City of Franklin

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

Meeting Agenda

Design Review Committee

Monday, April 21, 2025 | **4:00 PM** | **Eastern Flank Event Facility**

MEETING LOCATION
Eastern Flank Event Facility
1368 Eastern Flank Circle

Notice is hereby given that a meeting of the Design Review Committee will be held on the date and time listed above at 109 3rd Ave. S., Franklin, TN 37064. You may call 615.791.3212 for additional information. For accommodations due to disabilities or other special arrangements, please contact the Human Resources Department at 615.791.3216 at least 24 hours prior to the meeting. The typical process for discussing an item in this meeting setting is as follows: 1. Applicant / staff presentation, and 2. DRC comments. Accommodations have been made to ensure that the public is able to view the meeting. The public may view the meeting in the following ways: • Watch the meeting on FranklinTV or the City of Franklin website. • Watch the live stream through the City of Franklin Facebook and YouTube accounts. • Attend in person in the Board Room. The public may also watch the meeting on the TV in the lobby.

CALL TO ORDER

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

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

APPLICATIONS

1. Discussion Of Alterations (Walkway) At 1250 Adams St.; Linda Childs, Applicant.

2. Discussion Of New Construction At 246 Myles Manor Ct.; Mark Spivey, Applicant.

3. Discussion Of New Construction At 115 Winslow Rd.; Michael Katsaitis, Applicant.

4. Discussion Of Site Alterations, Fencing, And Principal Building Alterations At 228 Franklin Rd.; Yates Bateman, Applicant.

5. Discussion Of Alterations To Previously Approved COA At 1845 William Campbell Ct. (Lot 7 At Magnolia Hall); Jennifer Lombard, Applicant.

6. Discussion Of Roofing Alterations (Principal And Accessory) And Alterations To The Accessory Structure At 234 4th Ave. N.; Brandon Priddy. Applicant.

7. Discussion Of New Construction At 1753 Players Mill Rd. (Franklin Seventh Day Adventist Church); Brandon Priddy Applicant.

8. Discussion Of New Construction (The Belonging Co. Franklin Church) At 370 Franklin Rd.; Luke Dougal, Applicant.

9. Discussion Of Alterations, Addition (Principal) And New Construction (Accessory Structure) At 212 Lewisburg Ave.; Don Burke.

10. Discussion Of Alterations And Potential Demolition (Accessory Structure) At 334 3rd Ave. S.; Doug Lackey, Applicant.

11. Discussion Of Principal Building Partial Demolition, Addition, And Alterations At 305 3rd Ave. S.; Brandon Priddy, Applicant.

12. Discussion Of New Construction (Hotel, Parking Structure, & Refuse Locations), Partial Demolition of Buildings 9 & 10 At 230 Franklin Road (The Factory); Benton Smothers, Applicant.

13. Discussion Of A Preliminary Historic Zoning Commission Recommendation For A Mixed-Use Development At 318 Franklin Rd.; Greg Gamble, Applicant.

ADJOURN

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

1250 ADAMS STREET



IRREGULAR BREAK SANDSTONE PATH EXAMPLES





















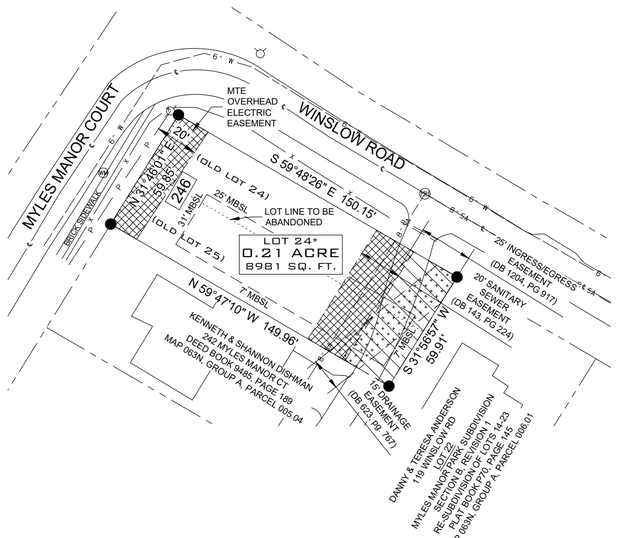


IF YOU DIG TENNESSEE...
CALL US FIRST!
1-800-351-1111
TENNESSEE ONE CALL
IT'S THE LAW

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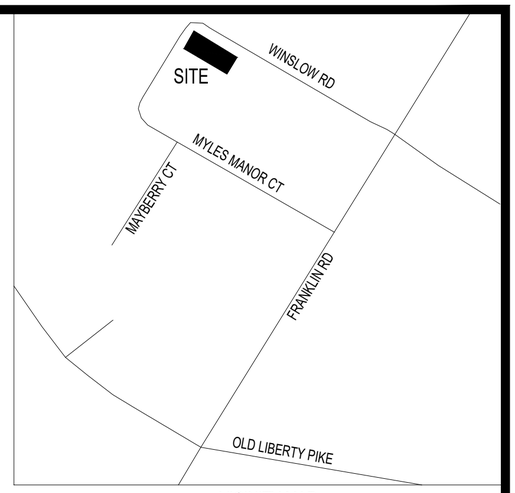
SCALE 1" = 50'

TN SPCS NAD 83



LEGEND

- IRON PIN FOUND
- WATER METER
- UTILITY POLE
- SEWER MANHOLE
- FIRE HYDRANT
- STREET CENTERLINE
- SANITARY SEWER LINE
- FENCE LINE
- OVERHEAD POWER LINE
- WATER LINE



VICINITY MAP
(NOT TO SCALE)

MTEMC Signature

Middle Tennessee Electric Membership Corporation (MTEMC) will provide electric service to the subject property according to the normal operating practices of MTEMC as defined in the rules and regulations, bylaws, policy bulletins and operational bulletins of MTEMC, and in accordance with the plat approval checklist, tree planting guidelines and other regulations contained on the MTEMC website at www.mtemc.com (collectively the "Requirements"). No electric service will be provided until MTEMC's Requirements have been met and approved in writing by an authorized representative of MTEMC. Any approval is, at all times, contingent upon continuing compliance with MTEMC's Requirements.

Date

Middle Tennessee Electric Membership Corporation

Certificate of Approval of Streets, Drainage, Sidewalks, and Green Infrastructure

I hereby certify that:

A. The streets, drainage, sidewalks, and green infrastructure designated in _____ Subdivision have been installed in accordance with City specifications, or

b. A performance agreement and surety in the amount of $_____ for streets, $_____ for drainage, $_____ for sidewalks, and $_____ for green infrastructure has been posted with the City of Franklin, Tennessee, to assure completion of such improvements.

Director, Streets Department — Date

City of Franklin, Tennessee

Certificate of Approval of Subdivision Name, Street Names, and Addressing

Subdivision name and street names approved by the Williamson County Emergency Management Agency and the City of Franklin.

Williamson County Emergency Management Agency — Date

City of Franklin — Date

Certificate of Approval of Water and Sewer Systems

I hereby certify that:

A. The water and sewer systems designated in _____ Subdivision have been installed in accordance with City specifications, or

B. A performance agreement and surety in the amount of $_____ for the water system and $_____ for the sewer system has been posted with the City of Franklin, Tennessee, to assure completion of such systems.

Director Water Management Department — Date

City of Franklin, Tennessee

Certificate of Approval for Recording

Approved by the Franklin Municipal Planning Commission, Franklin, Williamson County, Tennessee, with the exception of such conditions, if any, as are noted in the Planning Commission minutes for the _____ day of _____, 20____, and this plat has been approved for recording in the Register's Office of Williamson County.

Secretary — Date

Franklin Municipal Planning Commission

Certificate of Survey

I (we) hereby certify that the subdivision plat as shown hereon is correct and that all of the monuments shown hereon have been placed as indicated. This subdivision plat correctly represents a survey made under my supervision on the 31st day of May, 2024.

Surveyor — 2-20-2025 — Date

Certificate of Ownership

I (we) hereby certify that I am (we are) the owner(s) of the property shown hereon as of record in Book 9496, Page 811, R.O.W.C, Tennessee, and adopt the plan of subdivision of the property as shown hereon and dedicate all public ways and easements as noted. No lot(s) as shown hereon shall again be subdivided, resubdivided, altered or changed so as to produce less area than is hereby established until otherwise approved by the Franklin Municipal Planning Commission, and under no condition shall such lot(s) be made to produce less area than is prescribed by the restrictive covenants as of record in Book _____, Page _____, R.O.W.C., Tennessee, running with the title to the property. I (we) further certify that there are no liens on this property.

Owner — Date

PARKLAND IMPACT FEE
1 unit x $4,304 = $4,304
DUE AT FINAL PLAT

* - DENOTES CRITICAL LOT FOR DRAINAGE DUE TO THE LACK OF EXISTING DRAINAGE INFRASTRUCTURE IN THE VICINITY. THIS LOT SHALL REQUIRE SUBMITTAL OF A CRITICAL LOT SITE PLAN WITH ANY FUTURE BUILDING PERMIT SUBMITTAL DETAILING IMPERVIOUS LOT COVERAGE AND MEANS OF LIMITING STORM WATER RUNOFF ONTO ADJACENT PROPERTIES.

GENERAL NOTES

1. THE PURPOSE OF THIS PLAT IS TO FORMALLY COMBINE LOTS 24 & 25 OF MYLES MANOR PARK SUBDIVISION INTO A SINGLE BUILDABLE LOT.
2. THE RECORDING OF THIS PLAT VOIDS, VACATES, AND SUPERCEDES THE PREVIOUS RECORDING OF LOT(S) 24 & 25 SHOWN ON THE FINAL PLAT ENTITLED "MYLES MANOR PARK SUBDIVISION" AS RECORDED IN PLAT BOOK 1, PAGE 100, R.O.W.C.
3. BEARINGS AS SHOWN ARE TENNESSEE STATE PLANE COORDINATE SYSTEM, ZONE 5301, FIPSZONE 4100; NAD 83 DATUM.
4. SUBJECT PARCEL: MAP 063N, GROUP A, PARCEL 005.00. THE TOTAL ACREAGE OF THE SUBJECT PROPERTY IS 0.21 ACRE.
5. SUBJECT PROPERTY LOCATED IN THE 9TH CIVIL DISTRICT OF WILLIAMSON COUNTY, TENNESSEE.
6. PROPERTY IS ZONED: R-4, RESIDENTIAL 4 DISTRICT, CENTRAL FRANKLIN OVERLAY, HISTORIC PRESERVATION OVERLAY.
7. THE ACCURACY OF ANY FLOOD HAZARD DATA SHOWN ON THIS REPORT IS SUBJECT TO MAP SCALE UNCERTAINTY AND TO ANY OTHER UNCERTAINTY IN LOCATION OR ELEVATION ON THE REFERENCED FLOOD INSURANCE RATE MAP. NO PORTION OF THE DESCRIBED TRACT LIES WITHIN FLOODWAY, AND IS SHOWN IN THE AREA ZONE X AS SAID TRACT PLOTS BY SCALE ON FEMA FIRM MAP NUMBER 47187C0211H ON THE FLOOD INSURANCE RATE MAPS FOR CITY OF FRANKLIN, TENNESSEE (EFFECTIVE DATE DECEMBER 20, 2024).
8. LOT SHALL CONFORM TO ALL REQUIREMENTS OF THE "FRANKLIN ZONING ORDINANCE".
9. WITHIN NEW DEVELOPMENTS AND FOR OFF SITE LINES CONSTRUCTED AS A RESULT OF, OR TO PROVIDE SERVICE TO, THE NEW DEVELOPMENT, ALL UTILITIES (INCLUDING CABLE TELEVISION, ELECTRICAL, NATURAL GAS, SEWER, TELEPHONE, AND WATER LINES) SHALL BE PLACED UNDERGROUND.
10. UTILITIES AS SHOWN WERE TAKEN FROM VISIBLE FIELD LOCATIONS. UTILITY DETAILS AND PRECISE GROUND LOCATIONS SHOULD BE OBTAINED FROM THE PROPER AUTHORITIES BEFORE ANY GROUND DISTURBANCE OR CONSTRUCTION IS STARTED.
11. THE CURRENT OWNER HAS NO KNOWLEDGE OF ANY ENTITY HAVING MINERAL RIGHTS TO THE SUBJECT PROPERTY.
12. THE CITY OF FRANKLIN WATER MANAGEMENT IS NOT RESPONSIBLE FOR ANY DRIVEWAY CROSSINGS.
13. THE CITY OF FRANKLIN WATER MANAGEMENT DEPARTMENT HAS UNRESTRICTED ACCESS TO ITS DOMESTIC WATER, SANITARY SEWER, RECLAIM WATER LINES OR SYSTEM IMPROVEMENTS LOCATED WITHIN ITS EXCLUSIVE EASEMENTS WITHIN THE DEVELOPMENT. IN THE EVENT LANDSCAPING, FENCING, CONCRETE OR OTHER STRUCTURES ARE INSTALLED OR PLACED WITHIN A CITY OF FRANKLIN EASEMENT, THE CITY OF FRANKLIN SHALL HAVE THE RIGHT TO REMOVE SUCH ENCROACHMENTS WITHIN THE EASEMENT AS MAY BE NECESSARY FOR THE CITY OF FRANKLIN TO REPAIR, MAINTAIN OR REPLACE ITS INFRASTRUCTURE WHICH IS NOW OR IN THE FUTURE MAY BE LOCATED WITHIN THE EASEMENT WITHOUT OBTAINING ANY FURTHER PERMISSION FROM THE PROPERTY OWNER OR HOA. THE PROPERTY OWNER OR HOA SHALL BE RESPONSIBLE FOR REPAIRING AND/OR REPLACING ANY SUCH LANDSCAPING, FENCING, CONCRETE OR OTHER STRUCTURES REMOVED OR DISTURBED BY THE CITY OF FRANKLIN IN COMMON OPEN SPACE LOTS AND IN AREAS OWNED BY THE PROPERTY OWNER OR HOA AT NO EXPENSE TO THE CITY OF FRANKLIN. INDIVIDUAL HOMEOWNERS SHALL BE RESPONSIBLE FOR STRUCTURES REMOVED OR DISTURBED BY THE CITY OF FRANKLIN WITHIN AN EASEMENT ON THE HOMEOWNERS' LOT AT THE HOMEOWNERS' EXPENSE.
14. MAINTENANCE OF ALL STORMWATER MANAGEMENT FEATURES, INCLUDING LOT LINE SWALES, SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER(S) OR HOA. NO OBSTRUCTIONS OR ENCROACHMENTS WHICH IMPEDE THE FLOW OF STORMWATER SHALL BE PERMITTED WITHIN PUBLIC DRAINAGE EASEMENTS. THE CITY OF FRANKLIN IS NOT RESPONSIBLE FOR REPAIR OR REPLACEMENT OF ANY ENCROACHMENTS THAT ARE DAMAGED OR REMOVED IN THE COURSE OF MAINTENANCE ACTIVITY WITHIN EASEMENTS.
15. SIDEWALKS AND TRAILS OUTSIDE OF PUBLIC RIGHT-OF-WAY SHALL BE PUBLIC ACCESS EASEMENTS AND SHALL BE MAINTAINED BY THE PROPERTY OWNER(S) OR THE HOA.
16. NO OBSTRUCTIONS OR ENCROACHMENTS WHICH IMPEDE THE FLOW OF STORMWATER SHALL BE PERMITTED WITHIN PUBLIC DRAINAGE EASEMENTS. THE CITY OF FRANKLIN IS NOT RESPONSIBLE FOR REPAIR OR REPLACEMENT OF ANY ENCROACHMENTS THAT ARE DAMAGED OR REMOVED IN THE COURSE OF MAINTENANCE ACTIVITY WITHIN EASEMENTS.
17. TREES SHALL BE PRUNED TO A MINIMUM OF EIGHT FEET ABOVE GRADE AND NO FENCES OR OTHER OBSTRUCTIONS SHALL BE TALLER THAN THREE FEET ABOVE GRADE WITHIN SIGHT TRIANGLES FOR STREET INTERSECTIONS AND ROADWAY SIGNAGE PER THE LATEST VERSION OF AASHTO POLICY ON GEOMETRIC DESIGN OF HIGHWAYS AND STREETS.
18. MINIMUM BUILDING SETBACK REGULATIONS FOR ZONE R-4 ARE AS FOLLOWS:
    FRONT - AVERAGE SETBACK OF EXISTING BUILDINGS ON THE SAME BLOCK FACE, BUT NO CLOSER TO THE FRONT LOT LINE THAN THE CLOSEST ADJACENT BUILDING, AND IN NO CASE LESS THAN 10 FEET
    SIDE - 7'
    REAR - 20'
    FOR CORNER LOTS, THERE ARE TWO FRONT SETBACKS AND TWO SIDE SETBACKS
    MINIMUM BUILDING SETBACKS FOR THE SUBJECT PROPERTY ARE AS FOLOWS:
    FRONT - 31' (ALONG MYLES MANOR COURT), 25' (ALONG WINSLOW ROAD)
    SIDE - 7'
    REAR - 20'
19. THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE REQUIREMENTS OF A GENERAL PROPERTY SURVEY AND CONFORMS TO THE ACCURACY OF A CATEGORY 1 SURVEY AS CURRENTLY DEFINED AND ADOPTED BY THE TENNESSEE STATE BOARD OF EXAMINERS FOR LAND SURVEYORS, AND THE RATIO OF PRECISION IS LESS THAN 1:10,000.
20. THERE IS TO BE A 40' MTE EASEMENT ON ALL OVERHEAD ELECTRIC LINES AND A 20' EASEMENT ON ALL UNDERGROUND ELECTRIC LINES.
21. ANY UNUSED SANITARY SEWER SERVICE MUST BE TERMINATED AT THE MAIN LINE TEE AND IS THE FINANCIAL RESPONSIBILITY OF THE PROPERTY OWNER.

PROJECT
24-1010

SHEET
1 OF 1

DATE:
20 FEB 2025

SCALE:
1" = 50'

DRAWN BY:
DSW

REVIEWER:

REVISIONS	
NO.	DATE
1	2-4-25
2	2-20-25

MYLES MANOR PARK SUBDIVISION
FINAL PLAT - SECTION B, REVISION 2 - COF # 8687
RE-SUBDIVISION OF LOTS 24&25

246 MYLES MANOR COURT
ELJACK CUSTOM HOMES, LLC - OWNER
DEED BOOK 9496, PAGE 811
PLAT BOOK 1, PAGE 100
TAX MAP 63N, GROUP A, PARCEL 005.00
WILLIAMSON COUNTY, TENNESSEE

J. MARK CANTRELL
PROFESSIONAL LAND SURVEYOR
XVI
AGRICULTURE
COMMERCE
TENNESSEE NO. 1859
2-20-2025

T-SQUARE ENGINEERING
SURVEY DIVISION
111 SOUTHEAST PKWY CT, FRANKLIN, TN. 37064

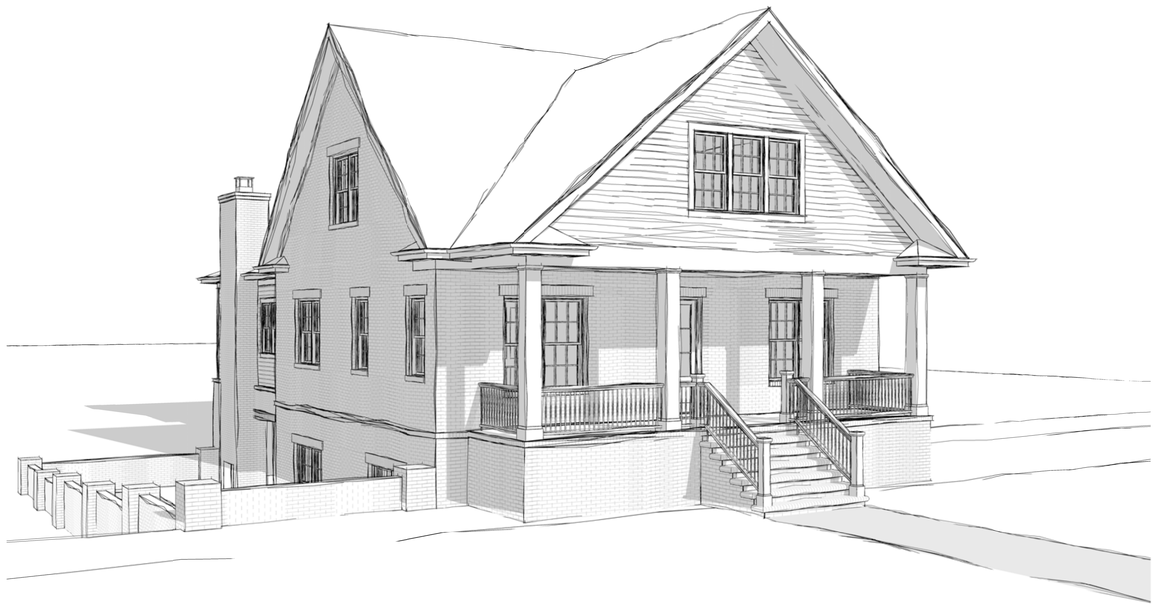


246 Myles Manor Court

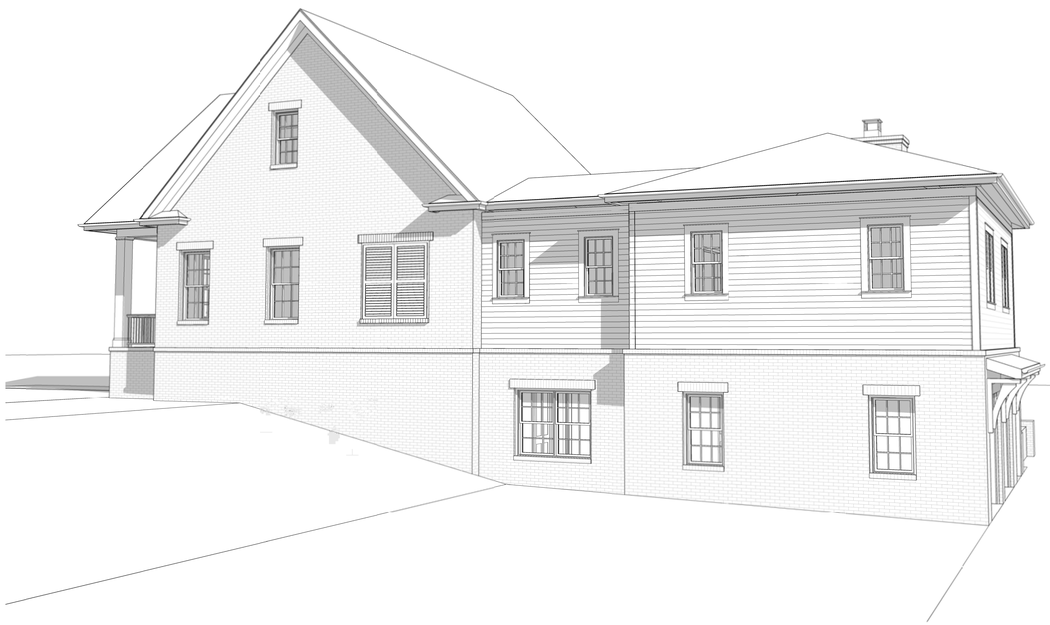
FRANKLIN, TENNESSEE

DESIGNS

03.26.25









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FRANKLIN, TENNESSEE

Perspectives

Revision Date:

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Project Number: 24040
Date: 03.26.25
Scale:

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G001

SITE PLAN NOTES

GENERAL: LOT INFORMATION IS DEEMED RELIABLE AND CURRENT, HOWEVER IT IS THE BUILDER'S RESPONSIBILITY TO ENSURE COMPLIANCE WITH BUILDING SETBACKS, EASEMENTS AND ALL APPLICABLE BUILDING CODES, AND TO VERIFY PROPERTY LINE LOCATION AND BOUNDARIES. NOTIFY DESIGNER OF ANY DISCREPANCIES PRIOR TO CONSTRUCTION.

DIMENSIONS: ALL DIMENSION STRINGS ARE SHOWN TO OUTSIDE FACE OF 12" BLOCK (ALLOW FOR 2" [.17'] BRICK OVERAGE WITHIN SETBACKS) AND ARE PERPENDICULAR TO PROPERTY LINES.

GRADING: BUILDER TO ENSURE POSITIVE DRAINAGE AWAY FROM STRUCTURE. IT IS THE BEST INTEREST OF THE BUILDER TO CONSULT A LANDSCAPE ARCHITECT OR CIVIL ENGINEER FOR DETAILED GRADING AND DRAINAGE PLANS.

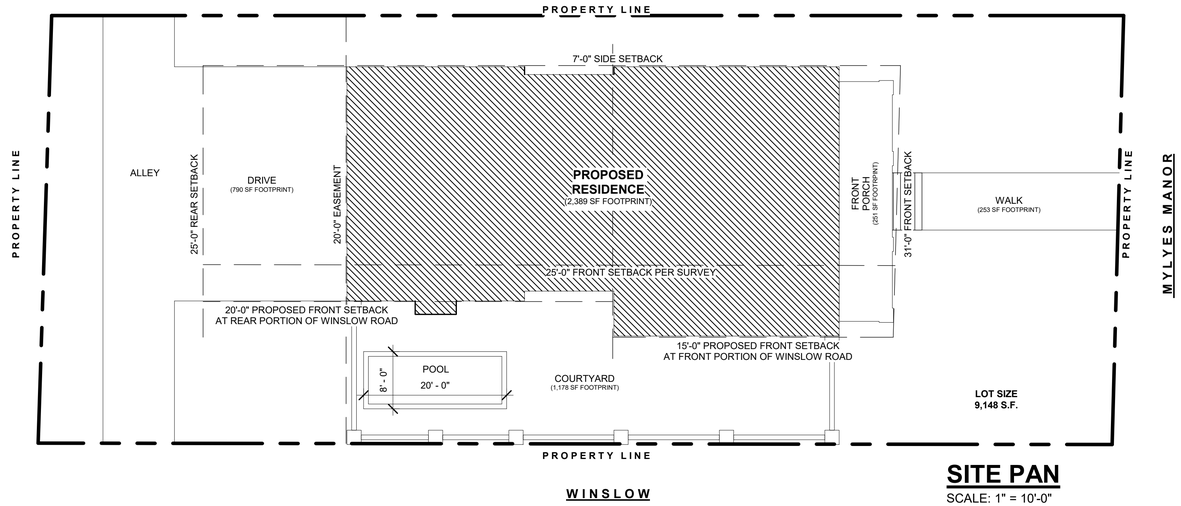
PAVING: STREET LOADED DRIVES SHALL HAVE CURB CUTS OF 12', ALLEY LOADED DRIVES SHALL BE MINIMUM 24" WIDER THAN INDICATED GARAGE DOOR. LEAD WALKS SHALL MATCH THE WIDTH OF THE BOTTOM PORCH STEP AND TAPER TO NO LESS THAN 3' AT SIDEWALK.

UTILITIES: VERIFY UTILITIES DO NOT IMPACT DRIVE OR WALKWAY PAVING PRIOR TO CONSTRUCTION. NOTIFY DESIGNER OF ANY DISCREPANCIES PRIOR TO CONSTRUCTION.

SITE CALCULATIONS

LOT SQ. FOOTAGE: 9,148 S.F.

	ALLOWABLE (40% MIN.)	PROPOSED
LANDSCAPE SURFACE AREA (S.F.)	3,659 S.F.	4,287 S.F. (46.9%)



SITE PAN
SCALE: 1" = 10'-0"

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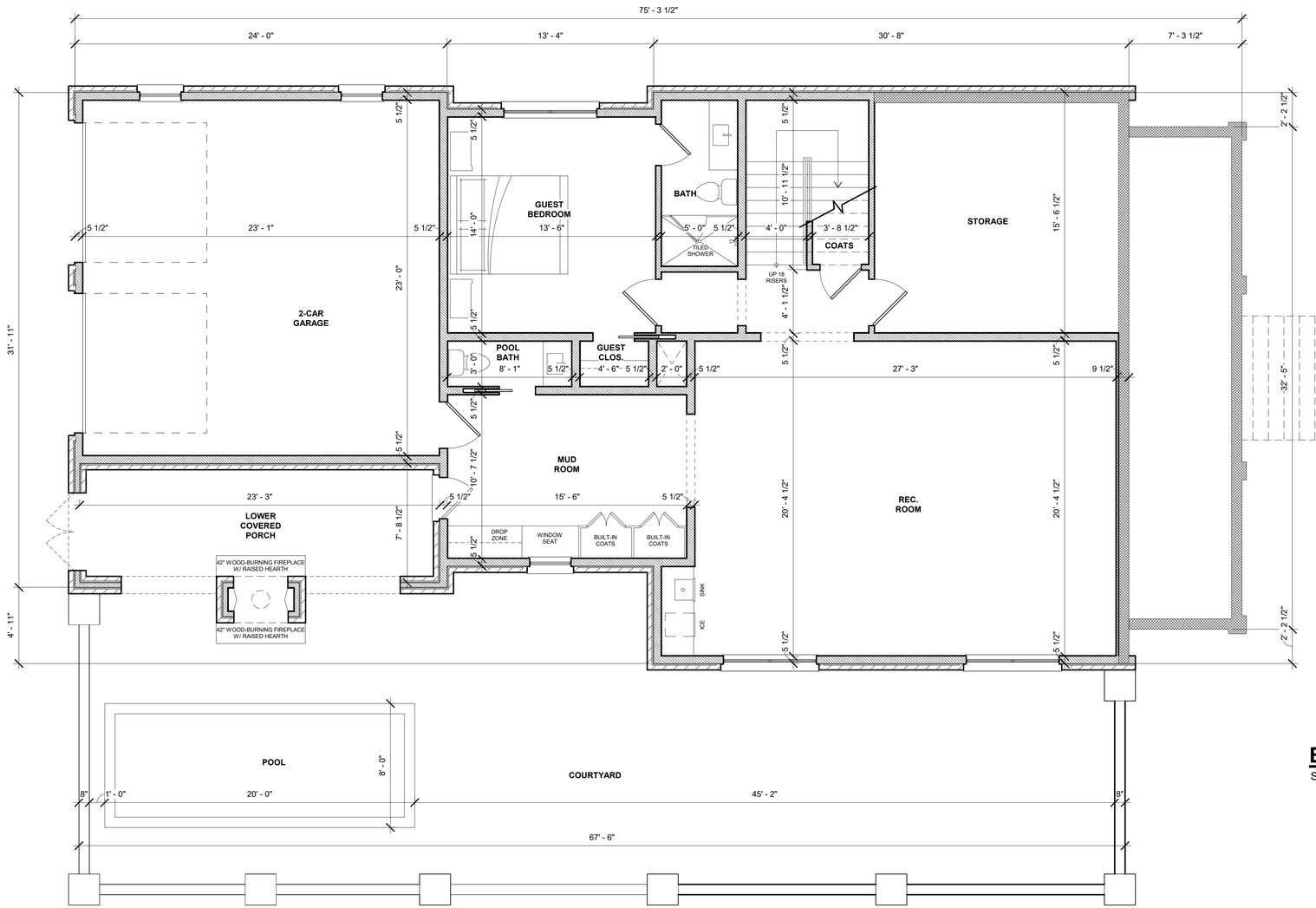
Site Plan

Revision Date:

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Project Number: 24040
Date: 03.26.25
Scale: As indicated

Sheet
A001



BASEMENT PLAN

SCALE: 1/4" = 1'-0"

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Basement Plan

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Project Number: 24040
Date: 03.26.25
Scale: 1/4" = 1'-0"

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GENERAL NOTES

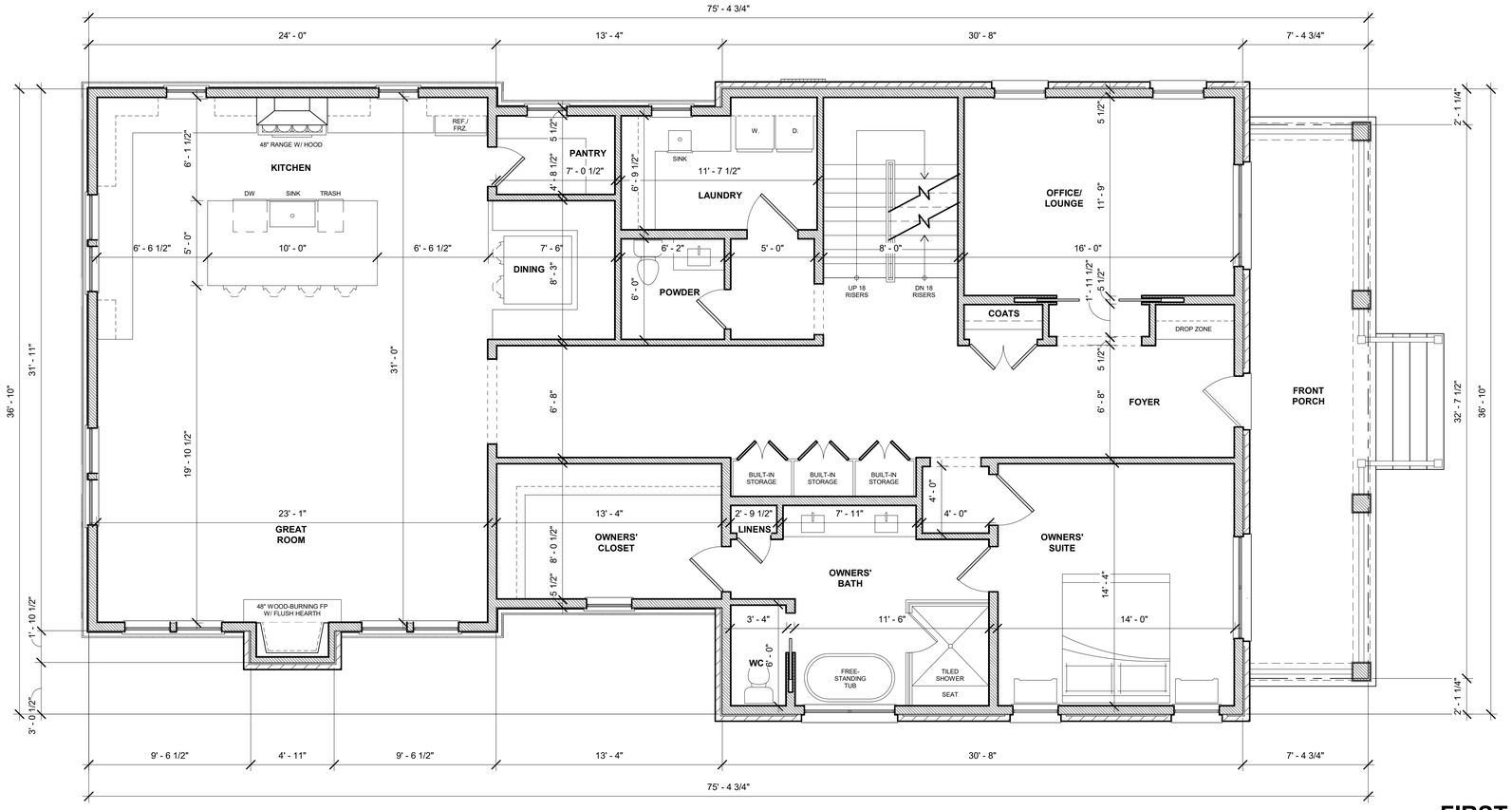
1. CONTRACTOR TO VERIFY ALL STRUCTURAL CONDITIONS WITH LICENSED STRUCTURAL ENGINEER PRIOR TO CONSTRUCTION. STRUCTURAL INFORMATION WITHIN IS INTENDED FOR DESIGN CONSIDERATION ONLY.
2. CONTRACTOR TO ENSURE COMPLIANCE OF CONSTRUCTION WITH ALL UPDATED, APPLICABLE BUILDING CODES.
3. CONTRACTOR TO ENSURE ADEQUATE CONSTRUCTION OF ALL NON-STRUCTURAL ELEMENTS INCLUDING, BUT NOT LIMITED TO: MATERIALS SEPARATION, FLOORING MATERIAL DIMENSION, INSULATION, TERMITE TREATMENT, PROPER DRAINAGE ETC.
4. DIMENSIONS ARE SHOWN FROM OUTSIDE FACE OF STUD AND CENTERLINES OF OPENINGS, UNLESS NOTED OTHERWISE.
5. CONTRACTOR TO ASSESS RELATIONSHIP OF ACTUAL FINISH FLOOR HEIGHT TO GRADE AND COORDINATE EGRESS AS REQUIRED BY CODE. CONTRACTOR SHALL CONTACT DESIGNER TO ADDRESS DESIGN INTENT WHERE APPLICABLE.
6. SUBSTITUTION OF FOUNDATION SYSTEMS SHALL BE COORDINATED TO ENSURE DESIGN INTENT (I.E. FINISH FLOOR MATERIAL RELATIONSHIPS, ETC.) IS PRESERVED AND TO CONFORM WITH LOCAL BUILDING CODES.

SQUARE FOOTAGE (O.F.S.)

(SQUARE FOOTAGE TAKEN FROM OUTSIDE FACE OF STUD)

HEATED	
Basement	1,188 SF
First Floor	2,298 SF
Second Floor	758 SF
	4,243 SF
UNHEATED	
2-Car Garage	564 SF
Front Porch	263 SF
Lower Covered Porch	198 SF
Unheated Storage	259 SF
	1,284 SF
TOTAL UNDER ROOF	5,527 SF

OTHER	
Courtyard	1,211 SF



FIRST FLOOR PLAN

SCALE: 1/4" = 1'-0"

NOTE:
SEE FRAMING PACKAGE FOR ALL JOIST ORIENTATION AND SPACING, TYPICAL ALL LOCATIONS. SUPPLEMENT AND SIZE BEAMS PER STRUCTURAL ENGINEER.

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FRANKLIN, TENNESSEE

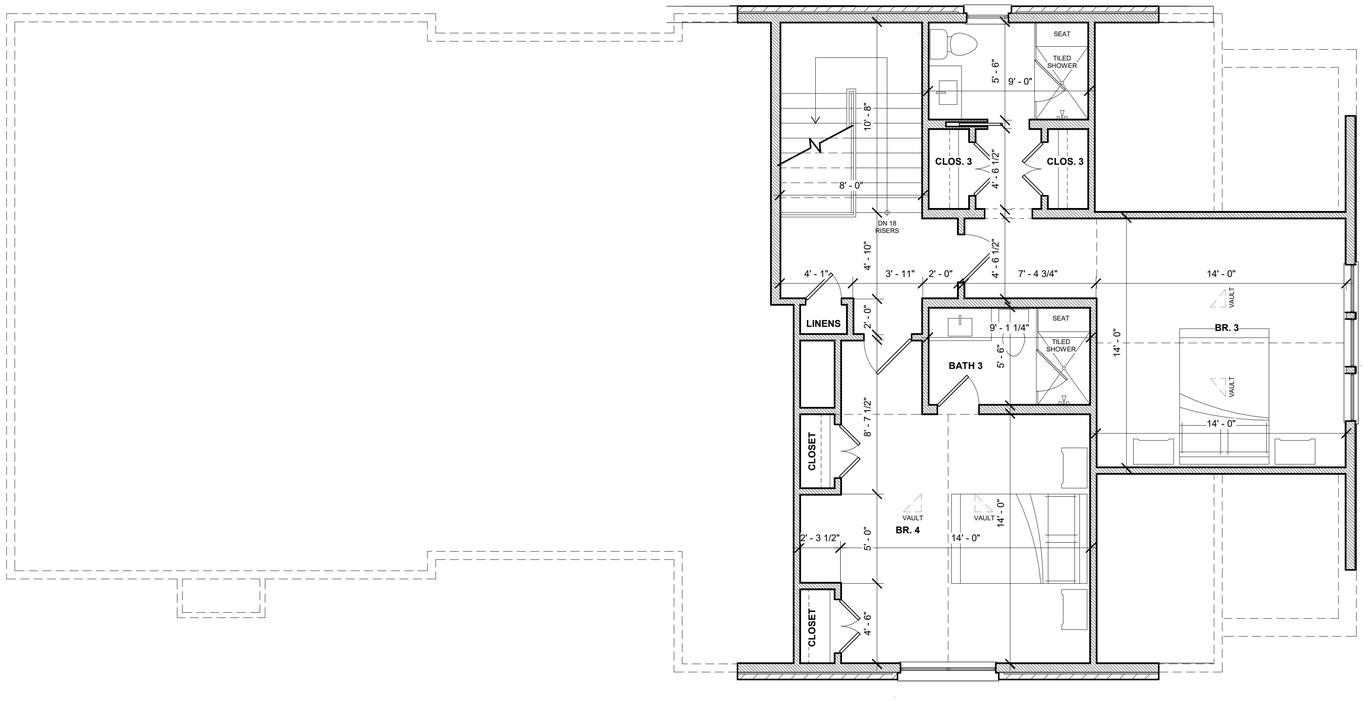
First Floor Plan

Revision Date:

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Project Number: 24040
Date: 03.26.25
Scale: 1/4" = 1'-0"

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A102



SECOND FLOOR PLAN

SCALE: 1/4" = 1'-0"

NOTE:
SEE FRAMING PACKAGE FOR ALL JOIST ORIENTATION AND SPACING, TYPICAL ALL LOCATIONS.
SUPPLEMENT AND SIZE BEAMS PER STRUCTURAL ENGINEER.

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Second Floor Plan

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Project Number: 24040
Date: 03.26.25
Scale: 1/4" = 1'-0"

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A103



FRONT ELEVATION

SCALE: 1/4" = 1'-0"



LEFT ELEVATION

SCALE: 1/4" = 1'-0"

TYPICAL FLASHING APPLICATION:

1. WINDOWS AND DOORS CONTRACTOR TO ENSURE COMPLIANCE OF CONSTRUCTION WITH ALL UPDATED, APPLICABLE BUILDING CODES.
2. ALL HORIZONTAL MATERIAL CHANGES
3. SIDES OF DORMERS
4. SIDES OF WALLS AT INTERSECTING ROOF LINES
5. CHIMNEY/ROOF INTERSECTIONS
6. PORCH ROOF, DECK AND WALL INTERSECTIONS
7. ABOVE CORNICE RETURNS
8. SKIRT ASSEMBLIES
9. ANY OTHER FACADE PENETRATIONS (E.G. FDN. VENTS GABLE VENTS, ETC.)

TYPICAL INSULATION LOCATIONS:

1. EXTERIOR WALLS DIRECTLY ADJACENT TO CONDITIONED SPACE
2. ROOF RAFTERS DIRECTLY ADJACENT TO CONDITIONED SPACE
3. INTERIOR WALLS SEPARATING CONDITIONED SPACE FROM UNCONDITIONED SPACE
4. FLOOR JOISTS SEPARATING CONDITIONED SPACE FROM UNCONDITIONED SPACE

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Front & Left Elevations

Revision Date:

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Project Number: 24040
Date: 03.26.25
Scale: 1/4" = 1'-0"

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A201



RIGHT ELEVATION

SCALE: 1/4" = 1'-0"



REAR ELEVATION

SCALE: 1/4" = 1'-0"

TYPICAL FLASHING APPLICATION:

1. WINDOWS AND DOORS CONTRACTOR TO ENSURE COMPLIANCE OF CONSTRUCTION WITH ALL UPDATED, APPLICABLE BUILDING CODES.
2. ALL HORIZONTAL MATERIAL CHANGES
3. SIDES OF DORMERS
4. SIDES OF WALLS AT INTERSECTING ROOF LINES
5. CHIMNEY/ROOF INTERSECTIONS
6. PORCH ROOF, DECK AND WALL INTERSECTIONS
7. ABOVE CORNICE RETURNS
8. SKIRT ASSEMBLIES
9. ANY OTHER FACADE PENETRATIONS (E.G. FDN. VENTS GABLE VENTS, ETC.)

TYPICAL INSULATION LOCATIONS:

1. EXTERIOR WALLS DIRECTLY ADJACENT TO CONDITIONED SPACE
2. ROOF RAFTERS DIRECTLY ADJACENT TO CONDITIONED SPACE
3. INTERIOR WALLS SEPARATING CONDITIONED SPACE FROM UNCONDITIONED SPACE
4. FLOOR JOISTS SEPARATING CONDITIONED SPACE FROM UNCONDITIONED SPACE

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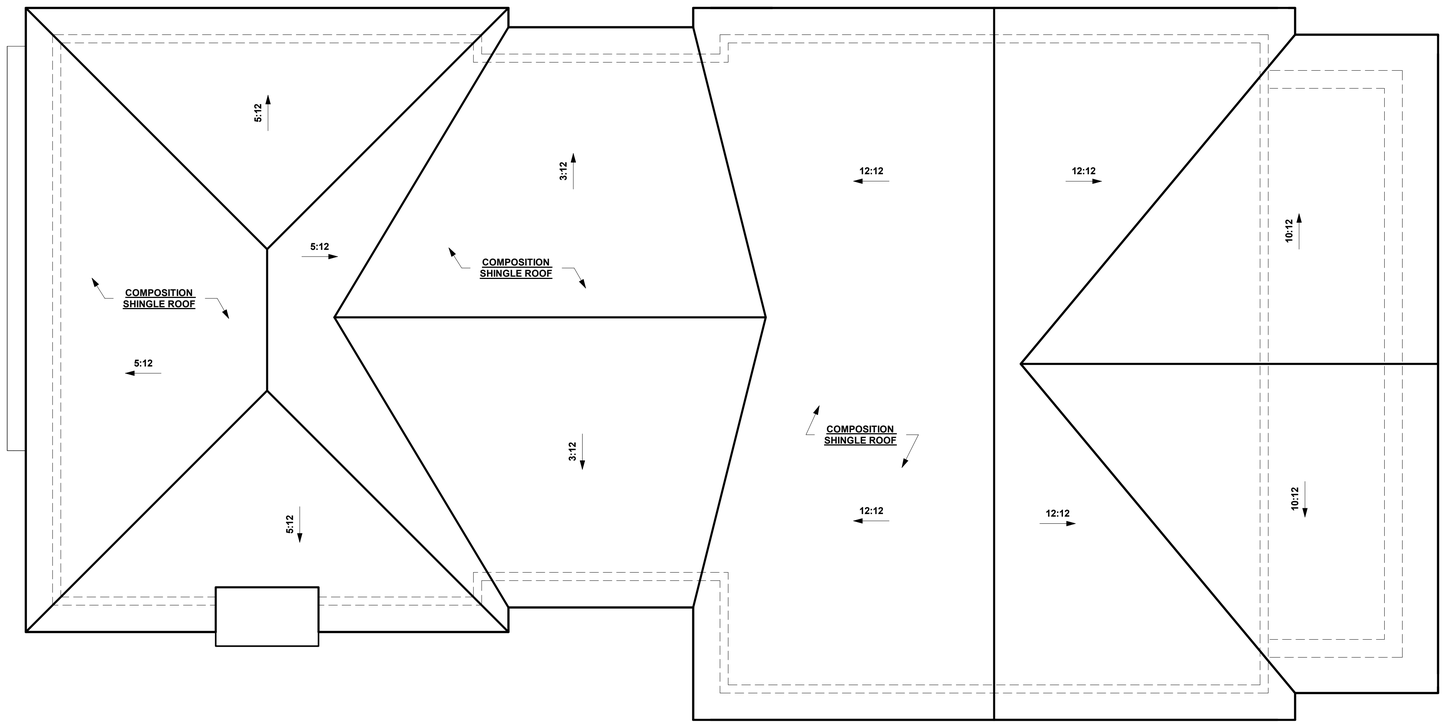
Right & Rear Elevations

Revision Date:

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Project Number: 24040
Date: 03.26.25
Scale: 1/4" = 1'-0"

Sheet
A202



ROOF PLAN

SCALE: 1/4" = 1'-0"

TYPICAL FLASHING APPLICATION:

1. WINDOWS AND DOORS CONTRACTOR TO ENSURE COMPLIANCE OF CONSTRUCTION WITH ALL UPDATED, APPLICABLE BUILDING CODES.
2. ALL HORIZONTAL MATERIAL CHANGES
3. SIDES OF DORMERS
4. SIDES OF WALLS AT INTERSECTING ROOF LINES
5. CHIMNEY/ROOF INTERSECTIONS
6. PORCH ROOF, DECK AND WALL INTERSECTIONS
7. ABOVE CORNICE RETURNS
8. SKIRT ASSEMBLIES
9. ANY OTHER FACADE PENETRATIONS (E.G. FDN. VENTS GABLE VENTS, ETC.)

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2. ROOF RAFTERS DIRECTLY ADJACENT TO CONDITIONED SPACE
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Roof Plan

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Project Number: 24040
Date: 03.26.25
Scale: 1/4" = 1'-0"

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109 Winslow



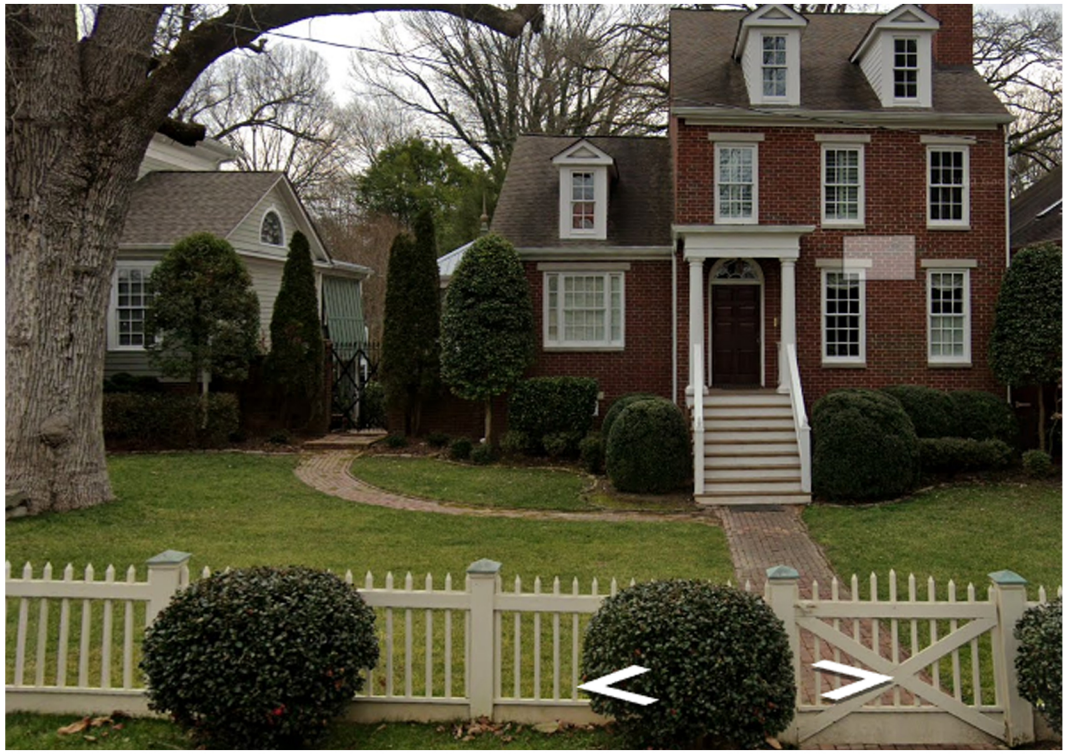
111 Winslow



115 Winslow



119 Winslow



234
(APPROXIMATE 37'-0" RIDGE HT.)



230
(APPROXIMATE 30'-0" RIDGE HT.)



238
(APPROXIMATE 44'-0" RIDGE HT.)



236
(APPROXIMATE 33'-0" RIDGE HT.)

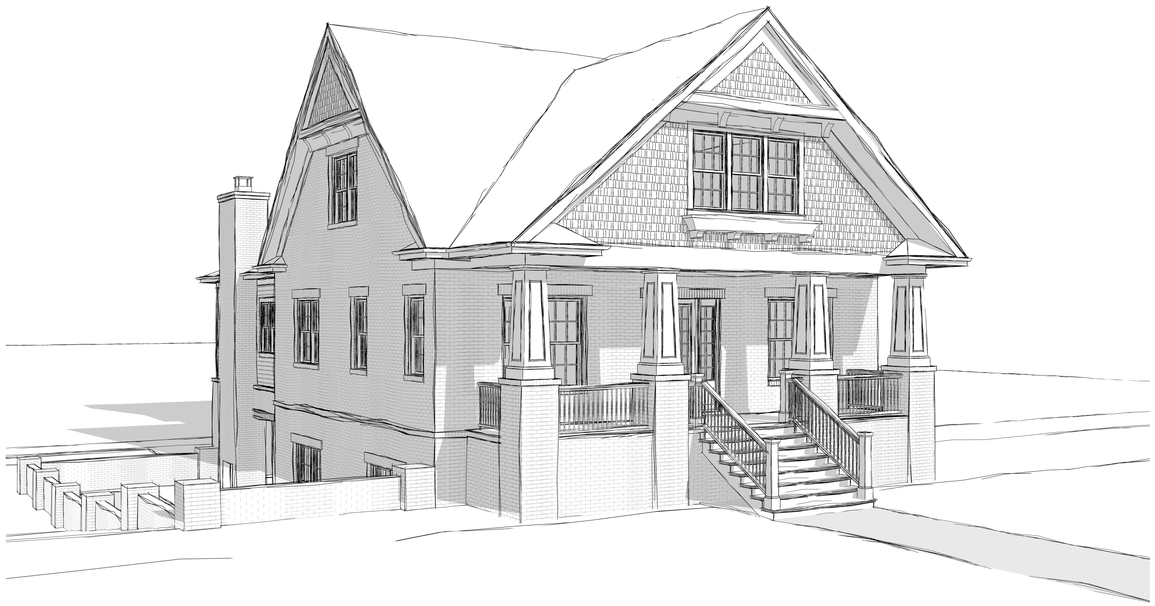


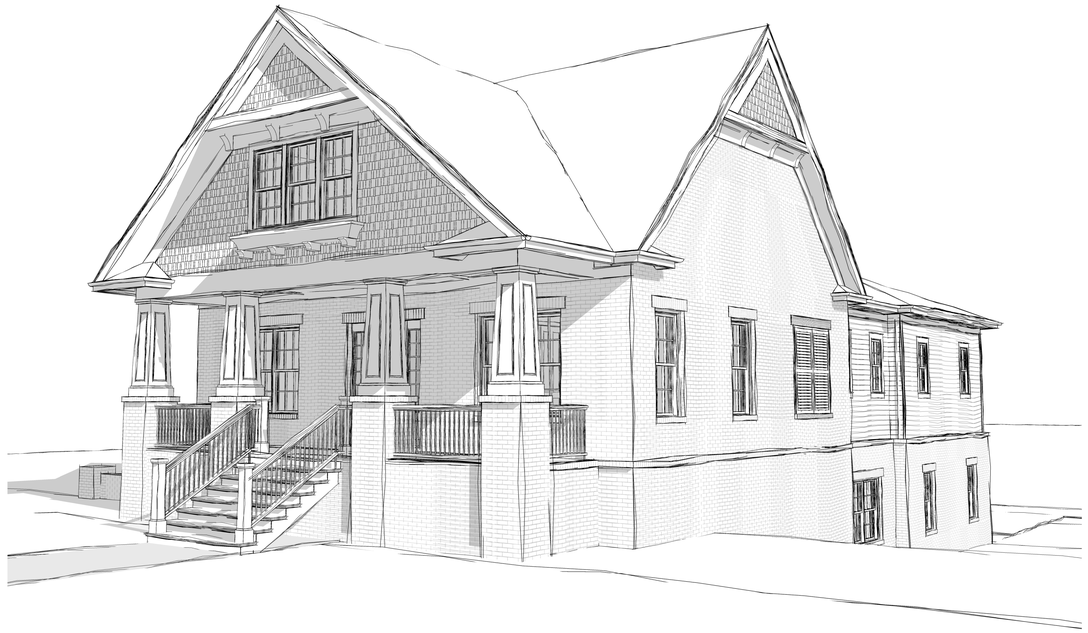
246 Myles Manor Court

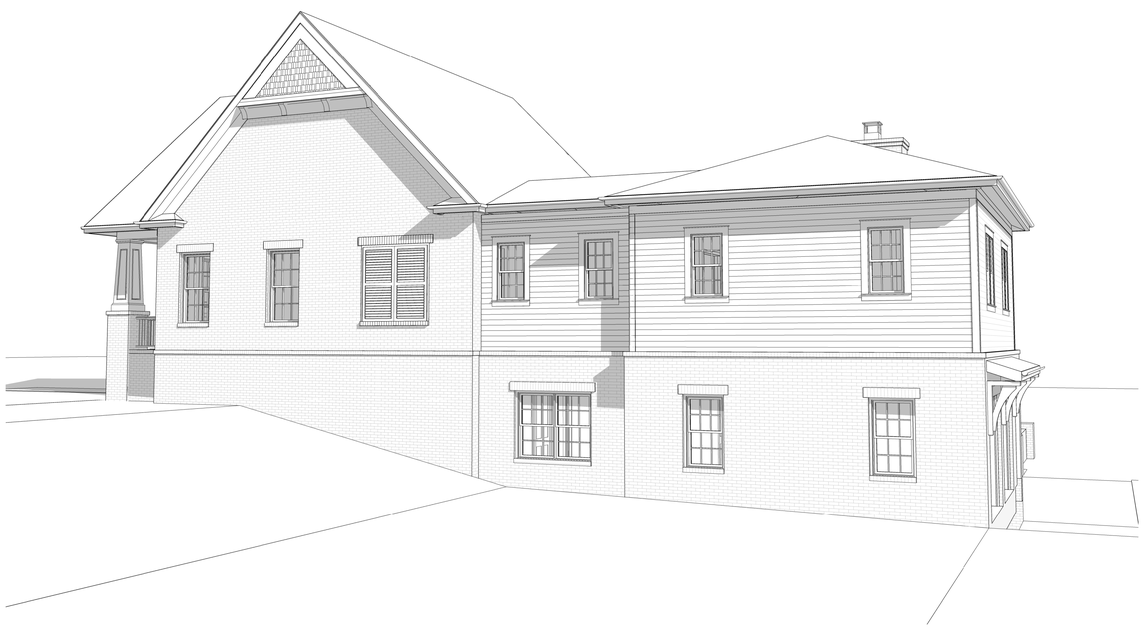
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DESIGNS

04.17.25









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Perspectives

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Project Number: 24040
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SITE PLAN NOTES

GENERAL: LOT INFORMATION IS DEEMED RELIABLE AND CURRENT, HOWEVER IT IS THE BUILDER'S RESPONSIBILITY TO ENSURE COMPLIANCE WITH BUILDING SETBACKS, EASEMENTS AND ALL APPLICABLE BUILDING CODES, AND TO VERIFY PROPERTY LINE LOCATION AND BOUNDARIES. NOTIFY DESIGNER OF ANY DISCREPANCIES PRIOR TO CONSTRUCTION.

DIMENSIONS: ALL DIMENSION STRINGS ARE SHOWN TO OUTSIDE FACE OF 12" BLOCK (ALLOW FOR 2" [.17'] BRICK OVERAGE WITHIN SETBACKS) AND ARE PERPENDICULAR TO PROPERTY LINES.

GRADING: BUILDER TO ENSURE POSITIVE DRAINAGE AWAY FROM STRUCTURE. IT IS THE BEST INTEREST OF THE BUILDER TO CONSULT A LANDSCAPE ARCHITECT OR CIVIL ENGINEER FOR DETAILED GRADING AND DRAINAGE PLANS.

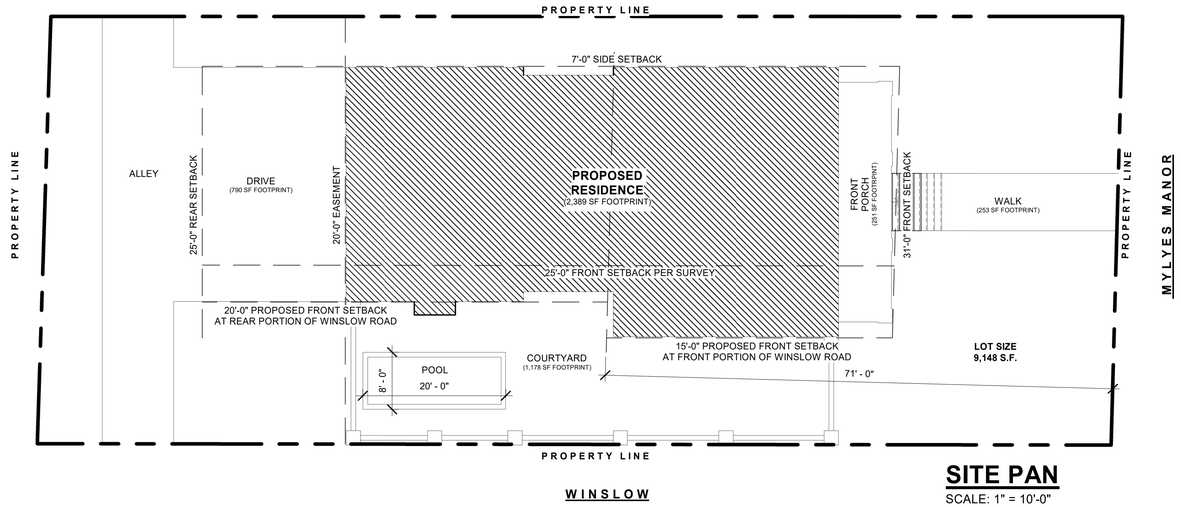
PAVING: STREET LOADED DRIVES SHALL HAVE CURB CUTS OF 12'. ALLEY LOADED DRIVES SHALL BE MINIMUM 24" WIDER THAN INDICATED GARAGE DOOR. LEAD WALKS SHALL MATCH THE WIDTH OF THE BOTTOM PORCH STEP AND TAPER TO NO LESS THAN 3' AT SIDEWALK.

UTILITIES: VERIFY UTILITIES DO NOT IMPACT DRIVE OR WALKWAY PAVING PRIOR TO CONSTRUCTION. NOTIFY DESIGNER OF ANY DISCREPANCIES PRIOR TO CONSTRUCTION.

SITE CALCULATIONS

LOT SQ. FOOTAGE: 9,148 S.F.

	ALLOWABLE (40% MIN.)	PROPOSED
LANDSCAPE SURFACE AREA (S.F.)	3,659 S.F.	4,287 S.F. (46.9%)



SITE PAN
SCALE: 1" = 10'-0"

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Site Plan

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Project Number: 24040
Date: 04.17.25
Scale: As indicated

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A001

GENERAL NOTES

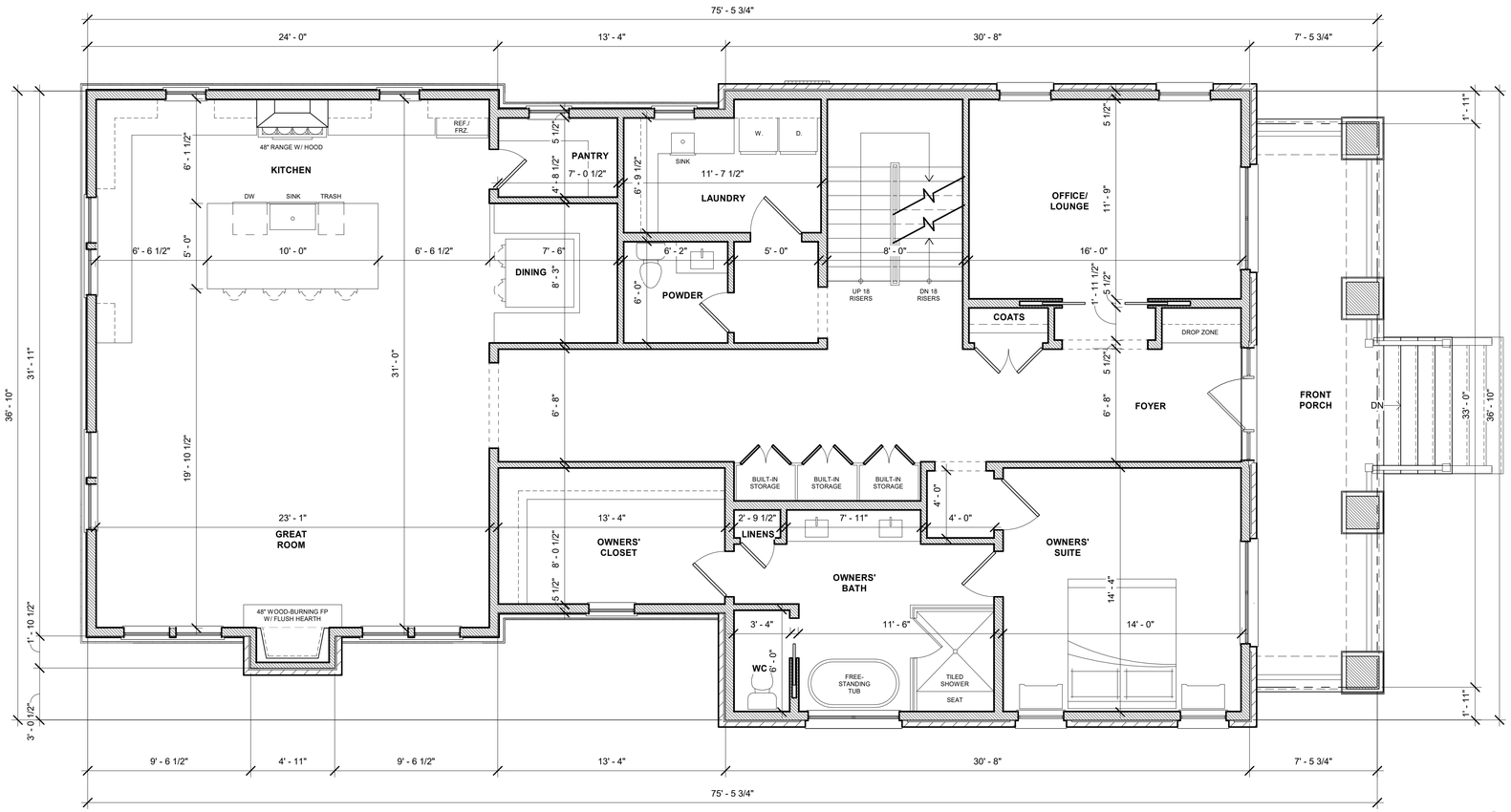
1. CONTRACTOR TO VERIFY ALL STRUCTURAL CONDITIONS WITH LICENSED STRUCTURAL ENGINEER PRIOR TO CONSTRUCTION. STRUCTURAL INFORMATION WITHIN IS INTENDED FOR DESIGN CONSIDERATION ONLY.
2. CONTRACTOR TO ENSURE COMPLIANCE OF CONSTRUCTION WITH ALL UPDATED, APPLICABLE BUILDING CODES.
3. CONTRACTOR TO ENSURE ADEQUATE CONSTRUCTION OF ALL NON-STRUCTURAL ELEMENTS INCLUDING, BUT NOT LIMITED TO: MATERIALS SEPARATION, FLOORING MATERIAL DIMENSION, INSULATION, TERMITE TREATMENT, PROPER DRAINAGE ETC.
4. DIMENSIONS ARE SHOWN FROM OUTSIDE FACE OF STUD AND CENTERLINES OF OPENINGS, UNLESS NOTED OTHERWISE.
5. CONTRACTOR TO ASSESS RELATIONSHIP OF ACTUAL FINISH FLOOR HEIGHT TO GRADE AND COORDINATE EGRESS AS REQUIRED BY CODE. CONTRACTOR SHALL CONTACT DESIGNER TO ADDRESS DESIGN INTENT WHERE APPLICABLE.
6. SUBSTITUTION OF FOUNDATION SYSTEMS SHALL BE COORDINATED TO ENSURE DESIGN INTENT (I.E. FINISH FLOOR MATERIAL RELATIONSHIPS, ETC.) IS PRESERVED AND TO CONFORM WITH LOCAL BUILDING CODES.

SQUARE FOOTAGE (O.F.S.)

(SQUARE FOOTAGE TAKEN FROM OUTSIDE FACE OF STUD)

HEATED	
Basement	1,188 SF
First Floor	2,298 SF
Second Floor	758 SF
	4,243 SF
UNHEATED	
2-Car Garage	564 SF
Front Porch	263 SF
Lower Covered Porch	198 SF
Unheated Storage	259 SF
	1,284 SF
TOTAL UNDER ROOF	5,527 SF

OTHER	
Courtyard	1,211 SF



FIRST FLOOR PLAN

SCALE: 1/4" = 1'-0"

NOTE:
SEE FRAMING PACKAGE FOR ALL JOIST ORIENTATION AND SPACING, TYPICAL ALL LOCATIONS. SUPPLEMENT AND SIZE BEAMS PER STRUCTURAL ENGINEER.

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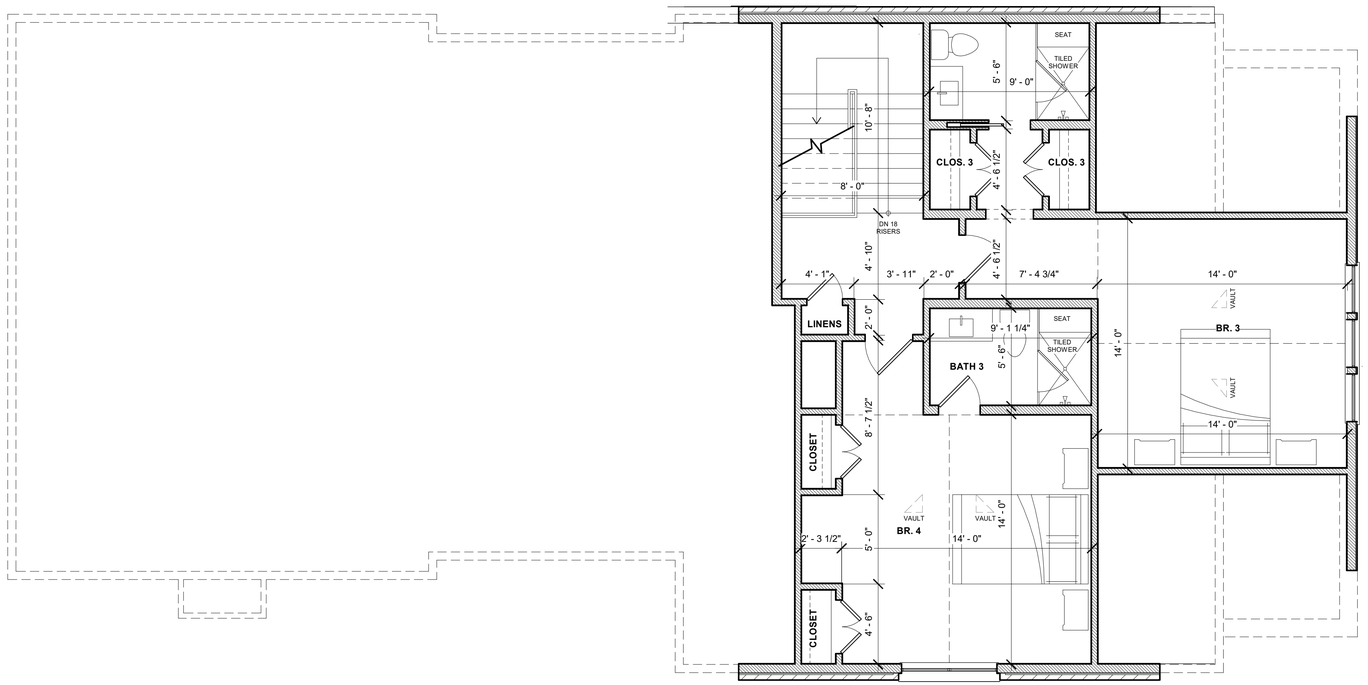
First Floor Plan

Revision Date:

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Project Number: 24040
Date: 04.17.25
Scale: 1/4" = 1'-0"

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A102



SECOND FLOOR PLAN

SCALE: 1/4" = 1'-0"

NOTE:
SEE FRAMING PACKAGE FOR ALL JOIST ORIENTATION AND SPACING, TYPICAL ALL LOCATIONS. SUPPLEMENT AND SIZE BEAMS PER STRUCTURAL ENGINEER.

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Second Floor Plan

Revision Date:

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Project Number: 24040
Date: 04.17.25
Scale: 1/4" = 1'-0"

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A103



FRONT ELEVATION

SCALE: 1/4" = 1'-0"



LEFT ELEVATION

SCALE: 1/4" = 1'-0"

TYPICAL FLASHING APPLICATION:

1. WINDOWS AND DOORS CONTRACTOR TO ENSURE COMPLIANCE OF CONSTRUCTION WITH ALL UPDATED, APPLICABLE BUILDING CODES.
2. ALL HORIZONTAL MATERIAL CHANGES
3. SIDES OF DORMERS
4. SIDES OF WALLS AT INTERSECTING ROOF LINES
5. CHIMNEY/ROOF INTERSECTIONS
6. PORCH ROOF, DECK AND WALL INTERSECTIONS
7. ABOVE CORNICE RETURNS
8. SKIRT ASSEMBLIES
9. ANY OTHER FACADE PENETRATIONS (E.G. FDN. VENTS GABLE VENTS, ETC.)

TYPICAL INSULATION LOCATIONS:

1. EXTERIOR WALLS DIRECTLY ADJACENT TO CONDITIONED SPACE
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Front & Left Elevations

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Project Number: 24040
Date: 04.17.25
Scale: 1/4" = 1'-0"

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A201



RIGHT ELEVATION

SCALE: 1/4" = 1'-0"



REAR ELEVATION

SCALE: 1/4" = 1'-0"

TYPICAL FLASHING APPLICATION:

1. WINDOWS AND DOORS CONTRACTOR TO ENSURE COMPLIANCE OF CONSTRUCTION WITH ALL UPDATED, APPLICABLE BUILDING CODES.
2. ALL HORIZONTAL MATERIAL CHANGES
3. SIDES OF DORMERS
4. SIDES OF WALLS AT INTERSECTING ROOF LINES
5. CHIMNEY/ROOF INTERSECTIONS
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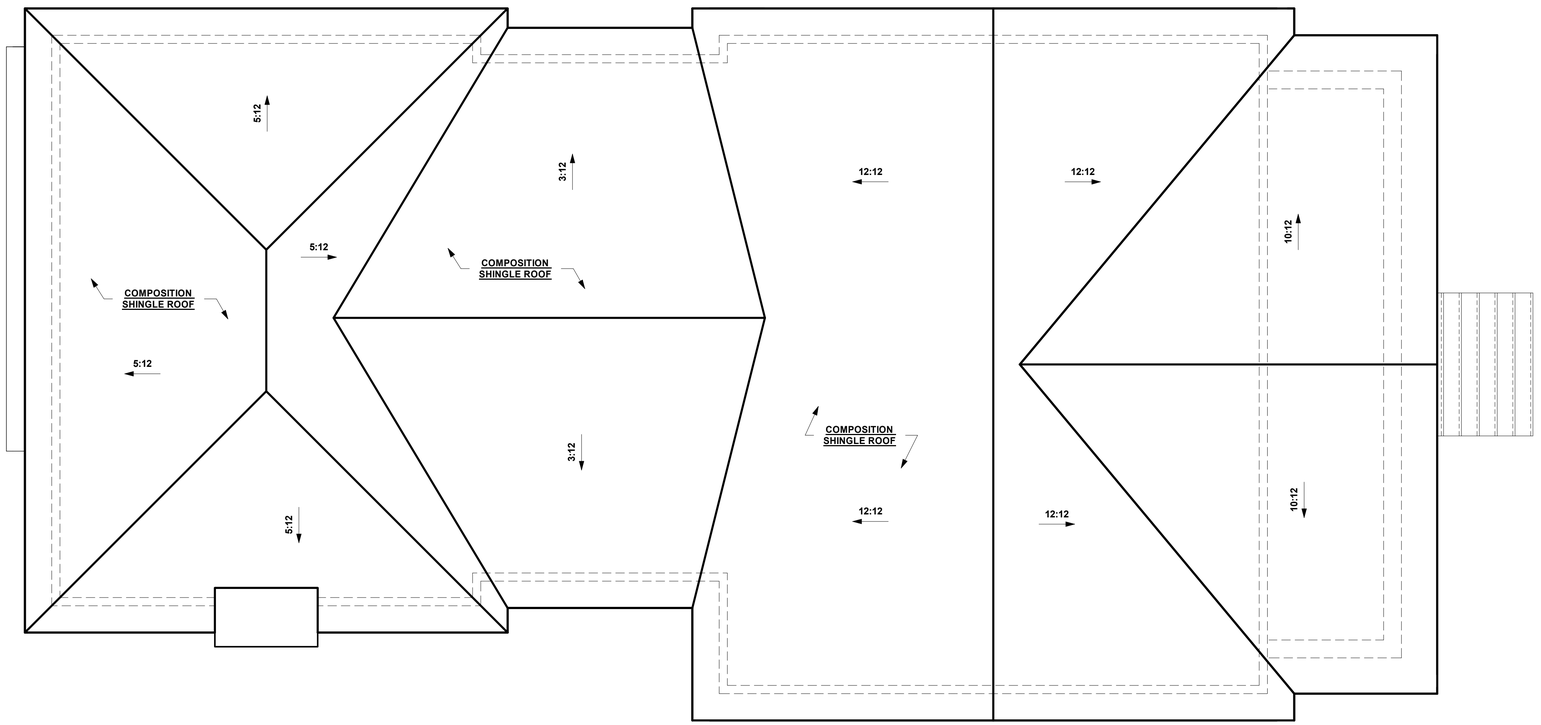
Right & Rear Elevations

Revision Date:

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Project Number: 24040
Date: 04.17.25
Scale: 1/4" = 1'-0"

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A202



ROOF PLAN
SCALE: 1/4" = 1'-0"

TYPICAL FLASHING APPLICATION:

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Project Number: 24040
Date: 04.17.25
Scale: 1/4" = 1'-0"

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115 WINSLOW DRC SUBMITTAL 10.14.2024









M K STUDIO
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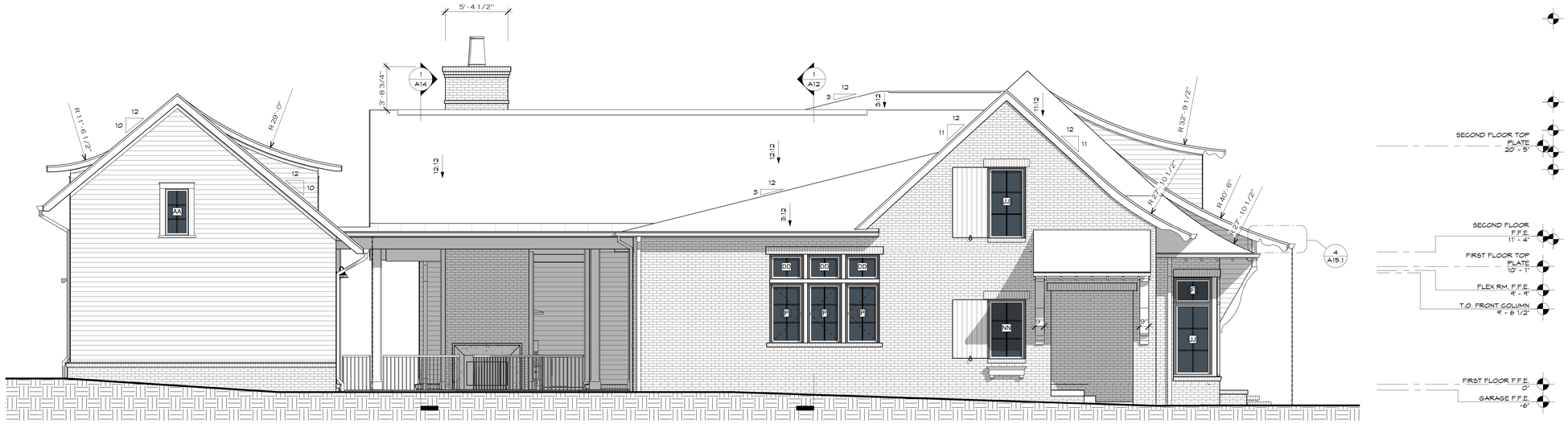
FRENCH INSPIRED ARTS & CRAFTS

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Exterior Elevations



1 FRONT ELEVATION
1/4" = 1'-0"

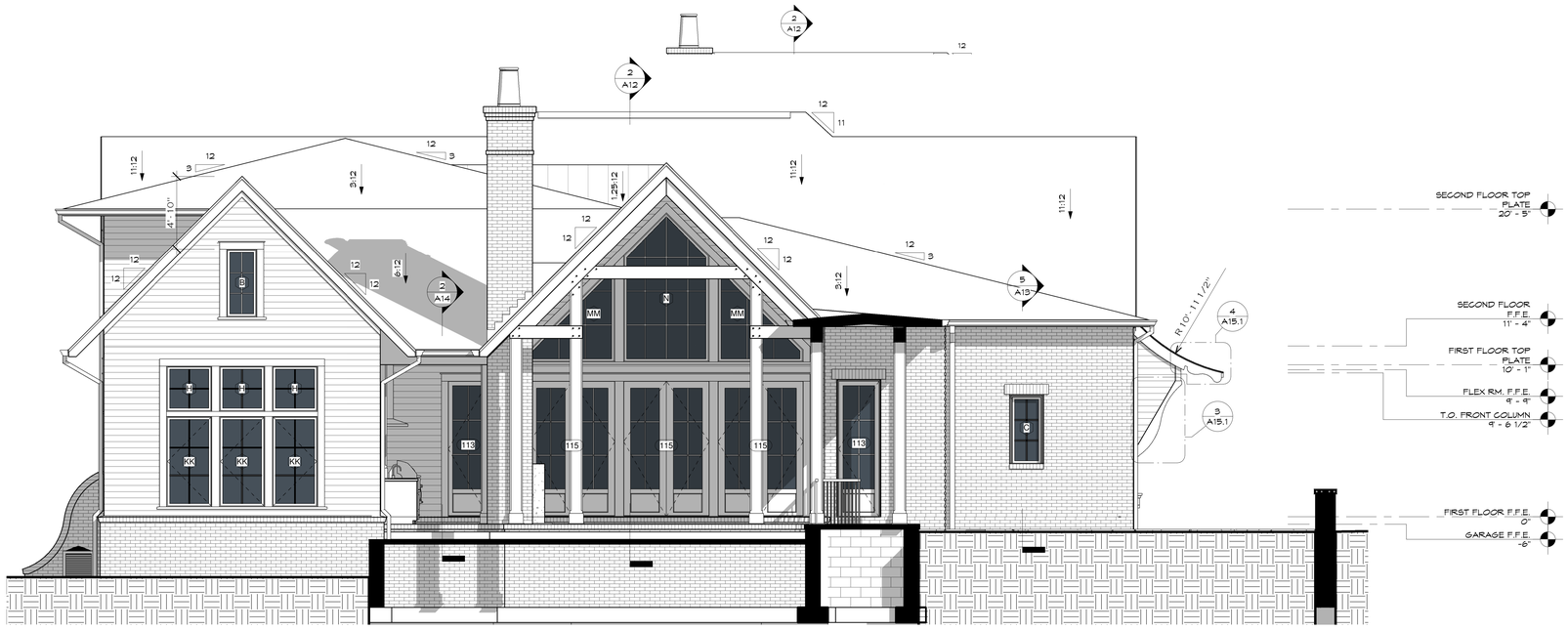


2 LEFT ELEVATION
1/4" = 1'-0"

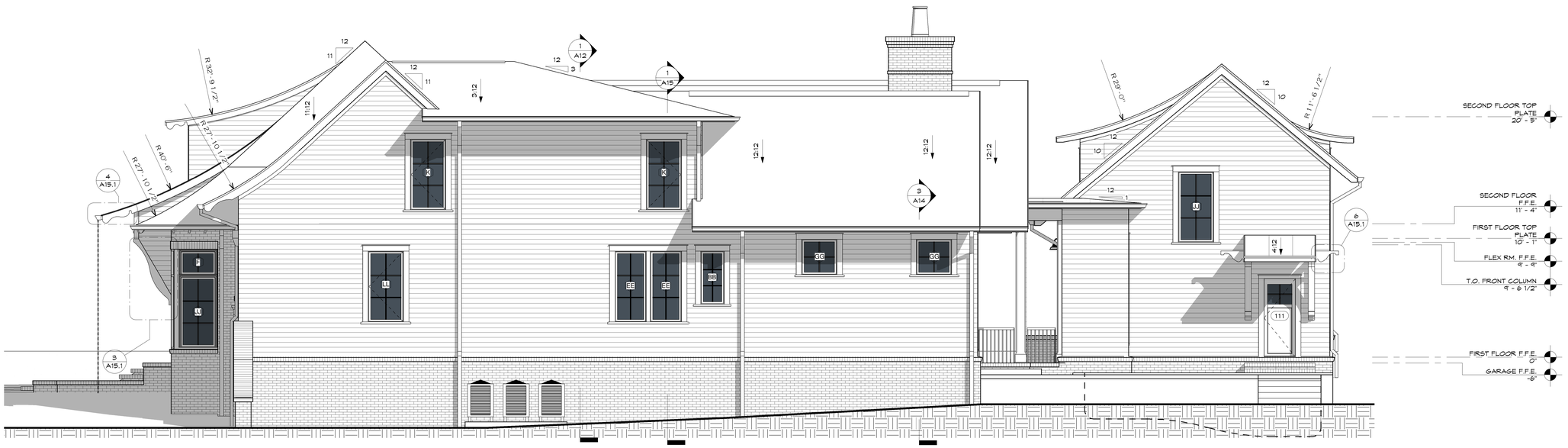
MK STUDIO
ARCHITECTURAL DESIGNERS

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Exterior Elevations



1 REAR ELEVATION
1/4" = 1'-0"



2 RIGHT ELEVATION
1/4" = 1'-0"

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ARCHITECTURAL DESIGNERS

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115 WINSLOW DRC SUBMITTAL 12.09.2024





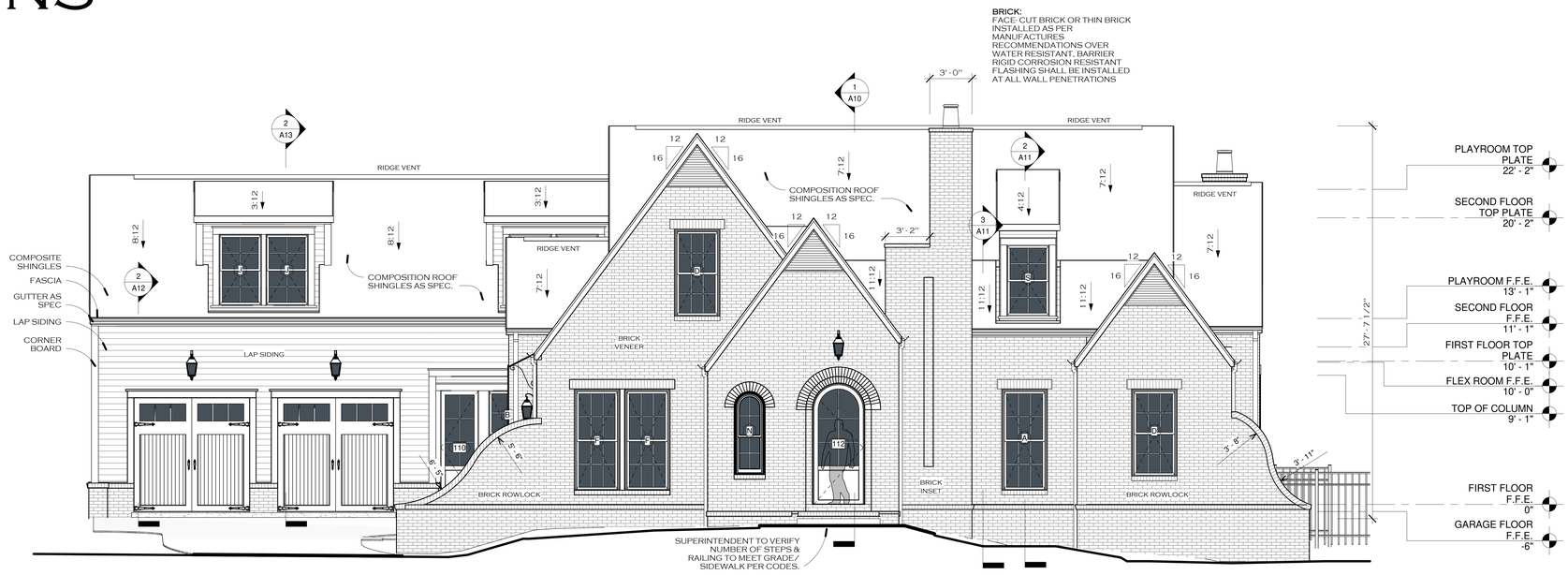




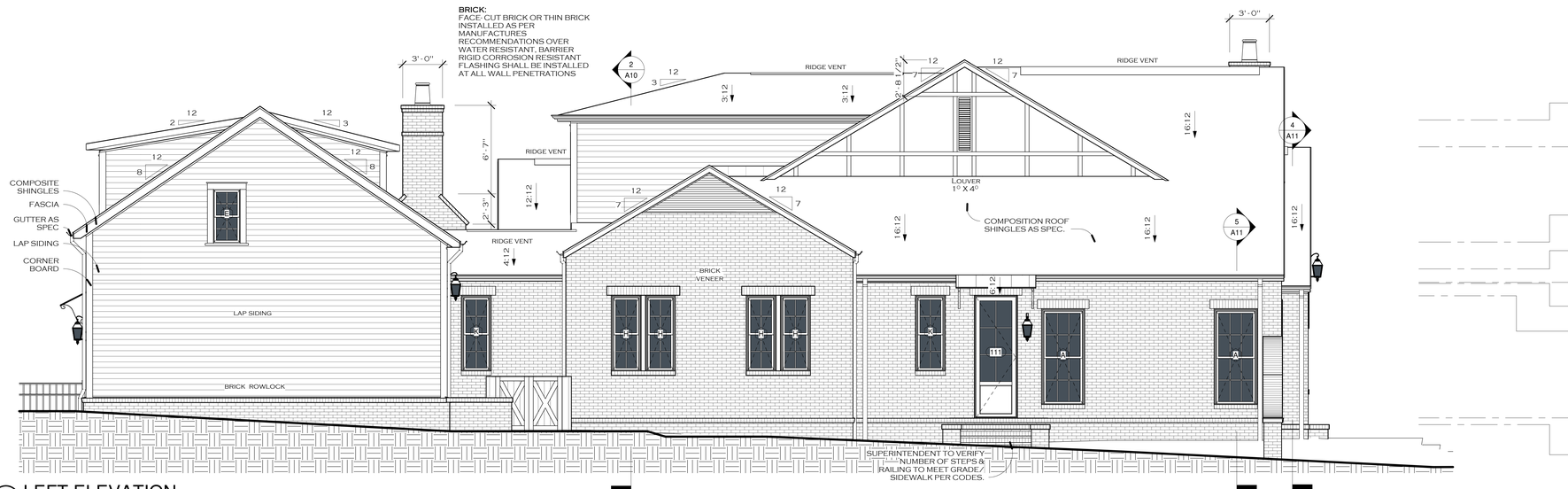
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TUDOR INSPIRED WITH LARGER WINDOWS AND DORMERS

Exterior Elevations



1 FRONT ELEVATION
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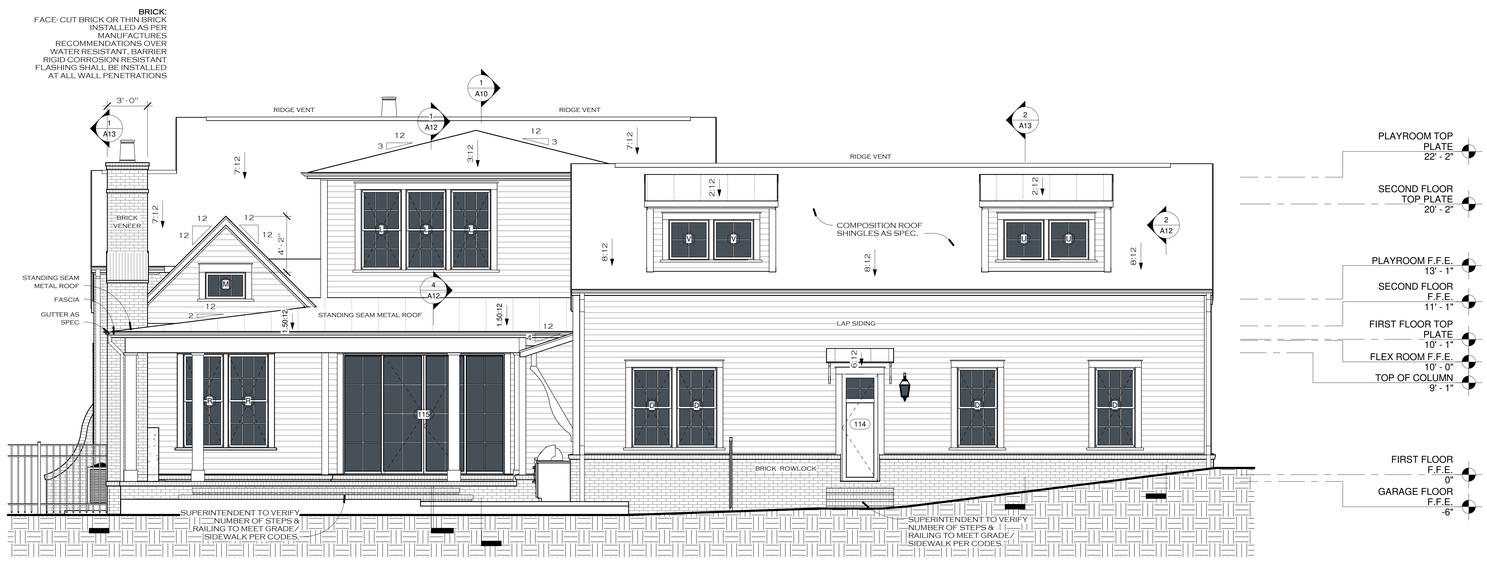


2 LEFT ELEVATION
1/4" = 1'-0"

0 2" 4" 8"
0 2"
1/4" = 1'-0"

M K STUDIO
ARCHITECTURAL DESIGNERS

EXTERIOR ELEVATIONS



1 REAR ELEVATION
1/4" = 1'-0"



2 RIGHT ELEVATION
1/4" = 1'-0"

0 2' 4' 8'
0 2"
1/4" = 1'-0"

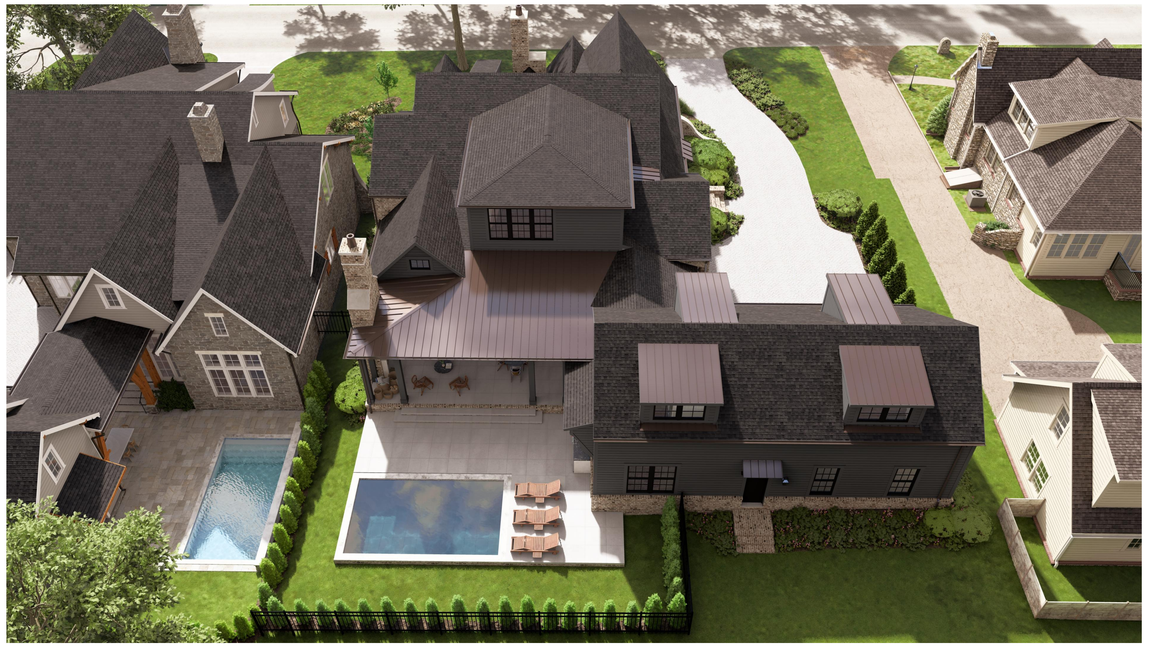
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115 WINSLOW DRC SUBMITTAL 01.13.2025







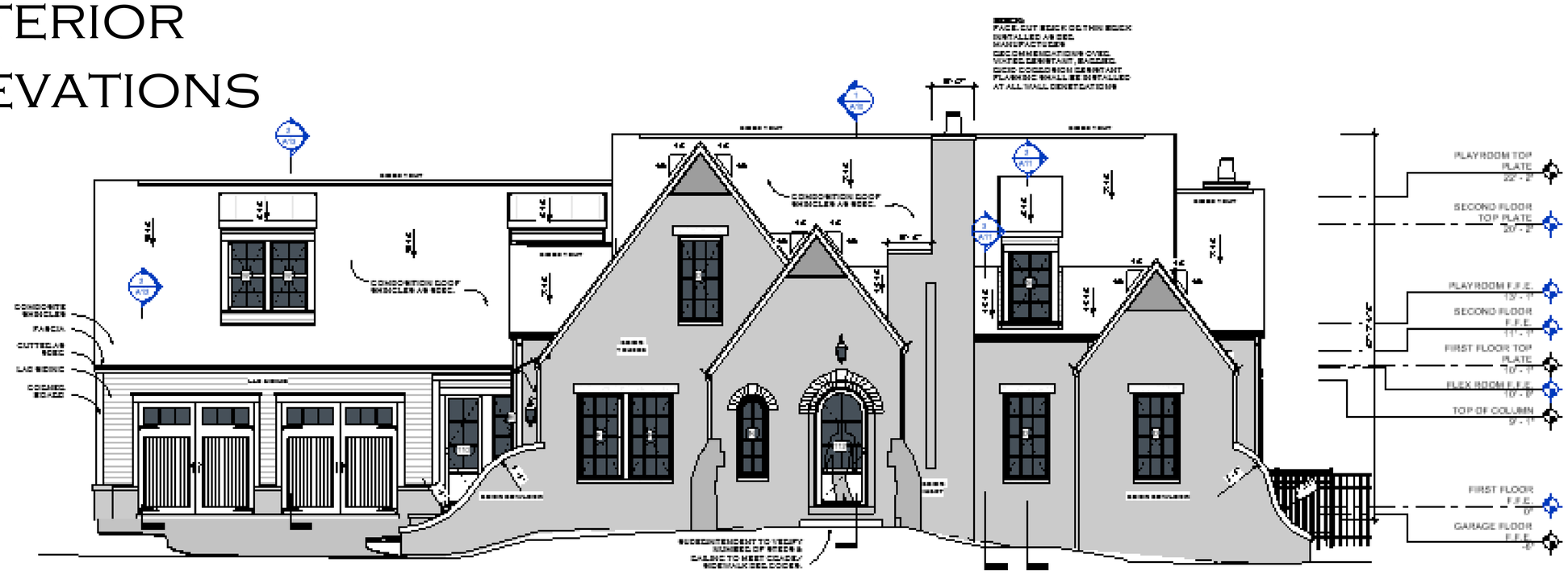


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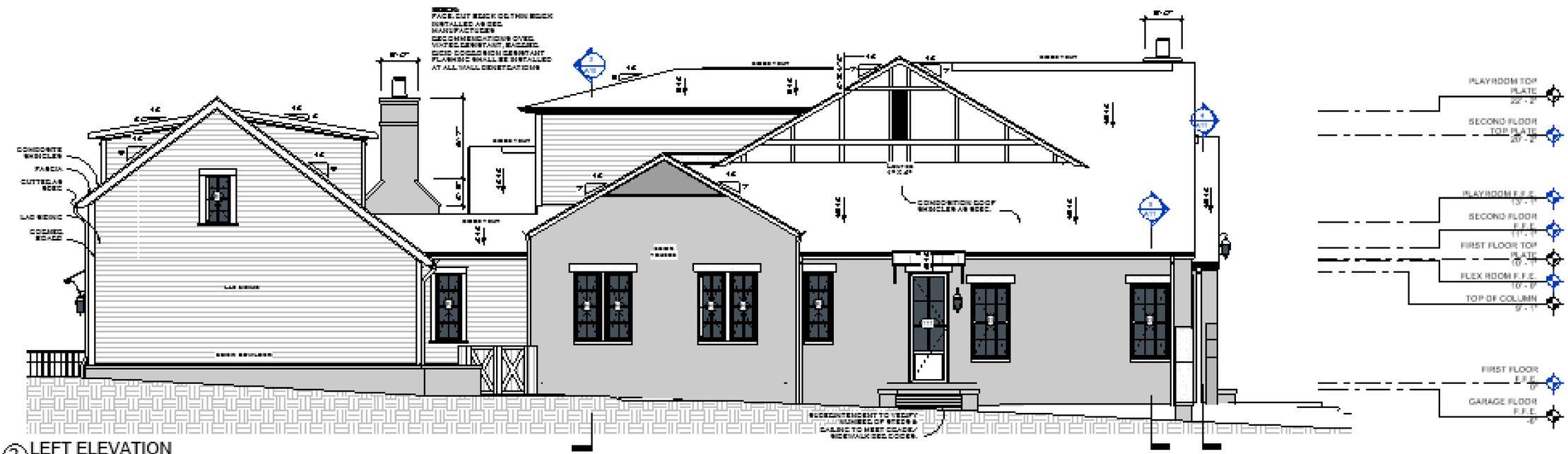
TUDOR INSPIRED WITH SMALLER DORMERS AND WINDOWS

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Exterior Elevations



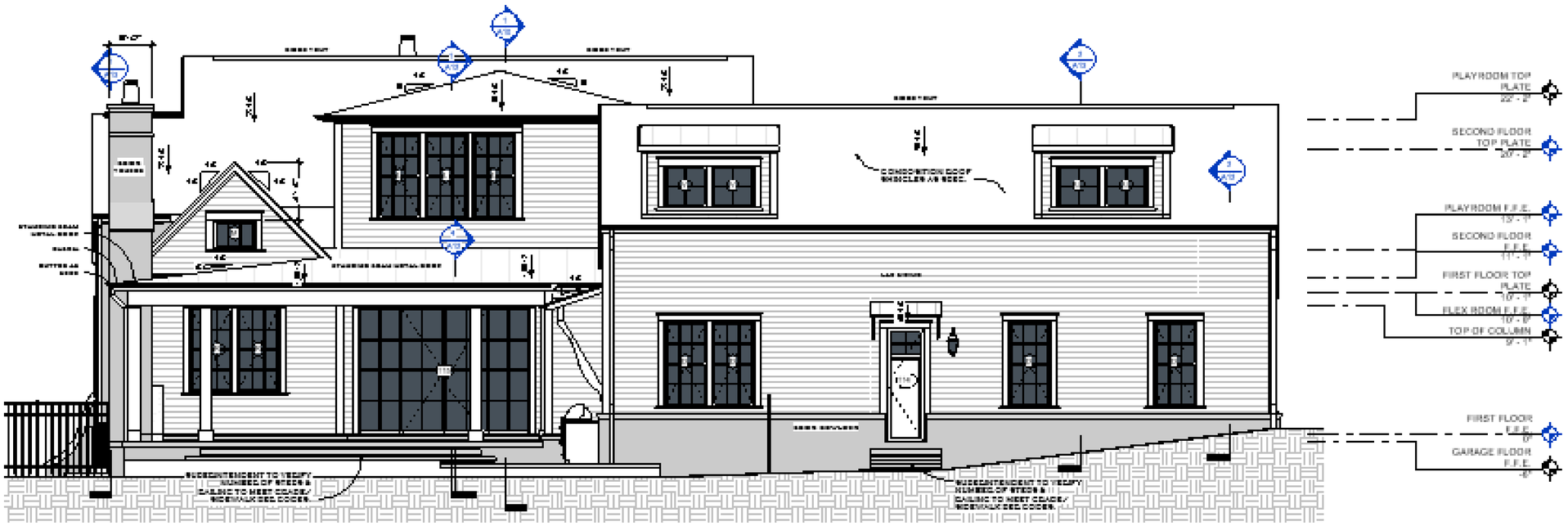
1 FRONT ELEVATION
1/4" = 1'-0"



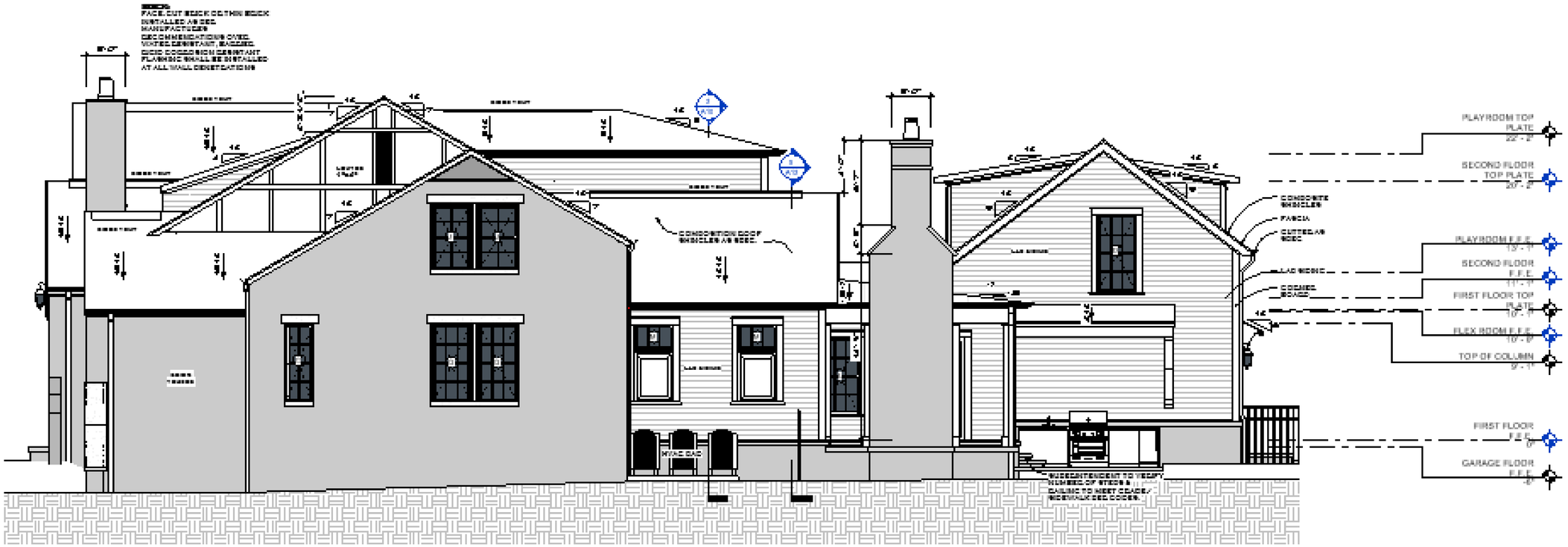
2 LEFT ELEVATION
1/4" = 1'-0"

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Exterior Elevations



1 REAR ELEVATION
1/4" = 1'-0"



2 RIGHT ELEVATION
1/4" = 1'-0"

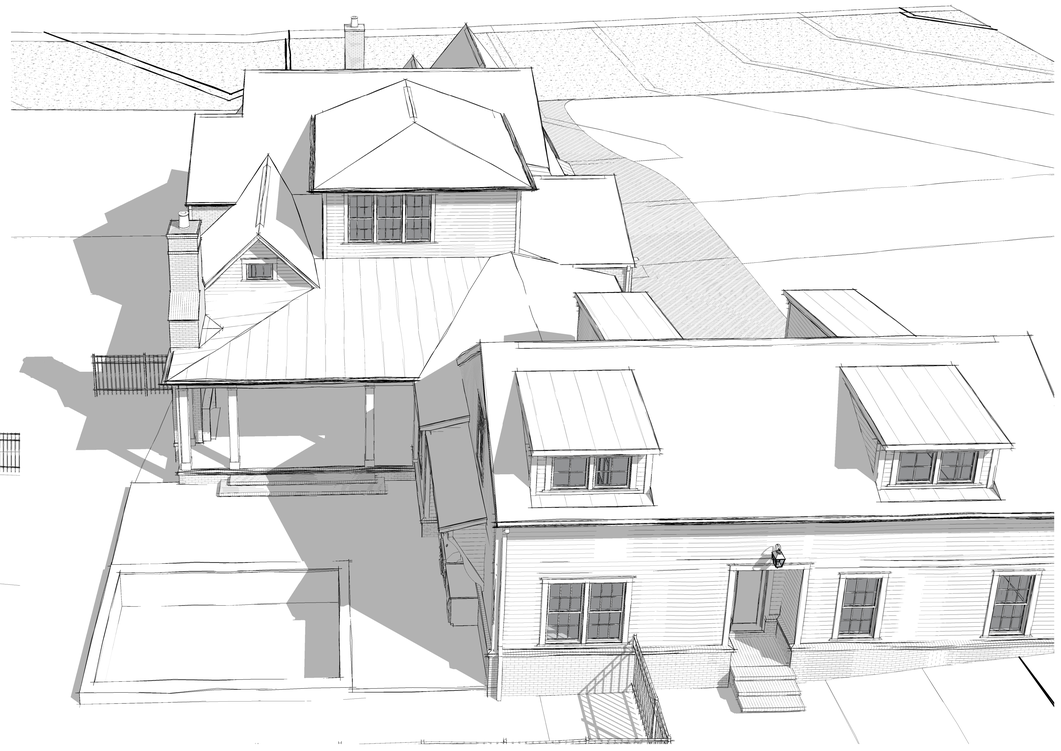
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115 WINSLOW DRC SUBMITTAL 01.21.2025







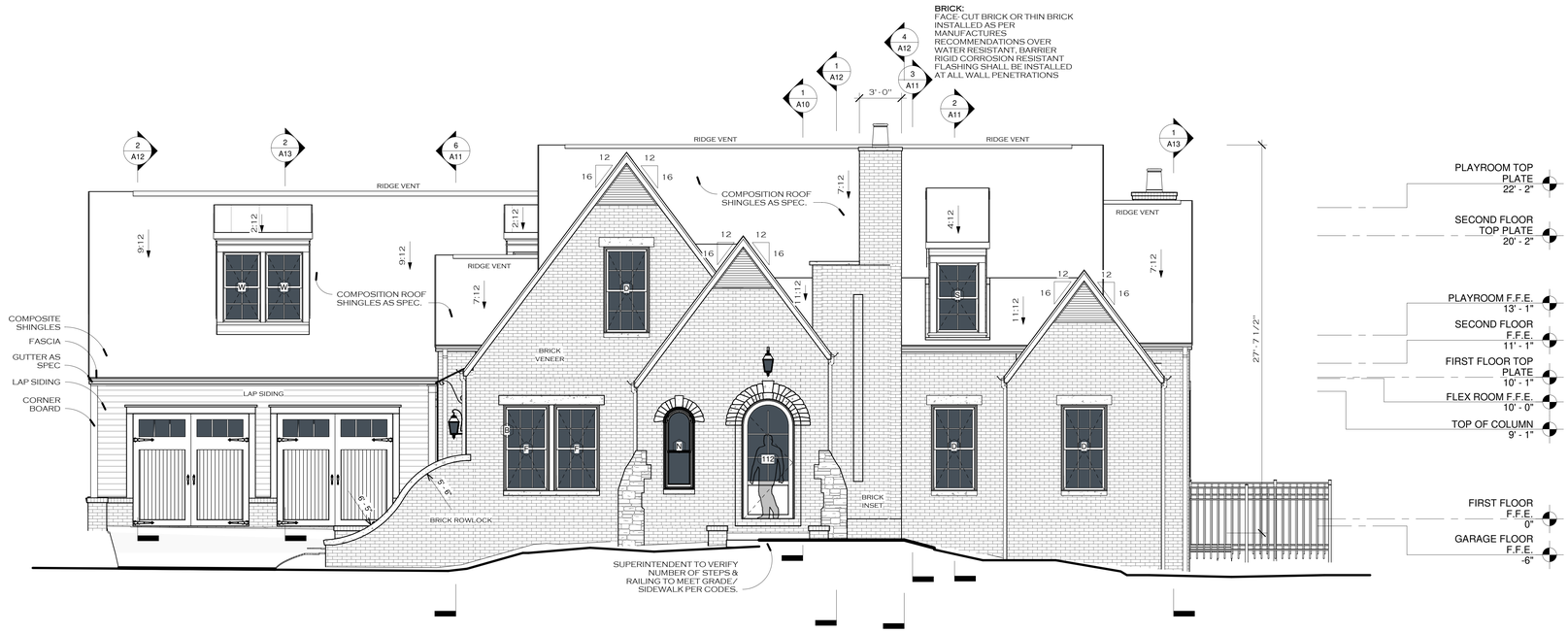


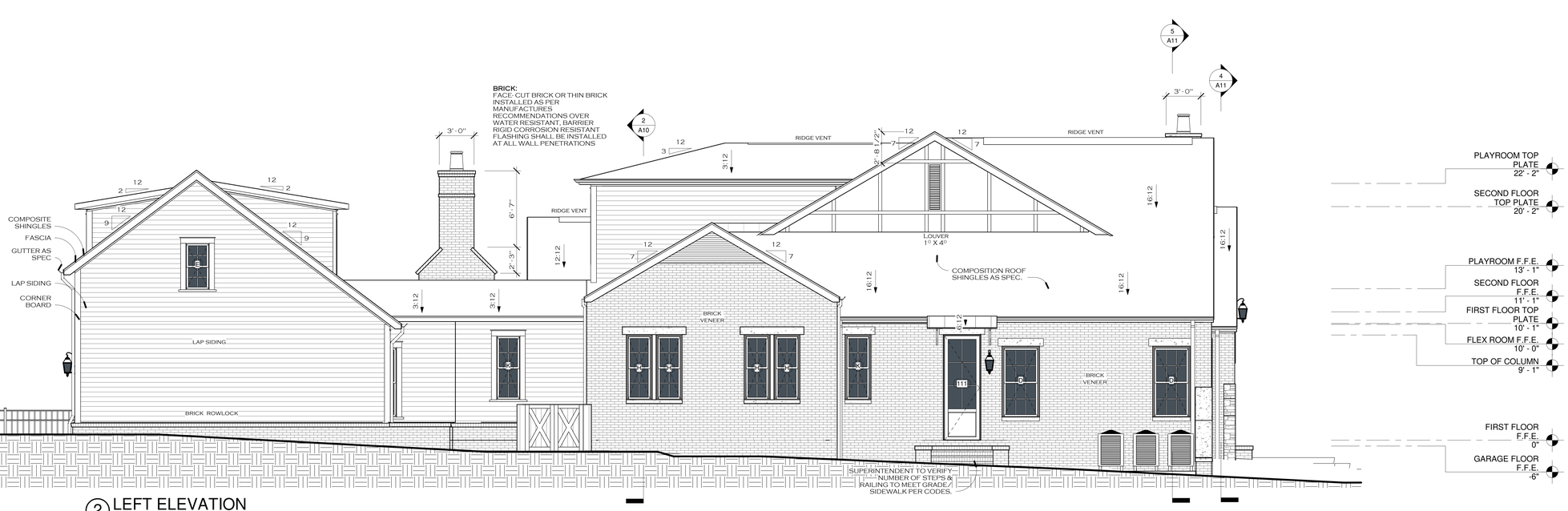
M K STUDIO
ARCHITECTURAL DESIGNERS

TUDOR INSPIRED ,REMOVED WING WALL , HOUSE SHIFTED OVER

10/10/2024 2:18:41 PM

Exterior Elevations





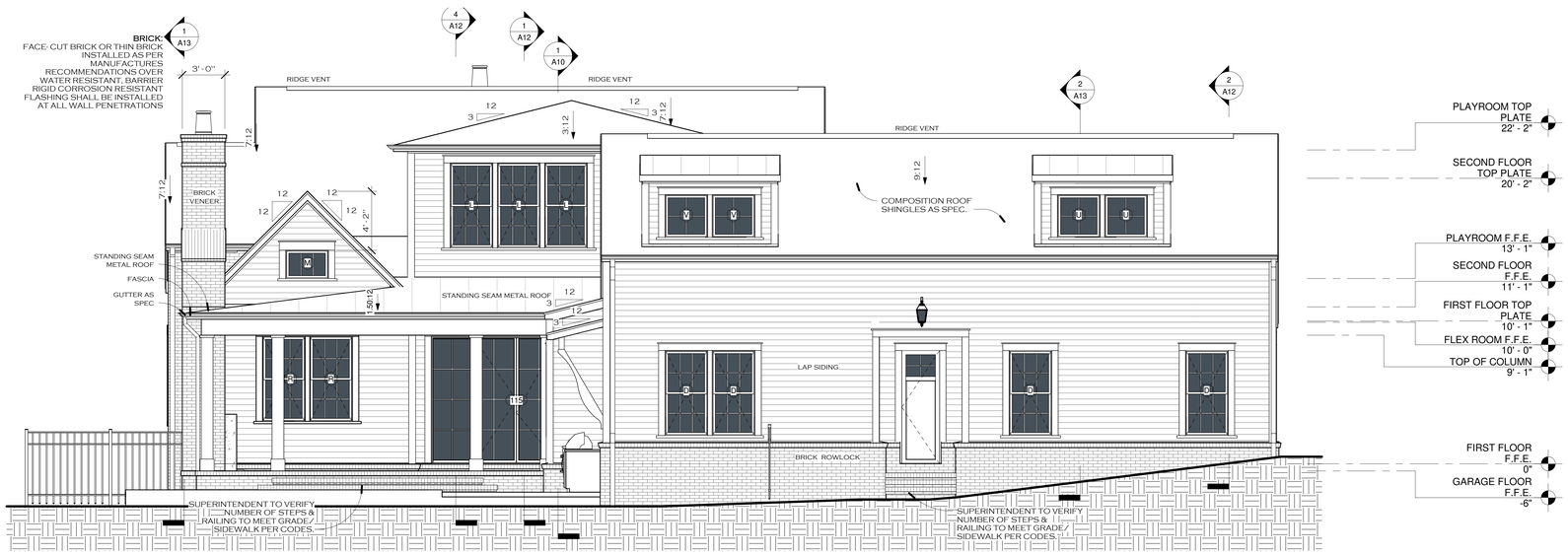
② LEFT ELEVATION
1/4" = 1'-0"

0 2' 4' 8'
0 1/4" = 1'-0"

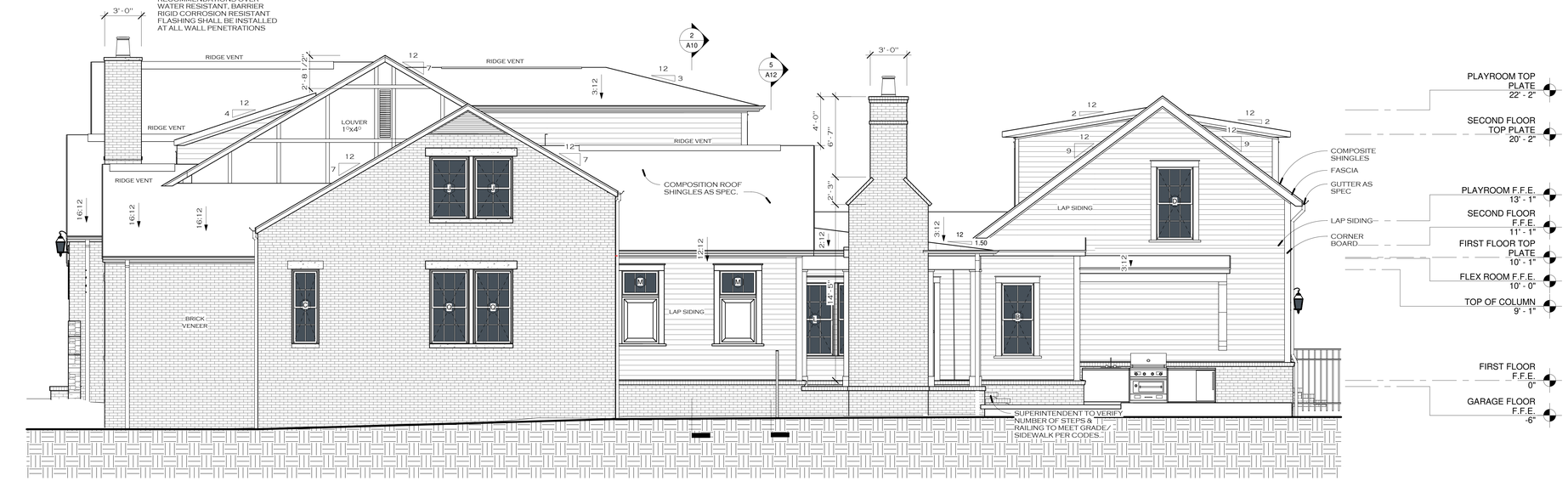
M K STUDIO
ARCHITECTURAL DESIGNERS

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EXTERIOR ELEVATIONS



1 REAR ELEVATION
1/4" = 1'-0"



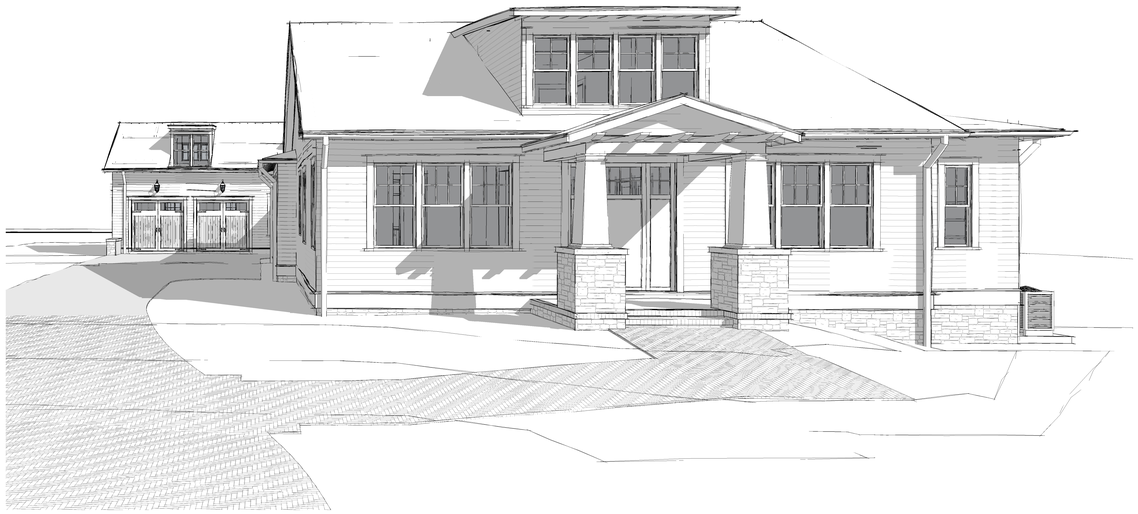
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1/4" = 1'-0"

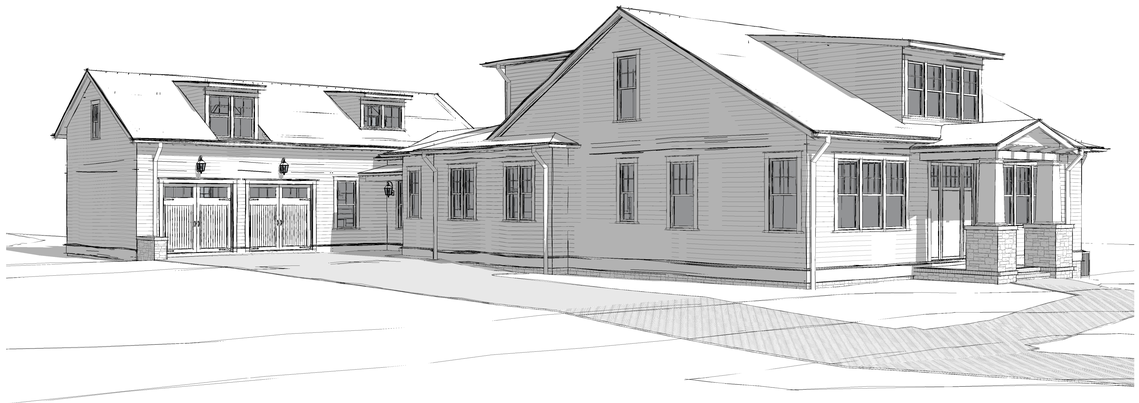
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0 2'
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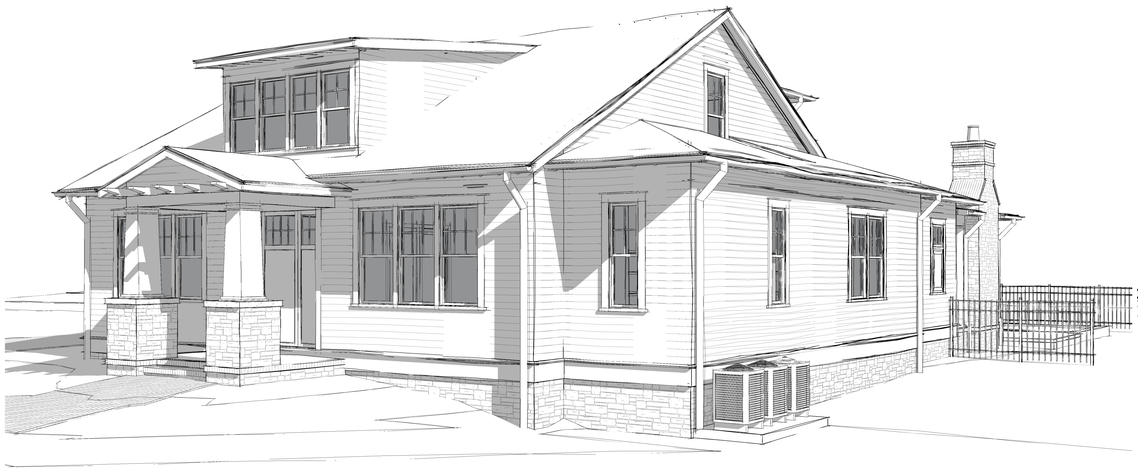
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ARCHITECTURAL DESIGNERS

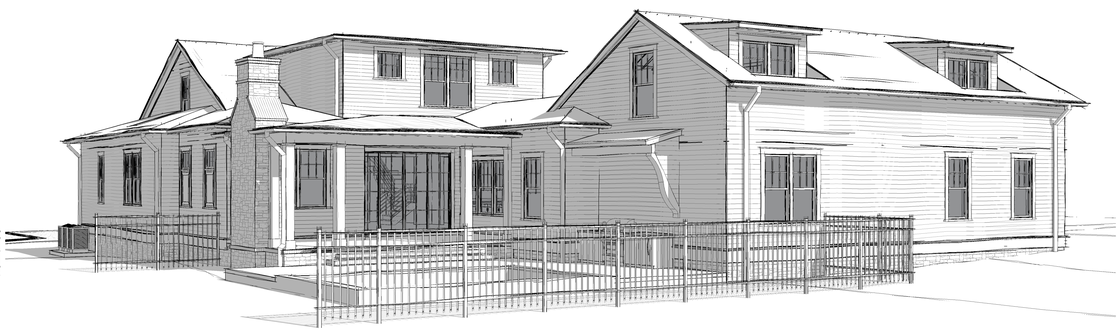
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115 WINSLOW DRC SUBMITTAL 03.17.2025









M K STUDIO
ARCHITECTURAL DESIGNERS

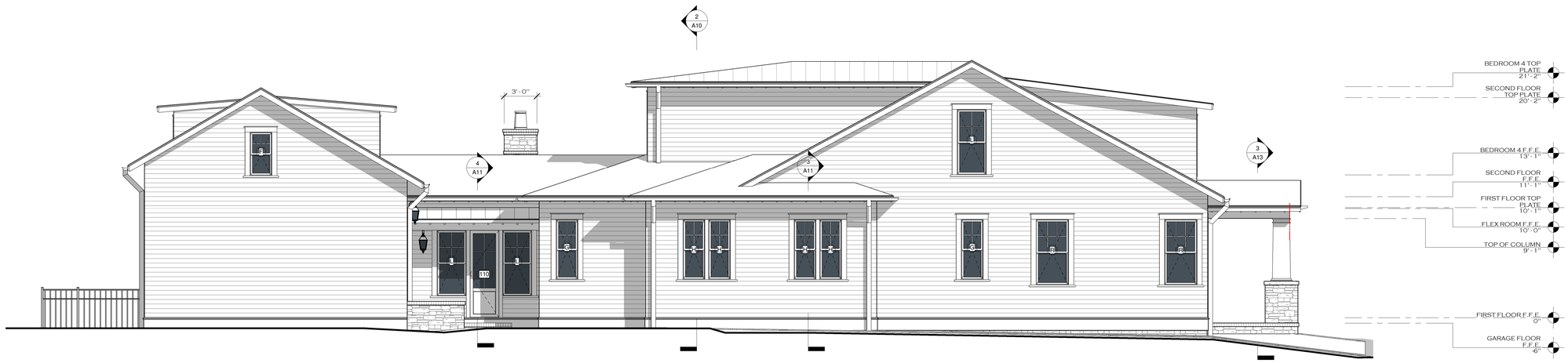
COTTAGE CRAFTSMAN INSPIRED

10/10/2024 2:18:41 PM

EXTERIOR ELEVATIONS



1 FRONT ELEVATION
1/4" = 1'-0"



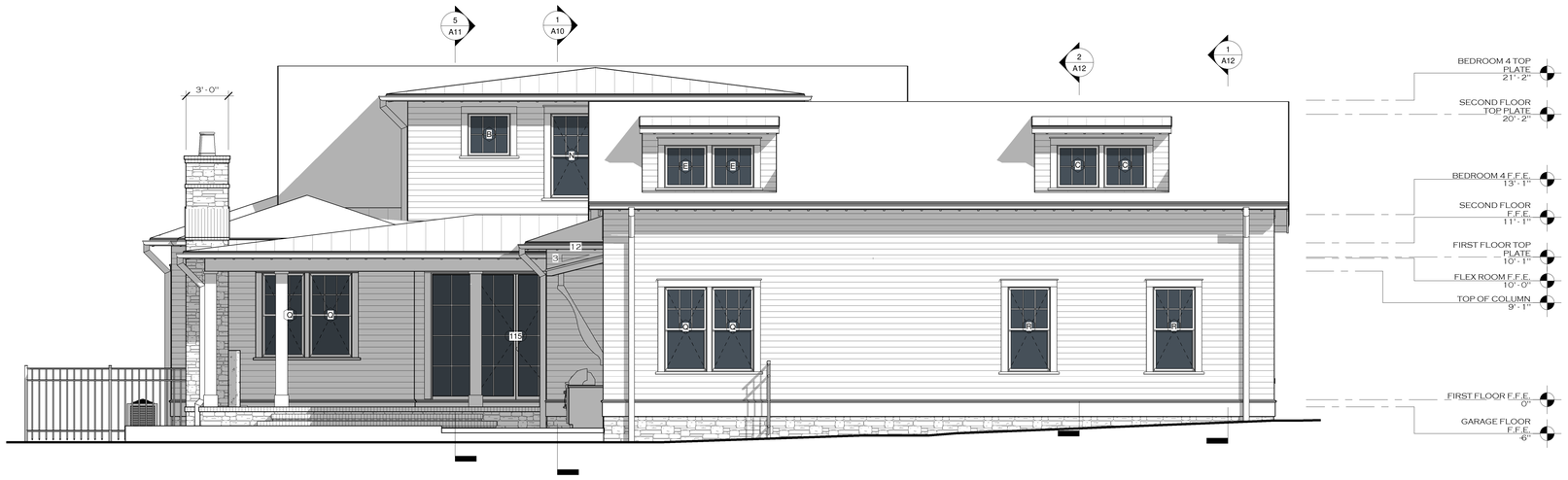
2 LEFT ELEVATION
1/4" = 1'-0"

0 2' 4' 8'
0 2'
1/4" = 1'-0"

M K STUDIO
ARCHITECTURAL DESIGNERS

10/10/2024 2:18:55 PM

Exterior Elevations



1 REAR ELEVATION
1/4" = 1'-0"



2 RIGHT ELEVATION
1/4" = 1'-0"

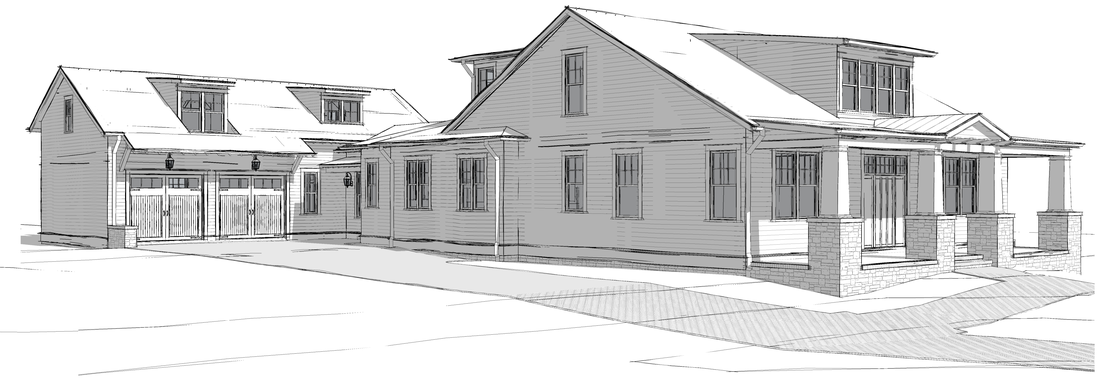
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0 2'
1/4" = 1'-0"

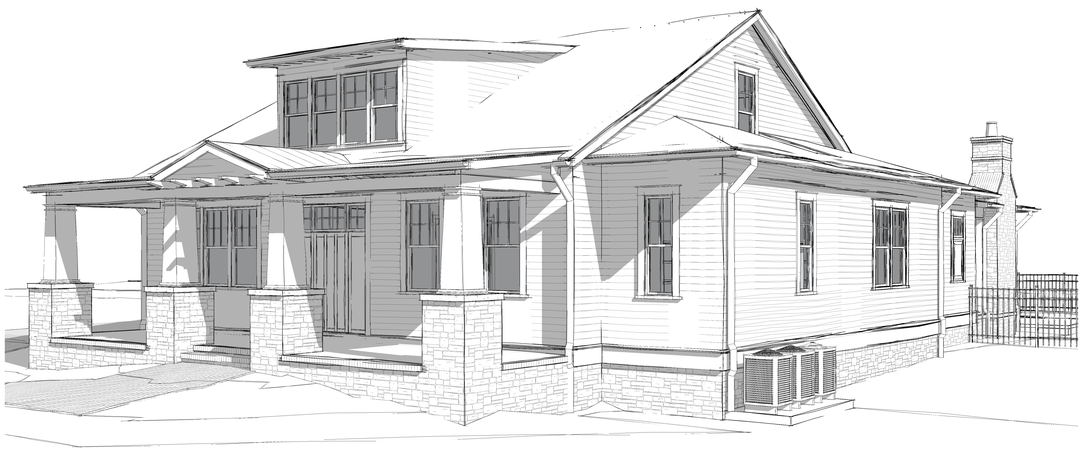
MK STUDIO
ARCHITECTURAL DESIGNERS

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115 WINSLOW HZC SUBMITTAL 03.21.2025









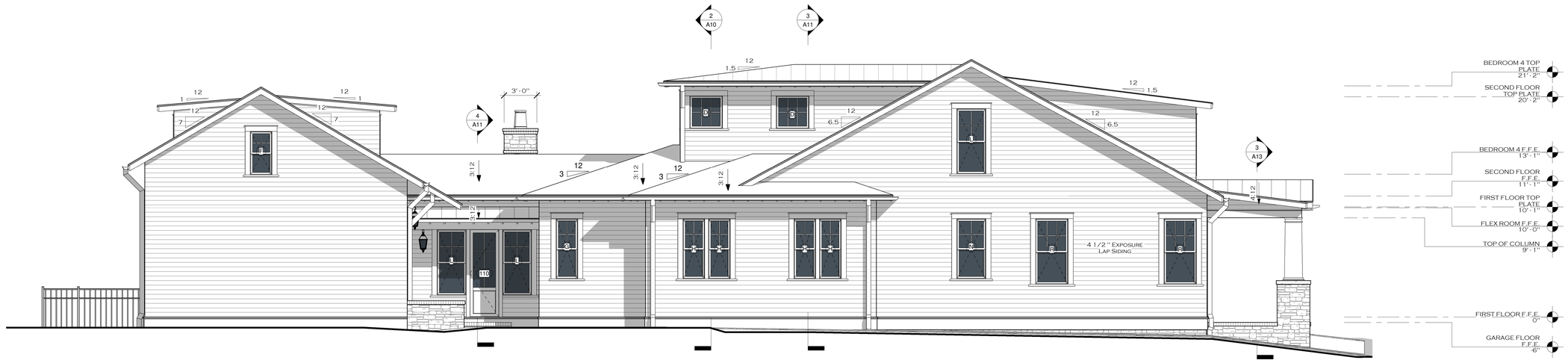
M K STUDIO
ARCHITECTURAL DESIGNERS

COTTAGE CRAFTSMAN INSPIRED LARGER PORCH & REDUCED SCALE OF BACK DORMER

Exterior Elevations



1 FRONT ELEVATION
1/4" = 1'-0"

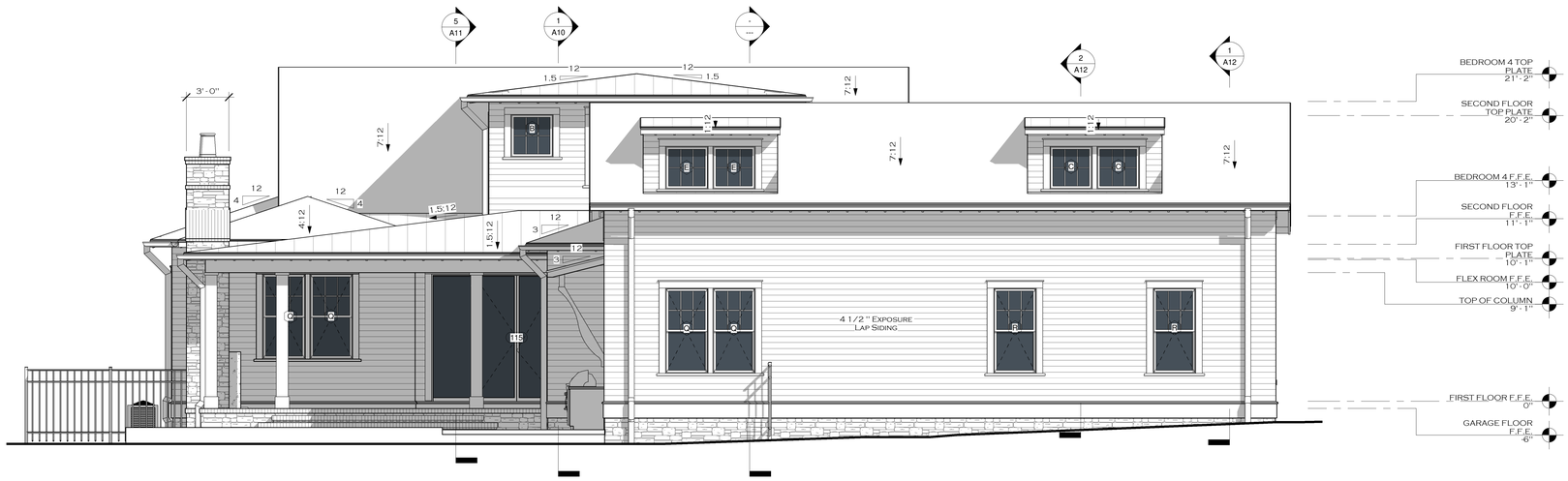


2 LEFT ELEVATION
1/4" = 1'-0"

0 2' 4' 8'
0 1/4" = 1'-0"

MK STUDIO
ARCHITECTURAL DESIGNERS

Exterior Elevations



1 REAR ELEVATION
1/4" = 1'-0"

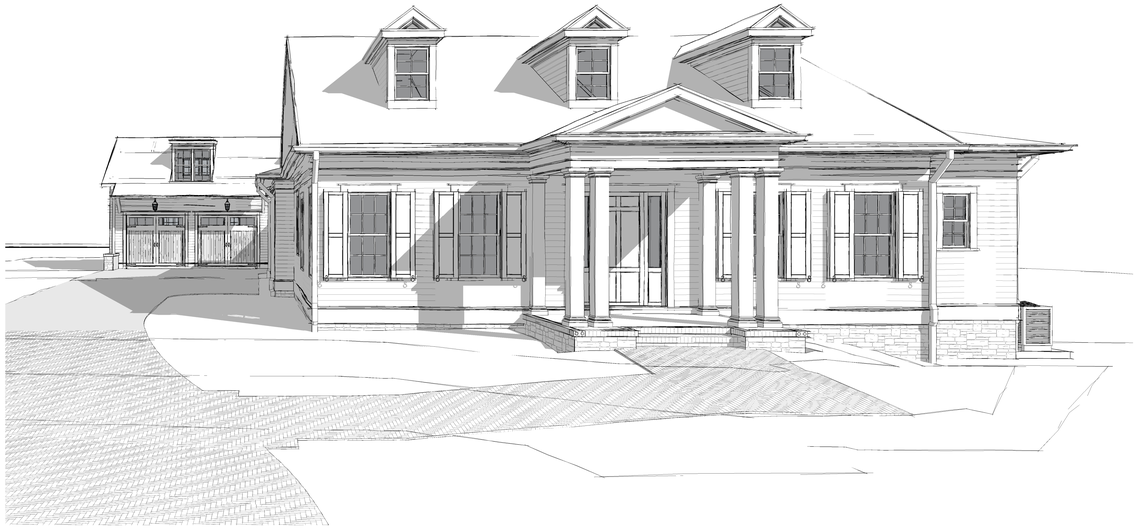


2 RIGHT ELEVATION
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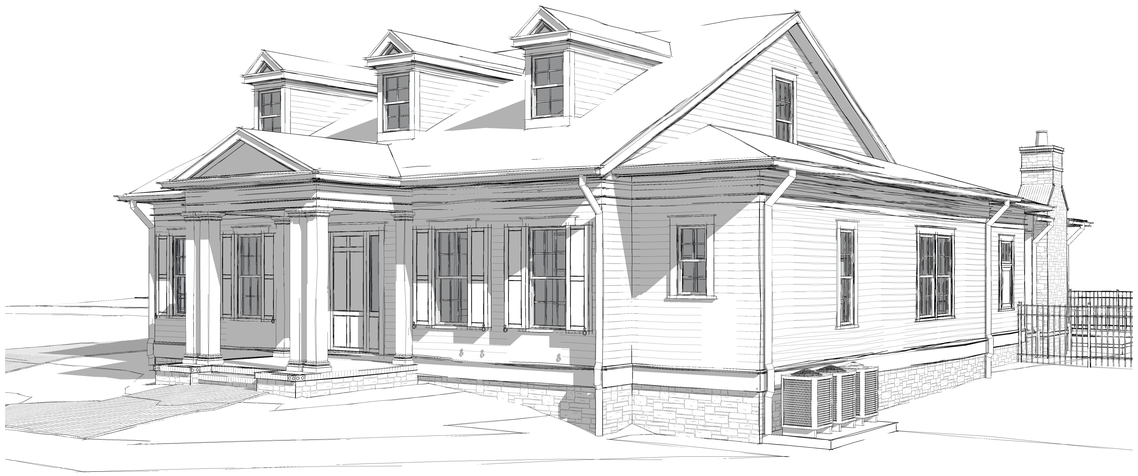
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M K STUDIO
ARCHITECTURAL DESIGNERS

115 WINSLOW DRC SUBMITTAL 04.21.2025









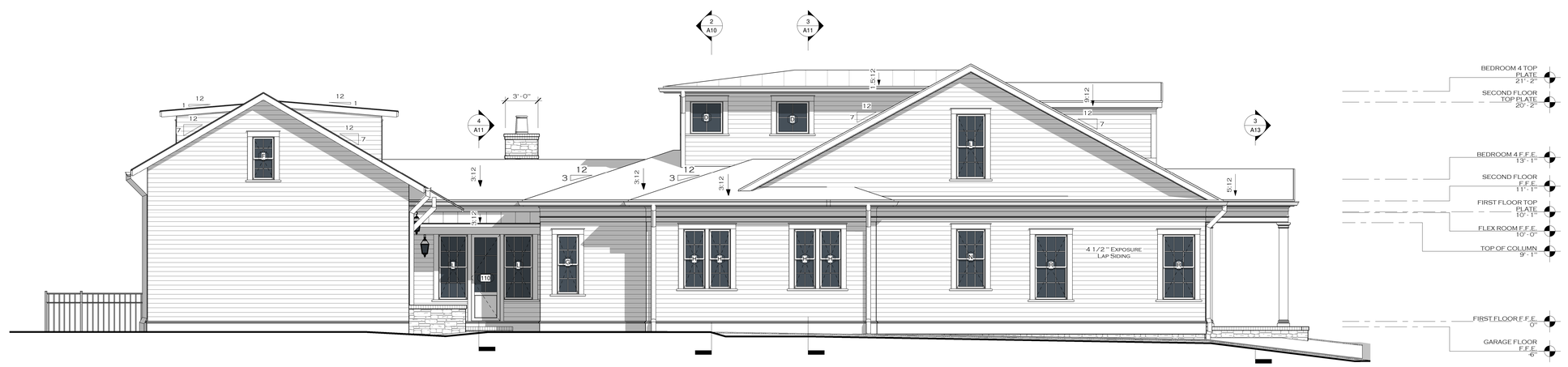
M K STUDIO
ARCHITECTURAL DESIGNERS

GREEK REVIVAL

Exterior Elevations



1 FRONT ELEVATION
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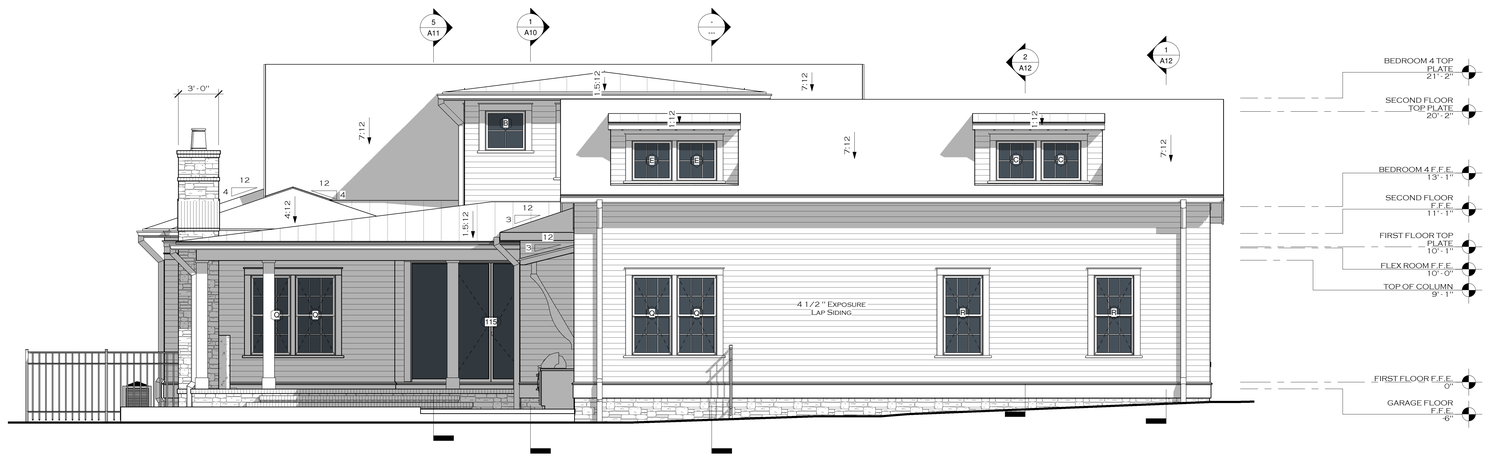


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0 2' 4' 8'
0 2'
1/4" = 1'-0"

M K STUDIO
ARCHITECTURAL DESIGNERS

Exterior Elevations



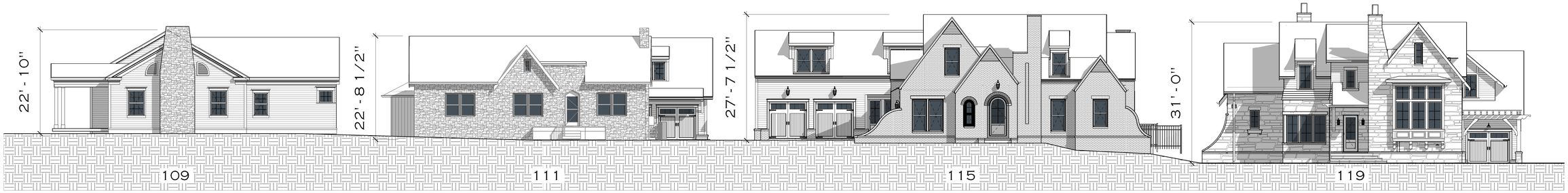
1 REAR ELEVATION
1/4" = 1'-0"



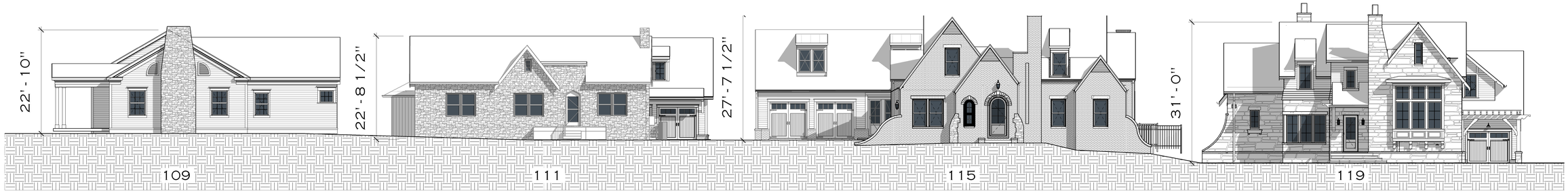
2 RIGHT ELEVATION
1/4" = 1'-0"

0 2 4 8
0 2
1/4" = 1'-0"

M K STUDIO
ARCHITECTURAL DESIGNERS



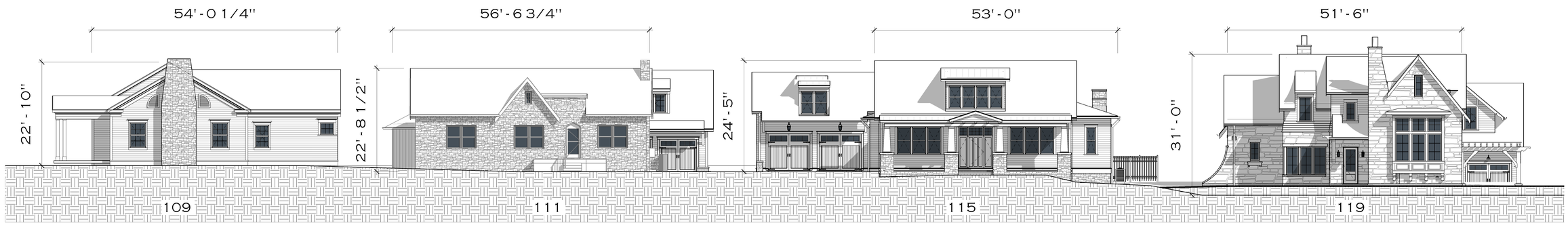
WINSLOW RD STREETSCAPE DESIGN REVIEW COMMITTEE 12/09/2024



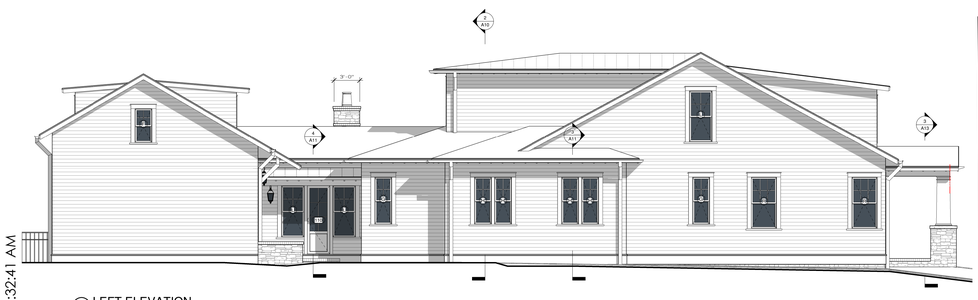
WINSLOW RD STREETSCAPE DESIGN REVIEW COMMITTEE 01/13/2025



WINSLOW RD STREETSCAPE DESIGN REVIEW COMMITTEE 01/21/2025

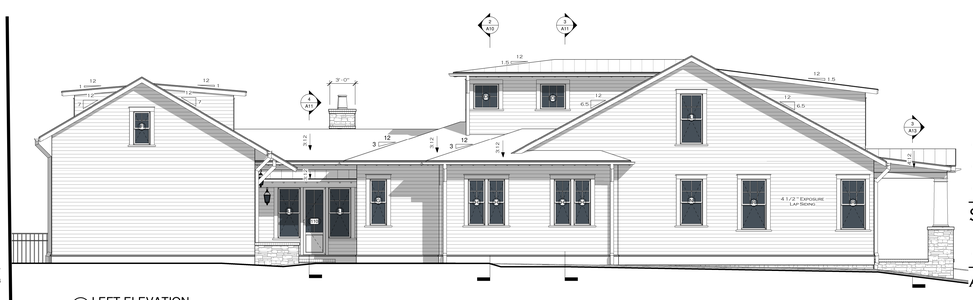


WINSLOW RD STREETSCAPE HISTORIC ZONING COMMISSION 03/21/2025



2 LEFT ELEVATION
1/4" = 1'-0"

LEFT ELEVATION DORMER (DRC MTG 03/17/2025)



2 LEFT ELEVATION
1/4" = 1'-0"

LEFT ELEVATION DORMER (HZC MTG 03/21/2025)

BUILIDNG HEIGHT CALCULATIONS

109 WINSLOW:	22' - 10"
111 WINSLOW:	22' - 8.5"
119 WINSLOW:	31 - 0"
STREET AVG:	25' - 6"
10% OVERAGE:	2' - 6"
ALLOWED:	28' - 0"
	5"

STREETSCAPE

MK STUDIO
ARCHITECTURAL
DESIGNERS
MICHAEL KATSAITIS@MKARCHSTUDIO.COM
731 CROCKETT PARK, SUITE C
BRENTWOOD, TN 37027
615.394.5845

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MK STUDIO

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MAJORS CONSTRUCTION

115 WINSLOW ROAD
FRANKLIN TN 37064

PROJECT NO. PROJECT #
DRAWN BY: LJH
DATE: 12.18.2024

NO.	DESCRIPTION	DATE

12/18/2024 11:32:41 AM

DRC Submittal Drawings,

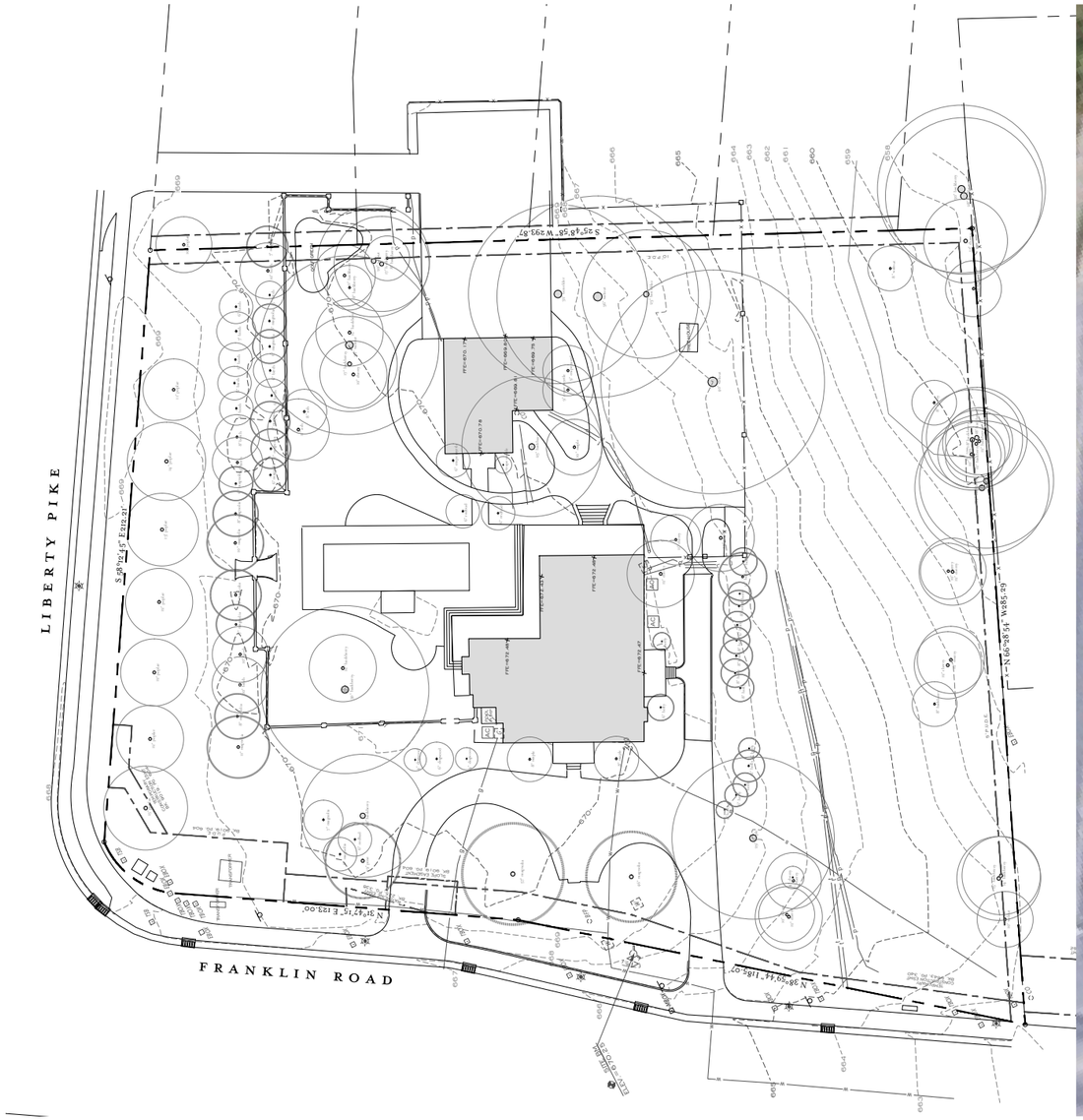
Historical & Material Precedents

228 Franklin Road

Franklin, TN

14 April 2025

Site Existing Conditions





Existing Conditions- Site Survey

Existing Conditions- Aerial

228 FRANKLIN RD

FRANKLIN, TN

0' 16' 40' 80'

ONE INCH EQUALS SIXTEEN FEET

KAISER TRABUE LANDSCAPE ARCHITECTURE

4301 HILLSBORO PIKE, NASHVILLE, TENNESSEE 37215
TELEPHONE: 615.298.9720 INFO@KAISERTRABUE.COM



- EASEMENT/ALLEY ACCESS THROUGH ADJACENT DEVELOPMENT
- 60' x 34' SPORT COURT IN BACK CORNER OF LOT, SURROUNDED BY EVERGREEN HEDGE; FOUR DOWNWARD FACING AND SHIELDED LIGHTS; DIMMABLE
- NEW DRIVE BENDS AROUND EXISTING 40" WALNUT TREE
- FAMILY PARKING AREA BEHIND HOUSE AT EXISTING GARAGE;
- UPDATED STONE AND GRAVEL PAVED WALKWAYS AND POOL DECK
- WHEELCHAIR ACCESS RAMP
- FORMAL LAWN SURROUNDED BY DENSE EVERGREEN SCREENING
- VEHICULAR GATE ON STONE COLUMNS
- EXISTING BRICK WALL, SCREEN PLANTING, AND BUFFER TO REMAIN ALONG LIBERTY PIKE
- STONE SLAB ENTRY STEPS TO REPLACE UNEVEN CONCRETE TREADS
- FOUR-RAIL HORSE FENCE; PAINTED BLACK AND EMBEDDED IN EVERGREEN SCREENING
- REMOVE EXISTING PARKING PULL-IN
- STONE WALKWAY; RANDOM ASHLAR TENNESSE GRAY PAVING; SOLID STONE SLAB STEPS SET AT GRADE AS NEEDED
- DRIVEWAY ALIGNED WITH EXISTING DRIVE CUT
- CUT EXISTING 12" TALL CONCRETE CURB FOR ENTRY WALK ALIGNED WITH FRONT DOOR
- ERA-APPROPRIATE STONE ENTRY COLUMNS
- DENSE HEDGING TO HIDE ELECTRICAL PANELS FROM LAWN AND FRAME FRONT OF HOUSE

Front Entry Walk & Steps



Existing Condition



Proposed

Front Entry Walk & Steps



EXISTING PAINTED CONCRETE STEPS

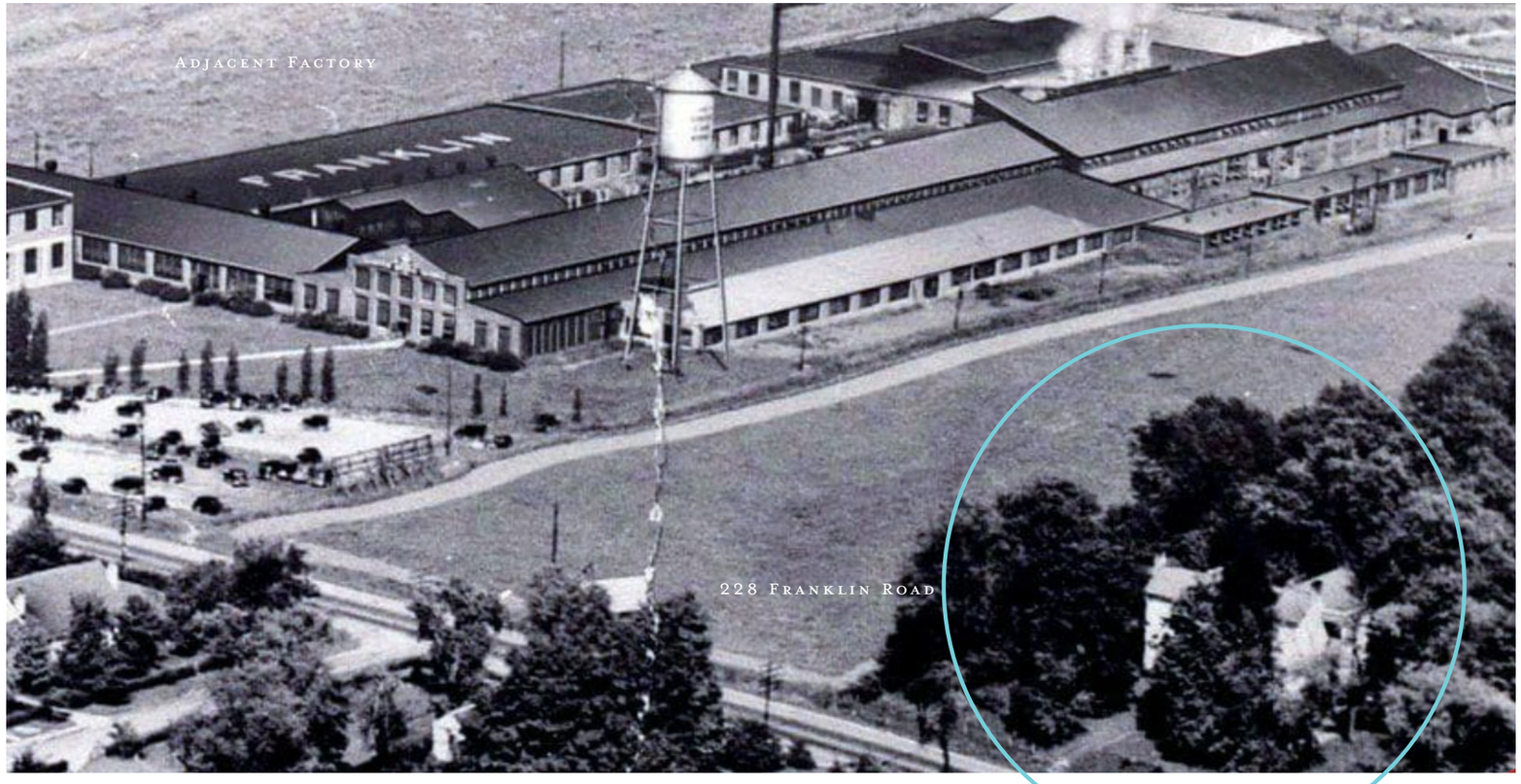


PROPOSED LIMESTONE SLAB STEPS

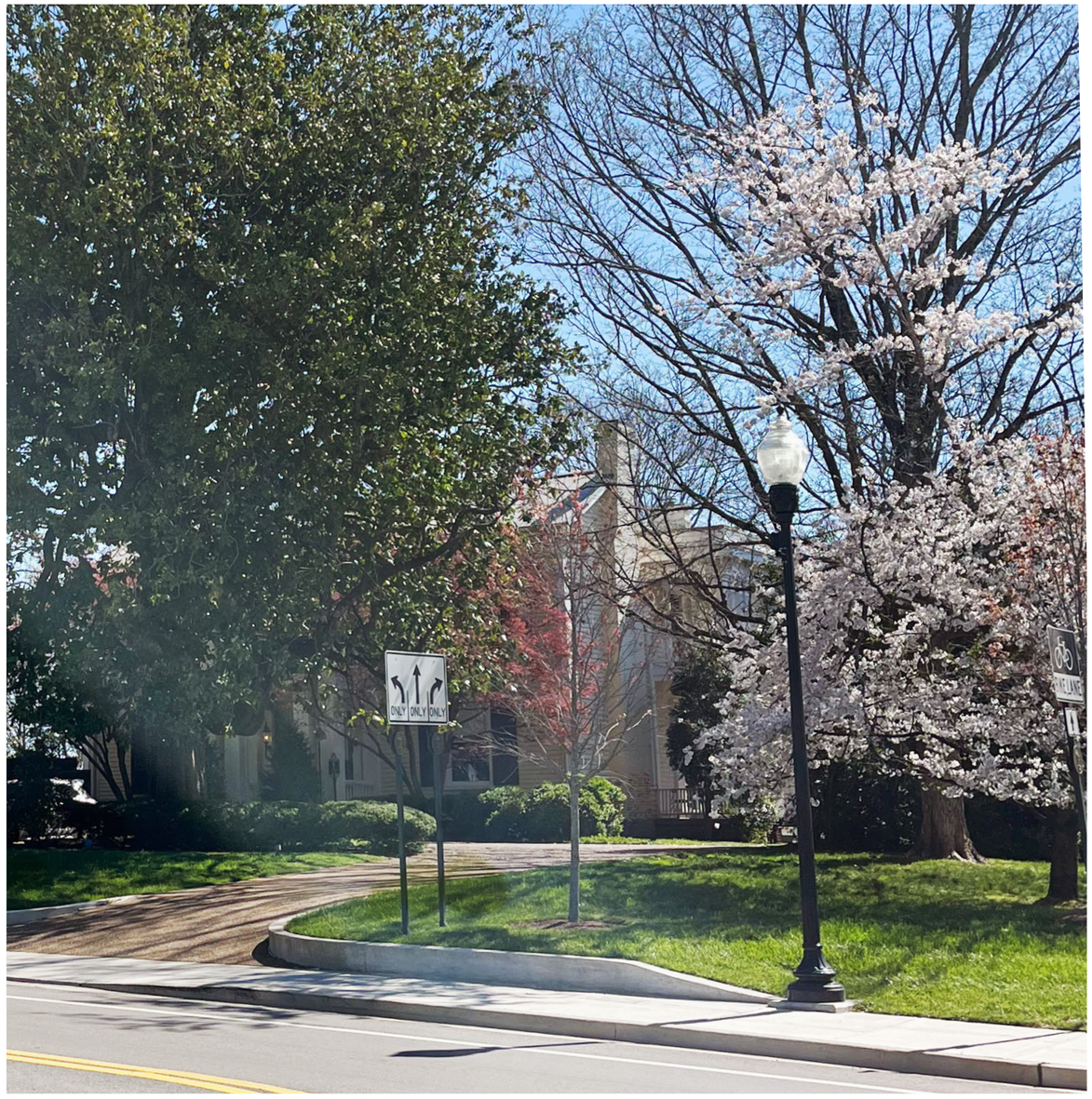


PROPOSED LIMESTONE SLAB STEPS

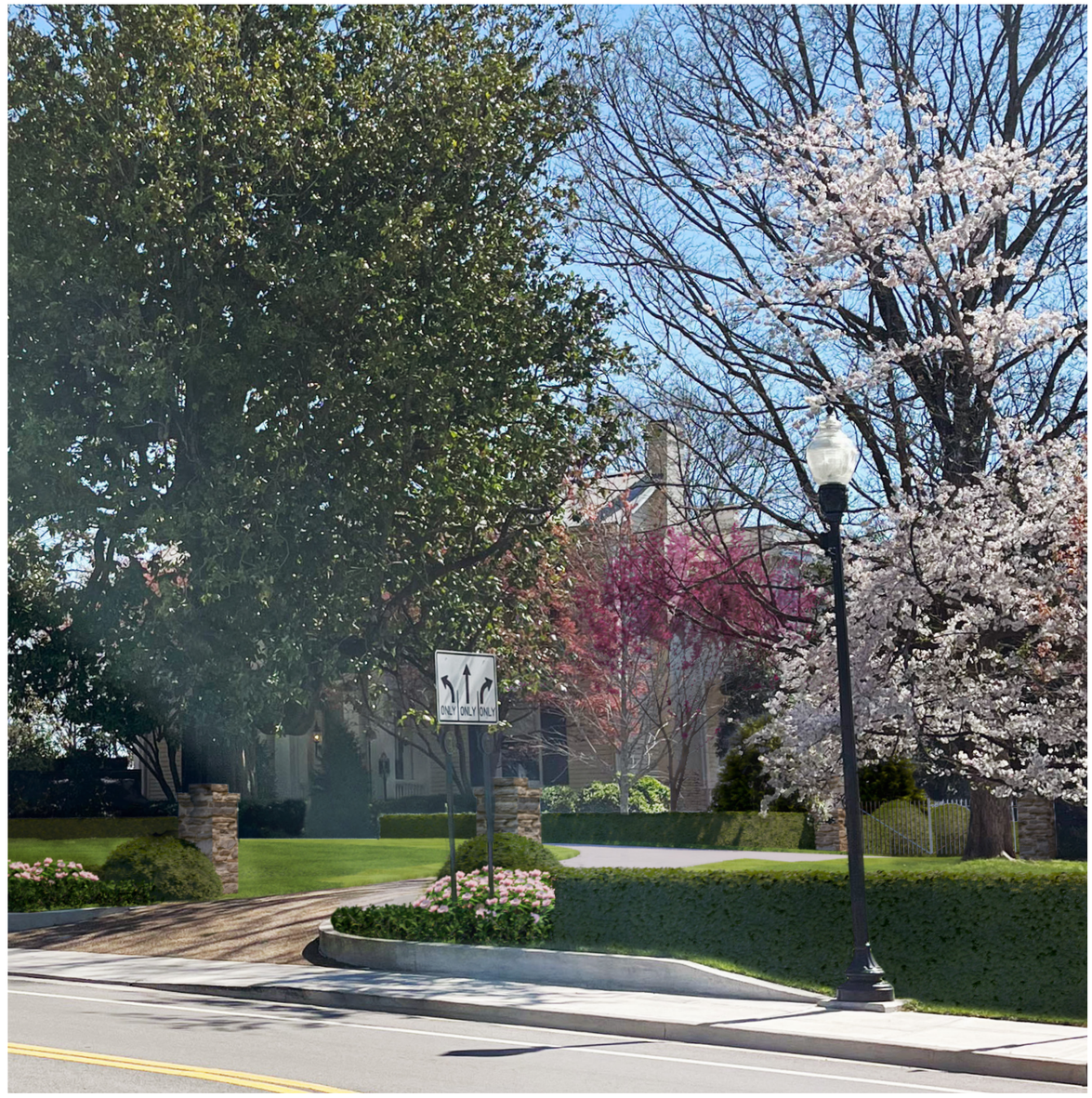
Historical Precedent Image of Residence
Prior to Development of Liberty Pike



Entry Pier Proposal

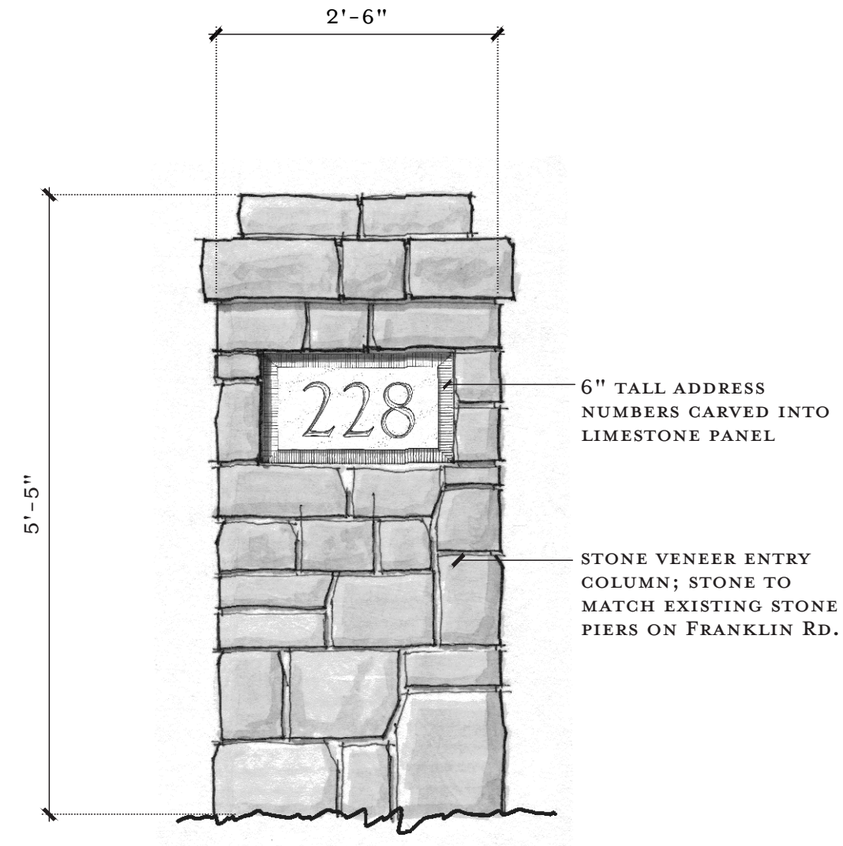


Existing Condition



Proposed

Entry Pier & Address Marker Proposal



Proposed Entry Column

entry piers at River's Rest





entry piers at Myle's Manor CT

Vehicular Gate Proposal

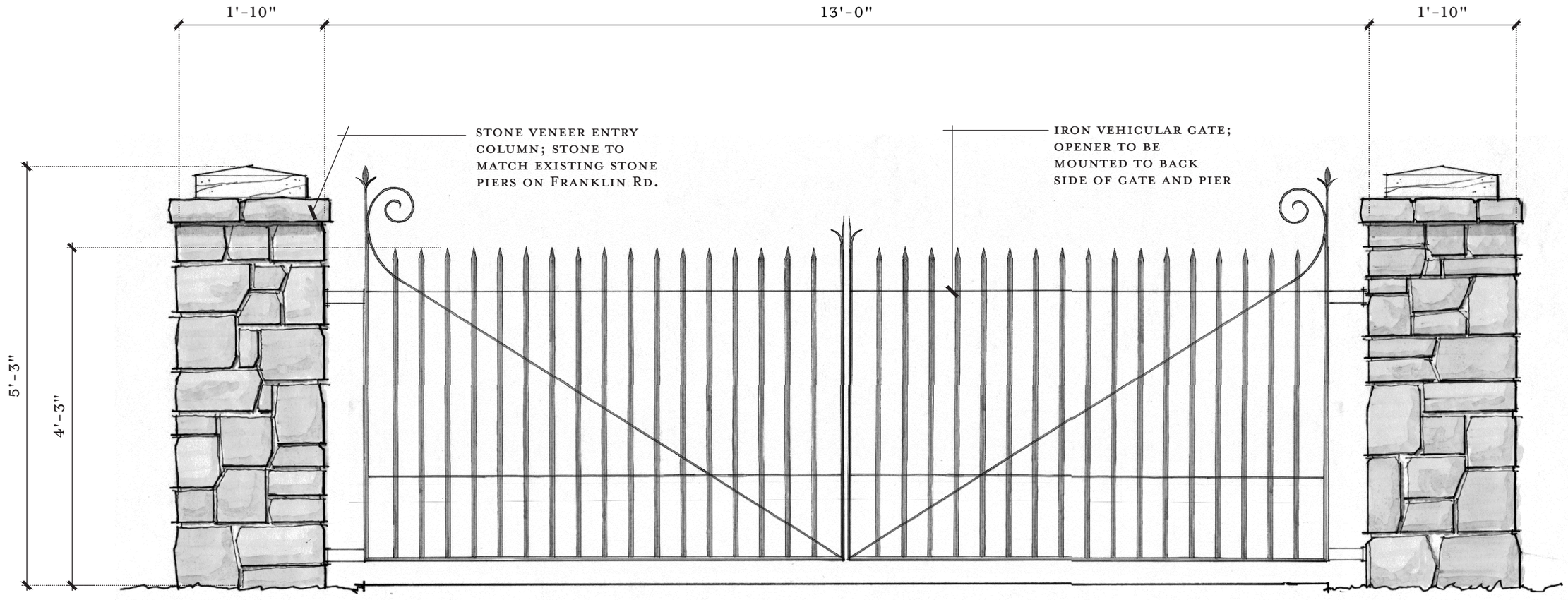


Existing Condition



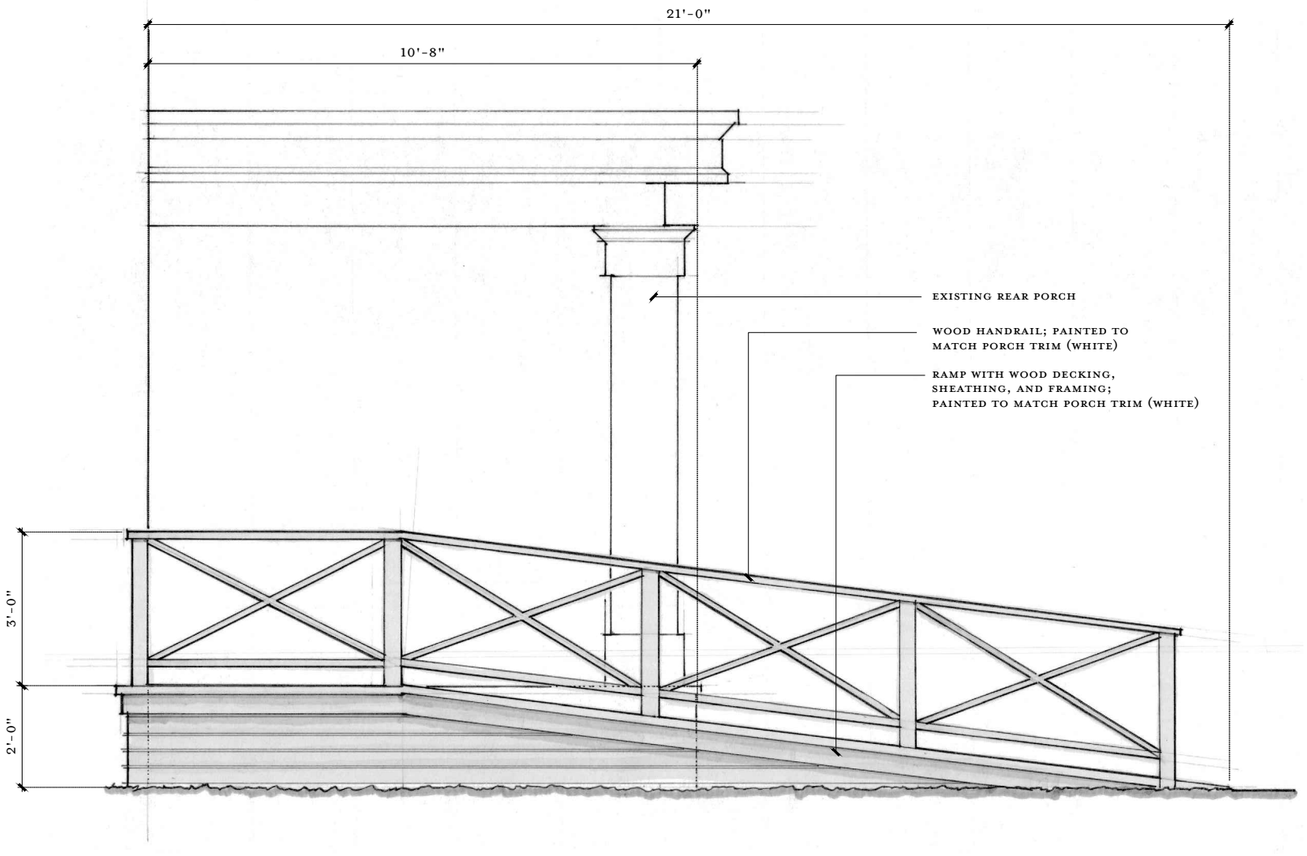
Proposed

Iron Vehicular Entry Gate Proposal



Wheelchair Ramp At Rear Porch





Lights at Sport Court



USE-90002



COURT LIGHTS SPECIFIED AS DARK-SKY COMPLIANT, DOWNWARD FACING, DIMMABLE, AND COLOR TEMPERATURE ADJUSTABLE.

TO BE EMBEDDED IN EVERGREEN COURT SCREENING.

USE-90002

Steamer Medium Rectangular Streetlight

microVOS TECHNOLOGY

LIGMAN LIGHTING USA



105w LED
13401 Lumens

80w LED
7999 Lumens

50w LED
4999 Lumens

29w LED
2899 Lumens

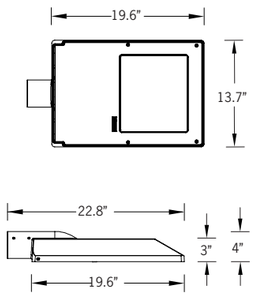
Weight 22.2 lbs

IP66
Suitable for wet locations

IK08
Impact Resistant [Vandal Resistant]

EPA - 1.81

POLE NOT INCLUDED



Construction

Aluminum
Less than 0.1% copper content – Marine Grade 6060 extruded & LM6 Aluminum High Pressure die casting provides excellent mechanical strength , clean detailed product lines and excellent heat dissipation.

Pre paint
8 step degrease and phosphate process that includes deoxidizing and etching as well as a zinc and nickel phosphate process before product painting.

Memory Retentive -Silicon Gasket
Provided with special injection molded "fit for purpose" long life high temperature memory retentive silicon gaskets. Maintains the gaskets exact profile and seal over years of use and compression.

Thermal management
LM6 Aluminum is used for its excellent mechanical strength and thermal dissipation properties in low and high ambient temperatures. The superior thermal heat sink design by Ligman used in conjunction with the driver, controls thermals below critical temperature range to ensure maximum luminous flux output, as well as providing long LED service life and ensuring less than 10% lumen depreciation at 50,000 hours.

BUG Rating
B2 - U0 - G2

Surge Suppression
Standard 10kv surge suppressor provided with all fixtures.

Finishing
All Ligman products go through an extensive finishing process that includes fettling to improve paint adherence.

Paint
UV Stabilized 4.9Mil thick powder coat paint and baked at 200 Deg C. This process ensures that Ligman products can withstand harsh environments. Rated for use in natatoriums.

Inspired by Nature Finishes
The Inspired by nature Finishing is a unique system of decorative powder coating. Our metal decoration process can easily transform the appearance of metal or aluminum product into a wood grain finish.

This patented technology enables the simulation of wood grain, and even marble or granite finish through the use of decorative powder coating.

The wood grain finish is so realistic that it's almost undistinguishable from real wood, even from a close visual inspection. The system of coating permeates the entire thickness of the coat and as a result, the coating cannot be removed by normal rubbing, chipping, or scratching.

Column-mounted contemporary area lighting family. Modern and powerful high-end column range using optimum-quality area lighting projectors.

A slim wedge shaped, high pressure die-cast pole mounted area light with a variety of different light distributions to suit all lighting designer's requirements.

This luminaire has been designed to provide excellent light distribution patterns using highly efficient LED packages and optics. The result is excellent spacing to mounting height ratios, with a uniform lighting layout that meets code requirements using less energy.

The Steamer can be utilized to suit specific light patterns using the asymmetrical type II, III, IV and ME optics, as well as variations of these for precise light distribution requirements. An example of this is using a combination of Type II & Type IV distribution optics inside the same fixture.
Type V distributions in medium, wide, very wide & extra wide are also available, please contact factory.

This luminaire complies to dark sky requirements when mounted in the horizontal position.
Designed for lighting private roadways, car parks, exhibition areas, service stations and truck stops. Internal house side shields are available as an option.

Available with a selection of integral electronic and dimmable electronic drivers as well as a provision to install occcupancy sensors, as well as wireless lighting controls to integrate with building management systems. (WATT-ADJUST) This luminaire is provided with a programmable driver so that specific wattage requirements can be achieved. These settings are done at the factory during assembly. (See options below)

NOTE: Standard luminaires are manufactured to be mounted for downward lighting only.

Uplight options can be provided. Please contact factory for more information.

To meet International Dark Sky criteria, 3000k or warmer LEDs must be selected and luminaire fix mounted (+/- 15° allowable to permit leveling).

Additional Options (Consult Factory For Pricing)

Bluestone Walkway





Fencing Precedents



FOUR-RAIL HOSE FENCE

{PER FRANKLIN HISTORIC DESIGN GUIDELINES}.

EMBEDDED IN EVERGREEN SCREENING.



SHEET SIZE: ARCH D (24" X 36")



MAGNOLIA HALL - LOT 7
DRC SUBMITTAL
04-14-2025

4/14/2025 4:39:15 PM

906 STUDIO
ARCHITECTS +INTERIORS

249 Fourth Avenue North
Suite 200
Franklin, TN 37064
615.988.9065
906studio.com

MAGNOLIA HALL LOT 7

MAGNOLIA HALL, LLC / LEGEND HOMES

1845 WILLIAM CAMPBELL CT
FRANKLIN, TN 37064

PRELIMINARY

NOT FOR CONSTRUCTION

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NO.	DESCRIPTION	DATE

Project Number
21.1098.002

COVER

HZC.00

SHEET SIZE: ARCH D (24" X 36")













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906
STUDIO
ARCHITECTS
+INTERIORS

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Suite 200
Franklin, TN 37064
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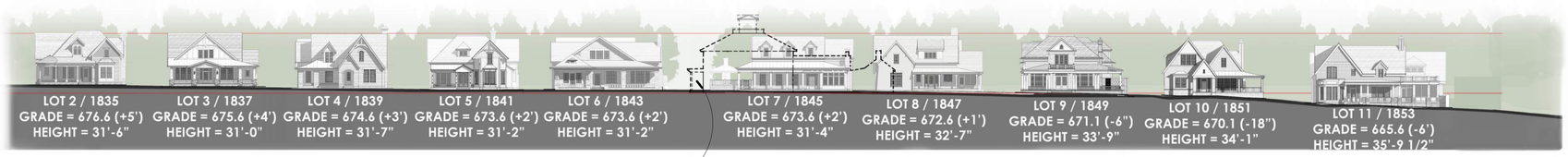
NO.	DESCRIPTION	DATE

Project Number
21.1098.002

PRECEDENT IMAGES

HZC.01

SHEET SIZE: ARCH D (24" X 36")



STREETSCAPE ELEVATION (NTS)



OVERALL SITE PLAN (NTS)

4/14/2025 4:39:18 PM

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ARCHITECTS +INTERIORS
249 Fourth Avenue North
Suite 200
Franklin, TN 37064
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906studio.com

MAGNOLIA HALL LOT 7

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1845 WILLIAM CAMPBELL CT
FRANKLIN, TN 37064

PRELIMINARY

NOT FOR CONSTRUCTION

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NO.	DESCRIPTION	DATE

Project Number
21.1098.002

OVERALL SITE

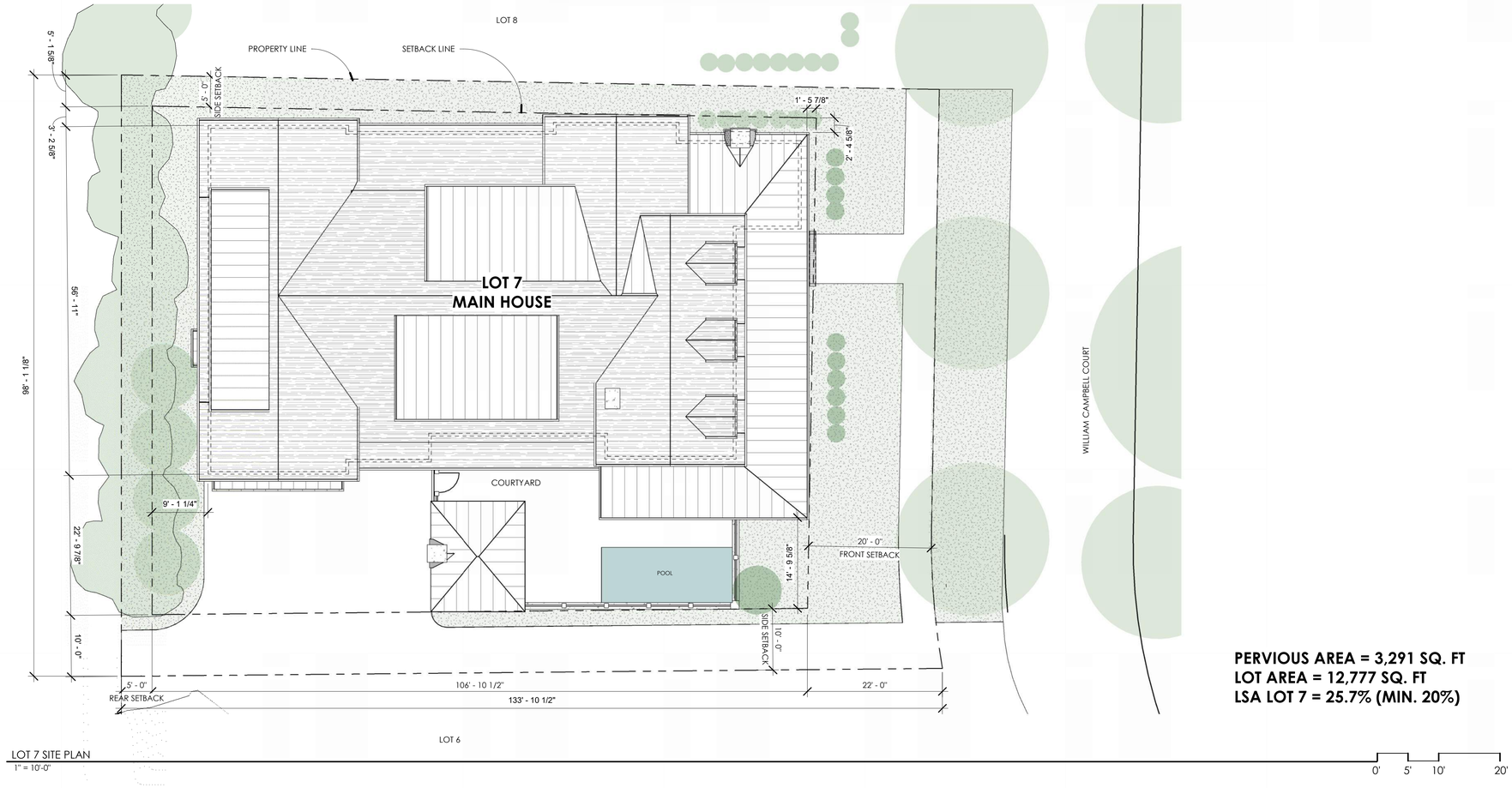
HZC.02

SHEET SIZE: ARCH D (24" X 36")



2 LOT 7 AND MANSION HEIGHT DIAGRAM
1/8" = 1'-0"

0' 4' 8' 16'



LOT 7 SITE PLAN
1" = 10'-0"

0' 5' 10' 20'

PERVIOUS AREA = 3,291 SQ. FT
LOT AREA = 12,777 SQ. FT
LSA LOT 7 = 25.7% (MIN. 20%)

4/14/2025 4:39:21 PM

906 STUDIO
ARCHITECTS +INTERIORS
249 Fourth Avenue North
Suite 200
Franklin, TN 37064
615.988.9065
906studio.com

MAGNOLIA HALL LOT 7

MAGNOLIA HALL, LLC / LEGEND HOMES
1845 WILLIAM CAMPBELL CT
FRANKLIN, TN 37064

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NO.	DESCRIPTION	DATE

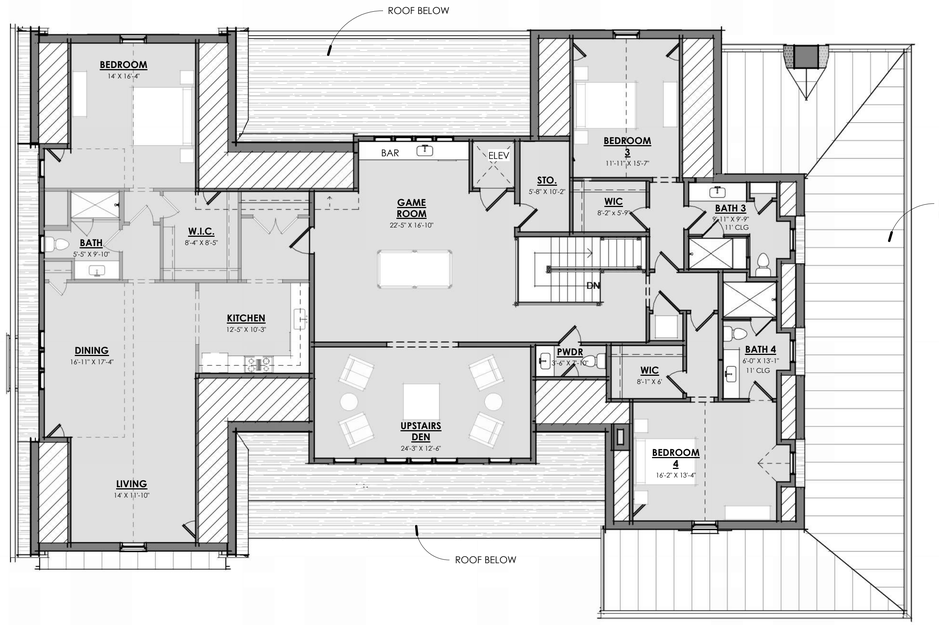
Project Number
21.1098.002

SITE INFORMATION

HZC.03

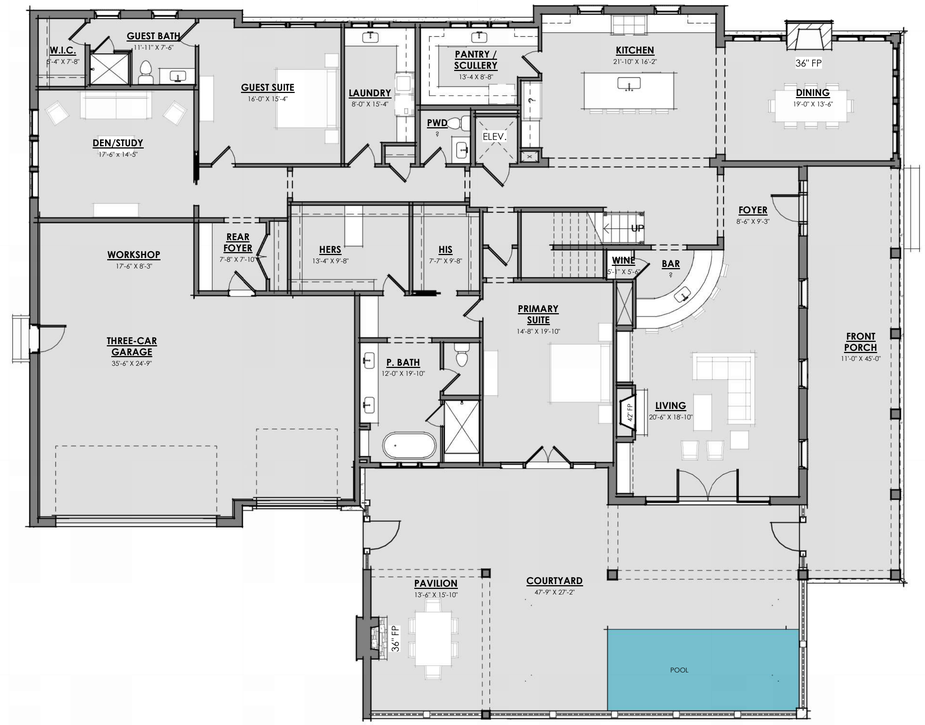
SHEET SIZE: ARCH D (24" X 36")

NOTES:
1. PLAN VIEWS ARE CUT AT 4'-6" FROM THE FLOOR LEVEL.
2. ATTIC SPACE IS SHOWN HATCHED.
3. ALL ATTIC SPACE HAS SLOPED CEILING HEIGHTS OF LESS THAN 9'-0".



2 PROPOSED SECOND FLOOR PLAN
1/8" = 1'-0"

0' 4' 8' 16'



1 PROPOSED FIRST FLOOR PLAN
1/8" = 1'-0"

0' 4' 8' 16'

4/14/2025 4:39:23 PM

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MAGNOLIA HALL LOT 7

MAGNOLIA HALL, LLC / LEGEND HOMES

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FRANKLIN, TN 37064

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NO.	DESCRIPTION	DATE

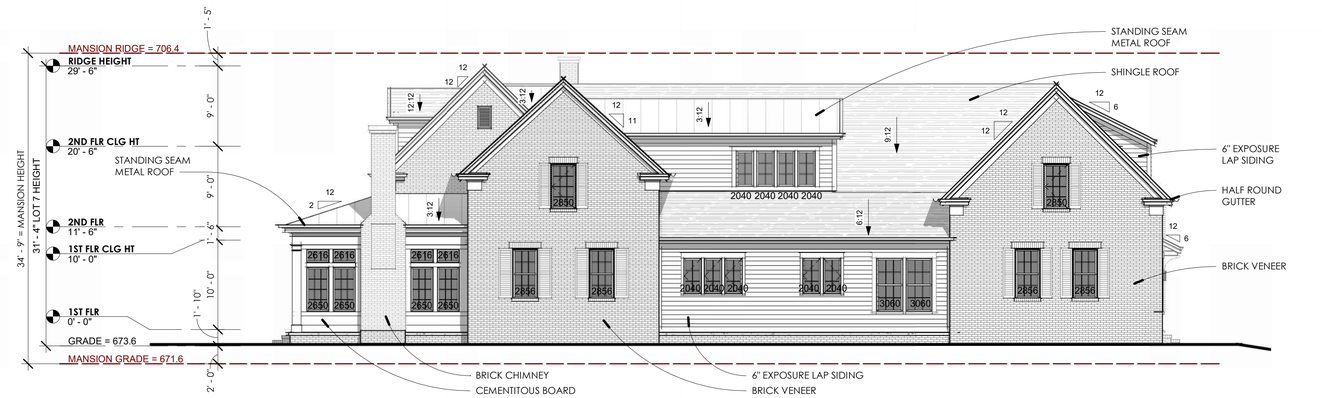
Project Number
21.1098.002

FLOOR PLANS

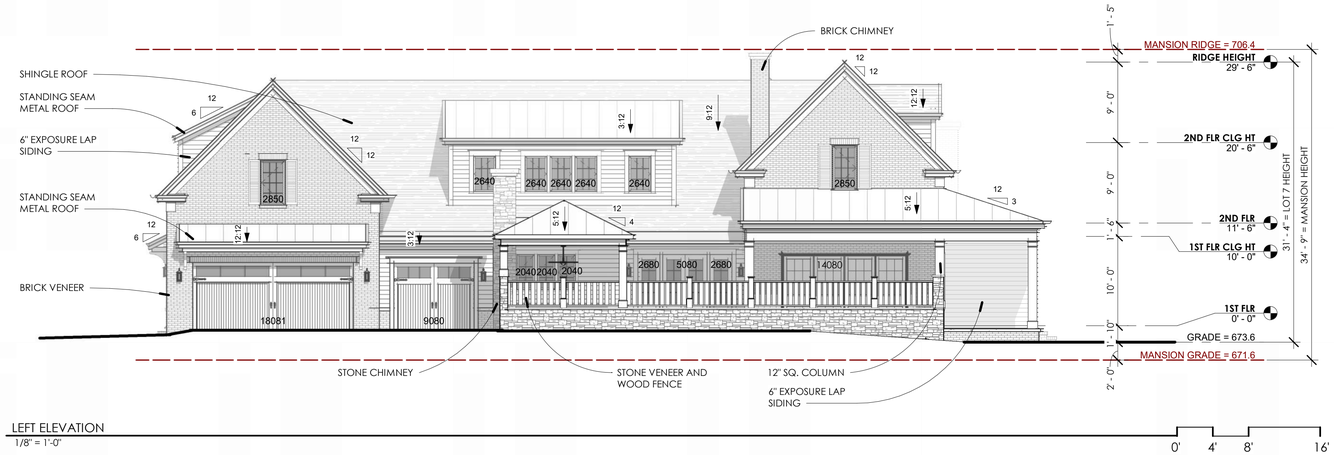
HZC.04

SHEET SIZE: ARCH D (24" X 36")

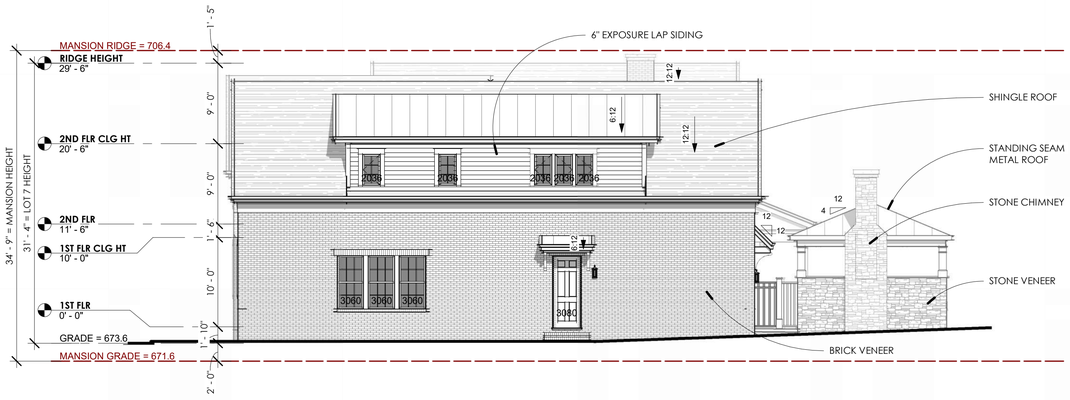
NOTES:
1. FOUNDATION HEIGH IS 22" FROM GRADE AT FRONT STEPS TO FIRST FLOOR.
2. FIRST FLOOR CEILING HEIGHT IS 10'-0".
3. SECOND FLOOR CEILING HEIGHT IS 9'-0".
4. OVERALL HEIGHT IS MEASURED FROM GRADE AT FRONT STEPS TO TOP OF HIGHEST ROOF RIDGE, TYPICAL.



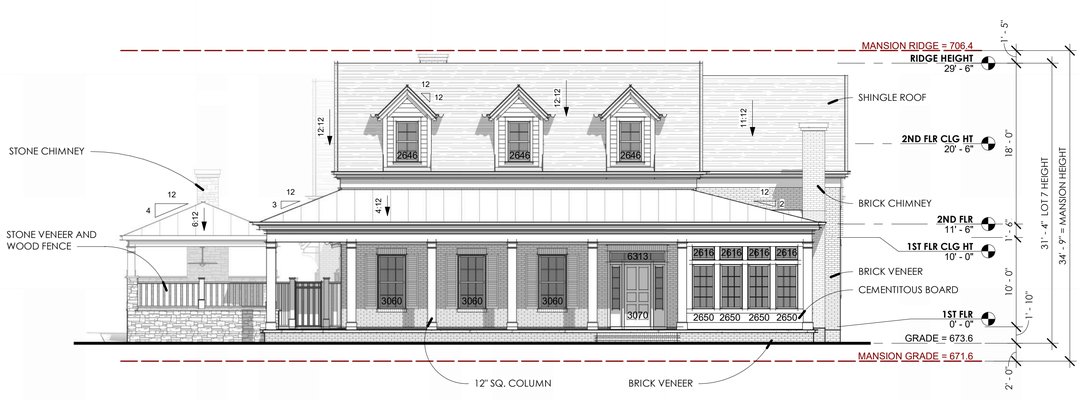
RIGHT ELEVATION
1/8" = 1'-0"
0' 4' 8' 16'



LEFT ELEVATION
1/8" = 1'-0"
0' 4' 8' 16'



REAR ELEVATION
1/8" = 1'-0"
0' 4' 8' 16'



FRONT ELEVATION
1/8" = 1'-0"
0' 4' 8' 16'

4/14/2025 4:39:28 PM

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MAGNOLIA HALL LOT 7

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NO.	DESCRIPTION	DATE

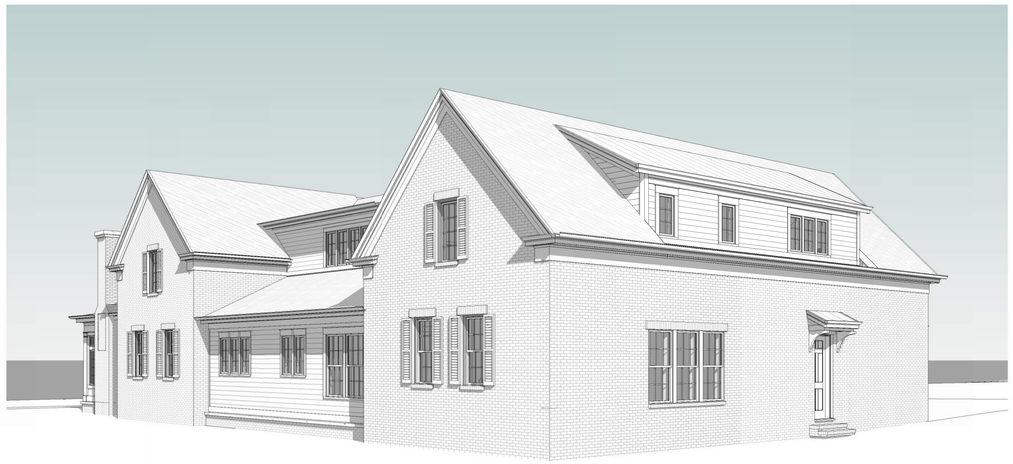
Project Number
21.1098.002

EXTERIOR ELEVATIONS

HZC.05

SHEET SIZE: ARCH D (24" X 36")









4/14/2025 4:39:35 PM

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MAGNOLIA HALL LOT 7

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NO.	DESCRIPTION	DATE

Project Number
21.1098.002

3D VIEWS

HZC.06

SHEET SIZE: ARCH D (24" X 36")











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+INTERIORS

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MAGNOLIA HALL LOT 7

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NO.	DESCRIPTION	DATE

Project Number
21.1098.002

RENDERS

HZC.07

4/14/2025 4:39:36 PM

234 4TH AVE. NORTH

COVER

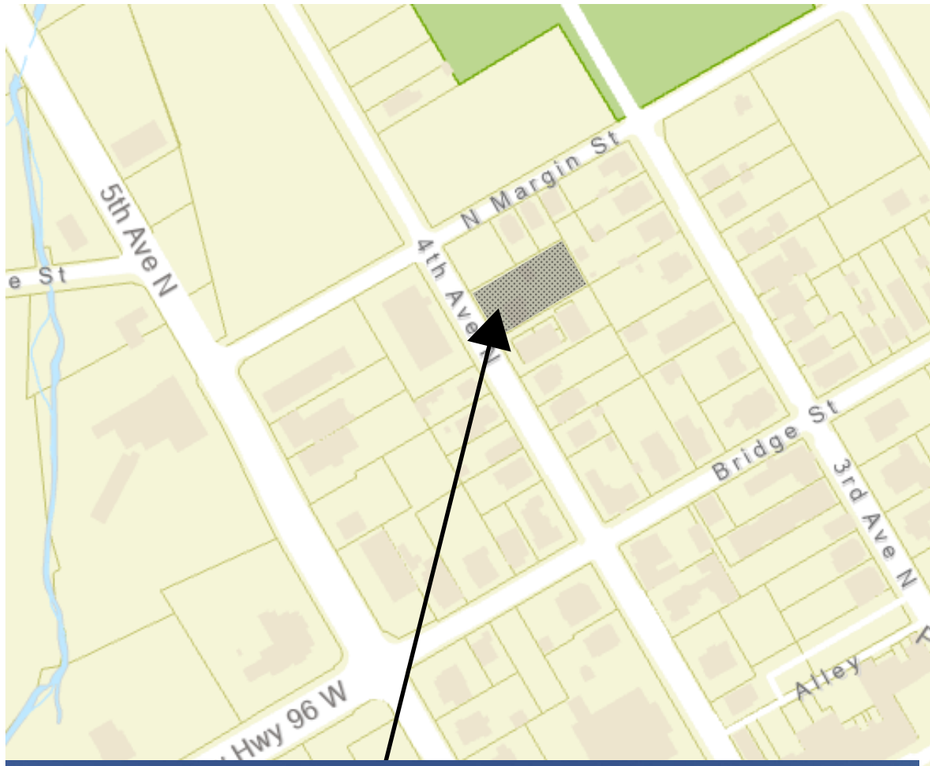
MIXTER RENOVATION



APRIL 14, 2025

906 STUDIO ARCHITECTS + INTERIORS

234 4TH AVE. NORTH | ROOF REPLACEMENT WITH WOOD SHAKES



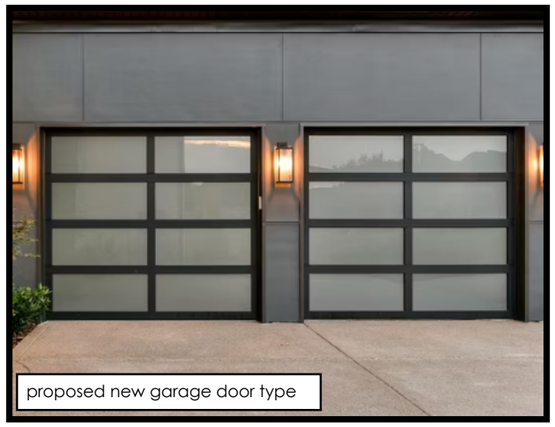




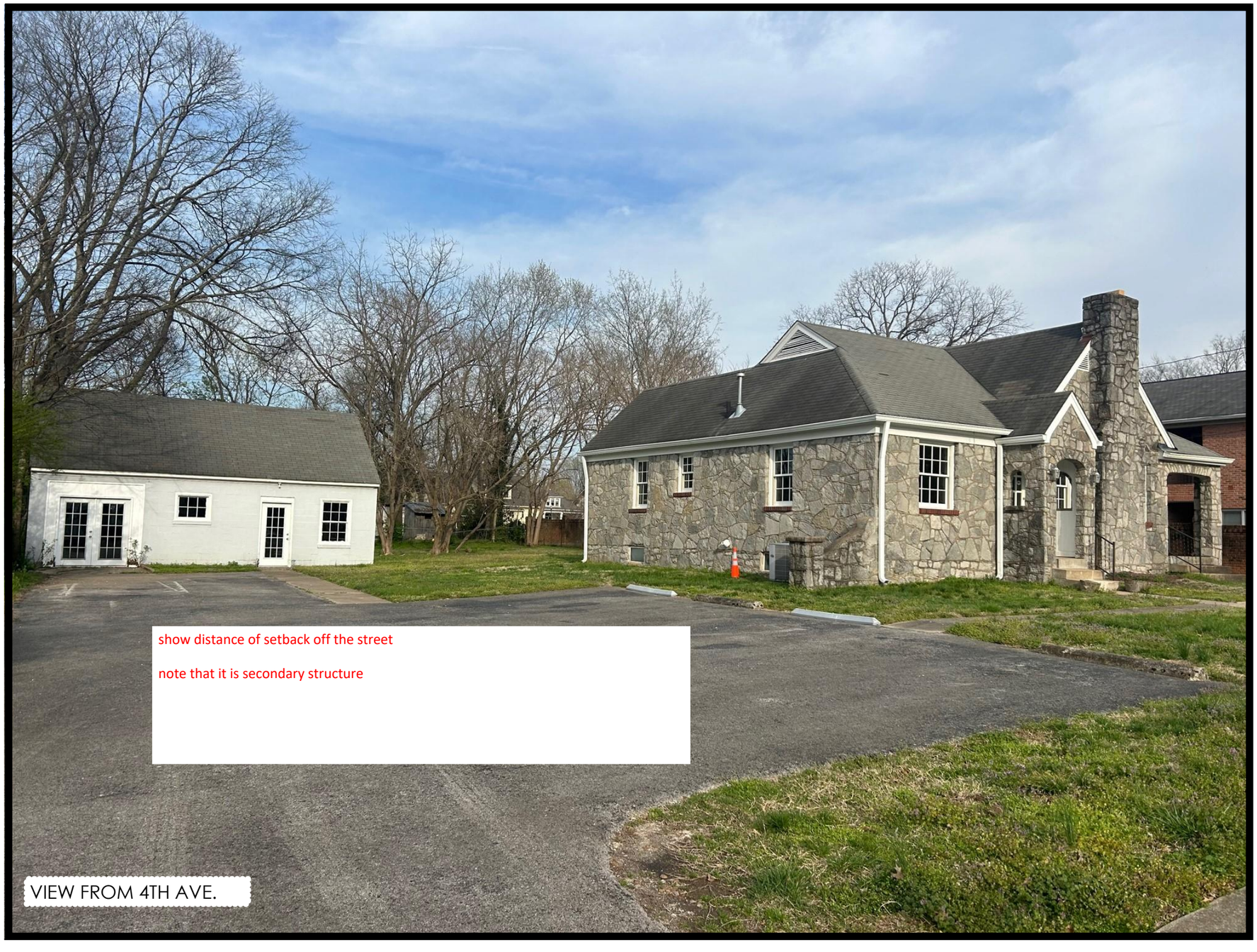







proposed new garage door type


proposed new garage door type


show distance of setback off the street

note that it is secondary structure

VIEW FROM 4TH AVE.

906 STUDIO ARCHITECTS +INTERIORS

906

234 4th Avenue North: Project Description

Prepared for the
Franklin Historical Zoning Commission

906 Studio Architects : April 14, 2025

As part of a renovation, the Owner Matt Mixter would like to make two changes to the structures on his property.

First he is proposing to replace the existing asphalt shingles on both the primary structure and accessory structure with cedar shake shingles. This is a material that is typical of historic homes of this period and in this area and has precedence in Franklin's historic downtown.

Second he would like to install a new glass sectional garage door in a location on the accessory structure on the property that was previously a garage door. This opening has been infilled at some point in the past and is currently a double door with surround, but is showing signs of clear deterioration. Mr. Mixter would like to remove all of the door and infill material and replace with a garage door, restoring to the previous condition.

906

1753 Players Mill Road : Proposed Franklin Seventh Day Adventist Church

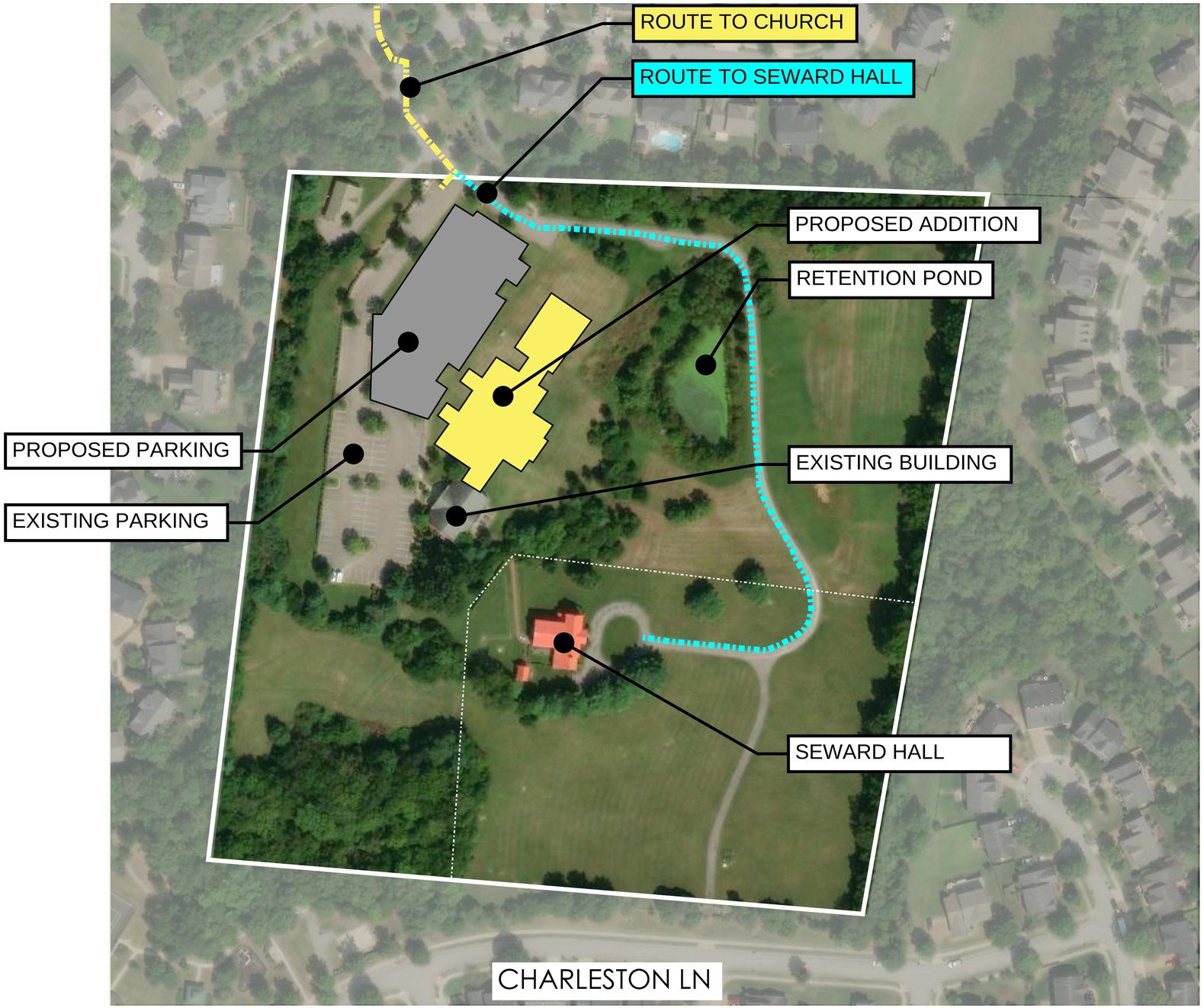
Prepared for the
Franklin Historical Zoning Commission

906 Studio Architects : April 14, 2025

The congregation of the Franklin Seventh Day Adventist church is growing and exploring options for a new primary facility including sanctuary and classrooms. As part of their exploratory pricing work, they would like to get some understanding of what would be acceptable in the Seward Hall historic zoning overlay. We received feedback at the February DRC and have incorporated that feedback into a revised design.



AREA SITE PLAN



ENLARGED SITE PLAN

RECEIVED FEB 2 8 2005

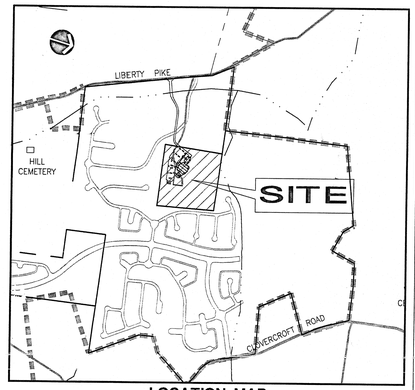
EXISTING HEALTHY TREES TO BE REMOVED:

KEY	TYPE	KEY	TYPE	KEY	TYPE	KEY	TYPE
1	12" HACKBERRY	17	8" WALNUT	33	8" HACKBERRY	49	6" ASH
2	16" HACKBERRY	18	8" WALNUT	34	10" HACKBERRY	50	6" ASH
3	12" HACKBERRY	19	10" WALNUT	35	8" HACKBERRY	51	4" OSAGE ORANGE
4	10" ASH	20	7" WALNUT	36	4" HACKBERRY	52	4" OSAGE ORANGE
5	8" HACKBERRY	21	10" WALNUT	37	10" HACKBERRY	53	4" OSAGE ORANGE
6	14" HACKBERRY	22	10" HACKBERRY	38	8" CHERRY	54	4" OSAGE ORANGE
7	10" WALNUT	23	9" OAK	39	4" OAK	55	4" OSAGE ORANGE
8	7" WALNUT	24	6" WALNUT	40	30" WALNUT (SPECIMEN)	55	4" OSAGE ORANGE
9	8" WALNUT	25	6" WALNUT	41	5" OSAGE ORANGE	56	4" OSAGE ORANGE
10	6" WALNUT	26	9" WALNUT	42	8" OSAGE ORANGE	57	14" HACKBERRY
11	10" WALNUT	27	9" WALNUT	43	10" OAK		
12	6" WALNUT	28	13" CHERRY	44	16" HACKBERRY		
13	6" WALNUT	29	5" HACKBERRY	45	4" HACKBERRY		
14	10" WALNUT	30	5" ELM	46	6" ASH		
15	10" WALNUT	31	6" HACKBERRY	47	6" ASH		
16	8" WALNUT	32	10" HACKBERRY	48	6" ASH		

NOTE: CONDITION OF EXISTING TREES DETERMINED BY TERRY MULVANEY, RLA

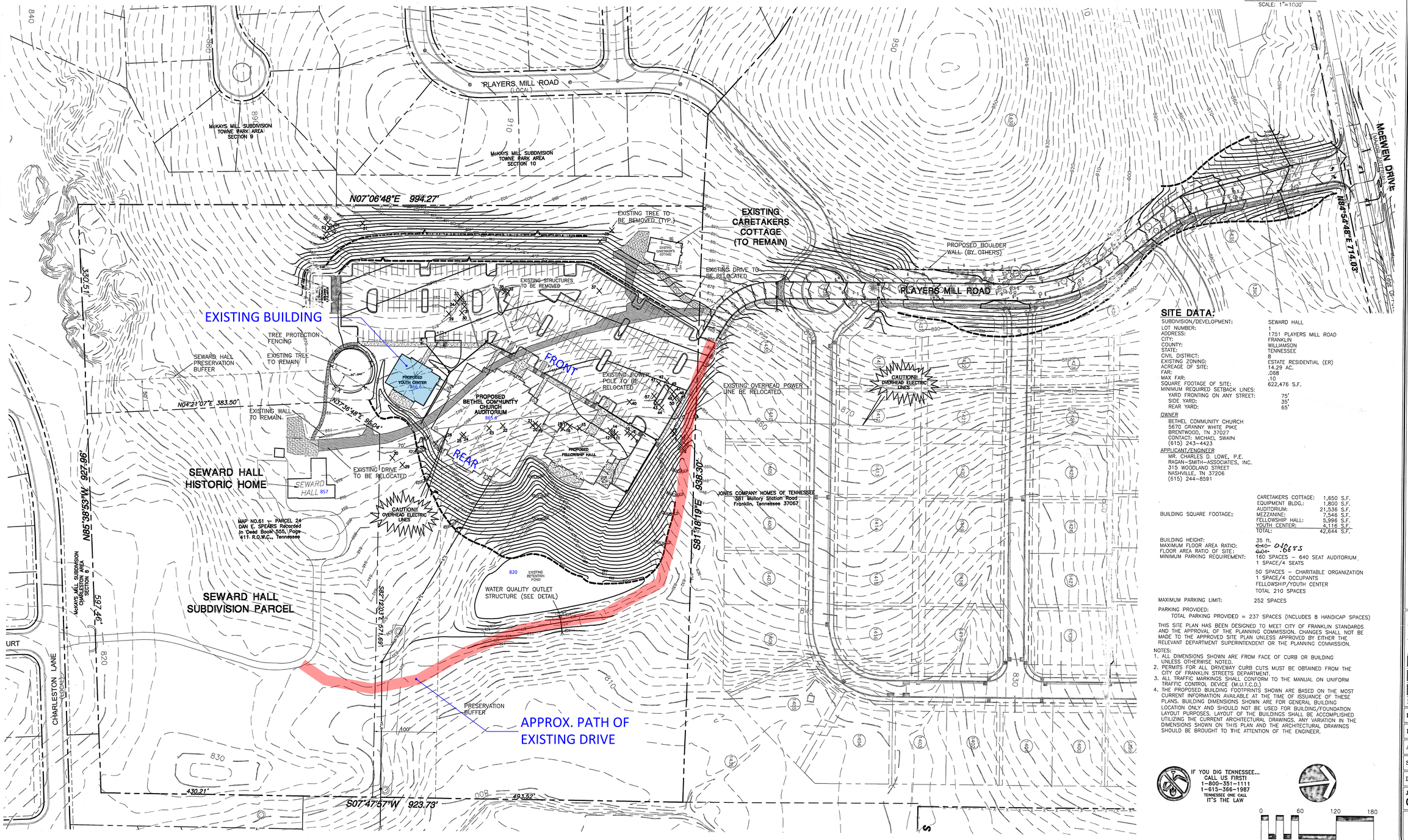
DEMOLITION NOTES:

1. THE CONTRACTOR WILL BE REQUIRED TO REMOVE ALL EXCAVATED MATERIALS AND SUCH ITEMS SHALL BECOME THE PROPERTY OF THE CONTRACTOR. ALL ITEMS SHALL BE PROPERLY DISPOSED OF AT AN OFF-SITE LOCATION. THE CONTRACTOR SHALL OUTLINE ANY AND ALL POSSIBLE HAUL ROUTES AND SHALL BE PREPARED TO SUBMIT SUCH TO THE CITY OF FRANKLIN PUBLIC WORKS, THE CIVIL ENGINEER AND OTHER AUTHORITIES FOR APPROVAL.
2. IF, AT ANY TIME, PRIOR TO OR DURING THE DEMOLITION WORK, HAZARDOUS MATERIAL IS ENCOUNTERED, THE CONTRACTOR SHALL NOTIFY THE CIVIL ENGINEER.
3. THE CONTRACTOR SHALL NOTIFY ADJACENT OWNERS OF WORK WHICH MAY AFFECT THEIR PROPERTY, POTENTIAL NOISE, UTILITY OUTAGE OR DISRUPTION. SUCH OPERATIONS SHALL BE CONDUCTED BY THE CONTRACTOR WITH MINIMUM INTERFERENCE TO ADJACENT OWNERS. ADJACENT EGRESS AND ACCESS SHALL BE PROPERLY MAINTAINED AT ALL TIMES. DO NOT CLOSE OR OBSTRUCT ANY ROADWAYS, PARKING OR SIDEWALKS WITHOUT PERMISSION FROM THE ADJACENT OWNERS OR GOODLETTSVILLE PUBLIC WORKS.
4. PRIOR TO THE COMMENCEMENT OF DEMOLITION/GRADING OPERATIONS, ALL OVERHEAD AND UNDERGROUND UTILITIES SHALL BE LOCATED. ALL REMOVAL AND/OR RELOCATION OF UTILITIES SHALL BE COORDINATED WITH THE RESPECTIVE UTILITY COMPANIES.
5. ALL UTILITIES , UTILITY POLES, AND TRAFFIC SIGNALS WITHIN PUBLIC R.O.W. SHALL REMAIN UNLESS OTHERWISE INDICATED.



LOCATION MAP
SCALE: 1"=1000'

PROVIDED FOR REFERENCE:
SITE PLAN SUBMITTAL - APPROVED IN 2004



SITE DATA:

SUBDIVISION/DEVELOPMENT:	SEWARD HALL
LOT NUMBER:	1
ADDRESS:	1751 PLAYERS MILL ROAD
CITY:	FRANKLIN
COUNTY:	WILLIAMSON
STATE:	TENNESSEE
CIVIL DISTRICT:	8
EXISTING ZONING:	ESTATE RESIDENTIAL (ER)
ACREAGE OF SITE:	14.29 AC.
FAR:	.068
MAX FAR:	.10
SQUARE FOOTAGE OF SITE:	622,476 S.F.
MINIMUM REQUIRED SETBACK LINES:	
YARD FRONTING ON ANY STREET:	75'
SIDE YARD:	35'
REAR YARD:	65'

OWNER
BETHEL COMMUNITY CHURCH
5670 GRANNY WHITE PIKE
BRENTWOOD, TN 37027
CONTACT: MICHAEL SWAIN
(615) 243-4423

APPLICANT/ENGINEER
MR. CHARLES D. LOWE, P.E.
RAGAN-SMITH-ASSOCIATES, INC.
315 WOODLAND STREET
NASHVILLE, TN 37206
(615) 244-8591

BUILDING SQUARE FOOTAGE:	CARETAKERS COTTAGE:	1,650 S.F.
	EQUIPMENT BLDG.:	1,800 S.F.
	AUDITORIUM:	21,536 S.F.
	MEZZANINE:	7,546 S.F.
	FELLOWSHIP HALL:	5,996 S.F.
	YOUTH CENTER:	4,116 S.F.
	TOTAL:	42,644 S.F.
BUILDING HEIGHT:	35 ft.	
MAXIMUM FLOOR AREA RATIO:	~~.040~~ .06885	
FLOOR AREA RATIO OF SITE:	~~24,904~~ 42,644 S.F.	
MINIMUM PARKING REQUIREMENT:	160 SPACES – 640 SEAT AUDITORIUM 1 SPACE/4 SEATS	
	50 SPACES – CHARITABLE ORGANIZATION 1 SPACE/4 OCCUPANTS FELLOWSHIP/YOUTH CENTER	
	TOTAL 210 SPACES	
MAXIMUM PARKING LIMIT:	252 SPACES	

PARKING PROVIDED:
TOTAL PARKING PROVIDED = 237 SPACES (INCLUDES 8 HANDICAP SPACES)

THIS SITE PLAN HAS BEEN DESIGNED TO MEET CITY OF FRANKLIN STANDARDS AND THE APPROVAL OF THE PLANNING COMMISSION. CHANGES SHALL NOT BE MADE TO THE APPROVED SITE PLAN UNLESS APPROVED BY EITHER THE RELEVANT DEPARTMENT SUPERINTENDENT OR THE PLANNING COMMISSION.

NOTES:
1. ALL DIMENSIONS SHOWN ARE FROM FACE OF CURB OR BUILDING UNLESS OTHERWISE NOTED.
2. PERMITS FOR ALL DRIVEWAY CURB CUTS MUST BE OBTAINED FROM THE CITY OF FRANKLIN STREETS DEPARTMENT.
3. ALL TRAFFIC MARKINGS SHALL CONFORM TO THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICE (M.U.T.C.D.)
4. THE PROPOSED BUILDING FOOTPRINTS SHOWN ARE BASED ON THE MOST CURRENT INFORMATION AVAILABLE AT THE TIME OF ISSUANCE OF THESE PLANS. BUILDING DIMENSIONS SHOWN ARE FOR GENERAL BUILDING LOCATION ONLY AND SHOULD NOT BE USED FOR BUILDING/FOUNDATION LAYOUT PURPOSES. LAYOUT OF THE BUILDINGS SHALL BE ACCOMPLISHED UTILIZING THE CURRENT ARCHITECTURAL DRAWINGS. ANY VARIATION IN THE DIMENSIONS SHOWN ON THIS PLAN AND THE ARCHITECTURAL DRAWINGS SHOULD BE BROUGHT TO THE ATTENTION OF THE ENGINEER.

IF YOU DIG TENNESSEE...
CALL US FIRST!
1-800-351-1111
1-615-366-1987
TENNESSEE ONE CALL
IT'S THE LAW

0 60 120 180
SCALE: 1"=60'

RAGAN-SMITH ASSOCIATES
PLANNERS · CIVIL ENGINEERS
LANDSCAPE ARCHITECTS · SURVEYORS
315 WOODLAND ST., P.O. BOX 60070
NASHVILLE, TENNESSEE 37206-0070
(615) 244-8591 FAX (615) 244-0758

CHARLES D. LOWE
REGISTERED ENGINEER
STATE OF TENNESSEE

RECD MAR 03 2005

BETHEL COMMUNITY CHURCH

EIGHTH CIVIL DISTRICT
CITY OF FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

OVERALL EXISTING CONDITIONS, DEMO, FUTURE LAYOUT AND TREE REMOVAL PLAN

REVISIONS
3 01/12/05-(GST) Revised Per City Comments.
2 10/8/04-(RHH) Revised Per City Comments.
1 09/24/04-(RHH) Revised Per RSA Comments.

DESIGNED BY:	J. Gray
DRAWN BY:	R. Hirsch
APPROVED BY:	C. Lowe
SCALE:	1"=60'
DATE:	September 14, 2004
JOB NO.	WK. ORDER
04-024	7506

SHEET NO.
C1

FRANKLIN SEVENTH DAY ADVENTIST 1753 PLAYERS MILL ROAD
FRANKLIN, TN



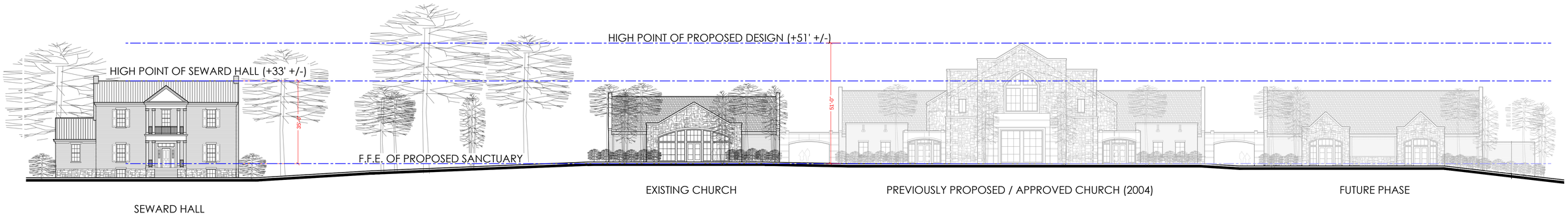
VIEW OF EXISTING BUILDING



SEWARD HALL

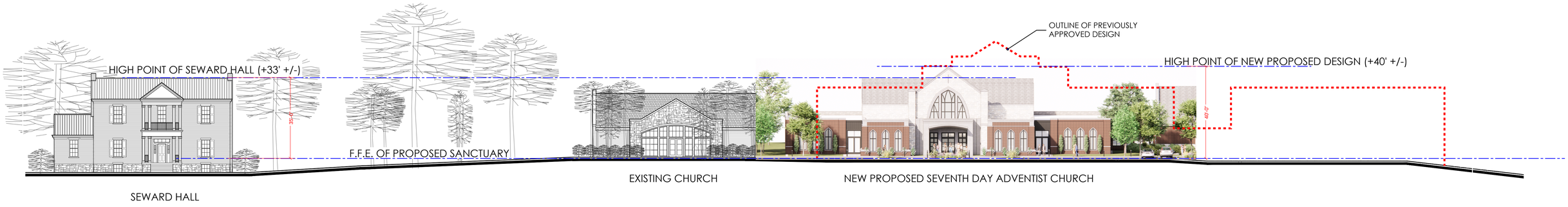
OVERALL VIEW

FRANKLIN SEVENTH DAY ADVENTIST 1753 PLAYERS MILL ROAD
FRANKLIN, TN



PREVIOUSLY APPROVED DESIGN (PARTIALLY BUILT)

1" = 20'



PROPOSED DESIGN

1" = 20'

ELEVATION EXHIBIT







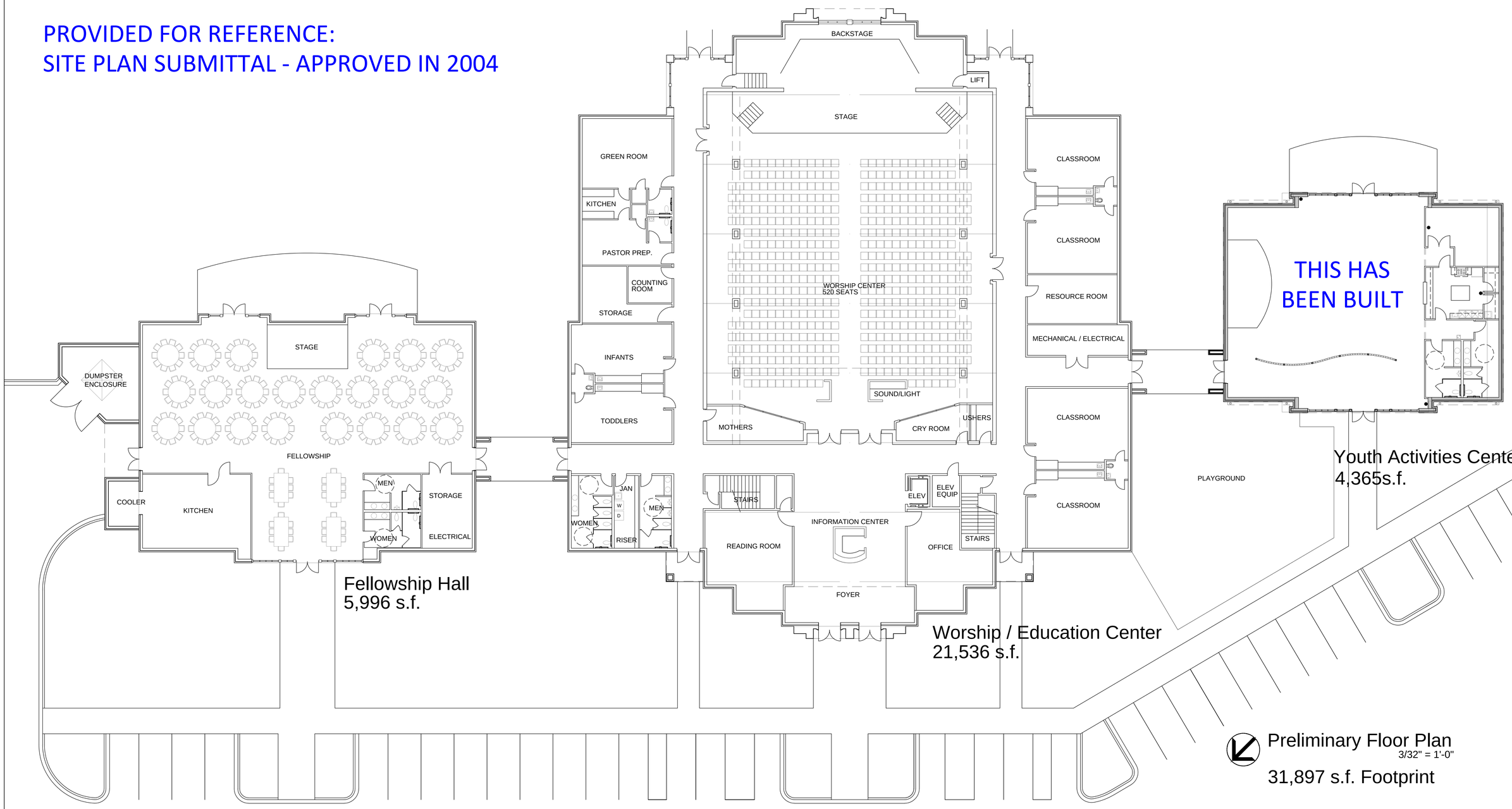


RENDERINGS



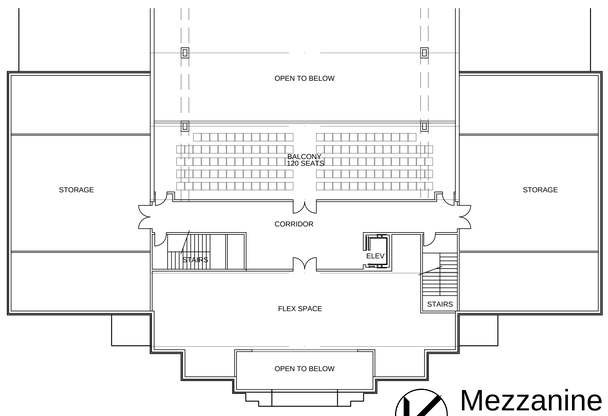
OVERALL RENDERING

PROVIDED FOR REFERENCE:
SITE PLAN SUBMITTAL - APPROVED IN 2004



Preliminary Floor Plan
3/32" = 1'-0"

31,897 s.f. Footprint



Mezzanine Floor Plan
1/16" = 1'-0"

7,546 s.f.

39,443 s.f. including Mezzanine

Bethel Community Church
Franklin, Tennessee

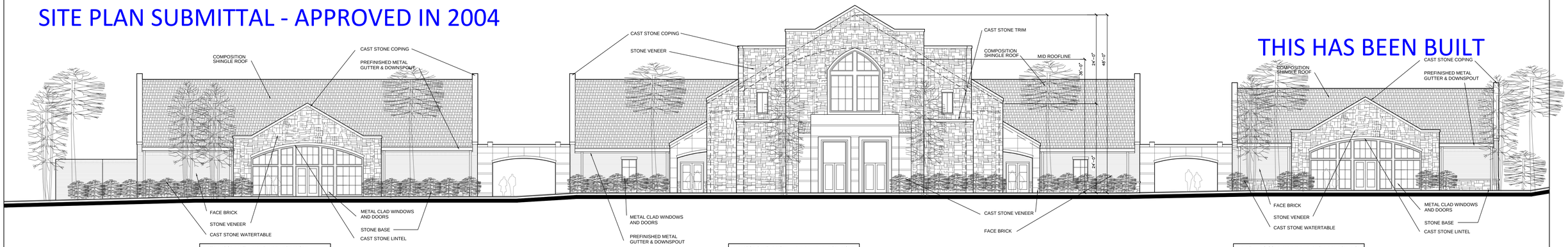
H. MICHAEL HINDMAN
ARCHITECTS, P.C.
1607 WESTGATE CIRCLE • SUITE 100 • BRENTWOOD, TENNESSEE 37027
PHONE 615/370-3252 • EMAIL hmh@hmharchitects.com • FAX 615/373-1450

REVISIONS
9-14-04
FPC RESUBMITTAL

JOB NUMBER
03062
DRAWN BY
HMH
DATE
8-10-04
DRAWING
A1
OF

PROVIDED FOR REFERENCE:
SITE PLAN SUBMITTAL - APPROVED IN 2004

THIS HAS BEEN BUILT



Fellowship Hall - Northwest Elevation

	AREA	% OF NET
GROSS WALL AREA	1,438 S.F.	N/A
NET WALL AREA	1,052 S.F.	100%
BRICK AREA	438 S.F.	41.6 %
STONE AREA	541 S.F.	51.4 %
CAST STONE AREA	73 S.F.	7.0 %

Worship / Education Center - NW Elevation

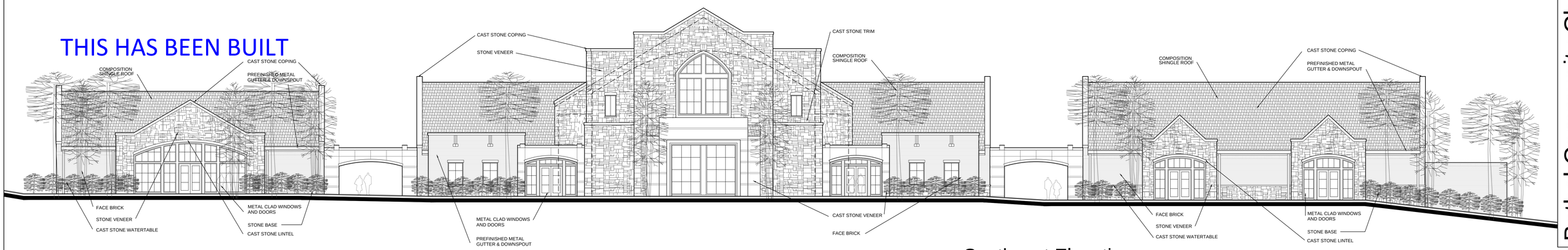
	AREA	% OF NET
GROSS WALL AREA	4,137 S.F.	N/A
NET WALL AREA	3,373 S.F.	100%
BRICK AREA	532 S.F.	15.8 %
STONE AREA	2,231 S.F.	66.1 %
CAST STONE AREA	610 S.F.	18.1 %

Northwest Elevation
3/32" = 1'-0"

Youth Activities Center - Northwest Elevation

	AREA	% OF NET
GROSS WALL AREA	1,165 S.F.	N/A
NET WALL AREA	772 S.F.	100%
BRICK AREA	272 S.F.	35.2 %
STONE AREA	439 S.F.	56.8 %
CAST STONE AREA	61 S.F.	8.0 %

THIS HAS BEEN BUILT



Youth Activities Center - Southeast Elevation

	AREA	% OF NET
GROSS WALL AREA	1,165 S.F.	N/A
NET WALL AREA	772 S.F.	100%
BRICK AREA	272 S.F.	35.2 %
STONE AREA	439 S.F.	56.8 %
CAST STONE AREA	61 S.F.	8.0 %

Worship / Education Center - SE Elevation

	AREA	% OF NET
GROSS WALL AREA	4,380 S.F.	N/A
NET WALL AREA	3,493 S.F.	100%
BRICK AREA	596 S.F.	17.0 %
STONE AREA	2,155 S.F.	61.8 %
CAST STONE AREA	742 S.F.	21.2 %

Southeast Elevation
3/32" = 1'-0"

Fellowship Hall - Southeast Elevation

	AREA	% OF NET
GROSS WALL AREA	1,445 S.F.	N/A
NET WALL AREA	1,077 S.F.	100%
BRICK AREA	422 S.F.	39.2 %
STONE AREA	586 S.F.	54.4 %
CAST STONE AREA	69 S.F.	6.4 %

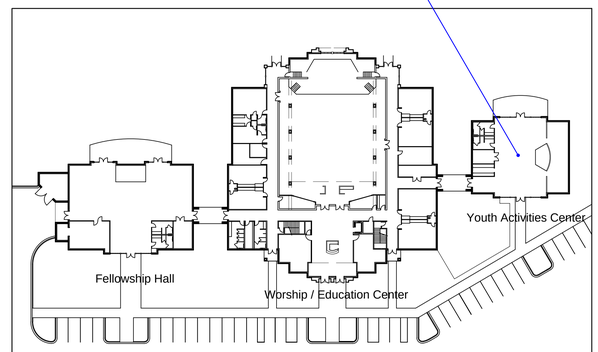
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   FRANKLIN PLANNING DEPT. (615) 791-3212
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Finish Legend
Church Buildings

MATERIAL	MANUFACTURER	COLOR
BRICK		
FACE BRICK	BORAL	MT. VERNON
STONE		
STONE	MOUNTAIN STONE	GRAY LEDGE
CAST STONE		
CAST STONE	ARRISCRAFT	ANTIQUE WHITE
PREFINISHED METAL		
COPING	KYNAR	DARK BROWN
DOWNSPOUT	KYNAR	DARK BROWN
WINDOWS		
ALUMINUM CLAD WOOD	PEACHTREE OR EQUAL	DARK BROWN
COMPOSITION SHINGLES		
STOREFRONT	CERTAINTEED GRAND MANOR	COLONIAL SLATE

THIS HAS BEEN BUILT



Key Plan
no scale

Bethel Community Church
Franklin, Tennessee

H. MICHAEL HINDMAN ARCHITECTS
1607 WESTGATE CIRCLE SUITE 100 BRENTWOOD, TENNESSEE 37027
PHONE 615/370-3262 EMAIL hmh@hmharchitects.com FAX 615/373-1450

REVISIONS
9-14-04
FPC RESUBMITTAL

JOB NUMBER
03062
DRAWN BY
HMH
DATE
8-10-04
DRAWING
A2
OF

PROVIDED FOR REFERENCE:
SITE PLAN SUBMITTAL - APPROVED IN 2004



Worship / Education Center - NE Elevation		
	AREA	% OF NET
GROSS WALL AREA	4,670 S.F.	N/A
NET WALL AREA	4,083 S.F.	100%
BRICK AREA	1,644 S.F.	40.2 %
STONE AREA	2,007 S.F.	49.2 %
CAST STONE AREA	432 S.F.	10.6 %

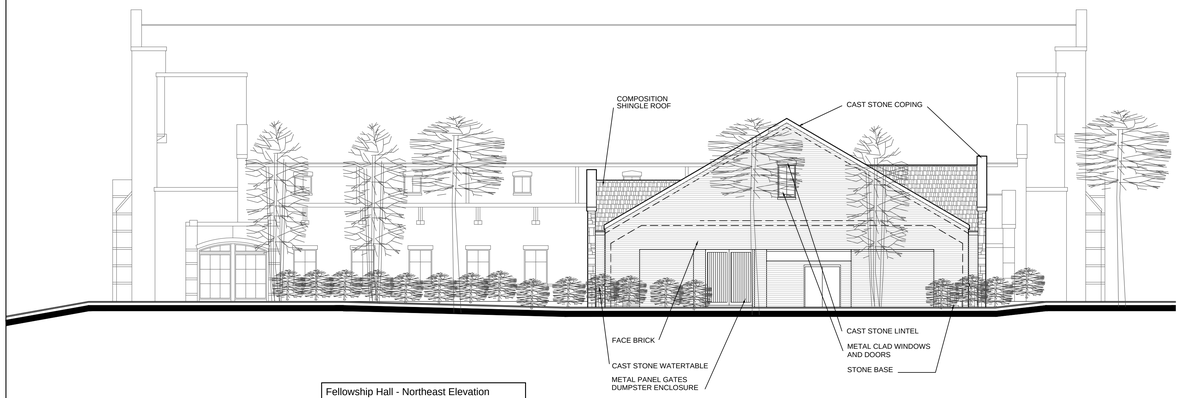
Northeast Elevation
3/32" = 1'-0"



Worship / Education Center - SW Elevation		
	AREA	% OF NET
GROSS WALL AREA	4,670 S.F.	N/A
NET WALL AREA	4,083 S.F.	100%
BRICK AREA	1,644 S.F.	40.2 %
STONE AREA	2,007 S.F.	49.2 %
CAST STONE AREA	432 S.F.	10.6 %

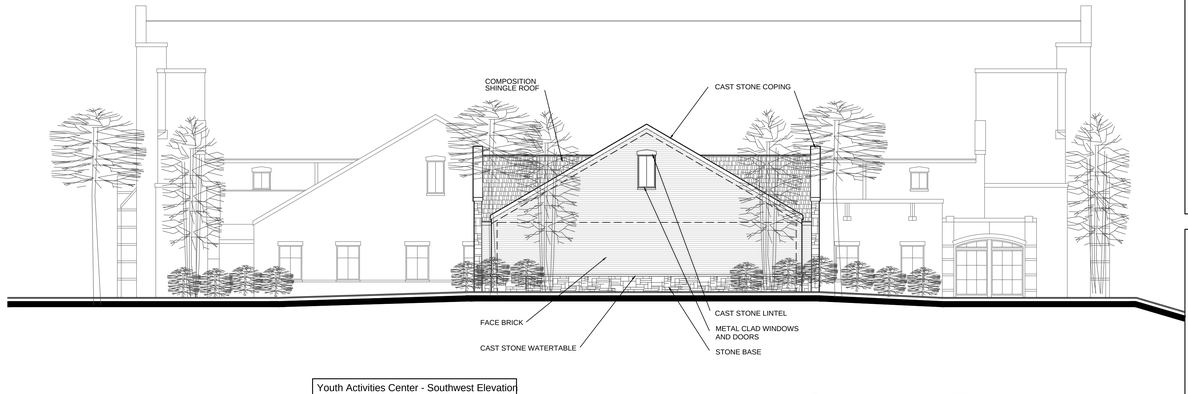
Southwest Elevation
3/32" = 1'-0"

THIS HAS NOT BEEN BUILT



Fellowship Hall - Northeast Elevation		
	AREA	% OF NET
GROSS WALL AREA	1,570 S.F.	N/A
NET WALL AREA	1,507 S.F.	100%
BRICK AREA	1,347 S.F.	89.4 %
STONE AREA	101 S.F.	6.7 %
CAST STONE AREA	59 S.F.	3.9 %

Northeast Elevation
3/32" = 1'-0"



Youth Activities Center - Southwest Elevation		
	AREA	% OF NET
GROSS WALL AREA	1,223 S.F.	N/A
NET WALL AREA	1,205 S.F.	100%
BRICK AREA	946 S.F.	78.5 %
STONE AREA	193 S.F.	16.1 %
CAST STONE AREA	66 S.F.	5.4 %

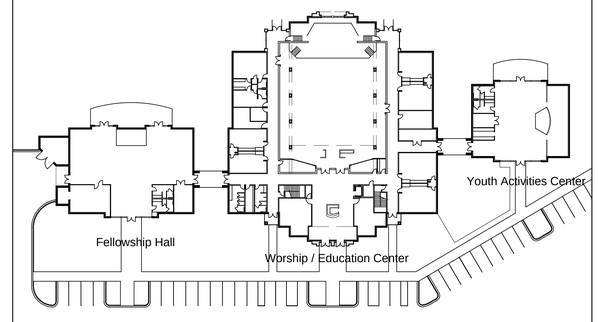
Southwest Elevation
3/32" = 1'-0"

Notes

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Finish Legend
Church Buildings

MATERIAL	MANUFACTURER	COLOR
BRICK		
FACE BRICK	BORAL	MT. VERNON
STONE		
STONE	MOUNTAIN STONE	GRAY LEDGE
CAST STONE		
CAST STONE	ARRISCRAFT	ANTIQUE WHITE
PREFINISHED METAL		
COPING	KYNAR	DARK BROWN
DOWNSPOUT	KYNAR	DARK BROWN
WINDOWS		
ALUMINUM CLAD WOOD	PEACHTREE OR EQUAL	DARK BROWN
COMPOSITION SHINGLES		
STOREFRONT	CERTAINTEED GRAND MANOR	COLONIAL SLATE



Key Plan
no scale

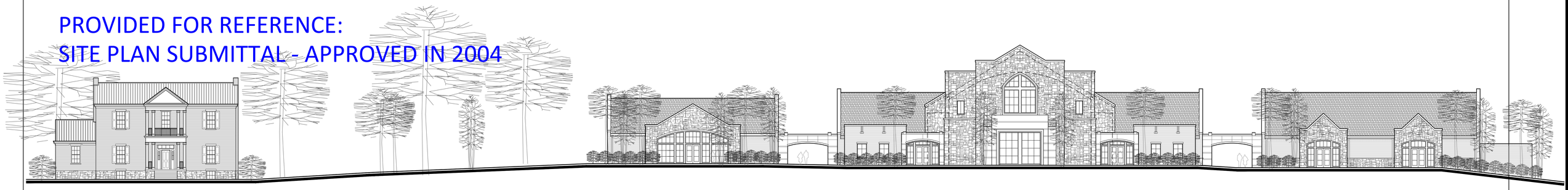
Bethel Community Church
Franklin, Tennessee

H. MICHAEL HINDMAN
ARCHITECT
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Combined Elevation
Seward Hall / Bethel Church
1/16" = 1'-0"



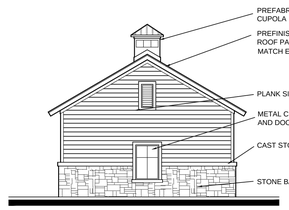
Existing
Seward Hall
3/32" = 1'-0"

(No Work proposed)

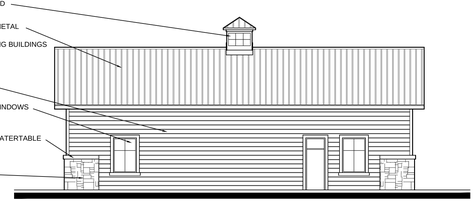


Existing
Caretaker's Cottage
3/32" = 1'-0"

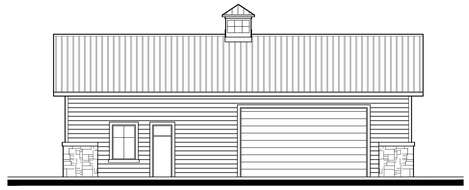
(No Work proposed)



East / West Elevation



North Elevation



South Elevation

Maintenance Building - All Elevations

	AREA	% OF NET
GROSS WALL AREA	2,860 S.F.	N/A
NET WALL AREA	2,278 S.F.	100%
PLANK SIDING AREA	1,797 S.F.	78.9 %
STONE AREA	426 S.F.	18.7 %
CAST STONE AREA	55 S.F.	2.4 %

Maintenance Building
3/32" = 1'-0"

Notes

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Finish Legend
Maintenance Building

MATERIAL	MANUFACTURER	COLOR
STONE		
STONE	MOUNTAIN STONE	GRAY LEDGE
CAST STONE		
CAST STONE	ARRISCRAFT	ANTIQUE WHITE
PLANK SIDING		
CEMENTITIOUS PLANK SIDING	HARDIPLANK	GREY
PREFINISHED METAL		
COPING	KYNAR	GREY
DOWNSPOUT	KYNAR	GREY
ROOF PANELS	BERRIDGE	COLONIAL RED MATCH EXISTING
PAINT		
METAL DOOR	SHERWIN WILLIAMS OR EQUAL	MATCH PLANK SIDING
TRIM	SHERWIN WILLIAMS OR EQUAL	WHITE
WINDOWS		
ALUMINUM CLAD WOOD	PEACHTREE OR EQUAL	WHITE

Bethel Community Church
Franklin, Tennessee

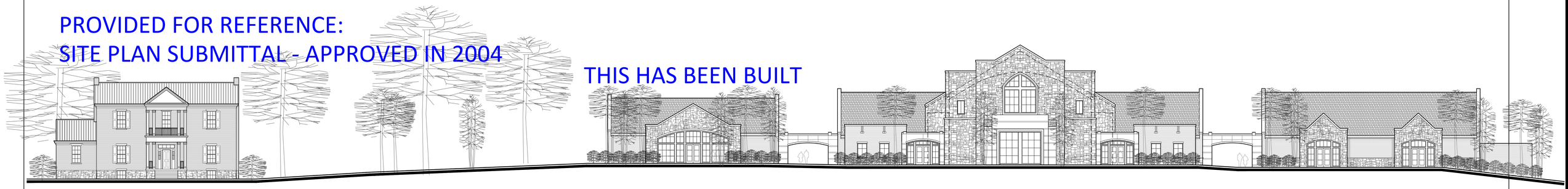
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FPC RESUBMITTAL
10-5-04

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PROVIDED FOR REFERENCE:
SITE PLAN SUBMITTAL - APPROVED IN 2004

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Combined Elevation
Seward Hall / Bethel Church
1/16" = 1'-0"

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Finish Legend
Maintenance Building

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STONE		
STONE	MOUNTAIN STONE	GRAY LEDGE
CAST STONE		
CAST STONE	ARRISCRAFT	ANTIQUE WHITE
PLANK SIDING		
CEMENTITIOUS PLANK SIDING	HARDIPLANK	GREY
PREFINISHED METAL		
COPING	KYNAR	GREY
DOWNSPOUT	KYNAR	GREY
ROOF PANELS	BERRIDGE	COLONIAL RED MATCH EXISTING
PAINT		
METAL DOOR	SHERWIN WILLIAMS OR EQUAL	MATCH PLANK SIDING
TRIM	SHERWIN WILLIAMS OR EQUAL	WHITE
WINDOWS		
ALUMINUM CLAD WOOD	PEACHTREE OR EQUAL	WHITE

Bethel Community Church

Franklin, Tennessee

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A4
OF

THE BELONGING CO.

FRANKLIN TN

DRC
4.21.25

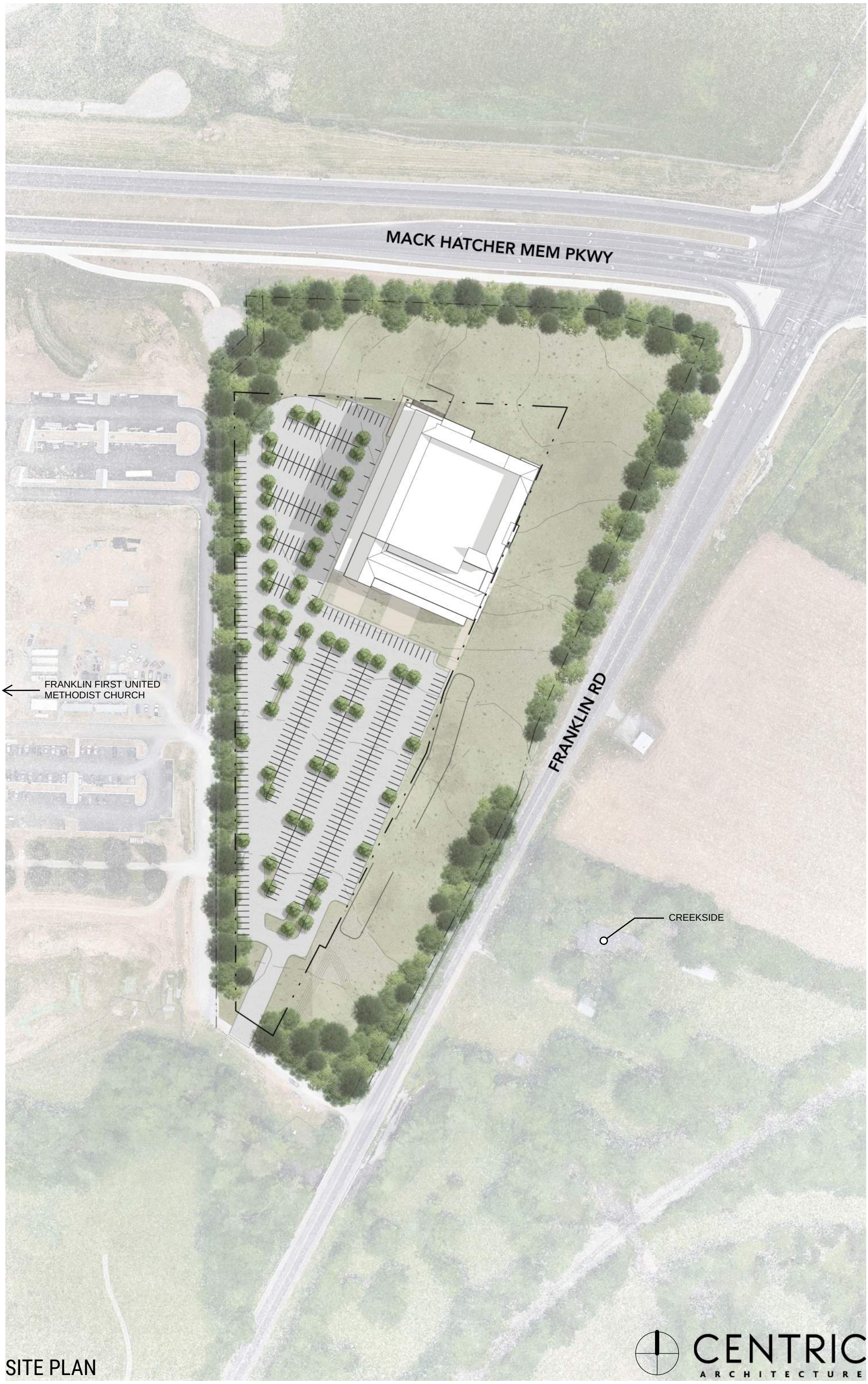
CENTRIC
ARCHITECTURE



ZONING: CI
OVERLAYS: CENTRAL FRANKLIN OVERLAY (CFO), SCENIC CORRIDOR OVERLAY, HISTORIC PRESERVATION OVERLAY.

VICINITY MAP

CENTRIC ARCHITECTURE


MACK HATCHER MEM PKWY
FRANKLIN FIRST UNITED METHODIST CHURCH
FRANKLIN RD
CREEKSIDE

SITE PLAN

03



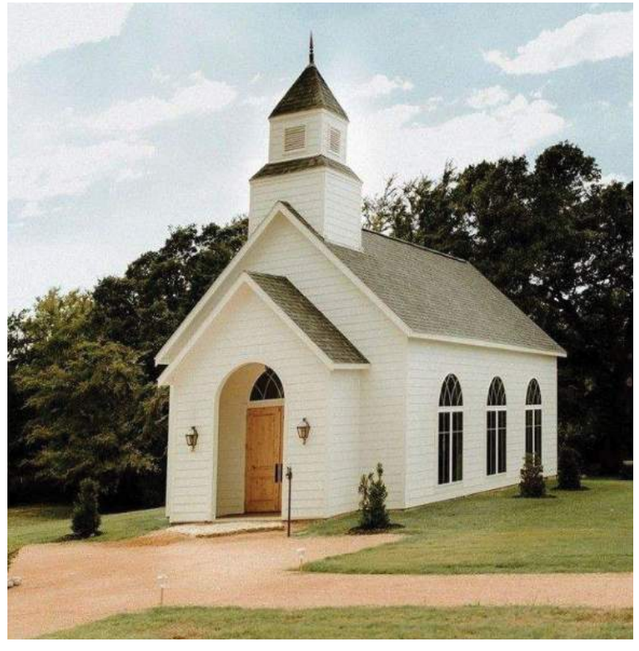








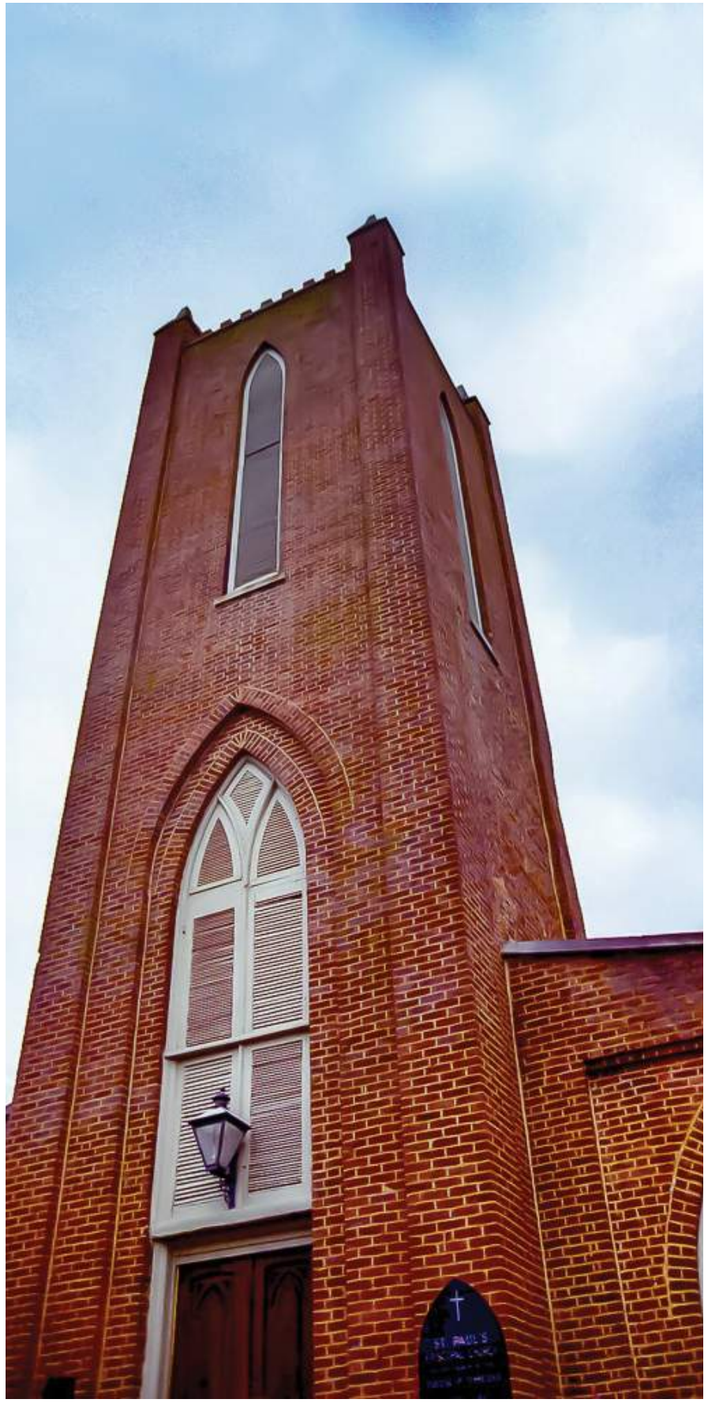




INSPIRATION IMAGES - RURAL CHURCHES







INSPIRATION IMAGES - ST. PAULS BRICK DETAILING

05

CENTRIC ARCHITECTURE





INSPIRATION IMAGES - CREEKSIDE



MACK HATCHER - VIEW 1



MACK HATCHER - VIEW 2



MACK HATCHER - VIEW 3



MACK HATCHER / FRANKLIN RD



FRANKLIN RD - VIEW 1



FRANKLIN RD - VIEW 2



FRANKLIN RD - VIEW 3



FRANKLIN RD / DANIEL MCMAHON



DANIEL MCMAHON / SITE ACCESS

CENTRIC
ARCHITECTURE

SITE VIEWS

07


FRANKLIN RD.
MACK HATCHER

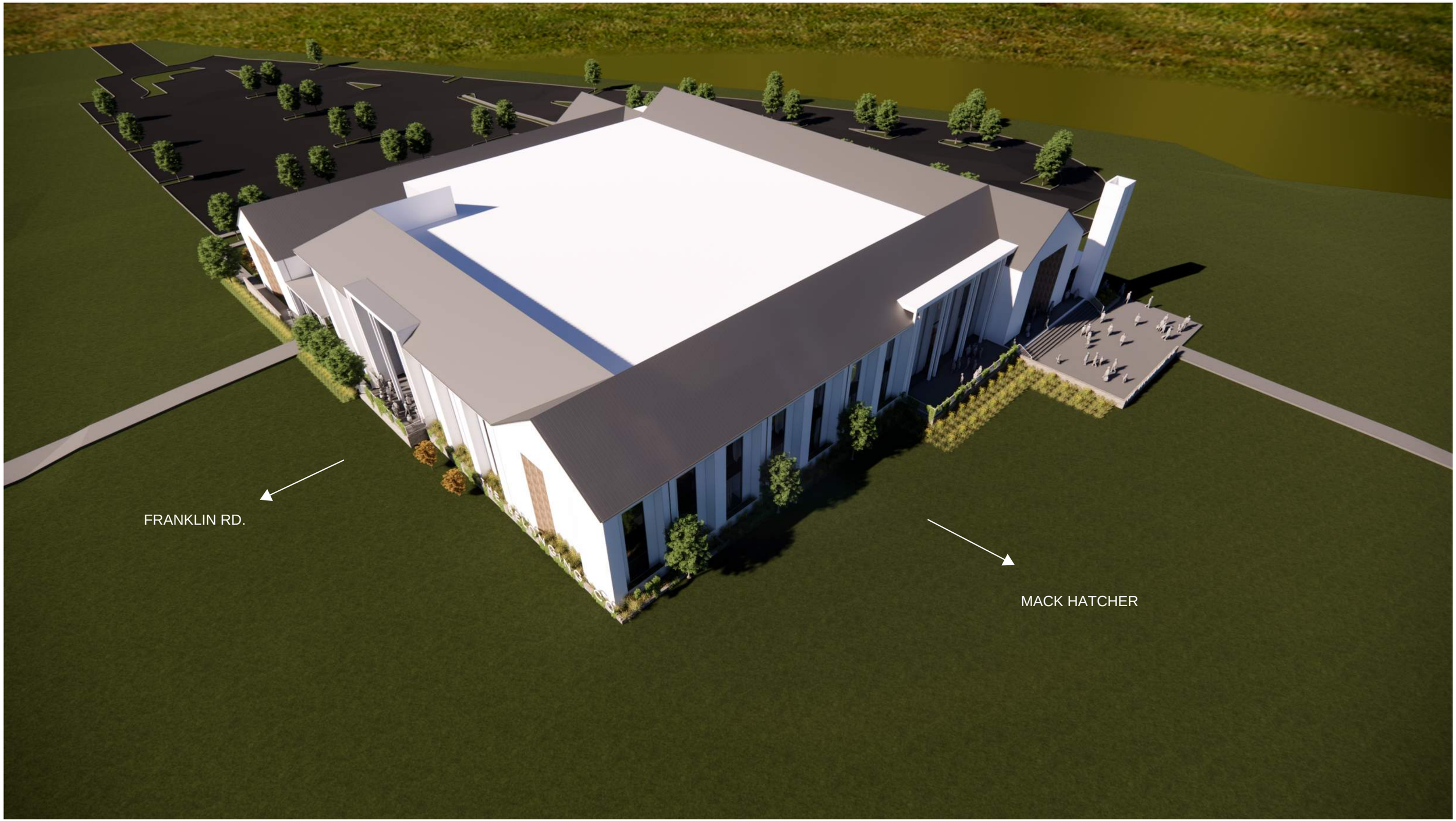


THE BELONGING FRANKLIN | 04.14.2025

SOUTHEAST CORNER | FRANKLIN RD.

09

CENTRIC ARCHITECTURE


FRANKLIN RD.
MACK HATCHER



THE BELONGING FRANKLIN | 04.14.2025

NORTH (MACK HATCHER) ELEVATION

11

CENTRIC ARCHITECTURE



THE BELONGING FRANKLIN | 04.14.2025

NORTH EAST (FRANKLIN RD / MACK HATCHER) CORNER

CENTRIC ARCHITECTURE



THE BELONGING FRANKLIN | 04.14.2025

EAST (FRANKLIN RD) ELEVATION

13

CENTRIC ARCHITECTURE


FRANKLIN RD.
PARKING



THE BELONGING FRANKLIN | 04.14.2025

SOUTH (PARKING) ELEVATION

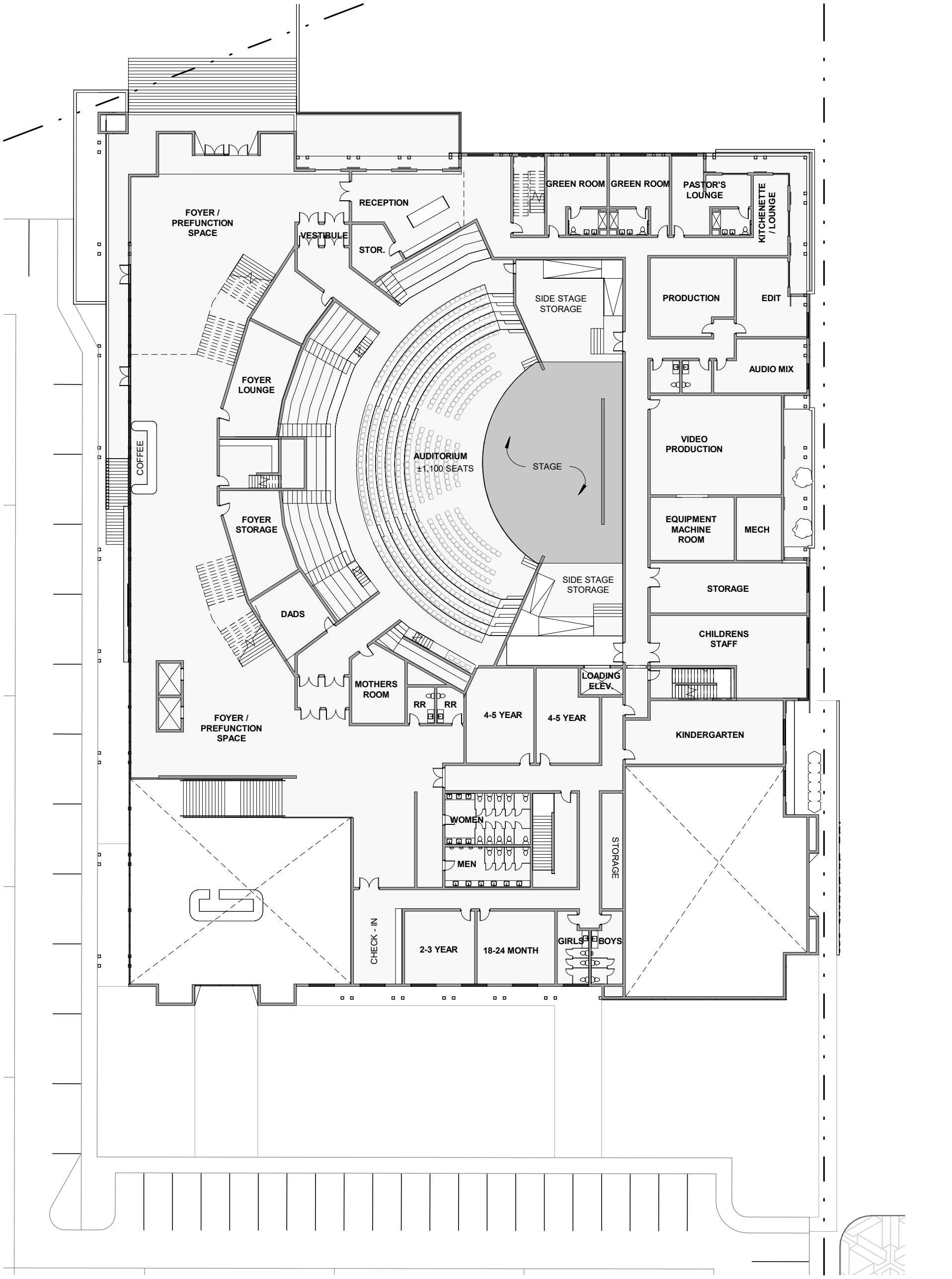
15

CENTRIC ARCHITECTURE

MACHINE ROOM
CATERING
STORAGE
FOYER LOUNGE
COFFEE SHOP
MULTIPURPOSE
VOLUNTEER SERVICES / LOCKERS
MECH
LOADING ELEV.
ELEC
INFO / WELCOME
JAN.
WOMEN
MEN
COFFEE
LOBBY
7,500 SF
CHECK-IN / STROLLER STORAGE
9-12 MONTH
12-18 MONTH
LOADING
YOUTH AUDITORIUM

LEVEL 1

0" 15' 30' 60'

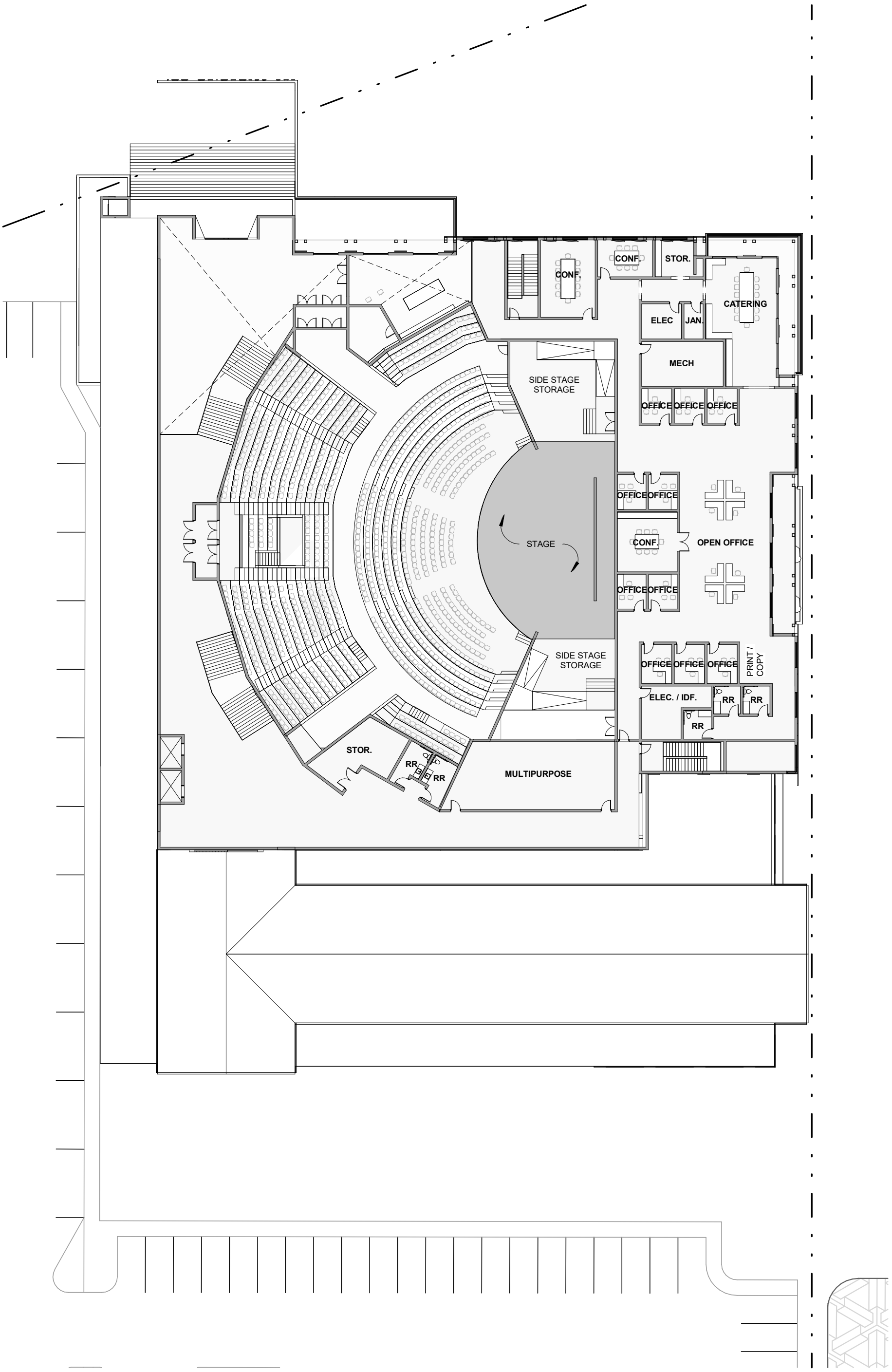


THE BELONGING FRANKLIN | 04.14.2025

LEVEL 2

17

CENTRIC ARCHITECTURE


CONF.
CONF.
STOR.
CATERING
ELEC
JAN.
MECH
SIDE STAGE
STORAGE
OFFICE
OFFICE
OFFICE
OFFICE
OFFICE
CONF.
OPEN OFFICE
OFFICE
OFFICE
STAGE
SIDE STAGE
STORAGE
OFFICE
OFFICE
OFFICE
PRINT /
COPY
ELEC. / IDF.
RR
RR
RR
STOR.
RR
RR
MULTIPURPOSE
0"
15'
30'
60'

THE BELONGING CO.

FRANKLIN TN

DRC
4.21.25

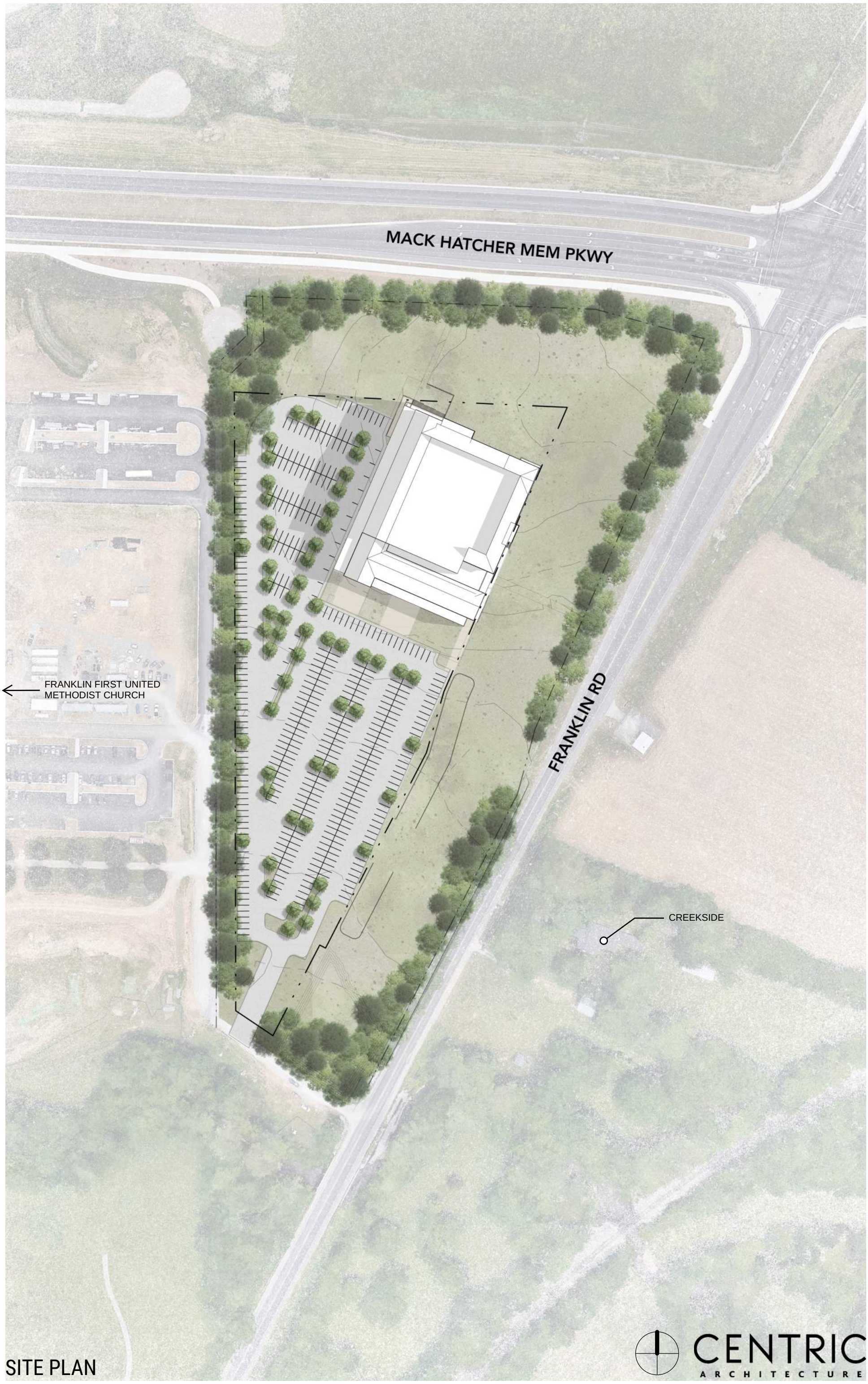
CENTRIC
ARCHITECTURE



ZONING: CI
OVERLAYS: CENTRAL FRANKLIN OVERLAY (CFO), SCENIC CORRIDOR OVERLAY, HISTORIC PRESERVATION OVERLAY.

VICINITY MAP

CENTRIC ARCHITECTURE



SITE PLAN

03

CENTRIC ARCHITECTURE



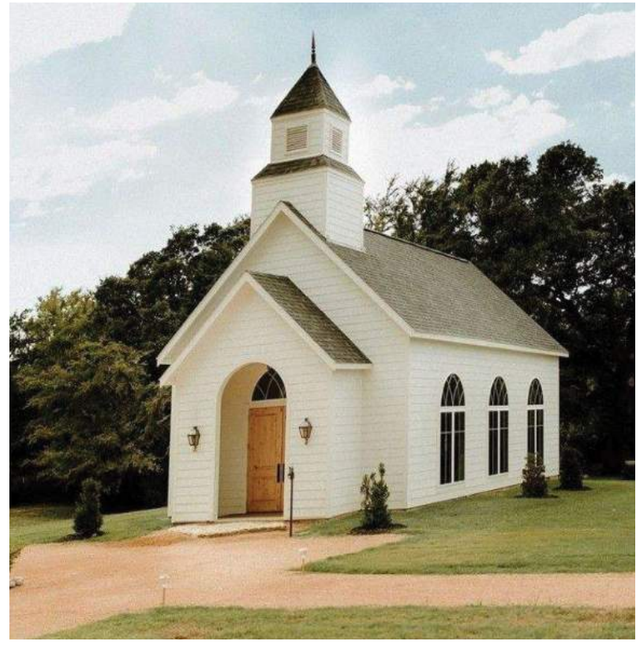








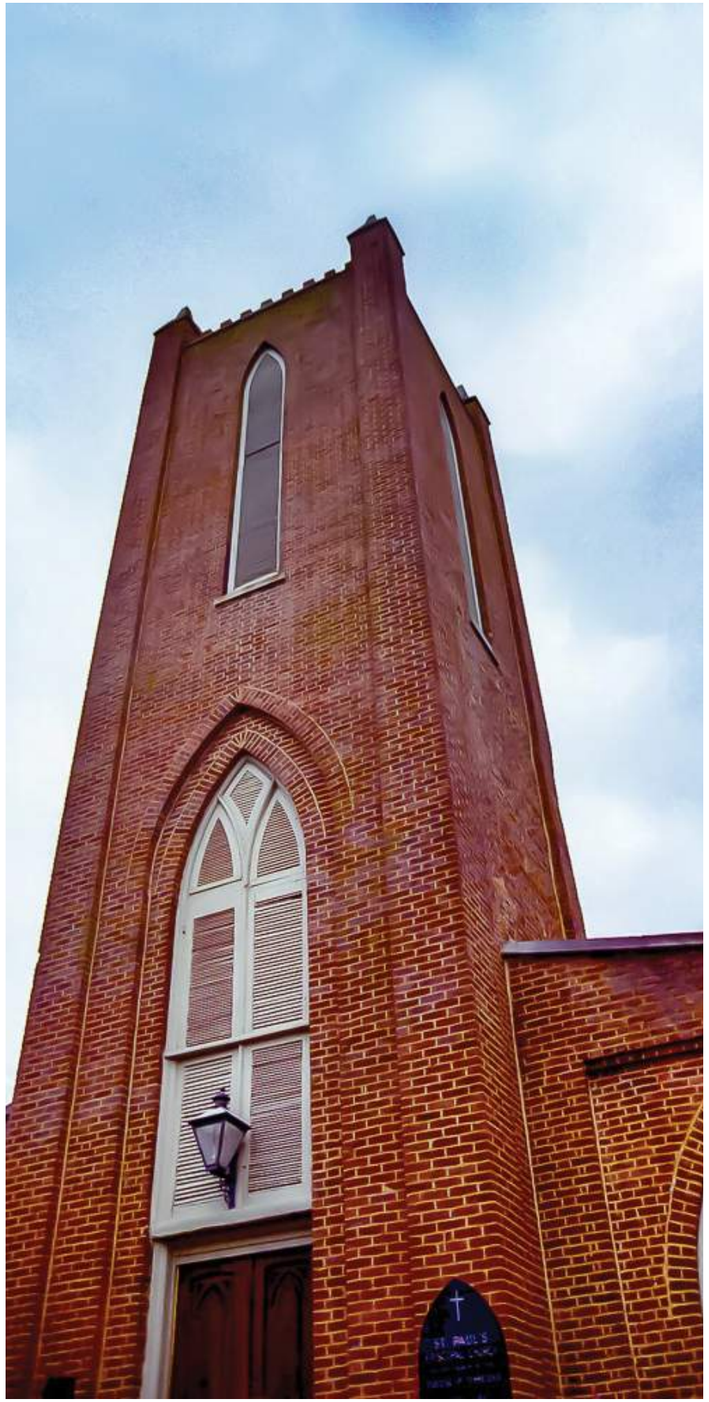




INSPIRATION IMAGES - RURAL CHURCHES







INSPIRATION IMAGES - ST. PAULS BRICK DETAILING





INSPIRATION IMAGES - CREEKSIDE



MACK HATCHER - VIEW 1



MACK HATCHER - VIEW 2



MACK HATCHER - VIEW 3



MACK HATCHER / FRANKLIN RD



FRANKLIN RD - VIEW 1



FRANKLIN RD - VIEW 2



FRANKLIN RD - VIEW 3



FRANKLIN RD / DANIEL MCMAHON



DANIEL MCMAHON / SITE ACCESS

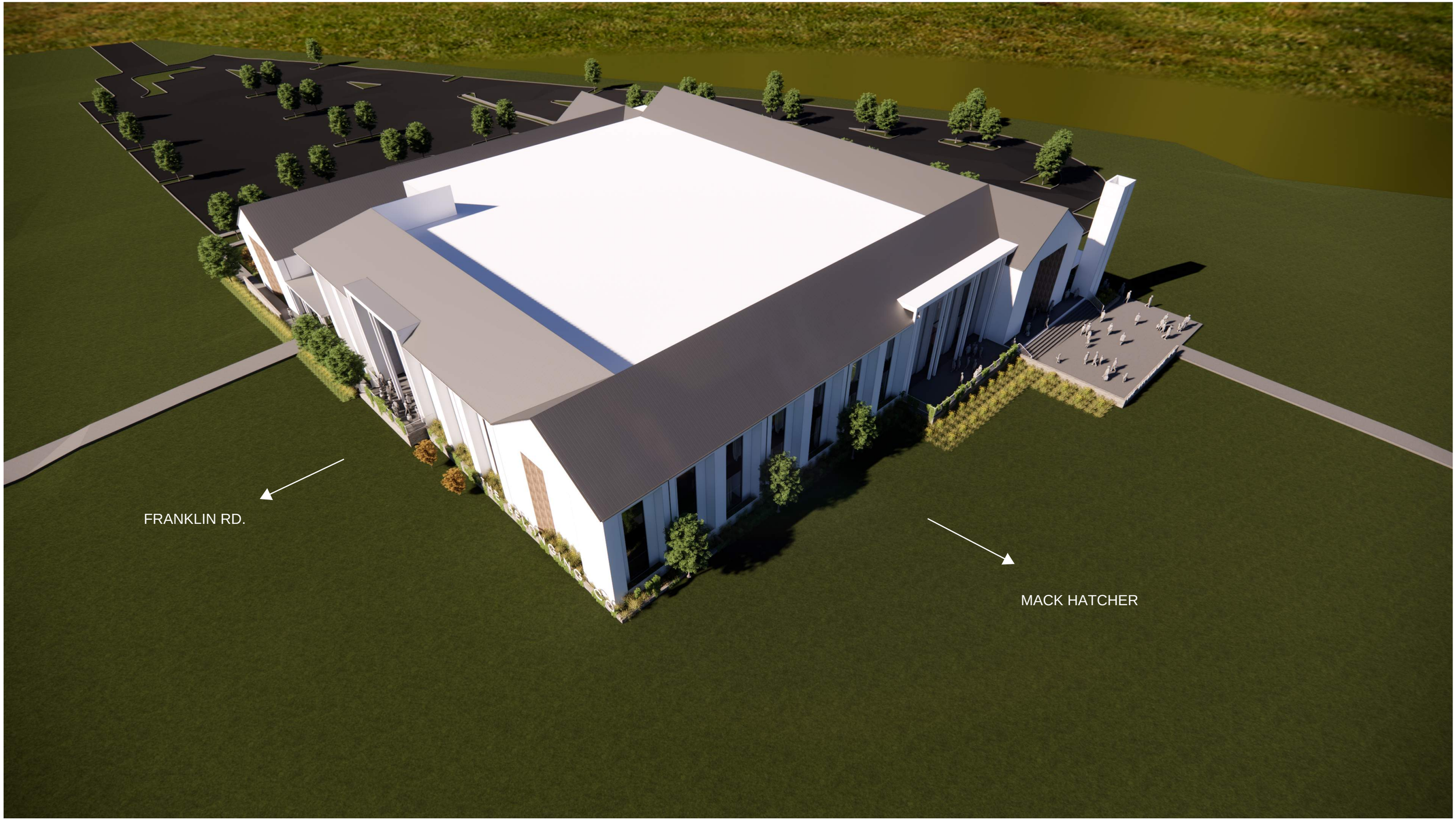
CENTRIC
ARCHITECTURE

SITE VIEWS

07


FRANKLIN RD.
MACK HATCHER


FRANKLIN RD.


FRANKLIN RD.
MACK HATCHER



THE BELONGING FRANKLIN | 04.14.2025

NORTH (MACK HATCHER) ELEVATION

11

CENTRIC ARCHITECTURE



THE BELONGING FRANKLIN | 04.14.2025

NORTH EAST (FRANKLIN RD / MACK HATCHER) CORNER

CENTRIC ARCHITECTURE



THE BELONGING FRANKLIN | 04.14.2025

EAST (FRANKLIN RD) ELEVATION

13

CENTRIC ARCHITECTURE



THE BELONGING FRANKLIN | 04.14.2025

SOUTH EAST (FRANKLIN RD) CORNER

CENTRIC ARCHITECTURE



THE BELONGING FRANKLIN | 04.14.2025

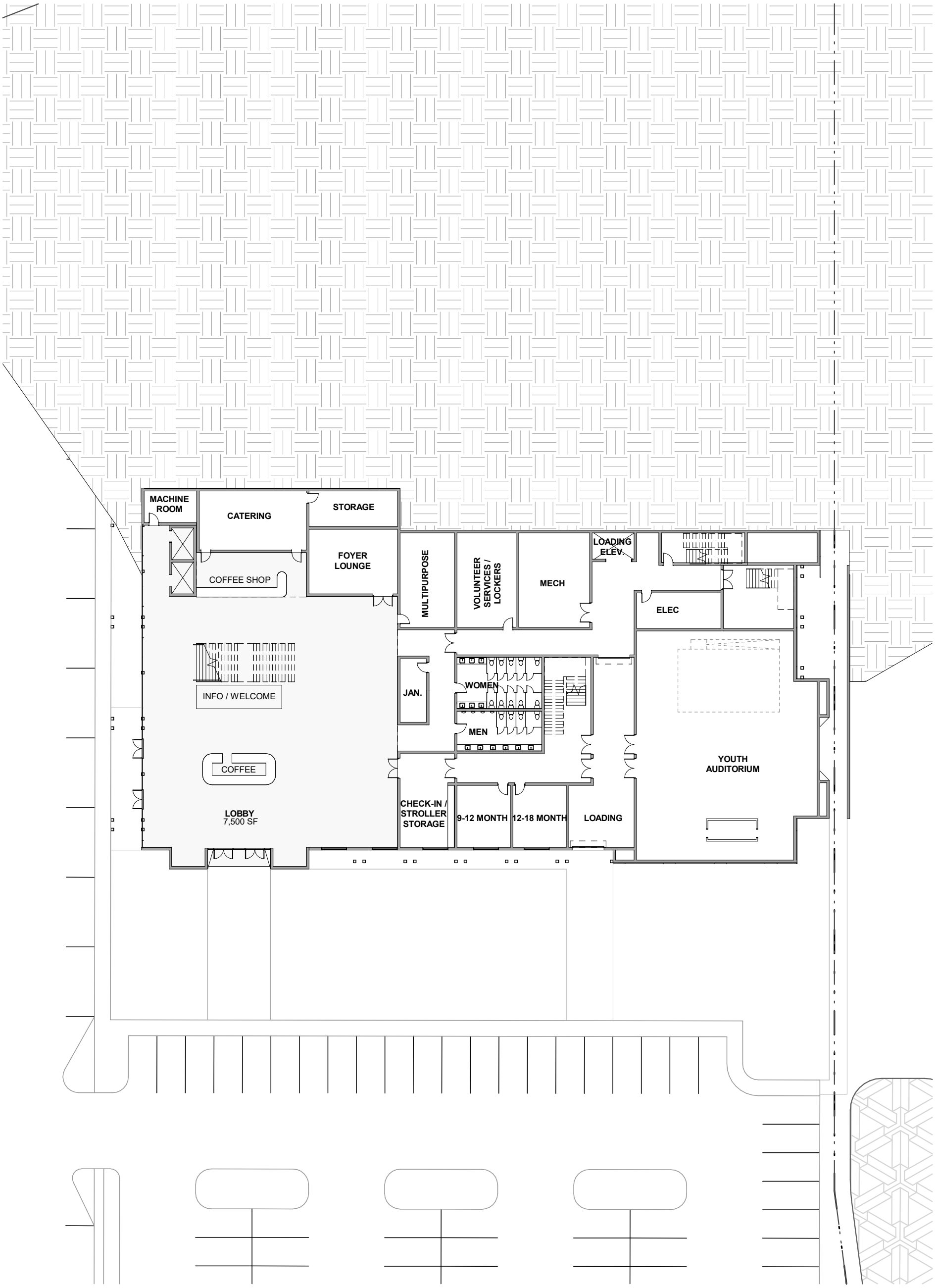
SOUTH (PARKING) ELEVATION

15

CENTRIC ARCHITECTURE

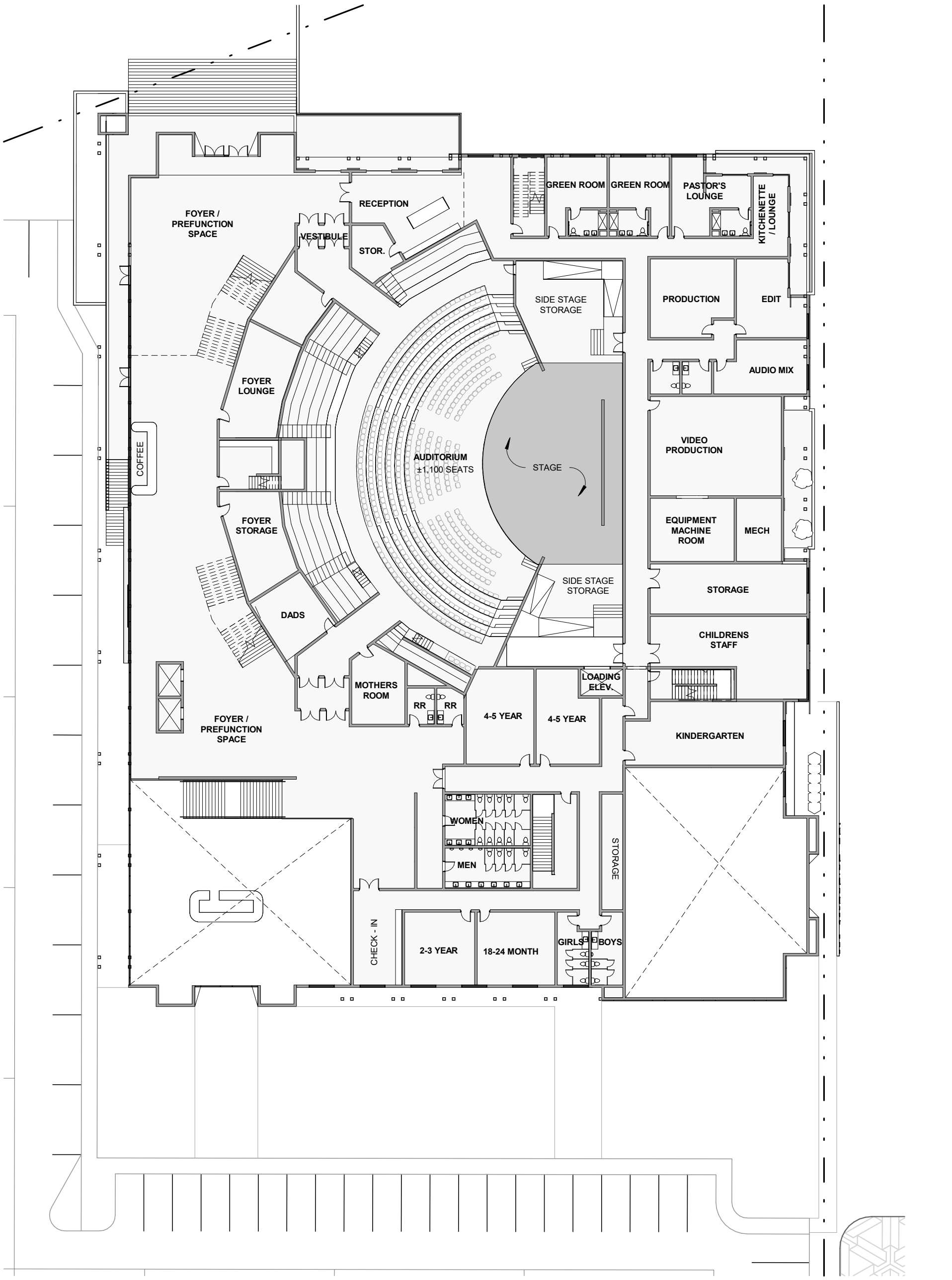

± 26'-6" TO EAVE
± 48'-3" TO RIDGE


± 29' TO EAVE
± 44' TO RIDGE
THE BELONGING CO.



LEVEL 1

0" 15' 30' 60'

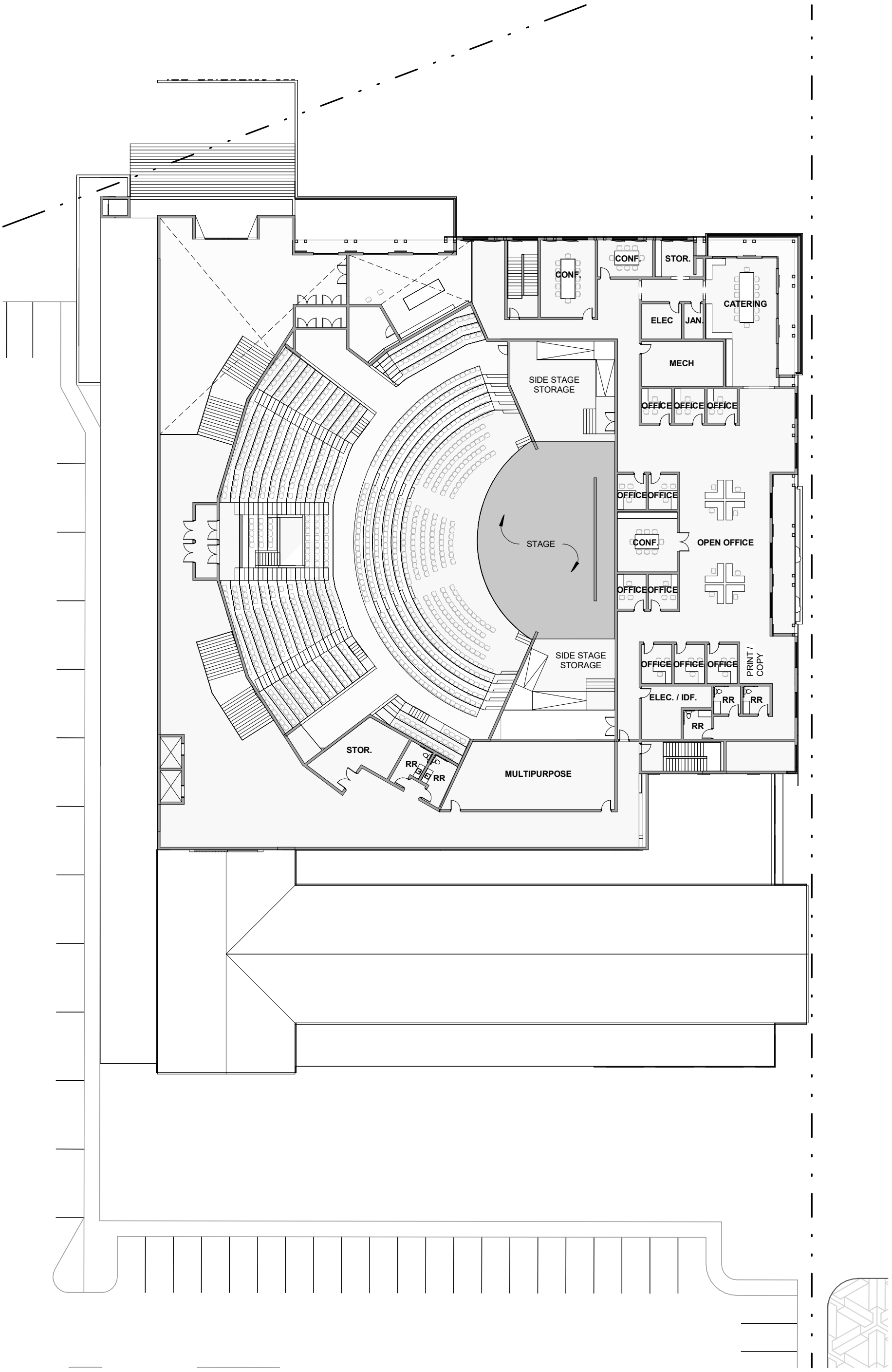


THE BELONGING FRANKLIN | 04.14.2025

LEVEL 2

18

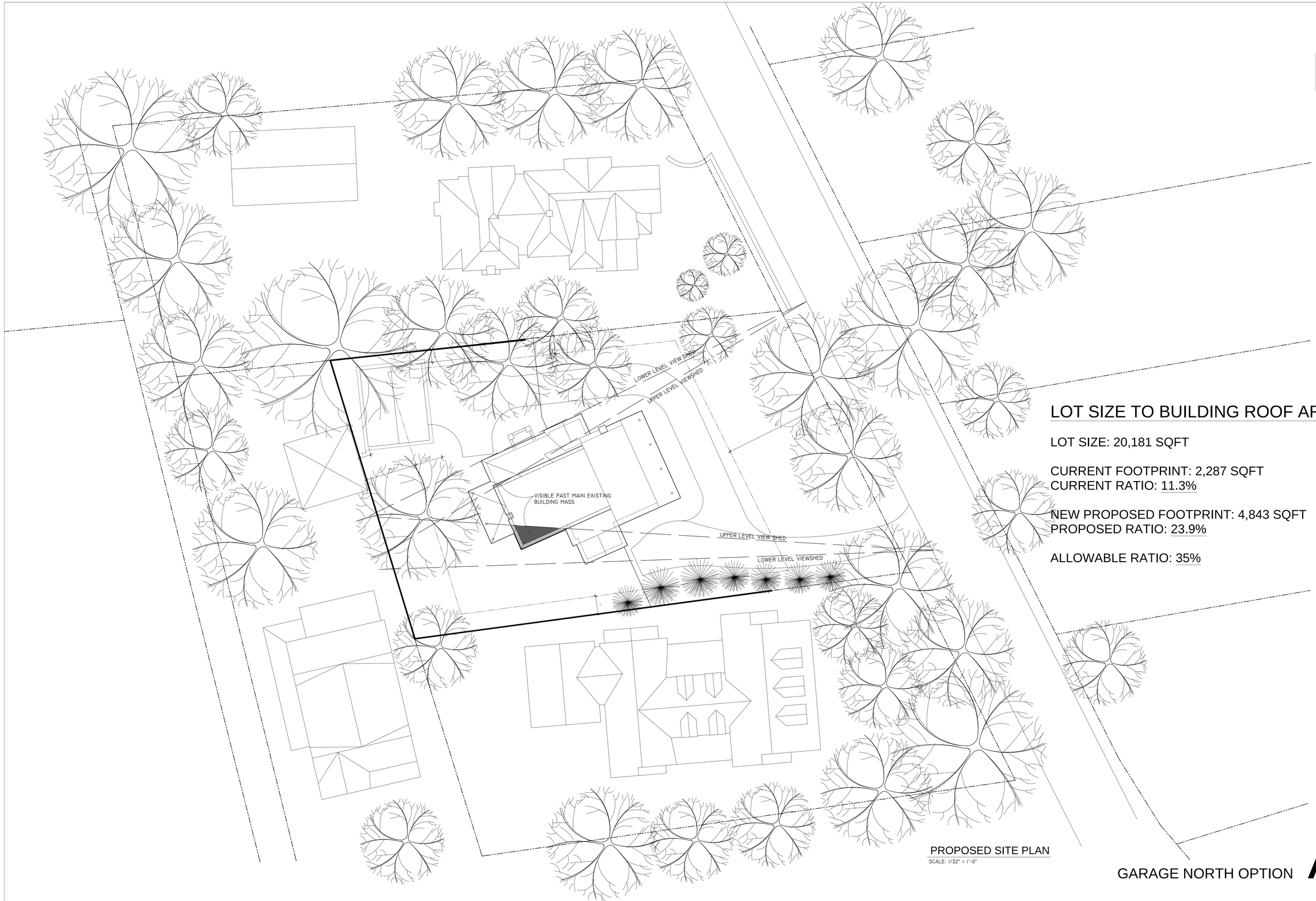
CENTRIC ARCHITECTURE


CONF.
CONF.
STOR.
CATERING
ELEC
JAN.
MECH
SIDE STAGE
STORAGE
OFFICE
OFFICE
OFFICE
OFFICE
OFFICE
CONF.
OPEN OFFICE
OFFICE
OFFICE
STAGE
SIDE STAGE
STORAGE
OFFICE
OFFICE
OFFICE
PRINT /
COPY
ELEC. / IDF.
RR
RR
RR
STOR.
RR
RR
MULTIPURPOSE
0"
15'
30'
60'

BURKE
ARCHITECTURE
DESIGN ASSOCIATES

126 DANIELS DR.
FRANKLIN, TN. 37064

PHONE: 615.351.9163
EMAIL: DBURKE.ARCHITECT@GMAIL.COM



PROPOSED SITE PLAN
SCALE: 1/32" = 1'-0"

LOT SIZE TO BUILDING ROOF AREAS:

LOT SIZE: 20,181 SQFT

CURRENT FOOTPRINT: 2,287 SQFT
CURRENT RATIO: 11.3%

NEW PROPOSED FOOTPRINT: 4,843 SQFT
PROPOSED RATIO: 23.9%

ALLOWABLE RATIO: 35%

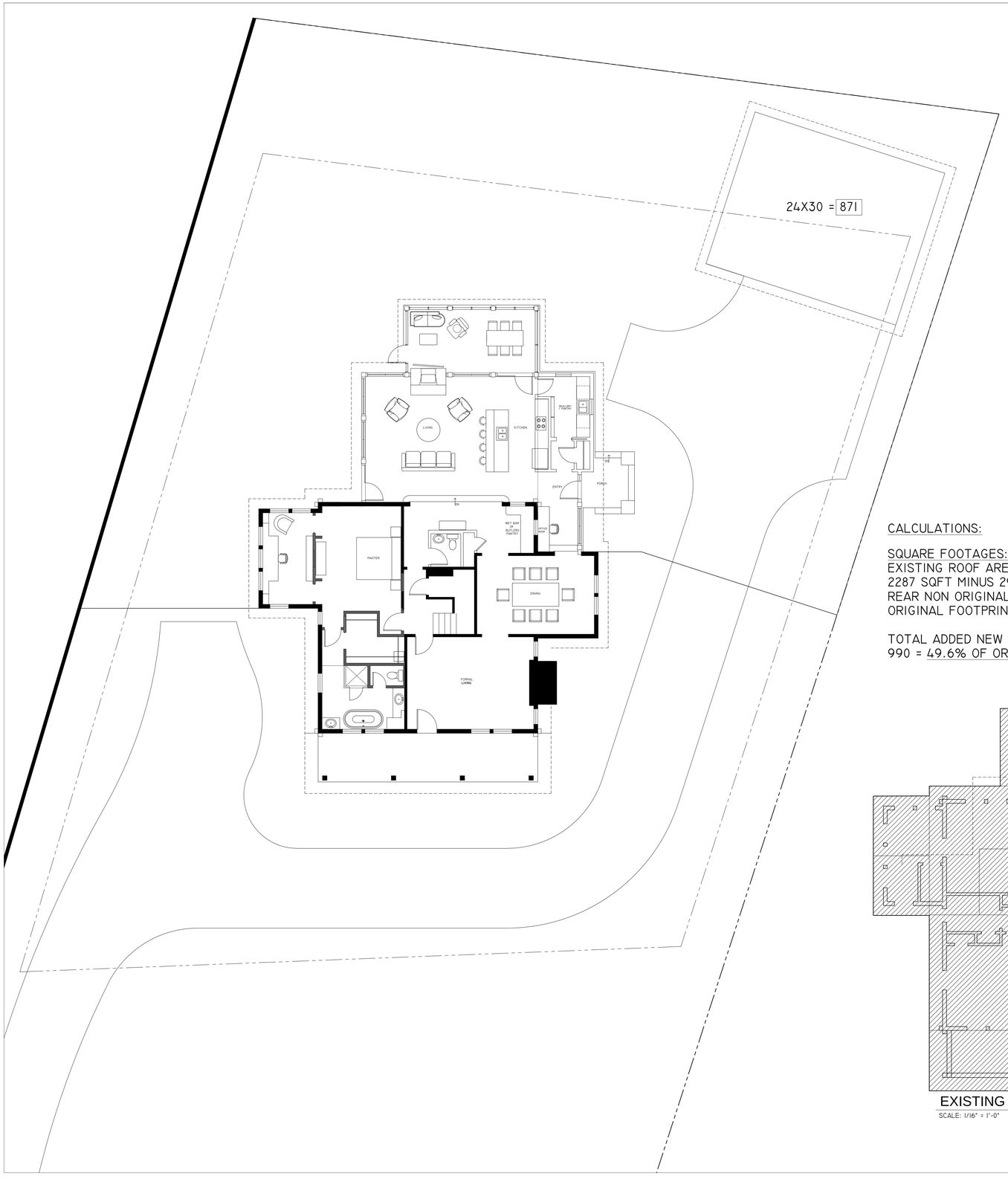
GARAGE NORTH OPTION

A1

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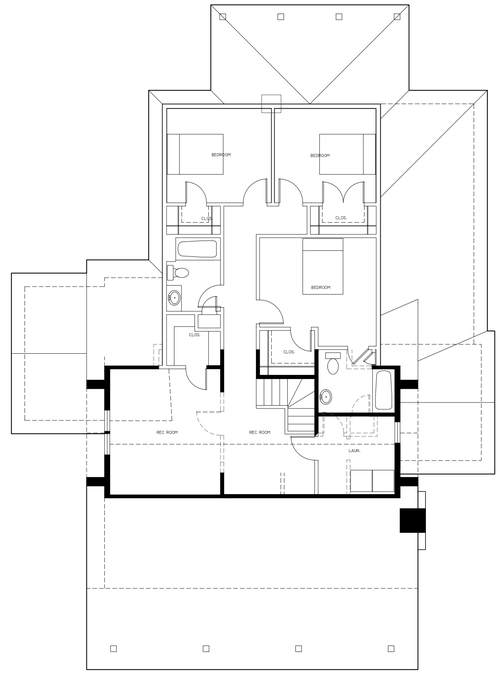
PHONE: 615.351.9163
EMAIL: DBURKE.ARCHITECT@GMAIL.COM



CALCULATIONS:

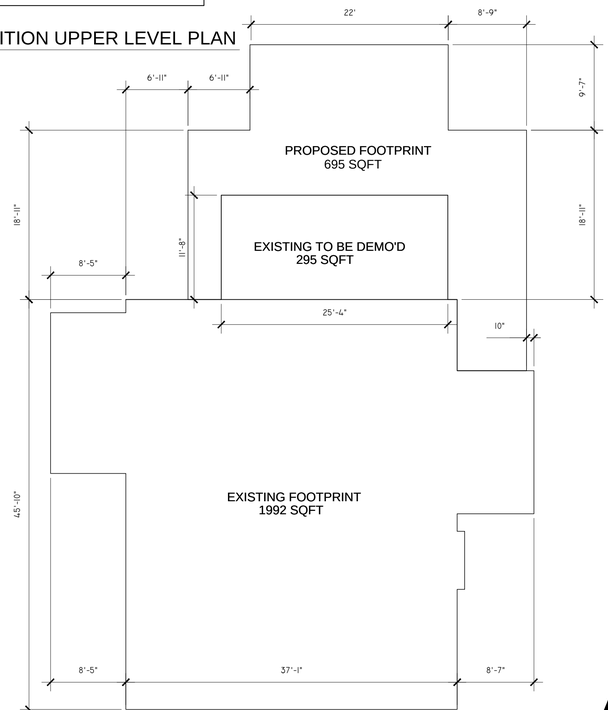
SQUARE FOOTAGES:
EXISTING ROOF AREA:
2287 SQFT MINUS 295 SQFT OF
REAR NON ORIGINAL SCREEN PORCH
ORIGINAL FOOTPRINT 1992 SQFT

TOTAL ADDED NEW ROOF AREA:
990 = 49.6% OF ORIGINAL



PROPOSED ADDITION UPPER LEVEL PLAN
SCALE: 1/16" = 1'-0"

EXISTING PLAN DIAGRAM
SCALE: 1/16" = 1'-0"

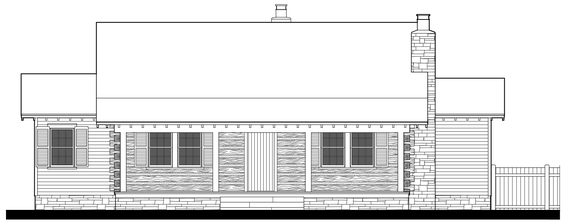


PROPOSED PLAN DIAGRAM
SCALE: 1/16" = 1'-0"

GARAGE NORTH OPTION

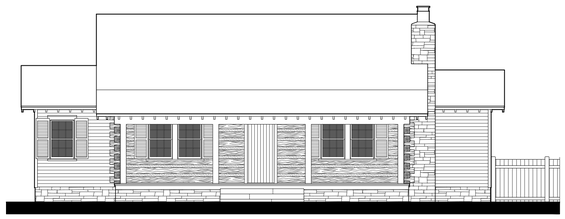
A2

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PROPOSED FRONT ELEVATION

SCALE: 1/8" = 1'-0"



EXISTING FRONT ELEVATION

SCALE: 1/8" = 1'-0"

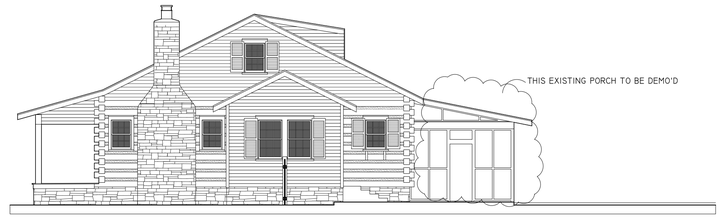
GARAGE NORTH OPTION A3

BURKE
ARCHITECTURE
DESIGN ASSOCIATES



PROPOSED NORTH SIDE ELEVATION

SCALE: 1/8" = 1'-0"



EXISTING NORTH SIDE ELEVATION

SCALE: 1/8" = 1'-0"

GARAGE NORTH OPTION A4

BURKE
ARCHITECTURE
DESIGN ASSOCIATES



PROPOSED REAR ELEVATION

SCALE: 1/8" = 1'-0"



EXISTING REAR ELEVATION

SCALE: 1/8" = 1'-0"

GARAGE NORTH OPTION A5

BURKE
ARCHITECTURE
DESIGN ASSOCIATES



PROPOSED SOUTH SIDE ELEVATION

SCALE: 1/8" = 1'-0"



EXISTING SOUTH SIDE ELEVATION

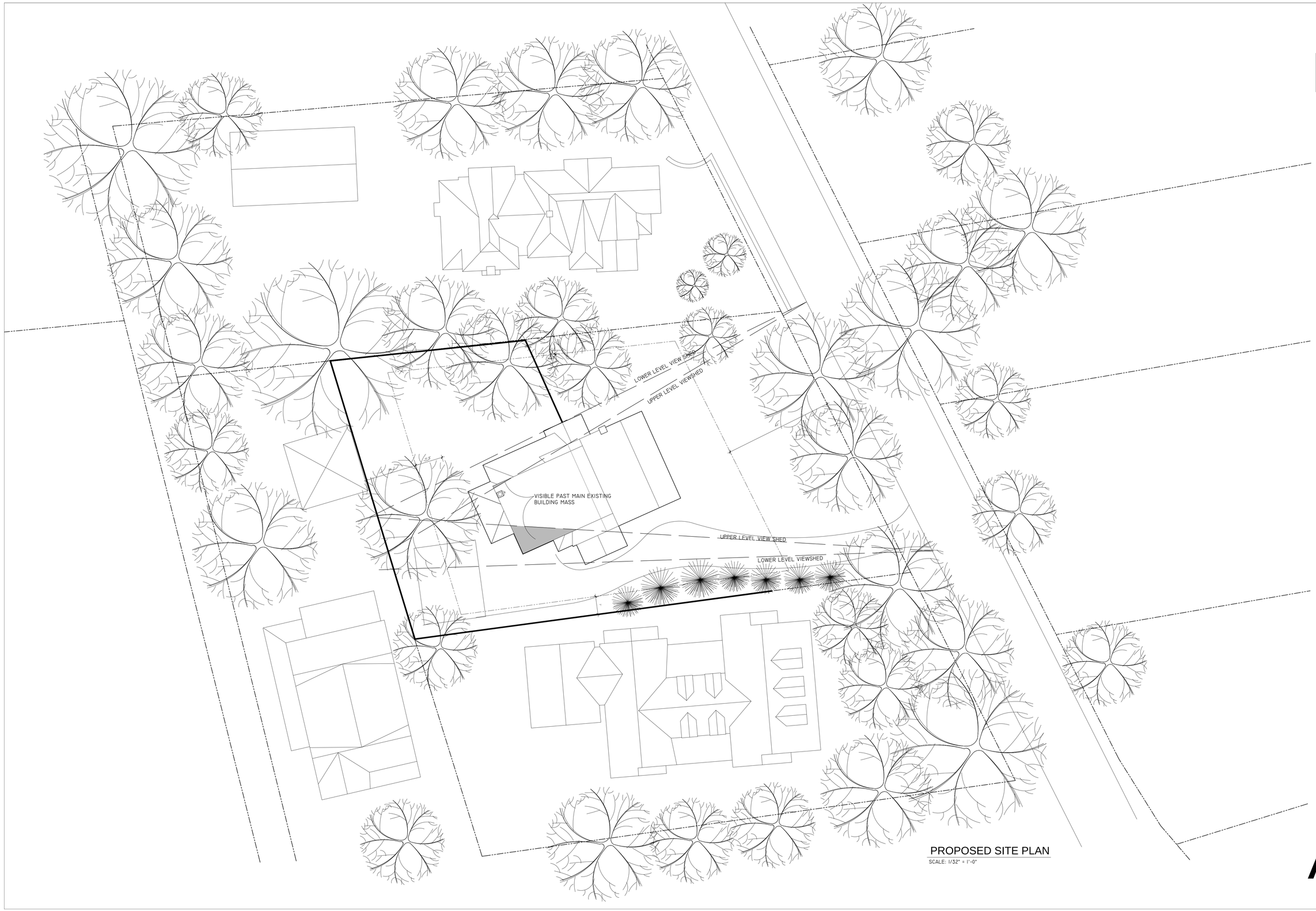
SCALE: 1/8" = 1'-0"

GARAGE NORTH OPTION A6

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DESIGN ASSOCIATES

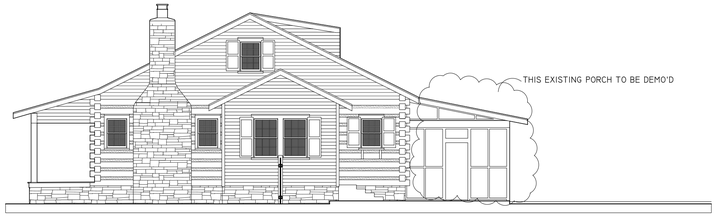
126 DANIELS DR.
FRANKLIN, TN. 37064

PHONE: 615.351.9163
EMAIL: DBURKE.ARCHITECT@GMAIL.COM



PROPOSED SITE PLAN
SCALE: 1/32" = 1'-0"

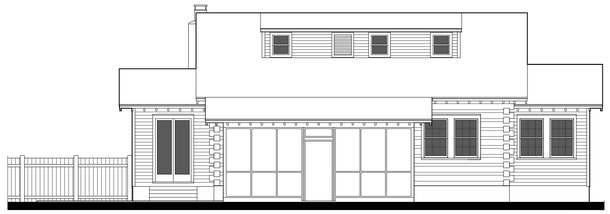
A1



EXISTING NORTH SIDE ELEVATION

SCALE: 1/8" = 1'-0"

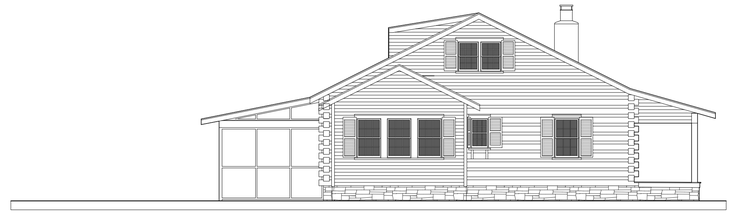
0



EXISTING REAR ELEVATION

SCALE: 1/8" = 1'-0"

O



EXISTING SOUTH SIDE ELEVATION

SCALE: 1/8" = 1'-0"

O



PROPOSED NORTH SIDE ELEVATION

SCALE: 1/8" = 1'-0"

A



PROPOSED REAR ELEVATION

SCALE: 1/8" = 1'-0"

A



PROPOSED SOUTH SIDE ELEVATION

SCALE: 1/8" = 1'-0"

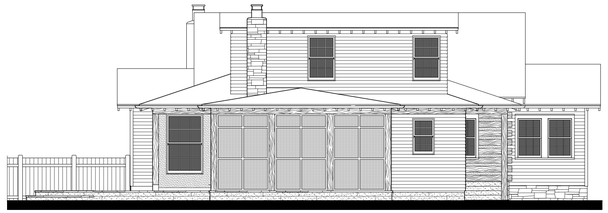
A



PROPOSED NORTH SIDE ELEVATION

SCALE: 1/8" = 1'-0"

B



PROPOSED REAR ELEVATION

SCALE: 1/8" = 1'-0"

B



PROPOSED SOUTH SIDE ELEVATION

SCALE: 1/8" = 1'-0"

B



PROPOSED NORTH SIDE ELEVATION

SCALE: 1/8" = 1'-0"

C



PROPOSED REAR ELEVATION

SCALE: 1/8" = 1'-0"

C



PROPOSED SOUTH SIDE ELEVATION

SCALE: 1/8" = 1'-0"

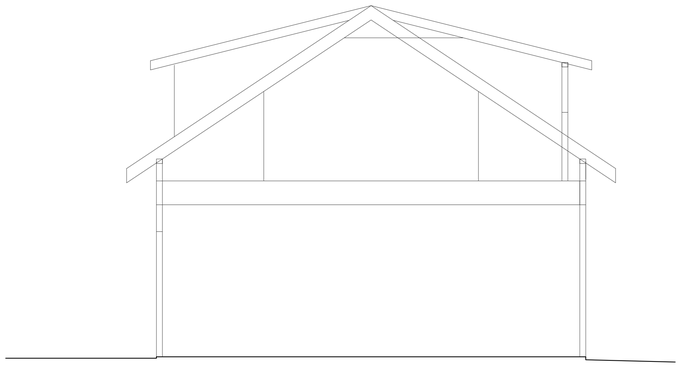
C

SOUTH GARAGE OPTIONS

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ARCHITECTURE
DESIGN ASSOCIATES

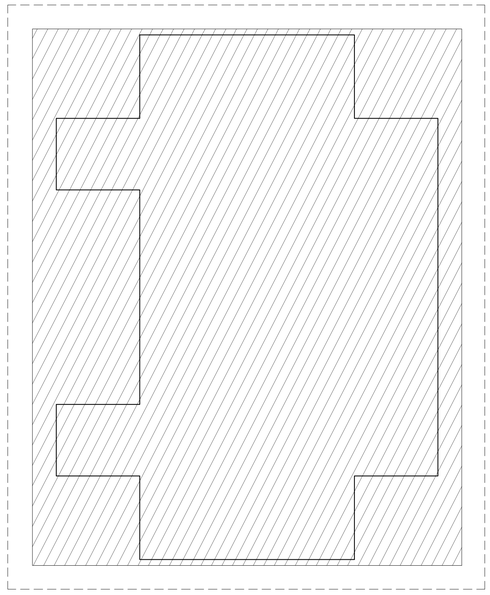
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FRANKLIN, TN. 37064

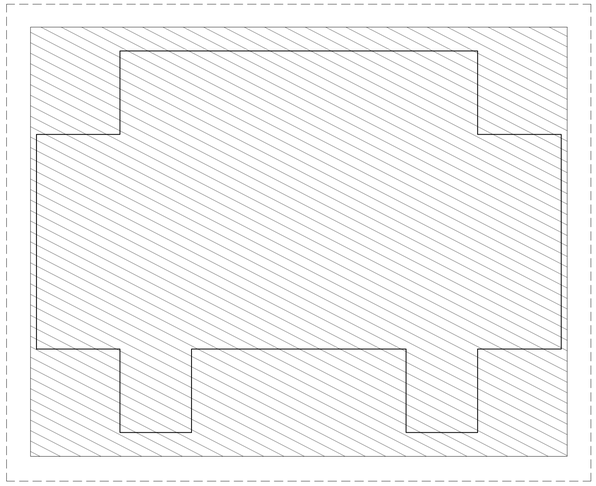
PHONE: 615.351.9163
EMAIL: BBURKE.ARCHITECT@GMAIL.COM











GARAGE VOLUME STUDY A4

3rd 334 Garage Guest House Options:

The owner of this property has extensive experience and has proven his great love for the restoration and ownership of historical properties by investing in them over the past 30 years. In Nashville he owned/restored 2531 Blair Blvd (built 1925) and in Spring Hill he owned/restored 434 Beechcroft Road (built in 1898), 4847 Main Street (built 1898), 1101 School Street (built 1925), 5322 Main Street (the ole Doctor Shoppe built 1820), 5323 Main Street (the ole Carriage House built 1825) and 2536 Duplex Rd ("White Hall" built 1844). In Thompson Station, he owned/restored 4758 Harpeth Peytonsville Road (built 1815, the founder of Thompson's Station grew up there). In Franklin he owned/restored 258 4th Ave S (built 1906), 230 3rd Ave S (built 1898) and the house he resides in at 334 3rd Ave S (built 1900).

Existing Structure (Exhibit 1): It appears there was an original structure built and then added onto at some point later. The original structure on the left side had 3 small garage type doors (building A). Building A 1st floor ceilings are approximately 6'7" and the ceiling upstairs ranges from 5' to 7'. On the far right side is an addition (building B). Building B 1st floor ceiling is also 6'7" with the upstairs ceiling ranging from 6' to 9'. At some point, the upstairs was finished into living space in both structures as one guest house. In August, 2024, the owner contracted with a structural engineer to determine the viability of remodeling of the existing structure. The engineer's findings are in his letter dated August 27, 2024 (Exhibit 2).

Due to all the issues referenced in the engineer's letter, the owner applied for a demolition permit (11/23/24 email Exhibit 3) and was asked to meet with the staff of the City of Franklin Planning and Sustainability Department to discuss the requested permit. The owner's understanding from that meeting was that the building would most likely be deemed historical so tearing it down would not be a possibility. At that point, the owner withdrew his demolition request and contracted again with the structural engineer on how to structurally secure and maximize the use of the existing building. His recommendations are referenced in his enclosed 2/26/25 letter (Exhibit 4). The owner performed enough of these items to hopefully secure the building.

At that point, the owner's plan was to go through planning to determine the highest and best use of the existing building so he met again with the City of Franklin Planning and Sustainability Department on 3/25/25. At this meeting the city staff said they had done further research and it might be possible to do demolition given they had located information that the building was one of three noncontributing outbuildings on the property as referenced in the Historic Resources of Williamson County report (Exhibit 5). Interesting to note two of the three noncontributing buildings have already been torn down.

The staff requested the owners do more research on the age and changes to the building over the years. The owner contacted Rick Warwick, Williamson County Historian, met with Margarita Stakhurska, Williamson County Property Tax Assessor's office and contacted the Realtor of the property to request information from the previous owners who are in assisted living. The owner's research didn't yield anything valuable. However, given the metal garage doors, vinyl windows and newer siding on the property it appears the property has gone through multiple changes and the building doesn't appear to

have anything historically significant to save nor does it match the historical integrity or style of the main house (See Exhibit 6).

The existing building can't be used as a functioning garage. The building depth is approximately 18' 10". The typical garage depth is 24'. The most purchased vehicle in America is the Ford F150 truck. Its length is 19'4". The suggestion is to have 2' to 3' in front/back and sides of a vehicle to get around it so you need a minimum of 24' depth. Conclusion: The depth is not adequate for a garage. The garage door opening is approximately 7' 10" wide. In addition, inside there are vertical posts 9' on each side of the garage bays. The F150 truck width is 8'. The typical width of a garage bay is 12'. The far left and right garage bays have structural walls next to them. Conclusion: The width is not adequate for a garage. The approximate height of the garage is 6'7" and with garage door headers etc the garage door opening is 6' tall. The typical garage height is 8' which accommodates a 7' tall door. The F150 is 6'8" tall. Conclusion: The height is not adequate for a garage. Overall Garage Option Conclusion: The existing structure is not functional for a garage. If you remove the finished space above you can achieve a typical garage ceiling height but you will still not have adequate depth and width.

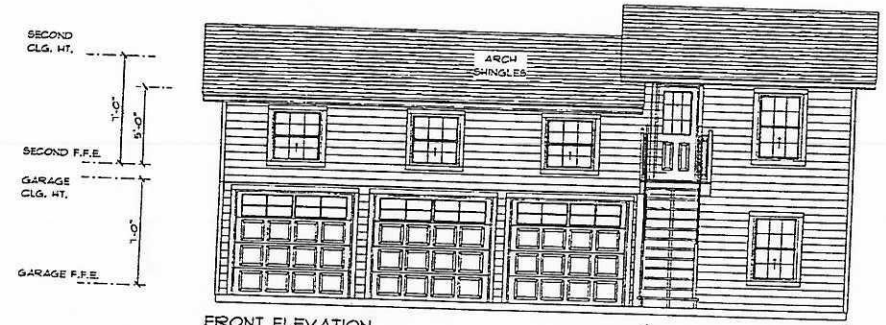
The owner's research into how to best use the upstairs finished space yielded similar disappointing results. The ceiling height upstairs range from 5' to 9'. Codes and appraisers typically require a minimum 7' ceiling height for finished space. The upstairs entry door access is 5' 10" and all interior doors are lower than the typical door height of 6' 8". The stairs are on the front elevation of the building. The Design Guidelines recommend having stairs at the rear or side elevations. Conclusion: the existing structure as/is does not comply with Codes or Design Guidelines.The owners now come to the Design Review Committee laying out all their findings to seek their direction in this matter. It appears there are two clear options to consider which are as follows:

1. Retain and remodel the existing building (Exhibit 7): To comply with codes and design requirements, the owners will remove the 2nd floor finished area and finish out the downstairs as living space. The upstairs would only be attic space. Even though the owner has spent a great deal of money to remove the rotten wood etc to structurally secure the building this is still a more expensive and undesirable option and the end result yields a less quality product inconsistent with the style and historical integrity of the main house. In essence, there appears to be no redeeming historical features or values to the existing structure. The owner's experience of owning and restoring historical properties alone should indicate he would prefer to restore this structure if it had any historical value. But it simply doesn't.

2. Demo the existing building: Two of the three noncontributing buildings have already been torn down so precedence has been set. Demolition and not building back anything or building a new structure that more properly aligns with the main house yields the best results for the historical presentation. If demolition is approved then the owner will go ahead and request a demolition permit and if building back is the chosen option he will come back before this committee to present new plans.

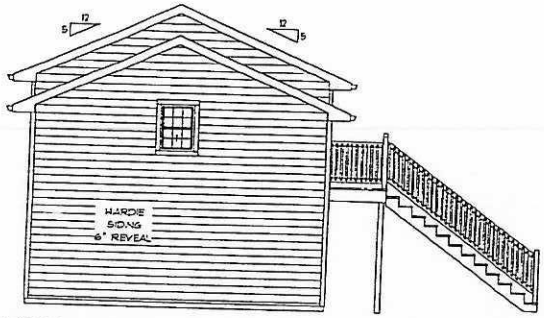
The owner might also want to incorporate a garage since the existing structure can't be used for that purpose. In addition, the owner may run the electric and fiber underground and install a new concrete driveway. Exhibit 8 is an example of an overall site plan.

Exhibit 1 "Existing Structure" 1/3

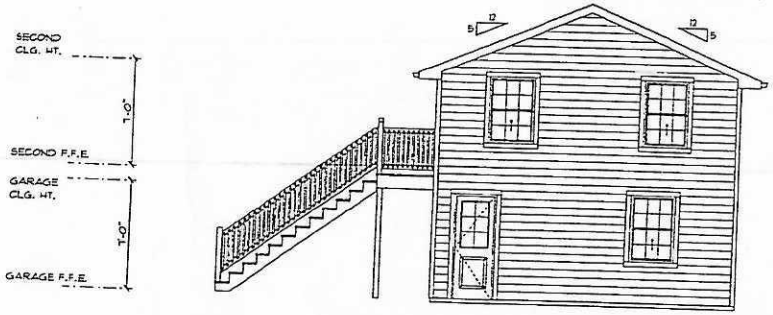


FRONT ELEVATION

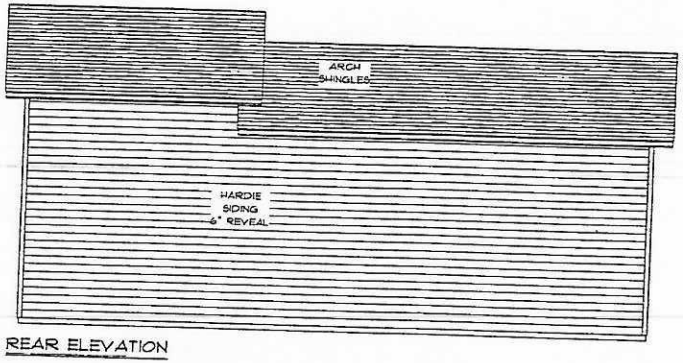
Building A — Bldg B Added on later



LEFT ELEVATION



RIGHT ELEVATION



REAR ELEVATION



PREMIER HOME DESIGNS
615.720.7598

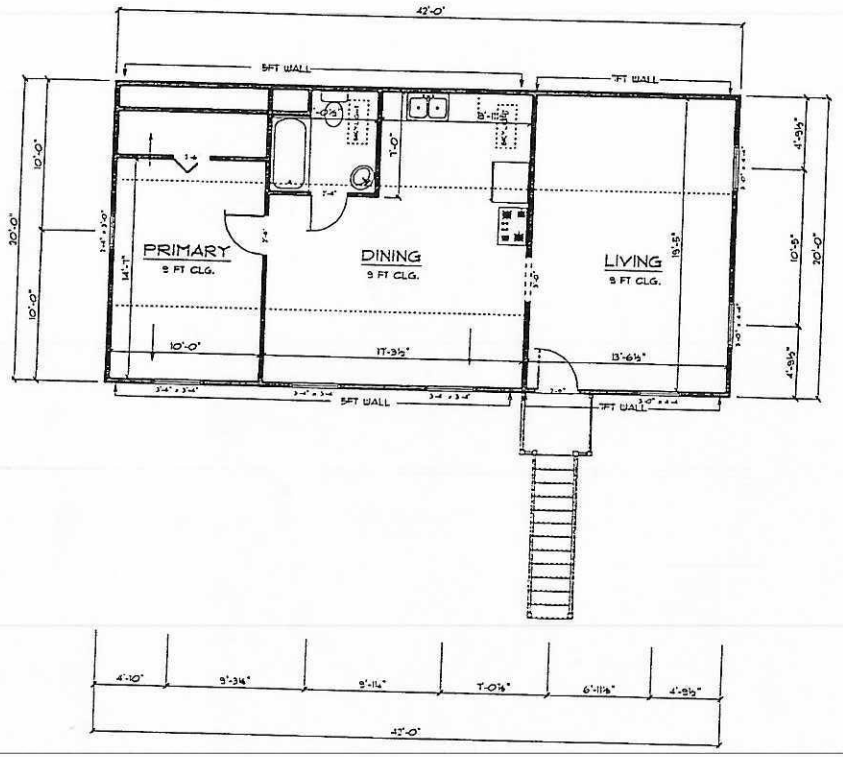
DOUG LACKEY
334 3rd Ave. S.
Franklin, TN 37064

Garage Elevations
Scale 1/8" = 1' ON 11"x17" PAPER
Scale 1/4" = 1' ON 24"x36" PAPER

Date: 8-26-24

A-8

Exhibit 1 "Existing Structure" 2/3



DADU PLAN

EXTERIOR AREA PER UNIT:

Main	2525 SF
Second	640 SF
Total	3165 SF
Garage	840 SF
Dadu Apartment	840 SF

PREMIER HOME DESIGNS
615.730.7598
@GMAIL.COM

DOUG LACKEY
334 3rd Ave. S.
Franklin, TN 37064

Dadu Plan
Scale 1/8" = 1' ON 11"x17" PAPER
Scale 1/4" = 1' ON 24"x36" PAPER

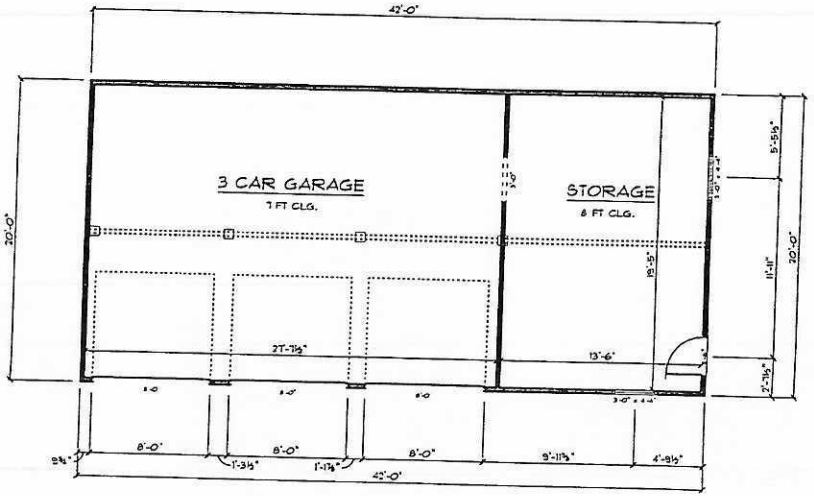
Date: 8-26-24

A-1

Exhibit 1

3/3

"Existing Structure"



GARAGE PLAN

EXTERIOR AREA PER UNIT:

Main	2525 SF
Second	640 SF
Total	3165 SF
Garage	840 SF
Dadu Apartment	840 SF

THESE DRAWINGS ARE FOR DESIGN INTENT ONLY. IT IS THE CONTRACTOR'S RESPONSIBILITY TO ENSURE CONSTRUCTION MEETS OR EXCEEDS ALL LOCAL CODES. IT IS THE CONTRACTOR'S RESPONSIBILITY TO COORDINATE ALL MECHANICAL, PLUMBING, ELECTRICAL, AND STRUCTURAL WORK WITH THE MANUFACTURERS AND ARCHITECT OF THIS SET.

PREMIER HOME DESIGNS
615.720.7598
@AOL.COM

DOUG LACKEY
334 3rd Ave. S.
Franklin, TN 37064

Garage Plan
Scale 1/8" = 1' ON 11"X17" PAPER
Scale 1/4" = 1' ON 24"X36" PAPER

Date: 8-16-24

A-6

Exhibit 2

1/11

Garman Engineering Company, LLC dba GEC

August 27, 2024

Douglas Lackey
334 Third Ave. S.
Franklin, TN

Re: Structural Observation Report – Detached Structure
Residence, 334 Third Ave. S., Franklin

Dear Mr. Lackey:

As requested, I met you at your residence on August 17, 2024, to perform observations of the structural condition of the detached accessory structure (Photo 1). I understand you are considering a renovation of the structure but are concerned it is not structurally feasible. The original structure was likely an open carport type structure eventually enclosed as a garage with second-story storage space converted to living space. The original structure is about 100 years old. A renovation of the structure would be extensive, requiring the building to be brought into compliance with the structural requirements of the 2018 IRC.

Foundation

The block used as a foundation wall appears to have been installed after original construction and bears to a nominal 4-inch-thick mortar/concrete leveling pad and not a reinforced perimeter strip footing as required by current building codes (Photo 2).

- A new block foundation on a reinforced perimeter strip footing would be required for the building to meet current building code standards.

The cedar support posts for the second-story floor framing do not bear on the garage slab; they pass through the slab to the ground (Photo 3).

- These support posts will require poured concrete footing pads to be code compliant

Roof Framing

There was no attic access to directly observe the roof framing. Both sections of the roof have significant sag (Photo 1). It is likely the roof framing consists of 2x4 rafters as was typical for at the time of construction without a structural connection to the wall framing. The roof framing is not compliant with current building code standards as the amount of deflection is excessive and it does not meet the 120-mph ultimate wind speed design criterion for Middle Tennessee. GEC recommends:

- If the building is renovated, it will require new roof framing.

Lower-Level Garage and Storage Areas

The lower-level garage has nominal 6'7" ceiling clearance compared to building code requirements of 7' for habitable space and 6'8" for other space.

phone: 615-289-8260 | 6324 Sweden Blvd., Punta Gorda, FL 33982

- As such, the ceiling height would need to be raised to meet building code requirements and to park the truck you own.

Inside the lower-level garage, there is scattered termite damage to the framing including the ceiling joists (second-level floor joists) and the support posts for the ceiling joists (Photos 4 and 5).

- Although the termite damage is inside the garage is scattered, it is severe where present requiring extensive replacement of wall, ceiling and support post framing.

Outside the lower-level garage, a piece of the wood siding was pulled back and the wall behind the siding was severely deteriorated by termite damage (Photo 6).

- The exterior walls will require removal of all the siding, which has rot damage in addition to the termite damage (Photo 7).
- Damaged sheathing and studs will require replacement when the wall covering is removed. It is likely more than 50% of the sheathing and a significant amount of the wall framing will need to be replaced.
- The floor framing connections in the garage ceiling are toe-nailed with many sagging nominal $^1/_8$-inch (Photo 8). Some of the joists were supported by a 2x4 ledger and over-notched at the ledger (Photo 9). The walls, which require major reconstruction from termite damage, have a single top plate with second-story studs not aligned with first-story studs. Headers in the garage ceiling are 1-ply 2x8 and severely undersized (Photo 10). Sections of the garage wall framing are hinged (Photo 11). GEC recommends:
- Toe-nailed joist connections should be made with joist hangers.
- Over-notched joists should be supported at the 2x4 ledger with a 2x4 joist hanger.
- Studs will need to be added in lower-level walls directly beneath the stud in the upper-level walls.
- Undersized headers will need to be replaced with 2- or 3-ply 7 ¼-inch LVL headers depending on the exact loads on each header.
- Sections of hinged wall require replacement of cut studs with full-height studs.

Upper-Level

The second-story floor is very uneven because there is severe framing compression from the extensive termite damage and framing sag from toe-nailed connections and undersized headers. The condition of the floor framing makes it impossible to make reasonably level without total reconstruction.

The upper-level has a vaulted ceiling at the sides and a flat tray ceiling at the center. The ceiling is only 6'10" tall at the center and does not meet building code standards of 7' for habitable space. Because there is no room for a header, the entry door is only 5'10" tall and does not meet building code standards.

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Exhibit 2

3/11

Summary

There is no reasonable way to bring the current structure to a safe habitable condition compliant with current building code standards without a complete rebuild.

Please note, our observations and evaluations are based on visual observations. The evaluation relies on visual indicators of structural problems such as sagging floors; bowing walls; and cracking foundations, veneers, ceilings, walls, and floor coverings. We cannot be responsible for identifying hidden problems and cannot assume responsibility for structures designed, built, and supervised by others. The purpose of the evaluation is to provide our opinion concerning the conditions observed and to recommend, if necessary, remedial measures to provide corrections. Please call me if you have questions.

Garman Engineering Company, LLC



8/27/2024

Keith Michael Garman, PhD, PE, PG

Attachments: Photos

Lackey-334 Third Ave S-Franklin -Detached Strcuture

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Exhibit 2

4/11

Garman Engineering Company, LLC dba GEC



Photo 1: View of front of the detached structure.



Photo 2: The block foundation walls bear on a leveling pad not a reinforced footing.

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Photo 3: The support posts for the upper-level floor bear on the ground as they pass through the garage slab.

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Exhibit 2

6/11

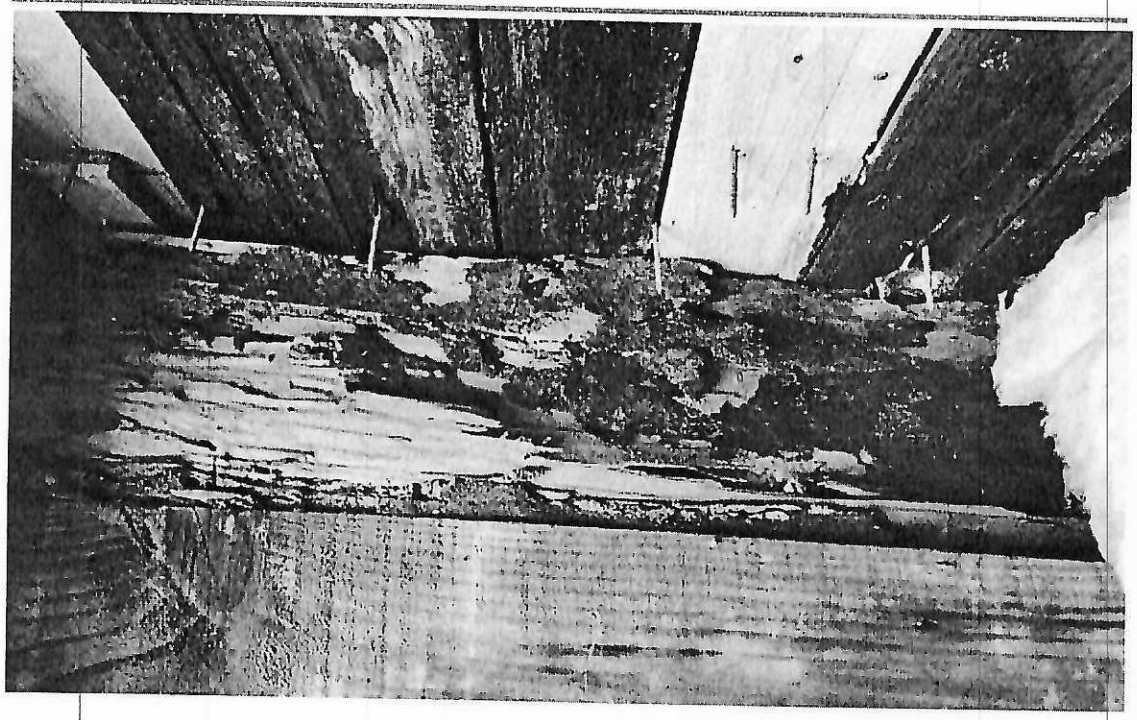


Photo 4: Scattered termite damage to lower-level ceiling joists.

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Exhibit 2

7/11

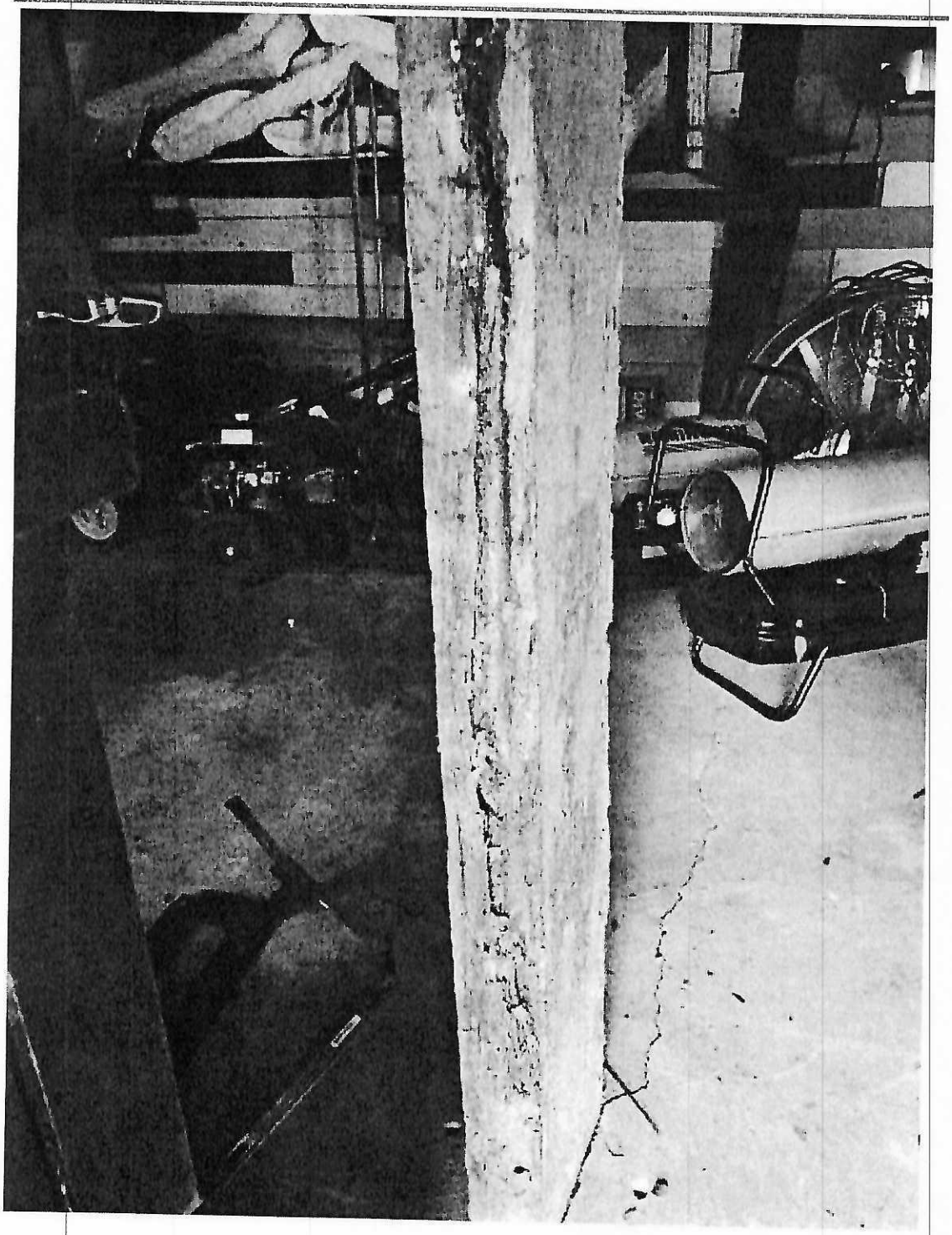


Photo 5: Termite damage to cedar support post.

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Exhibit 2

8/11

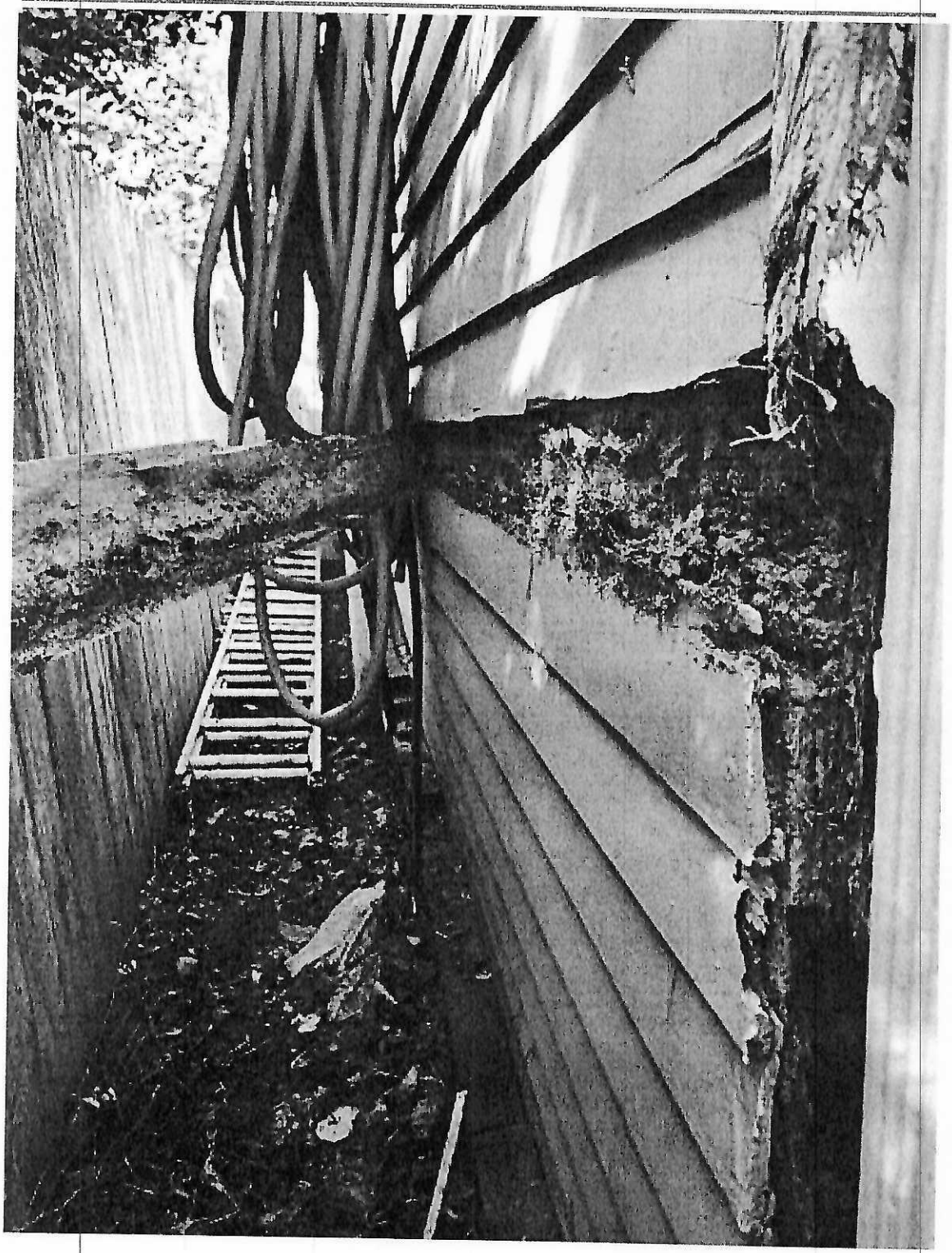


Photo 6: Severe termite damage behind wall siding.

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Exhibit 2

9/11

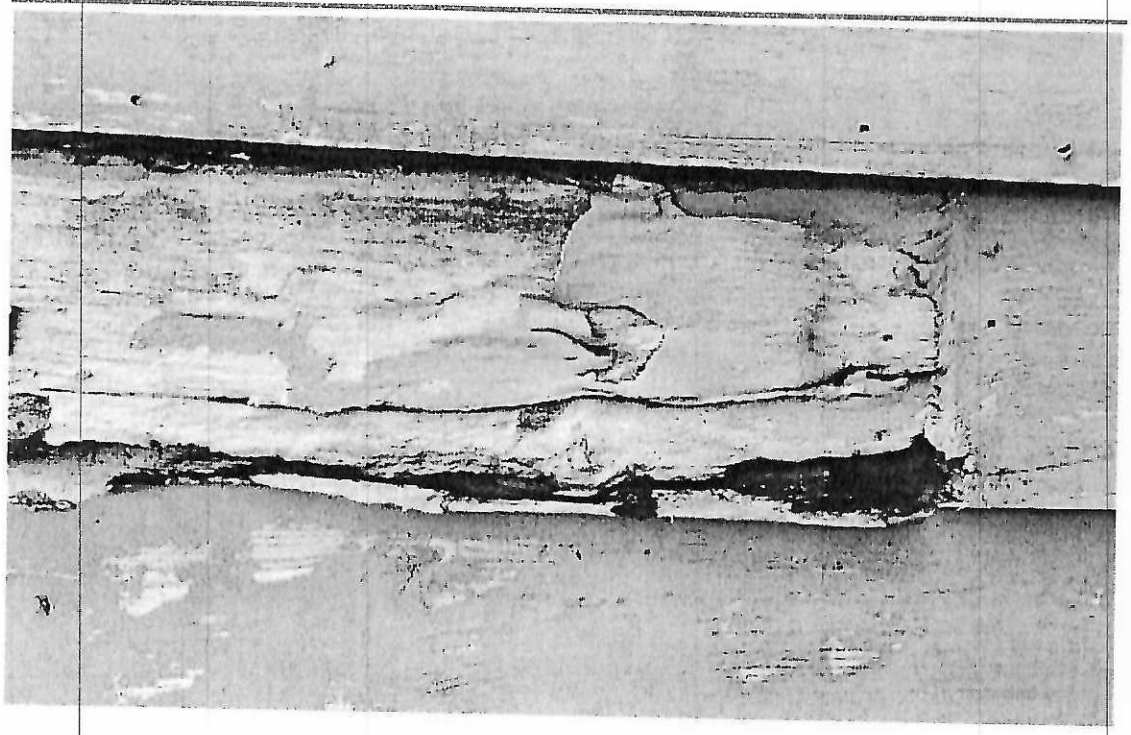


Photo 7: Rot damage to siding.

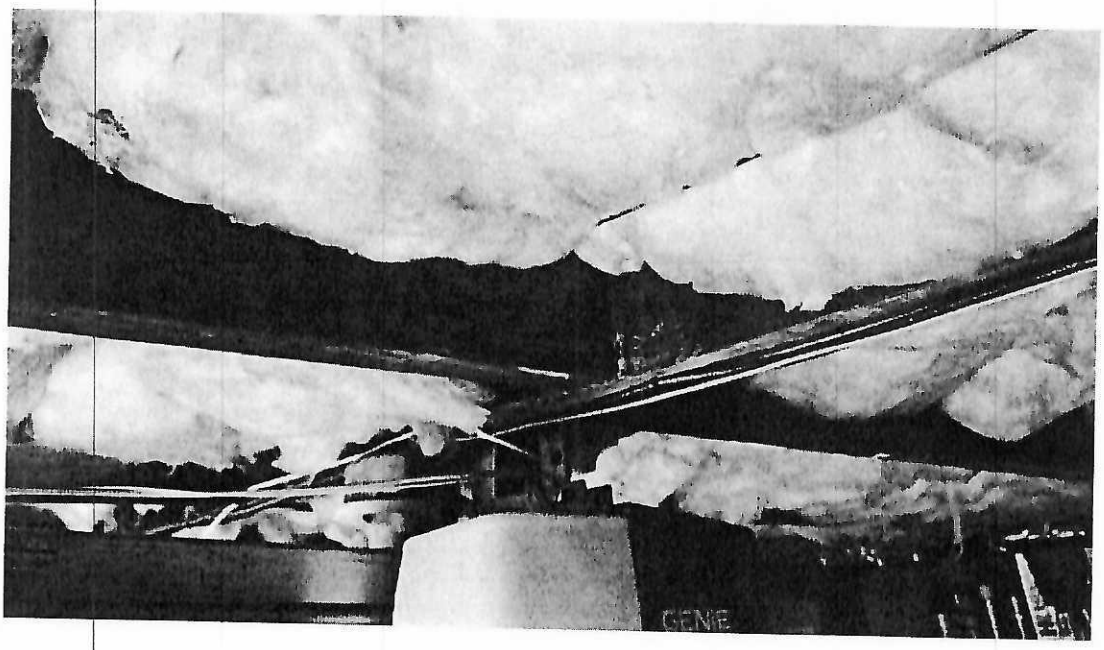


Photo 8: Toe-nailed joist conenctions.

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Exhibit 2

10/11

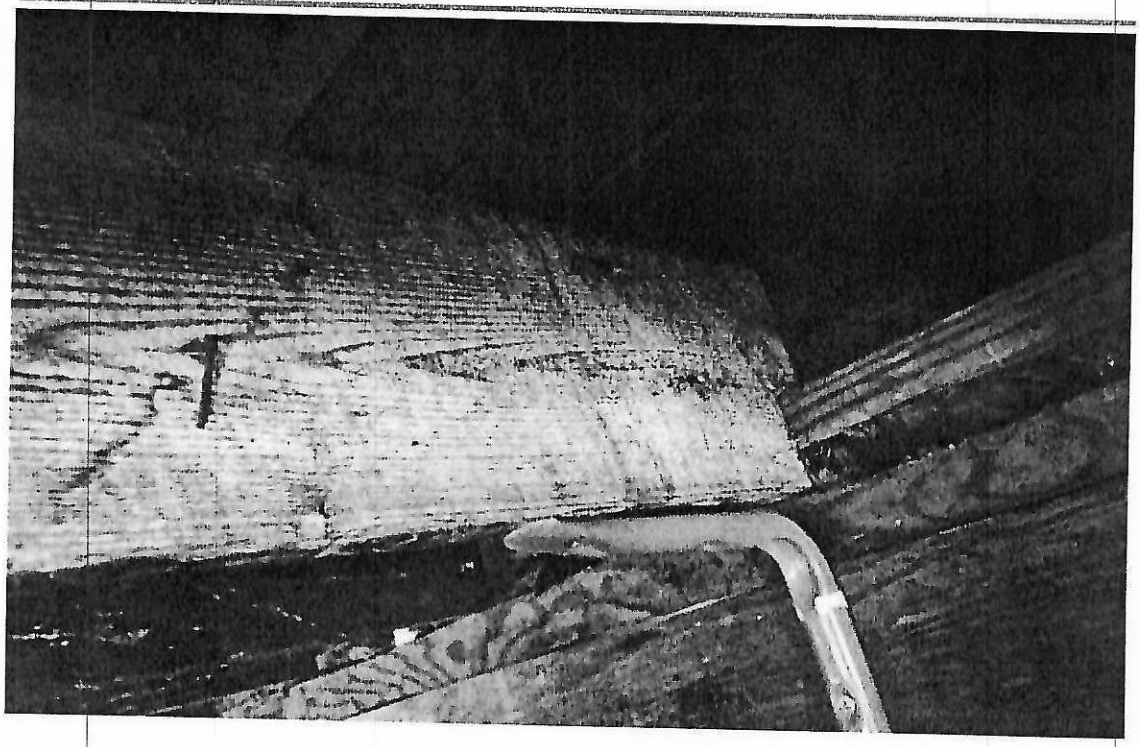


Photo 9: Olver-notched joist end.

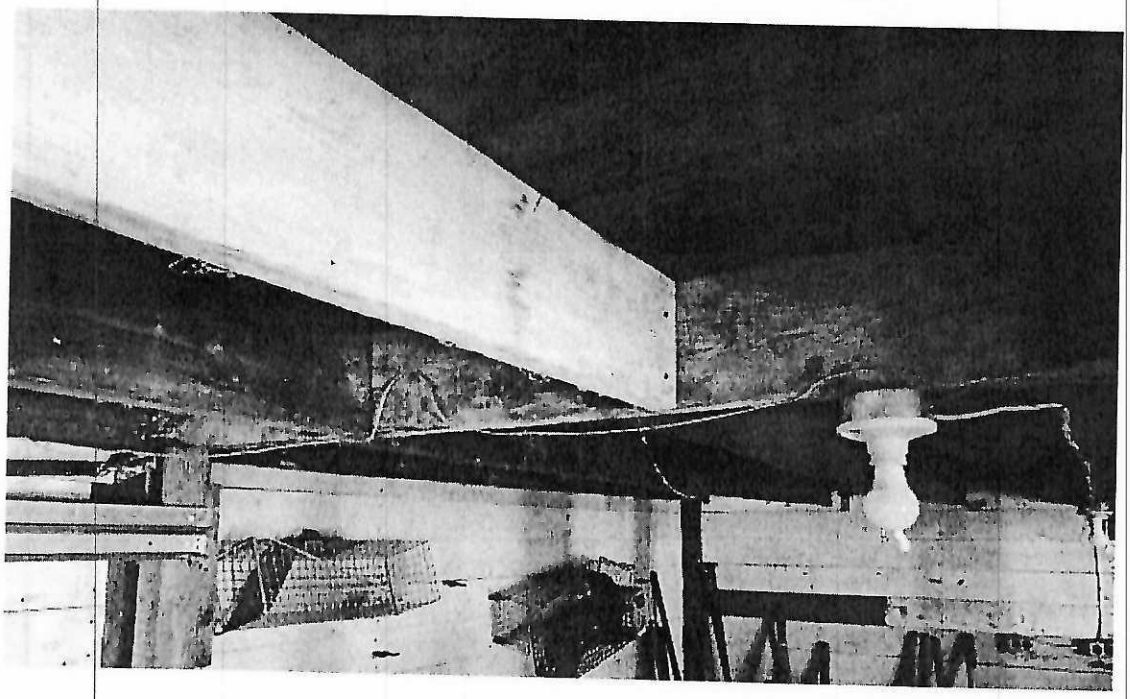


Photo 10: Toe-nailed joist meets 1-ply 2x8 header.

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Exhibit 2

11/11

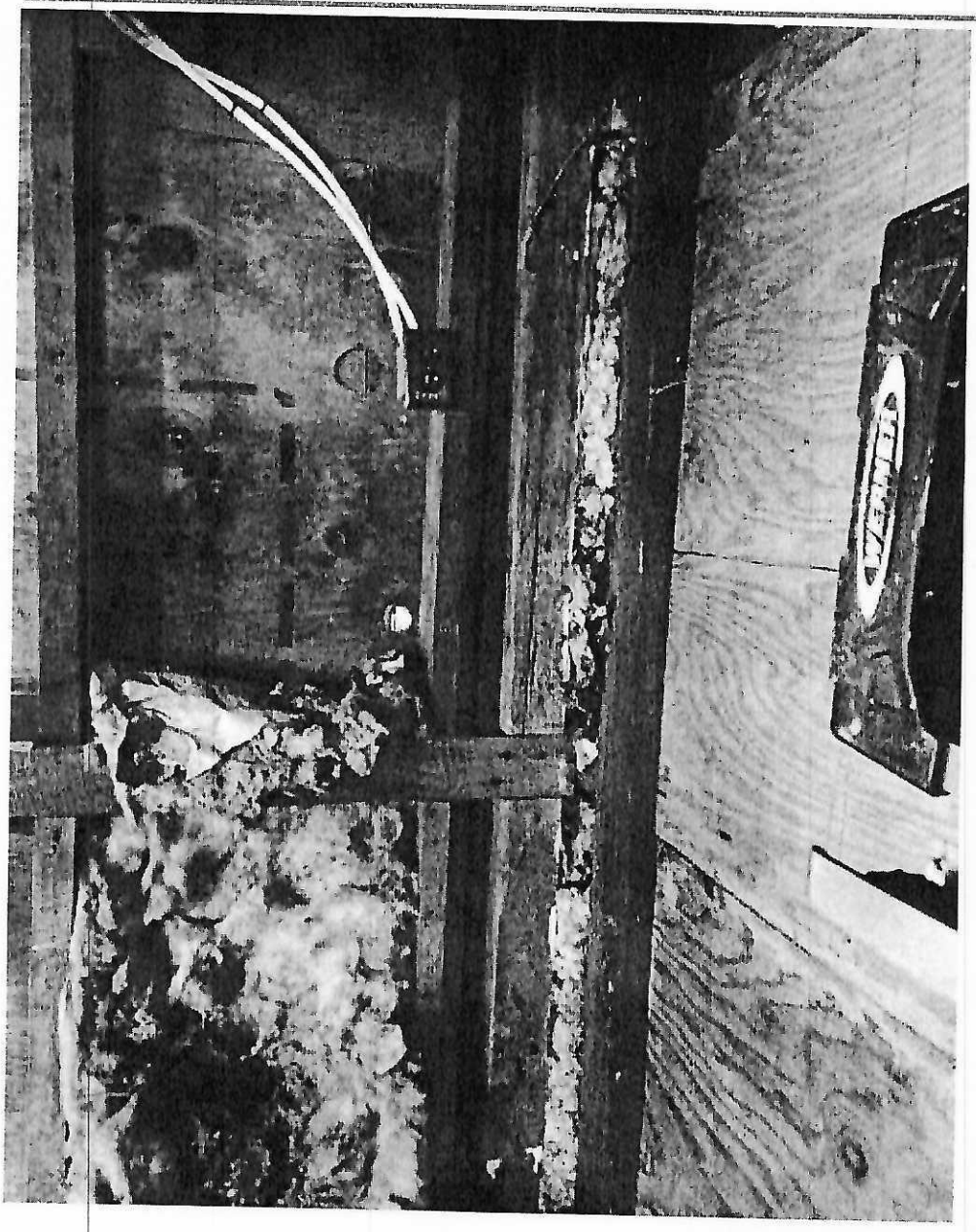


Photo 11: Hinged garage wall framing.

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Gmail Exhibit 3

1/4

Doug Lackey <dshhlackey@gmail.com>

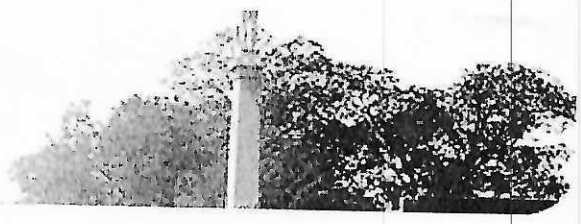
Submittal Confirmation - Downtown Franklin

1 message

City of Franklin Tennessee <noreply@geocivix.com>
Reply-To: dshhlackey@gmail.com
To: dshhlackey@gmail.com

Sat, Nov 23, 2024 at 12:56 PM

Welcome to
HISTORIC
FRANKLIN
TENNESSEE



Hello Doug Lackey,

Thank you for submitting your project to Franklin.

Project: Downtown Franklin
Application Type: 15 a) Demo Permit
Workflow: Demo Permit - Residential

https://franklintn.geocivix.com/secure/project/?projectid=1546212

You can check the status of your submittal at any time by logging into the website and clicking Plan Review > Submittals in the navigation menu.

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Gmail Exhibit 3

2/4

Doug Lackey <dshhlackey@gmail.com>

Demo Request

Doug Lackey <dshhlackey@gmail.com>
To: emily.huffer@franklintn.gov, Doug Lackey <dshhlackey@gmail.com>

Fri, Dec 6, 2024 at 4:03 PM

Emily,

I have requested to demo an outbuilding on my property at 334 3rd Ave S Franklin.

Attached please find my submission to the city of Franklin and their request for me to contact you.

It is my understanding, from them, I need a certificate of appropriateness from the Historic Zoning Commission.

After your review of the attachment can you please direct me in what I need to do to satisfy the city's requirements?

Thank you.

Best Regards,

Doug Lackey
615-456-4868

3rd 334 Guest house demo package 12 6 24.pdf
4574K

Exhibit 3

3/4

Gmail

Doug Lackey <dshhlackey@gmail.com>

Resubmittal Required - 334 3rd Ave S - demo detached garage guest house

Lincoln Knizley <lincoln.knizley@franklintn.gov>
To: Doug Lackey <dshhlackey@gmail.com>

Mon, Dec 16, 2024 at 2:58 PM

Good afternoon,

I can move your Geocivix submittal into a voided status, or you can just not resubmit, and it will still be there if you ever choose to resume the project at a later date.

Lincoln Knizley

Permit Technician

Building and Neighborhood Services

(615)550-6785

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From: Doug Lackey <dshhlackey@gmail.com>
Sent: Monday, December 16, 2024 2:47 PM
To: Lincoln Knizley <lincoln.knizley@franklintn.gov>
Subject: Re: Resubmittal Required - 334 3rd Ave S - demo detached garage guest house

ATTENTION COF staff: This email originated from outside the City of Franklin. Please use discretion when clicking on attachments & links from unknown senders or suspicious emails.

I would like to withdraw my demo application. What do I need to do?

Best Regards,

Exhibit 3

4/4

Doug Lackey

615-456-4868

On Fri, Dec 6, 2024 at 11:28 AM City of Franklin Tennessee <noreply@geocivix.com> wrote:

[Quoted text hidden]

Exhibit 4

1/2

Garman Engineering Company, LLC dba GEC

February 26, 2025

Douglas Lackey
334 Third Ave. S.
Franklin, TN

Re: Structural Observation Report – Detached Structure
Residence, 334 Third Ave. S., Franklin

Dear Mr. Lackey:

As requested, I met you at your residence on August 17, 2024, to perform observations of the structural condition of the detached accessory structure. The structure is in a state of disrepair from termite damage and poor construction when it was originally built with reclaimed lumber from other buildings. I understand the City of Franklin has denied your request to demolish the existing structure and replace it with a new structure. Therefore, I met you at the detached structure on February 22, 2025, to evaluate plans for structural repairs consistent with the structural requirements of the 2018 IRC.

Garage Doors

For garage doors spanning nominal 10-ft supporting the 2x8 floor joists for the second-story floor with a clear span opening up to 10-ft wide, GEC recommends:

- Use a 4-ply 7 ¼-inch LVL header for the garage door opening.
- The headers should have minimum 3-inches of bearing on jack studs.
- The header plies should be connected together with two rows of ¼-inch diameter by 6-inch-long structural screws at 6-inches on-center installed from each side of the header at 12-inches on-center with rows 2-inches above the bottom and below the top of the beam staggered.

If the second-story floor system is eliminated to have a taller garage, the headers will support only roof and ceiling loads. For this case, GEC recommends:

- Use a 3-ply 7 ¼-inch LVL header for the garage door opening.
- The headers should have minimum 3-inches of bearing on jack studs.
- The header plies should be connected together with two rows of ¼-inch diameter by 5-inch-long structural screws at 6-inches on-center installed from each side of the header at 12-inches on-center with rows 2-inches above the bottom and below the top of the beam staggered.

Roof Framing

The existing roof framing is 2x6 rafters with no ridge. For a ridge beam roof with vaulted ceiling for finished second-story space, GEC recommends:

- Install a 9 ¼-inch LVL ridge beam under the rafters at the peak of the rafters.

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- The rafters can be notched to create a flat spot for the ridge to be installed beneath them. If the ridge is installed beneath the rafters, the rafter pairs must be connected to each other above the ridge with 16-gauge metal strapping.
- Alternatively, the rafter pairs can be braced and cut back to leave a 1 ¾-inch gap for the ridge and nailed to the ridge.

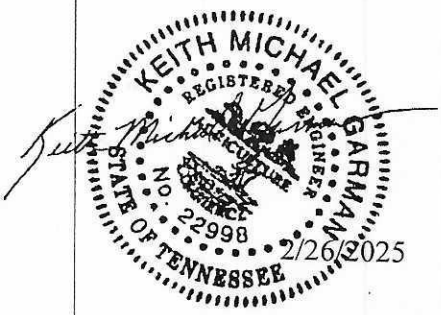
- Support the LVL ridge at maximum 10-ft on-center with a 4-ply 7 ¼-inch LVL rafter.
  - The LVL rafter should consist of two 7 ¼-inch plies on each side of a 2-ply 3 ½-inch LVL collar tie installed flush to the bottom of the ridge.
  - Make the LVL rafter-to-collar tie connections with ¼-inch diameter by 10-inch-long structural screws in a five-on-die pattern from each side of the connection.

If the second-story floor system is eliminated and ceiling joists are installed at the base of the rafters along the front and rear walls of the building, GEC recommends:

- Install 2x10 finger-jointed pine or SPF ceiling joists to each rafter pair at the new ceiling height at the base of the rafters.
- Rafter with ceiling joist connections should be made to the wall top plate with hurricane clip fasteners.
- Eliminating the second-story floor joists requires minimum 2x6 suds at 16-inches on-center in the front and rear walls of the building.

Please note, our observations and evaluations are based on visual observations. The evaluation relies on visual indicators of structural problems such as sagging floors; bowing walls; and cracking foundations, veneers, ceilings, walls, and floor coverings. We cannot be responsible for identifying hidden problems and cannot assume responsibility for structures designed, built, and supervised by others. The purpose of the evaluation is to provide our opinion concerning the conditions observed and to recommend, if necessary, remedial measures to provide corrections. Please call me if you have questions.

Garman Engineering Company, LLC



Keith Michael Garman, PhD, PE, PG

phone: 615-289-8260 | 6324 Sweden Blvd., Punta Gorda, FL 33982

Exhibit 5 1/2

TENNESSEE MULTIPLE PROPERTY FORM

Title: Historic Resources of Williamson County

Historic Name: Franklin Historic District Extension
Common Name: Franklin Historic District Extension

Classification: District

Owner: Multiple Ownership

Location: Along Third Avenue South in Franklin, Tennessee.

Contributing:		Non-Contributing:	
Buildings	12	Buildings	4
Structures	1	Structures	0
Sites	0	Sites	0
Total:	13	Total:	4

Description:

The Franklin Historic District extension is a one block area of Third Avenue, South in Franklin, Tennessee. The district contains 12 residences, all of which are contributing to the district. Within this one block are also one contributing structure, four non-contributing buildings and a vacant lot. This block displays large shade trees, concrete sidewalks and fairly uniform setbacks and placement of the residences.

The majority of structures on this block were constructed prior to 1900 and reflect 19th century architectural styles. The oldest house on the block is the Miller-Beaseley House constructed in 1866. The Simms-Brown House is also a notable Italianate design built ca. 1880. The other residences on the street are primarily one and two-story frame residences constructed between 1880 and 1900. These homes were built in vernacular side passage, T-plan, central passage and pyramidal roof forms of the period. They share similar detailing such as eave vergeboard, milled porch posts and arched windows.

Since 1900, few alterations have occurred in this block. While some additions have taken place to several of the residences most retain their original design and character. They represent a small but notable grouping of late 19th and early 20th century architecture which was omitted from the original Franklin Historic District boundary (NR-1972). (Frame buildings have weatherboard siding.)

Individual Property Descriptions:

1. 350 3rd Ave South: One-story frame residence built ca.1900; has a side passage entrance and porch, four-over-four sash windows; weatherboard siding. (C)

2. 348 3rd Ave South: One-story, frame, T-plan residence built ca.1890; on main and east facades is a porch with original milled posts; one-over-one sash windows and eave returns. (C)

3. 334 3rd Ave South: One-story frame, pyramidal roof residence built ca.1905; entrance has large sidelights and transom; one-over-one sash windows and eave vergeboard; at the roofline is a hipped dormer with diamond light windows. (C) At the rear are three non-contributing outbuildings.

4. 324 3rd Ave South: One-story frame, ca.1880 residence extensively altered with addition but still retains enough integrity to be contributive to the district; original details include porch with milled posts and square baluster railing; six-over-six sash windows. (C) At the rear is a contributing ca. 1880 frame shed.

5. 320 3rd Ave South: One-story frame ca.1890, side-passage residence; entrance has sidelights and transom; windows are four-over-four sash; porch has original simple square posts.(C).

6. 318 3rd Ave South: One-story, frame, side-passage residence built ca.1890; entrance has sidelights and transom; windows are one-over-one sash; porch has original square posts. (C).

7. 312 3rd Ave South: One-story frame, T-plan residence built ca.1890; entrance has original transom; windows are both one-over-one and four-over-four sash; eave vergeboard; porch has original square posts; added tile siding. (C).

8. 302 3rd Ave South: Simms-Brown House built ca. 1880; one and a half story brick, Italianate residence; entrance has original glass and frame door and single light transom; porch has original posts and milled balusters; one-story bay window on the main facade; windows are arched one-over-one sash; eave brackets and gable dormers at the roofline.(C).

9. 305 3rd Ave South: Miller-Beaseley House built 1866; one-story brick Greek Revival influenced residence; on main facade is original porch with Doric motif columns and eave dentils; entrance has sidelights and transom; windows are eight-over-eight sash with frame lintels and sills. (C).

10. 315 3rd Ave South: Two-story Italianate, T-plan residence built ca.1880; porch has original milled posts and vergeboard; entrance has original glass and frame door and single light transom; windows are six-over-one sash; eave vergeboard and brackets. (C) At the rear is a non-contributing garage.

11. 321 3rd Ave South: One-story frame, T-plan residence built ca.1890; porch has original milled posts and vergeboard trim; windows are one-over-one sash; entrance has original glass and frame door and single light transom. (C).

12. 339 3rd Ave South: Two-story frame residence built ca.1890; porch has added square posts and railing; windows are nine-over-nine sash on the first story and nine light casement on the second story; pedimented window hoods. (C).

Period of Significance: ca. 1866 - ca. 1905.

Area of Significance: Architecture

Criterion: C

EXHIBIT 6 CURRENT CONDITION 1/4



MAIN HOUSE 334 3rd Ave S 2/4

Exhibit 6

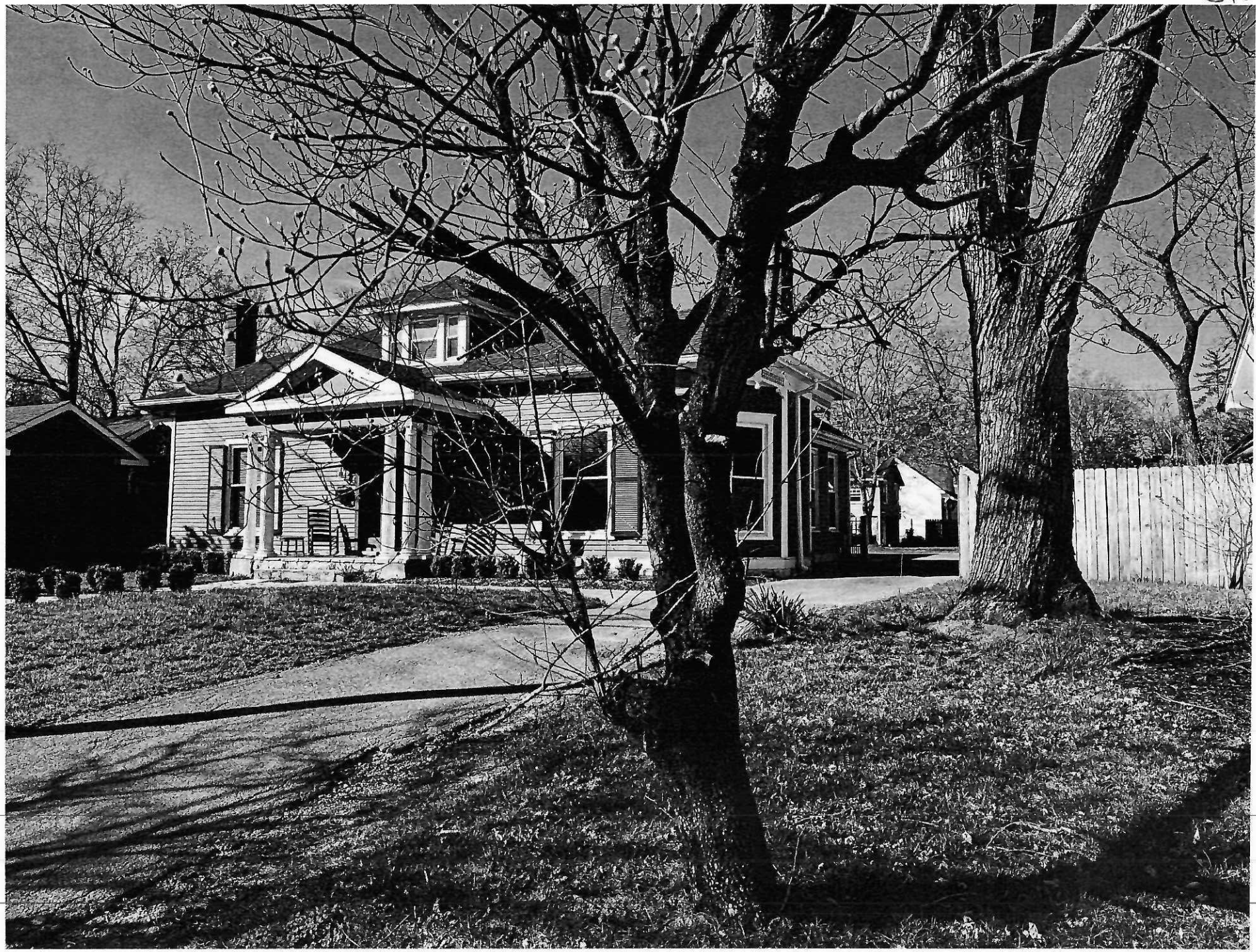


Exhibit 6 334 3rd Ave S No Visual to the back on left side



3/4

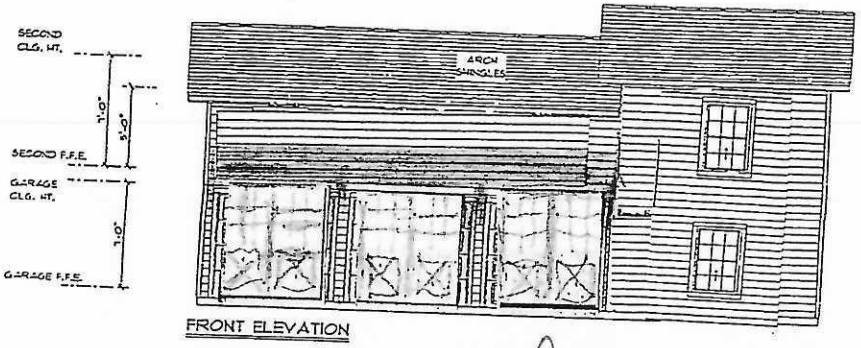
Exhibit 6 334 3rd Ave S Minimum Visual to the back right side



4/4

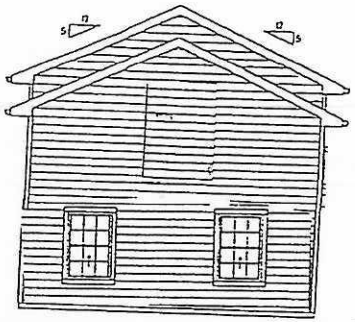
Exhibit 7 1/2

Existing Building/Proposed Elevations Remodel

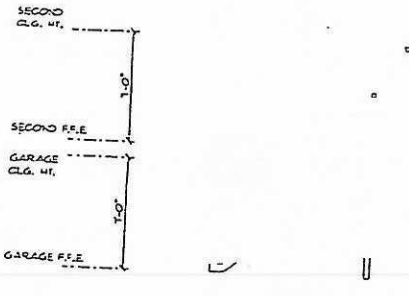


FRONT ELEVATION

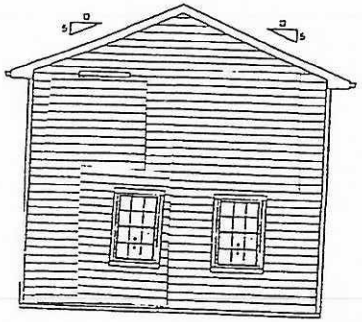
Carriage type doors
French

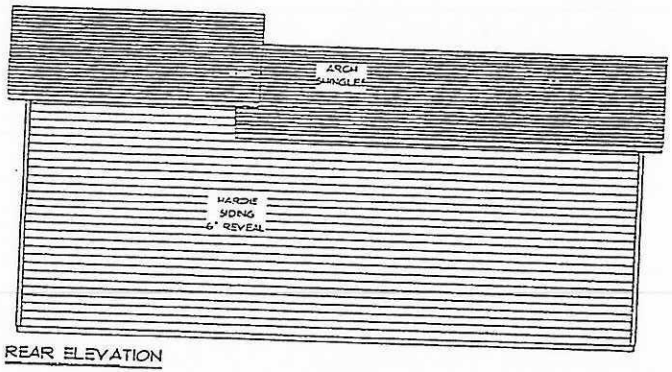


LEFT ELEVATION



RIGHT ELEVATION





REAR ELEVATION

PREMIER
DESIGNS
dmail.com
615.720.7598

DOUG LACKEY
334 3rd Ave. S.
Franklin, TN 37064

Garage Elevations
Scale 1/8" = 1' ON 11"x17" PAPER
Scale 1/4" = 1' ON 24"x36" PAPER

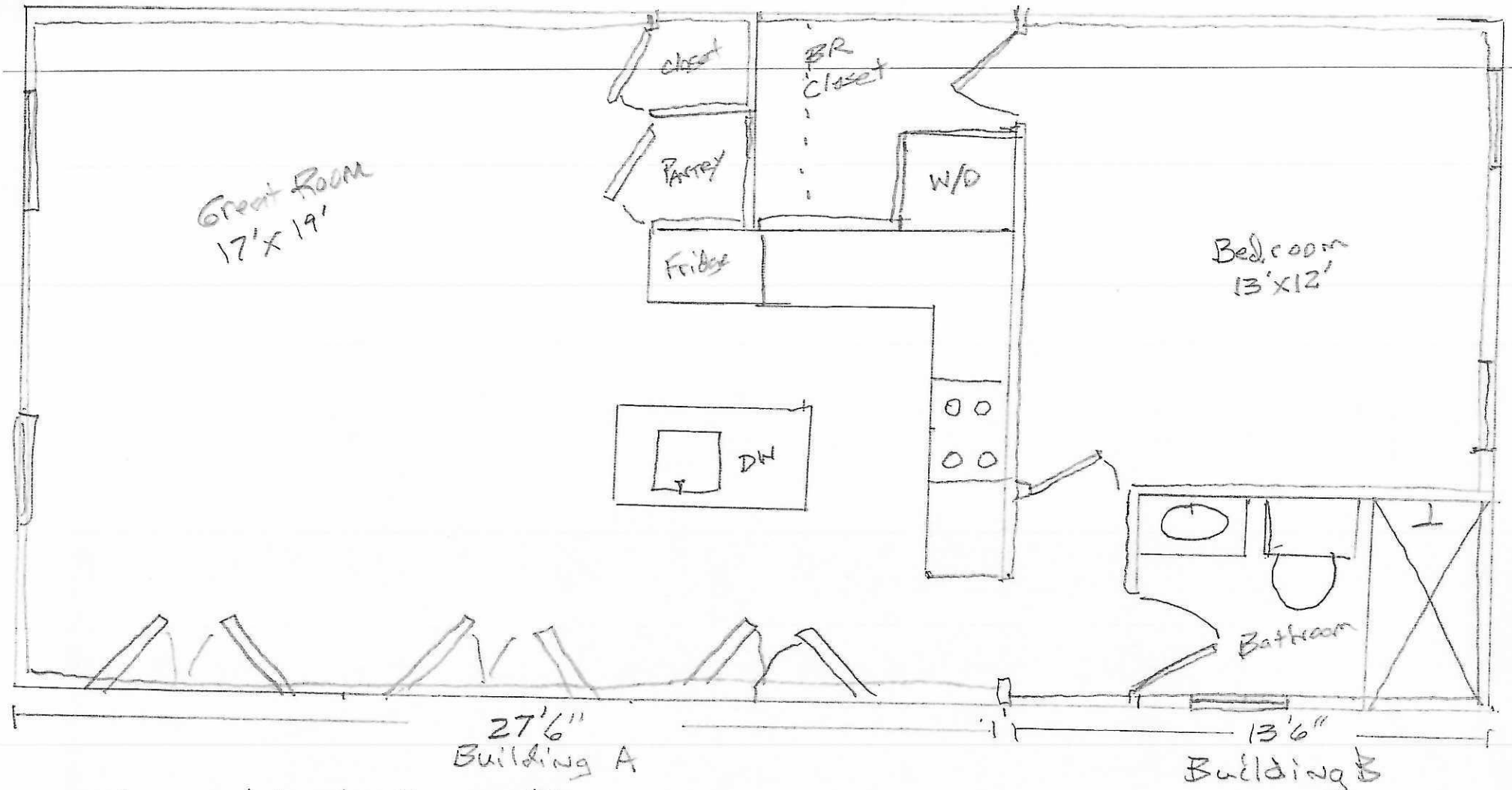
Date: 8-26-24

A-8

Existing Building Proposed 1st Floor Finished Out

Exhibit 7

2/2



NOTES: - These are internal measurements

- 1/4" = 1' scale

MLS Tax Suite™ Powered by CRS Data

Exhibit B

Map for Parcel Address: 334 3rd Ave S Franklin, TN 37064-2620 **Parcel ID:** 078F F 003.00 000



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Information Deemed Reliable But Not Guaranteed.© OpenStreetMap

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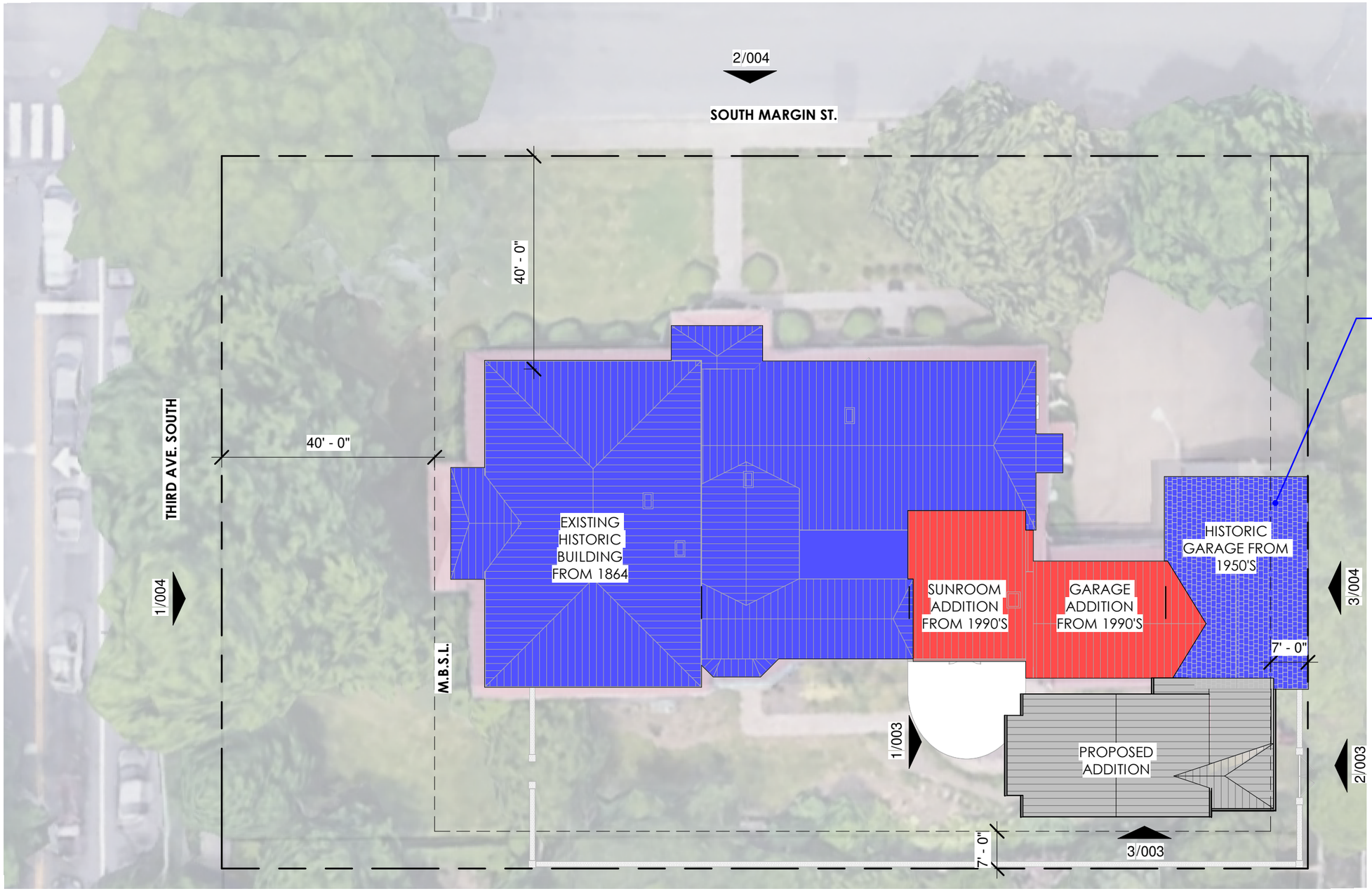
906 STUDIO, PLLC
249 4TH AVENUE N
SUITE 200
FRANKLIN, TN 37064
615.988.9065
906studio.com

VINCE EMMETT ADDITION

305 3RD AVE FRANKLIN, TN 37064

04/14/2025

ADDITION | SITE PLAN
VINCE EMMETT



replace existing shingle roof with metal to match existing

HISTORIC BUILDING	6,773.05 SF
50% HISTORIC	3,386.52 SF
90s ADDITION	1,289.95 SF
PROPOSED ADDITION	**1,182.40 SF**
TOTAL ADDITION	2,472.35 SF

Proposed Addition Footprint is Less than 50% of Historic Building Footprint

Per Franklin Historic Design Guideline, landscape surface area in the Planned District (PD) should not exceed 35%

SITE	27,302.00 SF
35% OF SITE	9,555.70 SF
EXISTING BUILDING	7,281.12 SF
PROPOSED ADDITION	**998.80 SF**
TOTAL PROPOSED BUILDING	**8,279.92 SF**

SITE PLAN

1" = 20'-0"

0' 10' 20' 40'

SCHEMATIC DESIGN

04/14/2025 25.1022 PAGE 001

906 STUDIO ARCHITECTS +INTERIORS

ADDITION | DEMOLITION PLAN

VINCE EMMETT





CURRENT CONDITION OF STORAGE ADDITION

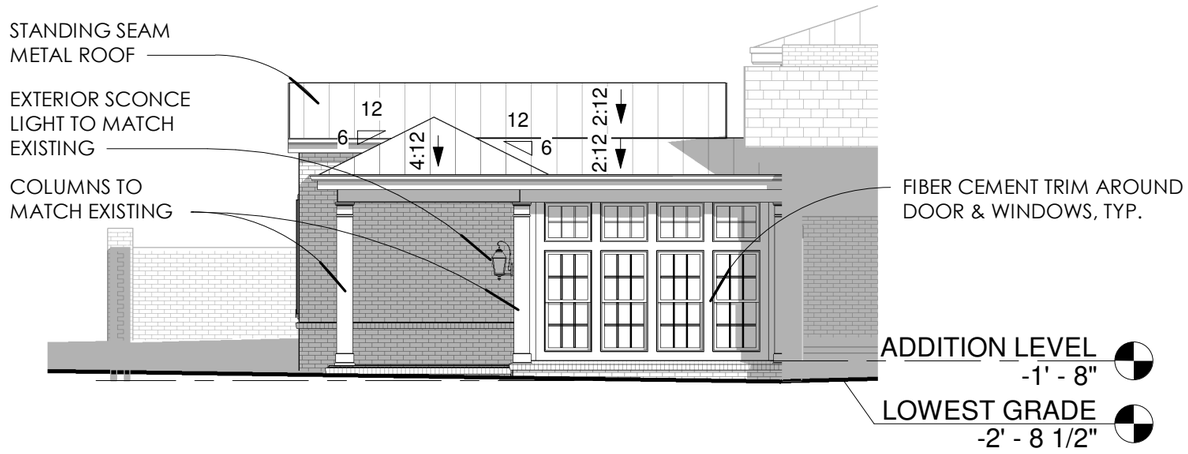
1 DEMOLITION PLAN

1" = 20'-0"

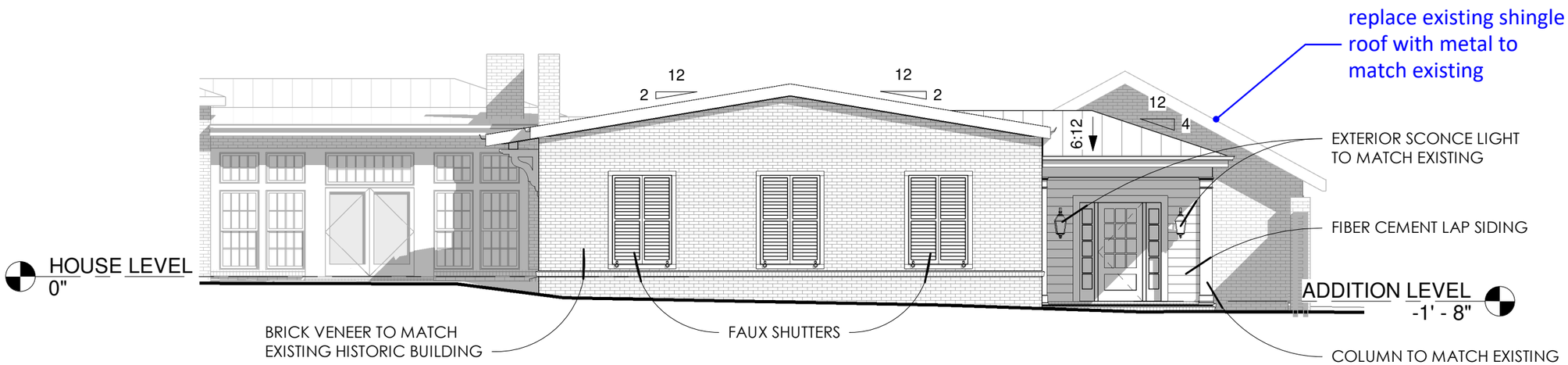
0' 10' 20' 40'



1 SOUTH ELEVATION
1/8" = 1'-0"
0' 4' 8' 16'



2 NORTH ELEVATION
1/8" = 1'-0"
0' 4' 8' 16'



3 EAST ELEVATION
1/8" = 1'-0"
0' 4' 8' 16'



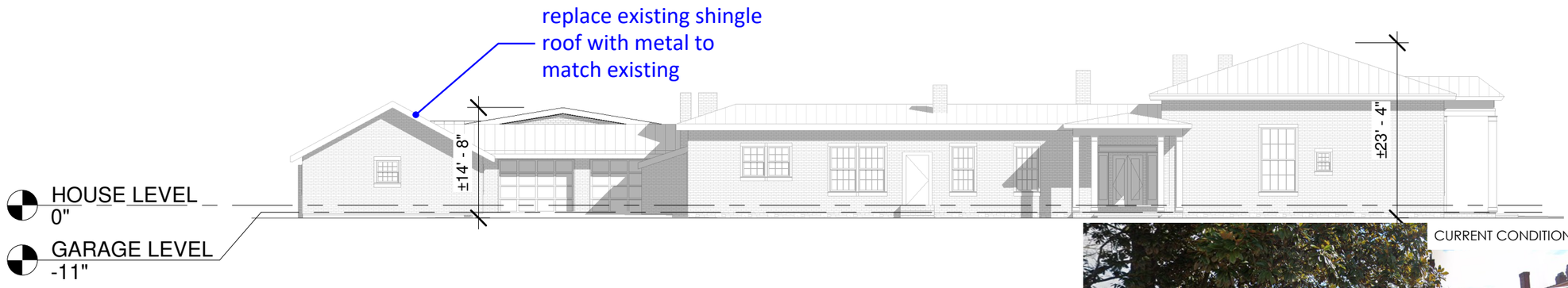


CURRENT CONDITION - 3RD AVE S. ELEVATION

1 3RD AVE S. ELEVATION

1/16" = 1'-0"

0' 8' 16' 32'



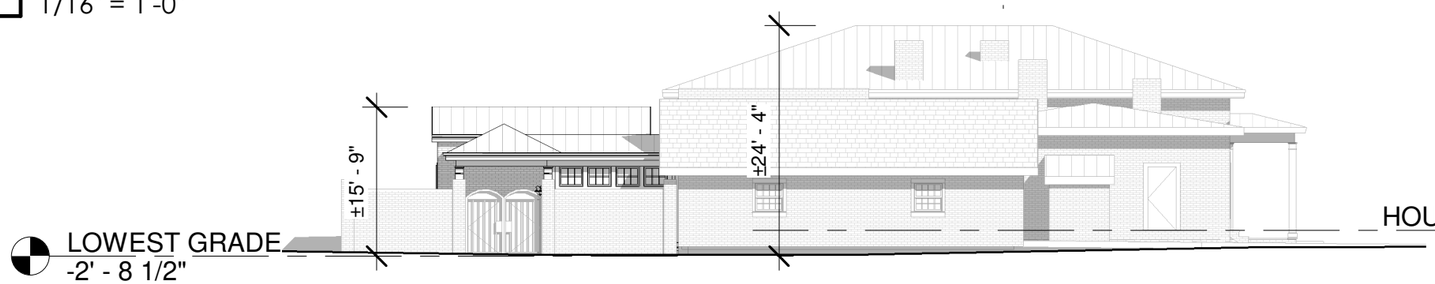


CURRENT CONDITION - S. MARGIN ST. ELEVATION

2 S. MARGIN ST. ELEVATION

1/16" = 1'-0"

0' 8' 16' 32'





CURRENT CONDITION - ADJACENT LOT ELEVATION

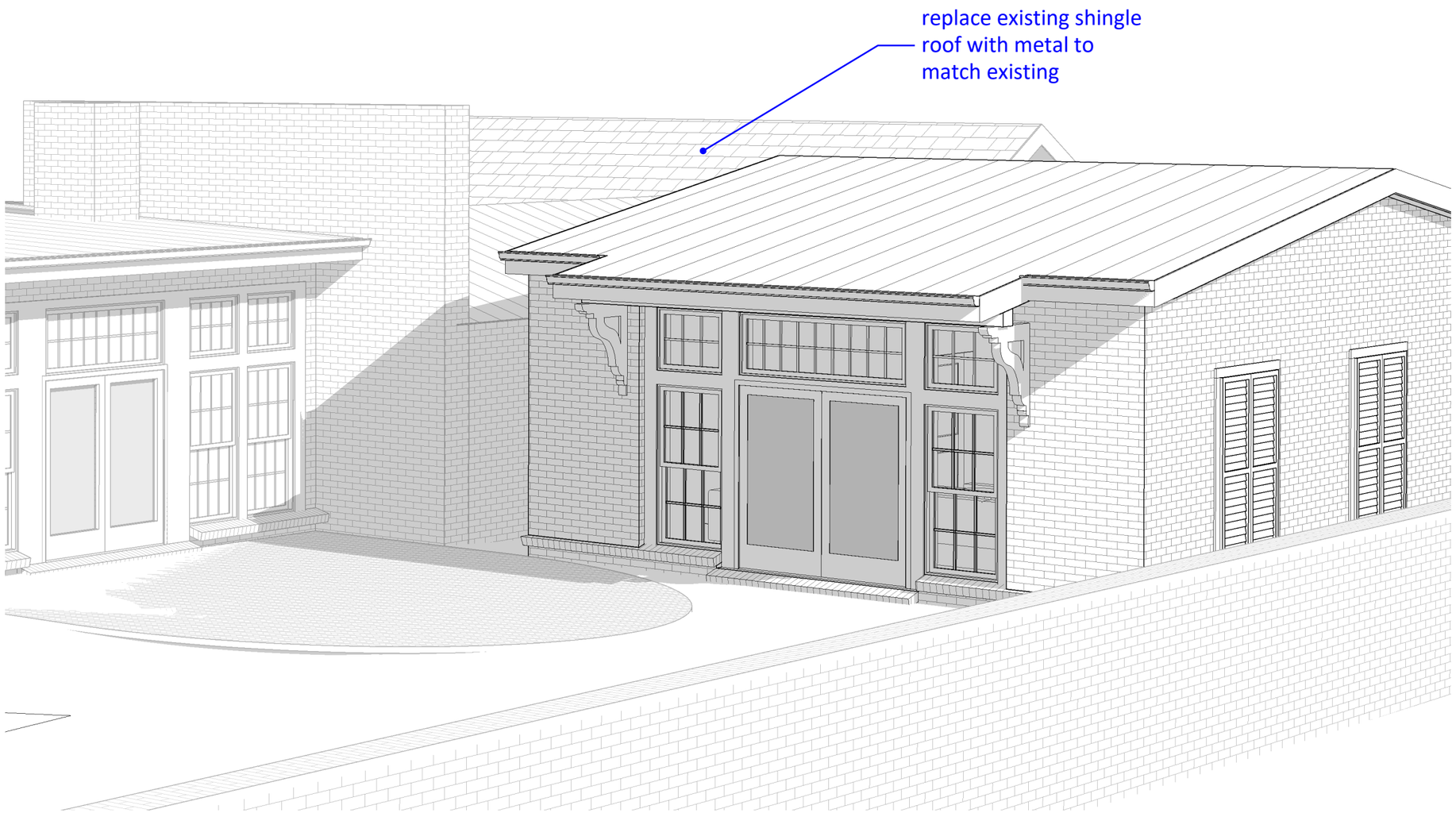
3 ADJACENT LOT ELEVATION

1/16" = 1'-0"

0' 8' 16' 32'

ADDITION | PERSPECTIVES

VINCE EMMETT





EXISTING BUILDING - SHUTTER FOR FAUX WINDOW



CHARACTER IMAGE - SCREENING ROOM GLASS DOOR



EXISTING BUILDING - SCREENING ROOM
ENTRY DOOR & WINDOWS

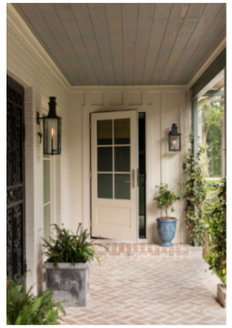
1 VIEW @ SCREENING ROOM



EXISTING BUILDING - BRICK PAVER FOR PORCH



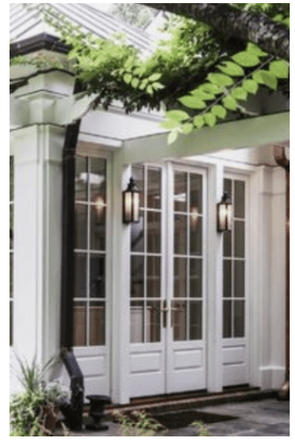
EXISTING BUILDING -
COLUMN DETAIL



CHARACTER IMAGE -
PORCH PAVER & CEILING

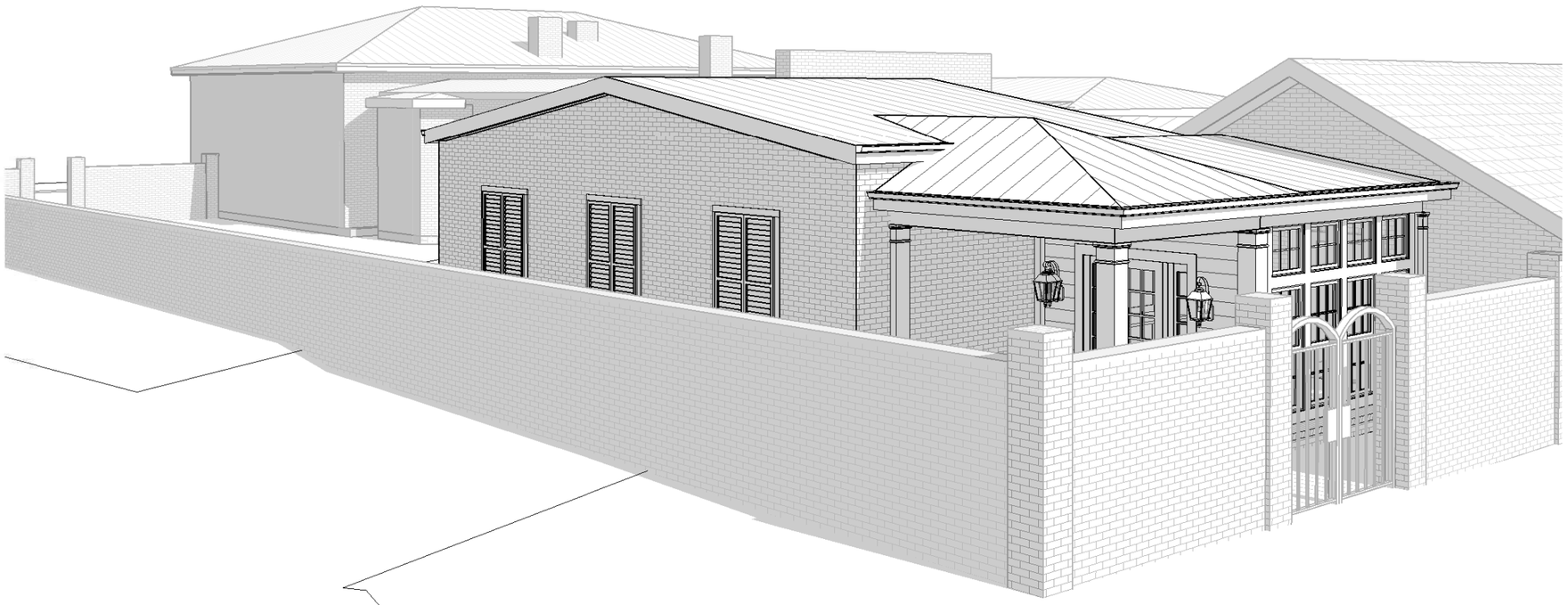


EXISTING BUILDING -
EXTERIOR WALL SCONCE





CHARACTER IMAGE - "GREENHOUSE" LOOK FOR VESTIBULE



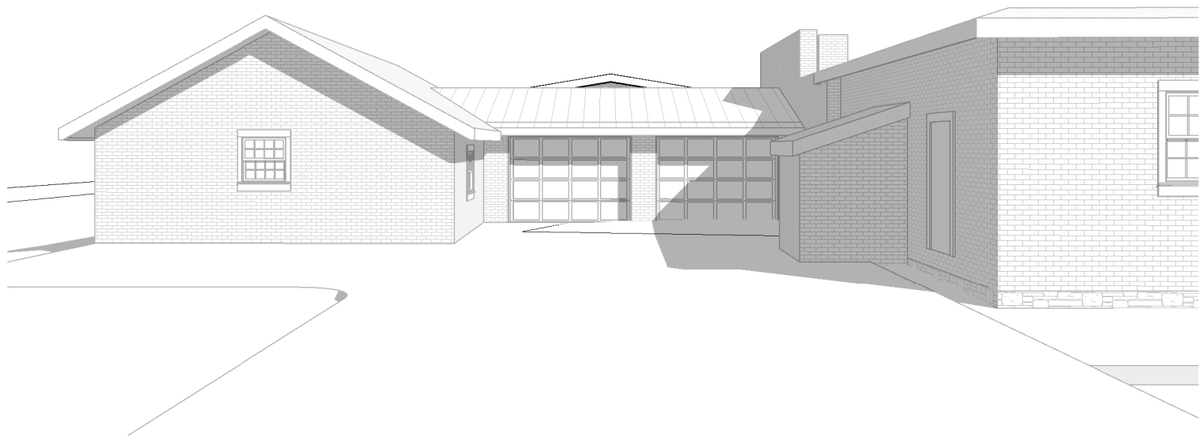
1 VIEW TOWARDS COVERED PORCH





CURRENT CONDITION - VIEW FROM 3RD AVE S.

1 VIEW FROM 3RD AVE S.





CURRENT CONDITION - VIEW OF REAR FROM ABOVE

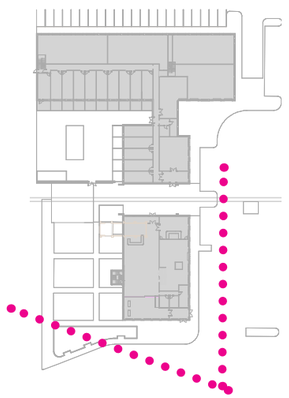
2 VIEW FROM S. MARGIN ST.

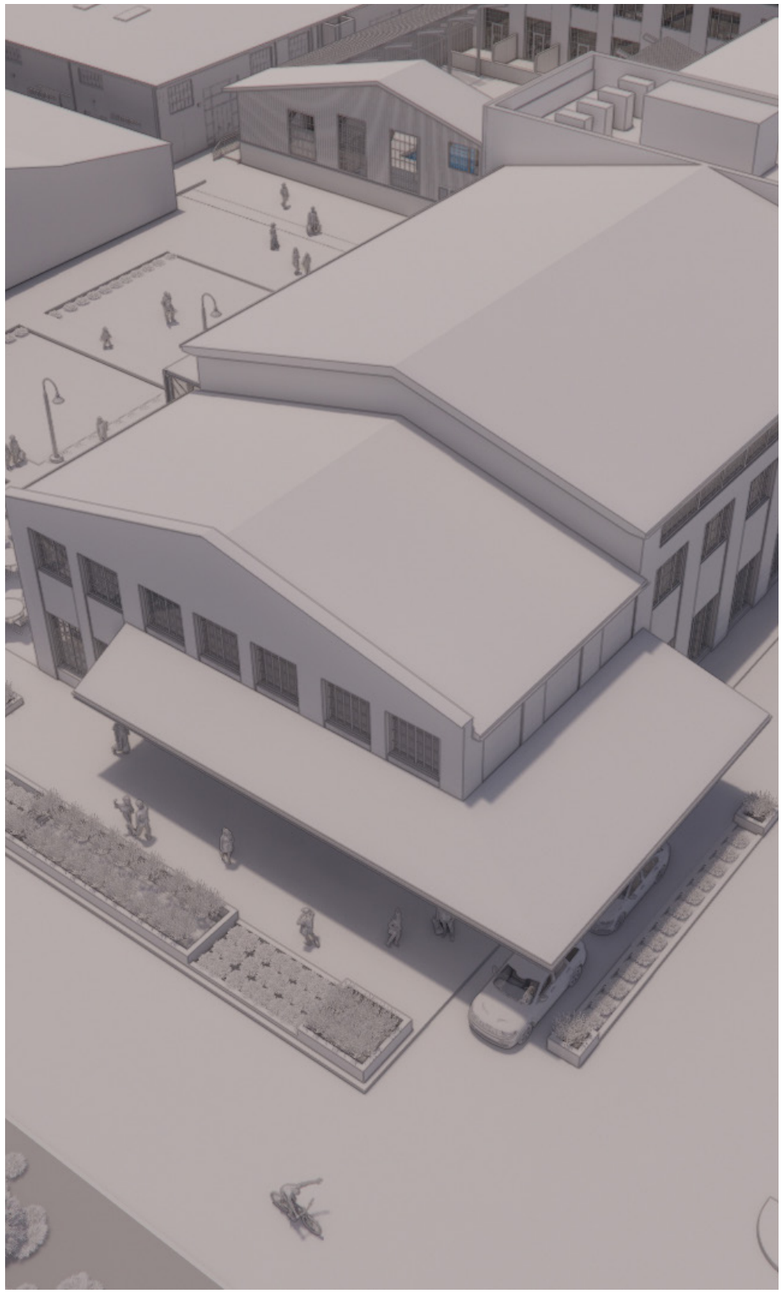
FACTORY AT FRANKLIN

DRC - MARQUEE and NORTH FACADE

2025.04.14

MARQUEE



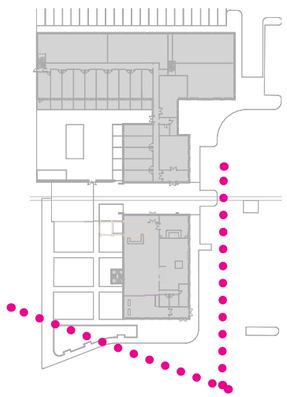






design study
MARQUEE AND NORTH FACADE

View From South-East
FACTORY AT FRANKLIN HOTEL

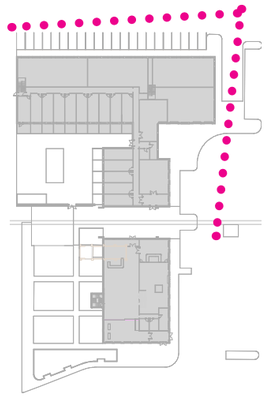




design study
MARQUEE AND NORTH FACADE

View From South-West
FACTORY AT FRANKLIN HOTEL

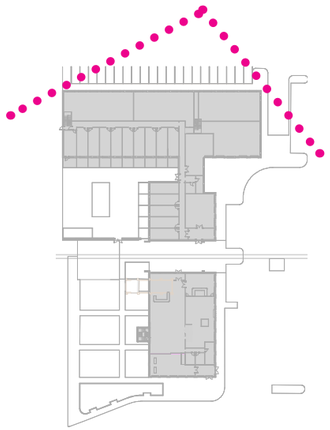
NORTH FACADE





design study
MARQUEE AND NORTH FACADE

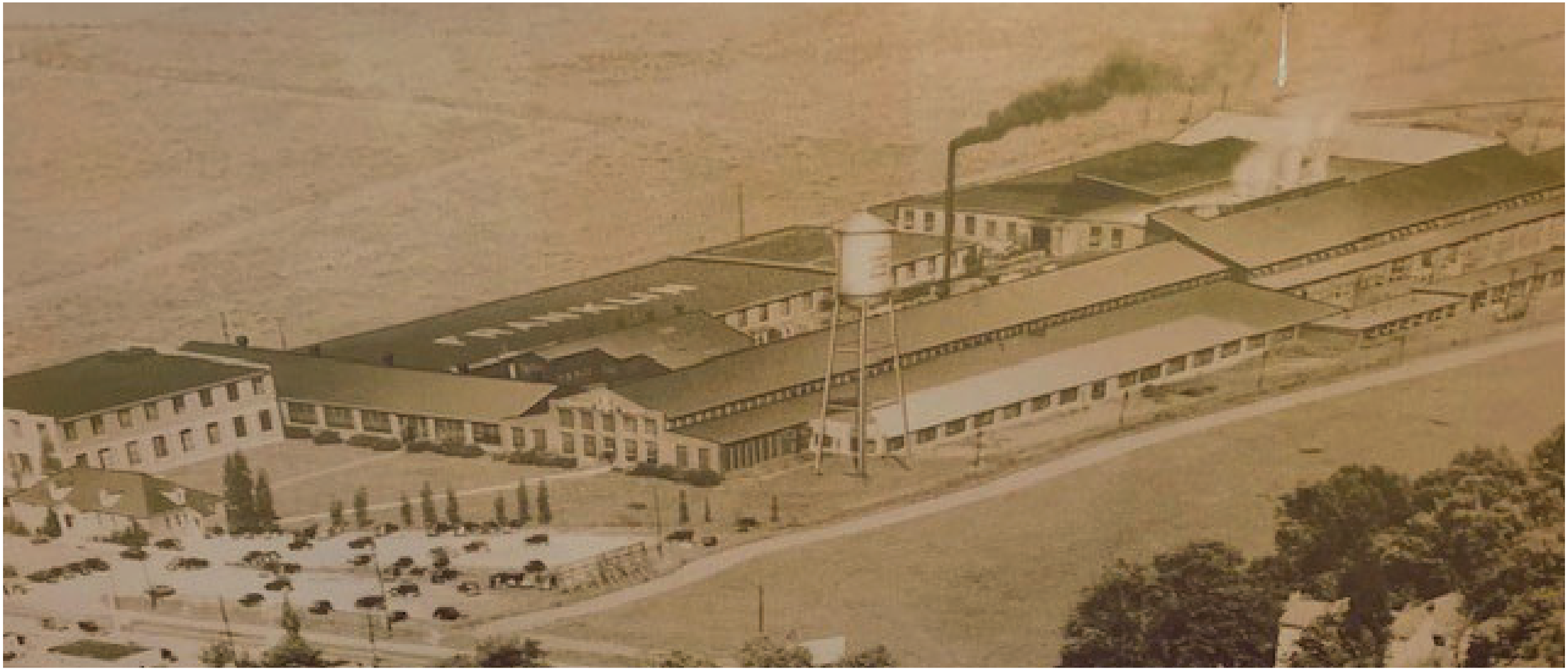
View From North-East
FACTORY AT FRANKLIN HOTEL





design study
MARQUEE AND NORTH FACADE

View From North
FACTORY AT FRANKLIN HOTEL



THE FACTORY

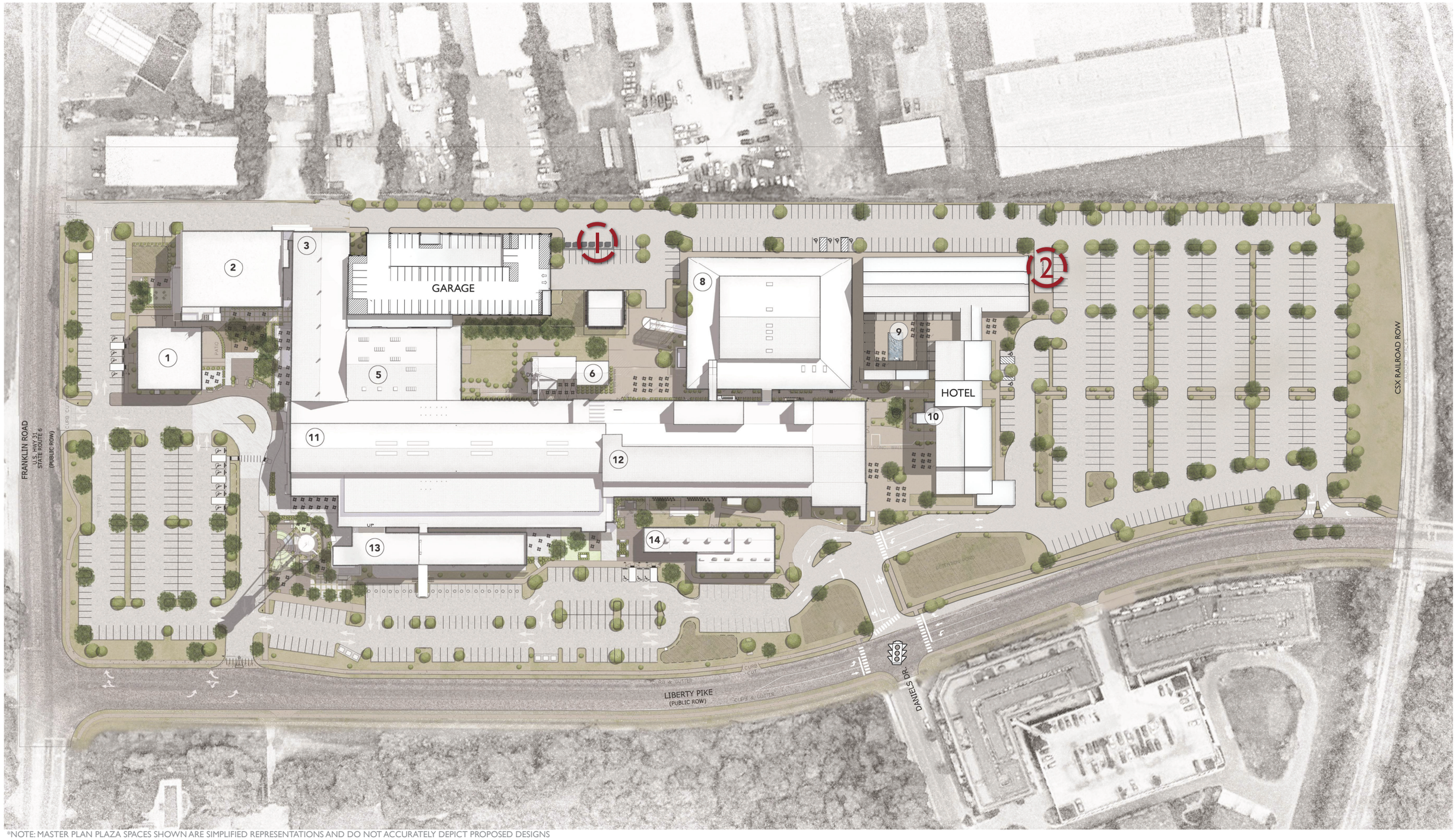
FRANKLIN, TN

DRC SUBMITTAL
04/14/2025

HOLLADAY PROPERTIES

GAMBLE DESIGN COLLABORATIVE

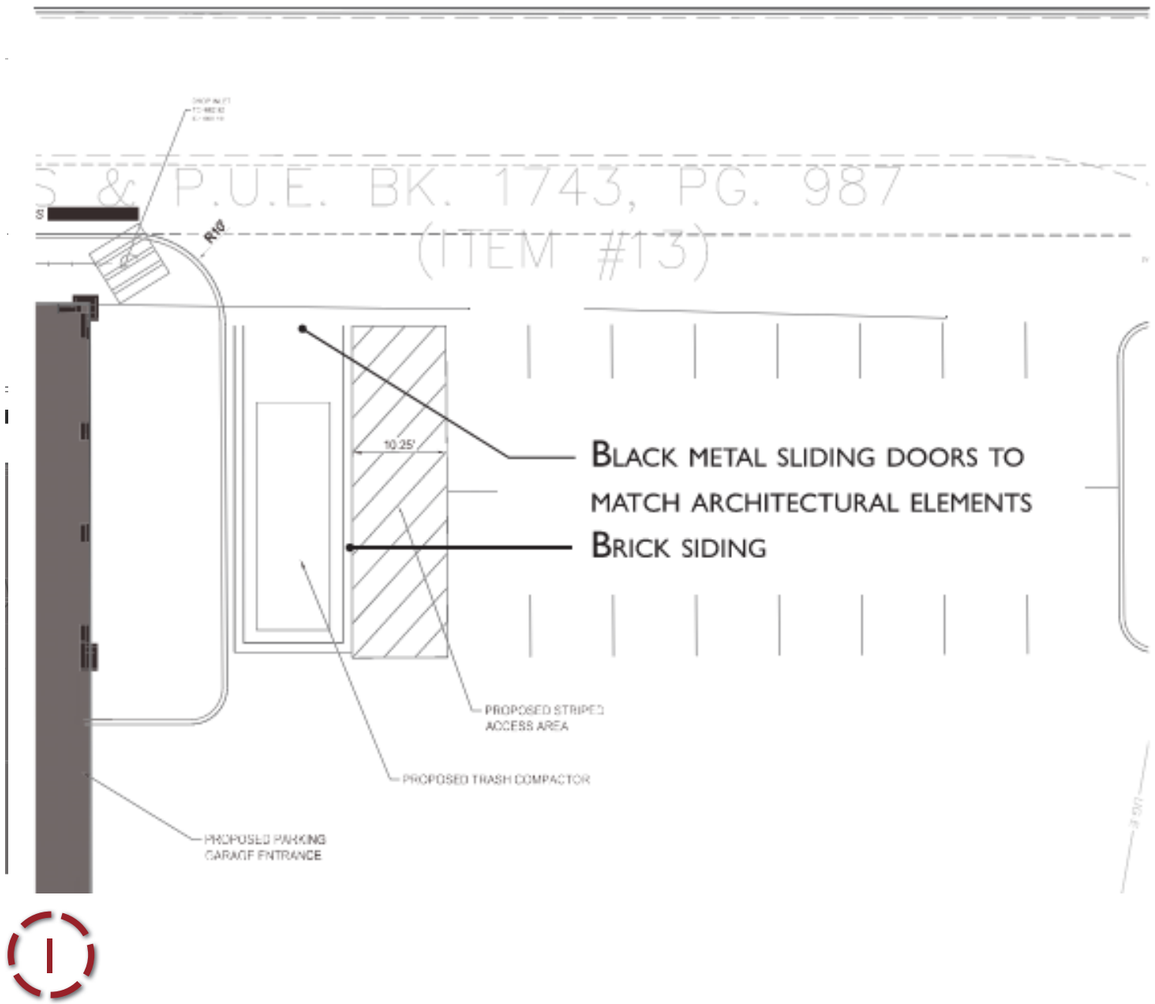
CENTRIC ARCHITECTURE



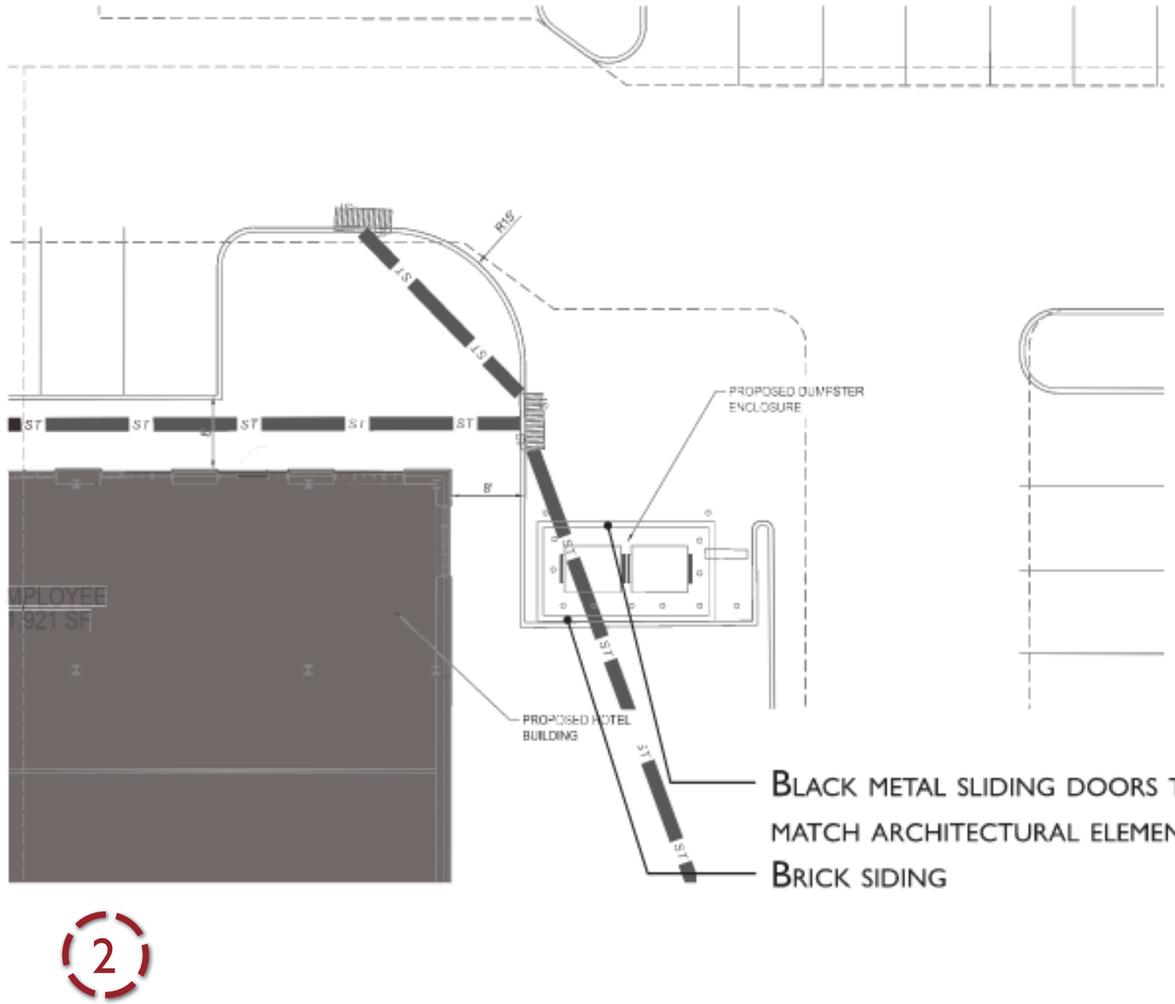
*NOTE: MASTER PLAN PLAZA SPACES SHOWN ARE SIMPLIFIED REPRESENTATIONS AND DO NOT ACCURATELY DEPICT PROPOSED DESIGNS

REFUSE AREA - LOCATIONS

HOLLADAY PROPERTIES
GAMBLE DESIGN COLLABORATIVE
FULMER LUCAS
CENTRIC ARCHITECTURE


& P.U.E. BK. 1743, PG. 987
(ITEM #13)
R10'
10.25'
BLACK METAL SLIDING DOORS TO MATCH ARCHITECTURAL ELEMENTS
BRICK SIDING
PROPOSED STRIPED ACCESS AREA
PROPOSED TRASH COMPACTOR
PROPOSED PARKING GARAGE ENTRANCE

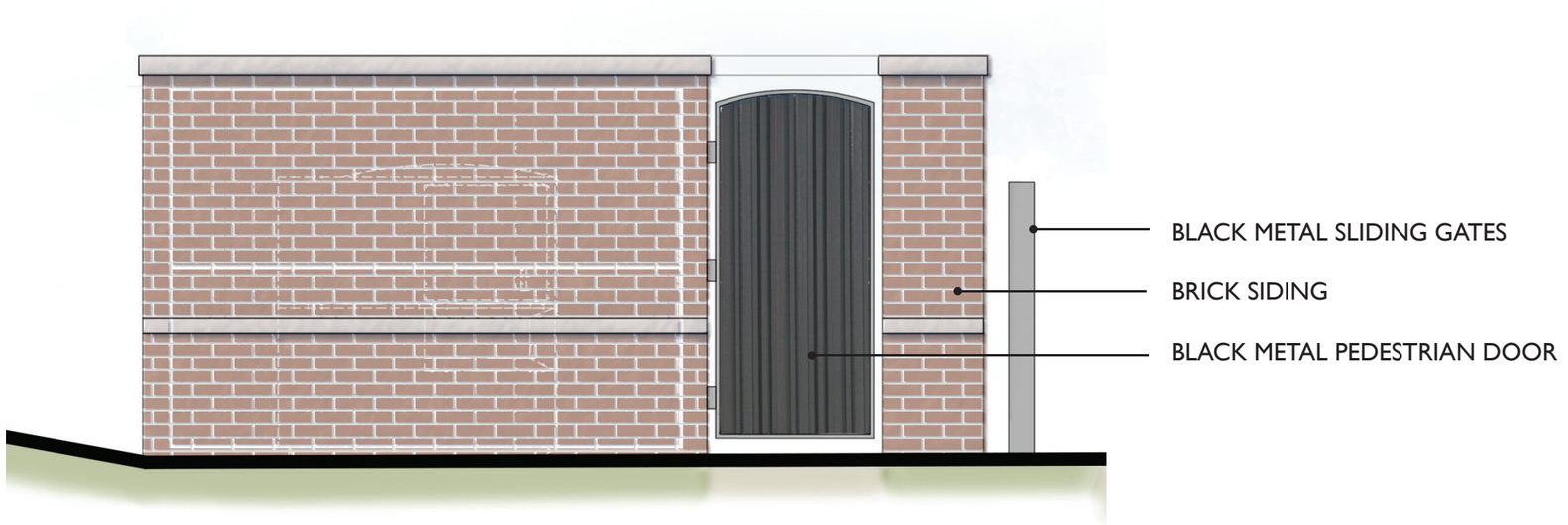
1


R10'
ST
PROPOSED DUMPSTER ENCLOSURE
8'
PROPOSED HOTEL BUILDING
BLACK METAL SLIDING DOORS TO MATCH ARCHITECTURAL ELEMENTS
BRICK SIDING

2



FRONT ELEVATION - DUMPSTER ENCLOSURE (TYP.)



SIDE ELEVATION - DUMPSTER ENCLOSURE (TYP.)

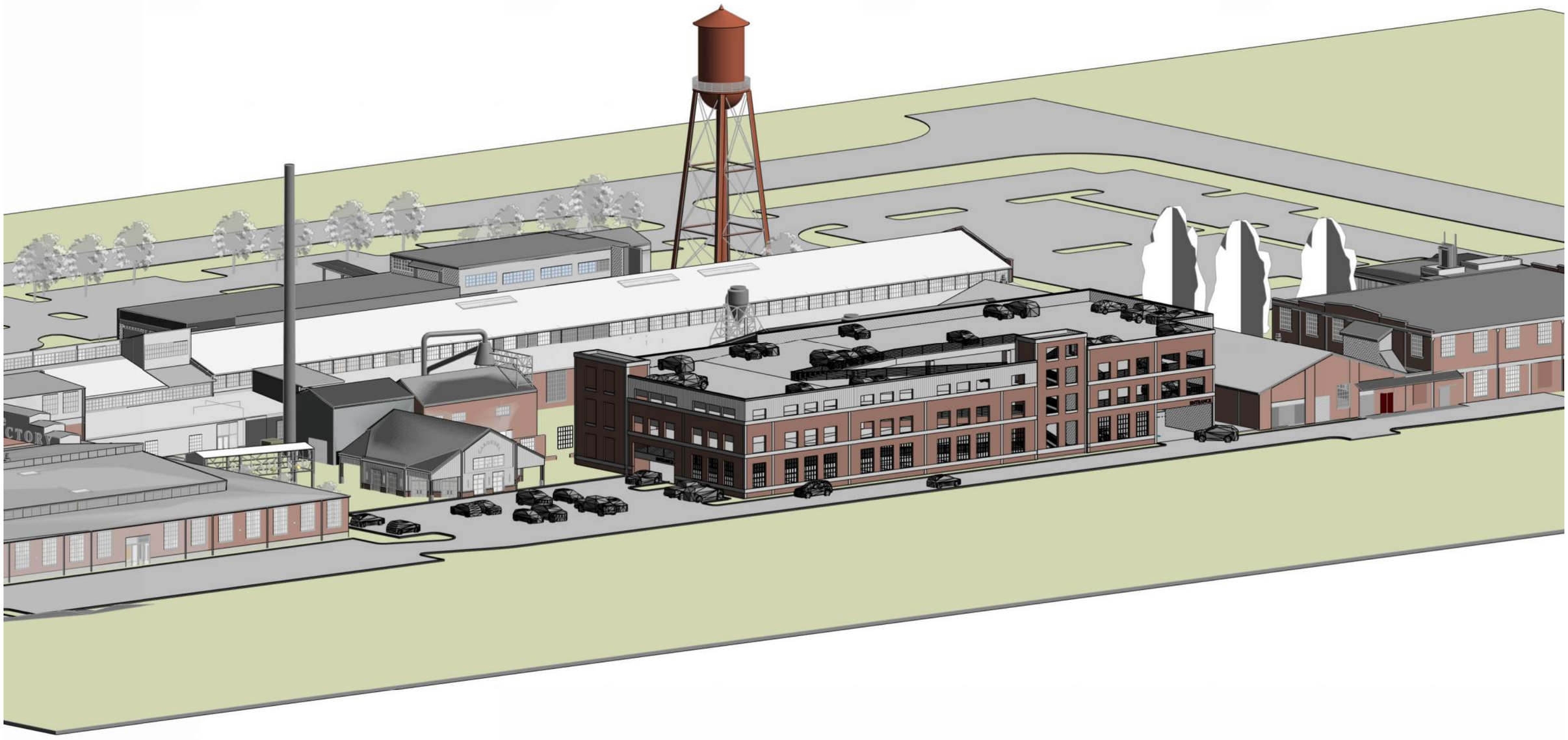
THE FACTORY AT FRANKLIN

PARKING GARAGE | DRC SUBMISSION

04.14.2025

CENTRIC
ARCHITECTURE

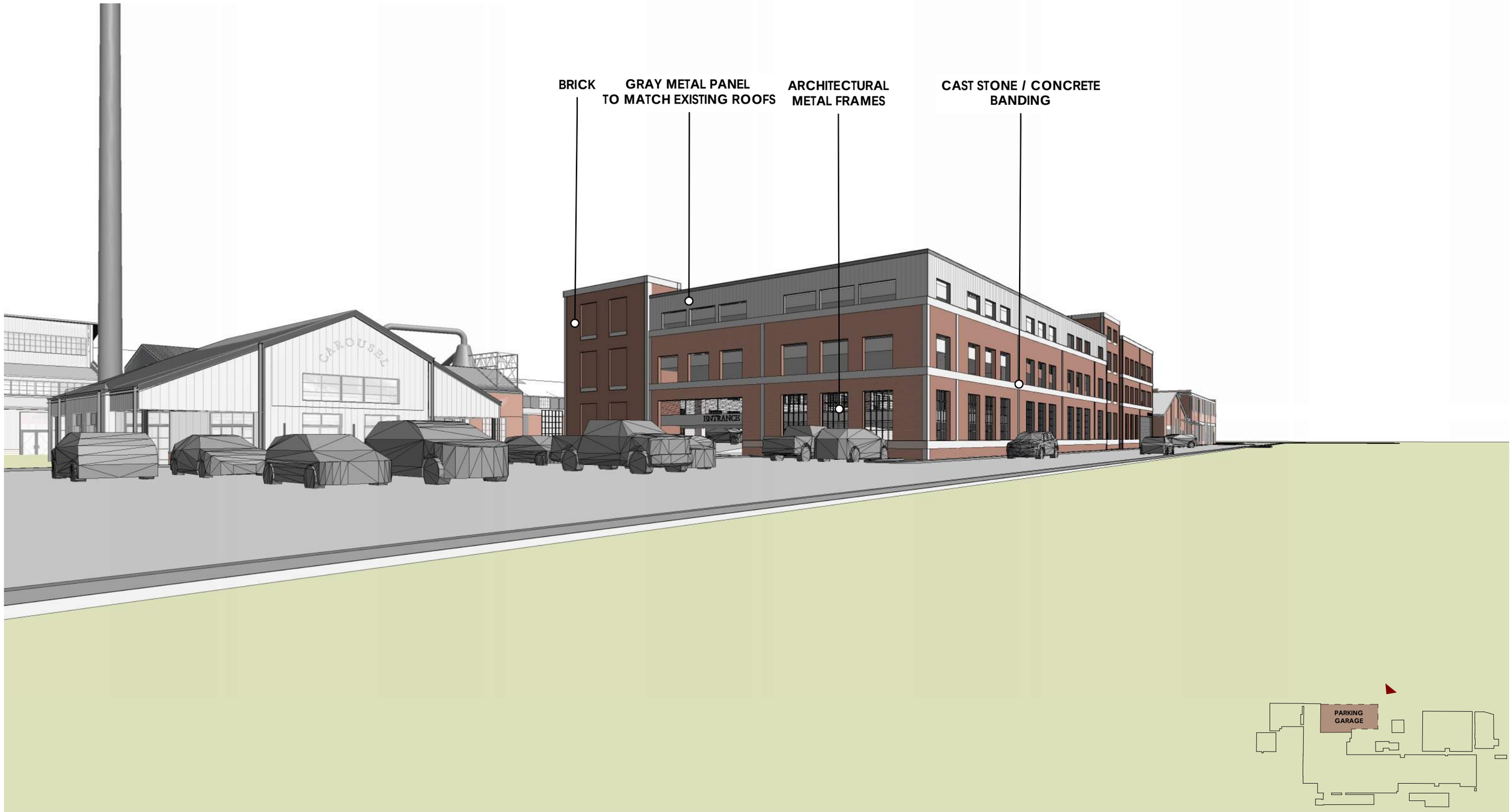
AERIAL VIEW



FACTORY AT FRANKLIN
PARKING GARAGE
04/14/25

CENTRIC
ARCHITECTURE

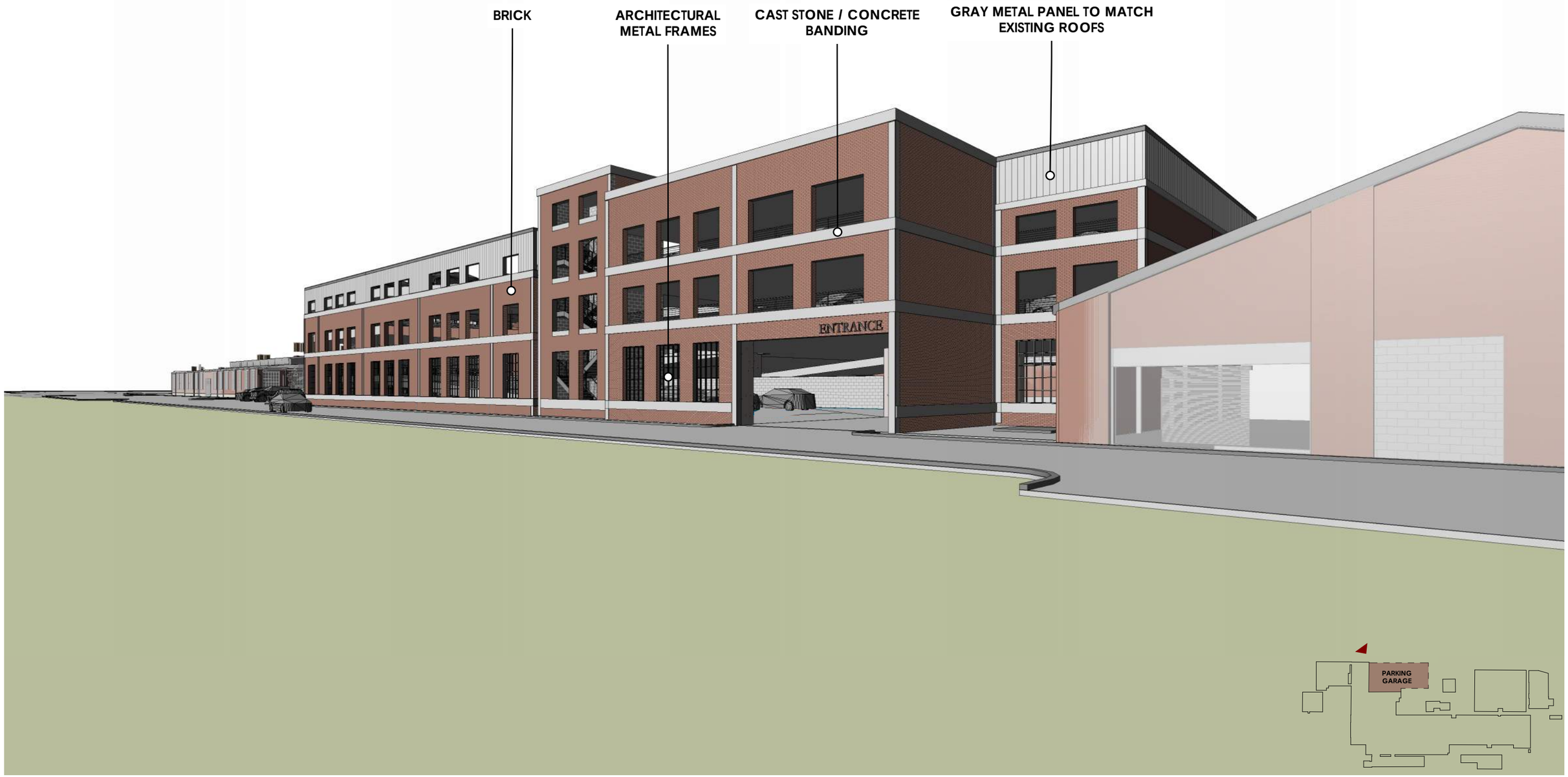
GROUND VIEW 01



FACTORY AT FRANKLIN
PARKING GARAGE
04/14/25

CENTRIC
ARCHITECTURE

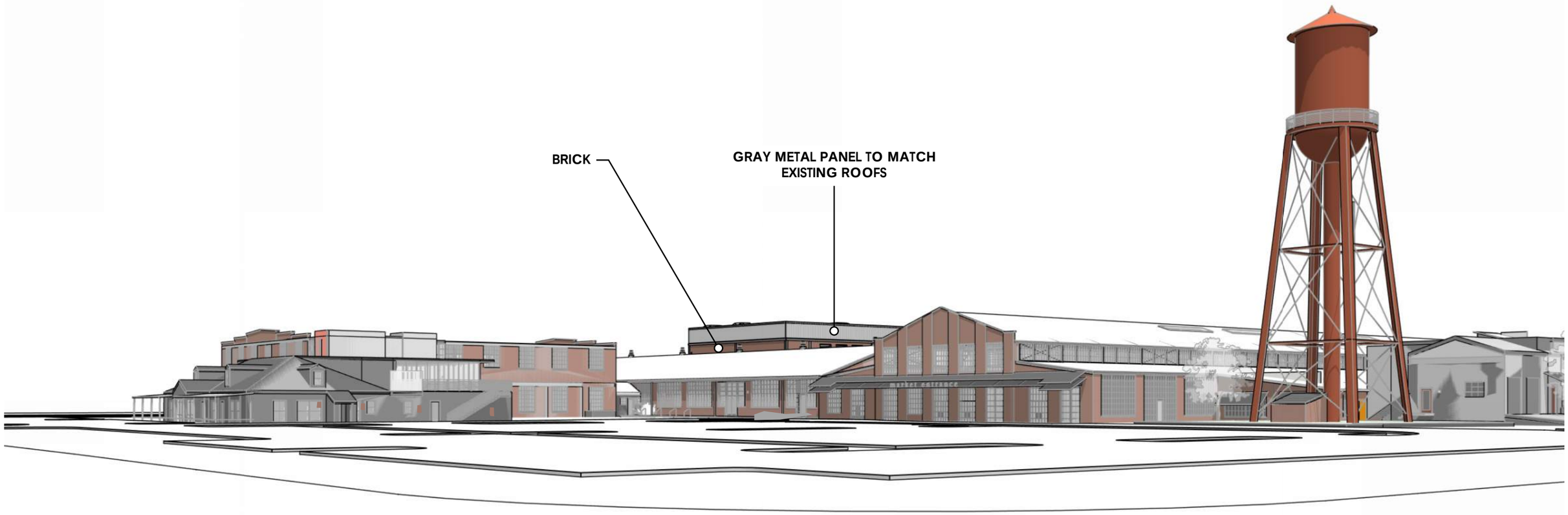
GROUND VIEW 02

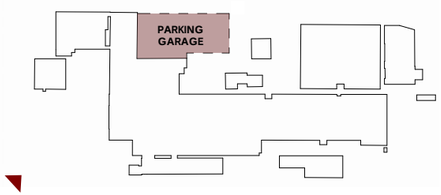


FACTORY AT FRANKLIN
PARKING GARAGE
04/14/25

CENTRIC ARCHITECTURE

GROUND VIEW 03



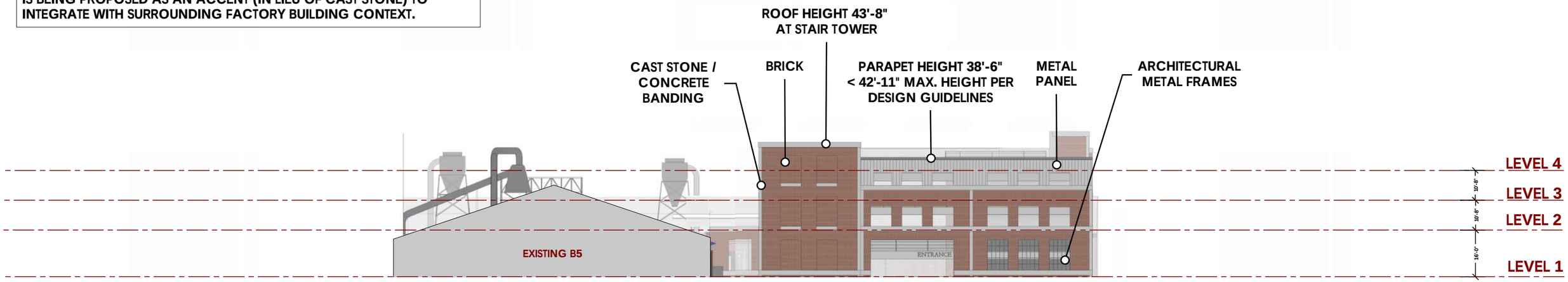


FACTORY AT FRANKLIN
PARKING GARAGE
04/14/25

CENTRIC ARCHITECTURE

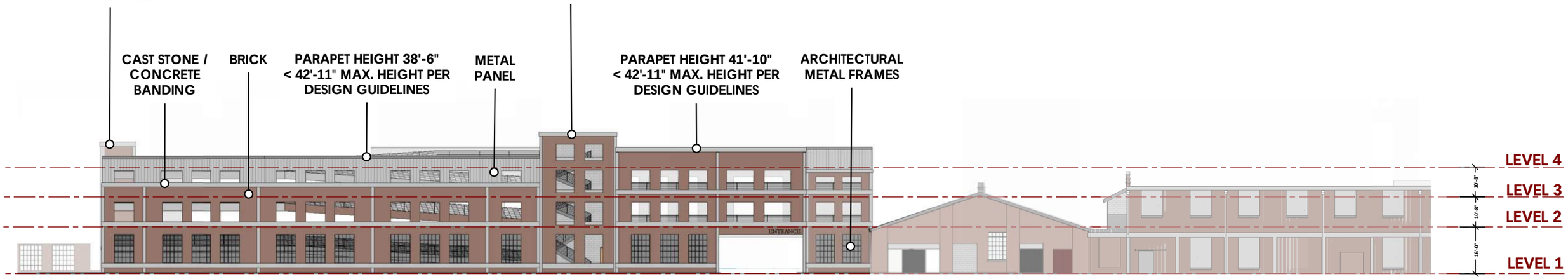
ELEVATIONS

***CONCRETE ACCENT MATERIAL DOES NOT MEET FRANKLIN ZONING ORDINANCE, SEE PERCENTAGES REFLECTED PER ELEVATION. CONCRETE IS BEING PROPOSED AS AN ACCENT (IN LIEU OF CAST STONE) TO INTEGRATE WITH SURROUNDING FACTORY BUILDING CONTEXT.**



EAST ELEVATION

TOTAL FACADE (MINUS OPENINGS): 3512 SF
ACCENT MATERIAL (METAL PANEL): 478 SF (14%)
*ACCENT MATERIAL (METAL PANEL + CONCRETE): 1111 SF (32%)



NORTH ELEVATION

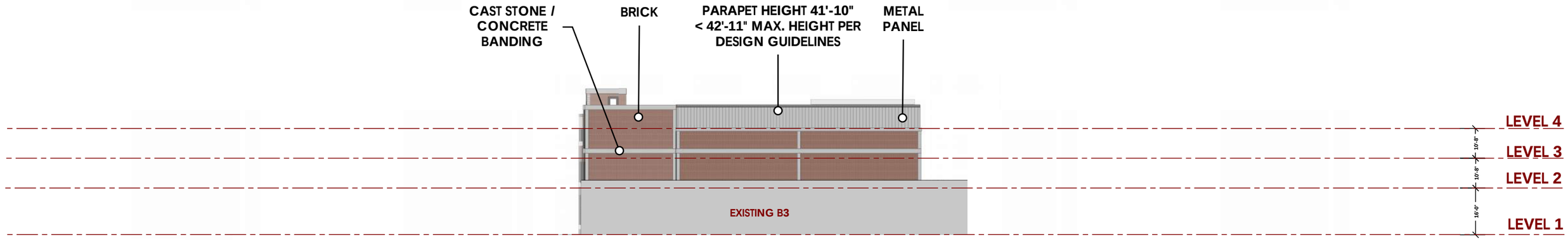
TOTAL FACADE (MINUS OPENINGS): 7421 SF
ACCENT MATERIAL (METAL PANEL): 1151 (15%)
*ACCENT MATERIAL (METAL PANEL + CONCRETE): 2773 SF (37%)

FACTORY AT FRANKLIN
PARKING GARAGE
04/14/25

CENTRIC ARCHITECTURE

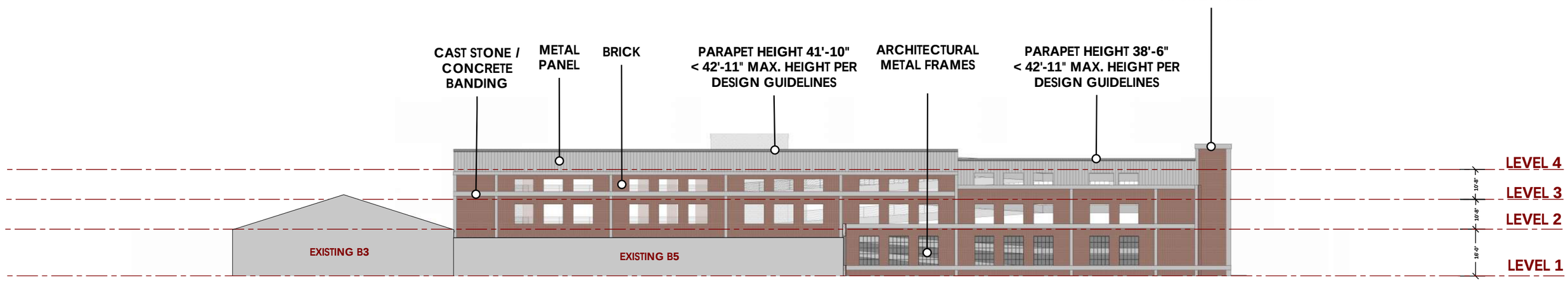
ELEVATIONS

***CONCRETE ACCENT MATERIAL DOES NOT MEET FRANKLIN ZONING ORDINANCE, SEE PERCENTAGES REFLECTED PER ELEVATION. CONCRETE IS BEING PROPOSED AS AN ACCENT (IN LIEU OF CAST STONE) TO INTEGRATE WITH SURROUNDING FACTORY BUILDING CONTEXT.**



WEST ELEVATION

TOTAL FACADE (MINUS OPENINGS): 2525 SF
ACCENT MATERIAL (METAL PANEL): 561 SF (22%)
*ACCENT MATERIAL (METAL PANEL + CONCRETE): 929 SF (37%)



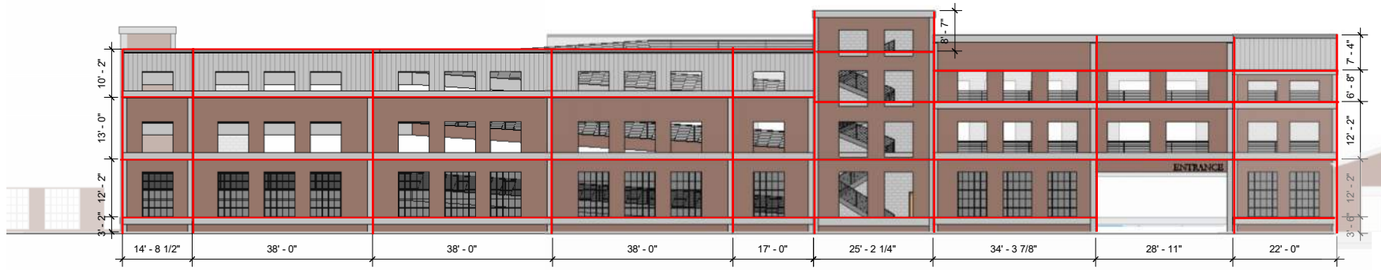
SOUTH ELEVATION

TOTAL FACADE (MINUS OPENINGS): 7248 SF
ACCENT MATERIAL (METAL PANEL): 1796 SF (25%)
*ACCENT MATERIAL (METAL PANEL + CONCRETE): 3121 SF (43%)

FACTORY AT FRANKLIN
PARKING GARAGE
04/14/25

CENTRIC ARCHITECTURE

ELEVATION | PANELS



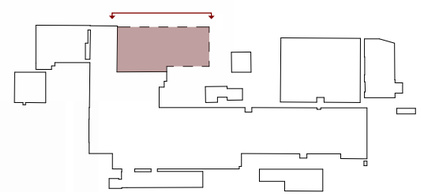
PROPOSED GARAGE



EXISTING B3

EXISTING B2

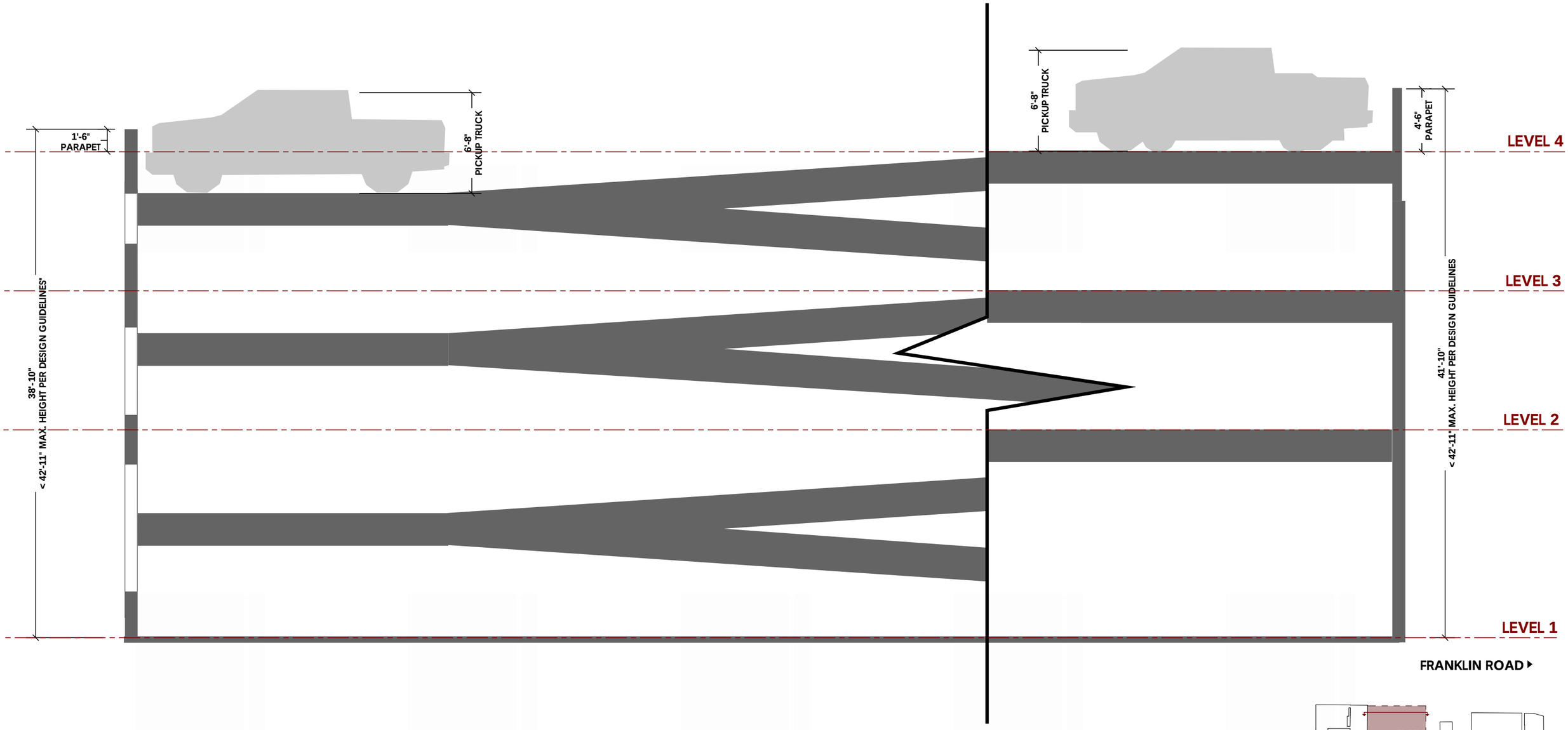
MAX. PANEL DIMENSIONS PER SUPPLIER: 13'-4" X 45'-0"
***ORIENTED HORIZONTALLY OR VERTICALLY**



FACTORY AT FRANKLIN
PARKING GARAGE
04/14/25

CENTRIC
ARCHITECTURE

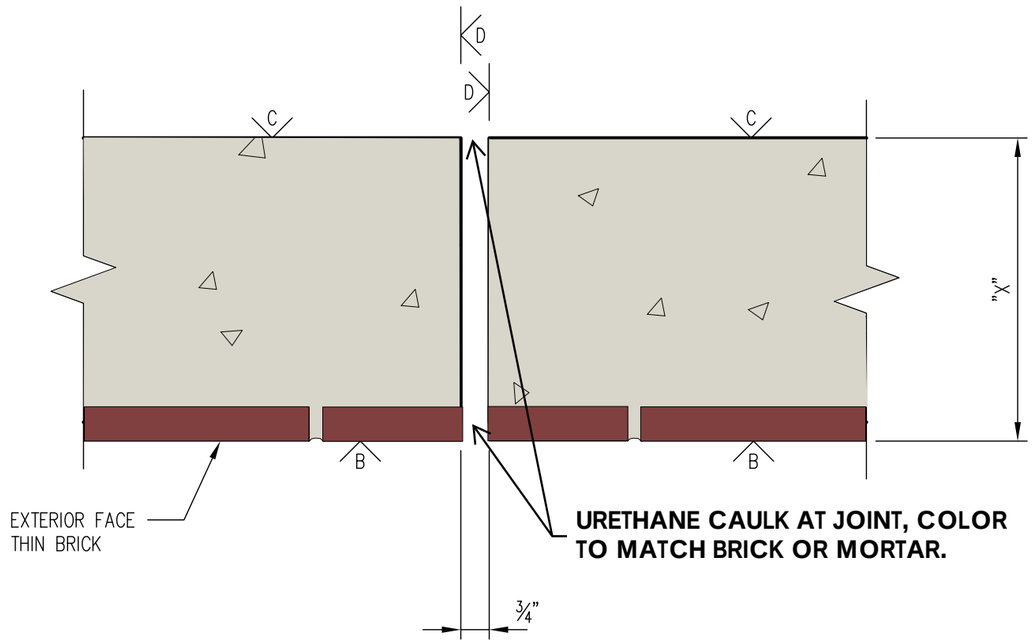
SECTION | PARAPET HEIGHTS



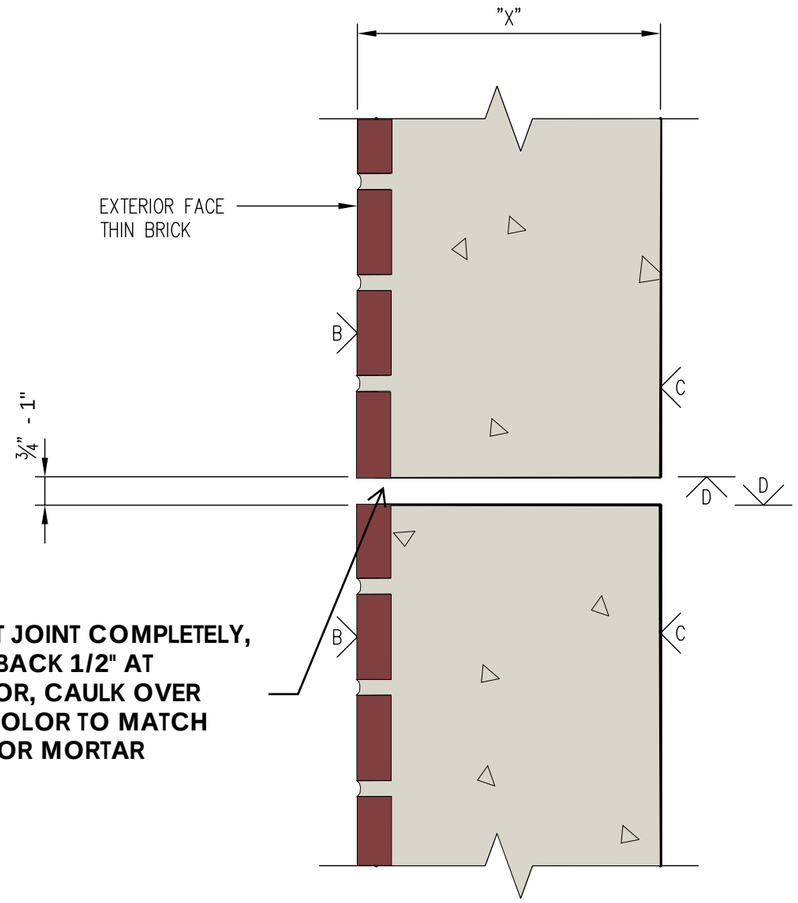
FACTORY AT FRANKLIN
PARKING GARAGE
04/14/25

CENTRIC
ARCHITECTURE

TYPICAL PANEL JOINT DETAIL



TYPICAL VERTICAL JOINT



TYPICAL HORIZONTAL JOINT

SITE CONTEXT | BUILDING 2





FACTORY AT FRANKLIN
PARKING GARAGE
04/14/25

CENTRIC ARCHITECTURE

SITE CONTEXT | BUILDING 3

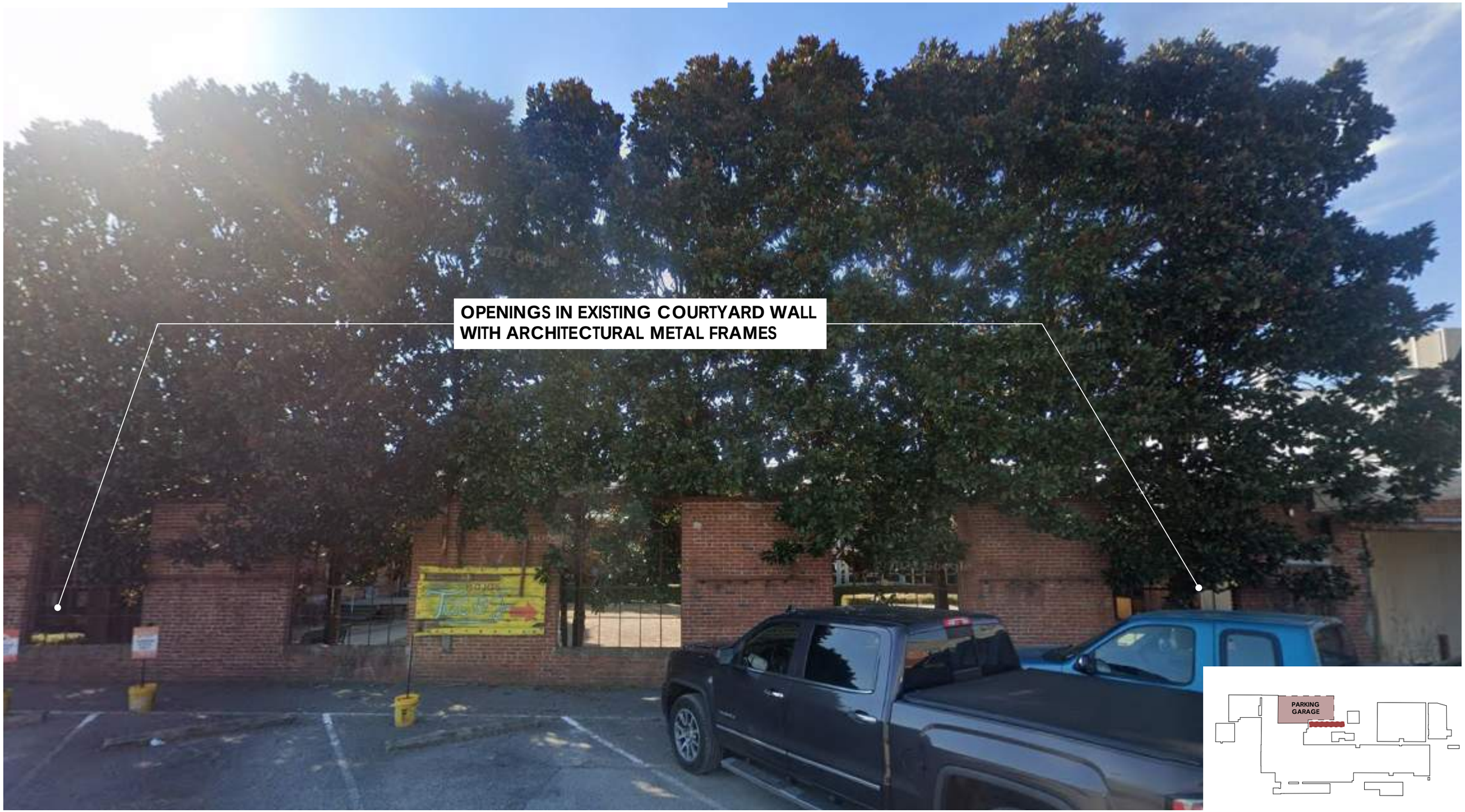




FACTORY AT FRANKLIN
PARKING GARAGE
04/14/25

CENTRIC ARCHITECTURE

SITE CONTEXT | COURTYARD



FACTORY AT FRANKLIN
PARKING GARAGE
04/14/25

CENTRIC
ARCHITECTURE

SITE CONTEXT | PROPOSED BRICK





PROPOSED BRICK SAMPLE | GENERAL SHALE - ENGLISHPUB



NOTE: General Shale photo samples are intended to represent general color range and texture. Precise color fidelity is difficult to replicate. Brick selection should be made from product samples.

Available Sizes

	Height	Length	Thickness*
Modular (stock)	2-1/4”	7-5/8”	1/2”
Engineered	2-3/4”	7-5/8”	1/2”
Utility	3-5/8”	11-5/8”	1/2”
Closure	3-5/8”	7-5/8”	1/2”

*Old Brick Originals ™ Thin Brick can be made available in thicknesses greater than 1/2”

Typical Properties

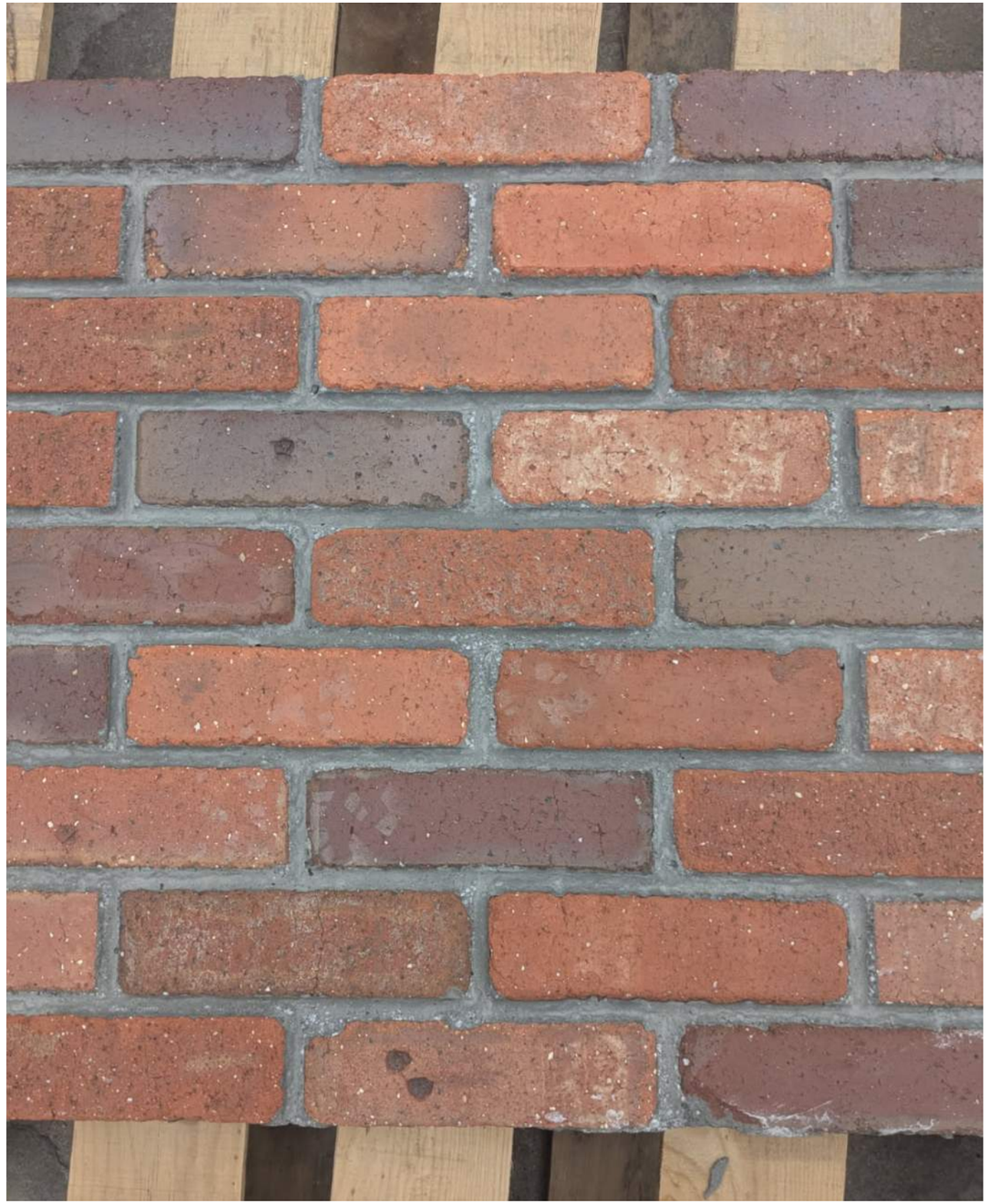
- Grade ASTM C1088: Exterior Grade
- Exceeds ASTM C1088 TBX tolerances (before tumbling)
- Efflorescence per ASTM - rated “Not Effloresced”
- 24 Hour Cold Water Absorption per ASTM C67 Typical 6.3%



PROPOSED BRICK SAMPLE | PRECEDENT IMAGERY



REPRESENTATIVE SAMPLE UTILIZING TUMBLED THIN BRICK CAST IN PRECAST PANELS WITH A CONCAVE MORTAR JOINT



PROPOSED METAL SAMPLE | PAC-CLAD HWP METAL PANEL, RIBBED

HWP

PRECISION SERIES WALL PANELS

MATERIALS

.032 aluminum
.040 aluminum
.050 aluminum
24 gauge steel
22 gauge steel

SPECS

12" or 16" Wide
7/8" High





AVAILABLE WITH OR WITHOUT CLIP

PRODUCT FEATURES

- No-clip panel, or clip installation for expansion/contraction
- Panel depth of 7/8"
- Cost-effective installation
- Horizontal or vertical installation
- Panel lengths:
  30' maximum for steel;
  22' maximum for aluminum on the thru-fastened leg; longer lengths available on clip panels

MATERIAL

- 48 stocked colors (24 gauge steel)
- 17 Stocked colors (22 gauge steel)
- 34 stocked colors (.032 aluminum)
- 26 stocked colors (.040 aluminum)
- 21 stocked colors (.050 aluminum)
- Galvalume Plus available

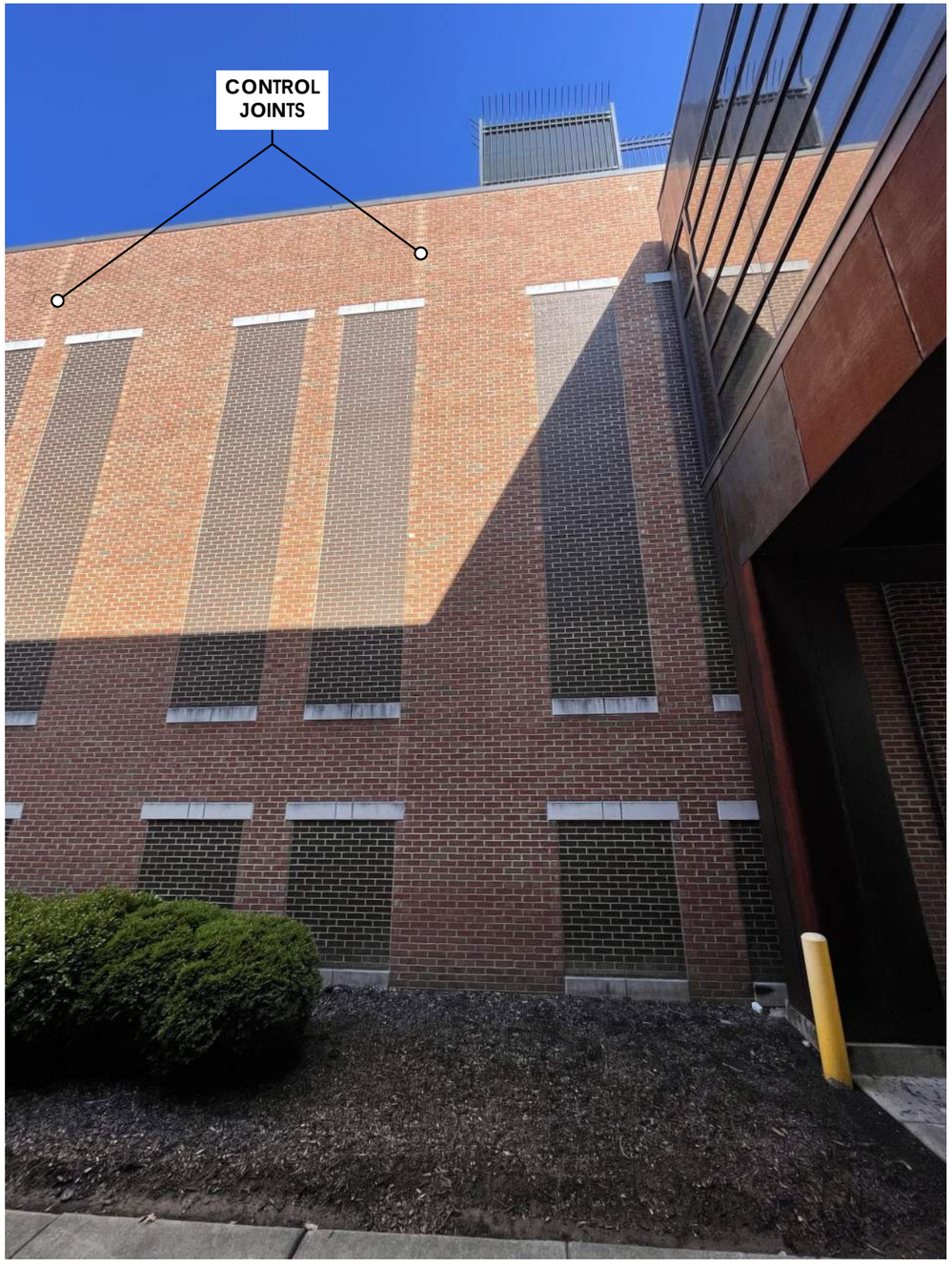
TESTS

- ASTM E330
- ASTM E283
- ASTM E331
- ASTM 1592

FLORIDA BUILDING PRODUCT APPROVALS

Please refer to pac-clad.com or your local factory for specific product approval numbers for Precision Series panels.

PRECEDENT IMAGERY | FOURTH AVE PARKING GARAGE



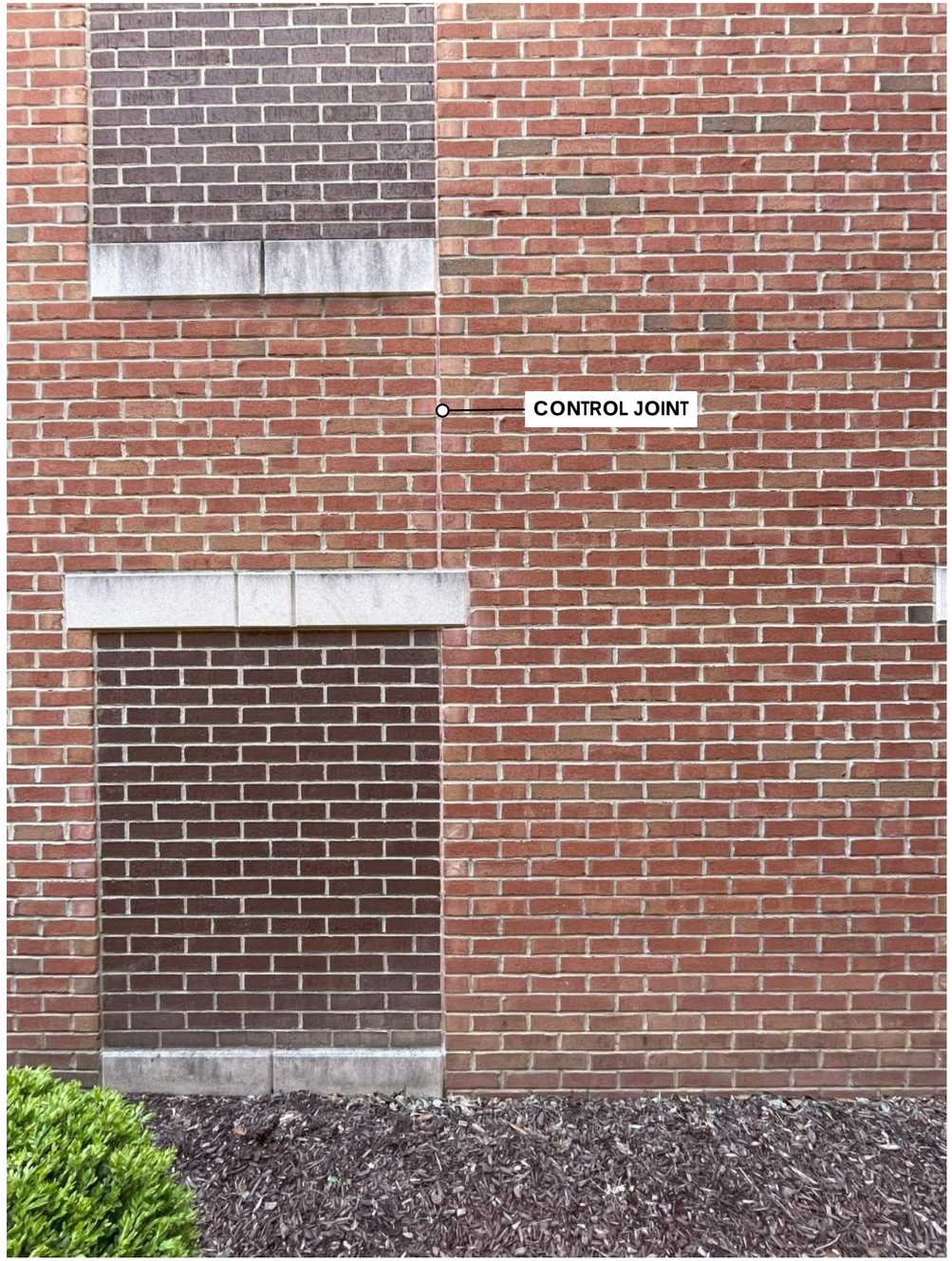


FACTORY AT FRANKLIN
PARKING GARAGE
04/14/25

CENTRIC
ARCHITECTURE

PRECEDENT IMAGERY | FOURTH AVE PARKING GARAGE





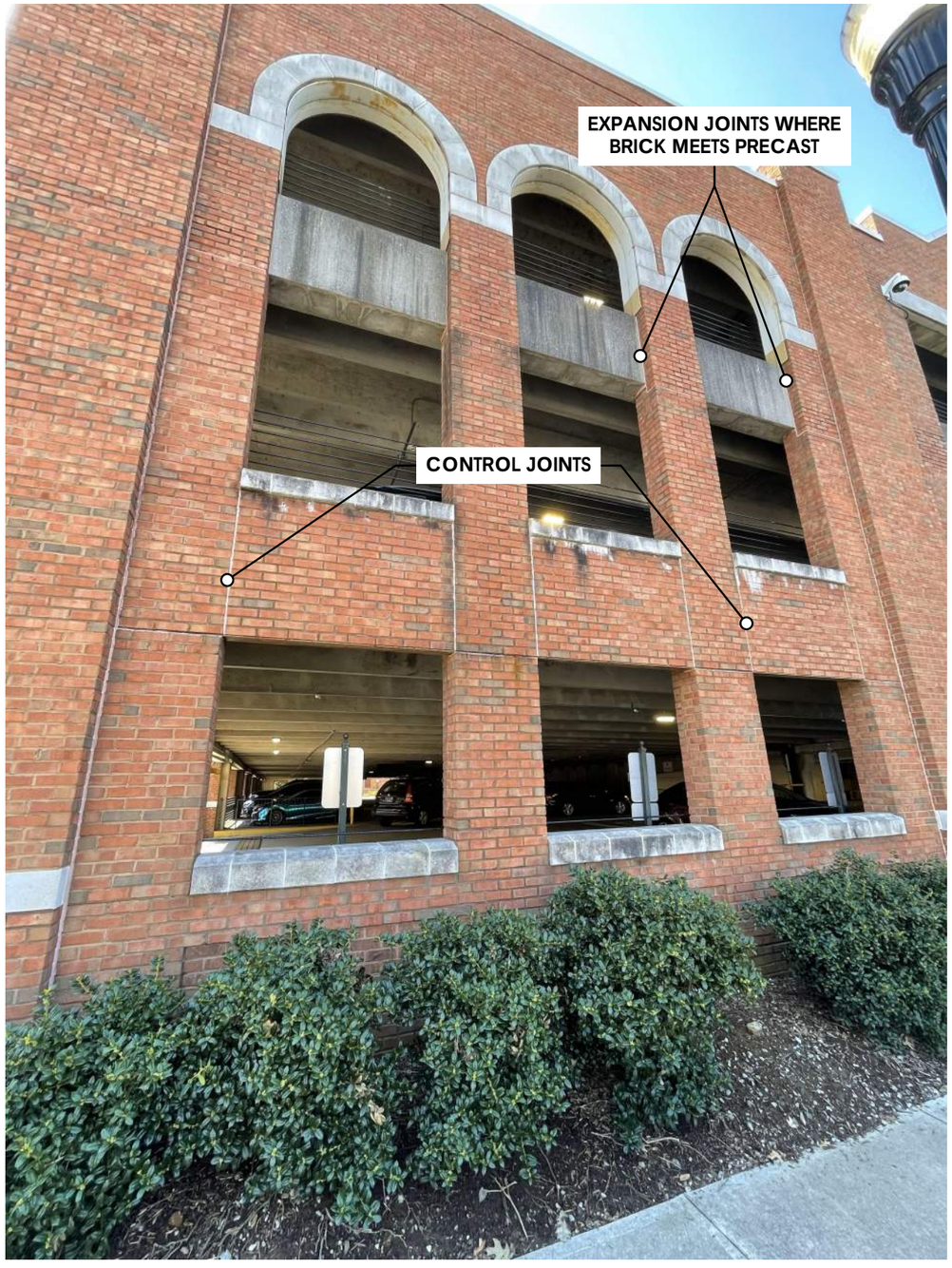
PRECEDENT IMAGERY | SECOND AVE PARKING GARAGE



FACTORY AT FRANKLIN
PARKING GARAGE
04/14/25

CENTRIC
ARCHITECTURE

PRECEDENT IMAGERY | SECOND AVE PARKING GARAGE





CASE STUDY | THE STACK DEEP ELLUM, DALLAS, TX





PROJECT SCOPE + KEY ATTRIBUTES:

- 16-STORY, MIXED-USE BUILDING, 8 LEVELS OF PRECAST-LINED PARKING GARAGE (LEVELS 2-10, GROUND LEVEL IS HAND-SET BRICK)

- THREE DIFFERENT BRICK COLORS, WINDOW PATTERNS, AND ORNATE DETAILING.

- EACH ELEVATION OF THE GARAGE IS COMPLETE WITH ARCHITECTURAL PICTURE FRAME PROJECTIONS AROUND THE WINDOWS

AWARDS:

2022 PRECAST/PRESTRESSED CONCRETE INSTITUTE DESIGN AWARDS BUILDING AWARD: BEST FACADE-ONLY PARKING STRUCTURE
2021 PCMA BEST OFFICE/PARKING ARCHITECTURAL/STRUCTURAL

VIDEO LINKS:

www.youtube.com/watch?v=pGORgYBCBEM
www.youtube.com/watch?v=leanwuS4xdE

SUMMARY:

1. **Safety**
2. **Less disruption**
3. **Long term durability & design optionality**

CASE STUDY | THE STACK DEEP ELLUM, DALLAS, TX





FACTORY AT FRANKLIN
PARKING GARAGE
04/14/25

PROJECT SCOPE + KEY ATTRIBUTES:

- 16-STORY, MIXED-USE BUILDING, 8 LEVELS OF PRECAST-LINED PARKING GARAGE (LEVELS 2-10, GROUND LEVEL IS HAND-SET BRICK)

- THREE DIFFERENT BRICK COLORS, WINDOW PATTERNS, AND ORNATE DETAILING.

- EACH ELEVATION OF THE GARAGE IS COMPLETE WITH ARCHITECTURAL PICTURE FRAME PROJECTIONS AROUND THE WINDOWS

AWARDS:

2022 PRECAST/PRESTRESSED CONCRETE INSTITUTE DESIGN AWARDS BUILDING AWARD: BEST FACADE-ONLY PARKING STRUCTURE
2021 PCMA BEST OFFICE/PARKING ARCHITECTURAL/STRUCTURAL

VIDEO LINKS:

www.youtube.com/watch?v=pGORgYBCBEM
www.youtube.com/watch?v=leanwuS4xdE

SUMMARY:

1. **Safety**
2. **Less disruption**
3. **Long term durability & design optionality**

CENTRIC ARCHITECTURE

FACTORY AT FRANKLIN HOTEL
WINDOW STUDY

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W-504	EXISTING TO NEW WINDOW COMPARISON
W-505	EXISTING TO NEW WINDOW COMPARISON EGRESS STAIR W/ WINDOW WALL
W-510	EXISTING TO NEW WINDOW COMPARISON

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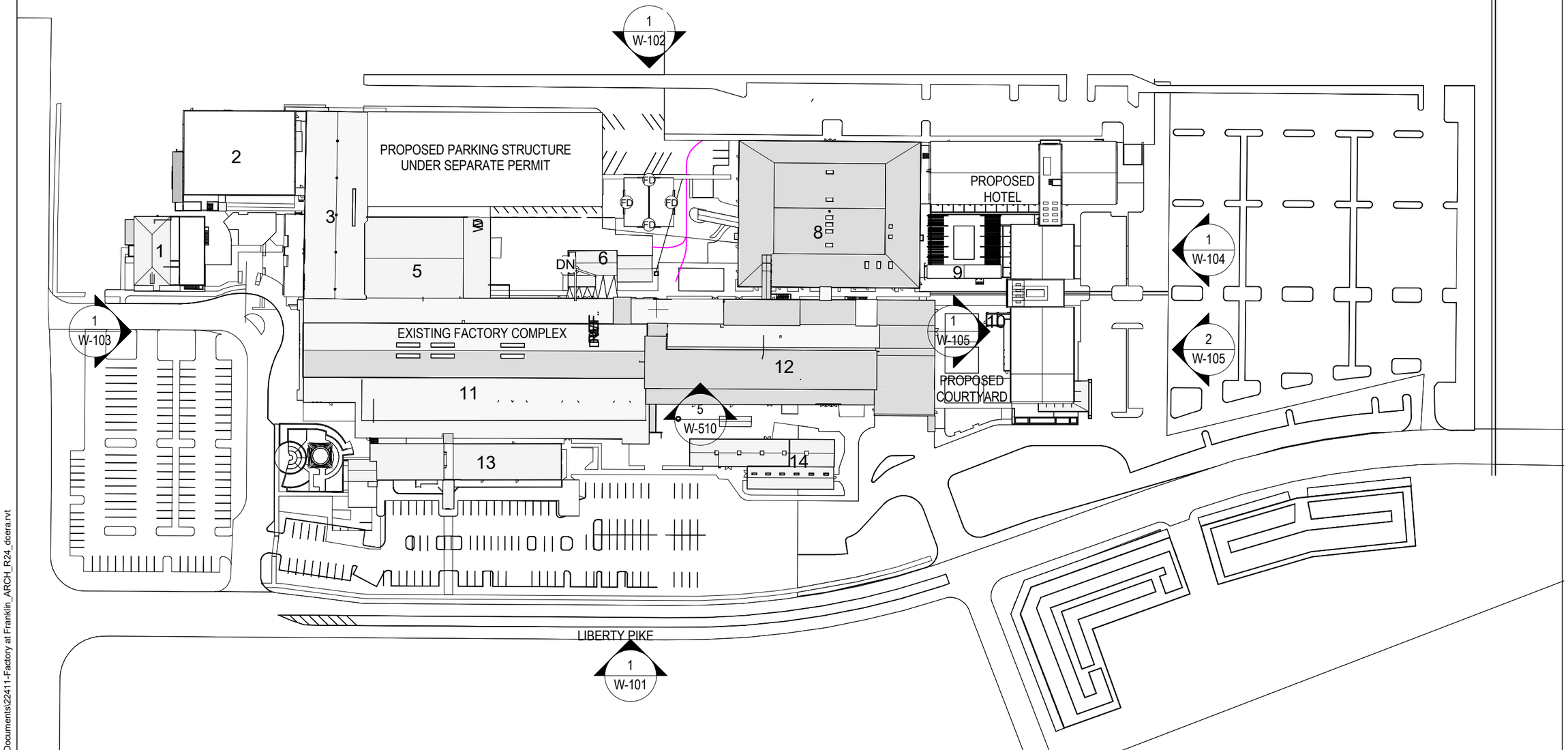
W-000

COVER

FACTORY AT FRANKLIN HOTEL
FRANKLIN, TENNESSEE

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1 FACTORY AT FRANKLIN SITE PLAN

1 : 1440

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W-001

PROJ : 00000
SCALE : 1 : 1440
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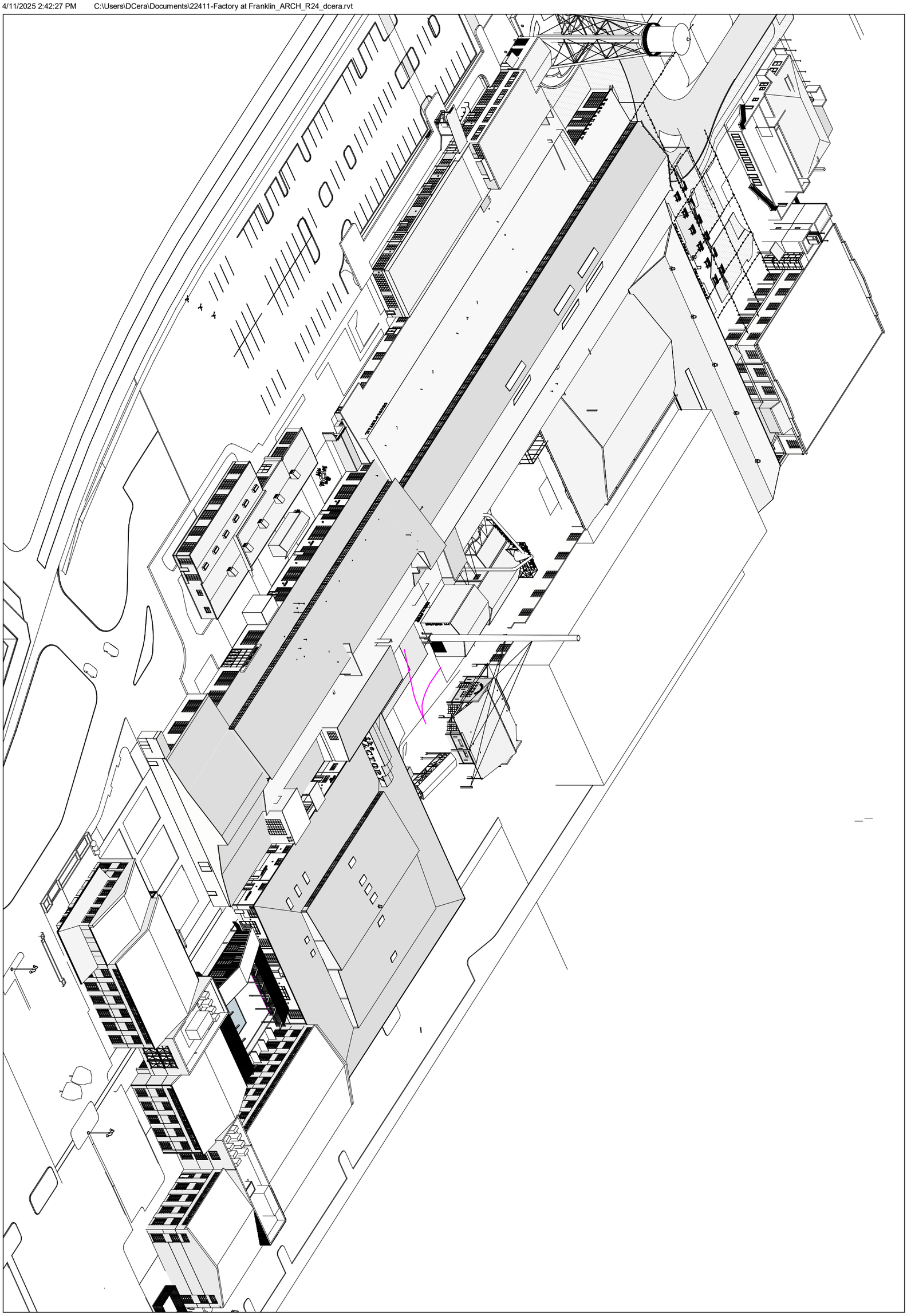
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SITE PLAN

FACTORY AT FRANKLIN HOTEL
FRANKLIN, TENNESSEE

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FACTORY AT FRANKLIN HOTEL
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ISOMETRIC VIEW FROM LIBERTY PIKE

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W-030



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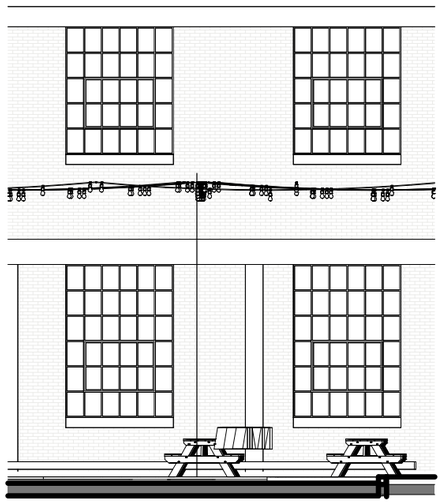
FACTORY AT FRANKLIN HOTEL
FRANKLIN, TENNESSEE

ISOMETRIC VIEW FROM FRANKLIN ROAD

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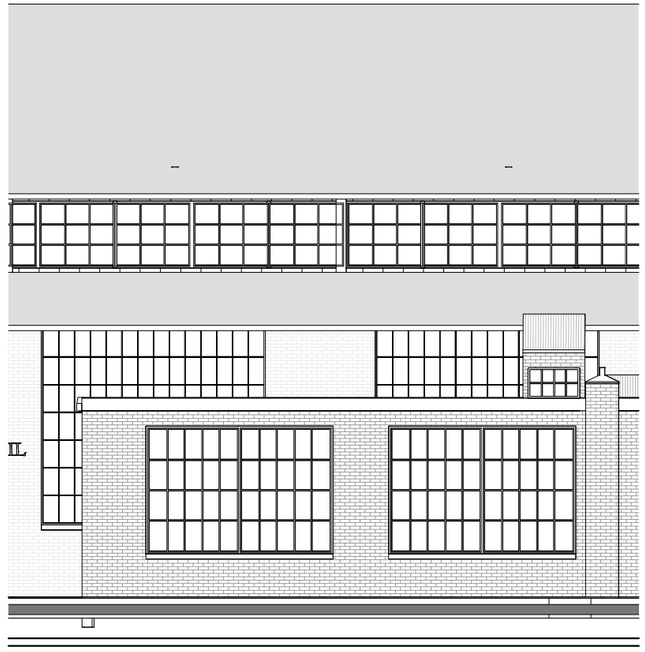
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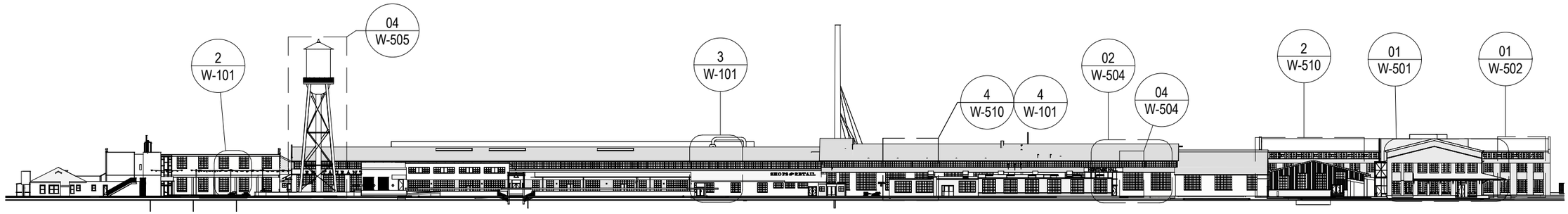
2 BLDG 2 SOUTH ELEVATION
1" = 10'-0"



3 BLDG 11 SOUTH ELEVATION
1" = 10'-0"



4 BLDG 12 SOUTH ELEVATION
1" = 10'-0"



1 FACTORY AT FRANKLIN SOUTH ELEVATION - LIBERTY PIKE
1" = 80'-0"

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W-101

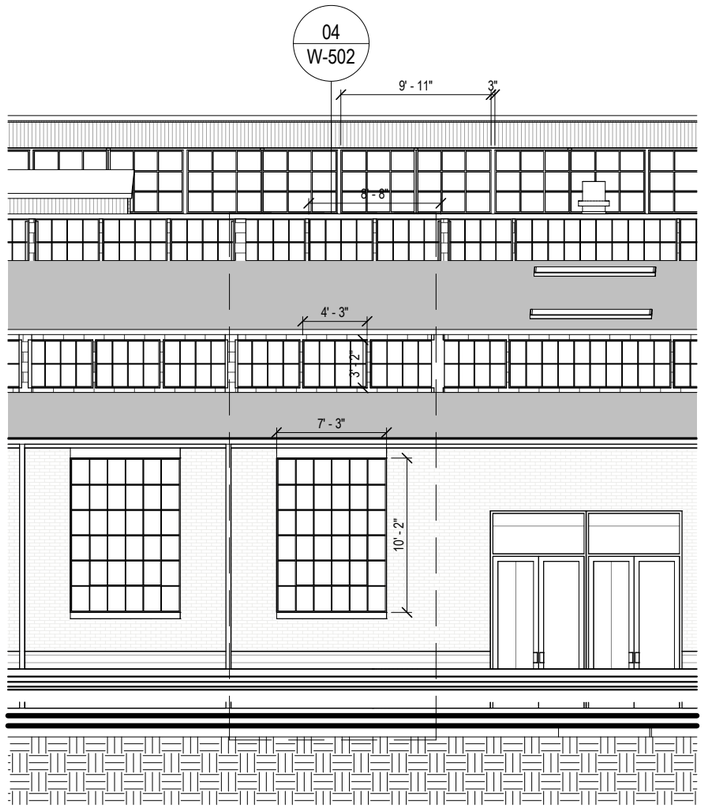
PROJ : 00000
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DATE : 04/22/24

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SOUTH ELEVATION WINDOW DETAIL

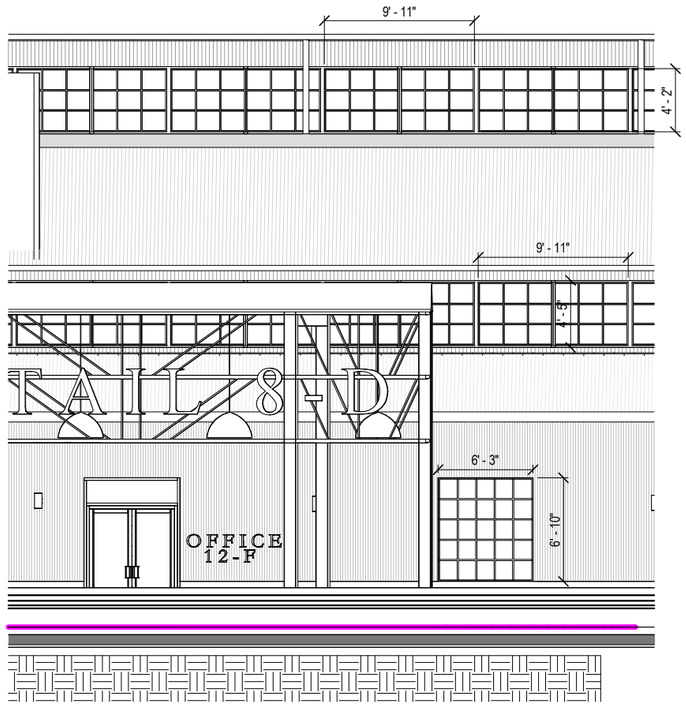
FACTORY AT FRANKLIN HOTEL
FRANKLIN, TENNESSEE

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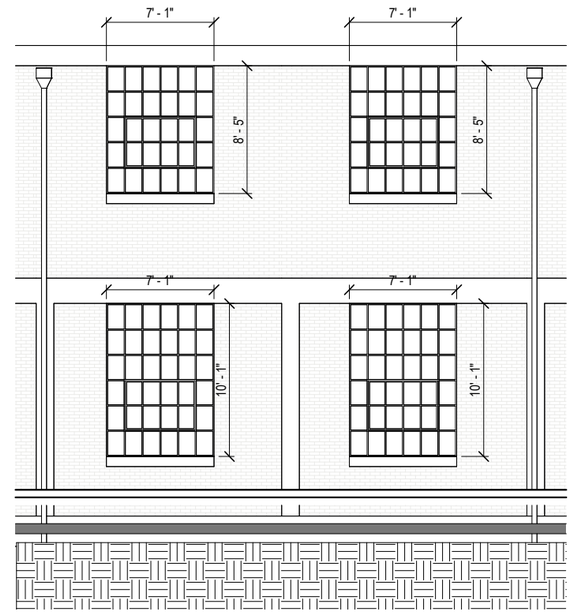
4 BLDG 8 NORTH ELEVATION

1" = 10'-0"



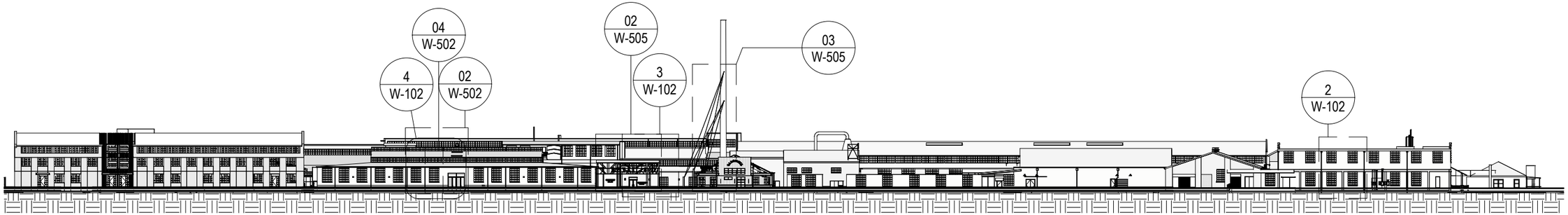
3 BLDG 12 NORTH ELEVATION

1" = 10'-0"



2 BLDG 2 NORTH ELEVATION

1" = 10'-0"



1 FACTORY AT FRANKLIN NORTH ELEVATION

1" = 80'-0"

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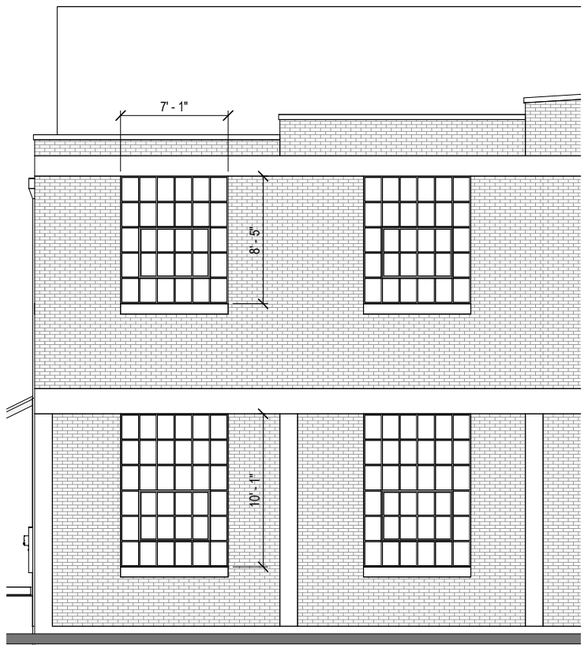
W-102

NORTH ELEVATION WINDOW DETAIL

FACTORY AT FRANKLIN HOTEL
FRANKLIN, TENNESSEE

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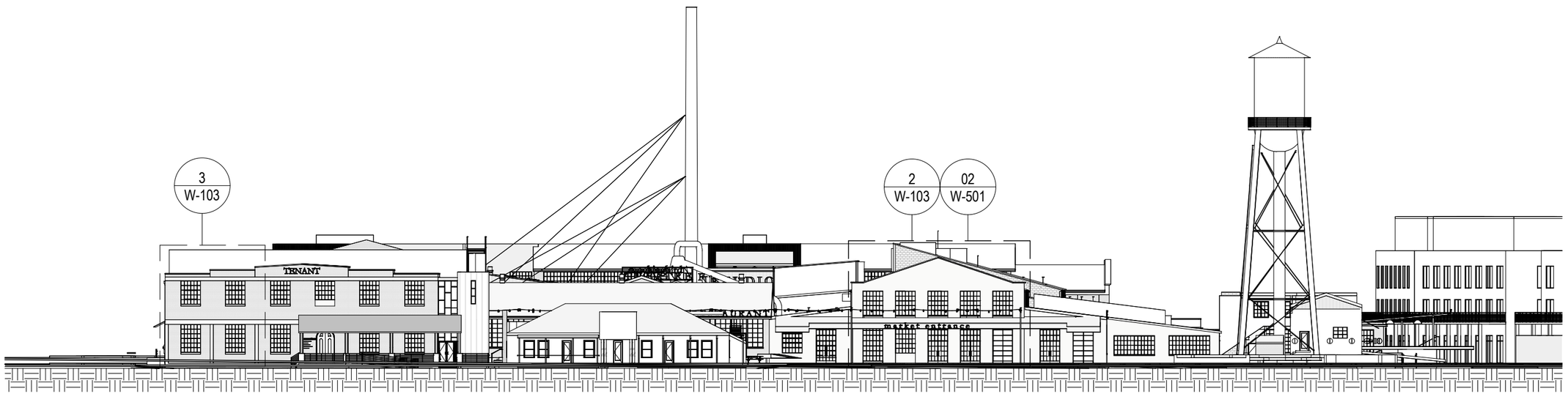


3 BLDG 2 EAST ELEVATION

1" = 10'-0"

2 BLDG 1 EAST ELEVATION

1" = 10'-0"



1 FACTORY AT FRANKLIN EAST ELEVATION

1" = 40'-0"

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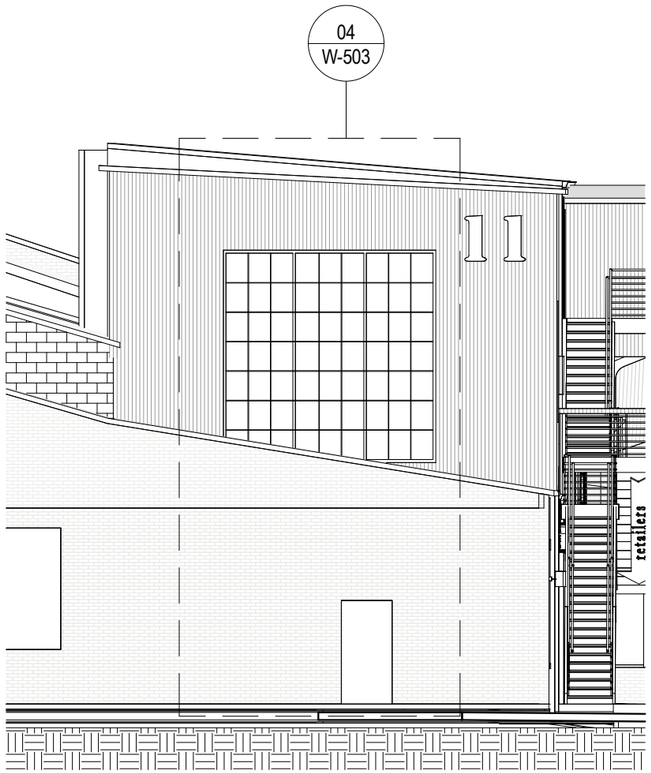
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EAST ELEVATION WINDOW DETAIL

FACTORY AT FRANKLIN HOTEL
FRANKLIN, TENNESSEE

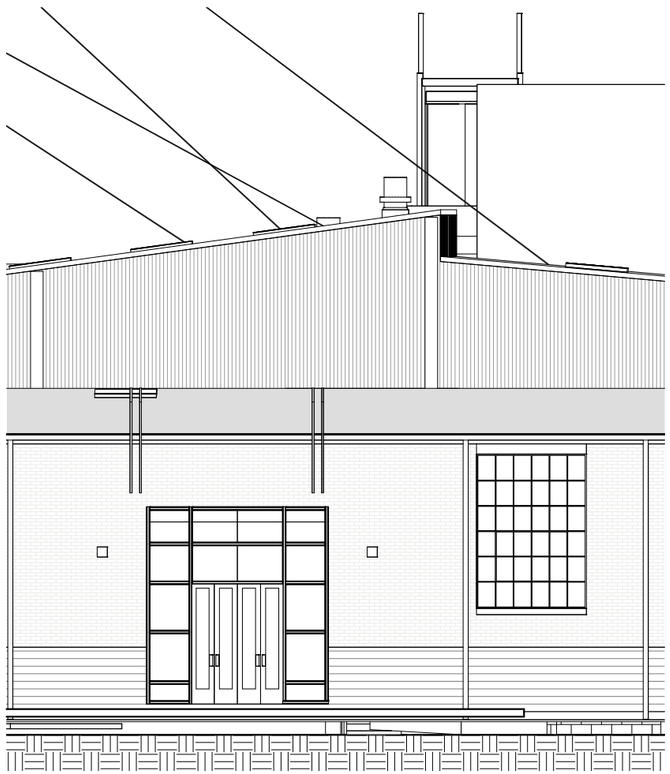
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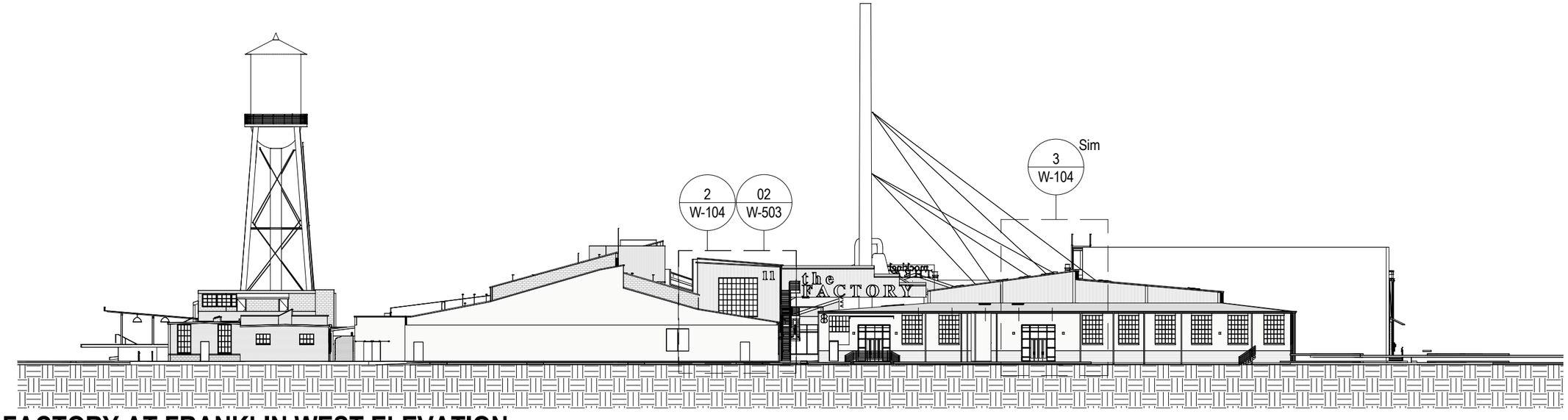
2 LIBERTY HALL PARTIAL WEST ELEVATION

1" = 10'-0"



3 BLDG 8 PARTIAL WEST ELEVATION

1" = 10'-0"



1 FACTORY AT FRANKLIN WEST ELEVATION

1" = 40'-0"

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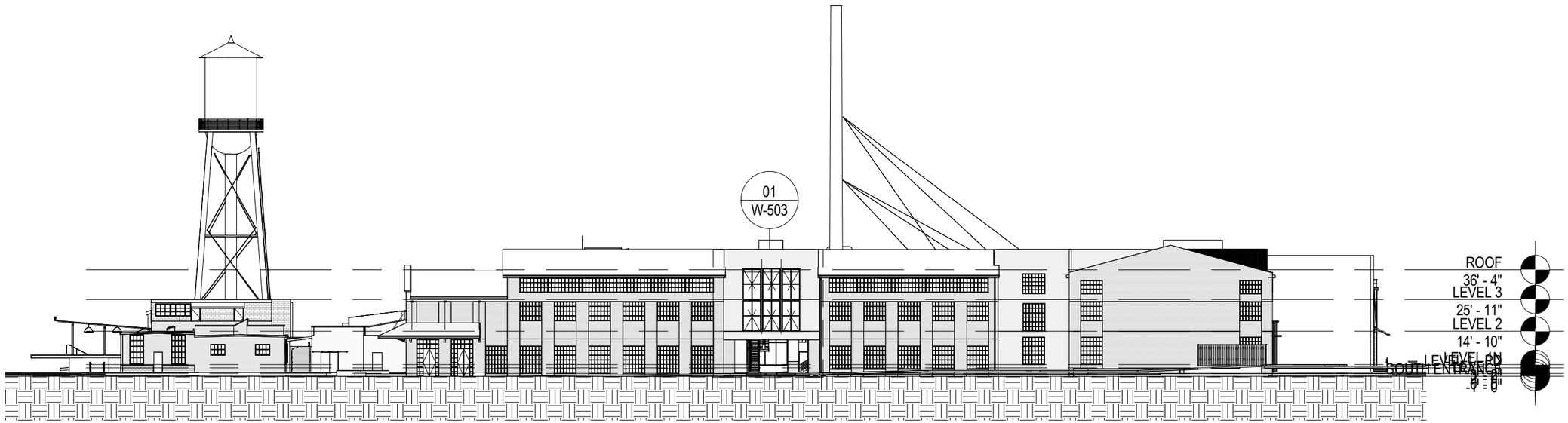
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WEST ELEVATION WINDOW DETAIL

FACTORY AT FRANKLIN HOTEL
FRANKLIN, TENNESSEE

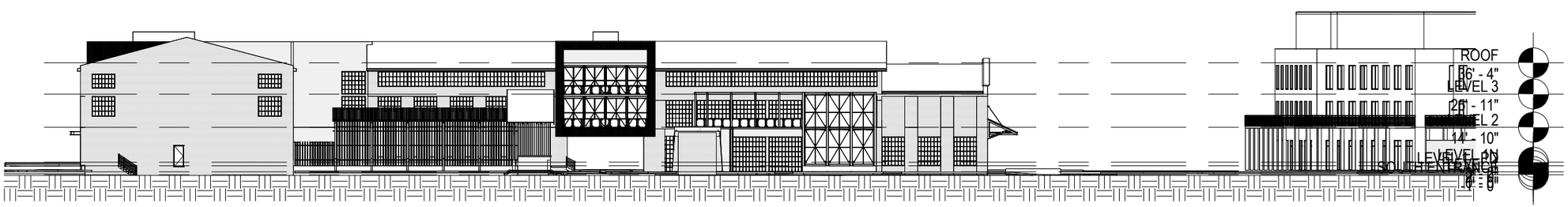
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2 PROPOSED HOTEL EAST ELEVATION

1" = 40'-0"



1 PROPOSED HOTEL WEST ELEVATION

1" = 40'-0"

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W-105

PROJ : 00000
SCALE : 1" = 40'-0"
DATE : 04/22/24

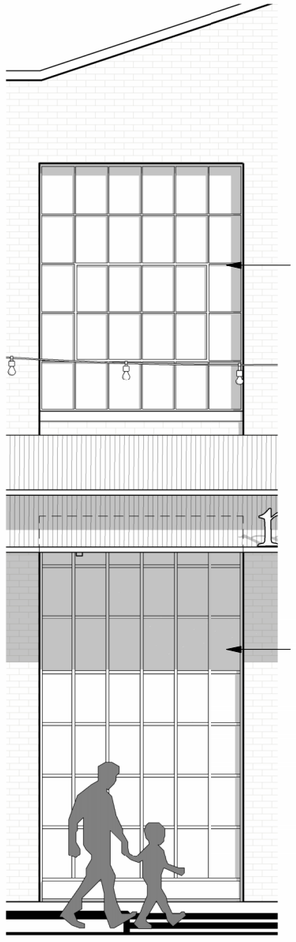
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PROPOSED HOTEL EAST AND WEST ELEVATIONS

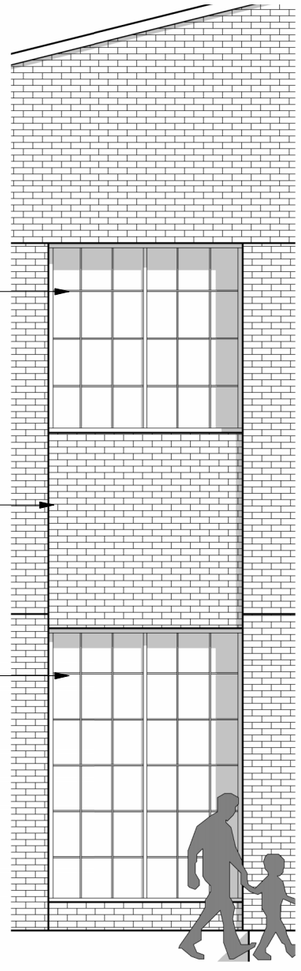
FACTORY AT FRANKLIN HOTEL
FRANKLIN, TENNESSEE

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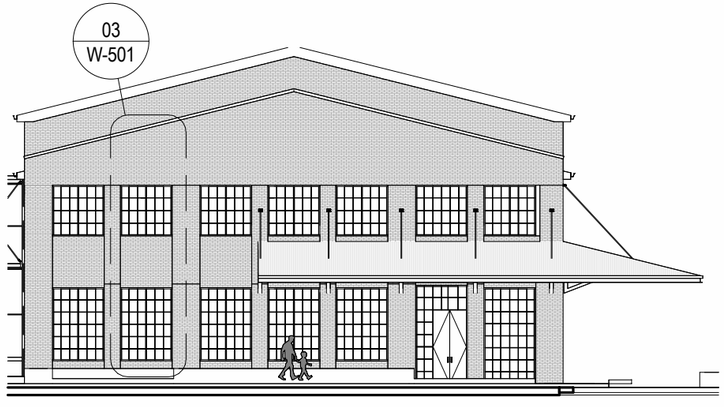
04 EXISTING BLDG 1 WINDOW ELEVATION



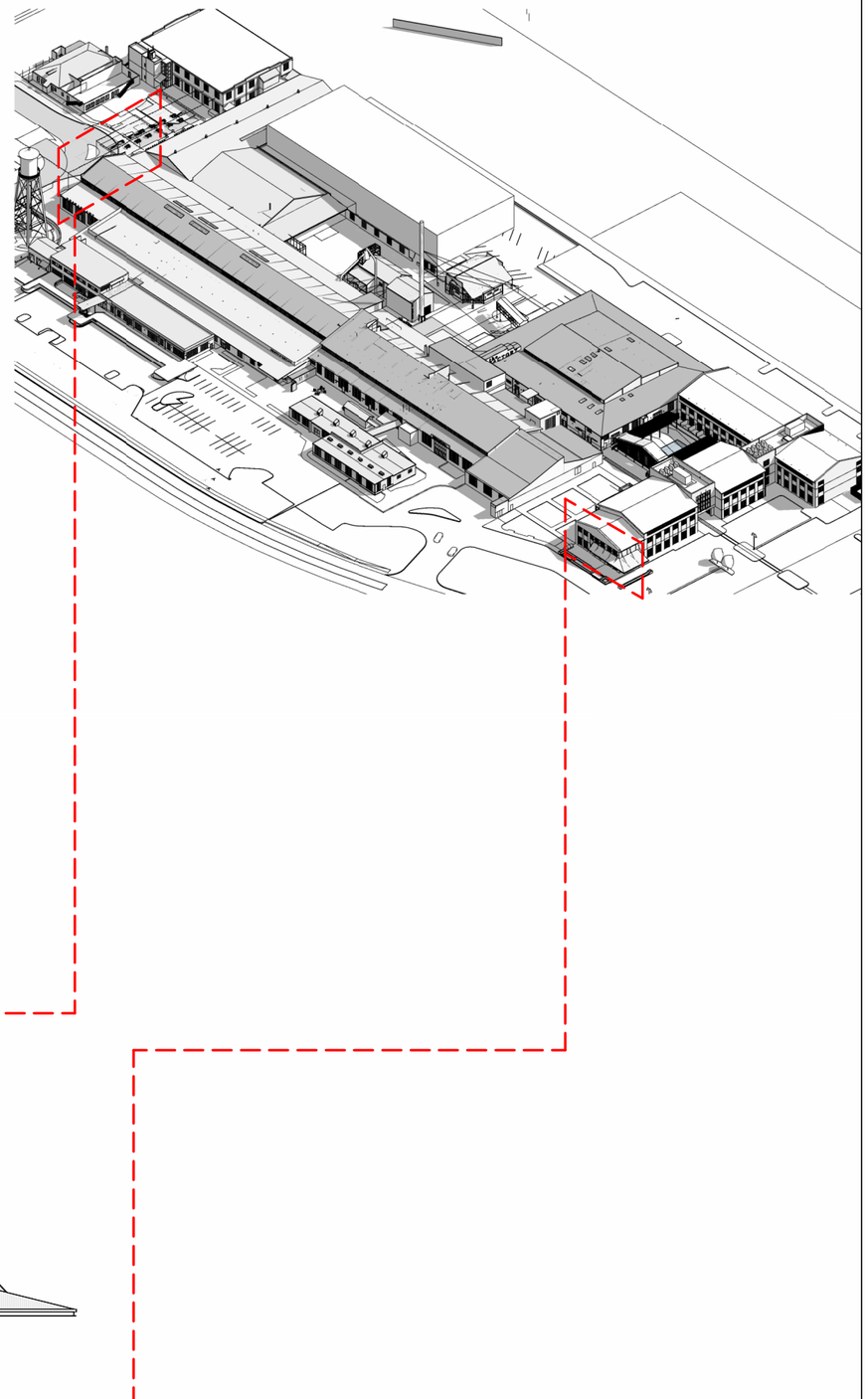
03 PROPOSED HOTEL SOUTH WINDOW ELEVATION



02 EXISTING BLDG 1 PARTIAL EAST ELEVATION



01 PROPOSED HOTEL PARTIAL SOUTH ELEVATION



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W-501

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EXISTING TO NEW WINDOW COMPARISON

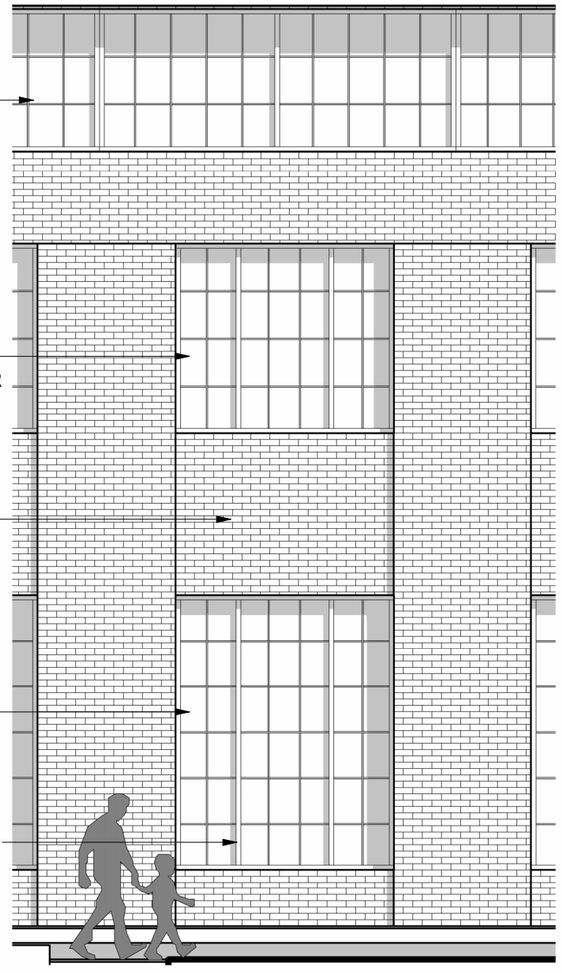
FACTORY AT FRANKLIN HOTEL
FRANKLIN, TENNESSEE

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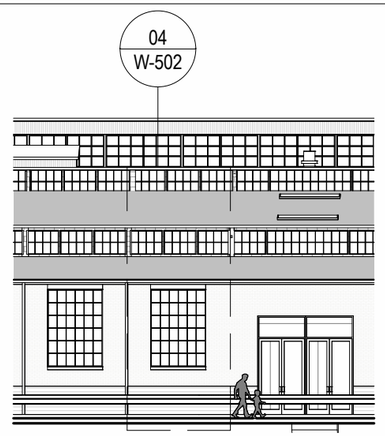
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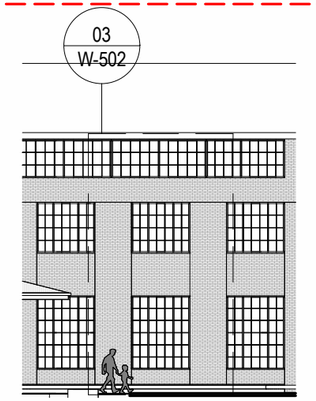
04 BLDG 8 NORTH FACADE WINDOW ELEVATION



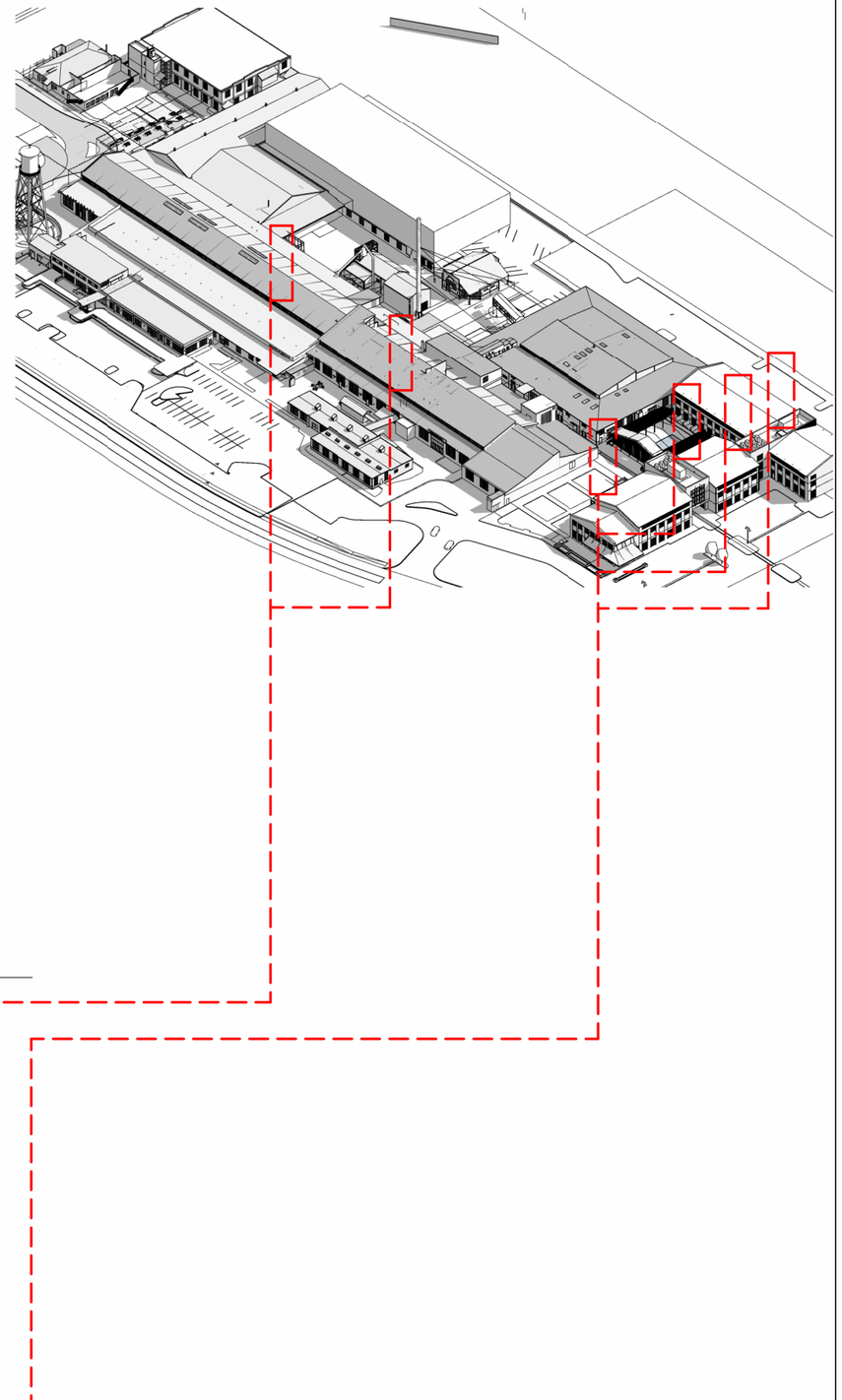
03 PROPOSED HOTEL WINDOW ELEVATION



02 PARTIAL EXISTING BLDG 8 NORTH ELEVATION



01 PROPOSED HOTEL PARTIAL SOUTH ELEVATION



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W-502

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SCALE : As indicated
DATE : 04/22/24

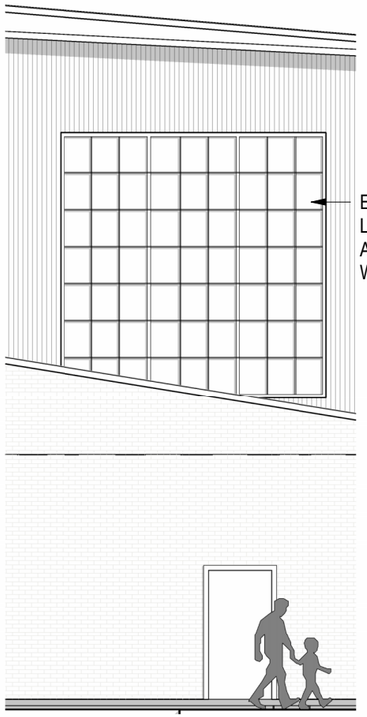
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EXISTING TO NEW WINDOW COMPARISON

FACTORY AT FRANKLIN HOTEL
FRANKLIN, TENNESSEE

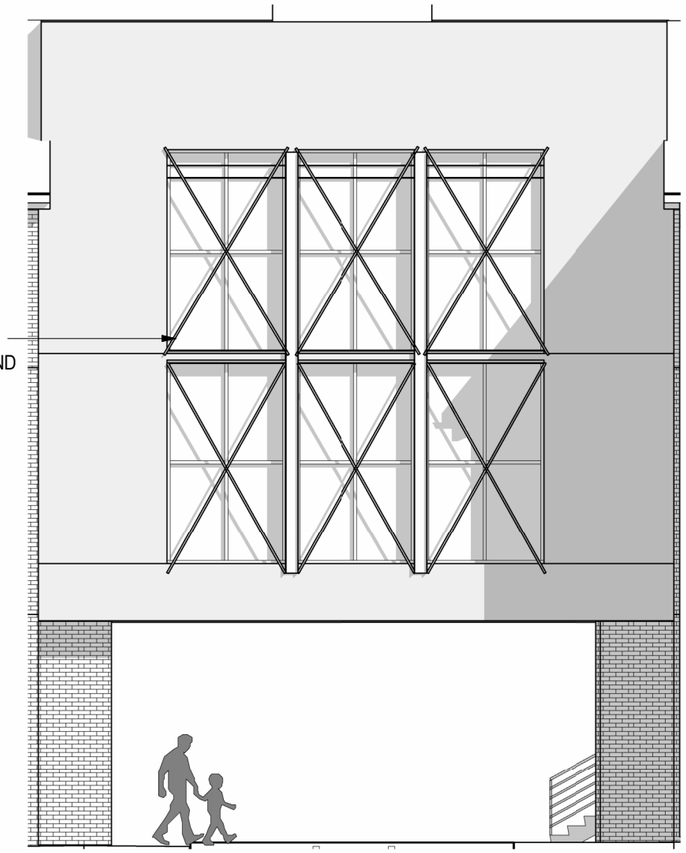
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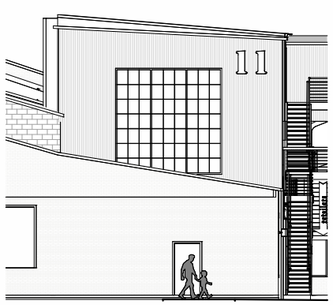
EXISTING
LARGE STAND
ALONE
WINDOW

04 EXISTING BLG 12 CONF RM WINDOW ELEVATION

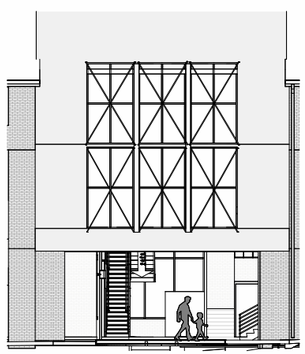


PROPOSED
LARGE STAND
ALONE
WINDOW

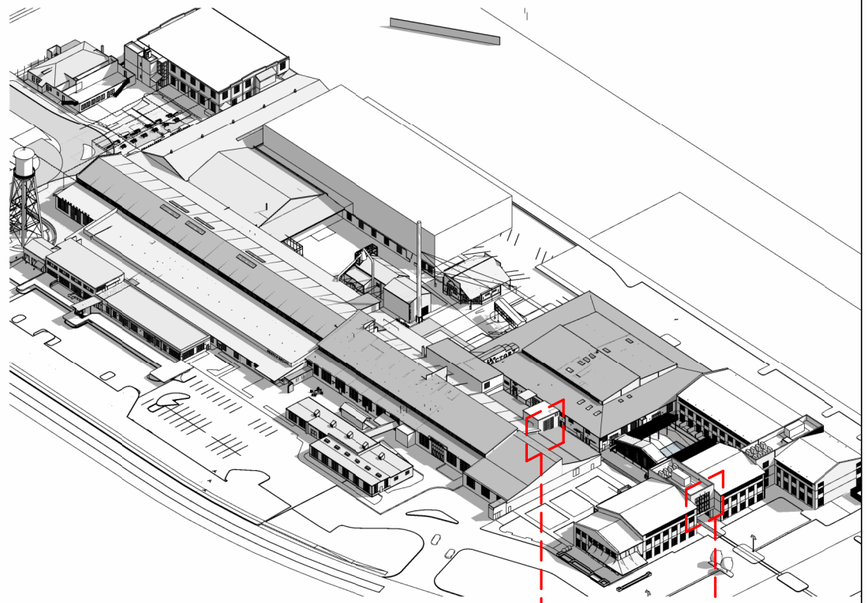
03 PROPOSED HOTEL 'CUBE' EAST WINDOW ELEVATION



02 EXISTG LIBERTY HALL CONF. RM ELEVATION



01 HOTEL 'CUBE' EAST ELEVATION



STONEHILL TAYLOR

W-503

PROJ : 00000
SCALE : As indicated
DATE : 04/22/24

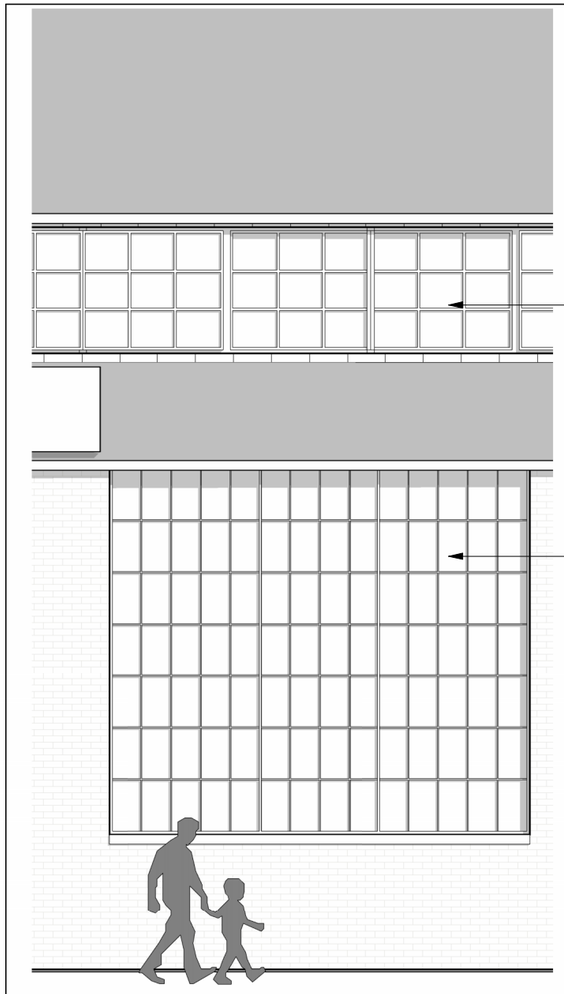
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EXISTING TO NEW WINDOW COMPARISON

FACTORY AT FRANKLIN HOTEL
FRANKLIN, TENNESSEE

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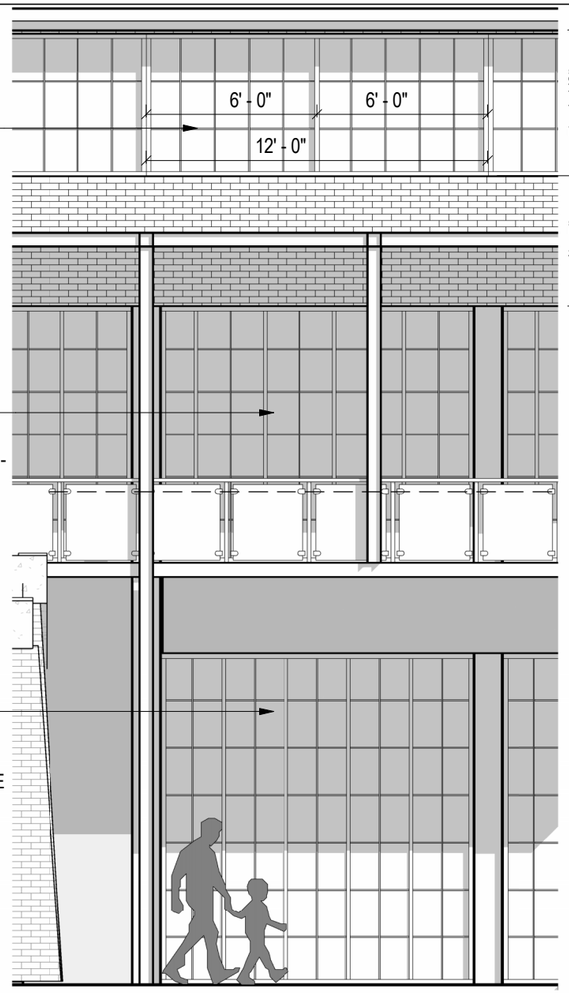
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EXISTING RIBBON WINDOW

EXISTING LARGE FIRST FLOOR WINDOW

04 BLDG 12 WINDOW PARTIAL SOUTH ELEVATION

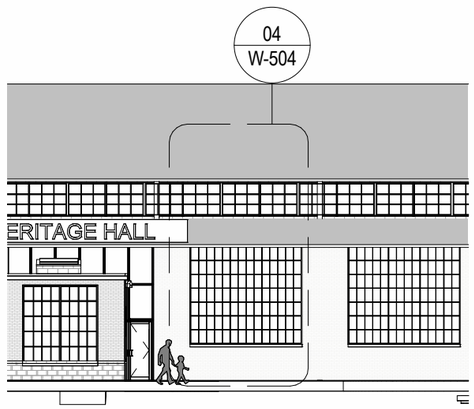


PROPOSED RIBBON WINDOW

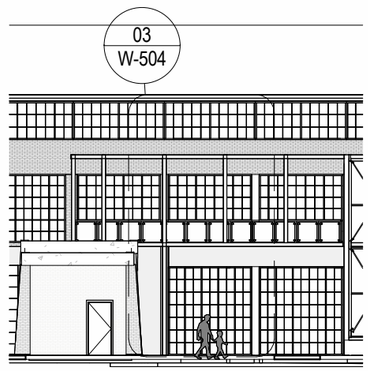
PROPOSED SECOND FLOOR DOOR - NANA WALL SYSTEM

PROPOSED FIRST FLOOR DOOR - RETRACTABLE

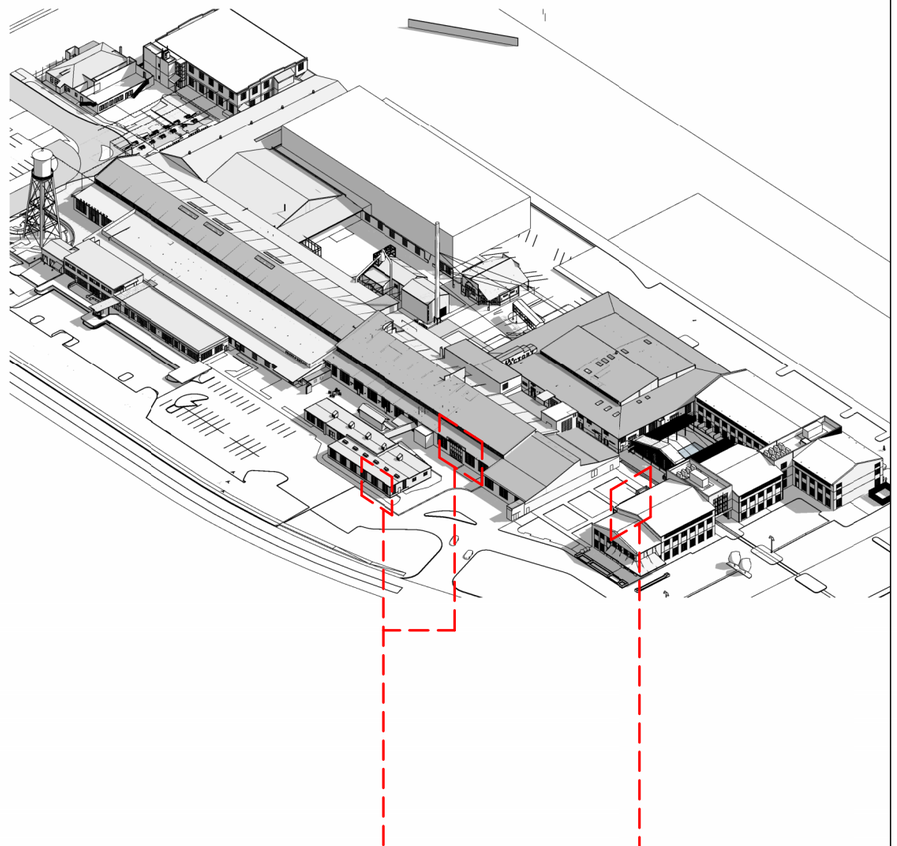
03 HOTEL PARTIAL WEST ELEVATION WINDOW DETAIL



02 BLDG 12 PARTIAL SOUTH ELEVATION



01 PROPOSED HOTEL PARTIAL WEST ELEVATION...



STONEHILL TAYLOR

W-504

PROJ : 00000
SCALE : As indicated
DATE : 04/22/24

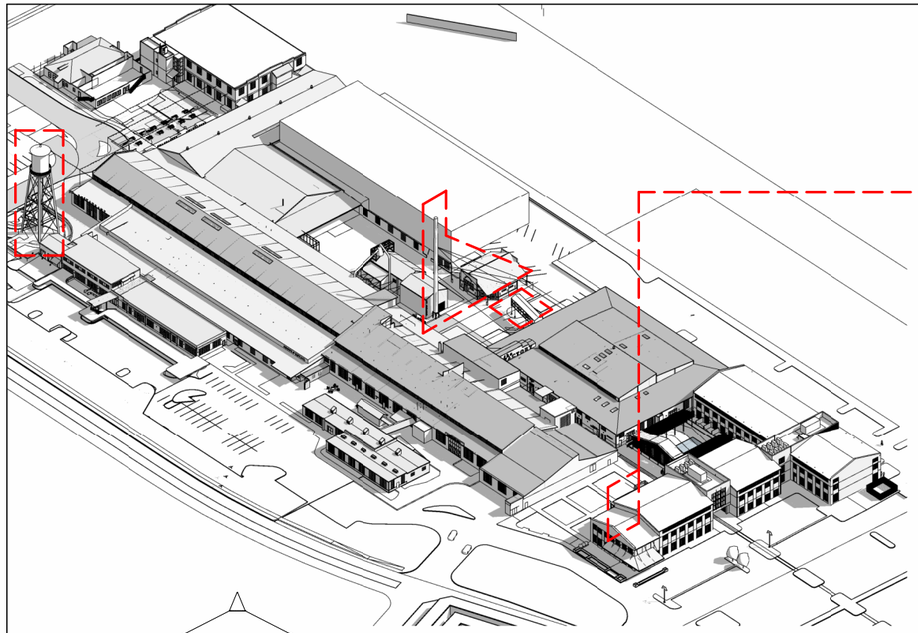
STONEHILL & TAYLOR ARCHITECTS PC
31W 27TH STREET, NEWYORK NY 10001
TEL 212.226.8898

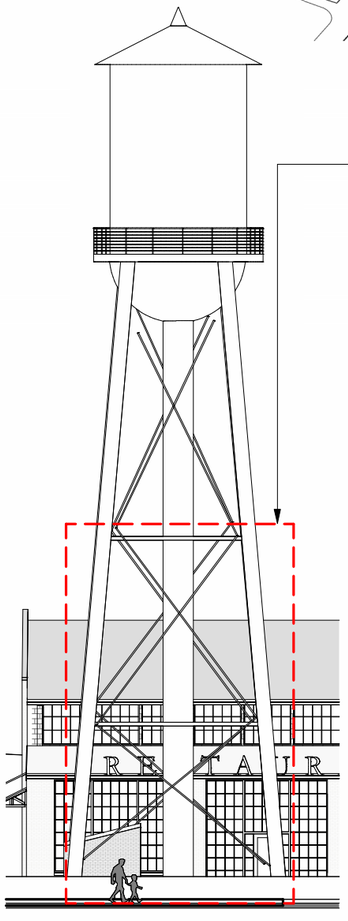
EXISTING TO NEW WINDOW COMPARISON

FACTORY AT FRANKLIN HOTEL
FRANKLIN, TENNESSEE

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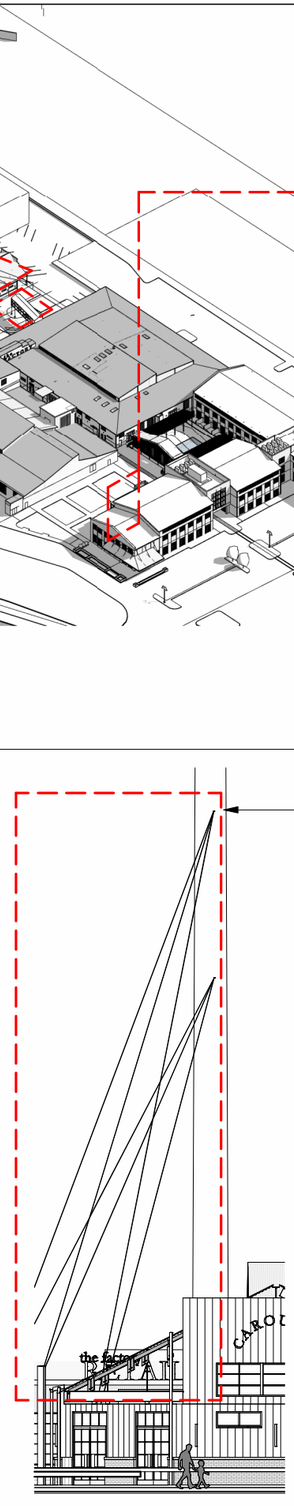
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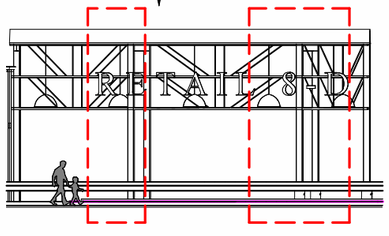


TENSIONED CROSS BRACED RODS

TENSIONED CABLES



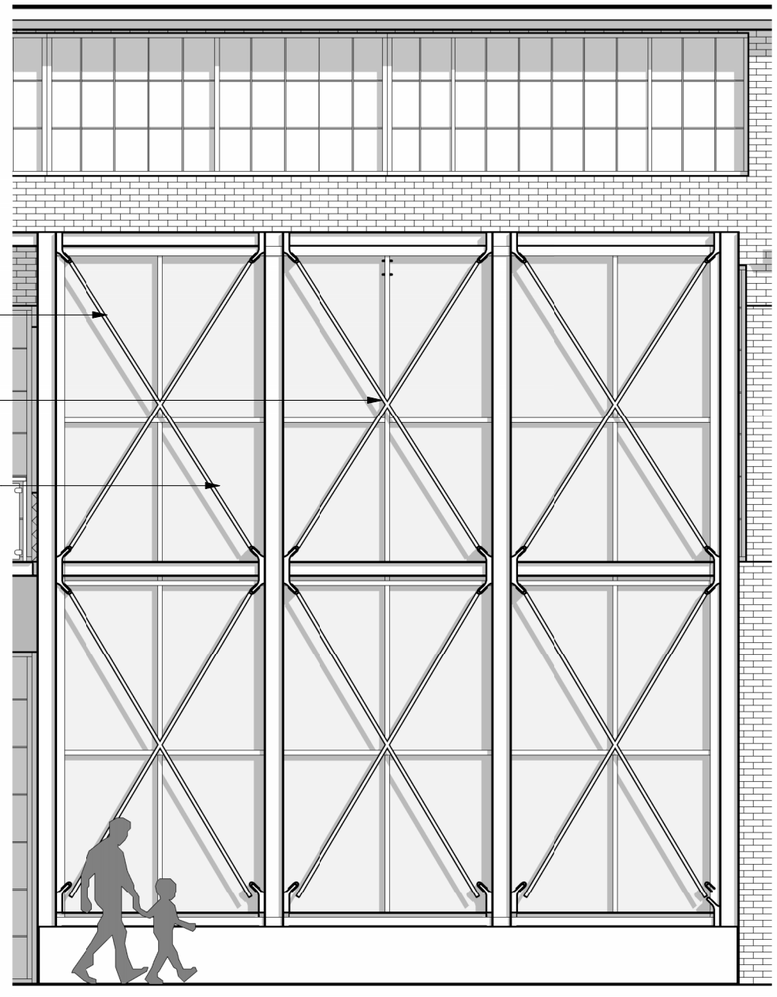
EXPOSED STEEL VERTICAL SUPPORTS ON EXISTING STRUCTURES



TENSIONED CROSS BRACED CABLE/RODS

EXPOSED STEEL VERTICAL SUPPORTS

CLEAR GLASS DOUBLE GLAZED WINDOW WALL



04 EXTG WATER TOWER PARTIAL ELV

03 EXTG SMOKE STACK PRTL ELV

02 EXTG BLDG 8 CANOPY PRTL ELV

01 PROPOSED HOTEL EGRESS STAIR PARTIAL EAST ELEVATION

STONEHILL TAYLOR

W-505

PROJ : 00000
SCALE : As indicated
DATE : 04/22/24

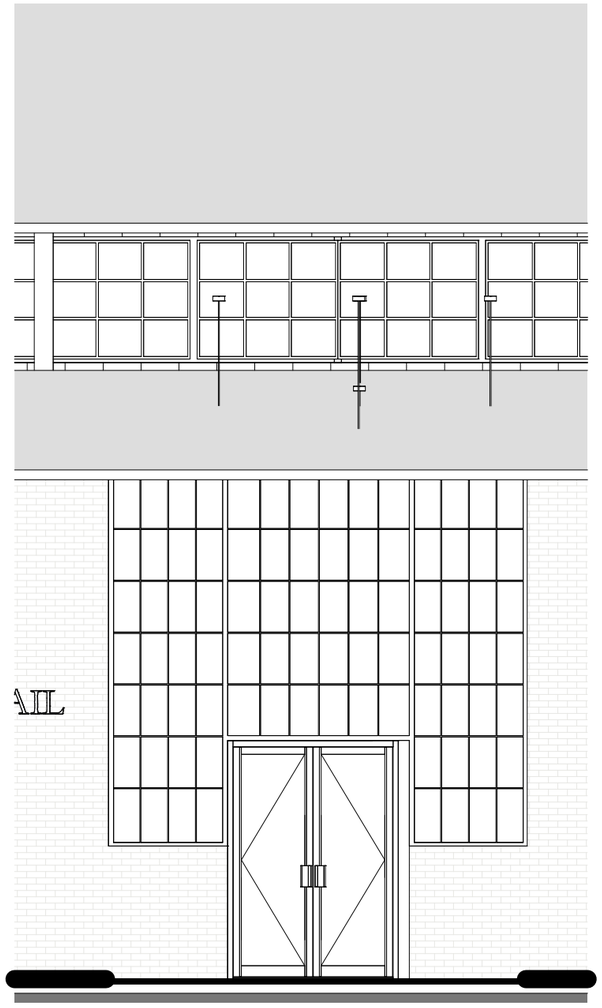
STONEHILL & TAYLOR ARCHITECTS PC
31W 27TH STREET, NEWYORK NY 10001
TEL 212.226.8898

EXISTING TO NEW WINDOW COMPARISON
EGRESS STAIR W/ WINDOW WALL

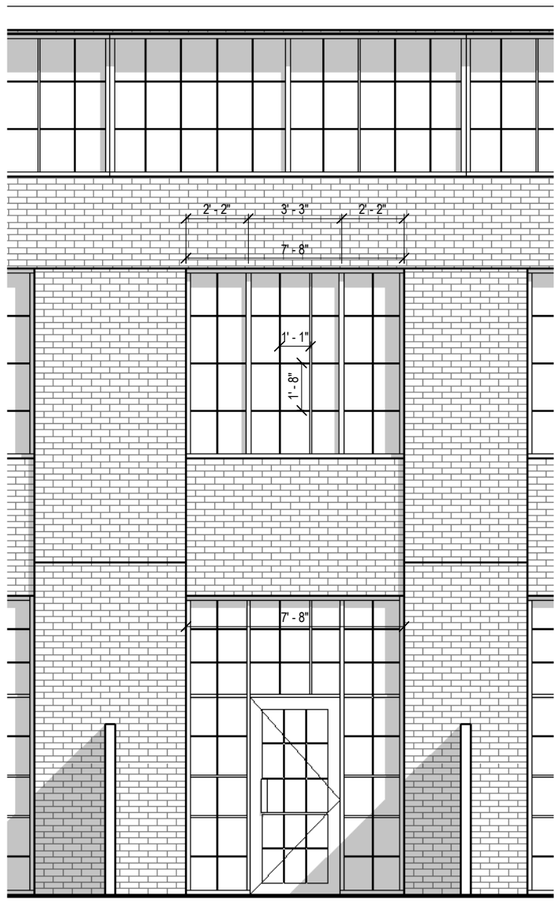
FACTORY AT FRANKLIN HOTEL
FRANKLIN, TENNESSEE

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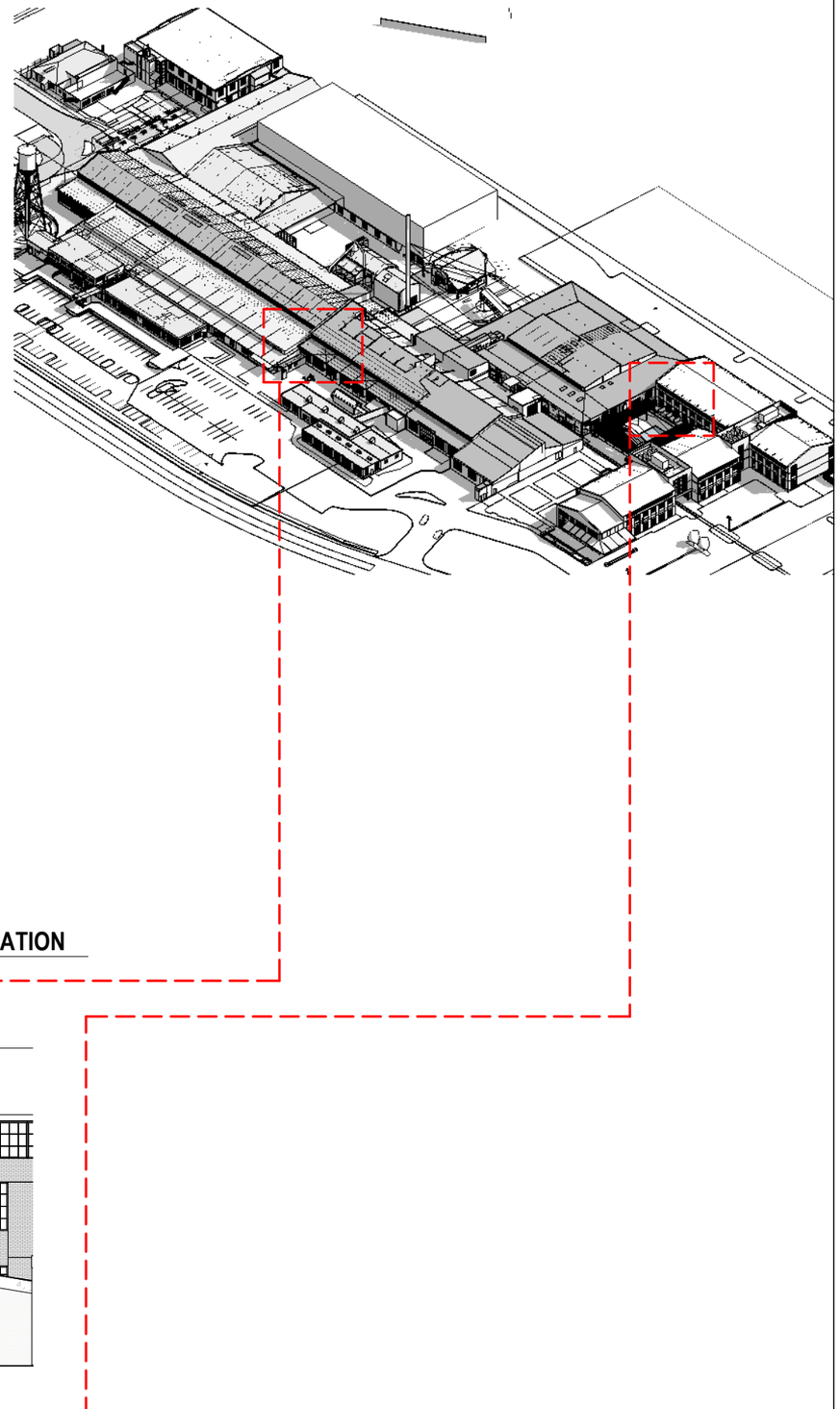
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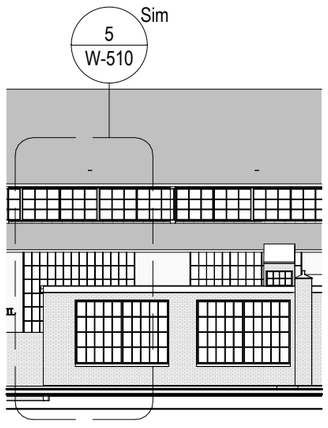


5 BLDG 12 SOUTH WINDOW ELEVATION

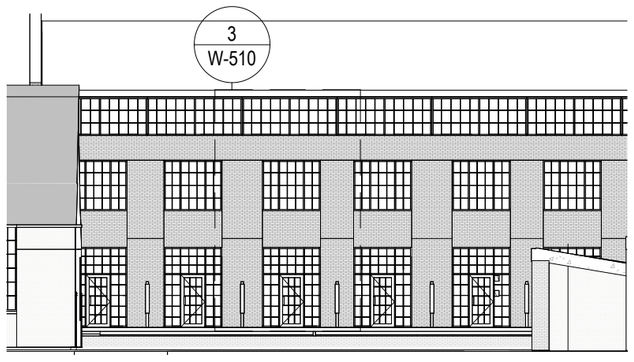


3 PROPOSED HOTEL WINDOW W/ DOOR PARTIAL ELEVATION





4 EXISTING BLDG 12 PARTIAL SOUTH ELEVATION



2 PROPOSED HOTEL POOL DECK PARTIAL SOUTH ELEVATION

STONEHILL TAYLOR

PROJ : 00000
SCALE : As indicated
DATE : 04/22/24

W-510

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31W 27TH STREET, NEWYORK NY 10001
TEL 212.226.8898

EXISTING TO NEW WINDOW COMPARISON

FACTORY AT FRANKLIN HOTEL
FRANKLIN, TENNESSEE

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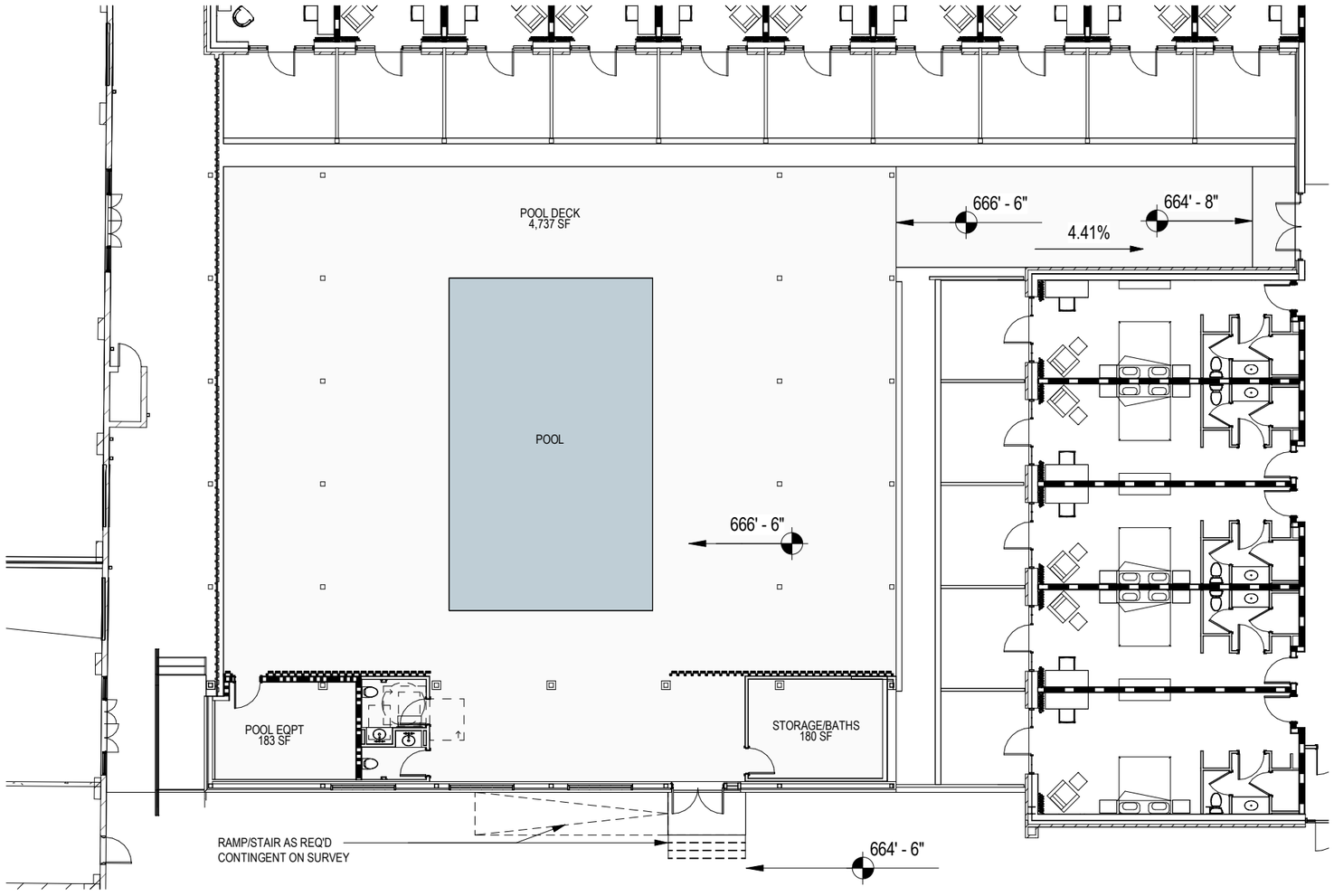
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FACTORY AT FRANKLIN

DRC - Building 9 and Pool Deck Study

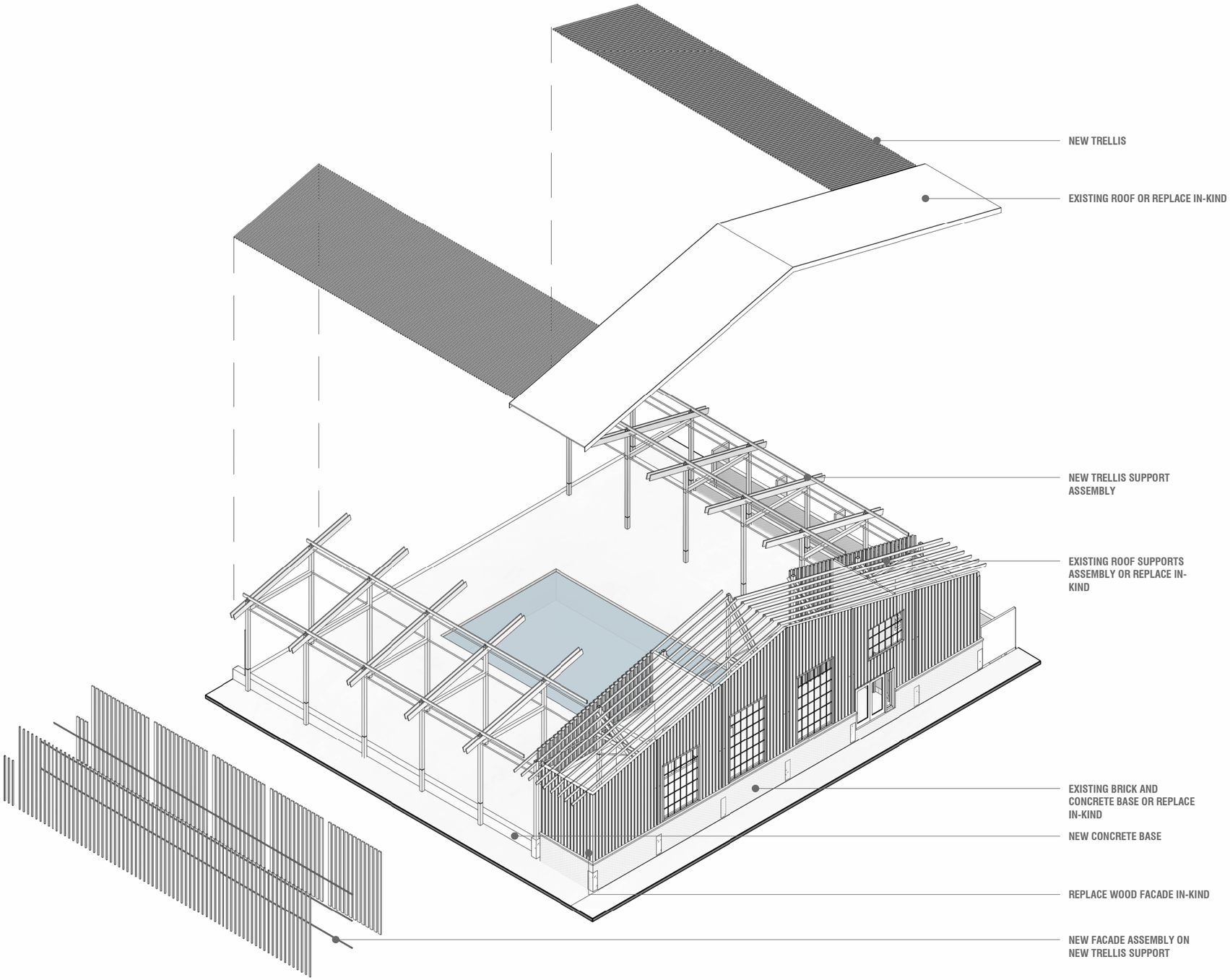
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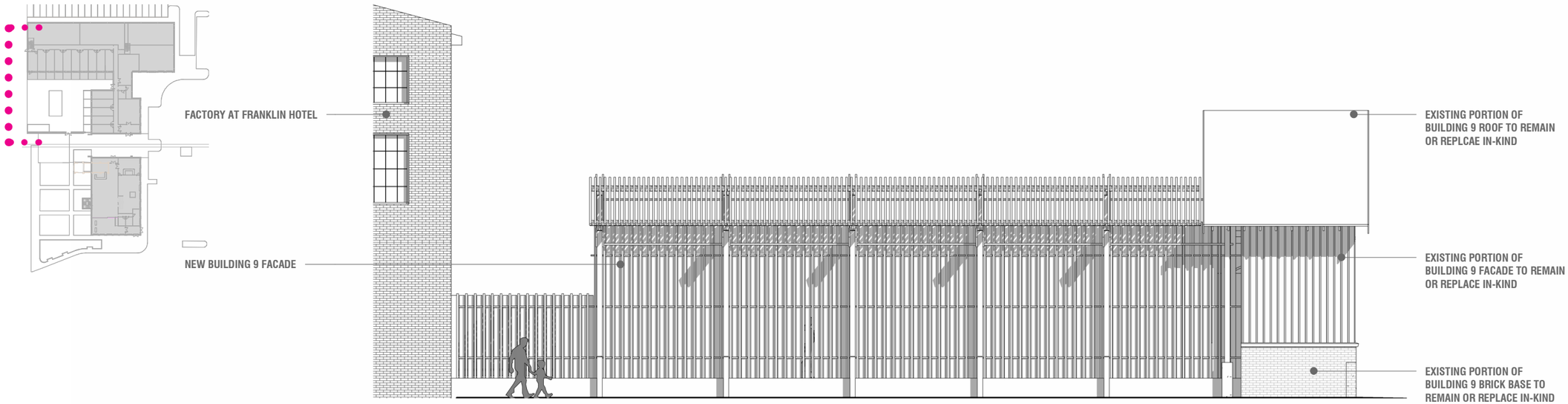


1 **DRC - LEVEL 1 - BUILDING 9 - POOL DECK PLAN**

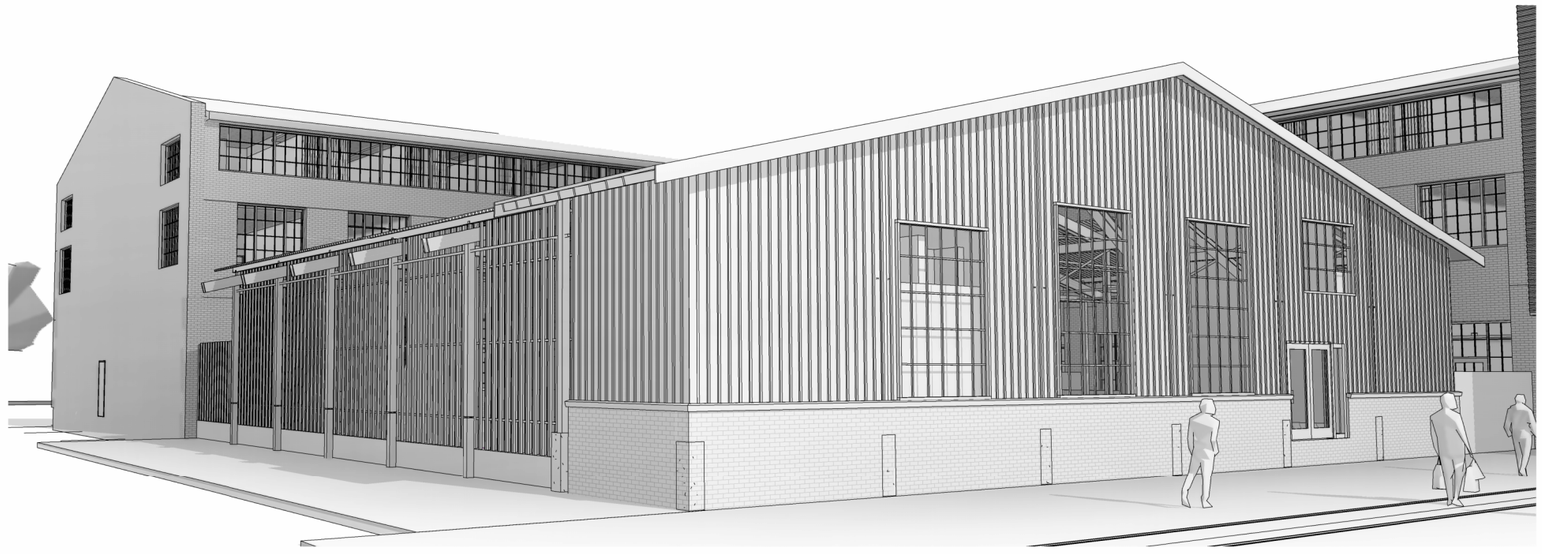




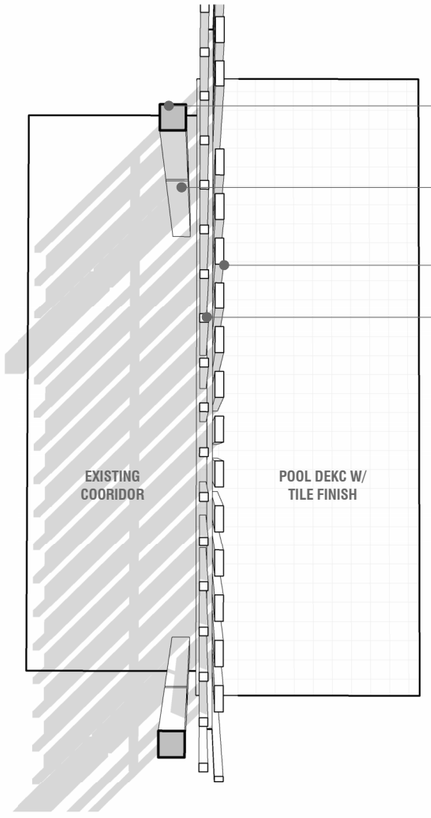
1 **EXPLODED ISOMETRIC**



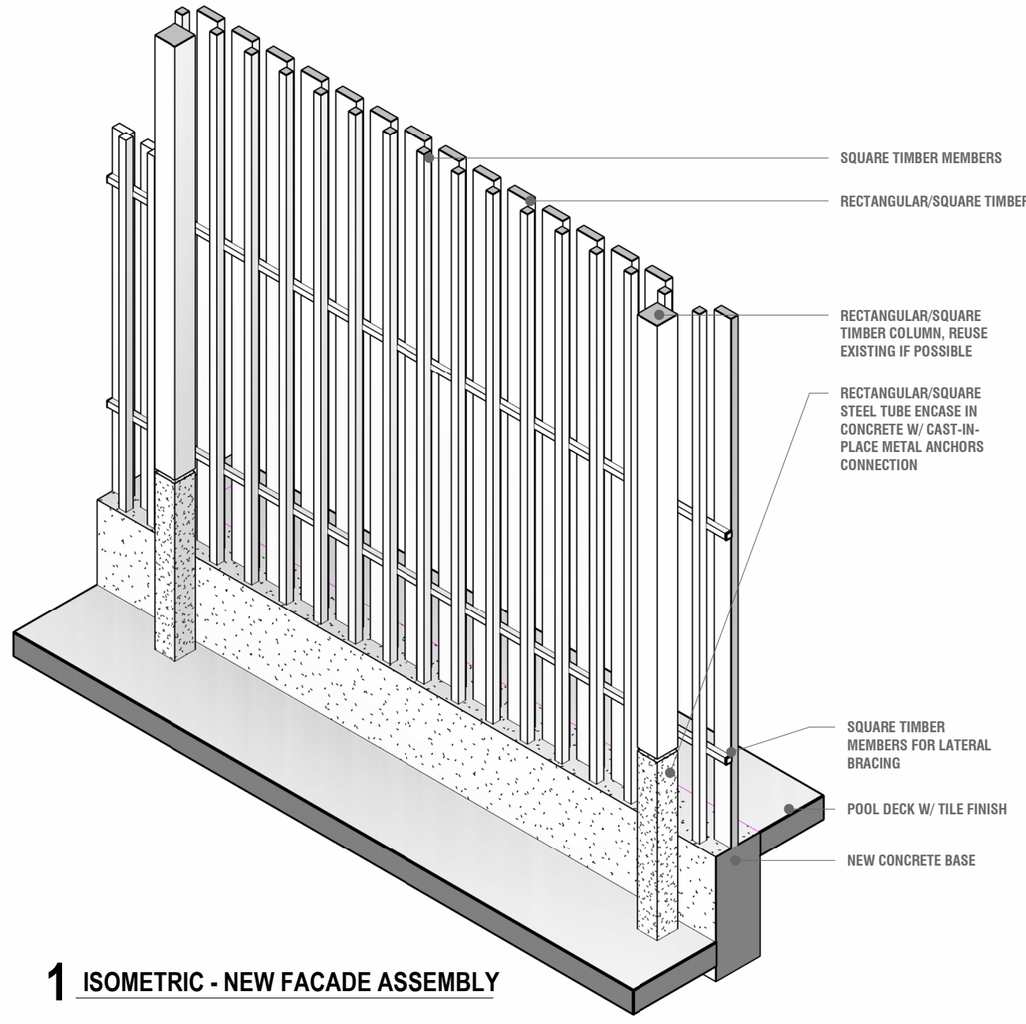
1 ELEVATION - WEST - BUILDING 9



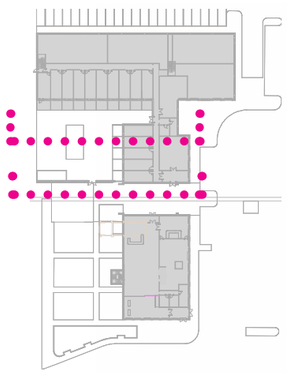
2 3D PERSPECTIVE - SOUTHWEST CORNER OF BUILDING 9

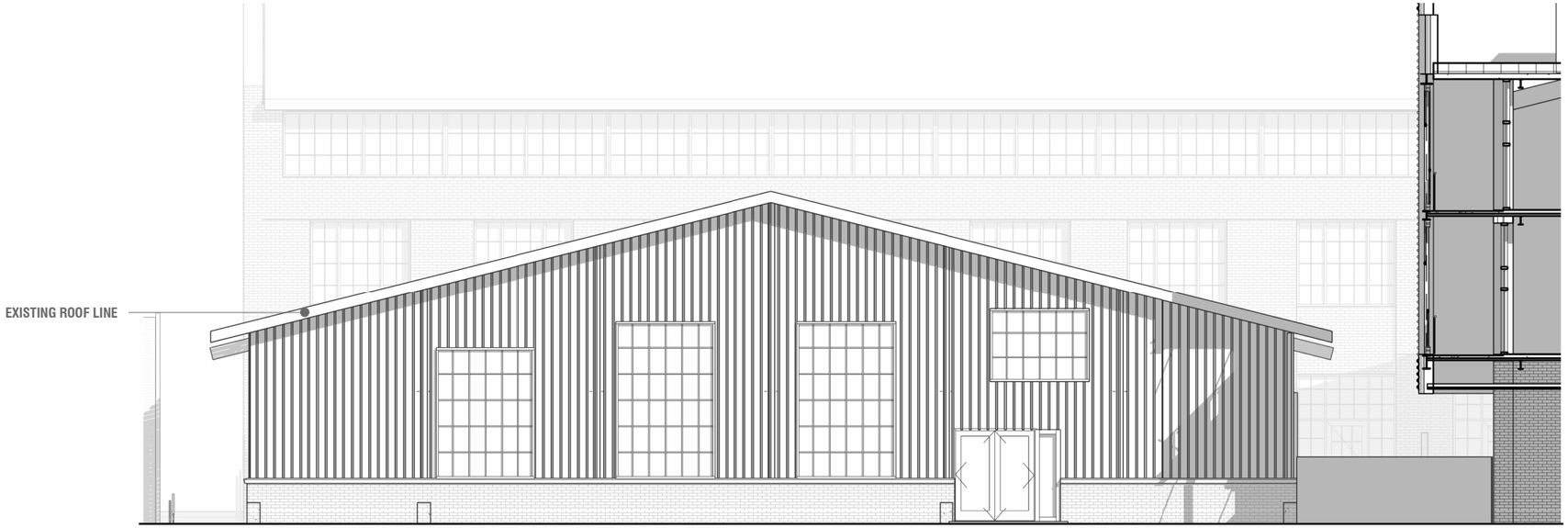


2 SECTIONAL PERSPECTIVE - PLAN VIEW

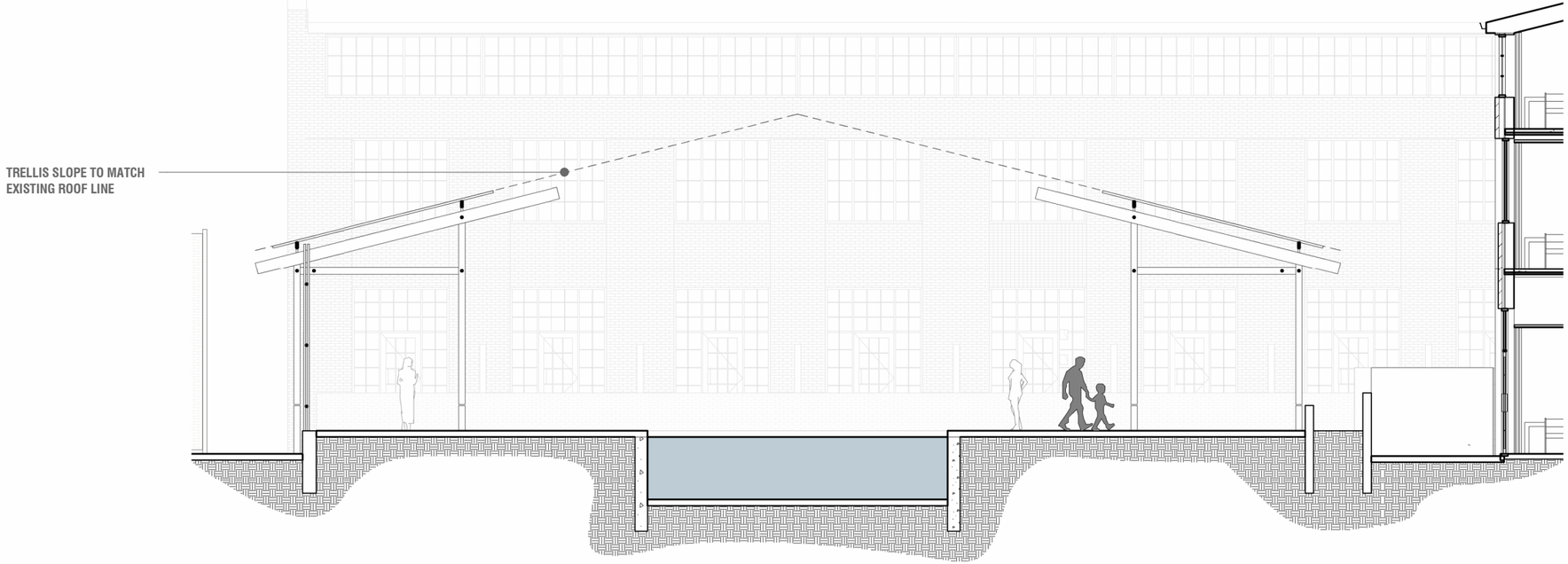


1 ISOMETRIC - NEW FACADE ASSEMBLY

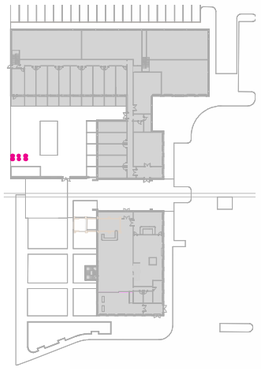


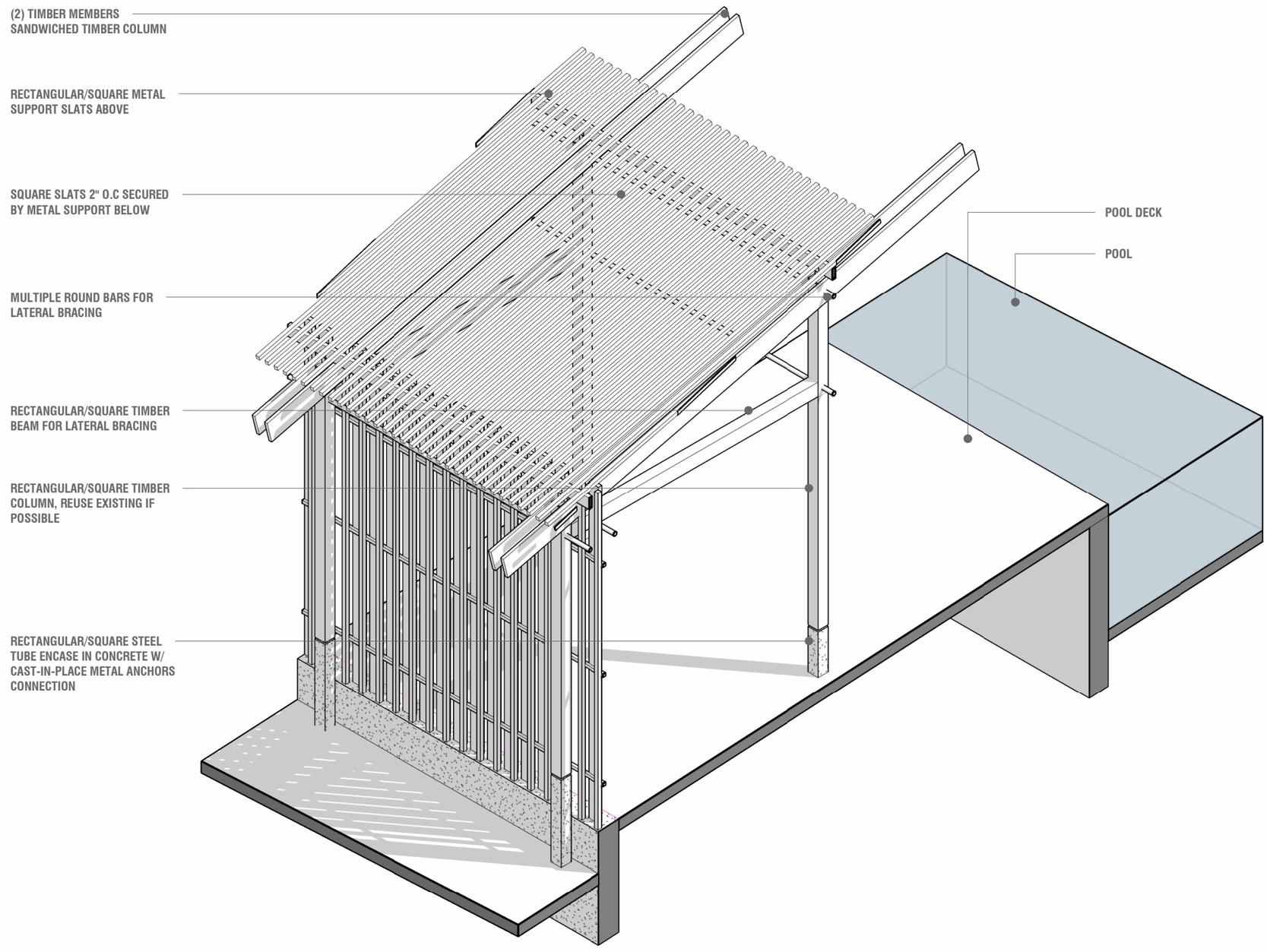


1 ELEVATION - SOUTH - BUILDING 9



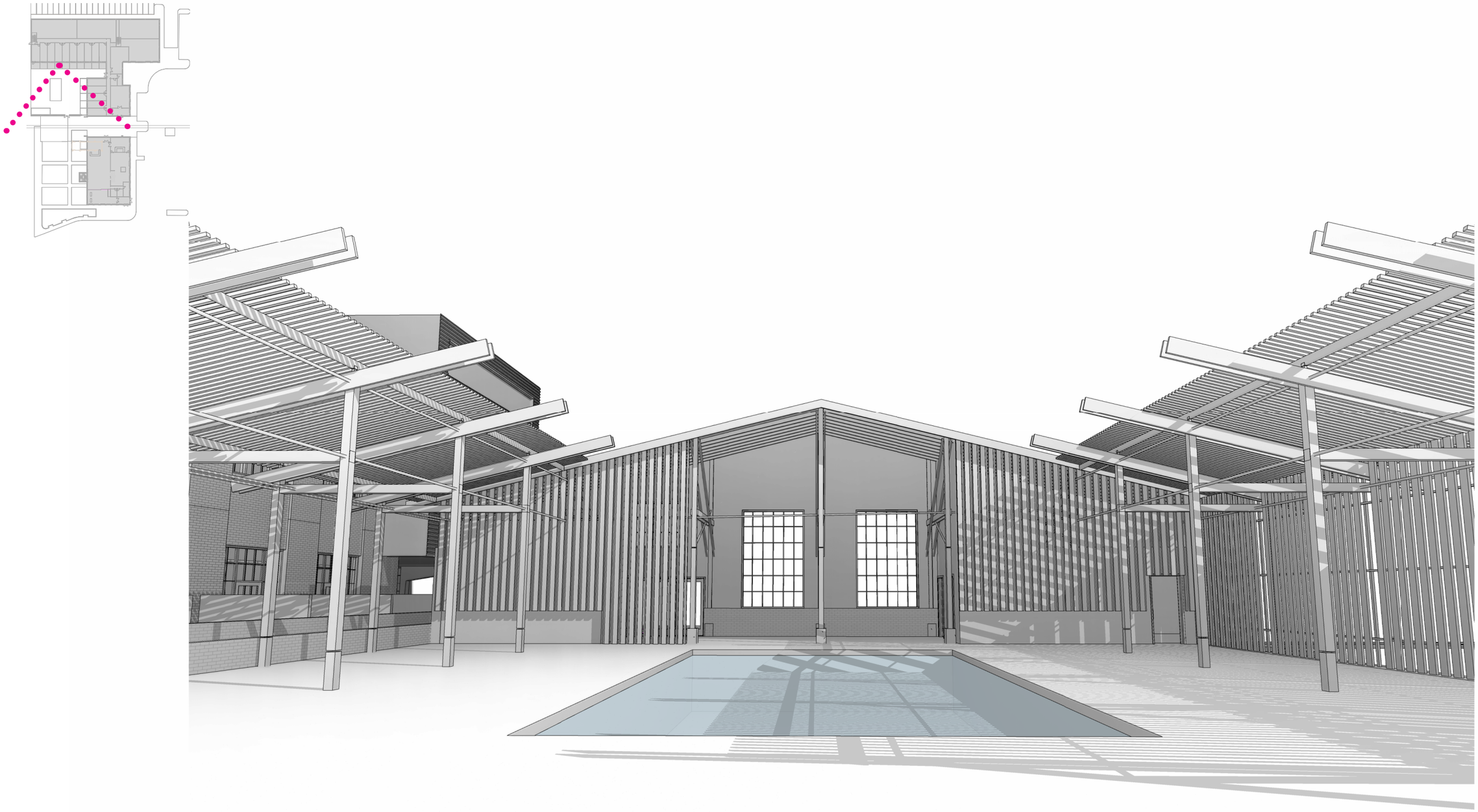
2 SECTION - SOUTH - THRU' BUILDING 9





design study

BUILDING 9 AND POOL DECK



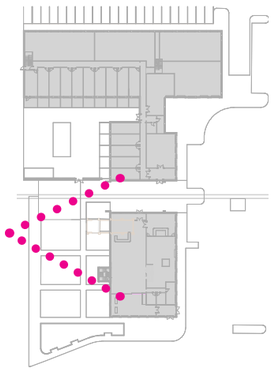
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FACTORY AT FRANKLIN

DRC - Building 10 & Mech Equipment

2025.04.14

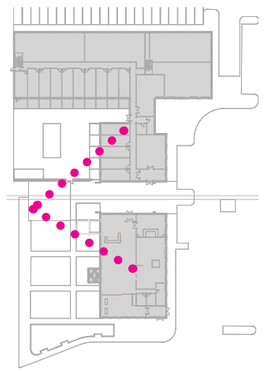
BUILDING 10 STUDY





design study
BUILDING 10 at FACTORY

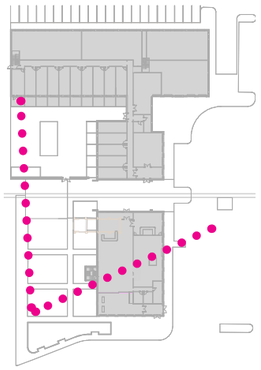
View From West of Courtyard
FACTORY AT FRANKLIN HOTEL





design study
BUILDING 10 at FACTORY

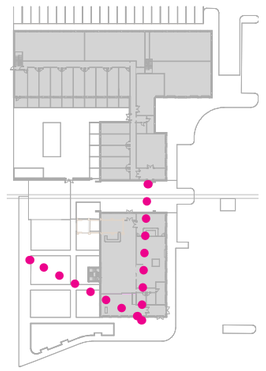
View From West of Courtyard
FACTORY AT FRANKLIN HOTEL





design study
BUILDING 10 at FACTORY

View From Southwest of Courtyard
FACTORY AT FRANKLIN HOTEL

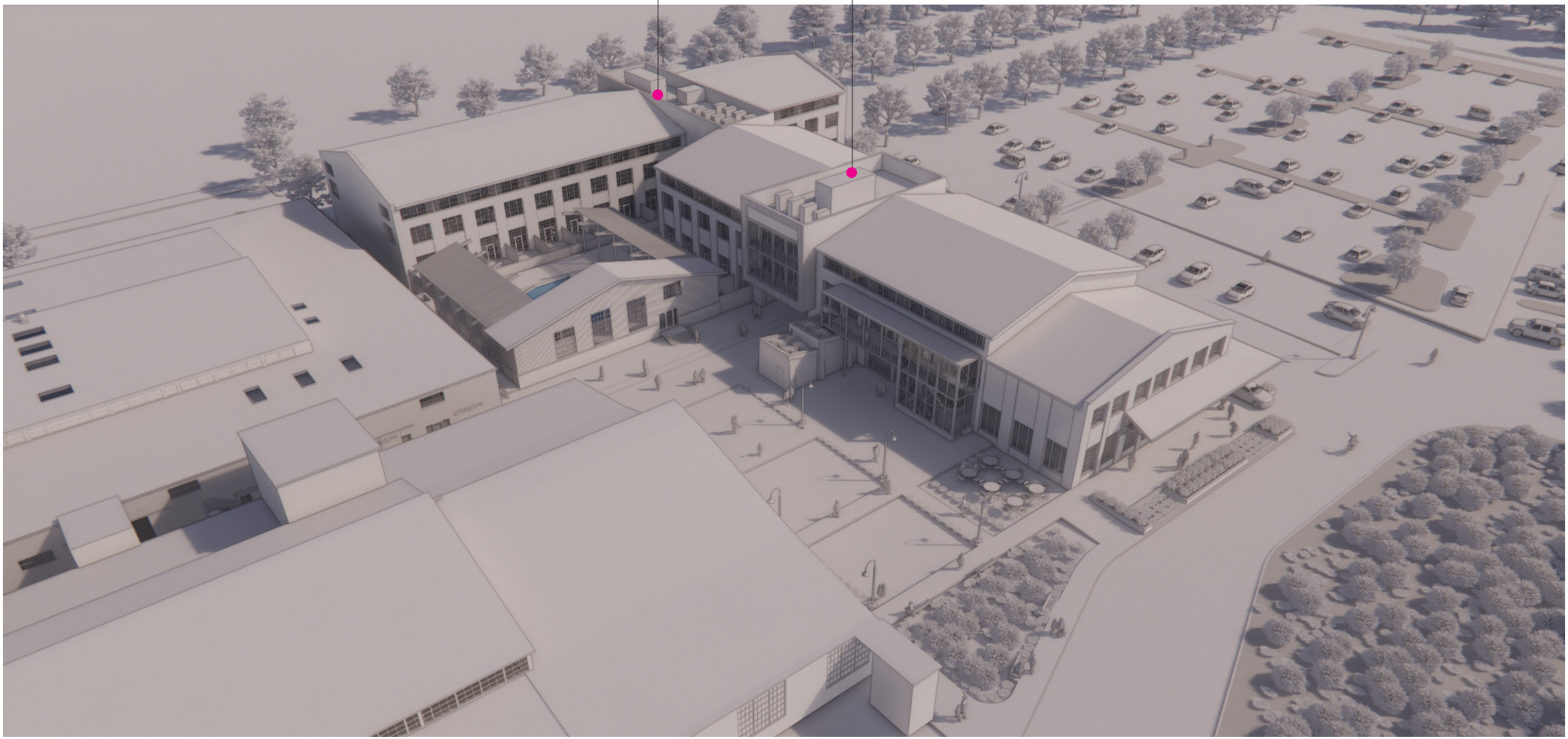




design study
BUILDING 10 at FACTORY

View from Lobby
FACTORY AT FRANKLIN HOTEL

MECH EQUIPMENT STUDY



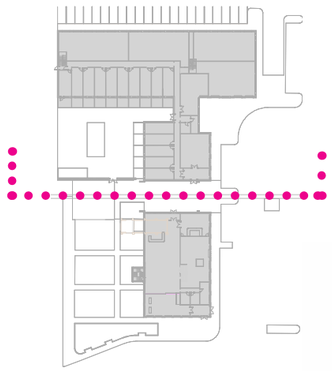
design study
Mech. Equipment at FACTORY

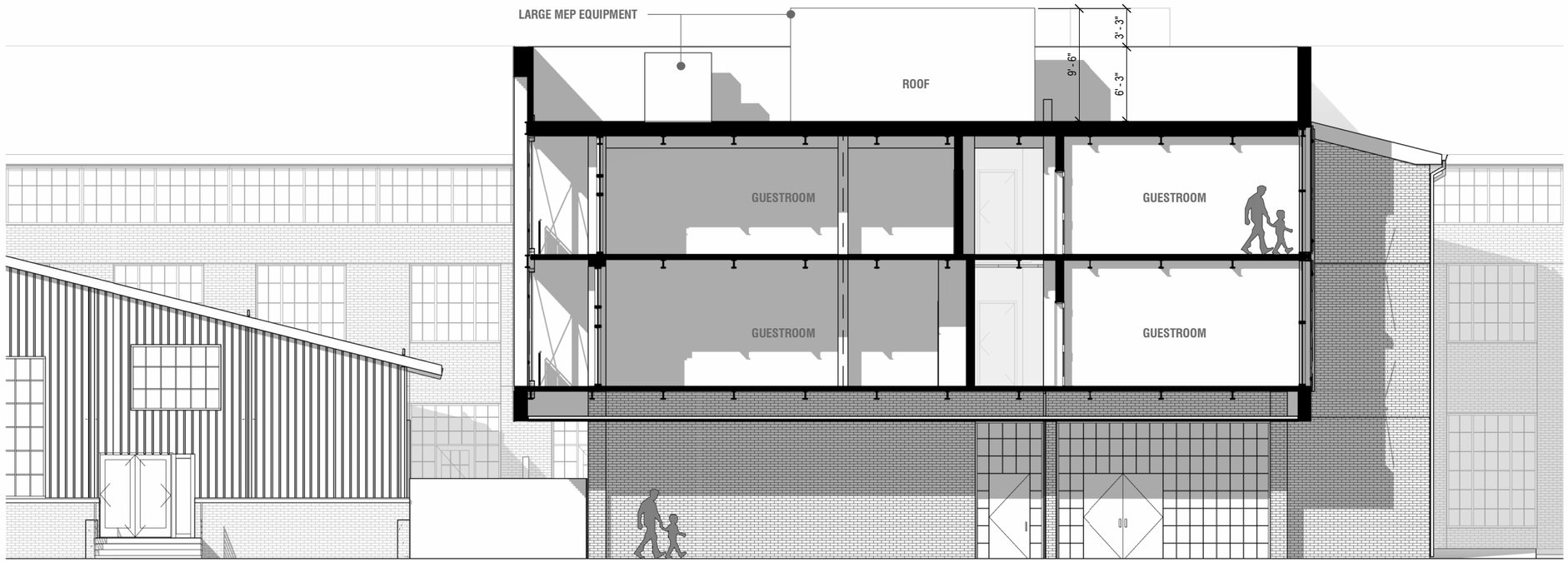
Western Aerial View
FACTORY AT FRANKLIN HOTEL



design study
Mech. Equipment at FACTORY

Eastern Aerial View
FACTORY AT FRANKLIN HOTEL





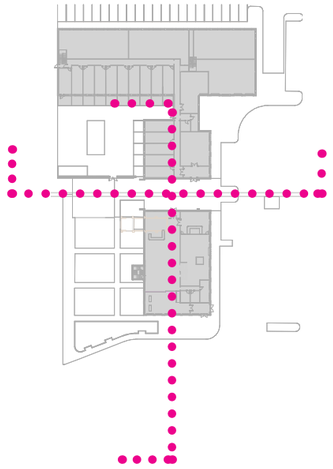
1 **ELEVATION - SOUTH - THRU' MECH. ROOF**

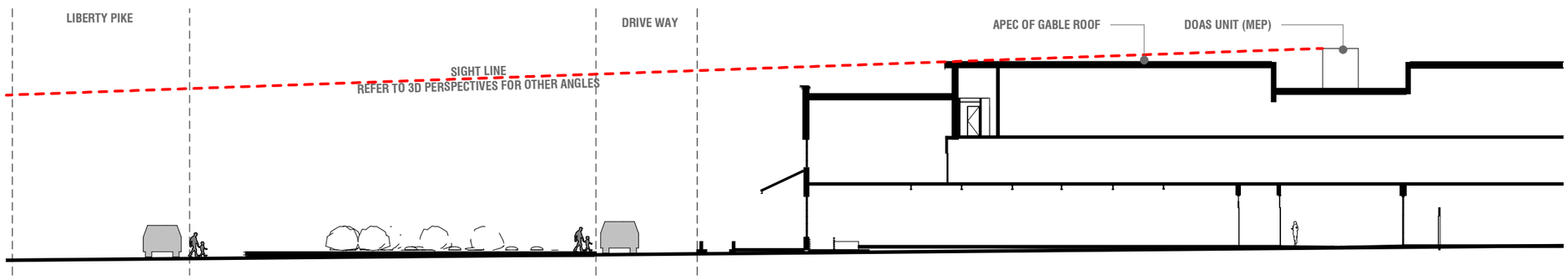
design study

Mech. Equipment at FACTORY

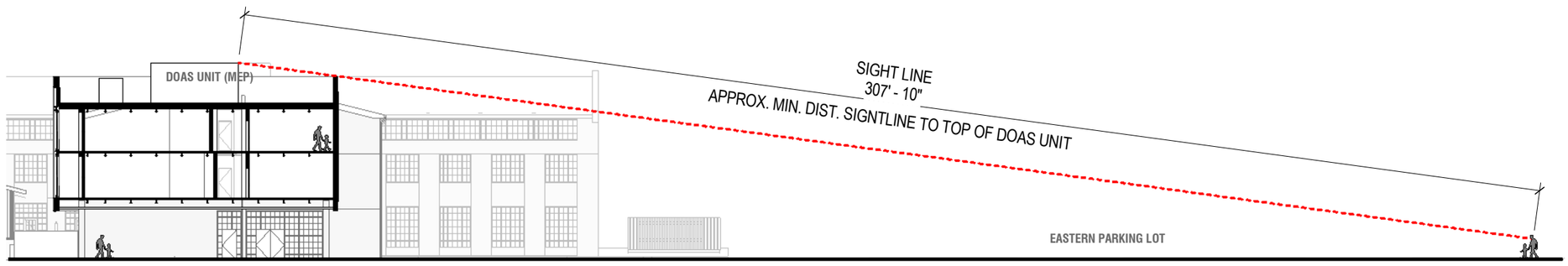
Section Through Mech. Roof & Sigh Line Study

FACTORY AT FRANKLIN HOTEL

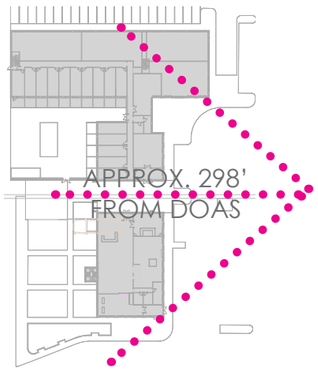




2 SECTION - SOUTH - THRU' LIBERTY PIKE - SIGHT LINE STUDY



1 ELEVATION - SOUTH - THRU' MECH. ROOF - SIGHT LINE STUDY



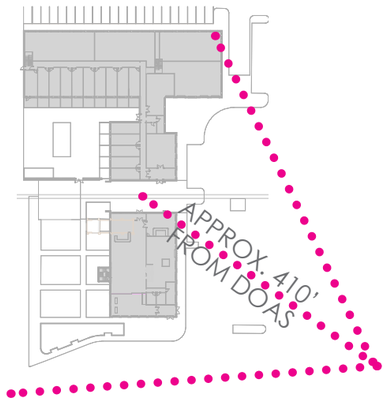


design study

Mech. Equipment at FACTORY

View from Parking Lot of East Side of Property

FACTORY AT FRANKLIN HOTEL





design study

Mech. Equipment at FACTORY

View from Parking Lot of East Side of Property

FACTORY AT FRANKLIN HOTEL



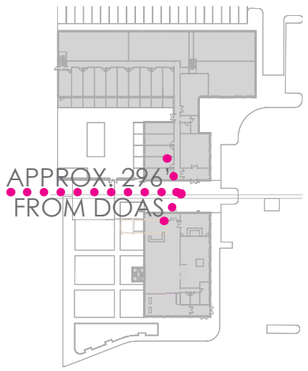


design study

Mech. Equipment at FACTORY

View from Driveway of South Side of Property

FACTORY AT FRANKLIN HOTEL





design study

Mech. Equipment at FACTORY

View from Track|Corridor of West Side of Property

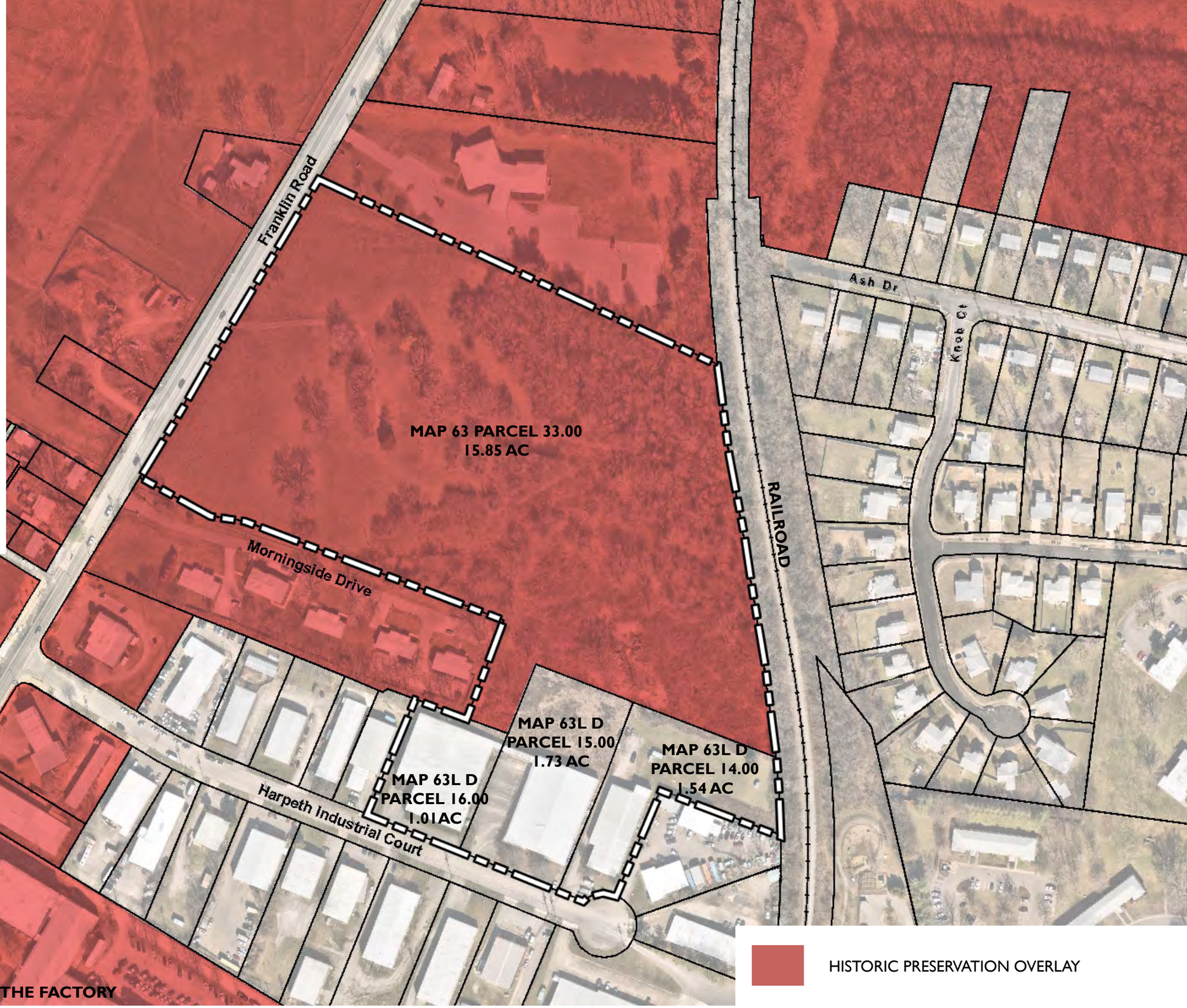
FACTORY AT FRANKLIN HOTEL

FACTORY DISTRICT NORTH

DESIGN REVIEW COMMITTEE | 04/21/2025

SITE DATA

SITE ACREAGE:	20.13 AC
PARCELS:	MAP 63, PARCEL 33.00 MAP 63L D, PARCEL 14.00 MAP 63L D, PARCEL 15.00 MAP 63L D, PARCEL 16.00
ADDRESS:	318 FRANKLIN ROAD 1123 HARPETH IND. CT 1121 HARPETH IND. CT 1117 HARPETH IND. CT
EXISTING ZONING:	ESTATE RESIDENTIAL LIGHT INDUSTRIAL
PROPOSED ZONING:	PLANNED DEVELOPMENT
ZONING OVERLAY:	HHO 500' HHO BUFFER HPO SCO CFO
ENVISION FRANKLIN:	FACTORY DISTRICT



METAL DETECTOR SURVEY RESULTS

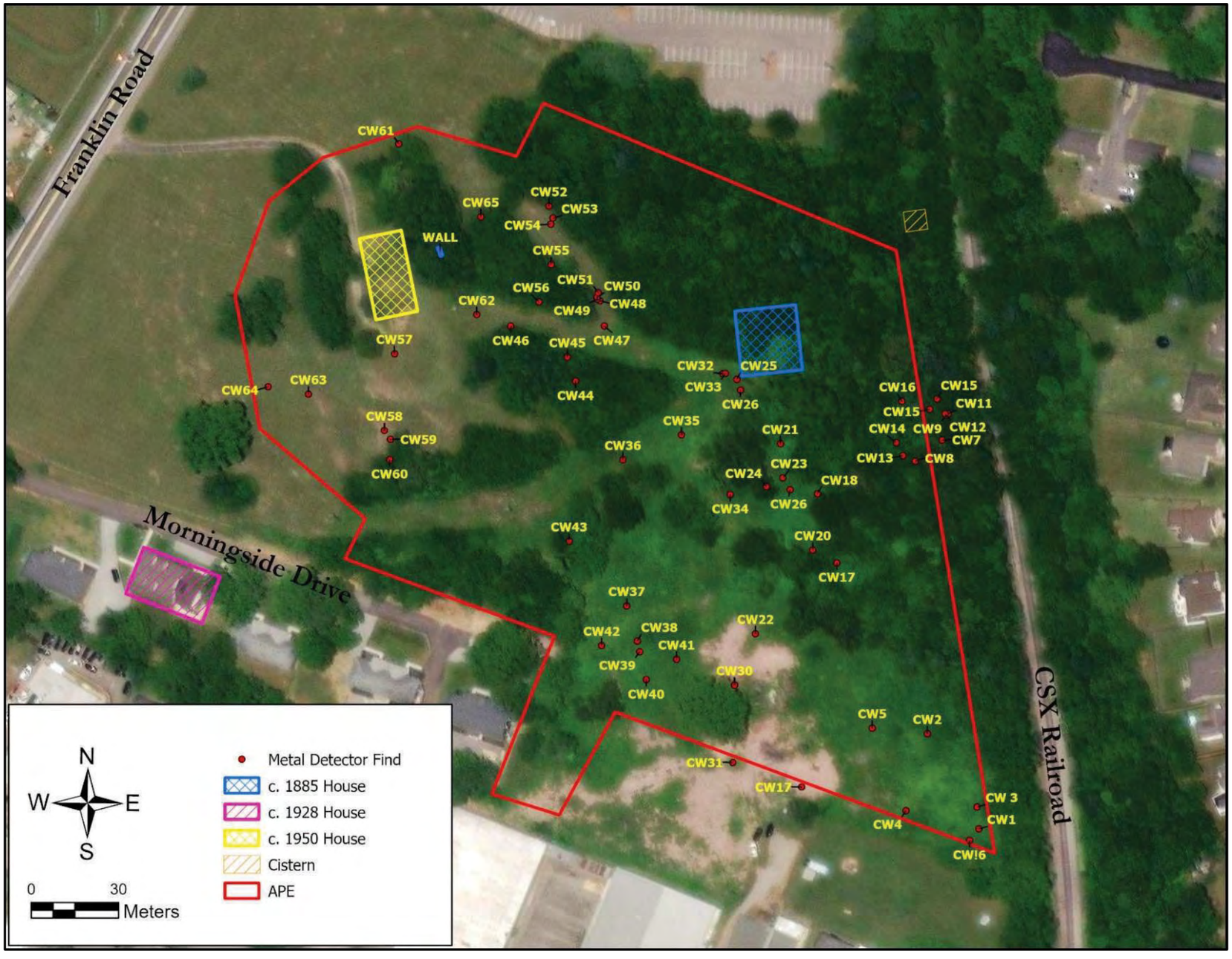


Figure 22. Results of the metal detector survey (Source: Esri 2022).



Figure 23. Photograph of selected Type B square cut nails recovered from the site.



Figure 24. Photograph of the horseshoes recovered from the site.

ENVISION FRANKLIN

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 **vibrant uses** at the Factory at Franklin should extend beyond its walls and integrate into Harpeth Industrial Court. Key characteristics of the district should include **high-quality architecture, plazas, outdoor dining, art, tree-lined streets, and pedestrian and bicycle amenities**.

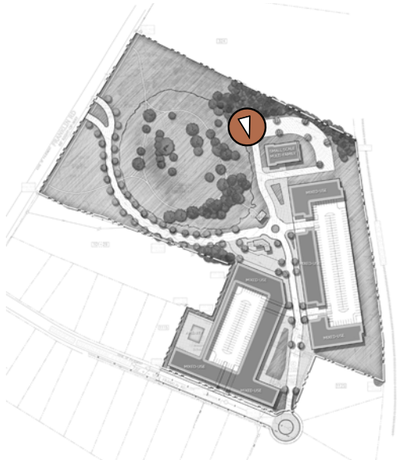


ENVISION FRANKLIN

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 **vibrant uses** at the Factory at Franklin should extend beyond its walls and integrate into Harpeth Industrial Court. Key characteristics of the district should include **high-quality architecture, plazas, outdoor dining, art, tree-lined streets, and pedestrian and bicycle amenities**.

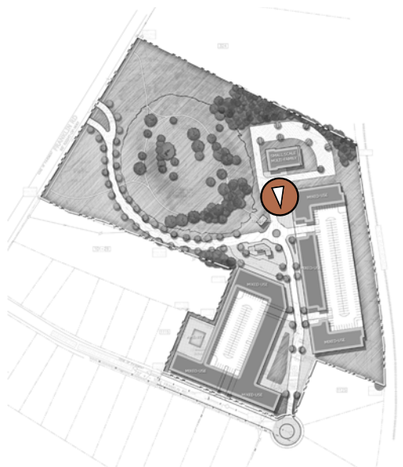


ARCHITECTURAL IMAGES

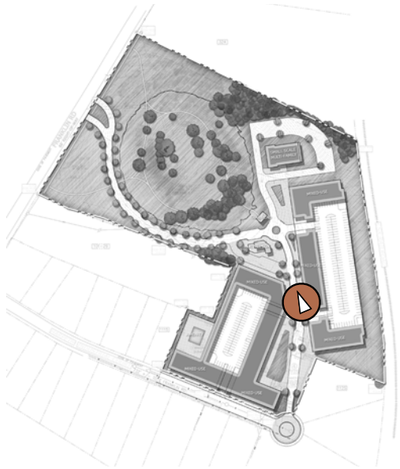




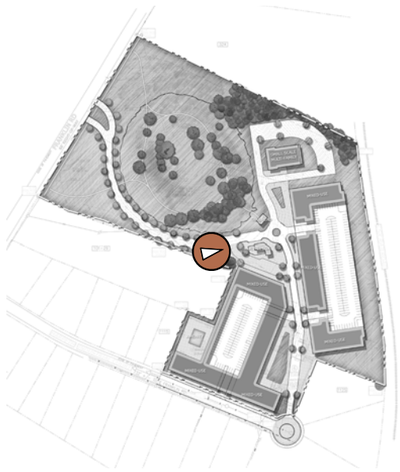




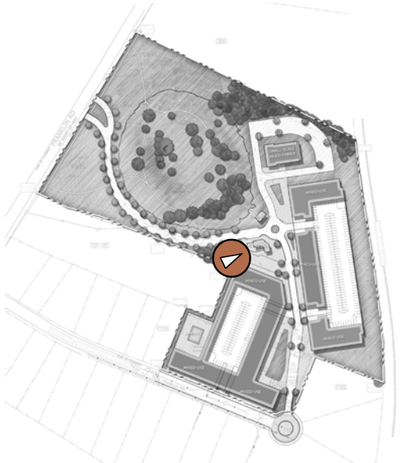
ARCHITECTURAL IMAGES





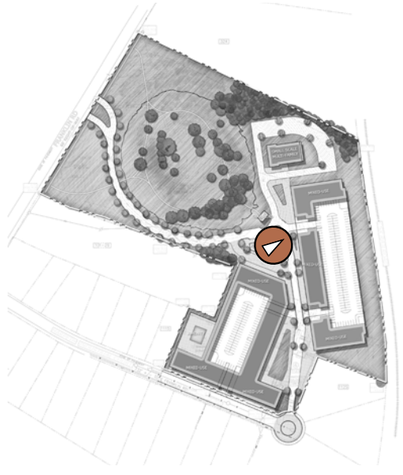


ARCHITECTURAL IMAGES









VIDEO FLYOVER

WITH TREES: LINK

WITHOUT TREES: LINK

NEXT STEPS

- PRE APP SUBMITTAL:
  05/23/2025

- HZC SUBMITTAL:
  05/23/2025

- ANTICIPATED PC MEETING:
  07/24/2025



CULTURAL RESOURCES DOCUMENTATION



318 FRANKLIN ROAD

Franklin, Williamson County, Tennessee

PREPARED FOR:

Franklin 240, LLC
PO Box 1507
Mount Juliet, Tennessee 37121

Draft Report
February 2025
RGA Technical Report No. 2024-379TN

RICHARD
GRUBB &
ASSOCIATES

CULTURAL RESORUCES DOCUMENTATION
318 FRANKLIN ROAD

Franklin, Williamson County, Tennessee



Principal Investigator:
Kate McKinney, MA, RPA



Project Manager:
Robbie D. Jones, MA

Author:
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Draft Report
February 26, 2025

RGA Technical Report No. 2024-379TN

MANAGEMENT SUMMARY

Richard Grubb & Associates, Inc. (RGA) prepared this Cultural Resources Documentation report for Franklin 240, LLC, which proposes to redevelop a 16.19-acre parcel of land at 318 Franklin Road in Franklin, Williamson County, Tennessee. The proposed mixed-use commercial development will encompass approximately 10 acres of the parcel. Nick Fielder, former Tennessee State Archaeologist, provided coordination on behalf of Franklin 204, LLC for the project.

The project site encompasses approximately 10 acres in the central and eastern portions of the 16.19-acre parcel. The project site consists of undeveloped agricultural fields and forested areas in the eastern portion of the parcel. The project site is on the east side of Franklin Road (SR 6/US 31) adjacent to industrial and residential facilities on the south, a railroad corridor on the east, and a church on the north.

As part of the rezoning process, the Franklin Municipal Planning Commission required a metal detector survey of the 10-acre portion of the parcel as well as conservation of the site of a hilltop military fortification constructed during the Civil War and any additional significant Civil War-era resources that were discovered as part of the survey.

Background research identified one previously recorded archaeological site—40WM104—within the project site. Located approximately in the center of the 16.19-acre parcel, site 40WM104 is a hilltop Civil War-era earthwork, known as a lunette. The Tennessee Division of Archaeology (TDOA) recorded the site in 1989 as a heavily disturbed earthen mound that represents a portion of the hilltop lunette. No artifacts were recovered from the site during the 1989 survey, although informants indicated Civil War-era metal objects had been previously removed from the surrounding area on the 16.19-acre parcel, which also featured Civil War-era military encampments (Nance and Prouty 1989).

The fieldwork undertaken for this project consisted of a metal detector and pedestrian survey throughout the 10-acre Area of Potential Effects (APE). During the survey, archaeologists uncovered 85 artifacts, none of which could be directly related to the Civil War-era hilltop lunette or encampments. The earthwork that the TDOA previously identified in 1989 as a portion of the Civil War-era lunette was reidentified during this survey. RGA recommends that this earthwork be conserved through avoidance or that additional archaeological testing be undertaken if avoidance is not possible.

The artifacts recovered during the metal detector survey are commonly found in association with historic farmsteads and house sites and represent the continued occupation of the site by the Johnson, Cannon, and Hill families between 1840 and 1986. RGA does not recommend any additional archaeological testing within the 10-acre project site, except for the hilltop lunette, to identify possible Civil War-era features or artifacts. It is likely that any artifacts directly associated with the Civil War have already been found and removed from the site by previous landowners and others. Therefore, it is opinion of RGA that the only Civil War-era feature that remains within the project site is the hilltop lunette, which should be conserved. Fieldwork conducted by RGA indicates that the remainder of the 10-acre APE does not contain resources associated with the Civil War.

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1. INTRODUCTION

Under contract with Franklin 240, LLC, Richard Grubb & Associates, Inc. (RGA) prepared this Cultural Resources Documentation report for the proposed redevelopment project at 318 Franklin Road in Franklin, Williamson County, Tennessee (Figure 1). As part of the rezoning process, the Franklin Municipal Planning Commission required a metal detector survey of the 10-acre portion of the parcel (Figure 2) and conservation of the site of a hilltop military fortification constructed during the Civil War and any additional significant Civil War-era resources that were discovered as part of the survey. In coordination with Nick Fielder, former Tennessee State Archaeologist, RGA determined the 10-acre project site was the Area of Potential Effects (APE).

As part of this survey, RGA also completed archival research and a comprehensive property history to better understand the evolution of the property over time and its association with the Civil War. The property history documented previous owners of the farm that owned and/or occupied the property between circa 1840 and 1986. These property owners included the Johnson, Cannon, and Hill families. The property history included a reconnaissance survey of above-ground resources within the 16.19-acre property and on adjacent parcels that were once part of the Johnson-Cannon-Hill Farm. The reconnaissance survey of above-ground resources consisted of digital photography, fieldnotes, and measured drawings.

Kate McKinney, MA, RPA, served as the Principal Investigator for archaeology and report author. Ms. McKinney exceeds the requirements of 36 CFR 61 for Archaeology. Mary Cate Mosher, MA, and McKenna Snyder, MA, served as field technicians. A resume for Ms. McKinney is in Appendix A. Robbie D. Jones, MA, Principal Senior Architectural Historian and Tennessee Branch Office Manager, completed the archival research and property history for the report. Mr. Jones also completed the reconnaissance survey of above ground resources. Sean McHugh, MA, RPA, and Mr. Jones reviewed the report. Olivier Vansassenbrouck, MA, created the graphics. Emma Durham, PhD, RPA, served as the copyeditor and assembled the report.

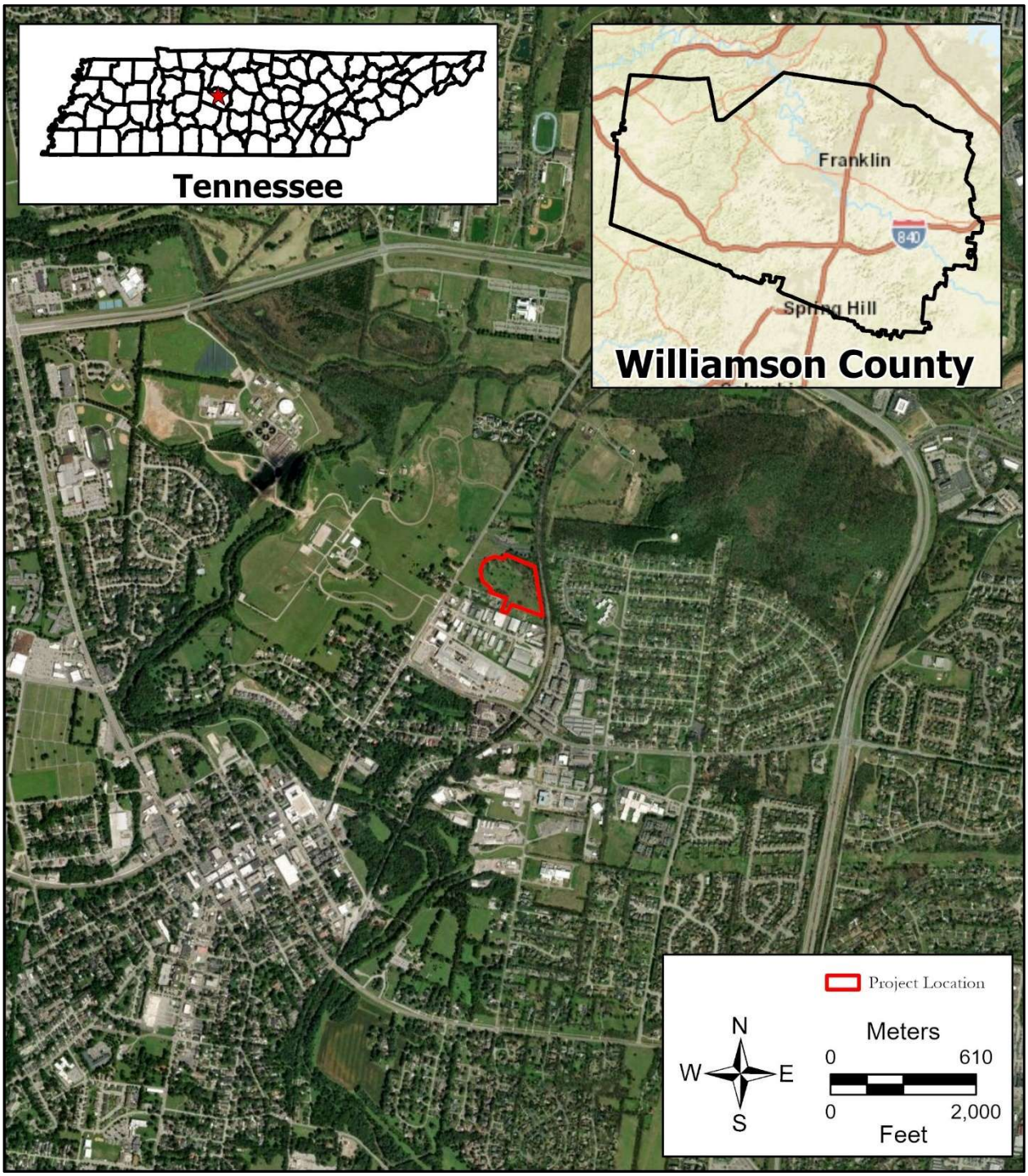


Figure 1. Map showing project location
(Source: Esri 2022).

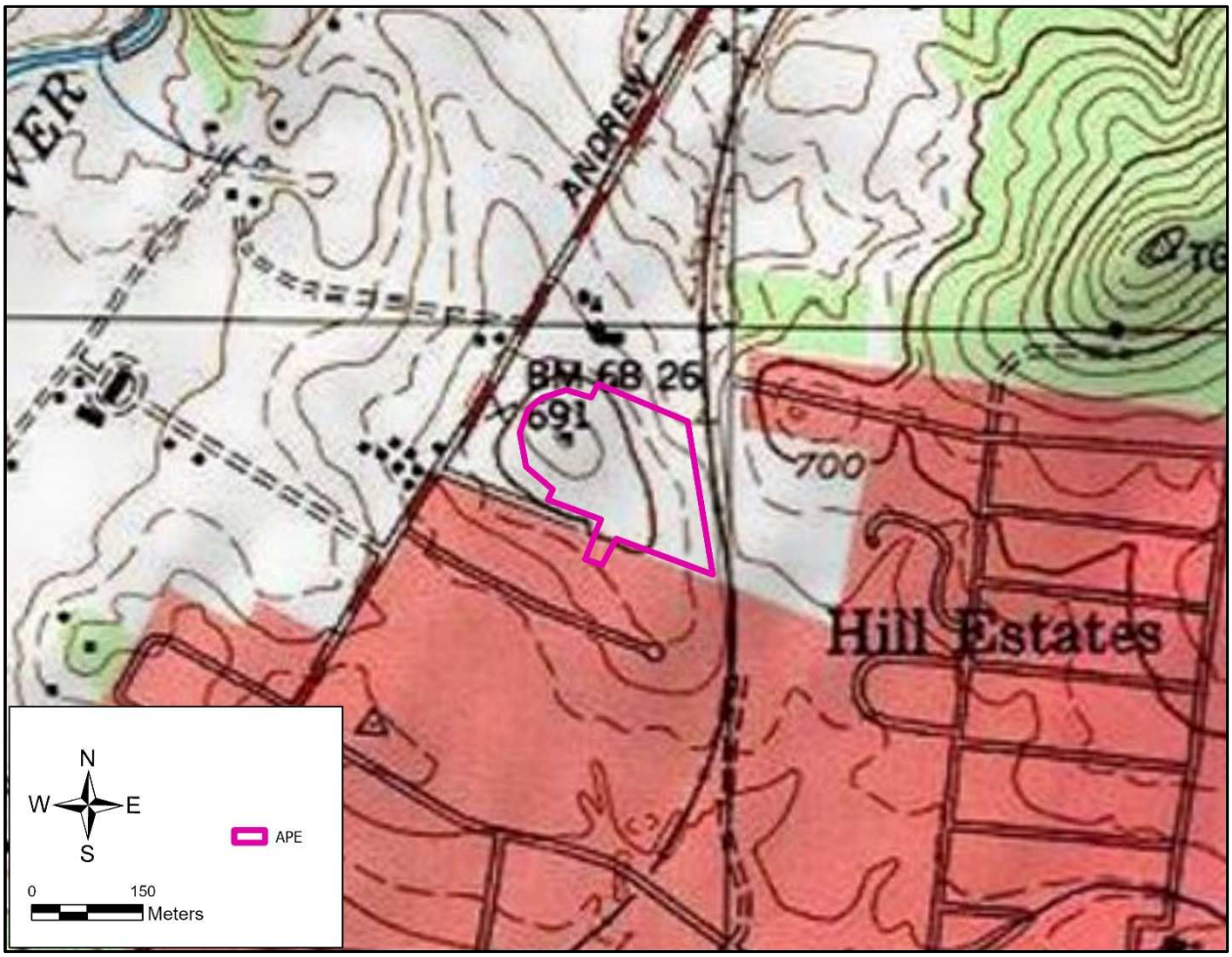


Figure 2: Map showing the 10-acre APE
(Source: USGS Topo Map, Franklin, Tenn. [63 NE], 1997).

2. ENVIRONMENTAL SETTING

Location

The approximately 10-acre project site, which doubles as the APE, at 318 Franklin Road is on a partially wooded lot along the east side of Franklin Road (SR 6/US 31) in Franklin, the county seat of Williamson County, Tennessee. The APE is north of Morningside Drive and south of the Franklin Church of Christ at 324 Franklin Road. The CSX Railroad corridor is approximately 70 feet east of the eastern boundary of the APE.

Geology and Topography

The APE is situated in the Interior Plateau region of Tennessee. Within the Interior Plateau the APE is situated in the Outer Nashville Basin which contains rolling and hilly topography with non-cherty limestone bedrock (TSLA n.d.). Higher hills and knobs contain more cherty formations and some shale (TSLA n.d.). Within the APE the topography ranges from 679 to 730 feet above mean sea level.

Hydrology

The APE is drained by the Harpeth River, located approximately 0.7 miles to the south. The Harpeth River drains into the Cumberland River. The Cumberland River flows into the Ohio River, which is part of the Mississippi River watershed. The Mississippi River watershed ultimately drains into the Golfo de México, also known as the Gulf of Mexico and, more recently, the Gulf of America.

Climate and Vegetation

The climate of Williamson County is characterized as a moderate, mixed humid climate with four seasonal changes. The mean annual high temperature is 84 degrees Fahrenheit, and the mean low temperature is 34 degrees Fahrenheit (National Weather Service [NWS] 2024). Average annual rainfall is 54 inches, and average seasonal snowfall is 1.5 inches (NWS 2024). Vegetation within the APE consists of a manicured lawn and a forested area. Native vegetation includes deciduous forests.

Soils

The APE consists of Maury silt loam and Ashwood-Mimosa-Rock outcrop complex soils. These are well-drained soils that are formed on uplands from phosphatic limestone (NRCS 2021).

3. BACKGROUND RESEARCH

RGA conducted background research to determine if previously identified archaeological resources or historic properties are within the vicinity of the APE and to develop appropriate pre-contact and historic contexts. Research was conducted using the TDOA Site File HUB on December 20, 2024. Previous historic sites surveys and regulatory survey reports on file at the TDOA were reviewed. Additional background research consisted of a review of pertinent primary and secondary sources, including aerial photographs, historic maps, atlases, photographs, and local and county histories.

Pre-contact Context

Paleoindian Period (circa 15,000–10,000 BP)

With the end of the last ice age around 15,000 years ago, people began moving into North America and subsequently, the southeastern United States. The first inhabitants of North America are known as Paleoindians. Paleoindians were mobile hunter-gatherer groups who utilized major waterways as a route into the Southeast (Anderson 1990). The Paleoindian period is subdivided into three subperiods: Early, Middle, and Late Paleoindian.

The Early Paleoindian period in the Southeast is often referred to as "pre-Clovis" and dates to before 13,250 cal BP. Early Paleoindian sites are sparse in the Southeast, with sites such as Page-Ladson (Florida), Topper (South Carolina), and Cactus Hill (Virginia) making up a large portion of the literature. Early Paleoindian diagnostic artifacts include Cumberland and Folsom points, which could have been used to hunt larger mammals such as mammoth, bison, and horse (FAUNMAP 1994). To date, no pre-Clovis sites have been positively identified in Tennessee.

The Middle Paleoindian period dates from around 13,250 to 12,850 BP and is referred to as the Clovis period, named after its type-site in Clovis, New Mexico. Clovis projectile point assemblages are widespread throughout North America; however, Clovis caches are generally rare in the Southeast (Anderson et al. 2015).

The Late Paleoindian period, also called "post-Clovis," dates from around 12,850 to 10,000 BP. This period relates to the Younger Dryas climate episode, which was a slight cooling of the earth. Late Pleistocene fauna was mostly extinct at the onset of the Younger Dryas; thus, a shift to modern fauna for subsistence is seen. Later Paleoindian point types include Beaver Lake, Dalton, Quad, and Cumberland (Anderson and Sassaman 2012).

Archaic Period (circa 10,000–3000 BP)

The Archaic period in the southeastern United States is marked by a sharp increase in temperatures (Anderson and Sassaman 2012). The Southeast was covered in deciduous forests abundant with mammals such as deer and rabbit, and numerous varieties of nuts, including hickory (Steponaitis 1986). Throughout the Southeast, shell-bearing sites are prevalent along major waterways such as the Tennessee, Cumberland, and Duck rivers. The shell middens, which span the entire Archaic period, are interpreted as accumulations of refuse over the course of centuries by mobile hunter- gatherers (Deter-Wolf and Peres 2019). In addition to shellfish, shell middens often contained faunal remains,

pottery, lithics, and human burials. The Archaic period is subdivided into three subperiods: Early, Middle, and Late Archaic.

The Early Archaic, which dates from around 10,000 to 8000 BP, saw distinct environmental changes compared to the Paleoindian period, with the earth becoming warmer and the hardwood, deciduous forests moving further north from the coastline. Increases in human population size were complemented by generalist foraging strategies over smaller regions (Anderson and Sassaman 2012). Technological changes include a shift towards side- and corner-notched hafted bifaces better suited to killing smaller game (Anderson and Sassaman 2012). In the Southeast, these point types include Big Sandy, Kirk Corner-Notched, and bifurcate points. Among the Early Archaic sites in Tennessee are Icehouse Bottom (40MR23), the Johnson Site (40DV400), and the Puckett Site (40SW228).

The Middle Archaic, which dates from around 8000 to 5000 BP, saw the climate move towards even hotter and drier conditions in the Southeast (Anderson and Sassaman 2012). Perhaps a result of larger shoals caused by climate change, freshwater shellfish were collected and utilized at a faster rate than previously seen. Larger, seasonal sites were repeatedly utilized as evidenced through decades of refuse accumulation. It is during this period that evidence of long-distance trade networks was established, and warfare becomes evident through the archaeological record (Anderson and Sassaman 2012). Large bifaces, termed Benton points, are found in caches along major waterways such as the Tennessee and Cumberland rivers, often in association with burials. Middle Archaic sites in Tennessee include the Ervin Site (40MU174), the Anderson Site (40WM9), and the USN Site (40DV7).

The Late Archaic period ranges from around 5000 to 3000 BP in the Southeast. According to Steponaitis (1986), four major trends characterize the Late Archaic: the emergence of plant cultivation; the appearance of middens associated with structures; the emergence of pottery; and the intensification of long-distance trade. Early plant cultigens in the Southeast include sunflower and maygrass, although the extent to which they were cultivated is unknown (Chapman and Crites 1987). Similar to the trends of the Middle Archaic, Late Archaic sites are often associated with shell middens along waterways. Late Archaic pottery types, which are among the earliest in the Southeast, include the Wheeler and Stallings variety. Stone tool technology comprises mostly stemmed projectile points such as Savannah River, Coosa, Pickwick, and Ledbetter (Schroder 2015). Late Archaic sites in Tennessee include the USN Site (40DV7), the Barnes Site (40DV307), and the Robinson Site (40SM4).

Woodland Period (circa 3000–1000 BP)

The Woodland period in the southeastern United States is marked by the widespread emergence of pottery, an increase in sedentism and organizational complexity, and an increased reliance on cultivated foods. Building on subsistence patterns from the Archaic Period, shellfish exploitation reached its peak in the Cumberland, Tennessee, and Tombigbee river valleys during the Woodland period (Peacock 2002). This shellfish exploitation, along with cultivated foods, allowed for population increases and semi-permanent occupations. The Woodland period is subdivided into three subperiods: Early, Middle, and Late Woodland.

The Early Woodland period dates from around 3000 to 2150 BP in the Southeast. The Early Woodland period was built on patterns seen in the Late Archaic with the widespread appearance of

pottery and distinct ceramic traditions based on geography (Anderson and Mainfort 2002). Early pottery types in Tennessee include the quartz-tempered Watts Bar series and the limestone-tempered Mulberry Creek series (Faulkner 2002; Schroder 2015). In Kentucky, Adena burial mounds appear around 2400 BP containing stratified sequences of primary and secondary burials, which lead to conical burial mounds being characteristic of this subperiod (Anderson and Mainfort 2002). The Early Woodland period also saw the continuation of agriculture practices that began in the Archaic period, although the extent to which agriculture was utilized varies greatly by region. Squash, sumpweed, sunflower, and maygrass are common cultigens found at Early Woodland sites (Wetmore 2002). Early Woodland sites in Tennessee include the Spring Creek site (40PY207), Nowlin II (40CF35), and Duncan Tract (40TR27).

The Middle Woodland period dates from around 2150 BP to 1300 BP and is characterized by increased interaction between societies. One of the major trading spheres was the Hopewell culture in the Ohio Valley. In the Southeast, the Hopewellian trading sphere appears to be limited to a few hundred years, mainly from 2050 BP to 1750 BP (Mainfort 1996). Pinson Mounds, located in West Tennessee, is a large Middle Woodland mound complex consisting of burial and ceremonial mounds. Although few Hopewellian artifacts have been recovered from Pinson Mounds, the site is one of the largest Middle Woodland sites in the Southeast, eclipsing most Hopewellian sites in size. Common Middle Woodland pottery types in Tennessee include Pickwick Stamped, Long Branch, Mulberry Creek, and Bluff Creek. Typical Middle Woodland phases are the McFarland Phase, characterized by medium-sized triangular projectile points and limestone-tempered ceramics, and the Owl Hollow Phase, characterized by large permanent villages with middens (Faulkner 1988). Other Middle Woodland sites in Tennessee include Glass Mounds (40WM3)—located in Franklin—and Old Stone Fort (40CF1).

The Late Woodland period dates from around 1300 BP to 950 BP and is characterized by the appearance of the bow and arrow (Anderson and Mainfort 2002). As a result of the bow and arrow development, projectile points became smaller, as seen in Madison and Hamilton types. Mound building continued through the Late Woodland period as evidenced by multiple mounds in East Tennessee (Schroedl 1978). Many Late Woodland mound complexes became permanent settlements rather than intermittent locales for congregation (Anderson and Mainfort 2002). Intensive maize cultivation is seen across the South, along with the increased cultivation and collection of other plants. Late Woodland pottery types include Elk River, Napier Complicated, and Swift Creek.

Mississippian Period (circa 950–350 BP)

The Mississippian period has been the subject of much research across the Southeast and the Middle Cumberland region. The Mississippian period is characterized by more centralized communities, abundant shell-tempered pottery, and intensive agriculture (Anderson and Sassaman 2012). Mississippians across the Southeast developed similar ideologies and innovations around the same time, likely because of both population increases and subsistence adaptations (Anderson and Sassaman 2012). With these similar ideologies and innovations came increased warfare between Native societies, largely seen in weapons trauma on skeletal remains and fortifications. Mississippian sites often contain conical and flattop mounds and structures surrounding a plaza, all of which was often surrounded by

some type of fortification (Anderson and Sassaman 2012). During the Mississippian period, trade was so abundant and far reaching that archaeologists named it the Mississippian Ideological Interaction Sphere (Lankford et al. 2011). Pottery, gorgets, and statues were among the many artifact types adorned with iconography.

Protohistoric Period

The first known written records of the southeastern United States come from the Spanish de Soto expeditions, which took place from 1539 to 1543. De Soto and some 600 men landed on the gulf side of Florida near present day Tampa in search of gold and silver (National Park Service 1990). Over the next four years de Soto and his men, with the help of Native American guides, traversed the Southeast, including Tennessee. Throughout his expedition de Soto raided many Native American villages, stealing food and supplies, killing inhabitants, and likely leaving behind disease and destruction. It is generally accepted that the destruction left behind by the de Soto expedition greatly impacted the already stressed and unstable Mississippian society, leading to its eventual downfall.

After the failed attempts of de Soto, Tennessee was investigated by two other Spanish explorers: Tristan de Luna in 1559 and Juan Pardo in 1566. De Luna entered Tennessee near present-day Chattanooga, whereas Pardo likely visited Chiaha, near present-day Dandridge. Neither expedition stayed long in Tennessee but nevertheless resulted in the deaths of many Native Americans.

In the late 1700s white settlers began moving into Tennessee and the Southeast region in general. The United States government desired the lands east of the Mississippi River for white settlers and began enacting policies in the 1790s aimed at obtaining those lands from Native American tribes (Nance 2001). These policies led to the Indian Removal Act of 1830, championed by President Andrew Jackson, a resident of Tennessee. Some Native American tribes, particularly the smaller tribes, did not resist the removal and agreed to move west of the Mississippi River; however, five of the larger tribes (the Cherokee, Chickasaw, Creek, Choctaw, and Seminole) resisted the removal. The Cherokee broke into two factions, one that signed the treaty and one that resisted it. In 1837, the United States Army began to round up the remaining Cherokee resisters and placed them in stockades in preparation for a forced removal westward (Nance 2001). Starting in 1838, an estimated 16,000 Cherokee traveled westward in 17 detachments using three main land routes (Nance 2001). It is estimated that some 4,000 Native Americans died along the routes, which has been commemorated as the Trail of Tears.

Property History

The 16.19-acre parcel at 318 Franklin Road was once part of a 450-acre farm established in the midnineteenth century. The farm was originally laid out on the east side of the Franklin to Nashville Turnpike, a private toll road constructed in the mid-1830s, currently known as Franklin Road. Between 1853 and 1855, the Tennessee & Alabama (T&A) Railroad constructed a railroad corridor across the farm (Gertner 2019a). The railroad connected Nashville, Tennessee, with Decatur, Alabama, and was known as the Nashville & Decatur Railroad after 1866. In 1900, the Louisville & Nashville Railroad leased the corridor. In the 1980s, the corridor was purchased by the CSX Railroad. During the

American Civil War, the U.S Army utilized the farm as a military fortification and campgrounds serving nearby Fort Granger.

The farm was owned and occupied by the Johnson family from circa 1840 to 1882, the Cannon family from 1882 to 1947, and the Hill family from 1947 to 1986. During this nearly 150-year time span, the farm featured eight dwellings, including four dwellings for enslaved Black persons, a circa-1885 tenant house, a 1928 dwelling, and a circa-1955 dwelling. The farm also featured barns, a stable, a spring-fed cistern, and other agricultural and domestic outbuildings as well as fences, farm roads, and other types of agricultural infrastructure.

In 1909, an interurban streetcar railway connecting Franklin with Nashville was constructed along the turnpike corridor. The route went around the west side of Harlinsdale Farm—on the west side of the Franklin Road—bypassing the Johnson farm. The Franklin Interurban operated until 1942. In the late 1920s, the Franklin Turnpike evolved into the Andrew Jackson Highway, which carried State Route 6 and U.S. 31, a major north–south highway connecting southern Alabama to northern Michigan.

In 1929, a member of the Cannon family sold a 27-acre section at the south end of the farm for the development of a massive stove works factory. Another member of the Cannon family constructed a farmhouse on the south side of the farm. Located at 105 Morningside Drive, this farmhouse served as the childhood home of Henry Rolffs Cannon who, in 1947, married Sarah Colley, best known under her stage name of Minnie Pearl. For a short period in the mid-1940s, the Cannon family utilized the farm as an equestrian stud for Tennessee Walking Horses.

The Cannon family sold the farm in 1947 to Howard and Lillie Hill, who improved the property with a hilltop dwelling in the mid-1950s and several outbuildings. In the 1960s, the Hill family sold off property at the southern edge of the farm containing the 1928 farmhouse. From 1968 to 1970, three duplexes were built adjacent to the 1928 farmhouse along Morningside Drive. The Hill family lived on the farm until 1986. The barns and circa-1885 tenant house were demolished in the 1970s and 1980s. The circa-1955 dwelling was demolished in 2017. Over time, the 450-acre farm was sold off so that only the 16.19-acre core remains today. The 1928 dwelling and remnants of a mid-nineteenth-century limestone spring-fed cistern are the only remaining historic structures and are located on adjacent parcels.

The following is a comprehensive historic overview of the property.

William Johnson, circa 1840–1882

Archival records indicate that William Johnson owned the property in the mid-nineteenth century. A native of Virginia, William Johnson (circa 1796–1882) married Louisa Crockett (1797–1833) on January 25, 1821. They raised three sons: Samuel C. Johnson (1823–1845), John B. Johnson (1827–1856), and Robert C. Johnson (1832–1834). Johnson's wife Louisa died in August 1833, and his youngest son Robert died in January 1834. Louisa Johnson was buried in the Franklin City Cemetery (NRHP 2012) on North Margin Street (Ancestry.com 2008; Malone 2024).

On May 4, 1837, William Johnson married Sarah Elizabeth King (1814–1872) at Franklin (Ancestry.com 2008). A native of Virginia, Sarah grew up in the Triune community in Williamson

County. William and Sarah raised five children: Sebastian King "S. K." Johnson (1840–1897), Lavinia Johnson (1842–1873), Laura Johnson (1846–1882), Samuella "Sammie" Johnson (b.1849), and James B. Johnson (1851–1926). Two children died in infancy (Malone 2024).

William Johnson was a mechanic and farmer. In 1850, the 230-acre farm along with farming implements, livestock, and his personal estate was valued at $13,600. By 1860, the value of his farm had increased to $20,000 and his personal estate had increased to $10,000. In 1850, Johnson owned 80 swine, 15 horses, 13 cattle, 12 sheep, and 2 oxen. His farm produced wheat, Indian corn, oats, cotton, wool, Irish potatoes, sweet potatoes, and butter. He also manufactured leather boots and shoes (U.S. Census 1850a, 1850b, 1850c, 1860a, 1860b).

In 1830, Johnson enslaved two Black people; the number of people he enslaved had increased to four by 1836. By 1840, he enslaved 15 Black people—6 males and 9 females—who worked in farming and manufacturing. In 1850, Johnson enslaved 10 Black people—six males aged 2–28 and four females aged 2–7—and in 1860, he enslaved 10 Black people—four males aged 12–55 and six females aged 14–45. The enslaved lived in four dwellings on the farm (Ancestry.com 2013; U.S. Census 1830, 1840, 1850d, 1860c).

In 1860, William Johnson's household consisted of his wife Sarah, three daughters, and his youngest son James B. Johnson. By 1860, his son Sebastian K. Johnson had moved to Nashville (Malone 2024; U.S. Census 1860a).

Johnson's neighbors along the east side of the turnpike included Rev. Joshua Soule (1781–1867), who owned a circa-1805 Federal style dwelling to the north, currently known as Wyatt Hall (WM-68; NRHP 1980), and William Alpheus Truett Sr. (1823–1898), who owned a circa-1846 Greek Revival style dwelling (WM-65; NRHP 1988) to the south. Other prominent neighbors included William Maney (1799–1862), who lived in a circa-1850 dwelling (WM-66; NRHP 1988) on the west side of the turnpike to the south, and Thomas Shute, who lived in a circa-1845 Greek Revival style dwelling known as Creekside (WM-69; NRHP 1988) on the east side of the turnpike to the north. Directly across the turnpike on the west was Mr. Wagner, who owned a circa-1850 Greek Revival style dwelling (WM-67; NRHP 2023), which as later incorporated into the Harlinsdale Farm.

Civil War Fortification

The town of Franklin played a significant role in the American Civil War. Under the command of Major General Gordon Granger (1821–1876), the U.S. Army liberated Franklin in early 1862. A year later, the U.S. Army constructed military fortifications and signal stations surrounding the town to defend against attacks by the Confederate Army. The fortifications constructed by the U.S. Army formed an approximate semicircle around Franklin from northwest to southeast. The Harpeth River, running along the north side of Franklin, formed the other half of the circle (Figure 3). The Federal fortifications were constructed between February 12 and May 29, 1863 (Thomason 1999:2).



Figure 3. Map showing the military fortifications surrounding Franklin and the fortification at Johnson's farm, 1864 (Source: Willett and Remington, 1874).

On the north side of town, under the direction of Colonel Samuel Emerson Opdycke (1830–1884), the U.S. Army constructed Fort Granger (40WM100; NRHP 1973) over a 10-week period along Figuers Bluff at the T&A Railroad Bridge spanning the Harpeth River and a hilltop fortification and signal station at Roper's Knob (40WM101; NRHP 2000) along Liberty Pike. Fort Granger was situated to protect the railroad and control transportation in and out of Franklin. Between these two large fortifications, in 1863, the U.S. Army constructed a series of smaller hilltop fortifications, including a lunette on the crest of the 100foot-tall hill at William Johnson's farm. These fortifications and signal stations were surrounded by military encampments for soldiers from various regiments (Figures 4–7). Self-emancipated Black freedmen, known as contraband, assisted Federal forces with the construction of these fortifications. At Fort Granger, the U.S. Army created a Contraband Camp near the south side of Johnson's Farm (Banks 2022; Flagel 2016:20, 30–31, 36–38, 48–49; Gertner 2019b, 2019c; Smith et al. 1990:14–15).

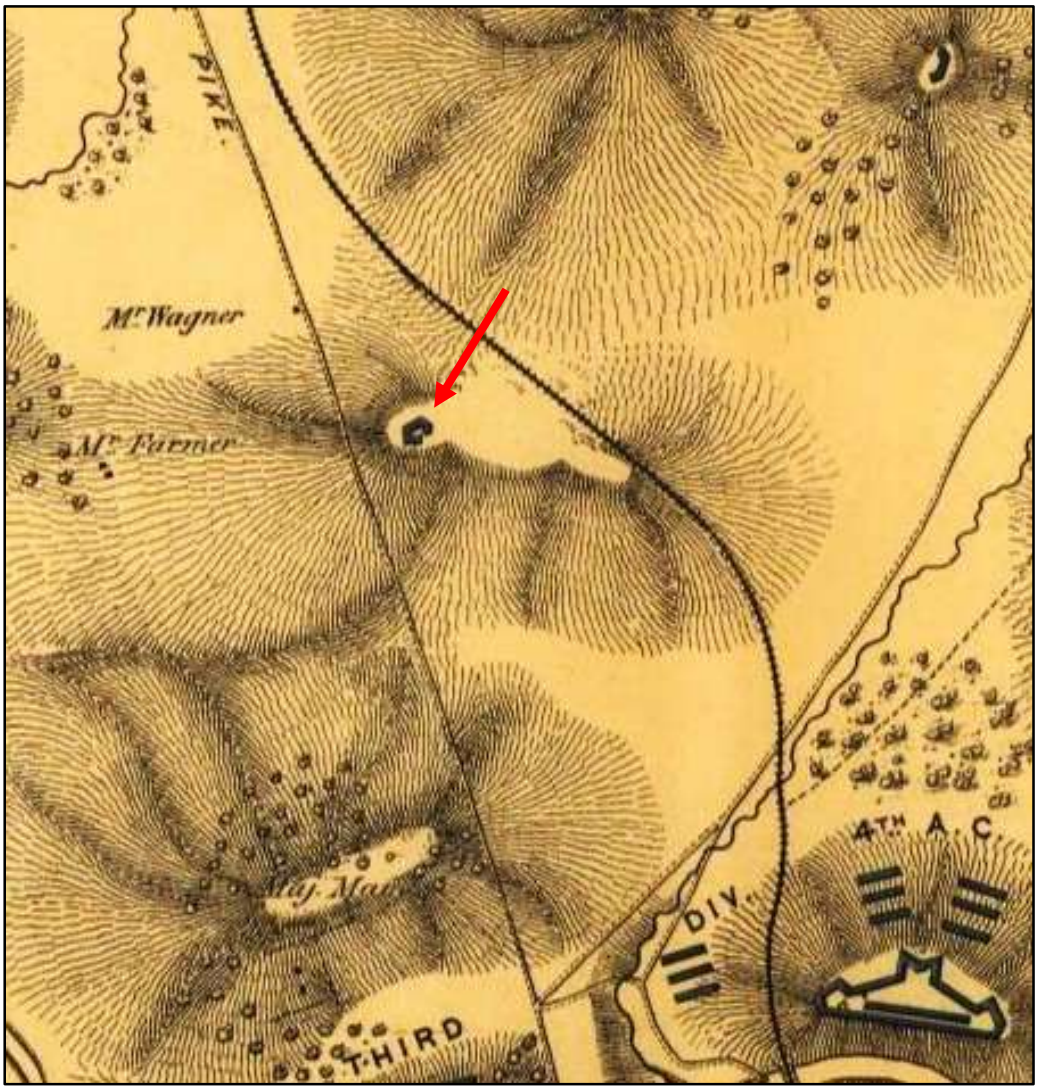


Figure 4. Map showing the military fortification on William Johnson's farm with the Franklin Turnpike to the west and the T&A Railroad to the east (Source: Willett and Remington 1874).

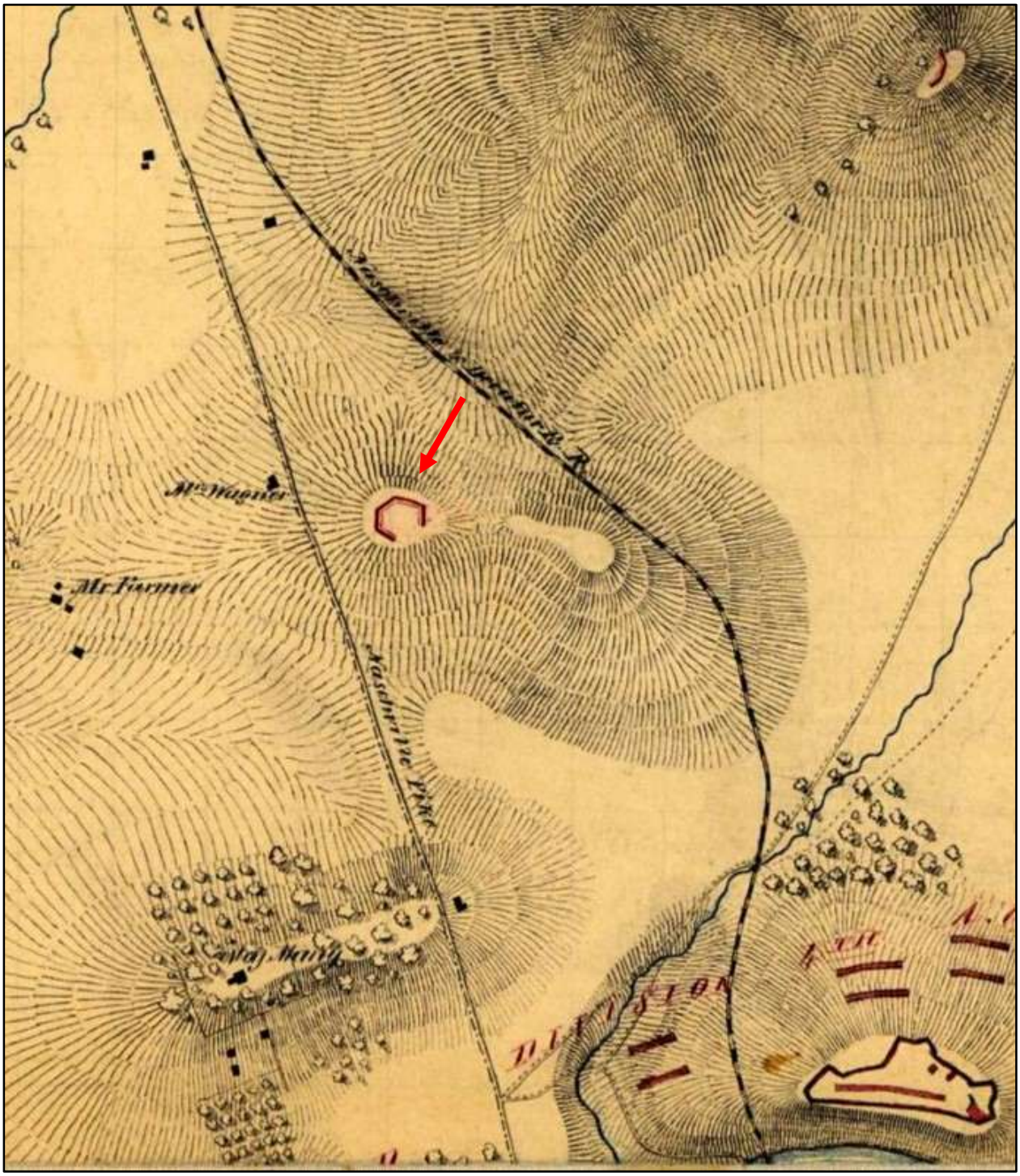


Figure 5. Map showing the military fortification on William Johnson's farm with Roper's Knob to the northeast and Fort Granger to the southeast (Source: Merrill 1864).

During the construction of one of the hilltop fortifications—perhaps the one at Johnson's farm—a soldier from Ohio noted that Lieutenant John Raidaie "sallied forth in the direction of Roper's Knob, and he was rewarded by finding large numbers of the aforesaid 'contraband,' as the slave owners of

Kentucky had sent their slaves to Tennessee, to keep them as far away as possible from the Union lines…These slaves we kept in camp until the fort was completed" (Flagel 2016:37–38). During the war, dozens of self-emancipated Black freedmen were mustered into the U.S. Colored Troops at Franklin (Flagel 2016:37–38; Gertner 2019b).

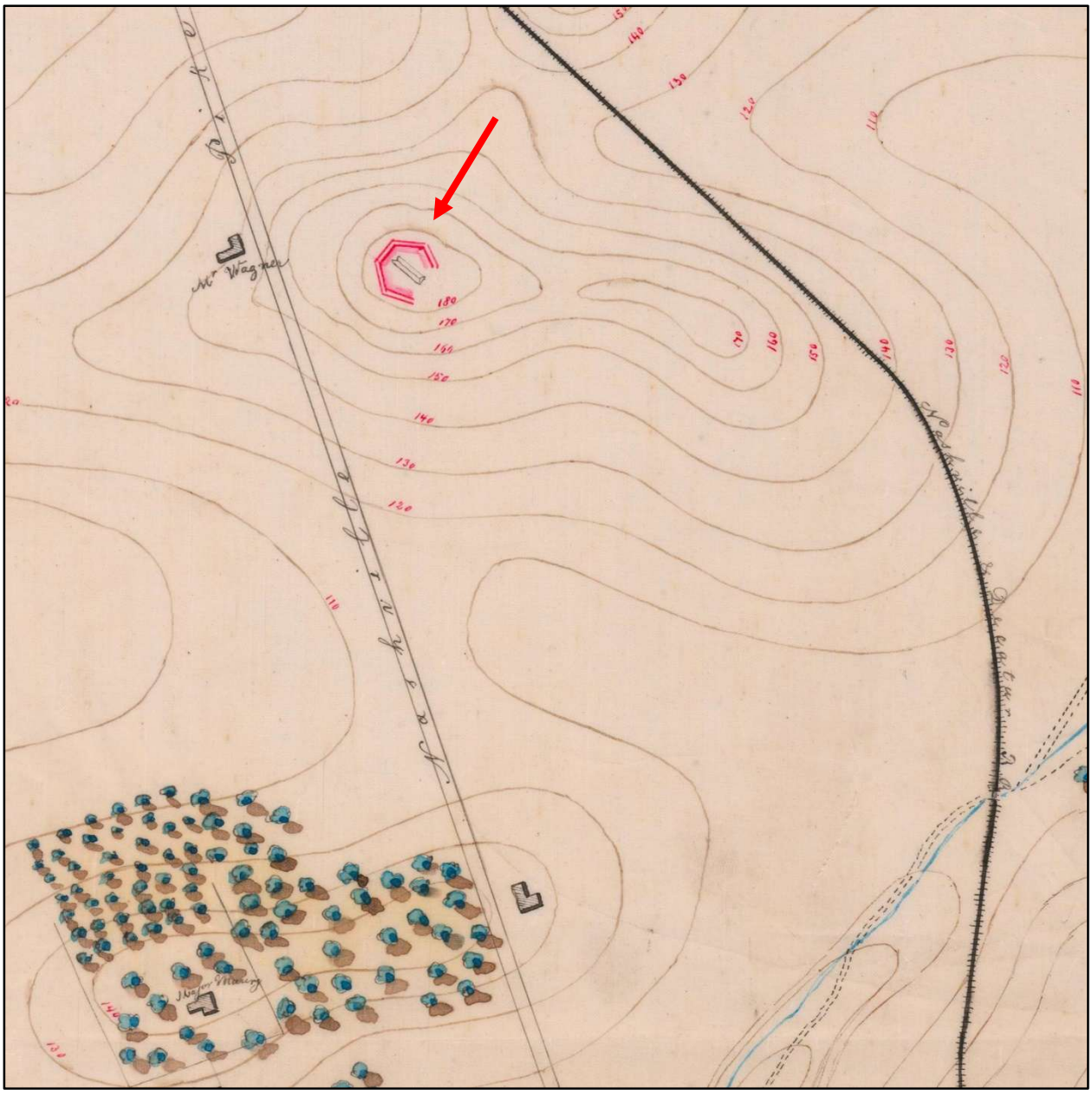


Figure 6. Map showing a detailed configuration of the military fortification on William Johnson's farm (Source: Willett 1865).

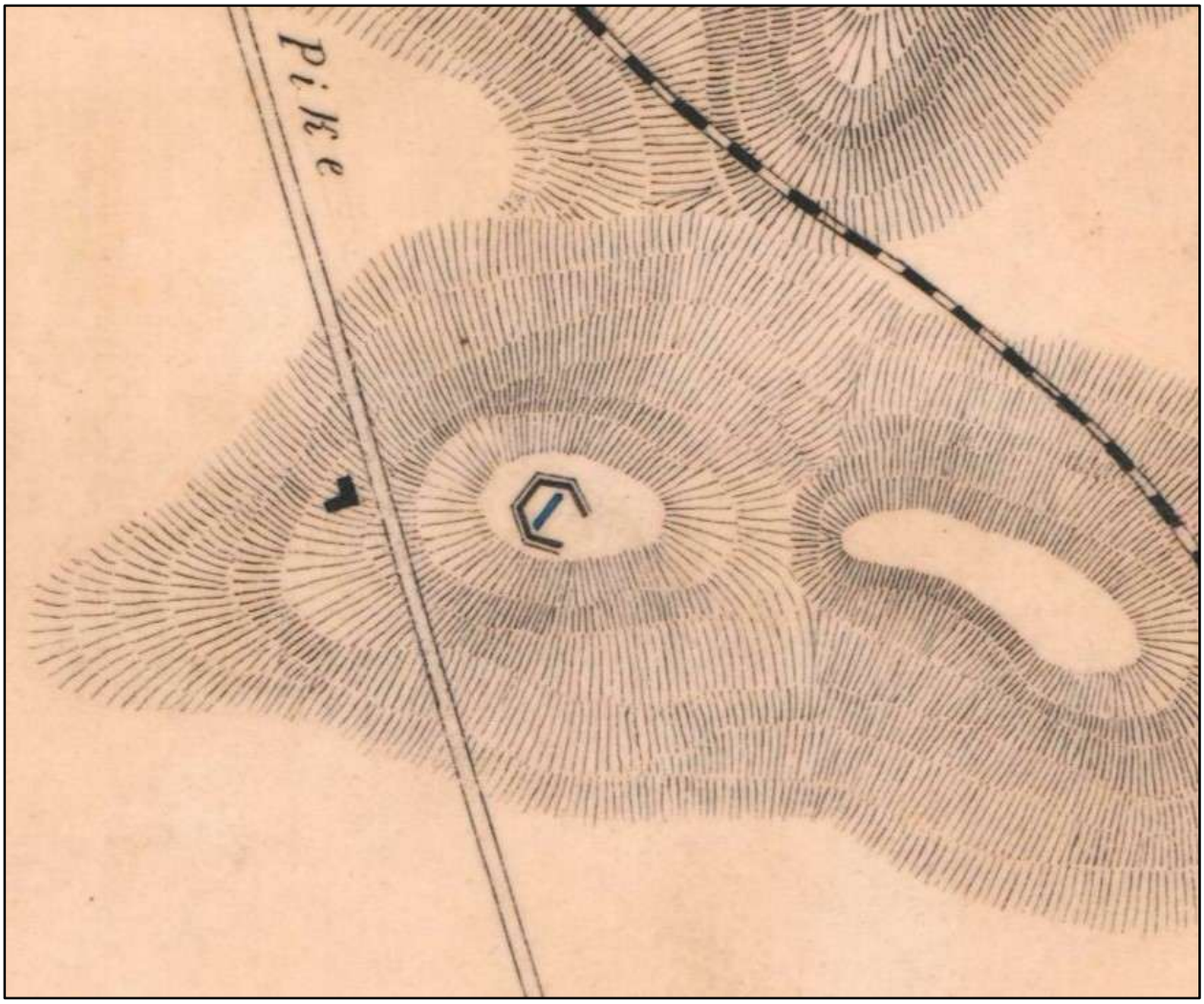


Figure 7. Map showing a detailed configuration of military fortification on William Johnson's farm (Source: Ruger 1865).

The fortification on William Johnson's farm was built at the site of Johnson's circa-1840 farmhouse, which U.S. Army soldiers burned down on April 20, 1863. The soldiers also burned Johnson's outbuildings. The hexagonal fortification faced northwest towards the Franklin Turnpike with an opening at the southeast side. A detailed map created on April 10, 1863, by Dr. Samuel Scott Boyd (1820–1888), a Federal regimental surgeon from Indiana, claimed: "House burned here—to make room for fort" (Flagel 2016:44, 84). During their occupation of Franklin, U.S. Army soldiers destroyed dwellings, barns, and outbuildings—all owned by Confederate resisters—for construction of Federal fortifications (Flagel 2016:82–83).

Dr. Boyd's map also described the fortification on William Johnson's farm as a redan atop a 100-foot-high hill with long-term encampments and a parade ground for several regiments from the Army of Illinois. (Redans are small V-shaped structures; lunettes are larger hexagonal-shaped structures.) The parade ground also featured a field hospital flanked by the encampment headquarters and Dr. Boyd's tent. The field hospital and encampment headquarters were undoubtedly housed in temporary canvas

tents. The map also shows a spring with "cool water" on the east side of the T&A Railroad and a fruit nursery on the neighboring William A. Truett Sr. farm as well as several farmhouses along the turnpike (Figure 8; Flagel 2016:44, 84; Smith et al 2003:110–116).

In a letter dated May 29, 1863, Captain William E. Merrill (1837–1891), a military engineer with the U.S. Army, provided a description of fortifications on four hilltops—including Johnson's farm—between Fort Granger and Roper's Knob as "irregularly shaped batteries for Artillery solely." Merrill explained that these fortifications were "first barbette batteries, but have since been turned into embrasure batteries and surrounded by carefully constructed abattis" (Merrill 1863).

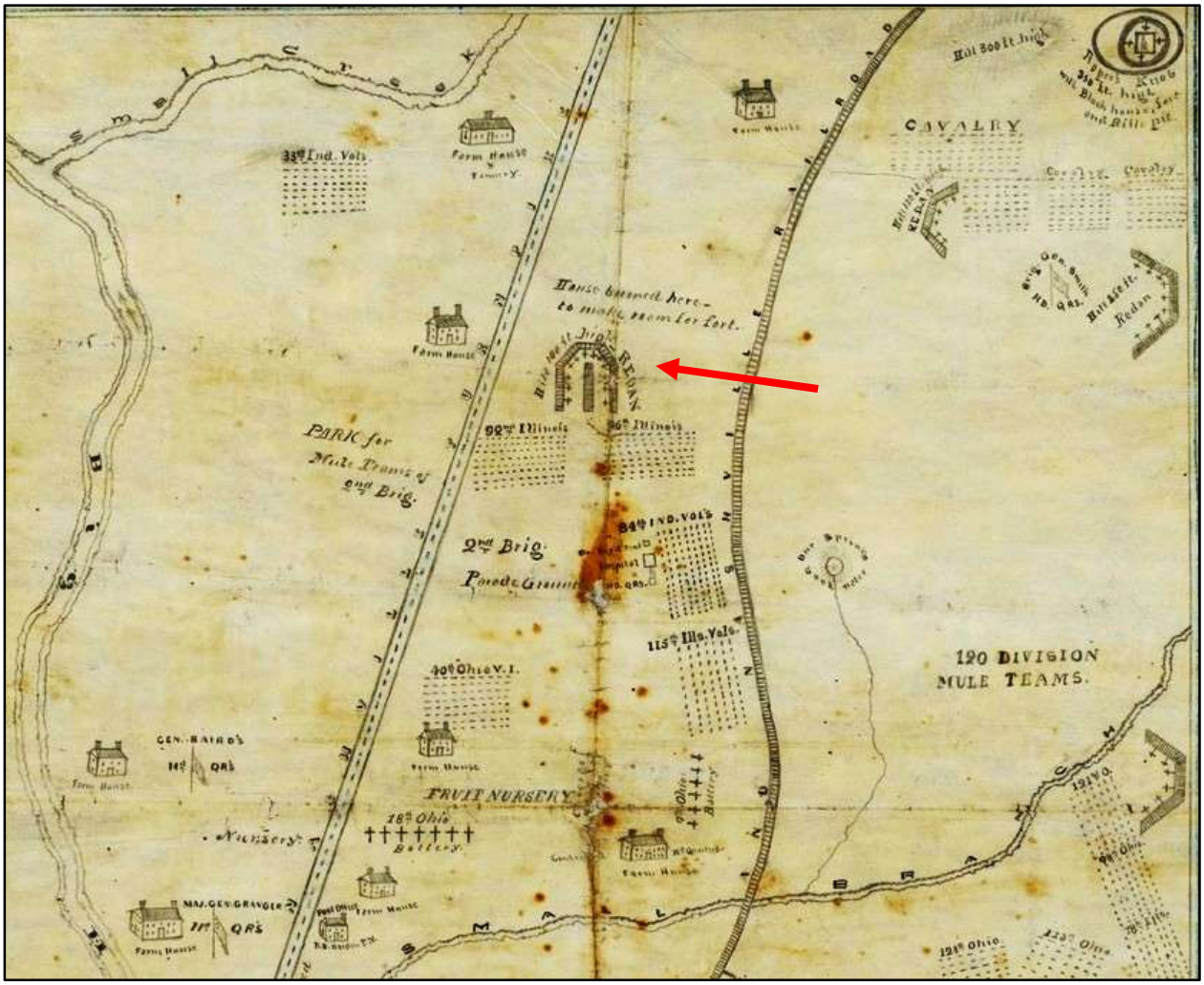


Figure 8. Map showing the military fortification on William Johnson's farm, 1863 (Source: Flagel 2016:44).

William E. Merrill—Mapmaker

During the war, Captain William E. Merrill served as head of the Topographical Department of the Army of the Cumberland. Merrill graduated from West Point Academy in 1859 and served as an assistant professor of engineering there from 1860 to 1861. Under his direction, the Topographical

Department developed advanced mapmaking technology such as lithographic presses and a mobile photoprinting device, which allowed the cartographers to produce updated maps in real time. Merrill's team produced meticulous and detailed maps, which proved essential for tactical planning and operational maneuvering (Bigelow 2022).

Fortification Description

A series of military maps created under the direction of Captain William E. Merrill and U.S. Army regimental surgeon Dr. Samuel S. Boyd (see Figures 4–8) suggest that the fortification on the crown of the hill on Johnson's farm was a hexagonal lunette with V-shaped salient points facing north, east, and west towards the Franklin Turnpike and the T&A Railroad. The gap in the rear southeast side—facing Fort Granger—was left open for easier access by Federal troops. Lunettes were constructed from earthworks or other material such as wood or stone. A lunette fortification contained short flanks, approximately 10-feet in length, for firing into advancing troops (American Battlefield Trust 2023, 2024; Smith et al 1990:14–15, 30–31; Smith et al 2003:106, 113–116).

William E. Merrill's 1863 description suggests that the hilltop lunette on Johnson's farm was initially constructed with a barbette battery before being enhanced with an embrasure battery and external abattis. A barbette was a protective circular armor support or ground parapet for a heavy gun turret or cannon. A barbette provided better angles of fire but less protection from hostile fire. An embrasure was an opening in a battlement such as a port or merlon hollowed out of a solid wall. Featuring an opening that was flared inward, an embrasure provided more protection and mobility for Union soldiers taking aim at Confederate soldiers (American Battlefield Trust 2023, 2024). Dr. Boyd's 1863 map indicates that the lunette on Johnson's farm contained 12 cannons, making it the largest fortification north of Franklin besides Fort Granger, which had 30 cannons, including 6 large siege guns and 24 smaller field cannons (Flagel 2016:44; Gertner 2019c; Smith et al 1990:62).

Merrill's military maps also suggest that the interior of the fortification had a raised magazine or traverse for storing artillery ammunition, powder, and weapons (see Figures 6–8). The traverse could have been constructed with heavy timber and soil, making it bombproof. The traverse ran perpendicular to the parapet to protect against flanking fire and limit Confederate attackers from expanding any breach (American Battlefield Trust 2023, 2024; Smith et al 1990:30–31, 65).

Merrill's letter also suggests that the fortification featured an abattis (Merrill 1863). An abattis was a field fortification consisting of an obstacle formed of felled trees and/or branches laid in a row, with the sharpened tops directed outwards, towards the enemy. The trees were usually interlaced or tied with wire. The abattis kept the approaching enemy under fire for as long as possible (American Battlefield Trust 2023, 2024; Smith et al 1990:27, 62).

Based on Merrill's 1863 description of Fort Granger, it is possible that the fortification on Johnson's farm also exhibited a system of rifle pits, large trees with cleats and platforms used as lookouts, field ditches, and a sundial prepared on a stump. The sundial allowed regulation of time. The fields surrounding the fortification would have been cleared of all trees and shelters that could be used by Confederate forces (Merrill 1863).

Spring-fed Cistern

Merrill's 1863 description of Fort Granger and its surrounding fortifications mentions two cisterns capable of holding 4,500 gallons of water at Roper's Knob and a third cistern capable of holding 9,000 gallons of water at Fort Granger. The water was necessary to sustain the 10,600 infantrymen stationed at Fort Granger and the surrounding fortifications. Fresh water was especially necessary to ward off typhoid, scurvy, diarrhea, dysentery, tuberculosis, smallpox, pneumonia, and other communicable diseases, which resulted in the deaths of hundreds of U.S. Army soldiers during their occupation of Franklin during the war. A spring-fed cistern would also prevent contamination by human or animal excrement or blood from dead horses, mules, or cattle. Water was also needed to cool cannons that heated up during battle, sometime resulting in explosions (Chandonnet n.d.; Flagel 2016:39–68; Gertner 2019c; Merrill 1863).

Considering the construction techniques and characteristics of the spring-fed stone cistern on Johnson's farm, it is possible that it was constructed by members of the U.S. Army. The cistern was built on a nearly perfect 5-foot grid with a 10-foot by 21foot, 9-inch pit served by a 5-foot by 10-foot staircase within a 15-foot-long sallyport-type opening. The stone steps are 12 inches wide and 6 inches tall. The pit is 6 feet deep. The pit has a 20-foot-long underground square-shaped stone box culvert with a 2-foot-wide and 5-foot-long stone discharge. Located north of the pit, the L-shaped discharge had an 8-foot-long diversion stone. The discharge fed a small watering hole alongside the T&A Railroad (Figure 9). A review of TDOA's surveys of Civil War military sites did not contain any references to cisterns; however, the survey reports are not all-inclusive.

Parade Grounds and Encampments

During the U.S. Army's occupation of William Johnson's farm, the Federal soldiers used the farmland for a variety of purposes, including long-term encampments with rows of tents and camp sites. Long-term encampments for thousands of soldiers involved making camp sites, tending to field equipment, and cooking meals. Each day, soldiers likely marched into town as a show of force. At night, troops likely implemented calls to arms and exchanged gunfire to test the strength of defensive lines. At all hours of the day, sentries demanded that townspeople stop and give countersigns at checkpoints. Infantrymen were roused from sleep with blaring bugles and rattling drums before sunrise. Drills occurred during the morning hours and afterwards work commenced on fortifications. Dress parades with battle flags and music were assembled on the parade grounds. Union infantrymen practiced their shooting skills, easily expending 2,000 rounds per day. Booming artillery could be heard for over 12 miles or more. As part of practice routines, gunnery within the fortifications was fired with live rounds at distant targets. At night, drunken revelry, brawls, and late-night howls were not uncommon. Additionally, the long-term encampments included a field hospital, regimental field headquarters, and a contraband camp for self-emancipated enslaved people. Records indicate the contraband camp was on the William Alpheus Truett farm along the south side of Johnson's farm (Flagel 2016:89–93; Gertner 2019c, 2019d; Smith et al. 1990:41–45; Smith et al. 2003:166–179).

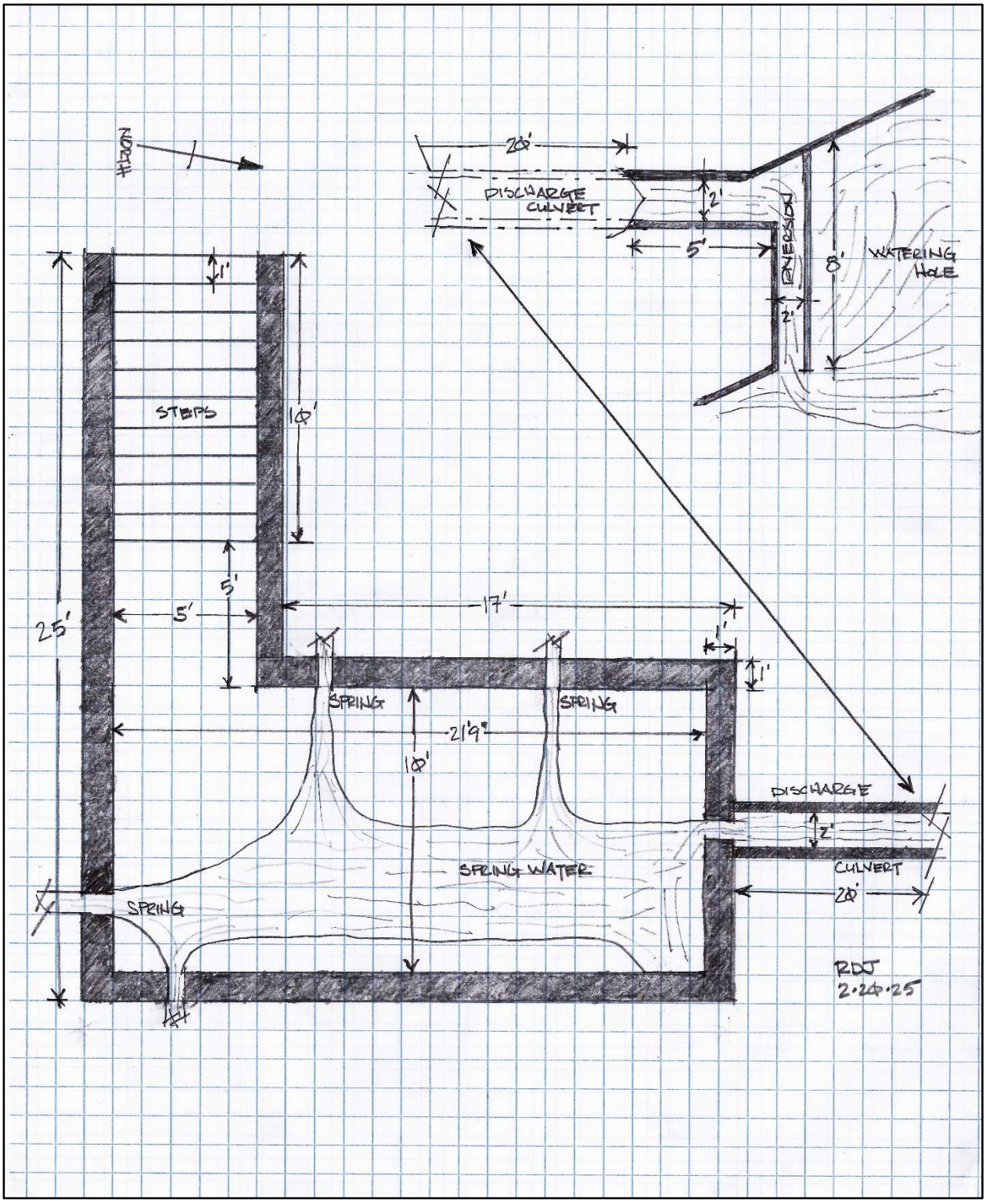


Figure 9. Drawing of the spring-fed stone cistern at Johnson's Farm.

Battle of Franklin

On November 30, 1864, the Battle of Franklin was fought during the Franklin–Nashville Campaign, a series of battles in the Western Theater that took place from September to December 1864 in Alabama, Tennessee, and northwest Georgia. During the Battle of Franklin, Confederate Lieutenant General John Bell Hood (1831–1879) led the Army of Tennessee with some 30,000 soldiers against Major General John M. Schofield (1831–1906) and the Army of Ohio with some 27,000 soldiers.

Hood attacked from the south, and the battle resulted in the deaths of nearly 2,000 men, including 1,750 Confederate soldiers and 189 Federal soldiers. Of the over 4,800 men injured, 3,800 were Confederate soldiers and 1,033 Federal soldiers, And over 1,800 men were captured or missing in action, comprising 702 Confederate soldiers and 1,104 Federal soldiers. Among the casualties during the battle were 14 Confederate generals and 55 regimental commanders. "This signal defeat deeply depressed the enemy," claimed Captain William E. Merrill, and "Gen. Schofield withdrew his troops to Nashville during the night without further molestation" (Merrill 1865). During the battle, Gen. Schofield observed the fighting from Fort Granger (Gertner 2019c). The subsequent Battle of Nashville resulted in a second defeat of the Confederate Army, effectively destroying the Army of Tennessee as a fighting force for the remainder of the war.

The Franklin Battlefield (NHL 1960; NRHP 1966) was centered on the Carnton plantation (NRHP 1973) and the Carter House (NHL 1960) on the south side of Franklin. During the battle, the fortification on William Johnson's farm was left vacant (Figure 10), and U.S. Captain Giles J. Cockerill commanded four cannons at Fort Granger. Cockerill's guns fired 163 rounds and inflicted serious losses to the Confederates as it marched towards the U.S. Army defenses (Dover 2011). After a long night of fighting, the Union troops withdrew from Franklin along the Franklin Turnpike and headed north to Nashville. Along with Fort Granger, the fortifications on the northern outskirts of Franklin—including the fortification on William Johnson's farm—were soon abandoned. Following the Union victory during the Battle of Nashville in mid-December, the U.S. Army reoccupied some of the fortifications at Franklin until the end of the war (Thomason 1999:4). It is unknown if Union troops reoccupied the fortification on William Johnson's farm; however, the fortification continued to be shown on military maps (see Figures 4–6).

Post-Civil War

Upon the end of the Civil War in 1865, the Federal soldiers garrisoned at Fort Granger for several months. They may have disassembled the hilltop fortification on Johnson's farm, as they did with other fortifications throughout the South; however, the soldiers most likely abandoned it, like they did the nearby Fort Granger. In 1909, an aging U.S. Army soldier from Illinois returned to Fort Granger where he found the "old fort stands neglected, a labyrinth of brush vines and timber growing on the parapet and from the sides of the trenches" (Flagel 2016: 167–168) The main embankments, some 30 embrasures, and the magazine were still visible. Records indicate that the Union army eventually returned Johnson's farm to his ownership although it was undoubtedly decimated with trees having been cut down, the farmhouse and outbuildings destroyed, and farm animals stolen. Johnson's enslaved farm workers had been emancipated, and their dwellings were likely destroyed. The

encampments and parade grounds were littered with beds, tents, chairs, stools, boxes, and lumber (Flagel 2016:146, 160, 167–168).

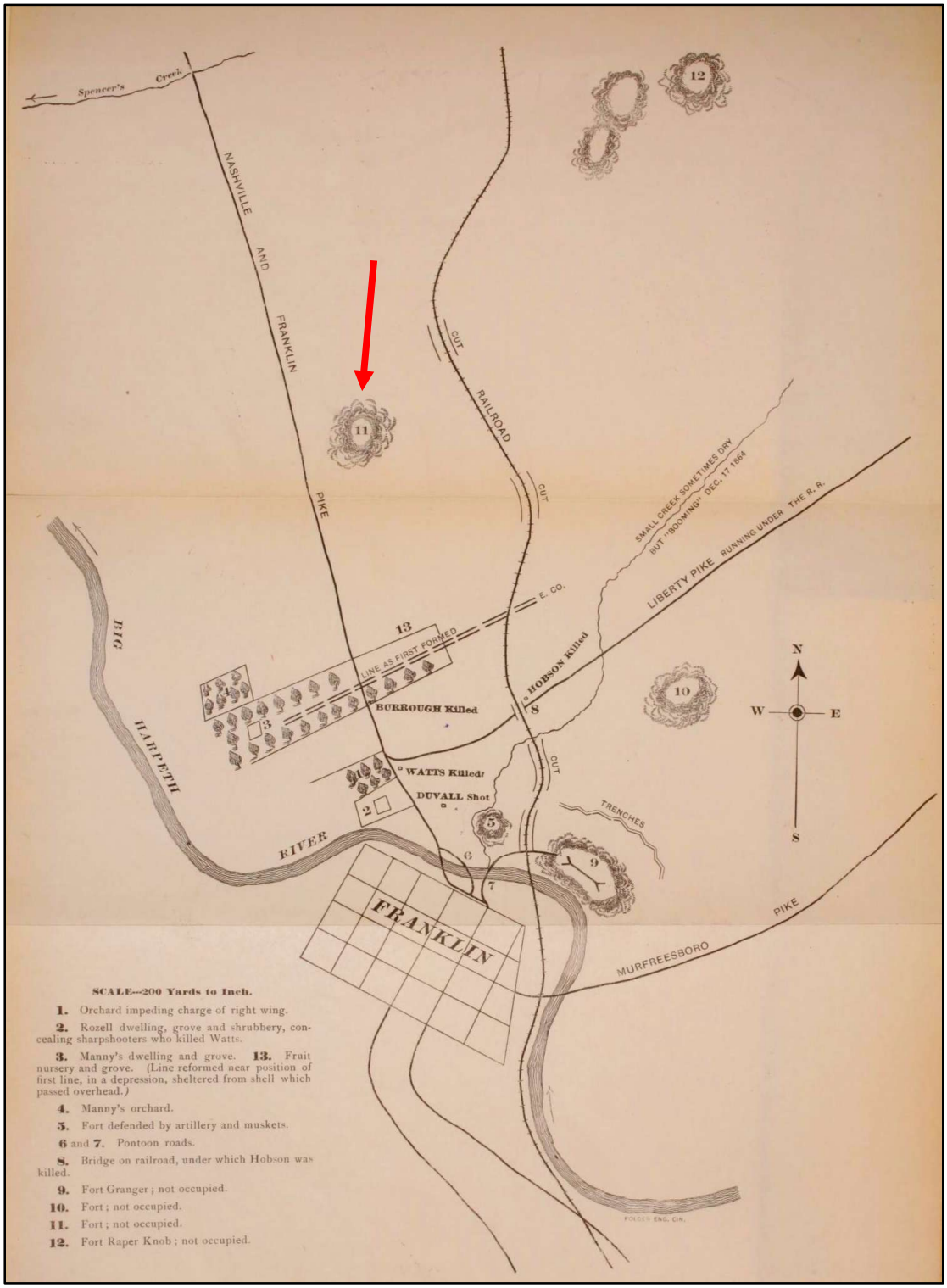


Figure 10. Map showing the unoccupied military fortification on William Johnson's farm (Source: Comstock 1890:50).

After the Union soldiers burned their farmhouse down on April 20, 1863, the Johnson family moved to Franklin. The 1870 census listed the family as living in a house at the intersection of South Margin Street and 3rd Avenue in Franklin. Johnson's neighbors included John Spry Park (1819–1907), a prominent physician, and Francis Ann Crockett Marshall (1821–1893), the widow of Judge John Marshall (1803–1863), a wealthy attorney who died during the Civil War. In 1870, Johnson's household included his wife Sarah E. Johnson; their youngest daughter Samuella "Sammie" Johnson; Anna McGrew (b.1853), a 17-year-old female from Texas; and Petry Dempsey (b.1816), a Black domestic servant. That year, Johnson's property was valued at $15,000 and the value of Johnson's personal estate was $3,000 (U.S. Census 1870b).

The 1870 census lists a 480-acre farm in this vicinity owned or managed by "Johnson & Son." Containing 250 improved acres and 230 wooded acres, this farm was valued at $19,000 with farming implements valued at $2,000. On the farm there were 6 cattle, 6 oxen, 4 milk cows, 80 sheep, and 40 swine. The farm produced 600 bushels of wheat, 1,000 bushels of Indian corn, 3 bales of cotton, 50 bushels of Irish potatoes, $300 worth of orchard products, 250 lbs. of butter, and 6 tons of hay. That year, the value of the farm products sold was $2,630. Records indicate that both of Johnson's sons had moved to Richmond, Georgia, by 1870, where they worked for the railroad, so it is unknown who the "son" referred to in the census (U.S. Census 1870a, 1870b).

Between 1865 and 1867, two of Johnson's daughters married and left home. On October 19, 1865, Laura Johnson married Theodore Luckett Lanier (b.1846), an attorney, and moved to Waverly in Humphreys County, Tennessee. Two years later, on October 16, 1867, Lavinia Johnson married James Robert Hodge (1843–1907), a farmer in Franklin. She died on May 20, 1873, two weeks after the birth of their third child, and was buried at Rest Haven Cemetery (NRHP 2012) in Franklin (Malone 2024; U.S. Census 1880).

Johnson's wife Sarah E. Johnson died on April 15, 1872. She was buried at Rest Haven Cemetery in Franklin (Find a Grave 2004). After his wife died, William Johnson and his daughter Sammie Johnson moved to Waverly to live with his daughter Laura Lanier and her family. At Waverly, Sammie Johnson was employed as a music teacher. In January 1881, she married J. C. Young (Ancestry.com 2008; U.S. Census 1880).

The farm is shown on an 1878 map of Williamson County as owned by "W. Johnson" with "Mrs. M. Reynolds" to the north, "A. Truett" to the south," and "J. Hodge" to the east. To the west, the map shows "D. Youngman," "W. Farmer" and "E. Winston." The map does not identify an associated dwelling with Johnson's farm, indicating that Johnson continued to live in Franklin and did not return to the farm after the Civil War (Figure 11; Beers 1878).

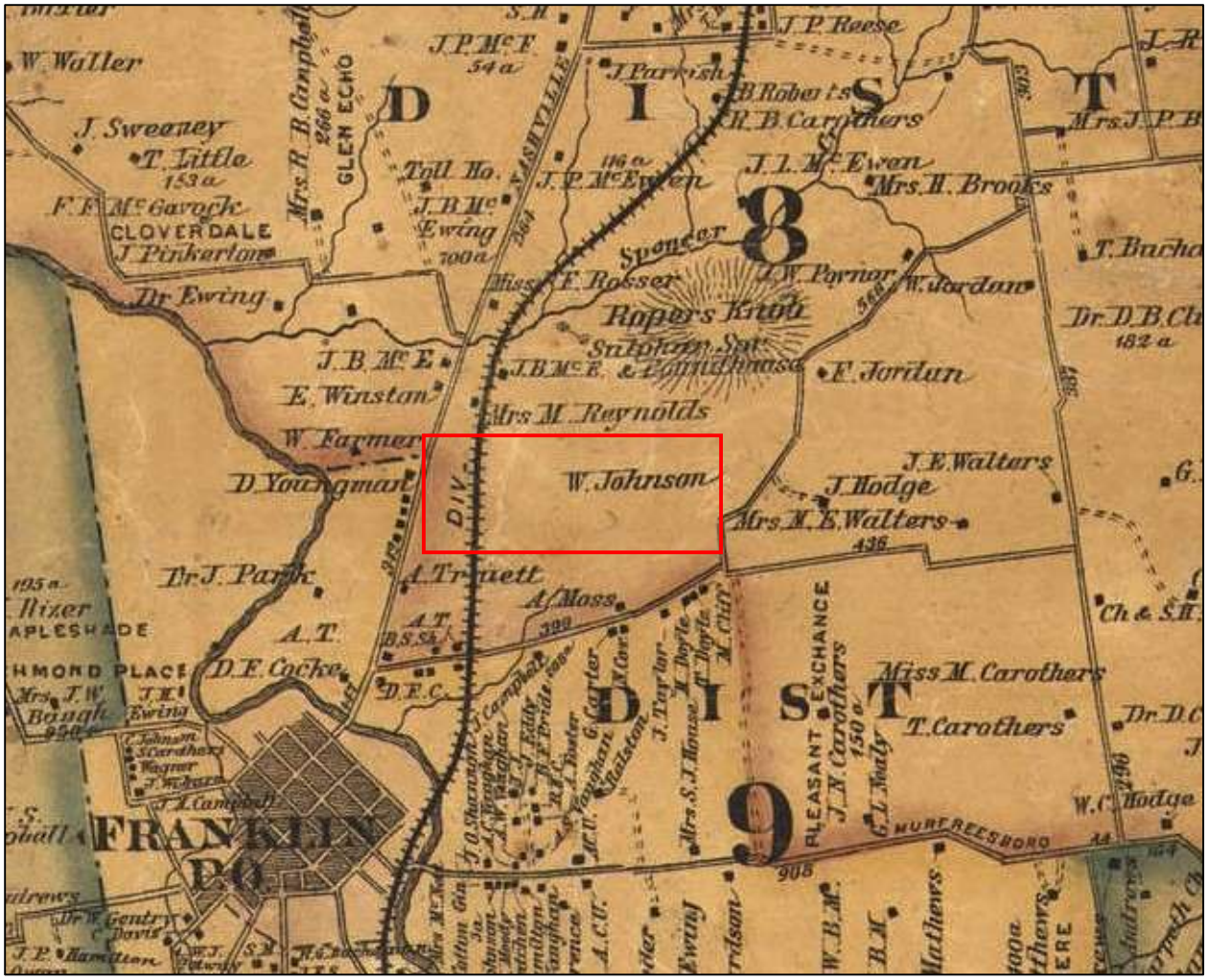


Figure 11. Map of Williamson County showing Johnson's farm, 1878
(Source: Beers 1878)

James R. Hodge, 1882–1882

After William Johnson and his daughter Sammie Johnson moved to Waverly, he most likely leased the farm to tenants. On August 4, 1882, four of his children and their spouses sold the 256-acre farm to James Robert Hodge, the widower of Lavina *Johnson* Hodge, their sibling who had died in 1873. Hodge paid the group of eight people $3,600 for the farm (WCDB 1882a:233–235). The sellers comprised:

- T. L. Lanier and his wife Laura Lanier of Humphreys County, Tennessee
- J. C. Young and his wife Samuella Young of Humphreys County, Tennessee
- S. K. Johnson and his wife Sophie L. Johnson of New York City
- James B. Johnson and his wife Mary Johnson of Fulton County, Georgia

The deed was filed as "S. K. Johnson Et Al," since Sebastian King Johnson, the oldest son, filed the paperwork with the Williamson County register of deeds in Franklin. Laura *Johnson* Lanier and her

husband Theodore L. Lanier and Samuella *Johnson* Young and her husband J. C. Young signed affidavits at the county clerk's office in Humphreys County, Tennessee. James B. and Mary Johnson signed affidavits at the county clerk's office in Fulton County, Georgia (WCDB 1882a:233–235).

James R. Hodge was the former son-in-law of William Johnson and a Confederate veteran. Hodge grew up at a nearby farm known as Rebel's Rest (WM-138) and had married Lavinia Johnson on October 16, 1867. Lavinia gave birth to three daughters: Sarah Jane Hodge (1868–1897), Irene Johnson Hodge (1870–1923), and Lavinia May Hodge (1873–1958). Lavinia Johnson died two weeks after giving birth to Lavinia May on May 13, 1873. On January 21, 1875, James R. Hodge married Mary Frances "Fannie" McEwen (1851–1928). They raised three children—James Dalton Hodge (1876–1926), John Wesley Hodge (1878–1897), and Ethel Hodge (1881–1965) (Bright 2024; Find a Grave 2012a).

A wealthy landowner, James R. Hodge sold the property about a month after purchasing it (WCDB 1882b:238-240).

Cannon Family, 1882–1947

The Cannon family owned the property from 1882 to 1947. The following is an overview of their ownership.

Jennie B. Cannon, 1882–1931

On September 9, 1882, James R. Hodge sold the 258-acre farm to Virginia "Jennie" Brown *McEwen* Cannon (1853–1935) for $5,000. Jennie Cannon was the wife of Newton C. Cannon Sr. (1847–1925), a grocery merchant in Franklin and a grandson of Newton Cannon (1781–1841), a famous politician who served in the U.S. House of Representatives from 1814 to 1817 and 1819 to 1823 and as the governor of Tennessee from 1835 to 1893. (Cannon County is named in his honor.) James R. Hodge and Jeannie Cannon were neighbors on Liberty Pike just east of the property (U.S. Census 1880, 1900; WCDB 1882b:238–240).

To obtain a clear title to the property, Hodge was required to file a lawsuit against his three young daughters—Sarah Jane, Irene, and Lavinia May—with the Williamson County Chancery Court on November 28, 1882. Legally, his daughters retained ownership of the 109-acre life estate granted by William Johnson to his wife Sarah E. Johnson, who died in 1872. The life estate then passed to Sarah E. Johnson's daughter Lavinia Johnson, who died in 1873, and then to Lavinia Johnson's three daughters. In effect, the three young girls—Sarah Jane, Irene, and Lavinia May Johnson—owned a 109-acre section of the farm that their father sold to Jennie Cannon. Jennie Cannon and her husband Newton Cannon joined Hodge in the complaint. On December 9, 1882, James R. Hodge, then 89 years of age, filed a deposition regarding the land sale. Hodge stated that the farm had "no improvements on it" and that the $5,000 sale price was fair (Ancestry.com 2007:1882, Roll B-88).

On December 16, 1882, William Alpheus Truett, a longtime neighbor to the south, filed a deposition, which provided a description of the farm. Truett described the farm as featuring "not much fences on

it" and "one Spring that runs through" and "a cistern of the tract, that furnishes water the year around." Truett also stated that that farm did not have "a house on the place, but one little old spring." Truett described the farm as "in very good repair having been leased out for several years." In conclusion, Truett agreed that the $5,000 sale price was a "good & fair price" for the farm and that a 109-acre section could not be naturally partitioned out (Ancestry.com 2007:1882, Roll B-88).

On December 23, 1882, Abner William Moss (1820–1908), a 62-year-old neighbor to the southeast, filed a deposition regarding the sale of the farm. Moss indicated that renters of the farm were productive on an annual basis. He stated that "most of the fences inclosing said lands are either inferior stone fences, or decayed post & plank fences" and that there were "no cross fences or timbered land on the place." Moss also described the farm as being incumbered with the railroad that ran through it and "there is but one lasting Spring on the place, and it is situated in the back or N. E. corner of the farm." He claimed that "several winter springs on the place cannot be relied upon for water supply, the whole year for man or beast." In conclusion, Moss supported James R. Hodge's desire to sell the property as a whole, without carving out a 109-acre section (Ancestry.com 2007:1882, Roll B-88).

On January 8, 1883, the judge decided in favor of James R. Hodge and Jennie Cannon that the 109-acre life estate could not be naturally partitioned out and the entire 258-acre farm should be sold to Jennie Cannon with Newton Cannon paying all legal costs incurred (Ancestry.com 2007:1882, Roll B-88).

In 1880, Jeannie Cannon lived on a farm adjacent to James R. Hodge on Liberty Pike. That year, her household included her husband and four children—John Brown Cannon (1874–1917), Leah America Cannon (1875–1915), Cynthia Graham Cannon (1877–1969), and Newton C. Cannon Jr. (1879–1942). Her household also included an African American family consisting of Mart DeGraffenried (b.1850), Bill DeGraffenried (b.1875), and an infant Foster DeGraffenried (b.1878). Likely a formerly enslaved person, Mart DeGraffenried was the family a cook and Bill DeGraffenried was a farm laborer (U.S. Census 1880).

By 1900, Jeannie Cannon and her family had moved to Maple Street in Franklin. Her family had grown to include three more children—Saul P. Cannon (1882), William Perkins Cannon (1885–1940), and Newton Brashear Cannon (1891–1947). By 1910, Jeannie and Newton Cannon lived in a large brick Italianate-style house at 612 Fair Street in the Hincheyville Historic District (NRHP 1982; Pierson 2024; U.S. Census 1880, 1900, 1910, 1920).

Records indicate that Jennie B. Cannon used the land as a tenant farm. The occupants of the farm during her ownership from 1882 to 1931 are unknown. Historic maps and aerial imagery indicate Cannon improved the farm with a dwelling and support outbuildings (Figure 12).

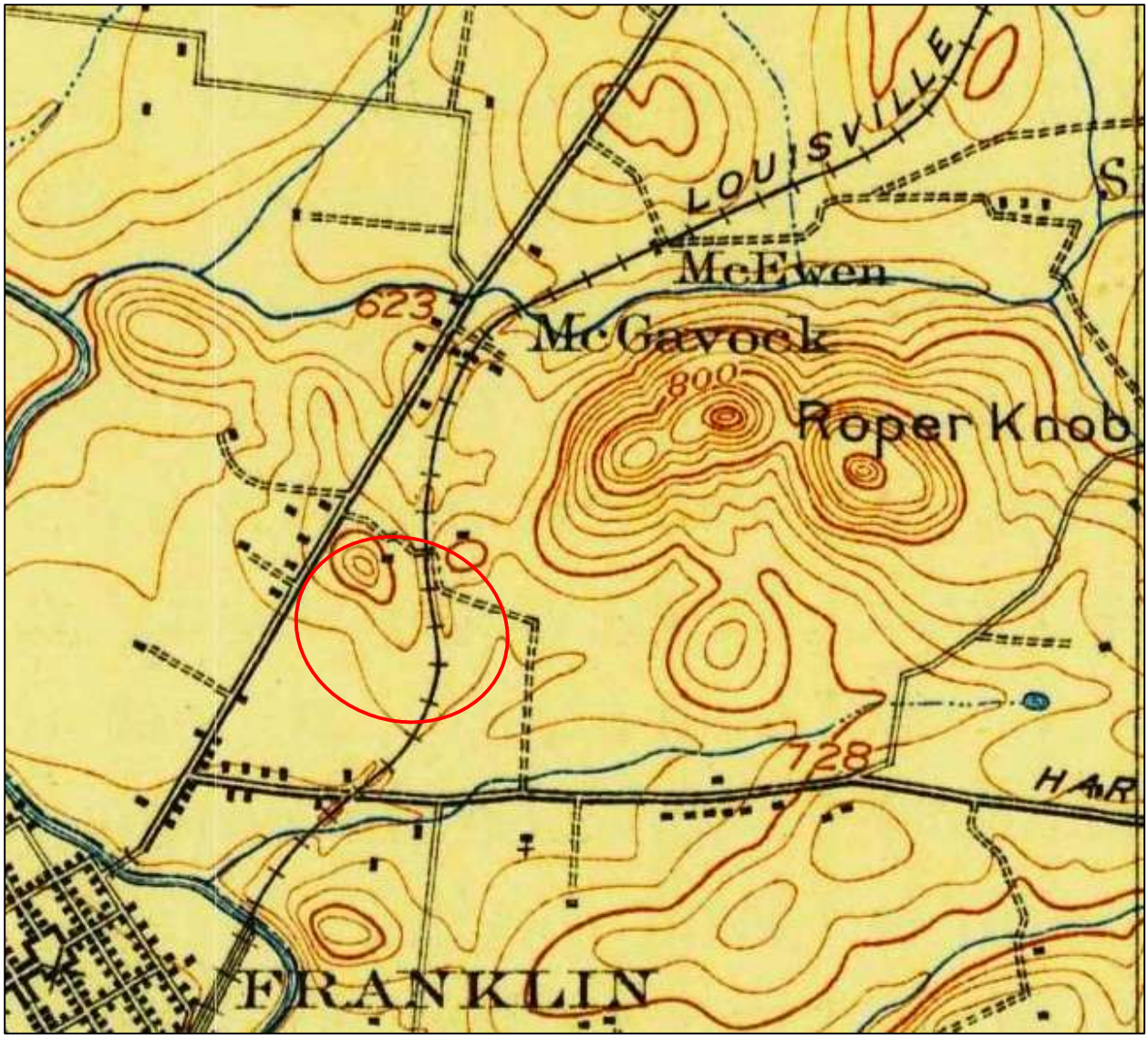


Figure 12. Map of Williamson County showing the farm, 1909
(Source: USGS Quad Franklin, TN, 1909).

In 1925, Jeannie Cannon's husband Newton C. Cannon Sr. died. Around that time, Jeannie Cannon's son William Perkins Cannon, a graduate of Battle Ground Academy and wholesale grocer, moved to the farm in 1928, after marrying his second wife in 1925. His first wife Katie Elizabeth *Rolffs* Cannon (1887–1922) had died in 1922. William Perkins Cannon lived in a farmhouse facing Franklin Pike at the southern side of the farm (Figure 13) with his second wife Susie McDonald *Beavans* Cannon (1872–1959)—a widow from Clarksville, Tennessee—and three children: Henry Rolffs Cannon (1917–1997), Alice McEwen *Cannon* Patterson (1917–2002), and Virginia "Jennie" M. *Cannon* West (1918–1977). In 1930, the farmhouse's address was 1001 Nashville Pike (Ancestry.com 2008; Find a Grave 2012b, 2013; Nashville Banner, 23 February 1940:4; U.S. Census 1920, 1930).



Figure 13. Photograph of the 1928 farmhouse constructed by William Perkins Cannon, looking northeast with the hilltop fortification to the left, February 2025.

In January 1926, Jennie Cannon hired the J. M. Burke Company to prepare a survey of the farm. On February 25, 1927, Jennie Cannon temporarily transferred ownership of the 258-acre farm to her son Newton C. Cannon Jr. (1879–1942), two years after the death of her husband Newton C. Cannon Sr. (WCDB 1927a:269). Newton C. Cannon Jr. lived at the Cannon family home at 612 Fair Street in Franklin with his wife Nancy Jane Cannon (1890–1966) and son Newton C. "Newt" Cannon III (1921–1981). Newton C. Cannon Jr. was a banker with the Harpeth National Bank in Franklin and a community leader (Tennessean, 3 December 1942; U.S. Census 1920, 1930). For unknown reasons, three days later, on February 28, 1927, Newton C. Cannon Jr., along with his wife Jane Henderson Cannon, transferred the property back to his mother. The land transfer was most likely associated with the transfer of a portion of the farm to her son William Perkins Cannon for construction of a farmhouse in 1928 at the southern end of the farm (Griffith 2024; WCDB 1927b:270).

In 1929, Jennie B. Cannon sold a 27-acre portion of the farm along the south side, adjoining the Truett farm, to the Nashville-based Allen Manufacturing Company for construction of a stove works manufacturing factory. The factory was served by the L&N Railroad. The large factory opened in September 1929. Three years later, in December 1932, O. L. Dortch purchased the factory, where he operated the Dortch Stove Works Company. Employing some 300 residents, the stove factory operated until 1962 when it was converted into a bedding factory (Johnson et al, 1997:7–10).

Newton C. Cannon Jr., 1931–1935

On April 11, 1931, Jennie B. Cannon once again transferred ownership of the farm back to her son Newton C. Cannon Jr. and his wife Jane Henderson Cannon. At the time, the farm contained

231.72 acres since she had sold the southern 27 acres in 1929 for construction of the Allen Manufacturing Company's stove works factory (WCDB 1931:474–475).

Records indicate that Newton C. Cannon Jr. used the land as a tenant farm. The 1930 census indicates that the occupant of the tenant house on the farm was James Edward "Ed" Fentress (1873–1943), a general farmer originally from Cheatham County. He lived here with his second wife Mary Etta Fentress (1894–1984), whom he married in 1921, and three daughters: Thelma Fentress (b.1918), Rose Virginia Fentress (1923–2012), and Sarah Leona Fentress (1929–2000). By 1940, he had moved to a farm on Johnson Hollow Road in Williamson County (Lane 2024; U.S. Census 1930, 1940).

William P. Cannon, 1935–1940

On February 13, 1935, Newton C. Cannon Jr. and his wife Jane Henderson Cannon sold the 231.72-acre farm to William Perkins Cannon for $12,240.34, the amount owed on the farm's mortgage. The land transfer was made a few months before their mother Jennie B. Cannon died on May 13, 1935, and was buried in the family plot at the Mount Hope Cemetery in Franklin. William Perkins Cannon lived in the 1928 farmhouse at the south side of the farm (Griffith 2024; U.S. Census 1930, 1940; WCDB 1935:332–333).

Henry R. Cannon, 1940–1947

William Perkins Cannon died on February 20, 1940, and was buried in the family plot at Mount Hope Cemetery in Franklin. Upon his death, the farm was legally inherited by his children: Henry Rolffs Cannon, Alice McEwen Cannon, and Jennie Cannon. After Cannon's death, his widow Susie M. Cannon continued to live in the 1928 farmhouse with her three stepchildren. In 1940, the farm was valued at $6,000 (Find a Grave 2012b; Nashville Banner, 23 February 1940:4; U.S. Census 1940).

Susie M. Cannon leased the farm out. In 1946, the leased farm was managed by James Terrell Tanner (1897–1958), who used the farm as an equestrian stud for Tennessee Walking Horses. Tanner was a notable Tennessee Walking Horse equestrian leader in Franklin. During the 1946 stud season, the farm featured Red Silver Allen (Figure 14), a four-year-old roan stallion sired by stallion Merry Boy (1925–1958) and a grandsire of stallion Roan Allen (1904–1930), one of the founding sires of the Tennessee Walking Horse industry. The stud fee for Red Silver Allen was $25. The use of the Cannon Farm as an equestrian stud was undoubtedly due to its proximity to the Harlinsdale Farm (WM-67, NRHP 2006, 2023), one of the region's premier Tennessee Walking Horse studs in the 1930s and 1940s. Harlin Hayes (1911–1980), a neighbor of the Cannon family in the 1930s and 1940s, was the lead horse trainer and stable manager at the Harlinsdale Farm, which was home to stallion Midnight Sun (1940–1965), a grandsire of Roan Allen and a two-time World Grand Champion from 1945 to 1946 (Hudgins 1946:6; Jones 1997:10–12; Tennessean, 12 May 1946:46; West and Lynch 2005:12–15; U.S. Census 1930, 1940).

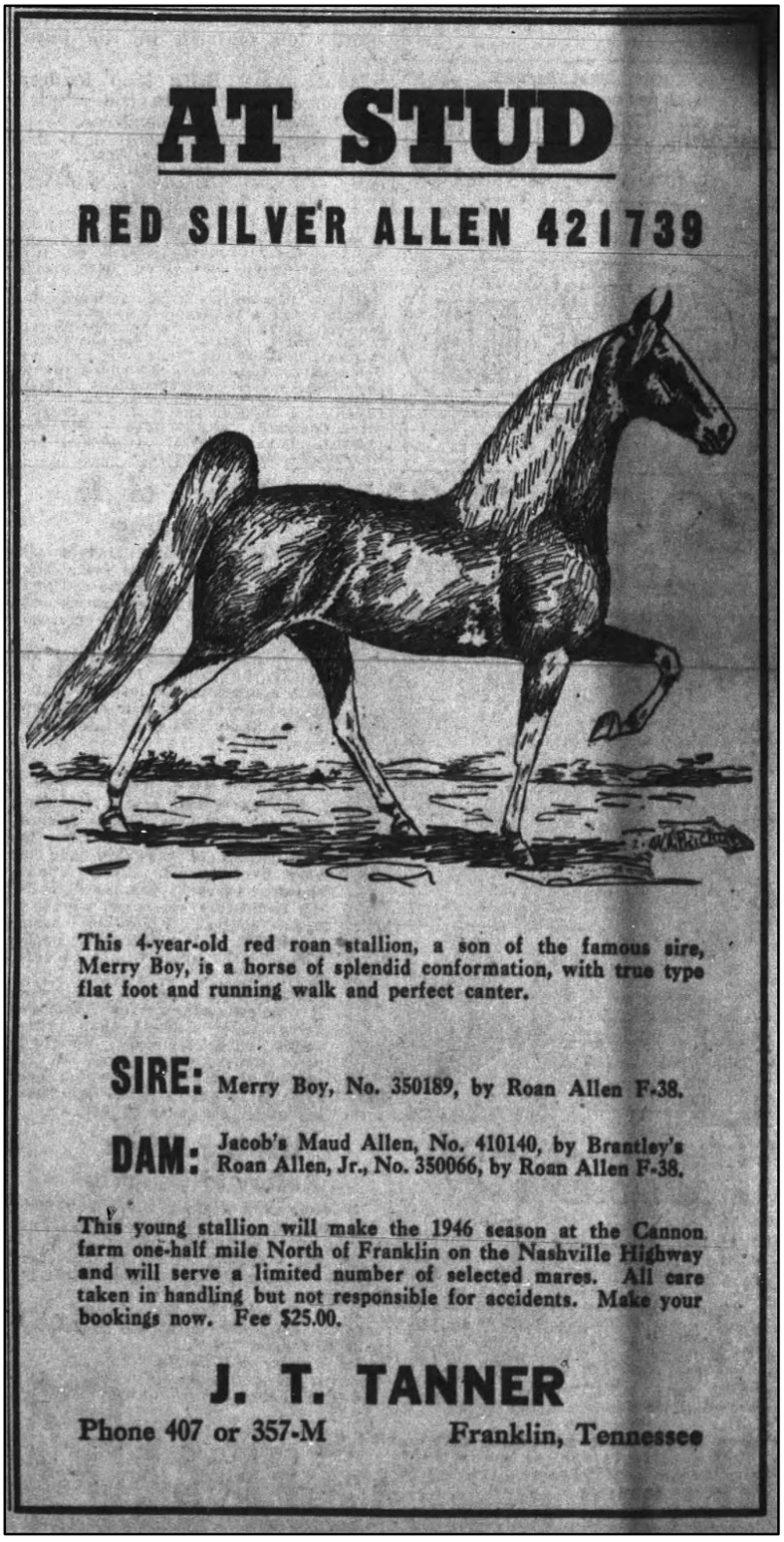


Figure 14. Advertisement for Cannon Farm stud, 1946
(Source: Tennessean, 12 May 1946:46)

Henry R. Cannon was an office clerk who attended Battleground Military Academy and Vanderbilt University. During World War II, he served as a pilot in the U.S. Army Air Corps. After the war, he worked as a commercial pilot at Capitol Airways, Inc. On February 23, 1947, he married Sarah Ophelia Colley (1912–1996), a graduate of Ward-Belmont College in Nashville and a musical theater comedian better known by her stage name: Minnie Pearl. Henry R. Cannon served as her business manager. Minnie Pearl was best known for her performances on the Grand Ole Opry and the television show *Hee Haw*. After marriage, they lived in Nashville at 2308 West End Avenue (Colladay 2018; Find a Grave 2012b; Griffith 2024; Nashville Banner, 24 February 1947:3; Tennessean, 16 February 1947:27, 24 February 1947:3).

In 1957, Alice McEwen Cannon married Ray Coolidge Patterson (1923–2000) and raised a daughter, Katherine Elizabeth Stutts (1957–2019), in Franklin. Alice *Cannon* Patterson was employed by the Williamson County Health Department and later as a statistician for the State of Tennessee (Ancestry.com 2008; Tennessean, 18 September 2002:82).

In 1950, Jennie McEwen Cannon married Thomas Cardwell West (1906–1986). She attended George Peabody College for Teachers in Nashville (Ancestry.com 2008; Tennessean, 19 May 1977:66).

Presumably, Susie M. Cannon and her daughters—Alice and Jennie—continued to live in the 1928 farmhouse until the siblings sold the property in 1947.

Howard and Lillie Hill, 1947–1986

On May 30, 1947, Henry R. Cannon and his two sisters—Alice Cannon and Jennie Cannon—sold the 231.72-acre farm for $40,000 to Howard Hill and his wife Lillie E. Hill. Their stepmother, Susie M. Cannon, moved to the Harris Nursing Home on Columbia Avenue in Franklin, where she died on February 2, 1959. Susie M. Cannon was buried at the Cave Hill Cemetery (NRHP 1979) in Louisville, Kentucky (Ancestry.com 2011a; Find a Grave 2013; Nashville Banner, 3 February 1959:21; WCDB 1947:174–175).

A farmer originally from Maury County, Tennessee, Howard Homer Hill (1899–1972) married Lillie Ester Anglin (1901–1995) in January 1922. They raised five children: Hazel Beatrice *Hill* Groom (1922–2012), Dorothy Hester *Hill* Gardner (1924–1977), Helen Irene *Hill* Powers (1926–2015), Homer Roger Hill Sr. (1928–2020), and Hubert Marion Hill (1930–1995). Howard Hill served in the military during World War II and had previously owned a farm along Hillsboro Road in Williamson County (Ancestry.com 2008, 2011b; Find a Grave 2011; U.S. Census 1940).

In the late 1940s, the farm featured two dwellings—the 1928 farmhouse and circa-1885 tenant house—connected by a curvilinear driveway at the south side (Figure 15). Presumably, the Hill family initially lived in the 1928 farmhouse and continued to rent out the circa-1885 tenant house. In the 1950s, Hill constructed a one-story Ranch-style dwelling atop the hill where the fortification had been built during the Civil War. The red brick dwelling featured a front porch will columns, hipped roof, and a side wing on the south side. Facing west towards Franklin Road, the dwelling was accessed by a curvilinear paved driveway with a curvilinear concrete block retaining wall. Hill constructed

agricultural barns and outbuildings along a farm service road along the south and eastern edges of the farm. Howard and Lillie Hill sold a 3.43-acre section of the farm along the south edge, including the 1928 farmhouse, where three Ranch-style duplexes were built from 1968 to 1970 along Morningside Drive (Figures 16–18). In 2021, the 1928 farmhouse at 105 Morningside Drive and adjacent duplexes were renovated into vacation rental houses.

In 1950, Hill's household included his wife Lillie E. Hill and his youngest son Hubert M. Hill. Howard H. Hill farmed the property until his death in 1972. After Hill died, his family demolished the barns, agricultural outbuildings, and the circa-1885 tenant house. His widow Lillie E. Hill continued to reside on the farm until 1986. She died in 1995. Both Howard and Lillie were buried at Williamson Memorial Gardens in Franklin (Tennessean, 7 October 1972:27, 15 August 1995:15; U.S. Census 1950).

The 1950 census indicates that the circa-1885 tenant house may have been occupied Riley J. Harper (1903–1976), a house carpenter. His household included his wife Mandy Elizabeth "Lizzie" *Barners* Harper (1902–1985), and two sons: Thomas R. Harper (b.1940) and Roger D. Harper (1942–1975). Harper had previously lived at 206 Margin Street in Franklin (Ancestry.com 2011a; Find a Grave 2015; U.S. Census 1940, 1950).

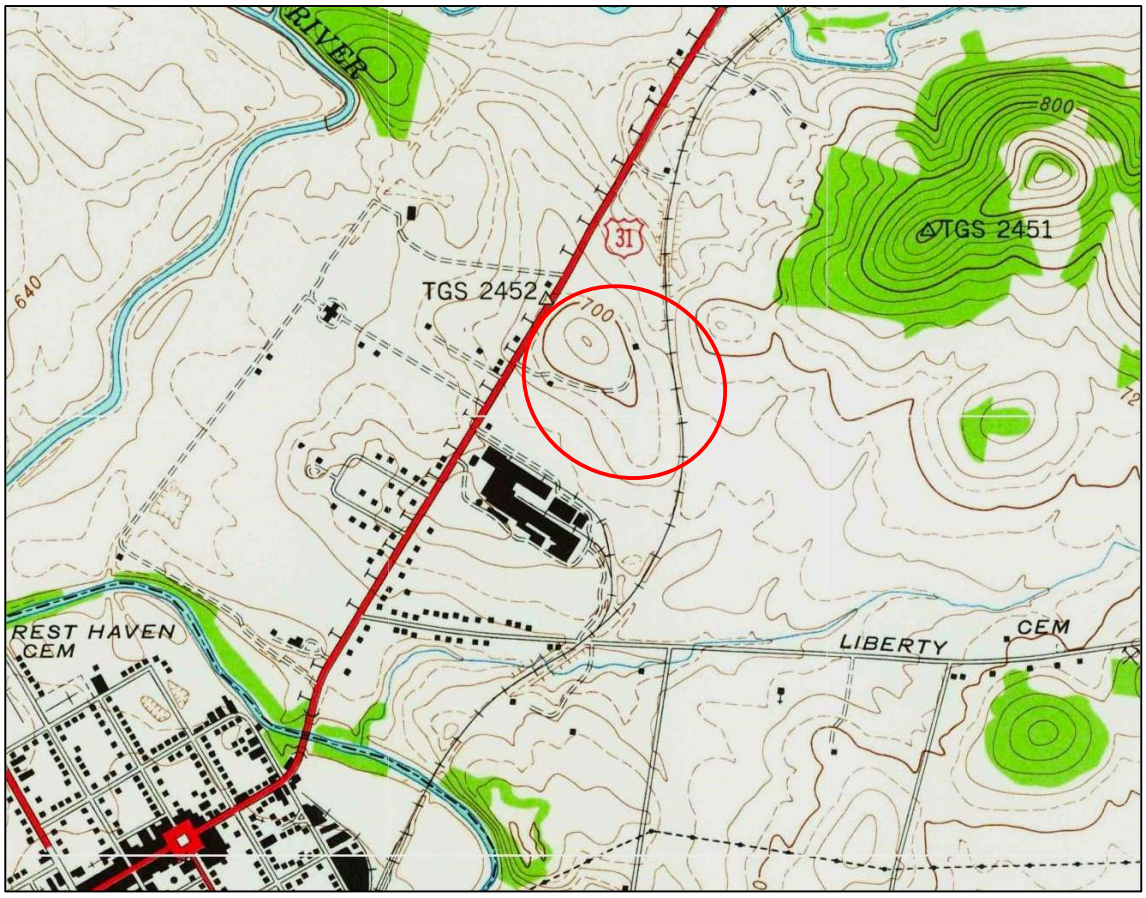


Figure 15. Map of Williamson County showing the farm, 1949 with the 1928 farmhouse to the southwest and the circa-1885 tenant house to the northeast
(Source: USGS Quad Franklin, Tenn. [63-NE], 1949).

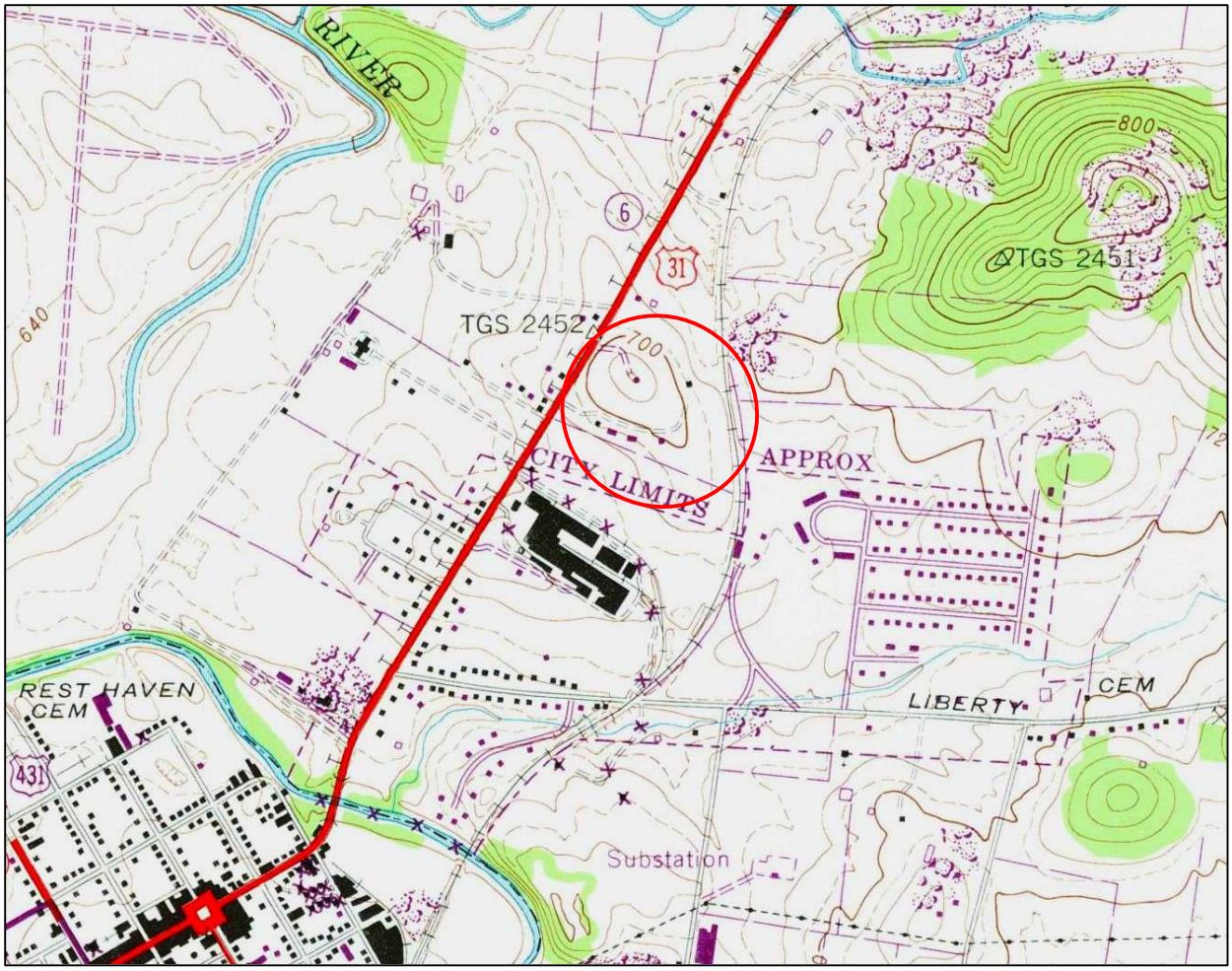


Figure 16. Map of Williamson County showing the farm, 1974
(Source: USGS Quad Franklin, Tenn. [63-NE], 1974).

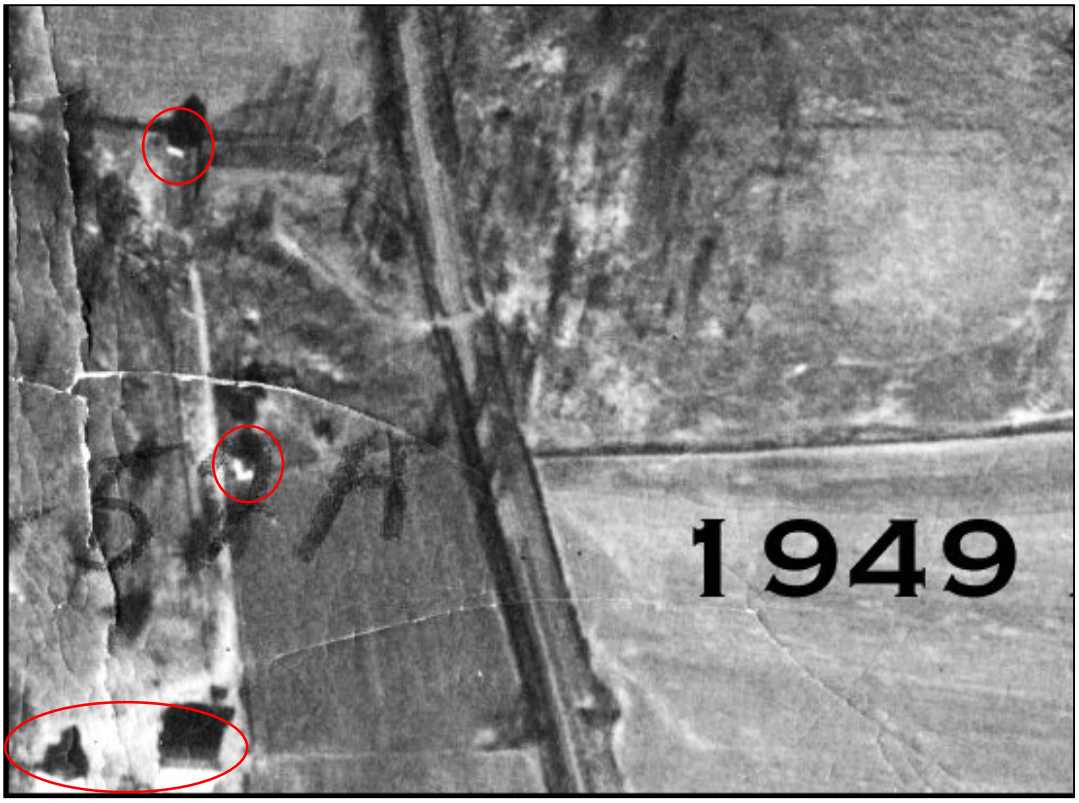


Figure 17. Aerial photograph showing the circa-1885 tenant house (center) and barns, 1949 (Source: Tennessee Department of Agriculture 1949).



Figure 18. Photograph of the circa-1955 dwelling from Franklin Pike, 2016 (Source: Google Street View 2016).

Gordon E. Inman, 1986–1994

On December 15, 1986, Lillie E. Hill sold the remaining 21.16-acre portion of the farm for $423,200 to Gordon E. Inman of Inman Realtors of Franklin, Tennessee (WCDB 1986:707–709). Aerial imagery indicates that the barns, agricultural outbuildings, and the circa-1885 tenant house had been demolished in the 1970s and 1980s, leaving only the circa-1955 hilltop dwelling (Nationwide Environmental Title Research [NETR] 1958, 1980, 1981, 1987). Records indicate that Ronnie Deason leased the farm during this period. During the TDOA survey in 1989, archaeologists interviewed Deason, who was inadvertently listed as the property owner on the TDOA survey site form (Nance and Prouty 1989:3).

Elias H. Attea Jr., 1994–1995

On November 29, 1994, Gordon E. Inman divided the property and sold the 16.19-acre section on the south side to Elias H. Attea Jr. of Franklin, Tennessee (WCDB 1994:498–500). Inman sold a 5-acre section on the north side to the congregation of the Franklin Church of Christ, founded in 1983 as the Chestnut Lane Church of Christ. In 1996, the congregation filed a permit for the construction of a Contemporary-style sanctuary building costing nearly $900,000. The church had an address of 324 Franklin Road. The 5-acre parcel contained the mid-nineteenth-century stone spring-fed cistern constructed during the ownership of William Johnson as well as the former site of a barn constructed during the Cannon family ownership (Spanjian 1998:84–85; Tennessean, 1 May 1996:98).

Heritage Covenant Church, 1995–1997

On August 25, 1995, Elias H. Attea sold the 16.19-acre parcel to the congregation of the Heritage Covenant Church of Franklin, Tennessee, for the construction of a "Christian School and facility." The deed contained a covenant that a Christian school must be in operation by December 31, 1997, or the property would revert to Attea (WCDB 1995a:761–763; 1995b:764–767).

Elias H. Attea Jr., 1997–1997

On February 25, 1997, the congregation of the Heritage Covenant Church defaulted on the mortgage and transferred ownership of the 16.19-acre parcel back to Elias H. Attea Jr. of Franklin, Tennessee (WCDB 1997:615–618.

Dale G. and Linda B. Van Gorden, 1997–2003

On April 1, 1997, Elias H. Attea Jr. sold the 16.19-acre property to Dale G. and Linda B. Van Gorden of Franklin, Tennessee. The covenant requiring a Christian school to operate on the property was revoked (WCDB 1997b:768–770).

Trace Development LLC, 2003–2012

On September 2, 2003, Dale G. and Linda B. Van Gorden sold the 16.19-acre property to Trace Development, LLC of Franklin, Tennessee (WCDB 2003:652–654).

R. Harvey Johnston III, 2012–2015

On October 24, 2012, Trace Development LLC sold the 16.19-acre property to R. Harvey Johnston III of Bowling Green, Kentucky (WCDB 2012:756–759). Johnston demolished the house and barns in 2017.

Franklin 240 LLC, 2015–2025

On December 1, 2015, R. Harvey Johnston III sold the 16.19-acre property to Franklin 240, LLC of Bowling Green, Kentucky (WCDB 2015:304–307).

Expected Archeological Potential

Previously Recorded Sites

A review of the TDOA Site File Hub indicates that there is one previously recorded archaeological site located within the project site: 40WM104. In addition to the site located within the project area, there are also 23 previously recorded archaeological sites located within 1 mile of the project area. Those sites are summarized in Table 1. These sites include several Civil War-era military fortifications and encampments, such as Fort Granger (40WM100), which was initially documented in the 1970s and listed on the NRHP in 1973 (Smith et al 1990:50–51).

40WM104

Site 40WM104 is a Civil War-era military fortification that the TDOA surveyed in 1989. When it was recorded, the approximately 2-acre site consisted of a remnant earthwork on top of the hill behind the circa-1955 dwelling. TDOA noted that the site type consisted of military, earthwork, encampment, and lunette. The site was recorded as heavily disturbed, and no subsurface testing was completed. At the time of the survey, Ronnie Deason indicated that "relic hunters" had previously removed Civil War-era artifacts such as bullets and belt buckles from the site (Nance and Prouty 1989:3). In 1990, the site was included in the TDOA's survey report on 143 Civil War period military sites in Middle Tennessee within a group of archaeological sites determined "Probably Not eligible for Listing on the National Register" (Smith et al 1990:25, 49–50). In 2003, the site was also included in the TDOA's survey report on 443 Civil War period military sites throughout Tennessee (Smith et al 2003:89, 116).

Table 1. Previously recorded archaeological sites within 1-mile of the project site.

Site Number	Cultural Affiliation	Temporal Period	Site Type
40WM6	Prehistoric; Historic	Mississippian; 1901–1932	Prehistoric; cemetery
40WM17	Prehistoric	Archaic	Open habitation
40WM18	Undetermined	Undetermined	Open habitation
40WM19	Prehistoric	Archaic	Open habitation
40WM20	Undetermined; Historic	Undetermined; 1820–1860	Open habitation; Stone quarry
40WM44	Prehistoric	Archaic	Open habitation
40WM96	Prehistoric	Undetermined	Open habitation

Site Number	Cultural Affiliation	Temporal Period	Site Type
40WM99	Prehistoric	Archaic and Woodland	Open habitation
40WM100	Historic	1861–1865	Military fort
40WM101	Historic	1861–1865	Military
40WM102	Historic	1861–1865	Military earthwork
40WM103	Historic	1861–1865	Military earthwork
40WM104	Historic	1861–1865	Military earthwork
40WM120	Historic	1820–present	Military short-term hospital
40WM121	Historic	1820–present	Military short-term hospital
40WM237	Prehistoric	Woodland	Open habitation
40WM325	Prehistoric; Historic	Archaic and Woodland; 1861–1865	Open habitation; Military
40WM326	Historic	1866–1900	Cemetery
40WM411	Prehistoric; Historic	Undetermined; 1820–present	Open habitation; Rural domestic farmstead
40WM412	Prehistoric	Undetermined	Open habitation
40WM415	Historic	1760–present	Site
40WM451	Historic	1866–present	Rural domestic farmstead
40WM452	Historic	1866–present	Rural domestic farmstead
40WM509	Historic	1901–present	Rural domestic scatter

Historic Resources

Based on a review of historic maps and archival research, the APE has been intermittently occupied between circa 1840 and 1986 by the Johnson, Cannon, and Hill families. During this nearly 150-year time span, the farm featured eight dwellings, including four dwellings for enslaved Black persons and a circa-1885 tenant house. Two additional houses were built in association with the property in 1928 and circa 1955. Only the 1928 house remains; however, it is located outside the APE. The APE is also the location of a Civil War-era military fortification and encampment, recorded as TDOA archaeological site 40WM104. Very little above-ground evidence of the Civil War-era military site remains; however, no systematic subsurface testing has been undertaken to explore any possible remnants of the fortification. Based on the known historic use of the project site, there is a high probability for subsurface historic archaeological resources to be identified.

Precontact Resources

There are multiple previously recorded pre-contact archaeological sites within a 1-mile radius of the project site. The proximity of the APE to the Harpeth River, approximately 0.7 miles to the south, and known resources indicate that the area could have been inhabited prior to European contact; however, as this survey is focused on identifying historic metal artifacts using a metal detector, the likelihood of identifying pre-contact materials is low.

4. RESEARCH GOALS AND METHODS

The cultural resources documentation was completed to satisfy rezoning requirements of the Franklin Municipal Planning Commission. The goals of the survey were to identify resources associated with the Civil War within the approximately 10-acre APE. As part of this effort, RGA archaeologists performed background research, a pedestrian survey, and a metal detecting survey to fulfill these goals. RGA architectural historians also conducted archival research, a comprehensive property history, and a reconnaissance survey of above-ground resources on the 16.19-acre parcel and adjacent parcels.

The metal detecting survey consisted of detecting along transects spaced at 5-meter intervals throughout the project site. In areas where dense vegetation impeded formal transects, the area was surveyed based on accessibility. All metal detector finds that were determined to predate 1950 were collected and the location was recorded with a Trimble Geo7x GPS unit with sub-meter accuracy. Metal detector finds that dated to 1950 or later were disposed of in the field. Barbed fence wire, which was abundant throughout the project site, was also disposed of in the field.

The reconnaissance survey of above-ground resources included digital photography and field notes of remnants of the hilltop military fortification and infrastructure associated with the circa 1955 dwelling. The survey included digital photography, field notes, and measured drawings of the spring-fed stone cistern on an adjacent parcel to the north. Digital photographs were also taken of the 1928 dwelling on an adjacent parcel to the south.

Laboratory Methods

The project artifacts, documents, field notes, and photographs were processed at RGA's Tennessee Branch Office in Nashville. Artifacts were cleaned with water and soft brushes, dried overnight, and placed in 4-mil plastic bags with project information on the outside of the bag, as well as on a bag tag. At the close of the project, all project materials will be returned to the client.

5. SURVEY RESULTS

Archaeological Fieldwork

The archaeological fieldwork consisted of a metal detector survey which spanned four days on January 16–17, 2025, and January 28–29, 2025. The site conditions allowed metal detecting along a 5-meter grid throughout most of the site; however, the northeastern portion of the site is wooded and was surveyed only where vegetation density allowed (Figure 19). The ground cover in the open fields consisted of grass and various weeds and thistle, therefore surface visibility was low (Figures 20–21). In addition to the metal detector survey, the entirety of the project site was walked over by the project archaeologist to document any above ground resources.

Metal Detector Survey Results

The metal detector survey resulted in the recovery of 85 artifacts from 65 metal detector locations (Figure 22; Appendices B and C). Of the 85 recovered artifacts, 67 are metal, 11 are glass, and 7 are ceramic. The non-metal artifacts were all recovered in association with metal artifacts. The artifacts were recovered throughout the site with light concentrations in the vicinity of previous structures. The presence of artifacts further away from the location of buildings and structures that are no longer extant is likely the result of erosion, plowing, and other human activities over a long span of time.

One probable refuse pile was identified at metal detector locations 52–54, where most of the broken glass and ceramics were recovered. The date range for these artifacts varied from 1820 to present and they were fragmented and some exhibited evidence of burning. Due to the presence of recent materials, such as a 1960's Pyrex bowl shard, this collection of artifacts is interpreted as a refuse pile rather than an encampment. Further archaeological testing within this area could help confirm if it does indeed represent a refuse pile.

The most common artifact type from the project site is a Type B square cut nail, which dates from approximately 1820 to 1900 (Figure 23). The square cut nails were found throughout the project site and do not appear to be concentrated around any previous structures. Square cut nails are the earliest machine-made nails and evolved from earlier wrought iron nails. Type A square cut nails, which were patented in the 1790s, were sheared from iron bars by a machine and then the nail head was attached by hand (Nelson 1968). Advancements in machinery allowed for Type B nails, which were entirely machine made and allowed for the mass production of nails. Type B nails were used throughout most of the nineteenth century and were replaced by wire cut nails by the early twentieth century.

Other artifacts that were found in multiples and have specific date ranges include horseshoes (n=4; date range late nineteenth century–present; Figure 24), metal water pumps (n=2; date range 1900–present), milk glass shards (n=2; date range 1890–1960); and whiteware sherds (n=4; date range 1820–present).

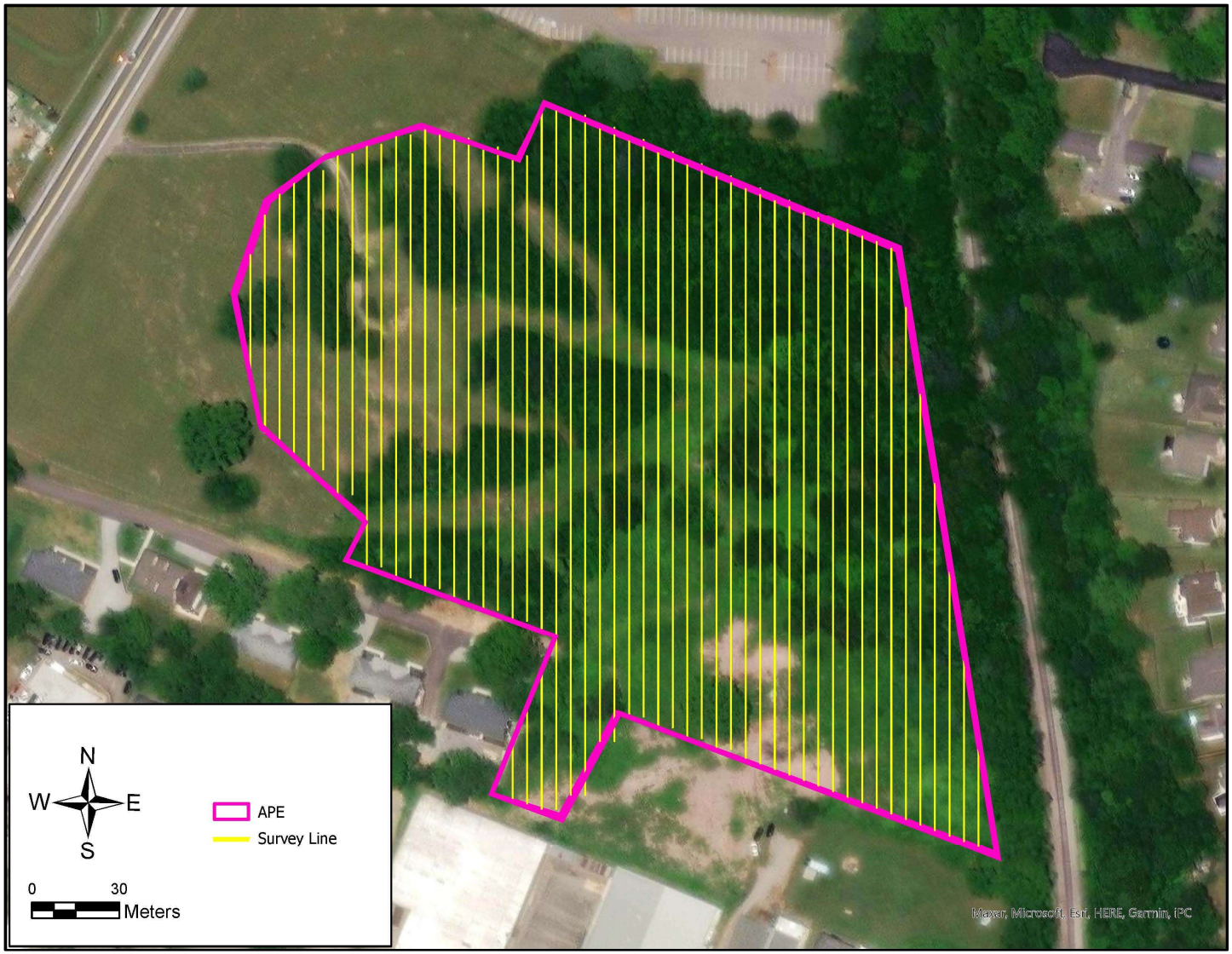


Figure 19. Metal detecting transect map
(Source: Esri 2022).



Figure 20. View of the project site, looking northwest towards the hilltop from the center of the site.



Figure 21. View of the project site, looking north from the southern edge.

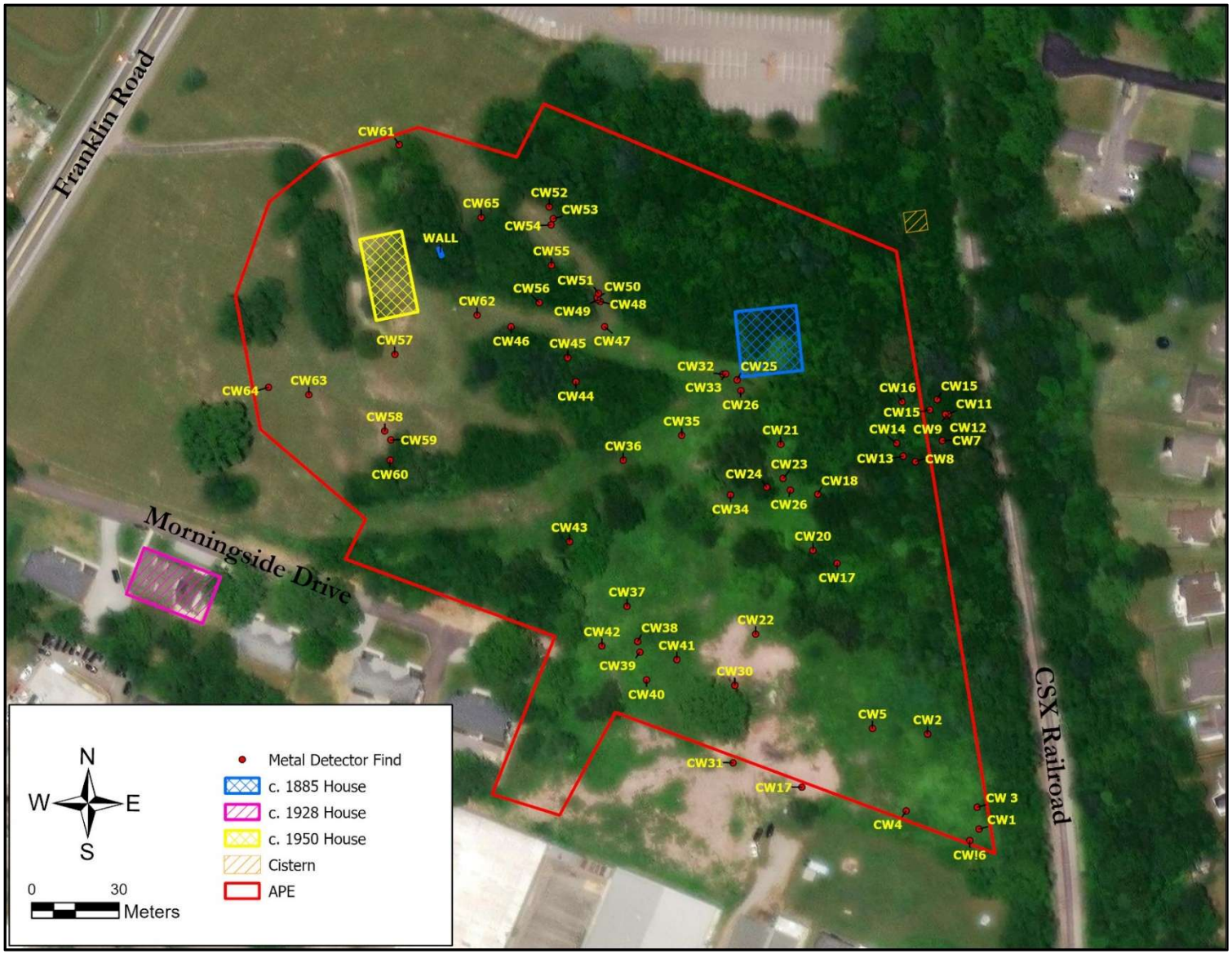


Figure 22. Results of the metal detector survey (Source: Esri 2022).



Figure 23. Photograph of selected Type B square cut nails recovered from the site.



Figure 24. Photograph of the horseshoes recovered from the site.

Pedestrian Survey Results

Four above-ground structures were identified during the pedestrian survey including a spring-fed stone cistern, concrete block retaining walls, a concrete drainage feature, and remnants of a dry stacked stone structure. The mid-nineteenth century cistern is located outside the APE, but within the original farm boundary and was documented to help understand the timeline of the property (Figures 25–27). The remaining three structures are located within the APE on top of the hill. The curvilinear concrete block retaining wall and concrete drainage feature are attributed to the circa-1955 dwelling, which was demolished in 2017. The dry stacked stone structure is attributed to the Civil War-era lunette and is described in greater detail in Chapter 3 (Figures 28–29).



Figure 25. Photograph of the stone cistern looking northwest, February 2025.

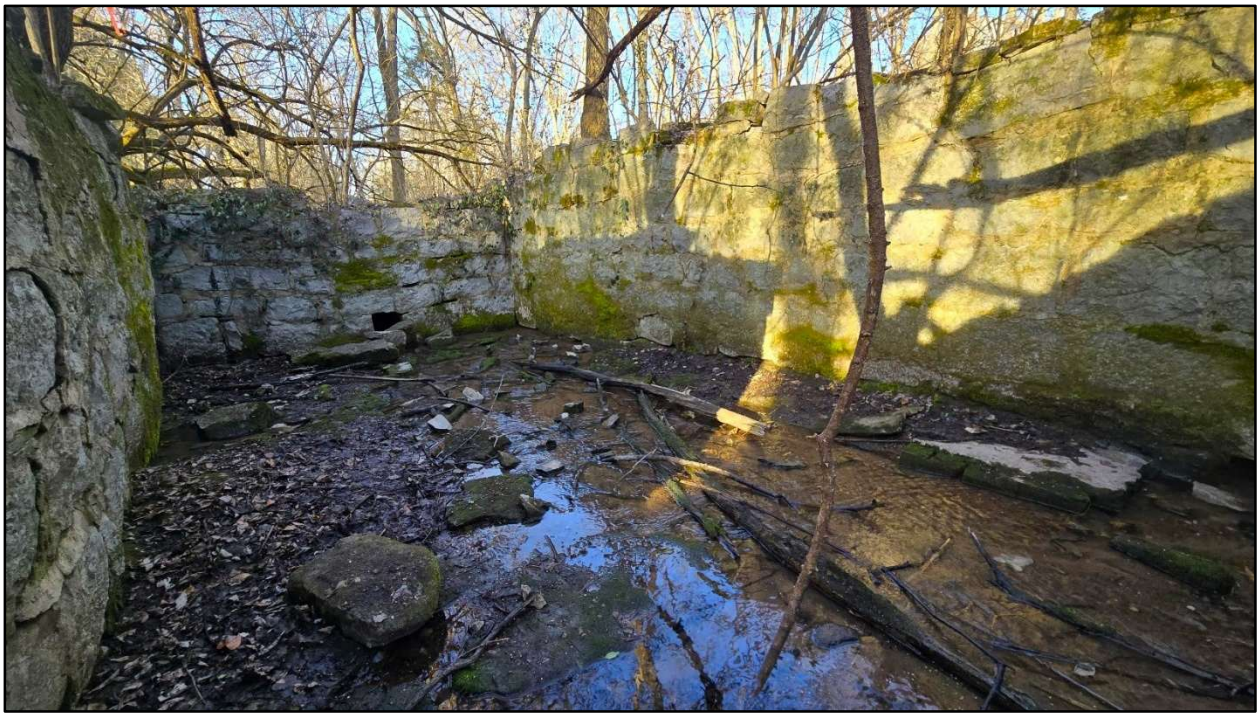


Figure 26. Photograph of the stone cistern looking northeast, February 2025.



Figure 27. Photograph of the stone cistern discharge looking northwest, February 2025.



Figure 28. Photograph of the hilltop lunette looking west, February 2025.



Figure 29. Photograph of the hilltop lunette looking southwest, February 2025.

Site Interpretation

The artifacts and above-ground structures identified during the survey represent a continued occupation by the Johnson, Cannon, and Hill families since at least 1840. None of the artifacts can be definitively attributed to the Civil War fortification or encampments that took place within the 10-acre APE and surrounding project area. While some artifacts date to the period of the Civil War, these are primarily architectural artifacts mostly found in association with farmsteads and domestic spaces.

The fact that metal artifacts were recovered from the entirety of the project site while definitive Civil War era artifacts were not recovered suggests that the area has been heavily looted over the years and any artifacts that may be perceived as valuable have already been collected. This is further underscored by the findings in the 1989 TDOA survey for site 40WM104, which noted that Civil War-era bullets and belt buckles had previously been taken from the site (Nance and Prouty 1989:3).

The conclusion that most Civil War-era military sites have been looted over the years by a "veritable army of specialized relic collectors" using metal detectors is further elaborated on in the 1990 TDOA survey report on Civil War military sites in Middle Tennessee (Smith et al 1990:50). This report concluded that all 143 military sites that TDOA surveyed in Middle Tennessee from 1988–1989 had experienced "at least some relic collecting activity" (Smith et al 1990:50). The 2003 TDOA survey report on Civil War military sites throughout Tennessee concluded that sites had been "torn to shreds by random holes dug for the sole purpose of obtaining collectible artifacts" (Smith et al 2003:212).

The 1990 TDOA survey report also determined that the reliance of metal detectors by relic hunters resulted in non-metal military artifacts, such as broken glass and ceramic containers, being left behind (Smith et al 1990:51). In 1994, Smith interpreted the findings of the survey report in *Look to the Earth: Historical Archaeology and the American Civil War* (Smith 1994:60–75). Smith focused on the distribution of 786 Civil War artifacts excavated at the Carter House, a centerpiece of the Battle of Franklin.

Currently, site 40WM104 is recorded only as a Civil War military site that contained a lunette and various encampments. Based on the results of the current survey, the Civil War elements represent less than 5 years of over 185 years of continuous occupation. Of the 85 recovered artifacts, 56 can be dated to one or more of the occupations. The square cut nails recovered from the site date from approximately 1820 to 1900, which aligns with both the Johnson and Cannon occupations, although the Johnson family lived on the property during the period of highest production of square cut nails.

Archival research presented in Chapter 3 indicates that the Johnson family built a farmhouse, outbuildings, and four dwellings for enslaved persons on the property prior to the Civil War. In early 1862, the U.S. Army destroyed the farmhouse and some outbuildings prior to construction of the hilltop fortification. Court documents prepared as part of the 1882 land sale indicate that the property featured stone and rail fences and a stone cistern, but no dwellings or outbuildings. Records indicated that the Cannon family constructed a tenant house and outbuildings between 1882 and 1909 and a dwelling in 1928. These buildings were most likely constructed with readily available wire nails.

The horseshoes and agricultural artifacts recovered from the site date from the late nineteenth century to the present and represent the occupation of the farm by tenants and members of the Cannon family. The use of the farm as a stud farm in the mid-twentieth century aligns with the dates of the recovered horseshoes and fence wire.

6. CONCLUSIONS AND RECOMMENDATIONS

Under contract with Franklin 240, LLC, RGA prepared this Cultural Resources Documentation report for a proposed redevelopment project at 318 Franklin Road in Franklin, Williamson County, Tennessee As part of the rezoning process, the Franklin Municipal Planning Commission required a metal detector survey of the 10-acre portion of the parcel as well as conservation of the site of a hilltop military fortification constructed during the Civil War and any additional significant Civil War-era resources that were discovered as part of the survey.

Background research identified one previously recorded archaeological site—40WM104—within the APE. Archaeological site 40WM104 is a hilltop fortification constructed by the U.S. Army in the spring of 1863. Federal troops manned the lunette until the Battle of Franklin in November 1864. The U.S. Army also occupied long-term encampments on or adjacent to the APE from the spring of 1863 through the winter of 1864. The TDOA recorded the site in 1989 as a heavily disturbed fortification that contains remnants of a hilltop lunette. At the time of the 1989 survey, no artifacts were recovered from the site, although informants indicated Civil War-era metal artifacts had been removed from the surrounding area.

The current fieldwork consisted of a metal detector and pedestrian survey throughout the APE. The metal detector survey resulted in the recovery of 85 artifacts, none of which are thought to be directly associated with the lunette or encampments during the Civil War. The fortification identified by the TDOA in 1989 as a portion of the Civil War lunette was reidentified during this survey. RGA recommends that this fortification be conserved through avoidance or that additional archaeological testing be undertaken if avoidance is not possible.

The artifacts recovered during the metal detector survey are commonly found in association with historic farmsteads and dwelling sites and represent the continued occupation of the site by the Johnson, Cannon, and Hill families from circa 1840 to 1986. RGA does not recommend any additional archaeological testing within the 10-acre project site, except for the lunette, to identify possible Civil War-era features or artifacts. It is likely that any artifacts directly associated with the Civil War have already been found and removed from the site by previous landowners and others. Therefore, it is RGA's opinion that the only Civil War-era feature that remains within the project site is the hilltop lunette, which should be conserved. The remainder of the project site does not appear to retain archaeological resources related to the Civil War based on the metal detector survey.

Based on the artifacts recovered from the project site, RGA recommends preparation of an update of the TDOA site file for 40WM104 to reflect what is known about the site both prior to and after the Civil War (Figure 30). Doing so will not impede the project as it is currently designed but will allow for the full 185-year history of the site to be recorded.



Figure 30. Existing and proposed site boundaries for 40WM104 (Source: Esri 2022).

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Appendix A: Qualifications of Report Authors

KATE MCKINNEY

ARCHAEOLOGIST/PRINCIPAL INVESTIGATOR (36 CFR 61)

YEARS OF EXPERIENCE

With this firm: since January 2022

With other firms/agencies: 2017-2021

EDUCATION

Master of Arts, 2017
Mississippi State University

Bachelor of Science, 2014
Middle Tennessee State University

PROFESSIONAL TRAINING

Section 106 Essentials (ACHP)

Section 106 Advanced (ACHP)

Archaeological Collections Management (NPI)

Caring for Museum Collections (AASLH)

OSHA 30-Hour Safety Training

40-Hour HAZWOPER Training

PROFESSIONAL SOCIETIES

Register of Professional Archaeologists (#5154)

Tennessee Council for Professional Archaeologists-Board Member



Based at the Tennessee Branch Office in Nashville, Kate McKinney conducts and manages Phase I-III archaeological investigations throughout the U.S., with a specialty in prehistoric archaeology. She has prepared and directed cultural resources surveys in accordance with Section 106 of the National Historic Preservation Act, NEPA, and various local and state cultural resource regulations. In addition to archaeological investigations, Ms. McKinney has experience in Native American Coordination as well as artifact analysis and collections management. From 2017-2021, she managed the Archaeology Laboratory and Curation Facility in Nashville for TDOT, in addition to her duties as a staff archaeologist. In 2015, Ms. McKinney completed a curation internship at the Smithsonian National Museum of National History. Ms. McKinney exceeds the qualifications set forth in the *Secretary of Interior's Standards* as an Archaeologist.

REPRESENTATIVE PROJECT EXPERIENCE:

Phase I Archaeological Survey, Town Center Trail Phase 3, Mt. Juliet, Wilson County, Tennessee. Served as principal investigator for a Phase I archaeological survey for a TDOT Local Programs greenway project. Sub-contractor for Kimley-Horn. Completed in 2022.

Phase I Archaeological Survey, Ventosa at Catawba Springs, Denver, North Carolina. Served as principal investigator for Phase I archaeological survey of a private development resulting in five new sites. Completed for Ventosa LLC in 2022. Reviewed by North Carolina OSA.

Phase I Archaeological Survey, East Bank Arterial Connector from Woodland Street to Jefferson Street, Nashville, Davidson County, Tennessee. Served as principal investigator for a Phase I archaeological survey for an NDOT and TDOT Local Programs project. Sub-contractor to RaganSmith. Initiated in 2022.

Phase I Archaeological Survey for the Proposed State Industrial Access Road, Jostens-Allensworth Road, Clarksville, Montgomery County, Tennessee. Served as principal investigator for a Phase I archaeological survey for TDOT Local Programs project. Sub-contractor for TTL. Completed in 2022.

Cultural Resources Documentation: 318 Franklin Road, Franklin, Williamson County, Tennessee. Served as principal investigator for a metal detecting survey at a Civil War site. Completed in 2025.

Phase I Archaeological Survey, Harvest Industrial Facility, Clarksville, Montgomery County, Tennessee. Served as principal investigator for a Phase I archaeological survey for a USACE permitted project. Sub-contractor for TTL. Completed in 2025.

ROBBIE D. JONES

PRINCIPAL SENIOR ARCHITECTURAL HISTORIAN (36 CFR 61)

YEARS OF EXPERIENCE

With this firm: 2021-present

With other firms: 29

EDUCATION

Master of Arts in Public History and Historic Preservation, 2002
Middle Tennessee State University

Bachelor of Architecture, 1992
University of Tennessee- Knoxville

PROFESSIONAL TRAINING

Section 106 Essentials (ACHP)

Section 106 Advanced (ACHP)

Section 106 Agreement Documents (ACHP)

Working Effectively with Tribal Governments (ACHP)

PROFESSIONAL MEMBERSHIPS AND REGISTRATIONS

Southeast Chapter of the Society of Architectural Historians (SESAH); Treasurer and former President

Historic Nashville, Inc; former President

AME60 Committee of TRB

FEMA Federal Emergency Response Official (2022–2028)



Robbie Jones has over 32 years of experience working as an architectural historian, historic preservation planner, and project manager with extensive experience with preservation laws such as Section 106 and Section 4(f). He is highly experienced in conducting cultural resource survey, effects assessments, Memoranda of Agreements, minimization and mitigation plans, and public involvement requirements. He has experience working with NHL and historic site museum properties, including serving as Director of Preservation at Andrew Jackson's Hermitage (2000-2008). Mr. Jones has authored or coauthored over 265 technical reports, resulting in the NRHP-eligibility evaluations of 7,500 resources through the U.S., primarily in the Southeast. He has published articles, encyclopedia entries, book reviews, book chapters, and a book about historic architecture and has presented at professional conferences across the U.S. He has received 10 professional awards from local, state, and federal agencies. Mr. Jones exceeds the qualifications set forth in the *Secretary of Interior's Standards* as an Architectural Historian and Historian. Based in Nashville since 1994, he serves as RGA's Tennessee Branch Manager.

REPRESENTATIVE PROJECT EXPERIENCE

African American Historic Context and Reconnaissance Survey, Frankfort, Kentucky. Served as the principal senior architectural historian in the preparation of an African American historic context and reconnaissance survey of African American and Civil Rights Movement resources in the City of Frankfort, Kentucky, along with NRHP-eligibility recommendations for over 100 resources. Sub-contractor for Cultural Heritage Resources to the City of Frankfort. Completed in 2022. Coauthor of report, available online at www.frankfort.ky.gov/aahistoriccontext.

Historic Architecture Survey and Section 106 Assessment of Effects Report for the East Bank Connector, Woodland Street to Jefferson Street, Nashville, Davidson County, Tennessee. Served as the project manager and principal senior architectural historian for an architectural survey and assessment of effects report. Evaluated 35 resources, including industrial facilities, commercial buildings, and transportation facilities. Project included assessment of effects to NRHP-eligible CSX Railroad Swing Bridge. Sub-contractor to RaganSmith. Initiated 2022; ongoing.

Historic Architecture Survey and Section 106 Assessment of Effects Report for the Livingston Courthouse Plaza Renovation, Overton County, Tennessee. Served as the project manager and principal senior architectural historian for an architectural survey and assessment of effects report. Evaluated a nineteenth-century courthouse square district and twentieth-century commercial development. TDOT Local Programs project prepared for Lose Design. Completed in 2022.

Nashville Civil Rights Movement Documentation Project. Served as the project manager, principal senior architectural historian, and coauthor for an NRHP Multiple Property Documentation Form for 110 resources associated with the Civil Rights Movement in Nashville and an NRHP nomination for the Clark Memorial Methodist Church Complex. Project included public engagement, public meetings, and interviews with veterans of the Nashville Student Movement. Federally funded, NPS grant project completed for Metro Historical Commission in 2023. Undergoing review by NPS.

Appendix B: Artifact Catalog

Context	Ct.	Group	Artifact Material	Artifact Type	Description	Measurements	Date Range
CW1	1	HRDW	Metal	Nail	Type B Square cut nail; head missing	H: 4.0cm	1820-1900
CW2	2	HRDW	Metal	Wire	Fence Wire		1867-Present
CW3	1	HRDW	Metal	Weight	Tire weight		Late 20th c.-Present
CW4	1	MISC	Metal	Misc.	Flat metal fragment		Late 20th c.-Present
CW5	1	AUTO	Metal	Wheel	Pulley Wheel		20th c.-Present
CW6	1	HRDW	Metal	Nail	Type B Square cut nail; fragmant	H: 2.5cm	1820-1900
CW7	1	MISC	Metal	Misc.	Flat metal fragment w/ two nails		Indet.
CW8	1	HRDW	Metal	Nail	Type B Square cut nail	H: 8.0cm	1820-1900
CW9	1	ACT	Metal	Animal Hardware	Horseshoe with nails		Late 19th c.-Present
CW10	0	HRDW	Metal	Wire	Fence Wire; discarded		1867-Present
CW11	1	HRDW	Metal	Wire	Fence Wire		1867-Present
CW12	1	HRDW	Metal	Wire	Twisted Wire-poss. Bale tie		Indet.
CW13	1	HRDW	Metal	Wire	Poss. Fence Wire		1867-Present
CW14	1	HRDW	Metal	Nail	Wire nail; No head	H: 4.8cm	1900- Present
CW15	1	HRDW	Metal	Nut	Hexagonal Nut	W: 5cm	Indet.
CW16	1	MISC	Metal	Misc.	Indeterminate metal piece		Indet.
CW17	1	HRDW	Metal	Nail	Type B Square cut nail	H: 4.4cm	1820-1900
CW18	1	ACT	Metal	Animal Hardware	Horseshoe with nails; partial		Late 19th c.-Present
CW19	0	HRDW	Metal	Wire	Fence Wire; discarded		1867-Present
CW20	1	HRDW	Metal	Nail	Type B Square cut nail	H: 3.5cm	1820-1900
CW21	1	MISC	Metal	Misc.	Flat metal fragment		Indet.
CW22	1	MISC	Metal	Misc.	Flat metal fragment w/ hole		Indet.
CW23	1	HRDW	Metal	Nail	Type B Square cut nail	H: 7.5cm	1820-1900
CW24	1	ARCH	Metal	Lock	Lock Plate	H: 9cm W: 8cm	Indet.
CW25	1	ARCH	Metal	Lock	Lock Plate	H: 9cm W: 6cm	Indet.
CW26	1	HRDW	Metal	Nail	Type B Square cut nail	H: 1.8cm	1820-1900
CW27	0	HRDW	Metal	Wire	Fence Wire; discarded		1867-Present
CW28	1	HRDW	Metal	Bracket	Bracket		Indet.
CW28	1	ACC	Glass	Flat	Clear oval flat glass; poss. Accessory glass		Indet.
CW28	1	KITC	Glass	Jar	Clear jar base with "A-108 GAC" mark		20th c.
CW29	1	KITC	Metal	Faucet	Metal water pump/faucet		1900-Present
CW30	1	HRDW	Metal	Hook	"J" Hook; cast iron		Indet.
CW31	1	FURN	Metal	Pull	Brass Drawer Handle		20th c.
CW32	1	MISC	Metal	Misc.	Misc. hollow metal pipe		Late 20th c.-Present
CW33	1	MISC	Metal	Misc.	Indet. metal fragment		Indet.
CW34	1	MISC	Metal	Misc.	Indet. Flat metal fragment		Indet.
CW35	1	MISC	Metal	Misc.	Possible stake fragment	H: 13cm	Indet.
CW36	1	ACT	Metal	Animal Hardware	Horseshoe with nails		Late 19th c.-Present
CW37	1	MISC	Metal	Misc.	Cast Iron object; poss. Decorative piece	H: 6cm W:10cm	Indet.
CW38	1	HRDW	Metal	Bolt	Bolt with threading		Modern
CW39	1	MISC	Metal	Misc.	Indet. metal fragment		Indet.
CW40	1	HRDW	Metal	Nail	Type B Square cut nail	H: 8.0cm	1820-1900

Context	Ct.	Group	Artifact Material	Artifact Type	Description	Measurements	Date Range
CW41	1	MISC	Metal	Misc.	Indeterminate metal fragment		Indet.
CW42	1	HRDW	Metal	Nut	Hexagonal Nut	W: 10cm	Indet.
CW43	1	KITC	Metal	Door	Cast Iron Oven door fragment		Indet.
CW44	1	HRDW	Metal	Hinge	Door Hinge		Indet.
CW45	1	MISC	Metal	Misc.	Indeterminate lead metal fragment		Indet.
CW45	2	KITC	Ceramic	Misc.	Whiteware shards; poss. Platter		1820-Present
CW46	1	HRDW	Metal	Nail	Type B Square cut nail	H: 7.0cm	1820-1900
CW46	1	ARCH	Metal	Tile	Cast Iron Tile	4x4 in	Indet.
CW47	1	HRDW	Metal	Nail	Type B Square cut nail	H: 3.5cm	1820-1900
CW48	1	HRDW	Metal	Nail	Type B Square cut nail	H: 7.3cm	1820-1900
CW49	1	HRDW	Metal	Nail	Type B Square cut nail; missing head	H: 4.8cm	1820-1900
CW50	1	HRDW	Metal	Spike	Metal spike with threading at head	H: 20cm	Late 20th c.-Present
CW51	1	HRDW	Metal	Nail	Type B Square cut nail	H: 7.5cm	1820-1900
CW51	1	HRDW	Metal	Nail	Type B Square cut nail	H: 3.5cm	1820-1900
CW52	1	KITC	Ceramic	Vessel	Porcelain Jar Seal shard		1870-1930
CW52	1	KITC	Ceramic	Vessel	Prob. Pyrex sherd w/ clear fruit etching		Late 20th c.-Present
CW52	1	KITC	Glass	Vessel	Milk glass shard		1890-1960
CW52	1	KITC	Glass	Vessel	Shard		Indet.
CW52	1	HRDW	Metal	Nail	Indet. Nail Fragment	H: 2cm	Indet.
CW53	4	KITC	Glass	Jar	Clear glass shards		20th c.-Present
CW53	1	ARCH	Ceramic	Vessel	Stoneware sherd		19th c.
CW53	2	KITC	Ceramic	Vessel	Whiteware sherds; burned		1820-Present
CW54	2	KITC	Glass	Vessel	Clear Jar sherds		20th c.-Present
CW54	1	KITC	Glass	Vessel	Milk glass shard		1890-1960
CW54	1	MISC	Metal	Misc.	Indet. Fragment		Indet.
CW55	1	HRDW	Metal	Nail	Type B Square cut nail	H: 2.5cm	1820-1900
CW56	1	MISC	Metal	Misc.	Indeterminate metal fragment		Indet.
CW57	1	MISC	Metal	Misc.	Indeterminate metal fragment; poss. large stake head	H: 4.5cm W: 2.5cm	Indet.
CW58	1	HRDW	Metal	Nail	Type B Square cut nail	H: 8.5cm	1820-1900
CW58	1	HRDW	Metal	Nail	Type B Square cut nail	H: 2.5cm	1820-1900
CW58	1	HRDW	Metal	Nail	Type B Square cut nail	H: 3.7cm	1820-1900
CW59	1	HRDW	Metal	Nail	Type B Square cut nail	H: 9.0cm	1820-1900
CW60	1	HRDW	Metal	Nail	Type B Square cut nail	H: 5.5cm	1820-1900
CW61	1	HRDW	Metal	Nail	Type B Square cut nail	H: 6.5cm	1820-1900
CW62	1	HRDW	Metal	Nail	Type B Square cut nail	H: 4.5cm	1820-1900
CW63	1	HRDW	Metal	Hook	Spring Hook		Late 20th c.-Present
CW64	1	ACT	Metal	Animal Hardware	Horseshoe with nails		Late 19th c.-Present
CW65	1	HRDW	Metal	Wire	Twisted Wire; poss. Bale tie		Indet.
Total Artifa	***82***						

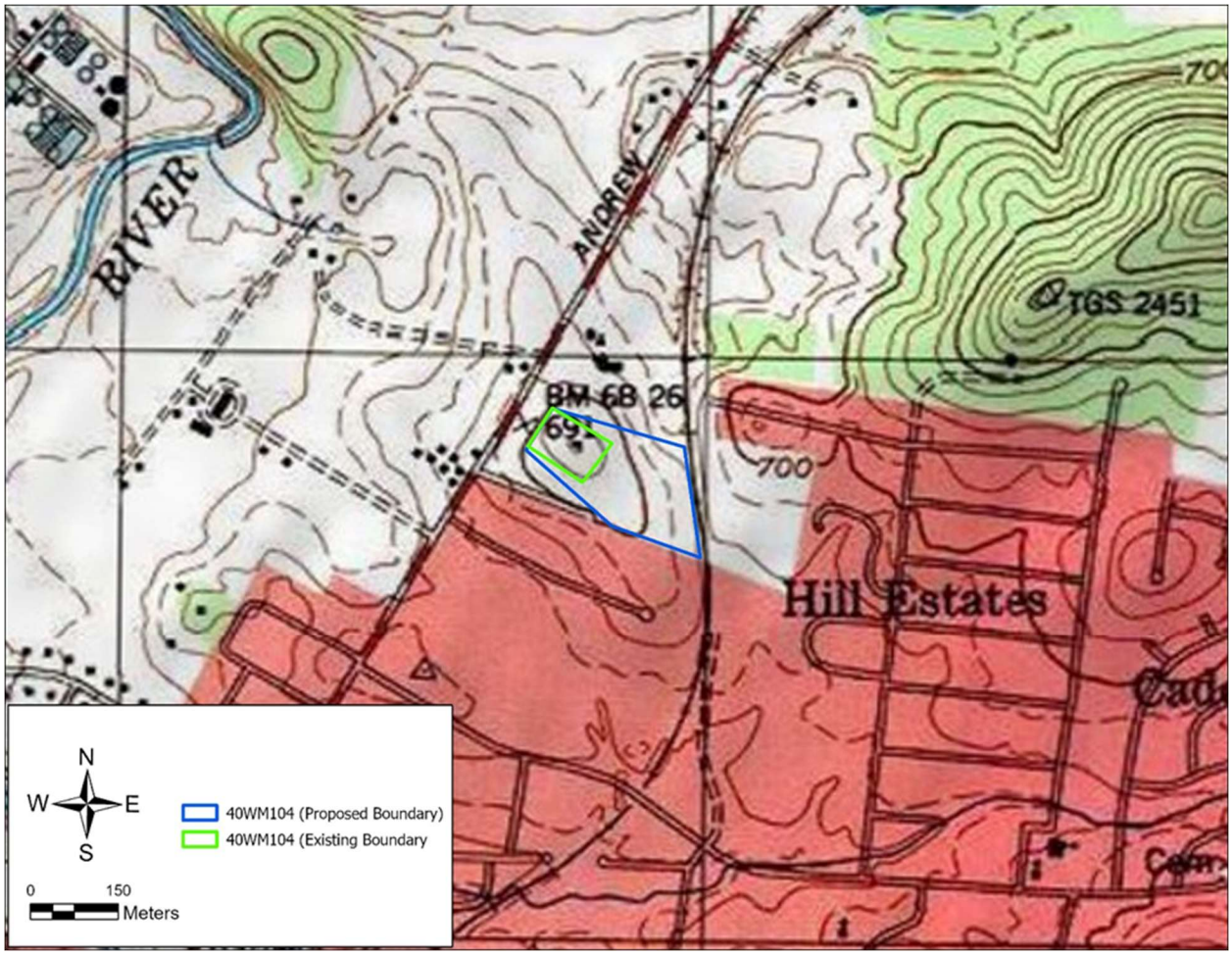
Context	Ct.	Group	Artifact Material	Artifact Type	Description	Measurements	Date Range

Key:

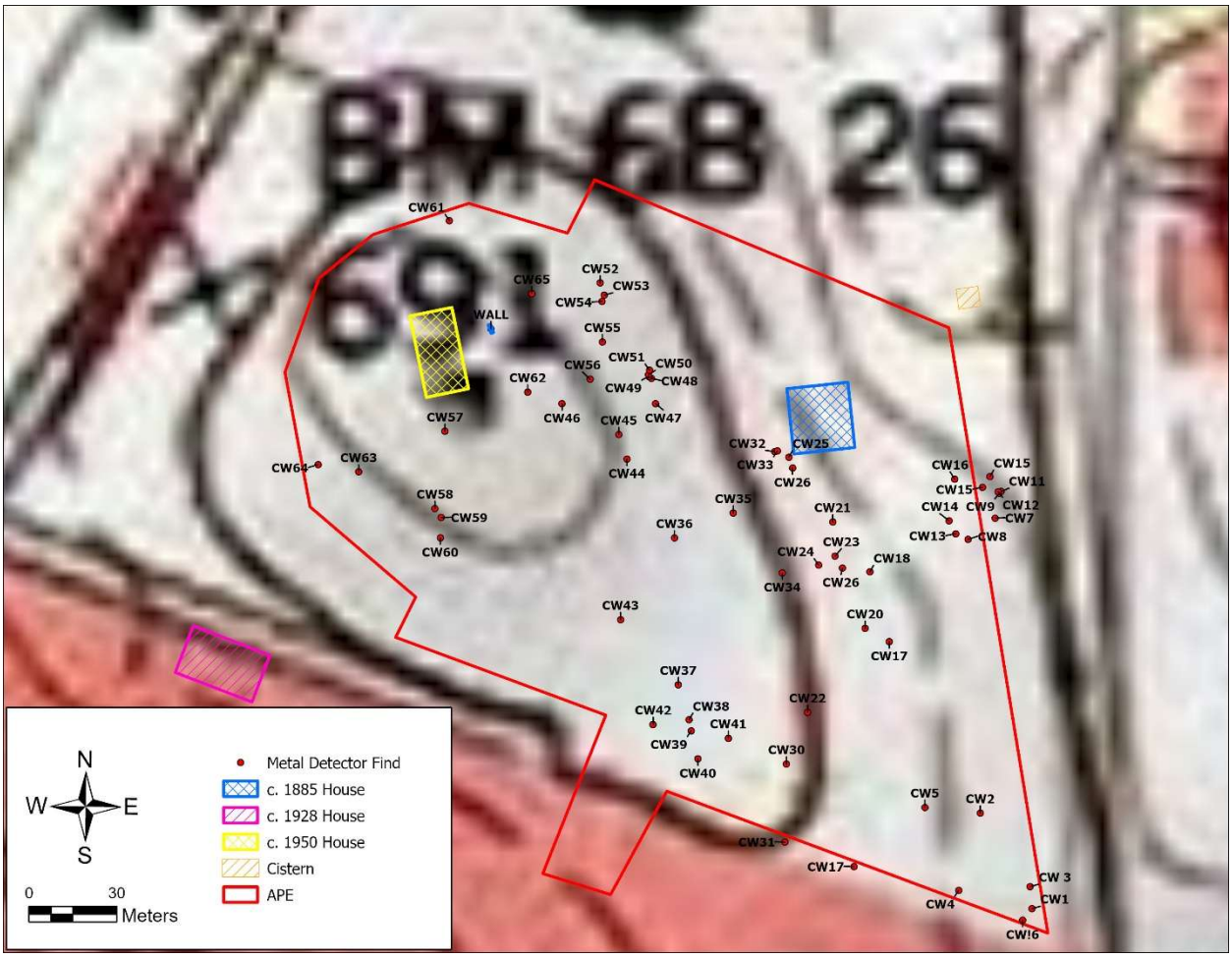
HRDW=Hardware
MISC=Miscellanous
AUTO=Automotive
KITC=Kitchen
ACT=Activities
ARCH=Architecture
FURN=Furniture

Indet.=Indeterminate
H=Height
W=Width

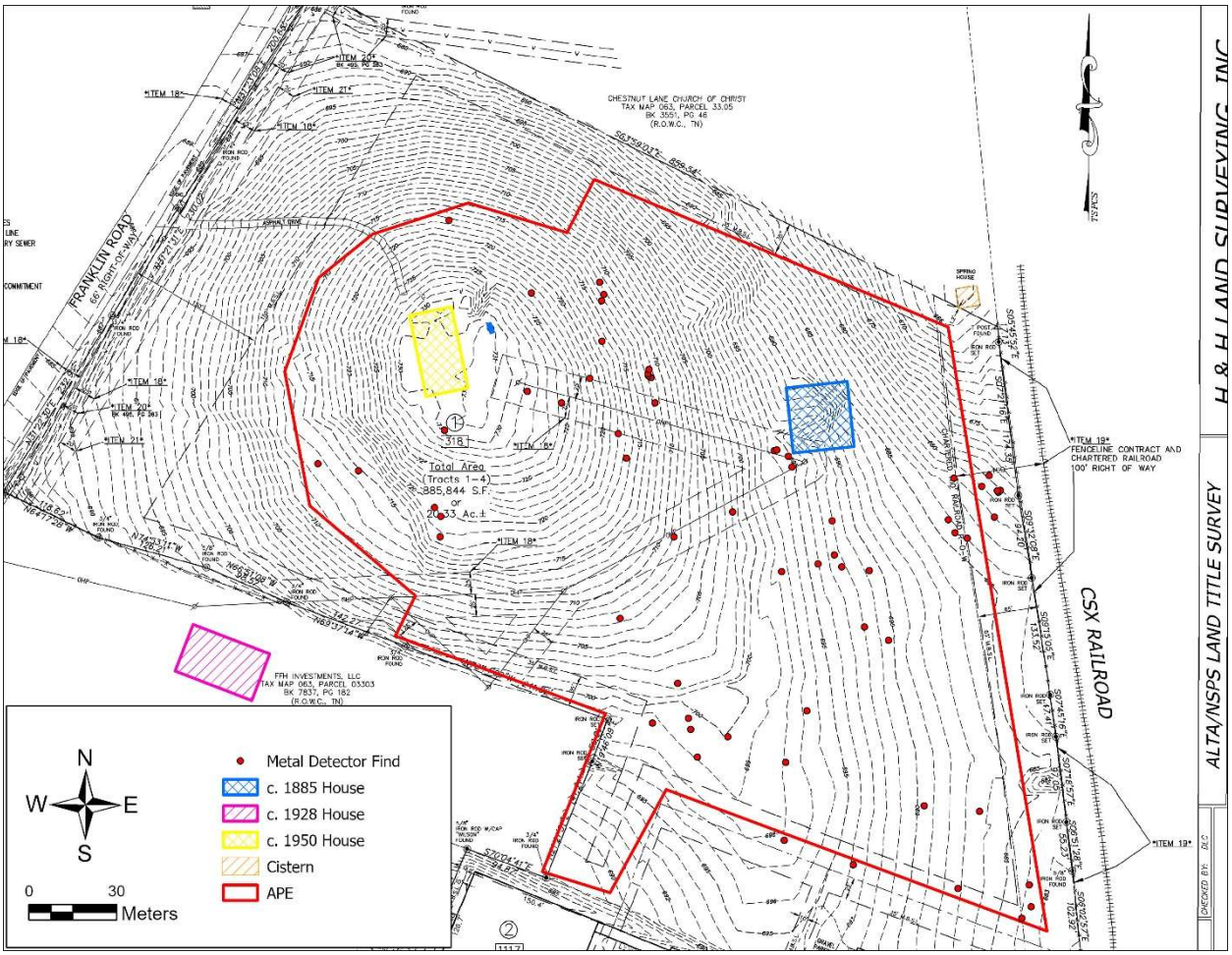
Appendix C: Additional Project Maps



Map showing the existing and proposed boundaries of site 40WM104
(Source: USGS Topo Map, Franklin, Tenn. [63 NE], 1997).



Map showing the APE and the location of the identified structures and metal detector finds (Source: USGS Topo Map, Franklin, Tenn. [63 NE], 1997).



Map showing the APE and the location of the identified structures and metal detector finds (Source: Franklin 240, LLC 2024).

Appendix D: Annotated Project Information

Principal Investigator:	Kate McKinney, MA, RPA
Primary Authors:	Kate McKinney, MA, RPA, and Robbie D. Jones, MA
Project Manager:	Robbie D. Jones, MA
Title:	Cultural Resources Documentation, 318 Franklin Road, Franklin, Williamson County, Tennessee
Date:	February 2025
RGA Database Title:	318 Franklin Road
RGA Project No.:	2024-379TN
State:	Tennessee
County:	Williamson
USGS Quad:	Franklin, Tennessee [63 NE]
Drainage Basin:	Harpeth River, Cumberland River
Regulation:	Local
Project Type:	Private
Project Sponsor:	Franklin 240, LLC.
Coordinating Agency:	None
Client:	Franklin 240, LLC.
Level of Survey:	Metal Detecting and Archival Research
Cultural Resources:	40WM104; Civil War military fortification; stone cistern; farmstead