HAZUS
EARTHQUAKE • WIND • FLOOD • TSUNAMI

Table 6: Building-Related Economic Loss Estimates

(Millions of dollars)

Category	Area	Residential	Commercial	Industrial	Others	Total
Building Loss						
	Building	189.84	38.06	3.57	7.34	238.81
	Content	97.02	106.56	8.67	32.35	244.59
	Inventory	0.00	15.39	1.54	3.45	20.38
	Subtotal	**286.86**	**160.00**	**13.77**	**43.16**	**503.78**
Business Interruption						
	Income	1.41	73.75	0.23	12.16	87.54
	Relocation	38.81	19.78	0.21	6.62	65.43
	Rental Income	14.36	13.76	0.04	0.51	28.68
	Wage	3.33	81.58	0.38	58.11	143.40
	Subtotal	**57.91**	**188.88**	**0.86**	**77.40**	**326.06**
ALL	**Total**	**344.77**	**348.88**	**14.63**	**120.64**	**828.83**





Appendix A: County Listing for the Region

Tennessee
- Williamson

Appendix B: Regional Population and Building Value Data

	Population	Building Value (thousands of dollars)		
		Residential	Non-Residential	Total
Tennessee				
Williamson	247,523	38,988,257	15,697,010	54,685,267
Total	**247,523**	**38,988,257**	**15,697,010**	**54,685,267**
Total Study Region	**247,523**	**38,988,257**	**15,697,010**	**54,685,267**

500-Year Flood Global Risk Report (HAZUS):



Hazus: Flood Global Risk Report

Region Name:	Williamson_500yr
Flood Scenario:	Williamson_500yr
Print Date:	Wednesday, March 8, 2023

Disclaimer:
Totals only reflect data for those census tracts/blocks included in the user's study region.

The estimates of social and economic impacts contained in this report were produced using Hazus loss estimation methodology software which is based on current scientific and engineering knowledge. There are uncertainties inherent in any loss estimation technique. Therefore, there may be significant differences between the modeled results contained in this report and the actual social and economic losses following a specific Flood. These results can be improved by using enhanced inventory data and flood hazard information.





HAZUS
EARTHQUAKE · WIND · FLOOD · TSUNAMI

Table of Contents

Section	Page #
General Description of the Region	3
Building Inventory	
General Building Stock	4
Essential Facility Inventory	5
Flood Scenario Parameters	6
Building Damage	
General Building Stock	7
Essential Facilities Damage	9
Induced Flood Damage	10
Debris Generation	
Social Impact	10
Shelter Requirements	
Economic Loss	12
Building-Related Losses	
Appendix A: County Listing for the Region	15
Appendix B: Regional Population and Building Value Data	16

General Description of the Region

Hazus is a regional multi-hazard loss estimation model that was developed by the Federal Emergency Management Agency (FEMA) and the National Institute of Building Sciences (NIBS). The primary purpose of Hazus is to provide a methodology and software application to develop multi-hazard losses at a regional scale. These loss estimates would be used primarily by local, state and regional officials to plan and stimulate efforts to reduce risks from multi-hazards and to prepare for emergency response and recovery.

The flood loss estimates provided in this report were based on a region that included 1 county(ies) from the following state(s):

- Tennessee

Note:
Appendix A contains a complete listing of the counties contained in the region.

The geographical size of the region is approximately 68 square miles and contains 3,458 census blocks. The region contains over 87 thousand households and has a total population of 247,523 people. The distribution of population by State and County for the study region is provided in Appendix B.

There are an estimated 63,263 buildings in the region with a total building replacement value (excluding contents) of 54,685 million dollars. Approximately 84.68% of the buildings (and 71.30% of the building value) are associated with residential housing.

HAZUS
EARTHQUAKE - WIND - FLOOD - TSUNAMI

Building Inventory

General Building Stock

Hazus estimates that there are 63,263 buildings in the region which have an aggregate total replacement value of 54,685 million dollars. Table 1 and Table 2 present the relative distribution of the value with respect to the general occupancies by Study Region and Scenario respectively. Appendix B provides a general distribution of the building value by State and County.

Table 1
Building Exposure by Occupancy Type for the Study Region

Occupancy	Exposure ($1000)	Percent of Total
Residential	38,988,257	71.3%
Commercial	10,443,597	19.1%
Industrial	1,899,509	3.5%
Agricultural	163,401	0.3%
Religion	1,009,276	1.8%
Government	231,344	0.4%
Education	1,949,883	3.6%
Total	**54,685,267**	**100%**

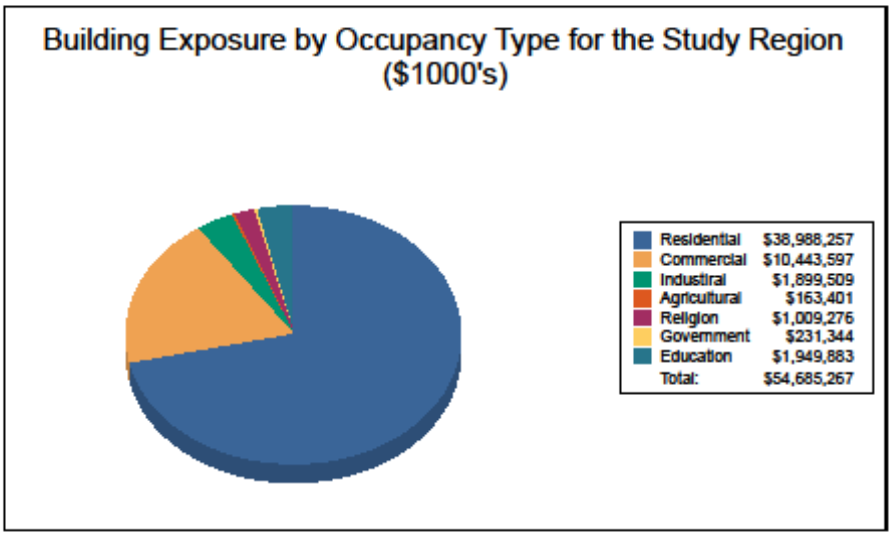
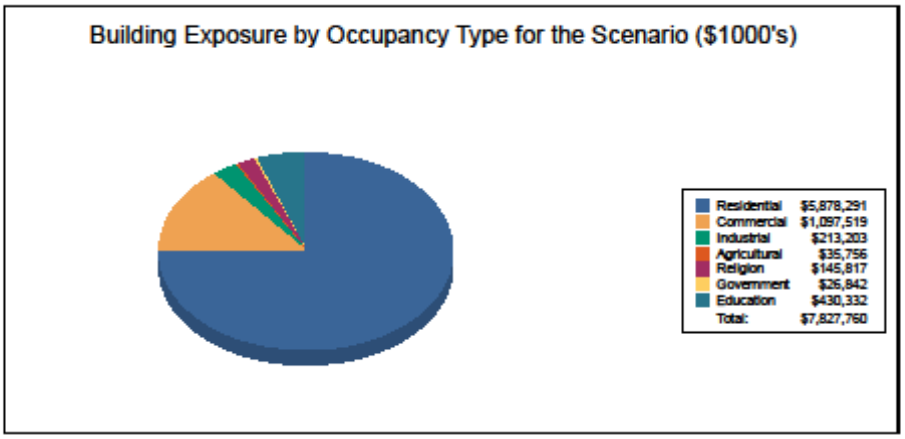


Table 2
Building Exposure by Occupancy Type for the Scenario

Occupancy	Exposure ($1000)	Percent of Total
Residential	5,878,291	75.1%
Commercial	1,097,519	14.0%
Industrial	213,203	2.7%
Agricultural	35,756	0.5%
Religion	145,817	1.9%
Government	26,842	0.3%
Education	430,332	5.5%
Total	**7,827,760**	**100%**



Essential Facility Inventory

For essential facilities, there are 2 hospitals in the region with a total bed capacity of 225 beds.
There are 77 schools, 21 fire stations, 5 police stations and 1 emergency operation center.

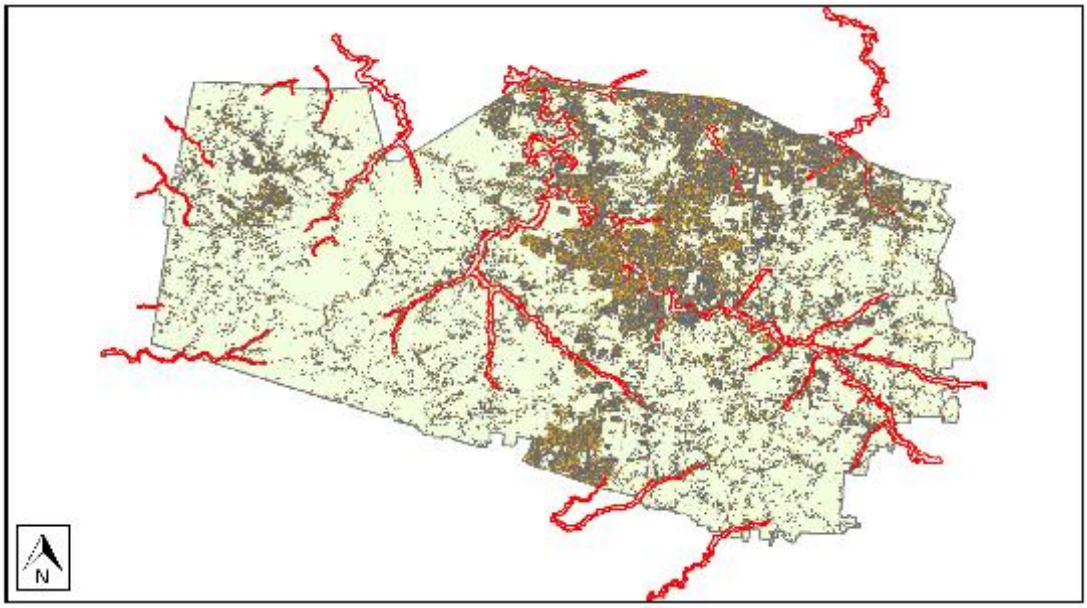
Flood Scenario Parameters

Hazus used the following set of information to define the flood parameters for the flood loss estimate provided in this report.

Study Region Name:	Williamson_500yr
Scenario Name:	Williamson_500yr
Return Period Analyzed:	500
Analysis Options Analyzed:	No What-Ifs

Study Region Overview Map

Illustrating scenario flood extent, as well as exposed essential facilities and total exposure



Building Damage

General Building Stock Damage

Hazus estimates that about 292 buildings will be at least moderately damaged. This is over 50% of the total number of buildings in the scenario. There are an estimated 50 buildings that will be completely destroyed. The definition of the 'damage states' is provided in the Hazus Flood Technical Manual. Table 3 below summarizes the expected damage by general occupancy for the buildings in the region. Table 4 summarizes the expected damage by general building type.

Total Economic Loss (1 dot = $300K) Overview Map

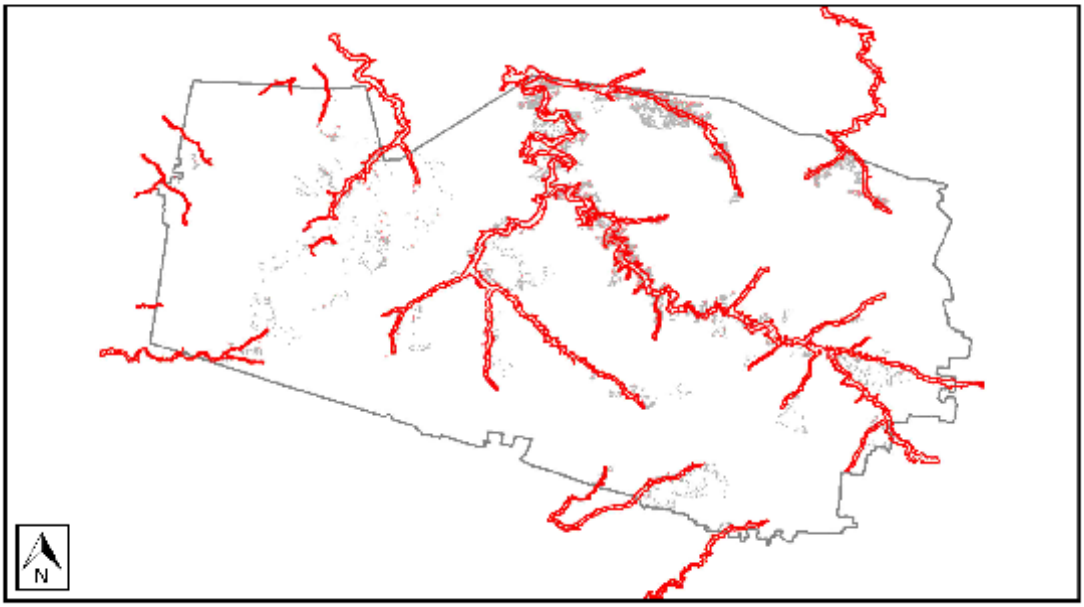


Table 3: Expected Building Damage by Occupancy

Occupancy	1-10		11-20		21-30		31-40		41-50		>50	
	Count	(%)	Count	(%)	Count	(%)	Count	(%)	Count	(%)	Count	(%)
Agriculture	0	0	0	0	0	0	0	0	0	0	0	0
Commercial	6	18	9	27	3	9	5	15	5	15	5	15
Education	0	0	0	0	0	0	0	0	0	0	0	0
Government	0	0	0	0	0	0	0	0	0	0	0	0
Industrial	0	0	0	0	0	0	0	0	0	0	0	0
Religion	0	0	3	100	0	0	0	0	0	0	0	0
Residential	36	12	79	27	51	17	51	17	36	12	45	15
Total	**42**		**91**		**54**		**56**		**41**		**50**	

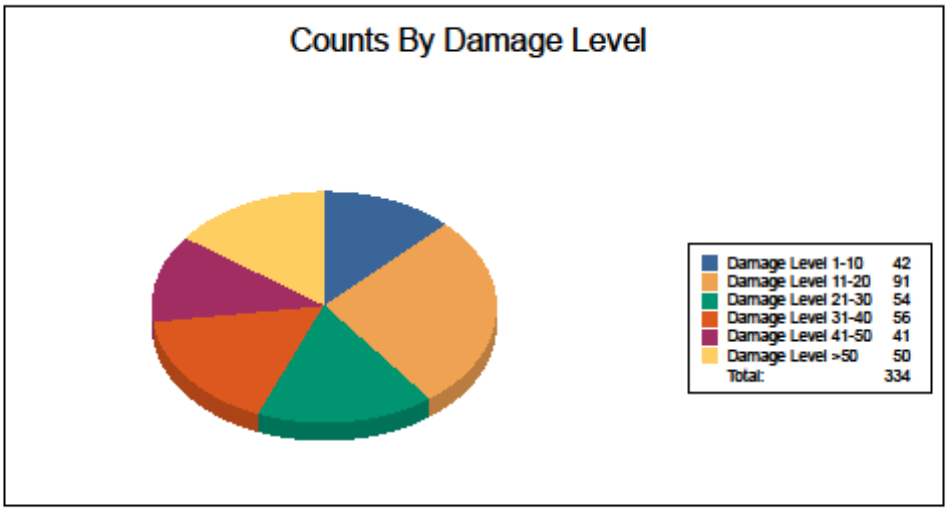




Table 4: Expected Building Damage by Building Type

Building Type	1-10		11-20		21-30		31-40		41-50		>50	
	Count	(%)	Count	(%)	Count	(%)	Count	(%)	Count	(%)	Count	(%)
Concrete	0	0	0	0	0	0	0	0	0	0	0	0
ManufHousing	0	0	0	0	0	0	0	0	0	0	0	0
Masonry	2	11	8	42	2	11	1	5	4	21	2	11
Steel	1	11	3	33	1	11	1	11	2	22	1	11
Wood	37	12	82	27	51	17	52	17	36	12	46	15

Essential Facility Damage

Before the flood analyzed in this scenario, the region had 225 hospital beds available for use. On the day of the scenario flood event, the model estimates that 225 hospital beds are available in the region.

Table 5: Expected Damage to Essential Facilities

		# Facilities		
Classification	Total	At Least Moderate	At Least Substantial	Loss of Use
Emergency Operation Centers	1	0	0	0
Fire Stations	21	0	0	0
Hospitals	2	0	0	0
Police Stations	5	0	0	0
Schools	77	0	0	0

If this report displays all zeros or is blank, two possibilities can explain this.

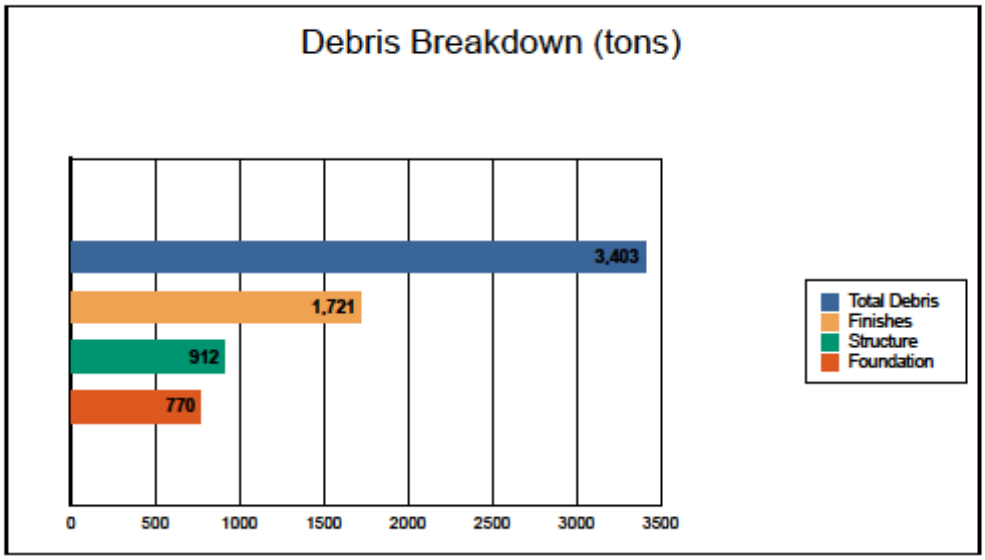
(1) None of your facilities were flooded. This can be checked by mapping the inventory data on the depth grid.
(2) The analysis was not run. This can be tested by checking the run box on the Analysis Menu and seeing if a message box asks you to replace the existing results.

HAZUS
EARTHQUAKE - WIND - FLOOD - TSUNAMI

Induced Flood Damage

Debris Generation

Hazus estimates the amount of debris that will be generated by the flood. The model breaks debris into three general categories: 1) Finishes (dry wall, insulation, etc.), 2) Structural (wood, brick, etc.) and 3) Foundations (concrete slab, concrete block, rebar, etc.). This distinction is made because of the different types of material handling equipment required to handle the debris.

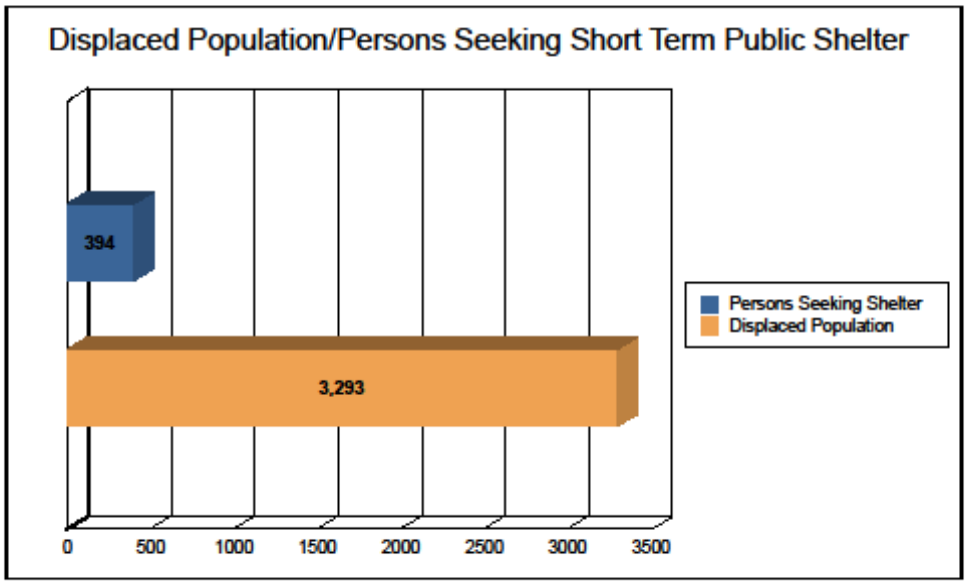


The model estimates that a total of 3,403 tons of debris will be generated. Of the total amount, Finishes comprises 51% of the total, Structure comprises 27% of the total, and Foundation comprises 23%. If the debris tonnage is converted into an estimated number of truckloads, it will require 137 truckloads (@25 tons/truck) to remove the debris generated by the flood.

Social Impact

Shelter Requirements

Hazus estimates the number of households that are expected to be displaced from their homes due to the flood and the associated potential evacuation. Hazus also estimates those displaced people that will require accommodations in temporary public shelters. The model estimates 1,098 households (or 3,293 of people) will be displaced due to the flood. Displacement includes households evacuated from within or very near to the inundated area. Of these, 394 people (out of a total population of 247,523) will seek temporary shelter in public shelters.



HAZUS
EARTHQUAKE - WIND - FLOOD - TSUNAMI

Economic Loss

The total economic loss estimated for the flood is 880.86 million dollars, which represents 11.25 % of the total replacement value of the scenario buildings.

Building-Related Losses

The building losses are broken into two categories: direct building losses and business interruption losses. The direct building losses are the estimated costs to repair or replace the damage caused to the building and its contents. The business interruption losses are the losses associated with inability to operate a business because of the damage sustained during the flood. Business interruption losses also include the temporary living expenses for those people displaced from their homes because of the flood.

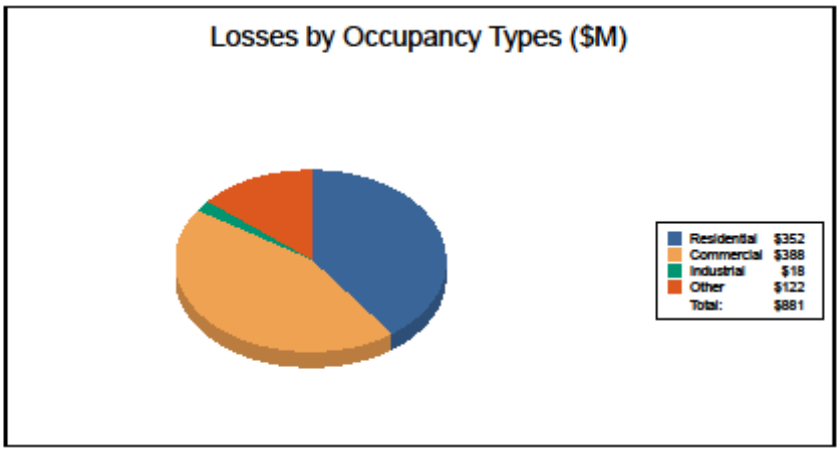
The total building-related losses were 544.77 million dollars. 38% of the estimated losses were related to the business interruption of the region. The residential occupancies made up 39.97% of the total loss. Table 6 below provides a summary of the losses associated with the building damage.

HAZUS
EARTHQUAKE - WIND - FLOOD - TSUNAMI

Table 6: Building-Related Economic Loss Estimates

(Millions of dollars)

Category	Area	Residential	Commercial	Industrial	Others	Total
Building Loss						
	Building	192.82	42.62	4.22	8.51	248.17
	Content	98.88	125.39	10.79	40.20	275.26
	Inventory	0.00	16.19	2.02	3.13	21.34
	Subtotal	**291.69**	**184.20**	**17.03**	**51.84**	**544.77**
Business Interruption						
	Income	2.08	81.40	0.35	13.99	97.82
	Relocation	38.63	21.96	0.37	7.51	68.48
	Rental Income	14.82	14.88	0.09	0.61	30.39
	Wage	4.90	85.86	0.58	48.06	139.40
	Subtotal	**60.43**	**204.09**	**1.39**	**70.18**	**336.09**
ALL	**Total**	**352.12**	**388.29**	**18.43**	**122.02**	**880.86**





Appendix A: County Listing for the Region

Tennessee
- Williamson

Appendix B: Regional Population and Building Value Data

	Population	Building Value (thousands of dollars)		
		Residential	Non-Residential	Total
Tennessee				
Williamson	247,523	38,988,257	15,697,010	54,685,267
Total	**247,523**	**38,988,257**	**15,697,010**	**54,685,267**
Total Study Region	**247,523**	**38,988,257**	**15,697,010**	**54,685,267**

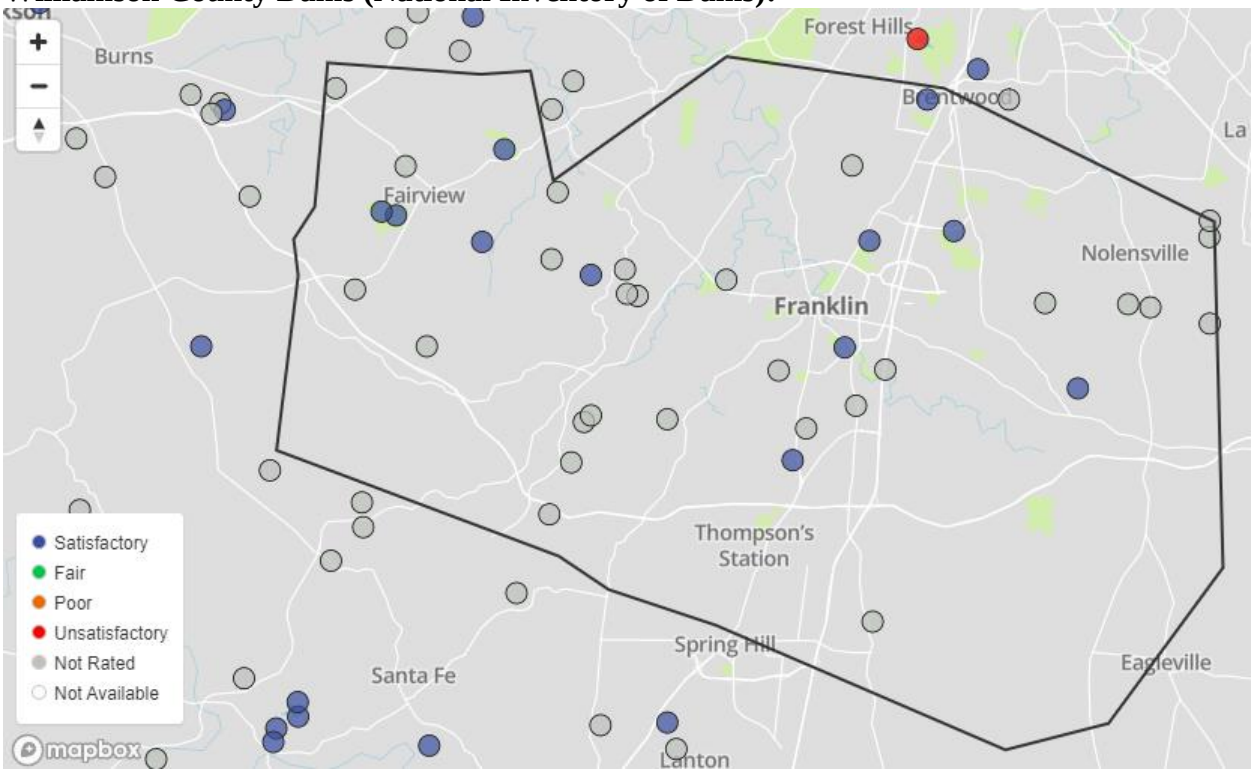
Appendix E: County Dam Data/Map

Williamson County Dam Data:

National Inventory of Dams.xlsx

To view the additional hazard data, double click on the Excel icon above. If unable to view the data, please contact the WCEMA.

Williamson County Dams (National Inventory of Dams):



Appendix F: References

- Centers for Disease Control
- Centers for Disease Control Social Vulnerability Index (CDC SVI)
- Central United States Earthquake Consortium (CUSEC)
- City University of New York
- Critical2TN Critical Infrastructure Database
- Comprehensive Preparedness Guide (CPG) 201
- Williamson County Computer Aided Dispatch (CAD)
- Emergency Management Accreditation Program (EMAP)
- East Tennessee State University Geoinformatics and Disaster Science Lab
- Federal Emergency Management Agency (FEMA)
- FEMA National Risk Index
- FEMA Resilience Analysis and Planning Tool (RAPT)
- Hazard Mitigation Planning Committee (HMPC)
- London School of Economics
- Mississippi State University
- National Centers for Environmental Information (NCEI)
- National Institute of Building Sciences (NIBS)
- National Integrated Drought Information System (NIDIS)
- National Oceanic and Atmospheric Administration (NOAA)
- National Weather Service (NWS)
- NWS National Operational Hydrologic Remote Sensing Center (NOHRSC)
- National Wildfire Coordinating Group (NWCG)
- Southern Group of State Foresters (SGSF)
- Tennessee Department of Health (TDOH)
- Tennessee Division of Forestry
- Tennessee Emergency Management Agency (TEMA)
- Tennessee Hazard Mitigation Plan
- United States Census Bureau
- United States Geological Survey (USGS)
- University of Wisconsin SILVIS Lab Wildland Urban Interface (WUI)
- WAKM Radio
- Williamson County Emergency Operations Plan (EOP)
- Williamson County Geographic Information Systems (GIS)
- Williamson County Threat and Hazard Identification and Risk Assessment (THIRA)
- Williamson County WebEOC
- WKRN News 2

HISTORIC FRANKLIN TENNESSEE

City of Franklin

109 3rd Ave S.
Franklin, TN 37064
(615) 791-3217

File #: 21-0179

DATE: February 10, 2025

TO: Board of Mayor and Aldermen

FROM: Eric Stuckey, City Administrator
Vernon Gerth, Asst. City Administrator Community Development

SUBJECT:
Consideration Of Amendment 1 To COF Contract No. 2021-0072, With Ford Classic Homes For Development Agreement For The Payment Of $275,000 For Costs Associated With Extending The Sanitary Sewer Collection System Improvements Related To The Meadows And Villages At Southbrooke Planned Development

PURPOSE:
The purpose of this memorandum is to provide information to the Franklin Board of Mayor and Aldermen (BOMA) concerning COF Contract No. 2021-0072 Amendment 1.

BACKGROUND/STAFF COMMENTS:
On May 14, 2021, the City entered into a contract with Ford Classic Homes to share in the cost of a sanitary sewer interceptor improvement, with the Developer and City each contributing $275,000 and the Chadwell Partnership contributing the remaining balance. The Chadwell Partnership never proceeded forward with developing the property. However, the developer, Ford Classic Homes, has agreed to proceed with the construction of the sanitary sewer interceptor improvements. They have requested the City honor its original contribution toward the installation of this system infrastructure, with Ford Classic Homes contributing the remaining balance. This Amendment also removes The Chadwell Partnership from the original contract.

FINANCIAL IMPACT:
The City will only contribute the previously agreed-upon share of Two Hundred Seventy-Five Thousand and 00/100 Dollars ($275,000) and the Developer, Ford Classic Homes, will contribute the remaining balance.

RECOMMENDATION:
Staff recommends that that the Board of Mayor and Aldermen approve Amendment 1 to COF Contract 2022-0072.

Docusign Envelope ID: 227DF3EF-8758-4609-8C6F-6462705155CF

AMENDMENT NO. 1 TO DEVELOPMENT AGREEMENT FOR PAYMENT OF COSTS FOR SANITARY SEWER COLLECTION SYSTEM IMPROVEMENTS RELATED TO THE MEADOWS AND VILLAGES AT SOUTHBROOKE PLANNED DEVELOPMENT

COF CONTRACT NO. 2021-0072

ENTERED INTO by and between the CITY OF FRANKLIN, TENNESSEE (the "City") and FORD CLASSIC HOMES, LLC ("Ford Classic Homes" or "Developer") as of this _____ day of _____, 2025.

RECITALS:

WHEREAS, the City and Ford Classic Homes entered into an agreement (COF Contract No. 2021-0072) dated May 14, 2021 (the "Agreement"); and

WHEREAS, the purpose of the Agreement was for Ford Classic Homes, the City, and the Chadwell Partnership to share in the cost of the sanitary sewer interceptor improvement through the adjacent Chadwell PUD to Ford Classic Homes' property; and

WHEREAS, the Chadwell Partnership never proceeded forward with developing the property; and

WHEREAS, Ford Classic Homes wishes to proceed with the construction of the sanitary sewer interceptor improvements and has requested the City honor its original contribution towards the installation of this essential infrastructure; and

WHEREAS, the parties desire to amend the Agreement for the City and Ford Classic Homes to share in the cost of the sanitary sewer interceptor improvement, with the City contributing its previously agreed upon amount of Two Hundred Seventy-Five Thousand and 00/100 Dollars ($275,000.00) and Ford Classic Homes contributing the remaining balance; and

WHEREAS, the City and Developer desire to amend the Agreement as set forth herein.

NOW, THEREFORE, in consideration of these premises and the mutual promises contained herein, it is agreed by and between the parties as follows:

1. The Agreement is hereby amended and restated as follows:

2. The Agreement is hereby amended between the Ford Classic Homes and City who agree to share in the cost of the sanitary sewer interceptor improvements, with the City contributing Two Hundred Seventy-Five Thousand and 00/100 Dollars ($275,000.00) and Ford Classic Homes contributing the remaining balance.

3. Since the Chadwell PUD tract entitlements have expired, the parties agree that The Chadwell Partnership shall be removed from the Agreement.

4. Waiver. Neither party's failure nor delay to exercise any of its rights or powers under this Amendment will constitute or be deemed a waiver or forfeiture of those rights or powers. For a waiver of a right or power to be effective, it must be in writing signed by the waiving party. An effective waiver of a right or power shall not be construed as either (a) a future or continuing waiver of that same right or power, or (b) the waiver of any other right or power.

Docusign Envelope ID: 227DF3EF-8758-4609-8C6F-6462705155CF

5. Severability. If any term or provision of the Amendment is held to be illegal or unenforceable, the validity or enforceability of the remainder of the Amendment will not be affected.

6. Precedence. In the event of conflict between this Amendment and the provisions of the previous Agreement(s), or any other contract, agreement or other document to which this Amendment may accompany or incorporate by reference, the provisions of this Amendment will, to the extent of such conflict (or to the extent the Agreement is silent), take precedence unless such document expressly states that it is amending this Amendment.

7. Entire Agreement. The Amendment between the parties supersedes any prior or contemporaneous communications, representations or agreements between the parties, whether oral or written, regarding the subject matter of the entire Amendment. The terms and conditions of this Amendment may not be changed except by an amendment expressly referencing this Amendment by section number and signed by an authorized representative of each party.

8. Additions/Modifications. If seeking any addition or modification to the Amendment, the parties agree to reference the specific paragraph number sought to be changed on any future document or purchase order issued in furtherance of the Amendment, however, an omission of the reference to same shall not affect its applicability. In no event shall either party be bound by any terms contained in any purchase order, acknowledgement, or other writings unless: (a) such purchase order, acknowledgement, or other writings specifically refer to the Amendment or to the specific clause they are intended to modify; (b) clearly indicate the intention of both parties to override and modify the Amendment; and (c) such purchase order, acknowledgement, or other writings are signed, with specific material clauses separately initialed, by authorized representatives of both parties.

9. Breach. Upon deliberate breach of the Amendment by either party, the non-breaching party shall be entitled to terminate the Amendment without notice, with all of the remedies it would have in the event of termination, and may also have such other remedies as it may be entitled to in law or in equity.

10. Survival. This Amendment shall survive the completion of or any termination of the original contract, revised contract, or agreement or other document to which it may accompany or incorporate by reference.

11. All other provisions of the Agreement, dated May 14, 2021 are unchanged and remain in full force and effect.

(Signature page to follow)

Docusign Envelope ID: 227DF3EF-8758-4609-8C6F-6462705155CF

WITNESS our hands on the dates as indicated.

CITY:

CITY OF FRANKLIN, TENNESSEE

By: _____
Dr. Ken Moore, Mayor

Date: _____

ATTEST:

By: _____
Eric Stuckey, City Administrator

Date: _____

APPROVED AS TO FORM BY:

_____
J. Blake Harper, Staff Attorney

FORD CLASSIC HOMES, LLC:

By: DocuSigned by: Andrew Ford
A6E348C30DA6430...

Print Name & Title: Andrew Ford Vice President

Date: 2/27/2025

City of Franklin

109 3rd Ave S.
Franklin, TN 37064
(615) 791-3217

File #: 21-0209

DATE: February 26, 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

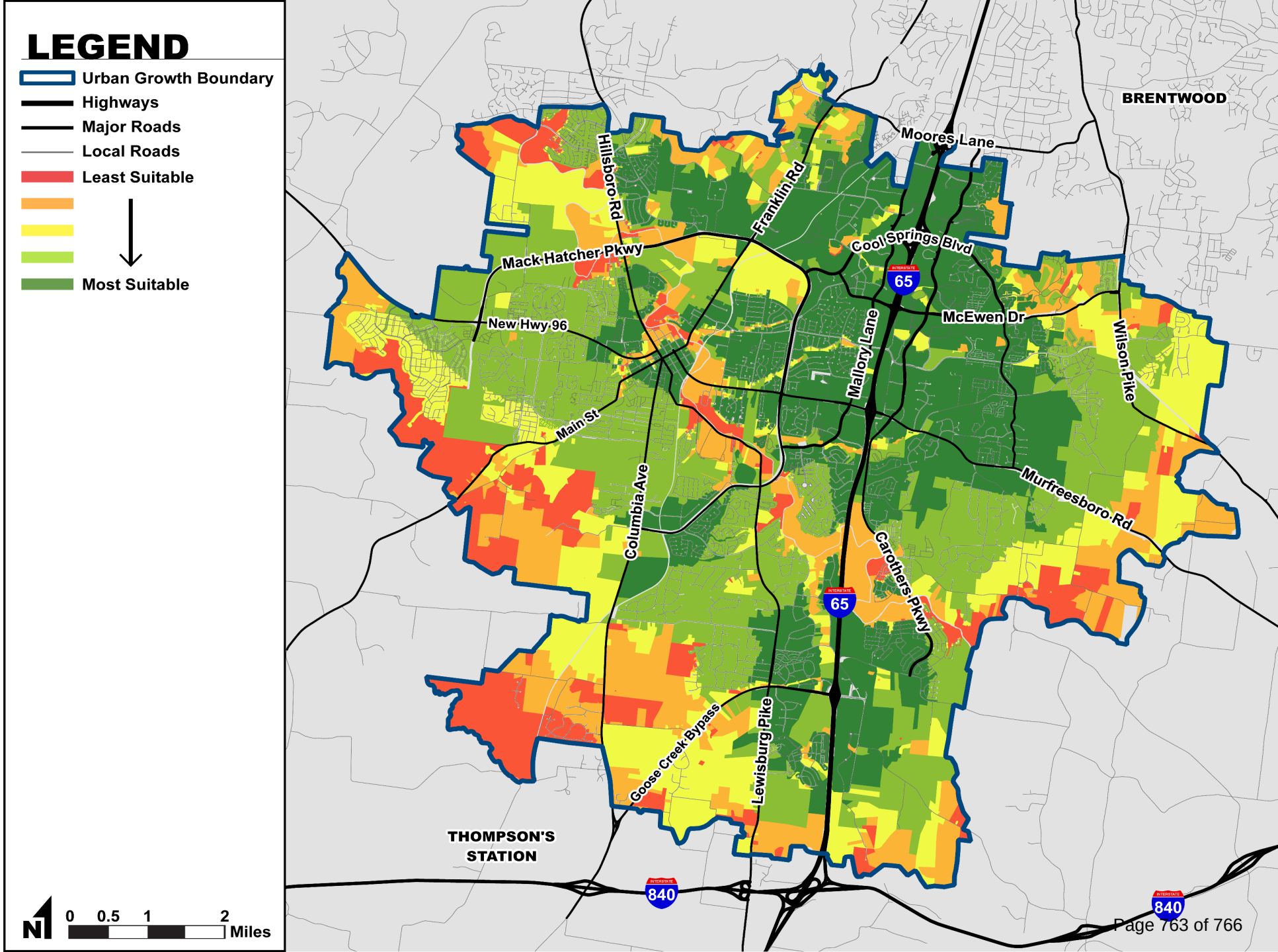
City staff is requesting the Board to rank additional projects within an allocated budget of $100,000,000. The purpose of this exercise is to illustrate how these projects align with the Annexation Capabilities and Growth Potential presentation recently completed by the Planning Department.

FINANCIAL IMPACT:
No financial impact.

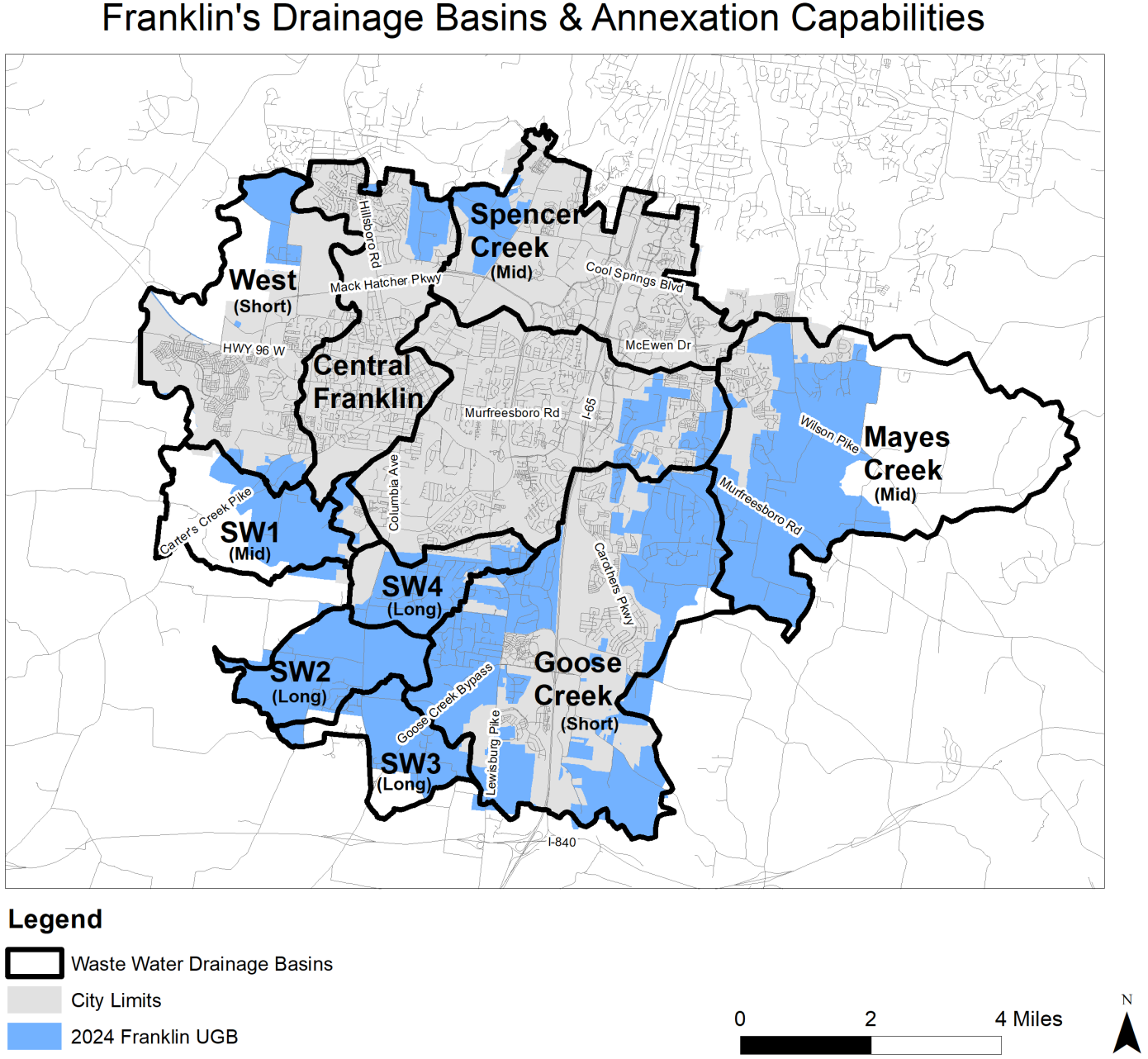
RECOMMENDATION:

No recommendation at this time. This is a presentation only.

Suitability Analysis

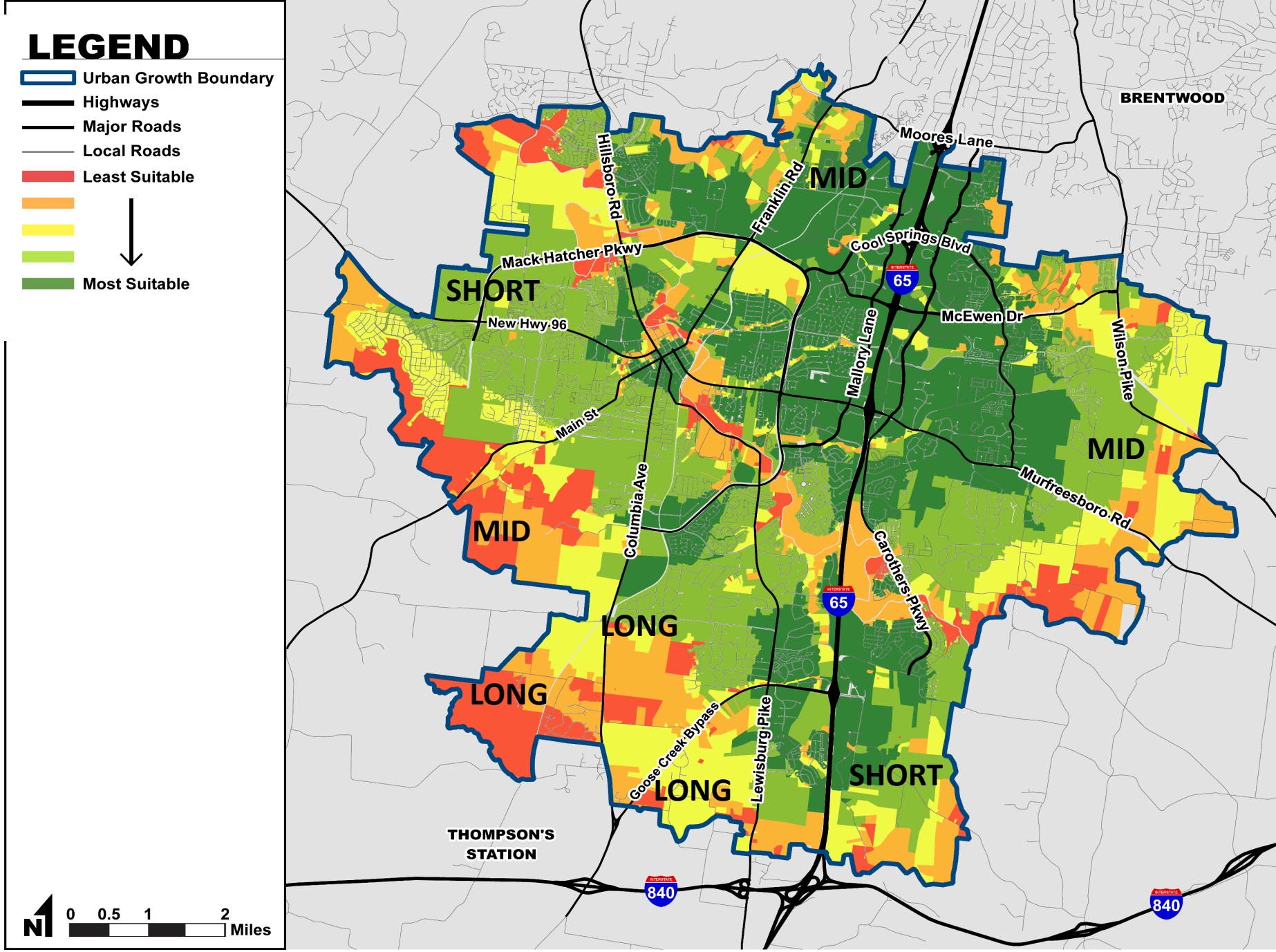


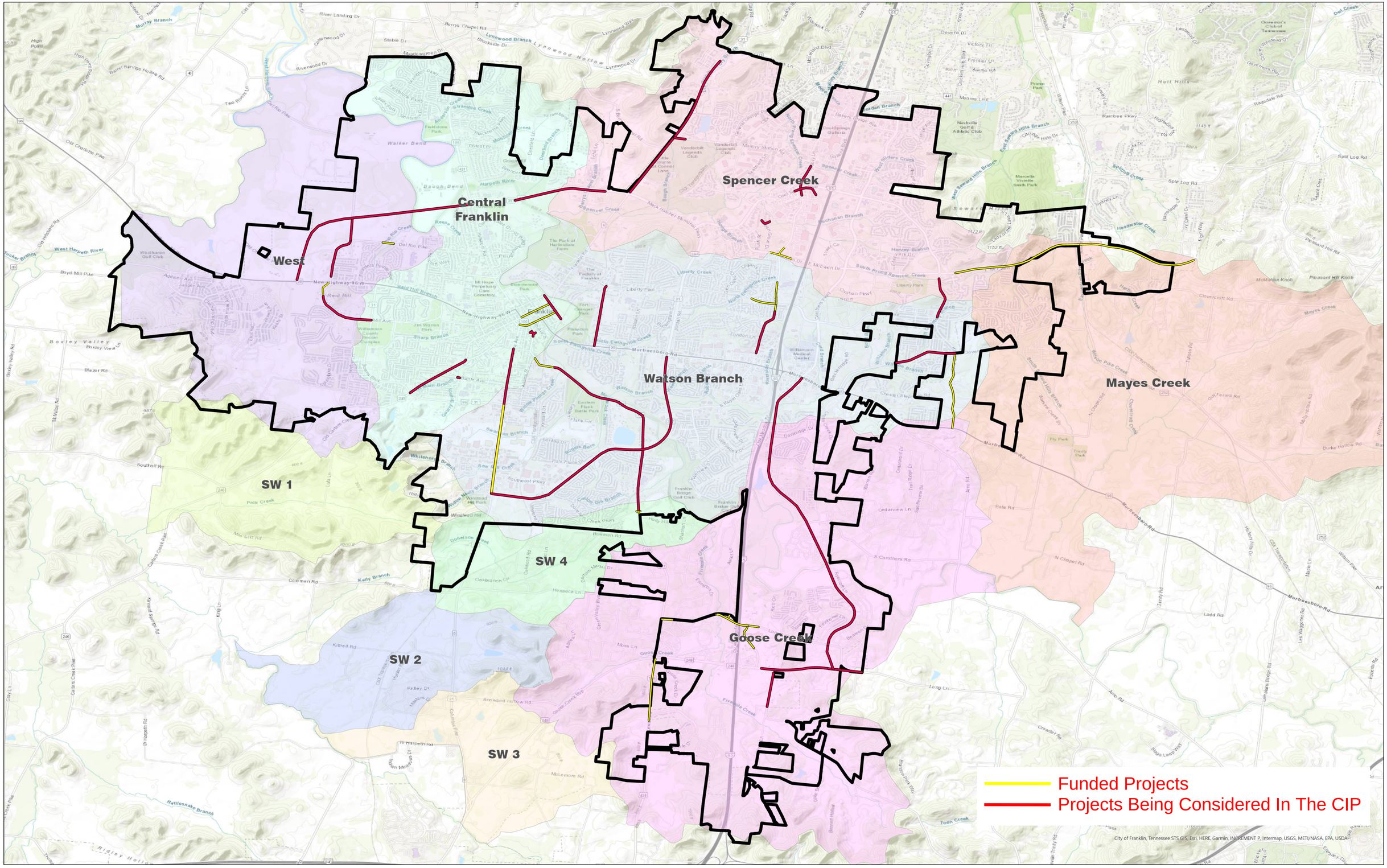
FRANKLIN AND UGB



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.




Central Franklin
West
Spencer Creek
Watson Branch
Mayes Creek
Goose Creek
SW 1
SW 2
SW 3
SW 4
Funded Projects
Projects Being Considered In The CIP
City of Franklin, Tennessee STS GIS, Esri, HERE, Garmin, INCREMENT P, Intermap, USGS, METI/NASA, EPA, USDA