City of Franklin

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

Meeting Agenda

Work Session

Tuesday, May 13, 2025 | **5:00 PM** | **Williamson County Auditorium**

MEETING LOCATION
Williamson County Auditorium
1320 West Main Street

CALL TO ORDER

CITIZEN COMMENTS

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

WORK SESSION DISCUSSION ITEMS

1. Discussion Of The Draft Master Plan For Creekside Property With Kimley-Horn And Associates, Inc

   Sponsors: Lisa Clayton, Torrey Barnhill, Alisha Eley

2. Development Activity Report

   Sponsors: Michael Walters Young, Katherine Harelson

3. Consideration Of COF Contract No. 2025-0125, With Toll Brothers, Inc. For Parkland Impact Fee And Construction Agreement For Magnolia Green Subdivision

   Sponsors: Lisa Clayton, Heather Eusebio

4. Consideration Of Resolution 2025-31, A Resolution Adopting The 2024-2029 Consolidated Plan And The First Year, Annual Action Plan, And Authorizing A Request For Housing And Urban Development Community Development Block Grant Funding

   Sponsors: Tom Marsh, Kathleen Sauseda

5. Consideration Of Resolution 2025-24, A Resolution Adopting A Plan Of Services For The Annexation Of Property Located West Of Hillview Lane And North Of Coleman Road, At 1247 Hillview Lane By The City Of Franklin, Tennessee. Establishing A Public Hearing On June 24, 2025
   FMPC 4/24/25, 7-0
   Sponsors: Emily Wright, Amy Diaz-Barriga, Joseph Bryan

6. *Consideration Of Resolution 2025-25, A Resolution To Annex One Property, Consisting Of 311.21 Acres, Located West Of Hillview Lane And North Of Coleman Road At 1247 Hillview Lane, And Not Adjoining The City Limits Within The Southern Part Of The Franklin Urban Growth Boundary (UGB).

Establishing A Public Hearing On June 24, 2025
FMPC 4/24/25, 7-0

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

7. *Consideration Of Ordinance 2025-06, An Ordinance To Zone 311.21 Acres To Planned (PD 0.78/32,000/80) District, And Hillside Hillcrest Overlay (HHO) District, For The Property Located West Of Hillview Land And North Of Coleman Road At 1247 Hillview Lane (Harlin PUD Subdivision). Establishing A Public Hearing On June 24, 2025
FMPC 4/24/25, 7-0

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

8. Consideration Of Resolution 2025-26, A Resolution Approving A Development Plan For Harlin PUD Subdivision With 15 Modifications Of Development Standards (Building Elements, Parking, Glazing, Open Space) For The Property Located West Of Hillview Lane And North Of Coleman Road, At 1247 Hillview Lane. Establishing A Public Hearing On June 24, 2025
FMPC 4/24/25, 6-1 (MOS1: 6-1 DENY; MOS 2: 7-0 APPROVE; MOS 3: 7-0 APPROVE; MOS 4: 7-0 APPROVE; MOS 5: 7-0 APPROVE WITH CONDITIONS; MOS 6: 7-0 APPROVE; MOS 7: 7-0 APPROVE; MOS 8: 7-0 APPROVE; MOS 9: 7-0 APPROVE WITH CONDITIONS; MOS 10: 7-0 APPROVE; MOS 11: 7-0 APPROVE; MOS 12: 7-0 APPROVE WITH CONDITIONS; MOS 13: 7-0 APPROVE WITH CONDITIONS; MOS 14: 7-0 APPROVE WITH CONDITIONS; MOS 15: 7-0 APPROVE)

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

9. Discussion Of DRAFT COF Contract No. 2025-0158, With Boyle Nashville, LLC For A Road Impact Fee Offset Agreement For An Amount Not To Exceed $4,647,999 And Interlocal Agreement With Williamson County

Sponsors: Paul Holzen, Jimmy Wiseman

10. Consideration Of COF Contract No. 2025-0110, With Boyle Investment Company For Parkland Impact Fee And Construction Agreement For Harlin PUD

Sponsors: Lisa Clayton, Heather Eusebio

11. FY26 Proposed Budget Update

Sponsors: Eric Stuckey, Michael Walters Young

OTHER BUSINESS

ADJOURN

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

City of Franklin

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

File #: 21-0367

DATE: March 21, 2025

TO: Board of Mayor and Aldermen

FROM: Eric Stuckey, City Administrator
Lisa Clayton, Director of Parks
Torrey Barnhill
Alisha Eley

SUBJECT:

Discussion Of The Draft Master Plan For Creekside Property With Kimley-Horn And Associates, Inc

PURPOSE:

The purpose of this memorandum is to provide information to the Franklin Board of Mayor and Aldermen (BOMA) concerning the discussion of a high-level master plan for the Creekside property to assist the Board of Mayor and Aldermen in determining the value of acquiring the property to enhance the parks' system while preserving this historically significant gateway.

BACKGROUND/STAFF COMMENTS:

On June 5, 2024, the City of Franklin and Friends of Franklin Parks, Inc. formalized a Professional Service Agreement with Kimley-Horn and Associates, Inc., to evaluate 370 Franklin Road, known as the Creekside Property. The property is currently owned by Franklin Preservation Partners, LLC and, in April 2024, sold the City of Franklin 44.53 acres adjacent to this property. The Creekside property is located directly off of Franklin Road and is surrounded by City of Franklin-owned property, providing opportunities for future connections and passive recreation opportunities. Three existing structures exist on the Creekside property and one existing structure on the adjacent property to the south. Thomas Shute House, constructed in 1845 by Thomas Shute, stands as a prominent example of mid-19th century architecture with Greek Revival influences. Set on a 4.8- acre property, this two-story brick residence reflects the central passage plan typical of its era and remains one of the best-preserved antebellum homes in the county. The house showcases original architectural elements, including its portico, exterior details, and interior plan. Notably, a one-story brickell was added in 1868 to accommodate the kitchen, servants' quarters, and a smokehouse, while a single glass door was installed around 1900. The property has a mix of open grassy lawns and clustered tree canopy. Spencer Creek, a tributary of the Harpeth River, snakes through the southern side of the property, beneath the existing railroad, providing opportunities to connect to the water and a potential future pedestrian connection to the adjacent site.

The plan will encompass key components such as the property's history, a connectivity map, an analysis of existing conditions, and opportunities related to site and circulation. The primary objective

of this process is to present the draft general plan and provide the Board of Mayor and Aldermen, as well as the public, with an opportunity to review and offer feedback on its current form.

FINANCIAL IMPACT:

The City of Franklin and Friends of Franklin Parks collaboratively funded the development of a high-level comprehensive master plan to evaluate the potential of transforming the property into a city park. This initiative aims to assist the Board of Mayor and Aldermen in determining the value of acquiring the property to enhance the parks' system while preserving this historically significant gateway.

The Consultant shall be paid a total lump sum fee of Twenty-Nine Thousand Six-Hundred and 00/100 Dollars ($29,600.00) for the work performed. Friends of Franklin Parks, Inc. will contribute Ten Thousand and 00/100 Dollars ($10,000.00) and the City will pay the remaining Nineteen Thousand Six-Hundred and 00/100 Dollars ($19,600.00). The City shall pay the Consultant the total lump sum and Friends of Franklin Parks, Inc. shall reimburse the City Ten thousand and 00/100 Dollars ($10,000.00) upon completion of the work.

The acquisition of the Creekside property was included in the City's Comprehensive Capital Investment Plan with other Parks and Recreation projects with an estimated budget of two million dollars.

RECOMMENDATION:

Staff recommends that the Board of Mayor and Aldermen acknowledge the discussion of the Draft Master Plan for the Creekside Property.



Thomas Shute House, 1987

CREEKSIDE
Master Plan

APRIL 2025

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SITE HISTORY

The Thomas Shute House, constructed in 1845 by Thomas Shute, stands as a prominent example of mid-19th century architecture with Greek Revival influences. Set on a 4.8-acre property, this two-story brick residence reflects the central passage plan typical of its era and remains one of the best-preserved antebellum homes in the county. The house showcases original architectural elements, including its portico, exterior details, and interior plan. Notably, a one-story brickell was added in 1868 to accommodate the kitchen, servants' quarters, and a smokehouse, while a single glass door was installed around 1900.

The property's history is intertwined with several notable figures. Initially purchased by William Shute in 1801, it was later sold in 1866 to John McEwen, a significant local figure who acquired the home for his daughter and son-in-law, Rev. William Rosser. Under the Rossers, the estate was known for its well-regarded farming operations. The home remained in the Rosser family lineage until it was owned by Ella "Marion" Adkerson, a descendant of the Rossers, until her death in 2003.

Throughout its history, the property has witnessed various changes in ownership and usage. It experienced military traffic during the Civil War and went through multiple hands, including a brief period with Wright Stanley and later John Campbell. Despite these transitions, the house and its outbuildings—such as the stone springhouse, frame barn, and chicken coop—have retained their historical integrity. In recent years, faced with development threats, the Franklin Preservation Partners have stepped in to preserve the site, ensuring that the Thomas Shute House continues to stand as a testament to its rich history.



Thomas Shute House, 2024



Barn on site, 1987





Thomas Shute House, 1987

SITE CONTEXT

Vicinity Map

The Creekside property is located between Cool Springs and Historic Downtown Franklin, west of Interstate 65. Just south of the Mack Hatcher and Franklin Road intersection, the site is on the northern end of Franklin Pike corridor into the popular Historic Downtown Franklin. In addition to being rooted within the rich history of Franklin, the Creekside property sits within an established system of parks and trail systems, with potential to connect pedestrians to the existing green corridor and pedestrian infrastructure.



Connectivity Map

This map highlights potential pedestrian connections around the site, connecting it to existing pedestrian infrastructure and destinations around the City. It provides insights into the site's accessibility and integration with the broader pedestrian network. Proposed pedestrian connections outlined on the map below include:

- Connection to the existing multi-use trail along Mack Hatcher Memorial Parkway
- Connection to Ropers Knob, just under 60 acres of forested leisure recreation opportunities
- Connection to Harlinsdale Farm, 200 acres of active and passive recreation opportunities
- Connection to 54 acres of undeveloped City property
- Connection to the Bicentennial trail and Bicentennial park
- Connection to the existing trail system that connects to the Franklin Recreation Complex



Legend

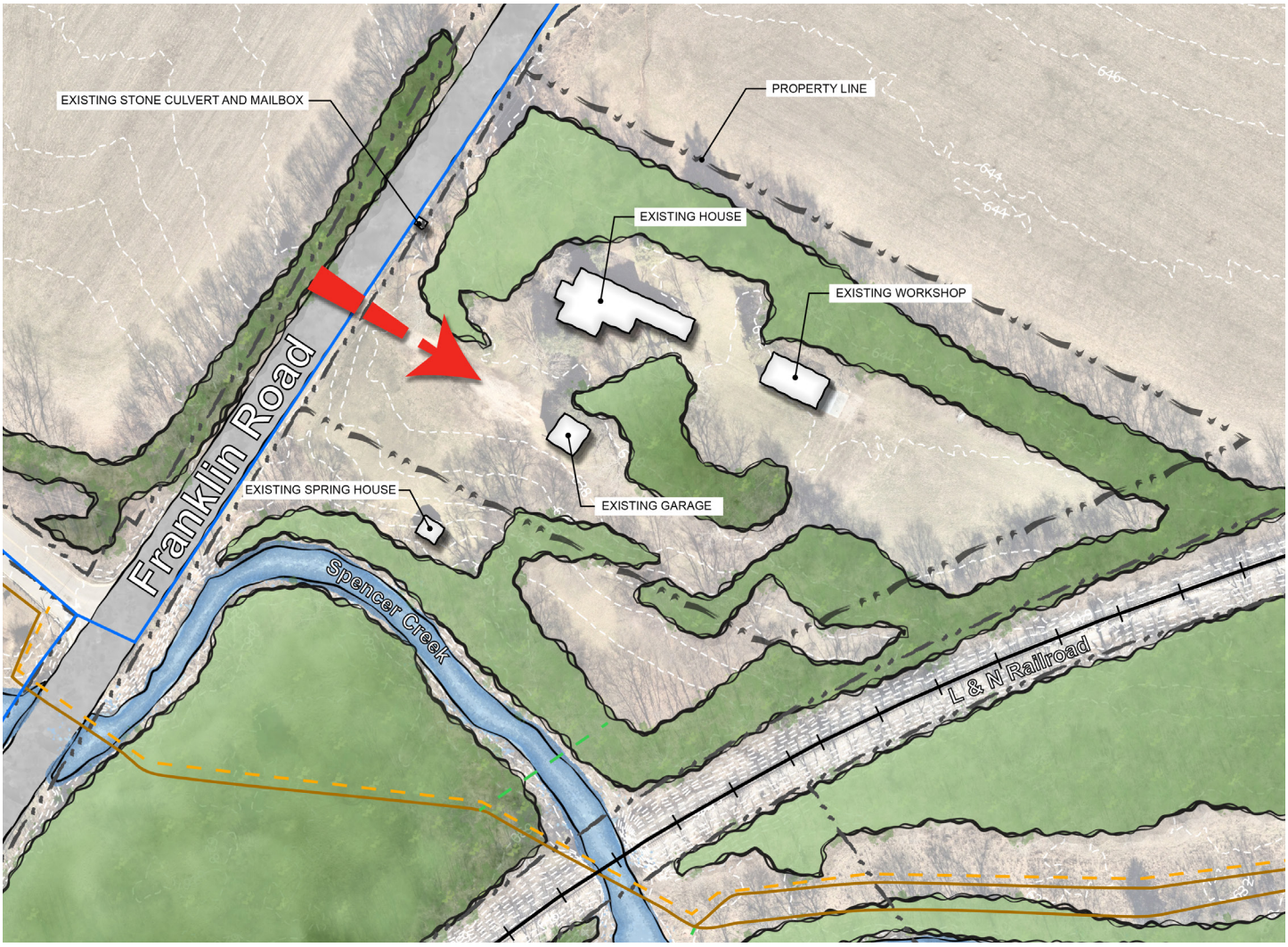
Site Location
Proposed Connectivity
Existing Pedestrian Infrastructure
Parks
Pedestrian Crossing
City Owned Property

0 0.3 0.6 1.2 Miles

Existing Conditions

This map details the current utility lines, existing buildings, railroad, roads, landscape features, and parcel boundaries in and around the project area, providing a comprehensive overview of the site's infrastructure and natural elements. The Creekside property is located directly off of Franklin Road and is surrounded by City of Franklin owned property, providing opportunities for future connection and active and passive recreation opportunities. Three existing structures exist on the Creekside property and one existing structure on the adjacent property to the south.

The Creekside property has a mix of open grassy lawns and clustered tree canopy, providing opportunities for recreational opportunities in the sun and shade. Spencer Creek, a tributary of the of the Harpeth River, snakes through the southern side of the property, beneath the existing railroad, providing opportunities to connect to the water and pedestrian connection to the adjacent site.





Front of Thomas Shute House



Inside of existing workshop on site



Existing garage on site



Side of Thomas Shute House



Backyard of Thomas Shute House



Spencer Creek and existing railroad bridge crossing



Open greenspace on site



Existing structure on site



Adjacent farmland



Existing structure on site



Existing stone stairs and mailbox on site



Existing springhouse on site

Site Opportunities

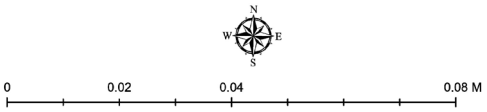
Pedestrian Connectivity

The Creekside property's proximity to Franklin Road and existing pedestrian infrastructure provides improved multimodal site accessibility for future users. Pedestrian trails will link the site to the broader pedestrian infrastructure network, connecting it with Bicentennial and Historic Downtown Franklin, as well as greenways and recreational areas like the Mack Hatcher Multiuse Trail, Ropers Knob, and the Franklin Recreation Complex. In addition to providing connection to the surrounding existing pedestrian infrastructure and green corridor, the addition of on-site trails provides opportunities to highlight the site's historical significance, its past use in agriculture and dairy, and its role during the Civil War. Enhancements such as educational signage, displays of local artwork, and a children's story walk can further engage visitors.



Legend

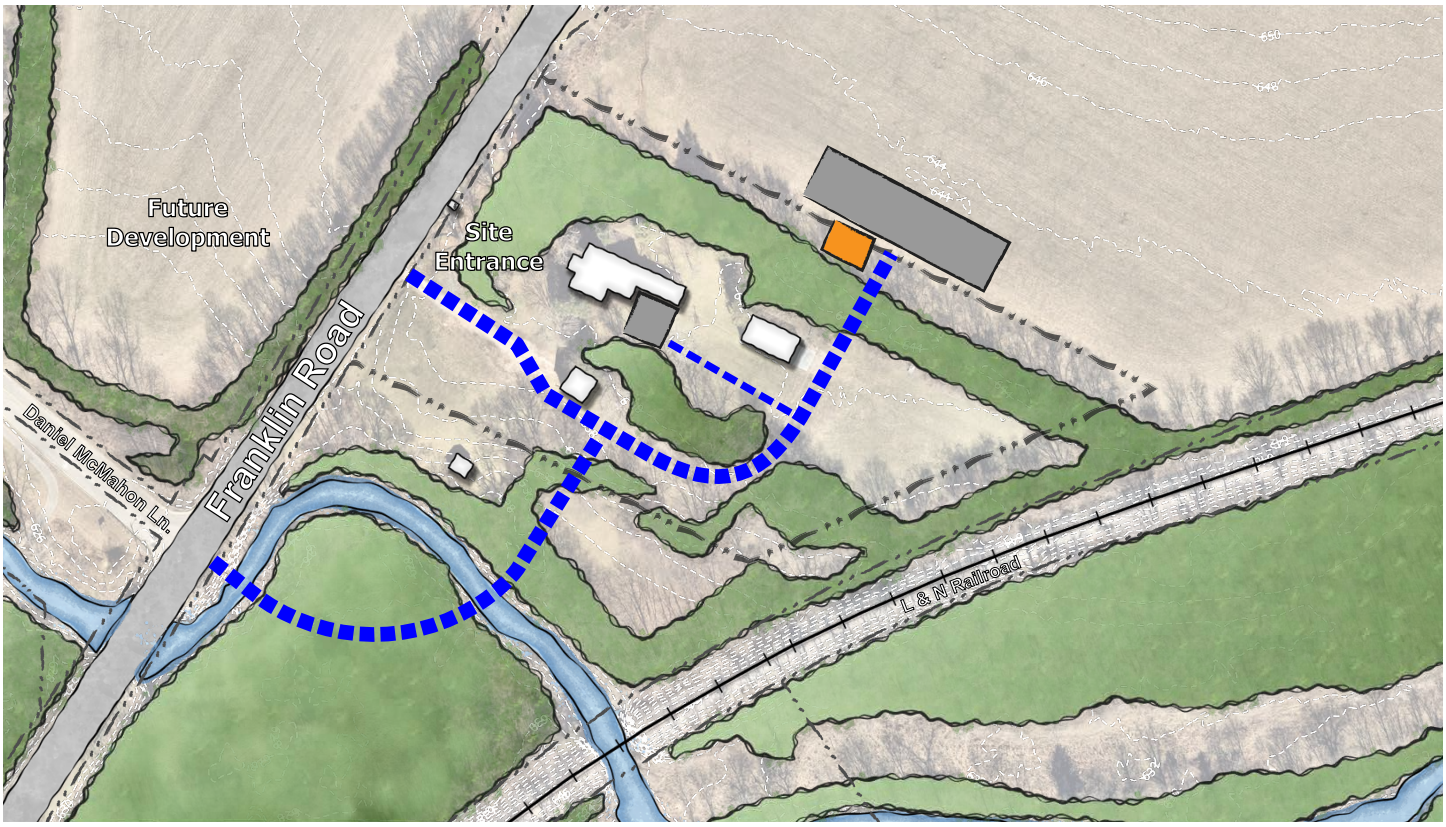
Trail Opportunities



Vehicular Circulation

Due to the historic and aesthetic nature of the property, vehicular circulation should limit disturbance of viewsheds and be sensitive to the site components. A proposed road around the site could provide access to a future visitor parking area. The increased traffic throughout the site for public access supports the need for a larger drive and parking area. A small parking area with ADA accessible parking stalls could be added closer to the house. A restroom building with unisex restroom facilities near the parking area would also be necessary.

Depending on the future use of the adjacent property, the intersection of Daniel McMahon Lane and Franklin Road could engage with the Creekside Property. If the property to the west of the site is rezoned and planned for future development, the city should consider alignment between this road and the Creekside Property.



Legend

Vehicular Circulation

Parking Area

Public Restroom

N W E S

0 0.02 0.04 0.08 M

CREEKSIDE
Master Plan


Thomas Shute House, 1987



Vicinity Map




CREEKS







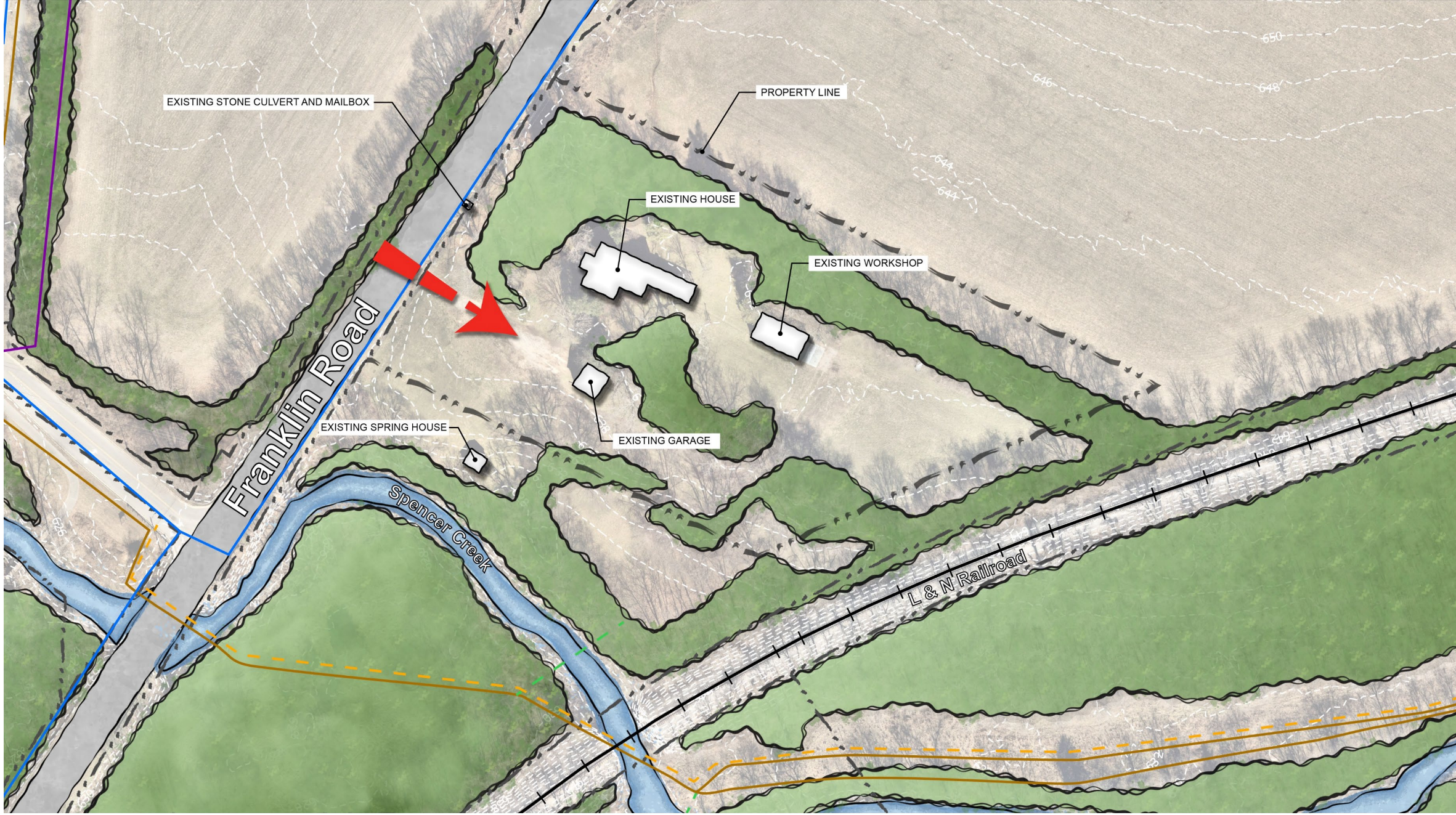








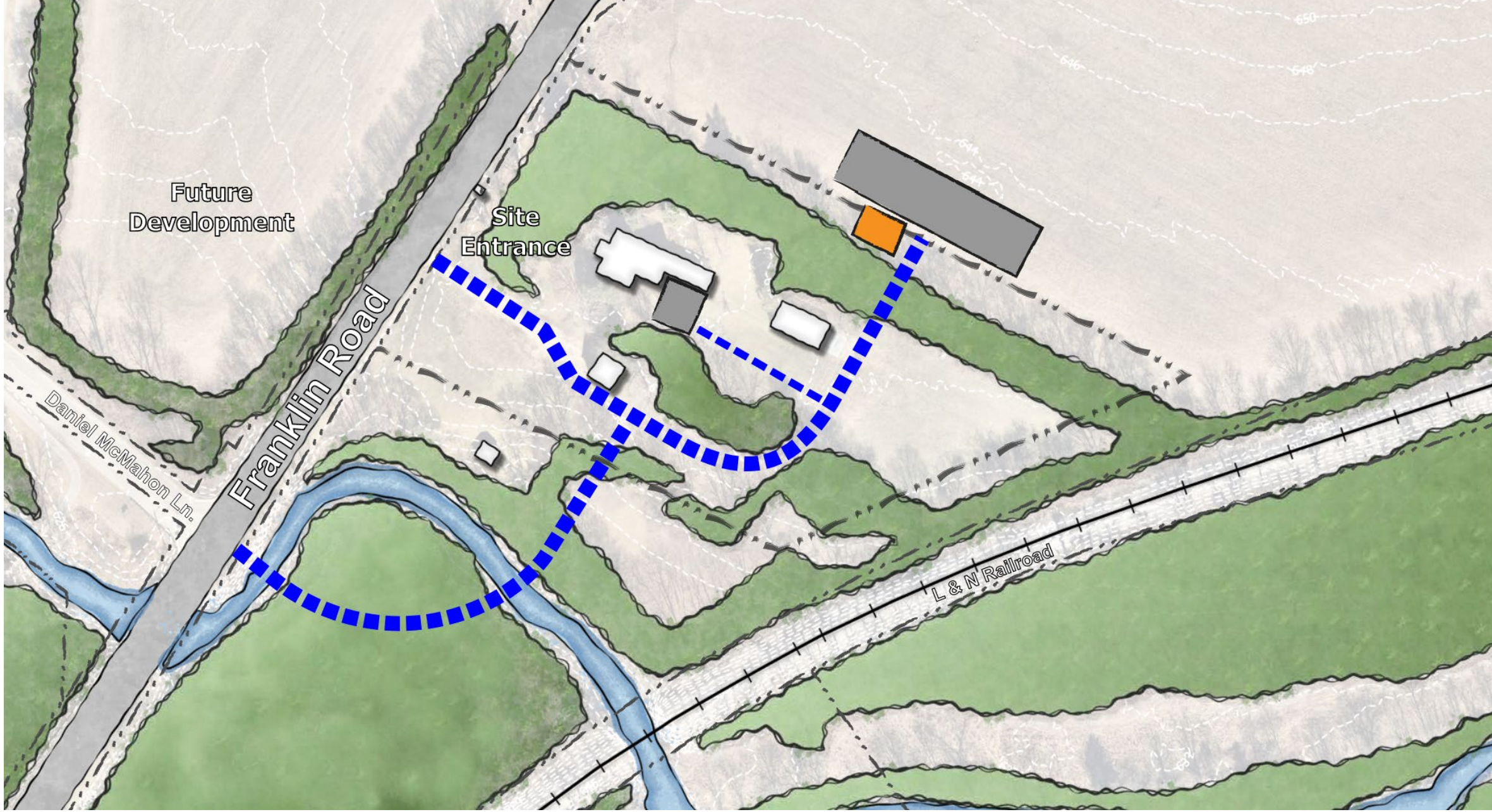
Connectivity Map



Existing Conditions



Pedestrian Circulation



Vehicular Circulation

CREEKSIDE
Master Plan


Thomas Shute House, 1987

City of Franklin

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

File #: 21-0501

DATE: April 15, 2025

TO: Board of Mayor and Aldermen

FROM: Eric Stuckey, City Administrator
Michael Walters Young, Chief Budget & Performance Officer
Katherine Harelson, Development Services Analyst

SUBJECT:

Development Activity Report

PURPOSE:

The purpose of this memorandum is to provide information to the Franklin Board of Mayor and Aldermen (BOMA) concerning the development activity in the City of Franklin during the first quarter of 2025.

BACKGROUND/STAFF COMMENTS:

Every quarter, the Board of Mayor and Aldermen are presented with a development activity report, detailing the permitting activity over three months. This is the first quarter report, which details permitting activity from January-March 2025. Overall, activity has been strong during the start of 2025. Permitted projects in the first quarter increased for the second year, with notable projects being the In-N-Out fast food restaurant and the Westhaven Active Adult Community. Permitting fees and impact fee collections have also either increased or held steady for the second year. This is a good start to the calendar year, but more data will need to be gathered to see a trend. More information is included in this packet.

FINANCIAL IMPACT:

There is no financial impact at this time.

RECOMMENDATION:

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

1st Quarter Development Activity Report

BOMA WORK SESSION – MAY 13TH, 2025

Background



Based on monthly reports generated from the Building and Neighborhood Services Department



Snapshot of development activity from January – March 2025



The fiscal year report will be covered in late summer

1st Quarter Activity

- Permits Issued: 1,753
- Dwelling Units Permitted: 273
- Permit Fees: $826,668
- Construction Valuation: $361 million

BOMA Work Session – May 13th, 2025

Three Year Trends

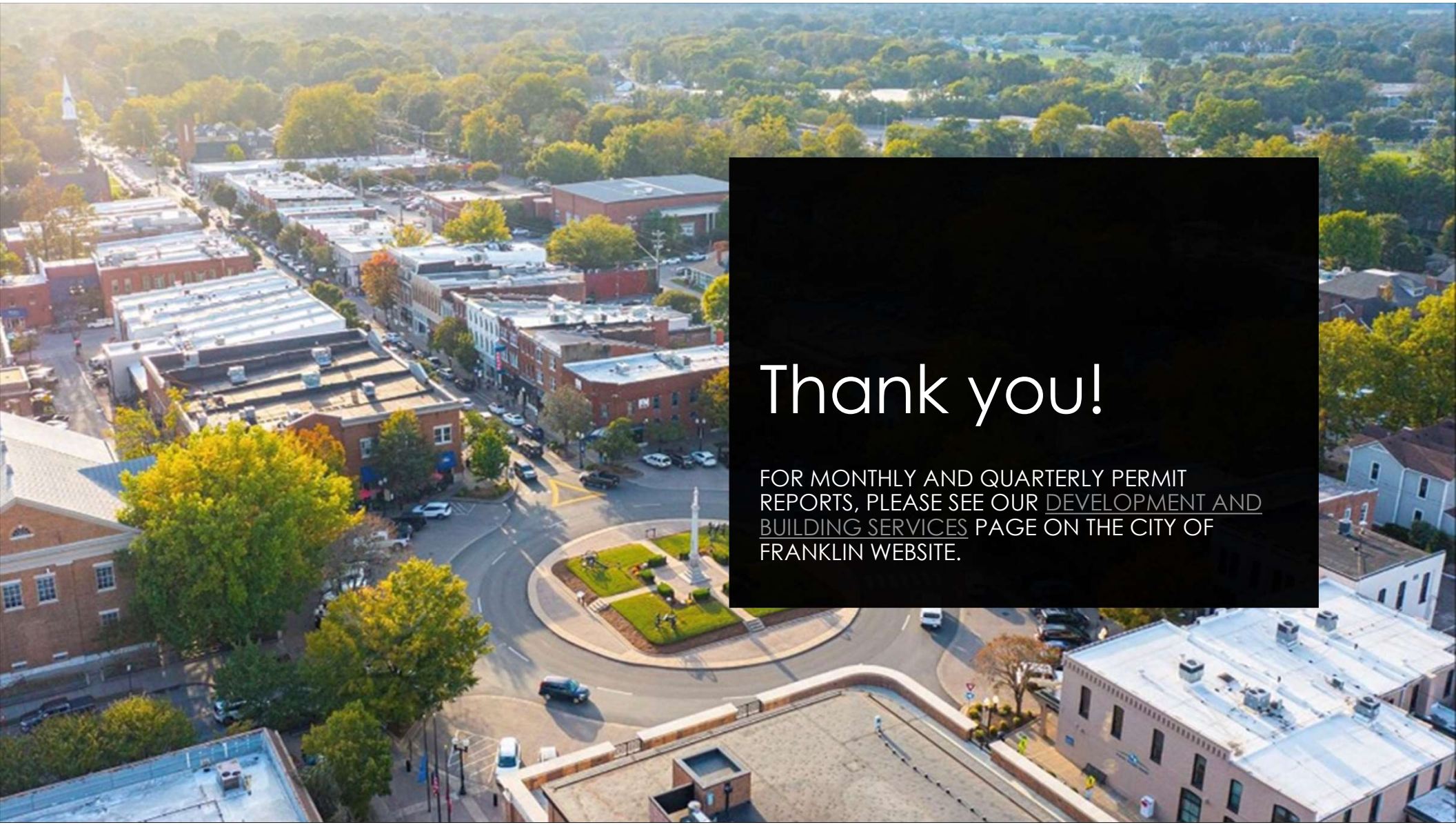
	2025	2024	2023	2022	2021
Permits Issued	1,753	1,678	1,235	1,391	1,552
Dwelling Units	273	454	89	107	153
Permit Fees	$826,669	$782,712	$409,487	$507,129	$512,811
Road Impact Fees	$2,251,978	$3,452,668	$663,934	$1,059,850	$1,219,431
Water and Sewer Impact Fees	$2,502,398	$2,532,033	$517,280	$653,103	$998,165
Construction Valuation	$361,424,352	$280,204,464	$74,986,523	$97,810,752	$70,923,628

Summary

The first quarter of 2025 maintains a high-level of development activity, despite the winter months often being the "slow season."

Developments of note that were permitted this quarter were In-N-Out Burger and the Westhaven Active Adult Community.

Staff will continue to monitor activity as the year progresses. This is a great start, but it is too soon to establish a trend for the year.



Thank you!

FOR MONTHLY AND QUARTERLY PERMIT REPORTS, PLEASE SEE OUR DEVELOPMENT AND BUILDING SERVICES PAGE ON THE CITY OF FRANKLIN WEBSITE.

City of Franklin

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

File #: 21-0438

DATE: April 7, 2025

TO: Board of Mayor and Aldermen

FROM: Eric Stuckey, City Administrator
Lisa Clayton, Director of Parks
Heather Eusebio, Research & Planning Specialist

SUBJECT:

Consideration Of COF Contract No. 2025-0125, With Toll Brothers, Inc. For Parkland Impact Fee And Construction Agreement For Magnolia Green Subdivision

PURPOSE:

The purpose of this memorandum is to provide information to the Franklin Board of Mayor and Aldermen (BOMA) concerning the Parkland Impact Fee and Construction Agreement for Magnolia Green Subdivision.

BACKGROUND/STAFF COMMENTS:

The Owner is in the process of developing Williamson County Property Tax Assessor's Map 079 Parcel 079 09800 00009079 ("Development Project"), located in Parkland Quadrant 2 of the City, consisting of 59 dwelling units on the property known as Magnolia Green PUD. The Owner intends to develop or cause the development of appurtenances and parkland amenities ("Parkland Project") consisting of an easement for a future greenway trail on approximately zero point four seven acres (0.47) acres, all as more particularly shown and described on Exhibit B.

FINANCIAL IMPACT:

Parkland Impact Fees and Parkland Dedication requirements are based on the mathematical formulas and allocations set forth in the City's Parkland Dedication Ordinance: Ordinance 2016-25 and Franklin Municipal Code § 25-405 ("Ordinance"). The Parkland Impact Fee as set forth in the Ordinance is Four Thousand Three Hundred Four and 00/100 Dollars ($4,304.00) per dwelling unit. The total Parkland Impact Fee for Owner is Two Hundred fifty-Three Thousand Nine Hundred Thirty-Six and No/100 Dollars ($253,936.00).

RECOMMENDATION:

Staff recommends that the Board of Mayor and Aldermen approve COF Contract No. 2025-0125.

PARKLAND IMPACT FEE AND CONSTRUCTION AGREEMENT FOR PUBLIC USE BETWEEN THE CITY OF FRANKLIN AND TOLL SOUTHEAST LP COMPANY, INC. CONTRACT NO. 2025-0125

This PARKLAND IMPACT FEE AND CONSTRUCTION AGREEMENT ("Agreement"), made and entered into this_____day of _____ 20__ by and between THE CITY OF FRANKLIN, TENNESSEE ("City") and TOLL SOUTHEAST LP COMPANY, INC. ("Owner"), developer of that certain land known as Magnolia Green PUD in Williamson County, Tennessee, as more particularly described in Exhibit A attached hereto pursuant to Title 25, Chapter 4 of the City of Franklin Municipal Code.

WITNESSETH:

WHEREAS, Owner is in the process of developing Williamson County Property Tax Assessor's Map No: 079 Parcel No: 079 09800 00009079 ("Development Project"), located in Parkland Quadrant 2of the City, consisting of 59 dwelling units on the property known as Magnolia Green PUD; and

WHEREAS, Owner intends to develop or cause the development of appurtenances and parkland amenities ("Parkland Project") consisting of an easement for a future greenway trail on approximately forty-seven hundredths (0.47) of one acre, all as more particularly shown and described on Exhibit B; and

WHEREAS, Parkland Impact Fees and Parkland Dedication requirements are based on the mathematical formulas and allocations set forth in the City's Parkland Dedication Ordinance: Ordinance 2016-25 and Franklin Municipal Code § 25-405 ("Ordinance"); and

WHEREAS, the Parkland Impact Fee as set forth in the Ordinance is Four Thousand Three Hundred Four and 00/100 Dollars ($4,304.00) per dwelling unit; and

WHEREAS, the total Parkland Impact Fee for Owner is Two Hundred Fifty-Three Thousand Nine Hundred Thirty-Six and No/100 Dollars ($253,936.00); and

WHEREAS, Owner shall pay twenty-five percent (25%) of the Total Parkland Impact Fee obligation at the recording of the first final plat or the issuance of the first building permit when a plat is not required for any property that includes a structure with dwelling units, and the remaining seventy-five percent (75%) shall be paid per permit in the pro-rated amount of Three Thousand Two Hundred Twenty-Eight and 00/100 ($3,228.00) until such time the total obligation has been satisfied. The twenty-five percent (25%) final fee payment and the pro-rated per dwelling unit payment shall only apply to phased platted developments. If the total number of dwelling units is equal to twelve (12) units or less, the total Parkland Impact Fee shall be paid up front. **For all developments platting together fees shall be paid in full**.

WHEREAS, Owner has requested to offset a portion of the costs of construction of these improvements against any Parkland Impact Fees due from the Development Project. The estimated amount of such eligible costs, and the potential offset, was determined by the Parks Department Director, or designee, on April 4, 2025, to be Twenty One Thousand Five Hundred Five and 79/100 Dollars ($21,505.79); and

WHEREAS, Owner has agreed to construct the Public Parkland Project as illustrated on Exhibits A and B and described in detail below for the future enjoyment of the public free of charge, subject to the terms and conditions set forth herein; and

WHEREAS, the Parkland Project as illustrated in Exhibits A and B shall undergo further design and development which may change the size and location of the amenities as currently shown. However, the Projects shall not be altered in any way that modifies the nature and type of use as contemplated in this Agreement as of the date hereof, without the express prior written consent of the City (which shall not be unreasonably withheld, conditioned, or delayed).

NOW, THEREFORE, in consideration of the terms, conditions, and mutual agreements by and between the parties as hereinafter set forth in detail, the parties do hereby mutually agree as follows:

I. AGREEMENT FOR PARKLAND CONSTRUCTION AND DEDICATION

1. The foregoing recitals are incorporated into this Agreement and made a part thereof.

2. Owner agrees to and has attached all pertinent exhibits to this contract prior to the first submittal of this Agreement to the City for review. Owner further understands that failure to provide all pertinent exhibits prior to the first submittal of this Agreement for review will result in a delay in the agreement approval process.

3. Owner agrees to provide the City of Franklin with a Certificate of Liability Insurance evidencing General Liability insurance at One Million and 00/100 Dollars ($1,000,000.00) per occurrence and Two Million and 00/100 Dollars ($2,000,000.00) aggregate limits that shall reflect the City of Franklin as Certificate Holder. Owner shall provide this Certificate of Liability Insurance prior to the signing of this agreement and shall provide an updated Certificate of Liability Insurance as General Liability insurance renews or changes throughout the term of this Agreement.

4. The total estimated cost of land and/or easement dedication, design, and the cost of labor, equipment, supplies, and materials used to construct the Projects is Twenty One Thousand Five Hundred Five and 79/100 Dollars ($21,505.79), as more particularly described in Exhibit C, and the estimated total offset to Owner is Twenty One Thousand Five Hundred Five and 79/100 Dollars ($21,505.79) upon submittal and approval of supporting documentation. Costs for the Public Project Amenities, including land value as determined by the predetermined land value in the Ordinance, shall be valued at One Hundred Percent (100%) of the total costs. The following costs are specifically excluded and not eligible for an offset: fiscal cost, including interest on money borrowed to finance the construction, cost for utility relocations, and other improvements that benefit the development.

5. As provided in Title 25, Chapter 4 of the Franklin Municipal Code, the eligible offset does not exceed the total Parkland Impact Fees due for the Development Project.

6. Owner shall be responsible for the location and protection of all existing utilities in accordance with State and local laws while utilizing the right-of-way. There shall be no offsets or reimbursement for relocation or protecting public utilities.

7. All improvements, uses, and activities shall comply with the policies established by the City of Franklin Zoning Ordinance and Municipal Code and with the terms and conditions of this agreement.

8. Upon Completion, and prior to acceptance, of the Parkland Project improvements, Owner shall provide reasonable documentation for all such costs and provide notarized release of liens.

9. Naming Rights. The policy of the City is to reserve naming or renaming of City assets to those circumstances which tradition and practice have shown to best serve the interest of the City and assure a worthy and enduring legacy for the City.

10. Organized Events. If an event requires a Special Event Permit, Owner or the sponsoring entity must obtain the permit from the City prior to the event occurring on the Parkland Project area.

11. Final as-built plans shall be submitted immediately following completion of construction activities. If the project is developed in phases, as-built plans for each phase shall be submitted once the work is complete in that phase. Acceptance of Parkland dedication and construction projects will not be issued until satisfactory as-built plans have been approved by the Parks Department Director and the City Engineer. All aspects of the project that have been affected by construction shall be verified and appear on the as-built plans. This would include, but is not limited to the following items:
    - All property lines and easements
    - New and Existing structures (include restrooms, playground equipment, trail/multi-use paths, trail heads, pavilions, pools, etc.)
    - Location of all "as-built" work with station and offsets
    - Height and location of all fences, walls, screens, trees, and hedges over 42" tall
    - All commercial driveways, paved areas, and required parking spaces
    - All concealed components with station and offsets (include known buried cables, utilities, drainage structures, etc.)
    - All utilities
    - File formats shall be in a *.PDF along with either *.DWG, *.DXF, *.DGN, or AutoDACr14
    - Two paper sets

    *Note: on all sheets referencing the Tennessee State Plane Coordination System, Zone 5301, Fipszone 4100; NAD 83 datum.

    Concealed components will require documented proof to be submitted with the as-built plans in the form of a certified construction log that has been generated by the design engineer. As-built plans are required to be endorsed by a Tennessee registered professional engineer and or a registered land surveyor.

12. Barring force majeure or weather delays, Owner agrees, upon thirty (30) days written notice from the City, to remove, maintain, repair, or replace trees, landscaping, and trail damage as described herein that may require reasonable removal, maintenance, repair, or replacement. The City reserves the right to assess the health of trees and landscaping, and the condition of the Public Parkland Project and whether trees, landscaping, and Parkland Project improvements must be replaced and maintained. If no remedy is made within the specified time, the City reserves the right to remove all affected trees and

landscaping and repair the area with notice to Owner and at the sole cost and expense of Owner. Owner shall submit payment for full cost and expense incurred by the City within forty-five (45) days of the date of the invoice.

13. In the case of emergency situations where an unplanned disturbance of the trees, landscaping, and/or the Parkland Project occurs due to natural disaster, The City will perform emergency infrastructure repairs or conduct a public safety/emergency response. The City will minimize the disturbance to the extent feasible and will act swiftly for the purposes of public health, safety, and welfare. The City will bring the site back to substantially similar condition as soon as practicable, subject to budgetary constraints, other priorities that serve the public health, safety, and welfare, seasonal limitations for replacement or planting, and weather delays.

14. The Agreement shall be effective as of the date of execution by both parties and shall terminate only as provided within this Agreement.

15. This Agreement is non-transferable to the successors or assigns of Owner unless the successor assumes the same obligations of Owner in writing. Any assignment, in whole or in part, shall be provided to the City within fifteen (15) days after the transfer of the Development Project and must be approved by the City's Board of Mayor and Aldermen.

16. Owner shall exercise the rights, privileges, and permission granted herein at Owner's own risk. Owner shall not claim any damages from the City for any injuries or damages, including death, due to the exercise of such rights, privileges, or permission or the condition or use of the non-exclusive, all-access public easement. Owner shall indemnify and hold harmless the City, its Mayor, Aldermen, officers, employees, officials, and agents, from and against all claims, actual damages, actual losses, and actual out-of-pocket expenses, including reasonable attorney's fees for outside counsel and costs, arising out of, resulting from, or in any way connected with the failure of Owner to comply with any of the provisions herein or with the City's direction to remove and/or maintain any trees, landscaping, or portions of the Parkland Project depicted in Exhibits A, B and C. The City shall not be liable to Owner should Owner's use of the property be hindered or disturbed. The City will not be liable to Owner for any reason not specifically stated herein.

17. The City and Owner agree that the terms and conditions contained herein shall be binding on and shall inure to their heirs, representatives, successors, and assigns and that there are no understandings or agreements between them except as contained in this instrument.

18. Applicable Law/Choice of Forum and Venue. This Agreement is made under and will be construed in accordance with the laws of the State of Tennessee without giving effect to that state's choice of law rules. The parties' choice for forum and venue shall be exclusively in the courts of Williamson County, Tennessee.

19. Notices. All notices required to be given by any party shall be in writing, addressed to all other parties, and delivered by certified mail or in person to:

In the case of the City:

City of Franklin
Attn: Mark Hilty, ACA
109 Third Ave. South
P.O. Box 305
Franklin, TN 37065-0305

In the case of Owner:
Toll Southeast LP Company, Inc.
Attn: Jordan Hartigan and Michael Burton
701 Cool Springs Blvd.
STE 240
Franklin, TN 37067

And

Toll Southeast LP Company, Inc.
Attn: Legal Department
1140 Virginia
Fort Washington, PA 19034

20. This agreement shall be recorded with the Williamson County Register of Deeds with a copy maintained in the City Recorder's office in City Hall, 109 Third Avenue South, Franklin, TN 37064. Upon completion of this agreement, the City agrees to cover the costs and responsibility associated with recording this Agreement.

21. Entire Agreement. This Agreement constitutes the entire agreement between the parties. There are no other agreements or understandings, written or oral, in effect between the parties, relating to the subject matter hereof. This Agreement may be amended or modified only be an instrument of equal formality signed by the respective parties.

22. Personal Liability. No member, Mayor, Alderman, official, or employee of the City shall be personally liable to Owner or any successor in interest, in the event of any default or breach by the City, or for any amount which may become due to Owner or successor or on any obligations hereunder.

23. Warranties /Limitation of Liability/Waiver. The City reserves all rights afforded to local governments under law for all general and implied warranties. The City does not waive any rights it may have to all remedies provided by law and therefore any attempt by Owner to limit its liability shall be void and unenforceable. The City, being a Tennessee governmental entity, is governed by the provisions of the Tennessee Governmental Tort Liability Act, Tenn. Code Ann. § 29-20-101 et. seq., for causes of action sounding in tort. Further, no contract provision requiring a Tennessee political entity to indemnify or hold harmless the Contractor beyond the liability imposed by law is enforceable because it appropriates public money and nullifies governmental immunity without the authorization of the General Assembly.

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

IN WITNESS WHEREOF the said parties have hereunto set their signatures, on this day and date first above written.

CITY OF FRANKLIN, TENNESSEE **Attest:**

By: _____ By: _____
Dr. Ken Moore, Mayor Angie Skarp, City Recorder

Date:_____ Date:_____

STATE OF TENNESSEE)
)
COUNTY OF WILLIAMSON)

Before me,_____, a Notary Public of said State and County, personally appeared, Dr. Ken Moore and Angie Skarp, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and where, upon oath, Dr. Ken Moore acknowledged himself to be Mayor and Angie Skarp acknowledged herself to be the City Recorder of the City of Franklin, Tennessee, and that as such, being authorized to do so, have executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal, at office, this_____day of_____, 20___.

_____
NOTARY PUBLIC

My Commission Expires: _____

Approved as to form:

By: _____
J. Blake Harper
Staff Attorney

OWNER:
TOLL SOUTHEAST LP COMPANY, INC.

By: _____

Print Name: _____

Title: _____

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF _____)
)
COUNTY OF_____)

On_____, before me, _____,
Notary Public, personally appeared_____who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

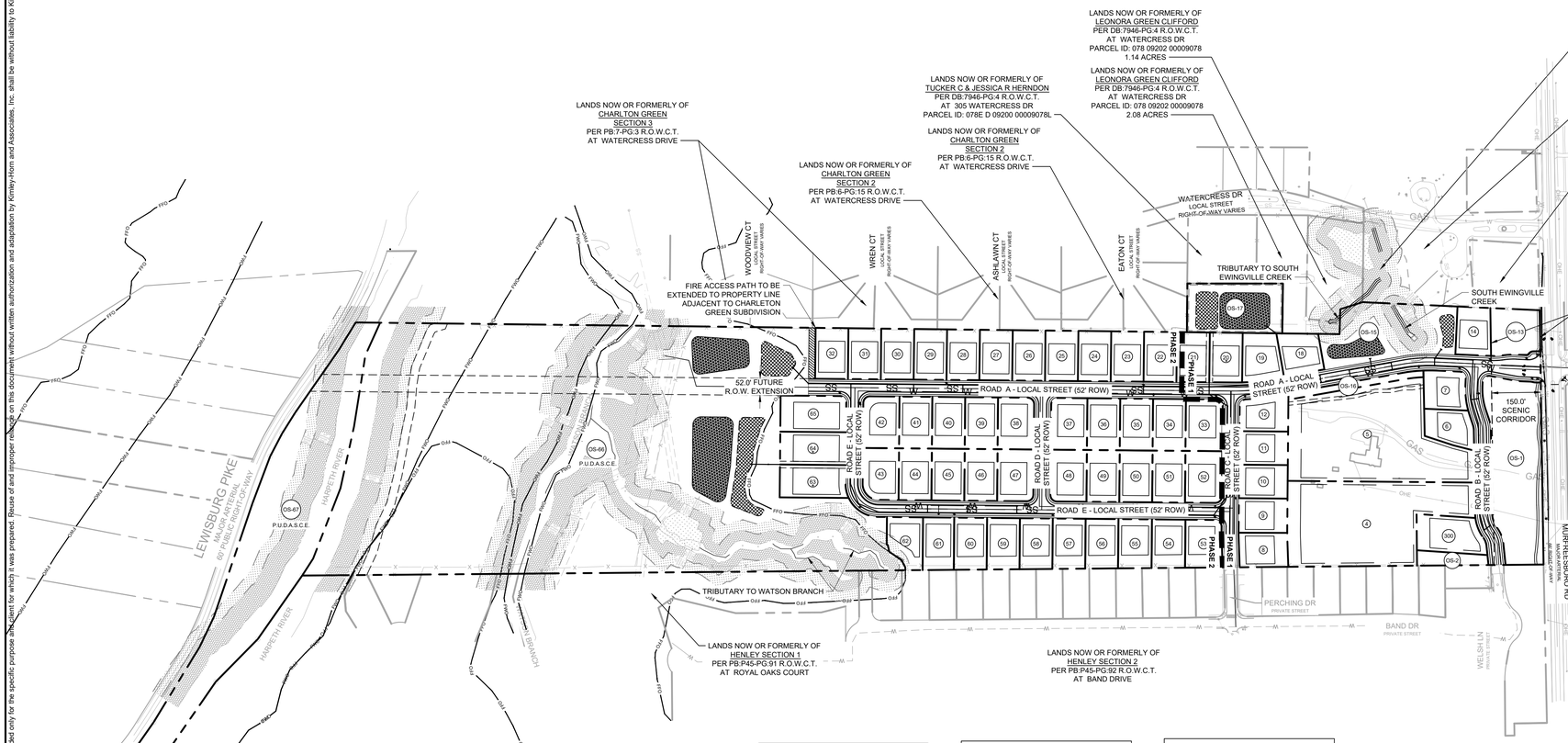
I certify under PENALTY OF PERJURY under the laws of the State of_____ that the foregoing paragraph is true and correct.

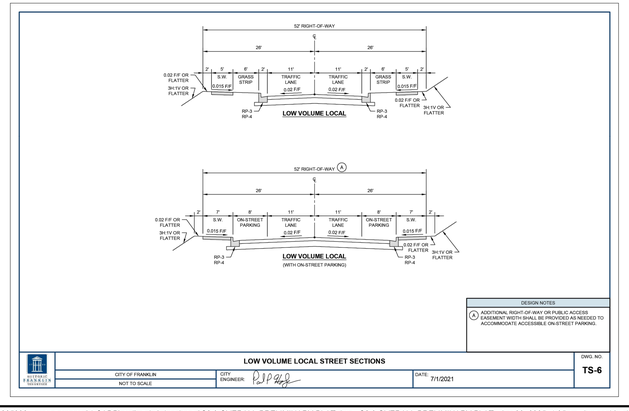
WITNESS my hand and official seal.

_____
NOTARY PUBLIC

My Commission Expires: _____

EXHIBIT A: OVERALL PLAN





LOT AREA TABLE

Parcel #	Area (ac)	Area (SF)
OS- 1	1.97	85779.97
OS- 2	0.15	6344.80
4	2.75	119713.41
5	3.13	136136.98
6	0.35	15047.10
7	0.34	15007.56
8	0.35	15440.94
9	0.36	15496.24
10	0.35	15095.55
11	0.35	15095.55
12	0.35	15426.32
OS- 13	0.48	20879.44
14	0.35	15201.55
OS- 15	1.45	63356.49
OS- 16	0.19	8338.73
OS- 17	1.00	43588.22
18	0.35	15198.23
19	0.38	16493.99
20	0.35	15134.09
21	0.35	15187.65
22	0.35	15207.41
23	0.35	15235.01
24	0.35	15262.58

LOT AREA TABLE

Parcel #	Area (ac)	Area (SF)
25	0.35	15313.84
26	0.35	15293.82
27	0.35	15345.28
28	0.35	15372.84
29	0.35	15400.41
30	0.35	15452.25
31	0.35	15455.59
32	0.36	15483.15
33	0.40	17557.18
34	0.36	15750.00
35	0.36	15750.00
36	0.36	15750.00
37	0.40	17239.16
38	0.40	17239.16
39	0.36	15750.00
40	0.36	15750.00
41	0.36	15750.00
42	0.40	17239.16
43	0.39	16809.74
44	0.36	15750.00
45	0.36	15750.00
46	0.36	15750.00
47	0.40	17239.16

LOT AREA TABLE

Parcel #	Area (ac)	Area (SF)
48	0.40	17239.16
49	0.36	15750.00
50	0.36	15750.00
51	0.36	15750.00
52	0.40	17557.18
53	0.37	16096.71
54	0.34	15011.32
55	0.35	15197.54
56	0.35	15080.33
57	0.35	15259.32
58	0.35	15438.31
59	0.36	15617.30
60	0.36	15796.29
61	0.35	15172.27
62	0.35	15314.99
63	0.46	20144.87
64	0.46	20000.00
65	0.50	21914.16
OS-66	25.04	1090698.07
OS-67	5.58	243058.24
300	0.55	23912.75

ALL OPEN SPACE LOTS TO BE WITHIN A P.U.D.A.E. UNLESS OTHERWISE COORDINATED

FIRE FLOW TEST

FLOW TEST DATE: 01/17/2025 TIME: 1:23 PM
STATIC PRESSURE: 83 PSI
RESIDUAL: 74 PSI
FLOW: 2962 GPM AT 20 PSI

TESTED BY ALLEN TROUTT AND BEN HOLT OF IIS ENGINEERING & UTILITIES, INC.

IMPROVEMENTS NOTE

OFFSITE IMPROVEMENTS TO BE DESIGNED AT SITE PLAN PER THE APPROVED TRAFFIC IMPACT STUDY

SITE DATA TABLE

PROJECT NAME:	GREEN FARM PRELIMINARY PLAT
COF PROJECT #:	#8730
MAP: PARCEL #:	# 078 # 09203
ADDRESS: CITY: COUNTY: STATE: CIVIL DISTRICT:	806 MURFREESBORO ROAD FRANKLIN WILLIAMSON TENNESSEE 9TH CIVIL DISTRICT
EXISTING ZONING: OVERLAY ZONING DISTRICTS:	R-2 RESIDENTIAL CENTRAL FRANKLIN OVERLAY SCENIC CORRIDOR OVERLAY FLOOD FRINGE OVERLAY FLOODWAY OVERLAY
TOTAL ACREAGE OF SITE: TOTAL SQUARE FOOTAGE OF SITE:	± 69.0 ACRES ± 3,006,539 SF
DEVELOPER: ADDRESS: PHONE: EMAIL: CONTACT NAME:	TOLL SOUTHEAST LP COMPANY, INC. 725 COOL SPRINGS BLVD., SUITE 220 FRANKLIN, TN 37067 571-330-2860 MBURTON@TOLLBROTHERS.COM MICHAEL BURTON
APPLICANT: ADDRESS: OWNERS: EMAIL: CONTACT NAME:	KIMLEY-HORN & ASSOCIATES 4031 ASPEN GROVE DRIVE, SUITE 200 FRANKLIN, TN 37067 615-564-2701 GRAY.HARRISON@KIMLEY-HORN.COM GRAY HARRISON, P.E.
BUILDING SETBACKS:	20' FRONT 10' SIDE 40' REAR
FRONTAGE TYPES APPLIED: DWELLING COUNT: BUILDING HEIGHT:	YARD FRONTAGE 59 SINGLE-FAMILY UNITS 2.5 STORY

NOTES:
1. WITHIN NEW DEVELOPMENTS AND FOR OFF-SITE LINES CONSTRUCTED AS A RESULT OF, OR TO PROVIDE SERVICE TO, THE NEW DEVELOPMENT, ALL UTILITIES, SUCH AS CABLE TELEVISION, ELECTRICAL (EXCLUDING TRANSFORMERS), GAS, SEWER, TELEPHONE, AND WATER LINES SHALL BE PLACED UNDERGROUND.
2. THIS SITE PLAN HAS BEEN DESIGNED TO MEET THE REQUIREMENTS OF THE CITY OF FRANKLIN STANDARDS AND THE APPROVAL OF PLANNING COMMISSION. CHANGES SHALL NOT BE MADE TO THE APPROVED SITE PLAN UNLESS APPROVED BY EITHER RELEVANT DEPARTMENT SUPERINTENDENT OR THE PLANNING COMMISSION. CHANGES SHALL NOT BE MADE TO THE APPROVED SITE PLAN UNLESS ALSO APPROVED BY EITHER RELEVANT DEPARTMENT SUPERINTENDENT OR THE PLANNING COMMISSION.
3. THE INFORMATION SHOWN ON THIS PLAN IS BASED UPON THE TENNESSEE STATE PLANE COORDINATE SYSTEM, ZONE 5301, FLIPZONE 4100 AND NAD 83 DATUM.
4. ALTA SURVEY INFORMATION WAS TAKEN FROM KIMLEY-HORN AND ASSOCIATES, INC. DATED 12/09/2024. THE INFORMATION PROVIDED SHALL BE FIELD VERIFIED PRIOR TO CONSTRUCTION.
5. THE CONSULTANT HAS FOUND NO EVIDENCE OF THE MINERAL RIGHTS OF THIS PROPERTY BEING TRANSFERRED TO ANY PARTY OTHER THAN THE OWNER.
6. NO PROPOSED BUILDINGS IN THIS PROJECT FALL WITHIN THE 100 YEAR FLOODPLAIN, PER THE FEMA FIRM MAP NUMBER 47187C0211H, DATED DECEMBER 20, 2024.

RIPARIAN BUFFER NOTE

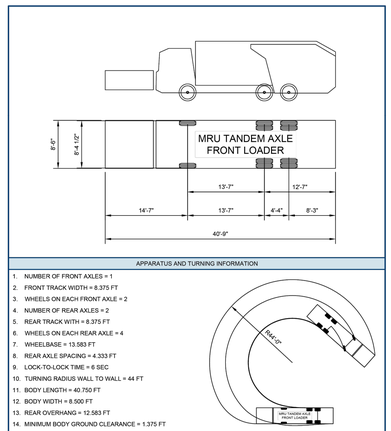
THERE SHALL BE NO MOWING, CLEARING, GRADING, CONSTRUCTION, STORAGE, OR DISTURBANCE OF VEGETATION IN RIPARIAN BUFFERS EXCEPT AS PERMITTED BY THE CITY ENGINEER, OR HIS DESIGNEE.

NOTE

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

INTERSECTION NOTE

INTERSECTION OF MURFEESBORO ROAD AND RALSTON LANE TO BE IMPROVED WITH THIS DEVELOPMENT. IMPROVEMENTS SHALL INCLUDE SIGNAL POLES AND LIGHTING MEETING CITY OF FRANKLIN STANDARDS AND UPDATED PEDESTRIAN CROSSINGS MEETING PROWAG STANDARDS.



GRAPHIC SCALE IN FEET
0 100 200 400

NORTH

Kimley»Horn
4031 Aspen Grove Drive, Suite 200, Franklin, TN 37067
Main: 615.564.2701 | www.kimley-horn.com

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MAGNOLIA GREEN
SUBDIVISION
PRELIMINARY PLAT
FRANKLIN, TENNESSEE

WILLIAM GRAY HARRISON
REGISTERED ENGINEER
AGRICULTURE
COMMERCE
No. 127919
STATE OF TENNESSEE
09/03/2025

No.	DATE	BY	REVISIONS
1			
2			
3			
4			
5			
6			
7			
8			
9			
10			

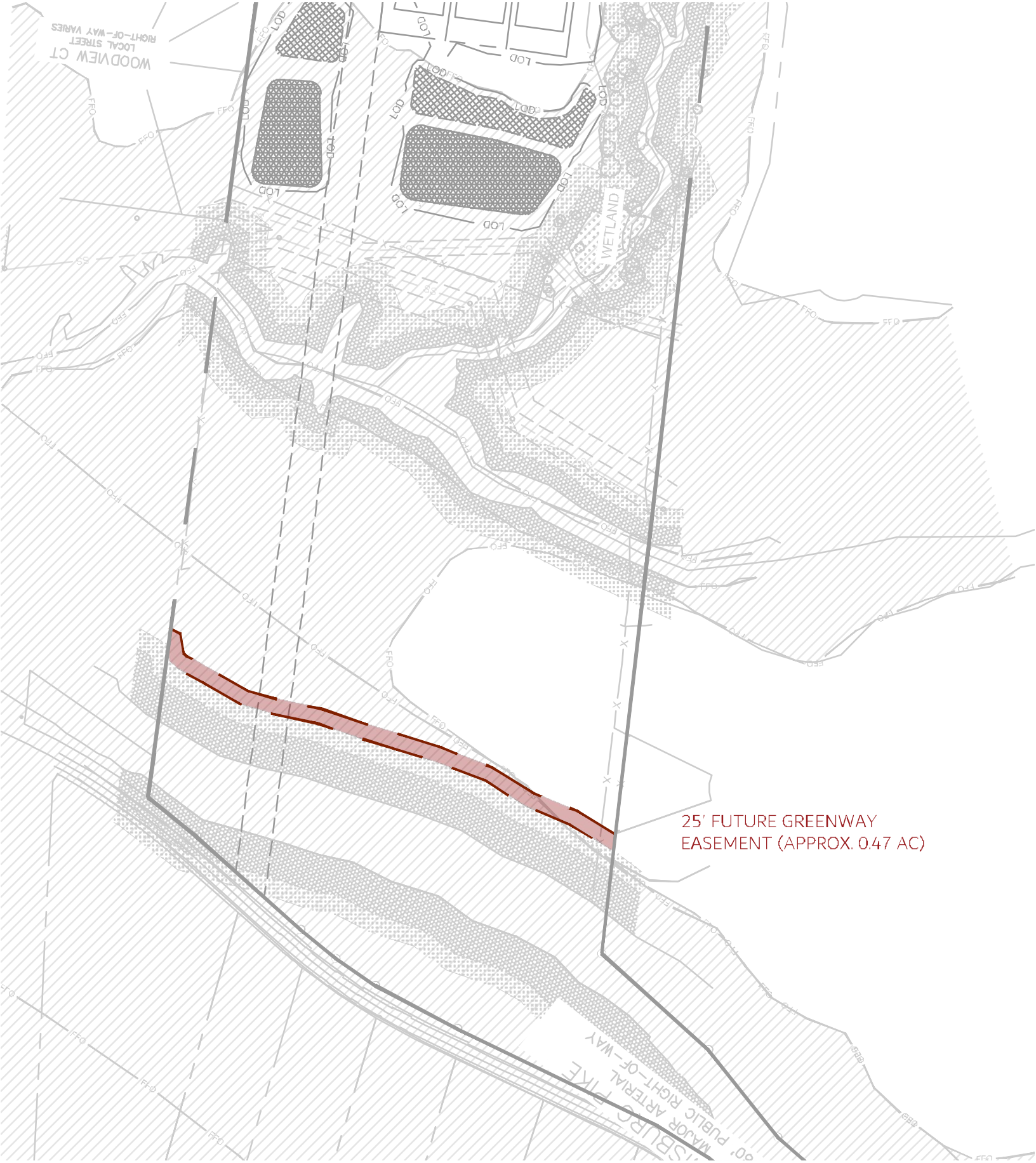
DESIGNED BY: TLL
DRAWN BY: TLL
CHECKED BY: MMc
DATE:

KIMLEY-HORN PROJECT NO.
118665008

OVERALL PRELIMINARY PLAT

SHEET NUMBER
C2.0

This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.



MAGNOLIA GREEN

PARKLAND EXHIBIT B: TRAIL EASEMENT LOCATION

N

0 200 400

MAGNOLIA GREEN PUD PARKLAND COST EXHIBIT C

Description	Quantity	Percent Offset Allowed	Units	Cost/Unit	Impact Fee
Proposed Units	59		Units	$4,304.00	$253,936.00
Minimum Parkland Fee Payment:		25%			$63,484.00

Parkland Reimbursement Cost

Key	Description	Quantity	Percent Offset	Units	Cost/Unit	Total
	25' FUTURE COF GREENWAY EASEMENT		100%			
	0.47 ACRES OF LAND IN FLOODPLAIN			0.47	ACRE	$21,505.79
	(Cost of 1 Acre of Land Located Inside Floodplain: $45,757.00)					

Parkland Offset Summary

Total Parkland Impact Fees	**$253,936.00**
Total Land Cost Reimbursement:	**$21,505.79**

City of Franklin

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

File #: 21-0519

DATE: April 25, 2025

TO: Board of Mayor and Aldermen

FROM: Eric Stuckey, City Administrator
Tom Marsh, Building and Neighborhood Services Director
Kathleen Sauseda, Housing Development Coordinator

SUBJECT:

Consideration Of Resolution 2025-31, A Resolution Adopting The 2024-2029 Consolidated Plan And The First Year, Annual Action Plan, And Authorizing A Request For Housing And Urban Development Community Development Block Grant Funding

PURPOSE:

The purpose of this memorandum is to provide information to the Franklin Board of Mayor and Aldermen (BOMA) concerning the 2024-2029 City of Franklin five-year Consolidated Plan.

BACKGROUND/STAFF COMMENTS:

The City of Franklin is an entitlement community and receives an annual allocation of Community Development Block Grant (CDBG) Funds. The Consolidated Plan is the Five-Year Plan and is carried out through a series of Annual Action Plans. These plans provide a concise summary of the actions, activities, and the specific federal and non-federal resources that will be used each year to address the priority needs and specific goals identified by the Consolidated Plan.

FINANCIAL IMPACT:

Funding for the actions identified in the Consolidated Plan will be provided through the Community Development Block Grant (CDBG) program that the City receives annually from the Department of Housing and Urban Development(HUD).

RECOMMENDATION:

Staff recommends that the Board of Mayor and Aldermen approve Resolution 2025-31.

RESOLUTION 2025-31

A RESOLUTION ADOPTING THE 2024-2029 CONSOLIDATED PLAN AND THE FIRST YEAR, ANNUAL ACTION PLAN, AND AUTHORIZING A REQUEST FOR HOUSING AND URBAN DEVELOPMENT COMMUNITY DEVELOPMENT BLOCK GRANT FUNDING

WHEREAS, Regulation 24 C.F.R. Part 91 issued by the U.S. Department of Housing and Urban Development (HUD) requires the City to submit and receive HUD approval of a Consolidated Plan and Annual Action plan as part of a HUD-approved Community Development Block Grant (CDBG) Funding for the City of Franklin; and

WHEREAS, Title 1 of the Housing and Community Development Act of 1974, as amended, establishes a Community Development Block Grant (CDBG) program for the purpose of developing viable urban communities by providing decent housing and suitable living environment, as well as expanding economic opportunities and preventing and/or eliminating conditions of blight, principally for persons of low and moderate income; and

WHEREAS, the Board of Mayor and Aldermen believes it is in the best interest of the City of Franklin to adopt the Consolidated Plan and the Annual Action Plan to meet the congressional intent that requires entitlement city grantees to expend their funds in a manner that effectively meets local needs but primarily serves low-income residents.

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

SECTION I. The 2024-2029 Consolidated Plan and First Year Annual Action Plan, 2024 Through 2025, attached as Exhibit A hereto, is adopted.

SECTION II. The Housing Development Coordinator of the City shall be responsible for the administration of the Five-Year Consolidated Plan and the Annual Action Plan hereby adopted.

SECTION III. Changes or revisions to the Plans hereby adopted shall be made only by resolution of the Board of Mayor and Aldermen of the City of Franklin.

Adopted this ____ day of _____of 2025.

ATTEST: **CITY OF FRANKLIN, TENNESSEE**

By:_____ **By:_____**
Angie Skarp, City Recorder **DR. Ken Moore, Mayor**

APPROVED AS TO FORM:

BY: _____
William E. Squires, Assistant City Attorney

Law Dept approved 04.24.25

Executive Summary

ES-05 Executive Summary - 24 CFR 91.200(c), 91.220(b)

1. Introduction

The intent of the Consolidated Plan is to create a collaborative process whereby a community establishes a unified plan for community development actions. A consolidated plan for all U.S. Department of Housing and Urban Development (HUD) community planning and development formula grant programs is required in 24 CFR Part 91. The consolidated planning process creates an opportunity for strategic planning and citizen participation to take place in a comprehensive context, and to reduce duplication of effort at the local level. The City of Franklin continues to build collaboration and outreach within our community to search for the best use of our CDBG allocation. We review our economic, physical, environmental, community, and human development in a comprehensive and coordinated fashion so that families and communities can work together and thrive. This plan helps the City share the vision of program goals, objectives and keeps communication open with the residents. The intent of the Consolidated Plan is to create a collaborative process whereby a community establishes a unified plan for community development actions. The City will continue to use the majority of the funding allocation toward affordable, decent, suitable, deed restricted homes for its residents.

This 5-year Consolidated Plan submission will be used as the application for federal funds under HUD's formula grant program for the Community Development Block Grant (CDBG) program. This consolidated submission will replace the 2020-2024 Consolidated Plan.

2. Summary of the objectives and outcomes identified in the Plan Needs Assessment Overview

The City Franklin maintains its efforts to provide a public and private cooperative environment leading to effective community development with housing programs and initiatives which meet the needs of people within the City of Franklin. We will continue to focus on our low- and moderate-income residents. The Housing Commission of the City of Franklin have a mission to support affordable housing initiatives, foster public/private partnerships to maintain diverse housing opportunities that meet the needs of low- and moderate-income residents. The City of Franklin has a history of allocating CDBG investments throughout the community, as such The City has determined that use of CDBG funds throughout the city allows for benefits to follow the need of low- and moderate-income residents in all areas by need, rather than geography as the identifier.

The City of Franklin has a history of allocating CDBG investments throughout the community, in no specific geographic location. However, the City does focus on our lower/median income neighborhoods and the areas of concentrated minority populations. As such, the City has determined that use of CDBG funds throughout the city allows for benefits to follow the need of low- and moderate-income residents in all areas by need, rather than geography as the identifier. The Housing Commission of the City of Franklin have a mission to support affordable housing initiatives, foster public/private partnerships to maintain diverse housing opportunities that meet the needs of low- and moderate-income residents. The overall goals of the community development and housing programs of the City of Franklin are that residents of the city might have safe, affordable and accessible housing; access to a comprehensive network of housing, economic and other support services; and access to quality community facilities.

3. Evaluation of past performance

The City of Franklin is committed to our mission to change the face of affordable housing in Franklin and Williamson County by utilizing every available opportunity, including federal, state, and local programs and funding sources, in order to provide more safe, decent and affordable housing.

4. Summary of citizen participation process and consultation process

5. Summary of public comments

6. Summary of comments or views not accepted and the reasons for not accepting them

7. Summary

Through a comprehensive process which included opportunities for citizen participation and the consultation of many community-based organizations, the City of Franklin has developed this Consolidated Plan which outlines the community development and housing strategy and goals for the next 5-year period. The city will reference this plan during the annual review and selection of proposed activities for the next four program years covered by this plan. This plan will also serve as the means to measure performance during the yearly formation of the Consolidated Annual Performance Report (CAPER), which is transmitted to HUD within 90 days of the end of each program year.

DRAFT

The Process

PR-05 Lead & Responsible Agencies 24 CFR 91.200(b)

1. Describe agency/entity responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source

The following are the agencies/entities responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source.

Agency Role	Name	Department/Agency
CDBG Administrator	FRANKLIN	Building and Neighborhood Services

Table 1 – Responsible Agencies

Narrative

The Neighborhood Services Department of the City of Franklin is responsible for the planning and preparation of the Consolidated Plan and the administration of the Consolidated Plan. Public Hearings, group meetings, and one on one conversations were used to develop the various components of the Consolidated Plan.

Consolidated Plan Public Contact Information

Kathleen L. Sauseda, CDBG Coordinator

City of Franklin, TN 37067

615-550-6608

Kathleens@franklintn.gov

DRAFT

PR-10 Consultation – 91.100, 91.110, 91.200(b), 91.300(b), 91.215(l) and 91.315(l)

1. Introduction

The City of Franklin participates in the Central Tennessee 503 Continuum of Care. This network is made of a collaboration of nonprofit organizations, specializing in housing and human service, which work within both the city and county. Of note, several providers within this Continuum operate in multiple adjacent jurisdictions that provide service across the region. Meetings for either group take place regularly and provide a means for discussion of community needs, trends in care and potential collaboration. The City of Franklin participates in consultations with organizations who actively and regularly participating in the Continuum of Care. Through regular and continuing conversations, staff are able to stay informed about the needs of the community as they evolve. Maintaining these connections is vital to the success of this plan.

Provide a concise summary of the jurisdiction's activities to enhance coordination between public and assisted housing providers and private and governmental health, mental health and service agencies (91.215(l)).

The City will continue to maintain the existing partnerships with all public and private agencies which provide housing, health, mental health, and other services to residents of the city. City staff will continue to be active members of the Central Tennessee 503 Continuum of Care. The non-profit organizations work to promote and facilitate further collaboration between agencies to promote leveraging of resources to best meet the needs of residents requiring assistance.

Describe coordination with the Continuum of Care and efforts to address the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans, and unaccompanied youth) and persons at risk of homelessness

The City of Franklin staff liaison will continue to be an active member of the Central Tennessee 503 Continuum of Care. The City will work with the member agencies to provide support in addressing the needs of homeless persons and those at risk. Moreover, the City provides financial support to multiple local agencies for outreach with annual appropriations through general fund budget.

https://www.franklinhousingauthority.com/homeless-no-more

Describe consultation with the Continuum(s) of Care that serves the jurisdiction's area in determining how to allocate ESG funds, develop performance standards and evaluate outcomes, and develop funding, policies and procedures for the administration of HMIS

The City of Franklin does not receive ESG funds; those are allocated to State agencies.

2. Describe Agencies, groups, organizations and others who participated in the process and describe the jurisdictions consultations with housing, social service agencies and other entities

DRAFT

Table 2 – Agencies, groups, organizations who participated

1	**Agency/Group/Organization**	Franklin Housing Authority
	Agency/Group/Organization Type	PHA
	What section of the Plan was addressed by Consultation?	Public Housing Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	

Identify any Agency Types not consulted and provide rationale for not consulting

Other local/regional/state/federal planning efforts considered when preparing the Plan

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Continuum of Care		

Table 3 – Other local / regional / federal planning efforts

Describe cooperation and coordination with other public entities, including the State and any adjacent units of general local government, in the implementation of the Consolidated Plan (91.215(l))

The City of Franklin will continue to partner with public entities which work to accomplish community development goals within our City. This includes maintaining coordination with Central Tennessee 503 Continue of Care.

Narrative (optional):

DRAFT

PR-15 Citizen Participation – 91.105, 91.115, 91.200(c) and 91.300(c)

1. Summary of citizen participation process/Efforts made to broaden citizen participation
Summarize citizen participation process and how it impacted goal-setting

Citizen Participation Outreach

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)

Table 4 – Citizen Participation Outreach

DRAFT

Needs Assessment

NA-05 Overview

Needs Assessment Overview

It can be determined through various data sources and through consultations with housing service providers within the city that residents with limited incomes are having the most difficulties finding affordable housing within the city.

https://www.census.gov/quickfacts/fact/table/franklincitytennessee/PST045223

https://www.huduser.gov/portal/datasets/cp.html#year2006-2021

DRAFT

NA-10 Housing Needs Assessment - 24 CFR 91.205 (a,b,c)

Summary of Housing Needs

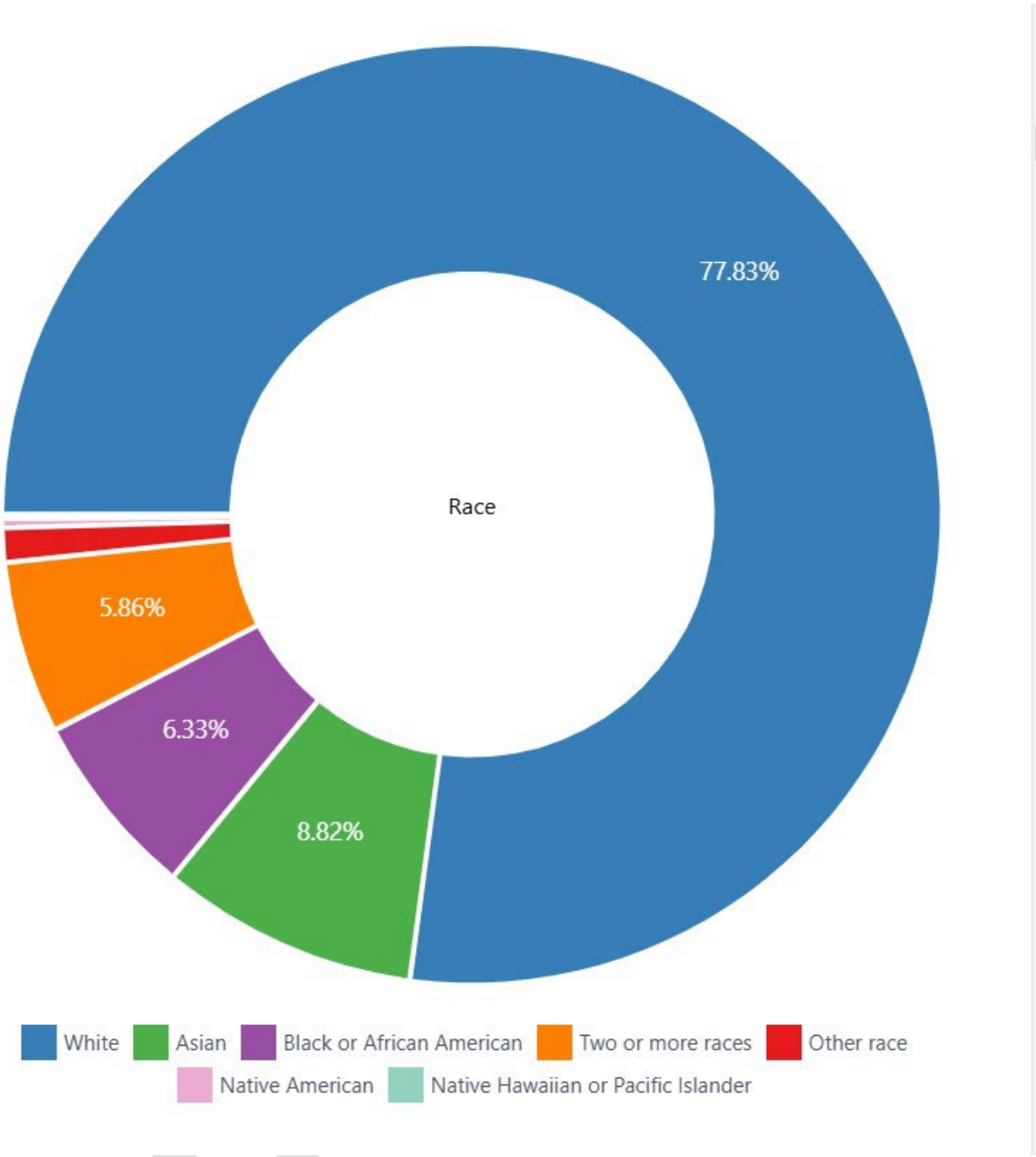
The Housing Needs Assessment includes HUD pre-populated data tables that describe the levels of housing needs within the City of Franklin. Data and analysis focus on the estimated number and type of families in need of housing assistance by income levels, tenure type, household type and by housing problems which include cost burden, substandard housing conditions, overcrowding, or concentrations of racial/ethnic groups.

Demographics	Base Year: 2009	Most Recent Year: 2020	% Change
Population	68,555	80,675	18%
Households	26,230	30,845	18%
Median Income	$85,671.00	$100,169.00	17%

Table 5 - Housing Needs Assessment Demographics

Data Source: 2000 Census (Base Year), 2016-2020 ACS (Most Recent Year)

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Population Graph

Number of Households Table

	0-30% HAMFI	>30-50% HAMFI	>50-80% HAMFI	>80-100% HAMFI	>100% HAMFI
Total Households	2,370	2,405	3,895	2,485	19,690
Small Family Households	900	775	1,310	890	11,440
Large Family Households	170	135	390	225	1,445
Household contains at least one person 62-74 years of age	245	405	880	499	3,280

	0-30% HAMFI	>30-50% HAMFI	>50-80% HAMFI	>80-100% HAMFI	>100% HAMFI
Household contains at least one person age 75 or older	345	555	615	409	1,019
Households with one or more children 6 years old or younger	450	280	464	370	3,474

Table 6 - Total Households Table

Data Source: 2016-2020 CHAS

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Housing Needs Summary Tables

1. Housing Problems (Households with one of the listed needs)

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Substandard Housing - Lacking complete plumbing or kitchen facilities	45	40	35	15	135	0	0	0	0	0
Severely Overcrowded - With >1.51 people per room (and complete kitchen and plumbing)	0	0	4	0	4	0	0	19	0	19
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	50	75	0	15	140	35	0	20	0	55
Housing cost burden greater than 50% of income (and none of the above problems)	975	720	145	0	1,840	495	205	425	40	1,165

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	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
Housing cost burden greater than 30% of income (and none of the above problems)	75	215	995	309	1,594	65	495	690	440	1,690
Zero/negative Income (and none of the above problems)	115	0	0	0	115	170	0	0	0	170

Table 7 – Housing Problems Table

Data Source: 2016-2020 CHAS

2. Housing Problems 2 (Households with one or more Severe Housing Problems: Lacks kitchen or complete plumbing, severe overcrowding, severe cost burden)

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Having 1 or more of four housing problems	1,070	835	184	30	2,119	530	205	465	40	1,240
Having none of four housing problems	440	425	1,365	990	3,220	340	945	1,885	1,425	4,595
Household has negative income, but none of the other housing problems	0	0	0	0	0	0	0	0	0	0

Table 8 – Housing Problems 2

Data Source: 2016-2020 CHAS

3. Cost Burden > 30%

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
NUMBER OF HOUSEHOLDS								
Small Related	475	330	325	1,130	100	314	490	904
Large Related	60	30	40	130	60	50	105	215
Elderly	179	245	194	618	210	314	355	879
Other	425	415	605	1,445	200	24	160	384
Total need by income	1,139	1,020	1,164	3,323	570	702	1,110	2,382

Table 9 – Cost Burden > 30%

Data Source: 2016-2020 CHAS

4. Cost Burden > 50%

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
NUMBER OF HOUSEHOLDS								
Small Related	0	0	170	170	90	89	0	179
Large Related	0	0	30	30	60	50	45	155
Elderly	175	160	50	385	175	40	105	320
Other	0	355	390	745	180	0	0	180
Total need by income	175	515	640	1,330	505	179	150	834

Table 10 – Cost Burden > 50%

Data Source: 2016-2020 CHAS

5. Crowding (More than one person per room)

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Single family households	50	75	0	15	140	35	0	35	0	70

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
Multiple, unrelated family households	0	0	0	0	0	0	0	4	0	4
Other, non-family households	0	0	4	0	4	0	0	0	0	0
Total need by income	50	75	4	15	144	35	0	39	0	74

Table 11 – Crowding Information – 1/2

Data Source: 2016-2020 CHAS

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
Households with Children Present	0	0	0	0	0	0	0	0

Table 12 – Crowding Information – 2/2

Data Source Comments:

Describe the number and type of single person households in need of housing assistance.

It can be determined through various data sources and through consultations with housing service providers within the city that residents with limited incomes are having the most difficulties finding affordable housing within the city.

https://www.census.gov/quickfacts/fact/table/franklincitytennessee/PST045223

https://www.huduser.gov/portal/datasets/cp.html#year2006-2021

Estimate the number and type of families in need of housing assistance who are disabled or victims of domestic violence, dating violence, sexual assault and stalking.

The City of Franklin works with Bridges of Williamson County whose mission is to serve women, men, and their children affected by domestic violence, ensuring a safe transition to successful independent living through education, intervention, and case management. The City partnered with the Door Step Project Inc., to provide safe and supportive transitional housing for domestic violence survivors. City staff participates in the meetings and strategic planning sessions of Door Step. The goal of Door Step is to empower those moving from the shelter back to main stream living and building a new life.

What are the most common housing problems?

Cost burden is the most common housing problem especially for those residents who have lived in Franklin most of their lives. Many of our senior residents live in homes that need extensive maintainence and/or repairs. The City works with several non-profits to leverage our CDBG funds to assist those that qualify for assistance. These efforts support HUD's goal of insuring people can live in safe, decent and suitable living quarters.

Are any populations/household types more affected than others by these problems?

Based on population within the City of Franklin and general population data approximately 78% of our population is white. There are some racial or ethnically concentrated areas within the City's core neighborhoods, including Natchez, Hard Bargain, Hill Estates and the Cadet area. These areas have a higher rate of Hispanic and African American/Black populations than the surrounding area. The City continues to focus on these specific areas with both infill construction of new affordable homes and resources to assist with emergency repair.

https://worldpopulationreview.com/us-cities/tennessee/franklin

Describe the characteristics and needs of Low-income individuals and families with children (especially extremely low-income) who are currently housed but are at imminent risk of either residing in shelters or becoming unsheltered 91.205(c)/91.305(c)). Also discuss the needs of formerly homeless families and individuals who are receiving rapid re-housing assistance and are nearing the termination of that assistance

The City of Franklin does understand that the majority of individuals facing imminent risk of becoming homeless are individuals who are severely overburdened by housing costs.

These individuals or families are those who are paying more than 50% of Household Area Median Family Income (HAMFI) in housing costs. In addition to a need for more affordable housing, our Continuum of Care have indicated that significant assistance in skills training, education and employment are needed to raise income sufficient to maintain a home at current market rates. The social services department of our public housing association works with residents to improve their job situation and those who are seeking self-sufficiency.

If a jurisdiction provides estimates of the at-risk population(s), it should also include a description of the operational definition of the at-risk group and the methodology used to generate the estimates:

Specify particular housing characteristics that have been linked with instability and an increased risk of homelessness

It has been identified that housing cost overburden, especially severe cost burden, has the greatest impact on housing instability and creates an increased risk of homelessness for low-income resident within the city. Additional challenges facing low to moderate income households is the availability of local childcare and its cost.

In 2024 the average starting cost of childcare providers in Franklin, TN is $20.62 per hour. The weekly rate for childcare providers in Franklin, TN is $825 for working a 40-hour week. And the monthly cost is approximately $2,681 for 130 hours of work.

https://www.care.com/cost/child-care/franklin-tn

Discussion

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NA-15 Disproportionately Greater Need: Housing Problems – 91.205 (b)(2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

Introduction

0%-30% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	1,390	309	120
White	900	194	25
Black / African American	195	90	30
Asian	70	0	20
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	180	30	45

Table 13 - Disproportionally Greater Need 0 - 30% AMI

Data Source: 2016-2020 CHAS

*The four housing problems are:
1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4.Cost Burden greater than 30%

30%-50% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	1,405	540	0
White	940	395	0
Black / African American	209	110	0
Asian	45	0	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	135	10	0

Table 14 - Disproportionally Greater Need 30 - 50% AMI

Data Source: 2016-2020 CHAS

*The four housing problems are:
1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4.Cost Burden greater than 30%

50%-80% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	1,575	1,170	0
White	1,080	980	0
Black / African American	135	134	0
Asian	145	0	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	200	50	0

Table 15 - Disproportionally Greater Need 50 - 80% AMI

Data Source: 2016-2020 CHAS

*The four housing problems are:
1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4.Cost Burden greater than 30%

80%-100% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	915	1,309	0
White	805	1,159	0
Black / African American	40	78	0
Asian	20	0	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	40	29	0

Table 16 - Disproportionally Greater Need 80 - 100% AMI

Data Source: 2016-2020 CHAS

*The four housing problems are:
1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4. Cost Burden greater than 30%

Discussion

DRAFT

NA-20 Disproportionately Greater Need: Severe Housing Problems – 91.205 (b)(2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

Introduction

0%-30% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	1,110	594	120
White	710	389	25
Black / African American	110	175	30
Asian	70	0	20
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	180	30	45

Table 17 – Severe Housing Problems 0 - 30% AMI

Data Source: 2016-2020 CHAS

*The four severe housing problems are:
1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

30%-50% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	935	1,000	0
White	675	665	0
Black / African American	79	240	0
Asian	25	20	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	95	50	0

Table 18 – Severe Housing Problems 30 - 50% AMI

Data Source: 2016-2020 CHAS

*The four severe housing problems are:
1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

50%-80% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	535	2,210	0
White	405	1,645	0
Black / African American	30	245	0
Asian	45	100	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	50	200	0

Table 19 – Severe Housing Problems 50 - 80% AMI

Data Source: 2016-2020 CHAS

*The four severe housing problems are:
1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

80%-100% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	185	2,039	0
White	135	1,834	0
Black / African American	30	89	0
Asian	15	4	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	0	69	0

Table 20 – Severe Housing Problems 80 - 100% AMI

Data Source: 2016-2020 CHAS

*The four severe housing problems are:
1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

Discussion

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NA-25 Disproportionately Greater Need: Housing Cost Burdens – 91.205 (b)(2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

Introduction:

Housing Cost Burden

Housing Cost Burden	<=30%	30-50%	>50%	No / negative income (not computed)
Jurisdiction as a whole	21,034	3,920	2,480	115
White	17,960	3,000	1,880	25
Black / African American	985	335	235	30
Asian	1,094	190	115	20
American Indian, Alaska Native	0	0	0	0
Pacific Islander	0	0	0	0
Hispanic	705	335	164	45

Table 21 – Greater Need: Housing Cost Burdens AMI

Data Source: 2016-2020 CHAS

Discussion:

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NA-30 Disproportionately Greater Need: Discussion – 91.205(b)(2)

Are there any Income categories in which a racial or ethnic group has disproportionately greater need than the needs of that income category as a whole?

Currently the City does not have data that suggests any individuals of various income groups have disproportionately greater needs due to their racial or ethnic groups. The needs of the residents tend to be very similar to their various income groups regardless of race and ethnicity. Once again of all the housing problems, the largest issue for households in all racial or ethnic group is cost burden. According to HUD's definition, households paying more than 30% of their income towards housing are considered cost-burdened and might have difficulty affording necessities, such as food, clothing, transportation and medical care. According to the most recent market published, the median hourly wage for all occupations in Tennessee was $19.20 in 2022.2 To afford the median rent in Williamson County, a worker must earn $32.12 or more; the average home price exceeds one-million dollars.

According to the most recent ACS, the racial composition of Franklin Tn was:

- White: 75.75%
- Asian: 8.97%
- Two or more races: 7.94%
- Black or African American: 5.77%
- Other race: 1.26%
- Native American: 0.32%
- Native Hawaiian or Pacific Islander: 0%

If they have needs not identified above, what are those needs?

N/A

Are any of those racial or ethnic groups located in specific areas or neighborhoods in your community?

To reiterate, the City will continue to attempt to find opportunities to focus on the availability of affordable housing which is the base for this five-year Consolidated Plan.

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NA-35 Public Housing – 91.205(b)

Introduction

The City supports and partners with Franklin Housing Authority. The Franklin Housing Authority has been providing affordable housing to families and individuals in the city of Franklin, TN in Williamson County, since 1953, currently this includes:

- 70 public housing units
- 300 Low-Income Housing Tax Credit (LIHTC) units
- 40 affordable units
- 163 Housing Choice Vouchers

Totals in Use

	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project - based	Tenant - based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
# of units vouchers in use	0	0	251	0	0	0	0	0	0

Table 22 - Public Housing by Program Type

***includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition**

Data Source: PIC (PIH Information Center)

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Characteristics of Residents

Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers				
				Total	Project - based	Tenant - based	Special Purpose Voucher	
							Veterans Affairs Supportive Housing	Family Unification Program
Average Annual Income	0	0	11,115	0	0	0	0	0
Average length of stay	0	0	9	0	0	0	0	0
Average Household size	0	0	2	0	0	0	0	0
# Homeless at admission	0	0	0	0	0	0	0	0
# of Elderly Program Participants (>62)	0	0	92	0	0	0	0	0
# of Disabled Families	0	0	42	0	0	0	0	0
# of Families requesting accessibility features	0	0	251	0	0	0	0	0
# of HIV/AIDS program participants	0	0	0	0	0	0	0	0
# of DV victims	0	0	0	0	0	0	0	0

Table 23 – Characteristics of Public Housing Residents by Program Type

Data Source: PIC (PIH Information Center)

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Race of Residents

Program Type									
Race	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project - based	Tenant - based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
White	0	0	92	0	0	0	0	0	0
Black/African American	0	0	158	0	0	0	0	0	0
Asian	0	0	0	0	0	0	0	0	0
American Indian/Alaska Native	0	0	0	0	0	0	0	0	0
Pacific Islander	0	0	1	0	0	0	0	0	0
Other	0	0	0	0	0	0	0	0	0
*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition									

Table 24 – Race of Public Housing Residents by Program Type

Data Source: PIC (PIH Information Center)

Ethnicity of Residents

Program Type									
Ethnicity	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project - based	Tenant - based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
Hispanic	0	0	13	0	0	0	0	0	0
Not Hispanic	0	0	238	0	0	0	0	0	0
*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition									

Table 25 – Ethnicity of Public Housing Residents by Program Type

Data Source: PIC (PIH Information Center)

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Section 504 Needs Assessment: Describe the needs of public housing tenants and applicants on the waiting list for accessible units:

Most immediate needs of residents of Public Housing and Housing Choice voucher holders

How do these needs compare to the housing needs of the population at large

Discussion

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NA-40 Homeless Needs Assessment – 91.205(c)

Introduction:

The City does not receive any specific funding to addresses homelessness; the State receives ESG funds which they direct to various entities. The City is home to Bridges of Williamson County, a non-profit that supports those in need from domestic violence, Williamson County Homeless Alliance's mission is to support a sanctuary that meets the needs of people experiencing homelessness in Franklin TN, and the faith based community is available to those who may be in need of shelter.

Homeless Needs Assessment

Population	Estimate the # of persons experiencing homelessness on a given night		Estimate the # experiencing homelessness each year	Estimate the # becoming homeless each year	Estimate the # exiting homelessness each year	Estimate the # of days persons experience homelessness
	Sheltered	Unsheltered				
Persons in Households with Adult(s) and Child(ren)	0	0	10	0	0	0
Persons in Households with Only Children	0	0	0	0	0	0
Persons in Households with Only Adults	0	0	3	0	0	0
Chronically Homeless Individuals	0	0	1	0	0	0
Chronically Homeless Families	0	0	0	0	0	0
Veterans	0	0	0	0	0	0

Population	Estimate the # of persons experiencing homelessness on a given night		Estimate the # experiencing homelessness each year	Estimate the # becoming homeless each year	Estimate the # exiting homelessness each year	Estimate the # of days persons experience homelessness
	Sheltered	Unsheltered				
Unaccompanied Child	0	0	0	0	0	0
Persons with HIV	0	0	0	0	0	0

Table 26 - Homeless Needs Assessment

Data Source Comments: There are options available however, many of the individuals choose not to utilize the these alternatives.

Indicate if the homeless population is: Has No Rural Homeless

If data is not available for the categories "number of persons becoming and exiting homelessness each year," and "number of days that persons experience homelessness," describe these categories for each homeless population type (including chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth):

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Nature and Extent of Homelessness: (Optional)

Race:	Sheltered:	Unsheltered (optional)
White	37	0
Black or African American	0	0
Asian	1	0
American Indian or Alaska Native	0	0
Pacific Islander	0	0
Ethnicity:	**Sheltered:**	**Unsheltered (optional)**
Hispanic	4	0
Not Hispanic	0	0

Data Source Comments: The information included is for a full year. Those served include:Women/Girls: 45Men/Boys:12Transgender: 1

Estimate the number and type of families in need of housing assistance for families with children and the families of veterans.

Building Lives Foundation is located in the City of Franklin; however, they serve 10 additional counties. Their mission is to assist veterans that are in need of transitional housing services, food, and financial assistance as needed. According to their foundation they have assisted approximately 1200 veterans since 2023. They also offer a facility-based program for male veterans battling addiction and mental health issues.

Describe the Nature and Extent of Homelessness by Racial and Ethnic Group.

According to the most recent ACS, the racial composition of Franklin was:

- White: 75.75%
- Asian: 8.97%
- Two or more races: 7.94%
- Black or African American: 5.77%
- Other race: 1.26%
- Native American: 0.32%

- Native Hawaiian or Pacific Islander: 0%
- The City of Franklin does not have obvious homeless concerns.

Describe the Nature and Extent of Unsheltered and Sheltered Homelessness.

The City of Franklin does not have a specific homeless shelter; however, the faith-based community supports those that may be in need.

Discussion:

Through continued partnerships with community-based organizations and the Franklin Housing Authority, the city will continue to work to meet the needs of residents living within subsidized housing units within the community.

DRAFT

NA-45 Non-Homeless Special Needs Assessment - 91.205 (b,d)

Introduction:

The City of Franklin works with the Franklin Housing Authority; they offer rental options for people that are ADA compliant and they work to encourage them to live an independent lifestyle. Moreover, Waves, has a campus in Franklin that provides programming and support for adults with intellectual and developmental disabilities. Waves also provides support to children with developmental delays or disabilities through developmental therapy.

Describe the characteristics of special needs populations in your community:

Residents of the City that may require special needs include elderly persons, persons with a mental or physical disability, persons with a developmental or cognitive disabilities persons with alcohol or other substance addictions, victims of domestic violence, and persons who are former offenders. The City meets these concerns in partnership with Waves, Bridges, Domestic Violence Shelter, Oak Cottage, Williamson Homeless Alliance and the faith based community.

What are the housing and supportive service needs of these populations and how are these needs determined?

There are numerous organizations that meet the needs of persons with special needs in the community and offer opportunities for supportive services within the City. This includes case management for assessment, care coordination and advocacy to meet the needs necessary to promote a safe, clean and decent dwelling for those that may not be able to act on their own.

Discuss the size and characteristics of the population with HIV/AIDS and their families within the Eligible Metropolitan Statistical Area:

https://www.tn.gov/health/health-program-areas/statistics/health-data/hiv-data.html

This is County information, the City of Franklin does not have separate records.

If the PJ will establish a preference for a HOME TBRA activity for persons with a specific category of disabilities (e.g., persons with HIV/AIDS or chronic mental illness), describe their unmet need for housing and services needed to narrow the gap in benefits and services received by such persons. (See 24 CFR 92.209(c)(2) (ii))

The City of Franklin does not receive HOME funds.

Discussion:

Through review of the available data and the one-on-one contact with our community-based organizations the City has determined that the needs for all residents are being met.

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NA-50 Non-Housing Community Development Needs – 91.215 (f)

Describe the jurisdiction's need for Public Facilities:

There are many public facilities throughout the City of Franklin that meet the needs of all populations, including low- and moderate-income individuals and families and many community-based organizations support facilities which work to meet the needs of residents with special needs, homeless individuals and families, persons with disabilities and low- and moderate-income individuals and families.

The City continues to make CDBG funding available to non-profits and other organizations that will work to maintain the existing facilities.

How were these needs determined?

The City of Franklin has an on-going dialogue with both our community-based and nonprofit organizations. These communications and the volunteer Housing Commission meetings helped to identify the current non-housing needs within our community.

Describe the jurisdiction's need for Public Improvements:

The City of Franklin is an active community that embraces their residents; staff continues to work toward meeting the needs of the public improvements as it becomes necessary. The City is best able to meet this need through leveling the use of CDBG funds to improve existing needs which directly serve low and moderate income persons.

How were these needs determined?

The City of Franklin has an on-going dialogue with both our community-based and nonprofit organizations. These communications and the volunteer Housing Commission meetings helped to identify the current non-housing needs within our community.

Describe the jurisdiction's need for Public Services:

The CDBG program defines public improvement as, but not limited to, streets, sidewalks, water and sewer lines, and parks. The City works consistently to insure we stay ahead of any concerns relating to public services.

How were these needs determined?

DRAFT

The City of Franklin has an on-going dialogue with both our community-based and nonprofit organizations. These communications and the volunteer Housing Commission meetings helped to identify the areas that may need the support of public services assistance.

DRAFT

Housing Market Analysis

MA-05 Overview

Housing Market Analysis Overview:

Low-Income affordability continues to be a major challenge in the City of Franklin, TN. According to a News 2 report the average price of a single-family home in Franklin is over 900k. These prices have landed Franklin #6 on GOBankingRates list of cities that have seen the biggest price jumps in five short years. Staff and the volunteer Housing Commission continue to search out homes that may need extensive rehabilitation. In partnership these homes may be purchased at a more reasonable rate, repaired then sold as a deed restricted affordable home.

Many of the homes in established neighborhoods are being purchased and torn down to be replaced with million dollar plus homes. People are moving into Franklin for the lifestyle, school system, Franklin has 14 public schools rated 7 out of 10 by GreatSchools and the moderate property tax.

DRAFT

MA-10 Number of Housing Units – 91.210(a)&(b)(2)

Introduction

The City of Franklin continues to attract higher income residents which is causing additional concerns with the homes within our established neighborhoods. Homes are being purchased and either torn down to build a new, expensive home or completely gutted and redone escalating the cost of the home. This year the city is sponsoring a special census, indications support the city has a current population of 90k or above, this population growth continues to create a burden on our established residents and neighborhoods.

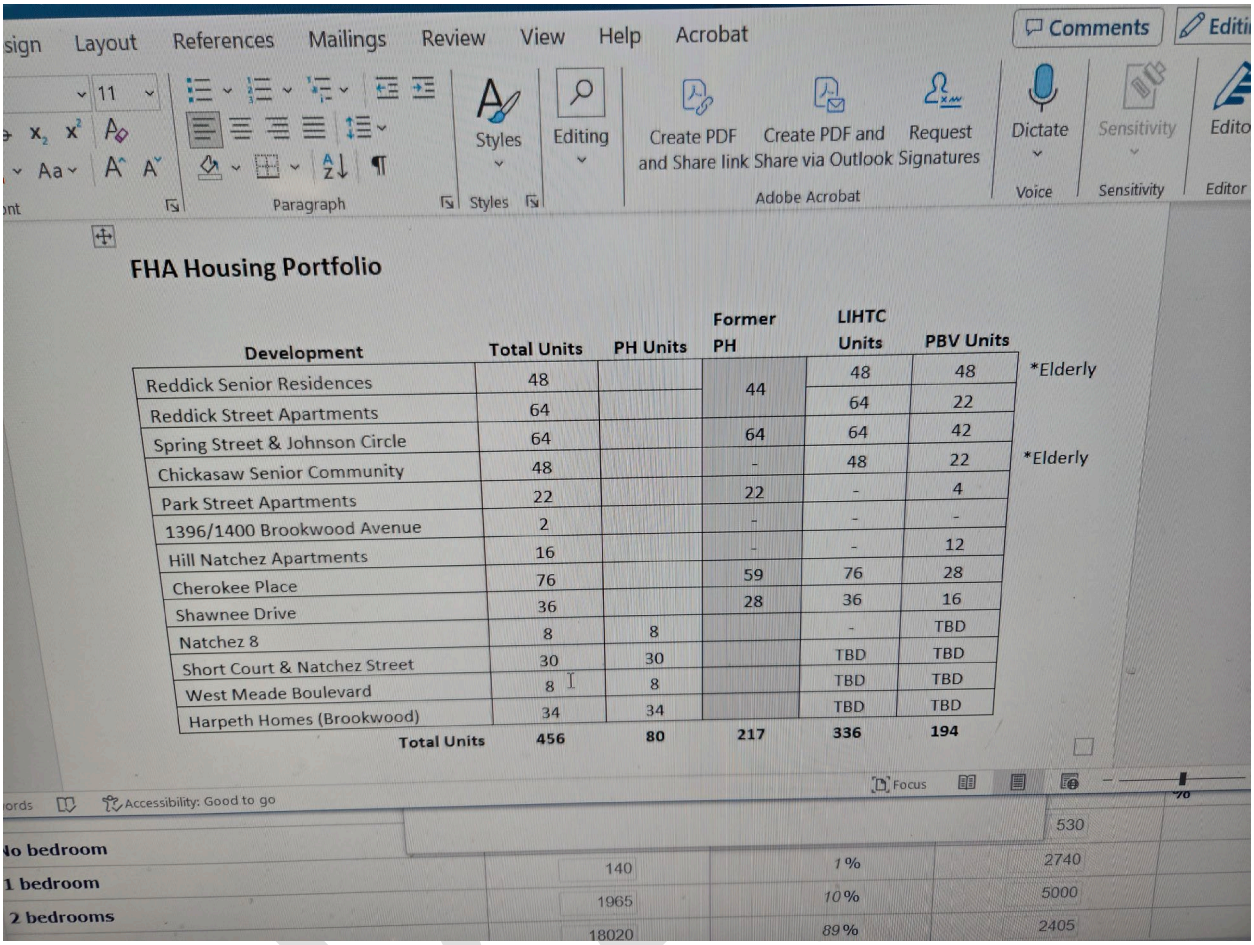
All residential properties by number of units

Property Type	Number	%
1-unit detached structure	19,300	60%
1-unit, attached structure	2,360	7%
2-4 units	1,535	5%
5-19 units	5,040	16%
20 or more units	3,765	12%
Mobile Home, boat, RV, van, etc	404	1%
Total	***32,404***	***100%***

Table 27 – Residential Properties by Unit Number

Data Source: 2016-2020 ACS

DRAFT



FHA Housing Portfolio

Development	Total Units	PH Units	Former PH	LIHTC Units	PBV Units	
Reddick Senior Residences	48		44	48	48	*Elderly
Reddick Street Apartments	64			64	22	
Spring Street & Johnson Circle	64		64	64	42	
Chickasaw Senior Community	48		-	48	22	*Elderly
Park Street Apartments	22		22	-	4	
1396/1400 Brookwood Avenue	2		-	-	-	
Hill Natchez Apartments	16		-	-	12	
Cherokee Place	76		59	76	28	
Shawnee Drive	36		28	36	16	
Natchez 8	8	8		-	TBD	
Short Court & Natchez Street	30	30		TBD	TBD	
West Meade Boulevard	8	8		TBD	TBD	
Harpeth Homes (Brookwood)	34	34		TBD	TBD	
Total Units	456	80	217	336	194	

Public Housing

Unit Size by Tenure

	Owners		Renters	
	Number	%	Number	%
No bedroom	60	0%	530	5%
1 bedroom	140	1%	2,740	26%
2 bedrooms	1,965	10%	5,000	47%
3 or more bedrooms	18,020	89%	2,405	23%
Total	***20,185***	***100%***	***10,675***	***101%***

Table 28 – Unit Size by Tenure

Data Source: 2016-2020 ACS

Describe the number and targeting (income level/type of family served) of units assisted with federal, state, and local programs.

The City supports a variety of housing related programs to assist low-and moderate-income residents to afford and maintain housing. These programs are partially funded using the City's annual allocation of

Community Development Block Grant Funds. The City utilizes these federal funds to address the priority needs and specific objectives identified in the Consolidated Plan. The lack of affordable housing in the City is a major obstacle for residents. This lack of affordable housing particularly affects low-and moderate-income households, seniors, people with disabilities, single head of households, and young adults.

Provide an assessment of units expected to be lost from the affordable housing inventory for any reason, such as expiration of Section 8 contracts.

The City of Franklin is working diligently to insure we do not lose any affordable housing inventory for any reason. We deed restrict new homes that are constructed for thirty years. Moreover, if the homeowner decides to sell, the home must be sold at the current MSA price and the deed restriction starts over for thirty years. Our PHA is strong, the City has a wonderful relationship with them.

Does the availability of housing units meet the needs of the population?

Through consultations with community-based housing agencies and through review of the most recent CHAS and U.S. Census data, it appears that the current availability of affordable housing units does not fully meet the needs of the population. There is an additional need for affordable housing for low-income individuals and persons with special needs and disabilities within the city at this time.

Describe the need for specific types of housing:

The city needs more housing for our moderate- and low-income residents, as well as, dwellings that is friendly for seniors. According to the National Institute On Aging, more seniors want to stay in their homes for several reasons including:

- Familiarity and Comfort : Staying in a familiar environment can provide emotional comfort and stability, reducing stress and anxiety.
- Independence : Living at home allows seniors to maintain their independence and control over their daily routines and decisions.
- Social Connections

The city strives to work with people to keep them in their home where they are comfortable.

https://www.nia.nih.gov/health/aging-place/aging-place-growing-older-home

Discussion

As housing costs continue to rise, so does the demand for housing that is affordable to low-income households, particularly rental housing for the very low and extremely low-income households. The City continues to pursue options for new and innovative ways to meet this demand.

MA-15 Housing Market Analysis: Cost of Housing - 91.210(a)

Introduction

I have provided links to various sites that offer information about housing within the City of Franklin.

https://www.rentcafe.com/average-rent-market-trends/us/tn/williamson-county/franklin/?_yTrackReqDT=00000020170107&role=renter

https://thda.org/images/Housing-Market-at-a-Glance-2023_Final.pdf

Cost of Housing

	Base Year: 2009	Most Recent Year: 2020	% Change
Median Home Value	321,400	438,800	37%
Median Contract Rent	1,013	1,413	39%

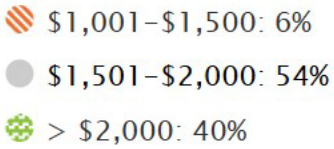
Table 29 – Cost of Housing

Data Source: 2000 Census (Base Year), 2016-2020 ACS (Most Recent Year)

Rent Paid	Number	%
Less than $500	695	6.5%
$500-999	940	8.8%
$1,000-1,499	5,090	47.7%
$1,500-1,999	2,800	26.2%
$2,000 or more	1,105	10.4%
Total	***10,630***	***99.6%***

Table 30 - Rent Paid

Data Source: 2016-2020 ACS



Rents

Housing Affordability

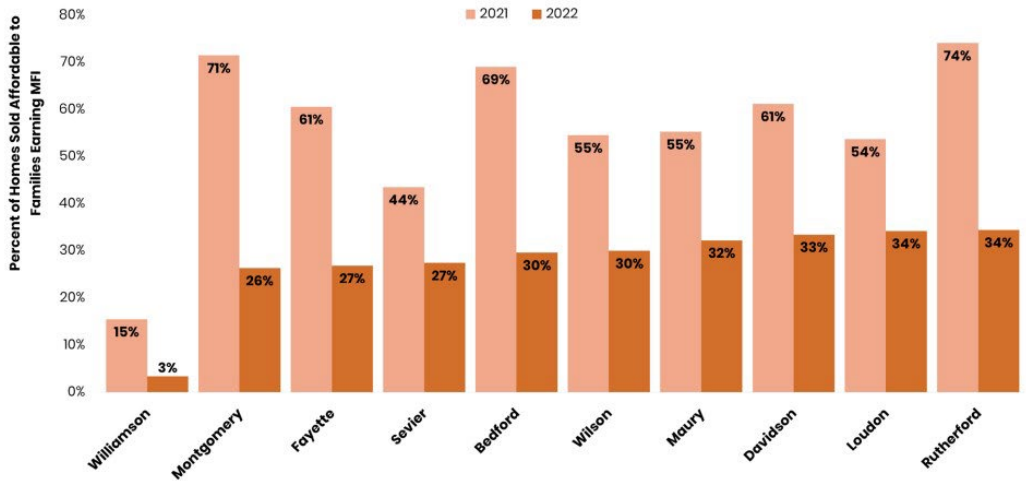
Number of Units affordable to Households earning	Renter	Owner
30% HAMFI	300	No Data
50% HAMFI	700	174

Number of Units affordable to Households earning	Renter	Owner
80% HAMFI	2,854	974
100% HAMFI	No Data	1,907
Total	***3,854***	***3,055***

Table 31 – Housing Affordability

Data Source: 2016-2020 CHAS

FIGURE 28: 10 LEAST AFFORDABLE COUNTIES (HOUSING OPPORTUNITY INDEX), 2022



Williamson County

Monthly Rent

Monthly Rent ($)	Efficiency (no bedroom)	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom
Fair Market Rent	0	0	0	0	0
High HOME Rent	0	0	0	0	0
Low HOME Rent	0	0	0	0	0

Table 32 – Monthly Rent

Data Source Comments:

Is there sufficient housing for households at all income levels?

Affordable Housing is needed at all points of entry which would include rental housing for seniors, adults with disabilities all of whom have limited fixed incomes as well as permanent for sale housing for affordable and work force level income buyers. If homes were available in the 400 to 500k range, the salary needed must be between 100k & 160k, realistically this eliminates anyone working at an entry level position.

Per https://www.huduser.gov/portal/publications/pdf/NashvilleDavidsonMurfreesboroFranklinTN-CHMA-24.pdf, the average new home price in the county seat for Franklin, Williamson County, is $1.12 million.

How is affordability of housing likely to change considering changes to home values and/or rents?

New home construction within the city has been continues to be within the higher income categories. In contrast, very limited amounts of new construction has taken place for affordable housing. Homes within Franklin continue to sell over asking, according to the Tennessee Housing Market site, 16.5% of the home sales were over asking. With a new census in place, the City of Franklin anticipates a population of just below 100k. Many of those moving in are able to buy a home for themselves with funds left to purchase additional dwellings. This is causing rents to rise. The average Franklin, TN home value is $915,000, up 3.1% over the past year. The average monthly rent is $1,872.00.

How do HOME rents / Fair Market Rent compare to Area Median Rent? How might this impact your strategy to produce or preserve affordable housing?

N/A The City of Franklin does not participate with the HOME program.

Discussion

The City of Franklin will continue to work in partnership to assist with maintenance of the existing housing stock which is occupied by low-income residents. Maintenance of these homes is a vital part to providing housing options which are affordable. Additionally, creating new housing stock through partnerships with community organizations, both for profit and non-profit is another successful way to meet the needs of low-income residents who are in need of affordable housing.

DRAFT

MA-20 Housing Market Analysis: Condition of Housing – 91.210(a)

Introduction

This section of the plan gives the overall housing condition of owner occupied and rental housing. Information was prepopulated from American Community Survey data.

Describe the jurisdiction's definition of "standard condition" and "substandard condition but suitable for rehabilitation":

Substandard Condition: Properties with severe violations, most of which would be considered unrepairable and/or too costly to remedy.

Substandard Condition – but suitable for rehabilitation: Properties with more than one violation but are fixable, and less costly.

For low-income residents that are already cost burdened it is difficult to afford additional maintenance expenses that can occur without warning.

The City has an active Property Maintenance Division that maintains records of needs that are brought to our attention or self-discovered for homeowners in the City of Franklin.

Condition of Units

Condition of Units	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
With one selected Condition	3,630	18%	3,795	36%
With two selected Conditions	35	0%	225	2%
With three selected Conditions	0	0%	0	0%
With four selected Conditions	0	0%	0	0%
No selected Conditions	16,510	82%	6,650	62%
Total	***20,175***	***100%***	***10,670***	***100%***

Table 33 - Condition of Units

Data Source: 2016-2020 ACS

Year Unit Built

Year Unit Built	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
2000 or later	9,450	47%	4,560	43%
1980-1999	7,930	39%	4,370	41%
1950-1979	2,035	10%	1,559	15%
Before 1950	754	4%	180	2%

Year Unit Built	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
Total	***20,169***	***100%***	***10,669***	***101%***

Table 34 – Year Unit Built

Data Source: 2016-2020 CHAS

Risk of Lead-Based Paint Hazard

Risk of Lead-Based Paint Hazard	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
Total Number of Units Built Before 1980	2,789	14%	1,739	16%
Housing Units build before 1980 with children present	4,519	22%	3,300	31%

Table 35 – Risk of Lead-Based Paint

Data Source: 2016-2020 ACS (Total Units) 2016-2020 CHAS (Units with Children present)

Vacant Units

	Suitable for Rehabilitation	Not Suitable for Rehabilitation	Total
Vacant Units	0	0	0
Abandoned Vacant Units	0	0	0
REO Properties	0	0	0
Abandoned REO Properties	0	0	0

Table 36 - Vacant Units

Data Source: 2005-2009 CHAS

Need for Owner and Rental Rehabilitation

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PLAN_SECTION_ID=[1313801000]>

Estimated Number of Housing Units Occupied by Low- or Moderate-Income Families with LBP Hazards

Discussion

Continued maintenance of the existing housing stock within the city which is occupied by low-income residents is a vital part to providing housing options which are affordable. Additionally, creating new housing stock through partnerships with community organizations is another way to successfully meet the needs of low-income residents who are in need of affordable housing.

MA-25 Public and Assisted Housing – 91.210(b)

Introduction

The City of Franklin supports the Franklin Housing Authority as our public housing authority. Franklin Housing Authority (FHA) provides housing assistance to low-income residents through the management of the areas Housing Choice Voucher Program - Section 8. This program is income based and the eligibility requirements are set by HUD. The FHA has been committed to providing safe, decent, and affordable housing to low-income residents in the City of Franklin and Williamson County since 1953. Over 300 families are being served in housing managed by the FHA with construction of several additional units. Their Section 8 voucher program is diverse, it includes ten veterans accommodated through the VASH voucher program and 16 families through the mainstream voucher program. The 19-county Homeless No More program serves another 55 families by providing housing and referrals for services to families experiencing homelessness.

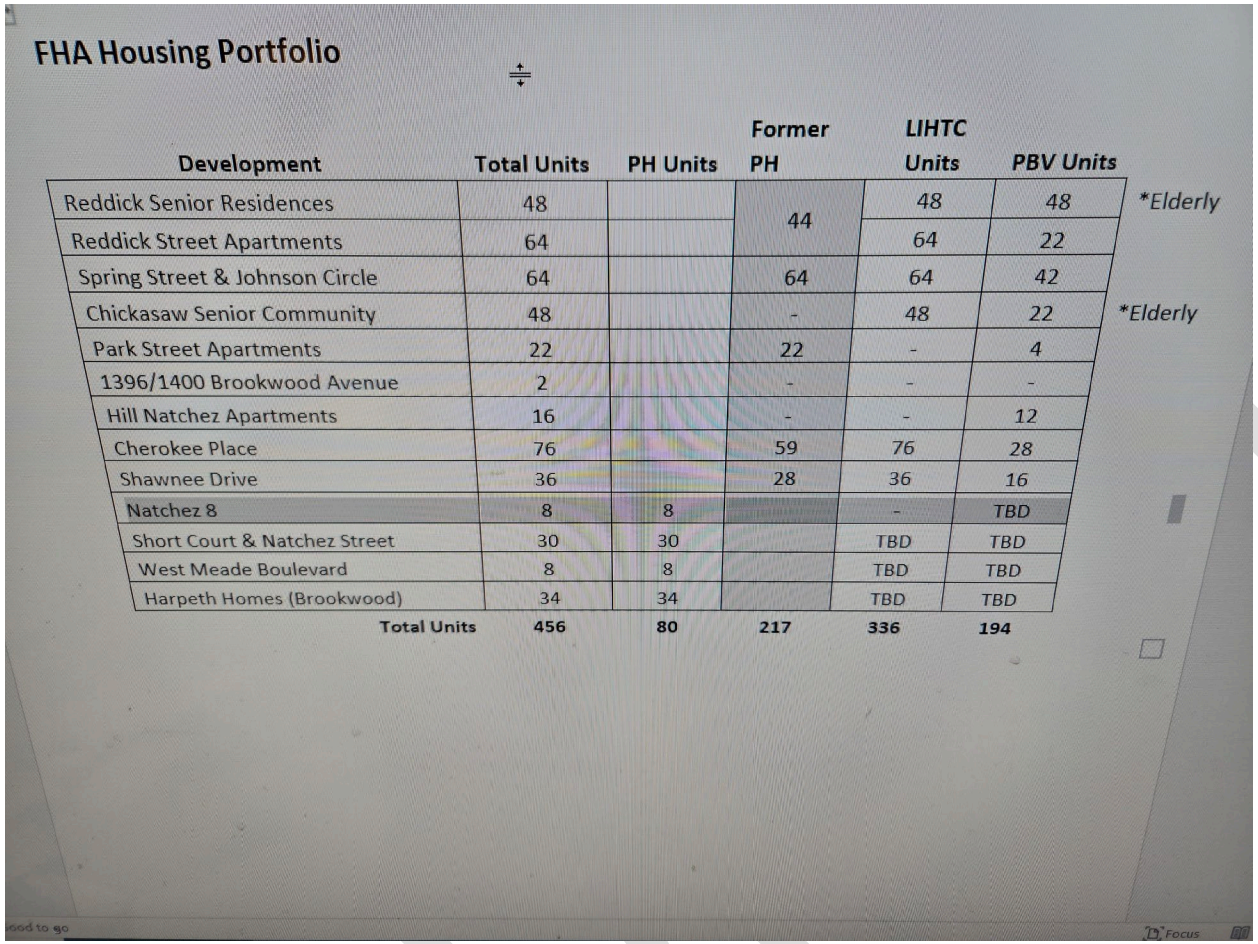
Totals Number of Units

	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project -based	Tenant -based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
# of units vouchers available			297						
# of accessible units									
***includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition**									

Table 37 – Total Number of Units by Program Type

Data Source: PIC (PIH Information Center)

DRAFT



FHA Housing Portfolio

Development	Total Units	PH Units	Former PH	LIHTC Units	PBV Units	
Reddick Senior Residences	48		44	48	48	*Elderly
Reddick Street Apartments	64			64	22	
Spring Street & Johnson Circle	64		64	64	42	
Chickasaw Senior Community	48		-	48	22	*Elderly
Park Street Apartments	22		22	-	4	
1396/1400 Brookwood Avenue	2		-	-	-	
Hill Natchez Apartments	16		-	-	12	
Cherokee Place	76		59	76	28	
Shawnee Drive	36		28	36	16	
Natchez 8	8	8		-	TBD	
Short Court & Natchez Street	30	30		TBD	TBD	
West Meade Boulevard	8	8		TBD	TBD	
Harpeth Homes (Brookwood)	34	34		TBD	TBD	
Total Units	**456**	**80**	**217**	**336**	**194**	

Public Housing

Describe the supply of public housing developments:

Describe the number and physical condition of public housing units in the jurisdiction, including those that are participating in an approved Public Housing Agency Plan:

FHA's current and remaining phases of redevelopment of public housing are Shawnee Drive, Natchez Street, Harpeth Homes, and Short Court. These final five phases will be completed within the next five years. Shawnee Drive is scheduled to begin construction in 2024. An application for disposition has been submitted for eight (8) units on the north side of Natchez Street that will be rehabilitated with funding from a HOME grant awarded by THDA. An application for demolition and disposition has been submitted for thirty-four (34) public housing units at Harpeth Homes (Brookwood Avenue, Edgewood Boulevard, Iris Place, Sunflower Court, and West Meade Boulevard). FHA plans to apply for a LIHTC allocation from THDA for a new construction project at the site that will include an estimated 80 units. FHA plans to submit a disposition application for units approved for demolition at West Meade Boulevard as part of the Harpeth Homes development. FHA plans to submit a demolition and disposition application for thirty (30) units at Short Court and Natchez Street. Potential redevelopment plans for new construction include elderly housing utilizing a Section 202 grant and a multi-family building utilizing a LIHTC allocation. FHA has partnered with a for-profit developer as co-developer of Wood Duck Court, an approximately 230-unit, new construction, LIHTC development. FHA will project-base fifty (50) vouchers at the site through noncompetitive selection as the owner of the project. FHA plans to convert units under its public housing Faircloth allowance to RAD. The proposed Faircloth-to-RAD project is The Loft Apartments located at 3595 Carothers Parkway, Franklin, TN, which would include 32 units to be converted. Finally, FHA intends to project-base up to 30% of its HCV vouchers at various development sites through noncompetitive selection at projects where FHA has ownership interest or control.

DRAFT

Public Housing Condition

Public Housing Development	Average Inspection Score

Table 38 - Public Housing Condition

Describe the restoration and revitalization needs of public housing units in the jurisdiction:

Franklin Housing Authority continues to rehabilitate existing dwelling units, build new units and maintain to the highest standards the current dwellings.

Describe the public housing agency's strategy for improving the living environment of low- and moderate-income families residing in public housing:

The social services department of the FHA serves residents working toward homeownership, those needing to improve their job situation and those seeking resources for self-sufficiency. Staff also work with senior residents to assist them with aging in place. The FOURS Scholarship program exists to cover the gap in funding for those graduating from high school in and FHA as they pursue a degree at a 4-year college, community college or trade school.

Discussion:

DRAFT

MA-30 Homeless Facilities and Services – 91.210(c)

Introduction

The City of Franklin does not have a large homeless population; however, we do have services to address the needs of homeless persons within the community, all of which are provided by community-based public and nonprofit agencies. The provision of these services is through a collaborative effort facilitated by our Continuum of Care. Franklin is part of the Williamson County Emergency Management Agency.

Facilities and Housing Targeted to Homeless Households

	Emergency Shelter Beds		Transitional Housing Beds	Permanent Supportive Housing Beds	
	Year Round Beds (Current & New)	Voucher / Seasonal / Overflow Beds	Current & New	Current & New	Under Development
Households with Adult(s) and Child(ren)	0	0	0	0	0
Households with Only Adults	0	0	0	0	0
Chronically Homeless Households	0	0	0	0	0
Veterans	0	0	0	0	0
Unaccompanied Youth	13	0	0	0	0

Table 39 - Facilities and Housing Targeted to Homeless Households

Data Source Comments: My Friends House is a Level 2 group-care facility that serves male youth ages 12-18 who are in state custody.

DRAFT

Describe mainstream services, such as health, mental health, and employment services to the extent those services are use to complement services targeted to homeless persons

Mainstream services which are provided by community-based public and nonprofit agencies and are directly targeted to homeless persons include emergency shelter, rapid rehousing assistance, mental health assistance, emergency food and clothing assistance, and basic financial assistance. These services are provided by several nonprofit agencies and faith communities. The nonprofit organizations providing these services regularly communicate with each other and with the Continuum of Care in order to provide the best network of services to homeless individuals and families. The City of Franklin, however, does not directly provide comprehensive case management.

List and describe services and facilities that meet the needs of homeless persons, particularly chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth. If the services and facilities are listed on screen SP-40 Institutional Delivery Structure or screen MA-35 Special Needs Facilities and Services, describe how these facilities and services specifically address the needs of these populations.

Williamson County Homeless Alliance is a 501c3 organization located in Franklin, TN. The organization provides assistance by sheltering those experiencing homelessness through emergency, temporary, transitional, and permanent housing solutions. This nonprofit strives to address the whole person by providing services that assist in healing the individual and family physically, emotionally and mentally.

My Friend's House mission is to focus on individualized behavioral stabilization and transition of the young man back to the stability of family, foster care, adoption or independent living upon turning 18. The home is integrated into the Franklin, Tennessee community where youth attend public school, access local health care and services as needed.

DRAFT

MA-35 Special Needs Facilities and Services – 91.210(d)

Introduction

The needs faced by persons with special needs within the city include additional affordable housing; additional housing units which are barrier-free or accessible; access to quality public and community facilities; and access to employment opportunities. Through partnering with the many community-based organizations which provide the means to address these needs.

The City of Franklin supports the Franklin Transit Authority. The authority provides fixed-route transportation service and Transit On Demand curb-to-curb transportation service 6 days a week throughout Franklin.

In accordance with the requirements of Title II of the Americans with Disabilities Act of 1990 ("ADA"), the Franklin Transit Authority will not discriminate against qualified individuals with disabilities on the basis of disability in its services, programs, or activities. The Franklin Transit Authority will make all reasonable modifications to policies and programs to ensure that people with disabilities have an equal opportunity to enjoy all of its programs, services, and activities.

Including the elderly, frail elderly, persons with disabilities (mental, physical, developmental), persons with alcohol or other drug addictions, persons with HIV/AIDS and their families, public housing residents and any other categories the jurisdiction may specify, and describe their supportive housing needs

The City of Franklin has a continuous dialogue with our community-based organizations. The City has affordable housing in place for women who are re-entering the community from incarceration, https://oakcottage.org/.

Additionally, for persons with disabilities WAVES, a 501c3 is available for families. They receive support through Adult Day Programs, Community Integration, Residential Services, and Employment Services.

Our Public Housing Authority is well suited for our elderly and frail elderly with units designed for everyday mobility.

Describe programs for ensuring that persons returning from mental and physical health institutions receive appropriate supportive housing

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PLAN_SECTION_ID=[1350402000]>

Specify the activities that the jurisdiction plans to undertake during the next year to address the housing and supportive services needs identified in accordance with 91.215(e) with respect to persons who are not homeless but have other special needs. Link to one-year goals. 91.315(e)

The City of Franklin is an Entitlement Community; however, we will continue to support our Community Service Partners/Continuum of Care committee, participate in community events, interact with area service providers, and financially support programs as funding allows.

For entitlement/consortia grantees: Specify the activities that the jurisdiction plans to undertake during the next year to address the housing and supportive services needs identified in accordance with 91.215(e) with respect to persons who are not homeless but have other special needs. Link to one-year goals. (91.220(2))

In accordance with the identified goals established in the plan, the city plans to continue to focus on housing for low to moderate income residents. Theses residents may include persons with special needs.

DRAFT

MA-40 Barriers to Affordable Housing – 91.210(e)

Negative Effects of Public Policies on Affordable Housing and Residential Investment

The Tennessee Code Annotated Section 13-4-201 authorizes the City of Franklin to create a general plan for physical development. The City has identified few negative effects of public policies on affordable housing and residential investment. The local building code is consistent with that of the international, federal, and state codes. However, the cost of real estate within the city limits has skyrocketed. The average price of a home in Franklin surpasses 900k.



Hard Bargain Duplex



Other side of duplex

DRAFT

MA-45 Non-Housing Community Development Assets – 91.215 (f)

Introduction

The City of Franklin continues to develop a visually attractive city, encouraging aesthetic and visual amenities within the City. We provide equal access to the significant natural features, open green space, and resources for the community. We have a division that works to preserve historically or architecturally significant buildings, sites, or areas. The City may partner with Middle Tennessee State University to open a satellite office in the historic Natchez neighborhood.

Economic Development Market Analysis

Business Activity

Business by Sector	Number of Workers	Number of Jobs	Share of Workers %	Share of Jobs %	Jobs less workers %
Agriculture, Mining, Oil & Gas Extraction	51	51	0	0	0
Arts, Entertainment, Accommodations	4,071	8,970	14	15	1
Construction	1,126	3,441	4	6	2
Education and Health Care Services	5,372	8,363	19	14	-5
Finance, Insurance, and Real Estate	2,906	7,201	10	12	2
Information	1,127	2,432	4	4	0
Manufacturing	1,816	3,396	6	6	0
Other Services	1,069	1,896	4	3	-1
Professional, Scientific, Management Services	5,129	12,137	18	20	2
Public Administration	0	0	0	0	0
Retail Trade	3,702	10,353	13	17	4
Transportation and Warehousing	914	767	3	1	-2
Wholesale Trade	1,392	2,373	5	4	-1
Total	28,675	61,380	--	--	--

Table 40 - Business Activity

Data Source: 2016-2020 ACS (Workers), 2020 Longitudinal Employer-Household Dynamics (Jobs)

DRAFT

Labor Force

Total Population in the Civilian Labor Force	43,639
Civilian Employed Population 16 years and over	42,275
Unemployment Rate	3.09
Unemployment Rate for Ages 16-24	5.52
Unemployment Rate for Ages 25-65	2.58

Table 41 - Labor Force

Data Source: 2016-2020 ACS

Occupations by Sector	Number of People
Management, business and financial	17,635
Farming, fisheries and forestry occupations	1,415
Service	2,905
Sales and office	9,470
Construction, extraction, maintenance and repair	1,644
Production, transportation and material moving	1,005

Table 42 – Occupations by Sector

Data Source: 2016-2020 ACS

Travel Time

Travel Time	Number	Percentage
< 30 Minutes	21,704	61%
30-59 Minutes	11,701	33%
60 or More Minutes	2,111	6%
Total	***35,516***	***100%***

Table 43 - Travel Time

Data Source: 2016-2020 ACS

Education:

Educational Attainment by Employment Status (Population 16 and Older)

Educational Attainment	In Labor Force		
	Civilian Employed	Unemployed	Not in Labor Force
Less than high school graduate	1,360	10	669

Educational Attainment	In Labor Force		
	Civilian Employed	Unemployed	Not in Labor Force
High school graduate (includes equivalency)	2,810	265	1,140
Some college or Associate's degree	6,815	160	1,600
Bachelor's degree or higher	24,575	705	4,200

Table 44 - Educational Attainment by Employment Status

Data Source: 2016-2020 ACS

Educational Attainment by Age

	Age				
	18–24 yrs	25–34 yrs	35–44 yrs	45–65 yrs	65+ yrs
Less than 9th grade	70	94	325	585	235
9th to 12th grade, no diploma	780	200	280	554	529
High school graduate, GED, or alternative	1,295	855	1,135	2,245	2,165
Some college, no degree	1,650	1,380	1,530	3,160	1,935
Associate's degree	255	743	550	1,205	715
Bachelor's degree	1,230	4,775	5,190	8,740	2,425
Graduate or professional degree	230	2,495	3,210	5,064	2,240

Table 45 - Educational Attainment by Age

Data Source: 2016-2020 ACS

Educational Attainment – Median Earnings in the Past 12 Months

Educational Attainment	Median Earnings in the Past 12 Months
Less than high school graduate	121,903
High school graduate (includes equivalency)	133,192
Some college or Associate's degree	209,085
Bachelor's degree	433,993
Graduate or professional degree	640,130

Table 46 – Median Earnings in the Past 12 Months

Data Source: 2016-2020 ACS

Based on the Business Activity table above, what are the major employment sectors within your jurisdiction?

Franklin is quickly moving from a suburb of Nashville to an emerging employer for the corporate world. https://livability.com/tn/franklin/education-careers-opportunity/top-25-employers-in-franklin-and-williamson-county-tn/.

Over half of the largest publicly traded companies in Middle Tennessee call Williamson County home. As the location of choice for today's business leaders, Williamson County leads the way in population, employment and per capita income growth. These are the county's top 5 private sector employers.

1. Community Health Systems Inc. 3,255 employees

2. Nissan North American 1,850 employees

3. UnitedHealthcare 1,816

4. Williamson Medical Center 1,609 employees

5. Optum, Inc. 1,600 employees

Describe the workforce and infrastructure needs of the business community:

The City often sends out community satisfaction surveys; the one consistent comment is traffic is an issue in the city. The workforce in Franklin trends toward businesses that may find higher education more appealing.

Education statistics for Williamson County/Franklin, TN:

High school graduate or higher, percent of persons aged 25 years+, 2019-2023 = 95.9%

Bachelor's degree or higher, percent of persons aged 25 years+, 2019-2023 = 64.3%

Describe any major changes that may have an economic impact, such as planned local or regional public or private sector investments or initiatives that have affected or may affect job and business growth opportunities during the planning period. Describe any needs for workforce development, business support or infrastructure these changes may create.

Franklin is part of Williamson County, where more than 6,000 local industry employers call home, including the corporate headquarters for 40 companies. 12 of the 25 largest publicly traded companies in the Nashville region are in Williamson County, including #1-#5 and #7 of the top 10. According to *Inc. Magazine*'s 5000 list, 33% of the fastest growing companies in Tennessee are in

Williamson County. The City is an active participante in the community including the vision for the future.

https://docs.google.com/spreadsheets/d/1SIwX0KxLlpmcHeGxb8HtdBm8Z6Du2r0HN9OSO3-66TA/edit?pli=1&gid=1695220174#gid=1695220174

How do the skills and education of the current workforce correspond to employment opportunities in the jurisdiction?

The City of Franklin contains a highly educated workforce which meets the needs of the high-tech and professional businesses located within the City. However, many low-income residents do not possess the skills needed to obtain sufficient employment to raise income. Living in Franklin means you have direct access many opportunities for higher education and an extremely well-educated workforce. Within the Nashville region there are 24 four-year universities and colleges with over 92,000 students enrolled, 8 community colleges with over 32,000 students enrolled and 14+ career colleges with nearly 10,000 students enrolled. 64.3% of the City of Franklin hold a Bachelor's degree or higher.

Describe any current workforce training initiatives, including those supported by Workforce Investment Boards, community colleges and other organizations. Describe how these efforts will support the jurisdiction's Consolidated Plan.

The State of Tennessee has a program that supports community colleges or trade schools that makes it possible for students to graduate debt free and move into the workforce quickly. Tennessee Promise is both a scholarship and mentoring program focused on increasing the number of students who attend college in our state. It provides students a last-dollar scholarship, meaning the scholarship will cover the cost of tuition and mandatory fees not covered by the Pell grant, the HOPE scholarship, or the Tennessee Student Assistance Award. Students may use the scholarship at any of the state’s 13 community colleges, 24 colleges of applied technology, or other eligible institution offering an associate degree program.

Tennessee Promise's success is also evident in the increasing number of Tennesseans earning technical credentials from TCAT campuses, now representing nearly 17% of Tennessee Promise enrollments compared to 12% in the program's first year. Governor Bill Lee's ongoing commitment to Tennessee Promise includes a nearly $1 billion investment to the Tennessee Board of Regents (TBR) to expand TCAT growth in 2023 which continues to support affordable education and workforce-aligned programs, benefiting students and Tennessee's economic development.

Does your jurisdiction participate in a Comprehensive Economic Development Strategy (CEDS)?

No

If so, what economic development initiatives are you undertaking that may be coordinated with the Consolidated Plan? If not, describe other local/regional plans or initiatives that impact economic growth.

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Discussion

The City of Franklin is a partner with Williamson, Inc. for City based economic development initiatives.

Mayor (Dr.) Ken Moore also has a seat on the Transportation Policy Board. This board oversees the development of the region's federally required long¿range transportation plan and short range transportation improvement program and serves as a forum for ongoing conversations about local transportation issues.

DRAFT

MA-50 Needs and Market Analysis Discussion

Are there areas where households with multiple housing problems are concentrated? (include a definition of "concentration")

The city has not identified where a concentration of households facing multiple housing problems exists, with a concentration being a majority of households within the area/neighborhood.

Are there any areas in the jurisdiction where racial or ethnic minorities or low-income families are concentrated? (include a definition of "concentration")

Overall the City of Franklin has become very expensive including the neighborhoods that were more minority and low income concentrated. These include Hill Estates, Cadet Place and Rolling Meadows.

What are the characteristics of the market in these areas/neighborhoods?

Population	**86,328**
Households	**33,538**
Median Age	**39.6**
Median HH Income	**100,165**

https://williamsonchamber.com/living/community-profiles/

Are there any community assets in these areas/neighborhoods?

All census tracts within the City of Franklin have community assets in their areas that include walkable business districts, parks, trail systems, schools and churches.

Are there other strategic opportunities in any of these areas?

A Consulting firm suggested officials consider the following options to maximize affordable housing, senior friendly housing and dwellings that address the missing middle.

Housing strategies which include prioritizing walkable, human scale building form by diversifying housing types, especially for the missing middle type of housing that is available for low to moderate-income households.

Encouraging housing supply that aligns with demographic and market trends by encouraging more senior-friendly options, such as accessory dwelling units, duplexes, and cottage cluster homes

https://franklintomorrow.org/census-data-shows-williamson-county-aging-city-studying-housing-to-fit-the-population/



Hill Estates

MA-60 Broadband Needs of Housing occupied by Low- and Moderate-Income Households - 91.210(a)(4), 91.310(a)(2)

Describe the need for broadband wiring and connections for households, including low- and moderate-income households and neighborhoods.

Broadband wiring and connections do exist throughout all neighborhoods within the City of Franklin. Furthermore, WiFi is available at most public locations, including our Public Housing neighborhoods and the public library. There is a free computer lab available to the residents of the Hard Bargain Neighborhood in the public Community Center. The table below reflects total internet accessibility for the City of Franklin. https://www.census.gov/quickfacts/franklincitytennessee

Describe the need for increased competition by having more than one broadband Internet service provider serve the jurisdiction.

Several service providers exist throughout the jurisdiction.

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MA-65 Hazard Mitigation - 91.210(a)(5), 91.310(a)(3)

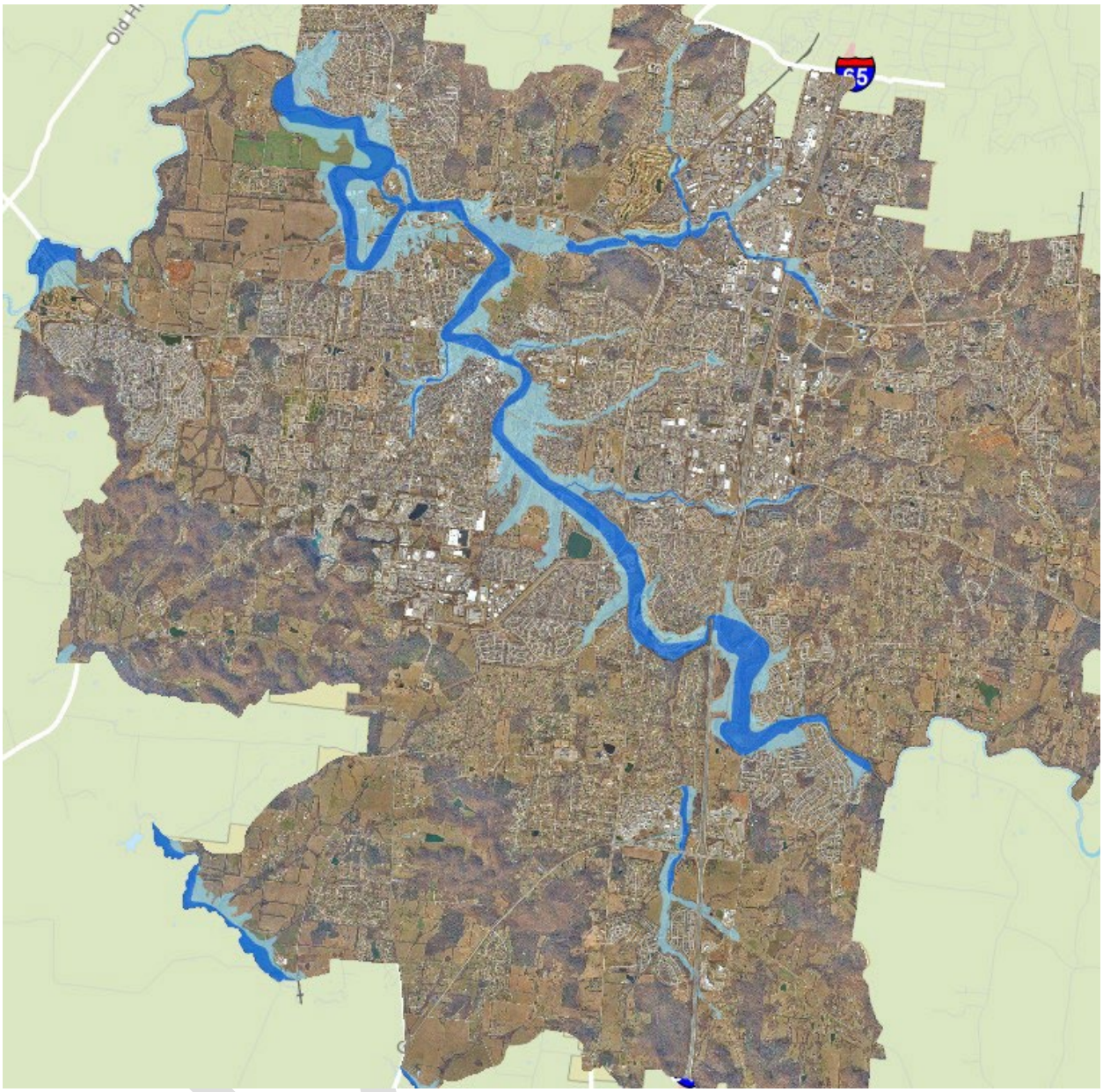
Describe the jurisdiction's increased natural hazard risks associated with climate change.

The City of Franklin has 3,426 acres of land within the SFHA (Special Flood Hazard Area) and has a State Certified Flood Plain Manager on staff. The City of Franklin is often challenged by rising waters along the Harpeth River. The May 2010 flood significantly impacted citizens of all income levels. Complete analysis of natural hazards risks can be accessed through the Williamson County Multi-Jurisdictional Hazard Mitigation Plan, 294-HMP-2024.

Describe the vulnerability to these risks of housing occupied by low- and moderate-income households based on an analysis of data, findings, and methods.

Based upon the reported damages that followed the 2010 flood, flooding reaches households of all income levels. Vulnerability is better considered as a result of recovery methods for the same given the lack of resources available to replace flood damaged items. There are currently 444 active NFIP policies in place while there are 983 structures located within the SFHA.

DRAFT



Flood Plain

Strategic Plan

SP-05 Overview

Strategic Plan Overview

The overall strategy of the Consolidated Plan is that residents of the city might have safe, affordable and accessible housing; access to a comprehensive network of housing, economic and other support services, and access to quality public facilities. To meet this goal the City will:

- Strive to maintain the current housing stock in a standard and code compliant form through housing rehabilitation assistance
- Endeavor to provide decent, affordable housing to low-income families and nonprofit housing service providers through new construction and existing housing
- Supporting quality public and community facilities which meet the needs of low- and moderate-income individuals and those with special needs and disabilities
- Provide accessibility improvements to meet the needs of elderly persons and persons with disabilities
- To continue to promote nondiscriminatory practices throughout the community

Future Franklin

https://web.franklintn.gov/FlippingBook/EnvisionFranklin/17/#t=MTcscmlnaHQsNjguOTIsNDEuMzksNDExLjE4LDQ1Ny42MixyaWdodCxib3R0b20=

DRAFT

SP-10 Geographic Priorities – 91.215 (a)(1)

Geographic Area

Table 47 - Geographic Priority Areas

1	**Area Name:**	City of Franklin
	Area Type:	Local Target area
	Other Target Area Description:	
	HUD Approval Date:	
	% of Low/ Mod:	
	Revital Type:	Housing
	Other Revital Description:	
	Identify the neighborhood boundaries for this target area.	
	Include specific housing and commercial characteristics of this target area.	
	How did your consultation and citizen participation process help you to identify this neighborhood as a target area?	
	Identify the needs in this target area.	
	What are the opportunities for improvement in this target area?	
	Are there barriers to improvement in this target area?	
2	**Area Name:**	Hard Bargain Neighborhood
	Area Type:	Strategy area
	Other Target Area Description:	
	HUD Approval Date:	4/1/2020
	% of Low/ Mod:	
	Revital Type:	
	Other Revital Description:	
	Identify the neighborhood boundaries for this target area.	
	Include specific housing and commercial characteristics of this target area.	
	How did your consultation and citizen participation process help you to identify this neighborhood as a target area?	
	Identify the needs in this target area.	
	What are the opportunities for improvement in this target area?	

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	Are there barriers to improvement in this target area?	
3	**Area Name:**	Hard Bargain Neighborhood and Natchez Street
	Area Type:	Low to moderate income
	Other Target Area Description:	Low to moderate income
	HUD Approval Date:	
	% of Low/ Mod:	
	Revital Type:	
	Other Revital Description:	
	Identify the neighborhood boundaries for this target area.	
	Include specific housing and commercial characteristics of this target area.	
	How did your consultation and citizen participation process help you to identify this neighborhood as a target area?	
	Identify the needs in this target area.	
	What are the opportunities for improvement in this target area?	
	Are there barriers to improvement in this target area?	

General Allocation Priorities

Describe the basis for allocating investments geographically within the jurisdiction (or within the EMSA for HOPWA)

The City of Franklin's median income has continued to increase; despite this, many areas identified as low to moderate income have retained a preponderance of households with lower incomes. This is especially true in neighborhoods such as Hard Bargain, Natchez, both Hill Estates and the Cadet community. The City continues to commit their CDBG funds to its low to moderate income residents. These neighborhoods are very special and have strong ties within their own community. Natchez Street, along with the surrounding neighborhood, was once the pulse of the city's black community, and is only a few blocks from downtown Franklin which is the heart of Franklin. There are still households within these communities that will benefit from CDBG activities and services.

The Hard Bargain neighborhood is a traditionally African American community in Franklin, that developed on land bought by a former slave from his former master after the Civil War. Today, 130 households comprise the Hard Bargain Neighborhood. The mission of the Hard Bargain Association is to preserve the historic Hard Bargain neighborhood by renovating existing homes, building high quality

affordable homes and stabilizing the neighborhood. Hard Bargain will continue to be a diverse and vibrant community to be proud of for generations to come.

DRAFT

SP-25 Priority Needs - 91.215(a)(2)

Priority Needs

Table 48 – Priority Needs Summary

1	**Priority Need Name**	Maintain Existing Dwelling Units
	Priority Level	High
	Population	Extremely Low Low Moderate Families with Children
	Geographic Areas Affected	Low to moderate income City of Franklin Hard Bargain Neighborhood
	Associated Goals	
	Description	Maintaining the current housing stock in a standard and code compliant form is a very high priority as the city continues to grow from a small town to a much desired urban area. Through evaluation of the community needs assessment and market analysis, consultations with community-based housing service providers, and through public comments, the need for maintaining the existing housing stock has been determined as a high priority by the city.
	Basis for Relative Priority	

Narrative (Optional)

Through multiple meetings and conversations with our non-profits, our community-based organizations, and with the public Housing Commission the city has determined that providing accessibility improvements to benefit elderly residents or residents with special needs or disabilities, as well as, working to create new deed restricted, affordable is our high priority need.

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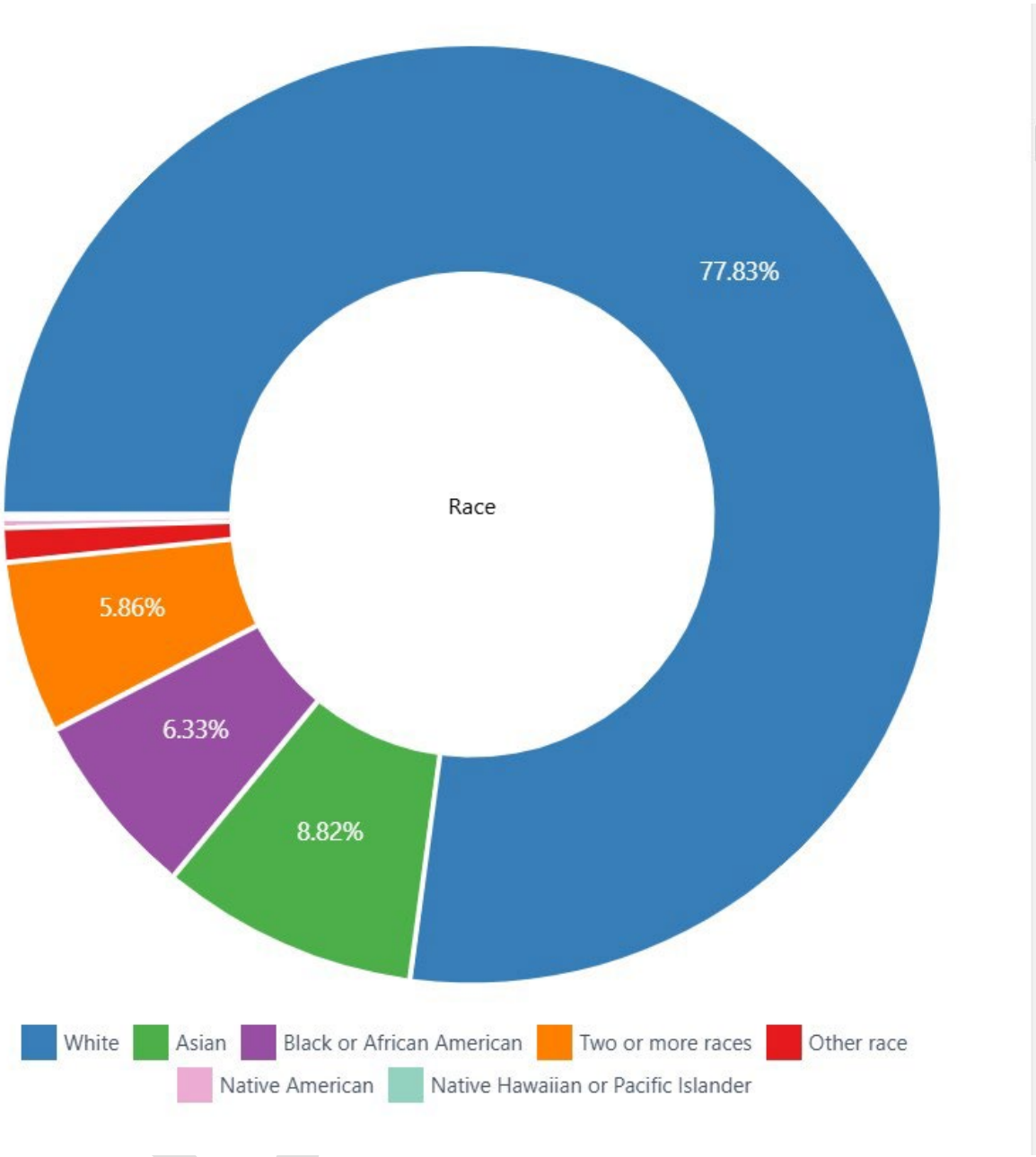
SP-30 Influence of Market Conditions – 91.215 (b)

Influence of Market Conditions

Affordable Housing Type	Market Characteristics that will influence the use of funds available for housing type
Tenant Based Rental Assistance (TBRA)	N/A Rental support comes through our public housing authority and the non-profits.
TBRA for Non-Homeless Special Needs	N/A
New Unit Production	N/A The City of Franklin CDBG funds will not be used for TBRA. Instead, these funds will be used for home rehab and new construction. These are the only funds the City receives directly.
Rehabilitation	The city will continue to partner with our non-profits to ensure continued maintenance of a home is maintained to meet HUD's requirements of safe, decent and in good repair. City staff do communicate if a situation is found and we work together to find a solution. For low-income residents, when household budgets are burdened by costs of living it is difficult to afford additional maintenance expenses which can occur with or without warning.
Acquisition, including preservation	N/A The City of Franklin CDBG funds will continue to be used for home rehab and new construction. These are the only funds the City receives directly. If a property became available for acquisition, the City will reach out for private partnerships in an attempt to save a home from demo and being replaced by a much more expensive home.

Table 49 – Influence of Market Conditions

DRAFT



Population Graph

SP-35 Anticipated Resources - 91.215(a)(4), 91.220(c)(1,2)

Introduction

The City of Franklin is an entitlement community of HUD's Community Development Grant Program. As such, the city receives a yearly allocation of funds to undertake the projects and activities identified to meet the goals of the Consolidated Plan. The city reviews project proposals from potential subrecipients to determine how to best use the CDBG funds to meet the most urgent needs of the low- and moderate-income residents of the city. The City will seek partnerships that will support the proposed project; projects with additional funds to be leveraged have a better likelihood of being funded since it indicates that many resources are being used to meet the specific goal.

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan $	Narrative Description
			Annual Allocation: $	Program Income: $	Prior Year Resources: $	Total: $		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	318,746	0	0	318,746	0	The city anticipates receiving $318,746.00 entitlement CDBG funds for the upcoming year. These are the only funds the city will receive. Carry over funds from prior years is anticipated to be $

Table 50 - Anticipated Resources

DRAFT

Explain how federal funds will leverage those additional resources (private, state and local funds), including a description of how matching requirements will be satisfied

The City of Franklin will review all subrecipient project funding requests for how additional resources (private, state, and local funds) may be leveraged to accomplish the goals of the project. Applicants must indicate how additional funding will be obtained, or give an indication of an attempt to obtain, when applying for CDBG funds. Matching funds are not required for CDBG projects.

If appropriate, describe publically owned land or property located within the jurisdiction that may be used to address the needs identified in the plan

The City continues to search for publicly owned land or lots that may be used as a baseline for the construction of affordable housing. The goal is that lots owned by the city will continue to be used for building additional affordable housing dwellings when funding allows. Our Housing Commission has supported a Round-Up program to help offset fees associated with the installation of water & wastewater taps. Additionally, the Commission is preparing to discuss a financial incentive program for the construction of affordable, deed restricted dwellings.

Discussion

With the finite amount of CDBG funds allocated to the City on an annual basis the City has determined that the best way to accomplish the goals of the Consolidated Plan is to maintain and continue to develop a strong collaborative effort between public and private initiatives. With a collaborative effort, additional resources are able to be leveraged throughout the year by many different projects.

DRAFT

SP-40 Institutional Delivery Structure – 91.215(k)

Explain the institutional structure through which the jurisdiction will carry out its consolidated plan including private industry, non-profit organizations, and public institutions.

Responsible Entity	Responsible Entity Type	Role	Geographic Area Served
Franklin Housing Authority	PHA	Public Housing Rental public facilities	Region
Community Housing Partnership	Non-profit organizations	Homelessness Ownership Rental	Region

Table 51 - Institutional Delivery Structure

Assess of Strengths and Gaps in the Institutional Delivery System

The City of Franklin is the agency tasked with implementing the CDBG annual allocation and creating a viable Consolidated Plan. The City has worked extensively to develop a public and private cooperative environment which has led to many community development and housing programs and initiatives which meet the needs of low and moderate income residents of the city. The partnerships which exist are strong and communication is a large part of our success. At this time, the city has not identified any gaps within the existing institutional structure.

Availability of services targeted to homeless persons and persons with HIV and mainstream services

Homelessness Prevention Services	Available in the Community	Targeted to Homeless	Targeted to People with HIV
Homelessness Prevention Services			
Counseling/Advocacy	X	X	
Legal Assistance			
Mortgage Assistance			
Rental Assistance	X		
Utilities Assistance	X		
Street Outreach Services			
Law Enforcement	X		
Mobile Clinics			
Other Street Outreach Services	X	X	
Supportive Services			
Alcohol & Drug Abuse	X	X	
Child Care			
Education			

Employment and Employment Training	X		
Healthcare	X		
HIV/AIDS			
Life Skills	X		
Mental Health Counseling	X		
Transportation			
Other			

Table 52 - Homeless Prevention Services Summary

Describe how the service delivery system including, but not limited to, the services listed above meet the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth)

The City of Franklin supports Williamson County Homeless Alliance organization that provides service to special needs residents and persons experiencing homelessness. This alliance continues to develop and work to maintain a permanent transitional sanctuary that meets the needs of this population. Their efforts include partnering with the City, non-profits, businesses, and churches. Additionally, a round table meet and discussion is help bi-monthly to share ideas and build collaboration.

Describe the strengths and gaps of the service delivery system for special needs population and persons experiencing homelessness, including, but not limited to, the services listed above

The City of Franklin receives approximately 300k each year in CDBG funds; with these funds the City strives to coordinate with the non-profits within our community to ensure we are not offering duplicate services. This allows for all of the population that needs assistance be served. This will be especially helpful in learning the strengths and weaknesses of various outreach programs.

Franklin is experiencing an affordable housing crisis. As of December 2024, the average rent in Franklin, TN is $1,753 per month. For comparison, the national average rent price in the US is currently $1,559/month, which means Franklin rent prices are 12% higher than the national average. When you rent an apartment in Franklin, you can expect to pay about $1,705 per month for a studio, $1,753 for a one-bedroom apartment, and around $2,121 for a two-bedroom apartment. If you opt for a three-bedroom rental, you could pay $2,992 or more. This is approximately four to five hundred dollars ($400 - $500) more than the 2023/2024 HUD fair market rent table. The City continues to work with our PHA and the various non-profits to search for a means of addressing housing needs and costs. However, the City of Franklin continues to grow in population which may be driven by the public-school system and its urban living style.

Provide a summary of the strategy for overcoming gaps in the institutional structure and service delivery system for carrying out a strategy to address priority needs

The City recognizes that the success of the current service delivery system is a product of the current collaborative environment which exists between organizations of our private and public sectors. Maintaining this environment is vital to the success of the implementation of this five-year plan and ultimately to meeting the priority needs that have been determined in this plan.

DRAFT

SP-45 Goals Summary – 91.215(a)(4)

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator

Table 53 – Goals Summary

Goal Descriptions

Goal Name	Goal Description
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Estimate the number of extremely low-income, low-income, and moderate-income families to whom the jurisdiction will provide affordable housing as defined by HOME 91.315(b)(2)

DRAFT

SP-50 Public Housing Accessibility and Involvement – 91.215(c)

Need to Increase the Number of Accessible Units (if Required by a Section 504 Voluntary Compliance Agreement)

The City of Franklin is not a public housing authority (PHA). As such, there are no federally funded, governmentally owned public housing units within the City of Franklin.

Activities to Increase Resident Involvements

N/A

Is the public housing agency designated as troubled under 24 CFR part 902?

No

Plan to remove the 'troubled' designation

N/A

DRAFT

SP-55 Barriers to affordable housing – 91.215(h)

Barriers to Affordable Housing

The Tennessee Code Annotated Section 13-4-201 authorizes the City of Franklin to create a general plan for physical development. The City has identified few negative effects of public policies on affordable housing and residential investment. The local building code is consistent with that of the international, federal, and state codes. However, the cost of real estate within the city limits has skyrocketed. The average price of a home in Franklin surpasses 900k.

Strategy to Remove or Ameliorate the Barriers to Affordable Housing

The City is active in the community and will continue to review any public comments received regarding current policies in order to remove any barriers that might exist but that the city is currently unaware. The largest barrier the city faces is land cost and availability. No barriers were identified within the community survey that informed the creation of this plan, despite a direct question around the existence of barriers to affordable housing. In fact, with the recent enactment of the RB-2 zoning district, additional allowances are in place to allow accessory dwelling units within a small area of the city where increased density is consistent with development best practices. The City will continue to explore modernization opportunities in the future.

DRAFT

SP-60 Homelessness Strategy – 91.215(d)

Reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs

Many services exist within the City of Franklin to meet the needs of homeless persons within the community, all of which are provided by community-based public and nonprofit agencies. The provision of these services is a collaborative effort facilitated by the Homeless No More Continuum of Care. The Midland County Continuum of Care will continue with taking the lead on reaching out to homeless persons and assessing their individual needs. City staff will continue to participate with the Continuum in order to stay informed on the needs that exist and to coordinate the efforts between the public and nonprofit sectors.

Addressing the emergency and transitional housing needs of homeless persons

The City will continue to support organizations which operate emergency shelter or transitional housing with funding options. Where an urgent need exists, the city will work to meet that need through the financial resources available through the CDBG program.

Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again.

The city will continue to work with the many partners who provide direct assistance to individuals and families who are in need of these services. Funding opportunities through the CDBG program will be available on a yearly basis to provide additional financial assistance to organizations which are working to meet these needs. Additionally, the city will continue to participate in the Continuum of Care.

Help low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families who are likely to become homeless after being discharged from a publicly funded institution or system of care, or who are receiving assistance from public and private agencies that address housing, health, social services, employment, education or youth needs

The City will keep open communication with our non-profits and community based organizations to address the needs faced by those that find themselves in need of support. Additionally, we will continue to maintain the current quality housing opportunities that currently exist.

SP-65 Lead based paint Hazards – 91.215(i)

Actions to address LBP hazards and increase access to housing without LBP hazards

The City of Franklin complies with all federal regulations regarding lead-based paint and requires that all staff and contractors of subrecipients are educated in working with and testing for lead based paint. The city shares lead education with its residents and the City has information on lead based paint available to the public about the risk of lead poisoning and how to minimize it. Information has also been placed in the Building Code Department. The State of Tennessee maintains a list of certified abatement companies.

https://www.tn.gov/content/dam/tn/environment/solid-waste/documents/toxic-substance/sw-leadhazard/sw_tsp_certified-firm-list.pdf

How are the actions listed above related to the extent of lead poisoning and hazards?

The City of Franklin falls into the County seat of Williamson County. Williamson County is charged with the management of general community health. Through partnerships with local, state and federal entities can provide the necessary resources to effectively handle medical, biological, chemical and environmental emergencies.

How are the actions listed above integrated into housing policies and procedures?

The City of Franklin complies with all federal regulations regarding lead-based paint. Full compliance is a policy of the housing rehabilitation program administered by the city. The program is administered in a way which ensures the procedures follow the policy.

DRAFT

SP-70 Anti-Poverty Strategy – 91.215(j)

Jurisdiction Goals, Programs and Policies for reducing the number of Poverty-Level Families

At this time poverty in the City of Franklin is multiple, with just 4% living below the poverty level. The overall goals of the community development and housing programs for the City of Franklin are that residents of the city shall have safe, affordable and accessible housing; access to a comprehensive network of housing, economic and other support services; and access to quality public facilities. Through providing a public and private cooperative environment leading to effective community development and housing programs and initiatives, the city will be able to reduce the number of poverty-level families within the community. Coordination with community-based organizations is necessary to provide the hands-on programs and services which assist poverty-level residents in obtaining the skills, education, training and employment necessary to raise income sufficient to maintain a home at market rent.

How are the Jurisdiction poverty reducing goals, programs, and policies coordinated with this affordable housing plan

The goals, programs, and policies of the city which are outlined in this plan will all work to coordinate efforts in providing additional affordable housing. With limited resources available through CDBG, it is important that the city collaborate and support direct service agencies to provide additional housing. The Public Housing Authority will continue to be managed in a way which provides the availability of affordable senior housing choices, as well as choices for our low-to-moderate income persons.

DRAFT

SP-80 Monitoring – 91.230

Describe the standards and procedures that the jurisdiction will use to monitor activities carried out in furtherance of the plan and will use to ensure long-term compliance with requirements of the programs involved, including minority business outreach and the comprehensive planning requirements

Monitoring of the city's programs, and those undertaken by subrecipients, is an ongoing process within the city and with our subrecipients. The City of Franklin monitors its performance through the Consolidated Annual Performance and Evaluation Report (CAPER), which is submitted to HUD for approval on a yearly basis. Staff also monitors program timeliness through financial reports and quarterly drawdowns. The City of Franklin reviews requests for reimbursement from subrecipients prior to authorizing payment for activities. The city makes certain that all procedures and requirements specified in the Subrecipient Agreements are followed to ensure compliance with all HUD regulations. The city will continue to reserve the right to take corrective actions as necessary.

DRAFT

Expected Resources

AP-15 Expected Resources – 91.220(c)(1,2)

Introduction

The City of Franklin is an entitlement community of HUD's Community Development Grant Program. As such, the city receives a yearly allocation of funds to undertake the projects and activities identified to meet the goals of the Consolidated Plan. The city reviews project proposals from potential subrecipients to determine how to best use the CDBG funds to meet the most urgent needs of the low- and moderate-income residents of the city. The City will seek partnerships that will support the proposed project; projects with additional funds to be leveraged have a better likelihood of being funded since it indicates that many resources are being used to meet the specific goal.

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan $	Narrative Description
			Annual Allocation: $	Program Income: $	Prior Year Resources: $	Total: $		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	318,746.00	0.00	0.00	318,746.00	0.00	The city anticipates receiving $318,746.00 in entitlement CDBG funds for the up coming year. These are the only funds the city will receive. Carry over funds from prior years is anticipated to be $

Table 54 - Expected Resources – Priority Table

Explain how federal funds will leverage those additional resources (private, state and local funds), including a description of how matching requirements will be satisfied

The City of Franklin will review all subrecipient project funding requests for how additional resources (private, state, and local funds) may be leveraged to accomplish the goals of the project. Applicants must indicate how additional funding will be obtained, or give an indication of an attempt to obtain, when applying for CDBG funds. Matching funds are not required for CDBG projects.

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If appropriate, describe publically owned land or property located within the jurisdiction that may be used to address the needs identified in the plan

The City continues to search for publicly owned land or lots that may be used as a baseline for the construction of affordable housing. The goal is that lots owned by the city will continue to be used for building additional affordable housing dwellings when funding allows. Our Housing Commission has supported a Round-Up program to help offset fees associated with the installation of water & wastewater taps. Additionally, the Commission is preparing to discuss a financial incentive program for the construction of affordable, deed restricted dwellings.

Discussion

With the finite amount of CDBG funds allocated to the City on an annual basis the City has determined that the best way to accomplish the goals of the Consolidated Plan is to maintain and continue to develop a strong collaborative effort between public and private initiatives. With a collaborative effort, additional resources are able to be leveraged throughout the year by many different projects.

DRAFT

Annual Goals and Objectives

AP-20 Annual Goals and Objectives

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator

Table 55 – Goals Summary

Goal Descriptions

Goal Name	Goal Description
<TYPE=[pivot_table] REPORT_GUID=[8259A9F3469186F518038A8E2F9CBDBA]>	

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Projects

AP-35 Projects – 91.220(d)

Introduction

The City of Franklin is an entitlement community of HUD's Community Development Grant Program. As such, the city receives on a yearly basis an allocation of funds to undertake the projects and activities identified to meet the goals of the Five-Year Consolidated Plan. The city reviews project proposals from potential subrecipients to determine how to best use the CDBG funds to meet the most urgent needs of the low- and moderate-income residents of the city. The city makes a concentrated effort to work with all non-profits and the public business community to leverage their CDBG allocation for maximum results.

Projects

#	Project Name

Table 56 – Project Information

Describe the reasons for allocation priorities and any obstacles to addressing underserved needs

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AP-38 Project Summary

Project Summary Information

Project Name	Target Area	Goals Supported	Needs Addressed	Funding	Description	Target Date	Est nu of wil the act
<TYPE=[pivot_table] REPORT_GUID=[54A4ED67473EDAEE248792836A1D83B0]>							

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AP-50 Geographic Distribution – 91.220(f)

Description of the geographic areas of the entitlement (including areas of low-income and minority concentration) where assistance will be directed

Although Community Development Block Group regulations allow grantees to target specific areas, the City of Franklin makes an effort to spread the funding in areas that are home to low to moderate income residents. This has been the City's policy since becoming a CDBG entitlement in the year 2007. This area includes the Hard Bargain, Natchez Street, Cadet and Hill Estate neighborhoods. However, the City will continue to look at the City as a whole to see if other areas have a need.

Geographic Distribution

Target Area	Percentage of Funds
Hard Bargain Neighborhood and Natchez Street	10
City of Franklin	40
Hard Bargain Neighborhood	50

Table 57 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

Allocating CDBG investments strategically within the city may allow for more of the long-term residents to stay in their neighborhood and/or their homes. Gentrification is rapidly encroaching on the mature neighborhoods, especially where they are close to the downtown areas. Where there are opportunities to develop homes in concentrated areas, the city will review those with much greater scrutiny to ensure that funds and other assistance are leveraged and maximized to the fullest extent.

Discussion

City leaders are discovering the value of mature & well-maintained homes within our various neighborhoods, especially those established for our average income resident. We will continue our efforts to preserve the neighborhoods that are the backbone of our community, including community outreach through our various non-profits and partners.

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Affordable Housing

AP-55 Affordable Housing – 91.220(g)

Introduction

The City of Franklin will continue to collaborate with its non-profit community partners to provide affordable rental and homeowner housing, including assistance to people with disabilities. The City continues to build new, affordable, deed restricted homes that meet HUD's definition of affordable. This is generally defined as housing on which the occupant is paying no more than 30 percent of gross income for housing costs, including utilities. We will also continue to search for vacant land/lots or underused property that may be redeveloped to accommodate affordable housing.

One Year Goals for the Number of Households to be Supported	
Homeless	0
Non-Homeless	0
Special-Needs	1
Total	1

Table 58 - One Year Goals for Affordable Housing by Support Requirement

One Year Goals for the Number of Households Supported Through	
Rental Assistance	0
The Production of New Units	2
Rehab of Existing Units	1
Acquisition of Existing Units	0
Total	3

Table 59 - One Year Goals for Affordable Housing by Support Type

Discussion

The City will continue to focus on providing new affordable, deed restricted housing to meet the goals of having a diversified community. In addition to building new, affordable homes and the rehabilitation of existing homes, the City works with The Gear Foundation. The Foundations mission is to advocate for those with disabilities, focusing on connecting them, their parents, and caregivers with essential resources and services. The City of Franklin appreciates and values our CDBG allocation which averages 300k annually. We will continue to seek out partners and leverage opportunities to meet the needs of affordable housing for our residents.

AP-60 Public Housing – 91.220(h)

Introduction

The City of Franklin supports the independent Franklin Housing Authority (FHA). FHA serves 318 families through Public Housing, Affordable Housing and subsidized and low-income housing tax credit units.

Actions planned during the next year to address the needs to public housing

FHA offers housing through multiple programs including:

- Public Housing
- Section 8 Vouchers
- VASH Vouchers
- Mainstream Vouchers
- Homeless No More

Additionally, they have partnered with the Elmington Affordable division to bring approximately 200 affordable rental dwellings to the City of Franklin.

Actions to encourage public housing residents to become more involved in management and participate in homeownership

They work with their residents' to improve their quality of life by offering opportunities to participate in a multitude of community, educational and recreational programs, as well as job readiness and training initiatives including: ROSS, FSS and Homeless No More.

If the PHA is designated as troubled, describe the manner in which financial assistance will be provided or other assistance

Our PHA is not in trouble and continues to assist residents in need.

Discussion

N/A

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AP-65 Homeless and Other Special Needs Activities – 91.220(i)

Introduction

Through collaboration with the Franklin Housing Authority and the Williamson County Homeless Alliance, the city will continue to provide assistance in meeting the needs of homeless and other special needs persons. The City of Franklin does not receive any additional funds or Emergency Shelter Grant funds to address homeless assistance.

Describe the jurisdictions one-year goals and actions for reducing and ending homelessness including

Reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs

The City of Franklin will continue to be a member of the Continuum in order to stay informed on the needs that exist and to coordinate the efforts between the public and nonprofit sectors. It has been noted that some families or individuals may require only limited assistance for a short period of time as they settle into Franklin or they are attempting to re-locate somewhere else.

Addressing the emergency shelter and transitional housing needs of homeless persons

The City will continue to provide the opportunity for organizations which operate emergency shelter or transitional housing to receive funding through the CDBG program. Where an urgent need exists, the city will work to meet that need through the financial resources

Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again

The city will continue to work with the many partners who provide direct assistance to individuals and families who are in need of these services. Funding opportunities through the CDBG program will be available on a yearly basis to provide additional financial assistance to organizations which are working to meet these needs. Additionally, the city will continue to participate in the Continuum of Care which facilitates these services to meet these needs in order to stay informed with the needs of our community.

Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: being discharged from publicly

funded institutions and systems of care (such as health care facilities, mental health facilities, foster care and other youth facilities, and corrections programs and institutions); or, receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs

The city will continue to provide the financial support through the CDBG program to assist our partners, so they are able to address the needs of our most vulnerable population. Maintaining the high-quality housing services that exist within the community is a vital part of meeting this need.

Discussion

The City will continue to work with its many community partners to address the homeless needs within the community. Collaboration with multiple organizations will allow for the leveraging of additional resources, which will be vital to the success of these endeavors.

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AP-75 Barriers to affordable housing – 91.220(j)

Introduction:

The proposed projects of the First Year Action Plan are intended to be in direct line with the goals and strategy of the 5-Year Consolidated Plan. Affordable housing continues to be the number one issue raised with residents. The City continues to work directly with the community and non-profits to address the main objective/goal of bringing and keeping affordable housing in the city. These activities target the priority needs of the community while also meeting the statutory goals of the CDBG program.

Actions it planned to remove or ameliorate the negative effects of public policies that serve as barriers to affordable housing such as land use controls, tax policies affecting land, zoning ordinances, building codes, fees and charges, growth limitations, and policies affecting the return on residential investment

The City of Franklin will continue to research and investigate the potential challenges that serve as barriers to affordable housing. We have established a fee reduction policy to encourage more development of affordable housing. The City wants people to be able to live here and be a active part of the community.

Discussion:

It has been suggested that there is a harmful link between high housing costs and employee recruitment, productivity, and retention, which hurts businesses and a community's economy. "Over 80% of the national GDP is generated in U.S. metros and increasing housing affordability there may help grow the U.S. economy. Therefore, policies to increase housing affordability, long seen as a social imperative, may well be an economic imperative also".

https://www.tandfonline.com/doi/full/10.1080/10511482.2022.2065328

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AP-85 Other Actions – 91.220(k)

Introduction:

The city continues to support activities which best meet the most urgent needs of the community. While use of CDBG funding is limited to only eligible activities, the city will work using additional local funds toward meeting the needs for affordable housing in the city. The city will continue to address barriers to affordable housing, collaborating with non-profit organizations, for-profit developers, foundations, and the private sector to identify additional resources to expand the availability of affordable housing,

Actions planned to address obstacles to meeting underserved needs

The city, through city staff, the Housing Commission, and with the support of our Board of Mayor and Aldermen, have determined the needs that are the most urgent and underserved. The proposed activities have been selected to meet the most underserved needs within the community.

Actions planned to foster and maintain affordable housing

The city will continue to partner with the non-profits and community leaders in efforts to provide additional affordable housing units within the city, which can be barrier-free or be constructed with specific accessibility measures in mind. We will continue to strive to save assist with repair assistance to low-income households in order to preserve the existing affordable housing stock within the city.

Actions planned to reduce lead-based paint hazards

The City of Franklin currently complies with all federal regulations regarding lead-based paint. Full compliance is a policy of the housing rehabilitation program administered by the city. The program is administered in a way which ensures the procedures follow the policy in order to ensure full compliance. The city will continue to operate in this way and will ensure that all subrecipients comply with lead-based paint regulations as well.

Actions planned to reduce the number of poverty-level families

Per the last census data available, the City of Franklin has a poverty rate of 4.8%. We have an active community and will, as economically feasible, support social service agency programs that provide life skills education, emergency shelter and transitional housing, to our residents, especially our low and

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moderate-income residents in an effort to keep them out of poverty during times of economic crisis.

https://www.census.gov/quickfacts/fact/table/franklincitytennessee/IPE120223#IPE120223

Actions planned to develop institutional structure

The city is committed to addressing local housing, public service and community development needs in a manner consistent with HUD's CDBG program objectives. This includes the delivery of programs that improve the quality of housing for low and moderate-income homeowners. The city will continue to seek to develop new partnerships, as well as, maintain our current public/private cooperative environment that currently exists. We will seek increased opportunities for ownership of affordable housing for our low-to-moderate income residents.

Actions planned to enhance coordination between public and private housing and social service agencies

As previously indicated, coordination between the city and our public housing authority is of paramount importance to the success of this plan. The city and Franklin Housing have a solid relationship working toward attainable goals together. The city will continue to work to further develop these relationships.

Discussion:

Through community collaboration between the public and private sector, the city will work through the mentioned activities to best meet the needs of low- and moderate-income residents. Our five-years Consolidated Plan will address and follow the goals and objectives identified within this plan.

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Program Specific Requirements

AP-90 Program Specific Requirements – 91.220(l)(1,2,4)

Introduction:

Projects planned using our CDBG funds will be available during the year as identified in the Projects Table. The city only receives CDBG funds, that are used to assist with affordable housing.

Community Development Block Grant Program (CDBG)
Reference 24 CFR 91.220(l)(1)

Projects planned with all CDBG funds expected to be available during the year are identified in the Projects Table. The following identifies program income that is available for use that is included in projects to be carried out.

1. The total amount of program income that will have been received before the start of the next program year and that has not yet been reprogrammed	0
2. The amount of proceeds from section 108 loan guarantees that will be used during the year to address the priority needs and specific objectives identified in the grantee's strategic plan.	0
3. The amount of surplus funds from urban renewal settlements	0
4. The amount of any grant funds returned to the line of credit for which the planned use has not been included in a prior statement or plan	0
5. The amount of income from float-funded activities	0
Total Program Income:	**0**

Other CDBG Requirements

1. The amount of urgent need activities	0
<TYPE=[text] REPORT_GUID=[A698417B4C924AE0218B42865313DACF] DELETE_TABLE_IF_EMPTY=[YES]>	
2. The estimated percentage of CDBG funds that will be used for activities that benefit persons of low and moderate income.Overall Benefit - A consecutive period of one, two or three years may be used to determine that a minimum overall benefit of 70% of CDBG funds is used to benefit persons of low and moderate income. Specify the years covered that include this Annual Action Plan.	100.00%

1. If applicable to a planned HOME TBRA activity, a description of the preference for persons with special needs or disabilities. (See 24 CFR 92.209(c)(2)(i) and CFR 91.220(l)(2)(vii)). *<TYPE=[text] REPORT_GUID=[A0BBB986408D8C25582AC4BE59FA99C5]>*

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This 5-year Consolidated Plan is proposed to include the years of 2024 to 2029.

Appendix - Alternate/Local Data Sources

Sort order	Type	Data Source Name	List the name of the organization or individual who origina	Provide a brief summary of the data set.	What was the purpose for developing this data set?	Provide the year (and optionally month, or month and	Briefly describe the methodology for the data collection.	Describe the total population from which the sample was	Describe the demographics of the respondents or characteristics of the	How comprehensive is the coverage of this administrative data? Is data collectio	What time period (provide the year, and optionally	What is the status of the data set (complete, in progr

			ted the data set.			**day) for when the data was collected.**		**taken.**	**unit of measure, and the number of respondents or units surveyed.**	**n concentrated in one geographic area or among a certain population?**	**month, or month and day) is covered by this data set?**	**ess, or planned)?**
<TYPE=[pivot_table] VERSION=[2] REPORT_GUID=[884DC1E44796F035A521FE96F1A3ABF2]>												

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City of Franklin

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

File #: 21-0472

DATE: April 28, 2025

TO: Board of Mayor and Aldermen

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

SUBJECT:

Consideration Of Resolution 2025-24, A Resolution Adopting A Plan Of Services For The Annexation Of Property Located West Of Hillview Lane And North Of Coleman Road, At 1247 Hillview Lane By The City Of Franklin, Tennessee. Establishing A Public Hearing On June 24, 2025
FMPC 4/24/25, 7-0

PURPOSE:

PROJECT INFORMATION
COF Project Number: 8702
Applicant: Greg Gamble, Gamble Design Collaborative
Owner: Harlin John Asbury Bacon Rev Living Trust, John Harlin, Rep.

BACKGROUND/STAFF COMMENTS:
The applicant is requesting a Plan of Services for property located at 1247 Hillview Lane. Resolution 2025-24 is a City of Franklin drafted plan of services for property being considered as part of the proposed request for annexation, Resolution 2025-25. The Plan of Services outlines how infrastructure will need to be provided to serve the property of 311.21 acres. The property is noncontinuous to City limits, but is within the southern portion of the Franklin Urban Growth Boundary (UGB).

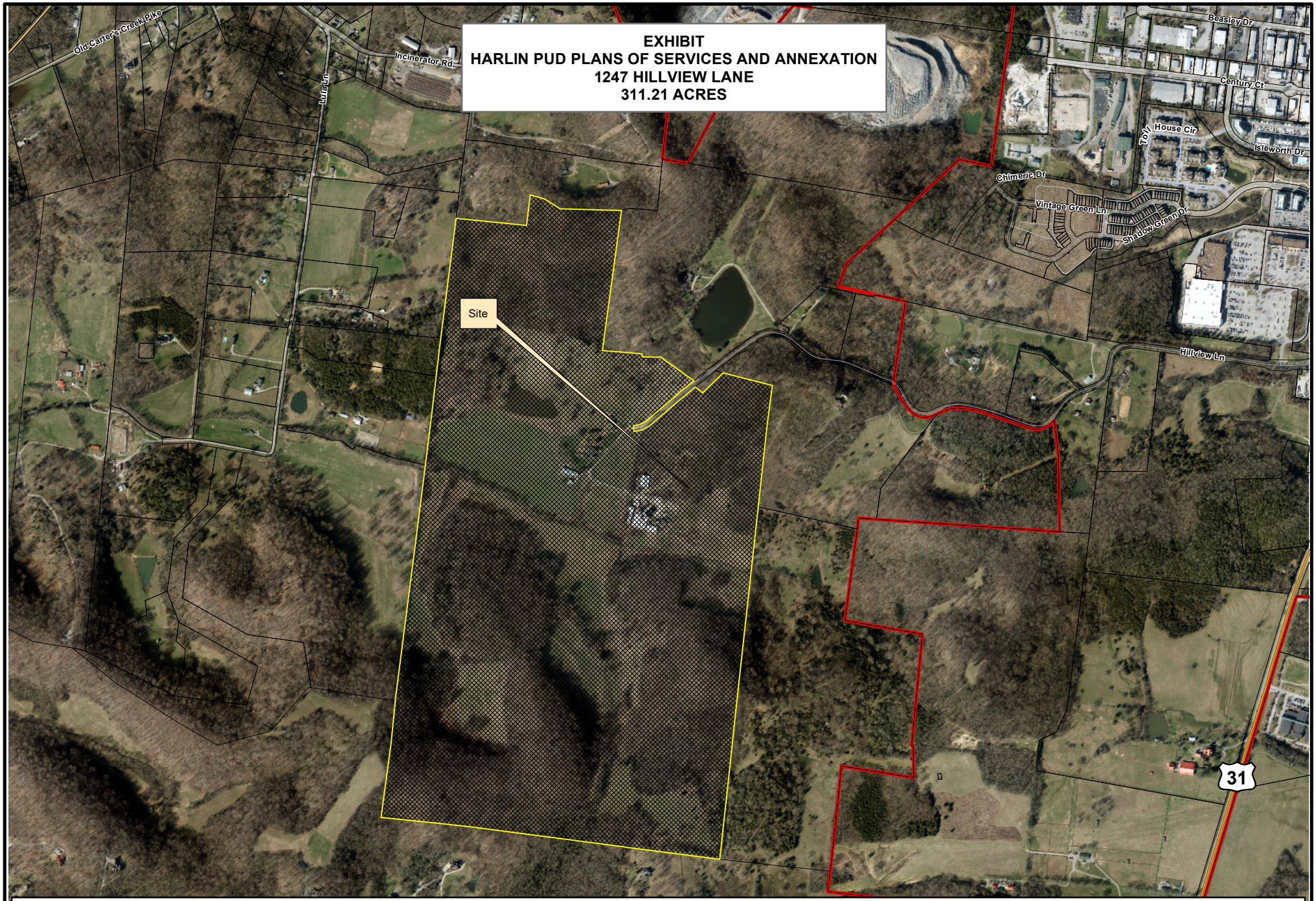
The property includes one parcel, and lies within the SW1 Basin as defined in the City of Franklin Sanitary Sewer Basin Study. This Basin is identified as a mid-term annexation capability area due to the developable acreage being severely limited and the area's ability to be served by water and sewer. Water availability will be provided by HB&TS. The Draft Plan of Services details no major concerns in providing infrastructure and services to the property. No additional personnel or equipment will be necessary for either Fire, Police Protection, or Sanitation.

FINANCIAL IMPACT:

Unknown.

RECOMMENDATION:

Franklin Municipal Planning Commission recommends approval of Resolution 2025-24 by a vote of 7-0.
Staff recommends that the Board of Mayor and Aldermen approve Resolution 2025-24.


EXHIBIT
HARLIN PUD PLANS OF SERVICES AND ANNEXATION
1247 HILLVIEW LANE
311.21 ACRES
Old Carters Creek Pike
Incinerator Rd
Lutie Ln
Beasley Dr
Century Ct
Troll House Cir
Isleworth Dr
Chimerie Dr
Vintage Green Ln
Shadow Green Dr
Site
Hillview Ln
31
Legend
1247 Hillview Lane
City Limits
N
0
250
500
1,000
Feet
This map was created by the Franklin Planning Department.
It was compiled from the most authentic information available.
The City is not responsible for any errors or omissions contained hereon.
All data and materials (c) copyright 2022. All rights reserved.

HARLIN PUD SUBDIVISION

ANNEXATION REQUEST - PD(0.78 / 32,000 / 80)

Franklin, Williamson County, Tennessee

SHEET INDEX

C0.0	COVER SHEET
	SURVEY
	SURVEY
C1.0	OVERALL EXISTING CONDITIONS
C1.1	EXISTING CONDITIONS
C1.2	EXISTING CONDITIONS
C1.3	EXISTING CONDITIONS
C1.4	EXISTING CONDITIONS
C1.5	EXISTING CONDITIONS
C1.6	EXISTING CONDITIONS
C1.7	EXISTING CONDITIONS
C1.8	EXISTING CONDITIONS
C1.9	EXISTING CONDITIONS
C1.10	EXISTING CONDITIONS
C1.11	EXISTING CONDITIONS
C1.12	EXISTING CONDITIONS
C1.13	EXISTING CONDITIONS
C1.14	EXISTING CONDITIONS

DEVELOPMENT TEAM

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

LANDSCAPE ARCHITECT:
DESIGN STUDIO
JASON GODDARD
615-218-8118
JGODDARD@DESIGNSTUDIOPLAN.COM

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

DEVELOPER/OWNER REP:
BOYLE INVESTMENT COMPANY
ADAM BALLASH
2000 MERIDIAN BLVD, SUITE 250
FRANKLIN, TN 37067
615-550-5583
ABALLASH@BOYLE.COM

ARCHITECT:
HISTORICAL CONCEPTS
CHRISTOPHER CARRIGAN
1133 BROADWAY, SUITE 720
NEW YORK, NY 10010
646-657-0315
CHRIS.CARRIGAN@HISTORICALCONCEPTS.COM

BRANDING:
SDCO PARTNERS
LYDIA TONEY
121 WENTWORTH ST
CHARLESTON, SC 29401
LYDIA@STITCHDESIGNCO.COM

BRANDING:
SHERIDAN PUBLIC RELATIONS, LLC
JAY SHERIDAN
709 WEST MAIN ST
FRANKLIN, TN 37064
JAY@SHERIDANPR.COM



SITE DATA

HARLIN PUD SUBDIVISION, PD DEVELOPMENT PLAN

COF PROJECT NUMBER:	XXXX
SITE ACREAGE/SF:	311.21 AC / 13,556,105.01 SF
EXISTING ZONING:	MGA-1, RP-5, COUNTY
PROPOSED ZONING:	PD (0.78, 27000, 80)
OVERLAY ZONING:	HHO
TAX MAP & PARCELS:	091-09900
ADDRESS:	1247 HILLVIEW LANE
PRIMARY USES:	MIXED-USE
ENVISION FRANKLIN:	VILLAGE GREEN

IMPACT STATEMENT

WATER
WATER WILL BE PROVIDED VIA AN 8" PUBLIC WATER MAIN OFF AN EXISTING MAIN IN LULA LANE AND HILLVIEW LANE. THE PROJECT SITE IS SERVICED BY HB&TS UTILITY DISTRICT.

SANITARY SEWER
SANITARY SEWER WILL BE PROVIDED VIA AN 8" SEWER EXTENSION CONNECTING TO AN SEWER EXTENSION IN HILLVIEW LANE.

STORMWATER
ON-SITE STORMWATER WILL BE DIRECTED AWAY FROM PROPOSED BUILDINGS. FLOW WILL BE DIRECTED TOWARDS THE PROPOSED BIORETENTION AREAS VIA SHEET FLOW OR CONVEYANCE PIPES. BIORETENTION AREAS WILL PROVIDE INFILTRATION AND TREATMENT FOR THE FIRST INCH OF THE RAINFALL FOR MINIMUM 95% OF THE ON-SITE IMPERVIOUS AREA. FROM THE BIORETENTION AREAS, FLOW WILL DISCHARGE INTO THE PROPOSED DETENTION POND AREAS. SITE STORMWATER IS DESIGNED TO EITHER MEET OR REDUCE PRE-DEVELOPMENT FLOW RATES. OFF-SITE STORMWATER WILL BE DIVERTED AWAY FROM PROPOSED STORMWATER TREATMENT AND DETENTION AREAS WHERE POSSIBLE.

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

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

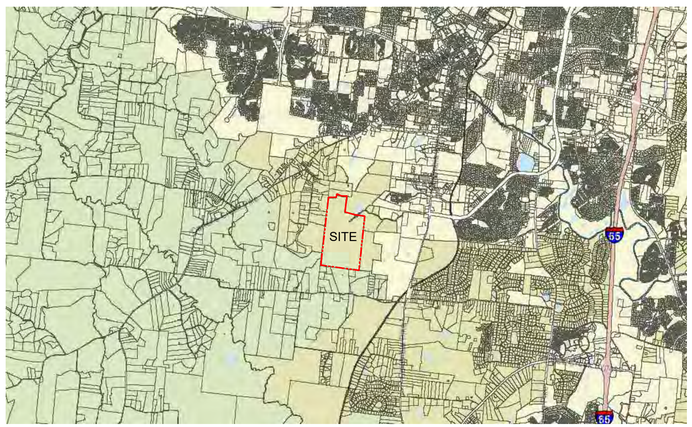
GAS
NATURAL GAS WILL BE PROVIDED BY ATMOS GAS, IF AVAILABLE.

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

DRAINAGE FACILITIES
THERE WILL BE APPROXIMATELY 56 ACRES OF IMPERVIOUS AREA ADDED ON SITE. STORMWATER WILL BE DETAINED IN ABOVE GROUND DETENTION PONDS SUCH THAT RUNOFF IN THE POST-DEVELOPMENT CONDITION WILL NOT EXCEED RUNOFF IN THE PRE-DEVELOPMENT CONDITION.

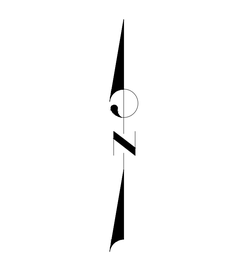
STREET NETWORK
A MINIMUM OF TWO FIRE/EMERGENCY ACCESS POINTS WILL BE PROVIDED TO THE DEVELOPMENT VIA COLEMAN ROAD AND IMPROVED MACK HATCHER PARKWAY. OFF-SITE IMPROVEMENTS WILL BE PROVIDED PER RECOMMENDATIONS FROM THE TRAFFIC IMPACT STUDY.

VICINITY MAP



NOT TO SCALE



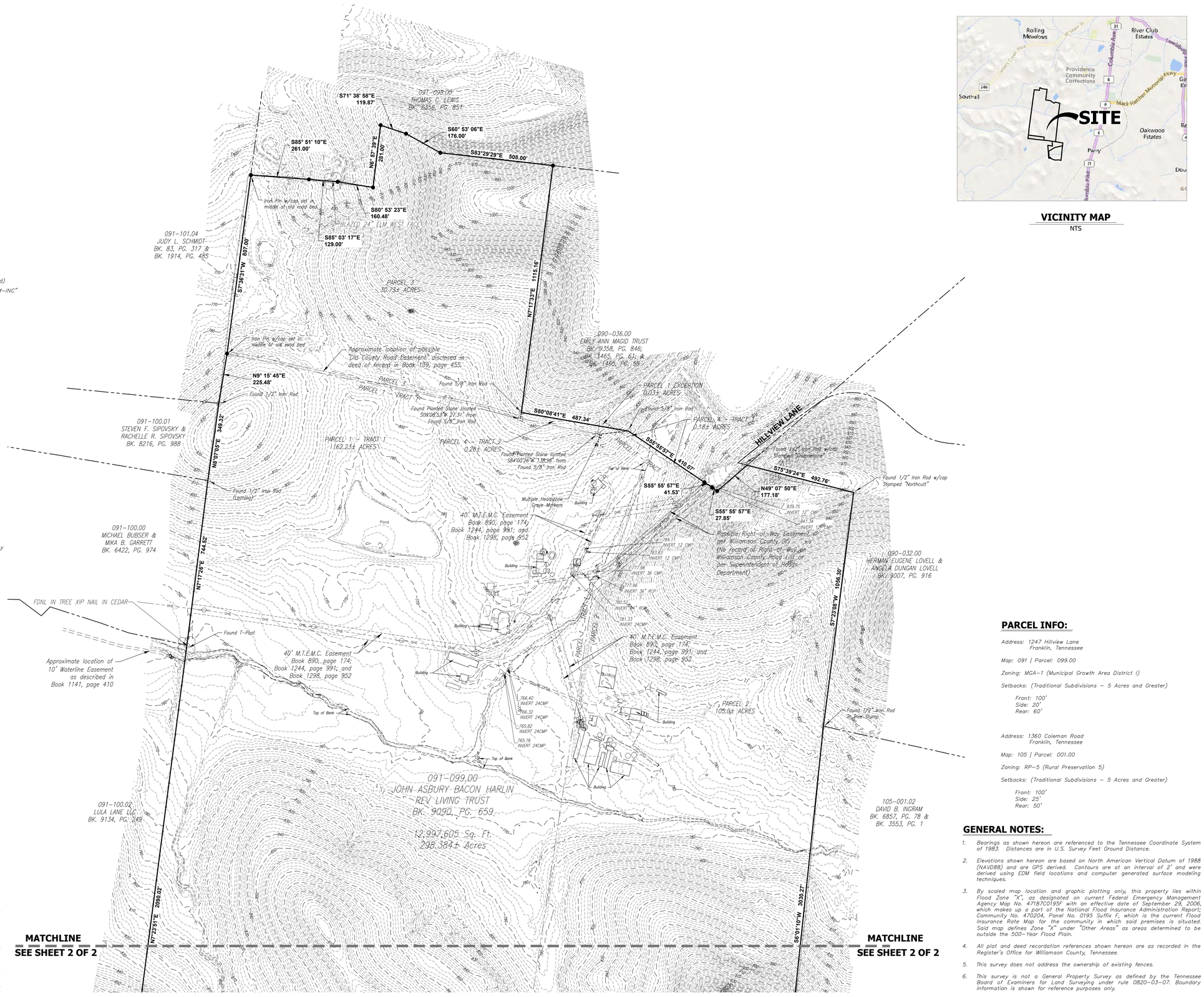


(See Note 1)

GRAPHIC SCALE (IN FEET)
300 0 150 300 600
1 inch = 300 ft.

LEGEND

- Found Boundary Monument (As Noted)
- Iron Pin Set with Cap Stamped "TWM-INC"
- Septic Lid
- Storm Area Inlet
- Water Meter
- Water Valve
- Fire Hydrant
- Site Benchmark
- Utility Pole
- Guy Anchor
- Electric Panel
- Sanitary Cleanout
- Gas Meter
- Telecommunications Pedestal
- Deciduous Tree
- Coniferous Tree
- Well
- —OHE— Overhead Electric Line
- —SAN— Sanitary Sewer Line
- —STM— Storm Sewer Line
- — G — Gas Line
- — X — Fence Line
- CONC. Concrete
- FFE Finished Floor Elevation
- R.O.W.C. Register's Office for Williamson County
- M.B.S.L. Minimum Building Setback Line
- P.U.D.E. Public Utility and Drainage Easement
- Existing Contour Minor
- Existing Contour Major
- Easement Line (as noted)
- Building Set-back Line



MATCHLINE
SEE SHEET 2 OF 2

MATCHLINE
SEE SHEET 2 OF 2

VICINITY MAP
NTS

GPS SURVEY NOTES

The Grid Coordinates of the Fixed Station(s) shown were obtained using Real-time Kinematic GPS observations on 11/21/2024 and were derived using the TDOT GNSS Reference Network and are referenced to the Tennessee State Plane Coordinate System of 1983, NAD83 (2011) (Epoch 2010), Geoid 18.

Horizontal and Vertical Standard Deviations of the RTK GPS vectors do not exceed:
H 0.08', V 0.12' at 1-sigma.

GPS Control Point # 561
Northing: 562,286.04
Easting: 1,702,618.97
Elevation: 699.87
Combined Scale Factor: 1.0000836726

SPECIAL UTILITY NOTE:

THIS SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES. ABOVE GRADE AND UNDERGROUND UTILITIES WERE TAKEN FROM VISIBLE APPURTENANCES AT THE SITE, PUBLIC RECORD AND/OR MAPS PREPARED BY OTHERS. THEREFORE, RELIANCE ON TYPE, SIZE AND LOCATION OF UTILITIES SHOWN SHOULD BE DONE SO WITH THIS CIRCUMSTANCE CONSIDERED. DETAILED VERIFICATION OF EXISTENCE, LOCATION AND DEPTH SHOULD ALSO BE MADE PRIOR TO ANY DECISION RELATIVE THERETO IS MADE. AVAILABILITY AND COST OF SERVICE SHOULD BE CONFIRMED WITH THE APPROPRIATE UTILITY COMPANY. IN TENNESSEE, IT IS A REQUIREMENT, PER "THE UNDERGROUND UTILITY DAMAGE PREVENTION ACT", THAT ANYONE WHO ENGAGES IN EXCAVATION MUST NOTIFY ALL KNOWN UNDERGROUND UTILITY OWNERS, NO LESS THAN (3) THREE NOR MORE THAN (10) WORKING DAYS PRIOR TO THE DATE OF THEIR INTENT TO EXCAVATE AND ALSO TO AVOID ANY POSSIBLE HAZARD OR CONFLICT. TENNESSEE ONE CALL 1-800-351-1111.

PARCEL INFO:

Address: 1247 Hillview Lane
Franklin, Tennessee

Map: 091 | Parcel: 099.00

Zoning: MGA-1 (Municipal Growth Area District 1)

Setbacks: (Traditional Subdivisions - 5 Acres and Greater)

Front: 100'
Side: 20'
Rear: 60'

Address: 1360 Coleman Road
Franklin, Tennessee

Map: 105 | Parcel: 001.00

Zoning: RP-5 (Rural Preservation 5)

Setbacks: (Traditional Subdivisions - 5 Acres and Greater)

Front: 100'
Side: 25'
Rear: 50'

GENERAL NOTES:

1. *Bearings as shown hereon are referenced to the Tennessee Coordinate System of 1983. Distances are in U.S. Survey Feet Ground Distance.*
2. *Elevations shown hereon are based on North American Vertical Datum of 1988 (NAVD88) and are GPS derived. Contours are at an interval of 2' and were derived using EDM field locations and computer generated surface modeling techniques.*
3. *By scaled map location and graphic plotting only, this property lies within Flood Zone "X", as designated on current Federal Emergency Management Agency Map No. 47187C0195F with an effective date of September 29, 2006, which makes up a part of the National Flood Insurance Administration Report; Community No. 470204, Panel No. 0195 Suffix F, which is the current Flood Insurance Rate Map for the community in which said premises is situated. Said map defines Zone "X" under "Other Areas" as areas determined to be outside the 500-Year Flood Plain.*
4. *All plat and deed recordation references shown hereon are as recorded in the Register's Office for Williamson County, Tennessee.*
5. *This survey does not address the ownership of existing fences.*
6. *This survey is not a General Property Survey as defined by the Tennessee Board of Examiners for Land Surveying under rule 0820-03-07. Boundary information is shown for reference purposes only.*

TWM
CONSULTING ENGINEERING
GEOSPATIAL SERVICES
390 MALLORY STATION ROAD
SUITE 100
FRANKLIN, TN 37067
TEL: (615) 814-7414
EMAIL: kshreeve@twm-inc.com

TOPOGRAPHIC SURVEY

1247 HILLVIEW LANE & 1360 COLEMAN ROAD

MAP 091, PARCEL 099.00 | MAP 105, PARCEL 001.01 | MAP 105, PARCEL 001.00 & MAP 105, PARCEL 001.03

Williamson County, Tennessee

FOR:
BOYLE INVESTMENT

REV.	DATE	DESCRIPTION
1		
2		
3		
4		
5		

SEAL

KENNETH R. SHREEVE LICENSED PROFESSIONAL SURVEYOR AGRICULTURE STATE OF TENNESSEE COMMERCE 12/07/2025 TENNESSEE NO. 2398

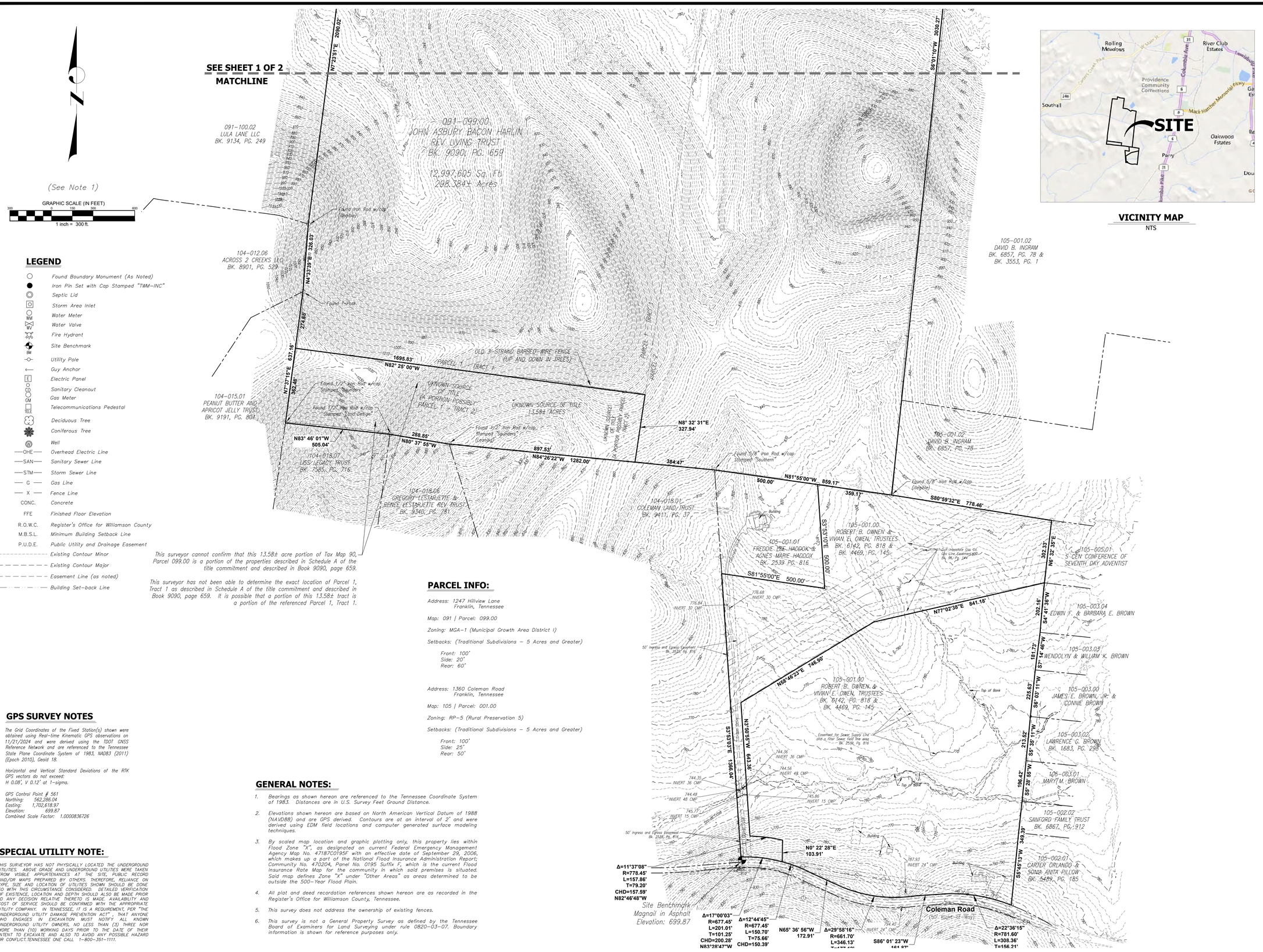
Kenneth R. Shreeve, PLS, CFS
This survey has been signed and sealed digitally.

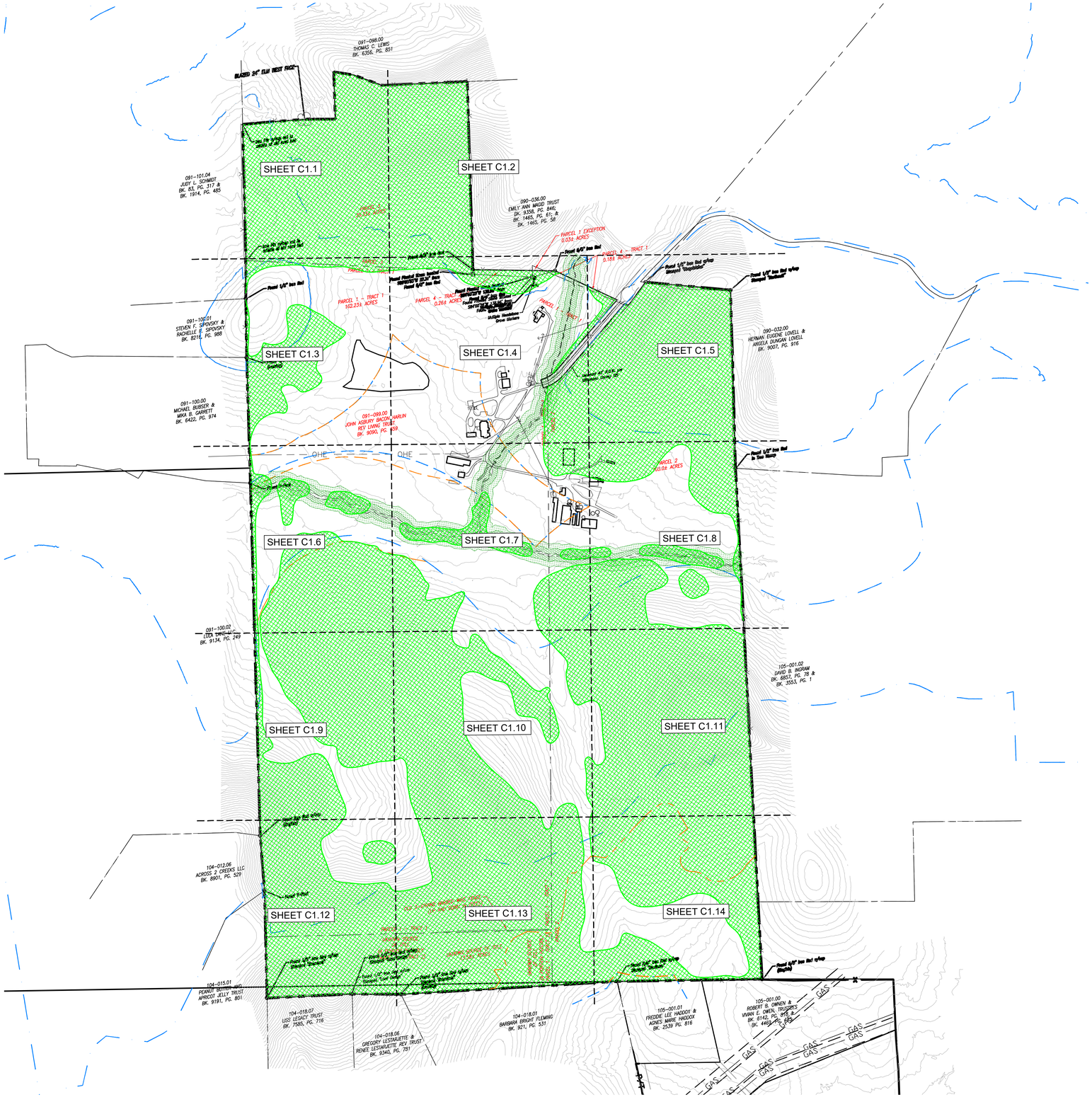
PROJECT NO:	231539
DRAWN BY:	JAD/KRS
CHECKED BY:	KRS
APPROVED BY:	KRS

SCALE: 1"=200'

1 OF 2

U:\2023\231539\4 CADD - DWG\4.6 Surv\231539 - Harlin Farms Expanded Topographic Survey.dwg Plotted By: kshreeve


SEE SHEET 1 OF 2
MATCHLINE
(See Note 1)
GRAPHIC SCALE (IN FEET)
300 0 150 300 600
1 inch = 300 ft.
091-099.00
JOHN ASBURY BACON HARLIN REV. LIVING TRUST
BK. 9090, PG. 659
12,997,605 Sq. Ft
298.384± Acres
091-100.02
LULA LANE LLC
BK. 9134, PG. 249
104-012.06
ACROSS 2 CREEKS LLC
BK. 8901, PG. 529
104-015.01
PEANUT BUTTER AND APRICOT JELLY TRUST
BK. 9191, PG. 801
104-018.07
LSS/ LEGACY TRUST
BK. 7585, PG. 716
104-018.06
GREGORY LESTARJETTE & PERCE LESTARJETTE REV TRUST
BK. 9340, PG. 781
104-018.01
COLEMAN LAND TRUST
BK. 9411, PG. 37
105-001.02
DAVID B. INGRAM
BK. 6857, PG. 78 & BK. 3553, PG. 1
105-001.07
DAVID B. INGRAM
BK. 6857, PG. 78
105-001.00
ROBERT B. OWNEN & VIVIAN EL OWEN, TRUSTEES
BK. 6142, PG. 818 & BK. 4469, PG. 145
105-001.01
FREDDIE LEE HADDOX & AGNES MARIE HADDOX
BK. 2539 PG. 816
105-005.01
S CEN CONFERENCE OF SEVENTH DAY ADVENTIST
105-003.04
EDWIN F. & BARBARA E. BROWN
105-003.03
WENDOLYN & WILLIAM K. BROWN
105-003.00
JAMES E. BROWN, JR. & CONNIE BROWN
105-003.02
LAWRENCE C. BROWN
BK. 1683, PG. 298
105-003.01
MARY M. BROWN
105-002.02
SANFORD FAMILY TRUST
BK. 6867, PG. 912
105-002.01
CARTER ORLANDO & SONJA ANITA PILLOW
BK. 5489, PG. 185
Coleman Road
(50' Right-of-Way)
PARCEL 1 (TRACT 1)
PARCEL 2 (TRACT 2)
OLD 3-STRAND BARBED WIRE FENCE (UP AND DOWN IN TREES)
UNKNOWN SOURCE OF TITLE (A PORTION POSSIBLY PARCEL 1 - TRACT 2)
UNKNOWN SOURCE OF TITLE 1.159± ACRES
Found Iron Rod w/cap (illegible)
Found 1" Pinch
Found 1/2" Iron Rod w/cap Stamped "Saunders"
Found 1/2" Iron Rod w/cap Stamped "Saunders" (Leaning)
Found 1/2" Iron Rod w/cap Stamped "Land Design"
Found 5/8" Iron Rod w/cap Stamped "Southern"
Found 5/8" Iron Rod w/cap (illegible)
Found 5/8" Iron Rod w/cap (illegible)
Found 5/8" Iron Rod w/cap (illegible)



SITE DATA

HARLIN PUD SUBDIVISION, PD DEVELOPMENT PLAN

COF PROJECT NUMBER:	XXXX
SITE ACREAGE/SF:	311.21 AC / 13,556,105.01 SF
EXISTING ZONING:	MGA-1, RP-5, COUNTY
PROPOSED ZONING:	PD (0.78, 27000, 80)
OVERLAY ZONING:	HHO
TAX MAP & PARCELS:	091-09900
ADDRESS:	1247 HILLVIEW LANE
PRIMARY USES:	MIXED-USE
ENVISION FRANKLIN:	VILLAGE GREEN

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

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GAS
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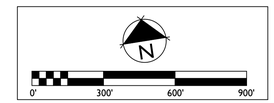
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KEY

- EXISTING CANOPY
- 30' RIPARIAN BUFFER ZONE 2
- 30' RIPARIAN BUFFER ZONE 1
- HHO LINE
- 500' HHO BUFFER
- PROPOSED HHO REVISION
- PROPOSED 500' HHO BUFFER



GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

BOYLE
Building community since 1933.

Kimley»Horn

DesignStudio

sdco PARTNERS

SHERIDAN PUBLIC RELATIONS LLC

HARLIN PUD SUBDIVISION
ANNEXATION REQUEST
Franklin, Williamson County, Tennessee

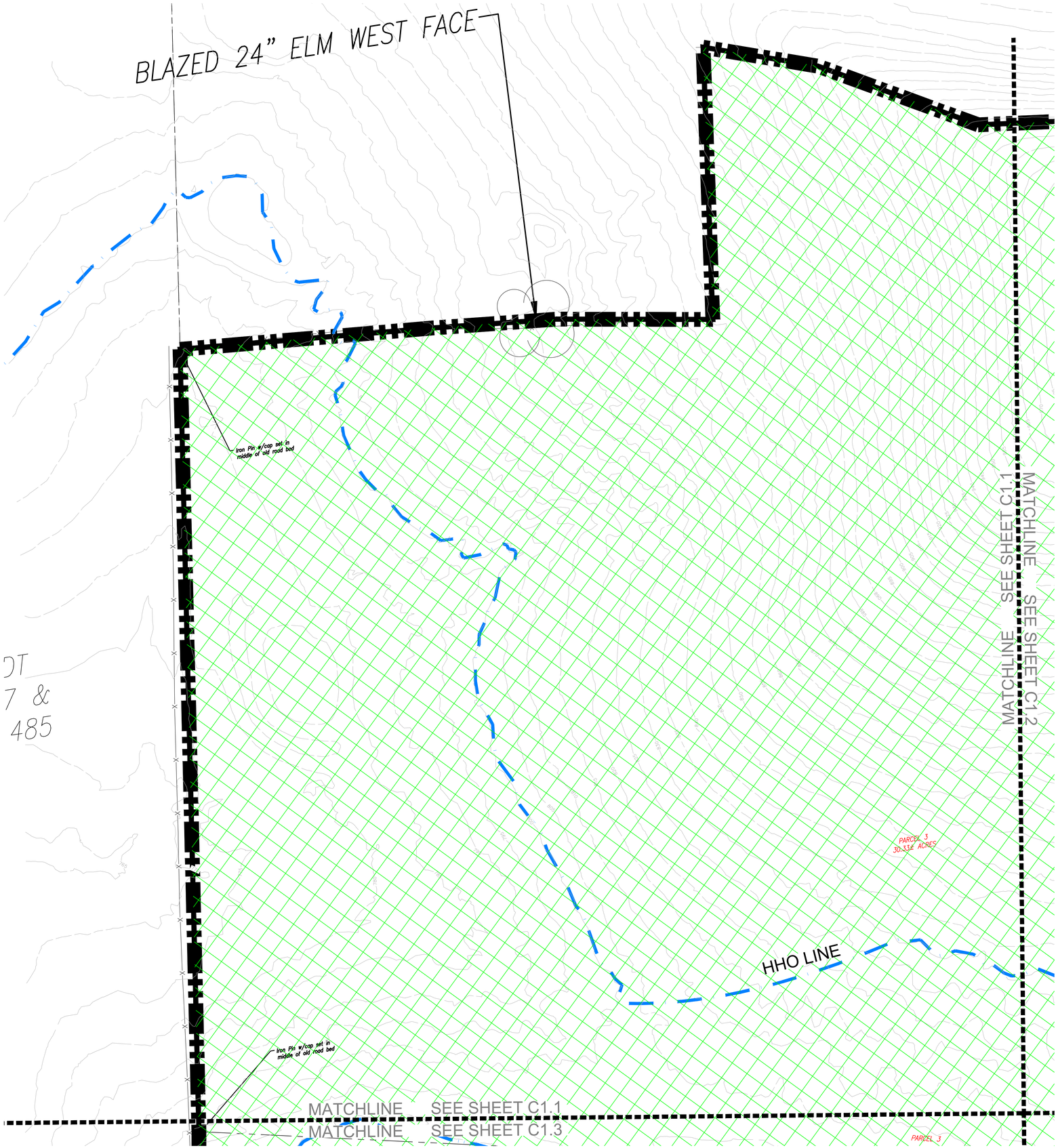


Revision Date
△ _____
△ _____
△ _____
△ _____

OVERALL
EXISTING CONDITIONS

SHEET
C1.0

COF # ----



SITE DATA

HARLIN PUD SUBDIVISION, PD DEVELOPMENT PLAN

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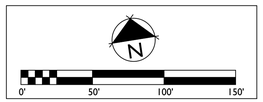
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- HHO LINE
- 500' HHO BUFFER
- PROPOSED HHO REVISION
- PROPOSED 500' HHO BUFFER



GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

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Kimley»Horn

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sdco PARTNERS

SHERIDAN PUBLIC RELATIONS LLC

HARLIN PUD SUBDIVISION
ANNEXATION REQUEST
Franklin, Williamson County, Tennessee

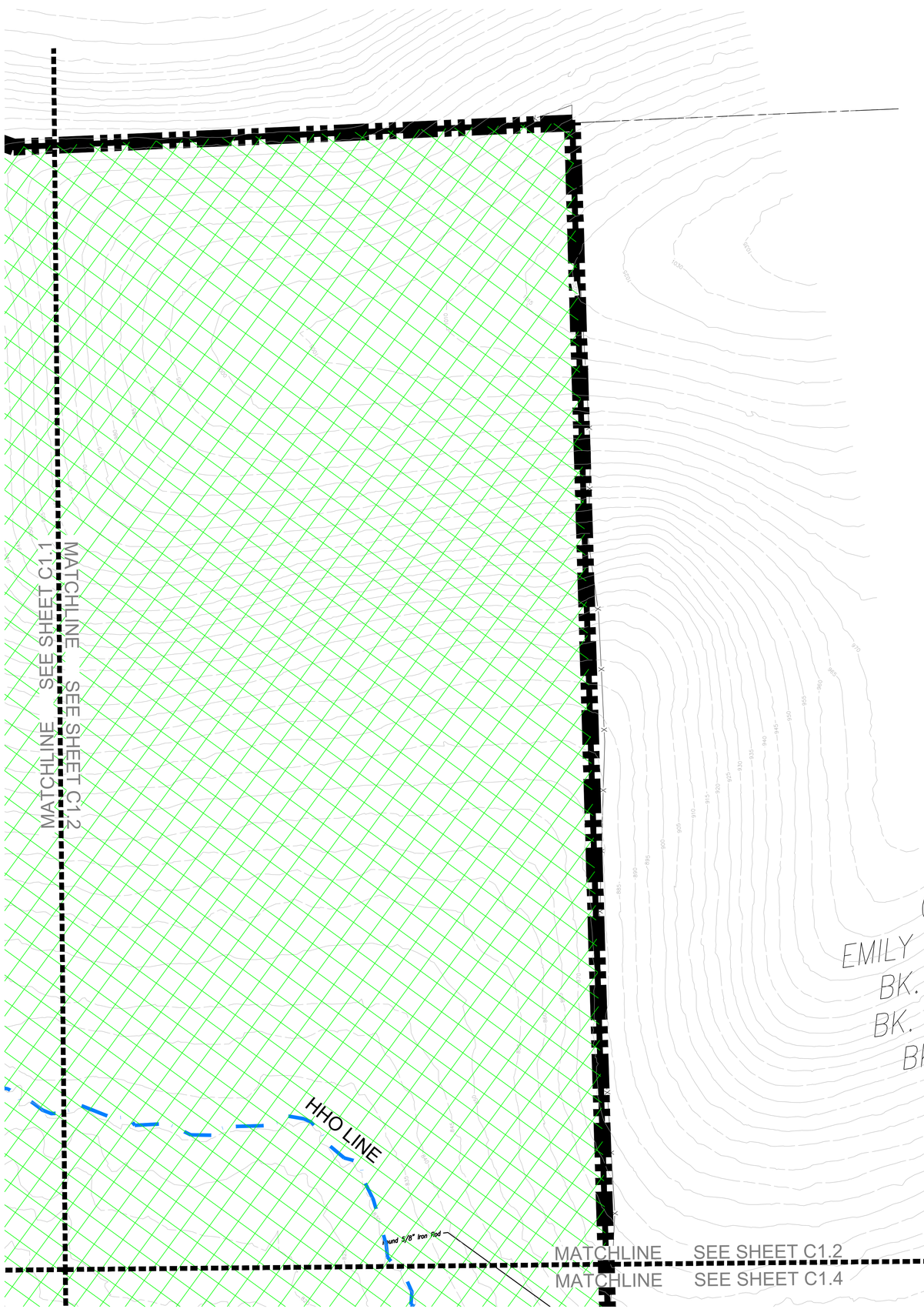
JEFFREY A. ROSIAK REGISTERED LANDSCAPE ARCHITECT 1325

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

EXISTING CONDITIONS

SHEET
C1.1

COF # ----



SITE DATA

HARLIN PUD SUBDIVISION, PD DEVELOPMENT PLAN

COF PROJECT NUMBER:	XXXX
SITE ACREAGE/SF:	311.21 AC / 13,556,105.01 SF
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N

0' 50' 100' 150'

GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

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SHERIDAN
PUBLIC RELATIONS LLC

HARLIN PUD SUBDIVISION
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Franklin, Williamson County, Tennessee

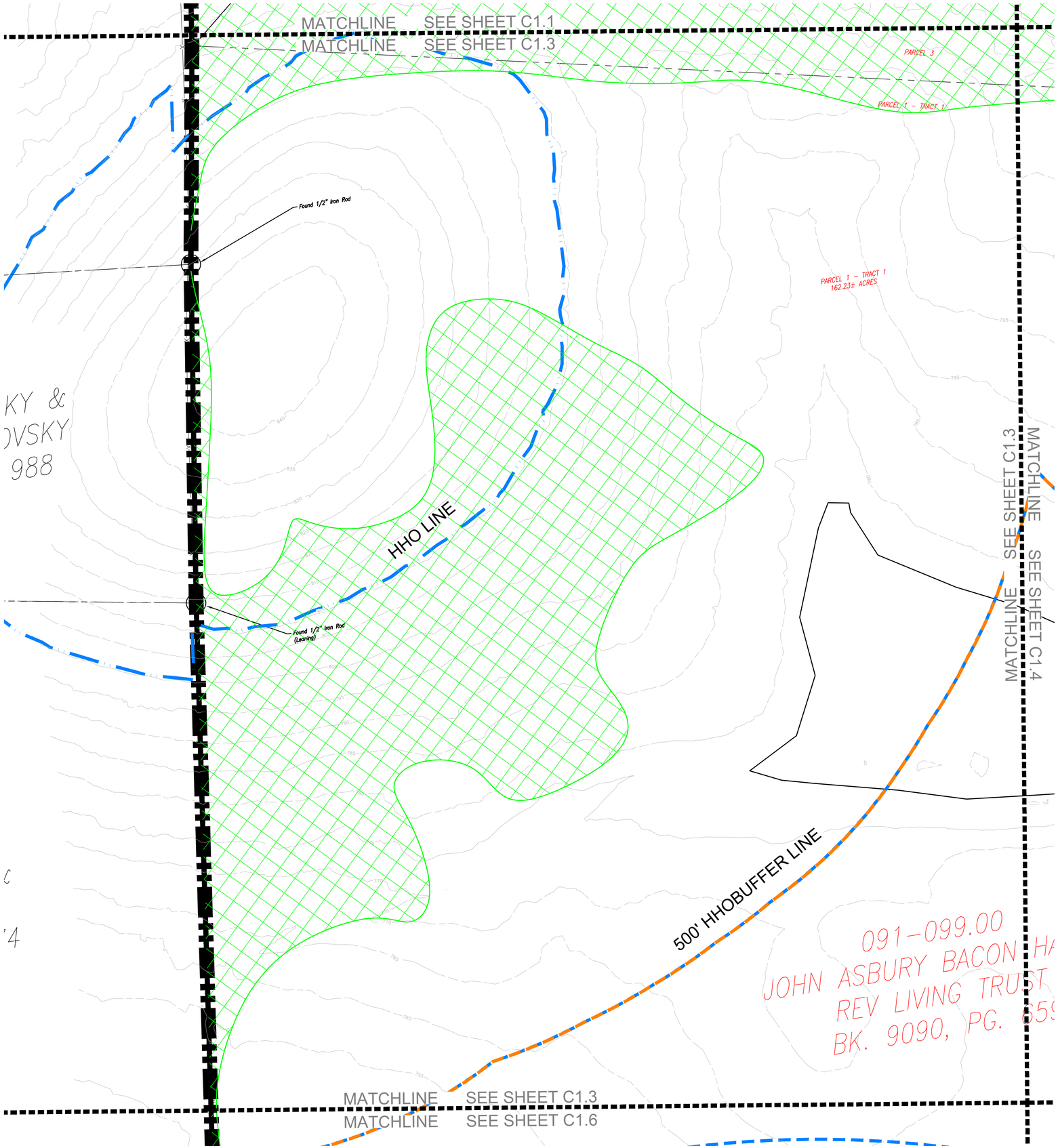
JEFFREY A. ROSIAK
REGISTERED
LANDSCAPE ARCHITECT
TENNESSEE
CERTIFICATE NO. 001525

Revision Date
△ _____
△ _____
△ _____
△ _____

EXISTING CONDITIONS

SHEET
C1.2

COF # ----



SITE DATA

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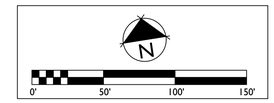
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GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

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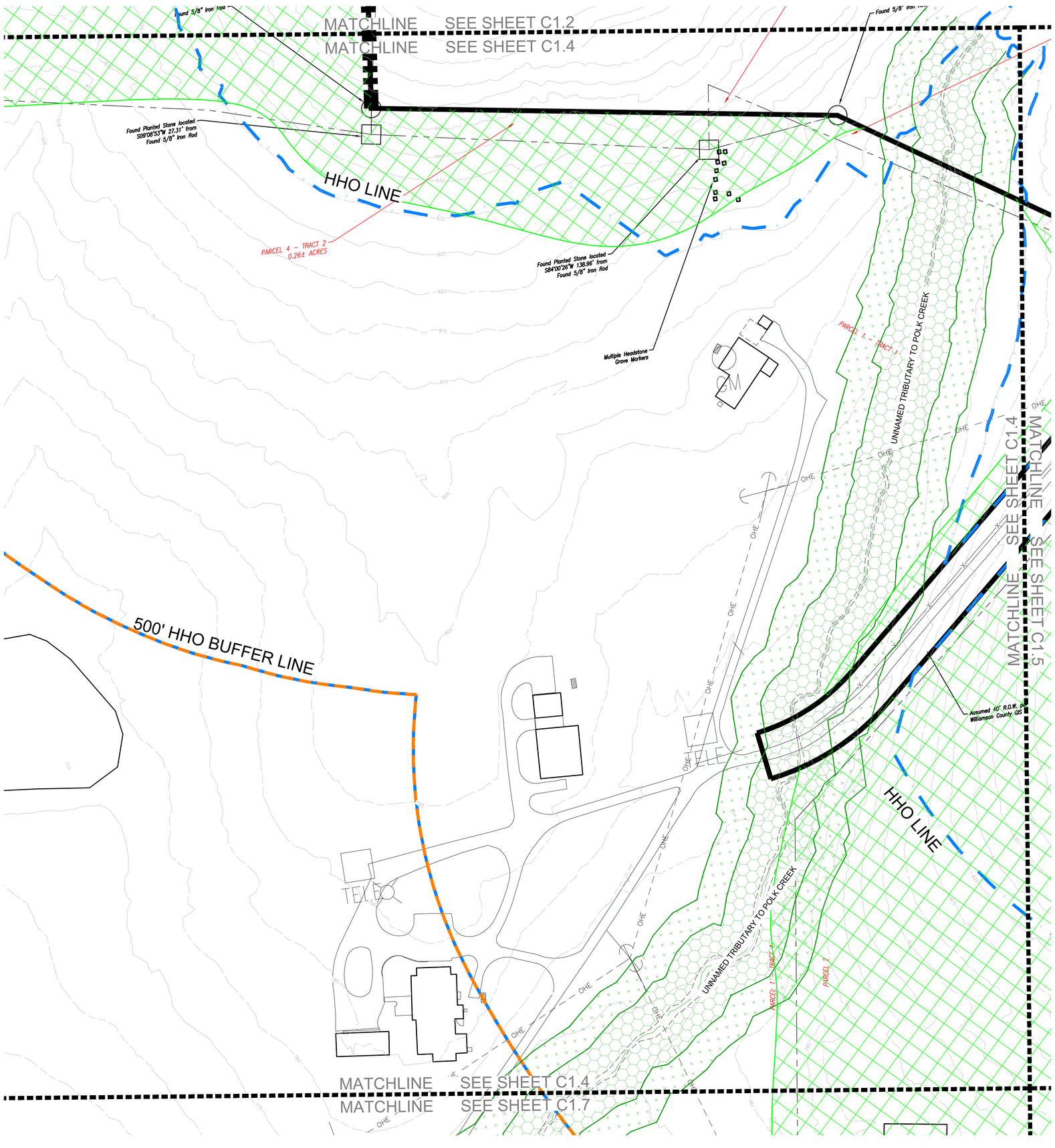
HARLIN PUD SUBDIVISION
ANNEXATION REQUEST
Franklin, Williamson County, Tennessee

JEFFREY A. ROSIAK REGISTERED LANDSCAPE ARCHITECT

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

EXISTING CONDITIONS

SHEET
C1.3
COF # ----



SITE DATA

HARLIN PUD SUBDIVISION, PD DEVELOPMENT PLAN

COF PROJECT NUMBER:	XXXX
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EXISTING ZONING:	MGA-1, RP-5, COUNTY
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0' 50' 100' 150'

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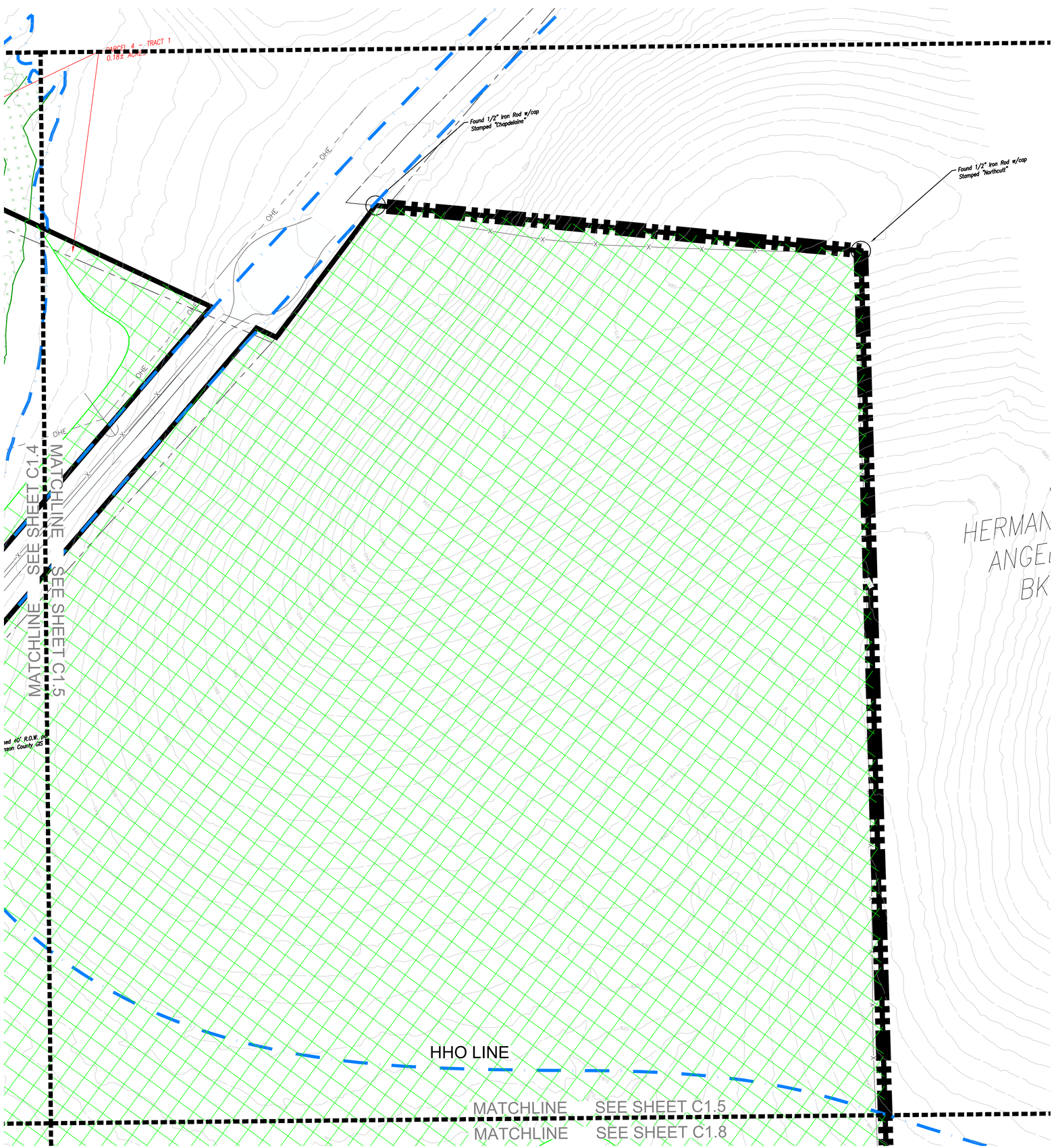
JEFFREY A. ROSIAK REGISTERED LANDSCAPE ARCHITECT 1732 STATE OF TENNESSEE

Revision Date
△ _____
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EXISTING CONDITIONS

SHEET
C1.4

COF # ----



SITE DATA

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COF PROJECT NUMBER:	XXXX
SITE ACREAGE/SF:	311.21 AC / 13,556,105.01 SF
EXISTING ZONING:	MGA-1, RP-5, COUNTY
PROPOSED ZONING:	PD (0.78, 27000, 80)
OVERLAY ZONING:	HHO
TAX MAP & PARCELS:	091-09900
ADDRESS:	1247 HILLVIEW LANE
PRIMARY USES:	MIXED-USE
ENVISION FRANKLIN:	VILLAGE GREEN

IMPACT STATEMENT

WATER
WATER WILL BE PROVIDED VIA AN 8" PUBLIC WATER MAIN OFF AN EXISTING MAIN IN LULA LANE AND HILLVIEW LANE. THE PROJECT SITE IS SERVICED BY HB&TS UTILITY DISTRICT.

SANITARY SEWER
SANITARY SEWER WILL BE PROVIDED VIA AN 8" SEWER EXTENSION CONNECTING TO AN SEWER EXTENSION IN HILLVIEW LANE.

STORMWATER
ON-SITE STORMWATER WILL BE DIRECTED AWAY FROM PROPOSED BUILDINGS. FLOW WILL BE DIRECTED TOWARDS THE PROPOSED BIORETENTION AREAS VIA SHEET FLOW OR CONVEYANCE PIPES. BIORETENTION AREAS WILL PROVIDE INFILTRATION AND TREATMENT FOR THE FIRST INCH OF THE RAINFALL FOR MINIMUM 95% OF THE ON-SITE IMPERVIOUS AREA. FROM THE BIORETENTION AREAS, FLOW WILL DISCHARGE INTO THE PROPOSED DETENTION POND AREAS. SITE STORMWATER IS DESIGNED TO EITHER MEET OR REDUCE PRE-DEVELOPMENT FLOW RATES. OFF-SITE STORMWATER WILL BE DIVERTED AWAY FROM PROPOSED STORMWATER TREATMENT AND DETENTION AREAS WHERE POSSIBLE.

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

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

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

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

DRAINAGE FACILITIES
THERE WILL BE APPROXIMATELY 56 ACRES OF IMPERVIOUS AREA ADDED ON SITE. STORMWATER WILL BE DETAINED IN ABOVE GROUND DETENTION PONDS SUCH THAT RUNOFF IN THE POST-DEVELOPMENT CONDITION WILL NOT EXCEED RUNOFF IN THE PRE-DEVELOPMENT CONDITION.

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A MINIMUM OF TWO FIRE/EMERGENCY ACCESS POINTS WILL BE PROVIDED TO THE DEVELOPMENT VIA COLEMAN ROAD AND IMPROVED MACK HATCHER PARKWAY. OFF-SITE IMPROVEMENTS WILL BE PROVIDED PER RECOMMENDATIONS FROM THE TRAFFIC IMPACT STUDY.

KEY

- EXISTING CANOPY
- 30' RIPARIAN BUFFER ZONE 2
- 30' RIPARIAN BUFFER ZONE 1
- HHO LINE
- 500' HHO BUFFER
- PROPOSED HHO REVISION
- PROPOSED 500' HHO BUFFER

N

0' 50' 100' 150'

GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

BOYLE
Building community since 1933.

Kimley»Horn

DesignStudio

sdco PARTNERS

SHERIDAN PUBLIC RELATIONS LLC

HARLIN PUD SUBDIVISION
ANNEXATION REQUEST
Franklin, Williamson County, Tennessee

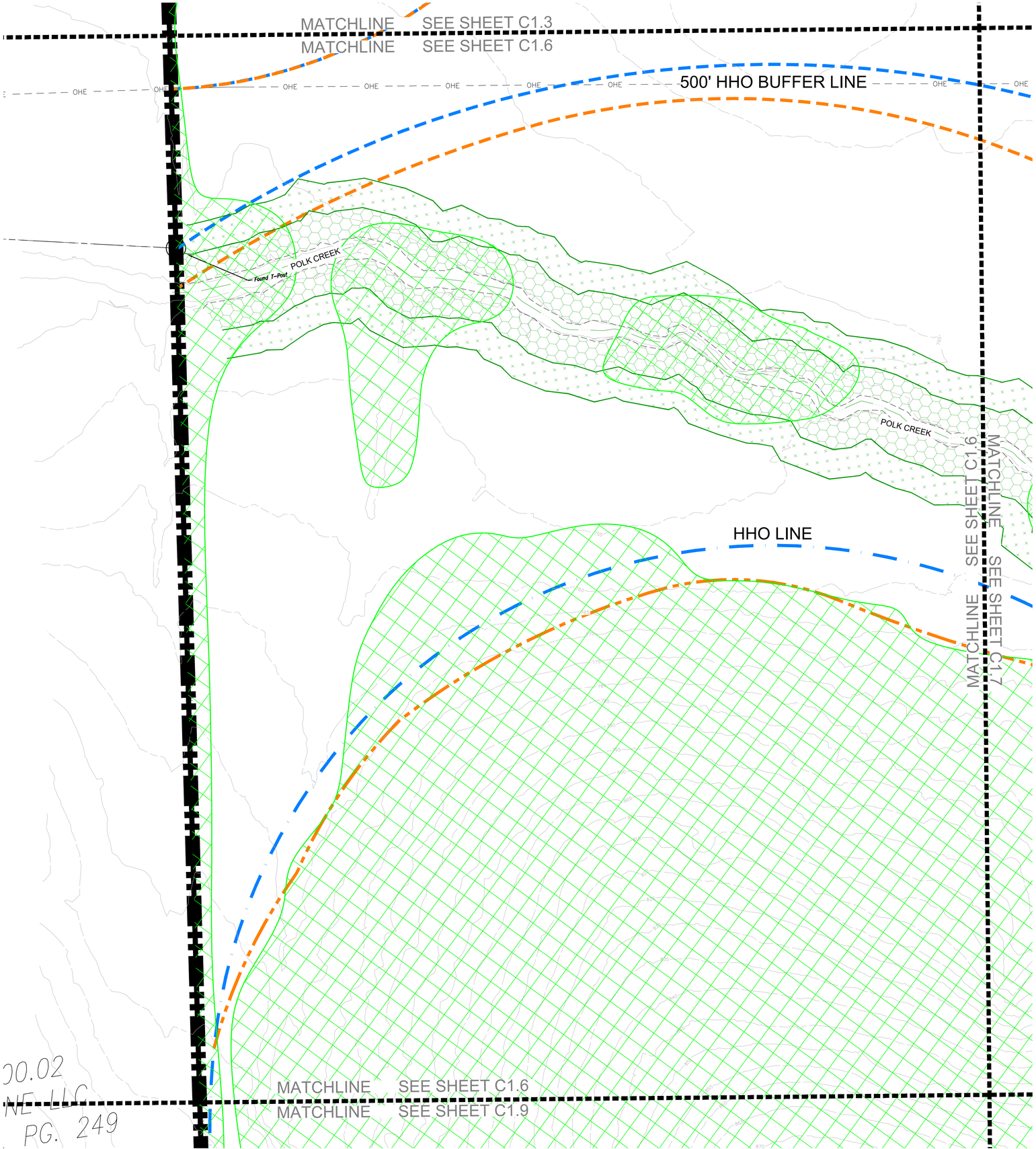
JEFFREY A. ROSIAK
REGISTERED
LANDSCAPE ARCHITECT
TENNESSEE
#1052

Revision Date
△ _____
△ _____
△ _____
△ _____

EXISTING CONDITIONS

SHEET
C1.5

COF # ----



SITE DATA

HARLIN PUD SUBDIVISION, PD DEVELOPMENT PLAN

COF PROJECT NUMBER:	XXXX
SITE ACREAGE/SF:	311.21 AC / 13,556,105.01 SF
EXISTING ZONING:	MGA-1, RP-5, COUNTY
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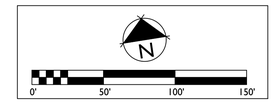
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GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

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Building community since 1933.

Kimley»Horn

DesignStudio

sdco PARTNERS

SHERIDAN PUBLIC RELATIONS LLC

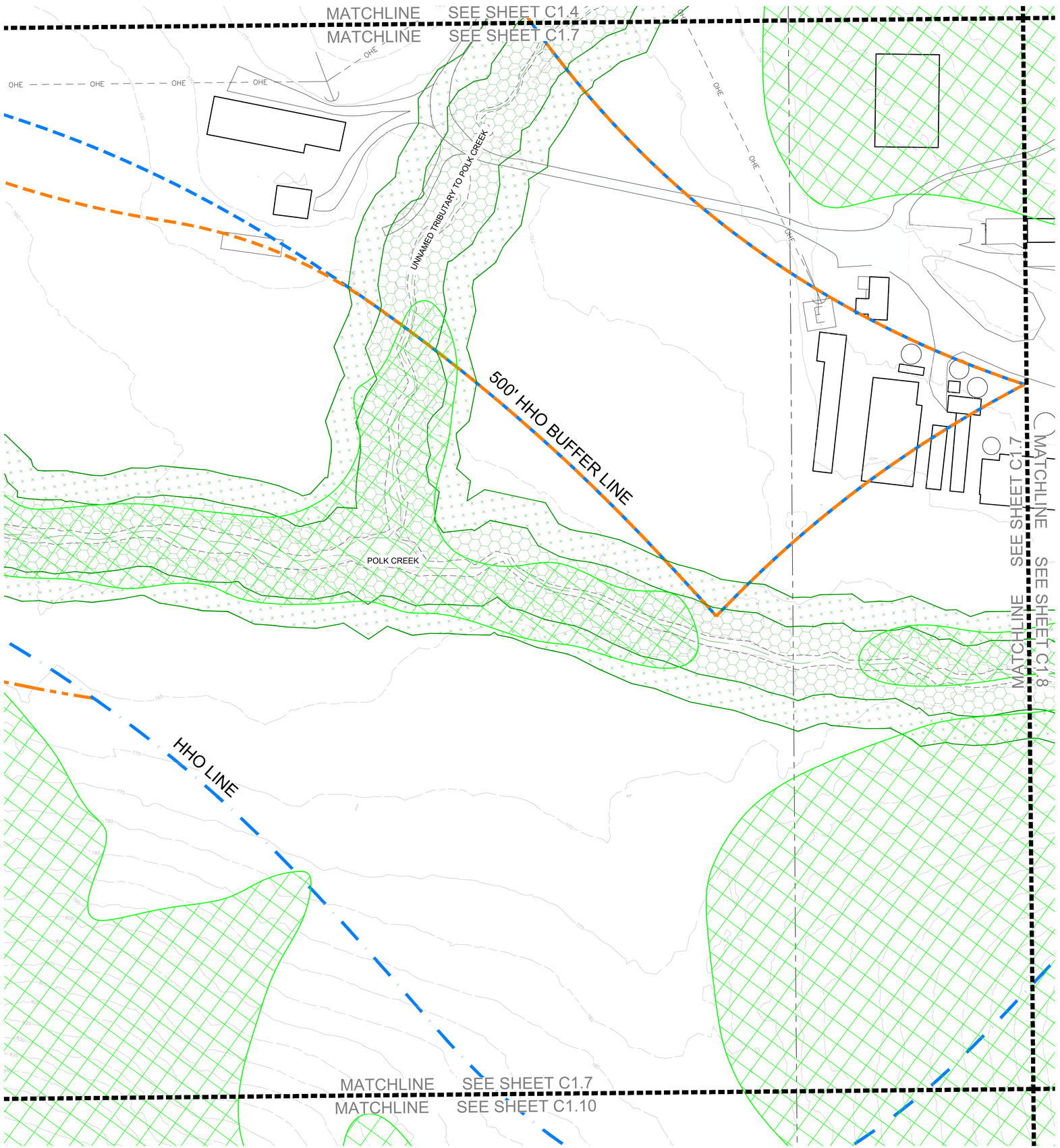
HARLIN PUD SUBDIVISION
ANNEXATION REQUEST
Franklin, Williamson County, Tennessee

JEFFREY A. ROSIAK REGISTERED LANDSCAPE ARCHITECT TENNESSEE 3525

Revision Date
△ _____
△ _____
△ _____
△ _____

EXISTING CONDITIONS

SHEET
C1.6
COF # ----



SITE DATA

HARLIN PUD SUBDIVISION, PD DEVELOPMENT PLAN

COF PROJECT NUMBER:	XXXX
SITE ACREAGE/SF:	311.21 AC / 13,556,105.01 SF
EXISTING ZONING:	MGA-1, RP-5, COUNTY
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OVERLAY ZONING:	HHO
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ADDRESS:	1247 HILLVIEW LANE
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ENVISION FRANKLIN:	VILLAGE GREEN

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RECLAIMED WATER LINE
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ELECTRICITY
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GAS
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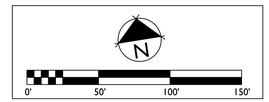
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- PROPOSED 500' HHO BUFFER



GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

BOYLE
Building community since 1933.

Kimley»Horn

DesignStudio

sdco PARTNERS

SHERIDAN PUBLIC RELATIONS LLC

HARLIN PUD SUBDIVISION
ANNEXATION REQUEST
Franklin, Williamson County, Tennessee

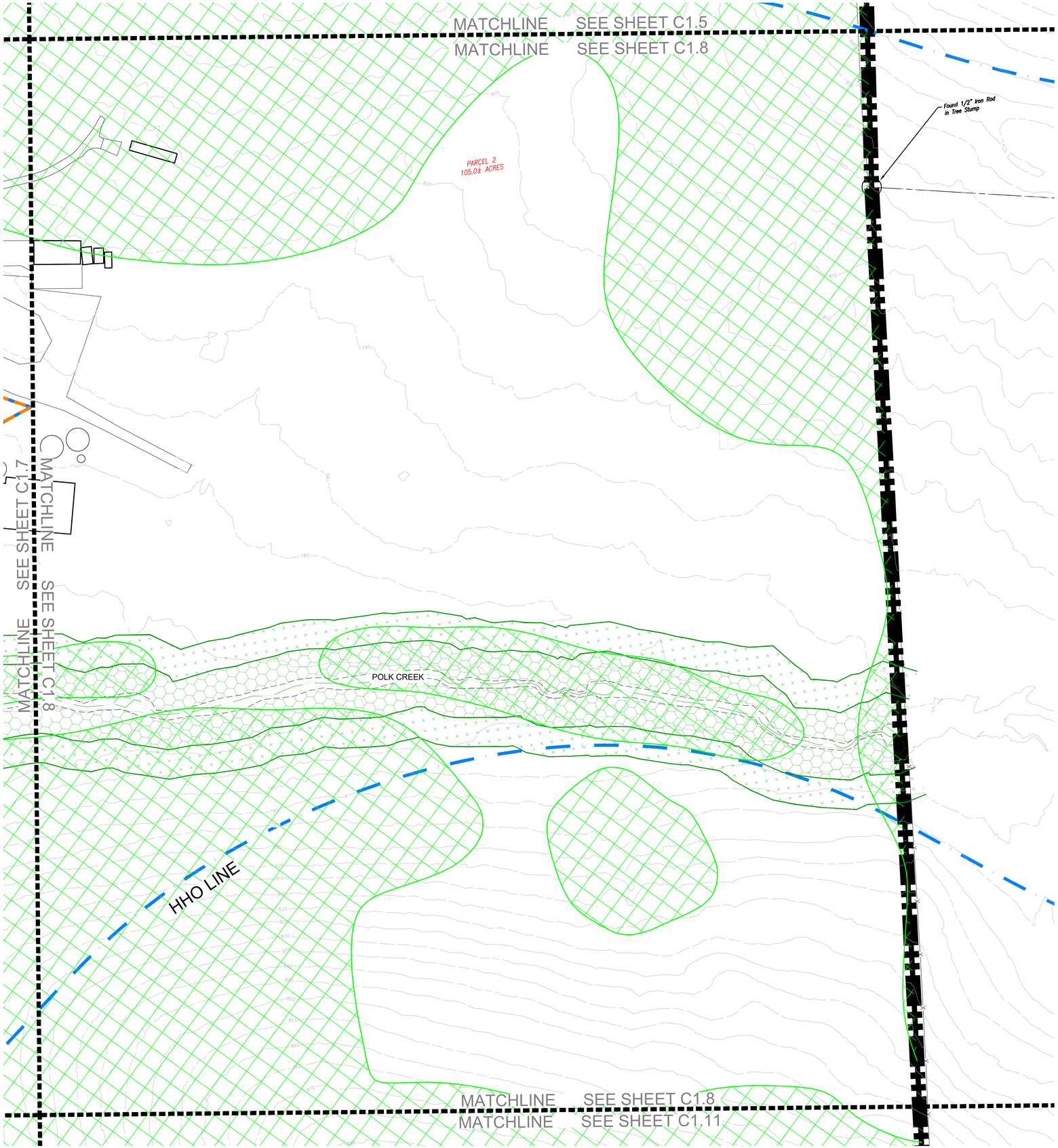
JEFFREY A. ROSIAK REGISTERED AGRICULTURE PROFESSIONAL LANDSCAPE ARCHITECT 1325

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

EXISTING CONDITIONS

SHEET
C1.7

COF # ----



SITE DATA

HARLIN PUD SUBDIVISION, PD DEVELOPMENT PLAN

COF PROJECT NUMBER:	XXXX
SITE ACREAGE/SF:	311.21 AC / 13,556,105.01 SF
EXISTING ZONING:	MGA-1, RP-5, COUNTY
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OVERLAY ZONING:	HHO
TAX MAP & PARCELS:	091-09900
ADDRESS:	1247 HILLVIEW LANE
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ENVISION FRANKLIN:	VILLAGE GREEN

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RECLAIMED WATER LINE
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ELECTRICITY
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GAS
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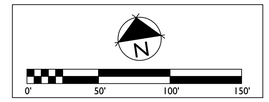
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KEY

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- 30' RIPARIAN BUFFER ZONE 1
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- PROPOSED HHO REVISION
- PROPOSED 500' HHO BUFFER



GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

BOYLE
Building community since 1933.

Kimley»Horn

DesignStudio

sdco PARTNERS

SHERIDAN PUBLIC RELATIONS LLC

HARLIN PUD SUBDIVISION
ANNEXATION REQUEST
Franklin, Williamson County, Tennessee

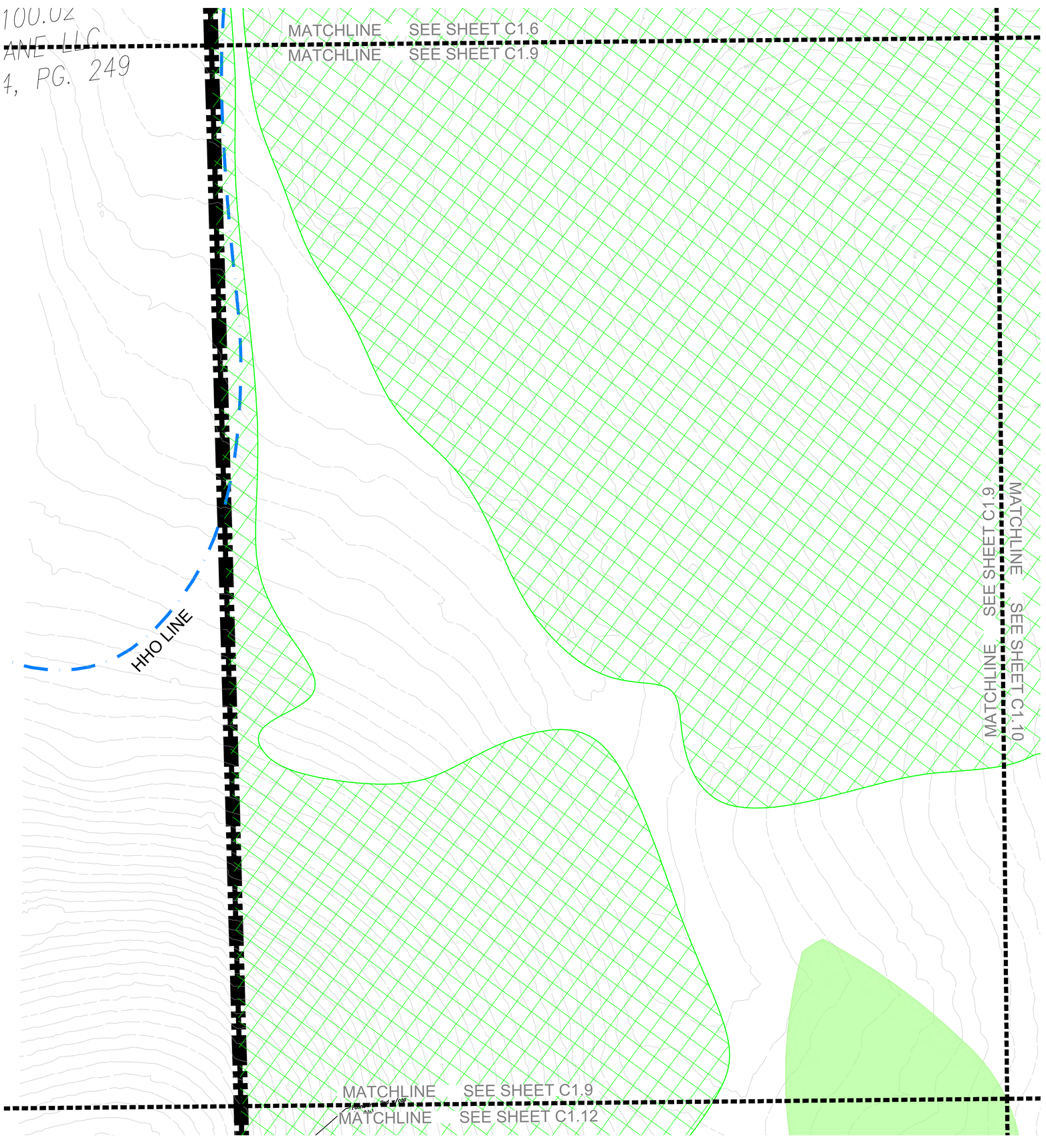
JEFFREY A. ROSIAK REGISTERED LANDSCAPE ARCHITECT 1525

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

EXISTING CONDITIONS

SHEET
C1.8

COF # ----



SITE DATA

HARLIN PUD SUBDIVISION, PD DEVELOPMENT PLAN

COF PROJECT NUMBER:	XXXX
SITE ACREAGE/SF:	311.21 AC / 13,556,105.01 SF
EXISTING ZONING:	MGA-1, RP-5, COUNTY
PROPOSED ZONING:	PD (0.78, 27000, 80)
OVERLAY ZONING:	HHO
TAX MAP & PARCELS:	091-09900
ADDRESS:	1247 HILLVIEW LANE
PRIMARY USES:	MIXED-USE
ENVISION FRANKLIN:	VILLAGE GREEN

IMPACT STATEMENT

WATER
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RECLAIMED WATER LINE
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ELECTRICITY
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GAS
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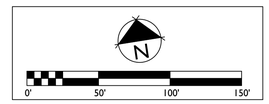
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GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

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Building community since 1933.

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SHERIDAN PUBLIC RELATIONS LLC

HARLIN PUD SUBDIVISION
ANNEXATION REQUEST
Franklin, Williamson County, Tennessee

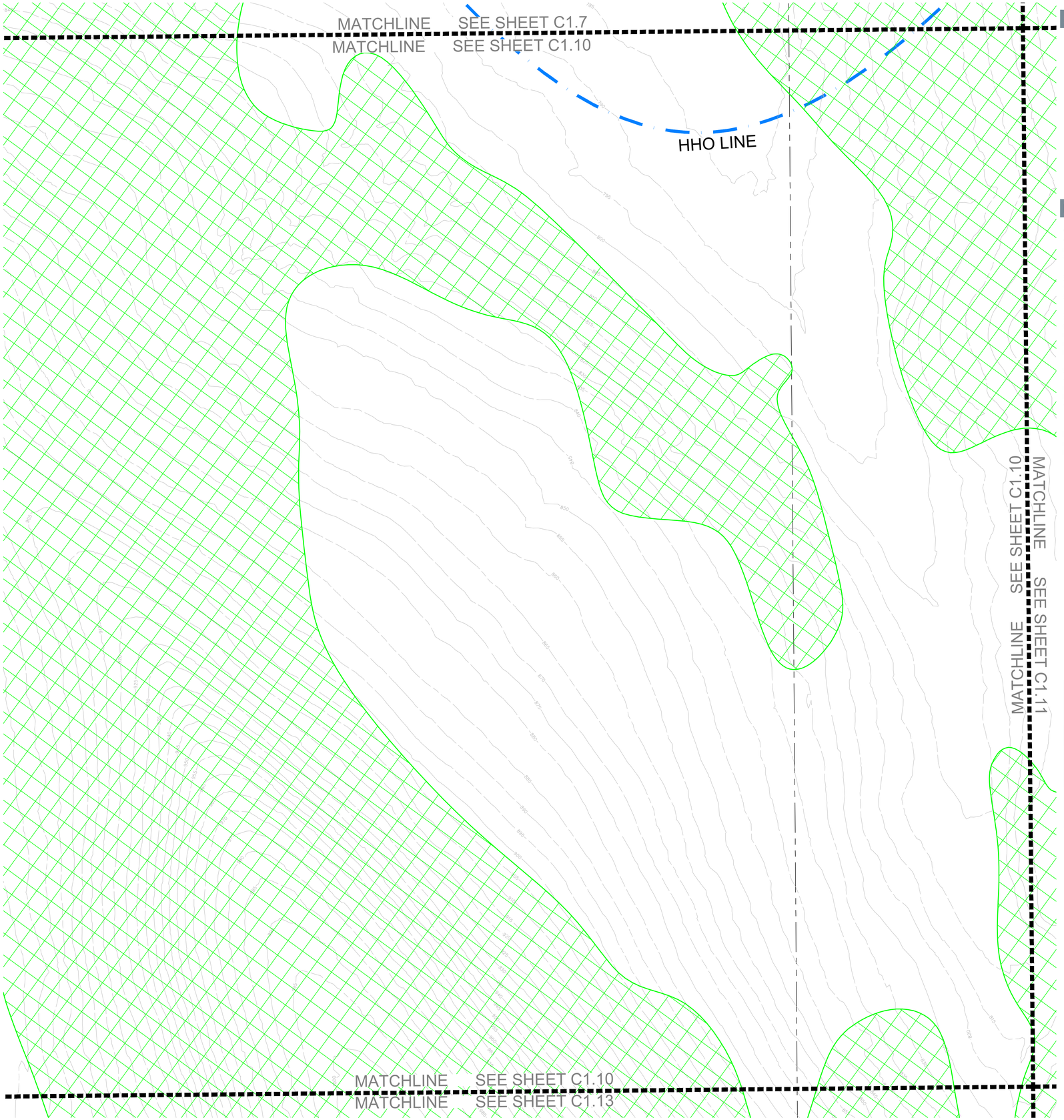


Revision Date
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EXISTING CONDITIONS

SHEET
C1.9

COF # ----



SITE DATA

HARLIN PUD SUBDIVISION, PD DEVELOPMENT PLAN

COF PROJECT NUMBER:	XXXX
SITE ACREAGE/SF:	311.21 AC / 13,556,105.01 SF
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N

0' 50' 100' 150'

GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

BOYLE
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Kimley»Horn

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sdco PARTNERS

SHERIDAN
PUBLIC RELATIONS LLC

HARLIN PUD SUBDIVISION
ANNEXATION REQUEST
Franklin, Williamson County, Tennessee

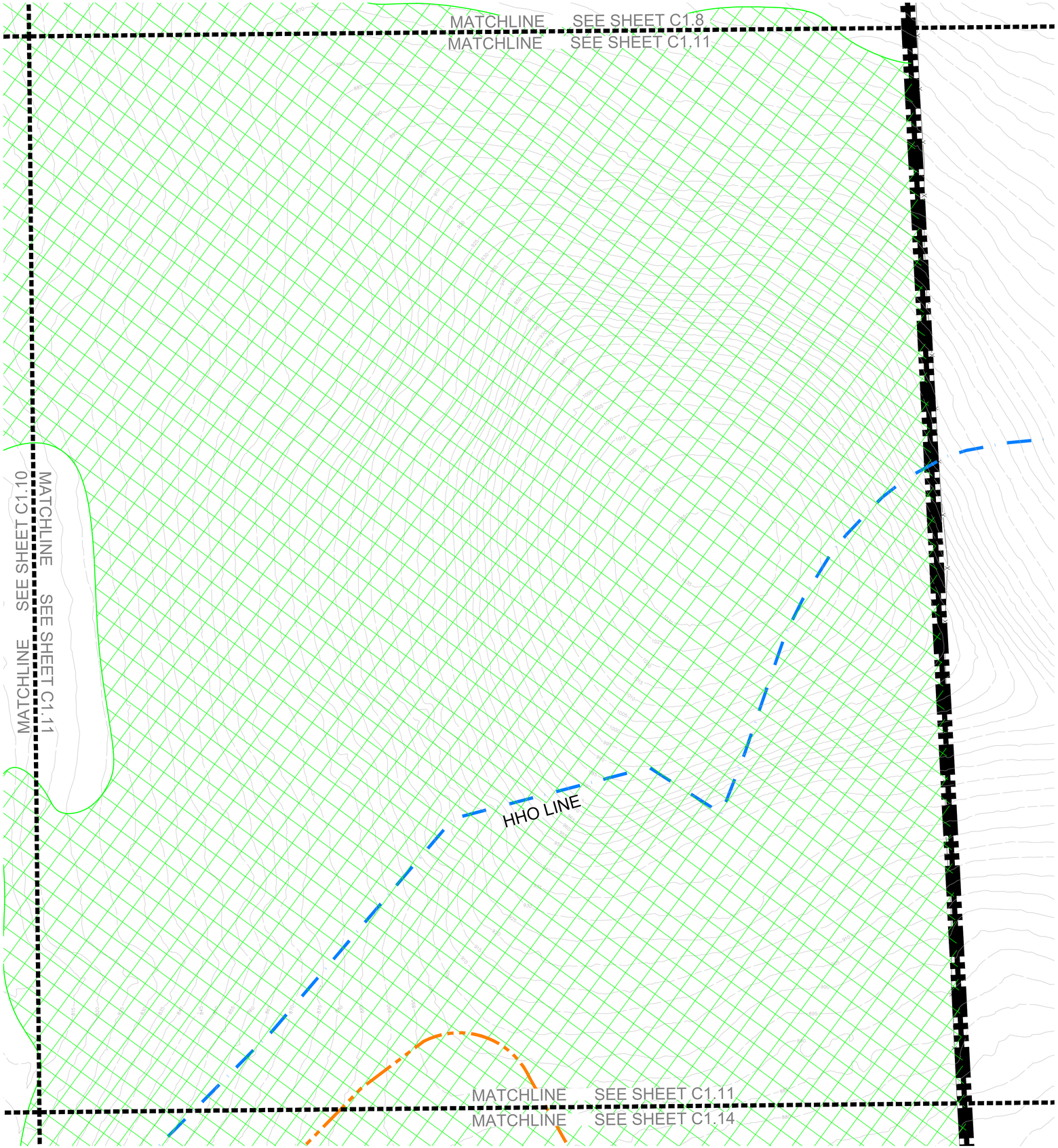
JEFFREY A. ROSIAK
REGISTERED
LANDSCAPE ARCHITECT
TENNESSEE
1039525

Revision Date
- △ _____
- △ _____
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EXISTING CONDITIONS

SHEET
C1.10

COF # ----



SITE DATA

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ELECTRICITY WILL BE PROVIDED BY MIDDLE TENNESSEE ELECTRIC MEMBERSHIP CORP.

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

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A MINIMUM OF TWO FIRE/EMERGENCY ACCESS POINTS WILL BE PROVIDED TO THE DEVELOPMENT VIA COLEMAN ROAD AND IMPROVED MACK HATCHER PARKWAY. OFF-SITE IMPROVEMENTS WILL BE PROVIDED PER RECOMMENDATIONS FROM THE TRAFFIC IMPACT STUDY.

KEY

- EXISTING CANOPY
- 30' RIPARIAN BUFFER ZONE 2
- 30' RIPARIAN BUFFER ZONE 1
- HHO LINE
- 500' HHO BUFFER
- PROPOSED HHO REVISION
- PROPOSED 500' HHO BUFFER

N

0' 50' 100' 150'

GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

BOYLE
Building community since 1933.

Kimley»Horn

DesignStudio

sdco PARTNERS

SHERIDAN PUBLIC RELATIONS LLC

HARLIN PUD SUBDIVISION
ANNEXATION REQUEST
Franklin, Williamson County, Tennessee

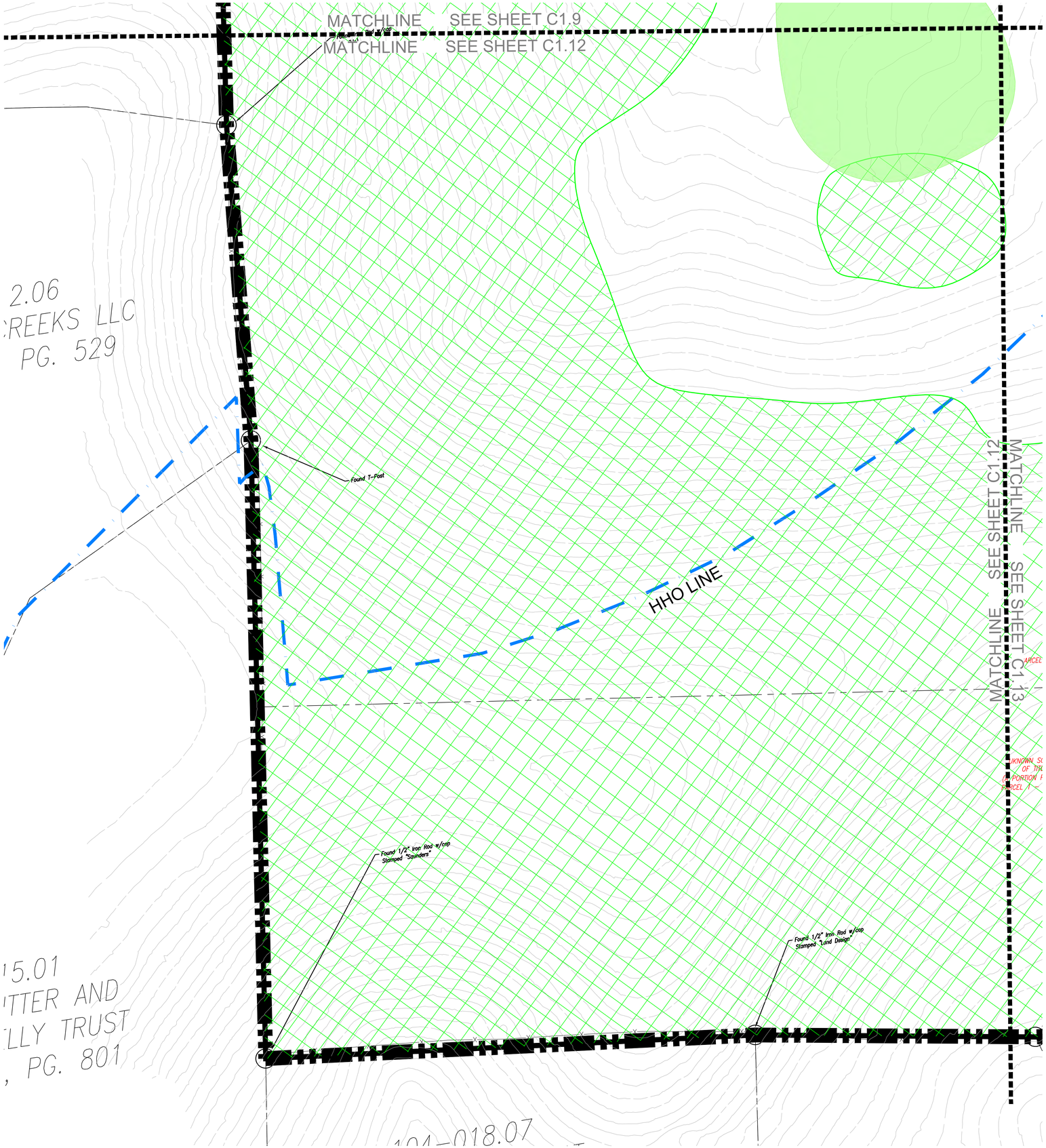
JEFFREY A. ROSIAK
REGISTERED
AGRICULTURE
LANDSCAPE ARCHITECT
10/25

Revision Date
△ _____
△ _____
△ _____
△ _____

EXISTING CONDITIONS

SHEET
C1.11

COF # ----



SITE DATA

HARLIN PUD SUBDIVISION, PD DEVELOPMENT PLAN

COF PROJECT NUMBER:	XXXX
SITE ACREAGE/SF:	311.21 AC / 13,556,105.01 SF
EXISTING ZONING:	MGA-1, RP-5, COUNTY
PROPOSED ZONING:	PD (0.78, 27000, 80)
OVERLAY ZONING:	HHO
TAX MAP & PARCELS:	091-09900
ADDRESS:	1247 HILLVIEW LANE
PRIMARY USES:	MIXED-USE
ENVISION FRANKLIN:	VILLAGE GREEN

IMPACT STATEMENT

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WATER WILL BE PROVIDED VIA AN 8" PUBLIC WATER MAIN OFF AN EXISTING MAIN IN LULA LANE AND HILLVIEW LANE. THE PROJECT SITE IS SERVICED BY HB&TS UTILITY DISTRICT.

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HARLIN PUD SUBDIVISION
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Franklin, Williamson County, Tennessee

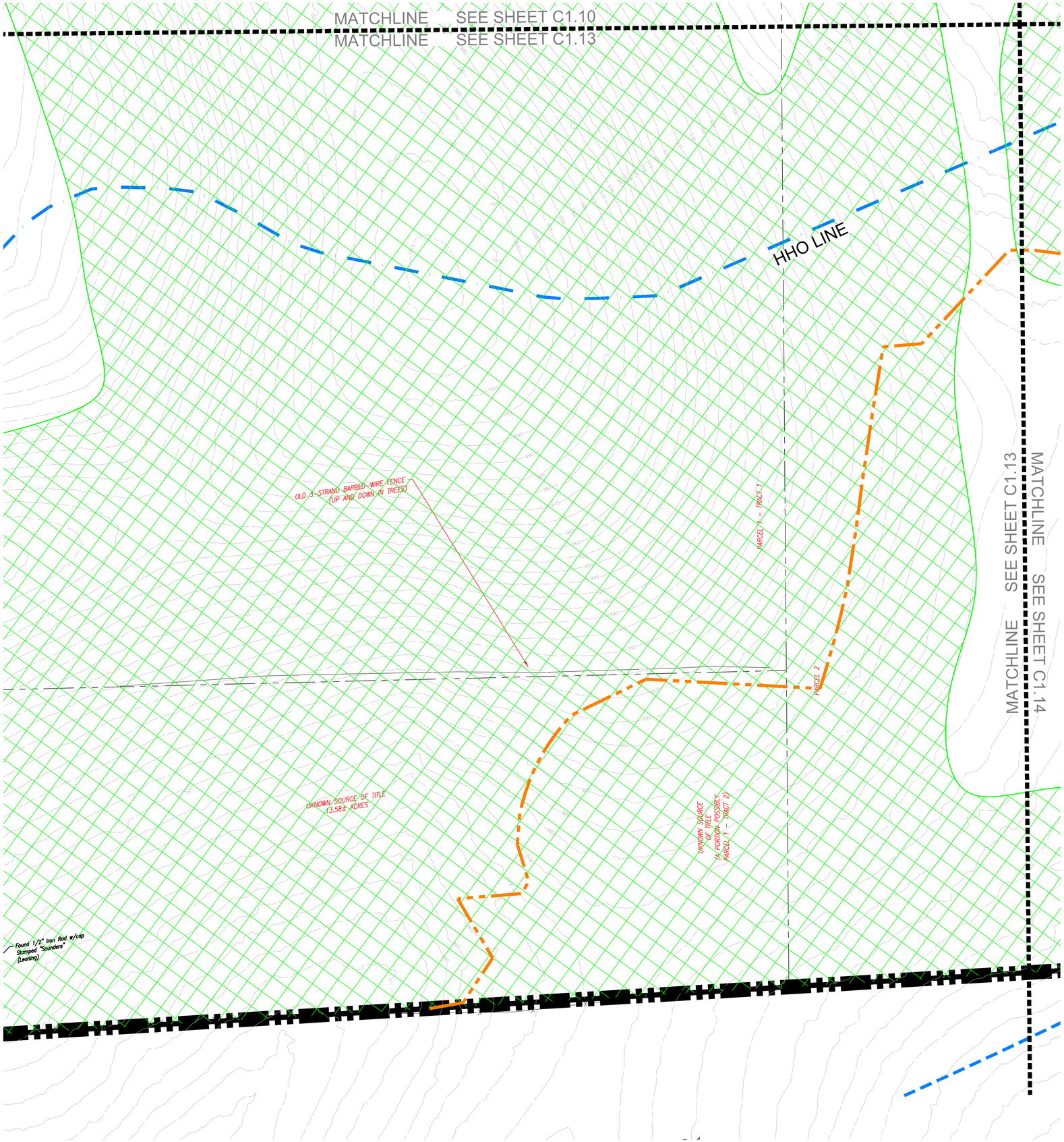
JEFFREY A. ROSIAK
REGISTERED
AGRICULTURE
LANDSCAPE ARCHITECT
TENNESSEE
LA.0000325

Revision Date
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EXISTING CONDITIONS

SHEET
C1.12

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SHERIDAN PUBLIC RELATIONS LLC

HARLIN PUD SUBDIVISION
ANNEXATION REQUEST
Franklin, Williamson County, Tennessee

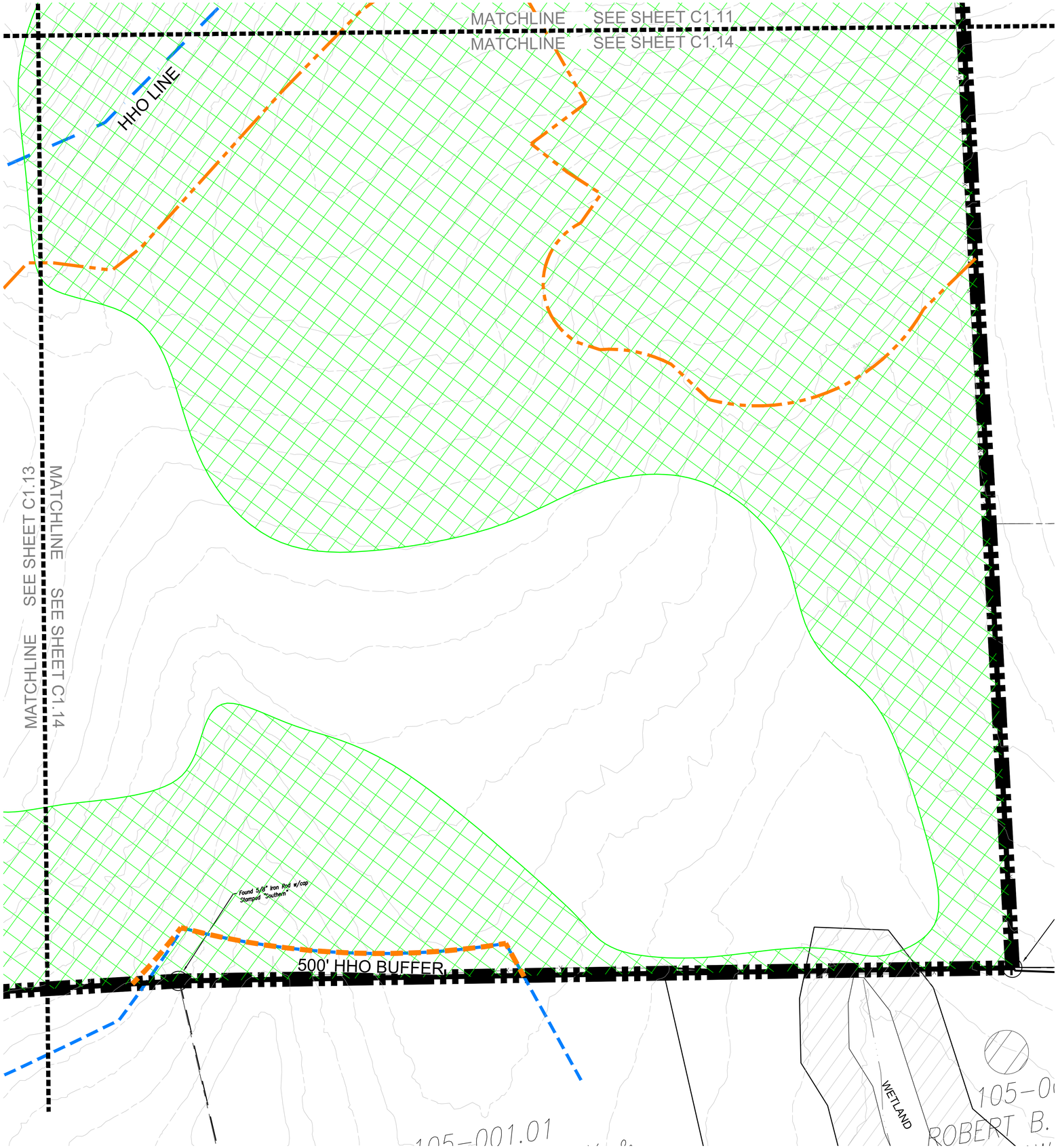
JEFFREY A. ROSIAK REGISTERED AGRICULTURE LANDSCAPE ARCHITECT 1725

Revision Date
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C1.13

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HARLIN PUD SUBDIVISION
ANNEXATION REQUEST
Franklin, Williamson County, Tennessee

JEFFREY A. ROSIAK REGISTERED LANDSCAPE ARCHITECT

Revision Date
△ _____
△ _____
△ _____
△ _____

EXISTING CONDITIONS

SHEET
C1.14

COF # ----

RESOLUTION 2025-24

A RESOLUTION ADOPTING A PLAN OF SERVICES FOR THE ANNEXATION OF PROPERTY LOCATED WEST OF HILLVIEW LANE AND NORTH OF COLEMAN ROAD, AT 1247 HILLVIEW LANE BY THE CITY OF FRANKLIN, TENNESSEE

WHEREAS, *Tennessee Code Annotated* (T.C.A.) § 6-51-102, as amended, requires that a Plan of Services be adopted by a municipal governing body prior to the passage of an annexation resolution; and

WHEREAS, John Asbury Bacon Harlin, Trustee of the John Asbury Bacon Harlin Revocable Living Trust, (Owner) of property located at 1247 Hillview Lane (Property) petitioned the Board of Mayor and Aldermen (BOMA) of the City of Franklin, Tennessee (City), to annex the Property noncontiguous the City limits and located within the Franklin Urban Growth Boundary (UGB); and

WHEREAS, the Property is located at 1247 Hillview Lane, noncontiguous to the City limits, within the Urban Growth Boundary, and as described herein and as depicted on the Map attached hereto as Exhibit A:

Map-Parcel	Acres
091 – 99.00	311.21
Total	311.21

WHEREAS, this resolution shall bind the Owners and subsequent Owners of the Property; and

WHEREAS, the Plan of Services has been submitted to the Franklin Municipal Planning Commission for study and a written report as required by T.C.A. § 6-51-102, as amended; and

WHEREAS, a public hearing was held following public notice as required by T.C.A. § 6-51-102, as amended; and

WHEREAS, it is believed it is in the best interest of the City to adopt a Plan of Services for the area petitioned to be annexed in order to provide for future development in accordance with City standards; and

WHEREAS, this resolution shall not bind the City to later annex the Property.

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

SECTION I. Pursuant to the provisions of T.C.A. § 6-51-102, as amended, there is hereby adopted, for the area bounded as described above, the following Plan of Services:

A. Water

1. The Property is located within the HB&TS service area.
2. Water availability shall be approved and provided through the City of Franklin prior to annexation.
3. The Owner shall be required to provide adequate fire flow and pressure to the Property.

B. Reclaimed Water

1. According to the City of Franklin's Municipal Code, reclaimed water systems shall be extended to a development if the development is located within 1,000 feet of an existing reclaimed water line.
2. In the case of this Property, a greater than 1,000-foot extension would be required to serve the Property. For this reason, reclaimed water will not be required to be extended to the Property.

C. Wastewater

1. The Property lies within the SW1 Basin as defined in the City of Franklin Sanitary Sewer Basin Study.
2. The proposed development of the Property is anticipated to construct a mixed use community.
3. The Owner shall be required to construct a sanitary sewer lift station and approximately 7,500 feet of force main, as well as gravity interceptors and mains within the property, to provide service to the Property. Final alignment of the force main must be approved by the Water Management Department.
4. The City of Franklin Sanitary Sewer System Basin Plans show this as an 8-inch sanitary sewer interceptor.
5. The Owner shall be required to submit engineering calculations to determine final sizing requirements.
6. The Owner shall be required to provide Engineering design, construction, easements, rights-of-way and the costs associated with the on-site sanitary sewer infrastructure required to serve the development of this Property.
7. The Owner shall be responsible for the payment of fees per the policies and procedures outlined in Franklin Municipal Code.

D. Stormwater

1. The Owner shall be responsible for the engineering, design and construction of the necessary stormwater infrastructure for the development of the Property and shall comply with the requirements as outlined in the Franklin Municipal Code.
2. As the Property develops, the City will charge prevailing stormwater user fees per policies and procedures as outlined in the Franklin Municipal Code.

E. Streets

1. Emergency maintenance of streets will begin on the effective date of annexation.
2. Reconstruction and resurfacing of streets, routine maintenance, and installation of storm drainage will be accomplished under existing City policies.
3. Access to the Property shall be provided from Coleman Road and Hillview Lane.
4. Unless waived by the Franklin Engineering Department, the Owner of the Property shall be required to submit a traffic impact study prior to submitting a development plan for review and approval. The exact scope associated with this traffic impact study shall be determined prior to submittal of the development plan. Required street improvements shall be determined as part of the plan. The roadways constructed as part of this development shall comply with City Street Standards.
5. The City of Franklin and Williamson County shall consider an Interlocal Agreement for the maintenance of roads and bridges for interceding properties along the primary route to the area to be annexed.

F. Traffic Control

1. Traffic signals, traffic signs, street markings, and other traffic control devices shall be installed as the need is established by appropriate study and traffic standards. No needs have been identified for the area at this time.
2. New development after the effective date of annexation shall comply with City regulations governing traffic control devices and markings.

G. Street Lighting

1. No off-site street lighting is proposed at this time.
2. Street lighting within new developments shall be funded and installed by the Owner per City policy, which includes the installation of electric meters to allow for future ownership and maintenance by the City or homeowners association. The installation and operation of street lights shall coincide with the phasing of development and issuance of Certificates of Occupancy.

H. Street Name Signs

1. No additional street name signs in the area have been deemed necessary.
2. New development shall install street name signs per City policy.

I. Fire Protection

1. Fire protection by the present personnel and equipment of the Franklin Fire Department will be provided on and after the effective date of annexation. The current response will primarily be from Fire Station 5, 215 Noah Drive.
2. No additional manpower or equipment will be necessary to serve the annexation area at this time.
3. The property must have a fire flow of 1,500 GPM @ 20 PSI for adequate fire protection services.

J. Planning and Zoning

1. The planning and zoning jurisdiction of the City will extend to the annexed area on and after the effective date of annexation.
2. Envision Franklin places this property in the Village Green Design Concept. Village Green is intended to provide the ability to establish a wider variety of housing options while prioritizing the preservation of open space. Desirable natural features should be identified first and set aside as part of the require 70 percent open space.
3. Upon annexation, the Property will be zoned by the Board of Mayor and Aldermen to a Zoning District and any applicable Overlay Zoning District(s), pursuant to the requirements of the Franklin Zoning Ordinance. If the Owner has requested the Planned District, they shall be required to submit a Development Plan, pursuant to the Franklin Zoning Ordinance.

K. Parks and Recreation

1. The benefit and use of the recreational facilities and programs provided by the Parks Department will be available on and after the effective date of the annexation. Recreational facilities and programs will be provided with existing personnel, facilities and resources.

2. New development in the annexed area shall comply with the City of Franklin Parkland Impact Fees and Parkland Dedication Ordinance 2016-25. The Ordinance can be found at https://library.municode.com/tn/franklin/codes/code_of_ordinances
3. The Parks Master Plan is due to be updated 2021-22 to include new amendments that have been add over the past few years as we improve our processes. At this time Parks will look at the outer boundaries of the UGB for land and growth potential to build City Parks. Assured that Neighborhood Parks and Trails will need to be a part of future planning.

L. Police Protection

1. Police patrol and response to calls by the Franklin Police Department will be provided on and after the effective date of annexation.
2. Police services will be provided with existing personnel and equipment.

M. Building and Code Inspection Services

1. Building and code inspection services will begin in the annexed area on and after the effective date of the annexation.
2. New development in the annexed area shall comply with adopted City Building Codes, pay the applicable fees, and obtain the required permits for inspection services.

N. Garbage and Recycling Pickup and Environmental

1. The Sanitation and Environmental Services Department will begin providing services in the annexed area on and after the effective date of the annexation in accordance with adopted City requirements.
2. No additional manpower or equipment will be necessary to serve the annexation area at this time.

SECTION II. This Resolution shall take effect from and after its adoption.

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

ATTEST:

BY:_____
Angie Skarp
City Recorder

CITY OF FRANKLIN, TENNESSEE:

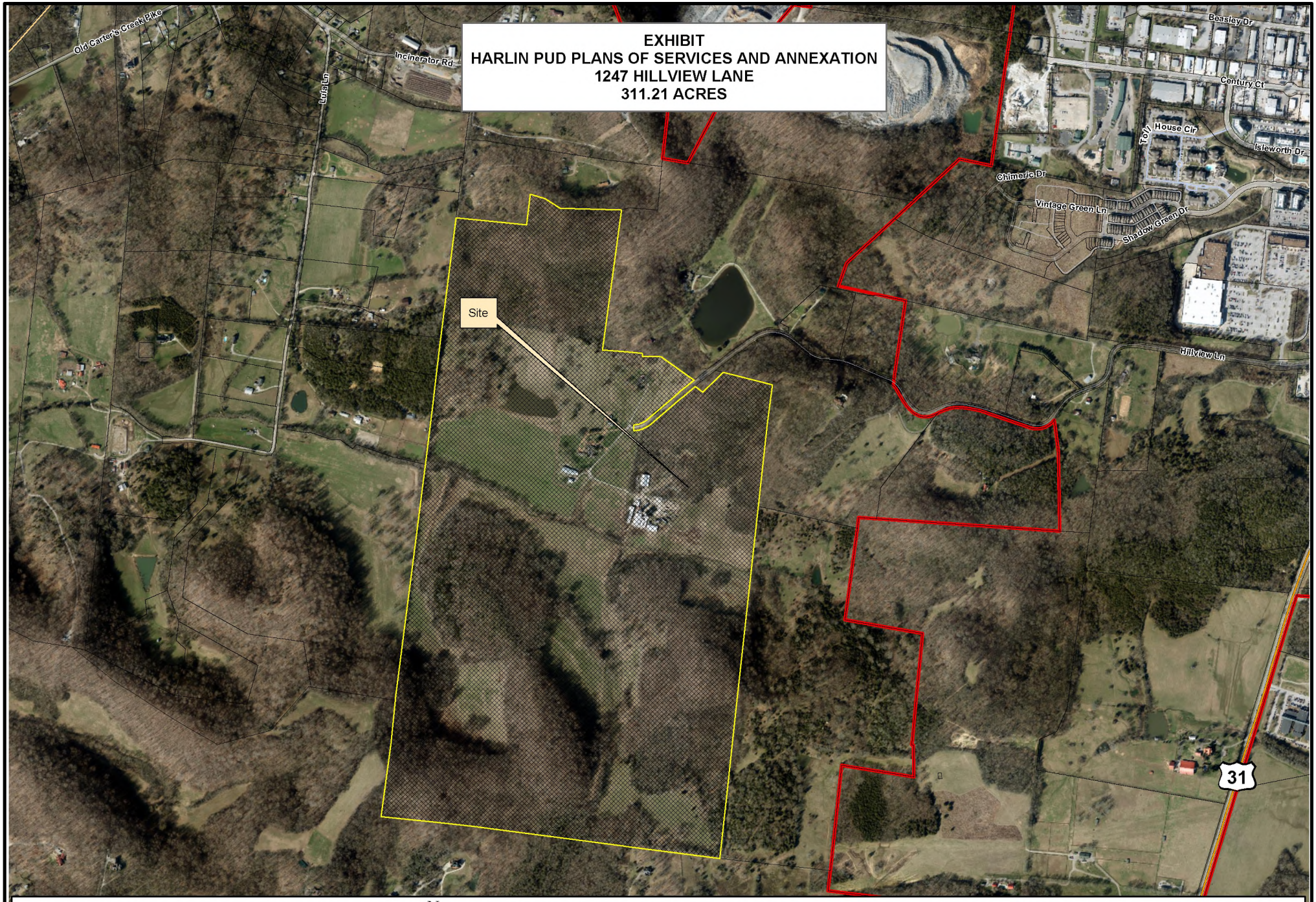
BY: _____
Dr. Ken Moore
Mayor

Approved as to form by:

_____
Shauna R. Billingsley
City Attorney

PLANNING COMMISSION RECOMMENDED: _____

PUBLIC HEARING HELD: _____


EXHIBIT
HARLIN PUD PLANS OF SERVICES AND ANNEXATION
1247 HILLVIEW LANE
311.21 ACRES
Site
Old Carters Creek Pike
Incinerator Rd
Livia Ln
Beasley Dr
Century Ct
Toll House Cir
Isleworth Dr
Chimeric Dr
Vintage Green Ln
Shadow Green Dr
Hillview Ln
31
Legend
1247 Hillview Lane
City Limits
N
0
250
500
1,000
Feet
This map was created by the Franklin Planning Department.
It was compiled from the most authentic information available.
The City is not responsible for any errors or omissions contained hereon.
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HARLIN PUD SUBDIVISION

ANNEXATION REQUEST - PD(0.78 / 32,000 / 80)

Franklin, Williamson County, Tennessee

SHEET INDEX

C0.0	COVER SHEET
	SURVEY
	SURVEY
C1.0	OVERALL EXISTING CONDITIONS
C1.1	EXISTING CONDITIONS
C1.2	EXISTING CONDITIONS
C1.3	EXISTING CONDITIONS
C1.4	EXISTING CONDITIONS
C1.5	EXISTING CONDITIONS
C1.6	EXISTING CONDITIONS
C1.7	EXISTING CONDITIONS
C1.8	EXISTING CONDITIONS
C1.9	EXISTING CONDITIONS
C1.10	EXISTING CONDITIONS
C1.11	EXISTING CONDITIONS
C1.12	EXISTING CONDITIONS
C1.13	EXISTING CONDITIONS
C1.14	EXISTING CONDITIONS

DEVELOPMENT TEAM

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

LANDSCAPE ARCHITECT:
DESIGN STUDIO
JASON GODDARD
615-218-8118
JGODDARD@DESIGNSTUDIOPLAN.COM

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

DEVELOPER/OWNER REP:
BOYLE INVESTMENT COMPANY
ADAM BALLASH
2000 MERIDIAN BLVD, SUITE 250
FRANKLIN, TN 37067
615-550-5583
ABALLASH@BOYLE.COM

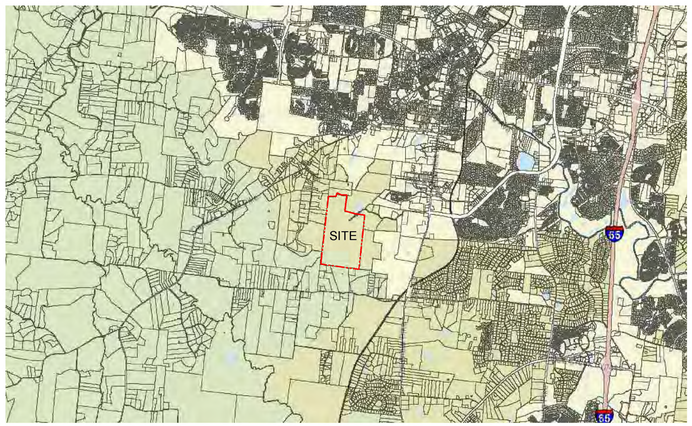
ARCHITECT:
HISTORICAL CONCEPTS
CHRISTOPHER CARRIGAN
1133 BROADWAY, SUITE 720
NEW YORK, NY 10010
646-657-0315
CHRIS.CARRIGAN@HISTORICALCONCEPTS.COM

BRANDING:
SDCO PARTNERS
LYDIA TONEY
121 WENTWORTH ST
CHARLESTON, SC 29401
LYDIA@STITCHDESIGNCO.COM

BRANDING:
SHERIDAN PUBLIC RELATIONS, LLC
JAY SHERIDAN
709 WEST MAIN ST
FRANKLIN, TN 37064
JAY@SHERIDANPR.COM



VICINITY MAP



NOT TO SCALE

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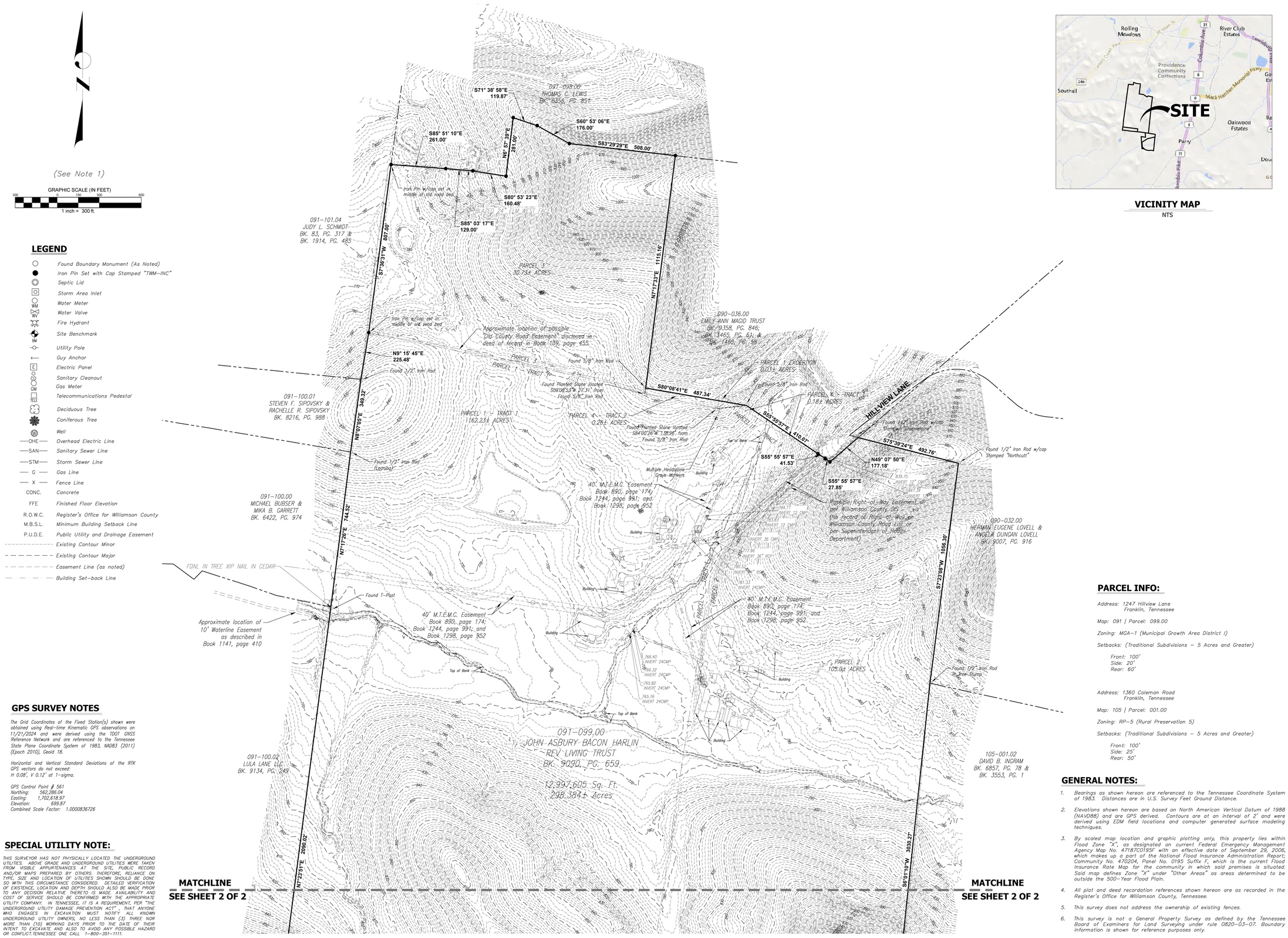
GAS
NATURAL GAS WILL BE PROVIDED BY ATMOS GAS, IF AVAILABLE.

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

DRAINAGE FACILITIES
THERE WILL BE APPROXIMATELY 56 ACRES OF IMPERVIOUS AREA ADDED ON SITE. STORMWATER WILL BE DETAINED IN ABOVE GROUND DETENTION PONDS SUCH THAT RUNOFF IN THE POST-DEVELOPMENT CONDITION WILL NOT EXCEED RUNOFF IN THE PRE-DEVELOPMENT CONDITION.

STREET NETWORK
A MINIMUM OF TWO FIRE/EMERGENCY ACCESS POINTS WILL BE PROVIDED TO THE DEVELOPMENT VIA COLEMAN ROAD AND IMPROVED MACK HATCHER PARKWAY. OFF-SITE IMPROVEMENTS WILL BE PROVIDED PER RECOMMENDATIONS FROM THE TRAFFIC IMPACT STUDY.

JEFFREY A. ROSIAK REGISTERED LANDSCAPE ARCHITECT 2025



VICINITY MAP
NTS

LEGEND

- Found Boundary Monument (As Noted)
- Iron Pin Set with Cap Stamped "TWM-INC"
- Septic Lid
- Storm Area Inlet
- Water Meter
- Water Valve
- Fire Hydrant
- Site Benchmark
- Utility Pole
- Guy Anchor
- Electric Panel
- Sanitary Cleanout
- Gas Meter
- Telecommunications Pedestal
- Deciduous Tree
- Coniferous Tree
- Well
- —OHE— Overhead Electric Line
- —SAN— Sanitary Sewer Line
- —STM— Storm Sewer Line
- — G — Gas Line
- — X — Fence Line
- CONC. Concrete
- FFE Finished Floor Elevation
- R.O.W.C. Register's Office for Williamson County
- M.B.S.L. Minimum Building Setback Line
- P.U.D.E. Public Utility and Drainage Easement
- Existing Contour Minor
- Existing Contour Major
- Easement Line (as noted)
- Building Set-back Line

GPS SURVEY NOTES

The Grid Coordinates of the Fixed Station(s) shown were obtained using Real-time Kinematic GPS observations on 11/21/2024 and were derived using the TDOT GNSS Reference Network and are referenced to the Tennessee State Plane Coordinate System of 1983, NAD83 (2011) (Epoch 2010), Geoid 18.

Horizontal and Vertical Standard Deviations of the RTK GPS vectors do not exceed: H 0.08', V 0.12' at 1-sigma.

GPS Control Point # 561
Northing: 562,286.04
Easting: 1,702,618.97
Elevation: 639.87
Combined Scale Factor: 1.0000836726

SPECIAL UTILITY NOTE:

THIS SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES. ABOVE GRADE AND UNDERGROUND UTILITIES WERE TAKEN FROM VISIBLE APPURTENANCES AT THE SITE, PUBLIC RECORD AND/OR MAPS PREPARED BY OTHERS. THEREFORE, RELIANCE ON TYPE, SIZE AND LOCATION OF UTILITIES SHOWN SHOULD BE DONE SO WITH THIS CIRCUMSTANCE CONSIDERED. DETAILED VERIFICATION OF EXISTENCE, LOCATION AND DEPTH SHOULD ALSO BE MADE PRIOR TO ANY DECISION RELATIVE THERETO IS MADE. AVAILABILITY AND COST OF SERVICE SHOULD BE CONFIRMED WITH THE APPROPRIATE UTILITY COMPANY. IN TENNESSEE, IT IS A REQUIREMENT, PER "THE UNDERGROUND UTILITY DAMAGE PREVENTION ACT", THAT ANYONE WHO ENGAGES IN EXCAVATION MUST NOTIFY ALL KNOWN UNDERGROUND UTILITY OWNERS, NO LESS THAN (3) THREE NOR MORE THAN (10) WORKING DAYS PRIOR TO THE DATE OF THEIR INTENT TO EXCAVATE AND ALSO TO AVOID ANY POSSIBLE HAZARD OR CONFLICT. TENNESSEE ONE CALL 1-800-351-1111.

PARCEL INFO:

Address: 1247 Hillview Lane
Franklin, Tennessee

Map: 091 | Parcel: 099.00

Zoning: MGA-1 (Municipal Growth Area District 1)

Setbacks: (Traditional Subdivisions - 5 Acres and Greater)

Front: 100'
Side: 20'
Rear: 60'

Address: 1360 Coleman Road
Franklin, Tennessee

Map: 105 | Parcel: 001.00

Zoning: RP-5 (Rural Preservation 5)

Setbacks: (Traditional Subdivisions - 5 Acres and Greater)

Front: 100'
Side: 25'
Rear: 50'

GENERAL NOTES:

1. *Bearings as shown hereon are referenced to the Tennessee Coordinate System of 1983. Distances are in U.S. Survey Feet Ground Distance.*
2. *Elevations shown hereon are based on North American Vertical Datum of 1988 (NAVD88) and are GPS derived. Contours are at an interval of 2' and were derived using EDM field locations and computer generated surface modeling techniques.*
3. *By scaled map location and graphic plotting only, this property lies within Flood Zone "X", as designated on current Federal Emergency Management Agency Map No. 47187C0195F with an effective date of September 29, 2006, which makes up a part of the National Flood Insurance Administration Report; Community No. 470204, Panel No. 0195 Suffix F, which is the current Flood Insurance Rate Map for the community in which said premises is situated. Said map defines Zone "X" under "Other Areas" as areas determined to be outside the 500-Year Flood Plain.*
4. *All plat and deed recordation references shown hereon are as recorded in the Register's Office for Williamson County, Tennessee.*
5. *This survey does not address the ownership of existing fences.*
6. *This survey is not a General Property Survey as defined by the Tennessee Board of Examiners for Land Surveying under rule 0820-03-07. Boundary information is shown for reference purposes only.*

TWM
CONSULTING ENGINEERING
GEOSPATIAL SERVICES
390 MALLORY STATION ROAD
SUITE 100
FRANKLIN, TN 37067
TEL: (615) 814-7414
EMAIL: kshreeve@twm-inc.com

TOPOGRAPHIC SURVEY

1247 HILLVIEW LANE & 1360 COLEMAN ROAD

MAP 091, PARCEL 099.00 | MAP 105, PARCEL 001.01 | MAP 105, PARCEL 001.00 & MAP 105, PARCEL 001.03

Williamson County, Tennessee

FOR:
BOYLE INVESTMENT

REV.	DATE	DESCRIPTION

SEAL

KENNETH R. SHREEVE
REGISTERED LAND SURVEYOR
AGRICULTURE
OWNER
02/07/2025
TENNESSEE NO. 2298

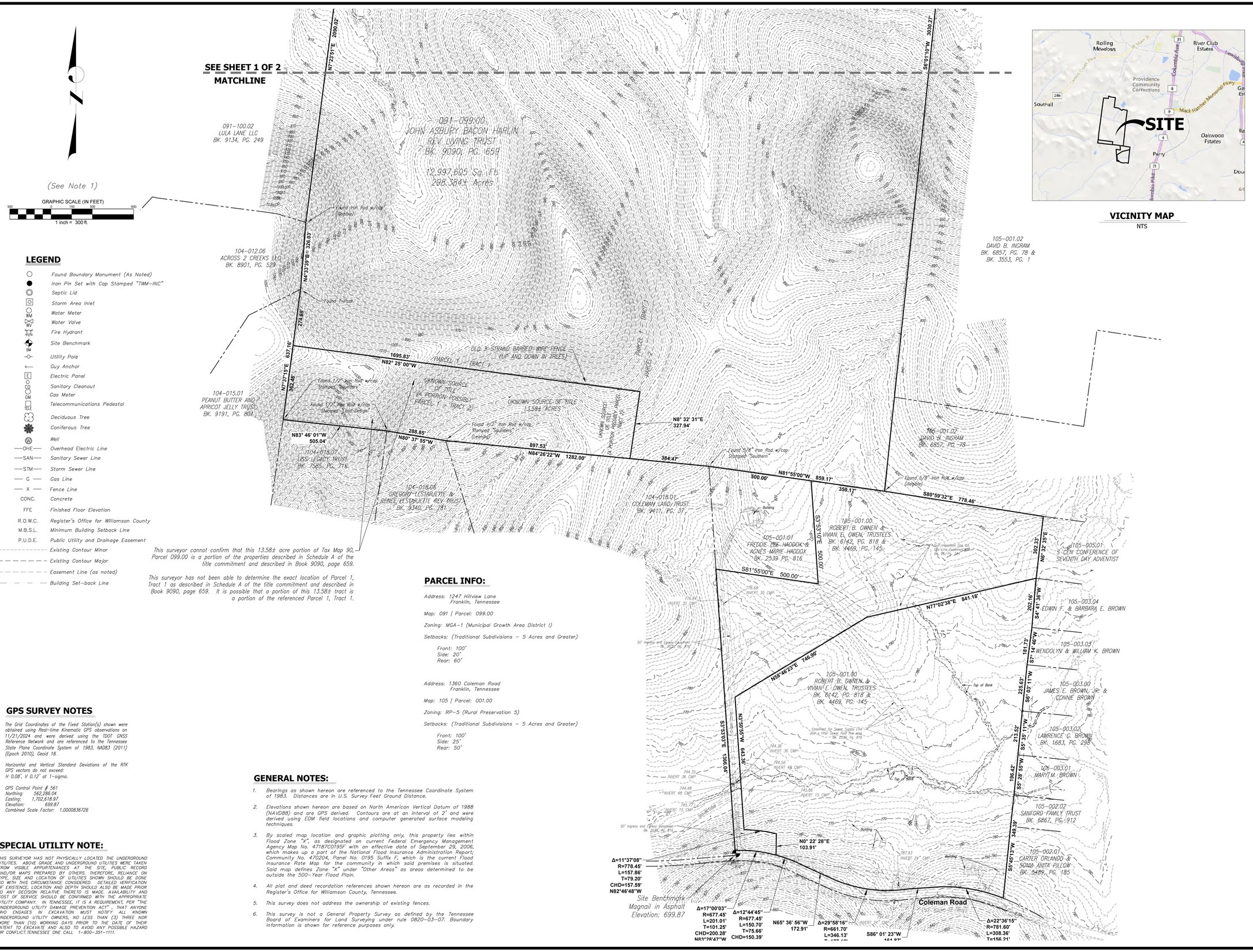
Kenneth R. Shreeve, PLS, CFS
This survey has been signed and sealed digitally.

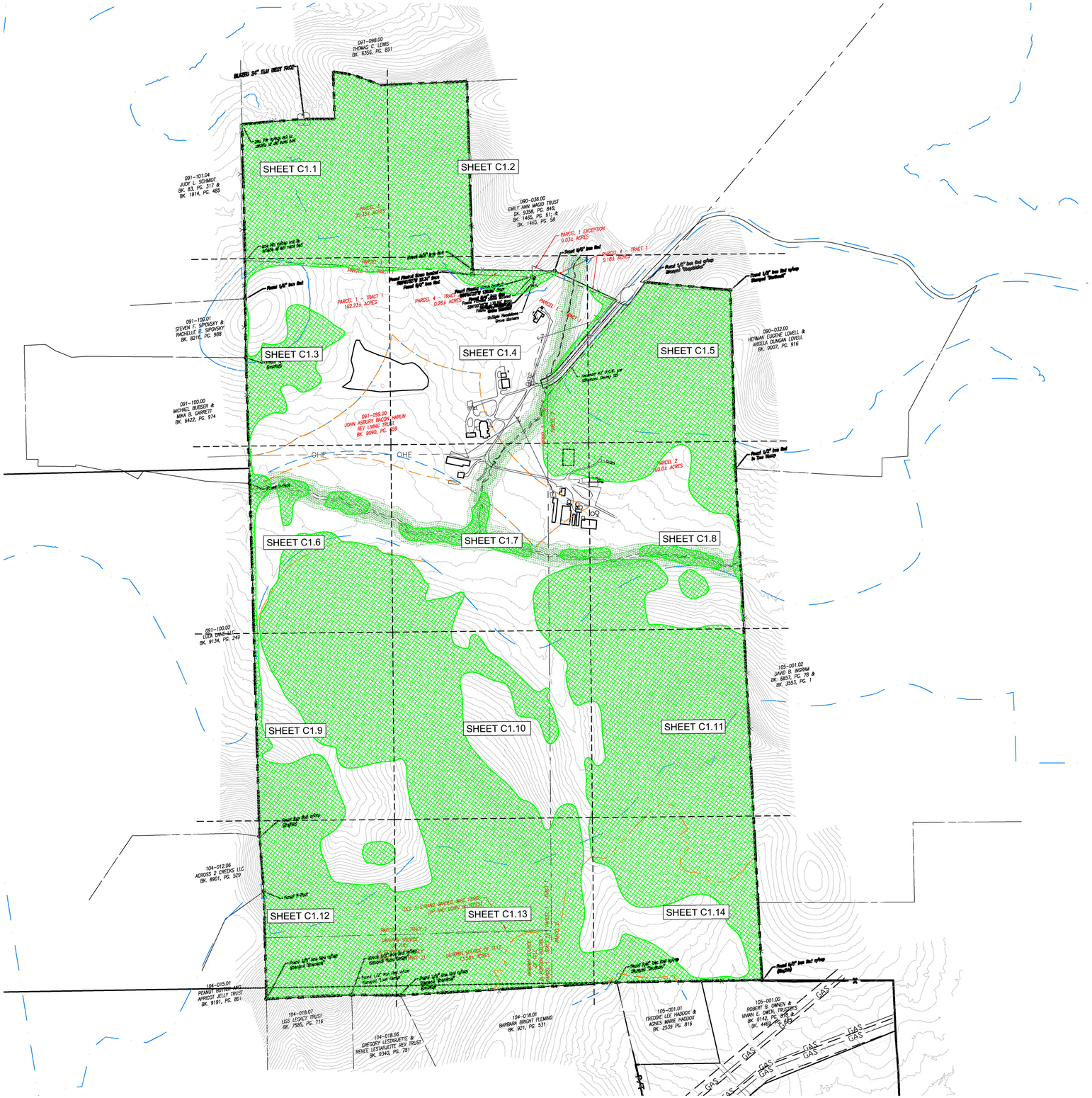
PROJECT NO:	231539
DRAWN BY:	JAD/KRS
CHECKED BY:	KRS
APPROVED BY:	KRS

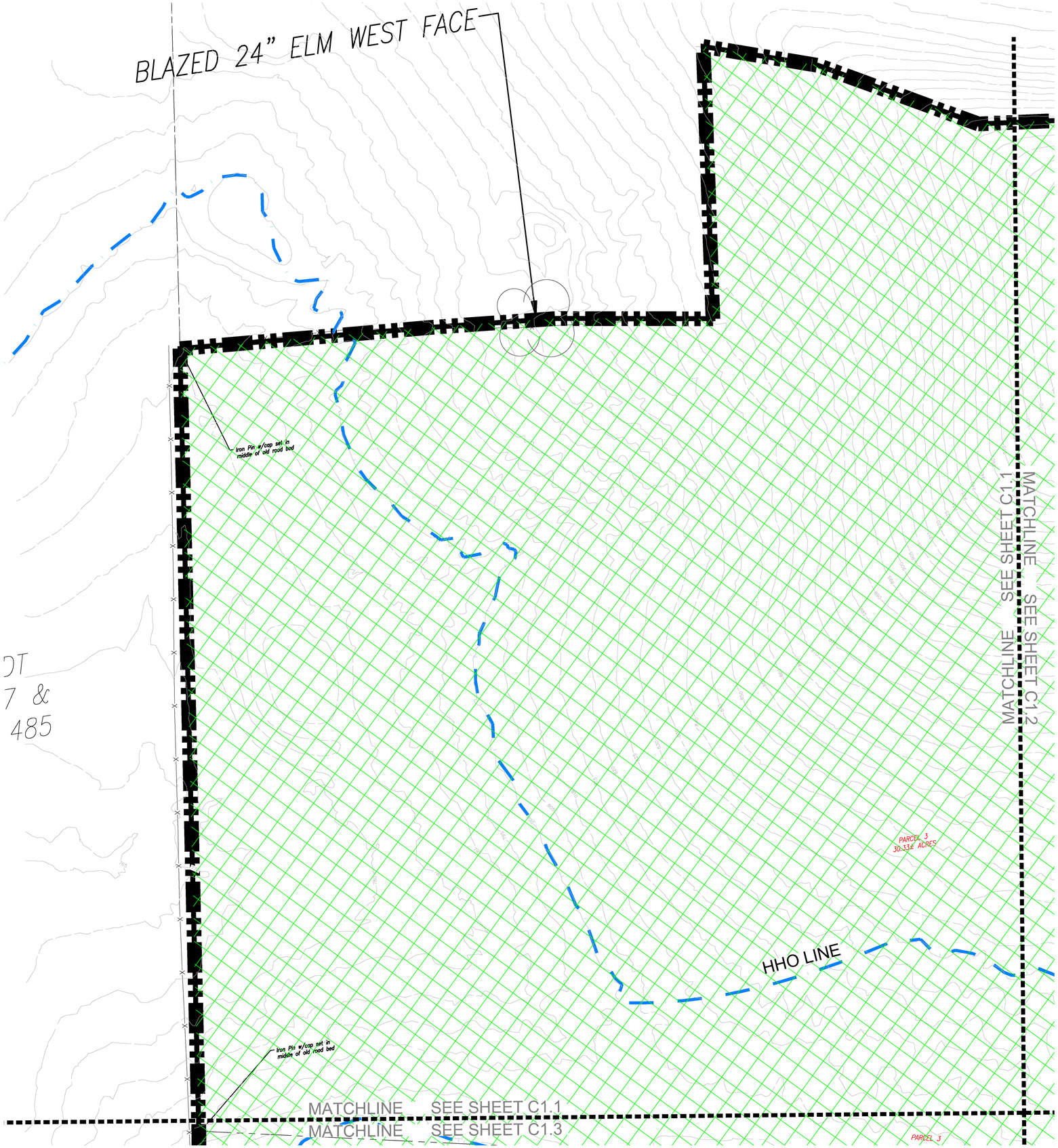
SCALE: 1"=200'

1 OF 2

U:\2023\231539\4 CADD - DWG\4.6 Surv\231539 - Harlin Farms Expanded Topographic Survey.dwg Plotted By: kshreeve


SEE SHEET 1 OF 2
MATCHLINE
(See Note 1)
GRAPHIC SCALE (IN FEET)
300 0 150 300 600
1 inch = 300 ft.
091-099.00
JOHN ASBURY BACON HARLIN
REV. LIVING TRUST
BK. 9090, PG. 659
12,997,605 Sq. Ft
298.384± Acres
091-100.02
LULA LANE LLC
BK. 9134, PG. 249
104-012.06
ACROSS 2 CREEKS LLC
BK. 8901, PG. 529
104-015.01
PEANUT BUTTER AND
APRICOT JELLY TRUST
BK. 9191, PG. 801
104-019.07
LSS LEGACY TRUST
BK. 7585, PG. 716
104-018.06
GREGORY LESTARJETTE &
RENEE LESTARJETTE REV TRUST
BK. 9340, PG. 781
104-018.01
COLEMAN LAND TRUST
BK. 9411, PG. 37
105-001.02
DAVID B. INGRAM
BK. 6857, PG. 78 &
BK. 3553, PG. 1
105-001.01
DAVID B. INGRAM
BK. 6857, PG. 78
105-001.00
ROBERT B. OWNEN &
VIVIAN EL OWEN, TRUSTEES
BK. 6142, PG. 818 &
BK. 4469, PG. 145
105-001.01
FREDDIE LEE HADDOX &
AGNES MARIE HADDOX
BK. 2539 PG. 816
105-005.01
S CEN CONFERENCE OF
SEVENTH DAY ADVENTIST
105-003.04
EDWIN F. & BARBARA E. BROWN
105-003.03
WENDOLYN & WILLIAM K. BROWN
105-003.00
JAMES E. BROWN, JR. &
CONNIE BROWN
105-003.02
LAWRENCE C. BROWN
BK. 1683, PG. 298
105-003.01
MARY M. BROWN
105-002.02
SANFORD FAMILY TRUST
BK. 6867, PG. 912
105-002.01
CARTER ORLANDO &
SONIA ANITA PILLOW
BK. 5489, PG. 185
Coleman Road
N7°23'51"E 2090.02'
S8°01'10"W 3030.27'
N4°33'39"E 326.03'
N7°37'15"E 637.16'
274.68'
302.48'
1695.83'
N82° 25' 00"W
OLD 3-STRAND BARBED WIRE FENCE (UP AND DOWN IN TREES)
PARCEL 1 TRACT 1
PARCEL 1 TRACT 2
UNKNOWN SOURCE OF TITLE (A PORTION POSSIBLY PARCEL 1 - TRACT 2)
UNKNOWN SOURCE OF TITLE 1.159± ACRES
Found 1/2" Iron Rod w/cap Stamped "Saunders"
Found 1/2" Iron Rod w/cap Stamped "Land Design"
Found 1/2" Iron Rod w/cap Stamped "Saunders" (Leaning)
Found 5/8" Iron Rod w/cap Stamped "Southern"
Found 5/8" Iron Rod w/cap (illegible)
N83° 46' 01"W 505.04'
N80° 37' 55"W 288.85'
N84°26'22"W 1282.00'
897.53'
N8° 32' 31"E 327.94'
384.47'
N81°55'00"W 859.17'
359.17'
S80°59'32"E 778.46'
S81°55'00"E 500.00'
500.00'
N77°02'38"E 841.18'
N58°46'23"E 746.90'
N3°50'55"W 643.36'
S3°53'03"E 1366.04'
N0° 22' 28"E 103.91'
S5°45'13"W 349.39'
S5° 38' 55"W 196.42'
S6° 35' 11"W 213.32'
S6° 03' 11"W 225.63'
S7° 14' 46"W 181.73'
S4° 41' 36"W 202.16'
N6° 32' 35"E 302.33'
Δ=11°37'08"
R=778.45'
L=157.86'
T=79.20'
CHD=157.59'
N82°46'48"W
Δ=17°00'03"
R=677.45'
L=201.01'
T=101.25'
CHD=200.28'
Δ=12°44'45"
R=677.45'
L=150.70'
T=75.66'
CHD=150.39'
N65° 36' 56"W
172.91'
Δ=29°58'16"
R=661.70'
L=346.13'
S86° 01' 23"W
Δ=22°36'15"
R=781.60'
L=308.36'
T=156.21'
Found Iron Rod w/cap (illegible)
Found 1/2" Iron Rod
Found 1"±Pipe
Found 5/8" Iron Rod w/cap (illegible)
Top of Bank
Top of Bank
Building
Building
Building


SHEET C1.1
SHEET C1.2
SHEET C1.3
SHEET C1.4
SHEET C1.5
SHEET C1.6
SHEET C1.7
SHEET C1.8
SHEET C1.9
SHEET C1.10
SHEET C1.11
SHEET C1.12
SHEET C1.13
SHEET C1.14
091-098.00 THOMAS C. LEWIS BK. 6356, PG. 851
091-101.04 JUDY L. SCHMIDT BK. 63, PG. 317 & BK. 1914, PG. 485
091-100.01 STEVEN F. SIPOSKY & RACHELLE E. SIPOSKY BK. 8216, PG. 988
091-100.00 MICHAEL BUSSER & MIKA B. GARRETT BK. 6422, PG. 974
091-099.00 JOHN ASBURY BROWN, MARLIN KEY LIVING TRUST BK. 9090, PG. 859
090-036.00 EMILY ANN MAGID TRUST BK. 9358, PG. 846; BK. 1465, PG. 51; & BK. 1465, PG. 58
090-032.00 HERMAN EUGENE LOVELL & ANGELA DUNCAN LOVELL BK. 9007, PG. 916
091-100.02 LIZA DANE-LLC BK. 9134, PG. 249
105-001.02 DAVID B. INGRAM BK. 6857, PG. 79 & BK. 3553, PG. 1
104-012.06 ACROSS 2 CREEKS LLC BK. 8901, PG. 329
104-015.01 PEANUT BUTTER AND APRICOT JELLY TRUST BK. 9191, PG. 801
104-018.07 LISS LEGACY TRUST BK. 7585, PG. 716
104-018.06 GREGORY LESTAVRETTE & RENEE LESTAVRETTE REV TRUST BK. 8340, PG. 751
104-018.01 BARBARA BRIGHT FLEMING BK. 921, PG. 531
105-001.01 FREDDIE LEE HADDOX & AGNES MARIE HADDOX BK. 2539 PG. 816
105-001.00 ROBERT B. OWEN & VIVIAN E. OWEN, TRUSTEES BK. 8142, PG. 905 & BK. 4469, PG. 882
PARCEL 1 - TRACT 1 102.23± ACRES
PARCEL 2 43.05± ACRES
PARCEL 3 0.26± ACRES
PARCEL 4 - TRACT 1 0.18± ACRES
PARCEL 1 EXCEPTION 0.03± ACRES
OHE
GAS
Found 1/4" Iron Rod
Found 1/2" Iron Rod w/Cap "Stewart Engineering"
Found 5/8" Iron Rod w/Cap "Stewart Engineering"
Found 1/2" Iron Rod w/Cap "Stewart Surveying"
Found 1/2" Iron Rod w/Cap "Stewart Surveying" Bent
Found 1/2" Iron Rod w/Cap "Stewart Surveying" Bent Flat
Found 1/2" Iron Rod w/Cap "Stewart Surveying" Bent Flat (Buried)
Found 1/2" Iron Rod w/Cap "Stewart Surveying" Bent Flat (Buried) (Bent)
Found 1/2" Iron Rod w/Cap "Stewart Surveying" Bent Flat (Buried) (Bent) (Flat)
Found 1/2" Iron Rod w/Cap "Stewart Surveying" Bent Flat (Buried) (Bent) (Flat) (Buried)
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SITE DATA

HARLIN PUD SUBDIVISION, PD DEVELOPMENT PLAN

COF PROJECT NUMBER:	XXXX
SITE ACREAGE/SF:	311.21 AC / 13,556,105.01 SF
EXISTING ZONING:	MGA-1, RP-5, COUNTY
PROPOSED ZONING:	PD (0.78, 27000, 80)
OVERLAY ZONING:	HHO
TAX MAP & PARCELS:	091-09900
ADDRESS:	1247 HILLVIEW LANE
PRIMARY USES:	MIXED-USE
ENVISION FRANKLIN:	VILLAGE GREEN

IMPACT STATEMENT

WATER
WATER WILL BE PROVIDED VIA AN 8" PUBLIC WATER MAIN OFF AN EXISTING MAIN IN LULA LANE AND HILLVIEW LANE. THE PROJECT SITE IS SERVICED BY HB&TS UTILITY DISTRICT.

SANITARY SEWER
SANITARY SEWER WILL BE PROVIDED VIA AN 8" SEWER EXTENSION CONNECTING TO AN SEWER EXTENSION IN HILLVIEW LANE.

STORMWATER
ON-SITE STORMWATER WILL BE DIRECTED AWAY FROM PROPOSED BUILDINGS. FLOW WILL BE DIRECTED TOWARDS THE PROPOSED BIORETENTION AREAS VIA SHEET FLOW OR CONVEYANCE PIPES. BIORETENTION AREAS WILL PROVIDE INFILTRATION AND TREATMENT FOR THE FIRST INCH OF THE RAINFALL FOR MINIMUM 95% OF THE ON-SITE IMPERVIOUS AREA. FROM THE BIORETENTION AREAS, FLOW WILL DISCHARGE INTO THE PROPOSED DETENTION POND AREAS. SITE STORMWATER IS DESIGNED TO EITHER MEET OR REDUCE PRE-DEVELOPMENT FLOW RATES. OFF-SITE STORMWATER WILL BE DIVERTED AWAY FROM PROPOSED STORMWATER TREATMENT AND DETENTION AREAS WHERE POSSIBLE.

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

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

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

REFUSE COLLECTION
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KEY

- EXISTING CANOPY
- 30' RIPARIAN BUFFER ZONE 2
- 30' RIPARIAN BUFFER ZONE 1
- HHO LINE
- 500' HHO BUFFER
- PROPOSED HHO REVISION
- PROPOSED 500' HHO BUFFER

N

0' 50' 100' 150'

GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

BOYLE
Building community since 1933.

Kimley»Horn

DesignStudio

sdco PARTNERS

SHERIDAN PUBLIC RELATIONS LLC

HARLIN PUD SUBDIVISION
ANNEXATION REQUEST
Franklin, Williamson County, Tennessee

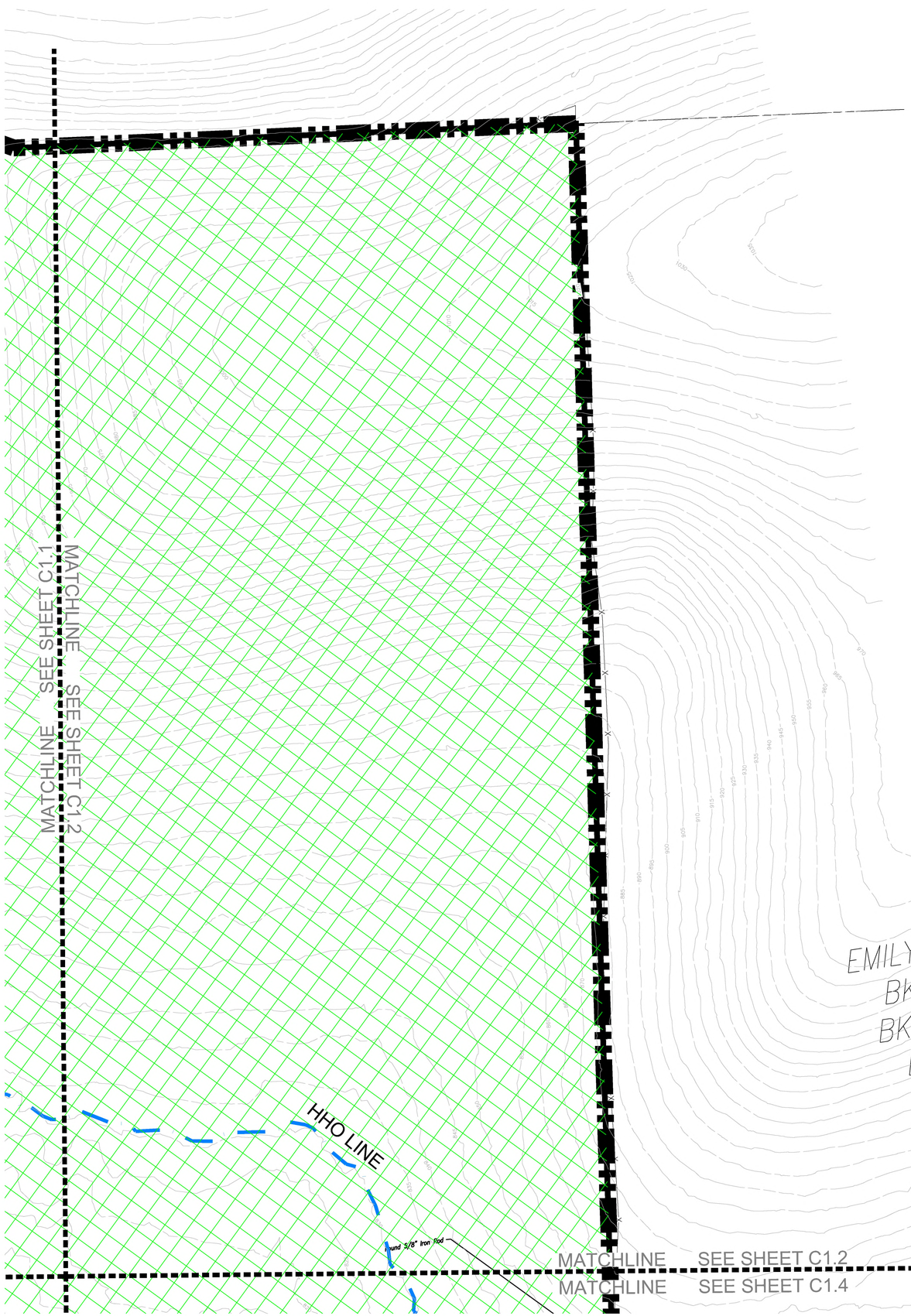
JEFFREY A. ROSIAK
REGISTERED
AGRICULTURE
TENNESSEE
LANDSCAPE ARCHITECT
#1325

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

EXISTING CONDITIONS

SHEET
C1.1

COF # ----



SITE DATA

HARLIN PUD SUBDIVISION, PD DEVELOPMENT PLAN

COF PROJECT NUMBER:	XXXX
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RECLAIMED WATER LINE
RECLAIMED WATER INFRASTRUCTURE IS NOT PRESENT OR PROPOSED ON THIS SITE.

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

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

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

DRAINAGE FACILITIES
THERE WILL BE APPROXIMATELY 56 ACRES OF IMPERVIOUS AREA ADDED ON SITE. STORMWATER WILL BE DETAINED IN ABOVE GROUND DETENTION PONDS SUCH THAT RUNOFF IN THE POST-DEVELOPMENT CONDITION WILL NOT EXCEED RUNOFF IN THE PRE-DEVELOPMENT CONDITION.

STREET NETWORK
A MINIMUM OF TWO FIRE/EMERGENCY ACCESS POINTS WILL BE PROVIDED TO THE DEVELOPMENT VIA COLEMAN ROAD AND IMPROVED MACK HATCHER PARKWAY. OFF-SITE IMPROVEMENTS WILL BE PROVIDED PER RECOMMENDATIONS FROM THE TRAFFIC IMPACT STUDY.

KEY

- EXISTING CANOPY
- 30' RIPARIAN BUFFER ZONE 2
- 30' RIPARIAN BUFFER ZONE 1
- HHO LINE
- 500' HHO BUFFER
- PROPOSED HHO REVISION
- PROPOSED 500' HHO BUFFER

N

0' 50' 100' 150'

GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

BOYLE
Building community since 1933.

Kimley»Horn
DesignStudio

sdco
PARTNERS

SHERIDAN
PUBLIC RELATIONS LLC

HARLIN PUD SUBDIVISION
ANNEXATION REQUEST
Franklin, Williamson County, Tennessee

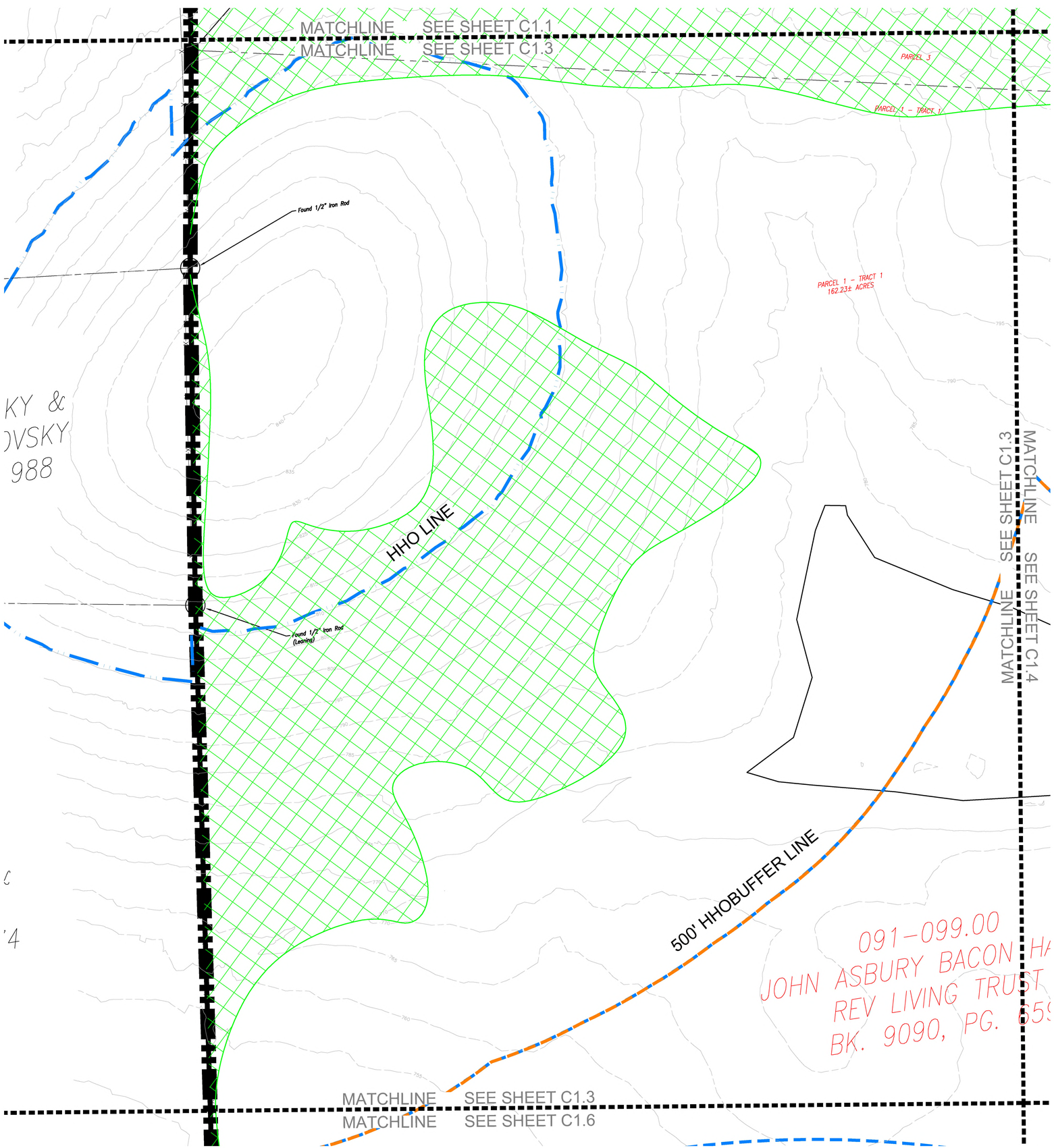
JEFFREY A. ROSIAK
REGISTERED
LANDSCAPE ARCHITECT
TENNESSEE
No. 1319

Revision Date
△ _____
△ _____
△ _____
△ _____

EXISTING CONDITIONS

SHEET
C1.2

COF # ----



SITE DATA

HARLIN PUD SUBDIVISION, PD DEVELOPMENT PLAN

COF PROJECT NUMBER:	XXXX
SITE ACREAGE/SF:	311.21 AC / 13,556,105.01 SF
EXISTING ZONING:	MGA-1, RP-5, COUNTY
PROPOSED ZONING:	PD (0.78, 27000, 80)
OVERLAY ZONING:	HHO
TAX MAP & PARCELS:	091-09900
ADDRESS:	1247 HILLVIEW LANE
PRIMARY USES:	MIXED-USE
ENVISION FRANKLIN:	VILLAGE GREEN

IMPACT STATEMENT

WATER
WATER WILL BE PROVIDED VIA AN 8" PUBLIC WATER MAIN OFF AN EXISTING MAIN IN LULA LANE AND HILLVIEW LANE. THE PROJECT SITE IS SERVICED BY HB&TS UTILITY DISTRICT.

SANITARY SEWER
SANITARY SEWER WILL BE PROVIDED VIA AN 8" SEWER EXTENSION CONNECTING TO AN SEWER EXTENSION IN HILLVIEW LANE.

STORMWATER
ON-SITE STORMWATER WILL BE DIRECTED AWAY FROM PROPOSED BUILDINGS. FLOW WILL BE DIRECTED TOWARDS THE PROPOSED BIORETENTION AREAS VIA SHEET FLOW OR CONVEYANCE PIPES. BIORETENTION AREAS WILL PROVIDE INFILTRATION AND TREATMENT FOR THE FIRST INCH OF THE RAINFALL FOR MINIMUM 95% OF THE ON-SITE IMPERVIOUS AREA. FROM THE BIORETENTION AREAS, FLOW WILL DISCHARGE INTO THE PROPOSED DETENTION POND AREAS. SITE STORMWATER IS DESIGNED TO EITHER MEET OR REDUCE PRE-DEVELOPMENT FLOW RATES. OFF-SITE STORMWATER WILL BE DIVERTED AWAY FROM PROPOSED STORMWATER TREATMENT AND DETENTION AREAS WHERE POSSIBLE.

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Kimley»Horn
DesignStudio
sdco PARTNERS
SHERIDAN PUBLIC RELATIONS LLC

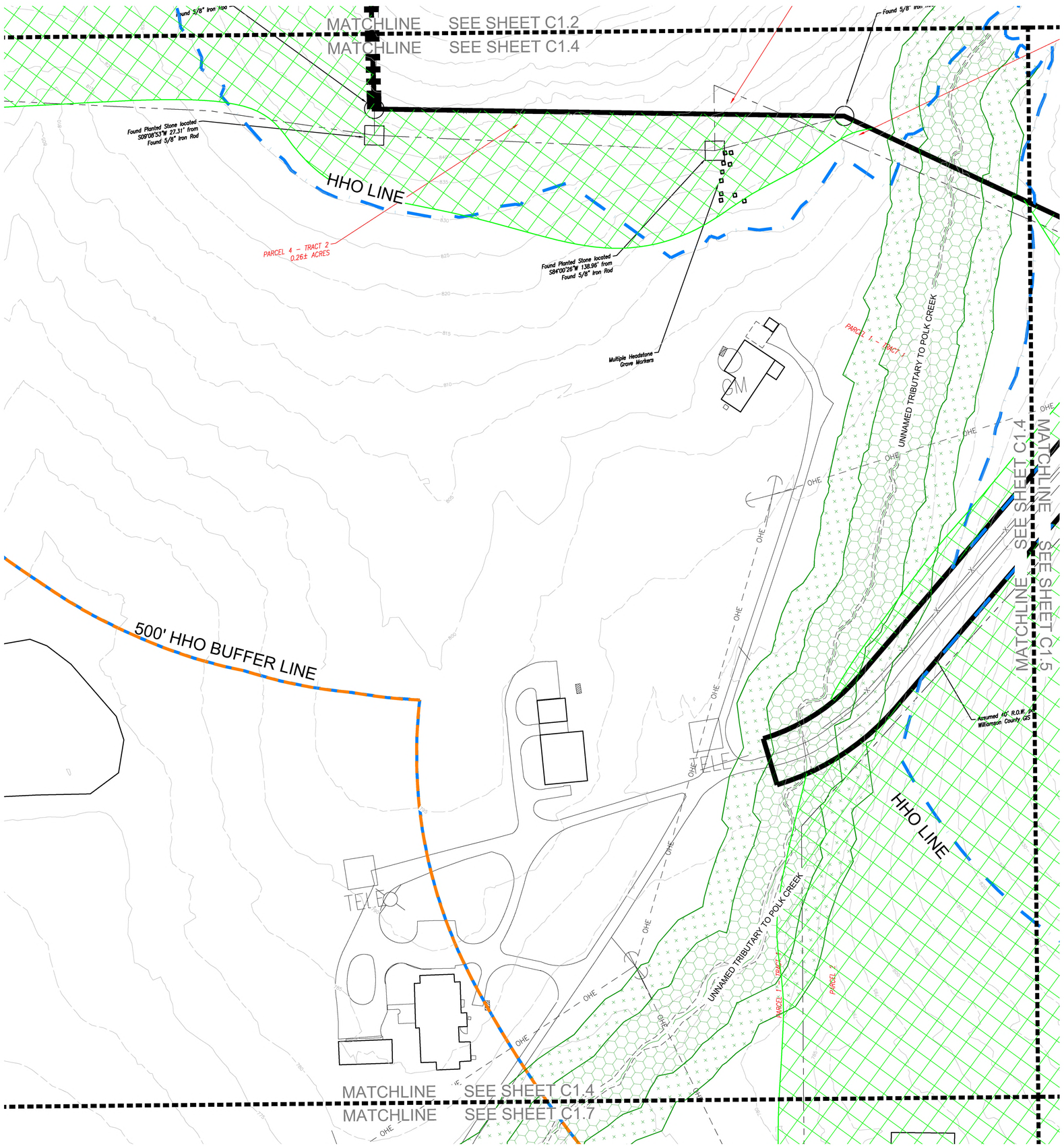
HARLIN PUD SUBDIVISION
ANNEXATION REQUEST
Franklin, Williamson County, Tennessee

JEFFREY A. ROSIAK REGISTERED LANDSCAPE ARCHITECT

Revision Date
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△ _____
△ _____

EXISTING CONDITIONS

SHEET
C1.3
COF # ----



SITE DATA

HARLIN PUD SUBDIVISION, PD DEVELOPMENT PLAN

COF PROJECT NUMBER:	XXXX
SITE ACREAGE/SF:	311.21 AC / 13,556,105.01 SF
EXISTING ZONING:	MGA-1, RP-5, COUNTY
PROPOSED ZONING:	PD (0.78, 27000, 80)
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TAX MAP & PARCELS:	091-09900
ADDRESS:	1247 HILLVIEW LANE
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0' 50' 100' 150'

GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

BOYLE
Building community since 1933.

Kimley»Horn

DesignStudio

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SHERIDAN PUBLIC RELATIONS LLC

HARLIN PUD SUBDIVISION
ANNEXATION REQUEST
Franklin, Williamson County, Tennessee

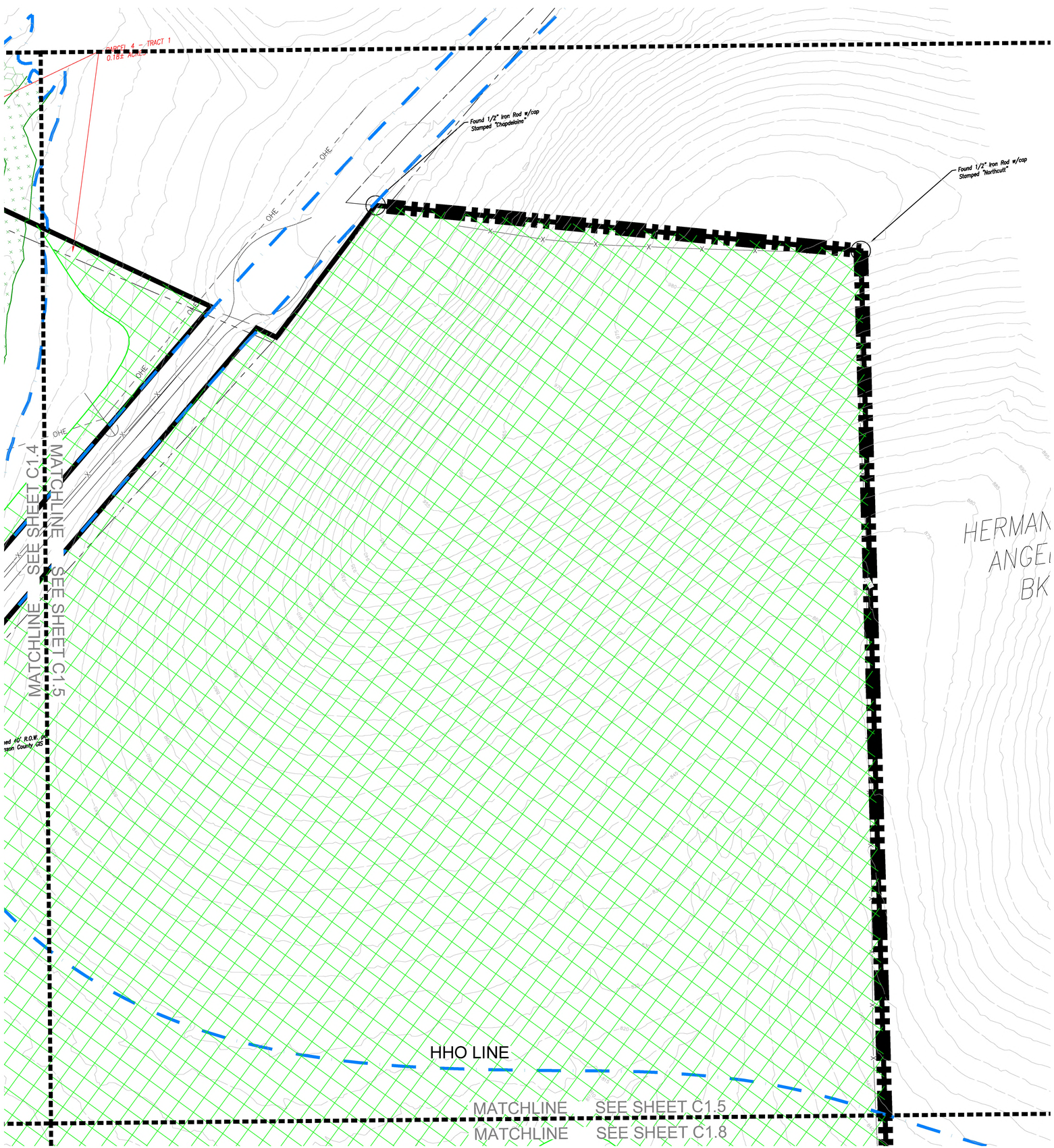
JEFFREY A. ROSIAK REGISTERED LANDSCAPE ARCHITECT TENNESSEE 328

Revision Date
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△ _____
△ _____
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EXISTING CONDITIONS

SHEET
C1.4

COF # ----



SITE DATA

HARLIN PUD SUBDIVISION, PD DEVELOPMENT PLAN

COF PROJECT NUMBER:	XXXX
SITE ACREAGE/SF:	311.21 AC / 13,556,105.01 SF
EXISTING ZONING:	MGA-1, RP-5, COUNTY
PROPOSED ZONING:	PD (0.78, 27000, 80)
OVERLAY ZONING:	HHO
TAX MAP & PARCELS:	091-09900
ADDRESS:	1247 HILLVIEW LANE
PRIMARY USES:	MIXED-USE
ENVISION FRANKLIN:	VILLAGE GREEN

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GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE
BOYLE
Building community since 1933.
Kimley»Horn
DesignStudio
sdco PARTNERS
SHERIDAN PUBLIC RELATIONS LLC

HARLIN PUD SUBDIVISION
ANNEXATION REQUEST
Franklin, Williamson County, Tennessee

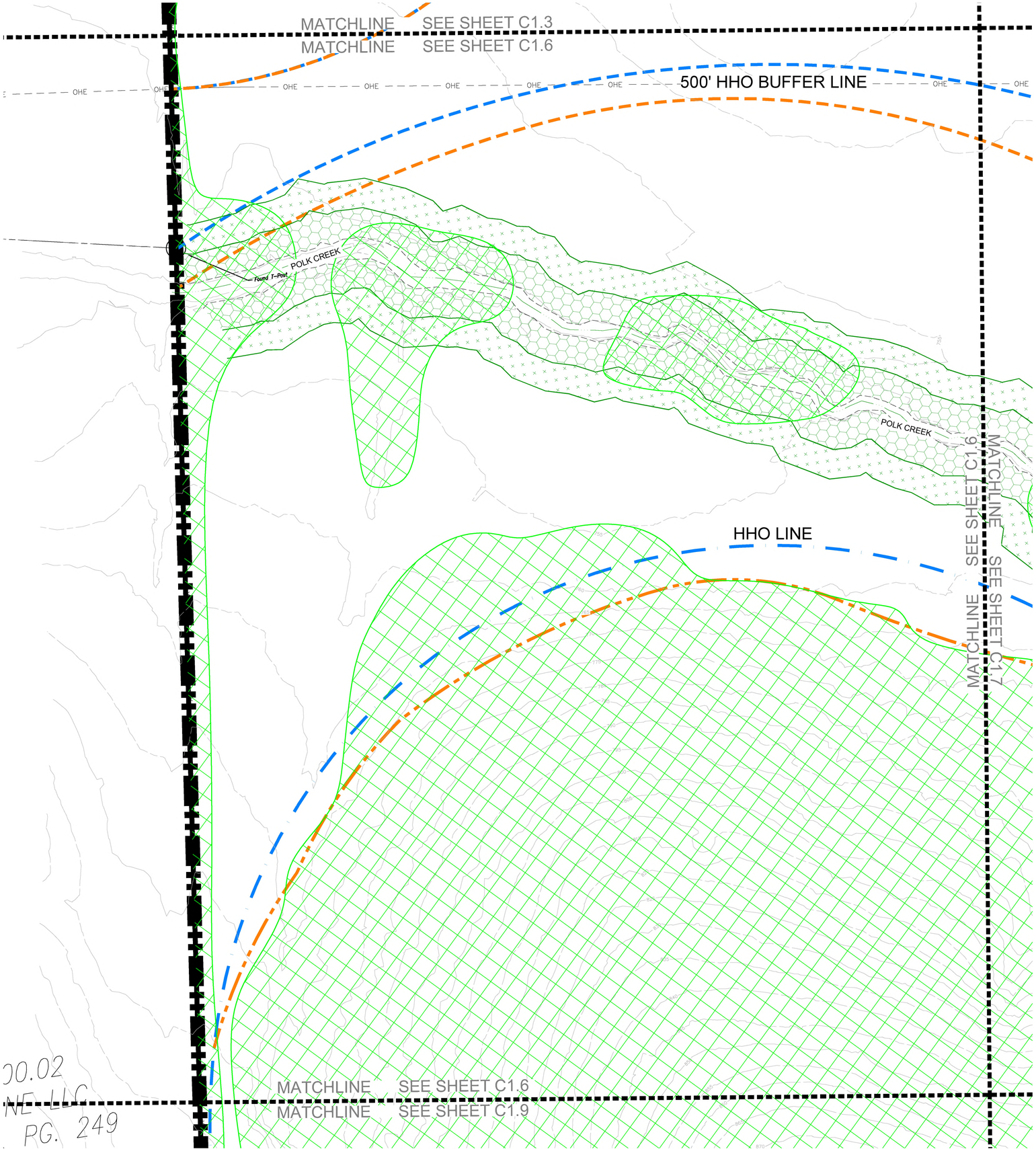
JEFFREY A. ROSIAK REGISTERED LANDSCAPE ARCHITECT 119525

Revision Date
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△ _____
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EXISTING CONDITIONS

SHEET
C1.5

COF # ----



SITE DATA

HARLIN PUD SUBDIVISION, PD DEVELOPMENT PLAN

COF PROJECT NUMBER:	XXXX
SITE ACREAGE/SF:	311.21 AC / 13,556,105.01 SF
EXISTING ZONING:	MGA-1, RP-5, COUNTY
PROPOSED ZONING:	PD (0.78, 27000, 80)
OVERLAY ZONING:	HHO
TAX MAP & PARCELS:	091-09900
ADDRESS:	1247 HILLVIEW LANE
PRIMARY USES:	MIXED-USE
ENVISION FRANKLIN:	VILLAGE GREEN

IMPACT STATEMENT

WATER
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0' 50' 100' 150'

GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

BOYLE
Building community since 1933.

Kimley»Horn

DesignStudio

sdco PARTNERS

SHERIDAN PUBLIC RELATIONS LLC

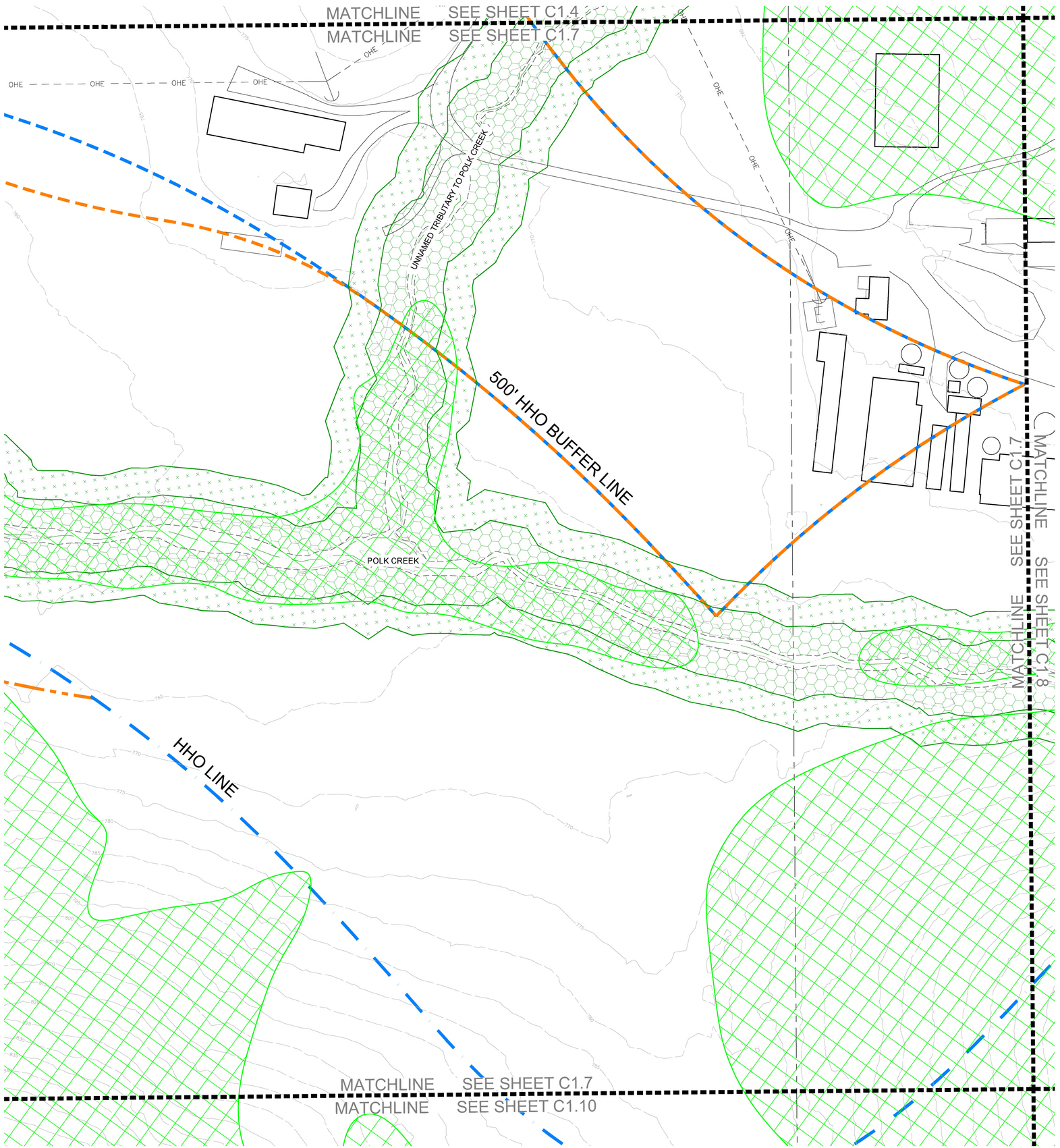
HARLIN PUD SUBDIVISION
ANNEXATION REQUEST
Franklin, Williamson County, Tennessee

JEFFREY A. ROSIAK
REGISTERED
LANDSCAPE ARCHITECT
TENNESSEE
LA001525

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

EXISTING CONDITIONS

SHEET
C1.6
COF # ----



SITE DATA

HARLIN PUD SUBDIVISION, PD DEVELOPMENT PLAN

COF PROJECT NUMBER:	XXXX
SITE ACREAGE/SF:	311.21 AC / 13,556,105.01 SF
EXISTING ZONING:	MGA-1, RP-5, COUNTY
PROPOSED ZONING:	PD (0.78, 27000, 80)
OVERLAY ZONING:	HHO
TAX MAP & PARCELS:	091-09900
ADDRESS:	1247 HILLVIEW LANE
PRIMARY USES:	MIXED-USE
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IMPACT STATEMENT

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GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

BOYLE
Building community since 1933.

Kimley»Horn

DesignStudio

sdco PARTNERS

SHERIDAN PUBLIC RELATIONS LLC

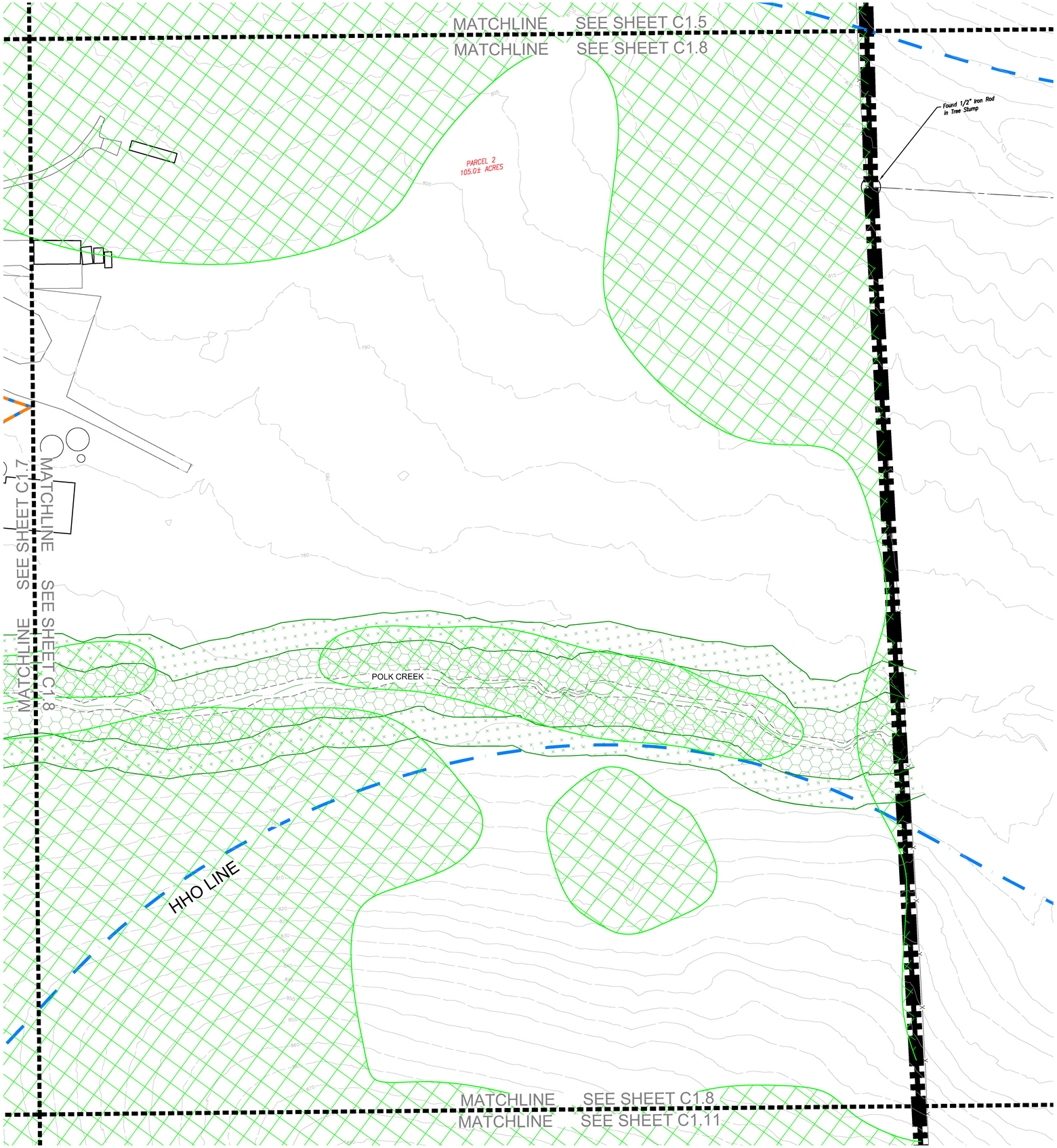
HARLIN PUD SUBDIVISION
ANNEXATION REQUEST
Franklin, Williamson County, Tennessee

JEFFREY A. ROSIAK REGISTERED LANDSCAPE ARCHITECT TENNESSEE 1039

Revision Date
△ _____
△ _____
△ _____
△ _____

EXISTING CONDITIONS

SHEET
C1.7
COF # ----



SITE DATA

HARLIN PUD SUBDIVISION, PD DEVELOPMENT PLAN

COF PROJECT NUMBER:	XXXX
SITE ACREAGE/SF:	311.21 AC / 13,556,105.01 SF
EXISTING ZONING:	MGA-1, RP-5, COUNTY
PROPOSED ZONING:	PD (0.78, 27000, 80)
OVERLAY ZONING:	HHO
TAX MAP & PARCELS:	091-09900
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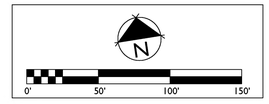
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GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

BOYLE
Building community since 1933.

Kimley»Horn

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sdco
PARTNERS

SHERIDAN
PUBLIC RELATIONS LLC

HARLIN PUD SUBDIVISION
ANNEXATION REQUEST
Franklin, Williamson County, Tennessee

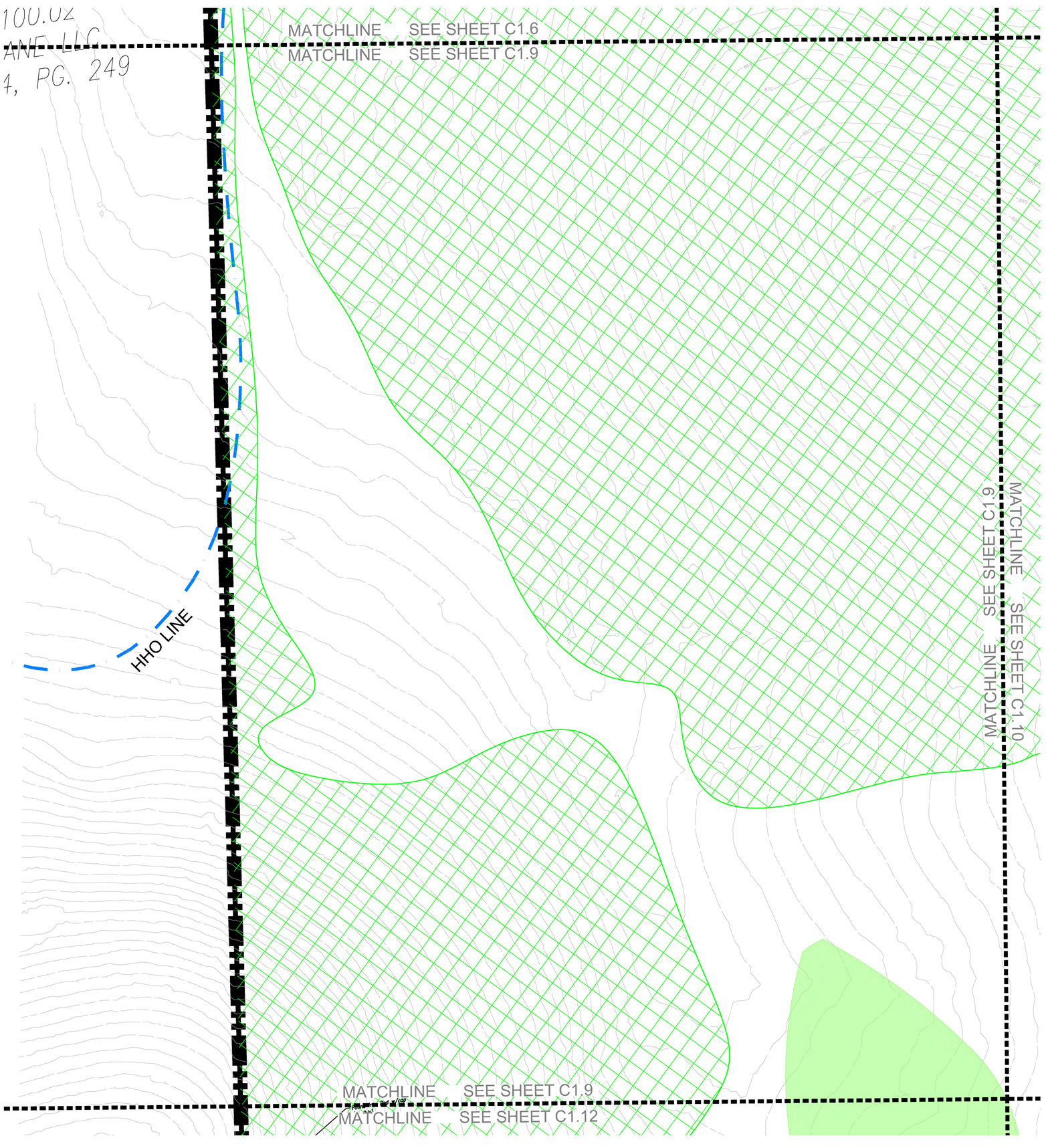


Revision Date
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- △ _____
- △ _____
- △ _____

EXISTING CONDITIONS

SHEET
C1.8

COF # ----



SITE DATA

HARLIN PUD SUBDIVISION, PD DEVELOPMENT PLAN

COF PROJECT NUMBER:	XXXX
SITE ACREAGE/SF:	311.21 AC / 13,556,105.01 SF
EXISTING ZONING:	MGA-1, RP-5, COUNTY
PROPOSED ZONING:	PD (0.78, 27000, 80)
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TAX MAP & PARCELS:	091-09900
ADDRESS:	1247 HILLVIEW LANE
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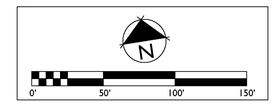
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- 500' HHO BUFFER
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- PROPOSED 500' HHO BUFFER



GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE
BOYLE
Building community since 1933.
Kimley»Horn
DesignStudio
sdco PARTNERS
SHERIDAN PUBLIC RELATIONS LLC

HARLIN PUD SUBDIVISION
ANNEXATION REQUEST
Franklin, Williamson County, Tennessee

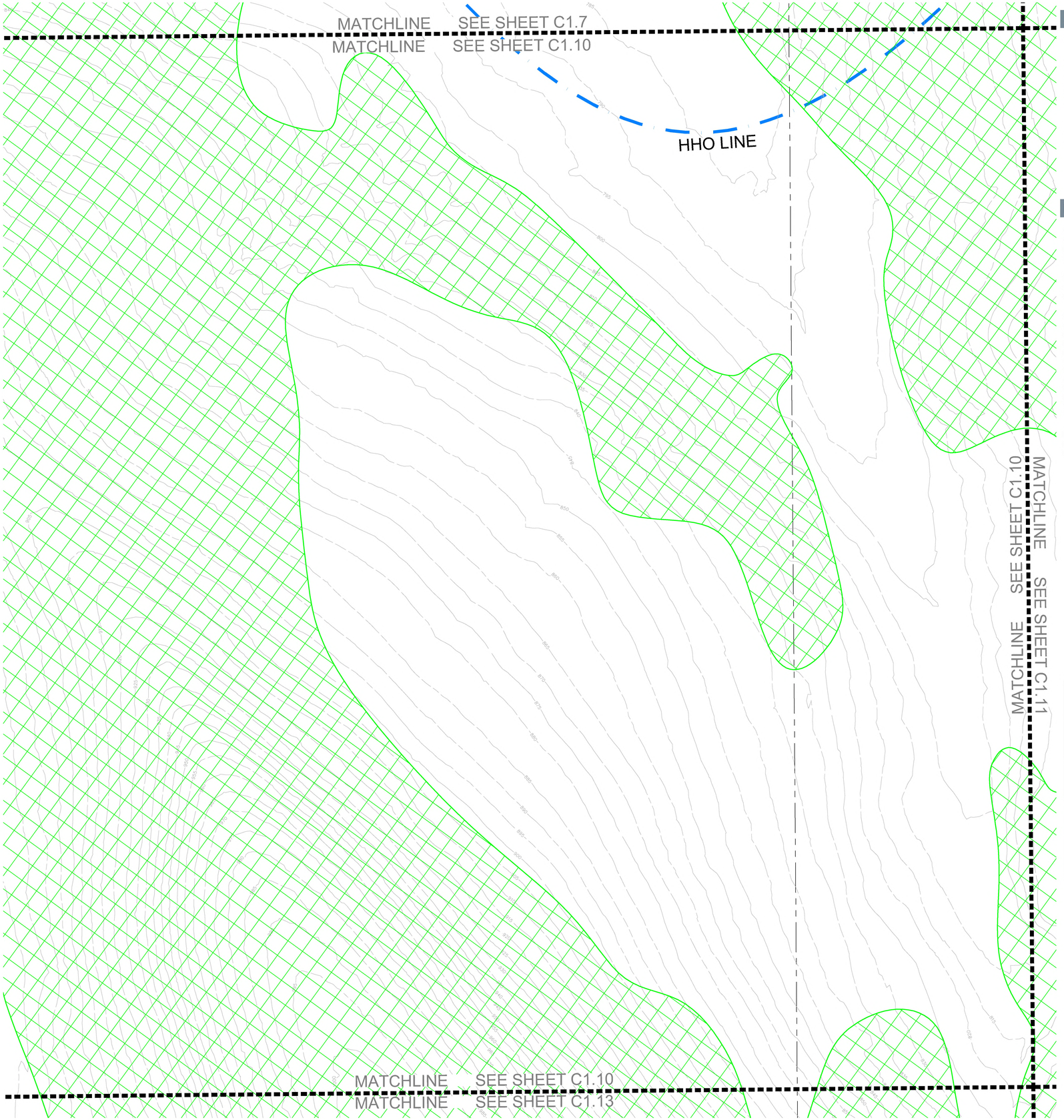
JEFFREY A. ROSIAK REGISTERED LANDSCAPE ARCHITECT 1735 STATE OF TENNESSEE 1735 LANDSCAPE ARCHITECTS

Revision Date
△ _____
△ _____
△ _____
△ _____

EXISTING CONDITIONS

SHEET
C1.9

COF # ----



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0' 50' 100' 150'

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Kimley»Horn
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sdco
PARTNERS

SHERIDAN
PUBLIC RELATIONS LLC

HARLIN PUD SUBDIVISION
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Franklin, Williamson County, Tennessee

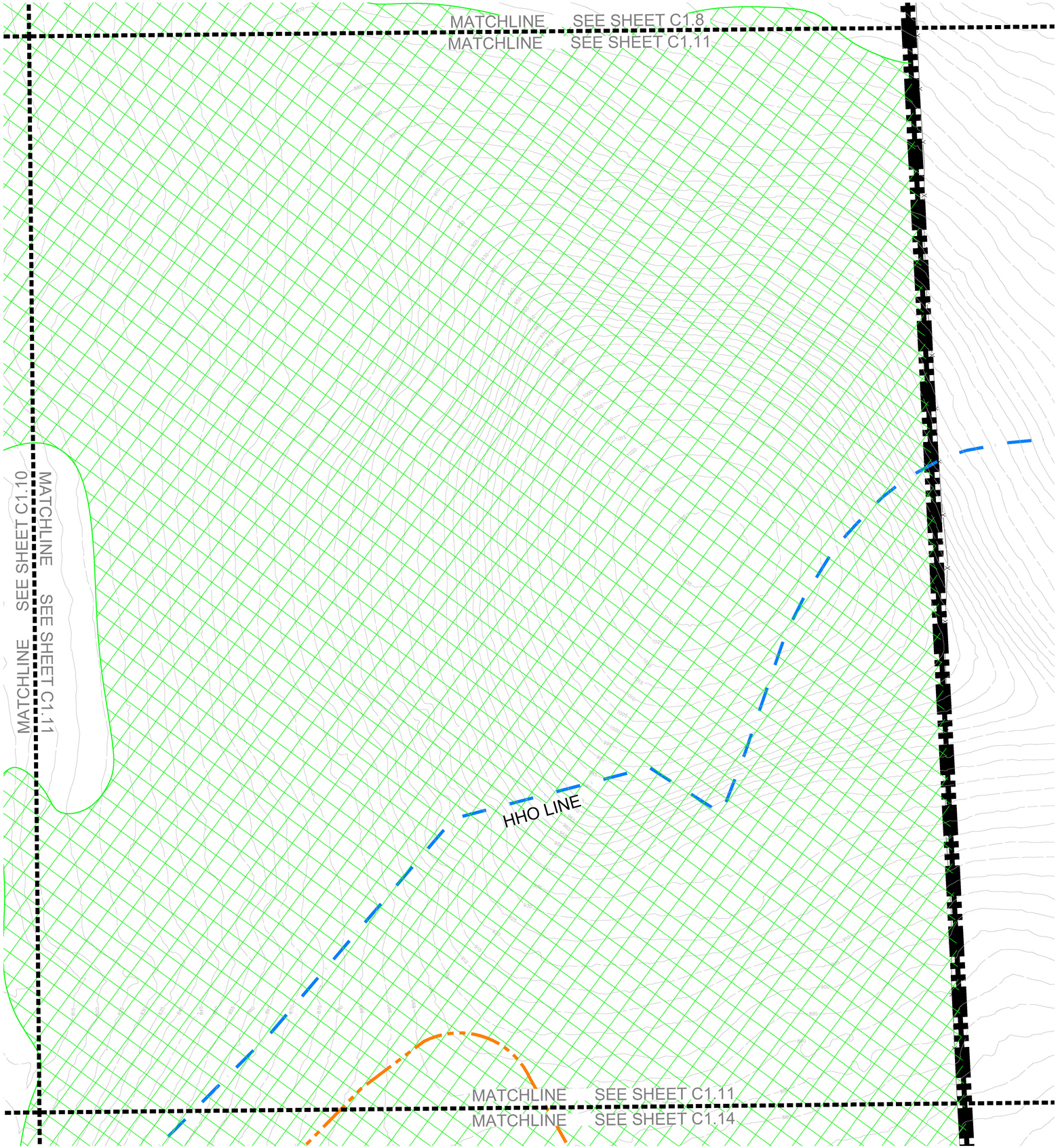
JEFFREY A. ROSIAK
REGISTERED
LANDSCAPE ARCHITECT
TENNESSEE
3525

Revision Date
- △ _____
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EXISTING CONDITIONS

SHEET
C1.10

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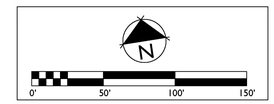
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DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

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Building community since 1933.

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HARLIN PUD SUBDIVISION
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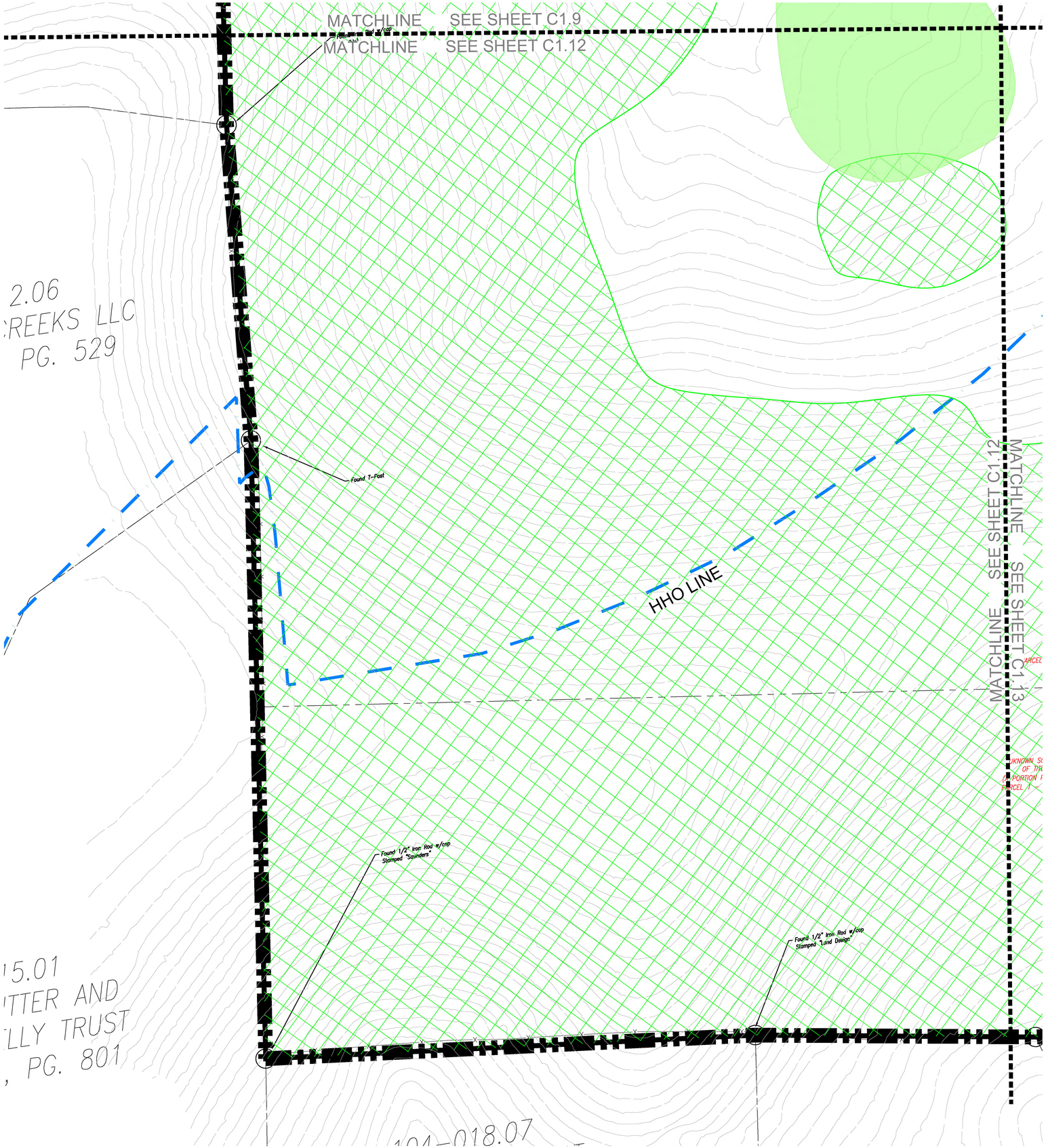
JEFFREY A. ROSIAK
REGISTERED
AGRICULTURE
LANDSCAPE ARCHITECT
10/25

Revision Date
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EXISTING CONDITIONS

SHEET
C1.11

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DesignStudio
sdco PARTNERS
SHERIDAN PUBLIC RELATIONS LLC

HARLIN PUD SUBDIVISION
ANNEXATION REQUEST
Franklin, Williamson County, Tennessee

JEFFREY A. ROSIAK REGISTERED LANDSCAPE ARCHITECT

Revision Date
△ _____
△ _____
△ _____
△ _____

EXISTING CONDITIONS

SHEET
C1.12

COF # ----

MATCHLINE SEE SHEET C1.10
MATCHLINE SEE SHEET C1.13

HHO LINE

OLD 3-STRAND BARBED-WIRE FENCE (UP AND DOWN IN TREES)

PARCEL 1 – TRACT 1

PARCEL 2

UNKNOWN SOURCE OF TITLE (3.58± ACRES

UNKNOWN SOURCE OF TITLE (A PORTION POSSIBLY PARCEL 1 – TRACT 2)

Found 1/2" Iron Rod w/cap Stamped "Saunders" (Leaning)

MATCHLINE SEE SHEET C1.13

MATCHLINE SEE SHEET C1.14

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DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

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Kimley»Horn

DesignStudio

sdco PARTNERS

SHERIDAN PUBLIC RELATIONS LLC

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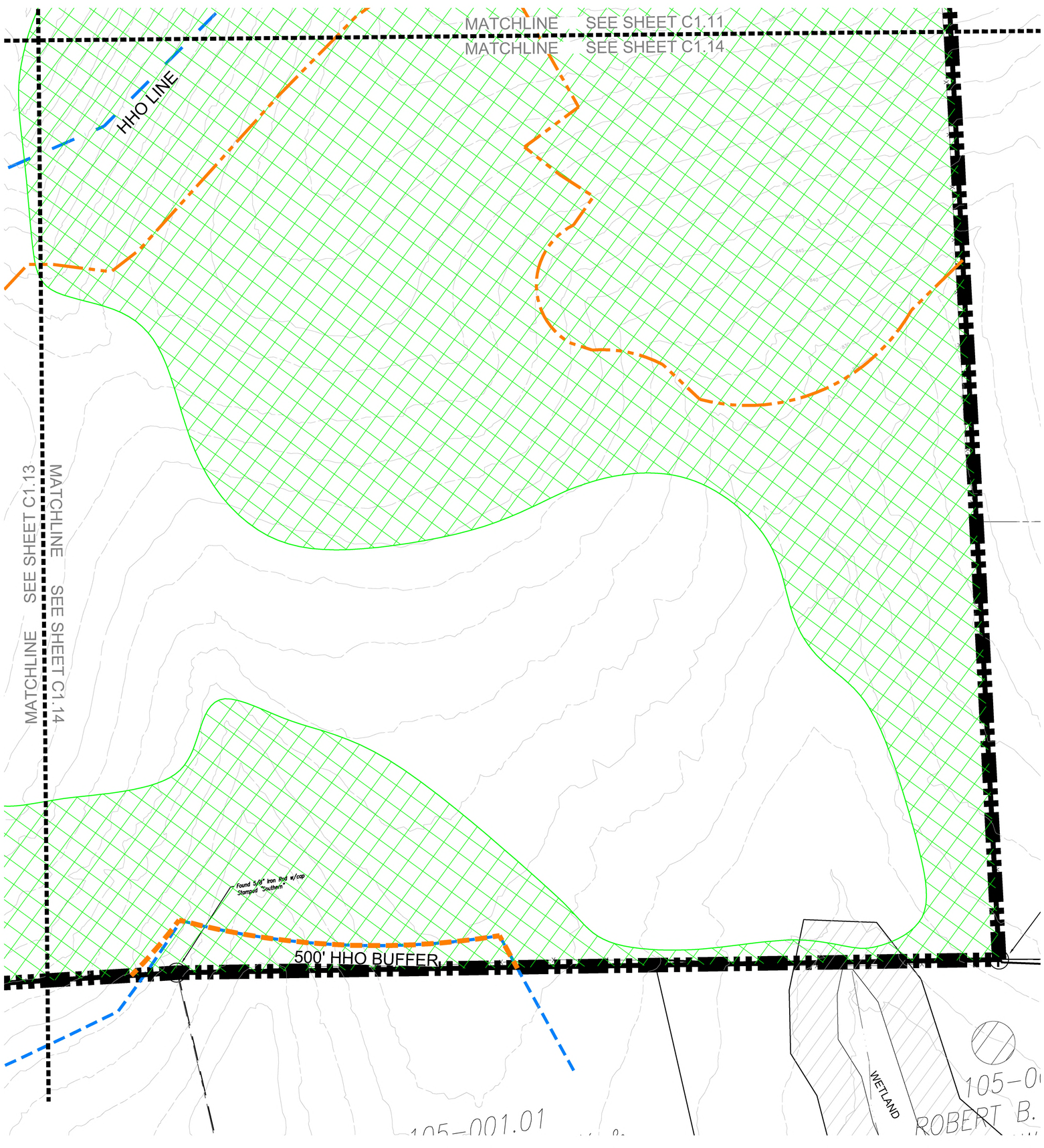
JEFFREY A. ROSIAK REGISTERED AGRICULTURE LANDSCAPE ARCHITECT 1325

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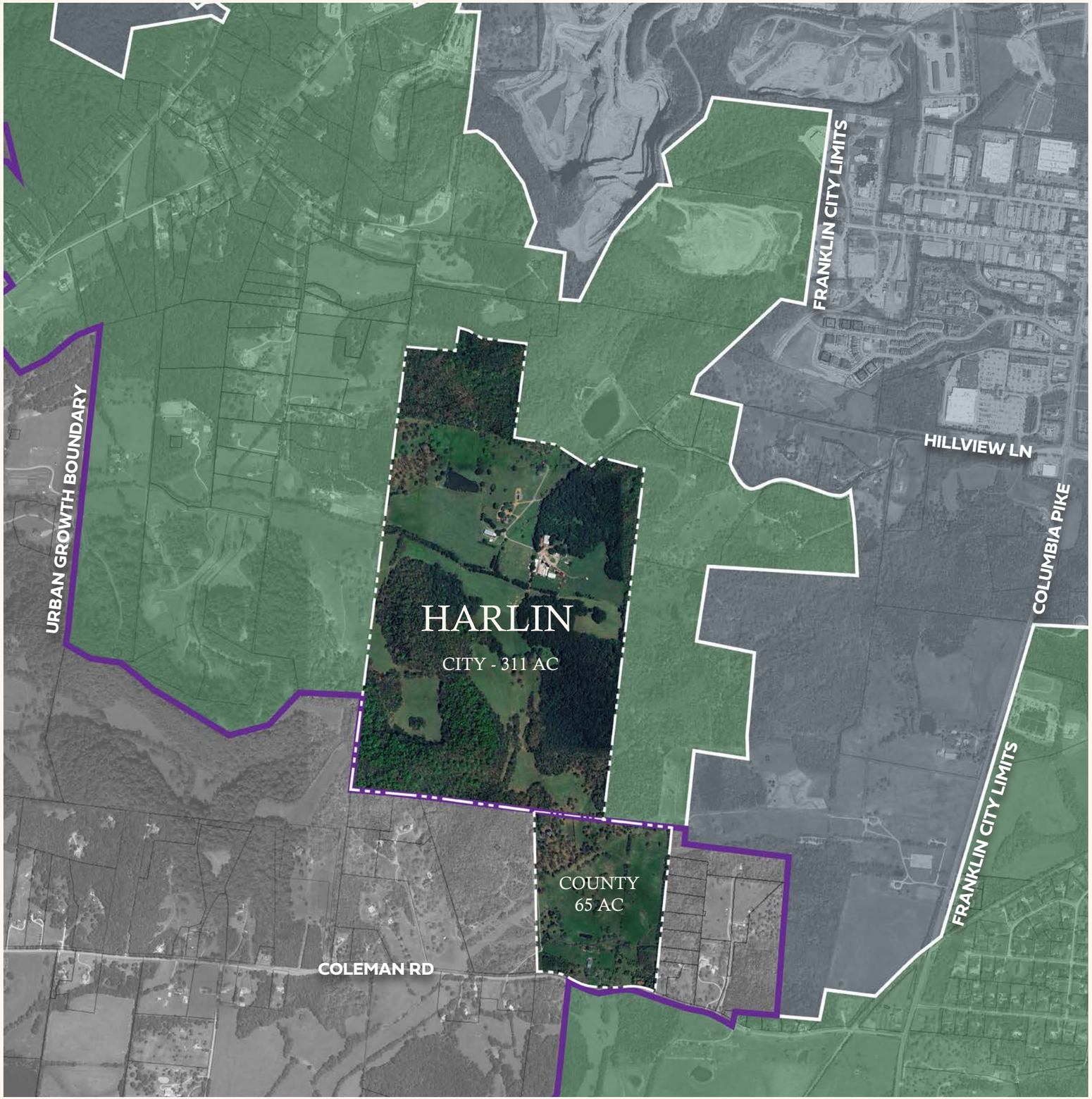
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SHEET
C1.14
COF # ----


HARLIN
PLANNING COMMISSION - 04/24/2025
BOYLE
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sdco
PARTNERS
Kimley»Horn
GAMBLE DESIGN
COLLABORATIVE
SHERIDAN
PUBLIC RELATIONS LLC
HISTORICAL
CONCEPTS
ARCHITECTURE & PLANNING
DesignStudio
© Zanetta Illustration



Village Green:
Preservation and Progress

To create a conscientiously designed neighborhood rooted in hospitality, nature, unhurried joy, and room to roam.

- BOYLE

- Unique experience living in a small village community surrounded by an abundance of nature
- Transition from high density to rural character
- Diverse Residential and Commercial uses
- Preservation of over 70% of land.
- Preservation of rural character
- Clustered village with thoughtful development footprint

HARLIN | LOCATION MAP





COLEMAN ROAD PROPERTY ENLARGEMENT

**Master plan is conceptual in nature*





TOWN CENTER

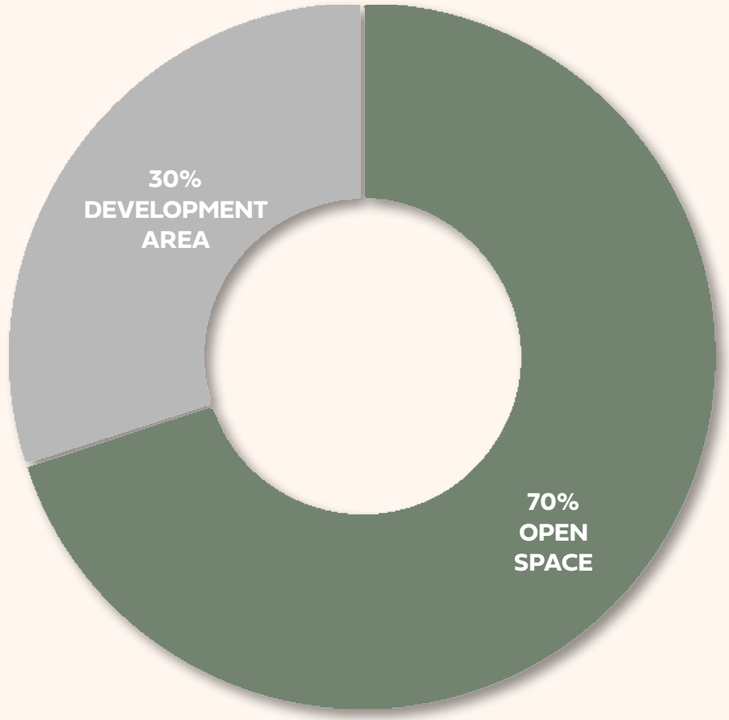
A. NEIGHBORHOOD AMENITY
B. BOUTIQUE INN & COTTAGES
C. COMMUNITY POST OFFICE
D. MIXED USE
E. CHAPEL/TOWN HALL
F. MIXED USE
G. HISTORIC HOME
H. COMMERCIAL
I. MIXED USE
J. MIXED USE
K. NEIGHBORHOOD AMENITY

**Master plan is conceptual in nature*


© Zanetta Illustration

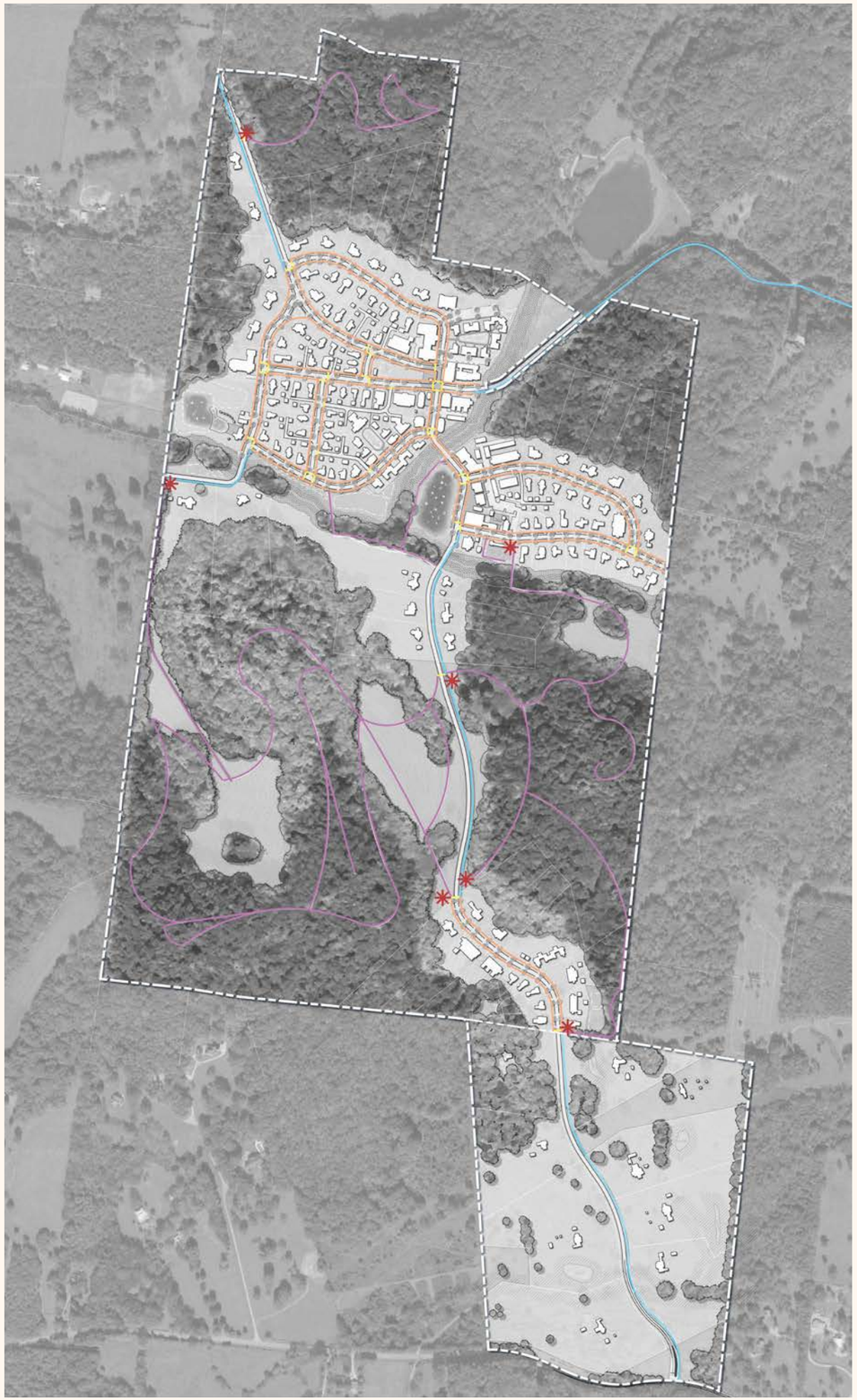

© Zanetta Illustration





To create a conscientiously designed neighborhood rooted in hospitality, nature, unhurried joy, and room to roam.

- Design oriented around preservation of open space.
- Extensive trail system to connect people with open space.
- Amenities meant to highlight and engage the community within the expansive preserved land.



PEDESTRIAN NETWORK

- SIDEWALK
- MULTI-USE PATH (2.5 MILES OF GREENWAY/BIKEWAY)
- CROSSWALK
- TRAILS (4 MILES OF TRAILS; PARKLAND DEDICATION)
- TRAILHEAD

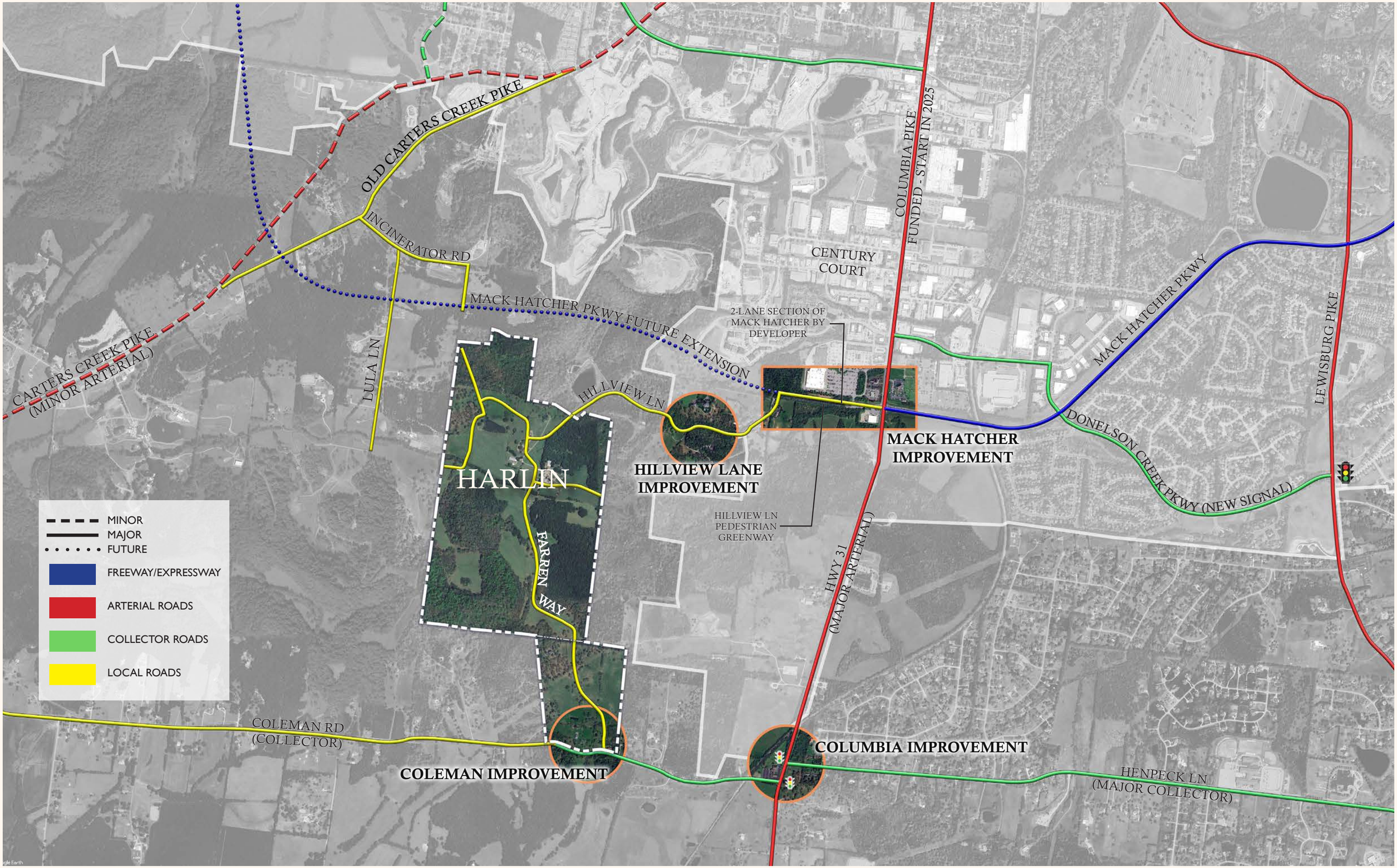
To create a conscientiously designed neighborhood rooted in hospitality, nature, unhurried joy, and room to roam.

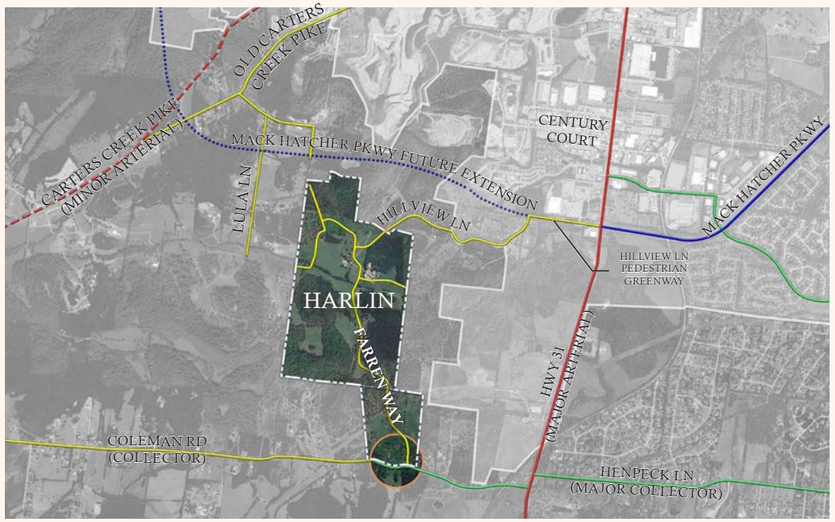


HHO REVISION

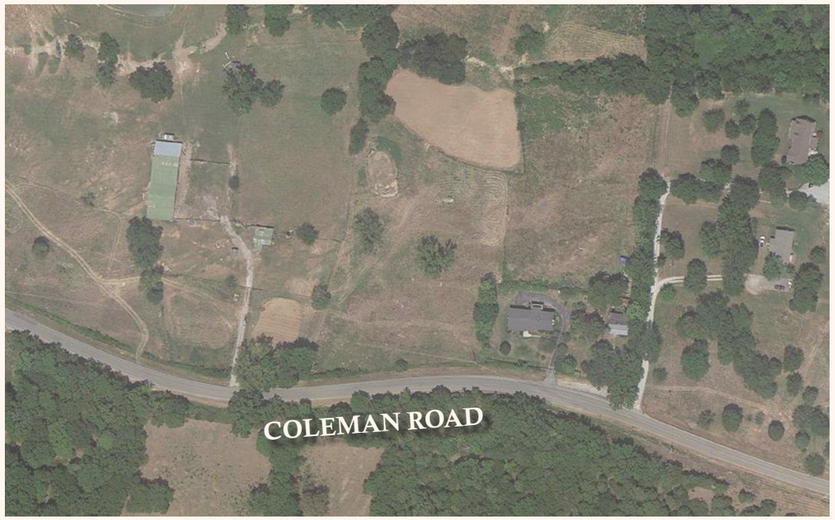
HHO LINE

PROPOSED HHO REVISION


OLD CARTERS CREEK PIKE
INCINERATOR RD
CARTERS CREEK PIKE
(MINOR ARTERIAL)
LULA LN
MACK HATCHER PKWY FUTURE EXTENSION
HILLVIEW LN
HARLIN
FARREN WAY
HILLVIEW LANE
IMPROVEMENT
CENTURY
COURT
2-LANE SECTION OF
MACK HATCHER BY
DEVELOPER
HILLVIEW LN
PEDESTRIAN
GREENWAY
COLUMBIA PIKE
FUNDED - START IN 2025
MACK HATCHER
IMPROVEMENT
MACK HATCHER PKWY
LEWISBURG PIKE
DONELSON CREEK PKWY (NEW SIGNAL)
HWY 31
(MAJOR ARTERIAL)
MINOR
MAJOR
FUTURE
FREEWAY/EXPRESSWAY
ARTERIAL ROADS
COLLECTOR ROADS
LOCAL ROADS
COLEMAN RD
(COLLECTOR)
COLEMAN IMPROVEMENT
COLUMBIA IMPROVEMENT
HENPECK LN
(MAJOR COLLECTOR)



Location Key



Existing Conditions

Coleman Road and Farren Way (Site Access - Southbound Approach)					
		Farren (Site Access) SB		Coleman EB Left Turn	
		AM	PM	AM	PM
2024	Existing	--	--	--	--
2029	Projected Unimproved	B (10.7)	B (11.4)	A (0.0)	A (0.0)
2032	Projected Unimproved	B (11.3)	B (12.2)	A (0.0)	A (0.0)
2037	Projected Unimproved	B (11.9)	B (13.2)	A (0.0)	A (0.0)



Proposed Improvements



Location Key



Existing Conditions



Proposed Improvements

Columbia Avenue at Coleman Road / Henpeck Lane						
Am Peak Hour						
	Existing 2024 Unsignalized		Background 2032 Unsignalized		Coordinated Signals 2032	
	Coleman	Henpeck	Coleman	Henpeck	Coleman	Henpeck
EB Left	F 54.8 (182')		F 1132.5 (3049')		D 48.9 (181')	
EB Right	D 34.0 (182')		F 1054.7 (3049')		A 8.8 (103')	
WB Left		F 54.0 (203')		F 572.2 (1654')		E 58.0 (138')
WB Right		E 40.4 (203')		F 613.7 (1664')		C 23.5 (86')
Overall Intersection	B 10.5	A 9.9	F 174.2	F 78.0	B 14.5	B 12.8
PM Peak Hour						
EB Left	F 217.1 (568')		F 2455.4 (4244')		F 99.0 (205')	
EB Right	F 205.8 (568')		F 2503.8 (4244')		D 39.0 (168')	
WB Left		F 110.5 (248')		F 2243.1 (3738')		E 61.6 (123')
WB Right		F 53.4 (248')		F 2255.0 (3738')		A 9.1 (90')
Overall Intersection	C 22.2	C 19.2	F 336.4	F 283.1	C 22.8	D 49.4

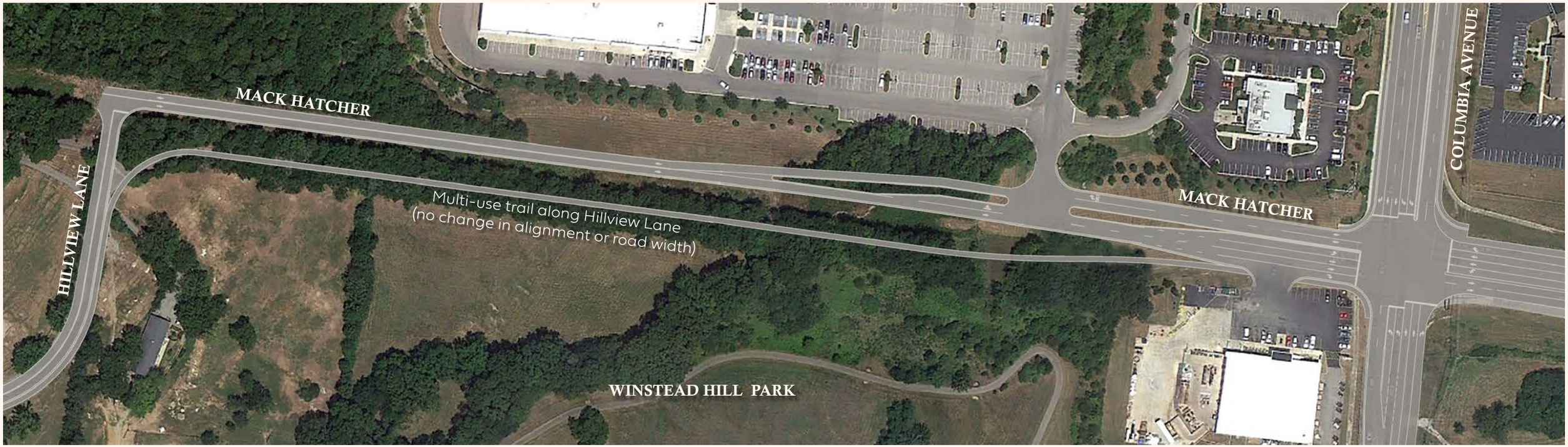


Location Key



Existing Conditions

Columbia Avenue and Mack Hatcher Parkway/Hillview Lane (Signalized)			
		AM	PM
2024	**Existing**	**D (37.4)**	**D (43.4)**
2029	Background	D (40.5)	D (47.1)
	Projected and Improved	**D (39.7)**	**D (47.3)**
2032	Background	D (34.8)	D (38.6)
	Projected and Improved	**D (37.0)**	**D (39.8)**
2037	Background	D (37.7)	D (42.1)
	Projected and Improved	**D (39.2)**	**D (42.7)**



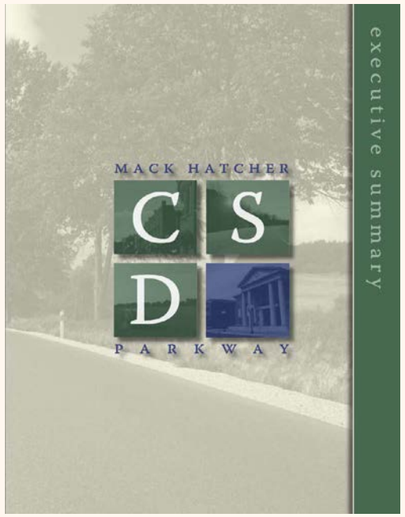
Proposed Improvements

Figure 4-f
Before



Figure 4-f
After









STATEMENT OF CONSENSUS

We, the members of the Mack Hatcher Parkway Context Sensitive Citizen Design Team, request that the Tennessee Department of Transportation accept and carry forward the recommendations described in this document for the improvement of the existing section of Mack Hatcher Parkway (State Route 397) and the proposed extension of Mack Hatcher Parkway. We have reached consensus on design features noted herein and submit this set of recommendations to TDOT. We appreciate the opportunity provided by TDOT to participate in this CSD process, and we further recommend that the department continue to utilize local participation in this project as it moves forward through subsequent engineering and construction phases.

Existing Conditions

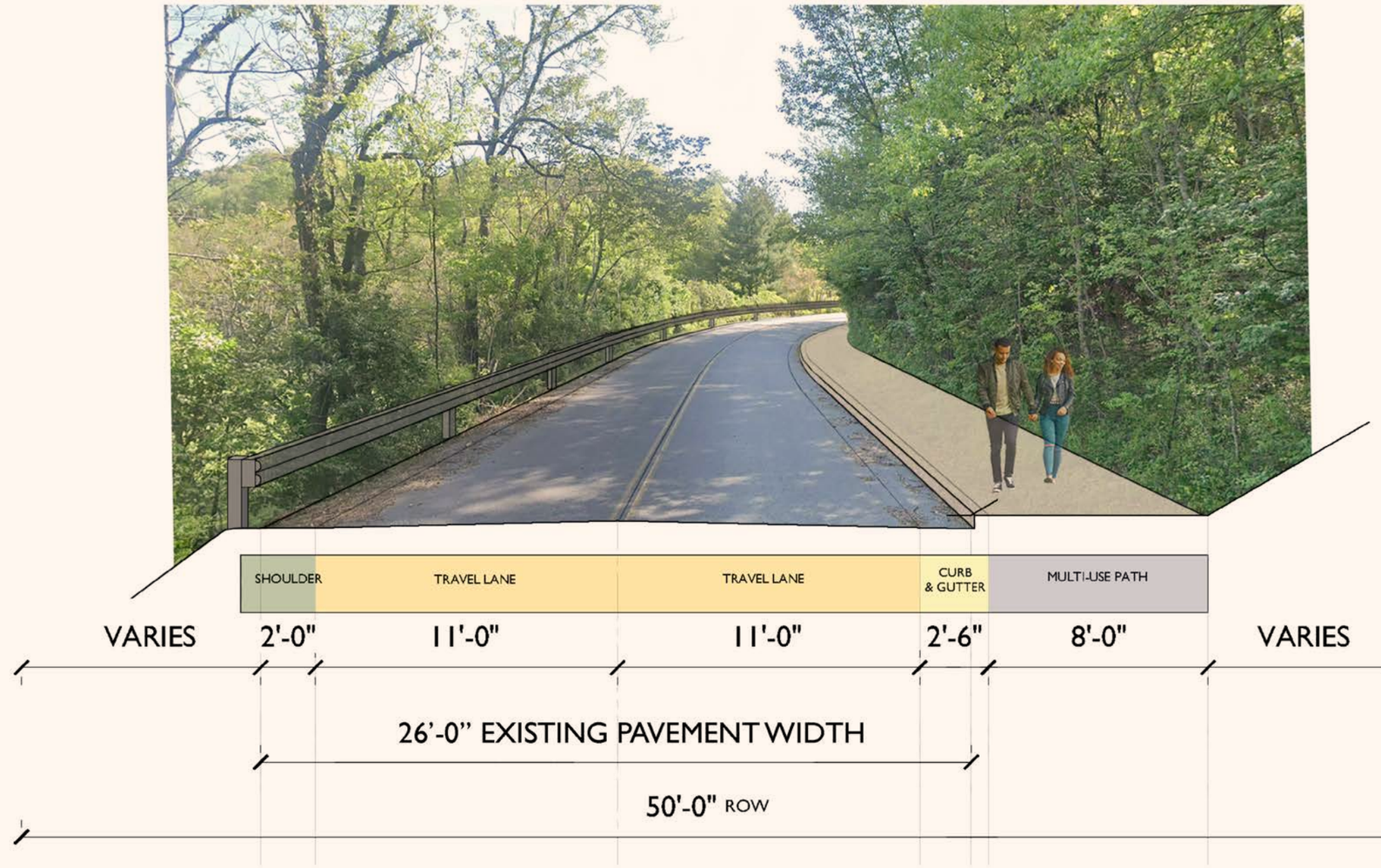




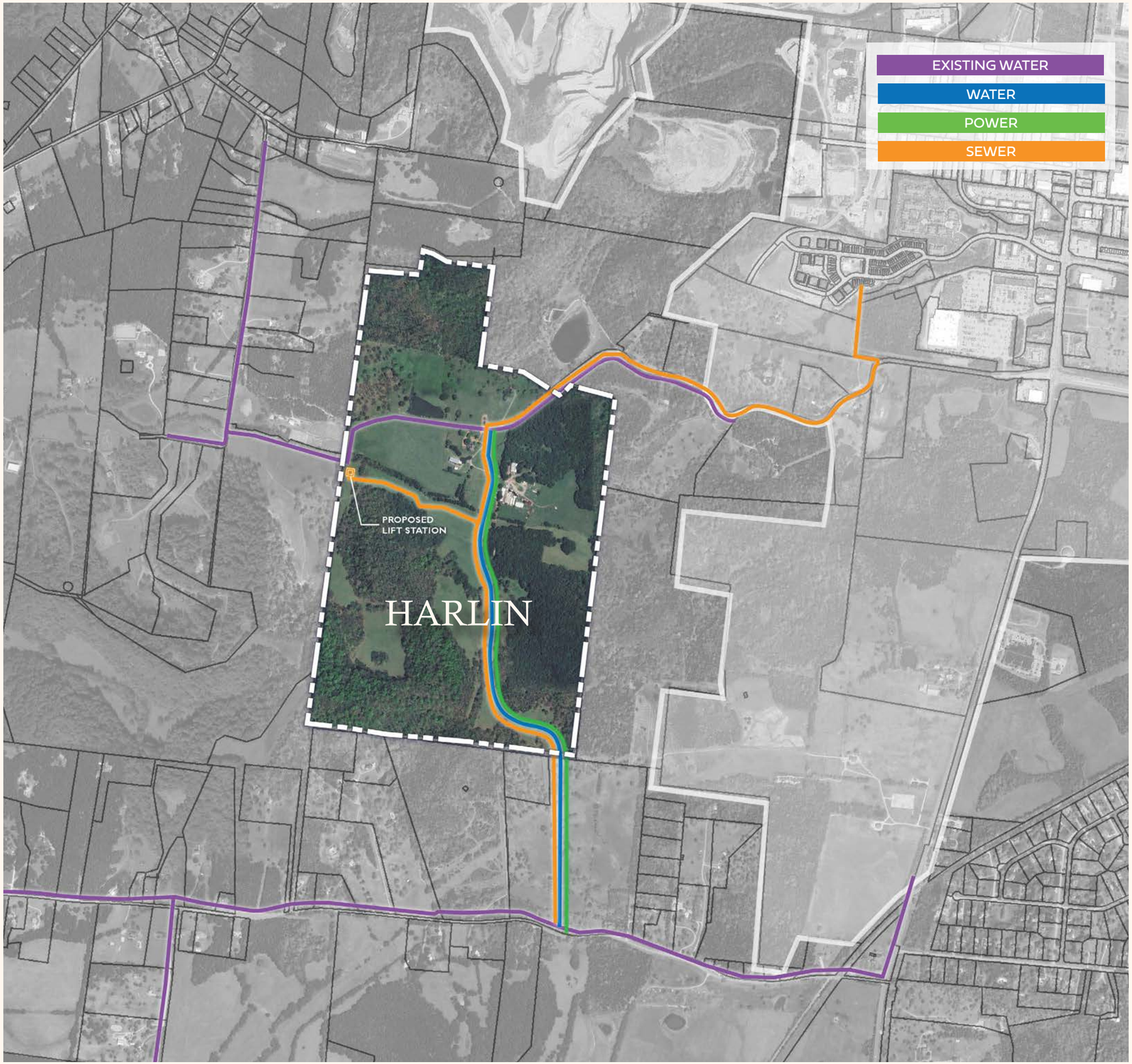
Location Key



Existing Conditions



Proposed Improvements to Hillview Lane



Is there adequate utility infrastructure?

Sewer: City of Franklin
Installation of a new pump station and approximately 5100 LF of force main and 2800 LF of gravity

Water: HB&TS
10,600 LF of 12-inch water will be extended from the intersection of Coleman Road and Kittrell Road.

Power: MTEMC
MTEMC and telecommunications have provided input on the proposed improvements to serve the site for electricity and telecommunications.

Requested Modifications of Standards

1. **MOS - Chapter 6 – Building Types – House/Duplex/ Multiplex/Townhouse/Multifamily – Alley Loading Garages – Garage Setback**
   - Standard: At least 22 feet from a mews right-of-way, when facing a mews the rear façade shall have a pedestrian door.
   - Modification: Request to allow a 5 feet or 22 feet minimum setback from a Mews ROW when lots front public streets (specifically lots 84-86 and 92-105); when facing a mews the rear façade or property line shall have either a pedestrian door, 4 foot clear path to the principal building, or gate.



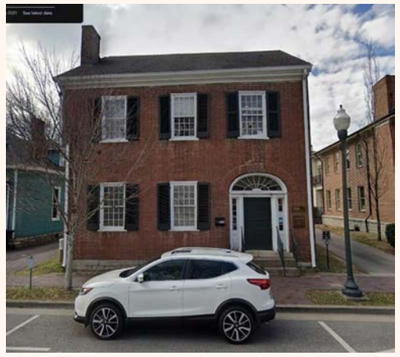
MINIMUM 22' SETBACK

5' OR 22' MINIMUM SETBACK

MEWS COURTYARD

LOTS WHICH FRONT AN OPEN SPACE AND SERVED OFF A MEWS ALLEY ARE TO BE SPRINKLERED. THIS CONDITION APPLIES SPECIFICALLY TO LOTS 87, 88, 89, 90,AND 91.

2. **MOS - Section 6.6 – Building Types – House – Building Orientation and Entry – Entry Features**
   - Standard: Shall have a covered porch, covered stoop, or balcony over the entrance.
   - Modification: Request to add decorative door surround with enhanced architectural details that distinguish it from the typical window as an additional alternative to porches, stoops and balconies.







3. **MOS - Section 6.6 – Building Types – Townhouse – Façade Standards for Each Unit – Entry Features**
   - Standard: The front façade of each dwelling unit shall have a covered porch, covered stoop, or balcony over the main entrance.
   - Modification: Request to add decorative door surround with enhanced architectural details that distinguish it from the typical window as an additional alternative to porches, stoops and balconies.





Requested Modifications of Standards

4. **MOS - Section 6.6 – Building Types – Townhouse – Foundations, Porches, and Stoops – Finished Floor Elevation:**
   - Standard: Minimum 18 inches above grade at front façade.
   - Modification: Request to reduce this requirement to no minimum when a home office is on the first floor within Live Work units to comply with necessary ADA requirements.



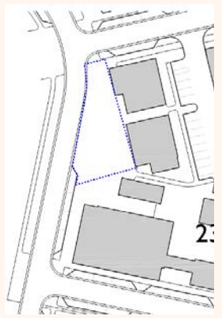
5. **MOS - Section 6.8 – Building Types – Multifamily – Building Orientation and Entry - Entrances:**
   - Standard: Facades along a street or internal drive shall have individual entrances to all publicly accessed ground floor uses and all ground floor dwelling units.
   - Modification: MOS to allow a maximum of two ground floor unit on the street facing façade to share a single street facing entry door, not requiring individual entrances for each of the two units.





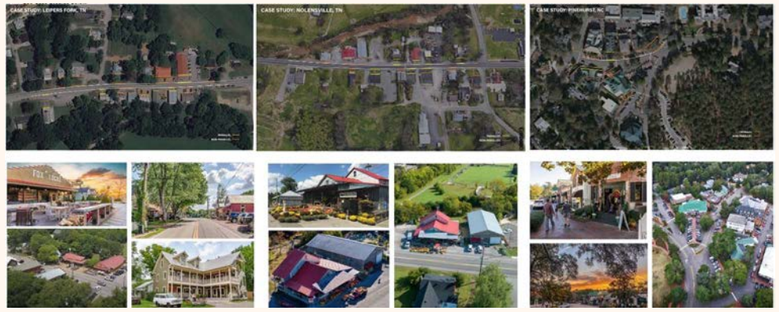


6. **MOS - Section 6.9 – Building Types – Commercial/Mixed Use Building – Building Orientation and Entry – Façade Location:**
   - Standard: The building shall parallel the frontage
   - Modification: Request to allow buildings within the Neighborhood Village portions of the project to be at an angle from the frontage to create more interest along the streetscape and abilities to have more open space in front of a building. This request is limited to buildings at Lot 23 only.









Requested Modifications of Standards

7. **MOS - Section 6.9 – Building Types – Commercial/Mixed Use Building – Windows – Glazing on Retail Storefronts:**
   - Standard: 50 to 85 percent of the ground floor, measured between two feet and ten feet from the ground. 20 to 65 percent of upper floors
   - Modification: Request to charge upper floors max from 65 percent to 85 percent.



8. **MOS - Section 6.9 – Building Types – Commercial/Mixed Use Building – Building Elements – Retail Storefronts:**
   - Standard: Any storefront shall have display windows, transom windows, knee walls of between 18 and 24 inches tall, and other architectural elements such as bulkheads, trim, and cornice detailing
   - Modification: Request to remove the transom requirement above storefront display windows, but not doorways, to allow for larger storefront options.











9. **MOS - Section 9.7.1. Sidewalks – General:**
   - Standard: Sidewalks and curb shall be required on both sides of public and private streets and internal drives, except along Mack Hatcher Parkway or I-65.
   - Modification: Request to allow revision of this requirement to comply with the MOES and corresponding approved street sections that allow for the use of a singular rural path or a combination of a rural path and sidewalks on opposite side of the road.

Requested Modifications of Standards

10. MOS - Section 10.2.3 – Parking and Transit – Minimum Parking:

- Standard: City of Franklin Minimum Parking Standards
- Modification: Request to utilize COF ZO Minimum Parking guidelines as identified for uses within the Central Franklin Overlay (CFO) guidelines

11. MOS - Section 10.2.3 – Parking and Transit – Minimum Parking:

- Standard: City of Franklin Minimum Parking Standards - Multifamily
- Modification: Request to establish Minimum Parking Guidelines for Small Scale Multifamily use based on Franklin Zoning Ordinance requirements for Multiplex use which dedicate 2 off street parking stalls per residential unit.

12. MOS - Section 11.5 – Open Space - Neighborhood Amenity – Stormwater:

- Standard: Stormwater management features shall not be counted as open space
- Modification: At lot 79, Stormwater Management features may occupy up to 60% of the neighborhood amenity when treated as a site amenity and designed pursuant to section 17.5, Stormwater Management Features.









Requested Modifications of Standards

13. MOS - Section 11.6 – Open Space - Pocket Park – Stormwater:

- Standard: Stormwater management features may occupy up to 40% of the pocket park when treated as a site amenity and designed pursuant to section 17.5 Stormwater Management Features.
- Modification: At lot 159, Stormwater Management features may occupy up to 85% of the pocket park when treated as a site amenity and designed pursuant to section 17.5, Stormwater Management Features. Lot 159 will have pedestrian and public activation around the entirety of the stormwater feature.









14. MOS - Section 11.6 - Open Space - Pocket Park - Features:

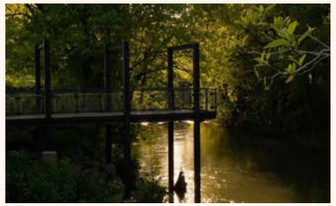
- Standard: Four of the following features are required:
- Modification: Amend/add additional features more consistent with the Vision of the development:

A. Seating Elements
B. Pedestrian Shelter such as Canopies, Gazebos, Trellises, Arbors, or Transit Shelters
C. Furnishings such as Planters, Waste Receptacles, Bicycle Racks, Drinking Fountains, Informational Signage, or Hammock Areas
D. Fountains, Sculptures, or Art
E. Playgrounds or Nature-Based Play Areas
F. Gathering Spaces such as fire pits, picnic areas, outdoor dining areas
G. Outdoor game areas for yard games such as Bocce, Croquet, Cornhole
H. On lot 159, Engagement of streams and ponds such as Pedestrian Bridges and Overlooks













15. MOS - Section 15.1.3 – Signs – General Provisions – Proportion & Shape:

- Standard: Signs shall not be irregularly shaped.
- Modification: Permit one irregularly shaped Hanging Sign per business if the shape is representative of the business that is represents.













SITE DATA

ZONING: MGA-1

242 HOMES, 0.78 DU/AC

27,000 SF COMMERCIAL SPACE

80 HOTEL ROOMS

2-3 STORY BUILDINGS

70% OF TREE CANOPY RETAINED

70% OF SITE IS OPEN SPACE




© Zanetta Illustration

File #: 21-0477

DATE: April 28, 2025

TO: Board of Mayor and Aldermen

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

SUBJECT:

*Consideration Of Resolution 2025-25, A Resolution To Annex One Property, Consisting Of 311.21 Acres, Located West Of Hillview Lane And North Of Coleman Road At 1247 Hillview Lane, And Not Adjoining The City Limits Within The Southern Part Of The Franklin Urban Growth Boundary (UGB). Establishing A Public Hearing On June 24, 2025
FMPC 4/24/25, 7-0

PURPOSE:

PROJECT INFORMATION
COF Project Number: 8702
Applicant: Greg Gamble, Gamble Design Collaborative
Owner: Harlin John Asbury Bacon Rev Living Trust, John Harlin, Rep.

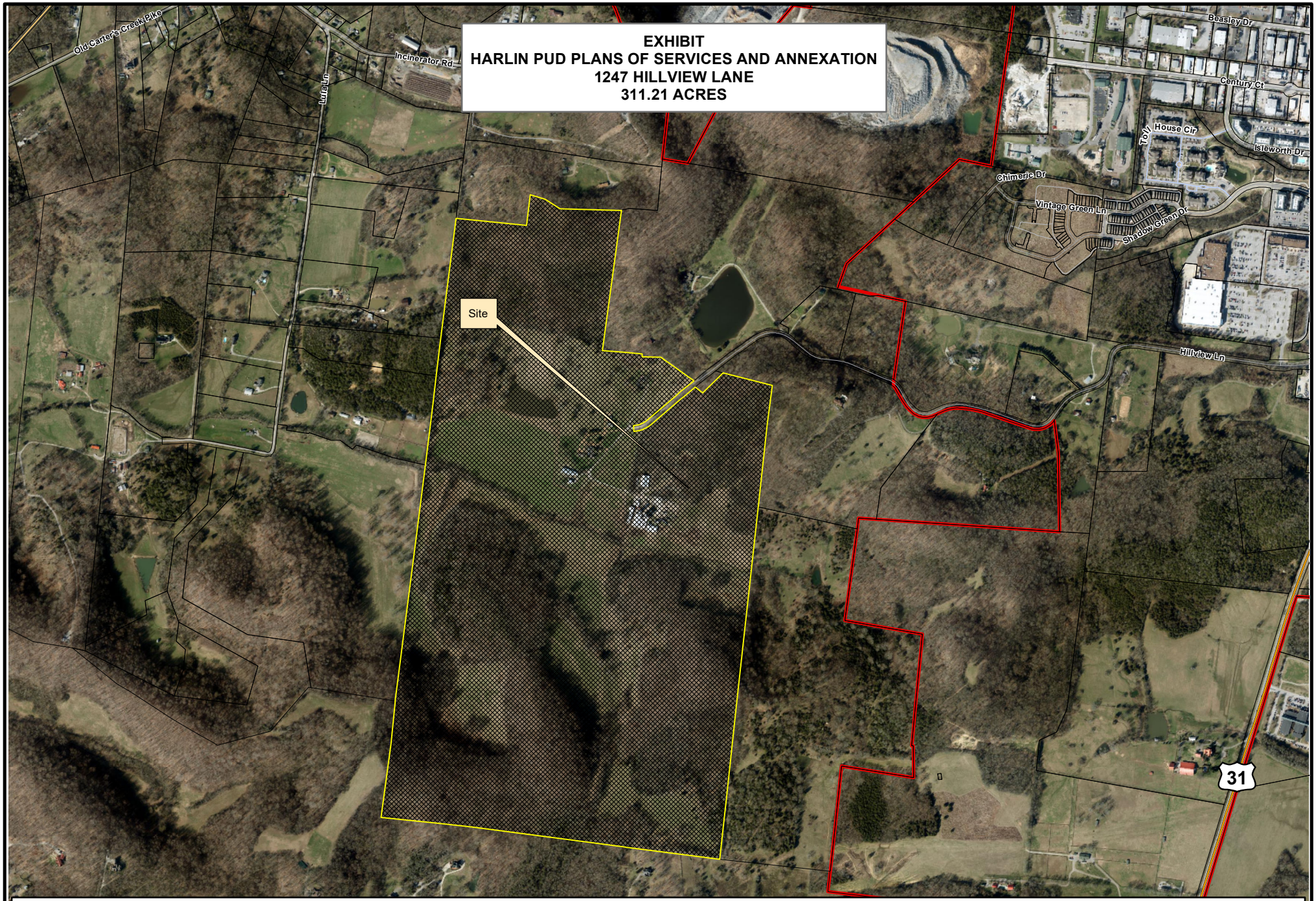
BACKGROUND/STAFF COMMENTS:
The property being considered for annexation is located west of Hillview Lane and north of Coleman Road. It is noncontiguous to the City limits and is within the southern limits of the City of Franklin's Urban Growth Boundary (UGB). This property falls into the SW1 basin, which has been identified as a mid-term annexation capability area due to the developable acreage being severely limited and the area's ability to be served by water and sewer. The ability to serve the property with utilities and services has been addressed in the Plan of Services. The subject property requesting annexation is within the Village green Design Concept as defined by the Envision Franklin Land Use Plan. It is the intention of the applicant to develop the property into a mixed-use neighborhood with a variety of housing options, commercial space and a hotel. The plan also includes 220 acres of open space. A zoning (ORD 2025-06) and development plan (RES 2025-26) for the subject property are also included on this agenda.

FINANCIAL IMPACT:

Unknown.

RECOMMENDATION:

Franklin Municipal Planning Commission recommends approval of Resolution 2025-25 by a vote of 7-0.
Staff recommends that the Board of Mayor and Aldermen approve Resolution 2025-25.


EXHIBIT
HARLIN PUD PLANS OF SERVICES AND ANNEXATION
1247 HILLVIEW LANE
311.21 ACRES
Old Carters Creek Pike
Incinerator Rd
Lutie Ln
Beasley Dr
Century Ct
Troll House Cir
Isleworth Dr
Chimerie Dr
Vintage Green Ln
Shadow Green Dr
Site
Hillview Ln
31
Legend
1247 Hillview Lane
City Limits
N
0
250
500
1,000
Feet
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It was compiled from the most authentic information available.
The City is not responsible for any errors or omissions contained hereon.
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RESOLUTION 2025-25

A RESOLUTION TO ANNEX ONE PROPERTY, CONSISTING OF 311.21 ACRES, LOCATED WEST OF HILLVIEW LANE AND NORTH OF COLEMAN ROAD AT 1247 HILLVIEW LANE, AND NOT ADJOINING THE CITY LIMITS WITHIN THE SOUTHERN PART OF THE FRANKLIN URBAN GROWTH BOUNDARY (UGB)

WHEREAS, John Asbury Bacon Harlin, Trustee of the John Asbury Bacon Harlin Revocable Living Trust, (Owner) of property located at 1247 Hillview Lane (Property) petitioned the Board of Mayor and Aldermen (BOMA) of the City of Franklin, Tennessee (City), to annex Property noncontiguous the City limits and located within the Franklin Urban Growth Boundary (UGB); and

WHEREAS, the Plan of Services and annexation request has been submitted to the Franklin Municipal Planning Commission for study and a written report as required by *Tennessee Code Annotated* (T.C.A.) § 6-51-102, as amended; and

WHEREAS, a public hearing was held following public notice as required by T.C.A Title 6, Chapter 51, as amended; and

WHEREAS, the BOMA has adopted a Plan of Services for the annexation area as described in Resolution 2025-24; and

WHEREAS, the BOMA has determined that it is in the best interest of its existing residents to annex the Property described herein and that failure to annex said property will inhibit the prosperity of the City and endanger the health, safety and welfare of its inhabitants.

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

SECTION I. That the following described Property shall be, and is hereby, annexed in and to the corporate limits of the City of Franklin, Tennessee:

PREMISES CONSIDERED

Map-Parcel	Acres
091 – 99.00	311.21
Total	311.21

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

SECTION III: That the annexed Property shall become part of Aldermanic Ward 4.

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

IT IS SO RESOLVED AND DONE on this ____ day of _____, 20**25**.

ATTEST:

By: _____
Angie Skarp
City Recorder

CITY OF FRANKLIN, TENNESSEE:

By: _____
Dr. Ken Moore
Mayor

Approved as to form by:

_____
Shauna R. Billingsley
City Attorney

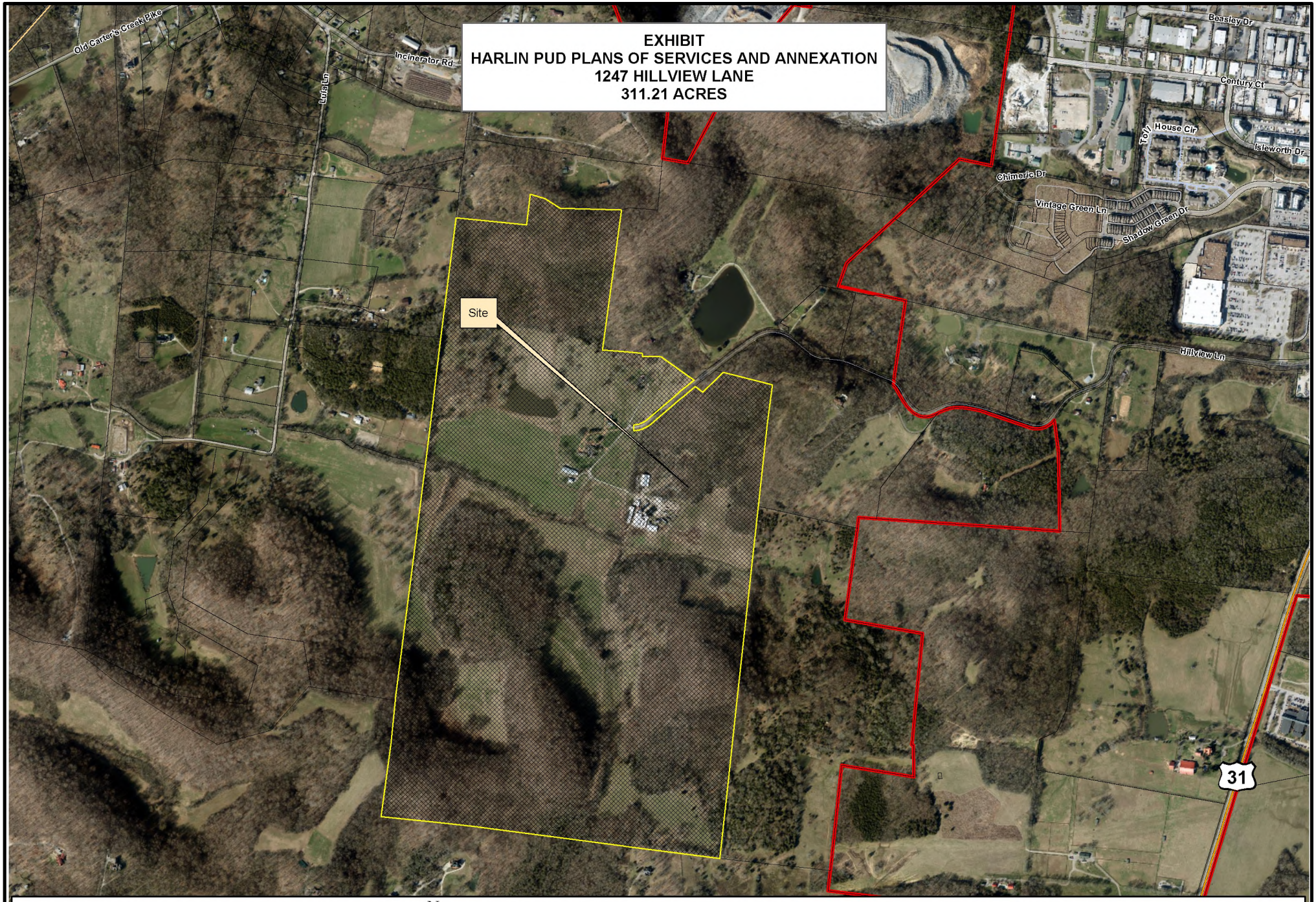
PLANNING COMMISSION RECOMMENDED: _____

PASSED FIRST READING: _____

PUBLIC HEARING HELD: _____

PASSED SECOND READING: _____

PASSED THIRD READING: _____


EXHIBIT
HARLIN PUD PLANS OF SERVICES AND ANNEXATION
1247 HILLVIEW LANE
311.21 ACRES
Site
Old Carters Creek Pike
Incinerator Rd
Livia Ln
Beasley Dr
Century Ct
Troll House Cir
Isleworth Dr
Chimeric Dr
Vintage Green Ln
Shadow Green Dr
Hillview Ln
31
Legend
1247 Hillview Lane
City Limits
N
0
250
500
1,000
Feet
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It was compiled from the most authentic information available.
The City is not responsible for any errors or omissions contained hereon.
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HARLIN PUD SUBDIVISION

ANNEXATION REQUEST - PD(0.78 / 32,000 / 80)

Franklin, Williamson County, Tennessee

SHEET INDEX

C0.0	COVER SHEET
	SURVEY
	SURVEY
C1.0	OVERALL EXISTING CONDITIONS
C1.1	EXISTING CONDITIONS
C1.2	EXISTING CONDITIONS
C1.3	EXISTING CONDITIONS
C1.4	EXISTING CONDITIONS
C1.5	EXISTING CONDITIONS
C1.6	EXISTING CONDITIONS
C1.7	EXISTING CONDITIONS
C1.8	EXISTING CONDITIONS
C1.9	EXISTING CONDITIONS
C1.10	EXISTING CONDITIONS
C1.11	EXISTING CONDITIONS
C1.12	EXISTING CONDITIONS
C1.13	EXISTING CONDITIONS
C1.14	EXISTING CONDITIONS

DEVELOPMENT TEAM

APPLICANT & LANDSCAPE ARCHITECT:

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

LANDSCAPE ARCHITECT:

DESIGN STUDIO
JASON GODDARD
615-218-8118
JGODDARD@DESIGNSTUDIOPLAN.COM

ENGINEER:

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

DEVELOPER/OWNER REP:

BOYLE INVESTMENT COMPANY
ADAM BALLASH
2000 MERIDIAN BLVD, SUITE 250
FRANKLIN, TN 37067
615-550-5583
ABALLASH@BOYLE.COM

ARCHITECT:

HISTORICAL CONCEPTS
CHRISTOPHER CARRIGAN
1133 BROADWAY, SUITE 720
NEW YORK, NY 10010
646-657-0315
CHRIS.CARRIGAN@HISTORICALCONCEPTS.COM

BRANDING:

SDCO PARTNERS
LYDIA TONEY
121 WENTWORTH ST
CHARLESTON, SC 29401
LYDIA@STITCHDESIGNCO.COM

BRANDING:

SHERIDAN PUBLIC RELATIONS, LLC
JAY SHERIDAN
709 WEST MAIN ST
FRANKLIN, TN 37064
JAY@SHERIDANPR.COM



SITE DATA

HARLIN PUD SUBDIVISION, PD DEVELOPMENT PLAN

COF PROJECT NUMBER:	XXXX
SITE ACREAGE/SF:	311.21 AC / 13,556,105.01 SF
EXISTING ZONING:	MGA-1, RP-5, COUNTY
PROPOSED ZONING:	PD (0.78, 27000, 80)
OVERLAY ZONING:	HHO
TAX MAP & PARCELS:	091-09900
ADDRESS:	1247 HILLVIEW LANE
PRIMARY USES:	MIXED-USE
ENVISION FRANKLIN:	VILLAGE GREEN

IMPACT STATEMENT

WATER
WATER WILL BE PROVIDED VIA AN 8" PUBLIC WATER MAIN OFF AN EXISTING MAIN IN LULA LANE AND HILLVIEW LANE. THE PROJECT SITE IS SERVICED BY HB&TS UTILITY DISTRICT.

SANITARY SEWER
SANITARY SEWER WILL BE PROVIDED VIA AN 8" SEWER EXTENSION CONNECTING TO AN SEWER EXTENSION IN HILLVIEW LANE.

STORMWATER
ON-SITE STORMWATER WILL BE DIRECTED AWAY FROM PROPOSED BUILDINGS. FLOW WILL BE DIRECTED TOWARDS THE PROPOSED BIORETENTION AREAS VIA SHEET FLOW OR CONVEYANCE PIPES. BIORETENTION AREAS WILL PROVIDE INFILTRATION AND TREATMENT FOR THE FIRST INCH OF THE RAINFALL FOR MINIMUM 95% OF THE ON-SITE IMPERVIOUS AREA. FROM THE BIORETENTION AREAS, FLOW WILL DISCHARGE INTO THE PROPOSED DETENTION POND AREAS. SITE STORMWATER IS DESIGNED TO EITHER MEET OR REDUCE PRE-DEVELOPMENT FLOW RATES. OFF-SITE STORMWATER WILL BE DIVERTED AWAY FROM PROPOSED STORMWATER TREATMENT AND DETENTION AREAS WHERE POSSIBLE.

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

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

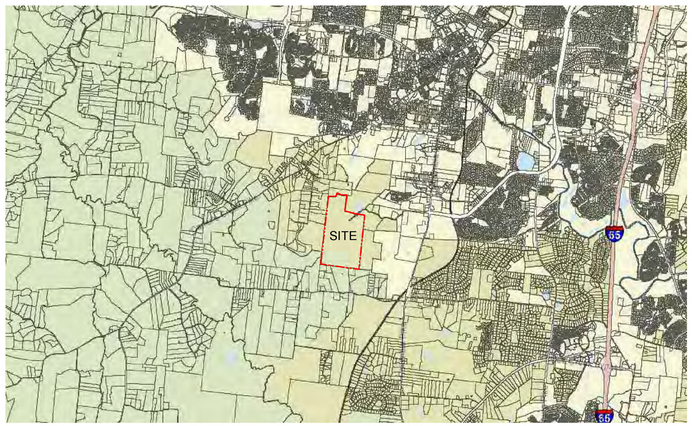
GAS
NATURAL GAS WILL BE PROVIDED BY ATMOS GAS, IF AVAILABLE.

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

DRAINAGE FACILITIES
THERE WILL BE APPROXIMATELY 56 ACRES OF IMPERVIOUS AREA ADDED ON SITE. STORMWATER WILL BE DETAINED IN ABOVE GROUND DETENTION PONDS SUCH THAT RUNOFF IN THE POST-DEVELOPMENT CONDITION WILL NOT EXCEED RUNOFF IN THE PRE-DEVELOPMENT CONDITION.

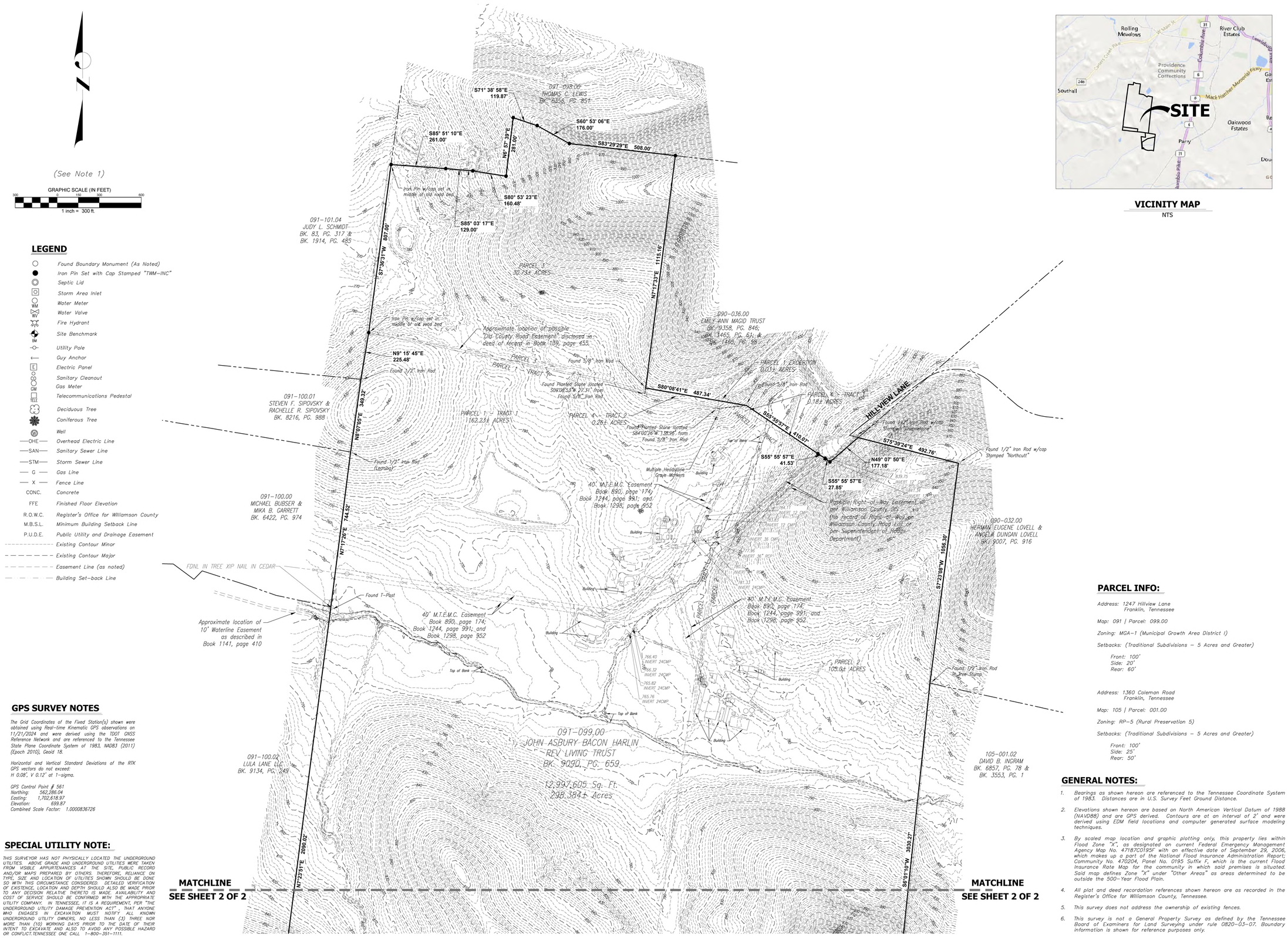
STREET NETWORK
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VICINITY MAP



NOT TO SCALE





LEGEND

- Found Boundary Monument (As Noted)
- Iron Pin Set with Cap Stamped "TWM-INC"
- Septic Lid
- Storm Area Inlet
- Water Meter
- Water Valve
- Fire Hydrant
- Site Benchmark
- Utility Pole
- Guy Anchor
- Electric Panel
- Sanitary Cleanout
- Gas Meter
- Telecommunications Pedestal
- Deciduous Tree
- Coniferous Tree
- Well
- —OHE— Overhead Electric Line
- —SAN— Sanitary Sewer Line
- —STM— Storm Sewer Line
- — G — Gas Line
- — X — Fence Line
- CONC. Concrete
- FFE Finished Floor Elevation
- R.O.W.C. Register's Office for Williamson County
- M.B.S.L. Minimum Building Setback Line
- P.U.D.E. Public Utility and Drainage Easement
- Existing Contour Minor
- Existing Contour Major
- Easement Line (as noted)
- Building Set-back Line

GPS SURVEY NOTES

The Grid Coordinates of the Fixed Station(s) shown were obtained using Real-time Kinematic GPS observations on 11/21/2024 and were derived using the TDOT GNSS Reference Network and are referenced to the Tennessee State Plane Coordinate System of 1983, NAD83 (2011) (Epoch 2010), Geoid 18.

Horizontal and Vertical Standard Deviations of the RTK GPS vectors do not exceed: H 0.08', V 0.12' at 1-sigma.

GPS Control Point # 561
Northing: 562,286.04
Easting: 1,702,618.97
Elevation: 639.87
Combined Scale Factor: 1.0000836726

SPECIAL UTILITY NOTE:

THIS SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES. ABOVE GRADE AND UNDERGROUND UTILITIES WERE TAKEN FROM VISIBLE APPURTENANCES AT THE SITE, PUBLIC RECORD AND/OR MAPS PREPARED BY OTHERS. THEREFORE, RELIANCE ON TYPE, SIZE AND LOCATION OF UTILITIES SHOWN SHOULD BE DONE SO WITH THIS CIRCUMSTANCE CONSIDERED. DETAILED VERIFICATION OF EXISTENCE, LOCATION AND DEPTH SHOULD ALSO BE MADE PRIOR TO ANY DECISION RELATIVE THERETO IS MADE. AVAILABILITY AND COST OF SERVICE SHOULD BE CONFIRMED WITH THE APPROPRIATE UTILITY COMPANY. IN TENNESSEE, IT IS A REQUIREMENT, PER "THE UNDERGROUND UTILITY DAMAGE PREVENTION ACT", THAT ANYONE WHO ENGAGES IN EXCAVATION MUST NOTIFY ALL KNOWN UNDERGROUND UTILITY OWNERS, NO LESS THAN (3) THREE NOR MORE THAN (10) WORKING DAYS PRIOR TO THE DATE OF THEIR INTENT TO EXCAVATE AND ALSO TO AVOID ANY POSSIBLE HAZARD OR CONFLICT. TENNESSEE ONE CALL 1-800-351-1111.

VICINITY MAP
NTS

PARCEL INFO:

Address: 1247 Hillview Lane
Franklin, Tennessee

Map: 091 | Parcel: 099.00

Zoning: MGA-1 (Municipal Growth Area District 1)

Setbacks: (Traditional Subdivisions - 5 Acres and Greater)

Front: 100'
Side: 20'
Rear: 60'

Address: 1360 Coleman Road
Franklin, Tennessee

Map: 105 | Parcel: 001.00

Zoning: RP-5 (Rural Preservation 5)

Setbacks: (Traditional Subdivisions - 5 Acres and Greater)

Front: 100'
Side: 25'
Rear: 50'

GENERAL NOTES:

1. *Bearings as shown hereon are referenced to the Tennessee Coordinate System of 1983. Distances are in U.S. Survey Feet Ground Distance.*
2. *Elevations shown hereon are based on North American Vertical Datum of 1988 (NAVD88) and are GPS derived. Contours are at an interval of 2' and were derived using EDM field locations and computer generated surface modeling techniques.*
3. *By scaled map location and graphic plotting only, this property lies within Flood Zone "X", as designated on current Federal Emergency Management Agency Map No. 47187C0195F with an effective date of September 29, 2006, which makes up a part of the National Flood Insurance Administration Report; Community No. 470204, Panel No. 0195 Suffix F, which is the current Flood Insurance Rate Map for the community in which said premises is situated. Said map defines Zone "X" under "Other Areas" as areas determined to be outside the 500-Year Flood Plain.*
4. *All plat and deed recordation references shown hereon are as recorded in the Register's Office for Williamson County, Tennessee.*
5. *This survey does not address the ownership of existing fences.*
6. *This survey is not a General Property Survey as defined by the Tennessee Board of Examiners for Land Surveying under rule 0820-03-07. Boundary information is shown for reference purposes only.*

TWM
CONSULTING ENGINEERING
GEOSPATIAL SERVICES
390 MALLORY STATION ROAD
SUITE 100
FRANKLIN, TN 37067
TEL: (615) 814-7414
EMAIL: kshreeve@twm-inc.com

TOPOGRAPHIC SURVEY

1247 HILLVIEW LANE & 1360 COLEMAN ROAD

MAP 091, PARCEL 099.00 | MAP 105, PARCEL 001.01 | MAP 105, PARCEL 001.00 & MAP 105, PARCEL 001.03

Williamson County, Tennessee

FOR:
BOYLE INVESTMENT

REV.	DATE	DESCRIPTION

SEAL



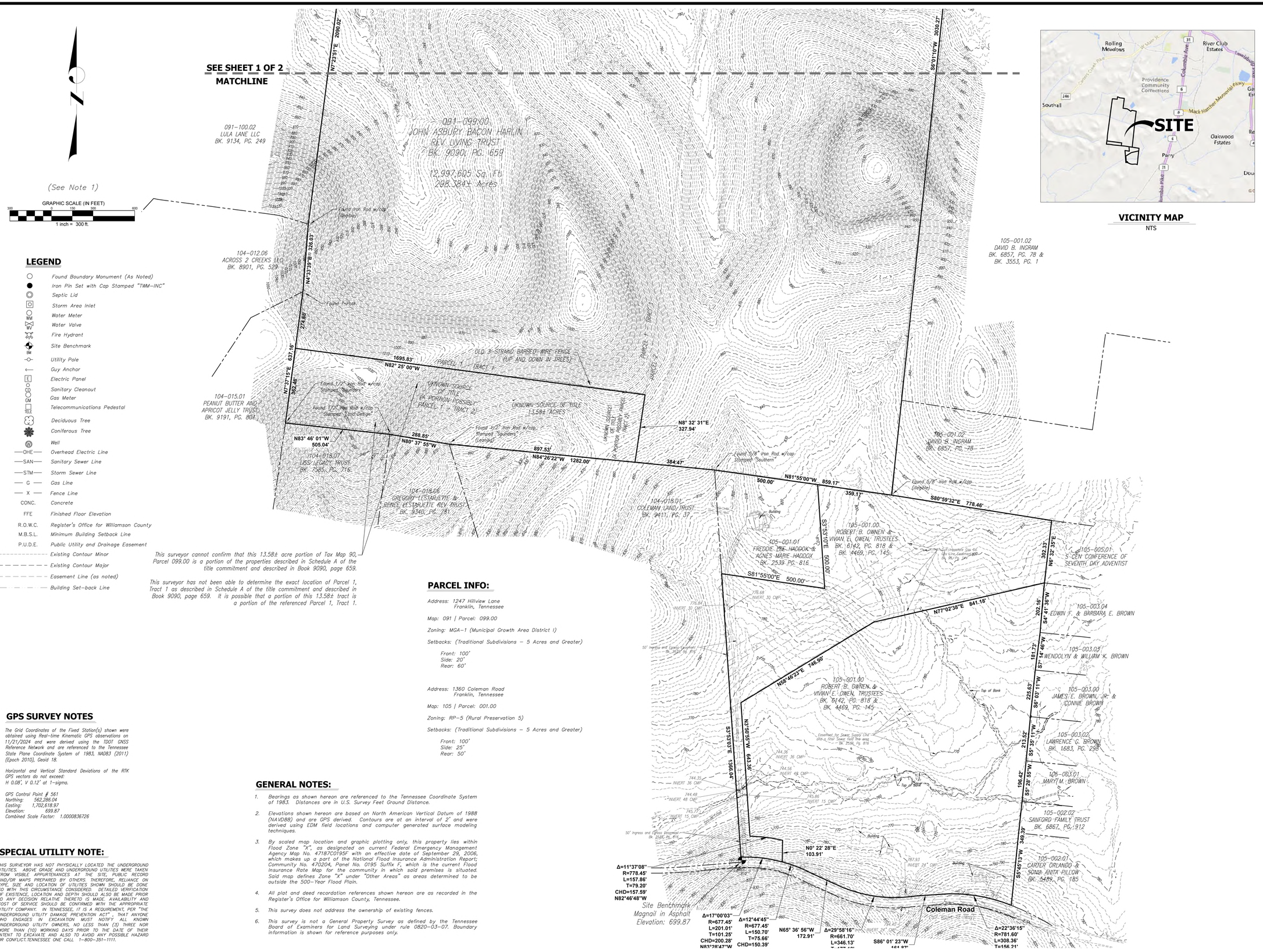
Kenneth R. Shreeve, PLS, CFS
This survey has been signed and sealed digitally.

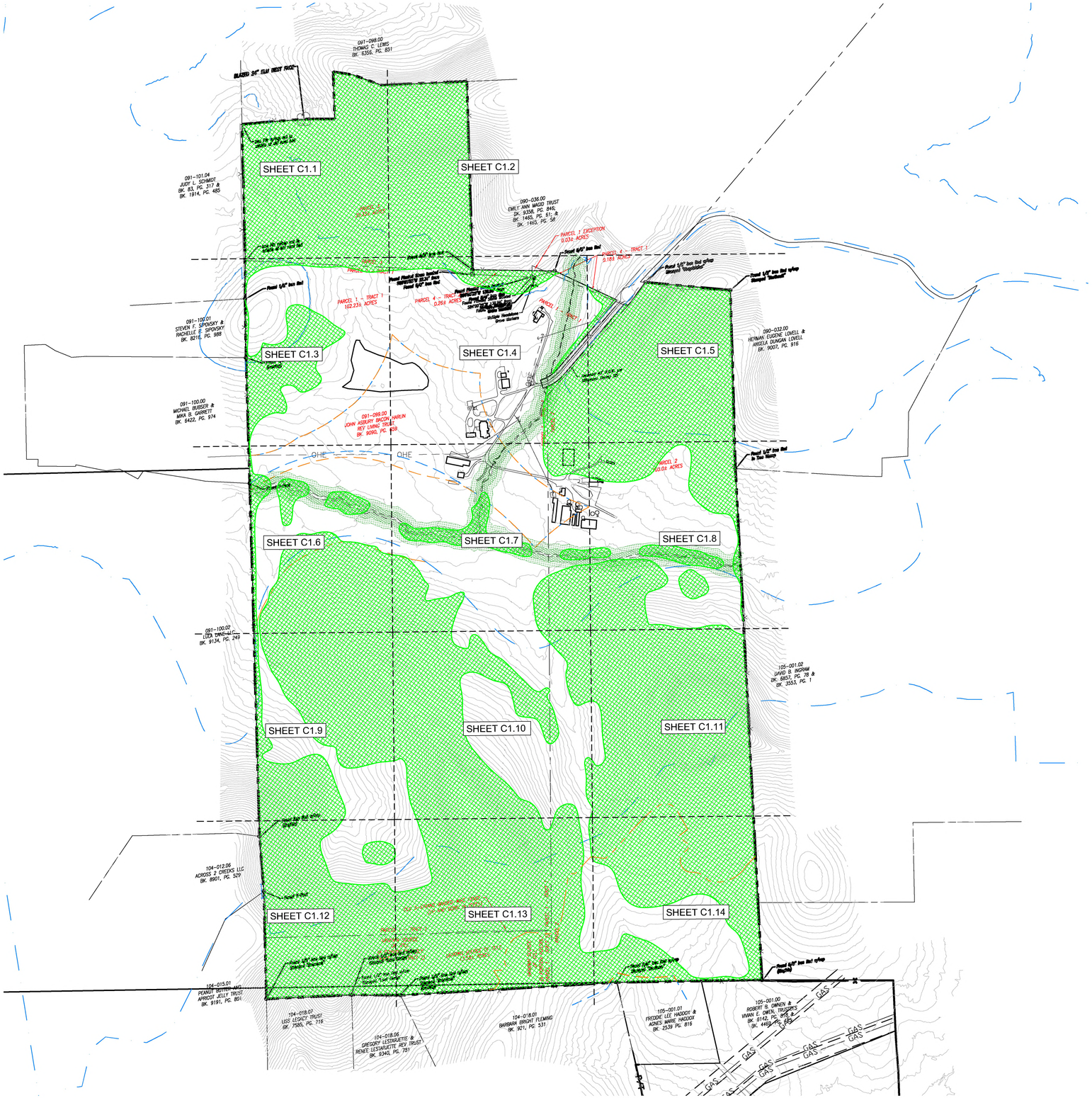
PROJECT NO:	231539
DRAWN BY:	JAD/KRS
CHECKED BY:	KRS
APPROVED BY:	KRS

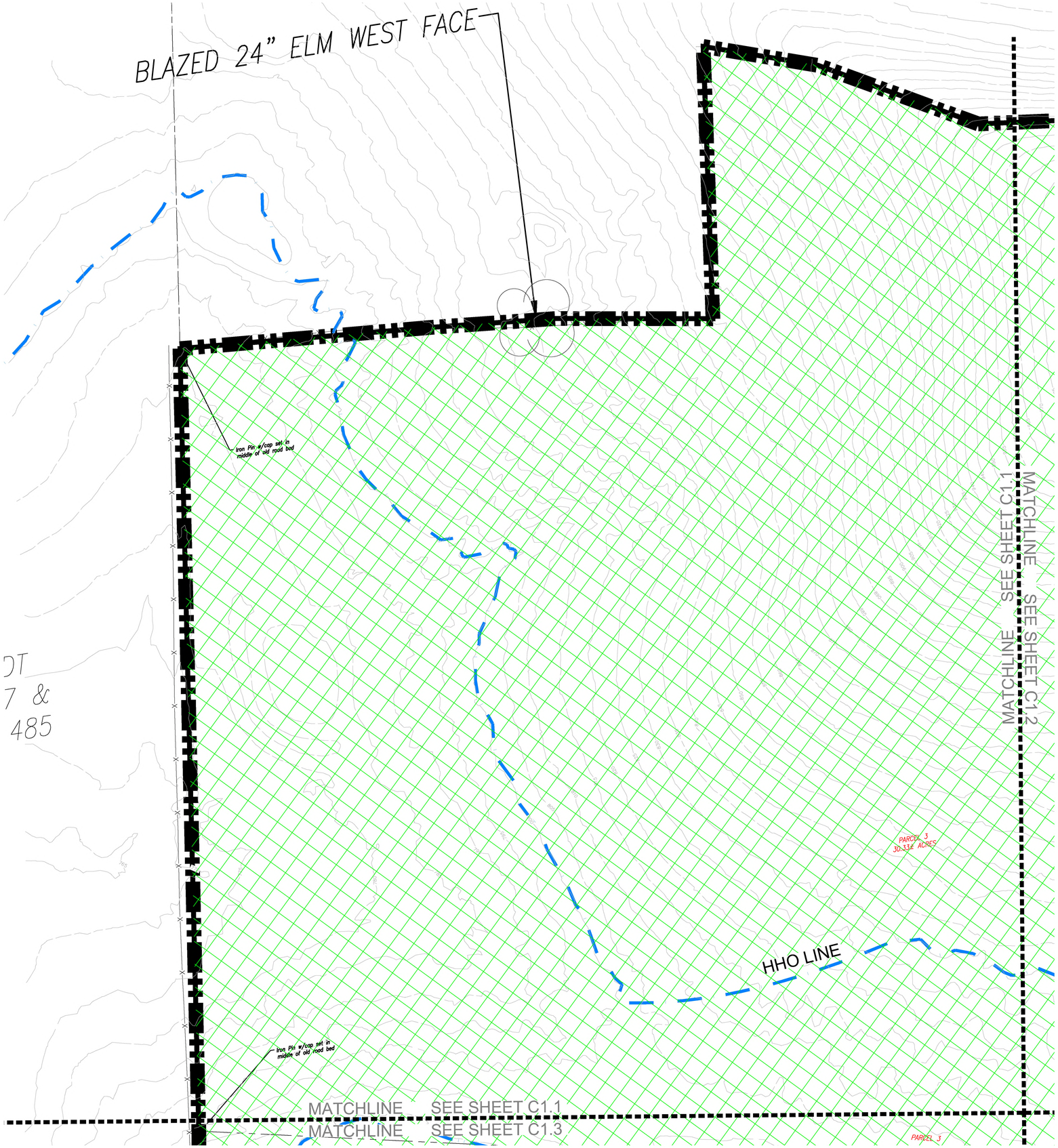
SCALE: 1"=200'

1 OF 2

L:\2023\231539\4 CADD - DWG\4.6 Surv\231539 - Harlin Farms Expanded Topographic Survey.dwg Plotted By: kshreeve


SEE SHEET 1 OF 2
MATCHLINE
(See Note 1)
GRAPHIC SCALE (IN FEET)
300 0 150 300 600
1 inch = 300 ft.
091-099.00
JOHN ASBURY BACON HARLIN
REV. LIVING TRUST
BK. 9090, PG. 659
12,997,605 Sq. Ft
298.384± Acres
091-100.02
LULA LANE LLC
BK. 9134, PG. 249
104-012.06
ACROSS 2 CREEKS LLC
BK. 8901, PG. 529
104-015.01
PEANUT BUTTER AND
APRICOT JELLY TRUST
BK. 9191, PG. 801
104-019.07
LISS LEGACY TRUST
BK. 7585, PG. 716
104-018.06
GREGORY LESTARJETTE &
PERCE LESTARJETTE REV TRUST
BK. 9340, PG. 781
104-018.01
COLEMAN LAND TRUST
BK. 9411, PG. 37
105-001.02
DAVID B. INGRAM
BK. 6857, PG. 78 &
BK. 3553, PG. 1
105-001.02
DAVID B. INGRAM
BK. 6857, PG. 78
105-001.00
ROBERT B. OWNEN &
VIVIAN EL OWEN, TRUSTEES
BK. 6142, PG. 818 &
BK. 4469, PG. 145
105-001.01
FREDDIE LEE HADDOX &
AGNES MARIE HADDOX
BK. 2539, PG. 816
105-005.01
S CEN CONFERENCE OF
SEVENTH DAY ADVENTIST
105-003.04
EDWIN F. & BARBARA E. BROWN
105-003.03
WENDOLYN & WILLIAM K. BROWN
105-003.00
JAMES E. BROWN, JR. &
CONNIE BROWN
105-003.02
LAWRENCE C. BROWN
BK. 1683, PG. 298
105-003.01
MARY M. BROWN
105-002.02
SANFORD FAMILY TRUST
BK. 6867, PG. 912
105-002.01
CARTER ORLANDO &
SONIA ANITA PILLOW
BK. 5489, PG. 185
UNKNOWN SOURCE OF TITLE
(A PORTION POSSIBLY PARCEL 1 - TRACT 2)
UNKNOWN SOURCE OF TITLE
1.1594 ACRES
OLD 3-STRAND BARBED WIRE FENCE
(UP AND DOWN IN TREES)
PARCEL 1 - TRACT 1
PARCEL 1 - TRACT 2
N7°23'51"E 2090.02'
N4°33'9"E 326.03'
N7°37'15"E 657.16'
N7°37'15"E 302.48'
274.68'
N82° 25' 00"W 1695.83'
N83° 46' 01"W 505.04'
N80° 37' 55"W 288.85'
N84°26'22"W 1282.00'
897.53'
N8° 32' 31"E 327.94'
384.47'
N81°55'00"W 859.17'
359.17'
S80°59'32"E 778.46'
S8°01'10"W 3030.27'
S8°55'10"E 500.00'
S81°55'00"E 500.00'
N77°02'38"E 841.18'
N58°46'23"E 746.90'
S8°55'10"E 1366.04'
N3°50'55"W 643.36'
N6° 32' 35"E 302.33'
S4° 41' 36"W 202.16'
S7° 14' 46"W 181.73'
S6° 03' 11"W 225.63'
S6° 35' 11"W 213.32'
S5° 38' 55"W 196.42'
S5° 45' 13"W 349.39'
N0° 22' 28"E 103.91'
Found 1/2" iron Rod w/cap Stamped "Saulters"
Found 1/2" iron Rod w/cap Stamped "Saulters" (Leaning)
Found 1/2" iron Rod w/cap Stamped "Lindsey"
Found 5/8" iron Rod w/cap Stamped "Saulters"
Found 5/8" iron Rod w/cap (illegible)
Found 1/2" iron Rod w/cap
Found 1"x1"
Found 1/2" iron Rod w/cap
Found 5/8" iron Rod w/cap Stamped "Saulters"
Found 5/8" iron Rod w/cap Stamped "Saulters"
Found 5/8" iron Rod w/cap (illegible)
Found 5/8" iron Rod w/cap Stamped "Saulters"
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Found 5/8" iron Rod w/cap Stamped "Saulters"


SHEET C1.1
SHEET C1.2
SHEET C1.3
SHEET C1.4
SHEET C1.5
SHEET C1.6
SHEET C1.7
SHEET C1.8
SHEET C1.9
SHEET C1.10
SHEET C1.11
SHEET C1.12
SHEET C1.13
SHEET C1.14
091-098.00 THOMAS C. LEWIS BK. 6356, PG. 851
091-101.04 JUDY L. SCHMIDT BK. 63, PG. 317 & BK. 1914, PG. 485
091-100.01 STEVEN F. SIPOSKY & RACHELLE E. SIPOSKY BK. 8216, PG. 988
091-100.00 MICHAEL BUSSER & MIKA B. GARRETT BK. 6422, PG. 974
091-099.00 JOHN ASBURY BROWN, MARLIN KEY LIVING TRUST BK. 9090, PG. 859
090-036.00 EMILY ANN MAGID TRUST BK. 9358, PG. 846; BK. 1465, PG. 51; & BK. 1465, PG. 58
090-032.00 HERMAN EUGENE LOVELL & ANGELA DUNCAN LOVELL BK. 9007, PG. 916
091-100.02 LIZA DANE-LLC BK. 9134, PG. 249
105-001.02 DAVID B. INGRAM BK. 6857, PG. 79 & BK. 3553, PG. 1
104-012.06 ACROSS 2 CREEKS LLC BK. 8901, PG. 329
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104-018.06 GREGORY LESTAVRETTE & RENEE LESTAVRETTE REV TRUST BK. 8340, PG. 751
104-018.01 BARBARA BRIGHT FLEMING BK. 921, PG. 531
105-001.01 FREDDIE LEE HADDOX & AGNES MARIE HADDOX BK. 2539 PG. 816
105-001.00 ROBERT B. OWNEN & VIVIAN E. OWEN, TRUSTEES BK. 8142, PG. 905 & BK. 4469, PG. 882
PARCEL 1 - TRACT 1 102.23± ACRES
PARCEL 2 43.05± ACRES
PARCEL 3 0.26± ACRES
PARCEL 4 - TRACT 1 0.183 ACRES
PARCEL 1 EXCEPTION 0.034± ACRES
OHE
GAS
Found 1/4" Iron Rod
Found 1/2" Iron Rod w/cap "Stewart Engineering"
Found 5/8" Iron Rod w/cap "Gresham Smith"
Found 5/8" Iron Rod w/cap "Gresham Smith" (Bent)
Found 1/2" Iron Rod w/cap "Gresham Smith" (Bent)
Found 1/2" Iron Rod w/cap "Gresham Smith" (Illegible)
Found 1/2" Iron Rod w/cap "Gresham Smith" (Buried)
Found 1/2" Iron Rod w/cap "Gresham Smith" (Illegible) (Buried)
Found 1/2" Iron Rod w/cap "Gresham Smith" (Illegible) (Bent



SITE DATA

HARLIN PUD SUBDIVISION, PD DEVELOPMENT PLAN

COF PROJECT NUMBER:	XXXX
SITE ACREAGE/SF:	311.21 AC / 13,556,105.01 SF
EXISTING ZONING:	MGA-1, RP-5, COUNTY
PROPOSED ZONING:	PD (0.78, 27000, 80)
OVERLAY ZONING:	HHO
TAX MAP & PARCELS:	091-09900
ADDRESS:	1247 HILLVIEW LANE
PRIMARY USES:	MIXED-USE
ENVISION FRANKLIN:	VILLAGE GREEN

IMPACT STATEMENT

WATER
WATER WILL BE PROVIDED VIA AN 8" PUBLIC WATER MAIN OFF AN EXISTING MAIN IN LULA LANE AND HILLVIEW LANE. THE PROJECT SITE IS SERVICED BY HB&TS UTILITY DISTRICT.

SANITARY SEWER
SANITARY SEWER WILL BE PROVIDED VIA AN 8" SEWER EXTENSION CONNECTING TO AN SEWER EXTENSION IN HILLVIEW LANE.

STORMWATER
ON-SITE STORMWATER WILL BE DIRECTED AWAY FROM PROPOSED BUILDINGS. FLOW WILL BE DIRECTED TOWARDS THE PROPOSED BIORETENTION AREAS VIA SHEET FLOW OR CONVEYANCE PIPES. BIORETENTION AREAS WILL PROVIDE INFILTRATION AND TREATMENT FOR THE FIRST INCH OF THE RAINFALL FOR MINIMUM 95% OF THE ON-SITE IMPERVIOUS AREA. FROM THE BIORETENTION AREAS, FLOW WILL DISCHARGE INTO THE PROPOSED DETENTION POND AREAS. SITE STORMWATER IS DESIGNED TO EITHER MEET OR REDUCE PRE-DEVELOPMENT FLOW RATES. OFF-SITE STORMWATER WILL BE DIVERTED AWAY FROM PROPOSED STORMWATER TREATMENT AND DETENTION AREAS WHERE POSSIBLE.

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

ELECTRICITY
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KEY

- EXISTING CANOPY
- 30' RIPARIAN BUFFER ZONE 2
- 30' RIPARIAN BUFFER ZONE 1
- HHO LINE
- 500' HHO BUFFER
- PROPOSED HHO REVISION
- PROPOSED 500' HHO BUFFER

N
0' 50' 100' 150'

GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

BOYLE
Building community since 1933.

Kimley»Horn

DesignStudio

sdco PARTNERS

SHERIDAN PUBLIC RELATIONS LLC

HARLIN PUD SUBDIVISION
ANNEXATION REQUEST
Franklin, Williamson County, Tennessee

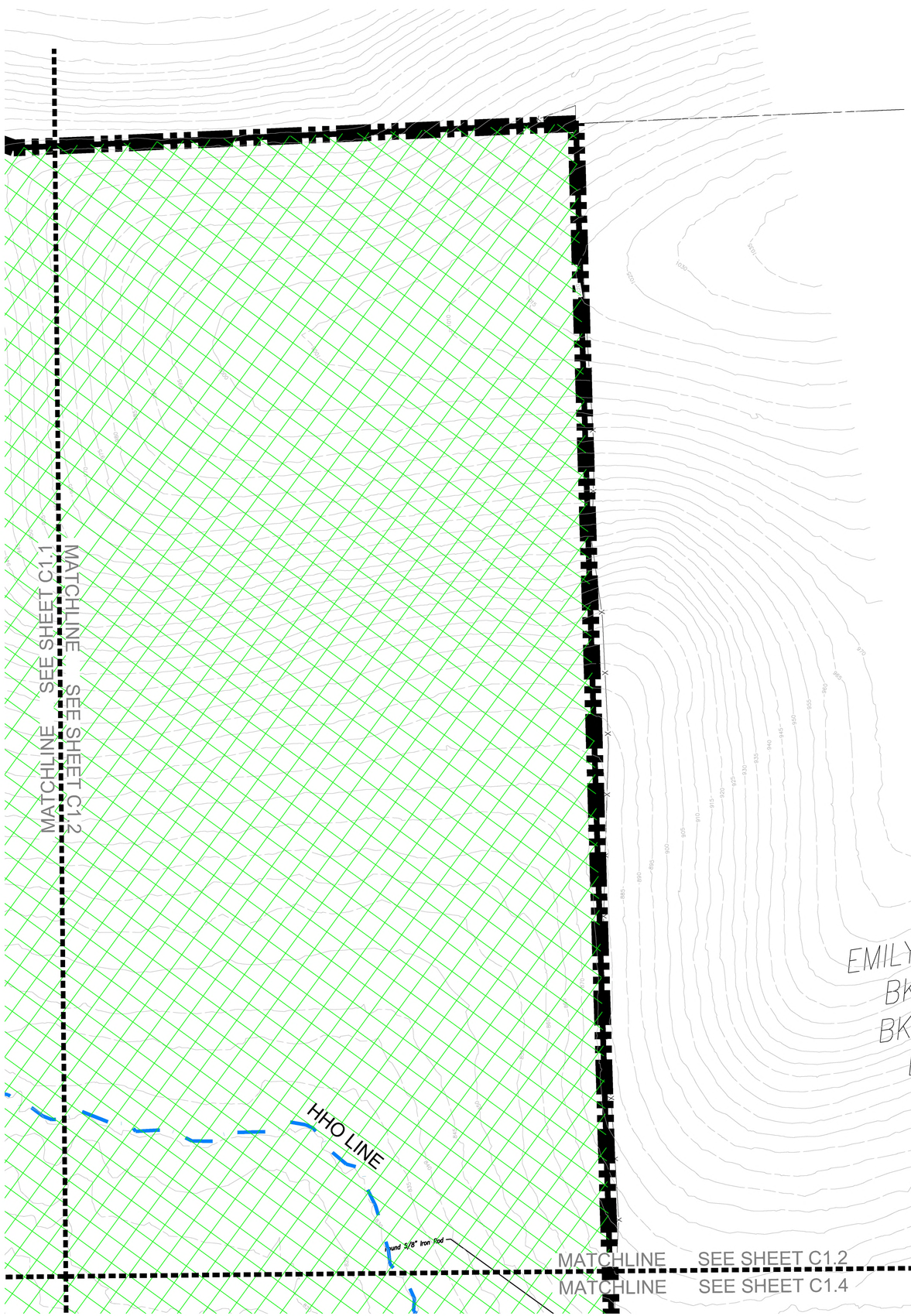
JEFFREY A. ROSIAK
REGISTERED
AGRICULTURE
TENNESSEE
LANDSCAPE ARCHITECT
#1325

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

EXISTING CONDITIONS

SHEET
C1.1

COF # ----



SITE DATA

HARLIN PUD SUBDIVISION, PD DEVELOPMENT PLAN

COF PROJECT NUMBER:	XXXX
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0' 50' 100' 150'

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Kimley»Horn
DesignStudio

sdco PARTNERS

SHERIDAN
PUBLIC RELATIONS LLC

HARLIN PUD SUBDIVISION
ANNEXATION REQUEST
Franklin, Williamson County, Tennessee

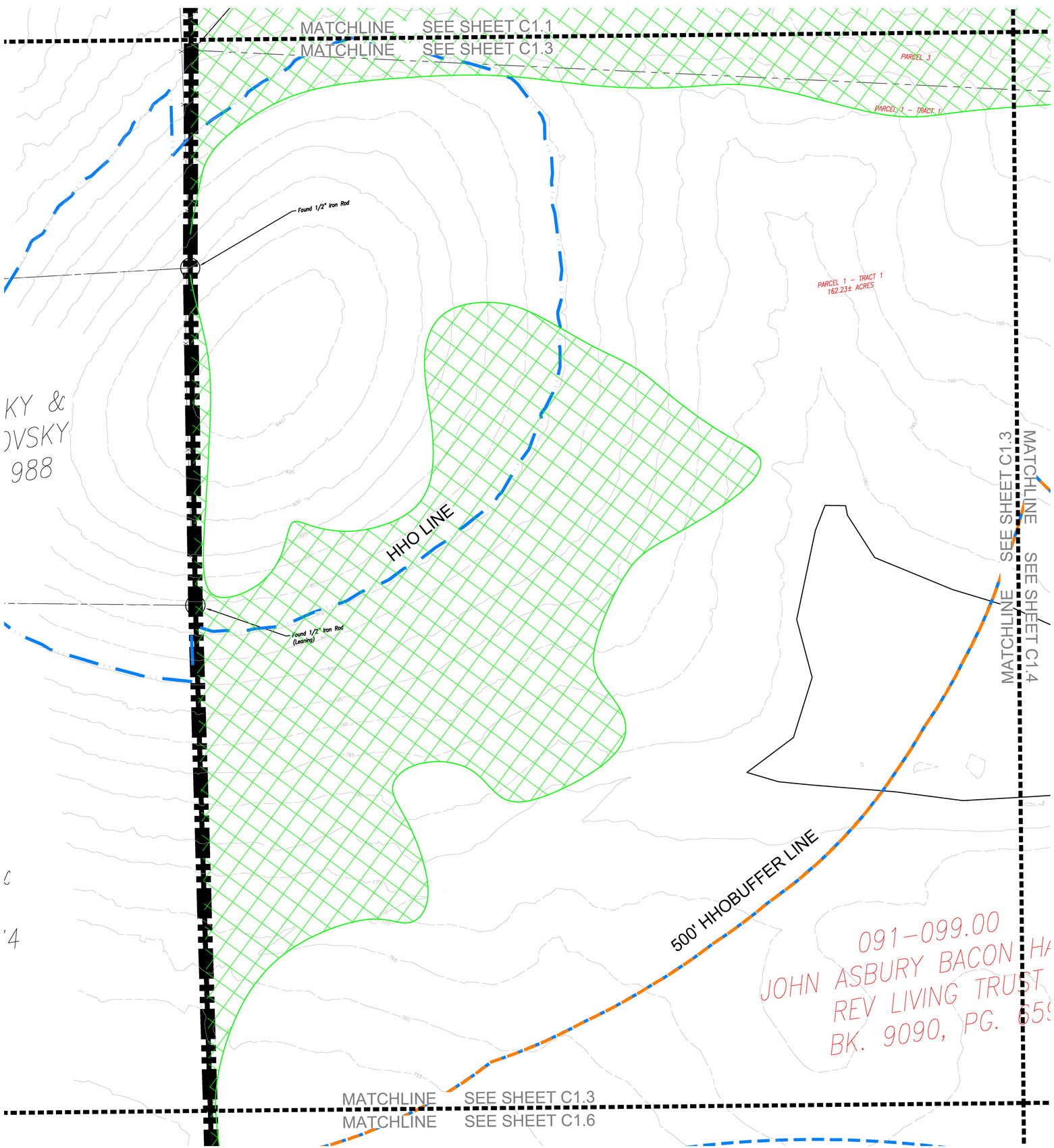
JEFFREY A. ROSIAK
REGISTERED
LANDSCAPE ARCHITECT
TENNESSEE
101525

Revision Date
△ _____
△ _____
△ _____
△ _____

EXISTING CONDITIONS

SHEET
C1.2

COF # ----



SITE DATA

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0' 50' 100' 150'

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DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE
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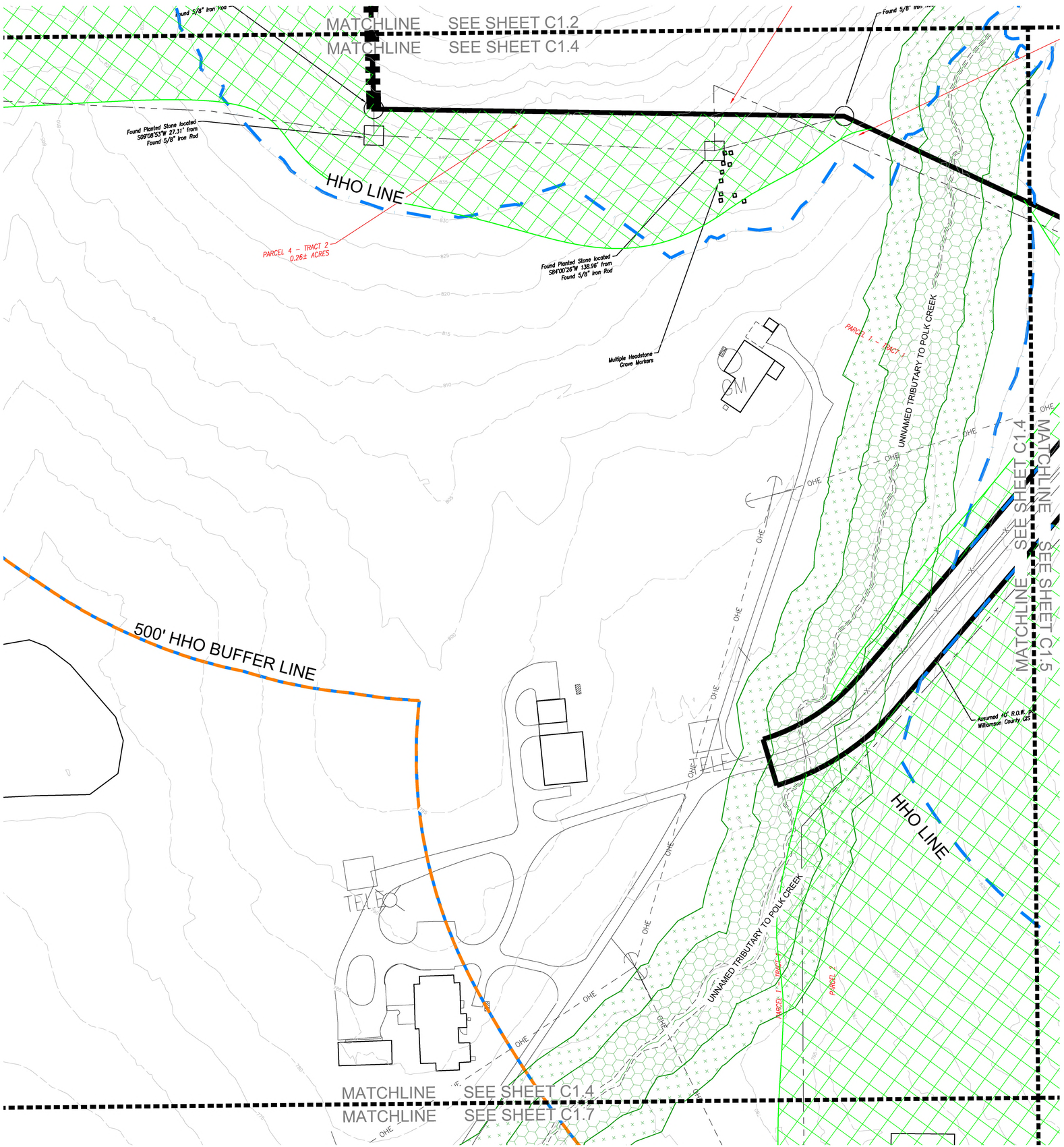
HARLIN PUD SUBDIVISION
ANNEXATION REQUEST
Franklin, Williamson County, Tennessee

JEFFREY A. ROSIAK REGISTERED LANDSCAPE ARCHITECT

Revision Date
△
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EXISTING CONDITIONS

SHEET
C1.3
COF # ----



SITE DATA

HARLIN PUD SUBDIVISION, PD DEVELOPMENT PLAN

COF PROJECT NUMBER:	XXXX
SITE ACREAGE/SF:	311.21 AC / 13,556,105.01 SF
EXISTING ZONING:	MGA-1, RP-5, COUNTY
PROPOSED ZONING:	PD (0.78, 27000, 80)
OVERLAY ZONING:	HHO
TAX MAP & PARCELS:	091-09900
ADDRESS:	1247 HILLVIEW LANE
PRIMARY USES:	MIXED-USE
ENVISION FRANKLIN:	VILLAGE GREEN

IMPACT STATEMENT

WATER
WATER WILL BE PROVIDED VIA AN 8" PUBLIC WATER MAIN OFF AN EXISTING MAIN IN LULA LANE AND HILLVIEW LANE. THE PROJECT SITE IS SERVICED BY HB&TS UTILITY DISTRICT.

SANITARY SEWER
SANITARY SEWER WILL BE PROVIDED VIA AN 8" SEWER EXTENSION CONNECTING TO AN SEWER EXTENSION IN HILLVIEW LANE.

STORMWATER
ON-SITE STORMWATER WILL BE DIRECTED AWAY FROM PROPOSED BUILDINGS. FLOW WILL BE DIRECTED TOWARDS THE PROPOSED BIORETENTION AREAS VIA SHEET FLOW OR CONVEYANCE PIPES. BIORETENTION AREAS WILL PROVIDE INFILTRATION AND TREATMENT FOR THE FIRST INCH OF THE RAINFALL FOR MINIMUM 95% OF THE ON-SITE IMPERVIOUS AREA. FROM THE BIORETENTION AREAS, FLOW WILL DISCHARGE INTO THE PROPOSED DETENTION POND AREAS. SITE STORMWATER IS DESIGNED TO EITHER MEET OR REDUCE PRE-DEVELOPMENT FLOW RATES. OFF-SITE STORMWATER WILL BE DIVERTED AWAY FROM PROPOSED STORMWATER TREATMENT AND DETENTION AREAS WHERE POSSIBLE.

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

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

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

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

DRAINAGE FACILITIES
THERE WILL BE APPROXIMATELY 56 ACRES OF IMPERVIOUS AREA ADDED ON SITE. STORMWATER WILL BE DETAINED IN ABOVE GROUND DETENTION PONDS SUCH THAT RUNOFF IN THE POST-DEVELOPMENT CONDITION WILL NOT EXCEED RUNOFF IN THE PRE-DEVELOPMENT CONDITION.

STREET NETWORK
A MINIMUM OF TWO FIRE/EMERGENCY ACCESS POINTS WILL BE PROVIDED TO THE DEVELOPMENT VIA COLEMAN ROAD AND IMPROVED MACK HATCHER PARKWAY. OFF-SITE IMPROVEMENTS WILL BE PROVIDED PER RECOMMENDATIONS FROM THE TRAFFIC IMPACT STUDY.

KEY

- EXISTING CANOPY
- 30' RIPARIAN BUFFER ZONE 2
- 30' RIPARIAN BUFFER ZONE 1
- HHO LINE
- 500' HHO BUFFER
- PROPOSED HHO REVISION
- PROPOSED 500' HHO BUFFER

0' 50' 100' 150'

GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

BOYLE
Building community since 1933.

Kimley»Horn

DesignStudio

sdco PARTNERS

SHERIDAN PUBLIC RELATIONS LLC

HARLIN PUD SUBDIVISION
ANNEXATION REQUEST
Franklin, Williamson County, Tennessee

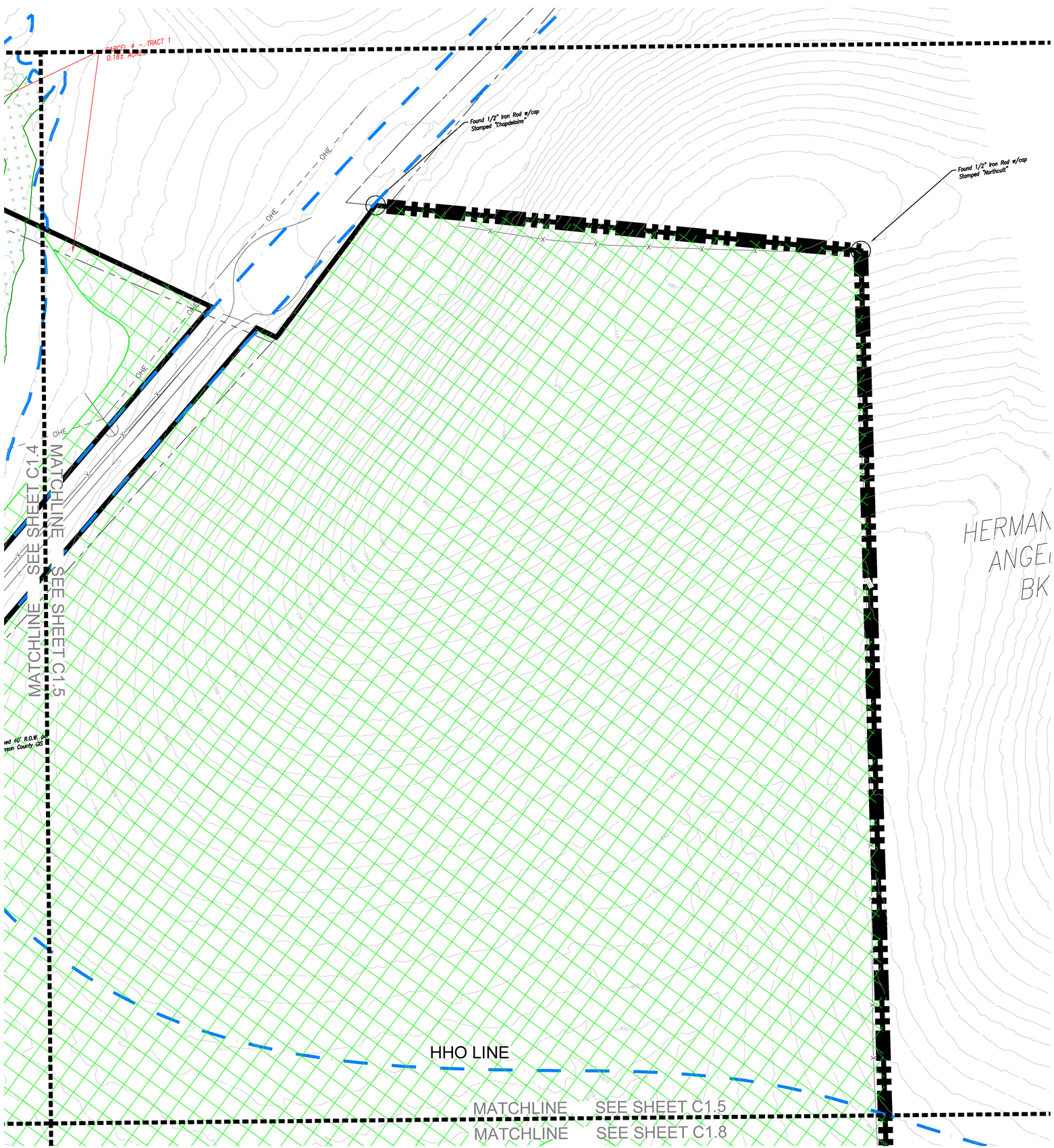
JEFFREY A. ROSIAK REGISTERED LANDSCAPE ARCHITECT TENNESSEE 329

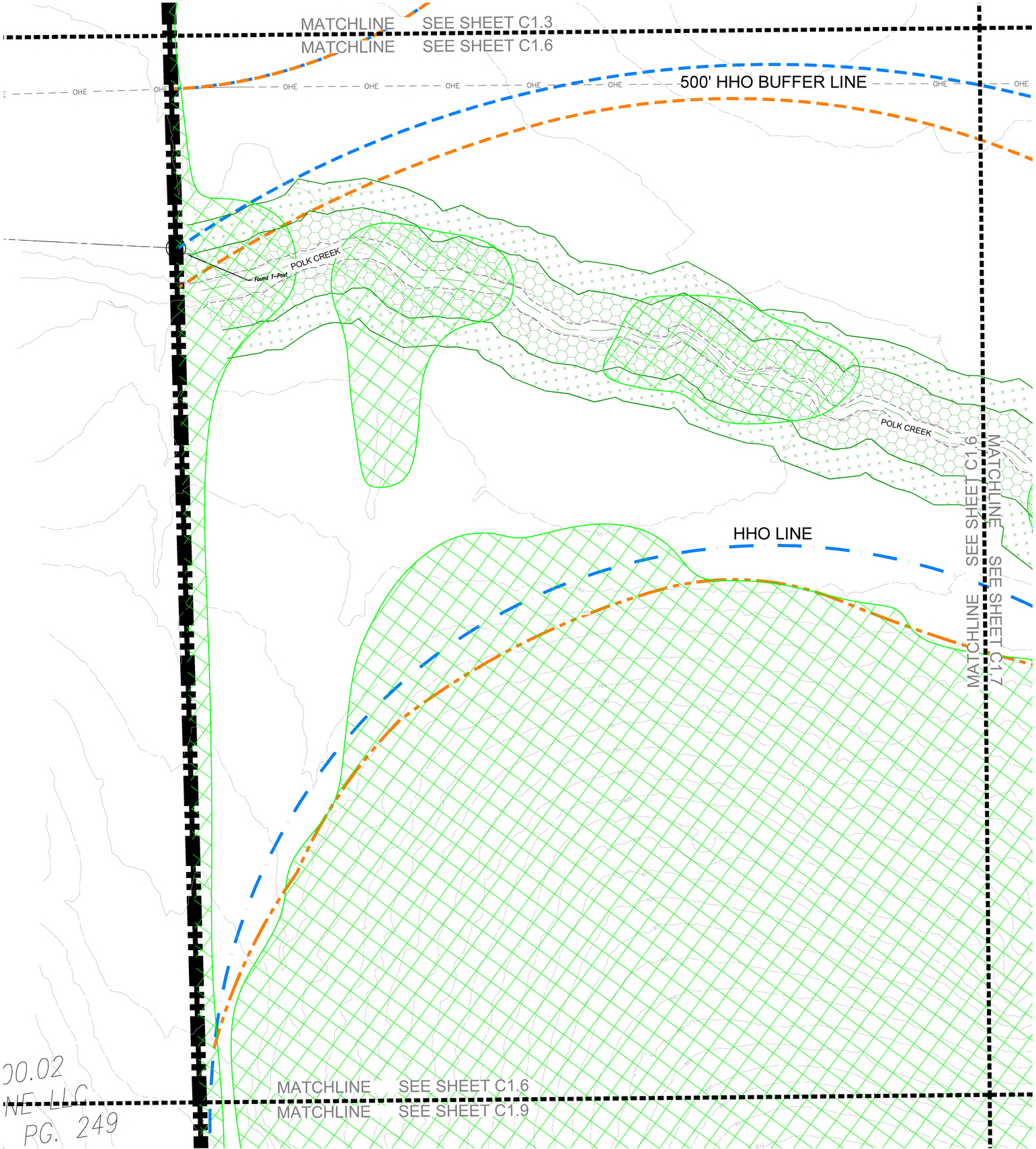
Revision Date
△ _____
△ _____
△ _____
△ _____

EXISTING CONDITIONS

SHEET
C1.4

COF # ----


PARCEL 4 – TRACT 1
0.18± Acres
Found 1/2" Iron Rod w/cap
Stamped "Chapdelaine"
Found 1/2" Iron Rod w/cap
Stamped "Northcutt"
OHE
OHE
OHE
OHE
OHE
X
X
X



SITE DATA

HARLIN PUD SUBDIVISION, PD DEVELOPMENT PLAN

COF PROJECT NUMBER:	XXXX
SITE ACREAGE/SF:	311.21 AC / 13,556,105.01 SF
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- PROPOSED 500' HHO BUFFER

N

0' 50' 100' 150'

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DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

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Building community since 1933.

Kimley»Horn

DesignStudio

sdco PARTNERS

SHERIDAN PUBLIC RELATIONS LLC

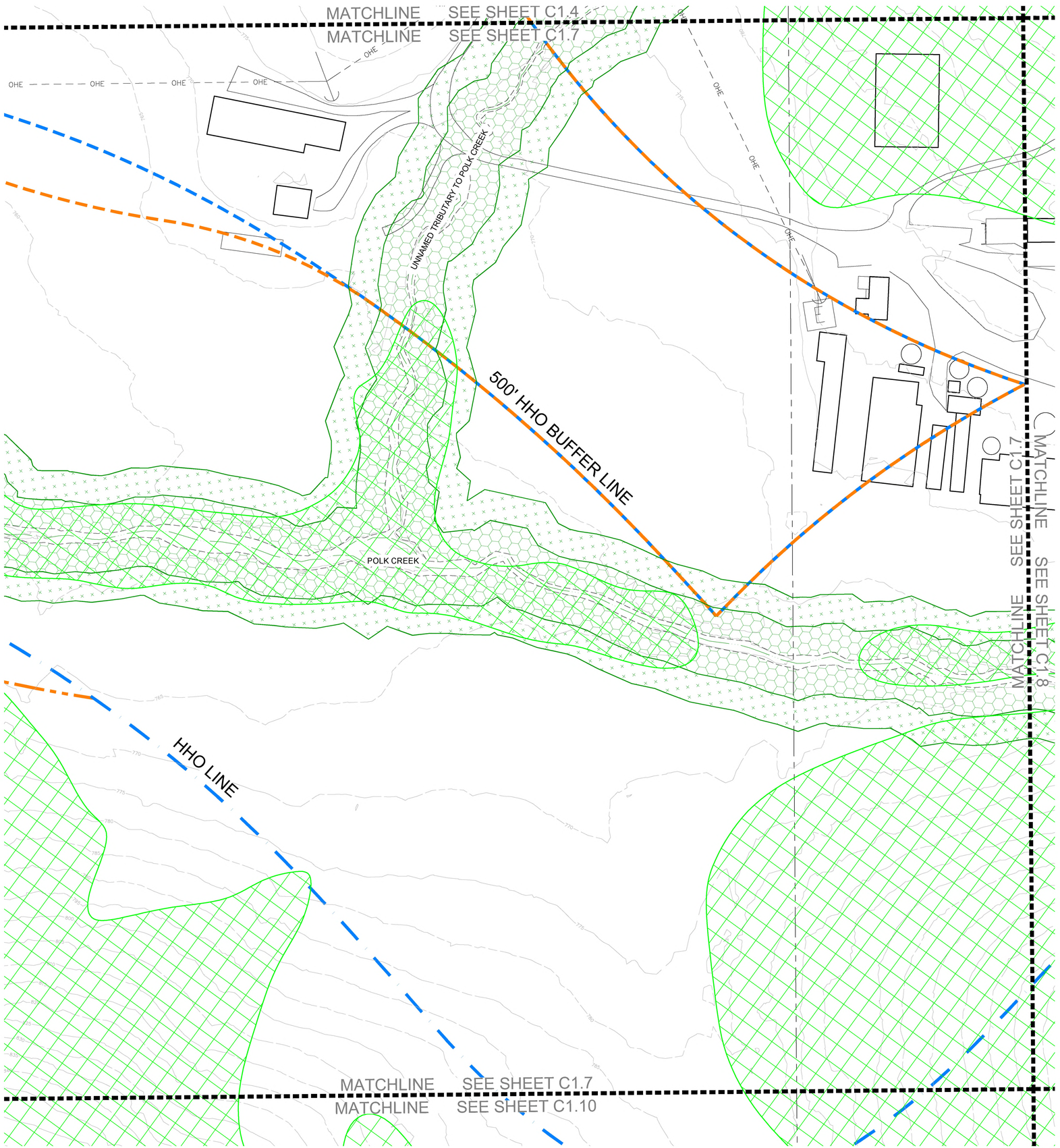
HARLIN PUD SUBDIVISION
ANNEXATION REQUEST
Franklin, Williamson County, Tennessee

JEFFREY A. ROSIAK REGISTERED LANDSCAPE ARCHITECT TENNESSEE 1003525

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

EXISTING CONDITIONS

SHEET
C1.6
COF # ----



SITE DATA

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DesignStudio

sdco PARTNERS

SHERIDAN PUBLIC RELATIONS LLC

HARLIN PUD SUBDIVISION
ANNEXATION REQUEST
Franklin, Williamson County, Tennessee

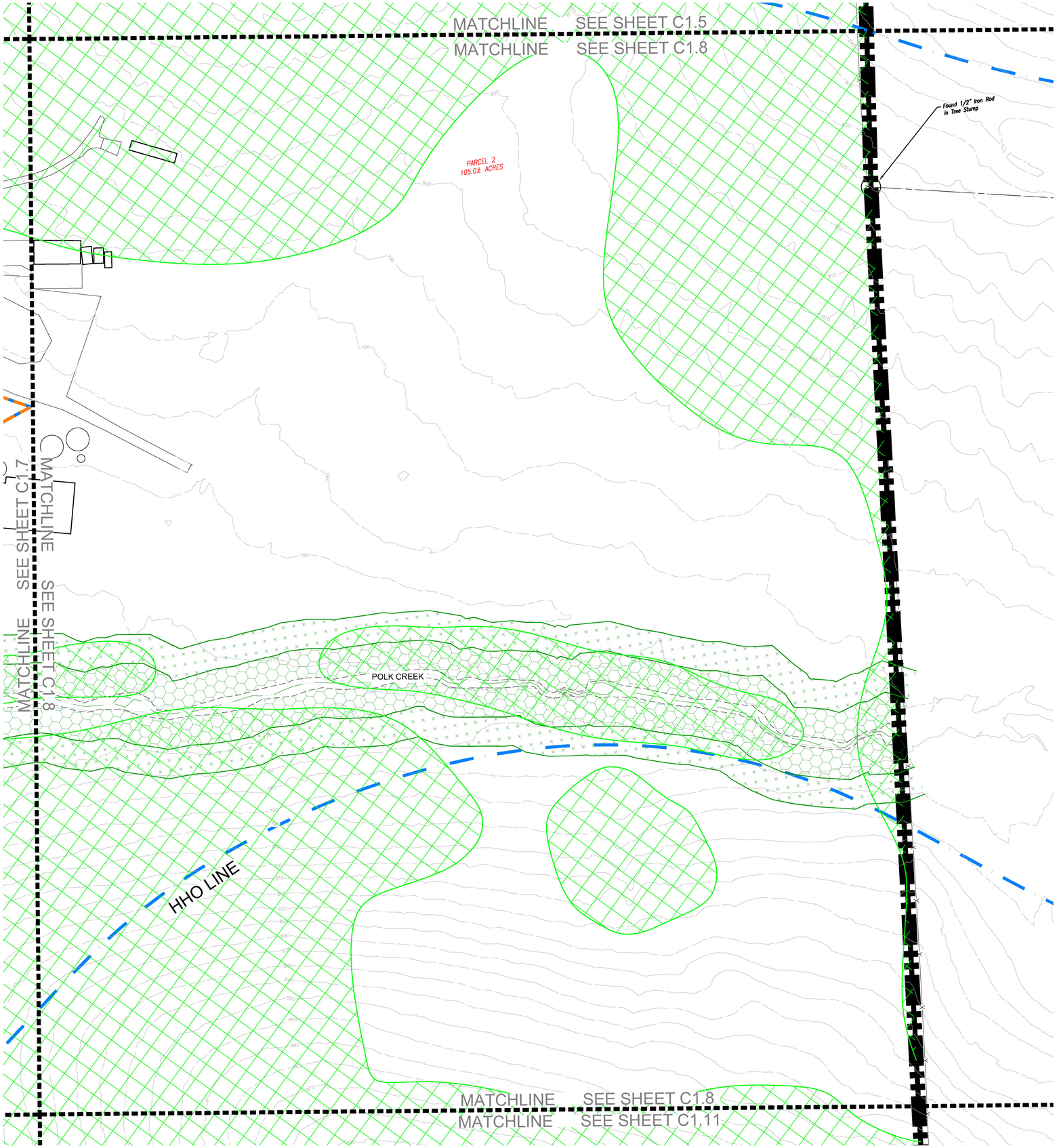
JEFFREY A. ROSIAK REGISTERED LANDSCAPE ARCHITECT TENNESSEE 103525

Revision Date
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EXISTING CONDITIONS

SHEET
C1.7

COF # ----



SITE DATA

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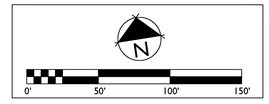
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KEY

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- PROPOSED HHO REVISION
- PROPOSED 500' HHO BUFFER



GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

BOYLE
Building community since 1933.

Kimley»Horn

DesignStudio

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PARTNERS

SHERIDAN
PUBLIC RELATIONS LLC

HARLIN PUD SUBDIVISION
ANNEXATION REQUEST
Franklin, Williamson County, Tennessee

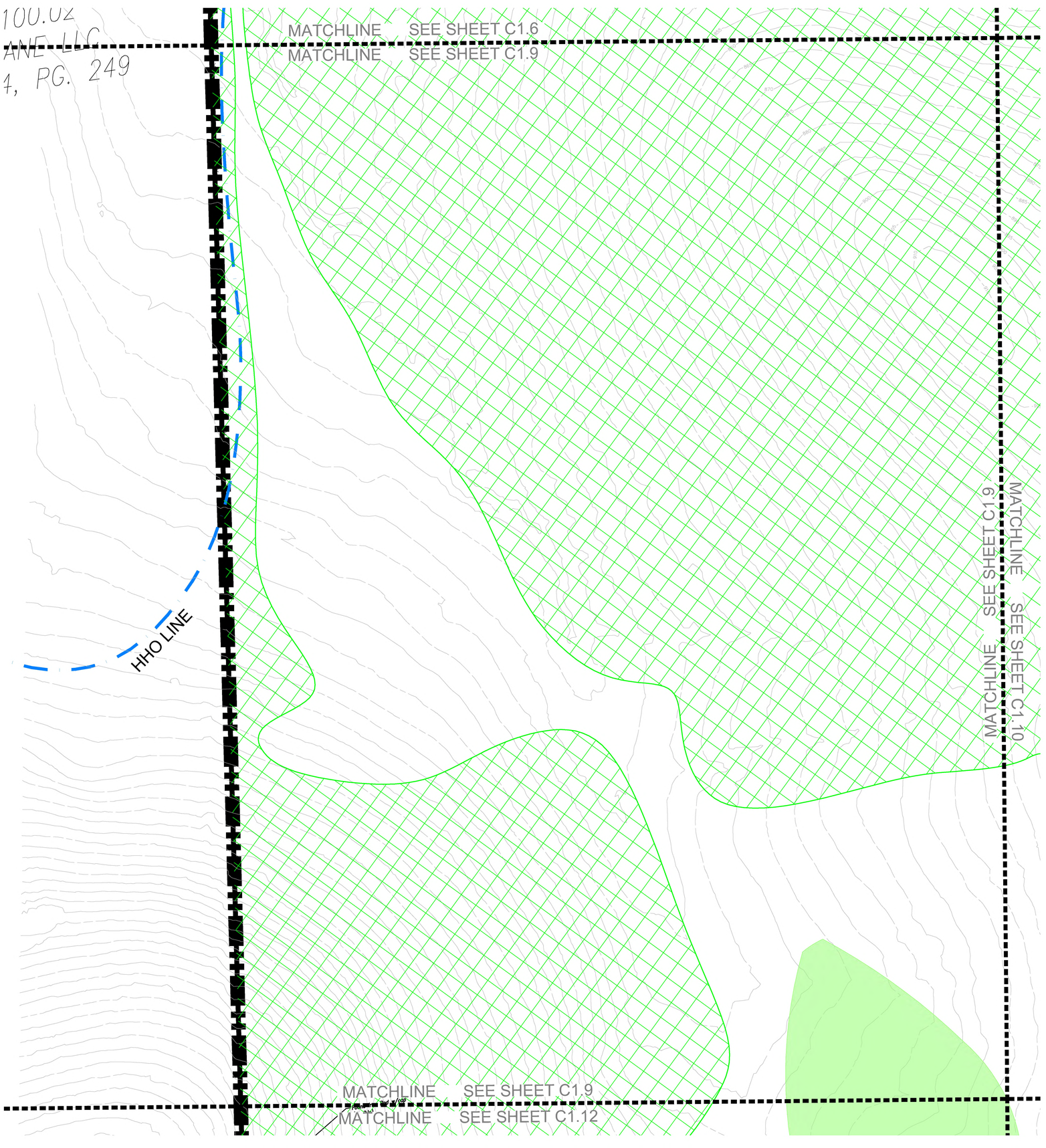


Revision Date
△ _____
△ _____
△ _____
△ _____

EXISTING CONDITIONS

SHEET
C1.8

COF # ----



SITE DATA

HARLIN PUD SUBDIVISION, PD DEVELOPMENT PLAN

COF PROJECT NUMBER:	XXXX
SITE ACREAGE/SF:	311.21 AC / 13,556,105.01 SF
EXISTING ZONING:	MGA-1, RP-5, COUNTY
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0' 50' 100' 150'

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DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

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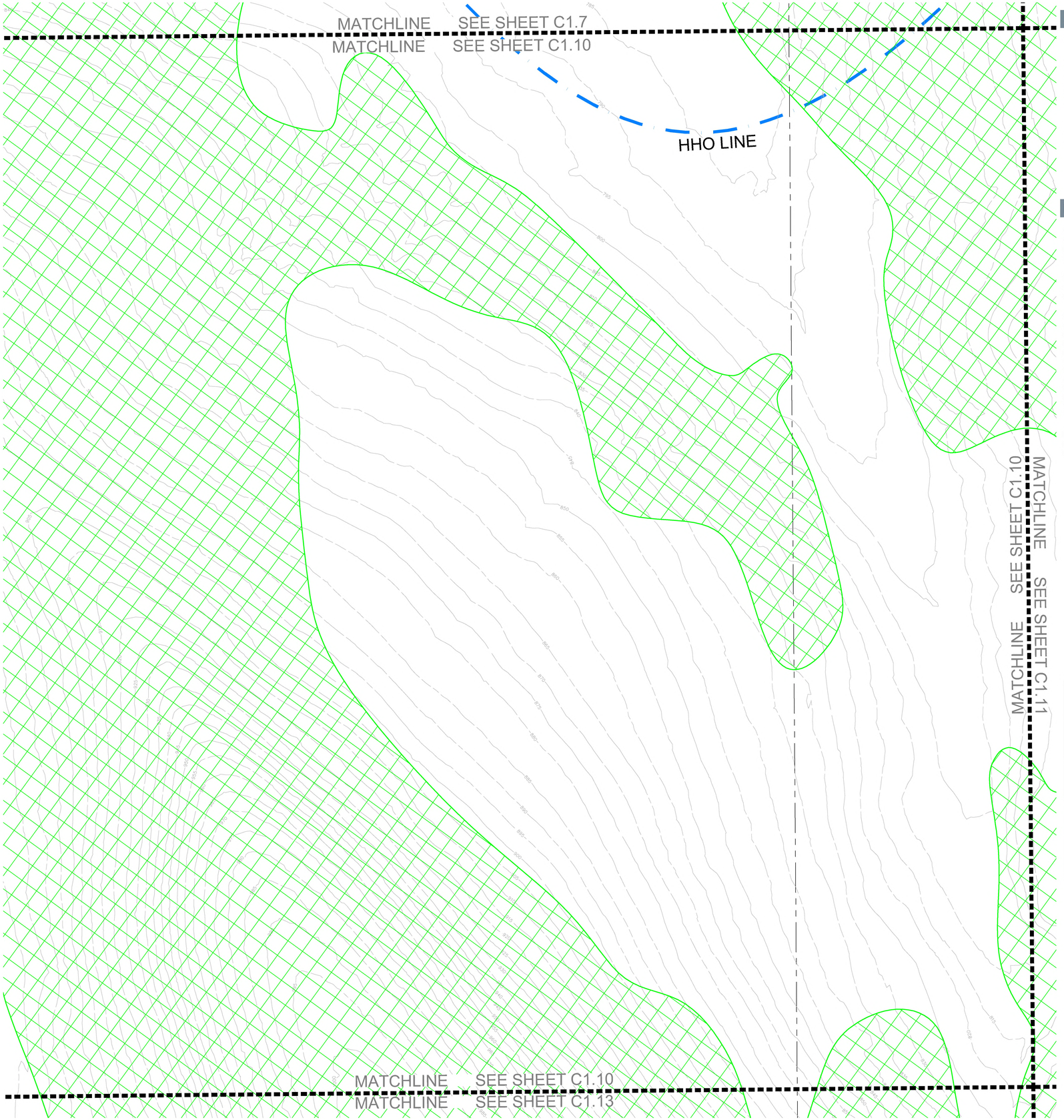
JEFFREY A. ROSIAK REGISTERED LANDSCAPE ARCHITECT 7534 STATE OF TENNESSEE

Revision Date
△ _____
△ _____
△ _____
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EXISTING CONDITIONS

SHEET
C1.9

COF # ----



SITE DATA

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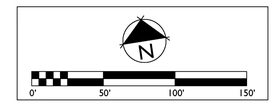
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ANNEXATION REQUEST
Franklin, Williamson County, Tennessee

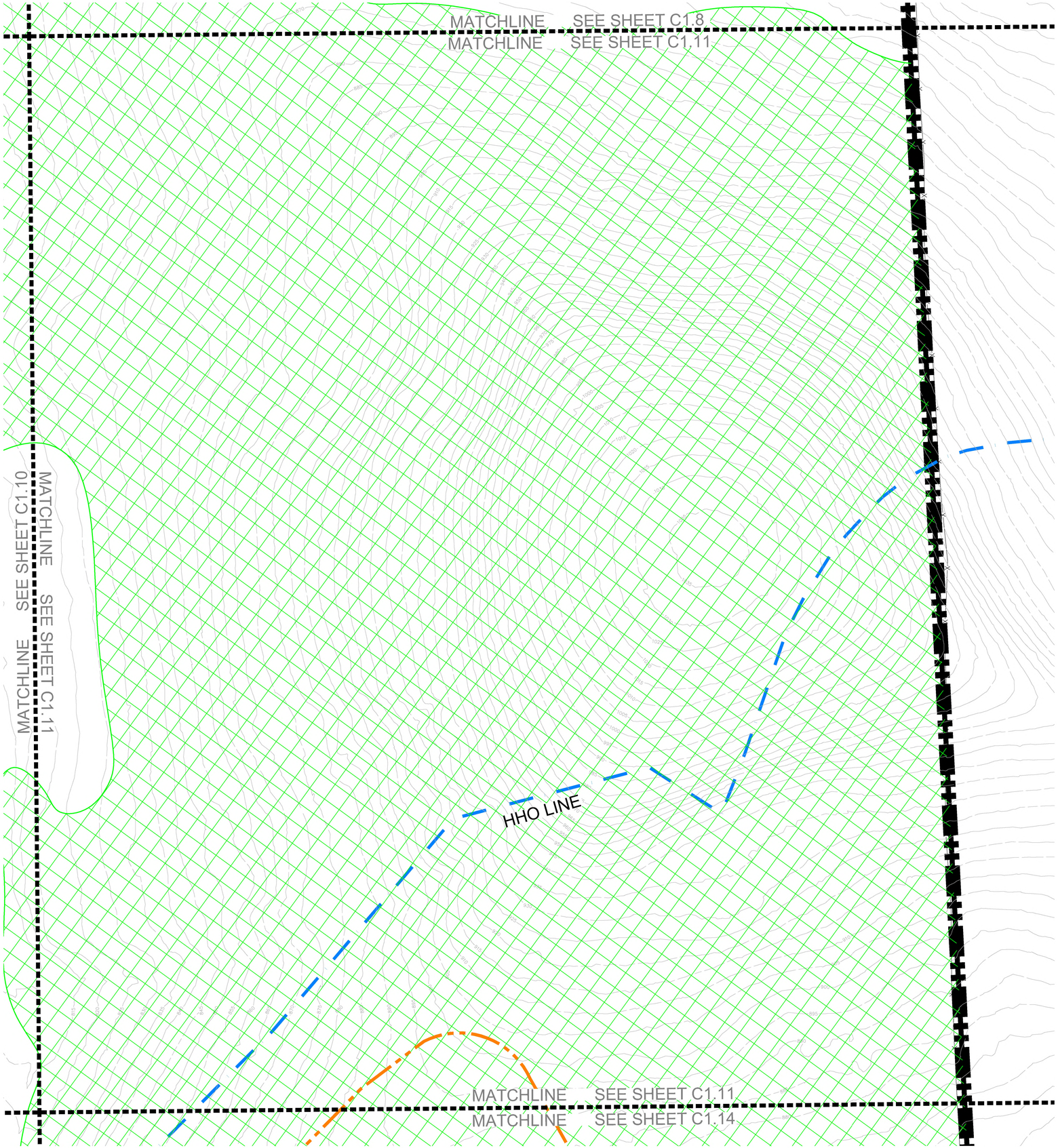


Revision Date
- △ _____
- △ _____
- △ _____
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EXISTING CONDITIONS

SHEET
C1.10

COF # ----



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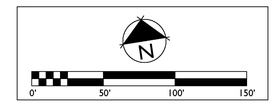
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KEY

- EXISTING CANOPY
- 30' RIPARIAN BUFFER ZONE 2
- 30' RIPARIAN BUFFER ZONE 1
- HHO LINE
- 500' HHO BUFFER
- PROPOSED HHO REVISION
- PROPOSED 500' HHO BUFFER



GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

BOYLE
Building community since 1933.

Kimley»Horn
DesignStudio

sdco
PARTNERS

SHERIDAN
PUBLIC RELATIONS LLC

HARLIN PUD SUBDIVISION
ANNEXATION REQUEST
Franklin, Williamson County, Tennessee

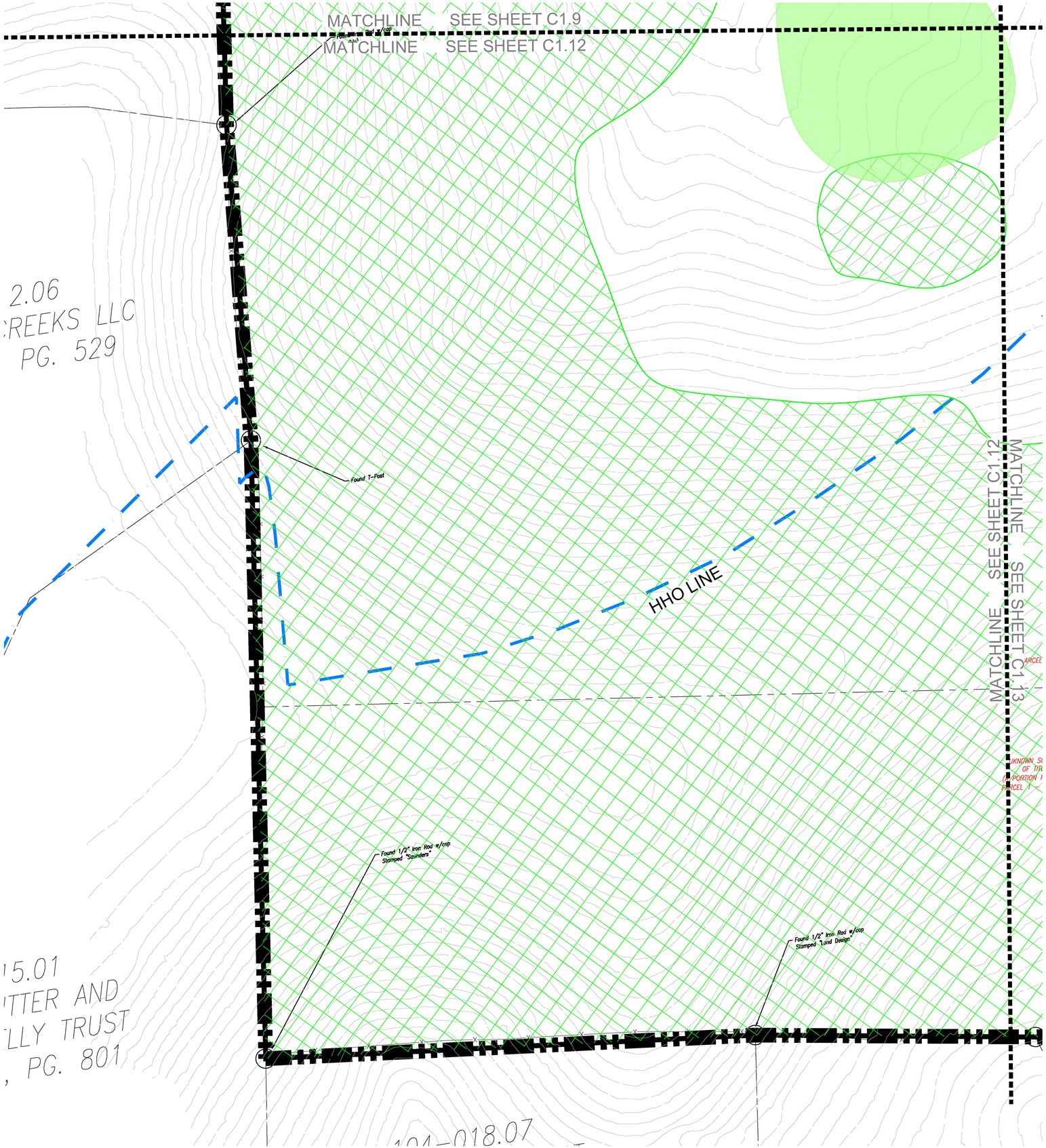
JEFFREY A. ROSIAK
REGISTERED
AGRICULTURAL
LANDSCAPE ARCHITECT
STATE OF TENNESSEE
1325

Revision Date
△ _____
△ _____
△ _____
△ _____

EXISTING CONDITIONS

SHEET
C1.11

COF # ----



SITE DATA

HARLIN PUD SUBDIVISION, PD DEVELOPMENT PLAN

COF PROJECT NUMBER:	XXXX
SITE ACREAGE/SF:	311.21 AC / 13,556,105.01 SF
EXISTING ZONING:	MGA-1, RP-5, COUNTY
PROPOSED ZONING:	PD (0.78, 27000, 80)
OVERLAY ZONING:	HHO
TAX MAP & PARCELS:	091-09900
ADDRESS:	1247 HILLVIEW LANE
PRIMARY USES:	MIXED-USE
ENVISION FRANKLIN:	VILLAGE GREEN

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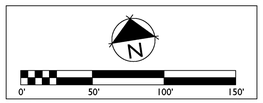
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DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE
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Building community since 1933.
Kimley»Horn
DesignStudio
sdco PARTNERS
SHERIDAN PUBLIC RELATIONS LLC

HARLIN PUD SUBDIVISION
ANNEXATION REQUEST
Franklin, Williamson County, Tennessee

JEFFREY A. ROSIAK REGISTERED LANDSCAPE ARCHITECT

Revision Date
△ _____
△ _____
△ _____
△ _____

EXISTING CONDITIONS

SHEET
C1.12

COF # ----

MATCHLINE SEE SHEET C1.10

MATCHLINE SEE SHEET C1.13

HHO LINE

OLD 5-STRAND BARBED-WIRE FENCE (UP AND DOWN IN TREES)

PARCEL 1 – TRACT 1

PARCEL 2

UNKNOWN SOURCE OF TITLE (3.58± ACRES

UNKNOWN SOURCE OF TITLE (A PORTION POSSIBLY PARCEL 1 – TRACT 2)

Found 1/2" Iron Rod w/cap Stamped "Saunders" (Leaning)

MATCHLINE SEE SHEET C1.14

MATCHLINE SEE SHEET C1.13

SITE DATA

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N

0' 50' 100' 150'

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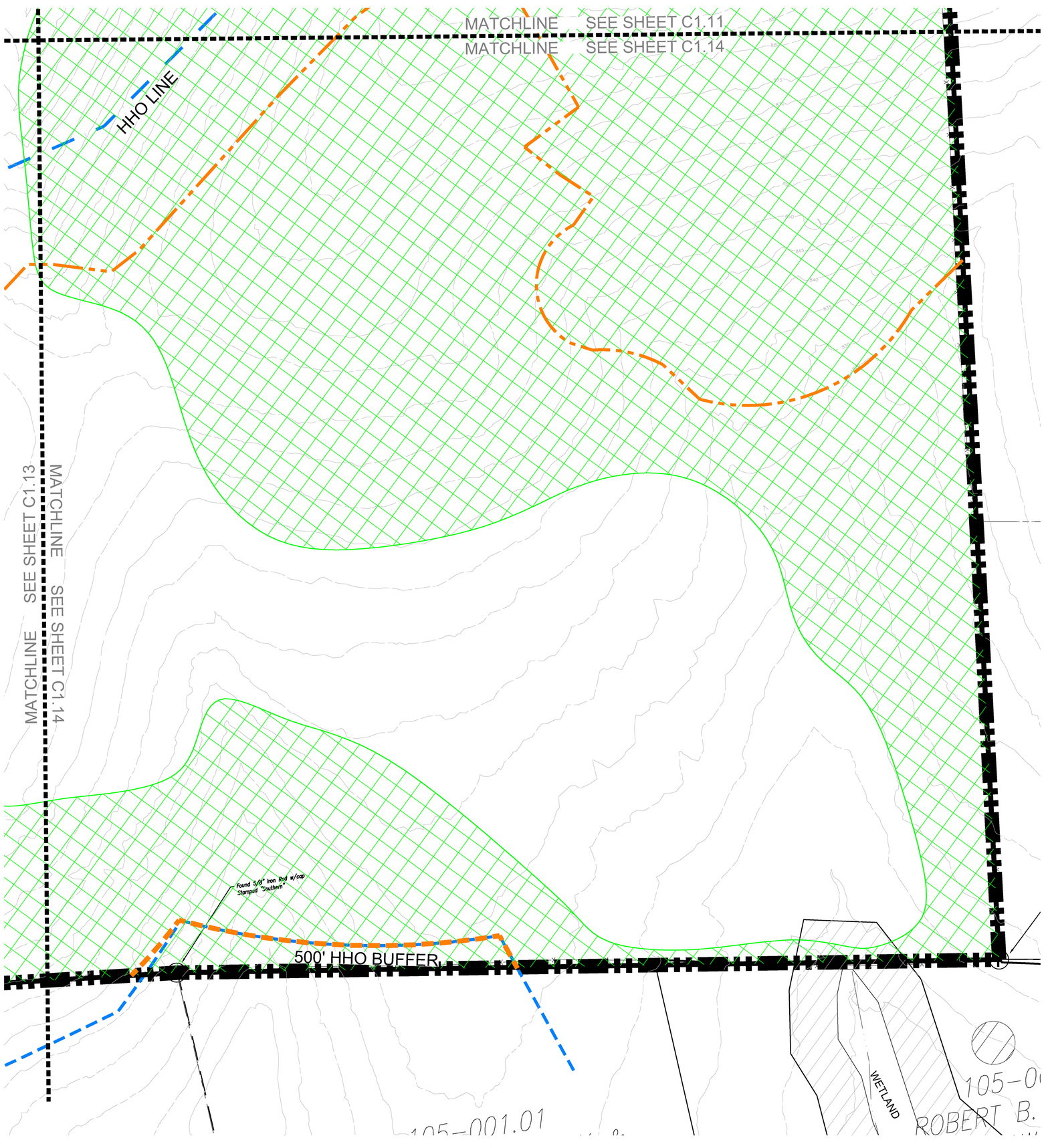
JEFFREY A. ROSIAK REGISTERED LANDSCAPE ARCHITECT TENNESSEE 1325

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EXISTING CONDITIONS

SHEET
C1.13

COF # ----



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HARLIN PUD SUBDIVISION
ANNEXATION REQUEST
Franklin, Williamson County, Tennessee

JEFFREY A. ROSIAK REGISTERED LANDSCAPE ARCHITECT

Revision Date
△ _____
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EXISTING CONDITIONS

SHEET
C1.14
COF # ----

HARLIN PUD SUBDIVISION

ANNEXATION REQUEST - PD(0.78 / 32,000 / 80)

Franklin, Williamson County, Tennessee

SHEET INDEX

C0.0	COVER SHEET
	SURVEY
	SURVEY
C1.0	OVERALL EXISTING CONDITIONS
C1.1	EXISTING CONDITIONS
C1.2	EXISTING CONDITIONS
C1.3	EXISTING CONDITIONS
C1.4	EXISTING CONDITIONS
C1.5	EXISTING CONDITIONS
C1.6	EXISTING CONDITIONS
C1.7	EXISTING CONDITIONS
C1.8	EXISTING CONDITIONS
C1.9	EXISTING CONDITIONS
C1.10	EXISTING CONDITIONS
C1.11	EXISTING CONDITIONS
C1.12	EXISTING CONDITIONS
C1.13	EXISTING CONDITIONS
C1.14	EXISTING CONDITIONS

DEVELOPMENT TEAM

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

LANDSCAPE ARCHITECT:
DESIGN STUDIO
JASON GODDARD
615-218-8118
JGODDARD@DESIGNSTUDIOPLAN.COM

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

DEVELOPER/OWNER REP:
BOYLE INVESTMENT COMPANY
ADAM BALLASH
2000 MERIDIAN BLVD, SUITE 250
FRANKLIN, TN 37067
615-550-5583
ABALLASH@BOYLE.COM

ARCHITECT:
HISTORICAL CONCEPTS
CHRISTOPHER CARRIGAN
1133 BROADWAY, SUITE 720
NEW YORK, NY 10010
646-657-0315
CHRIS.CARRIGAN@HISTORICALCONCEPTS.COM

BRANDING:
SDCO PARTNERS
LYDIA TONEY
121 WENTWORTH ST
CHARLESTON, SC 29401
LYDIA@STITCHDESIGNCO.COM

BRANDING:
SHERIDAN PUBLIC RELATIONS, LLC
JAY SHERIDAN
709 WEST MAIN ST
FRANKLIN, TN 37064
JAY@SHERIDANPR.COM



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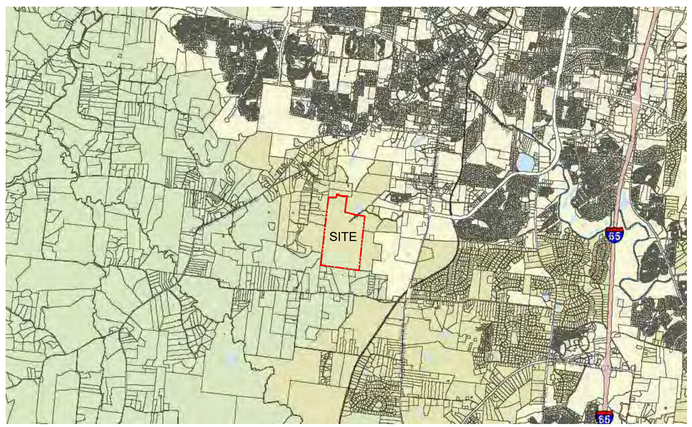
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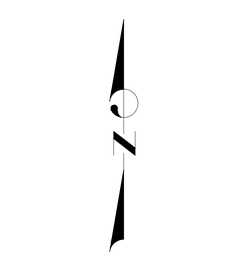
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VICINITY MAP



NOT TO SCALE



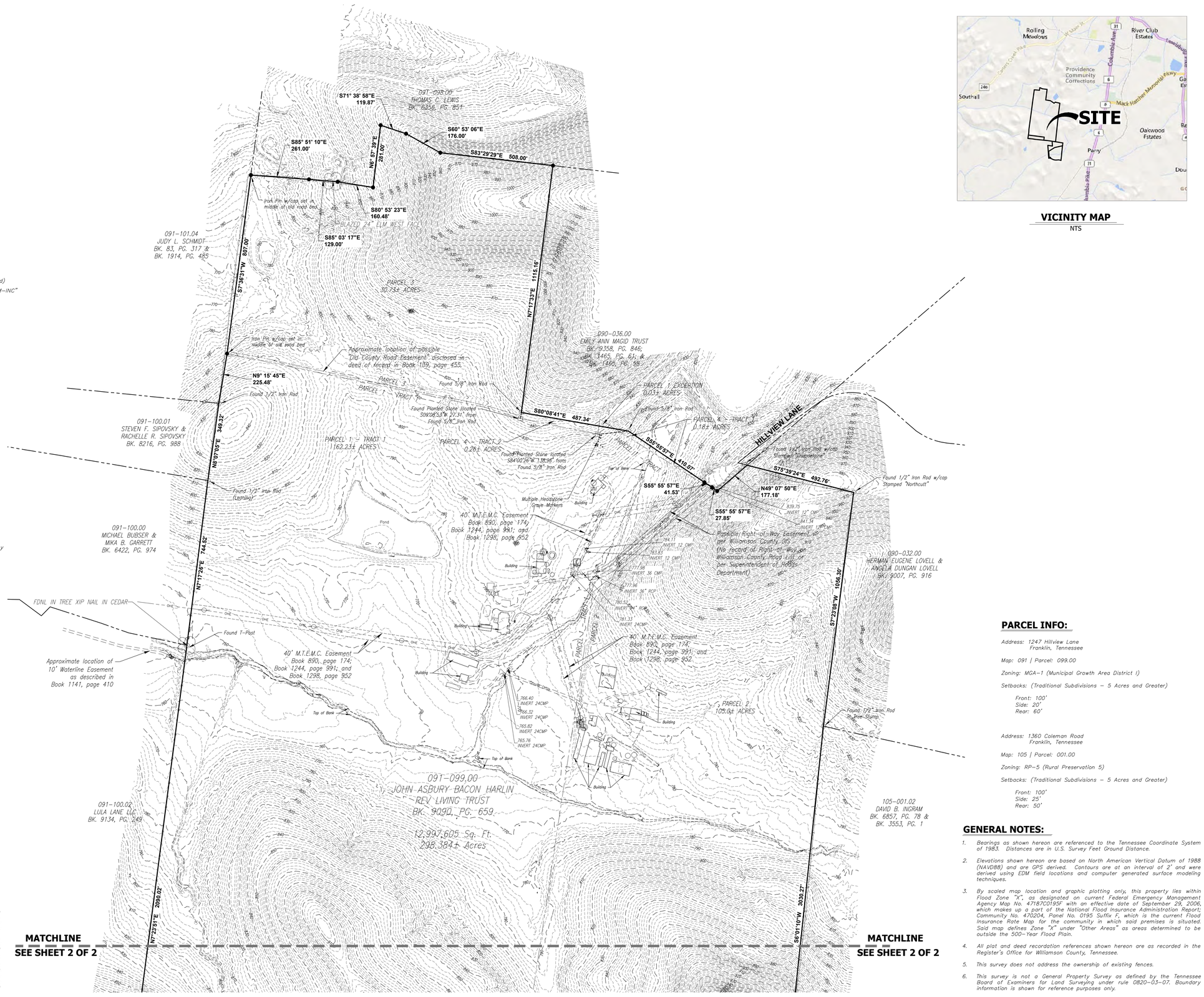


(See Note 1)

GRAPHIC SCALE (IN FEET)
300 0 150 300 600
1 inch = 300 ft.

LEGEND

- Found Boundary Monument (As Noted)
- Iron Pin Set with Cap Stamped "TWM-INC"
- Septic Lid
- Storm Area Inlet
- Water Meter
- Water Valve
- Fire Hydrant
- Site Benchmark
- Utility Pole
- Guy Anchor
- Electric Panel
- Sanitary Cleanout
- Gas Meter
- Telecommunications Pedestal
- Deciduous Tree
- Coniferous Tree
- Well
- —OHE— Overhead Electric Line
- —SAN— Sanitary Sewer Line
- —STM— Storm Sewer Line
- — G — Gas Line
- — X — Fence Line
- CONC. Concrete
- FFE Finished Floor Elevation
- R.O.W.C. Register's Office for Williamson County
- M.B.S.L. Minimum Building Setback Line
- P.U.D.E. Public Utility and Drainage Easement
- Existing Contour Minor
- Existing Contour Major
- Easement Line (as noted)
- Building Set-back Line



MATCHLINE
SEE SHEET 2 OF 2

MATCHLINE
SEE SHEET 2 OF 2

VICINITY MAP
NTS

GPS SURVEY NOTES

The Grid Coordinates of the Fixed Station(s) shown were obtained using Real-time Kinematic GPS observations on 11/21/2024 and were derived using the TDOT GNSS Reference Network and are referenced to the Tennessee State Plane Coordinate System of 1983, NAD83 (2011) (Epoch 2010), Geoid 18.

Horizontal and Vertical Standard Deviations of the RTK GPS vectors do not exceed:
H 0.08', V 0.12' at 1-sigma.

GPS Control Point # 561
Northing: 562,286.04
Easting: 1,702,618.97
Elevation: 699.87
Combined Scale Factor: 1.0000836726

SPECIAL UTILITY NOTE:

THIS SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES. ABOVE GRADE AND UNDERGROUND UTILITIES WERE TAKEN FROM VISIBLE APPURTENANCES AT THE SITE, PUBLIC RECORD AND/OR MAPS PREPARED BY OTHERS. THEREFORE, RELIANCE ON TYPE, SIZE AND LOCATION OF UTILITIES SHOWN SHOULD BE DONE SO WITH THIS CIRCUMSTANCE CONSIDERED. DETAILED VERIFICATION OF EXISTENCE, LOCATION AND DEPTH SHOULD ALSO BE MADE PRIOR TO ANY DECISION RELATIVE THERETO IS MADE. AVAILABILITY AND COST OF SERVICE SHOULD BE CONFIRMED WITH THE APPROPRIATE UTILITY COMPANY. IN TENNESSEE, IT IS A REQUIREMENT, PER "THE UNDERGROUND UTILITY DAMAGE PREVENTION ACT", THAT ANYONE WHO ENGAGES IN EXCAVATION MUST NOTIFY ALL KNOWN UNDERGROUND UTILITY OWNERS, NO LESS THAN (3) THREE NOR MORE THAN (10) WORKING DAYS PRIOR TO THE DATE OF THEIR INTENT TO EXCAVATE AND ALSO TO AVOID ANY POSSIBLE HAZARD OR CONFLICT. TENNESSEE ONE CALL 1-800-351-1111.

PARCEL INFO:

Address: 1247 Hillview Lane
Franklin, Tennessee

Map: 091 | Parcel: 099.00

Zoning: MGA-1 (Municipal Growth Area District 1)

Setbacks: (Traditional Subdivisions - 5 Acres and Greater)

Front: 100'
Side: 20'
Rear: 60'

Address: 1360 Coleman Road
Franklin, Tennessee

Map: 105 | Parcel: 001.00

Zoning: RP-5 (Rural Preservation 5)

Setbacks: (Traditional Subdivisions - 5 Acres and Greater)

Front: 100'
Side: 25'
Rear: 50'

GENERAL NOTES:

1. *Bearings as shown hereon are referenced to the Tennessee Coordinate System of 1983. Distances are in U.S. Survey Feet Ground Distance.*
2. *Elevations shown hereon are based on North American Vertical Datum of 1988 (NAVD88) and are GPS derived. Contours are at an interval of 2' and were derived using EDM field locations and computer generated surface modeling techniques.*
3. *By scaled map location and graphic plotting only, this property lies within Flood Zone "X", as designated on current Federal Emergency Management Agency Map No. 47187C0195F with an effective date of September 29, 2006, which makes up a part of the National Flood Insurance Administration Report; Community No. 470204, Panel No. 0195 Suffix F, which is the current Flood Insurance Rate Map for the community in which said premises is situated. Said map defines Zone "X" under "Other Areas" as areas determined to be outside the 500-Year Flood Plain.*
4. *All plat and deed recordation references shown hereon are as recorded in the Register's Office for Williamson County, Tennessee.*
5. *This survey does not address the ownership of existing fences.*
6. *This survey is not a General Property Survey as defined by the Tennessee Board of Examiners for Land Surveying under rule 0820-03-07. Boundary information is shown for reference purposes only.*

TWM
CONSULTING ENGINEERING
GEOSPATIAL SERVICES
390 MALLORY STATION ROAD
SUITE 100
FRANKLIN, TN 37067
TEL: (615) 814-7414
EMAIL: kshreeve@twm-inc.com

TOPOGRAPHIC SURVEY

1247 HILLVIEW LANE & 1360 COLEMAN ROAD

MAP 091, PARCEL 099.00 | MAP 105, PARCEL 001.01 | MAP 105, PARCEL 001.00 & MAP 105, PARCEL 001.03

Williamson County, Tennessee

FOR:
BOYLE INVESTMENT

REV.	DATE	DESCRIPTION
1		
2		
3		
4		
5		

SEAL

KENNETH R. SHREEVE
REGISTERED LAND SURVEYOR
AGRICULTURE
STATE OF TENNESSEE
COMMERCE
12/07/2025
TENNESSEE NO. 2398

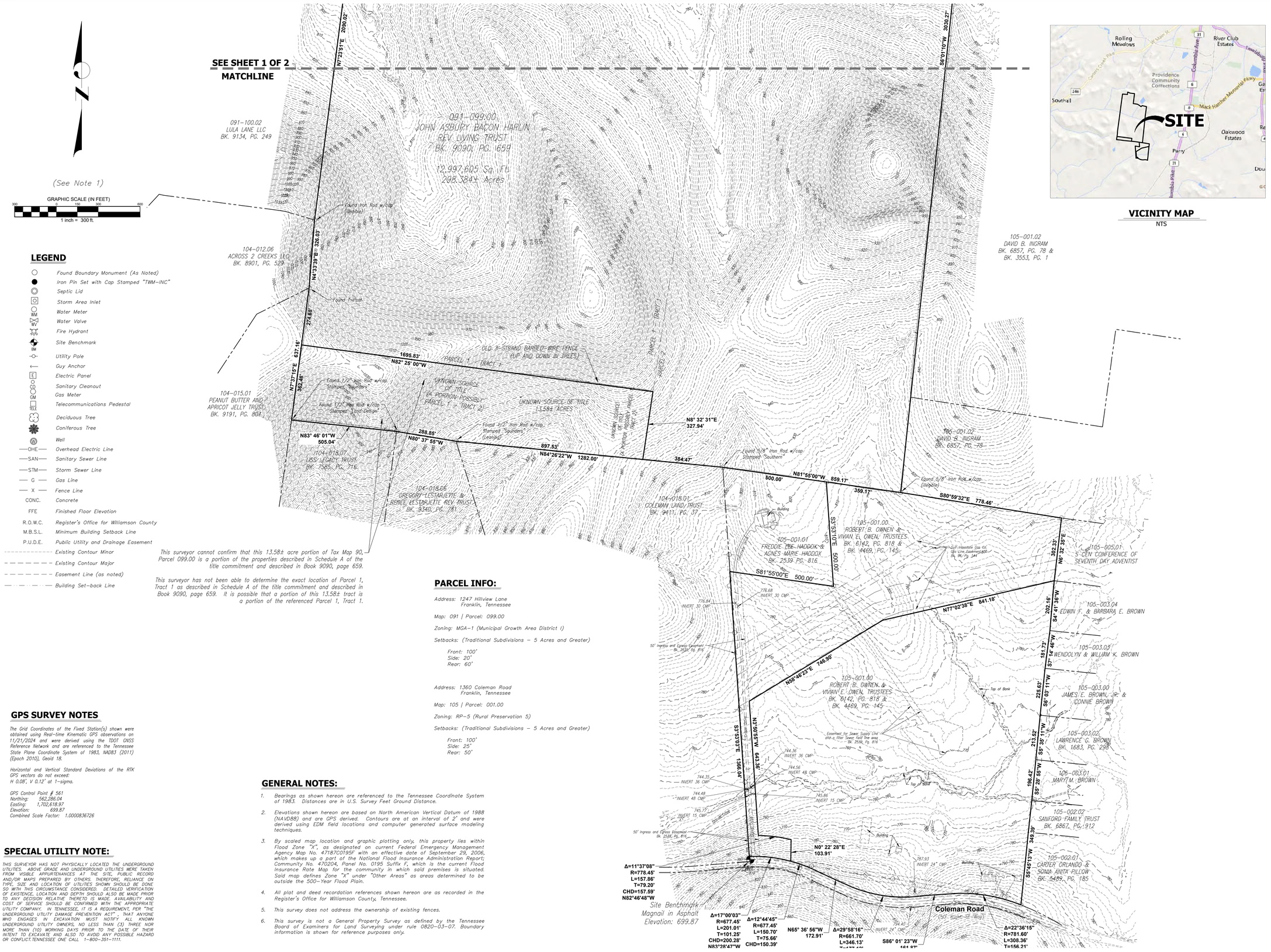
Kenneth R. Shreeve, PLS, CFS
This survey has been signed and sealed digitally.

PROJECT NO:	231539
DRAWN BY:	JAD/KRS
CHECKED BY:	KRS
APPROVED BY:	KRS

SCALE: 1"=200'

1 OF 2

U:\2023\231539\4 CADD - DWG\4.6 Surv\231539 - Harlin Farms Expanded Topographic Survey.dwg Plotted By: kshreeve



VICINITY MAP
NTS

LEGEND

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- Storm Area Inlet
- Water Meter
- Water Valve
- Fire Hydrant
- Site Benchmark
- Utility Pole
- Guy Anchor
- Electric Panel
- Sanitary Cleanout
- Gas Meter
- Telecommunications Pedestal
- Deciduous Tree
- Coniferous Tree
- Well
- OHE — Overhead Electric Line
- SAN — Sanitary Sewer Line
- STM — Storm Sewer Line
- G — Gas Line
- X — Fence Line
- CONC. — Concrete
- FFE — Finished Floor Elevation
- R.O.W.C. — Register's Office for Williamson County
- M.B.S.L. — Minimum Building Setback Line
- P.U.D.E. — Public Utility and Drainage Easement
- Existing Contour Minor
- Existing Contour Major
- Easement Line (as noted)
- Building Set-back Line

This surveyor cannot confirm that this 13.58± acre portion of Tax Map 90, Parcel 099.00 is a portion of the properties described in Schedule A of the title commitment and described in Book 9090, page 659.

This surveyor has not been able to determine the exact location of Parcel 1, Tract 1 as described in Schedule A of the title commitment and described in Book 9090, page 659. It is possible that a portion of this 13.58± tract is a portion of the referenced Parcel 1, Tract 1.

PARCEL INFO:

Address: 1247 Hillview Lane
Franklin, Tennessee

Map: 091 | Parcel: 099.00

Zoning: MGA-1 (Municipal Growth Area District I)

Setbacks: (Traditional Subdivisions – 5 Acres and Greater)

Front: 100'
Side: 20'
Rear: 60'

Address: 1360 Coleman Road
Franklin, Tennessee

Map: 105 | Parcel: 001.00

Zoning: RP-5 (Rural Preservation 5)

Setbacks: (Traditional Subdivisions – 5 Acres and Greater)

Front: 100'
Side: 25'
Rear: 50'

GPS SURVEY NOTES

The Grid Coordinates of the Fixed Station(s) shown were obtained using Real-time Kinematic GPS observations on 11/21/2024 and were derived using the TDOT GNSS Reference Network and are referenced to the Tennessee State Plane Coordinate System of 1983, NAD83 (2011) (Epoch 2010), Geoid 18.

Horizontal and Vertical Standard Deviations of the RTK GPS vectors do not exceed:
H 0.08', V 0.12' at 1-sigma.

GPS Control Point # 561
Northing: 562,286.04
Easting: 1,702,618.97
Elevation: 699.87
Combined Scale Factor: 1.0000836726

SPECIAL UTILITY NOTE:

THIS SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES. ABOVE GRADE AND UNDERGROUND UTILITIES WERE TAKEN FROM VISIBLE APPURTENANCES AT THE SITE, PUBLIC RECORD AND/OR MAPS PREPARED BY OTHERS. THEREFORE, RELIANCE ON TYPE, SIZE AND LOCATION OF UTILITIES SHOWN SHOULD BE DONE SO WITH THIS CIRCUMSTANCE CONSIDERED. DETAILED VERIFICATION OF EXISTENCE, LOCATION AND DEPTH SHOULD ALSO BE MADE PRIOR TO ANY DECISION RELATIVE THERETO IS MADE. AVAILABILITY AND COST OF SERVICE SHOULD BE CONFIRMED WITH THE APPROPRIATE UTILITY COMPANY. IN TENNESSEE, IT IS A REQUIREMENT, PER "THE UNDERGROUND UTILITY DAMAGE PREVENTION ACT", THAT ANYONE WHO ENGAGES IN EXCAVATION MUST NOTIFY ALL KNOWN UNDERGROUND UTILITY OWNERS, NO LESS THAN (3) THREE NOR MORE THAN (10) WORKING DAYS PRIOR TO THE DATE OF THEIR INTENT TO EXCAVATE AND ALSO TO AVOID ANY POSSIBLE HAZARD OR CONFLICT. TENNESSEE ONE CALL 1-800-351-1111.

GENERAL NOTES:

1. Bearings as shown hereon are referenced to the Tennessee Coordinate System of 1983. Distances are in U.S. Survey Feet Ground Distance.
2. Elevations shown hereon are based on North American Vertical Datum of 1988 (NAVD88) and are GPS derived. Contours are at an interval of 2' and were derived using EDM field locations and computer generated surface modeling techniques.
3. By scaled map location and graphic plotting only, this property lies within Flood Zone "X", as designated on current Federal Emergency Management Agency Map No. 47187C0195F with an effective date of September 29, 2006, which makes up a part of the National Flood Insurance Administration Report; Community No. 470204, Panel No. 0195 Suffix F, which is the current Flood Insurance Rate Map for the community in which said premises is situated. Said map defines Zone "X" under "Other Areas" as areas determined to be outside the 500-Year Flood Plain.
4. All plat and deed recordation references shown hereon are as recorded in the Register's Office for Williamson County, Tennessee.
5. This survey does not address the ownership of existing fences.
6. This survey is not a General Property Survey as defined by the Tennessee Board of Examiners for Land Surveying under rule 0820-03-07. Boundary information is shown for reference purposes only.

TWM
CONSULTING ENGINEERING
GEOSPATIAL SERVICES
390 MALLORY STATION ROAD
SUITE 100
FRANKLIN, TN 37067
TEL: (615) 814-7414
EMAIL: kshreeve@twm-inc.com

TOPOGRAPHIC SURVEY

1247 HILLVIEW LANE & 1360 COLEMAN ROAD

MAP 091, PARCEL 099.00 | MAP 105, PARCEL 001.01 | MAP 105, PARCEL 001.00 & MAP 105, PARCEL 001.03

Williamson County, Tennessee

FOR:
BOYLE INVESTMENT

REV.	DATE	DESCRIPTION
△		
△		
△		
△		
△		

SEAL

KENNETH R. SHREEVE
REGISTERED LAND SURVEYOR
AGRICULTURE
COMMISSIONED
02/07/2025
TENNESSEE NO. 2298

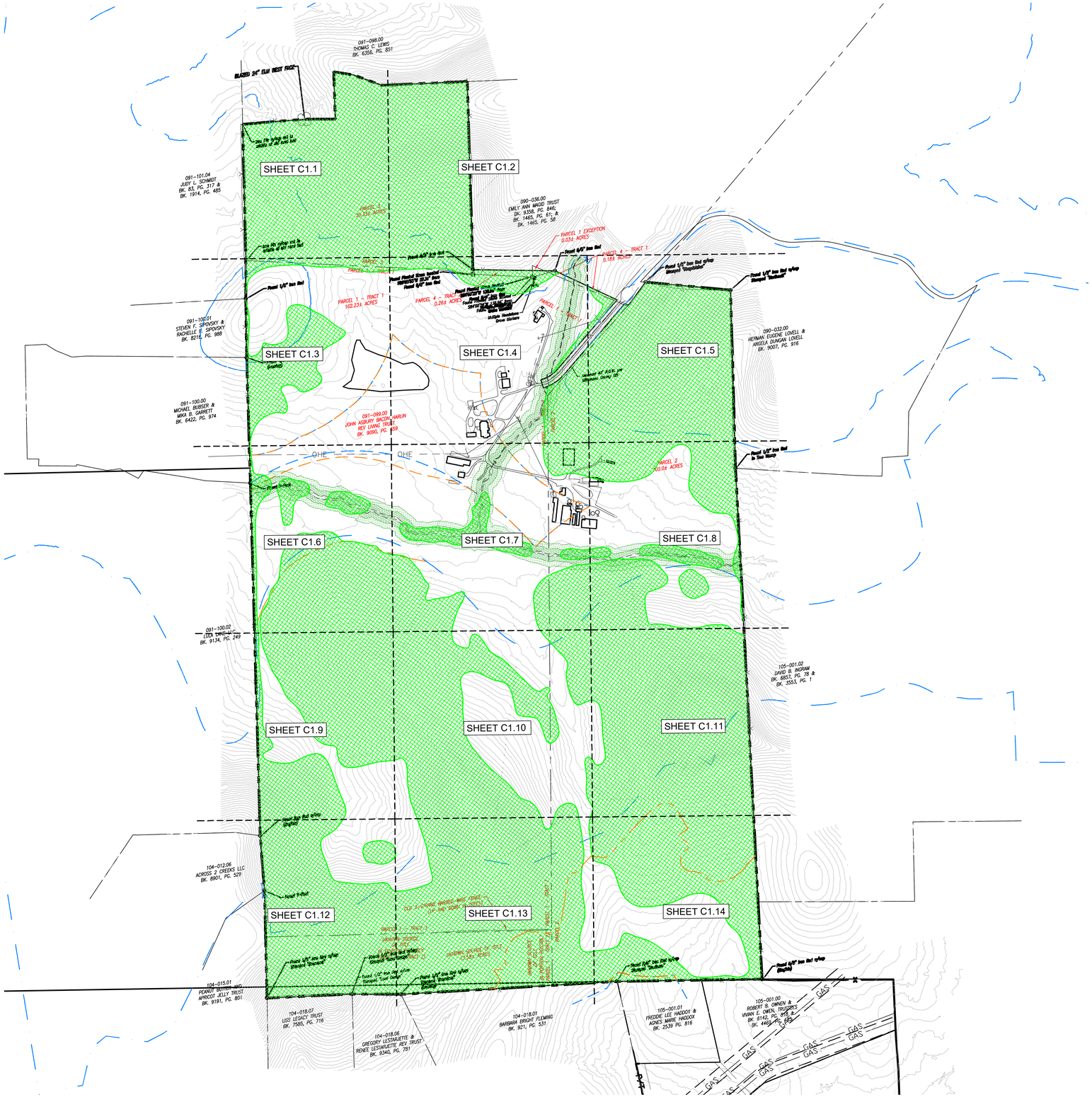
Kenneth R. Shreeve, PLS, CFS
This survey has been signed and sealed digitally.

PROJECT NO:	231539
DRAWN BY:	JAD/KRS
CHECKED BY:	KRS
APPROVED BY:	KRS

SCALE: 1"=200'

2 OF 2

U:\2023\231539\4 CADD - DWG\4.6 Surv\231539 - Harlin Farms Expanded Topographic Survey.dwg Plotted By: kshreeve



SITE DATA

HARLIN PUD SUBDIVISION, PD DEVELOPMENT PLAN

COF PROJECT NUMBER:	XXXX
SITE ACREAGE/SF:	311.21 AC / 13,556,105.01 SF
EXISTING ZONING:	MGA-1, RP-5, COUNTY
PROPOSED ZONING:	PD (0.78, 27000, 80)
OVERLAY ZONING:	HHO
TAX MAP & PARCELS:	091-09900
ADDRESS:	1247 HILLVIEW LANE
PRIMARY USES:	MIXED-USE
ENVISION FRANKLIN:	VILLAGE GREEN

IMPACT STATEMENT

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RECLAIMED WATER LINE
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ELECTRICITY
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GAS
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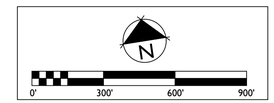
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KEY

- EXISTING CANOPY
- 30' RIPARIAN BUFFER ZONE 2
- 30' RIPARIAN BUFFER ZONE 1
- HHO LINE
- 500' HHO BUFFER
- PROPOSED HHO REVISION
- PROPOSED 500' HHO BUFFER



GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

BOYLE
Building community since 1933.

Kimley»Horn

DesignStudio

sdco PARTNERS

SHERIDAN PUBLIC RELATIONS LLC

HARLIN PUD SUBDIVISION
ANNEXATION REQUEST
Franklin, Williamson County, Tennessee

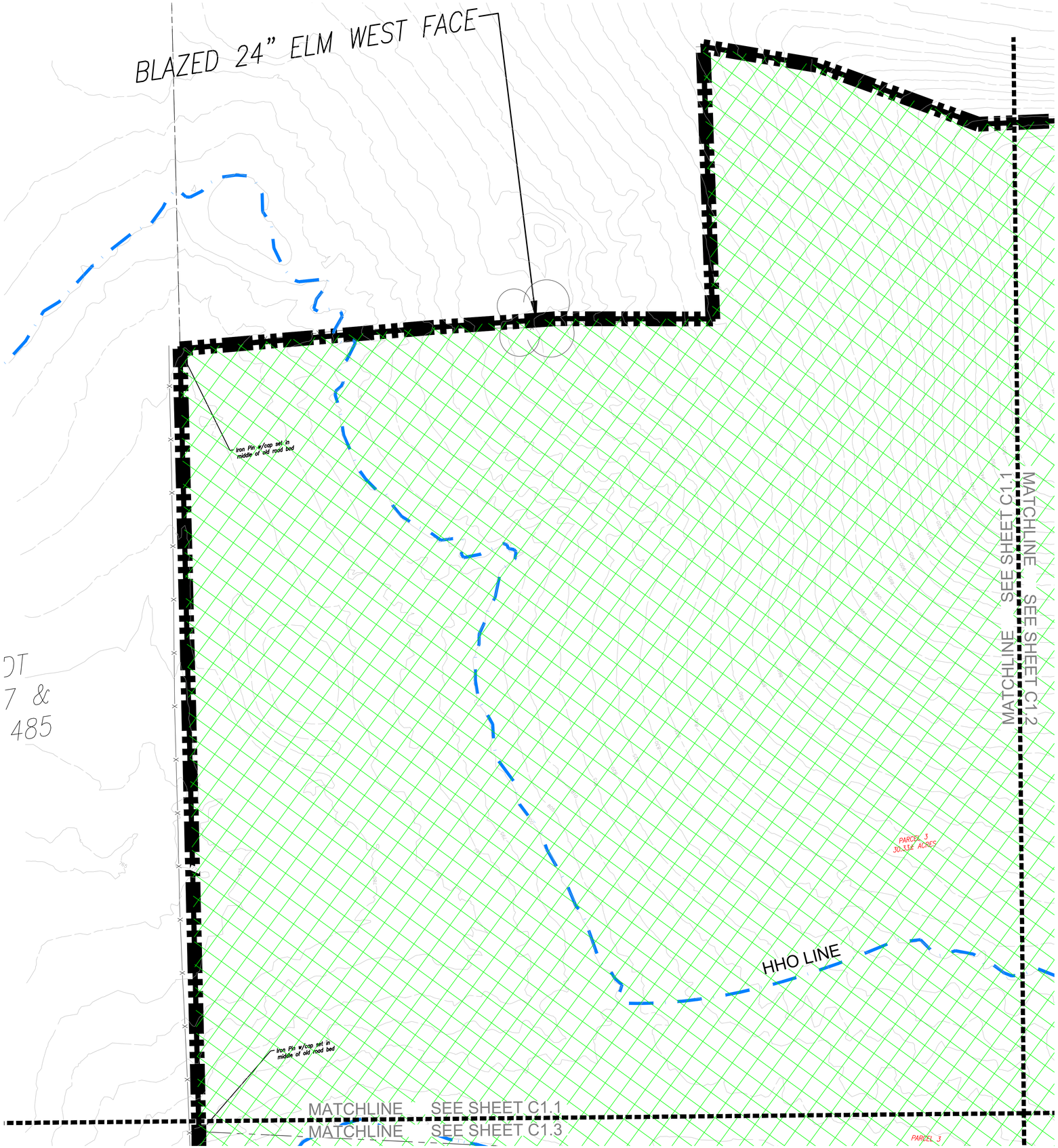


Revision Date
△ _____
△ _____
△ _____
△ _____

OVERALL EXISTING CONDITIONS

SHEET
C1.0

COF # ----



SITE DATA

HARLIN PUD SUBDIVISION, PD DEVELOPMENT PLAN

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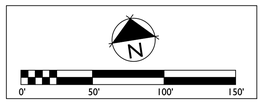
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GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

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DesignStudio

sdco PARTNERS

SHERIDAN
PUBLIC RELATIONS LLC

HARLIN PUD SUBDIVISION
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Franklin, Williamson County, Tennessee

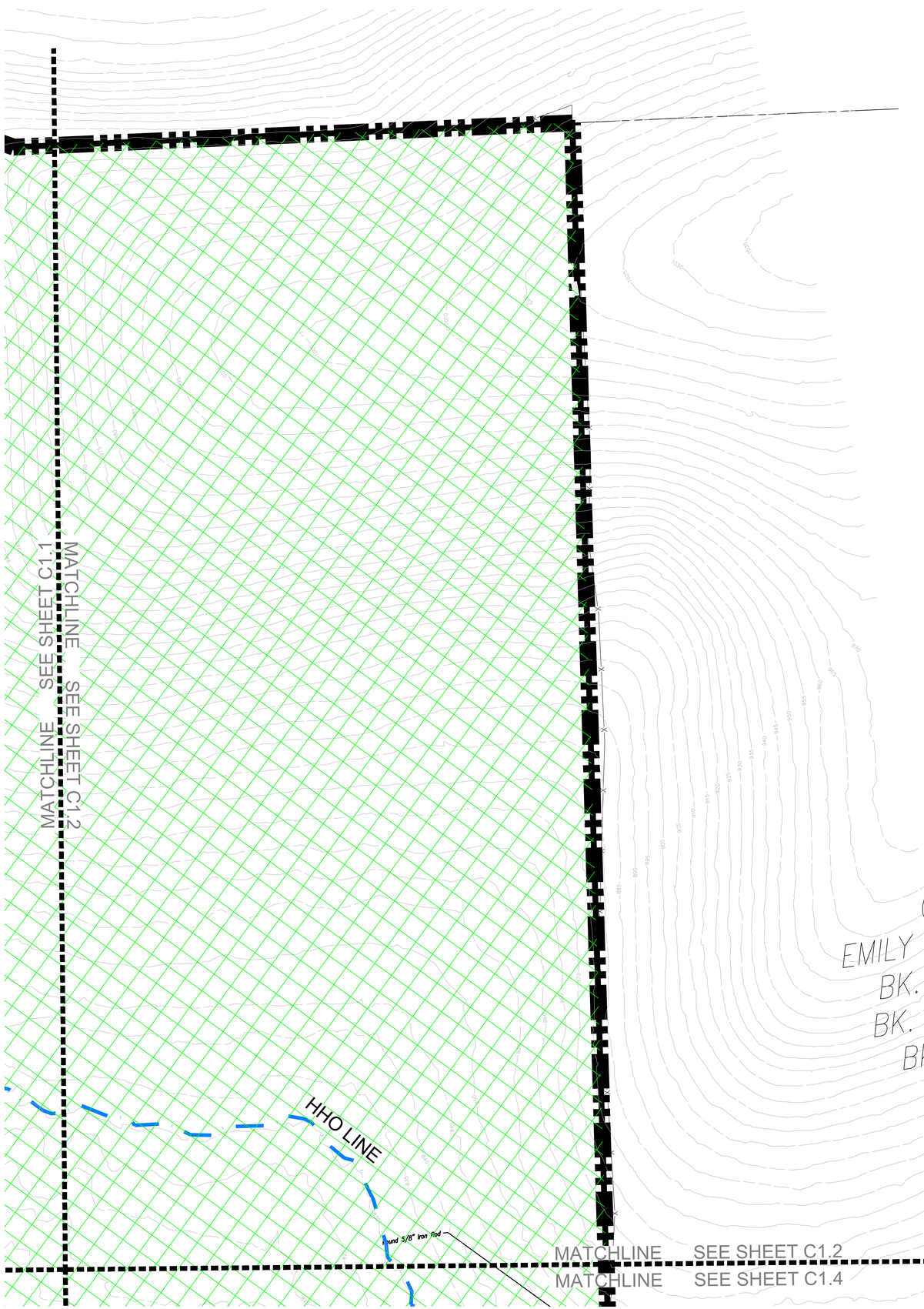
JEFFREY A. ROSIAK REGISTERED LANDSCAPE ARCHITECT 1735 STATE OF TENNESSEE 10/25

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

EXISTING CONDITIONS

SHEET
C1.1

COF # ----



SITE DATA

HARLIN PUD SUBDIVISION, PD DEVELOPMENT PLAN

COF PROJECT NUMBER:	XXXX
SITE ACREAGE/SF:	311.21 AC / 13,556,105.01 SF
EXISTING ZONING:	MGA-1, RP-5, COUNTY
PROPOSED ZONING:	PD (0.78, 27000, 80)
OVERLAY ZONING:	HHO
TAX MAP & PARCELS:	091-09900
ADDRESS:	1247 HILLVIEW LANE
PRIMARY USES:	MIXED-USE
ENVISION FRANKLIN:	VILLAGE GREEN

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N

0' 50' 100' 150'

GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

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DesignStudio

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SHERIDAN
PUBLIC RELATIONS LLC

HARLIN PUD SUBDIVISION
ANNEXATION REQUEST
Franklin, Williamson County, Tennessee

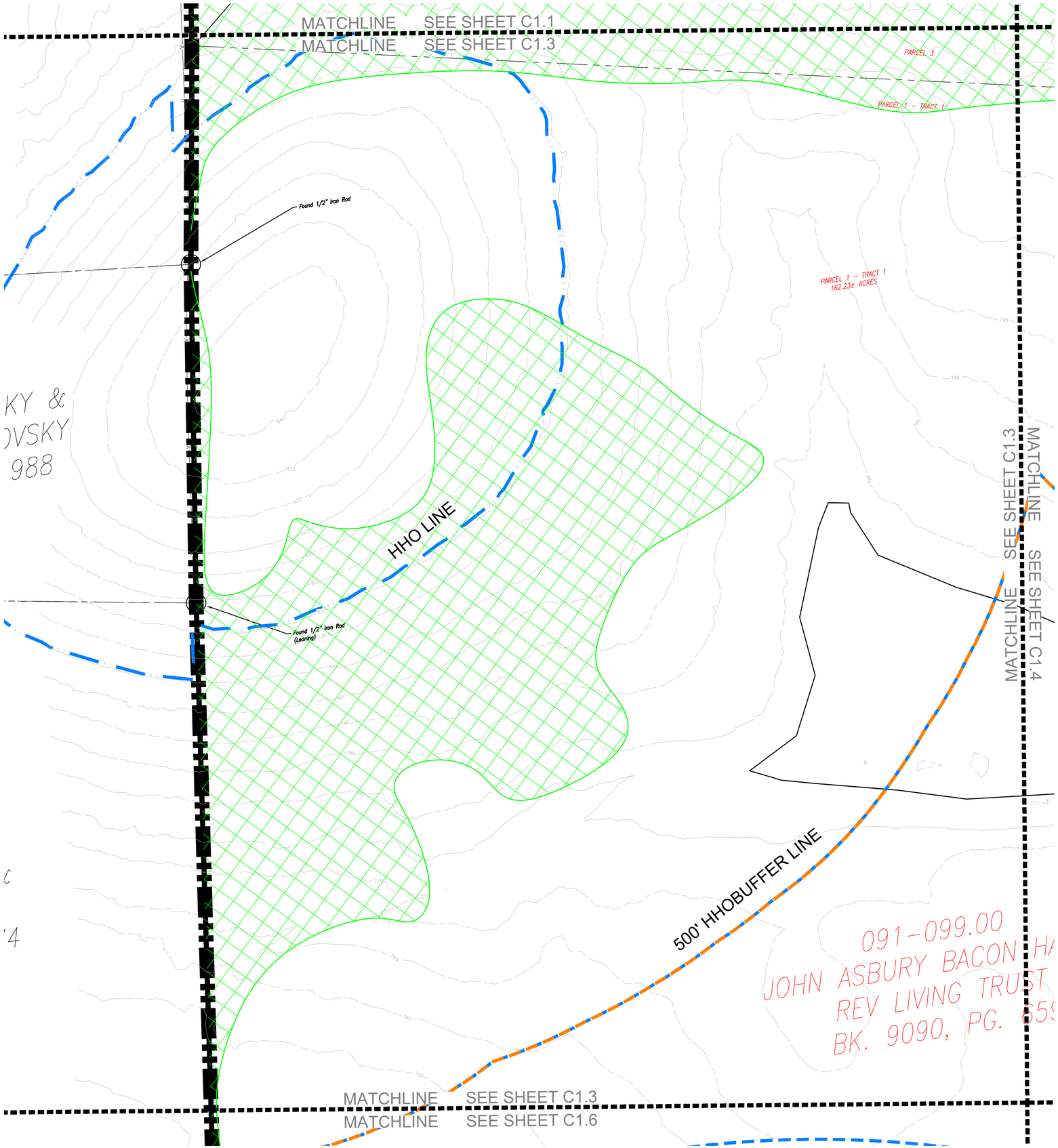
JEFFREY A. ROSIAK
REGISTERED
LANDSCAPE ARCHITECT
TENNESSEE
#1052

Revision Date
△ _____
△ _____
△ _____
△ _____

EXISTING CONDITIONS

SHEET
C1.2

COF # ----



SITE DATA

HARLIN PUD SUBDIVISION, PD DEVELOPMENT PLAN

COF PROJECT NUMBER:	XXXX
SITE ACREAGE/SF:	311.21 AC / 13,556,105.01 SF
EXISTING ZONING:	MGA-1, RP-5, COUNTY
PROPOSED ZONING:	PD (0.78, 27000, 80)
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0' 50' 100' 150'

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DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

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DesignStudio

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SHERIDAN PUBLIC RELATIONS LLC

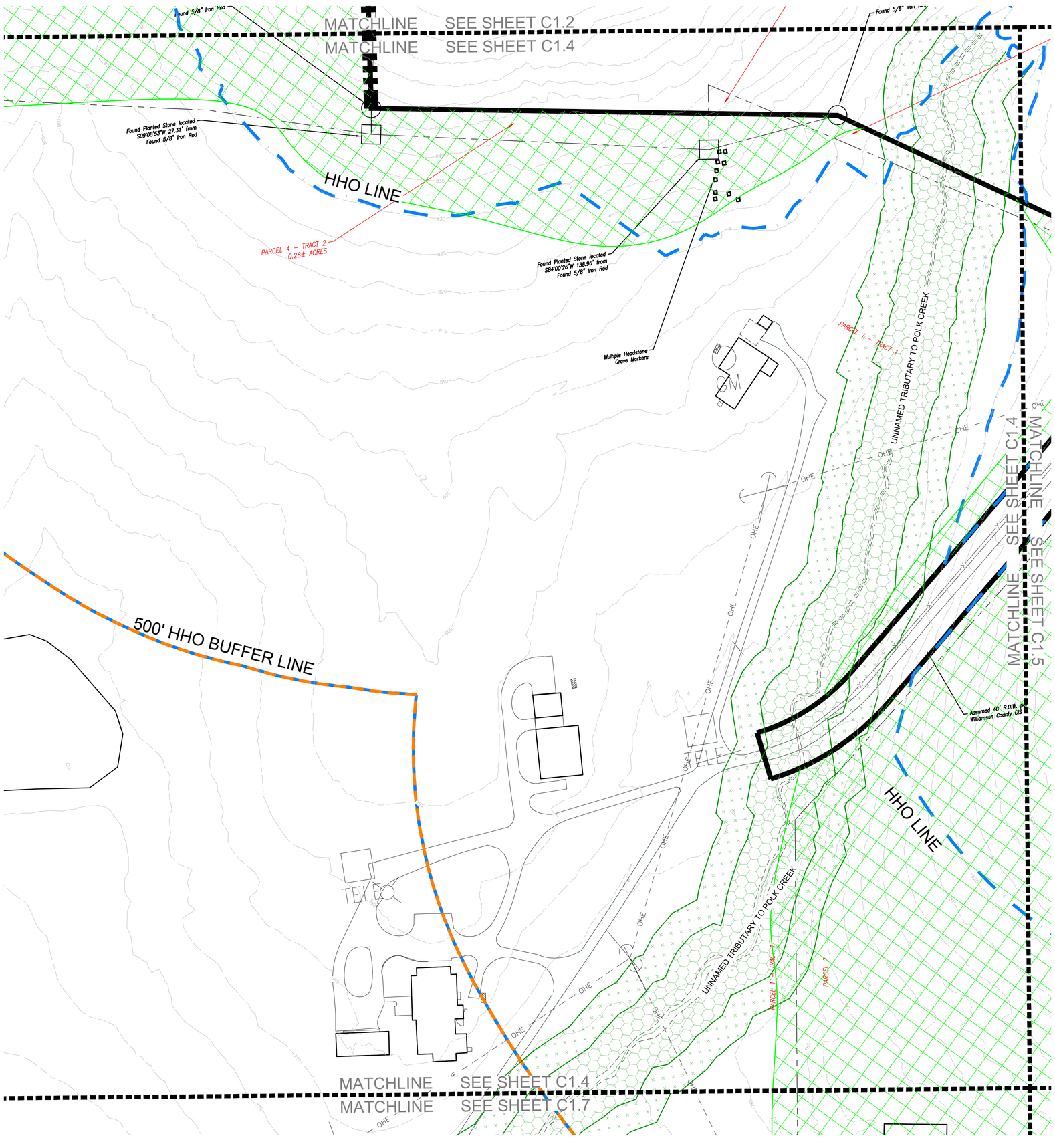
HARLIN PUD SUBDIVISION
ANNEXATION REQUEST
Franklin, Williamson County, Tennessee

JEFFREY A. ROSIAK REGISTERED AGRICULTURAL LANDSCAPE ARCHITECT

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

EXISTING CONDITIONS

SHEET
C1.3
COF # ----



SITE DATA

HARLIN PUD SUBDIVISION, PD DEVELOPMENT PLAN

COF PROJECT NUMBER:	XXXX
SITE ACREAGE/SF:	311.21 AC / 13,556,105.01 SF
EXISTING ZONING:	MGA-1, RP-5, COUNTY
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0' 50' 100' 150'

GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

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HARLIN PUD SUBDIVISION
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Franklin, Williamson County, Tennessee

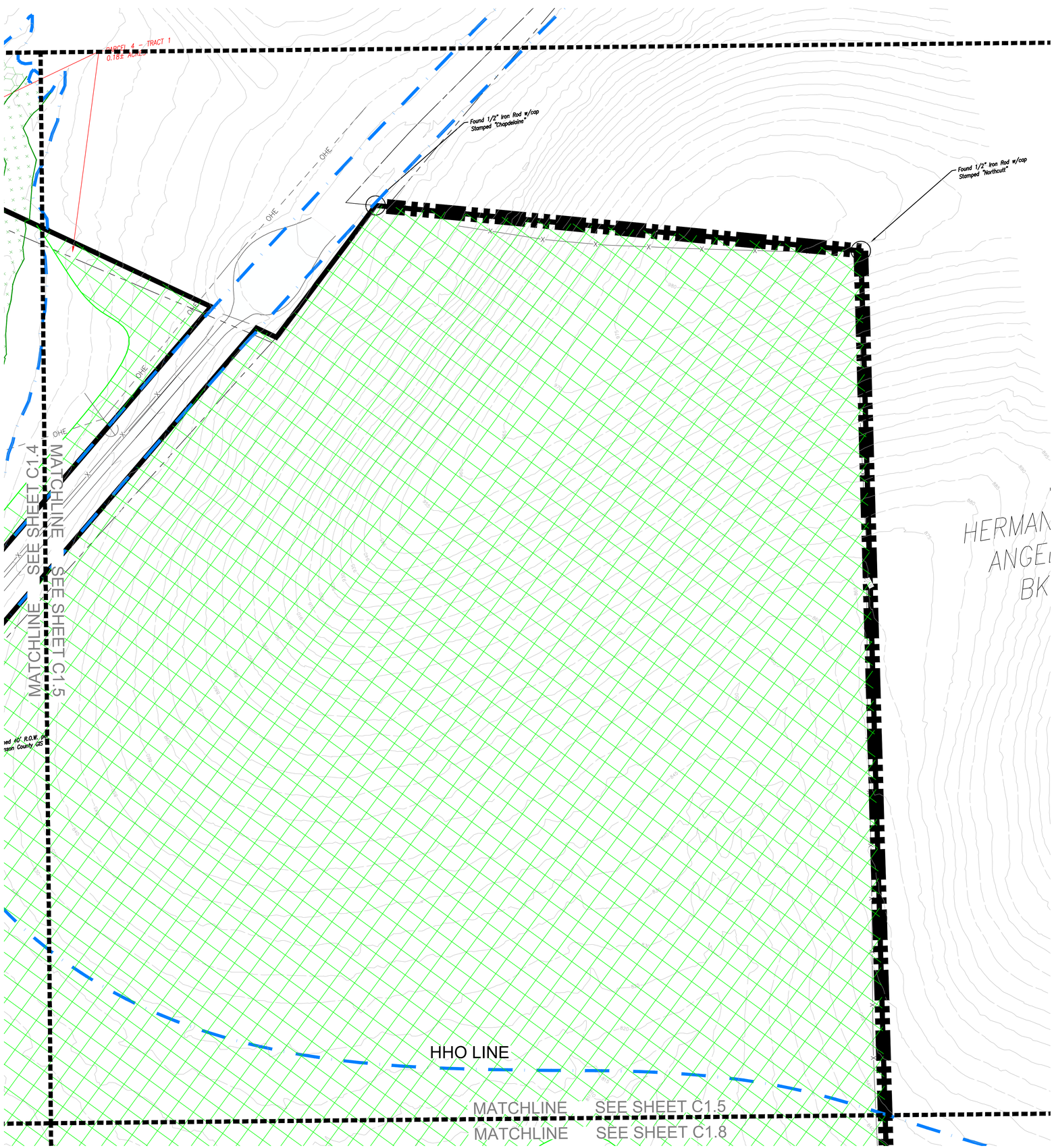
JEFFREY A. ROSIAK REGISTERED LANDSCAPE ARCHITECT 1732 STATE OF TENNESSEE

Revision Date
1 _____
2 _____
3 _____
4 _____

EXISTING CONDITIONS

SHEET
C1.4

COF # ----



SITE DATA

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ADDRESS:	1247 HILLVIEW LANE
PRIMARY USES:	MIXED-USE
ENVISION FRANKLIN:	VILLAGE GREEN

IMPACT STATEMENT

WATER
WATER WILL BE PROVIDED VIA AN 8" PUBLIC WATER MAIN OFF AN EXISTING MAIN IN LULA LANE AND HILLVIEW LANE. THE PROJECT SITE IS SERVICED BY HB&TS UTILITY DISTRICT.

SANITARY SEWER
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STORMWATER
ON-SITE STORMWATER WILL BE DIRECTED AWAY FROM PROPOSED BUILDINGS. FLOW WILL BE DIRECTED TOWARDS THE PROPOSED BIORETENTION AREAS VIA SHEET FLOW OR CONVEYANCE PIPES. BIORETENTION AREAS WILL PROVIDE INFILTRATION AND TREATMENT FOR THE FIRST INCH OF THE RAINFALL FOR MINIMUM 95% OF THE ON-SITE IMPERVIOUS AREA. FROM THE BIORETENTION AREAS, FLOW WILL DISCHARGE INTO THE PROPOSED DETENTION POND AREAS. SITE STORMWATER IS DESIGNED TO EITHER MEET OR REDUCE PRE-DEVELOPMENT FLOW RATES. OFF-SITE STORMWATER WILL BE DIVERTED AWAY FROM PROPOSED STORMWATER TREATMENT AND DETENTION AREAS WHERE POSSIBLE.

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

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

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

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

DRAINAGE FACILITIES
THERE WILL BE APPROXIMATELY 56 ACRES OF IMPERVIOUS AREA ADDED ON SITE. STORMWATER WILL BE DETAINED IN ABOVE GROUND DETENTION PONDS SUCH THAT RUNOFF IN THE POST-DEVELOPMENT CONDITION WILL NOT EXCEED RUNOFF IN THE PRE-DEVELOPMENT CONDITION.

STREET NETWORK
A MINIMUM OF TWO FIRE/EMERGENCY ACCESS POINTS WILL BE PROVIDED TO THE DEVELOPMENT VIA COLEMAN ROAD AND IMPROVED MACK HATCHER PARKWAY. OFF-SITE IMPROVEMENTS WILL BE PROVIDED PER RECOMMENDATIONS FROM THE TRAFFIC IMPACT STUDY.

KEY

- EXISTING CANOPY
- 30' RIPARIAN BUFFER ZONE 2
- 30' RIPARIAN BUFFER ZONE 1
- HHO LINE
- 500' HHO BUFFER
- PROPOSED HHO REVISION
- PROPOSED 500' HHO BUFFER

N

0' 50' 100' 150'

GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

BOYLE
Building community since 1933.

Kimley»Horn

DesignStudio

sdco PARTNERS

SHERIDAN PUBLIC RELATIONS LLC

HARLIN PUD SUBDIVISION
ANNEXATION REQUEST
Franklin, Williamson County, Tennessee

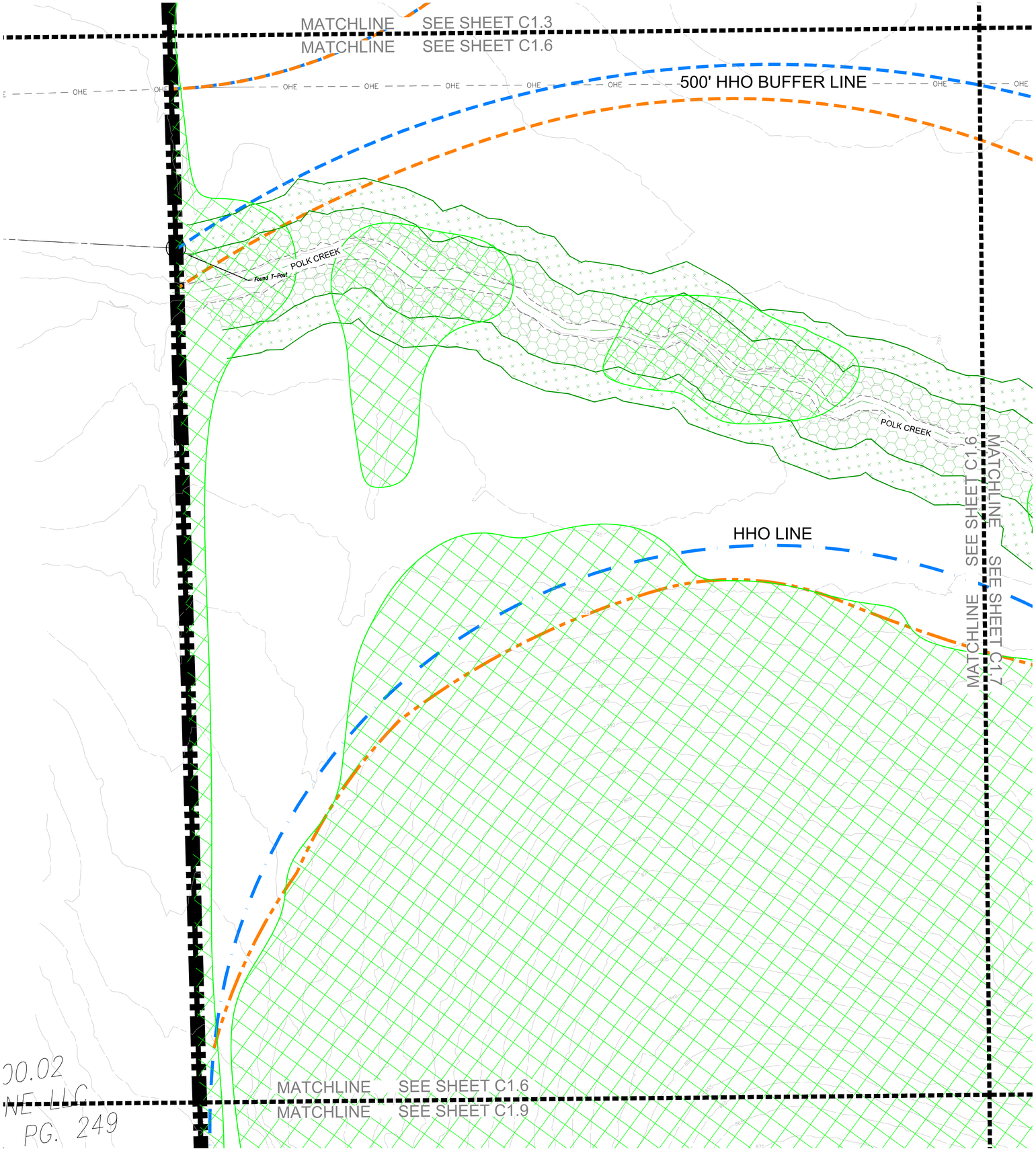
JEFFREY A. ROSIAK
REGISTERED
LANDSCAPE ARCHITECT
TENNESSEE
#1119

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

EXISTING CONDITIONS

SHEET
C1.5

COF # ----



SITE DATA

HARLIN PUD SUBDIVISION, PD DEVELOPMENT PLAN

COF PROJECT NUMBER:	XXXX
SITE ACREAGE/SF:	311.21 AC / 13,556,105.01 SF
EXISTING ZONING:	MGA-1, RP-5, COUNTY
PROPOSED ZONING:	PD (0.78, 27000, 80)
OVERLAY ZONING:	HHO
TAX MAP & PARCELS:	091-09900
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ENVISION FRANKLIN:	VILLAGE GREEN

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DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

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Building community since 1933.

Kimley»Horn

DesignStudio

sdco PARTNERS

SHERIDAN PUBLIC RELATIONS LLC

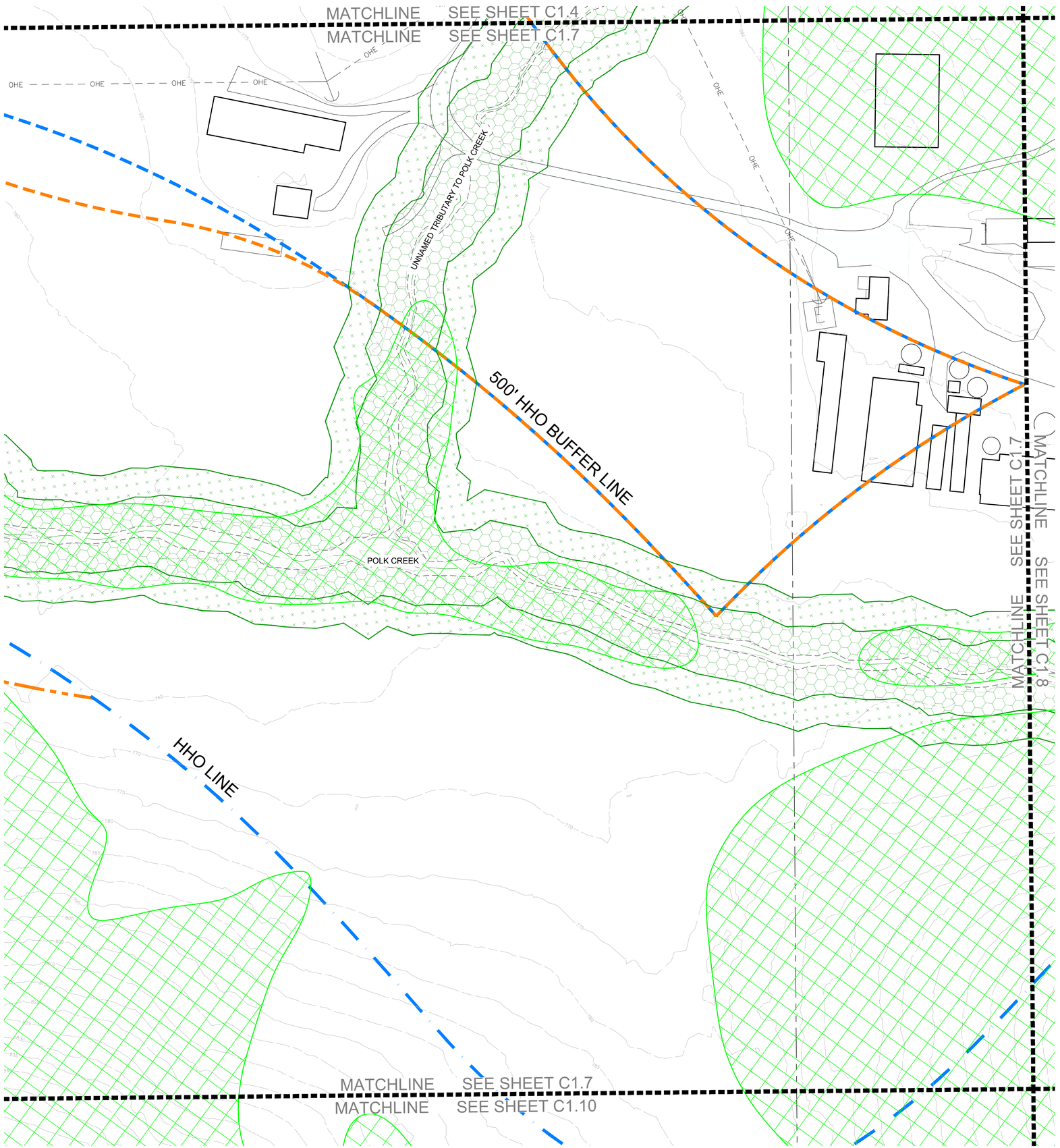
HARLIN PUD SUBDIVISION
ANNEXATION REQUEST
Franklin, Williamson County, Tennessee

JEFFREY A. ROSIAK REGISTERED LANDSCAPE ARCHITECT TENNESSEE 1039525

Revision Date
△ _____
△ _____
△ _____
△ _____

EXISTING CONDITIONS

SHEET
C1.6
COF # ----



SITE DATA

HARLIN PUD SUBDIVISION, PD DEVELOPMENT PLAN

COF PROJECT NUMBER:	XXXX
SITE ACREAGE/SF:	311.21 AC / 13,556,105.01 SF
EXISTING ZONING:	MGA-1, RP-5, COUNTY
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OVERLAY ZONING:	HHO
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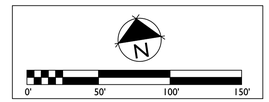
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- 30' RIPARIAN BUFFER ZONE 1
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- 500' HHO BUFFER
- PROPOSED HHO REVISION
- PROPOSED 500' HHO BUFFER



GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

BOYLE
Building community since 1933.

Kimley»Horn

DesignStudio

sdco PARTNERS

SHERIDAN PUBLIC RELATIONS LLC

HARLIN PUD SUBDIVISION
ANNEXATION REQUEST
Franklin, Williamson County, Tennessee

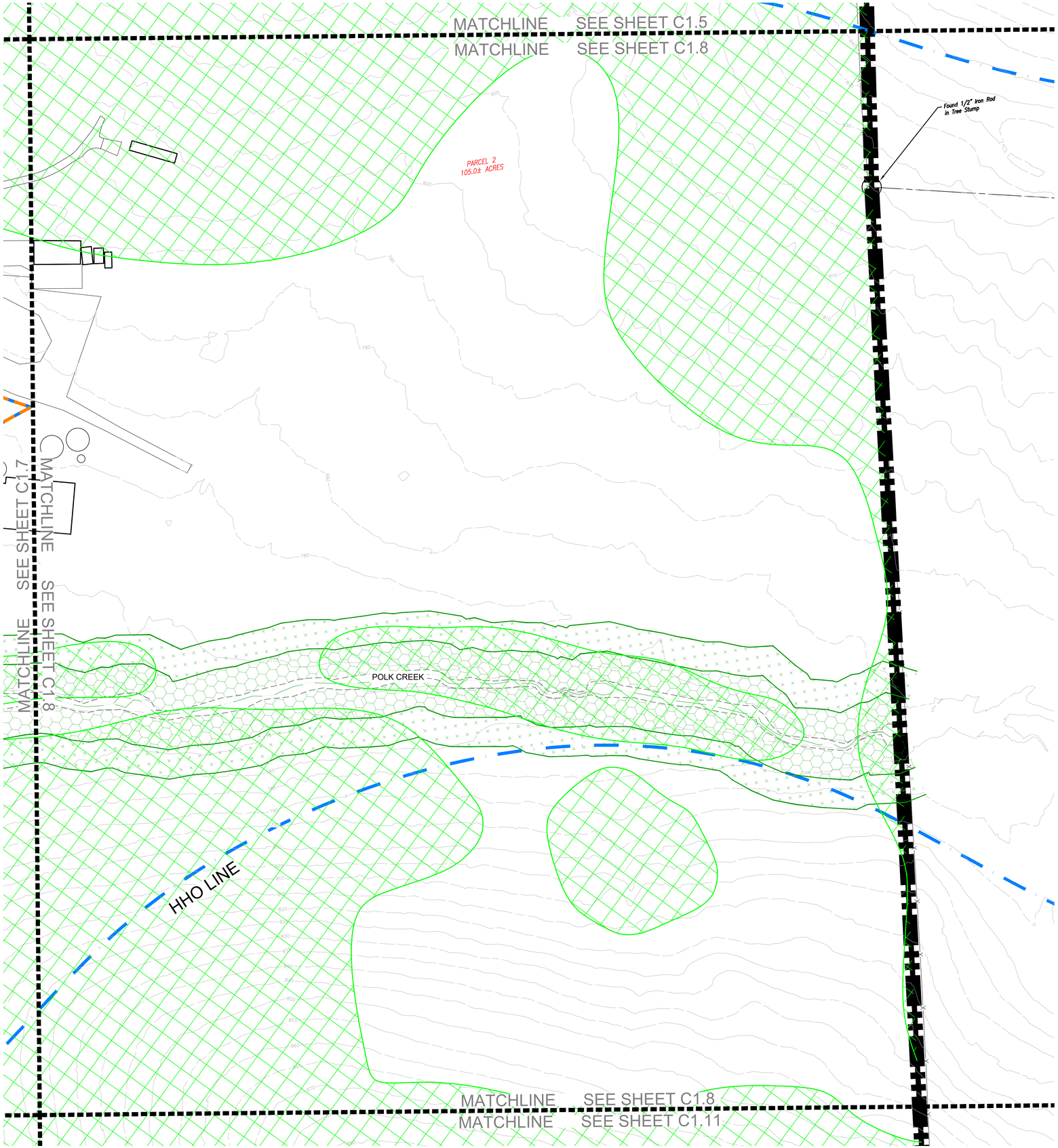
JEFFREY A. ROSIAK REGISTERED AGRICULTURE PROFESSIONAL LANDSCAPE ARCHITECT 1325

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

EXISTING CONDITIONS

SHEET
C1.7

COF # ----



SITE DATA

HARLIN PUD SUBDIVISION, PD DEVELOPMENT PLAN

COF PROJECT NUMBER:	XXXX
SITE ACREAGE/SF:	311.21 AC / 13,556,105.01 SF
EXISTING ZONING:	MGA-1, RP-5, COUNTY
PROPOSED ZONING:	PD (0.78, 27000, 80)
OVERLAY ZONING:	HHO
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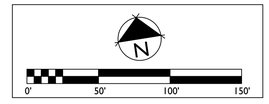
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KEY

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- 30' RIPARIAN BUFFER ZONE 1
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- PROPOSED 500' HHO BUFFER



GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

BOYLE
Building community since 1933.

Kimley»Horn

DesignStudio

sdco
PARTNERS

SHERIDAN
PUBLIC RELATIONS LLC

HARLIN PUD SUBDIVISION
ANNEXATION REQUEST
Franklin, Williamson County, Tennessee

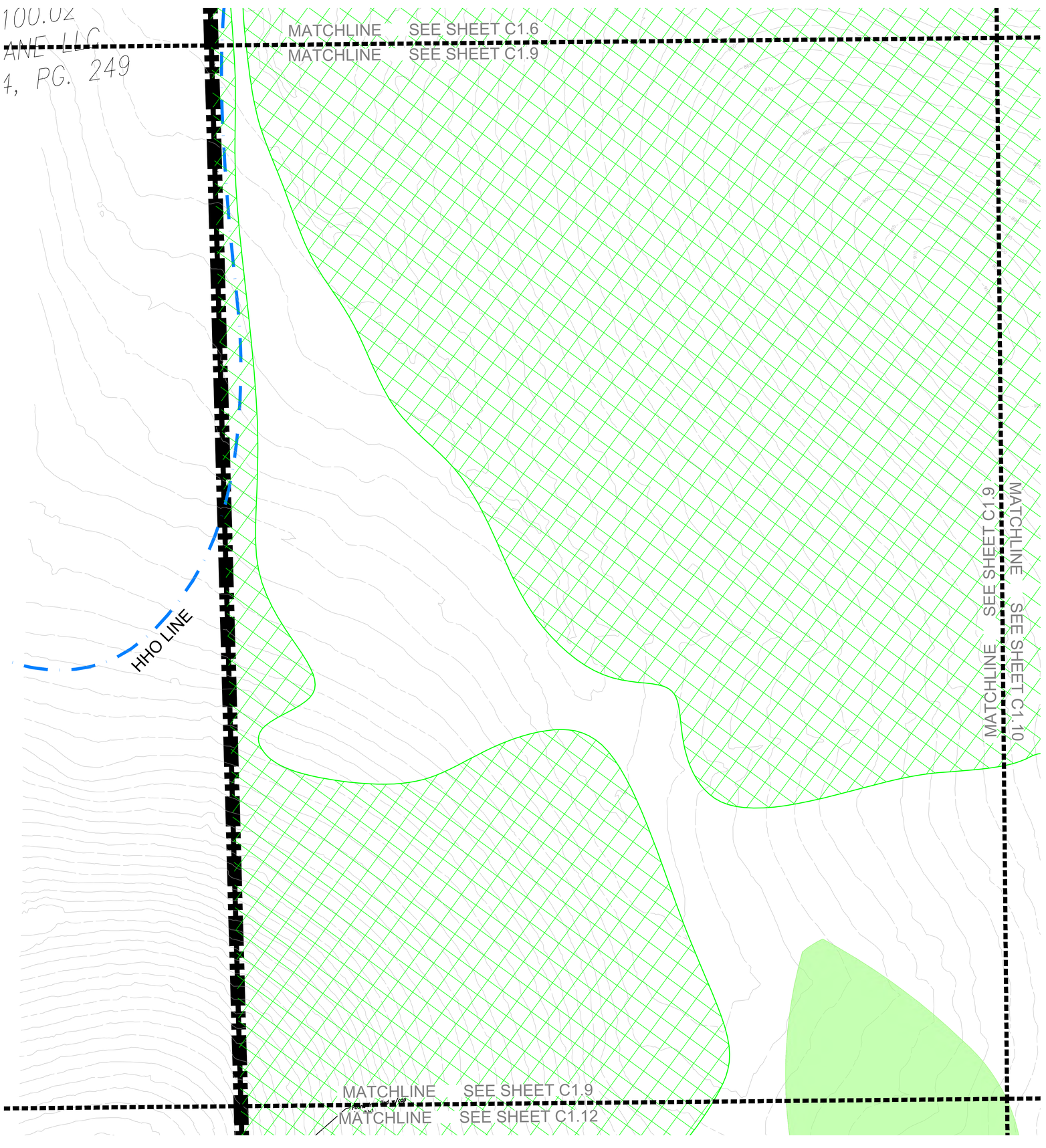


Revision Date
- △ _____
- △ _____
- △ _____
- △ _____

EXISTING CONDITIONS

SHEET
C1.8

COF # ----



SITE DATA

HARLIN PUD SUBDIVISION, PD DEVELOPMENT PLAN

COF PROJECT NUMBER:	XXXX
SITE ACREAGE/SF:	311.21 AC / 13,556,105.01 SF
EXISTING ZONING:	MGA-1, RP-5, COUNTY
PROPOSED ZONING:	PD (0.78, 27000, 80)
OVERLAY ZONING:	HHO
TAX MAP & PARCELS:	091-09900
ADDRESS:	1247 HILLVIEW LANE
PRIMARY USES:	MIXED-USE
ENVISION FRANKLIN:	VILLAGE GREEN

IMPACT STATEMENT

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RECLAIMED WATER LINE
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ELECTRICITY
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GAS
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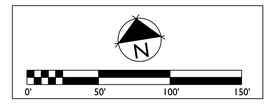
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GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

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Kimley»Horn

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SHERIDAN PUBLIC RELATIONS LLC

HARLIN PUD SUBDIVISION
ANNEXATION REQUEST
Franklin, Williamson County, Tennessee

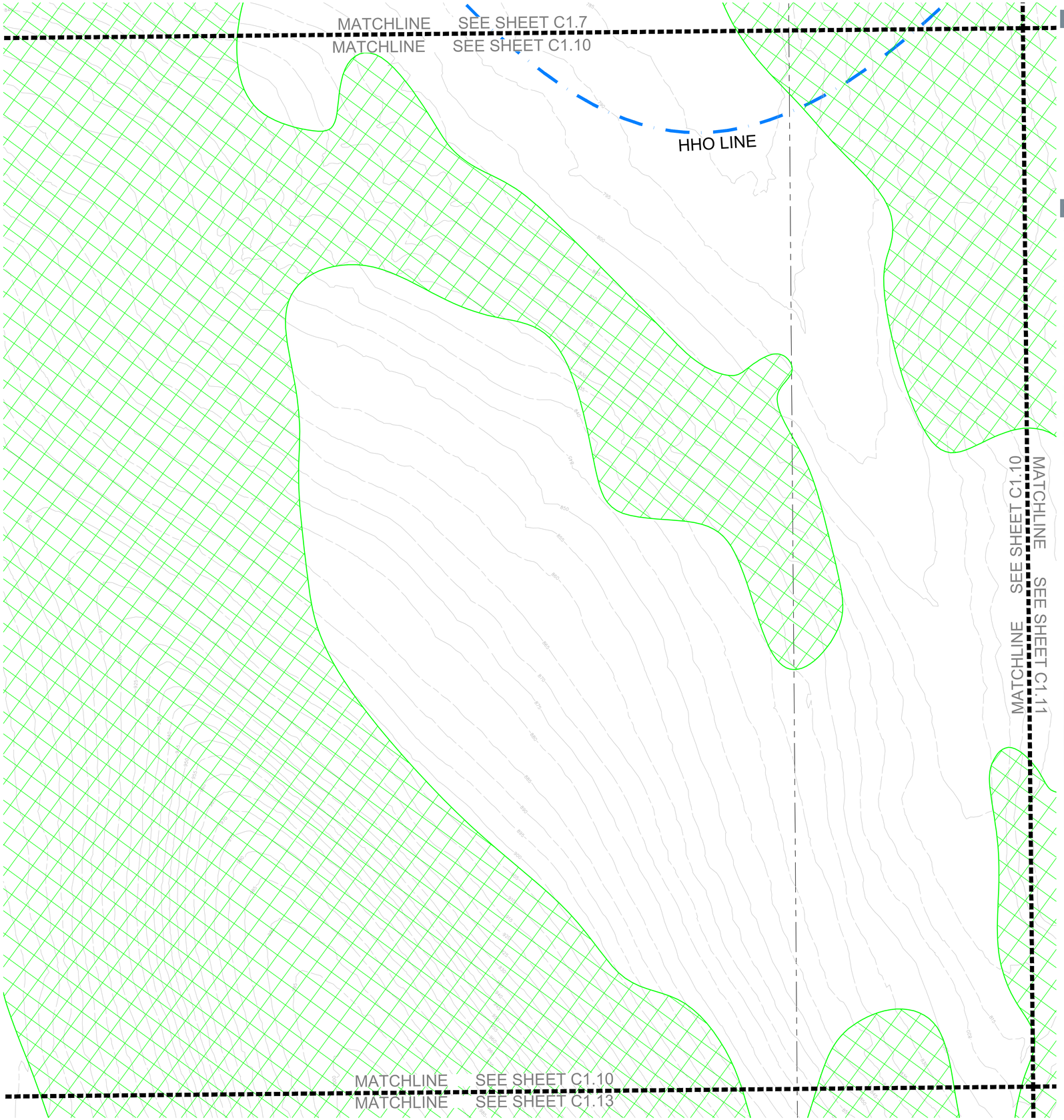
JEFFREY A. ROSAK REGISTERED LANDSCAPE ARCHITECT 1735 STATE OF TENNESSEE AGRICULTURE 325

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

EXISTING CONDITIONS

SHEET
C1.9

COF # ----



SITE DATA

HARLIN PUD SUBDIVISION, PD DEVELOPMENT PLAN

COF PROJECT NUMBER:	XXXX
SITE ACREAGE/SF:	311.21 AC / 13,556,105.01 SF
EXISTING ZONING:	MGA-1, RP-5, COUNTY
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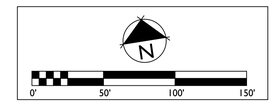
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DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

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SHERIDAN
PUBLIC RELATIONS LLC

HARLIN PUD SUBDIVISION
ANNEXATION REQUEST
Franklin, Williamson County, Tennessee

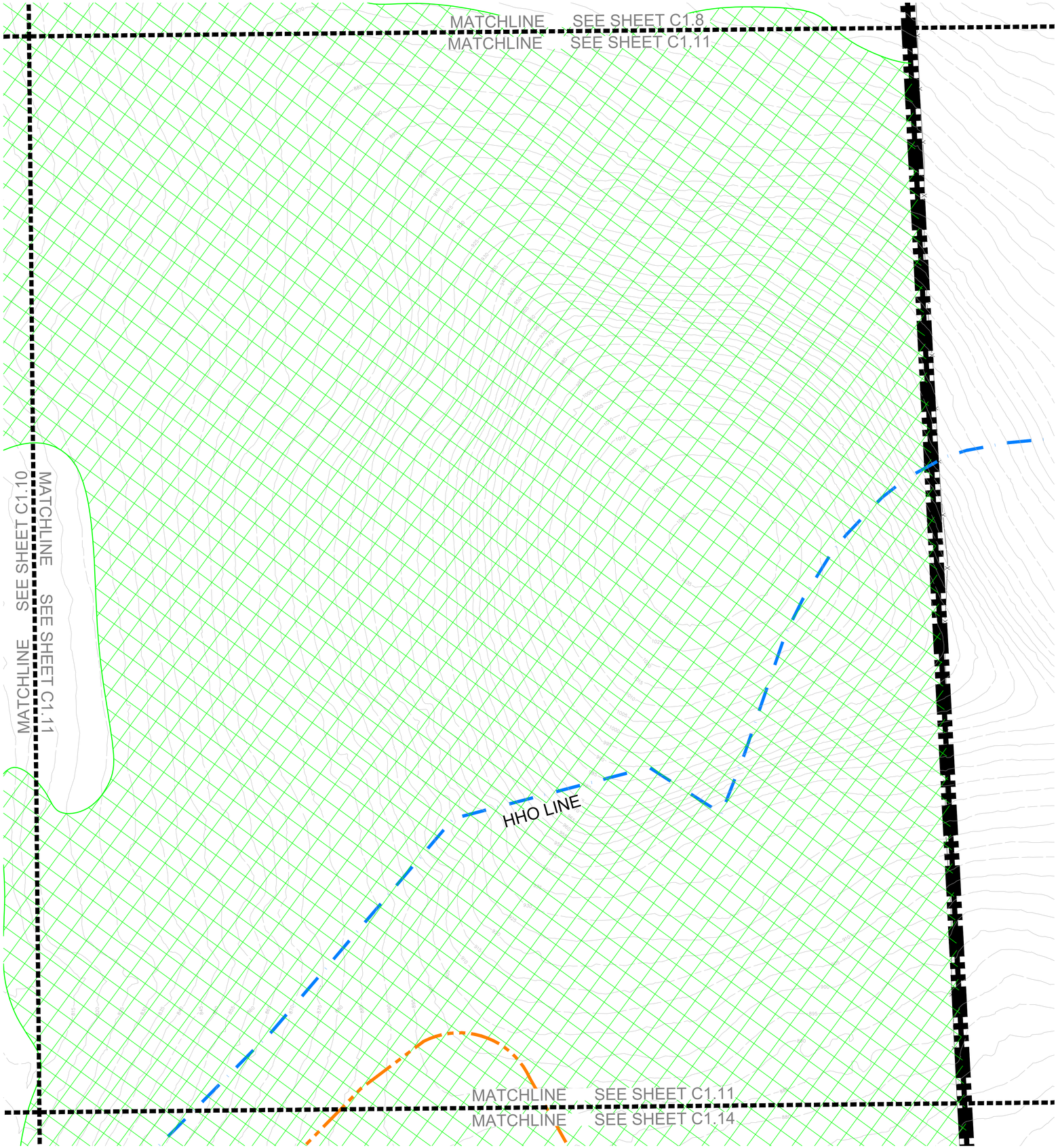


Revision Date
- △ _____
- △ _____
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EXISTING CONDITIONS

SHEET
C1.10

COF # ----



SITE DATA

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STREET NETWORK
A MINIMUM OF TWO FIRE/EMERGENCY ACCESS POINTS WILL BE PROVIDED TO THE DEVELOPMENT VIA COLEMAN ROAD AND IMPROVED MACK HATCHER PARKWAY. OFF-SITE IMPROVEMENTS WILL BE PROVIDED PER RECOMMENDATIONS FROM THE TRAFFIC IMPACT STUDY.

KEY

- EXISTING CANOPY
- 30' RIPARIAN BUFFER ZONE 2
- 30' RIPARIAN BUFFER ZONE 1
- HHO LINE
- 500' HHO BUFFER
- PROPOSED HHO REVISION
- PROPOSED 500' HHO BUFFER

N

0' 50' 100' 150'

GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

BOYLE
Building community since 1933.

Kimley»Horn

DesignStudio

sdco PARTNERS

SHERIDAN PUBLIC RELATIONS LLC

HARLIN PUD SUBDIVISION
ANNEXATION REQUEST
Franklin, Williamson County, Tennessee

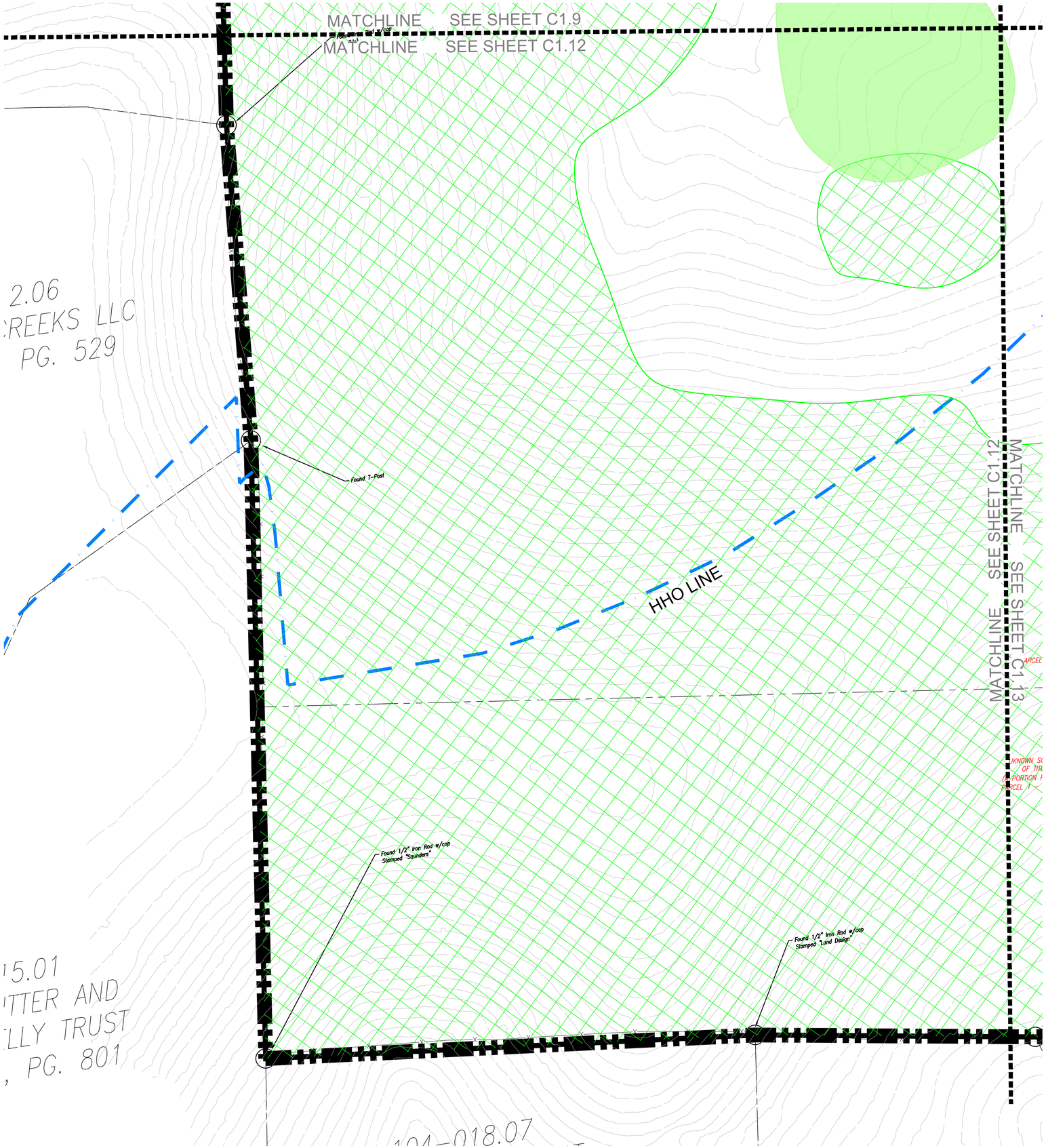
JEFFREY A. ROSIAK
REGISTERED
AGRICULTURE
TENNESSEE
LANDSCAPE ARCHITECT
2325

Revision Date
△ _____
△ _____
△ _____
△ _____

EXISTING CONDITIONS

SHEET
C1.11

COF # ----



SITE DATA

HARLIN PUD SUBDIVISION, PD DEVELOPMENT PLAN

COF PROJECT NUMBER:	XXXX
SITE ACREAGE/SF:	311.21 AC / 13,556,105.01 SF
EXISTING ZONING:	MGA-1, RP-5, COUNTY
PROPOSED ZONING:	PD (0.78, 27000, 80)
OVERLAY ZONING:	HHO
TAX MAP & PARCELS:	091-09900
ADDRESS:	1247 HILLVIEW LANE
PRIMARY USES:	MIXED-USE
ENVISION FRANKLIN:	VILLAGE GREEN

IMPACT STATEMENT

WATER
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DesignStudio

sdco PARTNERS

SHERIDAN PUBLIC RELATIONS LLC

HARLIN PUD SUBDIVISION
ANNEXATION REQUEST
Franklin, Williamson County, Tennessee

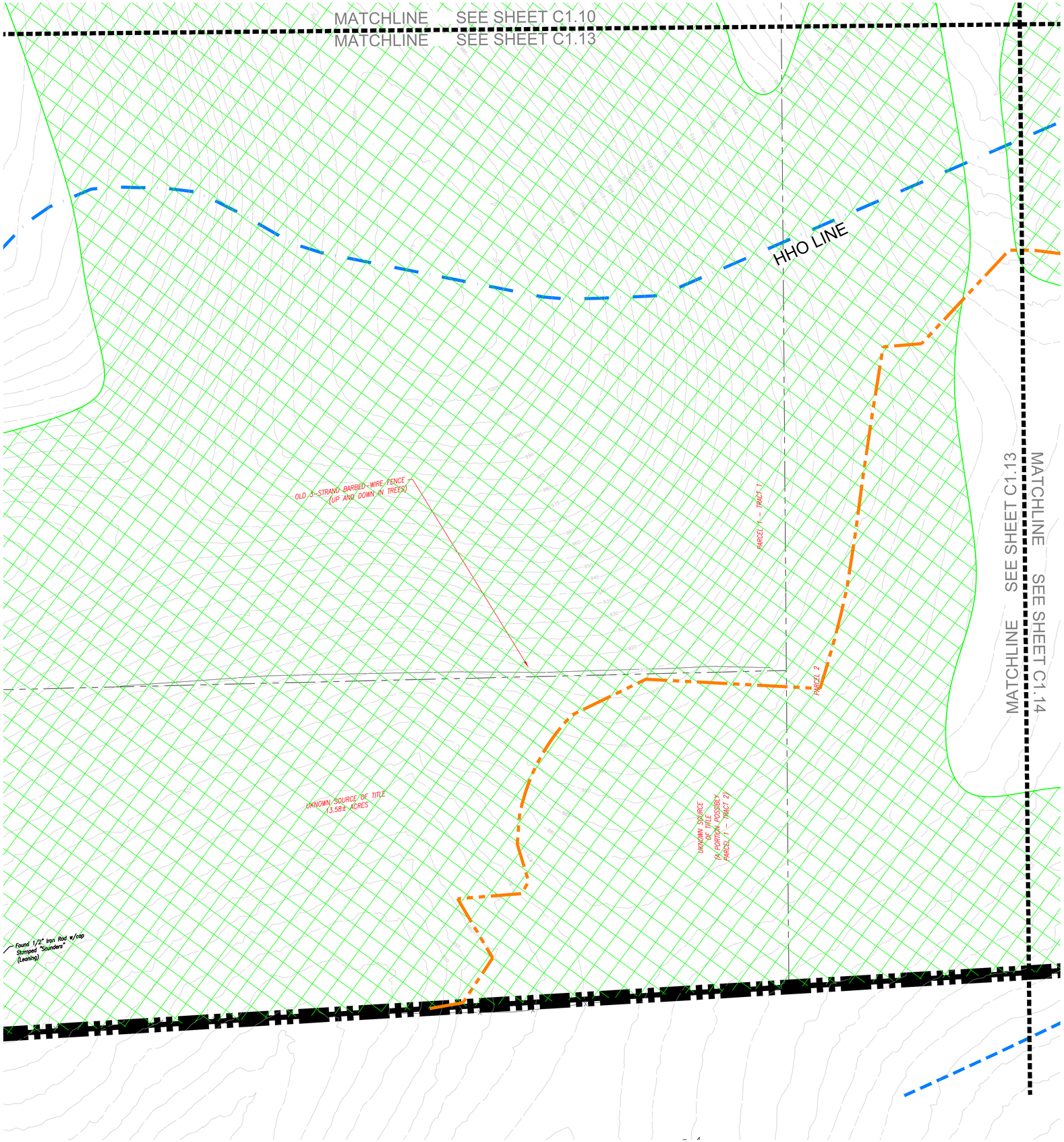
JEFFREY A. ROSIAK REGISTERED AGRICULTURE LANDSCAPE ARCHITECT

Revision Date
△ _____
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EXISTING CONDITIONS

SHEET
C1.12

COF # ----



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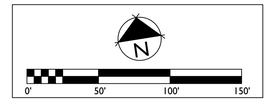
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GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

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Building community since 1933.

Kimley»Horn
DesignStudio

sdco
PARTNERS

SHERIDAN
PUBLIC RELATIONS LLC

HARLIN PUD SUBDIVISION
ANNEXATION REQUEST
Franklin, Williamson County, Tennessee

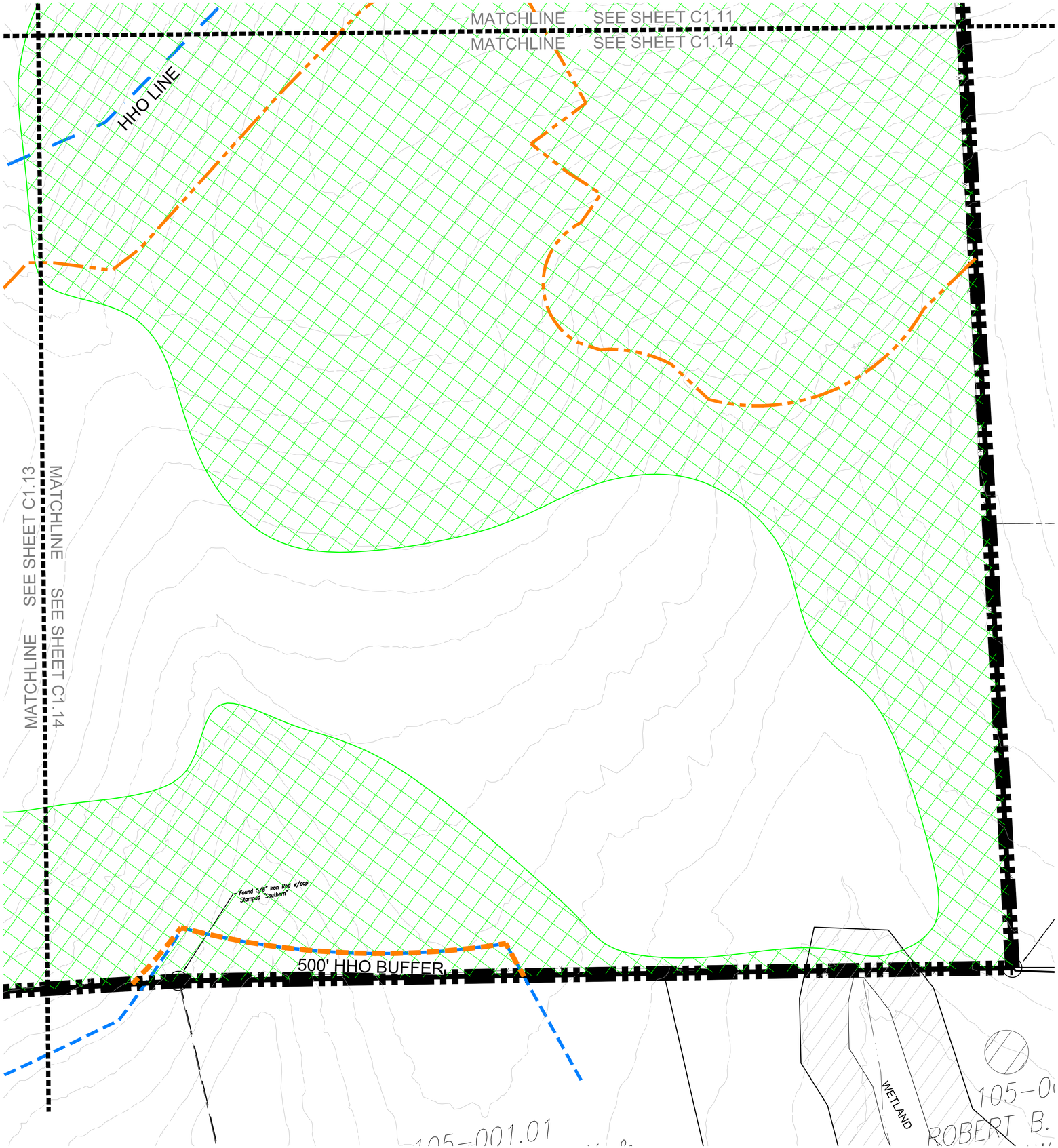
JEFFREY A. ROSIAK
REGISTERED
AGRICULTURE
TENNESSEE
LANDSCAPE ARCHITECT
1135

Revision Date
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- △ _____
- △ _____
- △ _____

EXISTING CONDITIONS

SHEET
C1.13

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DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

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Kimley»Horn

DesignStudio

sdco PARTNERS

SHERIDAN PUBLIC RELATIONS LLC

HARLIN PUD SUBDIVISION
ANNEXATION REQUEST
Franklin, Williamson County, Tennessee

JEFFREY A. ROSIAK REGISTERED LANDSCAPE ARCHITECT 3525

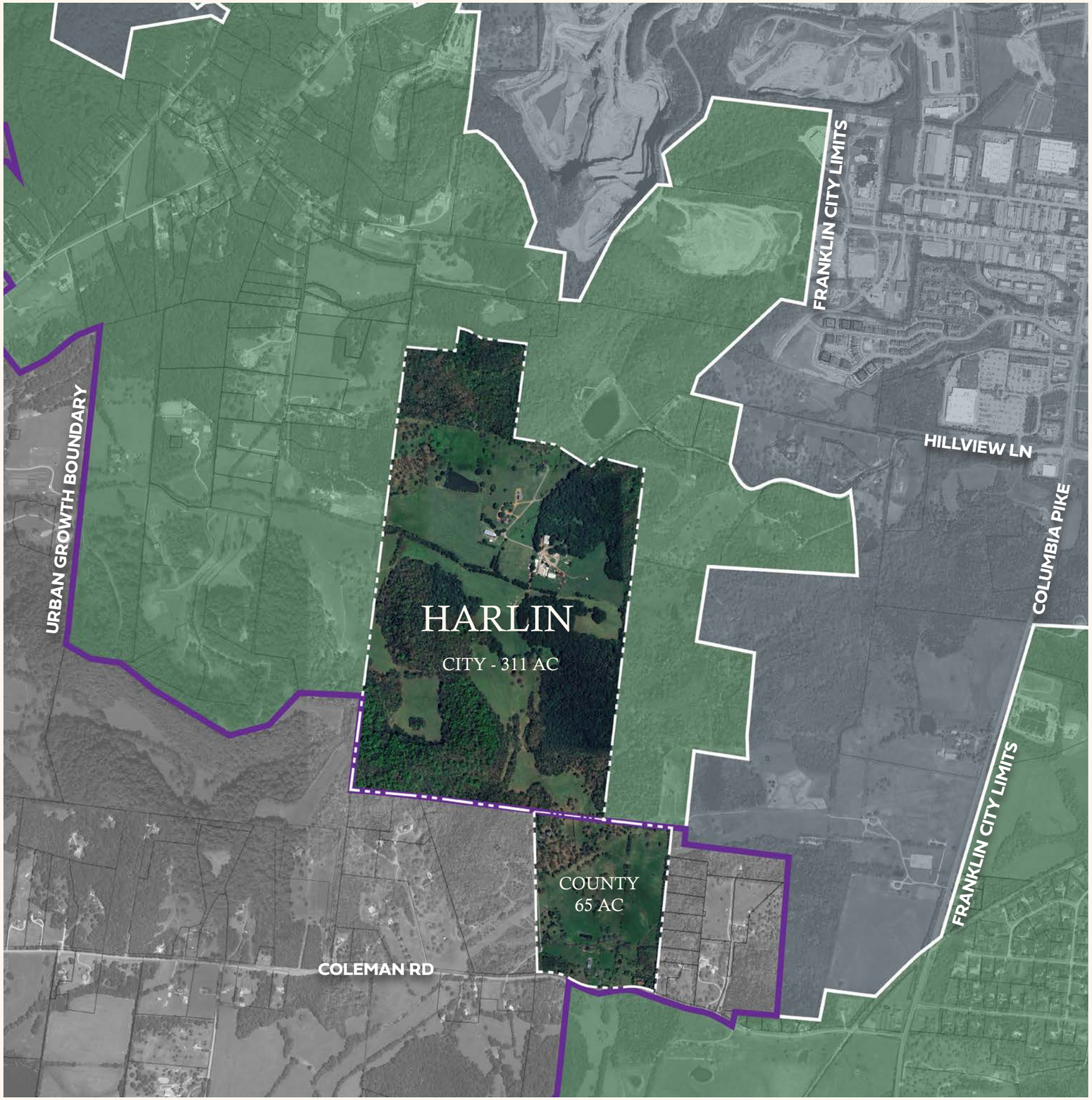
Revision Date
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EXISTING CONDITIONS

SHEET
C1.14

COF # ----


HARLIN
PLANNING COMMISSION - 04/24/2025
BOYLE
Building community since 1933.
sdco
PARTNERS
Kimley»Horn
GAMBLE DESIGN
COLLABORATIVE
SHERIDAN
PUBLIC RELATIONS LLC
HISTORICAL
·CONCEPTS·
ARCHITECTURE & PLANNING
DesignStudio
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Village Green:
Preservation and Progress

To create a conscientiously designed neighborhood rooted in hospitality, nature, unhurried joy, and room to roam.

- BOYLE

- Unique experience living in a small village community surrounded by an abundance of nature
- Transition from high density to rural character
- Diverse Residential and Commercial uses
- Preservation of over 70% of land.
- Preservation of rural character
- Clustered village with thoughtful development footprint

HARLIN | LOCATION MAP





COLEMAN ROAD PROPERTY ENLARGEMENT

**Master plan is conceptual in nature*





TOWN CENTER

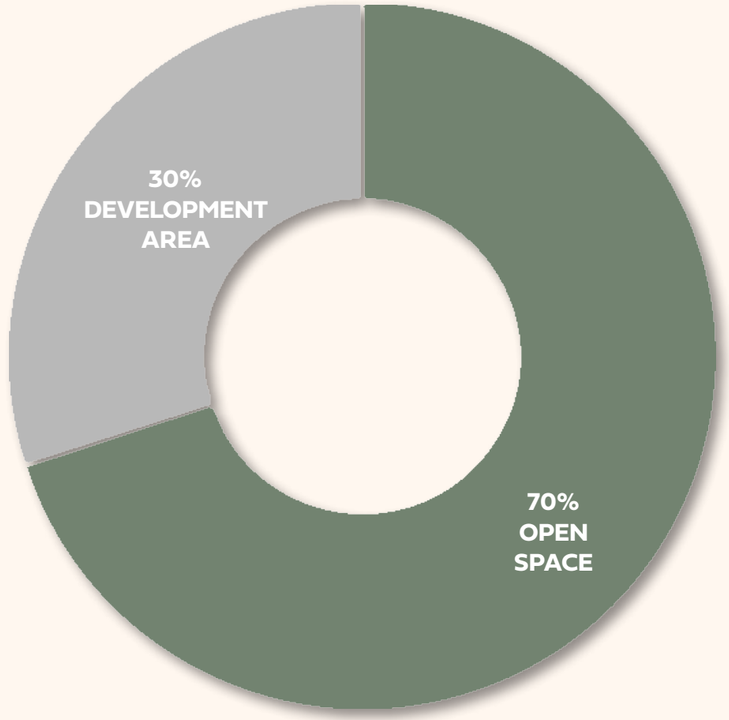
A. NEIGHBORHOOD AMENITY
B. BOUTIQUE INN & COTTAGES
C. COMMUNITY POST OFFICE
D. MIXED USE
E. CHAPEL/TOWN HALL
F. MIXED USE
G. HISTORIC HOME
H. COMMERCIAL
I. MIXED USE
J. MIXED USE
K. NEIGHBORHOOD AMENITY

**Master plan is conceptual in nature*


© Zanetta Illustration

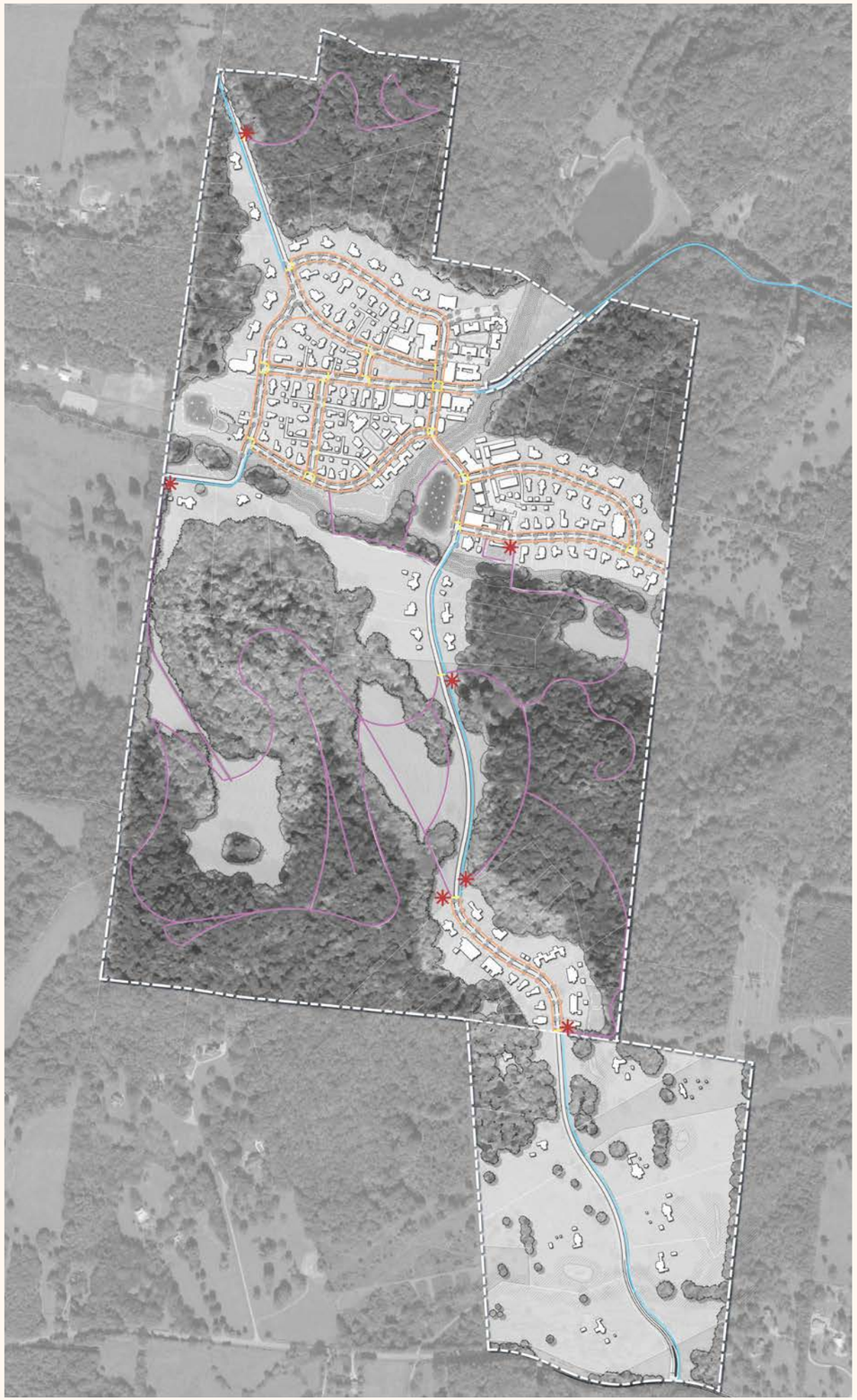

© Zanetta Illustration





To create a conscientiously designed neighborhood rooted in hospitality, nature, unhurried joy, and room to roam.

- Design oriented around preservation of open space.
- Extensive trail system to connect people with open space.
- Amenities meant to highlight and engage the community within the expansive preserved land.



PEDESTRIAN NETWORK

- SIDEWALK
- MULTI-USE PATH (2.5 MILES OF GREENWAY/BIKEWAY)
- CROSSWALK
- TRAILS (4 MILES OF TRAILS; PARKLAND DEDICATION)
- TRAILHEAD

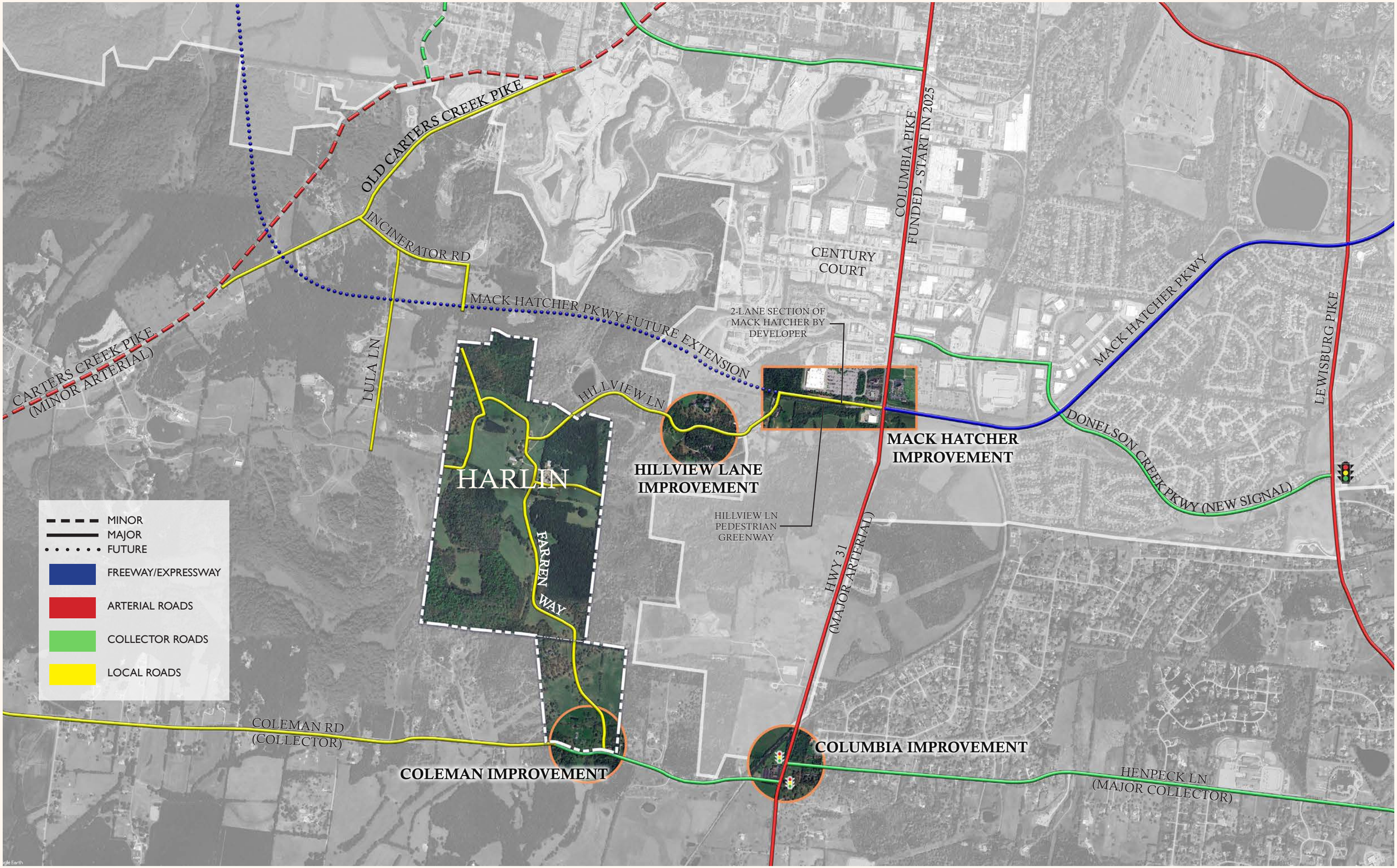
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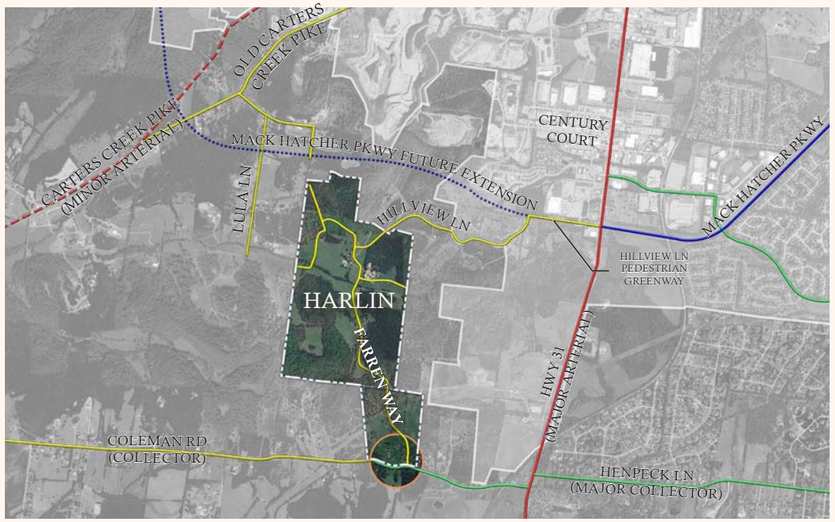


HHO REVISION

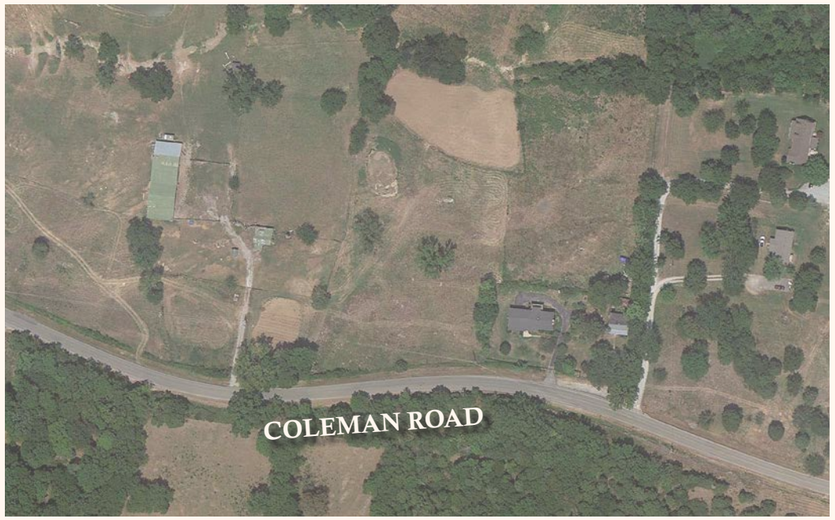
HHO LINE

PROPOSED HHO REVISION


OLD CARTERS CREEK PIKE
INCINERATOR RD
CARTERS CREEK PIKE
(MINOR ARTERIAL)
LULA LN
MACK HATCHER PKWY FUTURE EXTENSION
HILLVIEW LN
HARLIN
FARREN WAY
HILLVIEW LANE
IMPROVEMENT
CENTURY
COURT
2-LANE SECTION OF
MACK HATCHER BY
DEVELOPER
HILLVIEW LN
PEDESTRIAN
GREENWAY
COLUMBIA PIKE
FUNDED - START IN 2025
MACK HATCHER
IMPROVEMENT
MACK HATCHER PKWY
LEWISBURG PIKE
DONELSON CREEK PKWY (NEW SIGNAL)
HWY 31
(MAJOR ARTERIAL)
MINOR
MAJOR
FUTURE
FREEWAY/EXPRESSWAY
ARTERIAL ROADS
COLLECTOR ROADS
LOCAL ROADS
COLEMAN RD
(COLLECTOR)
COLEMAN IMPROVEMENT
COLUMBIA IMPROVEMENT
HENPECK LN
(MAJOR COLLECTOR)



Location Key



Existing Conditions

Coleman Road and Farren Way (Site Access - Southbound Approach)					
		Farren (Site Access) SB		Coleman EB Left Turn	
		AM	PM	AM	PM
2024	Existing	--	--	--	--
2029	Projected Unimproved	B (10.7)	B (11.4)	A (0.0)	A (0.0)
2032	Projected Unimproved	B (11.3)	B (12.2)	A (0.0)	A (0.0)
2037	Projected Unimproved	B (11.9)	B (13.2)	A (0.0)	A (0.0)



Proposed Improvements



Location Key



Existing Conditions



Proposed Improvements

Columbia Avenue at Coleman Road / Henpeck Lane						
Am Peak Hour						
	Existing 2024 Unsignalized		Background 2032 Unsignalized		Coordinated Signals 2032	
	Coleman	Henpeck	Coleman	Henpeck	Coleman	Henpeck
EB Left	F 54.8 (182')		F 1132.5 (3049')		D 48.9 (181')	
EB Right	D 34.0 (182')		F 1054.7 (3049')		A 8.8 (103')	
WB Left		F 54.0 (203')		F 572.2 (1654')		E 58.0 (138')
WB Right		E 40.4 (203')		F 613.7 (1664')		C 23.5 (86')
Overall Intersection	B 10.5	A 9.9	F 174.2	F 78.0	B 14.5	B 12.8
PM Peak Hour						
EB Left	F 217.1 (568')		F 2455.4 (4244')		F 99.0 (205')	
EB Right	F 205.8 (568')		F 2503.8 (4244')		D 39.0 (168')	
WB Left		F 110.5 (248')		F 2243.1 (3738')		E 61.6 (123')
WB Right		F 53.4 (248')		F 2255.0 (3738')		A 9.1 (90')
Overall Intersection	C 22.2	C 19.2	F 336.4	F 283.1	C 22.8	D 49.4

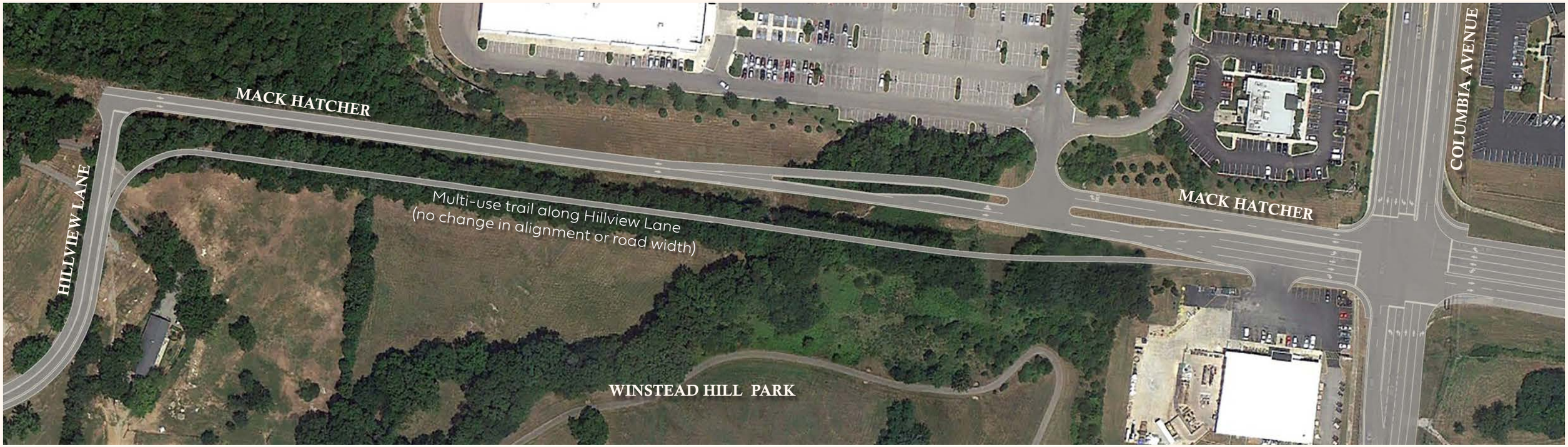


Location Key



Existing Conditions

Columbia Avenue and Mack Hatcher Parkway/Hillview Lane (Signalized)			
		AM	PM
2024	**Existing**	**D (37.4)**	**D (43.4)**
2029	Background	D (40.5)	D (47.1)
	Projected and Improved	**D (39.7)**	**D (47.3)**
2032	Background	D (34.8)	D (38.6)
	Projected and Improved	**D (37.0)**	**D (39.8)**
2037	Background	D (37.7)	D (42.1)
	Projected and Improved	**D (39.2)**	**D (42.7)**



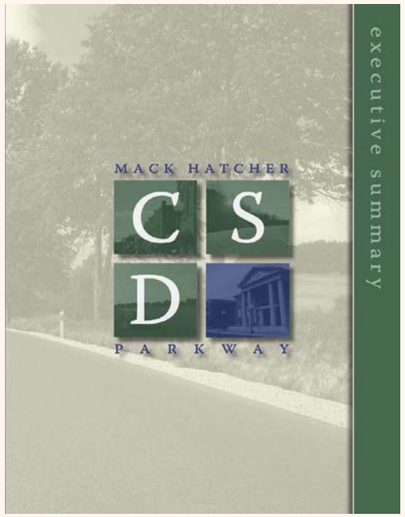
Proposed Improvements

Figure 4-f
Before



Figure 4-f
After









Statement of Consensus

We, the members of the Mack Hatcher Parkway Context Sensitive Citizen Design Team, request that the Tennessee Department of Transportation accept and carry forward the recommendations described in this document for the improvement of the existing section of Mack Hatcher Parkway (State Route 397) and the proposed extension of Mack Hatcher Parkway. We have reached consensus on design features noted herein and submit this set of recommendations to TDOT. We appreciate the opportunity provided by TDOT to participate in this CSD process, and we further recommend that the department continue to utilize local participation in this project as it moves forward through subsequent engineering and construction phases.

Existing Conditions

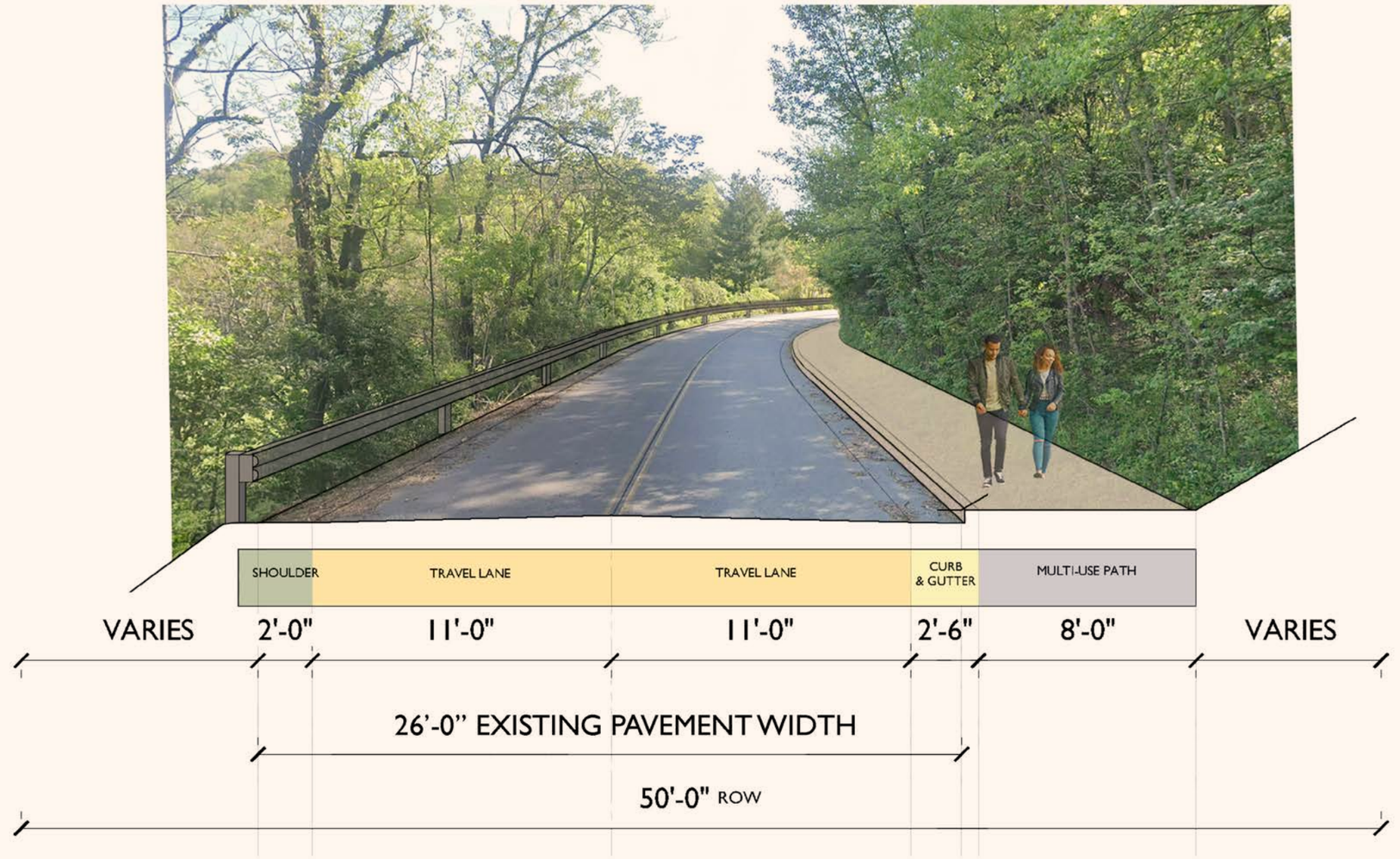




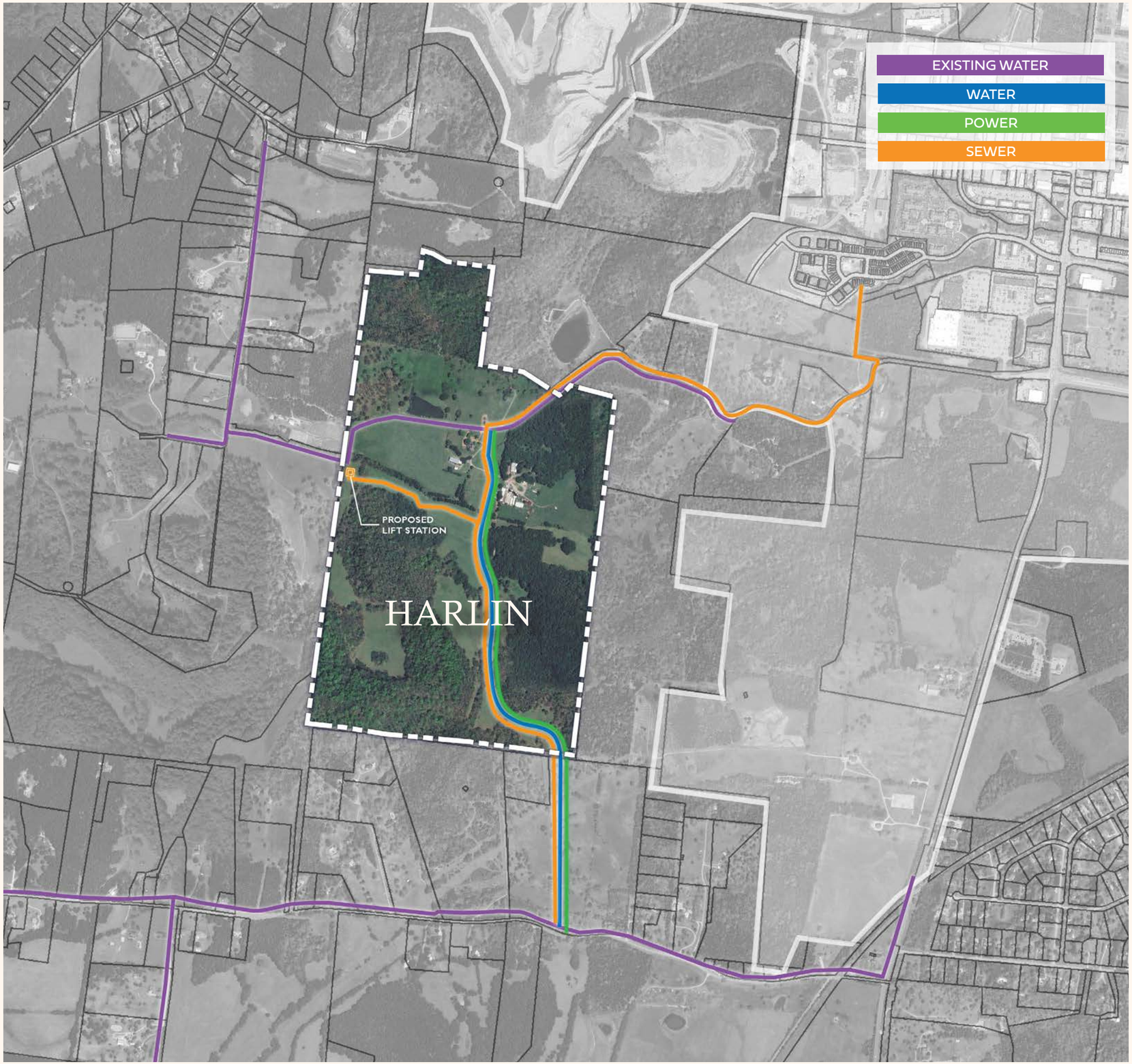
Location Key



Existing Conditions



Proposed Improvements to Hillview Lane



Is there adequate utility infrastructure?

Sewer: City of Franklin
Installation of a new pump station and approximately 5100 LF of force main and 2800 LF of gravity

Water: HB&TS
10,600 LF of 12-inch water will be extended from the intersection of Coleman Road and Kittrell Road.

Power: MTEMC
MTEMC and telecommunications have provided input on the proposed improvements to serve the site for electricity and telecommunications.

Requested Modifications of Standards

1. **MOS - Chapter 6 – Building Types – House/Duplex/ Multiplex/Townhouse/Multifamily – Alley Loading Garages – Garage Setback**
   - Standard: At least 22 feet from a mews right-of-way, when facing a mews the rear façade shall have a pedestrian door.
   - Modification: Request to allow a 5 feet or 22 feet minimum setback from a Mews ROW when lots front public streets (specifically lots 84-86 and 92-105); when facing a mews the rear façade or property line shall have either a pedestrian door, 4 foot clear path to the principal building, or gate.



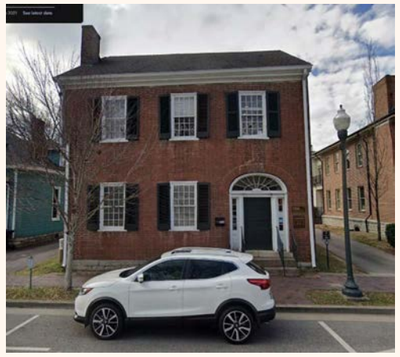
MINIMUM 22' SETBACK

5' OR 22' MINIMUM SETBACK

MEWS COURTYARD

LOTS WHICH FRONT AN OPEN SPACE AND SERVED OFF A MEWS ALLEY ARE TO BE SPRINKLERED. THIS CONDITION APPLIES SPECIFICALLY TO LOTS 87, 88, 89, 90,AND 91.

2. **MOS - Section 6.6 – Building Types – House – Building Orientation and Entry – Entry Features**
   - Standard: Shall have a covered porch, covered stoop, or balcony over the entrance.
   - Modification: Request to add decorative door surround with enhanced architectural details that distinguish it from the typical window as an additional alternative to porches, stoops and balconies.







3. **MOS - Section 6.6 – Building Types – Townhouse – Façade Standards for Each Unit – Entry Features**
   - Standard: The front façade of each dwelling unit shall have a covered porch, covered stoop, or balcony over the main entrance.
   - Modification: Request to add decorative door surround with enhanced architectural details that distinguish it from the typical window as an additional alternative to porches, stoops and balconies.





Requested Modifications of Standards

4. **MOS - Section 6.6 – Building Types – Townhouse – Foundations, Porches, and Stoops – Finished Floor Elevation:**
   - Standard: Minimum 18 inches above grade at front façade.
   - Modification: Request to reduce this requirement to no minimum when a home office is on the first floor within Live Work units to comply with necessary ADA requirements.



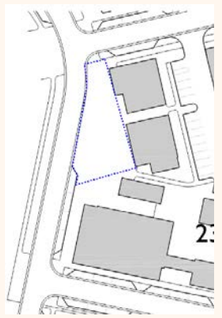
5. **MOS - Section 6.8 – Building Types – Multifamily – Building Orientation and Entry - Entrances:**
   - Standard: Facades along a street or internal drive shall have individual entrances to all publicly accessed ground floor uses and all ground floor dwelling units.
   - Modification: MOS to allow a maximum of two ground floor unit on the street facing façade to share a single street facing entry door, not requiring individual entrances for each of the two units.





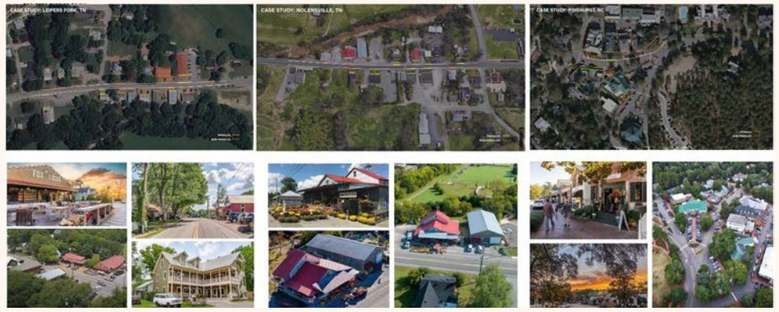


6. **MOS - Section 6.9 – Building Types – Commercial/Mixed Use Building – Building Orientation and Entry – Façade Location:**
   - Standard: The building shall parallel the frontage
   - Modification: Request to allow buildings within the Neighborhood Village portions of the project to be at an angle from the frontage to create more interest along the streetscape and abilities to have more open space in front of a building. This request is limited to buildings at Lot 23 only.









Requested Modifications of Standards

7. **MOS - Section 6.9 – Building Types – Commercial/Mixed Use Building – Windows – Glazing on Retail Storefronts:**
   - Standard: 50 to 85 percent of the ground floor, measured between two feet and ten feet from the ground. 20 to 65 percent of upper floors
   - Modification: Request to charge upper floors max from 65 percent to 85 percent.



8. **MOS - Section 6.9 – Building Types – Commercial/Mixed Use Building – Building Elements – Retail Storefronts:**
   - Standard: Any storefront shall have display windows, transom windows, knee walls of between 18 and 24 inches tall, and other architectural elements such as bulkheads, trim, and cornice detailing
   - Modification: Request to remove the transom requirement above storefront display windows, but not doorways, to allow for larger storefront options.











9. **MOS - Section 9.7.1. Sidewalks – General:**
   - Standard: Sidewalks and curb shall be required on both sides of public and private streets and internal drives, except along Mack Hatcher Parkway or I-65.
   - Modification: Request to allow revision of this requirement to comply with the MOES and corresponding approved street sections that allow for the use of a singular rural path or a combination of a rural path and sidewalks on opposite side of the road.

Requested Modifications of Standards

10. MOS - Section 10.2.3 – Parking and Transit – Minimum Parking:

- Standard: City of Franklin Minimum Parking Standards
- Modification: Request to utilize COF ZO Minimum Parking guidelines as identified for uses within the Central Franklin Overlay (CFO) guidelines

11. MOS - Section 10.2.3 – Parking and Transit – Minimum Parking:

- Standard: City of Franklin Minimum Parking Standards - Multifamily
- Modification: Request to establish Minimum Parking Guidelines for Small Scale Multifamily use based on Franklin Zoning Ordinance requirements for Multiplex use which dedicate 2 off street parking stalls per residential unit.

12. MOS - Section 11.5 – Open Space - Neighborhood Amenity – Stormwater:

- Standard: Stormwater management features shall not be counted as open space
- Modification: At lot 79, Stormwater Management features may occupy up to 60% of the neighborhood amenity when treated as a site amenity and designed pursuant to section 17.5, Stormwater Management Features.









Requested Modifications of Standards

13. MOS - Section 11.6 – Open Space - Pocket Park – Stormwater:

- Standard: Stormwater management features may occupy up to 40% of the pocket park when treated as a site amenity and designed pursuant to section 17.5 Stormwater Management Features.
- Modification: At lot 159, Stormwater Management features may occupy up to 85% of the pocket park when treated as a site amenity and designed pursuant to section 17.5, Stormwater Management Features. Lot 159 will have pedestrian and public activation around the entirety of the stormwater feature.









14. MOS - Section 11.6 - Open Space - Pocket Park - Features:

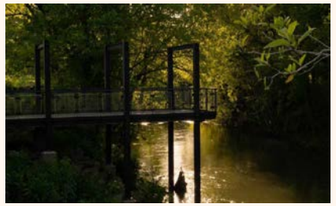
- Standard: Four of the following features are required:
- Modification: Amend/add additional features more consistent with the Vision of the development:

A. Seating Elements
B. Pedestrian Shelter such as Canopies, Gazebos, Trellises, Arbors, or Transit Shelters
C. Furnishings such as Planters, Waste Receptacles, Bicycle Racks, Drinking Fountains, Informational Signage, or Hammock Areas
D. Fountains, Sculptures, or Art
E. Playgrounds or Nature-Based Play Areas
F. Gathering Spaces such as fire pits, picnic areas, outdoor dining areas
G. Outdoor game areas for yard games such as Bocce, Croquet, Cornhole
H. On lot 159, Engagement of streams and ponds such as Pedestrian Bridges and Overlooks







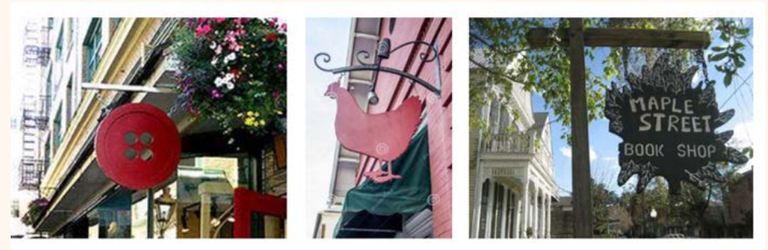






15. MOS - Section 15.1.3 – Signs – General Provisions – Proportion & Shape:

- Standard: Signs shall not be irregularly shaped.
- Modification: Permit one irregularly shaped Hanging Sign per business if the shape is representative of the business that is represents.







SITE DATA

ZONING: MGA-1

242 HOMES, 0.78 DU/AC

27,000 SF COMMERCIAL SPACE

80 HOTEL ROOMS

2-3 STORY BUILDINGS

70% OF TREE CANOPY RETAINED

70% OF SITE IS OPEN SPACE




© Zanetta Illustration

HISTORIC FRANKLIN TENNESSEE

City of Franklin

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

File #: 21-0457

DATE: April 28, 2025

TO: Board of Mayor and Aldermen

FROM: Emily Huffer, Preservation Planner
Amy Diaz-Barriga, Asst Director of Planning Development
Joseph Bryan, Principal Planner

SUBJECT:

*Consideration Of Ordinance 2025-06, An Ordinance To Zone 311.21 Acres To Planned (PD 0.78/32,000/80) District, And Hillside Hillcrest Overlay (HHO) District, For The Property Located West Of Hillview Land And North Of Coleman Road At 1247 Hillview Lane (Harlin PUD Subdivision). Establishing A Public Hearing On June 24, 2025
FMPC 4/24/25, 7-0

PURPOSE:

PROJECT INFORMATION
COF Project Number: 8703
Applicant: Greg Gamble, Gamble Design Collaborative
Owner: Harlin John Asbury Bacon Rev Living Trust, John Harlin, Rep.

BACKGROUND/STAFF COMMENTS:
The applicant is requesting to zone the property at 1247 Hillview Lane Planned (PD 0.78/32,000/80), should the Plan of Services, RES 2025-24, and Annexation, RES 2025-25, be approved by BOMA. The subject property consists of 311.21 acres and is currently zoned MGA-1 (County). Envision Franklin places this parcel into the Village Green Design Concept, which states that these areas, "provide the ability to establish a wider variety of housing options while prioritizing the preservation of open space. Desirable natural features should be identified first and set aside as part of the required 70 percent open space," and that, "commercial uses within Village Green should serve the Village and surrounding areas but should not generate significant regional traffic." For this property, Envision Franklin provides a special consideration regarding hospitality uses. It states that, "Hospitality uses are appropriate as a Secondary Use within Village Green if sized appropriately and the building massing is in keeping with the location and design as indicated on the Development Plan" and have a maximum of 80 keys. The accompanying development plan proposes 242 residential units in a variety of housing types, 32,000 square feet of nonresidential space, and 80 hotel keys. The zoning as proposed is consistent with the recommendations of Envision Franklin.

The applicant is also requesting to modify the Hillside Hillcrest Overlay (HHO) line on the property as part of this zoning request. The applicant has supplied visuals of the proposed HHO boundaries against the existing contours and treeline of the property. The existing boundaries derive from a

combination of protecting steep slopes, existing tree canopy, and the bases of existing hillsides. The proposed revision to the HHO line southwest of the creek is minimal and maintains the same form of the existing boundary, adjusting to steep slope data in the area. The HHO revision on the southern property line follows that same slope criteria and preserves more of the hillside than the existing boundary. Based on the rationale and existing conditions of the property, Staff is supportive of the proposed HHO boundary revisions.

PROCEDURAL REQUIREMENTS:

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

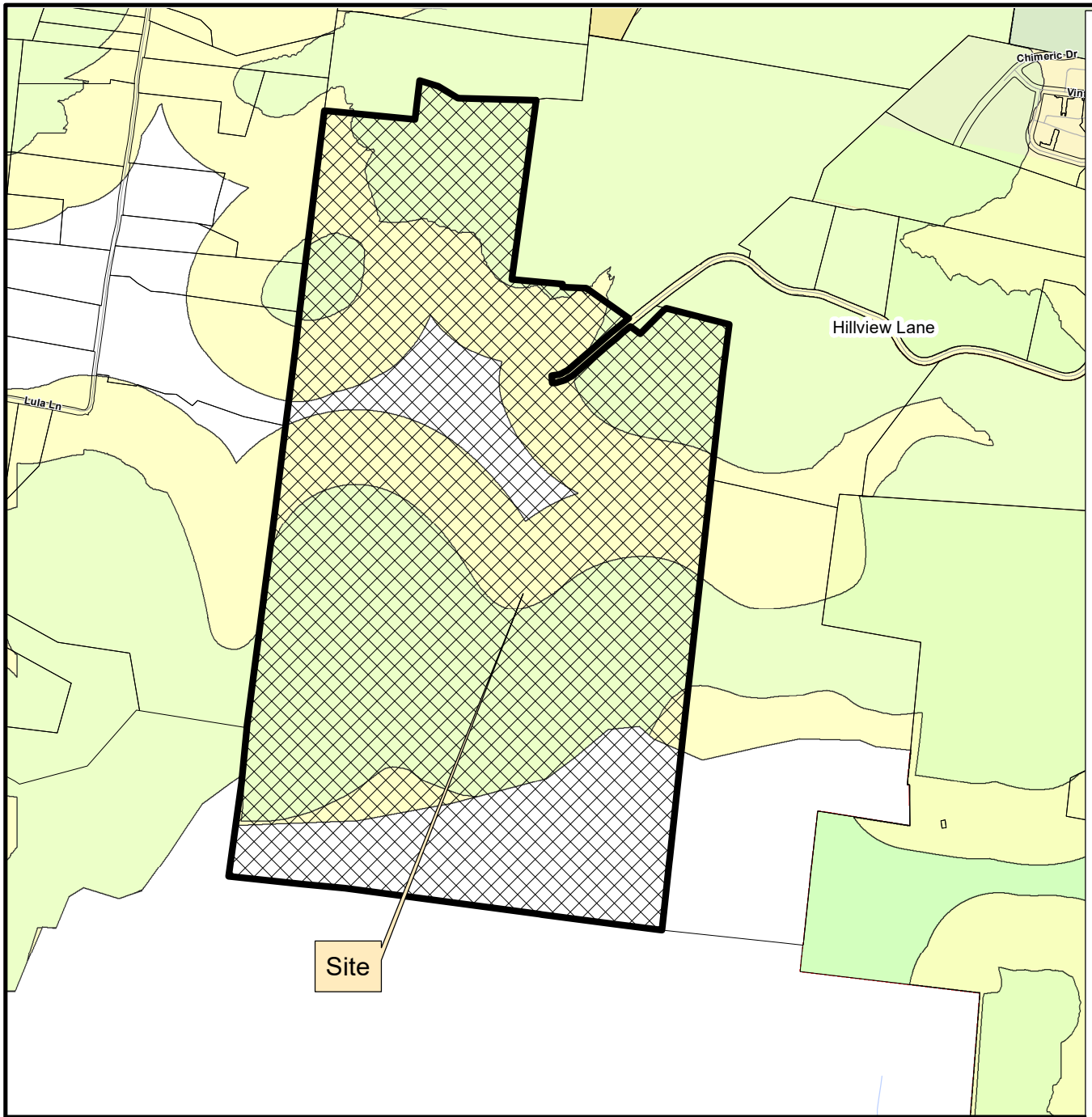
FINANCIAL IMPACT:

Unknown.

RECOMMENDATION:

Franklin Municipal Planning Commission recommends approval of Ordinance 2025-06 by a vote of 7-0.

Staff recommends that the Board of Mayor and Aldermen approve Ordinance 2025-06.



HARLIN PUD SUBDIVISION
ORDINANCE 2025-06
RESOLUTION 2025-26

Project Information
Existing Zoning: County
Proposed Zoning: PD (0.78 / 32,000 / 80)
Overlay Districts: HHO, 500' Buffer of Hillside
Site Acreage: 311.21 acres
Proposed Number of Dwelling Units: 242
Proposed Nonresidential Square Footage: 32,000 SF
Hotel Keys: 80

Legend

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

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

0 250 500 1,000
Feet

HISTORIC FRANKLIN TENNESSEE

ORDINANCE 2025-06

AN ORDINANCE TO ZONE 311.21 ACRES TO PLANNED (PD 0.78/32,000/80) DISTRICT, AND HILLSIDE HILLCREST OVERLAY (HHO) DISTRICT, FOR THE PROPERTY LOCATED WEST OF HILLVIEW LAND AND NORTH OF COLEMAN ROAD AT 1247 HILLVIEW LANE (HARLIN PUD SUBDIVISION)

WHEREAS, John Asbury Bacon Harlin, Trustee of the John Asbury Bacon Harlin Revocable Living Trust, (Owner) of property located at 1247 Hillview Lane (Property) petitioned the Board of Mayor and Aldermen (BOMA) of the City of Franklin, Tennessee (City), to annex Property adjoining the City limits and located within the Franklin Urban Growth Boundary (UGB); and

WHEREAS, the BOMA has adopted a Plan of Services and annexed the property as described in Resolution 2025-24 and Resolution 2025-25; and

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

WHEREAS, the Planned (PD 0.78/32,000/80) District, and the Hillside Hillcrest Overlay (HHO) District, provide zoning for land uses compatible with both the Franklin Land Use Plan and the surrounding development; and

WHEREAS, the BOMA adopted Resolution 2025-26, approving a Planned Unit Development (PUD) Development Plan as required by the Franklin Zoning Ordinance; and

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

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

SECTION I. That the following described Property shall be, and is hereby, zoned the following: Planned (PD 0.78/32,000/80) District, and the Hillside Hillcrest Overlay (HHO) District:

PREMISES CONSIDERED

Map-Parcel	Acres
091 – 99.00	311.21
Total	311.21

SECTION II: That the attached Location Map (Exhibit A) and Hillside Hillcrest Survey (Exhibit B) shall serve the purpose of further delimiting the geographical boundaries as described by this Ordinance.

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

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

ATTEST:

By: _____
Angie Skarp
City Recorder

CITY OF FRANKLIN, TENNESSEE:

By: _____
Dr. Ken Moore
Mayor

Approved as to form by:

_____
Shauna R. Billingsley
City Attorney

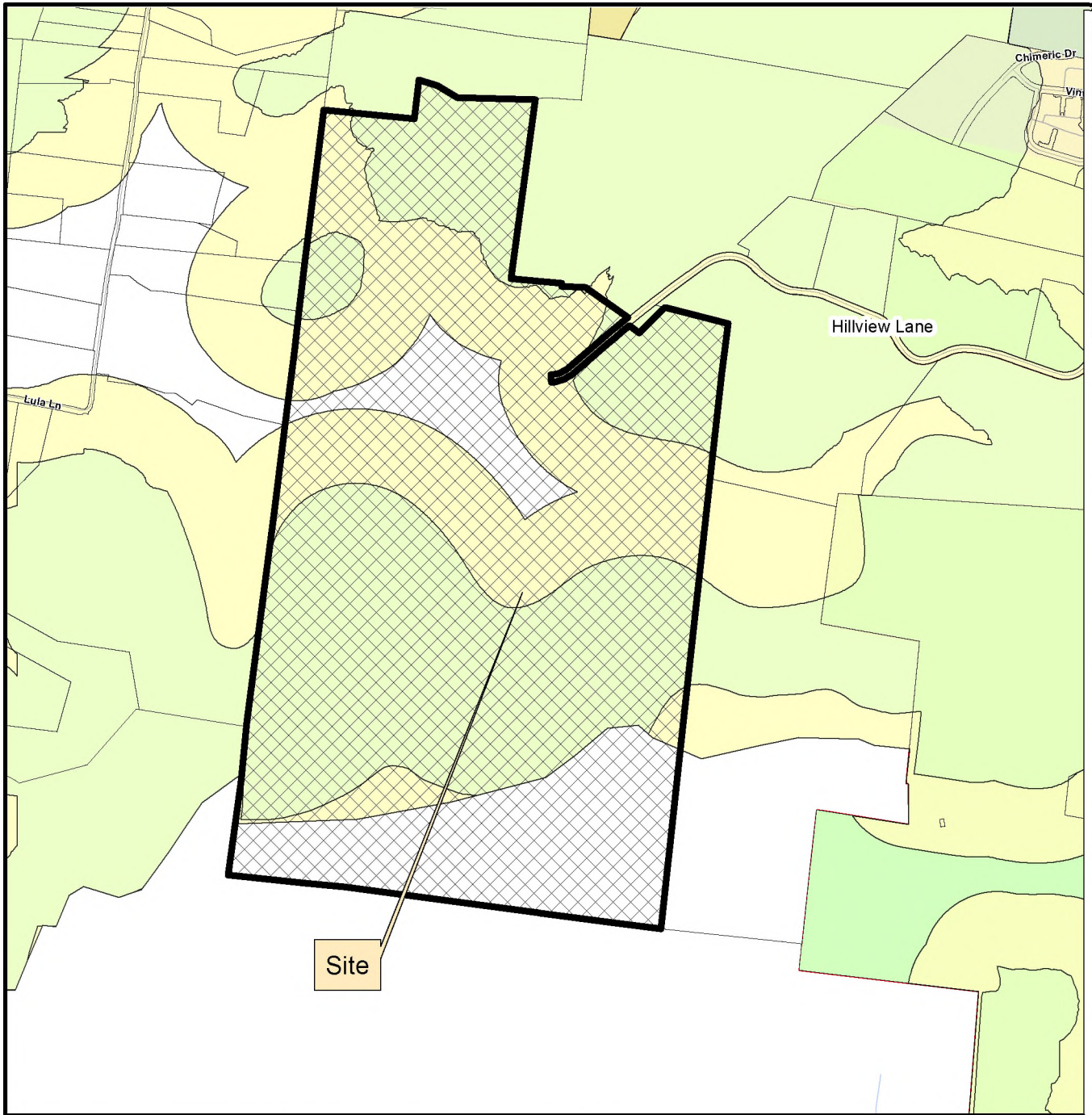
PLANNING COMMISSION RECOMMENDED: _____

PASSED FIRST READING: _____

PUBLIC HEARING HELD: _____

PASSED SECOND READING: _____

PASSED THIRD READING: _____



HARLIN PUD SUBDIVISION
ORDINANCE 2025-06
RESOLUTION 2025-26

Project Information

Existing Zoning: County
Proposed Zoning: PD (0.78 / 32,000 / 80)
Overlay Districts: HHO, 500' Buffer of Hillside
Site Acreage: 311.21 acres
Proposed Number of Dwelling Units: 242
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Hotel Keys: 80

Legend

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- CC Central Commercial District
- DD Downtown District
- 1ST Avenue District
- 5TH Avenue District
- RC4 Regional Commerce 4 District
- RC6 Regional Commerce 6 District
- RC12 Regional Commerce 12 District
- GO General Office District
- LI Light Industrial District
- HI Heavy Industrial District

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0 250 500 1,000
Feet

HISTORIC FRANKLIN TENNESSEE

HARLIN PUD SUBDIVISION

REZONING REQUEST - PD(0.78 / 32,000 / 80)

Franklin, Williamson County, Tennessee

SHEET INDEX

C0.0	COVER SHEET
	SURVEY
	SURVEY
C1.0	OVERALL EXISTING CONDITIONS
C1.1	EXISTING CONDITIONS
C1.2	EXISTING CONDITIONS
C1.3	EXISTING CONDITIONS
C1.4	EXISTING CONDITIONS
C1.5	EXISTING CONDITIONS
C1.6	EXISTING CONDITIONS
C1.7	EXISTING CONDITIONS
C1.8	EXISTING CONDITIONS
C1.9	EXISTING CONDITIONS
C1.10	EXISTING CONDITIONS
C1.11	EXISTING CONDITIONS
C1.12	EXISTING CONDITIONS
C1.13	EXISTING CONDITIONS
C1.14	EXISTING CONDITIONS
C2.0	HHO REVISION
C2.1	HHO REVISION ENLARGEMENTS

DEVELOPMENT TEAM

APPLICANT & LANDSCAPE ARCHITECT:

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

LANDSCAPE ARCHITECT:

DESIGN STUDIO
JASON GODDARD
615-218-8118
JGODDARD@DESIGNSTUDIOPLAN.COM

ENGINEER:

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

DEVELOPER/OWNER REP:

BOYLE INVESTMENT COMPANY
ADAM BALLASH
2000 MERIDIAN BLVD, SUITE 250
FRANKLIN, TN 37067
615-550-5583
ABALLASH@BOYLE.COM

ARCHITECT:

HISTORICAL CONCEPTS
CHRISTOPHER CARRIGAN
1133 BROADWAY, SUITE 720
NEW YORK, NY 10010
646-657-0315
CHRIS.CARRIGAN@HISTORICALCONCEPTS.COM

BRANDING:

SDCO PARTNERS
LYDIA TONEY
121 WENTWORTH ST
CHARLESTON, SC 29401
LYDIA@STITCHDESIGNCO.COM

PUBLIC RELATIONS:

SHERIDAN PUBLIC RELATIONS, LLC
JAY SHERIDAN
709 WEST MAIN ST
FRANKLIN, TN 37064
JAY@SHERIDANPR.COM

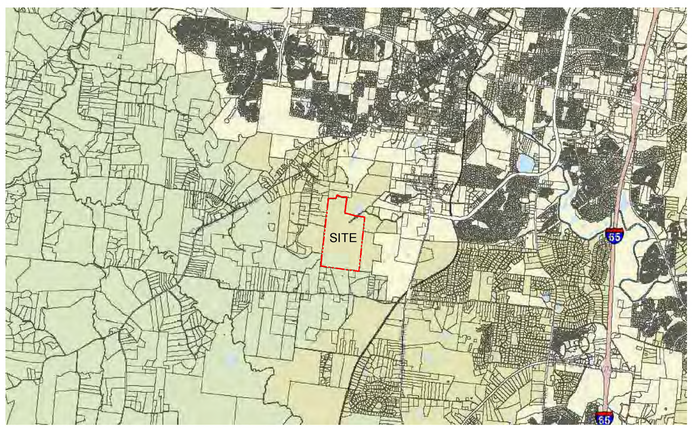


SITE DATA

HARLIN PUD SUBDIVISION, PD DEVELOPMENT PLAN

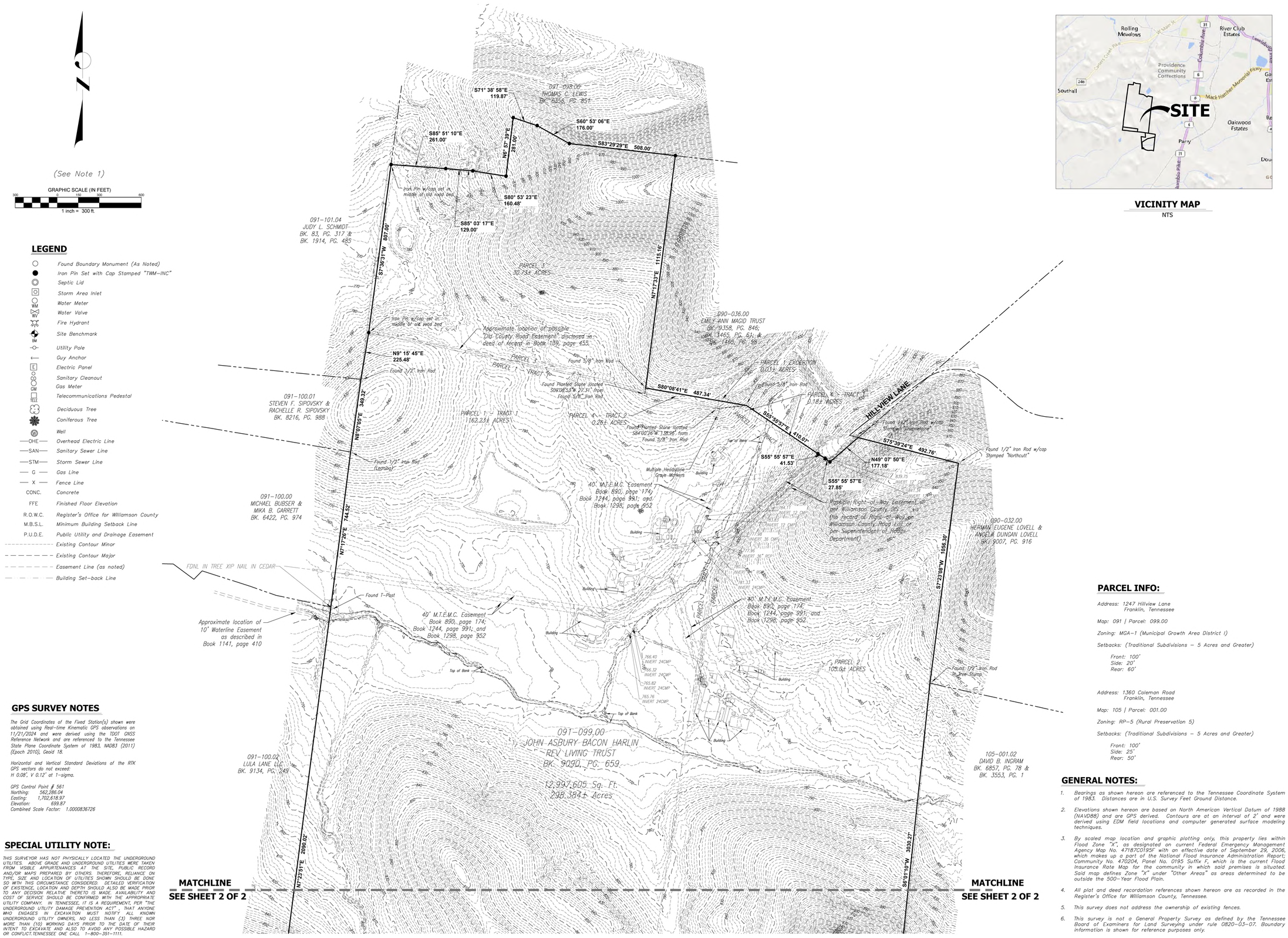
COF PROJECT NUMBER:	8703
SITE ACREAGE/SF:	311.21 AC / 13,556,105.01 SF
EXISTING ZONING:	MGA-1, RP-5, COUNTY
PROPOSED ZONING:	PD (0.78, 32000, 80)
OVERLAY ZONING:	HHO, 500' HHO BUFFER
TAX MAP & PARCELS:	091-09900
ADDRESS:	1247 HILLVIEW LANE
PRIMARY USES:	MIXED-USE
ENVISION FRANKLIN:	VILLAGE GREEN

VICINITY MAP



NOT TO SCALE





LEGEND

- Found Boundary Monument (As Noted)
- Iron Pin Set with Cap Stamped "TWM-INC"
- Septic Lid
- Storm Area Inlet
- Water Meter
- Water Valve
- Fire Hydrant
- Site Benchmark
- Utility Pole
- Guy Anchor
- Electric Panel
- Sanitary Cleanout
- Gas Meter
- Telecommunications Pedestal
- Deciduous Tree
- Coniferous Tree
- Well
- —OHE— Overhead Electric Line
- —SAN— Sanitary Sewer Line
- —STM— Storm Sewer Line
- — G — Gas Line
- — X — Fence Line
- CONC. Concrete
- FFE Finished Floor Elevation
- R.O.W.C. Register's Office for Williamson County
- M.B.S.L. Minimum Building Setback Line
- P.U.D.E. Public Utility and Drainage Easement
- Existing Contour Minor
- Existing Contour Major
- Easement Line (as noted)
- Building Set-back Line

GPS SURVEY NOTES

The Grid Coordinates of the Fixed Station(s) shown were obtained using Real-time Kinematic GPS observations on 11/21/2024 and were derived using the TDOT GNSS Reference Network and are referenced to the Tennessee State Plane Coordinate System of 1983, NAD83 (2011) (Epoch 2010), Geoid 18.

Horizontal and Vertical Standard Deviations of the RTK GPS vectors do not exceed: H 0.08', V 0.12' at 1-sigma.

GPS Control Point # 561
Northing: 562,286.04
Easting: 1,702,618.97
Elevation: 639.87
Combined Scale Factor: 1.0000836726

SPECIAL UTILITY NOTE:

THIS SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES. ABOVE GRADE AND UNDERGROUND UTILITIES WERE TAKEN FROM VISIBLE APPURTENANCES AT THE SITE, PUBLIC RECORD AND/OR MAPS PREPARED BY OTHERS. THEREFORE, RELIANCE ON TYPE, SIZE AND LOCATION OF UTILITIES SHOWN SHOULD BE DONE SO WITH THIS CIRCUMSTANCE CONSIDERED. DETAILED VERIFICATION OF EXISTENCE, LOCATION AND DEPTH SHOULD ALSO BE MADE PRIOR TO ANY DECISION RELATIVE THERETO IS MADE. AVAILABILITY AND COST OF SERVICE SHOULD BE CONFIRMED WITH THE APPROPRIATE UTILITY COMPANY. IN TENNESSEE, IT IS A REQUIREMENT, PER "THE UNDERGROUND UTILITY DAMAGE PREVENTION ACT", THAT ANYONE WHO ENGAGES IN EXCAVATION MUST NOTIFY ALL KNOWN UNDERGROUND UTILITY OWNERS, NO LESS THAN (3) THREE NOR MORE THAN (10) WORKING DAYS PRIOR TO THE DATE OF THEIR INTENT TO EXCAVATE AND ALSO TO AVOID ANY POSSIBLE HAZARD OR CONFLICT. TENNESSEE ONE CALL 1-800-351-1111.

VICINITY MAP
NTS

PARCEL INFO:

Address: 1247 Hillview Lane
Franklin, Tennessee

Map: 091 | Parcel: 099.00

Zoning: MGA-1 (Municipal Growth Area District 1)

Setbacks: (Traditional Subdivisions - 5 Acres and Greater)

Front: 100'
Side: 20'
Rear: 60'

Address: 1360 Coleman Road
Franklin, Tennessee

Map: 105 | Parcel: 001.00

Zoning: RP-5 (Rural Preservation 5)

Setbacks: (Traditional Subdivisions - 5 Acres and Greater)

Front: 100'
Side: 25'
Rear: 50'

GENERAL NOTES:

1. *Bearings as shown hereon are referenced to the Tennessee Coordinate System of 1983. Distances are in U.S. Survey Feet Ground Distance.*
2. *Elevations shown hereon are based on North American Vertical Datum of 1988 (NAVD88) and are GPS derived. Contours are at an interval of 2' and were derived using EDM field locations and computer generated surface modeling techniques.*
3. *By scaled map location and graphic plotting only, this property lies within Flood Zone "X", as designated on current Federal Emergency Management Agency Map No. 47187C0195F with an effective date of September 29, 2006, which makes up a part of the National Flood Insurance Administration Report; Community No. 470204, Panel No. 0195 Suffix F, which is the current Flood Insurance Rate Map for the community in which said premises is situated. Said map defines Zone "X" under "Other Areas" as areas determined to be outside the 500-Year Flood Plain.*
4. *All plat and deed recordation references shown hereon are as recorded in the Register's Office for Williamson County, Tennessee.*
5. *This survey does not address the ownership of existing fences.*
6. *This survey is not a General Property Survey as defined by the Tennessee Board of Examiners for Land Surveying under rule 0820-03-07. Boundary information is shown for reference purposes only.*

TWM
CONSULTING ENGINEERING
GEOSPATIAL SERVICES
390 MALLORY STATION ROAD
SUITE 100
FRANKLIN, TN 37067
TEL: (615) 814-7414
EMAIL: kshreeve@twm-inc.com

TOPOGRAPHIC SURVEY

1247 HILLVIEW LANE & 1360 COLEMAN ROAD

MAP 091, PARCEL 099.00 | MAP 105, PARCEL 001.01 | MAP 105, PARCEL 001.00 & MAP 105, PARCEL 001.03

Williamson County, Tennessee

FOR:
BOYLE INVESTMENT

REV.	DATE	DESCRIPTION

SEAL



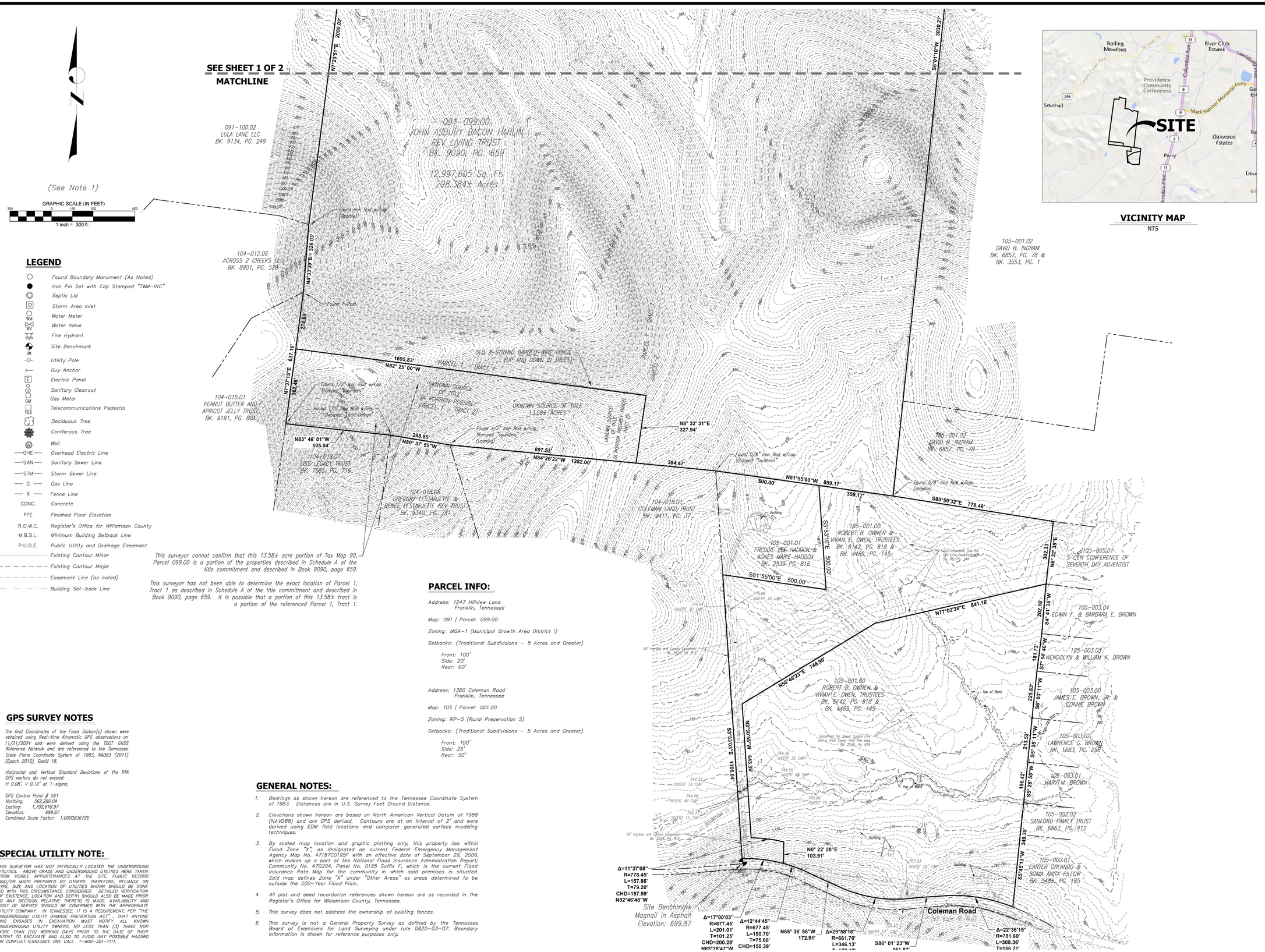
Kenneth R. Shreeve, PLS, CFS
This survey has been signed and sealed digitally.

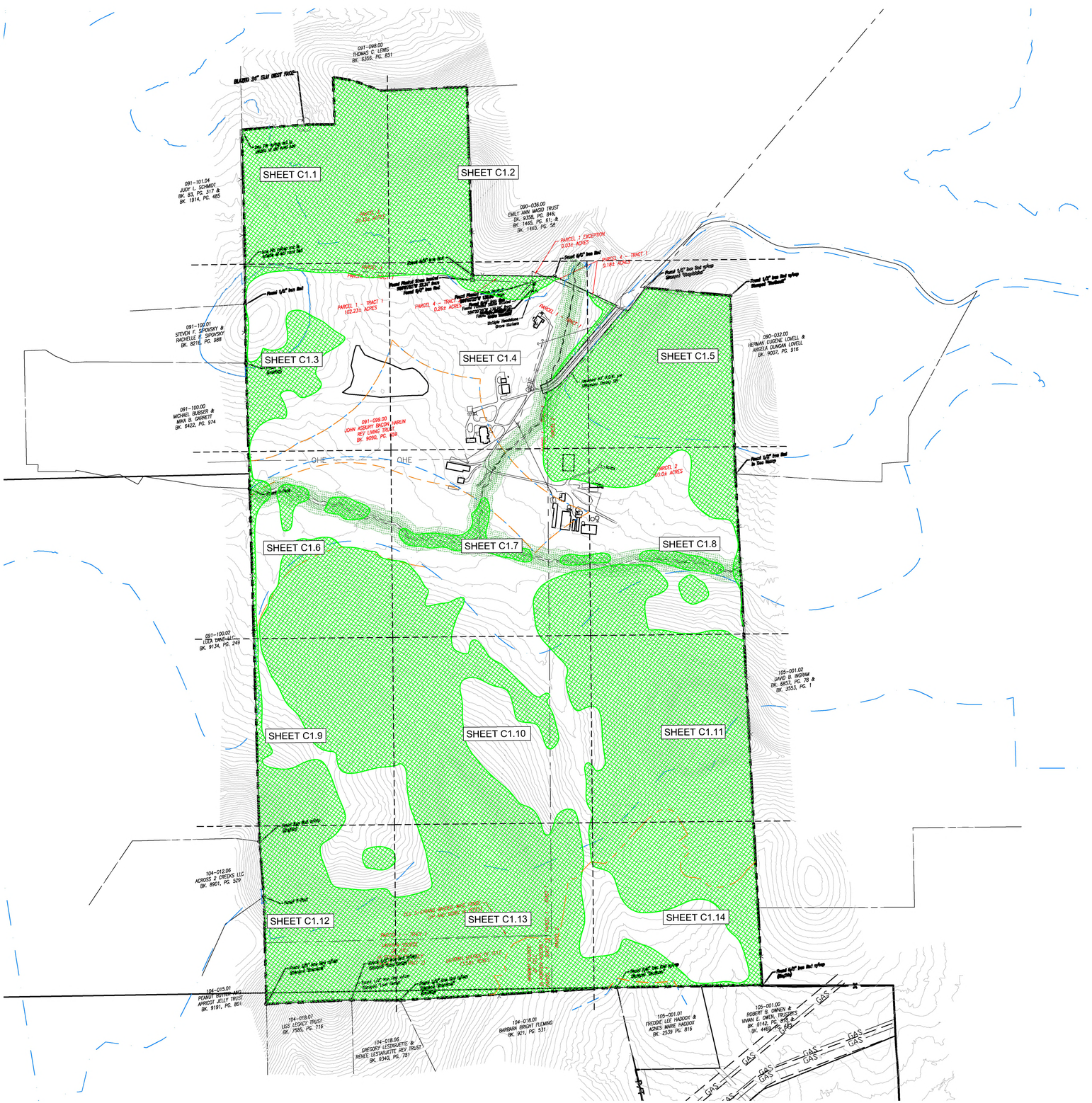
PROJECT NO:	231539
DRAWN BY:	JAD/KRS
CHECKED BY:	KRS
APPROVED BY:	KRS

SCALE: 1"=200'

1 OF 2

L:\2023\231539\4 CADD - DWG\4.6 Surv\231539 - Harlin Farms Expanded Topographic Survey.dwg Plotted By: kshreeve


SEE SHEET 1 OF 2
MATCHLINE
(See Note 1)
GRAPHIC SCALE (IN FEET)
300 0 150 300 600
1 inch = 300 ft.
091-100.02
LULA LANE LLC
BK. 9134, PG. 249
091-099.00
JOHN ASBURY BACON HARLIN
REV. LIVING TRUST
BK. 9090, PG. 659
12,997,605 Sq. Ft
298.384± Acres
104-012.06
ACROSS 2 CREEKS LLC
BK. 8901, PG. 529
104-015.01
PEANUT BUTTER AND
APRICOT JELLY TRUST
BK. 9191, PG. 801
104-019.07
LISS LEGACY TRUST
BK. 7585, PG. 716
104-018.06
GREGORY LESTARJETTE &
PERCE LESTARJETTE REV TRUST
BK. 9340, PG. 781
104-018.01
COLEMAN LAND TRUST
BK. 9411, PG. 37
105-001.02
DAVID B. INGRAM
BK. 6857, PG. 78 &
BK. 3553, PG. 1
105-001.02
DAVID B. INGRAM
BK. 6857, PG. 78
105-001.00
ROBERT B. OWNEN &
VIVIAN EL OWEN, TRUSTEES
BK. 6142, PG. 818 &
BK. 4469, PG. 145
105-001.01
FREDDIE LEE HADDOX &
AGNES MARIE HADDOX
BK. 2539 PG. 816
105-005.01
S CEN CONFERENCE OF
SEVENTH DAY ADVENTIST
105-003.04
EDWIN F. & BARBARA E. BROWN
105-003.03
WENDOLYN & WILLIAM K. BROWN
105-003.00
JAMES E. BROWN, JR. &
CONNIE BROWN
105-003.02
LAWRENCE C. BROWN
BK. 1683, PG. 298
105-003.01
MARY M. BROWN
105-002.02
SANFORD FAMILY TRUST
BK. 6867, PG. 912
105-002.01
CARTER ORLANDO &
SONIA ANITA PILLOW
BK. 5489, PG. 185
OLD 3-STRAND BARBED WIRE FENCE
(UP AND DOWN IN TREES)
PARCEL 1 TRACT 1
PARCEL 1 TRACT 2
UNKNOWN SOURCE OF TITLE
(A PORTION POSSIBLY PARCEL 1 - TRACT 2)
UNKNOWN SOURCE OF TITLE
11.594 ACRES
Found 1/2" Iron Rod w/cap Stamped "Saunders"
Found 1/2" Iron Rod w/cap Stamped "Saunders" (Illegible)
Found 1/2" Iron Rod w/cap Stamped "Saunders" (Leaning)
Found 5/8" Iron Rod w/cap Stamped "Southern"
Found 5/8" Iron Rod w/cap (Illegible)
Found Nail
Found Iron Rod w/cap (Illegible)
Found 1" Iron Rod
Found 1/2" Iron Rod
Found 1/2" Iron Rod w/cap
Found 1/2" Iron Rod w/cap Stamped "Lee Design"
Found 1/2" Iron Rod w/cap Stamped "Lee Design" (Illegible)
Found 1/2" Iron Rod w/cap Stamped "Lee Design" (Leaning)



SITE DATA

HARLIN PUD SUBDIVISION, PD DEVELOPMENT PLAN

COF PROJECT NUMBER:	8703
SITE ACREAGE/SF:	311.21 AC / 13,556,105.01 SF
EXISTING ZONING:	MGA-1, RP-5, COUNTY
PROPOSED ZONING:	PD (0.78, 32000, 80)
OVERLAY ZONING:	HHO, 500' HHO BUFFER
TAX MAP & PARCELS:	091-09900
ADDRESS:	1247 HILLVIEW LANE
PRIMARY USES:	MIXED-USE
ENVISION FRANKLIN:	VILLAGE GREEN

KEY

- EXISTING CANOPY
- 30' RIPARIAN BUFFER ZONE 2
- 30' RIPARIAN BUFFER ZONE 1
- HHO LINE
- 500' HHO BUFFER
- PROPOSED HHO REVISION
- PROPOSED 500' HHO BUFFER

N

0' 300' 600' 900'

GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE
BOYLE
Building community since 1933.
Kimley»Horn
DesignStudio
sdco PARTNERS
SHERIDAN PUBLIC RELATIONS LLC

HARLIN PUD SUBDIVISION
REZONING REQUEST
Franklin, Williamson County, Tennessee

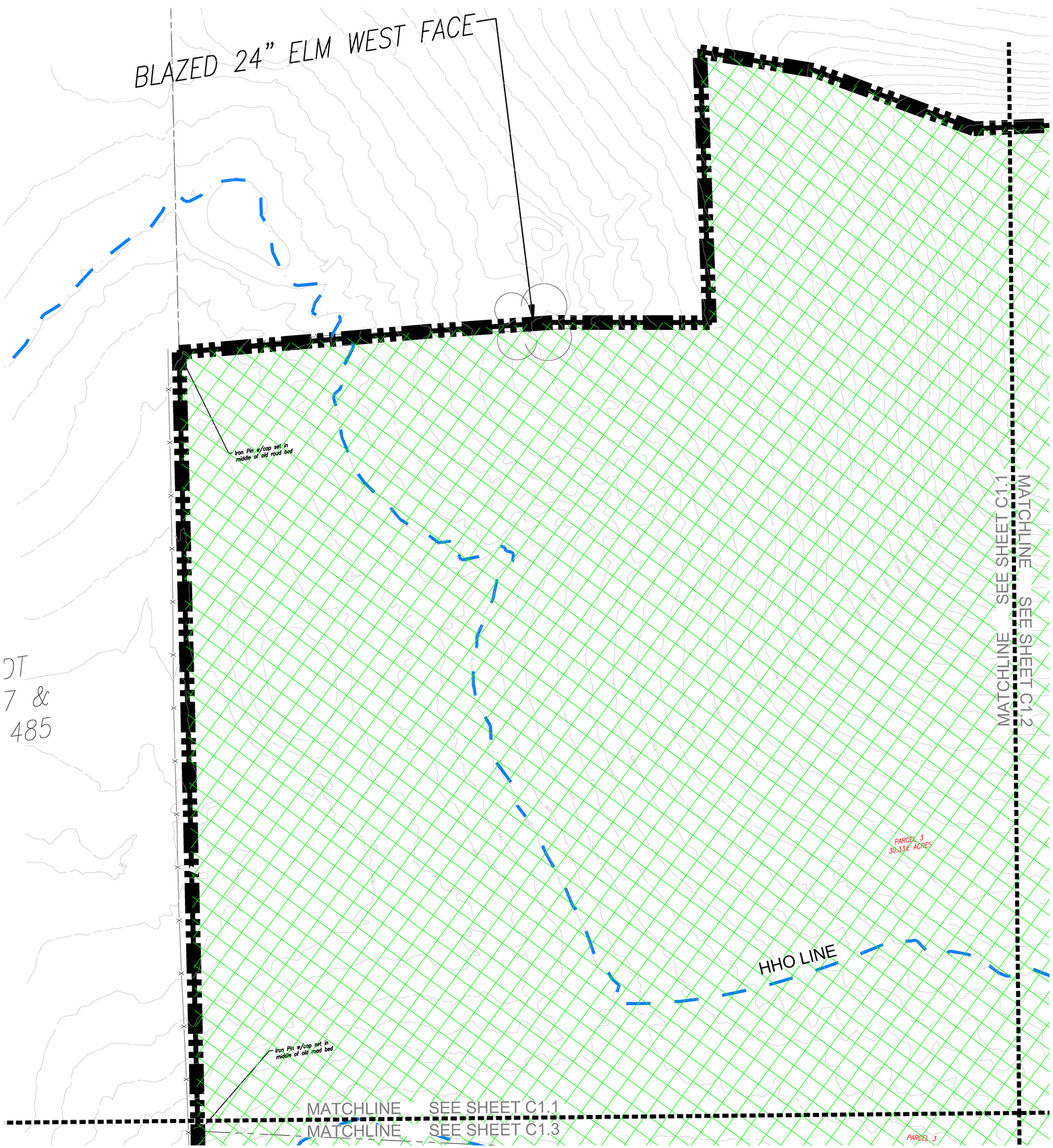
JEFFREY A. ROSIAK REGISTERED LANDSCAPE ARCHITECT 11525

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

OVERALL EXISTING CONDITIONS

SHEET
C1.0

COF #8703



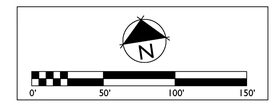
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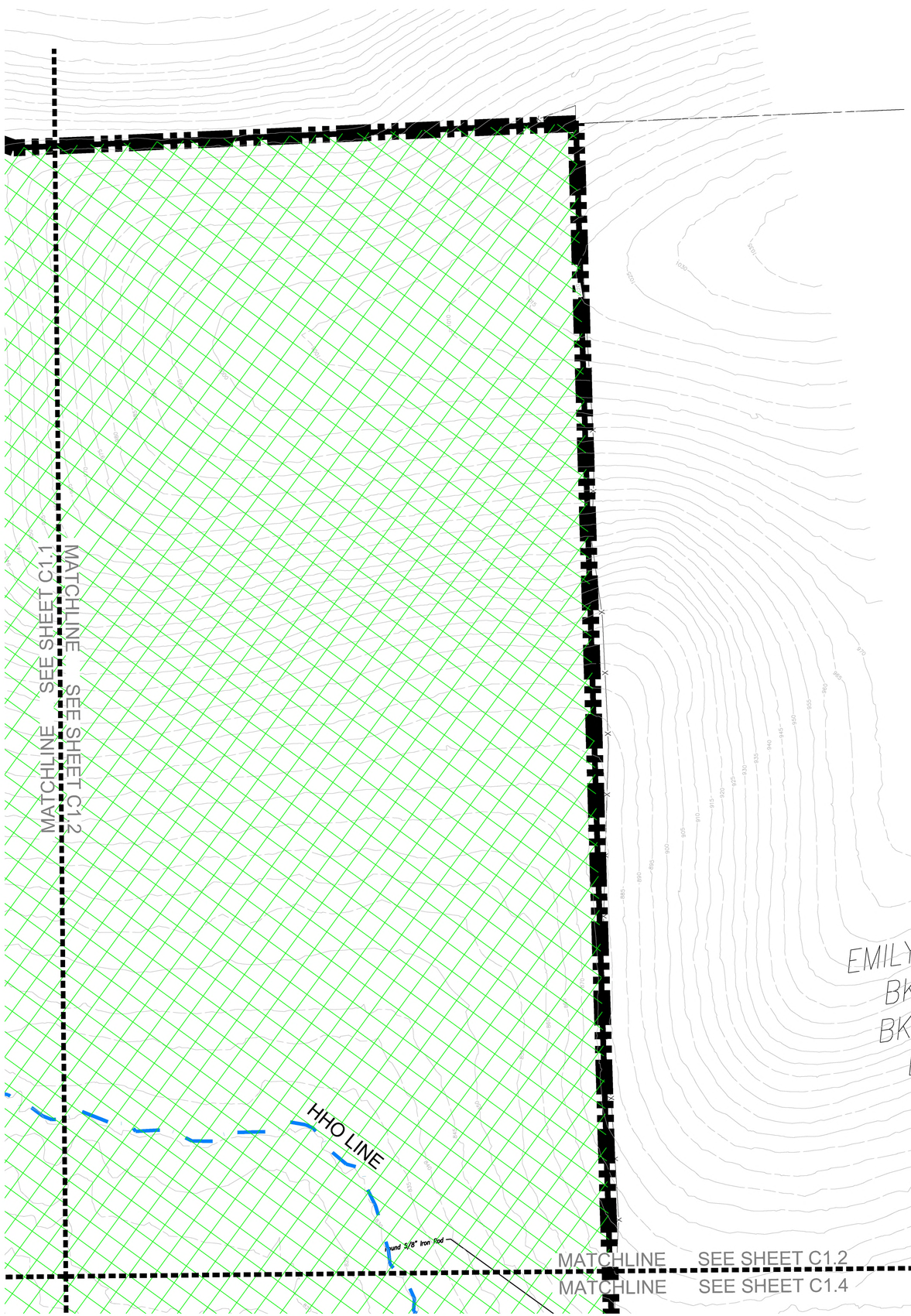
HARLIN PUD SUBDIVISION
REZONING REQUEST
Franklin, Williamson County, Tennessee

JEFFREY A. ROSIAK
REGISTERED
AGRICULTURE
LANDSCAPE ARCHITECT
TENNESSEE
#1525

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

EXISTING CONDITIONS

SHEET
C1.1
COF #8703



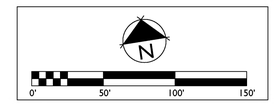
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HARLIN PUD SUBDIVISION
REZONING REQUEST
Franklin, Williamson County, Tennessee



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△ _____
△ _____
△ _____
△ _____

EXISTING CONDITIONS

SHEET
C1.2
COF #8703

MATCHLINE SEE SHEET C1.1
MATCHLINE SEE SHEET C1.3

PARCEL 3

PARCEL 1 – TRACT 1

Found 1/2" Iron Rod

PARCEL 1 – TRACT 1
162.23± ACRES

KY &
)VSKY
988

HHO LINE

Found 1/2" Iron Rod
(Leaning)

MATCHLINE SEE SHEET C1.3
MATCHLINE SEE SHEET C1.4

500' HHOBUFFER LINE

091–099.00
JOHN ASBURY BACON HA
REV LIVING TRUST
BK. 9090, PG. 65

MATCHLINE SEE SHEET C1.3
MATCHLINE SEE SHEET C1.6

SITE DATA

HARLIN PUD SUBDIVISION, PD DEVELOPMENT PLAN

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N

0' 50' 100' 150'

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HARLIN PUD SUBDIVISION
REZONING REQUEST
Franklin, Williamson County, Tennessee

JEFFREY A. ROSIAK
REGISTERED
AGRICULTURE
LANDSCAPE ARCHITECT
TENNESSEE
LA001425

Revision Date
△ _____
△ _____
△ _____
△ _____

EXISTING CONDITIONS

SHEET
C1.3
COF #8703

MATCHLINE SEE SHEET C1.2

MATCHLINE SEE SHEET C1.4

Found 5/8" Iron Rod

Found Planted Stone located S09°08'53"W 27.31' from Found 5/8" Iron Rod

HHO LINE

PARCEL 4 – TRACT 2
0.26± ACRES

Found Planted Stone located S84°00'26"W 138.96' from Found 5/8" Iron Rod

Multiple Headstone Grave Markers

PARCEL 1 – TRACT 1

UNNAMED TRIBUTARY TO POLK CREEK

OHE

MATCHLINE SEE SHEET C1.5

Assumed 40' R.O.W. Williamson County GIS

500' HHO BUFFER LINE

TELE

HHO LINE

UNNAMED TRIBUTARY TO POLK CREEK

PARCEL 1 – TRACT 1

PARCEL 2

MATCHLINE SEE SHEET C1.4

MATCHLINE SEE SHEET C1.7

SITE DATA

HARLIN PUD SUBDIVISION, PD DEVELOPMENT PLAN

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N

0' 50' 100' 150'

GAMBLE DESIGN COLLABORATIVE

DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

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HARLIN PUD SUBDIVISION

REZONING REQUEST

Franklin, Williamson County, Tennessee

JEFFREY A. ROSIAK REGISTERED AGRICULTURE

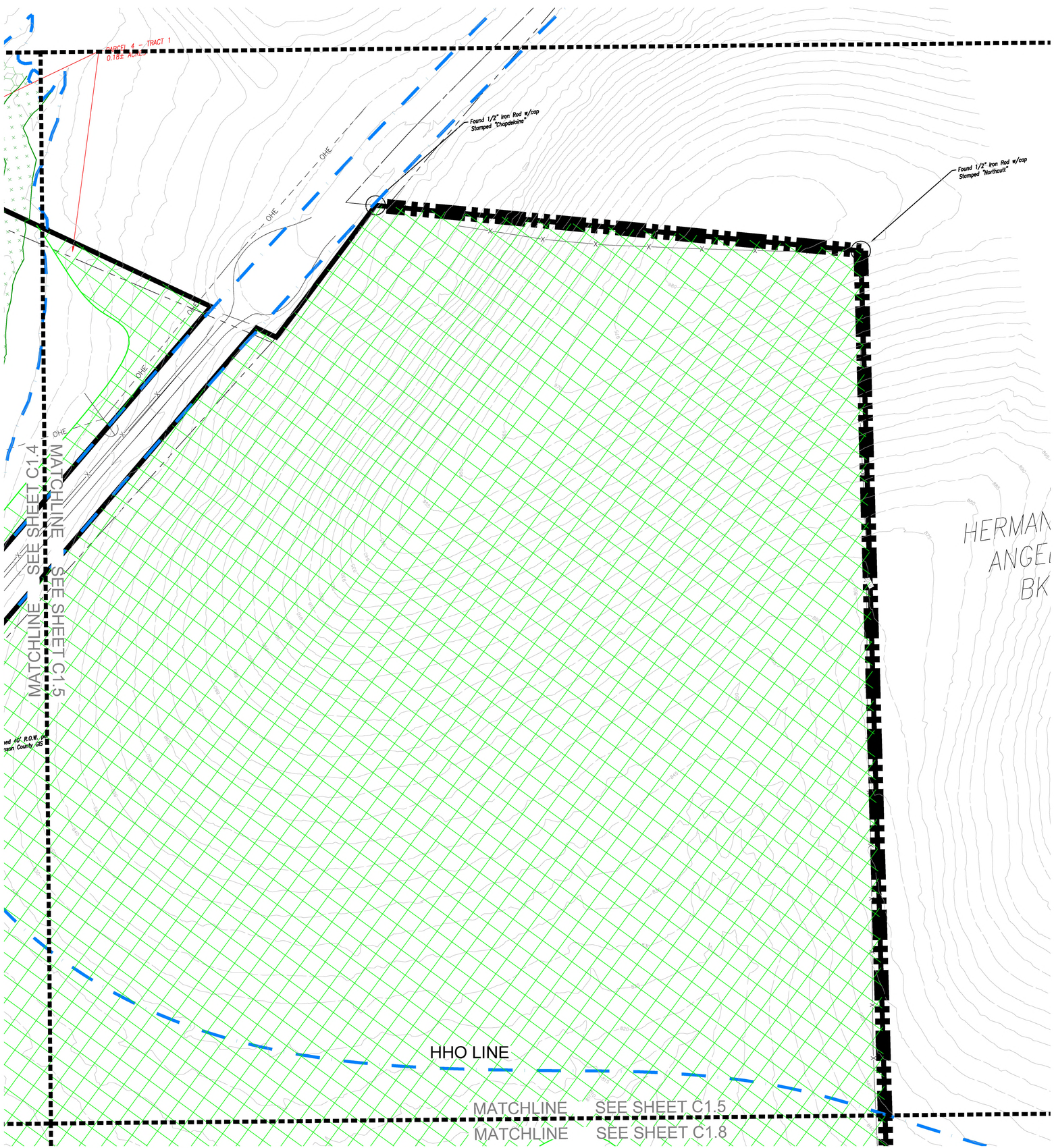
Revision Date

EXISTING CONDITIONS

SHEET

C1.4

COF #8703



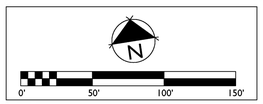
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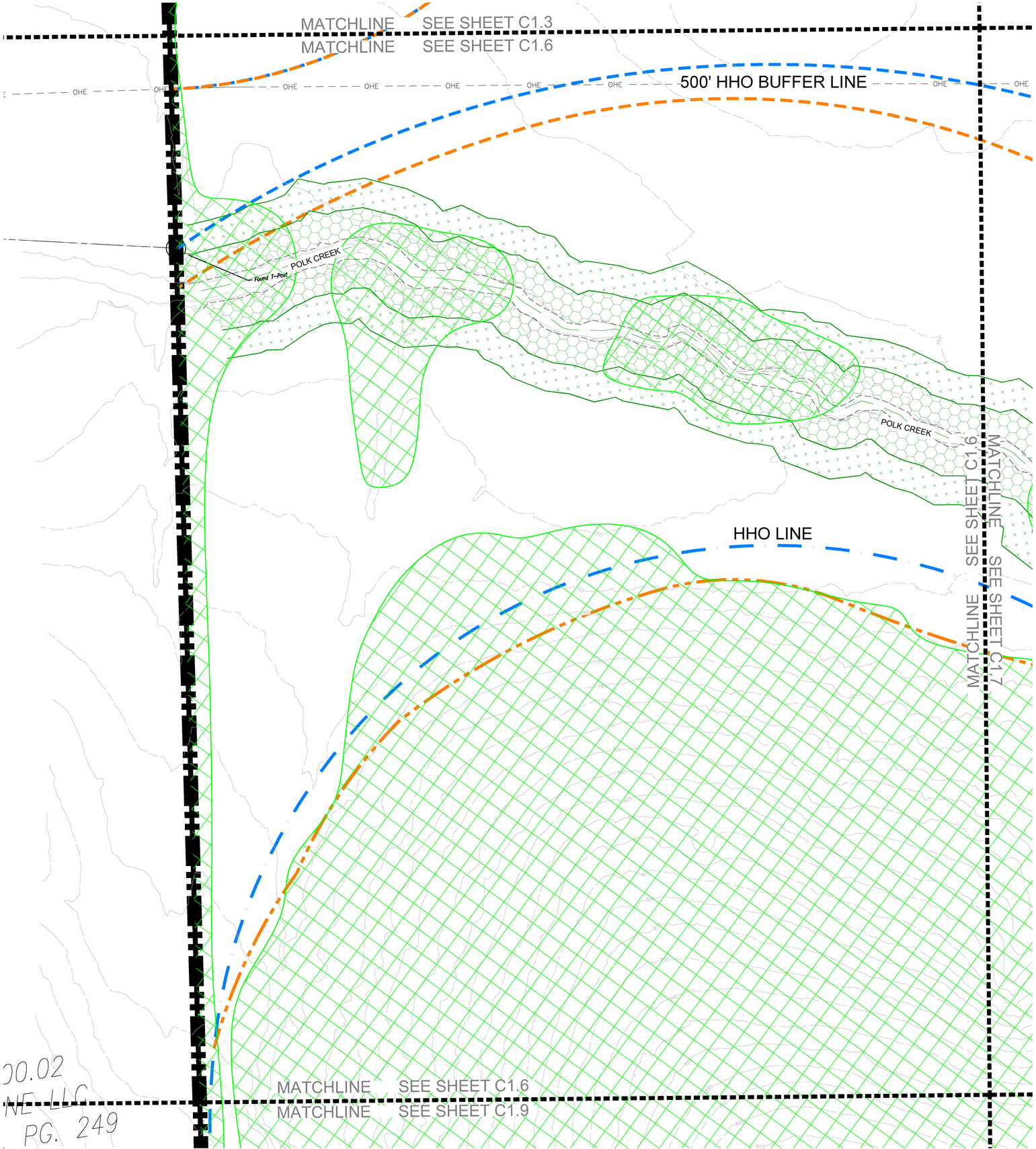
HARLIN PUD SUBDIVISION
REZONING REQUEST
Franklin, Williamson County, Tennessee

JEFFREY A. ROSIAK
REGISTERED
TENNESSEE
AGRICULTURE
LANDSCAPE ARCHITECT
CL0525

Revision Date
△ _____
△ _____
△ _____
△ _____

EXISTING CONDITIONS

SHEET
C1.5
COF #8703



SITE DATA

HARLIN PUD SUBDIVISION, PD DEVELOPMENT PLAN

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N

0' 50' 100' 150'

GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

BOYLE
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Kimley»Horn

DesignStudio

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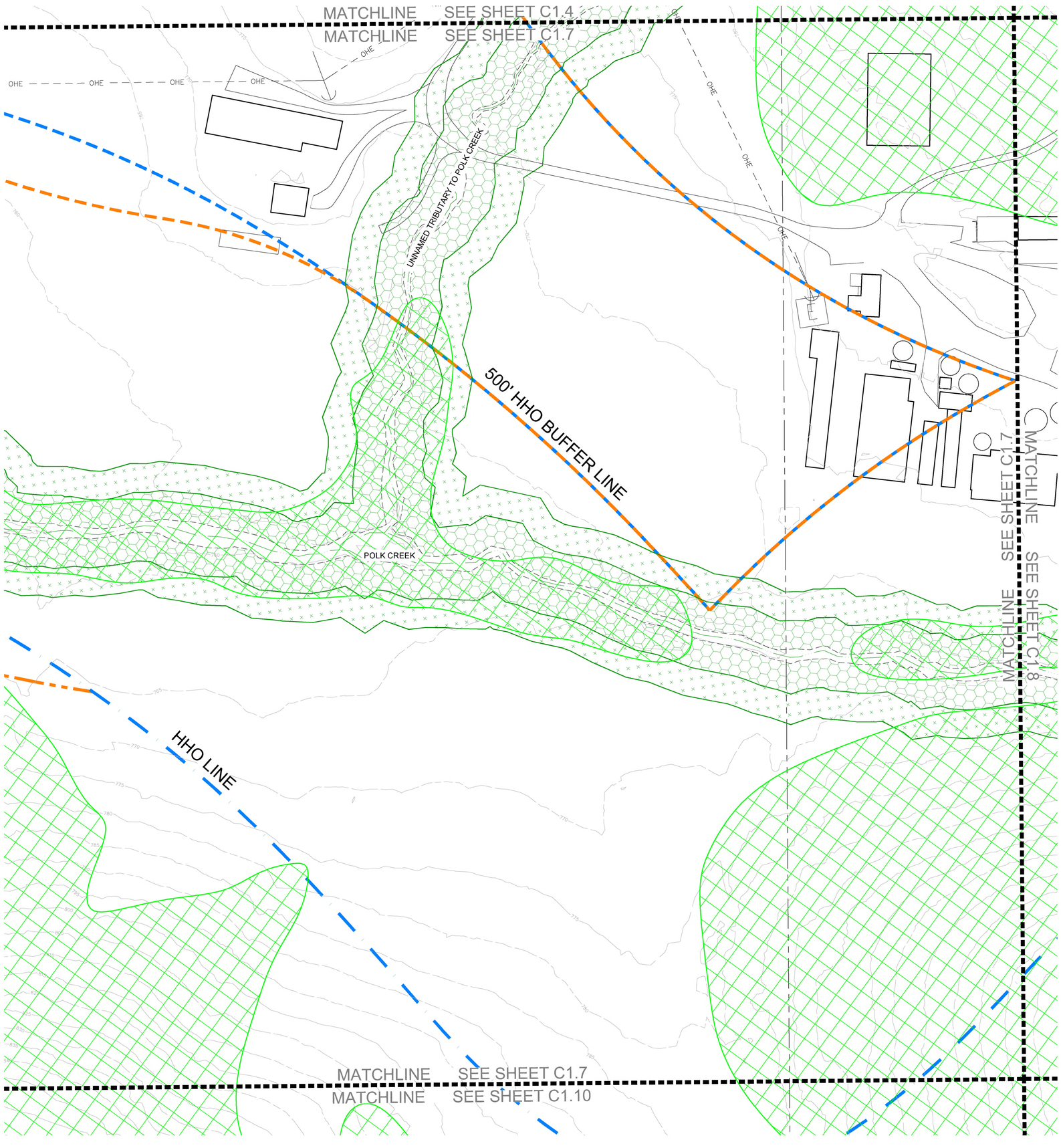
HARLIN PUD SUBDIVISION
REZONING REQUEST
Franklin, Williamson County, Tennessee

JEFFREY A. ROSIAK REGISTERED LANDSCAPE ARCHITECT TENNESSEE 330525

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

EXISTING CONDITIONS

SHEET
C1.6
COF #8703



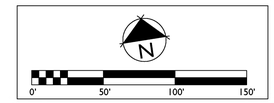
SITE DATA

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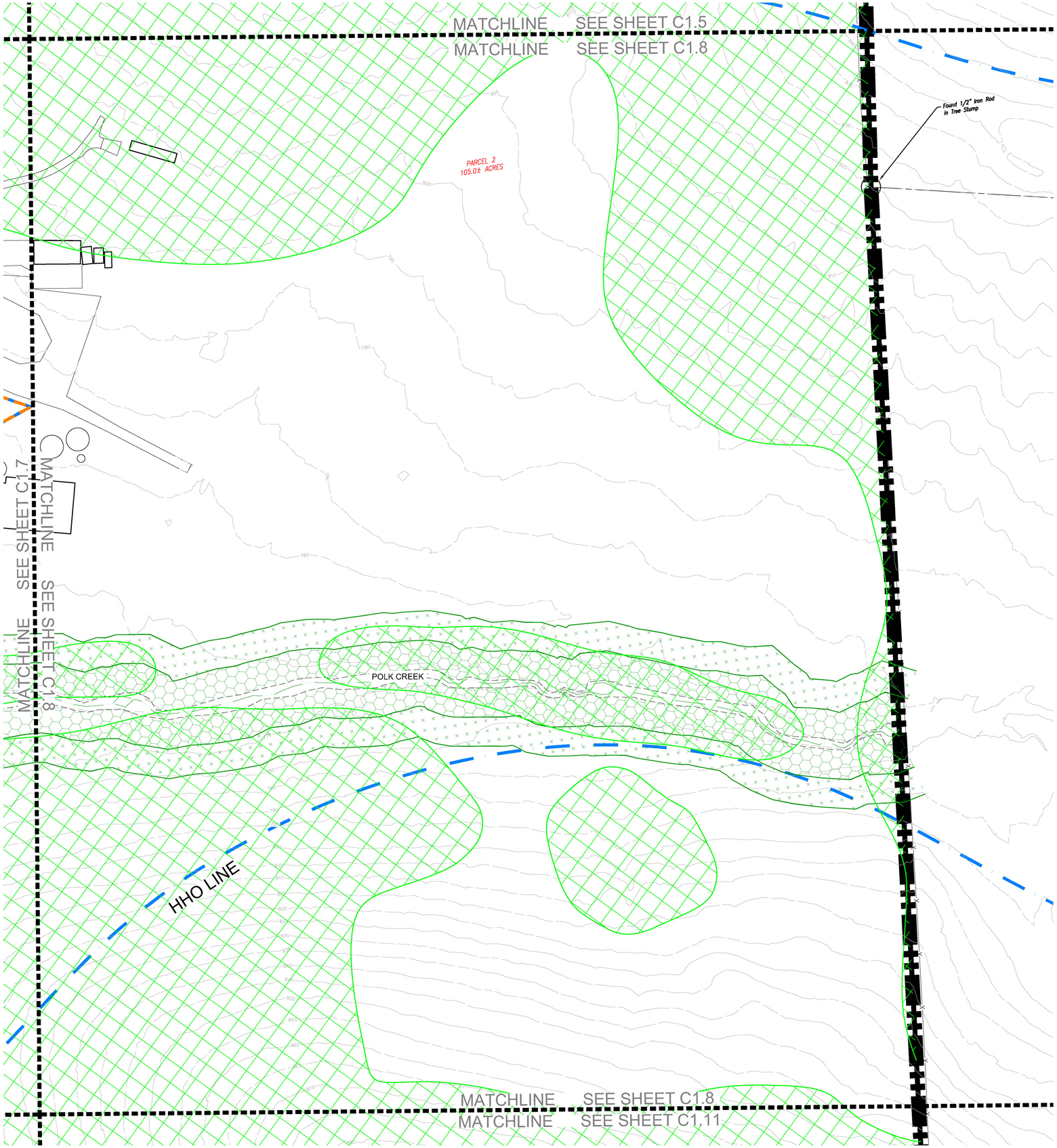
HARLIN PUD SUBDIVISION
REZONING REQUEST
Franklin, Williamson County, Tennessee

JEFFREY A. ROSIAK
REGISTERED
LANDSCAPE ARCHITECT
#1525

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

EXISTING CONDITIONS

SHEET
C1.7
COF #8703



SITE DATA

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N

0' 50' 100' 150'

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HARLIN PUD SUBDIVISION
REZONING REQUEST
Franklin, Williamson County, Tennessee

JEFFREY A. ROSIAK
REGISTERED
AGRICULTURE
LANDSCAPE ARCHITECT
TENNESSEE
10/25

Revision Date
△ _____
△ _____
△ _____
△ _____

EXISTING CONDITIONS

SHEET
C1.8

COF #8703

100.02
ANE LLC
1, PG. 249

MATCHLINE SEE SHEET C1.6
MATCHLINE SEE SHEET C1.9

MATCHLINE SEE SHEET C1.10
MATCHLINE SEE SHEET C1.10

HHO LINE

MATCHLINE SEE SHEET C1.9
MATCHLINE SEE SHEET C1.12

SITE DATA

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N

0' 50' 100' 150'

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DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE
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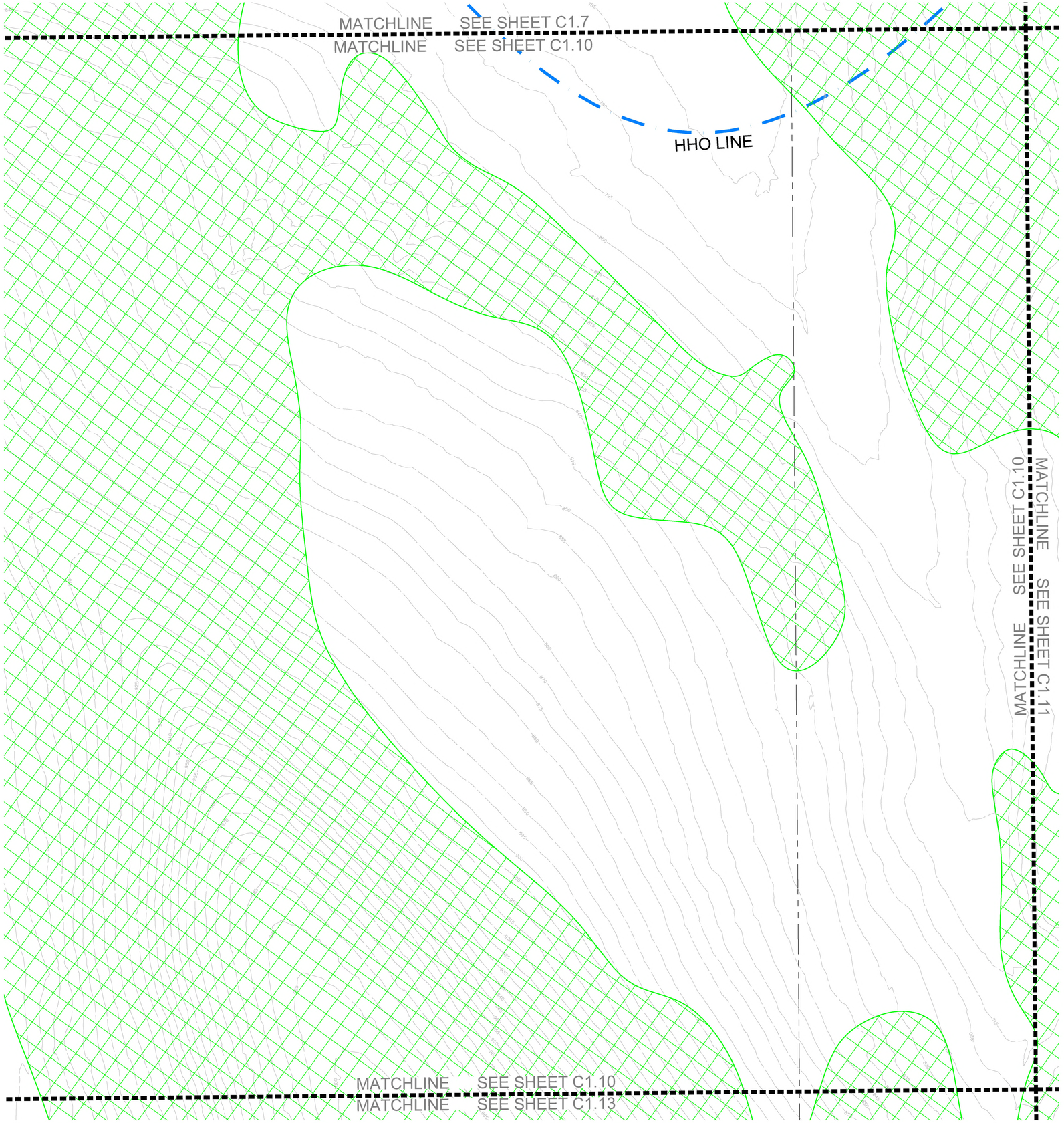
HARLIN PUD SUBDIVISION
REZONING REQUEST
Franklin, Williamson County, Tennessee

JEFFREY A. ROSIAK REGISTERED LANDSCAPE ARCHITECT 1325

Revision Date
△ _____
△ _____
△ _____
△ _____

EXISTING CONDITIONS

SHEET
C1.9
COF #8703



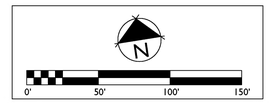
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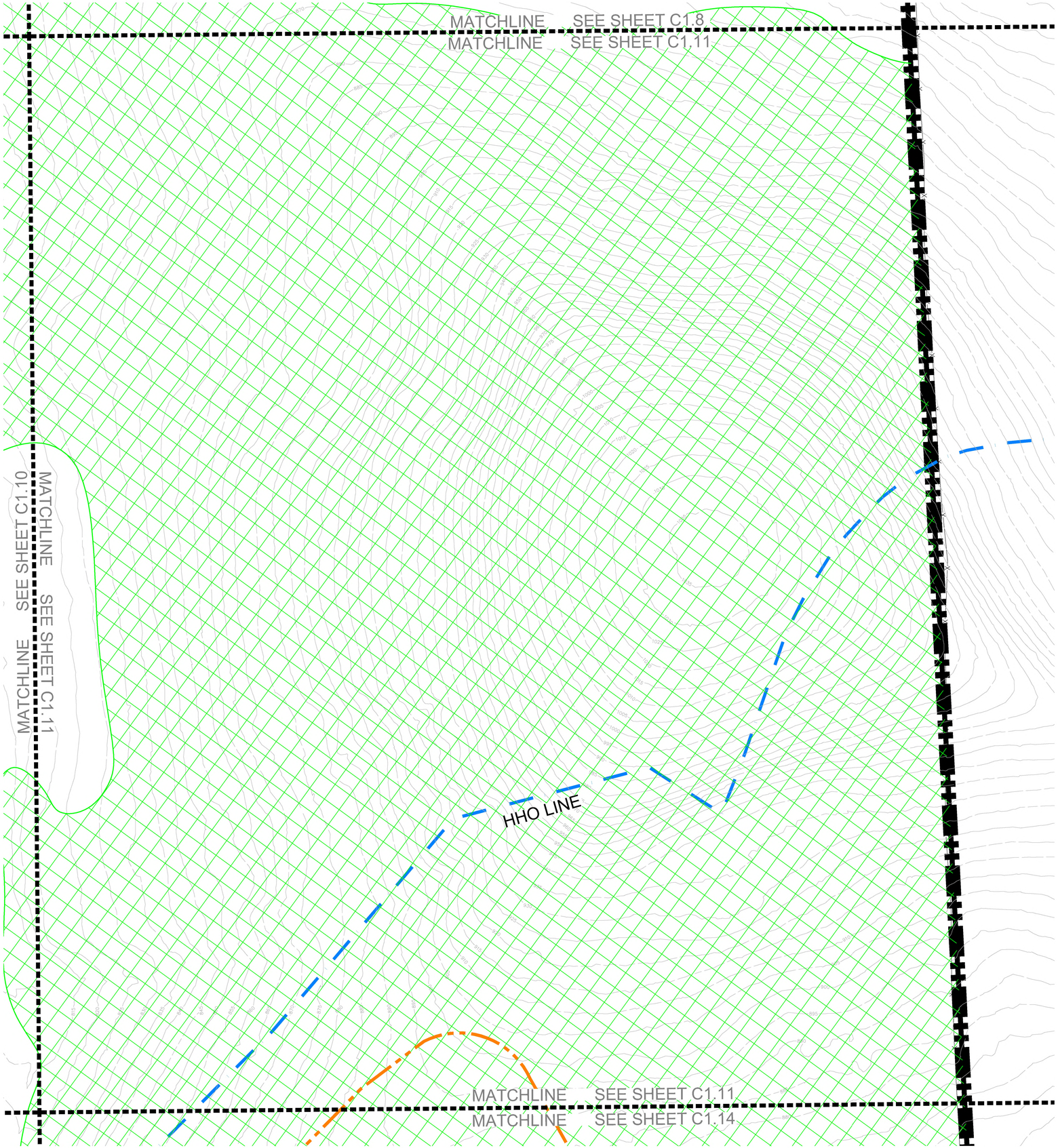
HARLIN PUD SUBDIVISION
REZONING REQUEST
Franklin, Williamson County, Tennessee



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- △ _____
- △ _____
- △ _____

EXISTING CONDITIONS

SHEET
C1.10
COF #8703



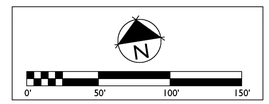
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DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

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HARLIN PUD SUBDIVISION
REZONING REQUEST
Franklin, Williamson County, Tennessee

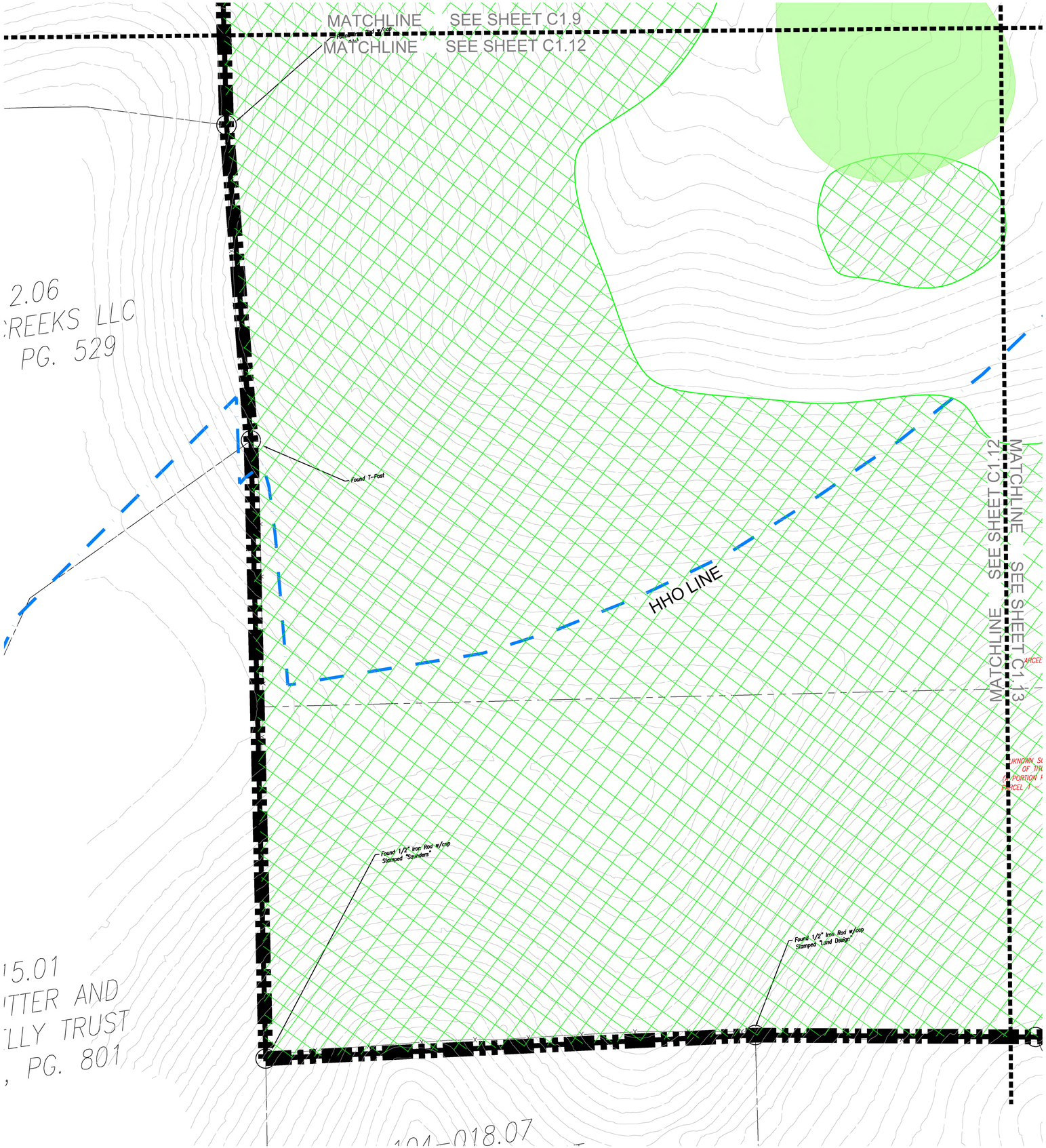
JEFFREY A. ROSIAK
REGISTERED
AGRICULTURE
LANDSCAPE ARCHITECT
10/8/25

Revision Date

EXISTING CONDITIONS

SHEET
C1.11

COF #8703



SITE DATA

HARLIN PUD SUBDIVISION, PD DEVELOPMENT PLAN

COF PROJECT NUMBER:	8703
SITE ACREAGE/SF:	311.21 AC / 13,556,105.01 SF
EXISTING ZONING:	MGA-1, RP-5, COUNTY
PROPOSED ZONING:	PD (0.78, 32000, 80)
OVERLAY ZONING:	HHO, 500' HHO BUFFER
TAX MAP & PARCELS:	091-09900
ADDRESS:	1247 HILLVIEW LANE
PRIMARY USES:	MIXED-USE
ENVISION FRANKLIN:	VILLAGE GREEN

KEY

- EXISTING CANOPY
- 30' RIPARIAN BUFFER ZONE 2
- 30' RIPARIAN BUFFER ZONE 1
- HHO LINE
- 500' HHO BUFFER
- PROPOSED HHO REVISION
- PROPOSED 500' HHO BUFFER

N

0' 50' 100' 150'

GAMBLE DESIGN COLLABORATIVE

DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

BOYLE
Building community since 1933.

Kimley»Horn

DesignStudio

sdco PARTNERS

SHERIDAN PUBLIC RELATIONS LLC

HARLIN PUD SUBDIVISION
REZONING REQUEST
Franklin, Williamson County, Tennessee

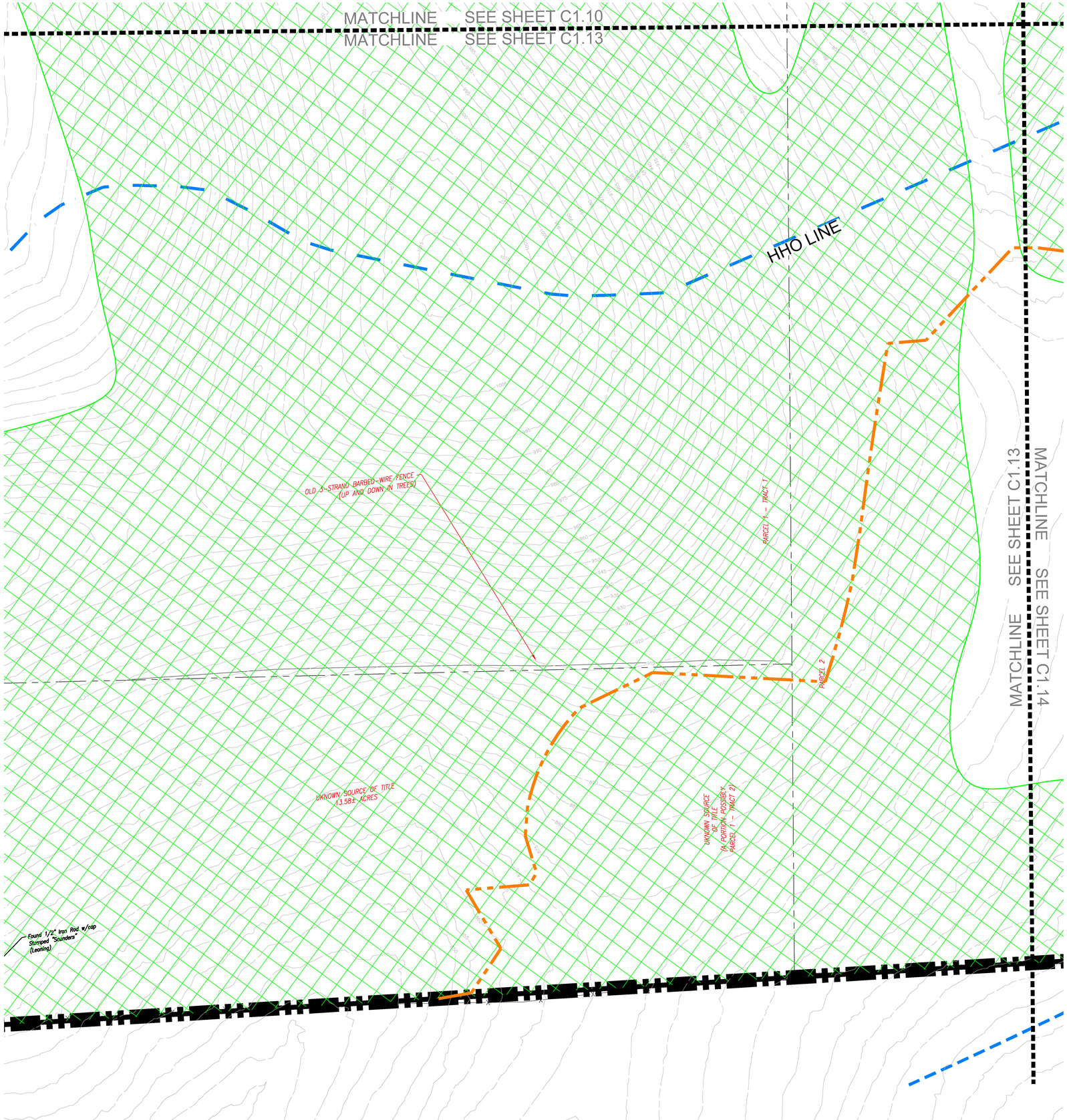
JEFFREY A. ROSIAK REGISTERED AGRICULTURE LANDSCAPE ARCHITECT 1525

Revision Date

EXISTING CONDITIONS

SHEET
C1.12

COF #8703



SITE DATA

HARLIN PUD SUBDIVISION, PD DEVELOPMENT PLAN

COF PROJECT NUMBER:	8703
SITE ACREAGE/SF:	311.21 AC / 13,556,105.01 SF
EXISTING ZONING:	MGA-1, RP-5, COUNTY
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0' 50' 100' 150'

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DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

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Building community since 1933.

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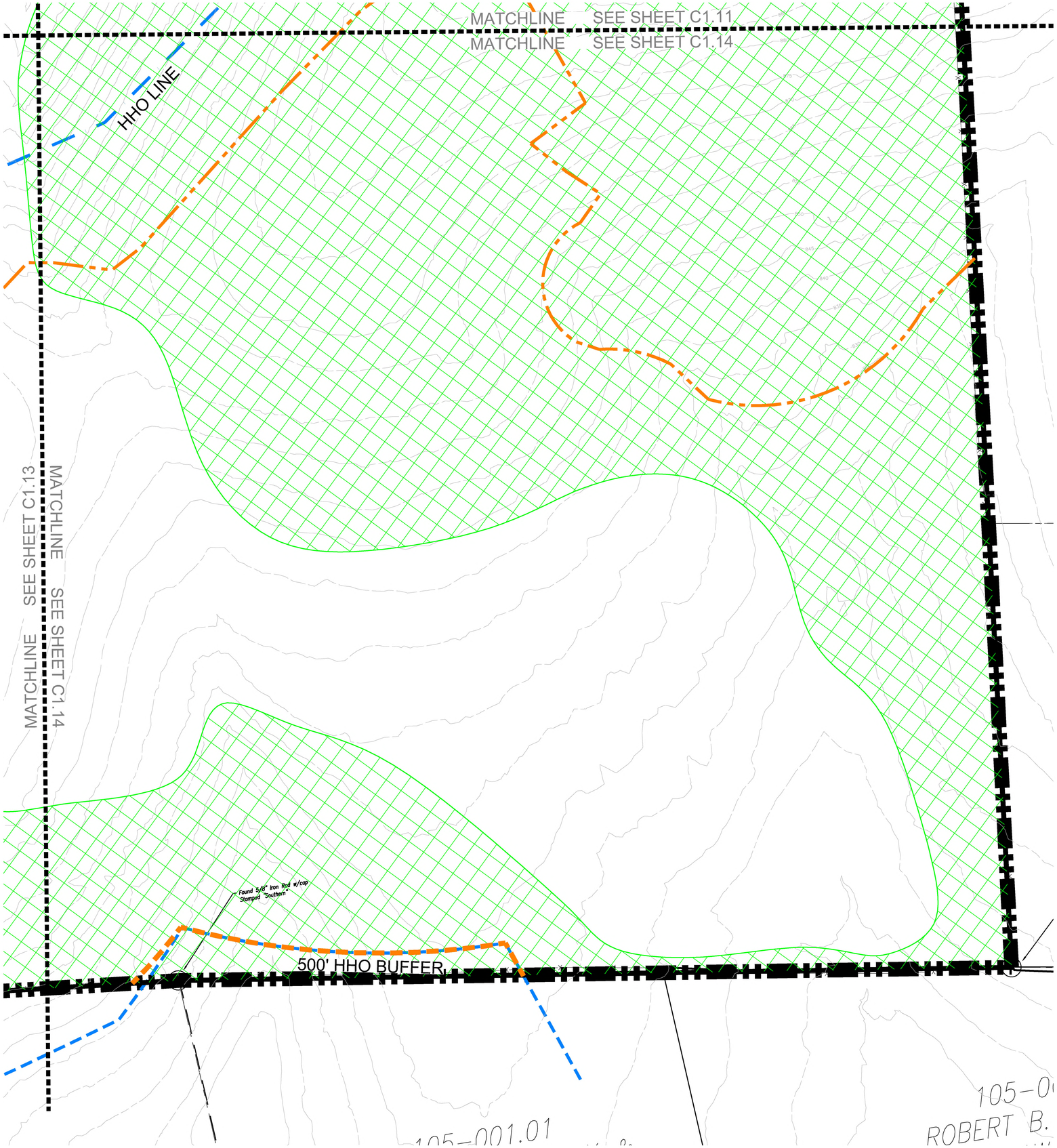
HARLIN PUD SUBDIVISION
REZONING REQUEST
Franklin, Williamson County, Tennessee

JEFFREY A. ROSIAK REGISTERED LANDSCAPE ARCHITECT 329 AGRICULTURE TENNESSEE USA 115525

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

EXISTING CONDITIONS

SHEET
C1.13
COF #8703



SITE DATA

HARLIN PUD SUBDIVISION, PD DEVELOPMENT PLAN

COF PROJECT NUMBER:	8703
SITE ACREAGE/SF:	311.21 AC / 13,556,105.01 SF
EXISTING ZONING:	MGA-1, RP-5, COUNTY
PROPOSED ZONING:	PD (0.78, 32000, 80)
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0' 50' 100' 150'

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DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

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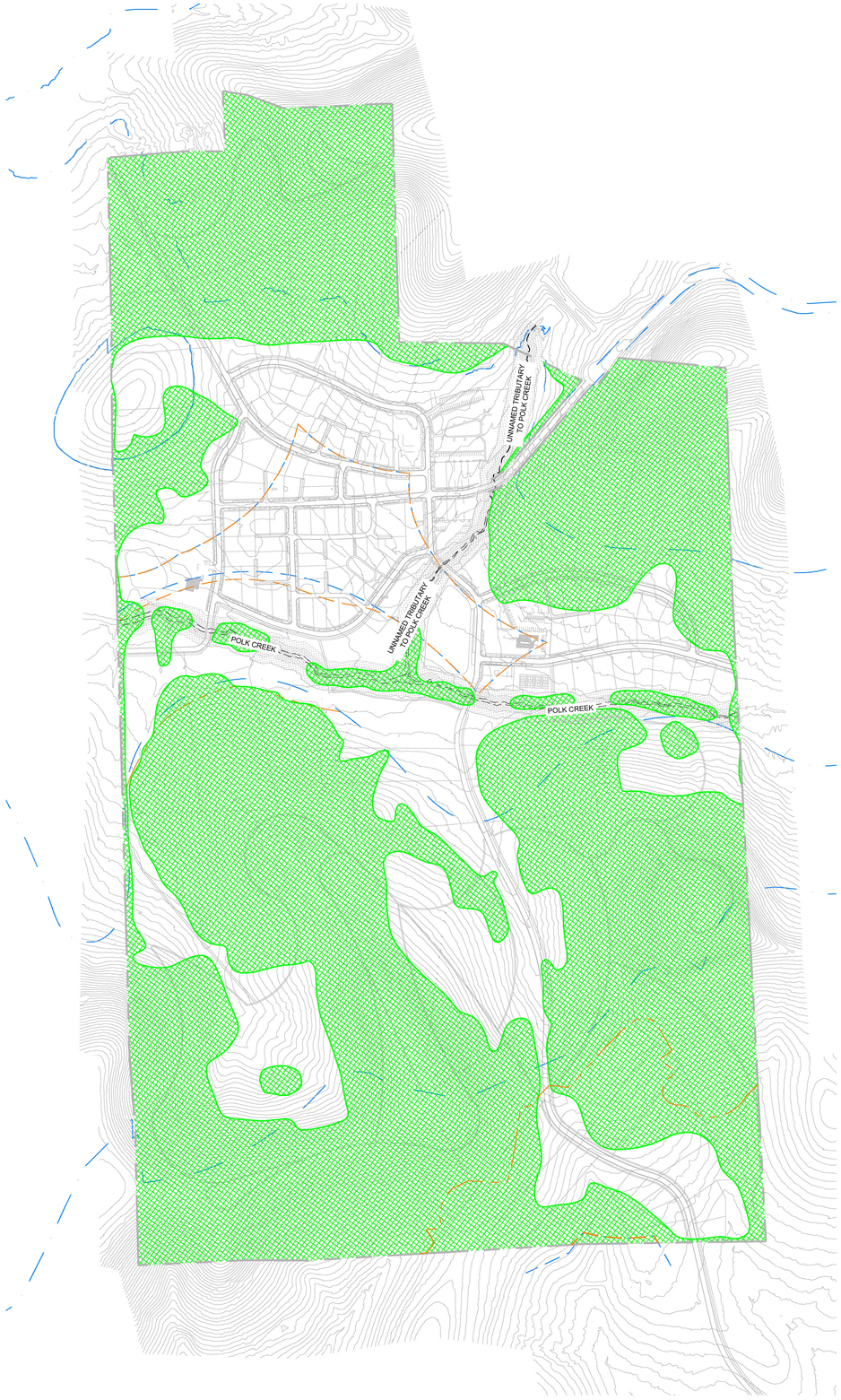
HARLIN PUD SUBDIVISION
REZONING REQUEST
Franklin, Williamson County, Tennessee

JEFFREY A. ROSIAK
REGISTERED
LANDSCAPE ARCHITECT

Revision Date
△ _____
△ _____
△ _____
△ _____

EXISTING CONDITIONS

SHEET
C1.14
COF #8703



KEY - HHO BUFFER

- PROPOSED HHO
- HHO
- PROPOSED 500' HHO BUFFER
- 500' HHO BUFFER

HHO REVISION STATEMENT

OUR REQUEST:

WITH THIS APPLICATION AND THE REZONING PACKAGE. THE APPLICANT IS REQUESTING TWO ACTIONS REGARDING THE HILLSIDE HILLCREST OVERLAY (HHO) AND THE ASSOCIATED 500' HHO BUFFER. THE FIRST REQUEST IS A REVISION TO AN EXISTING HHO BOUNDARY AND ASSOCIATED 500' HHO BUFFER ON SITE. THE SECOND REQUEST IS TO ESTABLISH THE HHO AND 500' HHO BUFFER ON THE HARLIN PROPERTY IN AN AREA PREVIOUSLY NOT CONTEMPLATED IN THE CITY OF FRANKLIN'S MAP.

FIRST REQUEST: REVISION TO AN ESTABLISHED HHO BOUNDARY AND ASSOCIATED 500' HHO BUFFER
OUR REQUEST INCLUDES THE HHO LINE SOUTH OF THE STREAM. THE REVISED HHO BOUNDARY AND ASSOCIATED 500' HHO BUFFER WILL BETTER ALIGN WITH STEEP SLOPES, VIEWSHEDS, EXISTING TOPOGRAPHY, AND EXISTING TREE CANOPY. THE REVISION IS BASED ON ON-SITE VIEWSHED REVIEW, FIELD RUN SURVEY INFORMATION, AND AERIAL PHOTOGRAPHY.

SECOND REQUEST: ESTABLISHMENT OF HHO BOUNDARY AND ASSOCIATED 500' HHO BUFFER
UNTIL RECENTLY THE SOUTHERN PART OF THE HARLIN PROPERTY WAS NOT WITHIN THE CITY OF FRANKLIN URBAN GROWTH BOUNDARY. THIS CAUSES THE HHO IN THE SOUTHERN SECTION TO STOP ABRUPTLY ALONG THE PREVIOUS GIS LINE FOR THE URBAN GROWTH BOUNDARY. OUR TEAM SEEKS TO DEFINE THE HHO AND HHO BUFFER IN THAT AREA TO BETTER FOLLOW THE DEFINITION IN THE CITY OF FRANKLIN ZONING ORDINANCE.

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HARLIN PUD SUBDIVISION
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Franklin, Williamson County, Tennessee

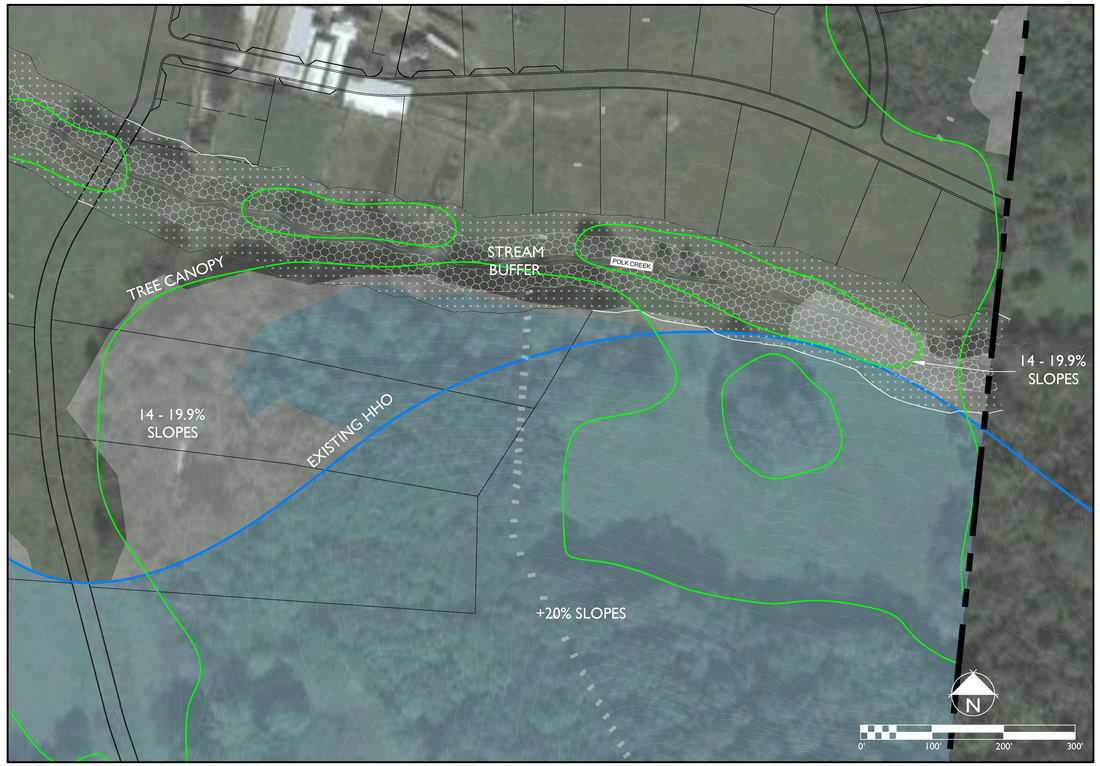
JEFFREY A. ROSIAK REGISTERED LANDSCAPE ARCHITECT

Revision Date
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- △ _____
- △ _____
- △ _____

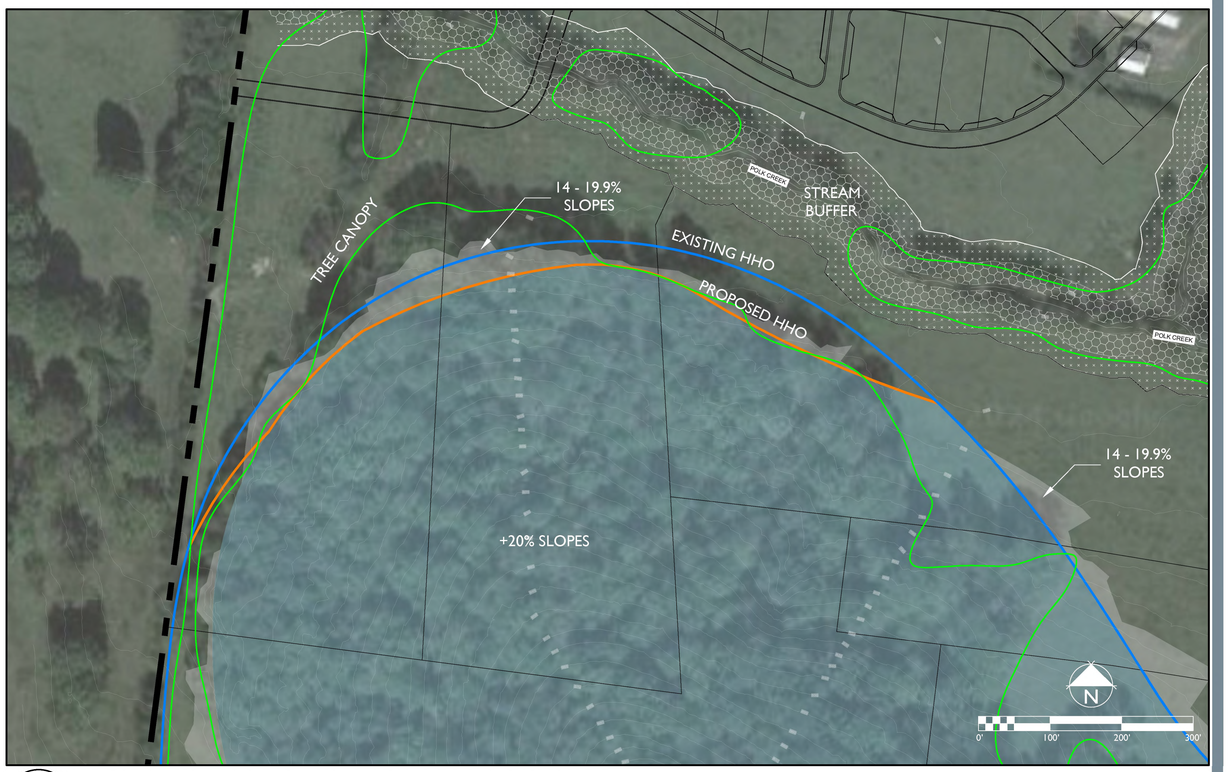
HHO REVISION

SHEET
C2.0

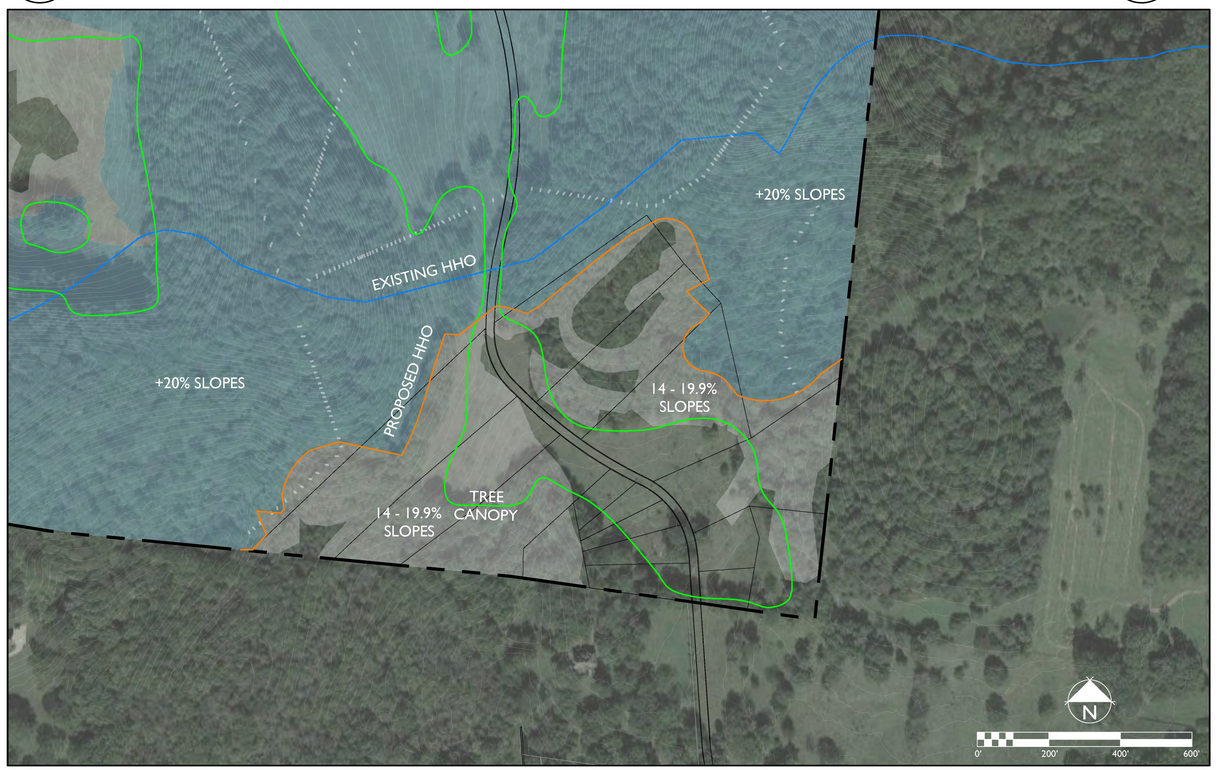
COF #8703



1 C2.1 EXISTING HHO SOUTH EAST OF CREEK (NO REVISION)



2 C2.1 PROPOSED REVISION OF HHO SOUTH WEST OF CREEK



3 C2.1 PROPOSED REVISION OF HHO SOUTHERN PROPERTY LINE

JUSTIFICATION

ENLARGEMENT 1: THE DESIGN TEAM STUDIED THE EXISTING HHO LINES FOR GUIDANCE ON HOW THE HHO LINES HAD BEEN PREVIOUSLY ESTABLISHED. IN IMAGE 1, THE EXISTING HHO SOUTH OF THE CREEK AND EAST OF PROPOSED FARREN WAY WAS REVIEWED. THE HHO IN THIS AREA MOSTLY FOLLOWS THE LINE BETWEEN THE 14-19.9% SLOPES AND THE +20% SLOPES, BUT IT SOME CASES THE HHO LINE CROSSES INTO AREAS OF +20% SLOPES OR THROUGH AREAS OF EXISTING TREE CANOPY. TREE CANOPY DOES NOT APPEAR TO HAVE BEEN A FACTOR IN ESTABLISHING THE HHO IN THIS AREA.

ENLARGEMENT 2: IMAGE 2 SHOWS A MODIFICATION OF THE HHO SOUTH OF THE CREEK AND WEST OF THE PROPOSED FARREN WAY. HERE, THE PROPOSED HHO REVISION ADOPTS THE PRECEDENT STUDIED IN IMAGE 1, HUGGING THE TOE OF THE SLOPE WHILE FOLLOWING THE LINE DISTINGUISHING BETWEEN 14-19.9% AND +20% SLOPES.

ENLARGMENT 3: IMAGE 3 SHOWS MODIFYING THE SOUTHERN AREA OF THE PROPERTY APPLYING THE SAME LOGIC. HERE THE SLOPE ANALYSIS HAS BEEN STUDIED IN GREATER DETAIL AND THE PROPOSED HHO LINE FOLLOWS THE LINE BETWEEN 14-19.9% AND +20% SLOPES

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HARLIN PUD SUBDIVISION
REZONING REQUEST
Franklin, Williamson County, Tennessee

JEFFREY A. ROSIAK REGISTERED LANDSCAPE ARCHITECT 1935

Revision Date
△ _____
△ _____
△ _____
△ _____

HHO REVISION ENLARGEMENTS

SHEET
C2.1
COF #8703

HARLIN PUD SUBDIVISION

REZONING REQUEST - PD(0.78 / 32,000 / 80)

Franklin, Williamson County, Tennessee

SHEET INDEX

C0.0	COVER SHEET
	SURVEY
	SURVEY
C1.0	OVERALL EXISTING CONDITIONS
C1.1	EXISTING CONDITIONS
C1.2	EXISTING CONDITIONS
C1.3	EXISTING CONDITIONS
C1.4	EXISTING CONDITIONS
C1.5	EXISTING CONDITIONS
C1.6	EXISTING CONDITIONS
C1.7	EXISTING CONDITIONS
C1.8	EXISTING CONDITIONS
C1.9	EXISTING CONDITIONS
C1.10	EXISTING CONDITIONS
C1.11	EXISTING CONDITIONS
C1.12	EXISTING CONDITIONS
C1.13	EXISTING CONDITIONS
C1.14	EXISTING CONDITIONS
C2.0	HHO REVISION
C2.1	HHO REVISION ENLARGEMENTS

DEVELOPMENT TEAM

APPLICANT & LANDSCAPE ARCHITECT:
GAMBLE DESIGN COLLABORATIVE
GREG GAMBLE
3020 STANSBERRY LANE, SUITE 201
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JGODDARD@DESIGNSTUDIOPLAN.COM

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615-330-1749
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CHRIS.CARRIGAN@HISTORICALCONCEPTS.COM

BRANDING:
SDCO PARTNERS
LYDIA TONEY
121 WENTWORTH ST
CHARLESTON, SC 29401
LYDIA@STITCHDESIGNCO.COM

PUBLIC RELATIONS:
SHERIDAN PUBLIC RELATIONS, LLC
JAY SHERIDAN
709 WEST MAIN ST
FRANKLIN, TN 37064
JAY@SHERIDANPR.COM

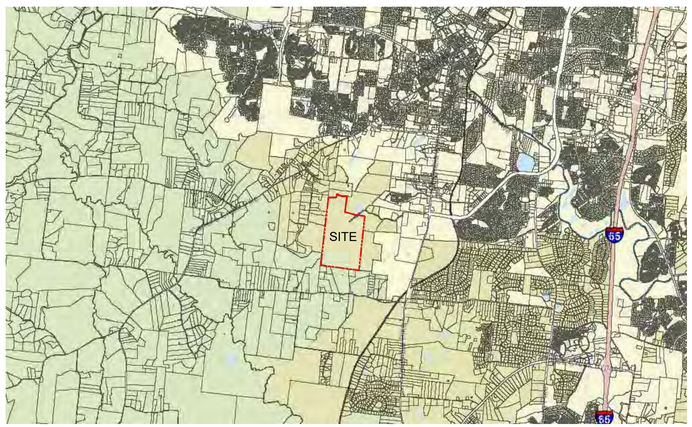


SITE DATA

HARLIN PUD SUBDIVISION, PD DEVELOPMENT PLAN

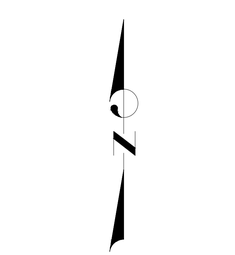
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OVERLAY ZONING:	HHO, 500' HHO BUFFER
TAX MAP & PARCELS:	091-09900
ADDRESS:	1247 HILLVIEW LANE
PRIMARY USES:	MIXED-USE
ENVISION FRANKLIN:	VILLAGE GREEN

VICINITY MAP



NOT TO SCALE



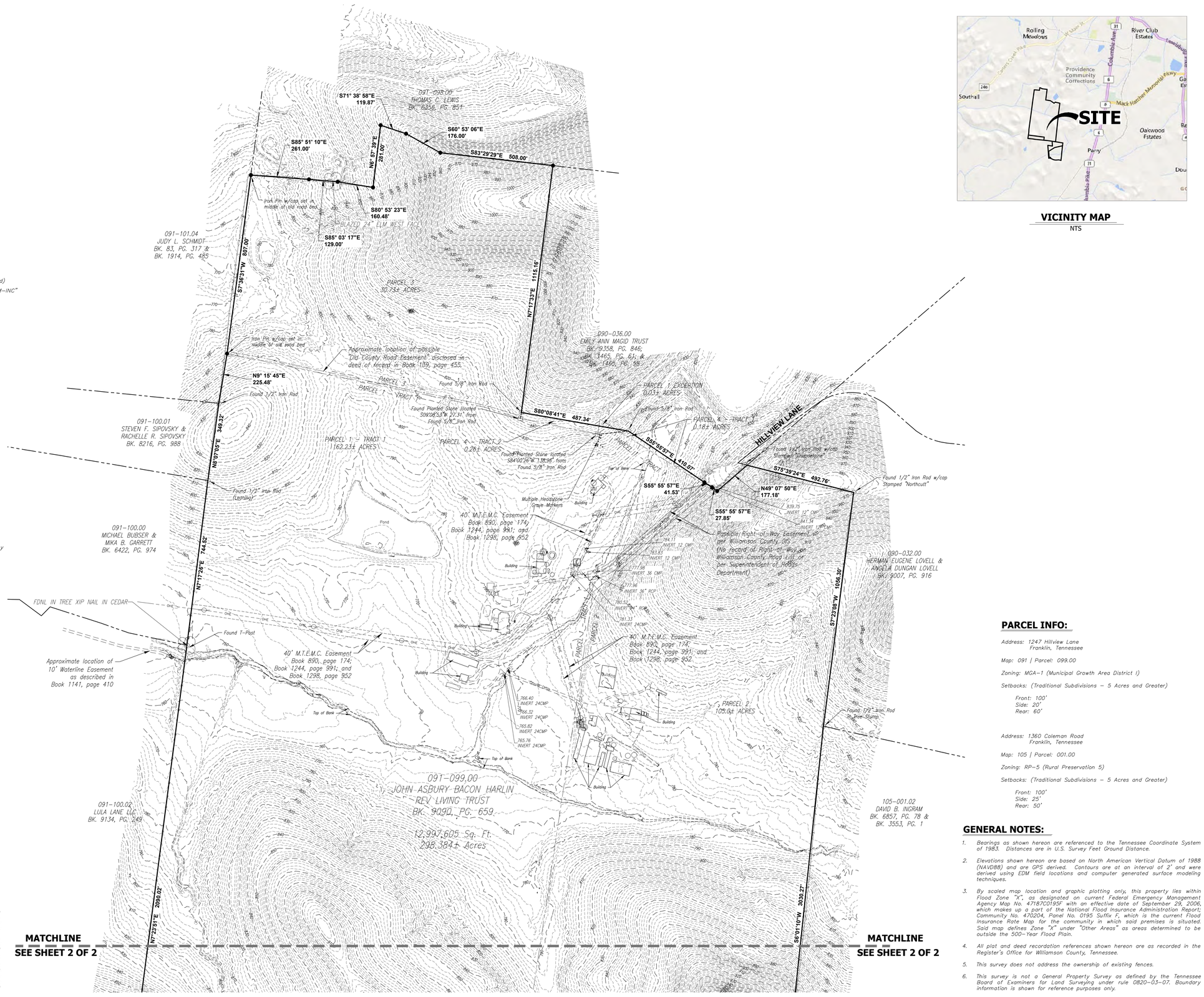


(See Note 1)

GRAPHIC SCALE (IN FEET)
300 0 150 300 600
1 inch = 300 ft.

LEGEND

- Found Boundary Monument (As Noted)
- Iron Pin Set with Cap Stamped "TWM-INC"
- Septic Lid
- Storm Area Inlet
- Water Meter
- Water Valve
- Fire Hydrant
- Site Benchmark
- Utility Pole
- Guy Anchor
- Electric Panel
- Sanitary Cleanout
- Gas Meter
- Telecommunications Pedestal
- Deciduous Tree
- Coniferous Tree
- Well
- —OHE— Overhead Electric Line
- —SAN— Sanitary Sewer Line
- —STM— Storm Sewer Line
- — G — Gas Line
- — X — Fence Line
- CONC. Concrete
- FFE Finished Floor Elevation
- R.O.W.C. Register's Office for Williamson County
- M.B.S.L. Minimum Building Setback Line
- P.U.D.E. Public Utility and Drainage Easement
- Existing Contour Minor
- Existing Contour Major
- Easement Line (as noted)
- Building Set-back Line



VICINITY MAP
NTS

GPS SURVEY NOTES

The Grid Coordinates of the Fixed Station(s) shown were obtained using Real-time Kinematic GPS observations on 11/21/2024 and were derived using the TDOT GNSS Reference Network and are referenced to the Tennessee State Plane Coordinate System of 1983, NAD83 (2011) (Epoch 2010), Geoid 18.

Horizontal and Vertical Standard Deviations of the RTK GPS vectors do not exceed:
H 0.08', V 0.12' at 1-sigma.

GPS Control Point # 561
Northing: 562,286.04
Easting: 1,702,618.97
Elevation: 699.87
Combined Scale Factor: 1.0000836726

SPECIAL UTILITY NOTE:

THIS SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES. ABOVE GRADE AND UNDERGROUND UTILITIES WERE TAKEN FROM VISIBLE APPURTENANCES AT THE SITE, PUBLIC RECORD AND/OR MAPS PREPARED BY OTHERS. THEREFORE, RELIANCE ON TYPE, SIZE AND LOCATION OF UTILITIES SHOWN SHOULD BE DONE SO WITH THIS CIRCUMSTANCE CONSIDERED. DETAILED VERIFICATION OF EXISTENCE, LOCATION AND DEPTH SHOULD ALSO BE MADE PRIOR TO ANY DECISION RELATIVE THERETO IS MADE. AVAILABILITY AND COST OF SERVICE SHOULD BE CONFIRMED WITH THE APPROPRIATE UTILITY COMPANY. IN TENNESSEE, IT IS A REQUIREMENT, PER "THE UNDERGROUND UTILITY DAMAGE PREVENTION ACT", THAT ANYONE WHO ENGAGES IN EXCAVATION MUST NOTIFY ALL KNOWN UNDERGROUND UTILITY OWNERS, NO LESS THAN (3) THREE NOR MORE THAN (10) WORKING DAYS PRIOR TO THE DATE OF THEIR INTENT TO EXCAVATE AND ALSO TO AVOID ANY POSSIBLE HAZARD OR CONFLICT. TENNESSEE ONE CALL 1-800-351-1111.

PARCEL INFO:

Address: 1247 Hillview Lane
Franklin, Tennessee

Map: 091 | Parcel: 099.00

Zoning: MGA-1 (Municipal Growth Area District 1)

Setbacks: (Traditional Subdivisions - 5 Acres and Greater)

Front: 100'
Side: 20'
Rear: 60'

Address: 1360 Coleman Road
Franklin, Tennessee

Map: 105 | Parcel: 001.00

Zoning: RP-5 (Rural Preservation 5)

Setbacks: (Traditional Subdivisions - 5 Acres and Greater)

Front: 100'
Side: 25'
Rear: 50'

GENERAL NOTES:

1. *Bearings as shown hereon are referenced to the Tennessee Coordinate System of 1983. Distances are in U.S. Survey Feet Ground Distance.*
2. *Elevations shown hereon are based on North American Vertical Datum of 1988 (NAVD88) and are GPS derived. Contours are at an interval of 2' and were derived using EDM field locations and computer generated surface modeling techniques.*
3. *By scaled map location and graphic plotting only, this property lies within Flood Zone "X", as designated on current Federal Emergency Management Agency Map No. 47187C0195F with an effective date of September 29, 2006, which makes up a part of the National Flood Insurance Administration Report; Community No. 470204, Panel No. 0195 Suffix F, which is the current Flood Insurance Rate Map for the community in which said premises is situated. Said map defines Zone "X" under "Other Areas" as areas determined to be outside the 500-Year Flood Plain.*
4. *All plat and deed recordation references shown hereon are as recorded in the Register's Office for Williamson County, Tennessee.*
5. *This survey does not address the ownership of existing fences.*
6. *This survey is not a General Property Survey as defined by the Tennessee Board of Examiners for Land Surveying under rule 0820-03-07. Boundary information is shown for reference purposes only.*

TWM
CONSULTING ENGINEERING
GEOSPATIAL SERVICES
390 MALLORY STATION ROAD
SUITE 100
FRANKLIN, TN 37067
TEL: (615) 814-7414
EMAIL: kshreeve@twm-inc.com

TOPOGRAPHIC SURVEY

1247 HILLVIEW LANE & 1360 COLEMAN ROAD

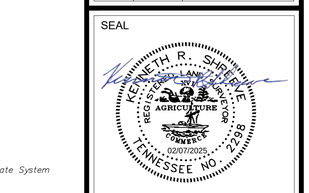
MAP 091, PARCEL 099.00 | MAP 105, PARCEL 001.01 | MAP 105, PARCEL 001.00 & MAP 105, PARCEL 001.03

Williamson County, Tennessee

FOR:
BOYLE INVESTMENT

REV.	DATE	DESCRIPTION

SEAL



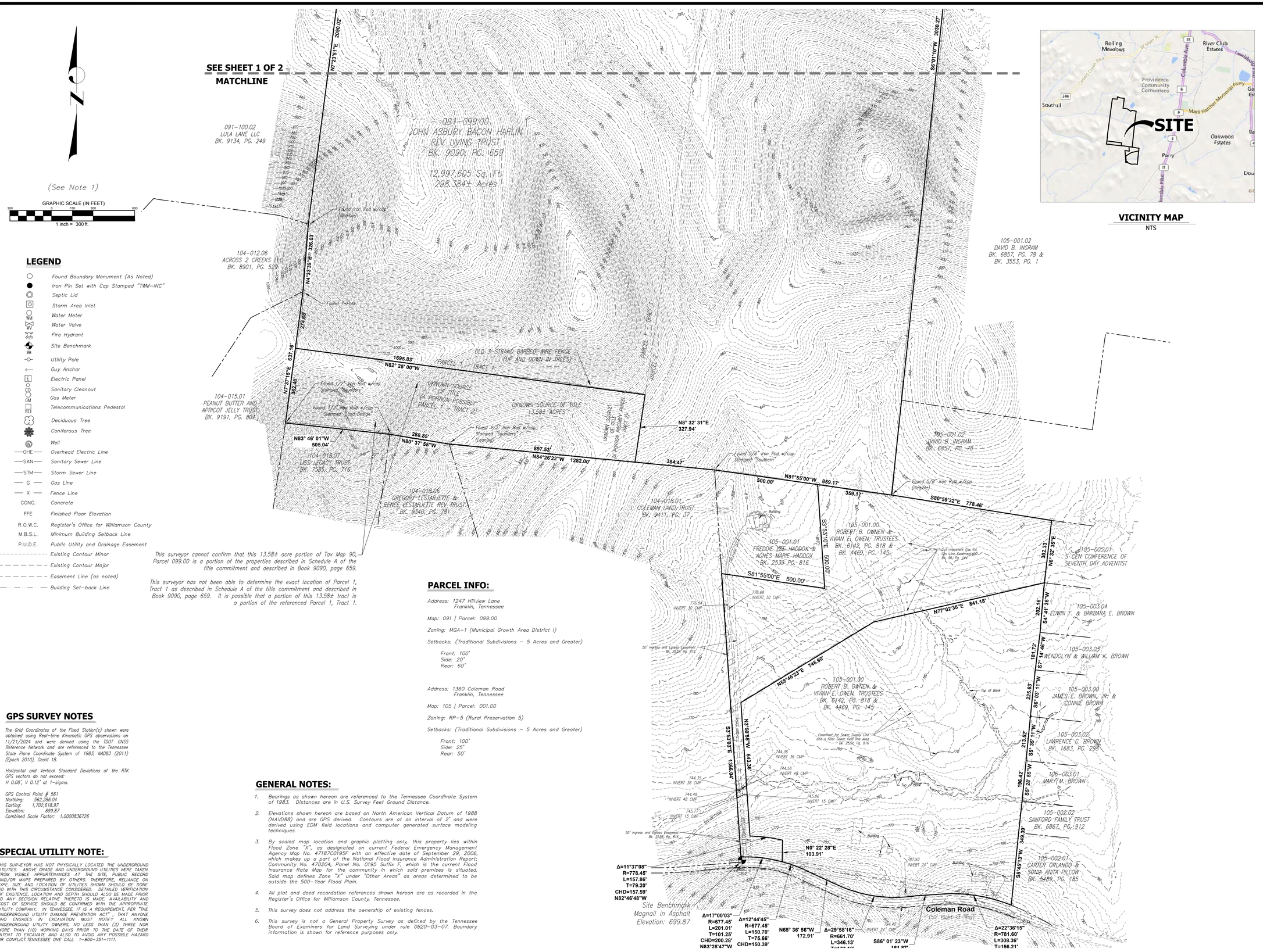
Kenneth R. Shreeve, PLS, CFS
This survey has been signed and sealed digitally.

PROJECT NO:	231539
DRAWN BY:	JAD/KRS
CHECKED BY:	KRS
APPROVED BY:	KRS

SCALE: 1"=200'

1 OF 2

U:\2023\231539\4 CADD - DWG\4.6 Surv\231539 - Harlin Farms Expanded Topographic Survey.dwg Plotted By: kshreeve



LEGEND

- Found Boundary Monument (As Noted)
- Iron Pin Set with Cap Stamped "TWM-INC"
- Septic Lid
- Storm Area Inlet
- Water Meter
- Water Valve
- Fire Hydrant
- Site Benchmark
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- Existing Contour Minor
- Existing Contour Major
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This surveyor cannot confirm that this 13.58± acre portion of Tax Map 90, Parcel 099.00 is a portion of the properties described in Schedule A of the title commitment and described in Book 9090, page 659.

This surveyor has not been able to determine the exact location of Parcel 1, Tract 1 as described in Schedule A of the title commitment and described in Book 9090, page 659. It is possible that a portion of this 13.58± tract is a portion of the referenced Parcel 1, Tract 1.

PARCEL INFO:

Address: 1247 Hillview Lane
Franklin, Tennessee

Map: 091 | Parcel: 099.00

Zoning: MGA-1 (Municipal Growth Area District I)

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Front: 100'
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Rear: 60'

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Map: 105 | Parcel: 001.00

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VICINITY MAP
NTS

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TOPOGRAPHIC SURVEY

1247 HILLVIEW LANE & 1360 COLEMAN ROAD

MAP 091, PARCEL 099.00 | MAP 105, PARCEL 001.01 | MAP 105, PARCEL 001.00 & MAP 105, PARCEL 001.03

Williamson County, Tennessee

FOR:
BOYLE INVESTMENT

REV.	DATE	DESCRIPTION
△		
△		
△		
△		
△		

SEAL

KENNETH R. SHREEVE
REGISTERED LAND SURVEYOR
AGRICULTURE
COMMISSION EXPIRES
02/07/2025
TENNESSEE NO. 2298

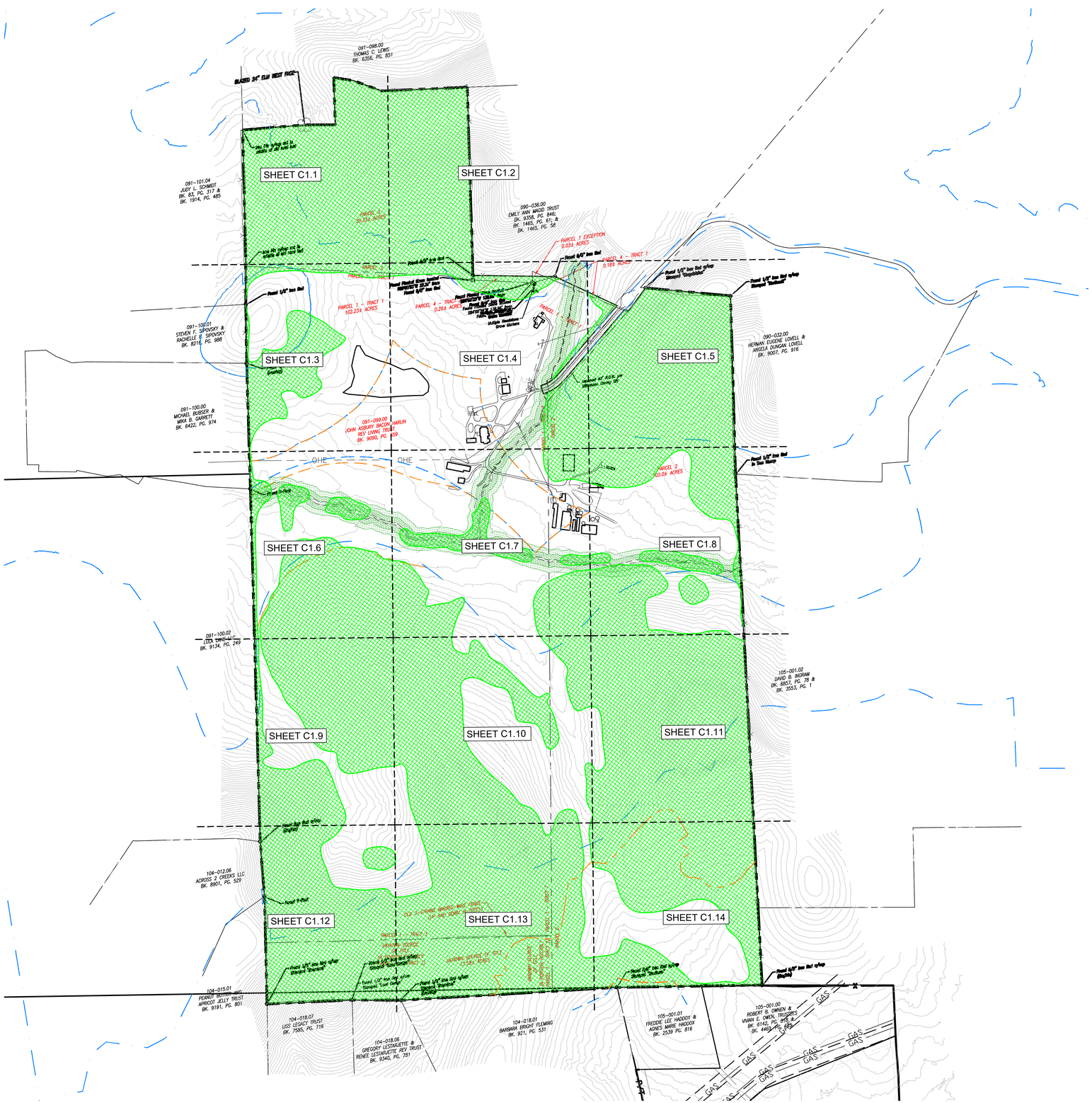
Kenneth R. Shreeve, PLS, CFS
This survey has been signed and sealed digitally.

PROJECT NO:	231539
DRAWN BY:	JAD/KRS
CHECKED BY:	KRS
APPROVED BY:	KRS

SCALE: 1"=200'

2 OF 2

U:\2023\231539\4 CADD - DWG\4.6 Surv\231539 - Harlin Farms Expanded Topographic Survey.dwg Plotted By: kshreeve



SITE DATA

HARLIN PUD SUBDIVISION, PD DEVELOPMENT PLAN

COF PROJECT NUMBER:	8703
SITE ACREAGE/SF:	311.21 AC / 13,556,105.01 SF
EXISTING ZONING:	MGA-1, RP-5, COUNTY
PROPOSED ZONING:	PD (0.78, 32000, 80)
OVERLAY ZONING:	HHO, 500' HHO BUFFER
TAX MAP & PARCELS:	091-09900
ADDRESS:	1247 HILLVIEW LANE
PRIMARY USES:	MIXED-USE
ENVISION FRANKLIN:	VILLAGE GREEN

KEY

- EXISTING CANOPY
- 30' RIPARIAN BUFFER ZONE 2
- 30' RIPARIAN BUFFER ZONE 1
- HHO LINE
- 500' HHO BUFFER
- PROPOSED HHO REVISION
- PROPOSED 500' HHO BUFFER

N

0' 300' 600' 900'

GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

BOYLE
Building community since 1933.

Kimley»Horn

DesignStudio

sdco PARTNERS

SHERIDAN PUBLIC RELATIONS LLC

HARLIN PUD SUBDIVISION
REZONING REQUEST
Franklin, Williamson County, Tennessee

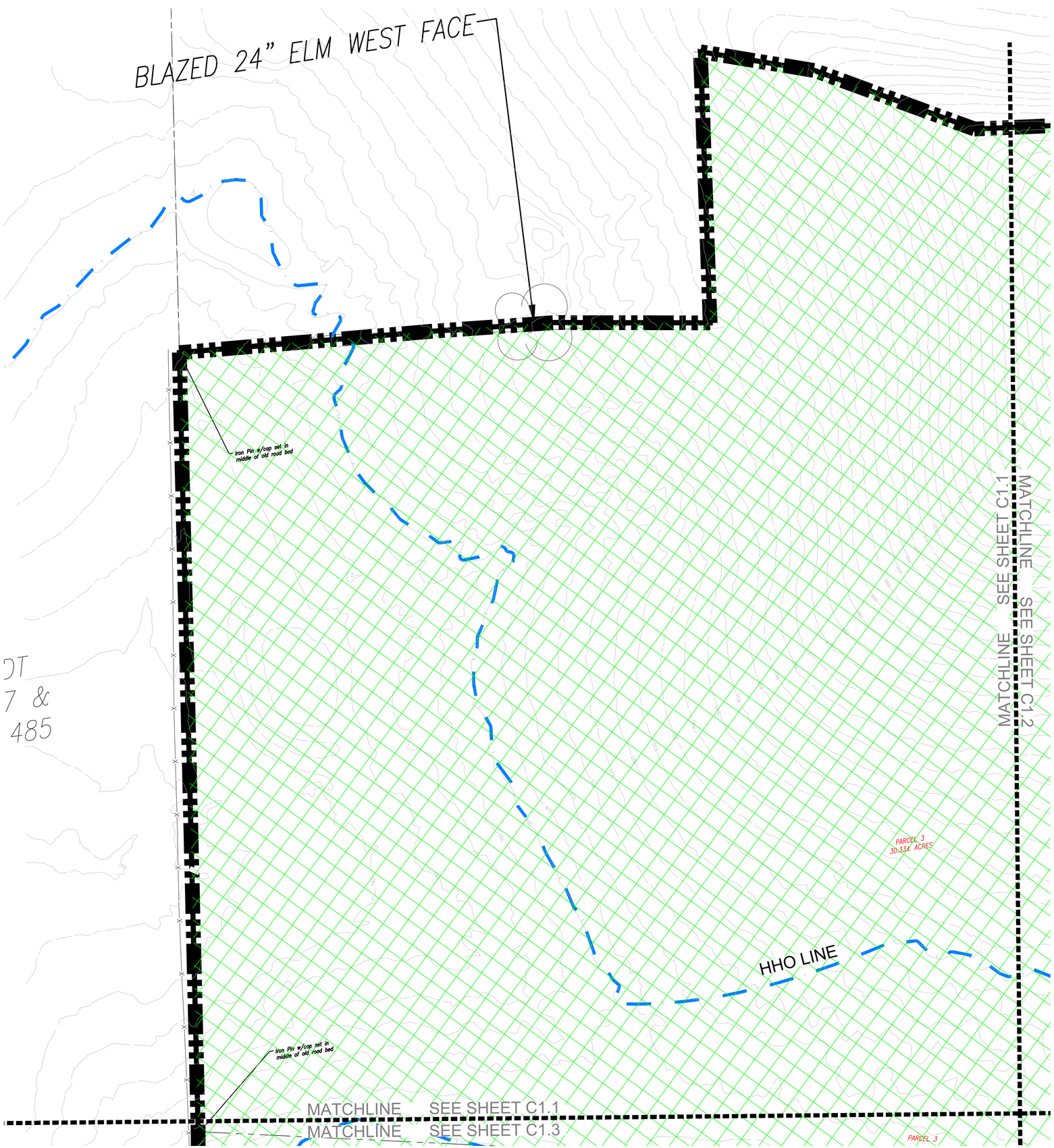
JEFFREY A. ROSIAK REGISTERED LANDSCAPE ARCHITECT 1325

Revision Date
△ _____
△ _____
△ _____
△ _____

OVERALL EXISTING CONDITIONS

SHEET
C1.0

COF #8703



SITE DATA

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N

0' 50' 100' 150'

GAMBLE DESIGN COLLABORATIVE

DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

BOYLE
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Kimley»Horn

DesignStudio

sdco PARTNERS

SHERIDAN PUBLIC RELATIONS LLC

HARLIN PUD SUBDIVISION
REZONING REQUEST
Franklin, Williamson County, Tennessee

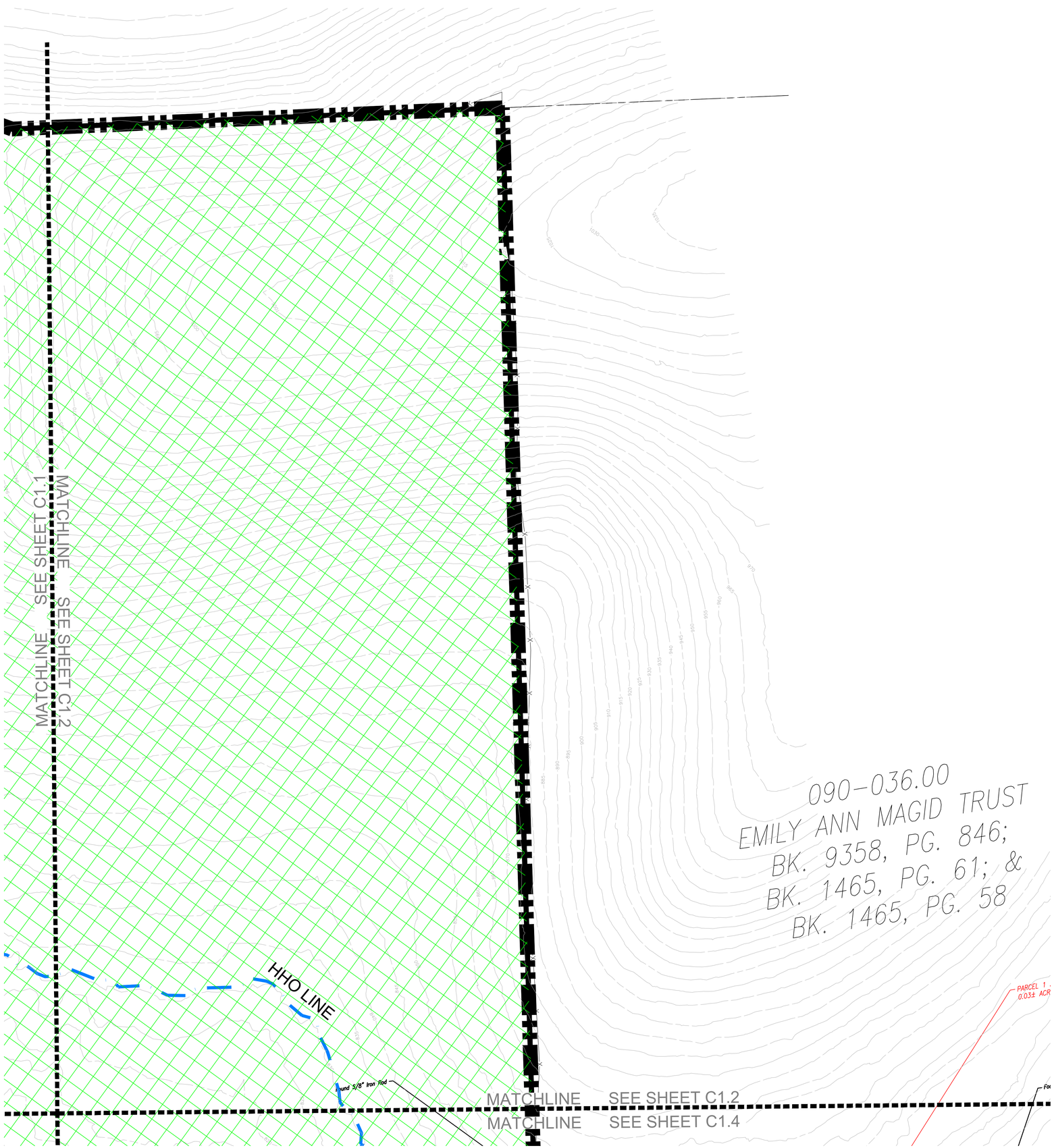
JEFFREY A. ROSIAK REGISTERED LANDSCAPE ARCHITECT 339 AGRICULTURE CENTER DRIVE SUITE 205 MURFREESBORO, TN 37129 (615)895-7525

Revision Date

EXISTING CONDITIONS

SHEET
C1.1

COF #8703



SITE DATA

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GAMBLE DESIGN COLLABORATIVE

DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

BOYLE
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DesignStudio

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SHERIDAN PUBLIC RELATIONS LLC

HARLIN PUD SUBDIVISION
REZONING REQUEST
Franklin, Williamson County, Tennessee

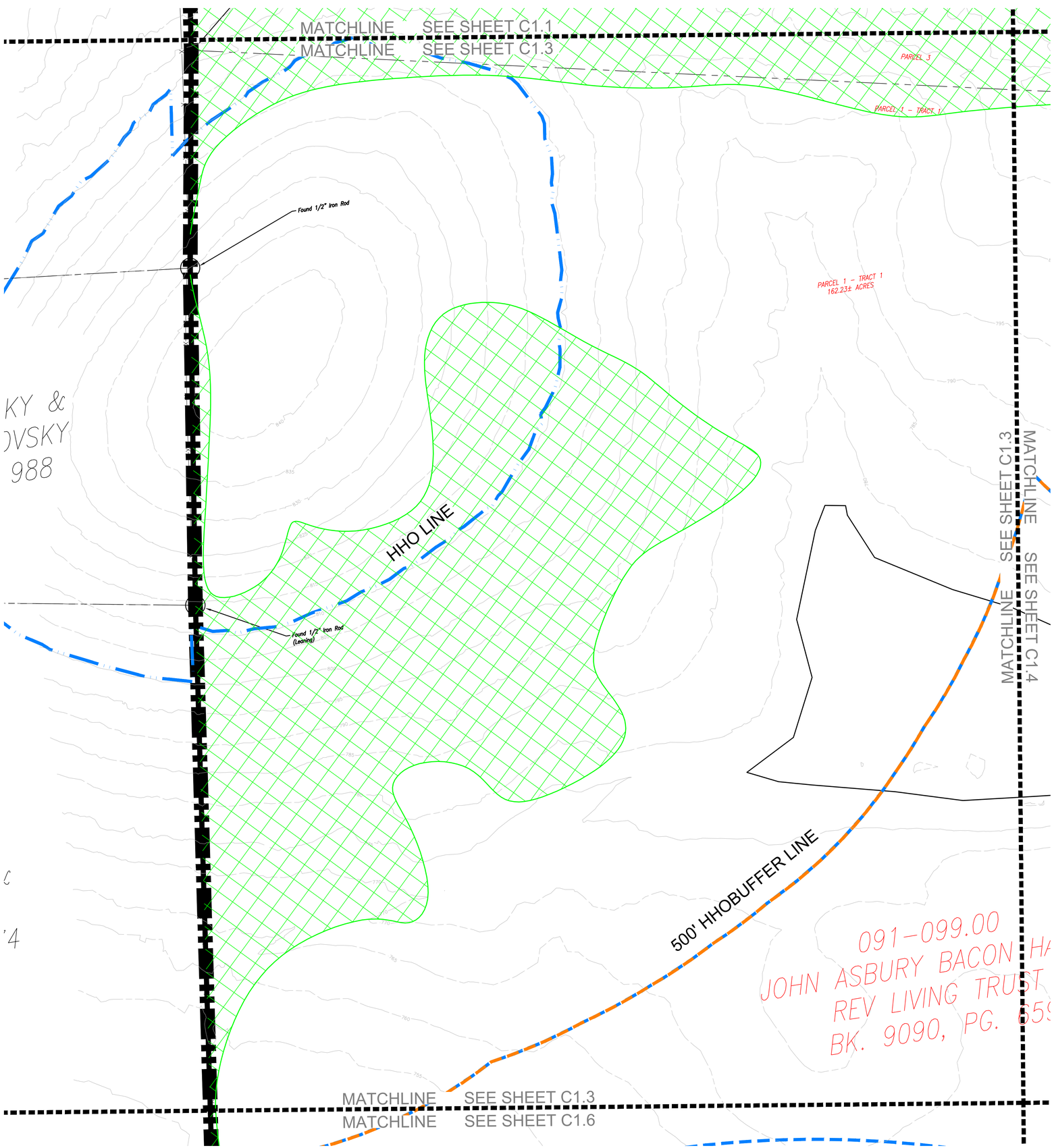
JEFFREY A. ROSIAK REGISTERED LANDSCAPE ARCHITECT

Revision Date

EXISTING CONDITIONS

SHEET
C1.2

COF #8703



SITE DATA

HARLIN PUD SUBDIVISION, PD DEVELOPMENT PLAN

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0' 50' 100' 150'

GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

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HARLIN PUD SUBDIVISION
REZONING REQUEST
Franklin, Williamson County, Tennessee

JEFFREY A. ROSIAK
REGISTERED
AGRICULTURE
LANDSCAPE ARCHITECT
10-25

Revision Date
△ _____
△ _____
△ _____
△ _____

EXISTING CONDITIONS

SHEET
C1.3
COF #8703

MATCHLINE SEE SHEET C1.2
MATCHLINE SEE SHEET C1.4

Found 5/8" Iron Rod

Found Planted Stone located S09°08'53"W 27.31' from Found 5/8" Iron Rod

HHO LINE

PARCEL 4 – TRACT 2
0.26± ACRES

Found Planted Stone located S84°00'26"W 138.96' from Found 5/8" Iron Rod

Multiple Headstone Grave Markers

PARCEL 1 – TRACT 1

UNNAMED TRIBUTARY TO POLK CREEK

OHE

SEE SHEET C1.5
MATCHLINE

Assumed 40' R.O.W. Williamson County GIS

500' HHO BUFFER LINE

TELCO

HHO LINE

UNNAMED TRIBUTARY TO POLK CREEK

PARCEL 1 – TRACT 1

PARCEL 2

MATCHLINE SEE SHEET C1.4
MATCHLINE SEE SHEET C1.7

SITE DATA

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0' 50' 100' 150'

GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

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DesignStudio

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REZONING REQUEST
Franklin, Williamson County, Tennessee

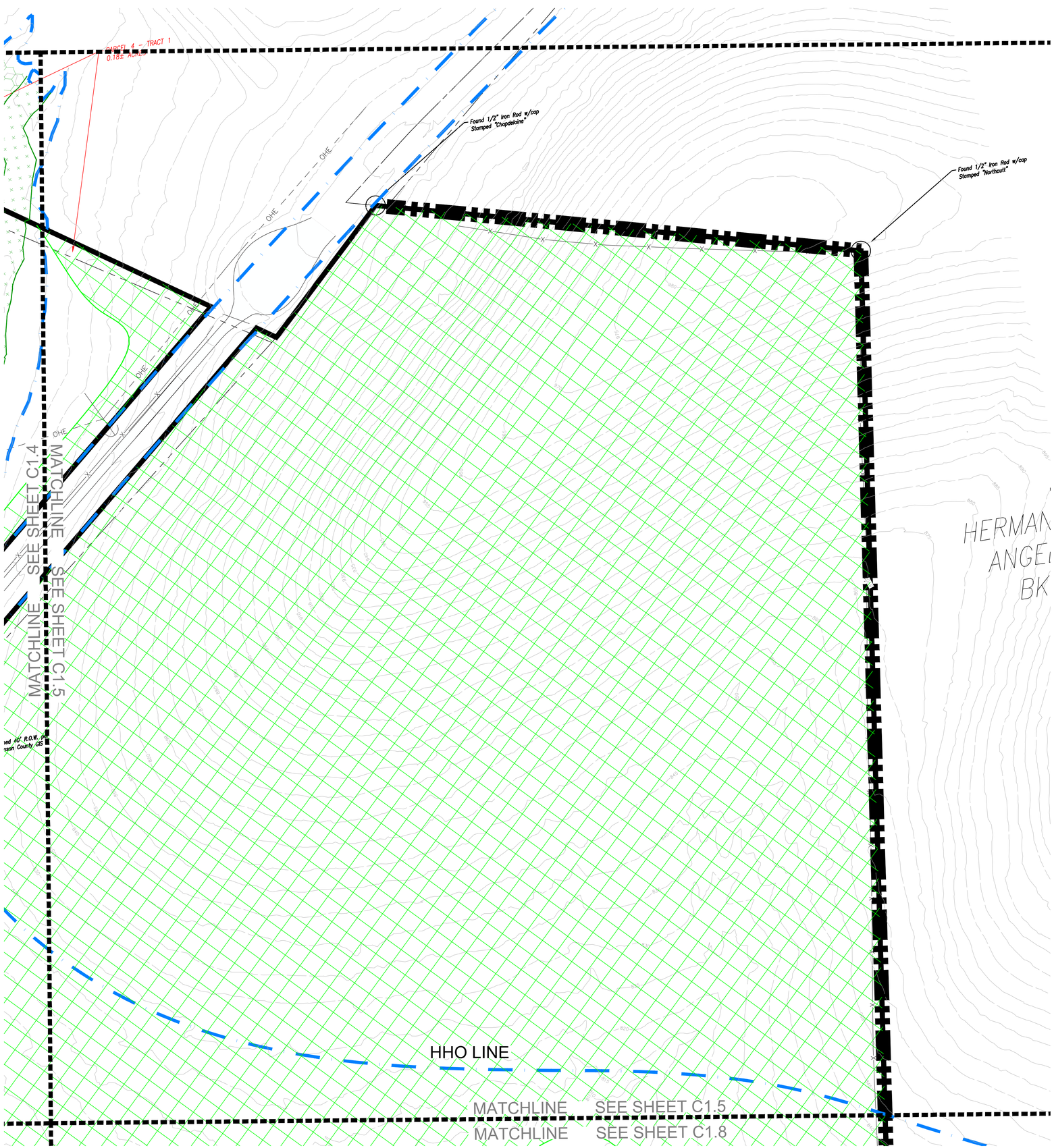
JEFFREY A. ROSIAK
REGISTERED AGRICULTURAL ENGINEER
STATE OF TENNESSEE
No. 2025

Revision Date

EXISTING CONDITIONS

SHEET
C1.4

COF #8703



SITE DATA

HARLIN PUD SUBDIVISION, PD DEVELOPMENT PLAN

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0' 50' 100' 150'

GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

BOYLE
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Kimley»Horn

DesignStudio

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HARLIN PUD SUBDIVISION
REZONING REQUEST
Franklin, Williamson County, Tennessee

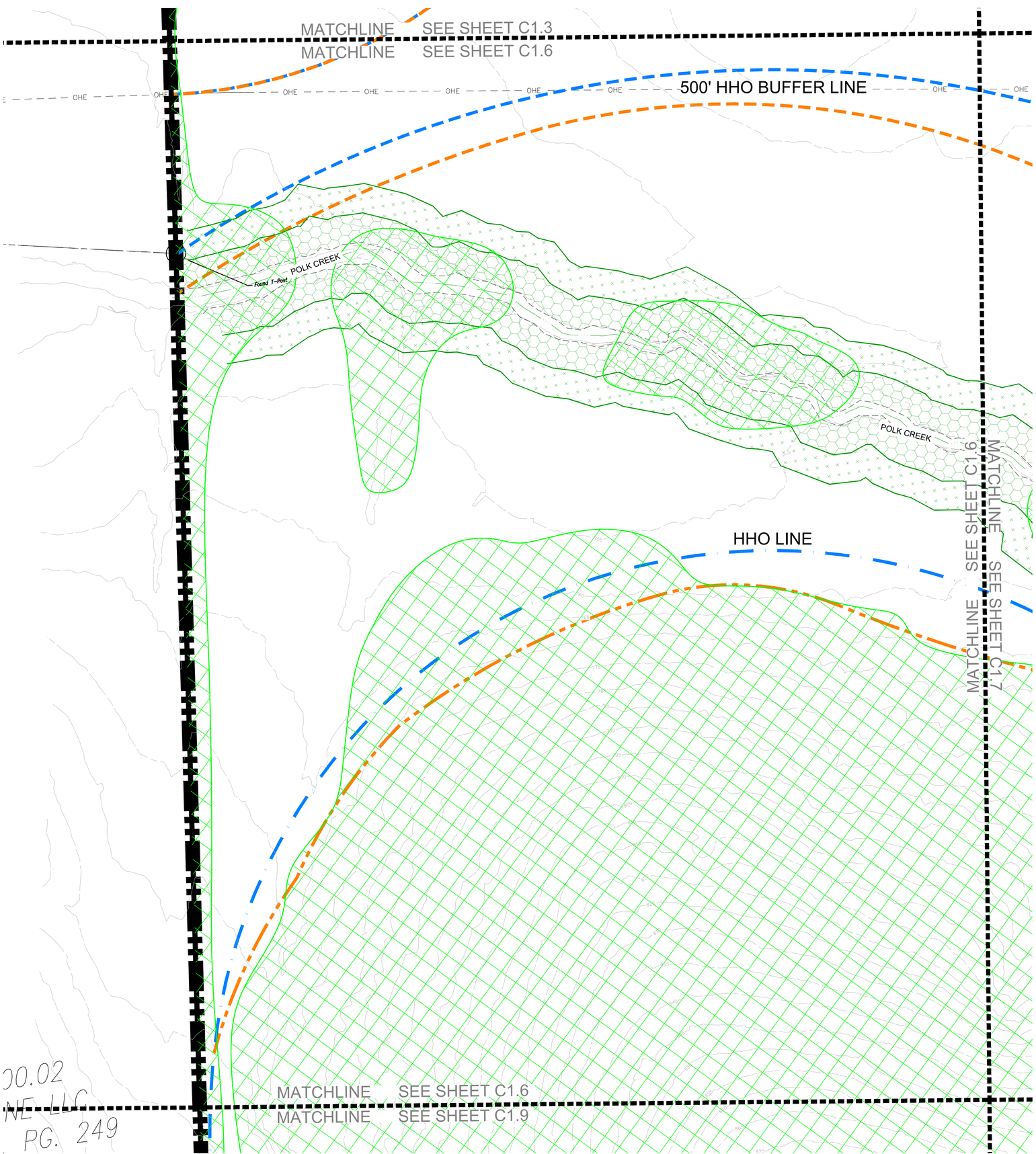
JEFFREY A. ROSIAK
REGISTERED
LANDSCAPE ARCHITECT
#1052

Revision Date
△ _____
△ _____
△ _____
△ _____

EXISTING CONDITIONS

SHEET
C1.5

COF #8703



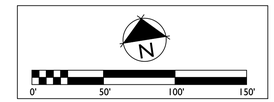
SITE DATA

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DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

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DesignStudio

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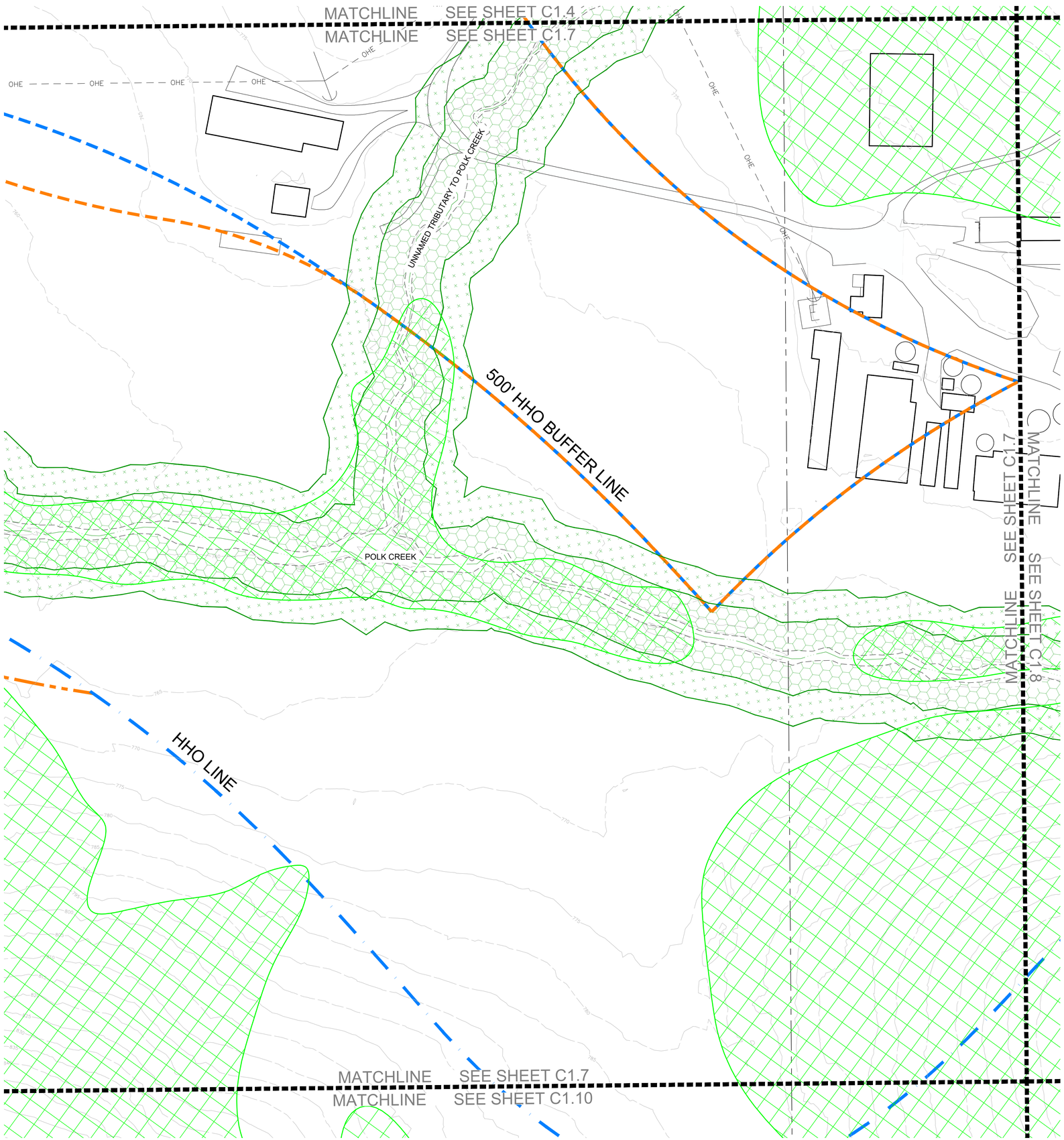
HARLIN PUD SUBDIVISION
REZONING REQUEST
Franklin, Williamson County, Tennessee

JEFFREY A. ROSIAK REGISTERED LANDSCAPE ARCHITECT TENNESSEE 330525

Revision Date
△ _____
△ _____
△ _____
△ _____

EXISTING CONDITIONS

SHEET
C1.6
COF #8703



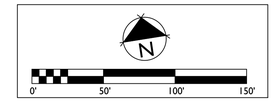
SITE DATA

HARLIN PUD SUBDIVISION, PD DEVELOPMENT PLAN

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GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

BOYLE
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Kimley»Horn

DesignStudio

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SHERIDAN PUBLIC RELATIONS LLC

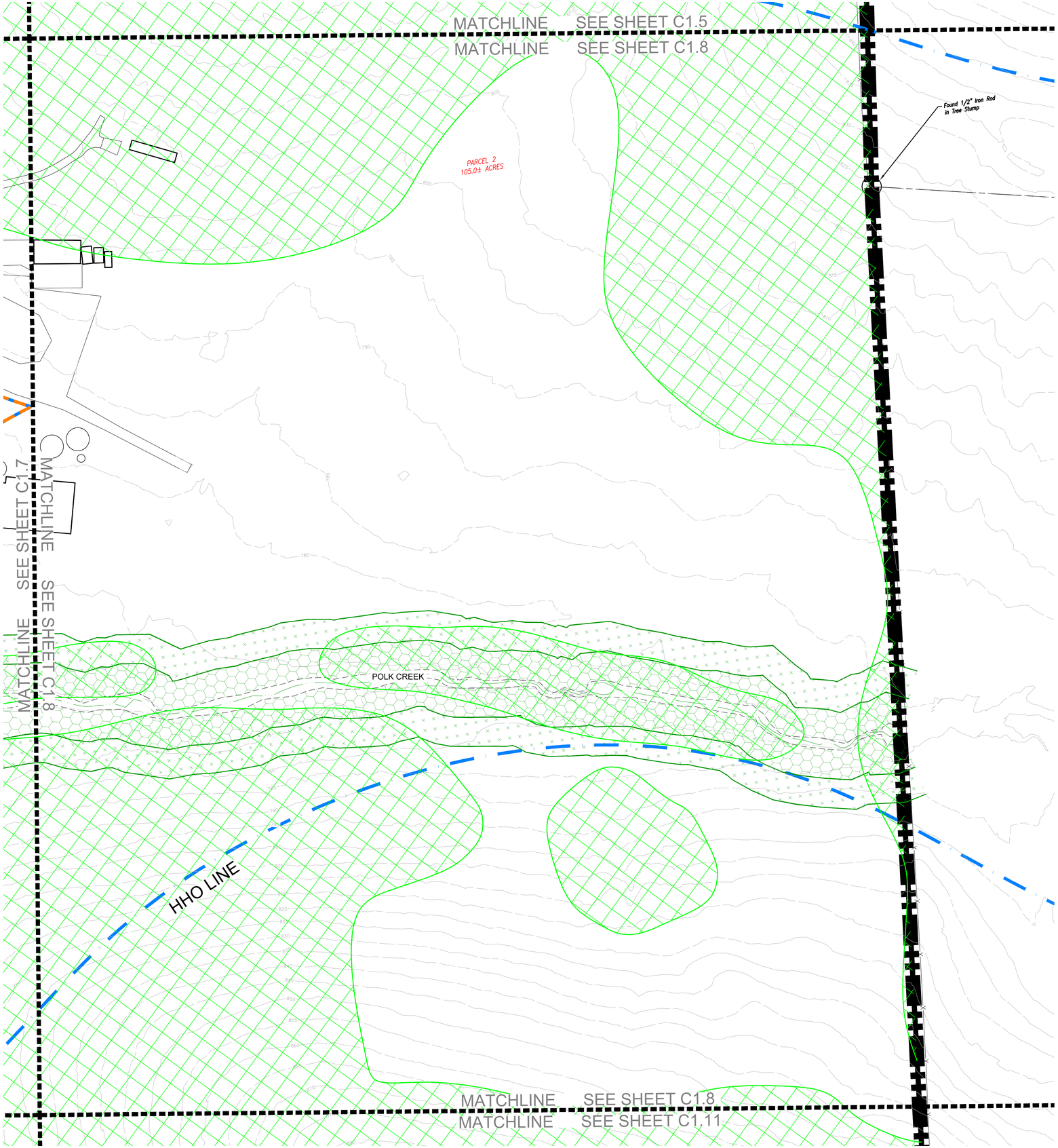
HARLIN PUD SUBDIVISION
REZONING REQUEST
Franklin, Williamson County, Tennessee

JEFFREY A. ROSIAK REGISTERED LANDSCAPE ARCHITECT 1325

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

EXISTING CONDITIONS

SHEET
C1.7
COF #8703



SITE DATA

HARLIN PUD SUBDIVISION, PD DEVELOPMENT PLAN

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N

0' 50' 100' 150'

GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

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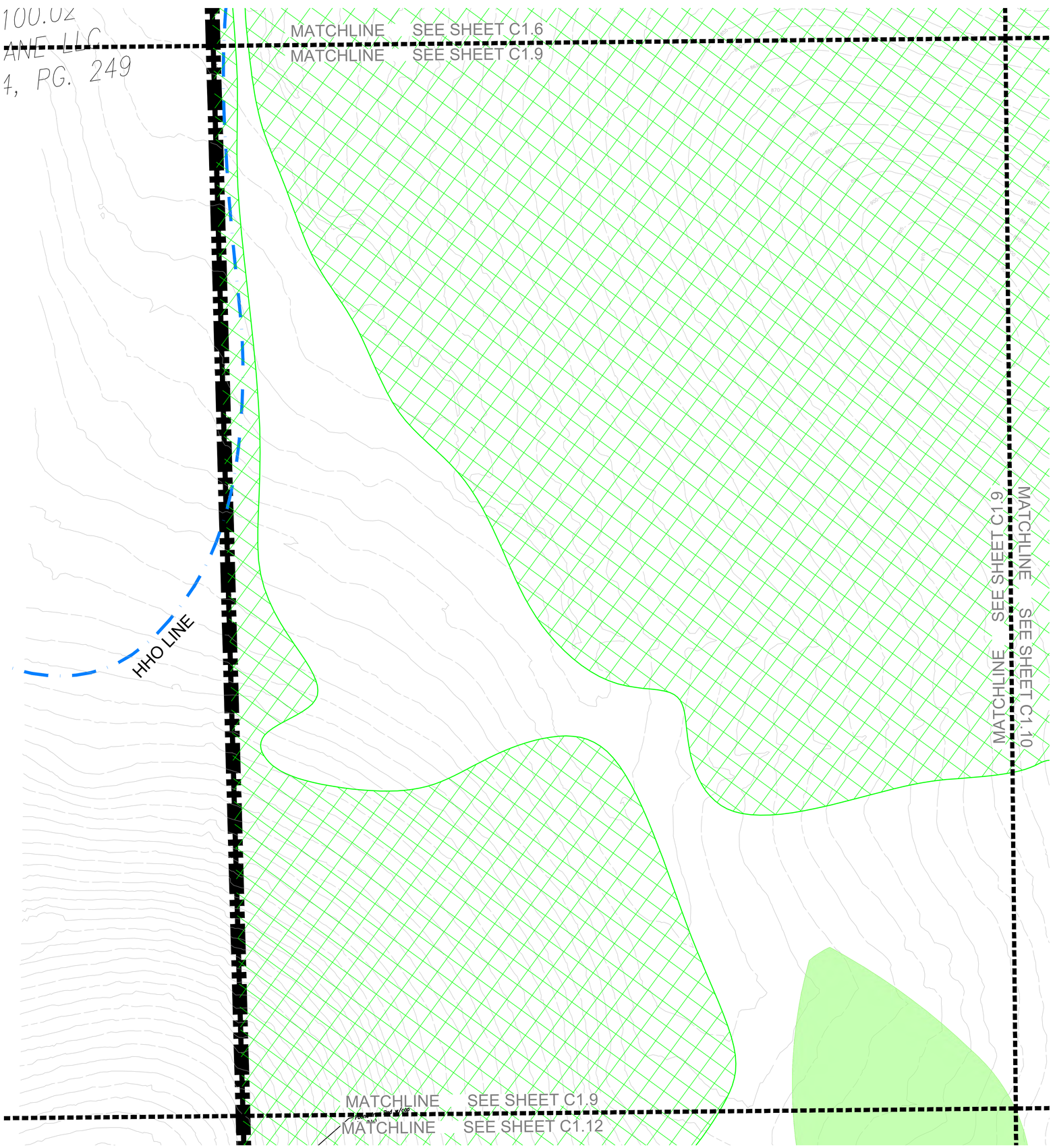
HARLIN PUD SUBDIVISION
REZONING REQUEST
Franklin, Williamson County, Tennessee

JEFFREY A. ROSIAK
REGISTERED
LANDSCAPE ARCHITECT
TENNESSEE
1525

Revision Date
△ _____
△ _____
△ _____
△ _____

EXISTING CONDITIONS

SHEET
C1.8
COF #8703



SITE DATA

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GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

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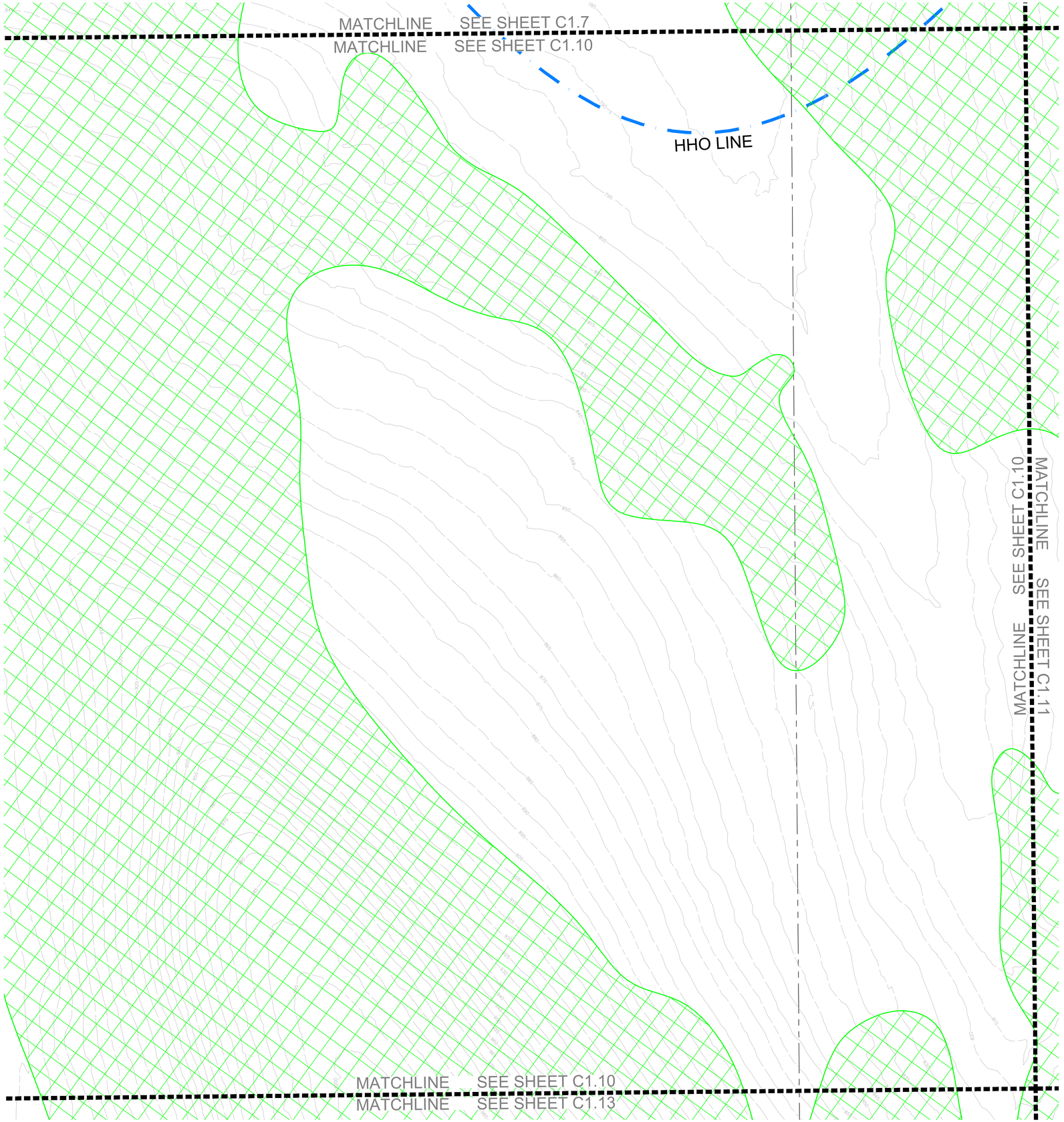
HARLIN PUD SUBDIVISION
REZONING REQUEST
Franklin, Williamson County, Tennessee

JEFFREY A. ROSIAK REGISTERED AGRICULTURAL ARCHITECT
LICENSED LANDSCAPE ARCHITECT
10/15/25

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

EXISTING CONDITIONS

SHEET
C1.9
COF #8703



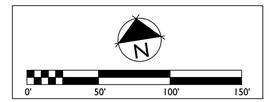
SITE DATA

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DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

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PARTNERS

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PUBLIC RELATIONS LLC

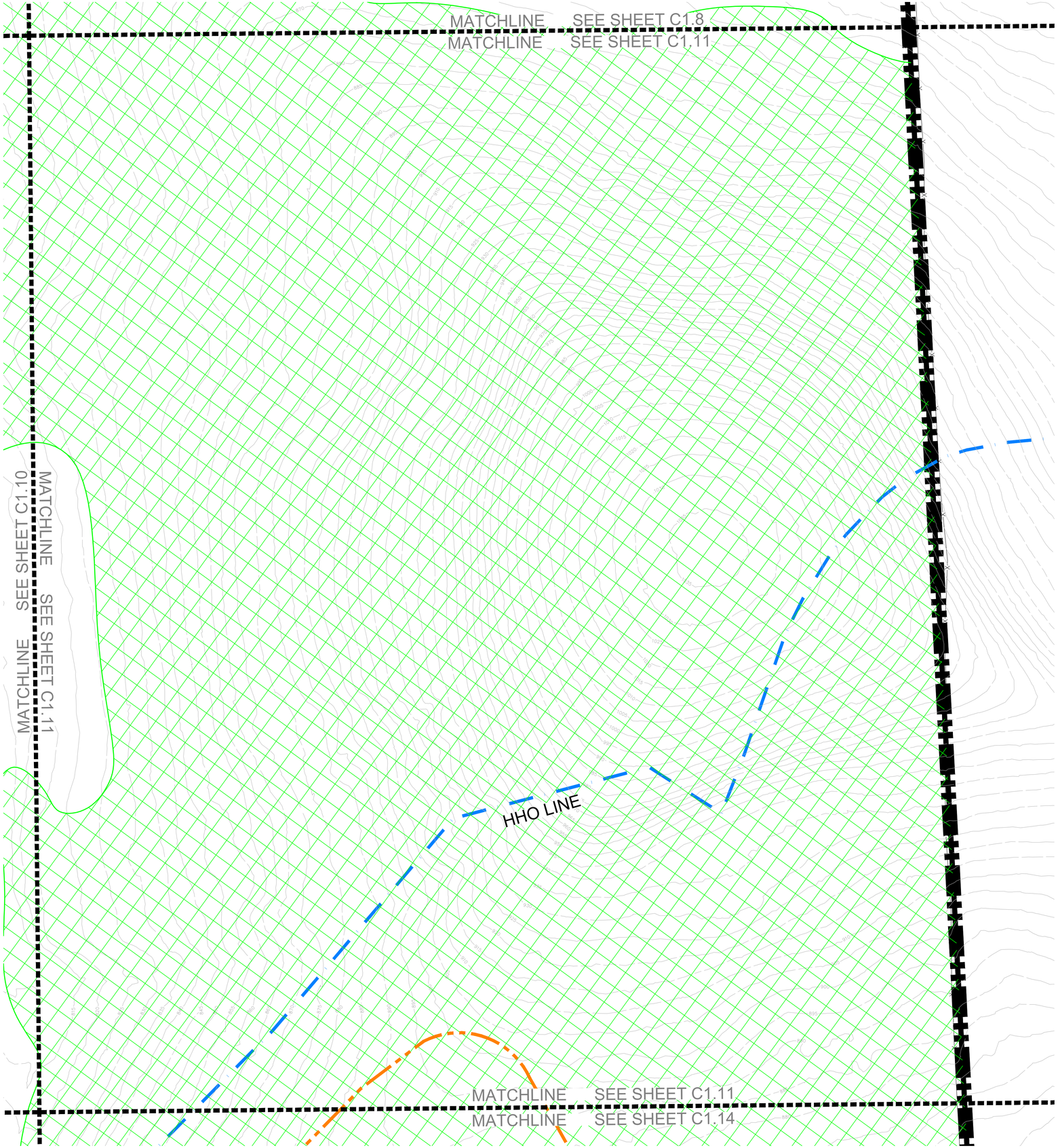
HARLIN PUD SUBDIVISION
REZONING REQUEST
Franklin, Williamson County, Tennessee

JEFFREY A. ROSIAK
REGISTERED
LANDSCAPE ARCHITECT
TENNESSEE
3325

Revision Date
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EXISTING CONDITIONS

SHEET
C1.10
COF #8703



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PARTNERS

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PUBLIC RELATIONS LLC

HARLIN PUD SUBDIVISION
REZONING REQUEST
Franklin, Williamson County, Tennessee

JEFFREY A. ROSIAK
REGISTERED
AGRICULTURE
LANDSCAPE ARCHITECT
TENNESSEE
2025

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

EXISTING CONDITIONS

SHEET
C1.11

COF #8703

MATCHLINE SEE SHEET C1.9

MATCHLINE SEE SHEET C1.12

2.06
REEKS LLC
PG. 529

Found T-Post

HHO LINE

MATCHLINE SEE SHEET C1.13

Found 1/2" Iron Rod w/cap Stamped "Saunders"

Found 1/2" Iron Rod w/cap Stamped "Land Design"

15.01
TTER AND
LLY TRUST
, PG. 801

104-018.07

SITE DATA

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HARLIN PUD SUBDIVISION
REZONING REQUEST
Franklin, Williamson County, Tennessee

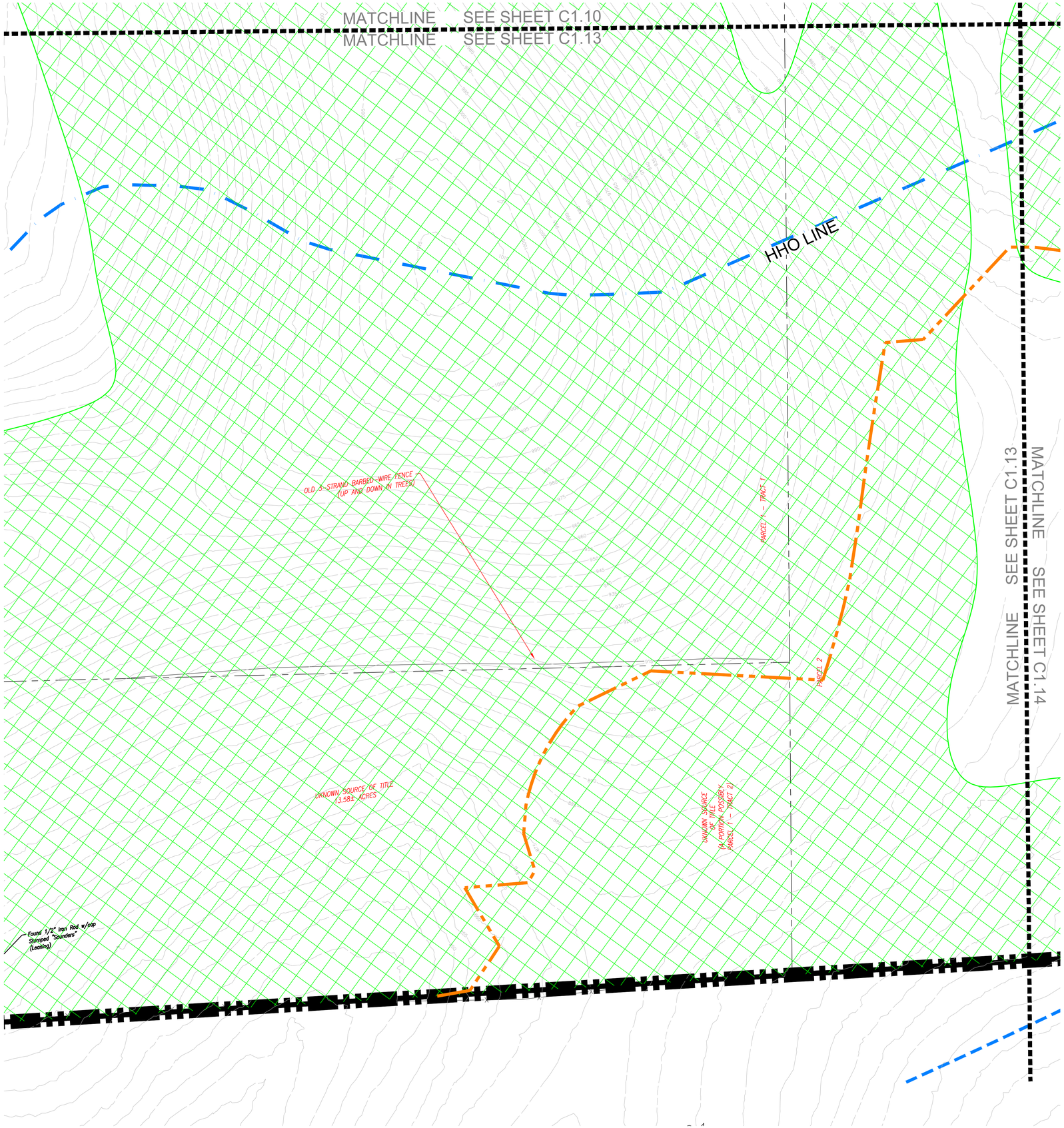
JEFFREY A. ROSIAK REGISTERED AGRICULTURE LANDSCAPE ARCHITECT

Revision Date

EXISTING CONDITIONS

SHEET
C1.12

COF #8703



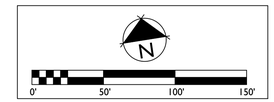
SITE DATA

HARLIN PUD SUBDIVISION, PD DEVELOPMENT PLAN

COF PROJECT NUMBER:	8703
SITE ACREAGE/SF:	311.21 AC / 13,556,105.01 SF
EXISTING ZONING:	MGA-1, RP-5, COUNTY
PROPOSED ZONING:	PD (0.78, 32000, 80)
OVERLAY ZONING:	HHO, 500' HHO BUFFER
TAX MAP & PARCELS:	091-09900
ADDRESS:	1247 HILLVIEW LANE
PRIMARY USES:	MIXED-USE
ENVISION FRANKLIN:	VILLAGE GREEN

KEY

- EXISTING CANOPY
- 30' RIPARIAN BUFFER ZONE 2
- 30' RIPARIAN BUFFER ZONE 1
- HHO LINE
- 500' HHO BUFFER
- PROPOSED HHO REVISION
- PROPOSED 500' HHO BUFFER



GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

BOYLE
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Kimley»Horn

DesignStudio

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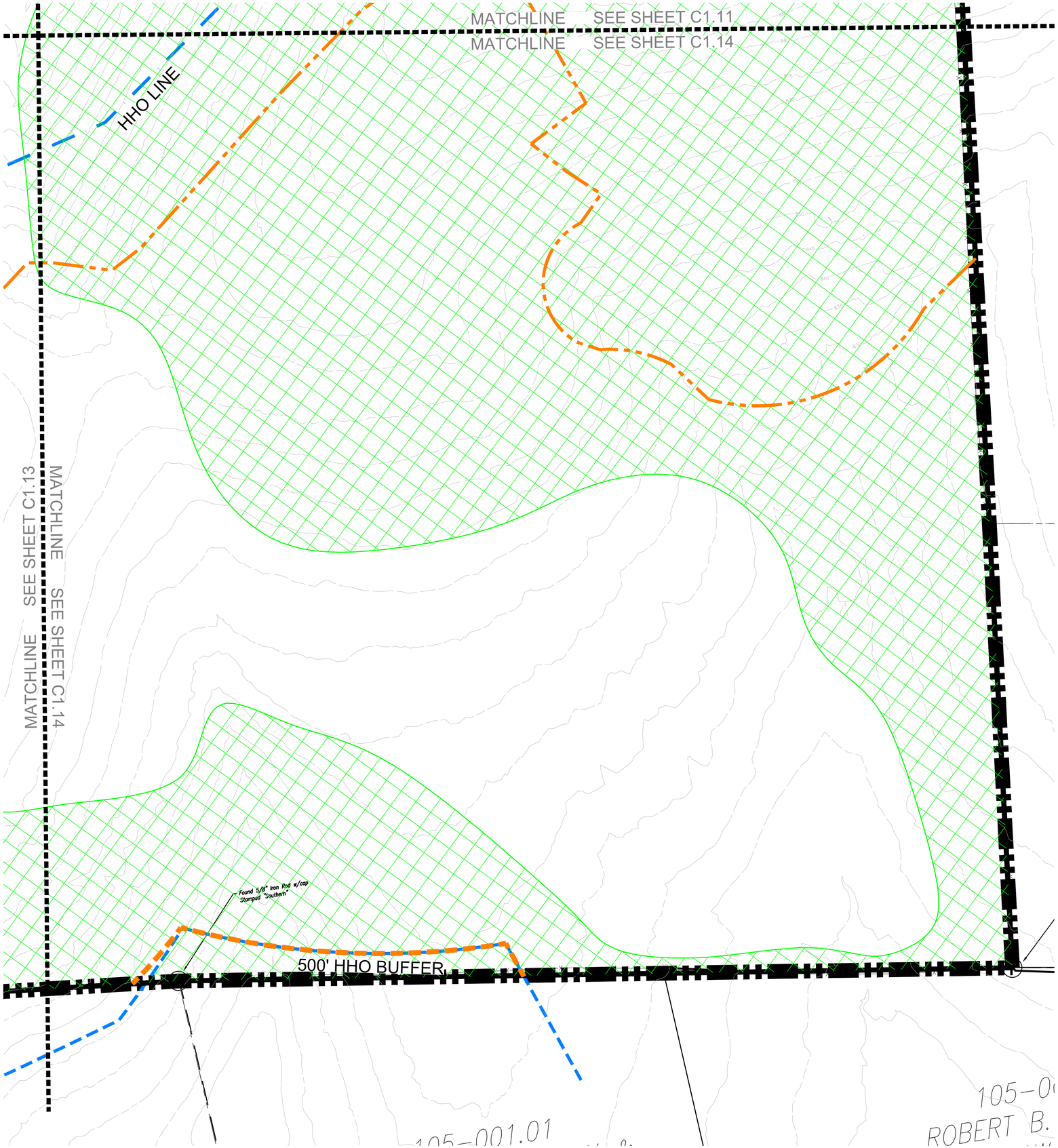
HARLIN PUD SUBDIVISION
REZONING REQUEST
Franklin, Williamson County, Tennessee

JEFFREY A. ROSIAK REGISTERED LANDSCAPE ARCHITECT 1035

Revision Date
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EXISTING CONDITIONS

SHEET
C1.13
COF #8703



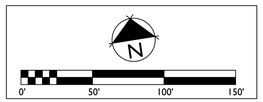
SITE DATA

HARLIN PUD SUBDIVISION, PD DEVELOPMENT PLAN

COF PROJECT NUMBER:	8703
SITE ACREAGE/SF:	311.21 AC / 13,556,105.01 SF
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KEY

- EXISTING CANOPY
- 30' RIPARIAN BUFFER ZONE 2
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- PROPOSED 500' HHO BUFFER



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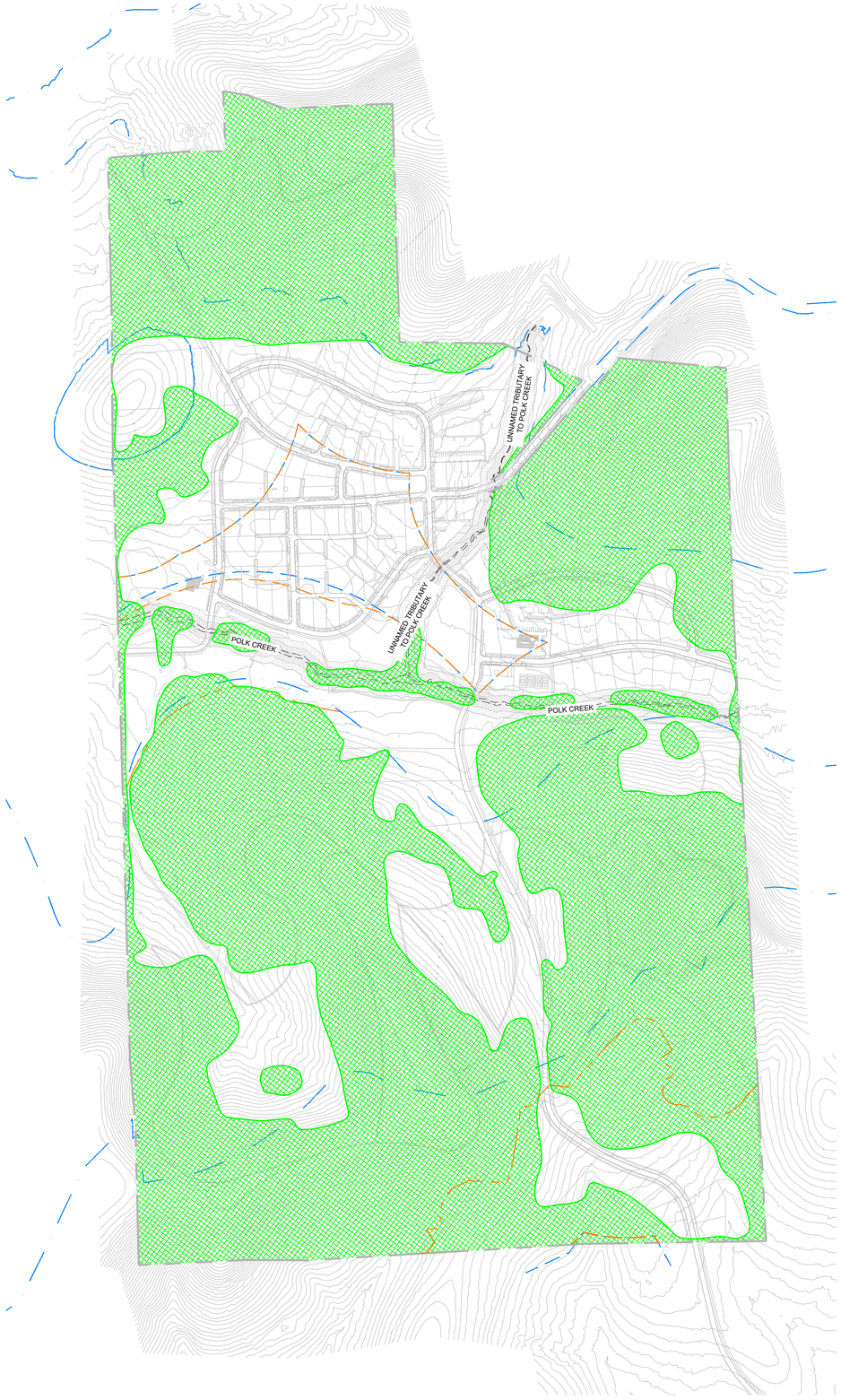
HARLIN PUD SUBDIVISION
REZONING REQUEST
Franklin, Williamson County, Tennessee

JEFFREY A. ROSIAK REGISTERED LANDSCAPE ARCHITECT

Revision Date
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EXISTING CONDITIONS

SHEET
C1.14
COF #8703



KEY - HHO BUFFER

- PROPOSED HHO
- HHO
- PROPOSED 500' HHO BUFFER
- 500' HHO BUFFER

HHO REVISION STATEMENT

OUR REQUEST:

WITH THIS APPLICATION AND THE REZONING PACKAGE. THE APPLICANT IS REQUESTING TWO ACTIONS REGARDING THE HILLSIDE HILLCREST OVERLAY (HHO) AND THE ASSOCIATED 500' HHO BUFFER. THE FIRST REQUEST IS A REVISION TO AN EXISTING HHO BOUNDARY AND ASSOCIATED 500' HHO BUFFER ON SITE. THE SECOND REQUEST IS TO ESTABLISH THE HHO AND 500' HHO BUFFER ON THE HARLIN PROPERTY IN AN AREA PREVIOUSLY NOT CONTEMPLATED IN THE CITY OF FRANKLIN'S MAP.

FIRST REQUEST: REVISION TO AN ESTABLISHED HHO BOUNDARY AND ASSOCIATED 500' HHO BUFFER
OUR REQUEST INCLUDES THE HHO LINE SOUTH OF THE STREAM. THE REVISED HHO BOUNDARY AND ASSOCIATED 500' HHO BUFFER WILL BETTER ALIGN WITH STEEP SLOPES, VIEWSHEDS, EXISTING TOPOGRAPHY, AND EXISTING TREE CANOPY. THE REVISION IS BASED ON ON-SITE VIEWSHED REVIEW, FIELD RUN SURVEY INFORMATION, AND AERIAL PHOTOGRAPHY.

SECOND REQUEST: ESTABLISHMENT OF HHO BOUNDARY AND ASSOCIATED 500' HHO BUFFER
UNTIL RECENTLY THE SOUTHERN PART OF THE HARLIN PROPERTY WAS NOT WITHIN THE CITY OF FRANKLIN URBAN GROWTH BOUNDARY. THIS CAUSES THE HHO IN THE SOUTHERN SECTION TO STOP ABRUPTLY ALONG THE PREVIOUS GIS LINE FOR THE URBAN GROWTH BOUNDARY. OUR TEAM SEEKS TO DEFINE THE HHO AND HHO BUFFER IN THAT AREA TO BETTER FOLLOW THE DEFINITION IN THE CITY OF FRANKLIN ZONING ORDINANCE.

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HARLIN PUD SUBDIVISION
REZONING REQUEST
Franklin, Williamson County, Tennessee

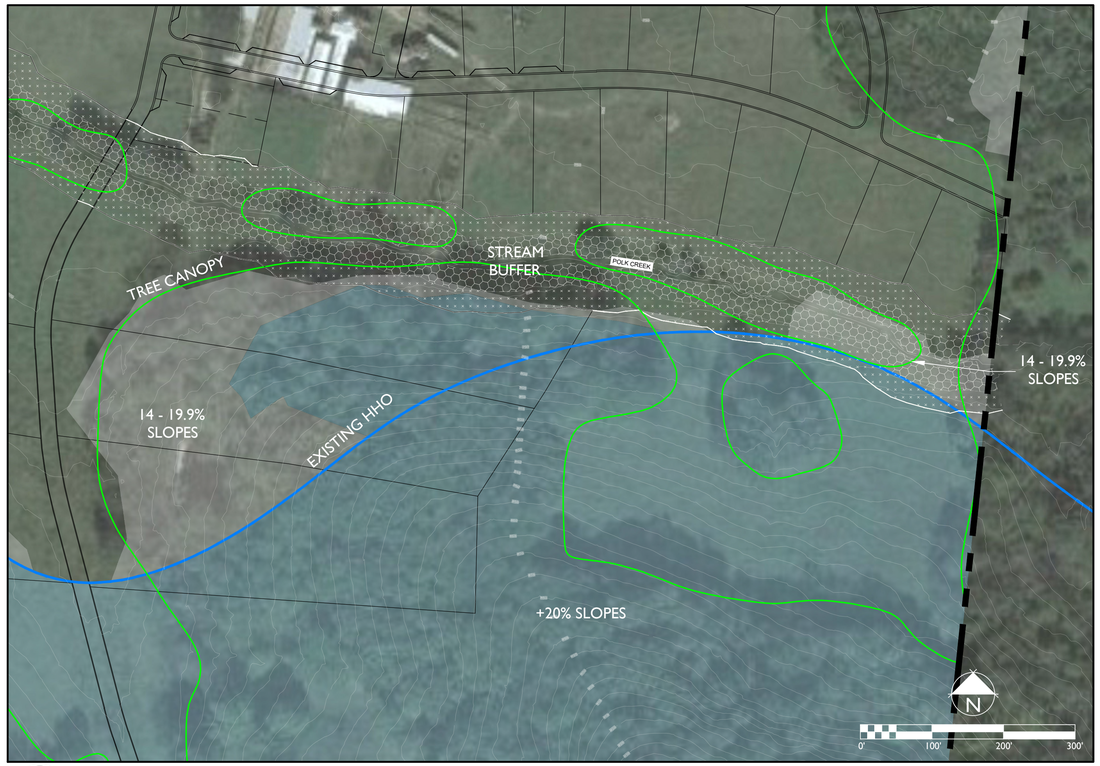
JEFFREY A. ROSIAK REGISTERED LANDSCAPE ARCHITECT

Revision Date
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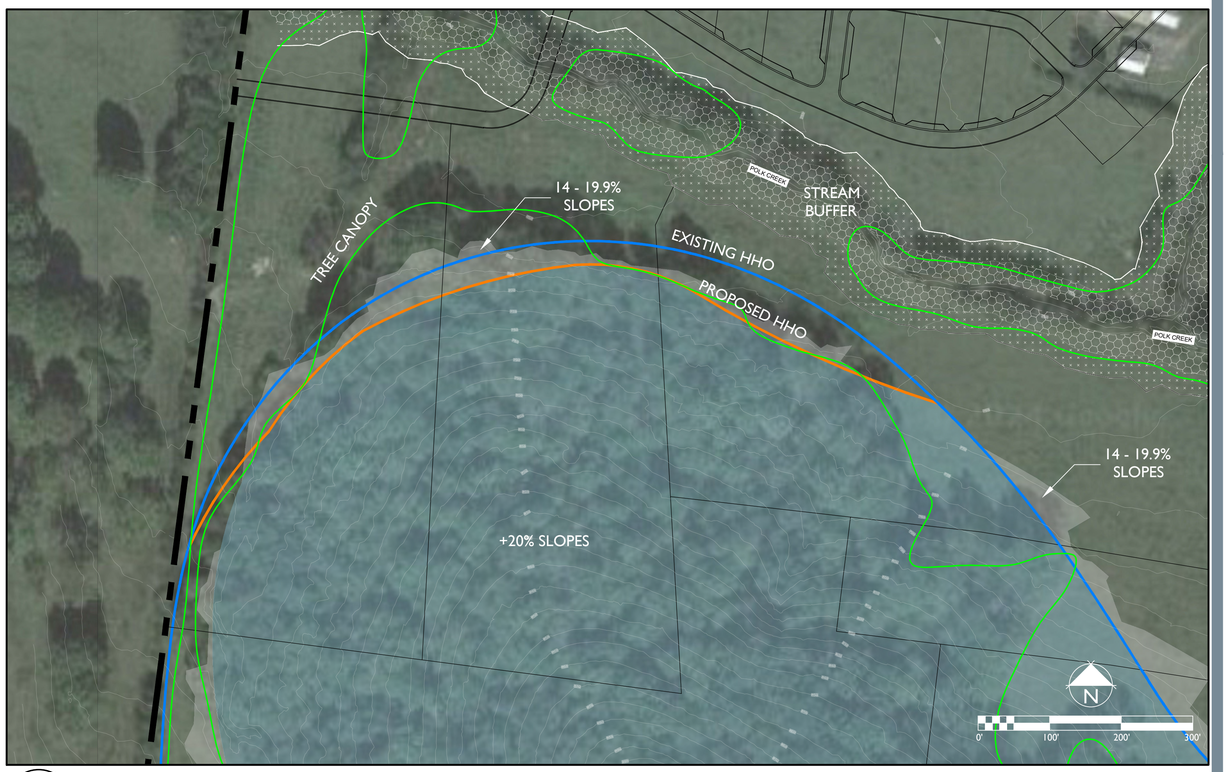
HHO REVISION

SHEET
C2.0

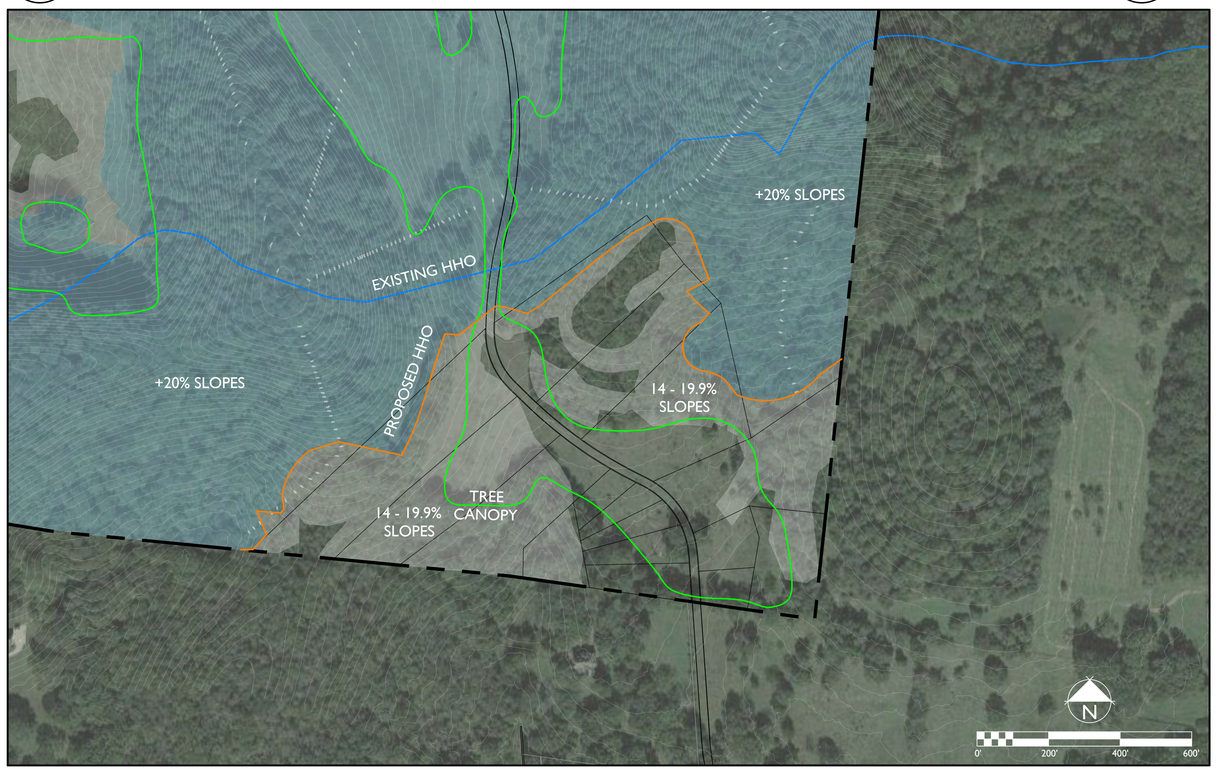
COF #8703



1 C2.1 EXISTING HHO SOUTH EAST OF CREEK (NO REVISION)



2 C2.1 PROPOSED REVISION OF HHO SOUTH WEST OF CREEK



3 C2.1 PROPOSED REVISION OF HHO SOUTHERN PROPERTY LINE

JUSTIFICATION

ENLARGEMENT 1: THE DESIGN TEAM STUDIED THE EXISTING HHO LINES FOR GUIDANCE ON HOW THE HHO LINES HAD BEEN PREVIOUSLY ESTABLISHED. IN IMAGE 1, THE EXISTING HHO SOUTH OF THE CREEK AND EAST OF PROPOSED FARREN WAY WAS REVIEWED. THE HHO IN THIS AREA MOSTLY FOLLOWS THE LINE BETWEEN THE 14-19.9% SLOPES AND THE +20% SLOPES, BUT IT SOME CASES THE HHO LINE CROSSES INTO AREAS OF +20% SLOPES OR THROUGH AREAS OF EXISTING TREE CANOPY. TREE CANOPY DOES NOT APPEAR TO HAVE BEEN A FACTOR IN ESTABLISHING THE HHO IN THIS AREA.

ENLARGEMENT 2: IMAGE 2 SHOWS A MODIFICATION OF THE HHO SOUTH OF THE CREEK AND WEST OF THE PROPOSED FARREN WAY. HERE, THE PROPOSED HHO REVISION ADOPTS THE PRECEDENT STUDIED IN IMAGE 1, HUGGING THE TOE OF THE SLOPE WHILE FOLLOWING THE LINE DISTINGUISHING BETWEEN 14-19.9% AND +20% SLOPES.

ENLARGMENT 3: IMAGE 3 SHOWS MODIFYING THE SOUTHERN AREA OF THE PROPERTY APPLYING THE SAME LOGIC. HERE THE SLOPE ANALYSIS HAS BEEN STUDIED IN GREATER DETAIL AND THE PROPOSED HHO LINE FOLLOWS THE LINE BETWEEN 14-19.9% AND +20% SLOPES

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HARLIN PUD SUBDIVISION
REZONING REQUEST
Franklin, Williamson County, Tennessee

JEFFREY A. ROSIAK REGISTERED AGRICULTURE LANDSCAPE ARCHITECT TENNESSEE 339 05/31/25

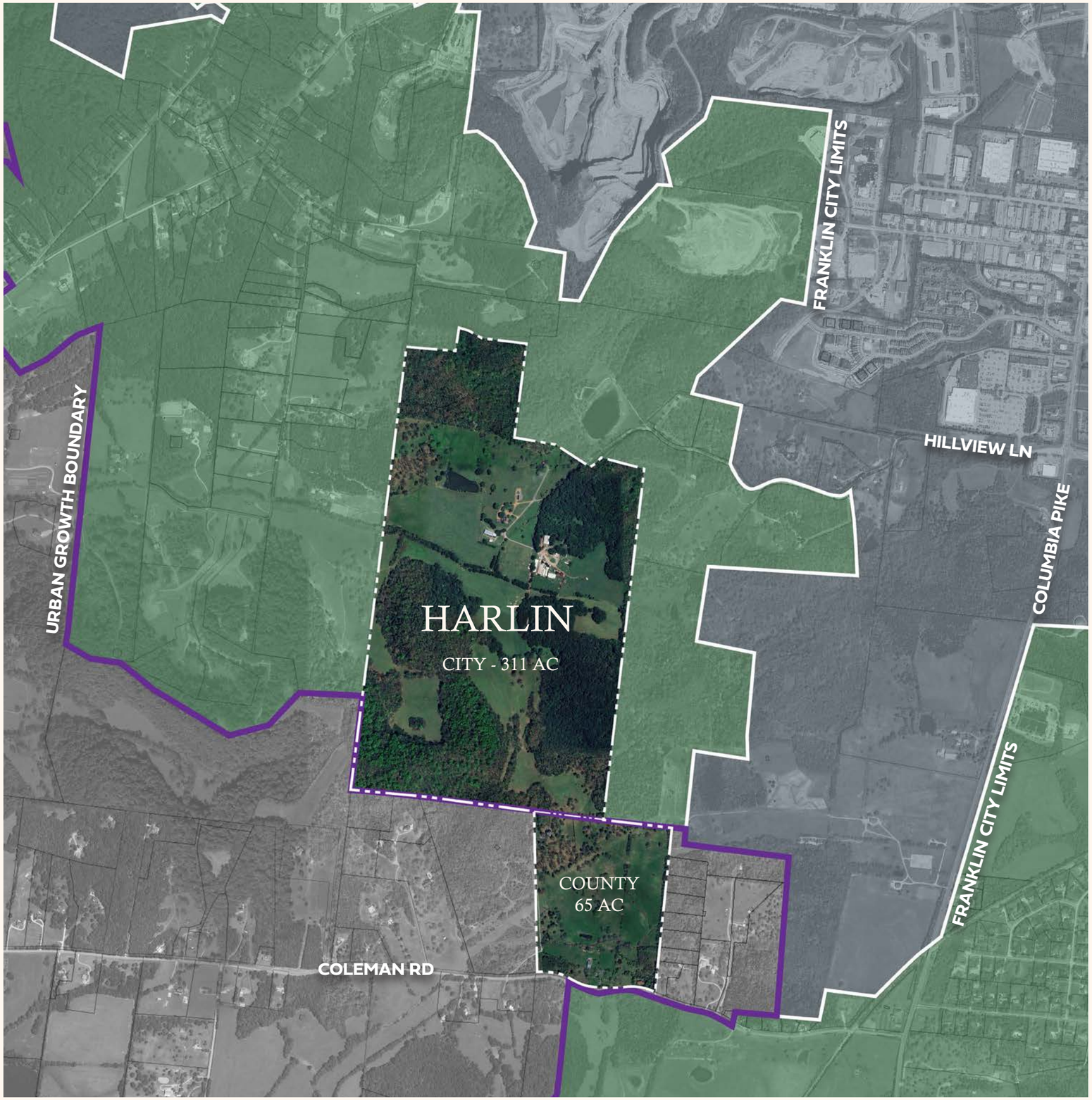
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HHO REVISION ENLARGEMENTS

SHEET
C2.1

COF #8703


HARLIN
PLANNING COMMISSION - 04/24/2025
BOYLE
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PARTNERS
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GAMBLE DESIGN
COLLABORATIVE
SHERIDAN
PUBLIC RELATIONS LLC
HISTORICAL
CONCEPTS
ARCHITECTURE & PLANNING
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Village Green:
Preservation and Progress

To create a conscientiously designed neighborhood rooted in hospitality, nature, unhurried joy, and room to roam.

- BOYLE

- Unique experience living in a small village community surrounded by an abundance of nature
- Transition from high density to rural character
- Diverse Residential and Commercial uses
- Preservation of over 70% of land.
- Preservation of rural character
- Clustered village with thoughtful development footprint

HARLIN | LOCATION MAP





COLEMAN ROAD PROPERTY ENLARGEMENT

**Master plan is conceptual in nature*





TOWN CENTER

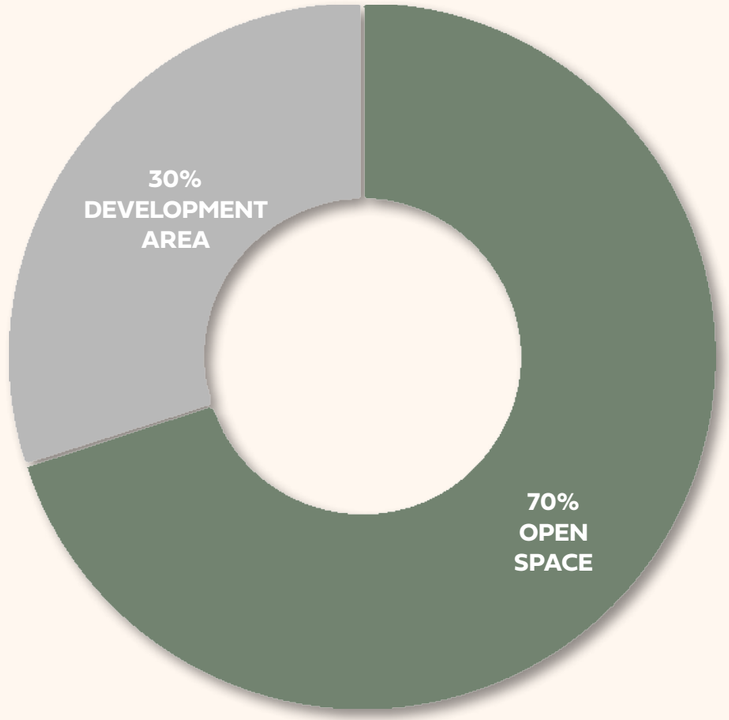
A. NEIGHBORHOOD AMENITY
B. BOUTIQUE INN & COTTAGES
C. COMMUNITY POST OFFICE
D. MIXED USE
E. CHAPEL/TOWN HALL
F. MIXED USE
G. HISTORIC HOME
H. COMMERCIAL
I. MIXED USE
J. MIXED USE
K. NEIGHBORHOOD AMENITY

**Master plan is conceptual in nature*


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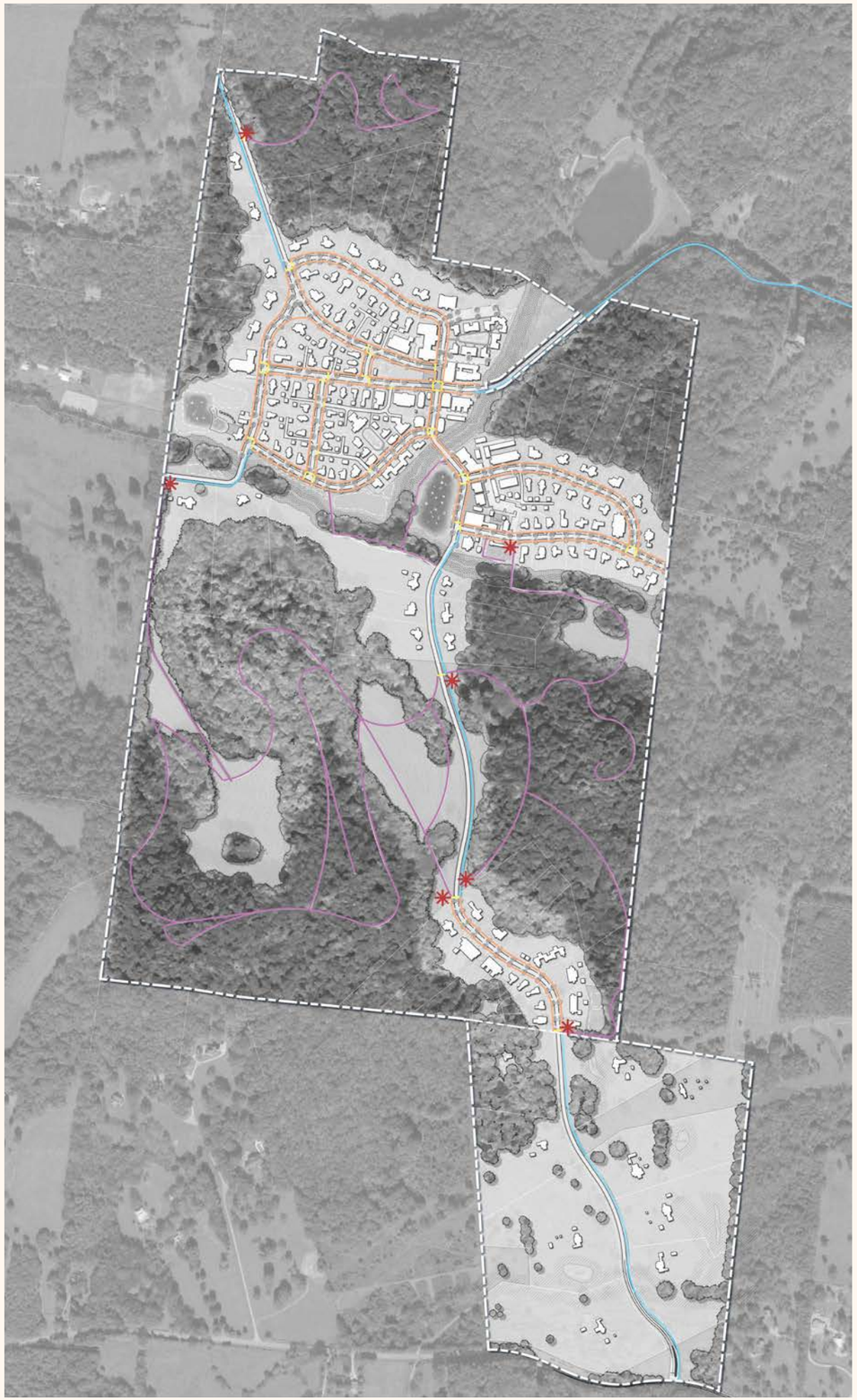

© Zanetta Illustration





To create a conscientiously designed neighborhood rooted in hospitality, nature, unhurried joy, and room to roam.

- Design oriented around preservation of open space.
- Extensive trail system to connect people with open space.
- Amenities meant to highlight and engage the community within the expansive preserved land.



PEDESTRIAN NETWORK

- SIDEWALK
- MULTI-USE PATH (2.5 MILES OF GREENWAY/BIKEWAY)
- CROSSWALK
- TRAILS (4 MILES OF TRAILS; PARKLAND DEDICATION)
- TRAILHEAD

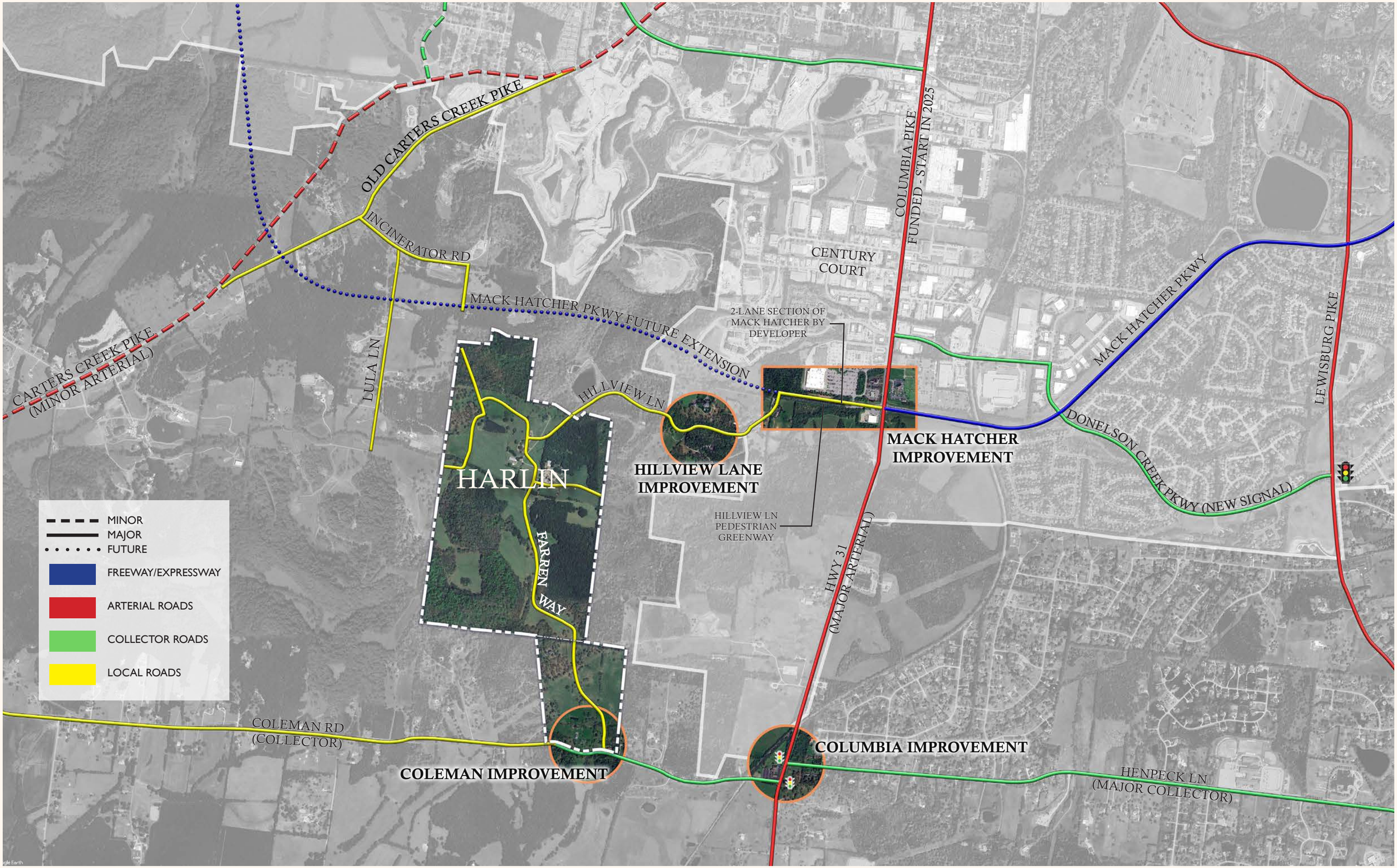
To create a conscientiously designed neighborhood rooted in hospitality, nature, unhurried joy, and room to roam.

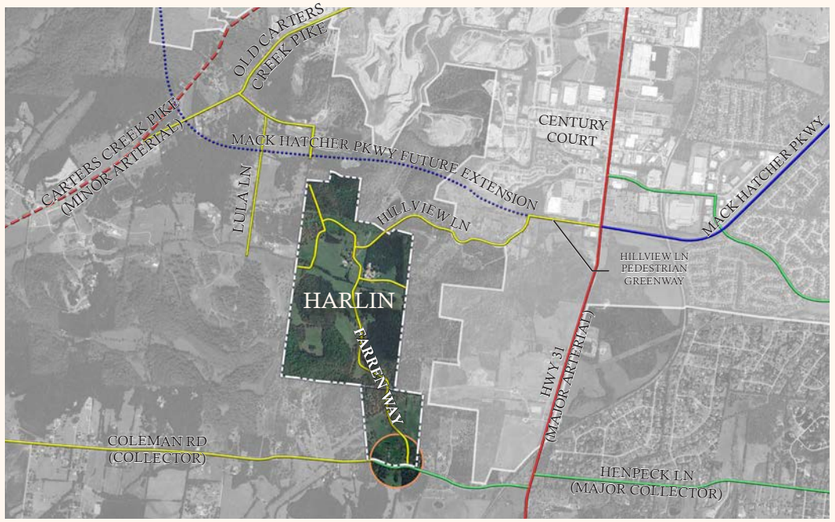


HHO REVISION

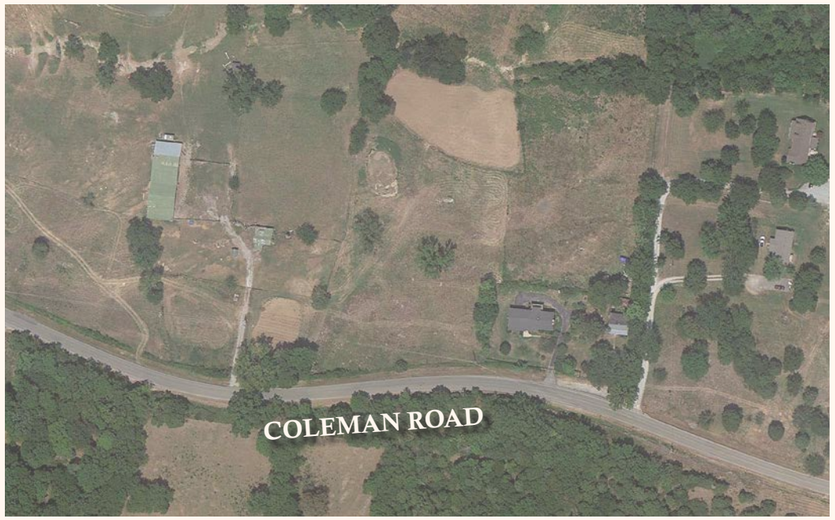
HHO LINE

PROPOSED HHO REVISION


OLD CARTERS CREEK PIKE
INCINERATOR RD
CARTERS CREEK PIKE
(MINOR ARTERIAL)
LULA LN
MACK HATCHER PKWY FUTURE EXTENSION
HILLVIEW LN
HARLIN
FARREN WAY
HILLVIEW LANE
IMPROVEMENT
CENTURY
COURT
2-LANE SECTION OF
MACK HATCHER BY
DEVELOPER
HILLVIEW LN
PEDESTRIAN
GREENWAY
COLUMBIA PIKE
FUNDED - START IN 2025
MACK HATCHER
IMPROVEMENT
MACK HATCHER PKWY
LEWISBURG PIKE
DONELSON CREEK PKWY (NEW SIGNAL)
HWY 31
(MAJOR ARTERIAL)
MINOR
MAJOR
FUTURE
FREEWAY/EXPRESSWAY
ARTERIAL ROADS
COLLECTOR ROADS
LOCAL ROADS
COLEMAN RD
(COLLECTOR)
COLEMAN IMPROVEMENT
COLUMBIA IMPROVEMENT
HENPECK LN
(MAJOR COLLECTOR)



Location Key



Existing Conditions

Coleman Road and Farren Way (Site Access - Southbound Approach)					
		Farren (Site Access) SB		Coleman EB Left Turn	
		AM	PM	AM	PM
2024	Existing	--	--	--	--
2029	Projected Unimproved	B (10.7)	B (11.4)	A (0.0)	A (0.0)
2032	Projected Unimproved	B (11.3)	B (12.2)	A (0.0)	A (0.0)
2037	Projected Unimproved	B (11.9)	B (13.2)	A (0.0)	A (0.0)



Proposed Improvements



Location Key



Existing Conditions



Proposed Improvements

Columbia Avenue at Coleman Road / Henpeck Lane						
Am Peak Hour						
	Existing 2024 Unsignalized		Background 2032 Unsignalized		Coordinated Signals 2032	
	Coleman	Henpeck	Coleman	Henpeck	Coleman	Henpeck
EB Left	F 54.8 (182')		F 1132.5 (3049')		D 48.9 (181')	
EB Right	D 34.0 (182')		F 1054.7 (3049')		A 8.8 (103')	
WB Left		F 54.0 (203')		F 572.2 (1654')		E 58.0 (138')
WB Right		E 40.4 (203')		F 613.7 (1664')		C 23.5 (86')
Overall Intersection	B 10.5	A 9.9	F 174.2	F 78.0	B 14.5	B 12.8
PM Peak Hour						
EB Left	F 217.1 (568')		F 2455.4 (4244')		F 99.0 (205')	
EB Right	F 205.8 (568')		F 2503.8 (4244')		D 39.0 (168')	
WB Left		F 110.5 (248')		F 2243.1 (3738')		E 61.6 (123')
WB Right		F 53.4 (248')		F 2255.0 (3738')		A 9.1 (90')
Overall Intersection	C 22.2	C 19.2	F 336.4	F 283.1	C 22.8	D 49.4

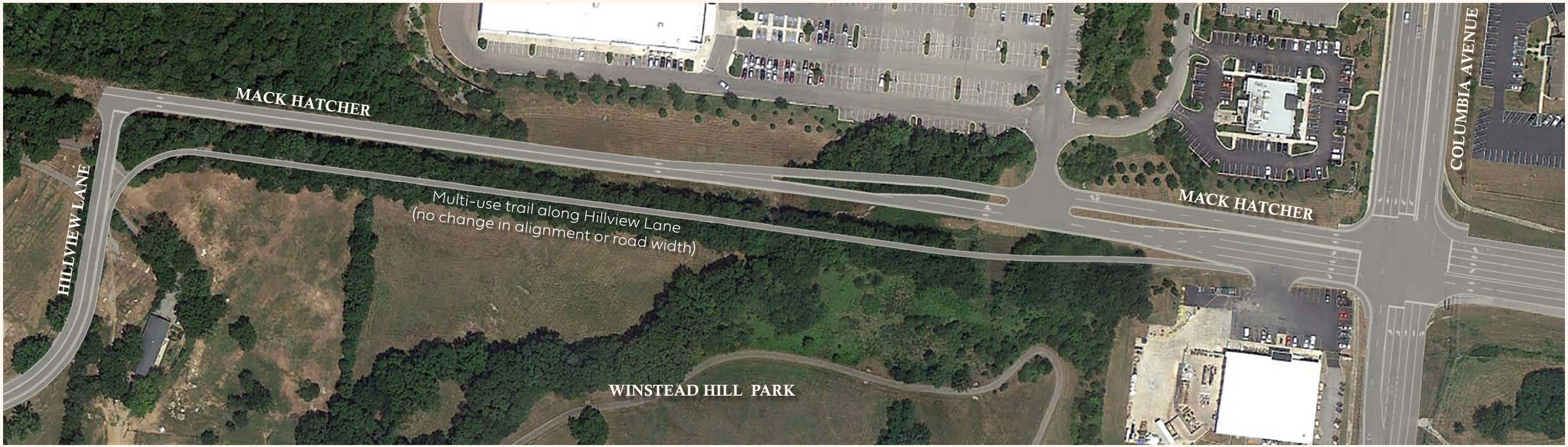


Location Key



Existing Conditions

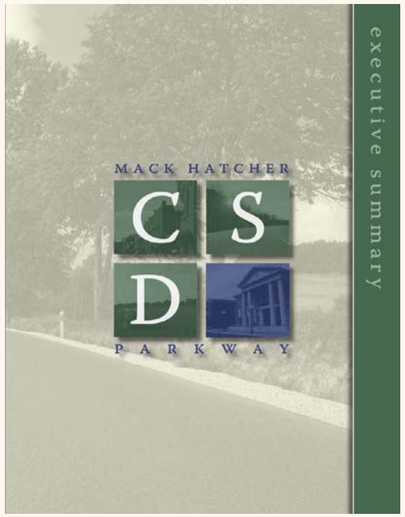
Columbia Avenue and Mack Hatcher Parkway/Hillview Lane (Signalized)			
		AM	PM
2024	**Existing**	**D (37.4)**	**D (43.4)**
2029	Background	D (40.5)	D (47.1)
	Projected and Improved	**D (39.7)**	**D (47.3)**
2032	Background	D (34.8)	D (38.6)
	Projected and Improved	**D (37.0)**	**D (39.8)**
2037	Background	D (37.7)	D (42.1)
	Projected and Improved	**D (39.2)**	**D (42.7)**



Proposed Improvements











Statement of Consensus

We, the members of the Mack Hatcher Parkway Context Sensitive Citizen Design Team, request that the Tennessee Department of Transportation accept and carry forward the recommendations described in this document for the improvement of the existing section of Mack Hatcher Parkway (State Route 397) and the proposed extension of Mack Hatcher Parkway. We have reached consensus on design features noted herein and submit this set of recommendations to TDOT. We appreciate the opportunity provided by TDOT to participate in this CSD process, and we further recommend that the department continue to utilize local participation in this project as it moves forward through subsequent engineering and construction phases.

Existing Conditions

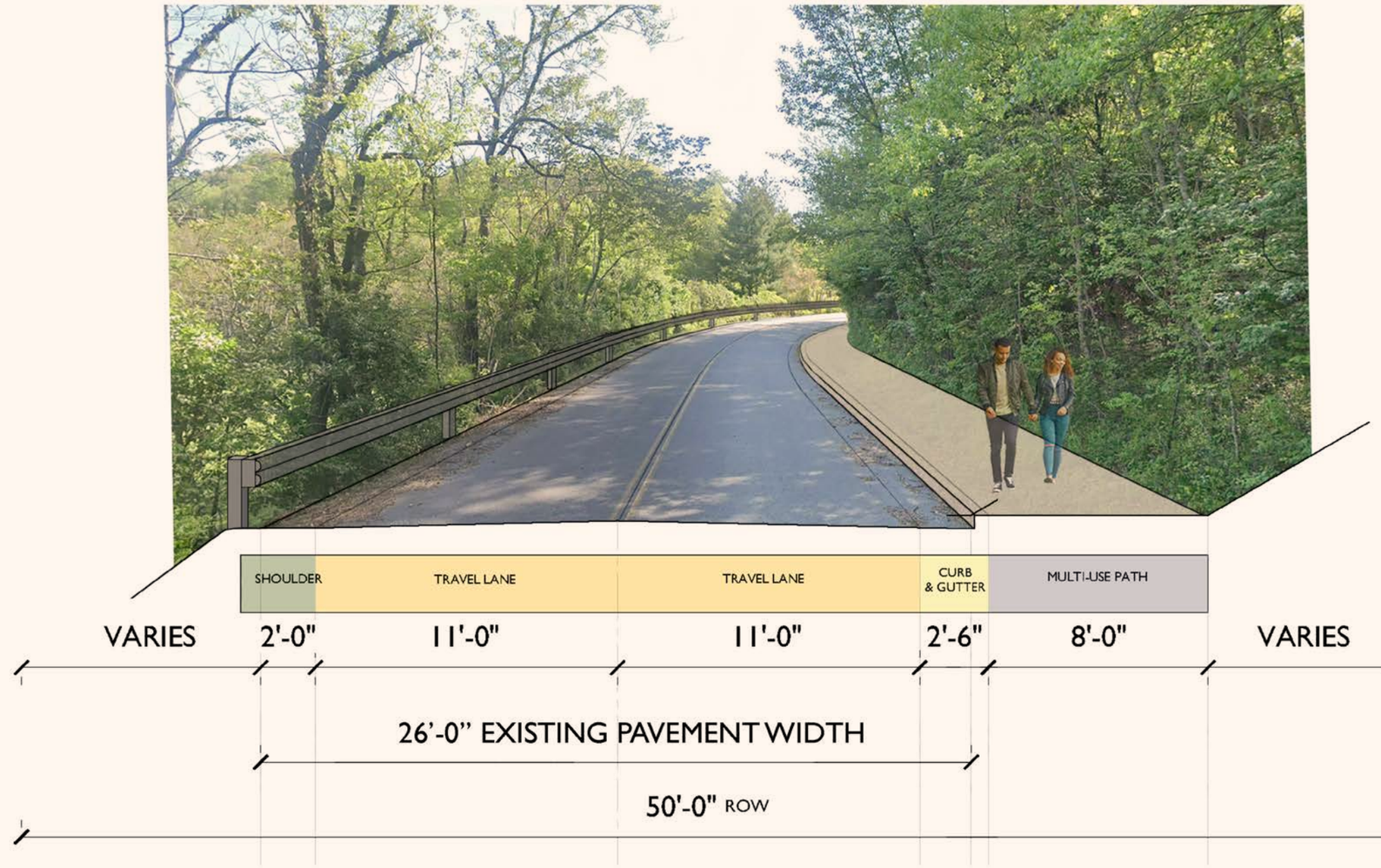




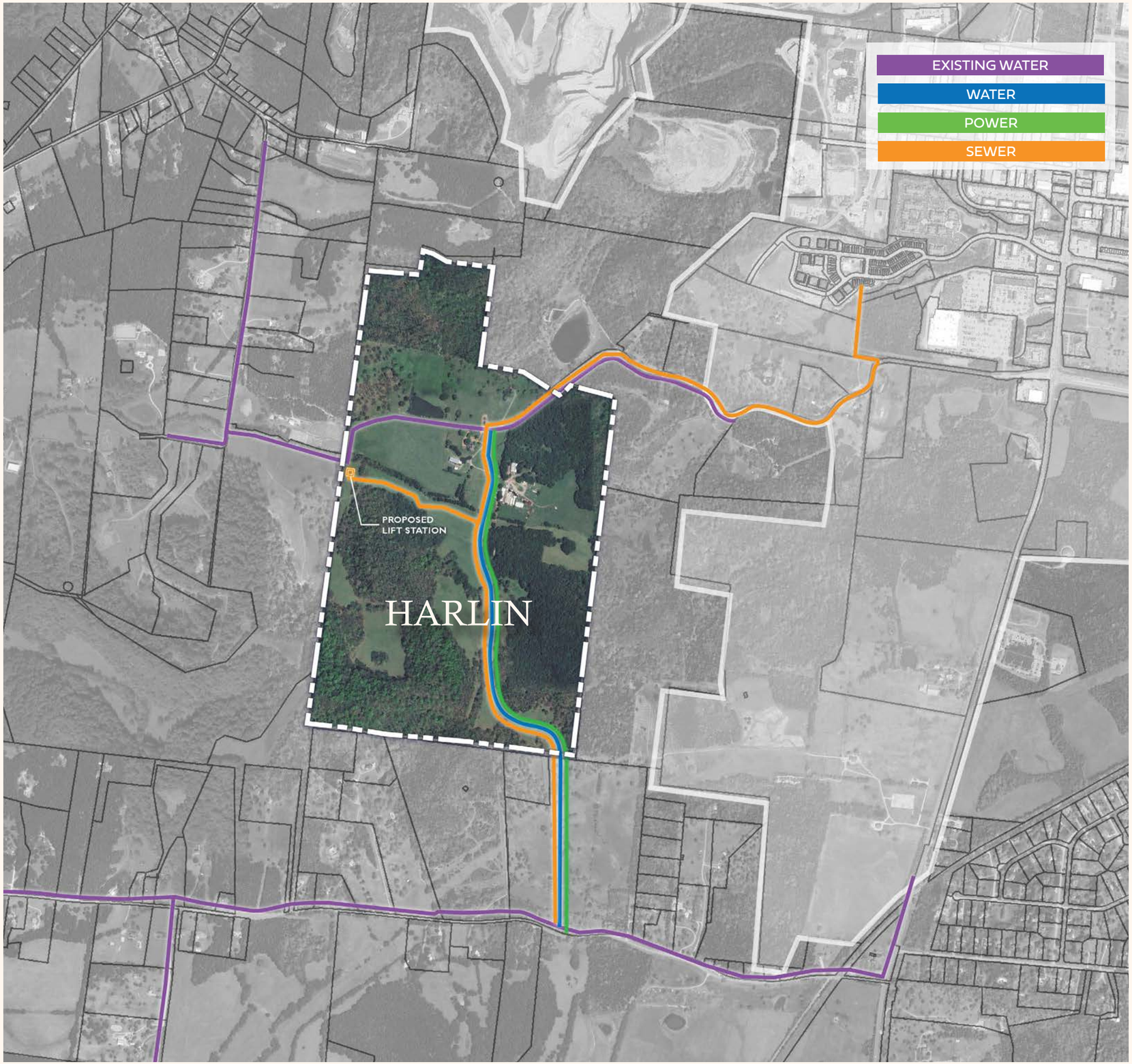
Location Key



Existing Conditions



Proposed Improvements to Hillview Lane



Is there adequate utility infrastructure?

Sewer: City of Franklin
Installation of a new pump station and approximately 5100 LF of force main and 2800 LF of gravity

Water: HB&TS
10,600 LF of 12-inch water will be extended from the intersection of Coleman Road and Kittrell Road.

Power: MTEMC
MTEMC and telecommunications have provided input on the proposed improvements to serve the site for electricity and telecommunications.

Requested Modifications of Standards

1. **MOS - Chapter 6 – Building Types – House/Duplex/ Multiplex/Townhouse/Multifamily – Alley Loading Garages – Garage Setback**
   - Standard: At least 22 feet from a mews right-of-way, when facing a mews the rear façade shall have a pedestrian door.
   - Modification: Request to allow a 5 feet or 22 feet minimum setback from a Mews ROW when lots front public streets (specifically lots 84-86 and 92-105); when facing a mews the rear façade or property line shall have either a pedestrian door, 4 foot clear path to the principal building, or gate.



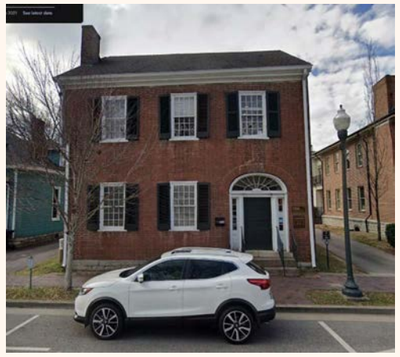
MINIMUM 22' SETBACK

5' OR 22' MINIMUM SETBACK

MEWS COURTYARD

LOTS WHICH FRONT AN OPEN SPACE AND SERVED OFF A MEWS ALLEY ARE TO BE SPRINKLERED. THIS CONDITION APPLIES SPECIFICALLY TO LOTS 87, 88, 89, 90,AND 91.

2. **MOS - Section 6.6 – Building Types – House – Building Orientation and Entry – Entry Features**
   - Standard: Shall have a covered porch, covered stoop, or balcony over the entrance.
   - Modification: Request to add decorative door surround with enhanced architectural details that distinguish it from the typical window as an additional alternative to porches, stoops and balconies.







3. **MOS - Section 6.6 – Building Types – Townhouse – Façade Standards for Each Unit – Entry Features**
   - Standard: The front façade of each dwelling unit shall have a covered porch, covered stoop, or balcony over the main entrance.
   - Modification: Request to add decorative door surround with enhanced architectural details that distinguish it from the typical window as an additional alternative to porches, stoops and balconies.





Requested Modifications of Standards

4. **MOS - Section 6.6 – Building Types – Townhouse – Foundations, Porches, and Stoops – Finished Floor Elevation:**
   - Standard: Minimum 18 inches above grade at front façade.
   - Modification: Request to reduce this requirement to no minimum when a home office is on the first floor within Live Work units to comply with necessary ADA requirements.



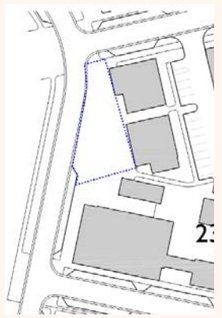
5. **MOS - Section 6.8 – Building Types – Multifamily – Building Orientation and Entry - Entrances:**
   - Standard: Facades along a street or internal drive shall have individual entrances to all publicly accessed ground floor uses and all ground floor dwelling units.
   - Modification: MOS to allow a maximum of two ground floor unit on the street facing façade to share a single street facing entry door, not requiring individual entrances for each of the two units.





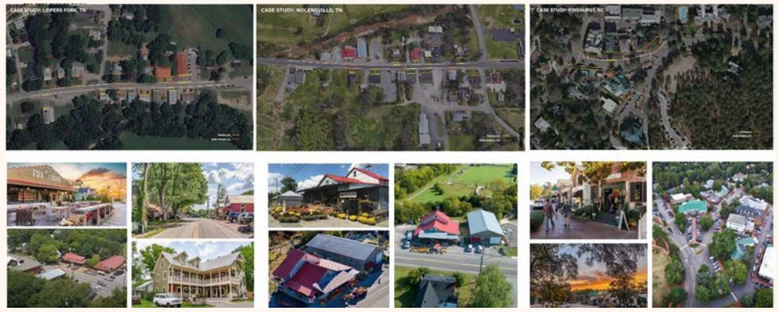


6. **MOS - Section 6.9 – Building Types – Commercial/Mixed Use Building – Building Orientation and Entry – Façade Location:**
   - Standard: The building shall parallel the frontage
   - Modification: Request to allow buildings within the Neighborhood Village portions of the project to be at an angle from the frontage to create more interest along the streetscape and abilities to have more open space in front of a building. This request is limited to buildings at Lot 23 only.









Requested Modifications of Standards

7. **MOS - Section 6.9 – Building Types – Commercial/Mixed Use Building – Windows – Glazing on Retail Storefronts:**
   - Standard: 50 to 85 percent of the ground floor, measured between two feet and ten feet from the ground. 20 to 65 percent of upper floors
   - Modification: Request to charge upper floors max from 65 percent to 85 percent.



8. **MOS - Section 6.9 – Building Types – Commercial/Mixed Use Building – Building Elements – Retail Storefronts:**
   - Standard: Any storefront shall have display windows, transom windows, knee walls of between 18 and 24 inches tall, and other architectural elements such as bulkheads, trim, and cornice detailing
   - Modification: Request to remove the transom requirement above storefront display windows, but not doorways, to allow for larger storefront options.











9. **MOS - Section 9.7.1. Sidewalks – General:**
   - Standard: Sidewalks and curb shall be required on both sides of public and private streets and internal drives, except along Mack Hatcher Parkway or I-65.
   - Modification: Request to allow revision of this requirement to comply with the MOES and corresponding approved street sections that allow for the use of a singular rural path or a combination of a rural path and sidewalks on opposite side of the road.

Requested Modifications of Standards

10. MOS - Section 10.2.3 – Parking and Transit – Minimum Parking:

- Standard: City of Franklin Minimum Parking Standards
- Modification: Request to utilize COF ZO Minimum Parking guidelines as identified for uses within the Central Franklin Overlay (CFO) guidelines

11. MOS - Section 10.2.3 – Parking and Transit – Minimum Parking:

- Standard: City of Franklin Minimum Parking Standards - Multifamily
- Modification: Request to establish Minimum Parking Guidelines for Small Scale Multifamily use based on Franklin Zoning Ordinance requirements for Multiplex use which dedicate 2 off street parking stalls per residential unit.

12. MOS - Section 11.5 – Open Space - Neighborhood Amenity – Stormwater:

- Standard: Stormwater management features shall not be counted as open space
- Modification: At lot 79, Stormwater Management features may occupy up to 60% of the neighborhood amenity when treated as a site amenity and designed pursuant to section 17.5, Stormwater Management Features.









Requested Modifications of Standards

13. MOS - Section 11.6 – Open Space - Pocket Park – Stormwater:

- Standard: Stormwater management features may occupy up to 40% of the pocket park when treated as a site amenity and designed pursuant to section 17.5 Stormwater Management Features.
- Modification: At lot 159, Stormwater Management features may occupy up to 85% of the pocket park when treated as a site amenity and designed pursuant to section 17.5, Stormwater Management Features. Lot 159 will have pedestrian and public activation around the entirety of the stormwater feature.









14. MOS - Section 11.6 - Open Space - Pocket Park - Features:

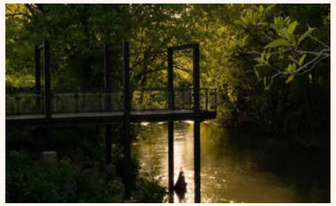
- Standard: Four of the following features are required:
- Modification: Amend/add additional features more consistent with the Vision of the development:

A. Seating Elements
B. Pedestrian Shelter such as Canopies, Gazebos, Trellises, Arbors, or Transit Shelters
C. Furnishings such as Planters, Waste Receptacles, Bicycle Racks, Drinking Fountains, Informational Signage, or Hammock Areas
D. Fountains, Sculptures, or Art
E. Playgrounds or Nature-Based Play Areas
F. Gathering Spaces such as fire pits, picnic areas, outdoor dining areas
G. Outdoor game areas for yard games such as Bocce, Croquet, Cornhole
H. On lot 159, Engagement of streams and ponds such as Pedestrian Bridges and Overlooks







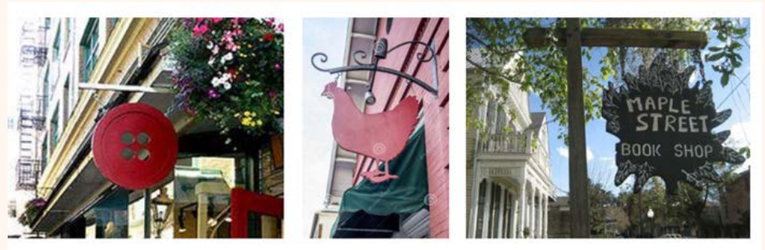






15. MOS - Section 15.1.3 – Signs – General Provisions – Proportion & Shape:

- Standard: Signs shall not be irregularly shaped.
- Modification: Permit one irregularly shaped Hanging Sign per business if the shape is representative of the business that is represents.







SITE DATA

ZONING: MGA-1

242 HOMES, 0.78 DU/AC

27,000 SF COMMERCIAL SPACE

80 HOTEL ROOMS

2-3 STORY BUILDINGS

70% OF TREE CANOPY RETAINED

70% OF SITE IS OPEN SPACE




© Zanetta Illustration

File #: 21-0458

DATE: April 29, 2025

TO: Board of Mayor and Aldermen

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

SUBJECT:

Consideration Of Resolution 2025-26, A Resolution Approving A Development Plan For Harlin PUD Subdivision With 15 Modifications Of Development Standards (Building Elements, Parking, Glazing, Open Space) For The Property Located West Of Hillview Lane And North Of Coleman Road, At 1247 Hillview Lane. Establishing A Public Hearing On June 24, 2025
FMPC 4/24/25, 6-1 (MOS1: 6-1 DENY; MOS 2: 7-0 APPROVE; MOS 3: 7-0 APPROVE; MOS 4: 7-0 APPROVE; MOS 5: 7-0 APPROVE WITH CONDITIONS; MOS 6: 7-0 APPROVE; MOS 7: 7-0 APPROVE; MOS 8: 7-0 APPROVE; MOS 9: 7-0 APPROVE WITH CONDITIONS; MOS 10: 7-0 APPROVE; MOS 11: 7-0 APPROVE; MOS 12: 7-0 APPROVE WITH CONDITIONS; MOS 13: 7-0 APPROVE WITH CONDITIONS; MOS 14: 7-0 APPROVE WITH CONDITIONS; MOS 15: 7-0 APPROVE)

PURPOSE:

PROJECT INFORMATION
COF Project Number: 8704
Applicant: Greg Gamble, Gamble Design Collaborative
Owner: Harlin John Asbury Bacon Rev Living Trust, John Harlin, Rep.

BACKGROUND/STAFF COMMENTS:
The applicant has submitted a development plan for the Harlin PUD Subdivision that includes 242 residential units, 32,000 square feet of nonresidential space, and 80 hotel keys. The buildings range from 1 to 3 stories in height. Envision Franklin places this parcel into the Village Green Design Concept, which states that these areas, "provide the ability to establish a wider variety of housing options while prioritizing the preservation of open space. Desirable natural features should be identified first and set aside as part of the required 70 percent open space," and that, "commercial uses within Village Green should serve the Village and surrounding areas but should not generate significant regional traffic." The plan includes a variety of housing types including single family, townhouse, duplex, and small-scale multifamily with a maximum of 12 units per building. Also included is more than 200 acres of open space and a variety of both active and passive uses of this preserved area.

For Village Green, Envision Franklin also recommends that, "Commercial Areas are intended to be

comprised of neighborhood-scale uses as well as boutique uses that are complementary to the neighborhood. Neighborhood-scale commercial is encouraged to utilize residential above the commercial to activate and support the retail environment. Small-Scale Multifamily Buildings and Townhomes within the neighborhood village may be up to three stories in height." The plan proposes what they are calling North and South Villages that offers a tight cluster of commercial options adjacent to public gathering spaces that create unique live-work-play experiences. The height, scale, and massing of the proposed villages are in keeping with the vision of Village Green.

For this property, Envision Franklin provides a special consideration regarding hospitality uses. It states that, "Hospitality uses are appropriate as a Secondary Use within Village Green if sized appropriately and the building massing is in keeping with the location and design as indicated on the Development Plan." A boutique hotel may include traditional hotel suites and rooms within an inn, or could include stand-alone cottages (cottages could be a single unit or could include up to 4 suites per building) for a total of up to 80 keys. The hotel complex is located in the central part of the development and meets the recommendations for this special consideration for the property.

Due to the location and state of the existing road network, the development will be capped at 30 residential units until two connections are constructed and accepted by the Franklin Fire Department. The development will then be capped at 50 units until the roadway improvements to Columbia Avenue, Henpeck Lane, and Coleman Road are completed and accepted by both the City and TDOT. The plan also includes an extension of Mack Hatcher and a rerouting of Hillview Lane in order to preserve the treelined section on the eastern end of Hilliview.

MODIFICATION OF STANDARDS:

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

MOS #1: Request to allow a 5-foot or a 22-foot minimum setback from a Mews ROW-specific to Lots 84-86 and 92-105; when facing a mews the rear façade or property line shall have either a pedestrian door, 4-foot clear path to the principal building, or gate.

For alley loaded garages, Chapter 6 of the Zoning Ordinance requires at least 22 feet from a mews right-of-way, when facing a mews, the rear façade shall have a pedestrian door. Staff has several concerns about this MOS request, with the primary concern centering on emergency access. The mews alley serves as the only fire apparatus and emergency services access route to Lots 87-91. Allowing structures (garages) to be built just 5 feet from this critical accessway significantly increases the risk of obstruction. A 5-foot setback effectively creates a small parking pad directly adjacent to the mews alley. Experience shows this configuration strongly encourages residents or guests to park vehicles partially or wholly within the mews ROW, especially if the mews is perceived as wider than necessary. The standard 22-foot mews width and the 22-foot garage setback are intentionally designed to discourage such parking and maintain absolutely clear passage. If the mews alley becomes blocked for any reason, particularly by illegally parked vehicles facilitated by these minimal setbacks, our ability to access homes during a fire or medical emergency is severely compromised or eliminated entirely. The fact that these lots front a public street does not mitigate this risk, as the access is required for effective emergency operations.

Staff recommends disapproval of MOS #1.

MOS #2: Request to allow decorative door surrounds with enhanced architectural details as an alternative to porches, stoops and balconies for the House building type.

Section 6.3 of the Zoning Ordinance requires that front facade of each dwelling shall have a covered porch, covered stoop, or balcony over the main entrance. This requirement is to ensure that both people and deliveries have some form of shelter from the elements while entering and exiting the unit.

Staff recommends disapproval of MOS #2.

MOS #3: Request to allow decorative door surrounds with enhanced architectural details as an alternative to porches, stoops and balconies for the townhouse building type.

Section 6.3 of the Zoning Ordinance requires that front facade of each dwelling shall have a covered porch, covered stoop, or balcony over the main entrance. This requirement is to ensure that both people and deliveries have some form of shelter from the elements while entering and exiting the unit.

Staff recommends disapproval of MOS #3.

MOS #4: Request to reduce the finished floor elevation to no minimum when a home office in Live/Work conditions.

Section 6.6 of the Zoning Ordinance require townhouses to have a minimum 18-inch foundation above grade at the front facade. In order to meet ADA requirements for any worker or potential visitor with mobility issues, Staff supports the MOS request.

Staff recommends approval of MOS #4.

MOS #5: Request to allow for two ground floor units to be ganged off of a shared entry and not require a direct individual ground floor entrances. Three to four ground floor units on the street facing façade require a minimum of two entries, either shared or to an individual unit.

Section 6.8 of the Zoning Ordinance requires multifamily buildings with facades along a street or internal drive shall have individual entrances to all publicly-accessed ground floor uses and all ground floor dwelling units. Due to the small-scale nature of the multifamily buildings in the development, and the limited number of units on the ground floor, Staff can support the request. However, per Condition 103, the applicant must revise the language to "allow for a maximum of two ground floor units on the street facing façade to be ganged off a shared entry and not require individual entrances," to remove redundant language and clarify the maximum number of entrances on the street fronting facade.

Staff recommends approval with conditions of MOS #5.

MOS #6: Request to allow Neighborhood Village buildings to be at an angle from the frontage, limited to Lot 23 only.

Section 6.9 of the Zoning Ordinance requires that the building shall be parallel to the frontage. Because the request is limited to Lot 23 and the curvature of the road the lot fronts onto, Staff can support this MOS request.

Staff recommends approval of MOS #6.

MOS #7: Request to change maximum glazing for upper floors to 85%.

Section 6.9 of the Zoning Ordinance requires that upper floors of commercial/mixed-use buildings shall have 20-65% glazing. The applicant's request to increase the maximum to 85% allows for more creative building design and a variety of tenant options.

Staff recommends approval of MOS #7.

MOS #8: Request to remove the transom requirement above storefront display windows.

Section 6.9.1 of the Zoning Ordinance requires storefronts to have transoms above ground floor windows. The applicant has provided several examples of storefronts in historic downtown Franklin that do not have transoms above the storefront windows. With this added context and historical precedence, Staff is supportive of this request.

Staff recommends approval of MOS #8.

MOS #9: Request to allow for the use of a singular rural path or a combination of a rural path and sidewalks on opposite side of the road.

Section 9.7.1 of the Zoning Ordinance requires that sidewalks and curb be required on both sides of public and private streets and internal drives. The applicant has made this request to allow for a more rural pattern of development. The MOS limits the request to those paths that are shown on Sheets C2.16, C4.30 and C4.31. Due to the limited nature of the request and the applicant's desire to create a rural setting that is still pedestrian friendly, Staff can support this request.

Staff recommends approval with conditions of MOS #9.

MOS #10: Request to utilize Central Franklin Overlay (CFO) parking requirements.

Section 10.2.3 of the Zoning Ordinance establishes the minimum parking standards for the various allowable uses within the City. Certain uses have a reduced minimum within the Central Franklin Overlay due to the shared parking nature and overall reduction of trips for those traveling to the downtown area. The applicant is creating a similar environment in the north and south villages and because of this shared parking nature of the development, Staff can support this request.

Staff recommends approval of MOS #10.

MOS #11: Request to establish Minimum Parking Guidelines for Small Scale Multifamily of 2 off street parking stalls per residential unit.

Section 10.2.3 of the Zoning Ordinance establishes the minimum parking standards for the various allowable uses within the City. For multifamily, the City requires 1.25 spaces per studio unit, 1.25 spaces per 1-bedroom unit, and 2.25 spaces per 2+-bedroom unit. The applicant is requesting to modify these requirements to 2 off-street space per unit, regardless of number of bedrooms. Because those required spaces are off-street and less than 10 parking spaces would be effected, Staff can support this request.

Staff recommends approval of MOS #11.

MOS #12: Request for Stormwater Management features may occupy up to 85% of the neighborhood amenity when treated as a site amenity and designed pursuant to Section 17.5, specific to Lot 79.

Section 11.5 of the Zoning Ordinance dictates that stormwater management features shall not be counted as open space. The applicant is requesting to allow such features to occupy up to 85% of the neighborhood amenity. After review, Staff is supportive of the request with the modified language that stormwater management features only occupy a maximum of 60% of the neighborhood amenity. Additonally, the open space must have pedestrian and public activation around the entirety of the stormwater feature to properly activate for public use.

Staff recommends approval with conditions of MOS #12.

MOS #13: Request for Stormwater Management features may occupy up to 85% of the pocket park when treated as a site amenity and designed pursuant to Section 17.5, specific to Lot 159.

Section 11.6 of the Zoning Ordinance dictates that stormwater management features may occupy up to 40% of the pocket park when treated as a site amenity. After review of the request, Staff can support this MOS provided that the applicant provide the illustration in Condition 161 to show how Lot 159 will provide public and pedestrian activation around the entirety of the stormwater feature.

Staff recommends approval with conditions of MOS #13.

MOS #14: Request to add additional elements among the required features of a pocket park including: trellises, arbors, informational signage, hammock areas, nature-based play areas, gathering spaces, outdoor gaming areas, pedestrian bridges and overlooks.

Section 11.6 of the Zoning Ordinance requires Pocket Park to offer four of the five following features: A. Seating elements, B. Canopies or gazebos to shield pedestrians, C. Furnishings, such as planters, waste receptacles, bicycle racks, drinking fountains, or transit shelters, D. Fountains, sculptures, or art, and E. Playgrounds. Staff has reviewed the request and understands the applicant's desire to offer different an unique features within the various pocket parks, however some of the requested features are redundant to what is already allowed within pocket parks. Staff supports this MOS provided that the applicant modify the language and remove references to informational signage, and all features listed in the proposed Section F as they are redundant to those listed in Section C.

Staff recommends approval with conditions of MOS #14.

MOS #15: Requesting to allow for irregular shaped signage.

Section 15.1.3 of the Zoning Ordinance states, "signs shall not be irregularly shaped." Irregularly shaped signs have been approved with previous MOS requests so Staff can support this request.

Staff recommends approval of MOS #15.

PROCEDURAL REQUIREMENTS:

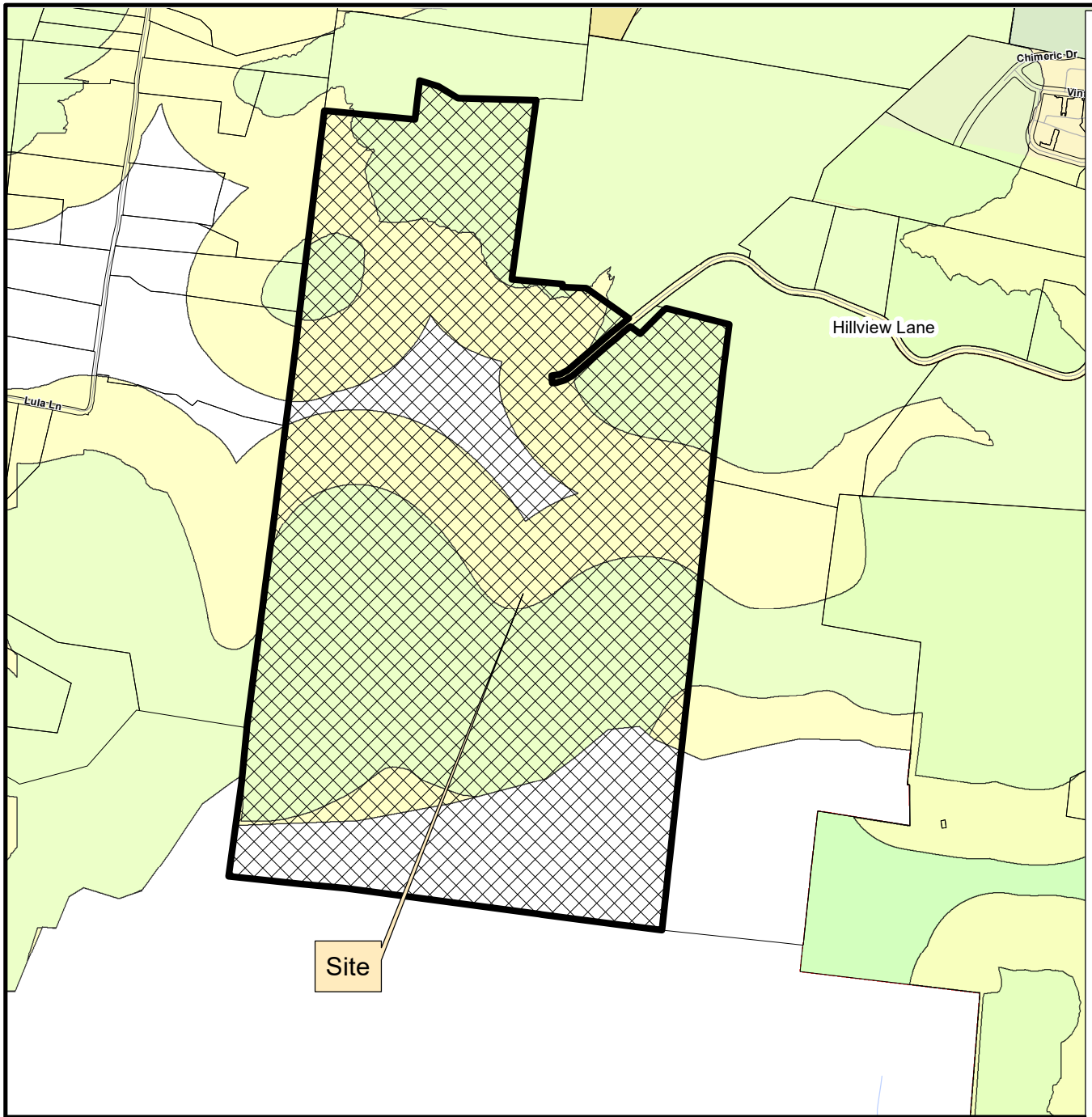
1. If the plan receives BOMA approval, the applicant shall upload the corrected plan to the online plan review website (https://franklin.contractorsplanroom.com/secure/). All revisions to the approved plans shall be “clouded.” With the resubmittal, each condition of approval/open issue in the online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

FINANCIAL IMPACT:

Unknown.

RECOMMENDATION:

Franklin Municipal Planning Commission recommends approval of Resolution 2025-26 by a vote of 6-1.
Staff recommends that the Board of Mayor and Aldermen approve with conditions Resolution 2025-26.



HARLIN PUD SUBDIVISION
ORDINANCE 2025-06
RESOLUTION 2025-26

Project Information
Existing Zoning: County
Proposed Zoning: PD (0.78 / 32,000 / 80)
Overlay Districts: HHO, 500' Buffer of Hillside
Site Acreage: 311.21 acres
Proposed Number of Dwelling Units: 242
Proposed Nonresidential Square Footage: 32,000 SF
Hotel Keys: 80

Legend

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

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

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Feet

HISTORIC FRANKLIN TENNESSEE

COF no: 8704

CONDITIONS OF APPROVAL:

Open Issues: 35 These issues are currently being filtered

Engineering - Checklist

General Issues

4. Development Plan

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

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

20. Streets

kevin.long@franklintn.gov At the site plan stage, all curb and curb & gutter in public right-of-way or easements shall comply with appropriate City standards with the exception of the ribbon curbs shown in the development plan set, which shall be 1' in width as depicted in the plan set.

23. Modification of Engineering Standards

jimmy.wiseman@franklintn.gov Staff has reviewed the Modification of Engineering Standards letter and the following notes/edits shall be added prior to One Stop.

- All on-street parking and sidewalks outside of the public right-of-way shall meet Public Right Of Way Accessibility Standards unless otherwise approved by the United States Access Board.
- Ribbon curbs are shown on the plan as 1' width. Staff requires them to remain 1'.
- Any alley section that is wider than 16' of pavement shall be a normal crown. The City paving contractor is unable to pave a wider section in one pass which will create a seam in the center adding maintenance issues for the City long term.

29. Traffic Impact Analysis

jimmy.wiseman@franklintn.gov This comment shall remain open as a condition of approval and as a reminder to Staff at the Site Plan stage.

All offsite improvements shown on the Development Plan shall meet City of Franklin standards and match the Major Thoroughfare Plan where applicable.

The Mack Hatcher improvements shall be coordinated with the Columbia Avenue Improvements.

30. Offsite Improvements

jimmy.wiseman@franklintn.gov	The offsite improvements shall be designed with the first site plan. The Columbia improvements shall be constructed during the first phase of the development. It is up to the applicant to secure the right-of-way needed for these improvements. Specific details of right-of-way acquisition will be spelled out in an agreement if needed. Unless otherwise required by the Fire Department, an emergency access gate shall be placed at the southern connection to Coleman Road and the Development shall be capped at 50 units until the Columbia/Henpeck/Coleman Road improvements are completed and accepted by the City/TDOT. The emergency gate may only be removed once the improvements are fully completed. At no time shall construction traffic use the Coleman Road access unless the improvements are fully completed. The turn lanes on Coleman Road and the site access shall be constructed and accept prior to opening this connection to the public. Any improvements on Columbia and Hillview Lane/Mack Hatcher Parkway Extension shall be completed and accepted prior to the first certificate of occupancy for the development. Any additional requirements identified in the Traffic Impact Analysis shall also be a condition of approval.

53. Stormwater Management

lance.fittro@franklintn.gov	**The previous comment to be addressed with the future site plan(s):** *Applicant shall locate all permanent stormwater BMPs and Green Infrastructure in open space lots (residential) or Exclusive Green Infrastructure Easements (commercial). All water resource buffers shall also be placed in open space lots or conservation easements. Inclusion of on-lot stormwater practices as outlined in the Single Family Stormwater Manual may be considered on a case-by-case basis for the large (2 ac+) residential critical lots only for peak control purposes only, not as on-lot treatment of stormwater runoff, to be determined at Site Plan. Large residential lots identified on the development plan as "Attached Residential HHO Estate" lots shall not qualify for Single Family Stormwater consideration. All areas proposed for development shall comply with Green Infrastructure - Runoff Reduction requirements as outlined in Municipal Code Title 23.*  ATTACHED* RESIDENTIAL HHO ESTATE (CRITICAL LOT) *ATTACHED RESIDENTIAL IS CATEGORY THAT COULD CONTAIN THE FOLLOWING BUILDING TYPES: DUPLEX, TOWNHOME, SMALL SCALE MULTI-FAMILY, MIXED USE CONDO. (I.E. ANY RESIDENTIAL BUILDING TYPE THAT IS ALLOWABLE WITHIN VILLAGE GREEN BUT NOT DEFINED AS SINGLE-FAMILY)

153. 30 Unit Cap

jimmy.wiseman@franklintn.gov	This comment shall remain open as a condition of approval and a reminder to staff. Per the Street Standards and the Fire Code, the development shall be capped at 30 units until 2 connections are constructed and accepted by the Franklin Fire Department. An emergency only connection to the south may be acceptable if approved by the Franklin Fire Chief or designee.

Engineering - Development Plan Checklist

General Issues

143. Dead-end Streets

joe.marlo@franklintn.gov	*Comment to remain open as a Condition of Approval.* Dead-end streets or alleys without cul-de-sacs are prohibited. Temporary dead-end street and alley 'stubs' shall not be longer than one residential lot. *[COF Streets 2.3.7(3)]*

165. Vesting Standard Date - Street Standards

joe.marlo@franklintn.gov	Applicant shall revise the vesting standard date for the Transportation & Street Technical Standards to be 07-01-2024 (Cover Sheet).

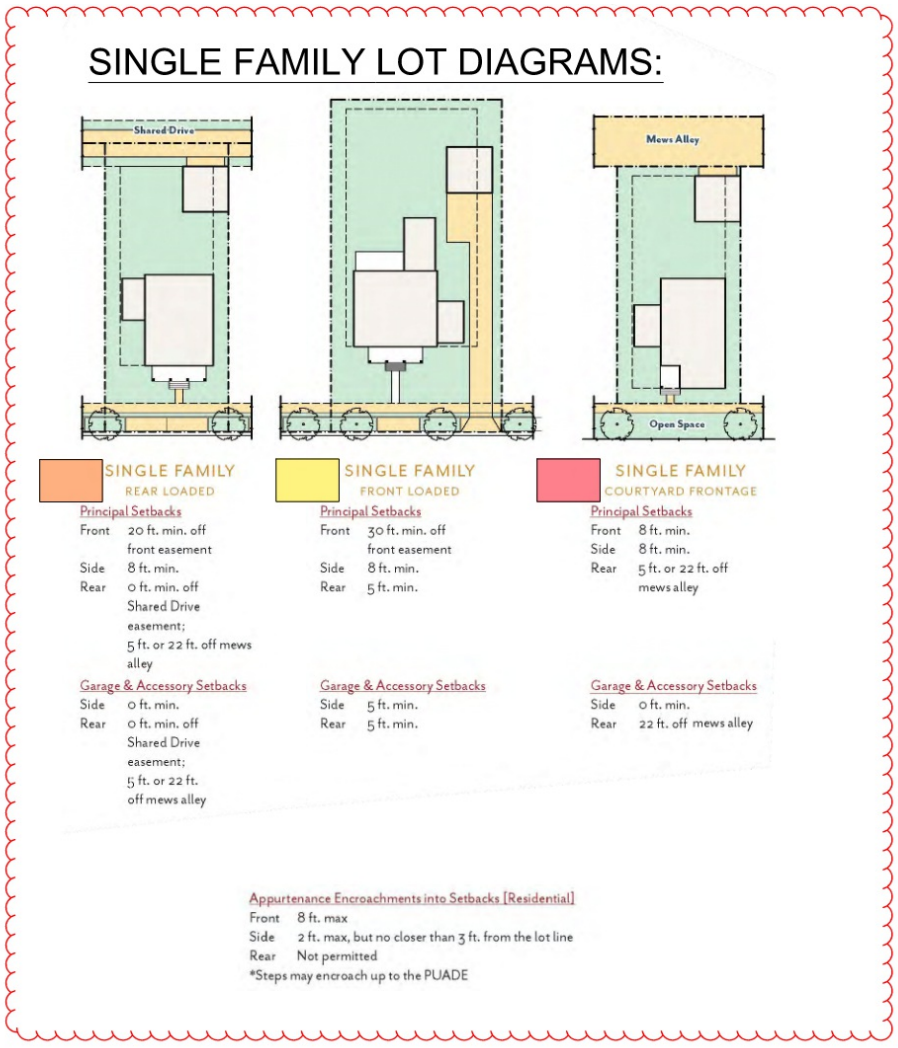
FIRE--Planning--DRT

General Issues

115. Shared Drive & Mews

stephen.otero@Franklintn.gov	

Fire strongly recommends denying the modification request for the 5-foot setback and maintaining the standard 22-foot garage setback from the mews ROW for all applicable lots to ensure critical life safety access.



[Edited By Stephen Otero]

Parks

General Issues

15. Parkland Impact Fee

kevinl@franklintn.gov	The Parkland agreement was received and submitted to Law for review on 4-2-25. The applicant shall list Parkland information on the plan set. [Edited By Kevin Lindsey]

Planning

General Issues

8. Envision Franklin

eric.conner@franklintn.gov	Applicant shall list maximum Hotel height as 2.5 stories on sheets C2.0A and C2.0B to reflect the height maximum supported by Envision Franklin until such time that Envision Franklin no longer limits Hotels in Village Green to 2.5 stories.
eric.conner@franklintn.gov	Due to lack of information provided in Development Plan for hotel massing, applicant shall coordinate with staff at Site Plan stage to ensure that proposed Hotel massing complies with all applicable Envision Franklin standards.

84. Building height

joseph.bryan@franklintn.gov	Lots 23, 56, and 60 have heights listed as “2-3” stories. According to Envision Franklin, 3 stories is appropriate if the mixed-use structures contain ground-floor commercial and small-scale multifamily uses above. Envision Franklin defines “small-scale multifamily” as 5-12 units. Based on sheets 2.0A, 2.0B, and 2.0C, the total number of units in those mixed-use structures is: Lot 60: 2 Lot 56: 4 Lot 23: 4 By current EF definition, that means none of these lots have “small-scale multifamily” and therefore are limited to 2.5 stories. Applicant shall move the units from Lot 65 them to these 3 lots in order to get above 5 units and allow for 3 stories. See Condition 164 for more information. [Edited By Joseph Bryan]

100. Modification of Standards

joseph.bryan@franklintn.gov	Due to concerns from the Fire Department, see comment 115 for more info, Staff is recommending disapproval of MOS #1. If this MOS is disapproved by BOMA, applicant shall remove it from the plan set at One Stop. [Edited By Joseph Bryan]

101. Modification of Standards

joseph.bryan@franklintn.gov MOS 2 and 3 - Entry Features

The purpose of this regulation is to give visual prominence to the front entry AND provide an area of shelter for visitors and deliveries. The MOS as proposed meets the first criteria but not the second. As written Staff is not supportive of this MOS.

If these MOSs are disapproved by BOMA, applicant shall remove it from the plan set at One Stop.
[Edited By Joseph Bryan]

103. Modification of Standards

joseph.bryan@franklintn.gov MOS 5

Applicant shall revise the language of the MOS request to state ”MOS to allow a maximum of two ground floor unit on the street facing façade to share a single street facing entry door, not requiring individual entrances for each of the two units.”

Staff is support of this MOS request with the revised language.
[Edited By Joseph Bryan]

107. Modification of Standards

joseph.bryan@franklintn.gov MOS 9

Staff is supportive of the MOS request, but the applicant is limited to the rural paths that have been designated on Sheets C2.16, C4.30, and C4.31.

110. Modification of Standards

joseph.bryan@franklintn.gov MOS 12

Applicant shall update the language of MOS 12 for lot 79 to state that stormwater management feature to occupy up to 60% of the neighborhood amenity with the One Stop submission and that the stormwater feature will be pedestrian and publicly activated around the entirety of its perimeter.

Staff is supportive of this MOS with the revised language.
[Edited By Joseph Bryan]

111. Modification of Standards

joseph.bryan@franklintn.gov MOS 14

Applicant shall remove references to informational signage, and all features listed in Section F as they are redundant to those listed in Section C. With this revised language, Staff is supportive of MOS 14.
[Edited By Joseph Bryan]

155. Parking Matrix

joseph.bryan@franklintn.gov Applicant shall remove the parking matrix from the plans as it doesn’t completely align with the ZO parking chart for uses in the CFO (and with their MOS request)

156. Lot 107

joseph.bryan@franklintn.gov	Applicant shall remove the option for lot 107 to convert to 4 single family lots from the chart on sheet C2.0, (as this is a trigger for a FMPC level revision) and the 4 residential units be incorporated into one of the mixed-use buildings at one stop.

157. Mixed Use Condo

joseph.bryan@franklintn.gov	Applicant shall remove reference to "mixed use condo" in the key chart on Sheet C2.0C. [Edited By Joseph Bryan]

158. HHO Lots

joseph.bryan@franklintn.gov	Applicant shall put the HHO in a conservation easement, and specify on the future plats that there is to be no tree removal, grading or development of any sort within the conservation easement area. All lots with HHO on them shall be critical lots for grading permitting.

159. Envision Franklin

eric.conner@franklintn.gov	Applicant shall list maximum Club Room Facility height as 2.5 stories on sheets C2.0A and C2.0B to reflect the height maximum supported by Envision Franklin.

163. Parking

joseph.bryan@franklintn.gov	Applicant shall update all sheets to show employee parking counts on parking charts, and show that an additional underground parking level will be included to capture the necessary parking, per the email correspondence on April 7, 2025. Include all parking ratio rationale, including those for employee parking for hotel, restaurant, etc, and chapel parking, with the development plan's resubmittal at one stop. [Edited By Joseph Bryan]

164. Lot 65

joseph.bryan@franklintn.gov	Applicant shall remove multifamily references from the chart on sheet C2.0C for Lot 65 per Condition 84. The overall unit count can remain, but must be redistributed to mixed-use lots within the Village Core. Any change from Hotel to Residential on Lot 65 will require a building type change, thus requiring a FMPC-level Development Plan Revision. [Edited By Joseph Bryan]

166. Modification of Standards

joseph.bryan@franklintn.gov	MOS 13 Applicant shall revise the language of the MOS to include that "Lot 159 will have pedestrian and public activation around the entirety of the stormwater feature." The applicant shall also include the illustration referenced in Condition 161 as a visual reference with the MOS. [Edited By Joseph Bryan]

167. HHO Line

joseph.bryan@franklintn.gov	Should the revised HHO line be approved by BOMA, applicant shall submit a .dwg file of the revised HHO lines at one stop.

Planning (Landscape)

General Issues

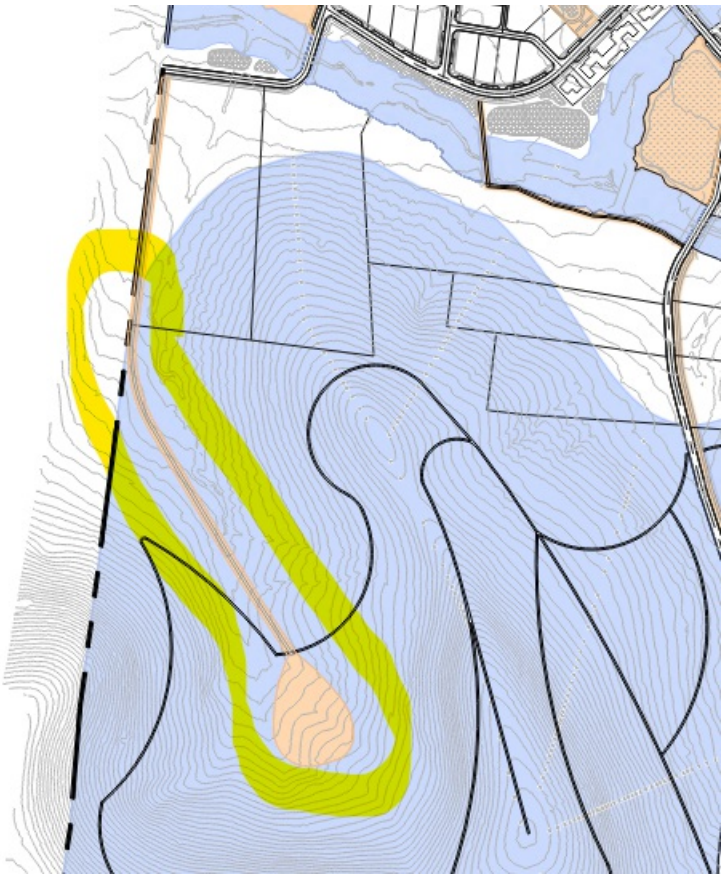
93. Neighborhood Amenity

jason.arnold@franklintn.gov

Applicant shall remove the Greenway Open Space leading to passive park in the HHO with the One Stop submission.

Applicant shall add the following notes to the Neighborhood Amenity / Passive Park notes; no grading, no tree removal, no features that will require a building permit and features must not be a commercial use
with the One Stop submission

Applicant shall remove the highlighted area below from Improved OP with the One Stop submission



[Edited By Jason Arnold]

160. MOS 12

jason.arnold@franklintn.gov

Applicant shall update MOS 12 for lot 79, stormwater management feature to occupy up to 60% of the neighborhood amenity with the One Stop submission. For COF staff to support this MOS, the open space must have pedestrian and public activation around the entirety of the stormwater feature.

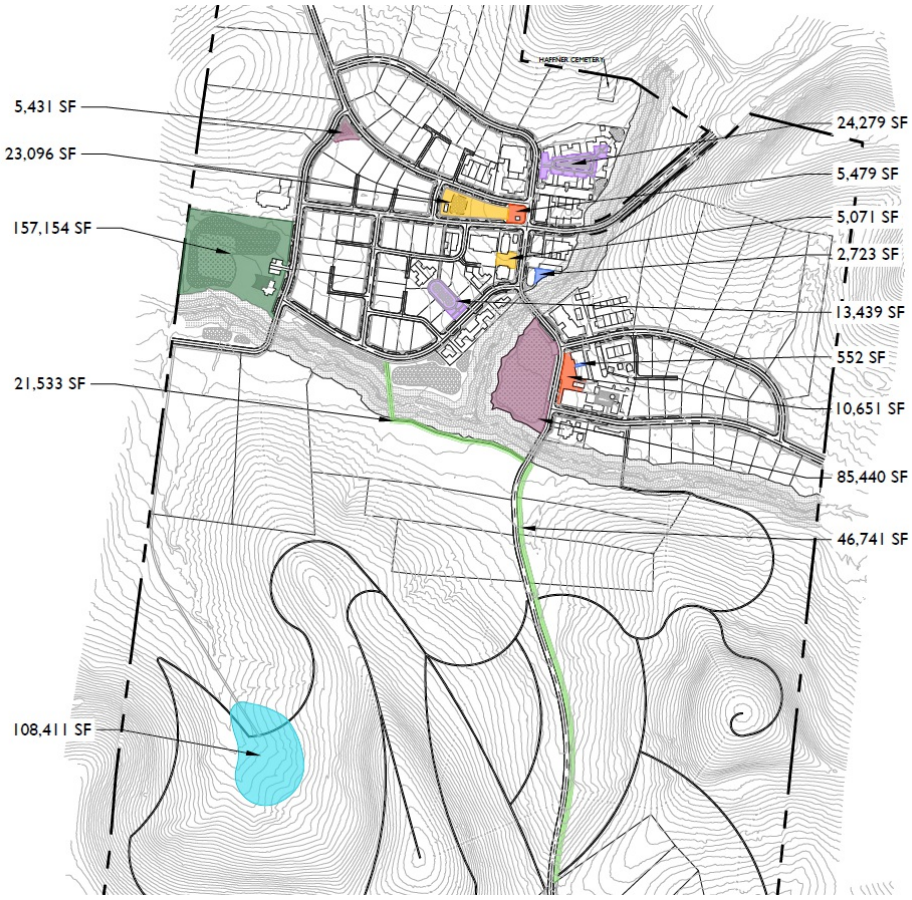
161. MOS 13

jason.arnold@franklintn.gov Applicant shall include the pond illustration below, with the One Stop submission. For COF staff to support this MOS, the open space must have pedestrian and public activation around the entirety of the stormwater feature as demonstrated in the referenced illustration.



162. Open Space Break Down SF

jason.arnold@franklintn.gov Applicant shall update the Open Space Break Down to show open space square footages, as below, with the Open Stop submission.



Stormwater

General Issues

69. Riparian Buffer

jeff.willoughby@franklintn.gov	This comment will serve as an advisory comment and not hinder development plan approval. The general conditions of the buffer management plan have been agreed to by the owner and City staff as set by the City's Stormwater Coordinator in an email dated April 7, 2025 sent to the owners representative Drake Reeder at Gamble Design Collaborative on April 7, 2021. A buffer management plan shall be submitted to the City's Stormwater Coordinator showing ANY and all encroachments in the riparian buffers. This includes but is not limited to: Mowing, tree removal, clearing, grading, construction, storage, buildings, roads, parking lots, stormwater infrastructure, utilities, easements, walking trails, view corridors, floodplain cut/fill, etc. The Buffer Management Plan shall contain the following: • Encroachment areas labeled and hatched red with square footage of each encroachment area provided • Mitigation areas labeled and hatched green with square footage of each mitigation area provided • Buffer enhancement plan • Total buffer square footage onsite (existing conditions) • Justification for all encroachments and why the impacts are unavoidable, and not self-created. Staff shall review and determine if approval can be given at the staff level or if a variance shall be required to be submitted to the City Engineer and/or Stormwater Appeals Board. Further comments may be forthcoming that require modification to site layout to avoid unnecessary impacts. It is highly encouraged that this be submitted as early in the plan review process as possible. This can be submitted by email to jeff.willoughby@franklintn.gov for preliminary review. Failure to do so may cause delays in project plan review and approval. If any additional or modifications to encroachments occur in future submittals, then it shall be the applicant's responsibility to make Staff aware and resubmit the buffer management plan for further review. Failure to do so shall result in plan approval or stormwater permits revoked. [Edited By Jeff Willoughby]

RESOLUTION 2025-26

A RESOLUTION APPROVING A DEVELOPMENT PLAN FOR HARLIN PUD SUBDIVISION WITH 15 MODIFICATIONS OF DEVELOPMENT STANDARDS (BUILDING ELEMENTS, PARKING, GLAZING, SIDEWALKS, OPEN SPACE) FOR THE PROPERTY LOCATED WEST OF HILLVIEW LANE AND NORTH OF COLEMAN ROAD, AT 1247 HILLVIEW LANE

WHEREAS, the Board of Mayor and Aldermen (BOMA) of the City of Franklin, Tennessee, has, or will, approve the zoning for the property as part of Ordinance 2025-06; and

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

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

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

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

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

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

PREMISES CONSIDERED

Map-Parcel	Acres
091 – 99.00	311.21
Total	311.21

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

SECTION III. That the overall entitlements for the Harlin PUD Subdivision are as follows:

Entitlements	Harlin PUD
Base Zone District	PD (0.78/32,000/80)
Other Zoning Overlays	HHO, HHO Buffer
Number of Dwelling Units	242
Number of Nonresidential Square Footage	32,000
Number of Hotel Rooms	80
Open Space Requirements	70%
Number of Phases in Development	2

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

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

MOS 1: **Request to allow a 5-foot or a 22-foot minimum setback from a Mews ROW-specific to Lots 84-86 and 92-105; when facing a mews the rear façade or property line shall have either a pedestrian door, 4-foot clear path to the principal building, or gate.** Approved: _____ Denied: _____	6.3 House, 6.4 Duplex, 6.6 Townhouse, 6.8 Multifamily – Alley Loaded Garages At least 22 feet from a mews right-of-way, when facing a mews the rear façade shall have a pedestrian door. *Staff recommended disapproval.*
MOS 2: **Request to decorative door surrounds with enhanced architectural details as an alternative to porches, stoops and balconies.**	6.6 House-Entry Features The front facade of each dwelling unit shall have a covered porch, covered stoop, or balcony over the main entrance. *Staff recommended disapproval.*

Approved: _____ Denied: _____	
MOS 3: **Request to decorative door surrounds with enhanced architectural details as an alternative to porches, stoops and balconies.** Approved: _____ Denied: _____	6.6 Townhouse-Entry Features The front facade of each dwelling unit shall have a covered porch, covered stoop, or balcony over the main entrance. *Staff recommended disapproval.*
MOS 4: **Request to reduce FFE to no minimum when a home office in Live/Work conditions** Approved: _____ Denied: _____	6.6 Townhouse-Foundations, Porches, And Stoops Minimum 18 inches above grade at front facade. *Staff recommended approval.*
MOS 5: **Request to allow for two ground floor units to be ganged off of a shared entry and not require a direct individual ground floor entrances. Three to four ground floor units on the street facing façade require a minimum of two entries, either shared or to an individual unit.** Approved: _____ Denied: _____	6.8 Multifamily – Building Orientation and Entry Facades along a street or internal drive shall have individual entrances to all publicly-accessed ground floor uses and all ground floor dwelling units. *Staff recommended approval, with conditions.*
MOS 6: **Request to allow Neighborhood Village buildings to be at an angle from the frontage, limited to Lot 23 only.** Approved: _____ Denied: _____	6.9 Commercial/Mixed-Use - Building Orientation and Entry The building shall parallel the frontage. *Staff recommended approval.*
MOS 7: **Request to change maximum glazing for upper floors to 85%.** Approved: _____	6.9 Commercial/Mixed-Use – Windows – Glazing On Retail Storefront 20 to 65 percent glazing of upper

Denied: _____	floors. *Staff recommended approval.*
MOS 8: **Request to remove the transom requirement above storefront display windows.** Approved: _____ Denied: _____	6.9.1 Commercial/Mixed-Use - Facade Articulation for Buildings with Two-Stories or More Transom windows above storefront windows are required. *Staff recommended approval.*
MOS 9: **Request to allow for the use of a singular rural path or a combination of a rural path and sidewalks on opposite side of the road.** Approved: _____ Denied: _____	9.7.1 - Sidewalks Sidewalks and curb shall be required on both sides of public and private streets and internal drives. *Staff recommended approval.*
MOS 10: **Request to utilize Central Franklin Overlay (CFO) parking guidelines.** Approved: _____ Denied: _____	10.2.3 Minimum Parking Reference 10.2.3 Parking Chart for reduced parking minimums for CFO. *Staff recommended approval.*
MOS 11: **Request to establish Minimum Parking Guidelines for Small Scale Multifamily of 2 off street parking stalls per residential unit.** Approved: _____ Denied: _____	10.2.3 Minimum Parking - Multifamily Studio- 1.25 spaces 1-BR unit- 1.25 spaces 2+ BR unit- 2.25 spaces *Staff recommended approval.*
MOS 12: **Request for Stormwater Management features may occupy up to 85% of the neighborhood amenity when treated as a site amenity and designed pursuant to Section 17.5, specific to Lot 79.** Approved: _____	11.5 Neighborhood Amenities - Stormwater Stormwater management features shall not be counted as open space. *Staff recommended approval, with conditions.*

Denied: _____	
MOS 13: **Request for Stormwater Management features may occupy up to 85% of the pocket park when treated as a site amenity and designed pursuant to Section 17.5, specific to Lot 159** Approved: _____ Denied: _____	11.6 Pocket Park - Stormwater Stormwater management features may occupy up to 40% of the pocket park when treated as site amenity. *Staff recommended approval, with conditions.*
MOS 14: **Request to add additional elements among the required features of a pocket park including: trellises, arbors, informational signage, hammock areas, nature-based play areas, gathering spaces, outdoor gaming areas, pedestrian bridges and overlooks.** Approved: _____ Denied: _____	11.6 Pocket Park-Features Four of the following features are required: A. Seating elements B. Canopies or gazebos to shield pedestrians C. Furnishings, such as planters, waste receptacles, bicycle racks, drinking fountains, or transit shelters D. Fountains, sculptures, or art E. Playgrounds *Staff recommended approval, with conditions.*
MOS 15: **Request to one irregularly shaped Hanging Sign per business.** Approved: _____ Denied: _____	15.1.3 Proportion and Shape Signs shall not be irregularly shaped *Staff recommended approval.*

SECTION VI. That this Resolution shall take effect from and after the passage of Ordinance 2025-06, on third and final reading, the health, safety, and welfare of the citizens requiring it.

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

ATTEST:

By: _____
Angie Skarp
City Recorder

CITY OF FRANKLIN, TENNESSEE:

By:_____
Dr. Ken Moore
Mayor

Approved as to form by:

_____
Shauna R. Billingsley
City Attorney

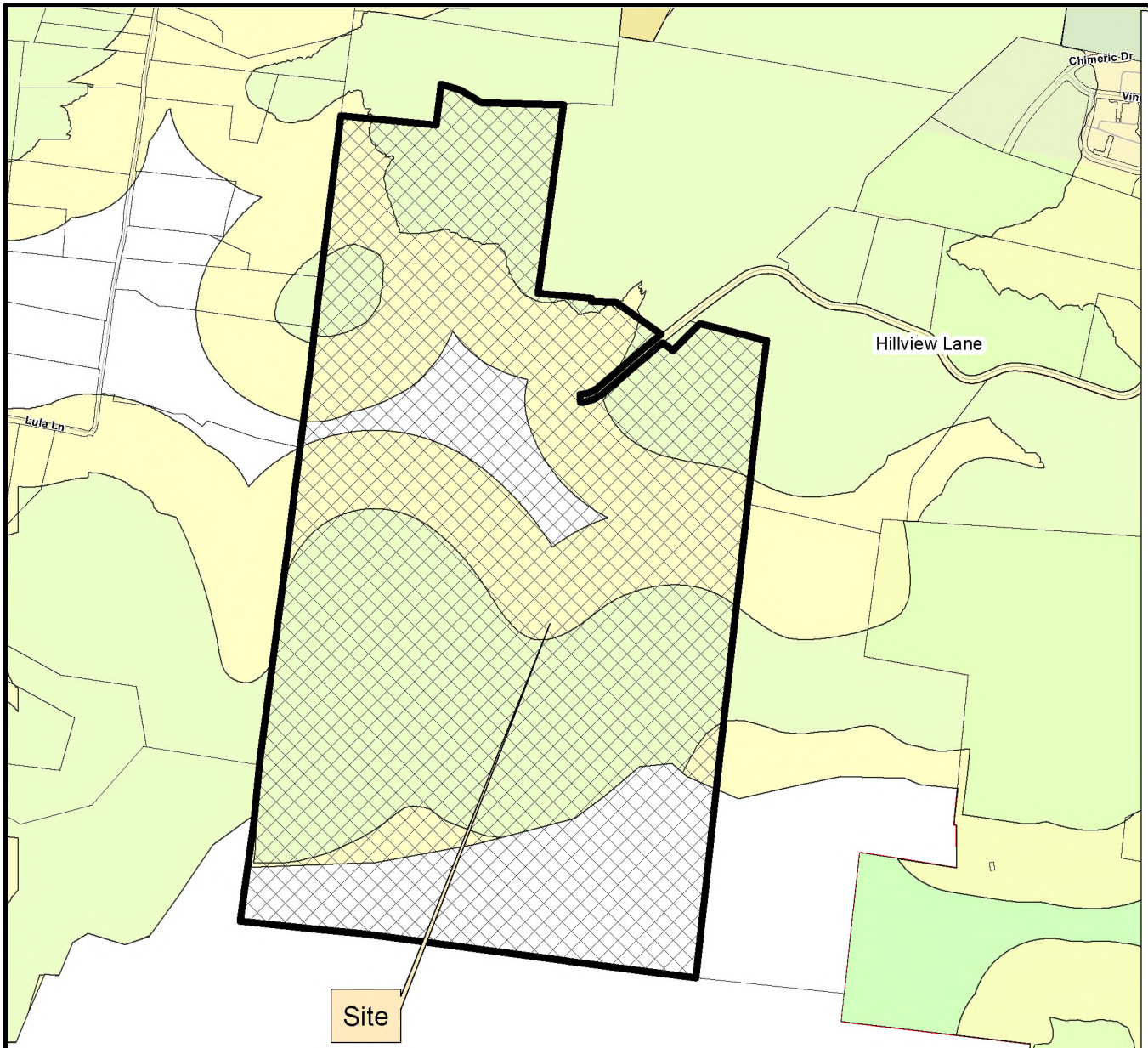
PREAPPLICATION CONFERENCE: _____2/4/25_____

BOMA/FMPC JOINT CONCEPTUAL WORKSHOP: _____2/27/25_____

NEIGHBORHOOD MEETING: _____2/5/25_____

PLANNING COMMISSION RECOMMENDED APPROVAL: _____

PUBLIC HEARING AND BOMA APPROVAL: _____



HARLIN PUD SUBDIVISION
ORDINANCE 2025-06
RESOLUTION 2025-26

Project Information
Existing Zoning: County
Proposed Zoning: PD (0.78 / 32,000 / 80)
Overlay Districts: HHO, 500' Buffer of Hillside
Site Acreage: 311.21 acres
Proposed Number of Dwelling Units: 242
Proposed Nonresidential Square Footage: 32,000 SF
Hotel Keys: 80

Legend

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

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

HISTORIC FRANKLIN TENNESSEE

HARLIN PUD SUBDIVISION

DEVELOPMENT PLAN - PD(0.78 / 32,000 / 80)

Franklin, Williamson County, Tennessee

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C0.3	HISTORICAL CONTEXT
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C0.5	HISTORICAL CONTEXT
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A1.4	TYPICAL ARCHITECTURE
A1.5	TYPICAL ARCHITECTURE
A1.6	TYPICAL ARCHITECTURE

DEVELOPMENT TEAM

APPLICANT & LANDSCAPE ARCHITECT:
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GREG.GAMBLE@GDC-TN.COM

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JGODDARD@DESIGNSTUDIOPLAN.COM

ENGINEER:
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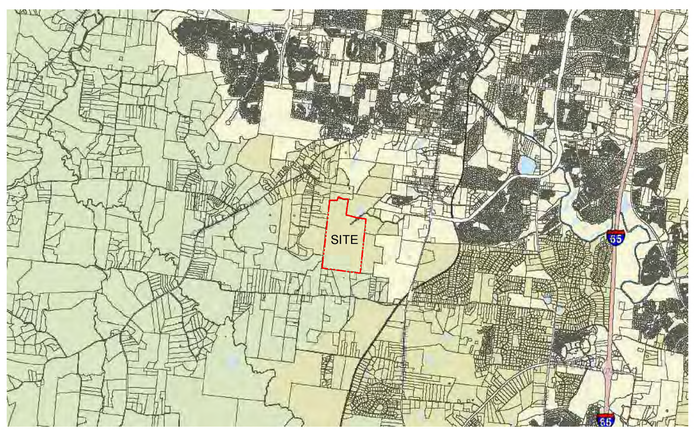
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615-550-5583
ABALLASH@BOYLE.COM

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PUBLIC RELATIONS:
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JAY SHERIDAN
709 WEST MAIN ST
FRANKLIN, TN 37064
JAY@SHERIDANPR.COM

VICINITY MAP



NOT TO SCALE



SUMMARY MODIFICATION OF STANDARDS

FOR LIST OF MODIFICATIONS OF STANDARDS SEE SHEETS C0.7-C0.8

1. **MOS - Chapter 6 – Building Types – House/Duplex/Multiplex/Townhouse/Multifamily – Alley Loading Garages – Garage Setback**
   - ***Modification:*** Request to allow a rear setback of 5 feet or a 22 feet minimum setback from a Mews ROW when facing a street; when facing a mews the rear façade or property line shall have either a pedestrian door, 4-foot clear path to the principal building, or gate.
2. **MOS - Section 6.6 – Building Types – House – Building Orientation and Entry – Entry Features**
   - ***Modification:*** Request to add decorative door surround with enhanced architectural details that distinguish it from the typical window as an additional alternative to porches, stoops and balconies.
3. **MOS - Section 6.6 – Building Types – Townhouse – Façade Standards for Each Unit – Entry Features**
   - ***Modification:*** Request to add decorative door surround with enhanced architectural details that distinguish it from the typical window as an additional alternative to porches, stoops and balconies.
4. **MOS - Section 6.6 – Building Types – Townhouse – Foundations, Porches, and Stoops – Finished Floor Elevation**
   - ***Modification:*** Request to reduce this requirement to no minimum when a home office is on the first floor within Live Work units to comply with necessary ADA requirements.
5. **MOS - Section 6.8 – Building Types – Multifamily – Building Orientation and Entry - Entrances:**
   - ***Modification:*** To allow for two ground floor units on the façade facing a street to be ganged off a shared entry and not require a direct individual entrance to the ground floor units. Three to four ground floor units on the façade facing a street would require a minimum of two entries, either shared or to an individual unit.
6. **MOS - Section 6.9 – Building Types – Commercial/Mixed Use Building – Building Orientation and Entry – Façade Location:**
   - ***Modification:*** At lot 23, request Neighborhood Village buildings to be allowed at an angle from the frontage.
7. **MOS - Section 6.9 – Building Types – Commercial/Mixed Use Building – Windows – Glazing on Retail Storefronts:**
   - ***Modification:*** Request to raise maximum glazing to 85% on upper floors.
8. **MOS - Section 6.9 – Building Types – Commercial/Mixed Use Building – Building Elements – Retail Storefronts:**
   - ***Modification:*** Request to remove the transom requirement above storefront display windows.
9. **MOS - Section 9.7.1. Sidewalks – General:**
   - ***Modification:*** Request to allow for the use of a singular rural path or a combination of a rural path and sidewalks on opposite side of the road in specific areas.
10. **MOS - Section 10.2.3 – Parking and Transit – Minimum Parking:**
    - ***Modification:*** Request to utilize Central Franklin Overlay (CFO) parking guidelines.
11. **MOS - Section 10.2.3 – Parking and Transit – Minimum Parking:**
    - ***Modification:*** Request to establish Minimum Parking Guidelines for Small Scale Multifamily of 2 off street parking stalls per residential unit.
12. **MOS - Section 11.5 – Open Space – Neighborhood Amenity - Stormwater:**
    - ***Modification:*** Request to allow 85% of neighborhood park as stormwater Management features.
13. **MOS - Section 11.6 – Open Space - Pocket Park – Features:**
    - ***Modification:*** Request to allow 85% of pocket park as stormwater Management features.
14. **MOS - Section 11.6 – Open Space - Pocket Park – Features:**
    - ***Modification:*** Request to allow additional elements among the required features of a pocket park including: Seating Elements, Pedestrian Shelter (such as Canopies, Gazebos, Trellises, Arbors, or Transit Shelters) Site Furnishings (such as Planters, Waste Receptacles, Bicycle Racks, Drinking Fountains, Informational Signage, or Hammock Areas), Fountains, Sculptures, or Art, Playgrounds or Nature-Based Play Areas, Gathering Spaces (such as firepits, picnic areas, outdoor dining areas), Outdoor game areas for yard games (such as Bocce, Croquet, Cornhole), or, at lot 159, pedestrian bridges and overlooks.
15. **MOS - Section 15.1.3 - Signs - General Provisions - Proportion & Shape**
    - ***Modification:*** Request to allow one irregularly shaped Hanging Sign per business.

SITE DATA

HARLIN PUD SUBDIVISION, PD DEVELOPMENT PLAN

COF PROJECT NUMBER:	8704
SITE ACREAGE/SF:	311.21 AC / 13,556,105.01 SF
EXISTING ZONING:	MGA-1, RP-5, COUNTY
PROPOSED ZONING:	PD (0.78 / 32,000 / 80)
OVERLAY ZONING:	HHO, 500' HHO BUFFER
TAX MAP & PARCELS:	091-09900
ADDRESS:	1247 HILLVIEW LANE
PRIMARY USES:	PERMITTED USES ON SHEET C2.0
BUILDING HEIGHT RANGE:	SEE SHEET C2.0C

REGULATIONS

BUILDING TYPES APPLIED:
HOUSE, TOWNHOUSE, DUPLEX, MULTIFAMILY (SMALL-SCALE), COMMERCIAL/MIXED-USE

FRONTAGE TYPES APPLIED: YARD, LANDSCAPE

CONSTRUCTION TYPE: TYPE IV OR TYPE V

BUILDING HEIGHT:
SEE SHEET C2.0B FOR HEIGHT BREAKDOWN FOR BUILDINGS

MINIMUM LSA: 0.20

HISTORICAL RESOURCE TREATMENT: N/A

DWELLING UNIT COUNT, BY TYPE:
SEE TABLE BREAKDOWN ON SHEET C2.0B FOR DWELLING UNIT COUNT BY TYPE

PARKING REQUIRED: SEE CHART ON SHEET C2.0A
PARKING PROVIDED: SEE CHART ON SHEET C2.0A

SETBACKS:
SEE SHEETS C2.0C AND C2.0D FOR LOT SETBACKS

COMMERCIAL SF:
MIXED USE COMMERCIAL: 32,000 SF
HOTEL: 80 KEYS

PERMITTED USES
SEE SHEETS C2.0

TREE CANOPY RETENTION
OVERALL SITE AREA: 13,556,105 SF; 311.2 AC
TOTAL EXISTING TREE CANOPY: 63.1% OF SITE: (8,549,881 SF; 196.3 AC)
REQUIRED PRESERVATION: 18% OF EXISTING: (1,538,979 SF; 35.3 AC)
PROVIDED PRESERVATION: 70% OF EXISTING: (5,900,000 SF; 135.45 AC)

OPEN SPACE SET-ASIDE REQUIREMENT:
TOTAL SITE ACREAGE: 311.21 AC (13,556,105.1 SF)
SINGLE FAMILY LOT ACREAGE *(OVER 30,000 SF)*: 77.17 AC (3,361,790.0 SF)
ADJUSTED SITE ACREAGE: 234.0 AC (10,194,315.1 SF)
OPEN SPACE REQUIREMENT*:
REQUIRED 5.0% OF ADJUSTED SITE AC: 11.70 AC (509,715.8 SF)
PROVIDED: 5.0% OF ADJUSTED SITE AC: 11.71 AC (510,194.5 SF)

**10% NATURAL AREA NOT REQUIRED FOR MIXED-USE PUDS*

OPEN SPACE VILLAGE GREEN REQUIREMENT:
MINIMUM OPEN SPACE REQUIREMENT: 70% OF SITE: (9,489,274 SF; 217.8 AC)
PROVIDED: 71.0% OF SITE: (9,618,970.4 SF; 220.8 AC)

IMPACT STATEMENT

WATER
WATER WILL BE CIRCULATED THROUGH THE SITE BY CONNECTING THE EXISTING HB&TS WATERLINES IN HILLVIEW LANE TO THE EAST AND LULA LANE TO THE WEST. AN ADDITIONAL WATER MAIN WILL BE BROUGHT FROM THE EXISTING HB&TS LINE AT COLEMAN ROAD TO THE SOUTH. WATER DESIGN IS CONCEPTUAL AND WILL BE COORDINATED WITH HB&TS

SANITARY SEWER
SANITARY SEWER SERVICE WILL CIRCULATE THROUGH THE SITE AND GRAVITY FLOW TO A PROPOSED LIFT STATION ON THE EAST SIDE OF THE SITE. A FORCE MAIN WILL DIVERT FLOW NORTHEAST THROUGH HILLVIEW LANE. THE FORCE MAIN ENDS NEAR THE MACK HATCHER CONNECTION, AND EFFLUENT WILL THEN GRAVITY FLOW TO AN EXISTING SEWER MANHOLE ALONG SAW MILL CREEK. A SECOND FORCE MAIN IS PROPOSED TO COLLECT THE LOTS ON THE SOUTHEAST SIDE OF THE SITE WITH A LIFT STATION PROPOSED ON THE COUNTY LOT ALONG COLEMAN ROAD. THIS FLOW WILL TIE TO THE GRAVITY LINE THAT IS THEN PUMPED TO HILLVIEW LANE. SANITARY SEWER DESIGN IS CONCEPTUAL AND WILL BE COORDINATED WITH THE CITY OF FRANKLIN.

STORMWATER
ON-SITE STORMWATER WILL BE DIRECTED AWAY FROM PROPOSED BUILDINGS. FLOW WILL BE DIRECTED TOWARDS THE PROPOSED BIORETENTION AREAS VIA SHEET FLOW OR CONVEYANCE PIPES. BIORETENTION AREAS WILL PROVIDE INFILTRATION AND TREATMENT FOR THE FIRST INCH OF THE RAINFALL FOR MINIMUM 95% OF THE ON-SITE IMPERVIOUS AREA. FROM THE BIORETENTION AREAS, FLOW WILL DISCHARGE INTO THE PROPOSED DETENTION POND AREAS. SITE STORMWATER IS DESIGNED TO EITHER MEET OR REDUCE PRE-DEVELOPMENT FLOW RATES. OFF-SITE STORMWATER WILL BE DIVERTED AWAY FROM PROPOSED STORMWATER TREATMENT AND DETENTION AREAS WHERE POSSIBLE.

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

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

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

REFUSE COLLECTION
REFUSE COLLECTION BY A COMBINATION OF CITY OF FRANKLIN COLLECTION SERVICES AND PRIVATE COLLECTION SERVICES

DRAINAGE FACILITIES
THERE WILL BE APPROXIMATELY 56 ACRES OF IMPERVIOUS AREA ADDED ON SITE. STORMWATER WILL BE DETAINED IN ABOVE GROUND DETENTION PONDS SUCH THAT RUNOFF IN THE POST-DEVELOPMENT CONDITION WILL NOT EXCEED RUNOFF IN THE PRE-DEVELOPMENT CONDITION.

STREET NETWORK
A MINIMUM OF TWO FIRE/EMERGENCY ACCESS POINTS WILL BE PROVIDED TO THE DEVELOPMENT VIA COLEMAN ROAD AND IMPROVED MACK HATCHER PARKWAY. OFF-SITE IMPROVEMENTS WILL BE PROVIDED PER RECOMMENDATIONS FROM THE TRAFFIC IMPACT STUDY.

OFFSITE CONNECTIONS
WHERE STUB-OUTS TO OFFSITE CONNECTIONS ARE SHOWN A TEMPORARY TURN-AROUND WILL BE SHOWN AT SITE PLAN.

VESTING STANDARDS

ZONING ORDINANCE	01-01-2025
SUBDIVISION REGULATIONS	01-01-2022
TRANSPORTATION & STREET TECHNICAL STANDARDS	07-01-2021
STORMWATER BMP MANUAL	07-01-2021
TECHNICAL SPECIFICATIONS FOR UTILITY INSTALLATION	10-13-2020
MUNICIPAL CODE	09-10-2024
HISTORIC DISTRICT GUIDELINES	05-30-2022

About the Harlin Farm

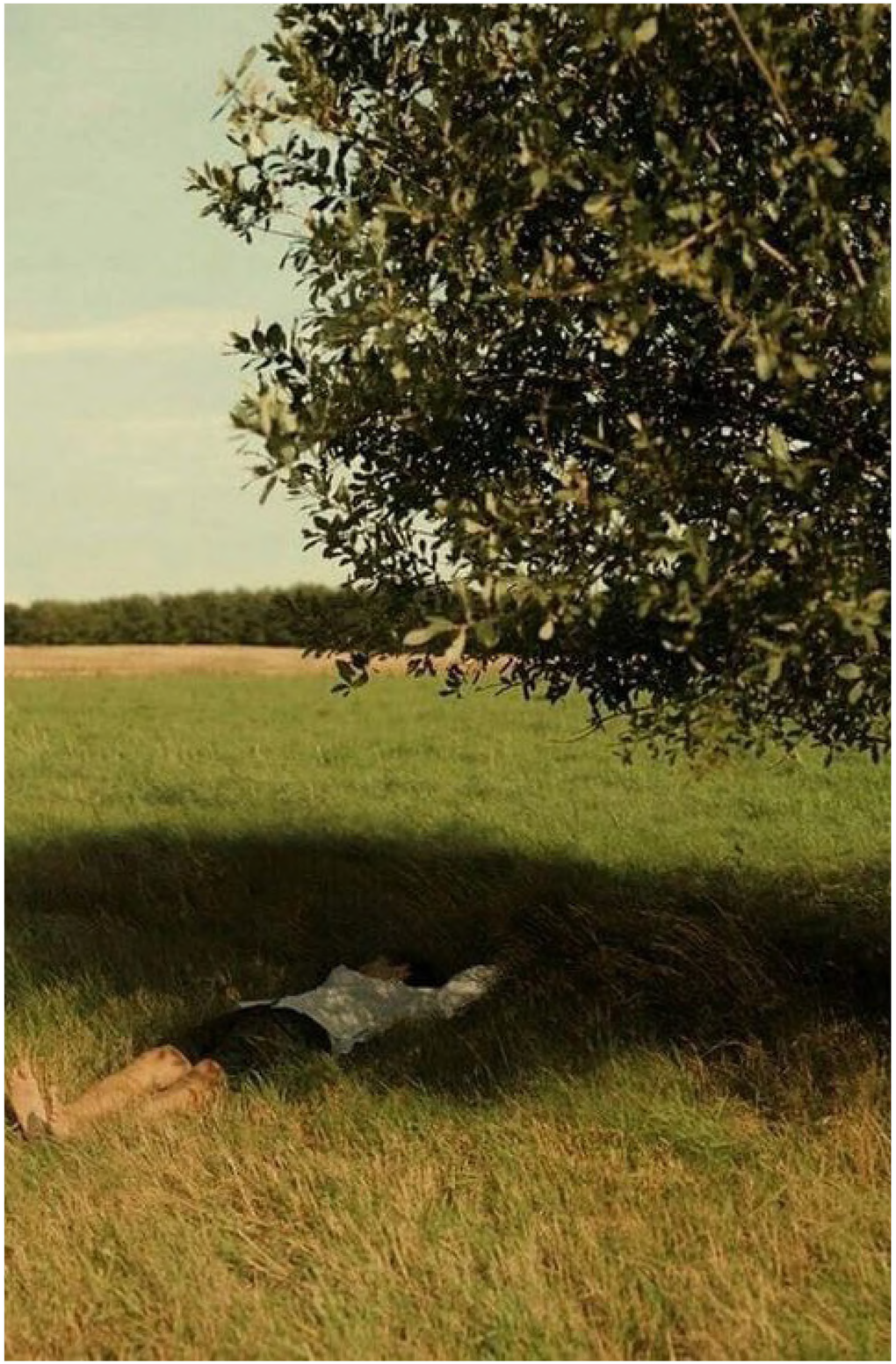
The topography of southern Williamson County is as diverse as anywhere in Middle Tennessee, with dramatic elevation changes marking the leading edge of the Highland Rim. Tucked in below Winstead Hill at the end of Franklin's city limits is the 311-acre Harlin farm. Forested hills ring an enclave that Ezekiel Polk — paternal grandfather of United States President James K. Polk — first acquired by land grant in the 1820s.

Through two centuries, the grassy basin bisected by Polk Creek with the long western views has been home to a number of notable families; a cemetery on the northern edge of the farm includes Campbells, Critzes and Haffners, but for nearly 70 years, the Harlin family has occupied this hidden valley.

Tom Harlin bought the farm with the objective to establish a dairy in the 1960s. In the apparel industry by trade, Tom was also a partner with his brother Bill in the legendary Harlinsdale Farm. But Tom saw great potential in the Holstein breed, starting with 30 cows and ultimately managing more than 400 head that produced milk on three shifts. Tanker truck loads of milk came in and out of Hillview Lane, headed for Purity Dairy in Nashville or a regional co-op in Florida, which would then refill the tanks with orange juice.

It took far more than 300 acres to sustain the operation — before Mack Hatcher Bypass cut through and stubbed into Hillview Lane, alfalfa hay and corn silage were grown everywhere below Winstead Hill. The Harlins leased and farmed hundreds of acres where Polk Place and Dallas Downs subdivisions now stand, where Target, Kroger and Chick-Fil-a operate, and as far north as the old Werthan farm on Columbia Avenue, where Taco Bell and self storage now exist. The Harlins' dairy ceased operation 20 years ago, another piece of Williamson County's agricultural legacy left to the history books.

Now the Harlin family has chosen Boyle Investment Company to shape the next generation of their land into a pastoral neighborhood that showcases the potential of Franklin's new Village Green design guideline adopted by Envision Franklin in 2024. Village Green was developed in direct response to feedback provided by citizens across the community — let's balance preservation with progress (per the City's mission statement), require more open space, create limited mixed-use that mitigates vehicular traffic, and offer a diversity of housing and amenities that reflects the "Missing Middle" that Franklin residents have so long asked for.



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SHERIDAN PUBLIC RELATIONS LLC

HARLIN PUD SUBDIVISION
DEVELOPMENT PLAN
Franklin, Williamson County, Tennessee

JEFFREY A. ROSIAK REGISTERED AGRICULTURE TENNESSEE LANDSCAPE ARCHITECT 3701 CAL1525

Revision Date
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HISTORICAL CONTEXT SHEET
C0.1
COF # 8704

In terms of housing product, there will be a mixture of town and country offerings. The town element will focus on the creation of a walkable hamlet with a blend of single-family homes reminiscent of Downtown Franklin and an array of attached residential offerings, from stately brownstones to well-appointed condominium flats with elevator access. The hamlet will be surrounded by much larger lots that balance the neighboring farms and estates, offering a relaxed country feel of two to five-acre lots.











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HARLIN PUD SUBDIVISION
DEVELOPMENT PLAN
Franklin, Williamson County, Tennessee

JEFFREY A. ROSAK REGISTERED LANDSCAPE ARCHITECT TENNESSEE
CERTIFICATE NO. 339
09/25

Revision Date
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HISTORICAL CONTEXT
SHEET
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COF # 8704

Village Green

According to Envision Franklin, "The Village Green design concept is intended to provide the ability to establish a wider variety of housing options while prioritizing the preservation of open space. Desirable natural features should be identified first and set aside as part of the required 70 percent open space.

"Diverse options for residential and commercial uses are encouraged within Village Green developments to create a truly unique experience of living in a small village community surrounded by nature, while still being located within Franklin city limits. Commercial uses within Village Green should serve the village and surrounding areas, but should not generate significant regional traffic. Mixed-use buildings incorporating small-scale multifamily residential above first floor commercial uses are appropriate.

"Preserved open space is a valued amenity and should be the focal point of this design concept by clustering residential and commercial uses around preserved environmental features and identified open spaces. A network of trails should be located throughout the open spaces to provide access and encourage use of these areas. Multi-use trails should also connect to the broader community-wide system of sidewalks and multi-use trails. Access for the public is encouraged."





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DEVELOPMENT PLAN
Franklin, Williamson County, Tennessee

JEFFREY A. ROSIAK REGISTERED LANDSCAPE ARCHITECT TENNESSEE

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Purpose

To create a conscientiously designed neighborhood rooted in hospitality, nature, unhurried joy, and room to roam.

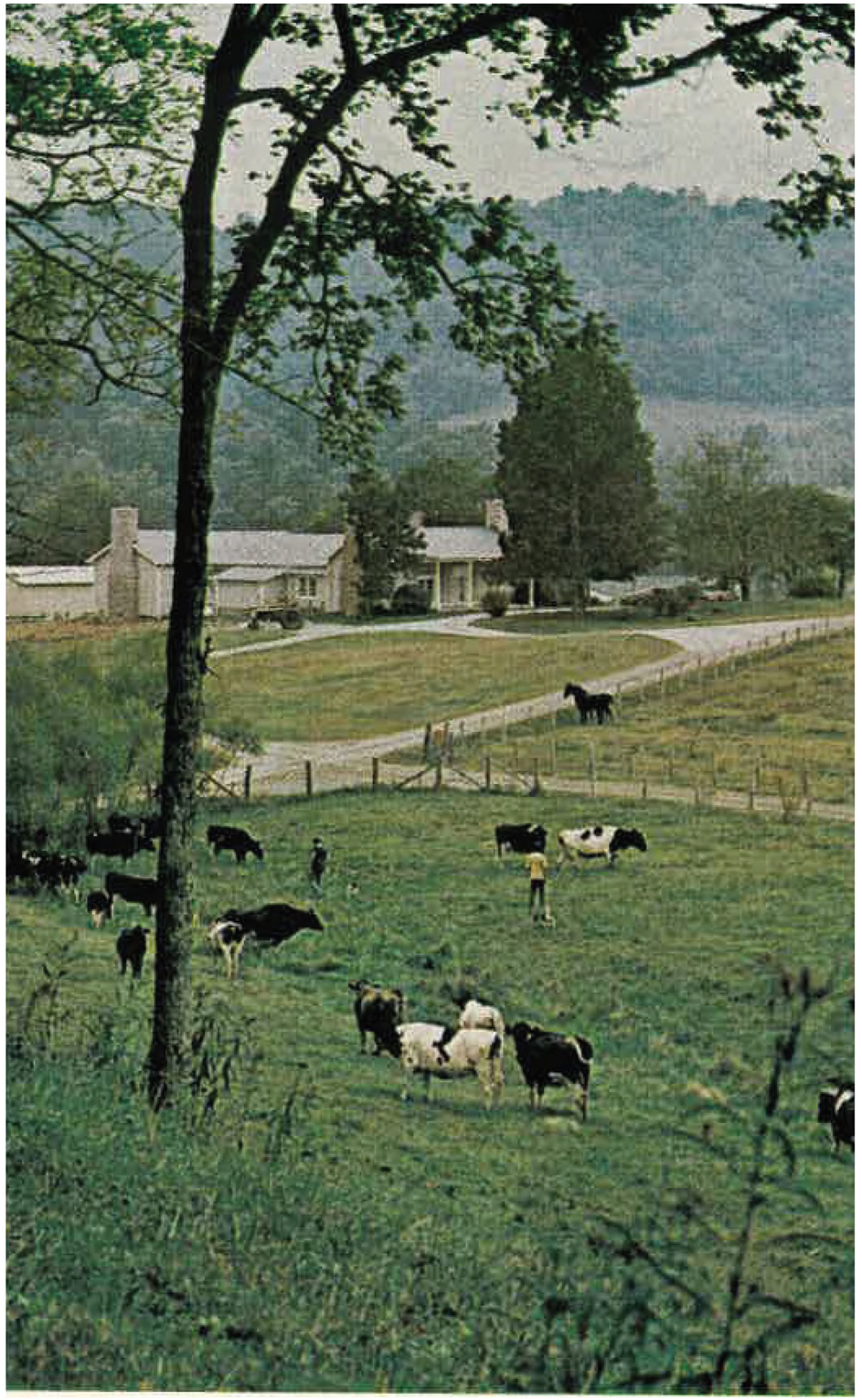
Conscientiously Designed: In addition to preserving 70% of the farmland, we are active stewards, mindful of our impact, and creating abundant opportunities for people to be immersed in and connect with the natural world.

Nature: In its undulating topography, flora, and breathtaking views, Harlin is a first of its kind property in Franklin. Our mission is to celebrate and champion it, create amenities, activities, and events to connect to it, and nurture a love for it among our residents, guests, and community.

Room To Roam: An abundance of preserved lands, nature-inspired amenities, events, and community-centered ethos invite a pace of life where inner and outer explorations: a woods walk with a friend or solo birdwatching are simple, everyday pleasures.

Hospitality: The Harlin family, and especially Barbara Graham Harlin, their matriarch, is our north star. We're intentionally creating a community - through architecture, landscape design, interior design, and land planning - with genuine warmth and care for people at its center.

Unhurried Joy: In a world that feels like it's endlessly spinning and we with it, we're designing spaces and experiences that reset and realign us with nature's rhythms: like trees swaying gently in a breeze, corn growing tall over sultry summer days, a ladybug landing on your hand, a backyard barbecue with friends. This is a place - and a call - to slow life down and savor its gifts.



Harlin Farm, Southern Living, 1974

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Franklin, Williamson County, Tennessee

JEFFREY A. ROSIAK REGISTERED LANDSCAPE ARCHITECT TENNESSEE 1325

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HISTORICAL CONTEXT
SHEET
C0.4
COF # 8704

Key Attributes

01 **Inviting**

Like the gracious, close-knit family who called this land home for generations, we're creating homes, gathering spaces, and experiences that are genuinely warm and welcoming, that nurture a caring, vibrant community, and cultivate the kind of camaraderie we're made for.

02 **Rooted**

Trees remind us that we all - people, the natural world, our community - are inextricable connected, our roots and stories forever intertwined. We understand that the wellbeing and vitality of one is essential to the wellbeing and vitality of all. Those insights keep us present, open, and focused on creating community with generations in mind.

03 **Thoughtful**

We strive to do what's right for people and the land. To us, that means celebrating the unique character of the landscape by preserving 70% of it. It means homes and public spaces designed in harmony with sunlight, breezes, and breathtaking views. It means naturally inviting gathering spaces for conversation, play, and everyday occasions. And it means everywhere you look, amenities, events, and endless opportunities to connect with nature and each other.

04 **Captivating**

While our setting is serene and easeful, we're also cultivating a convivial, captivating energy through a curated collection of specialty shops, a boutique inn, experiential public art, gathering spaces, intimate events - and the daily sights, sounds, scenes, and delights of a truly connected neighborhood.







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DEVELOPMENT PLAN
Franklin, Williamson County, Tennessee

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LANDSCAPE ARCHITECT
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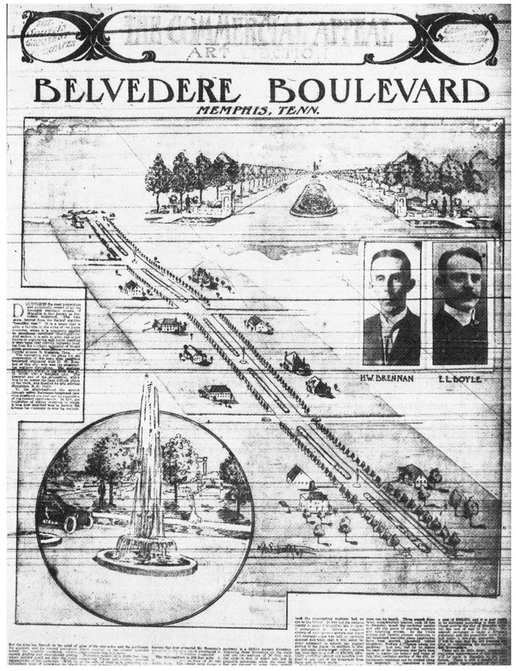
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HISTORICAL CONTEXT
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COF # 8704

More About Boyle Investment Co.

Founded nearly a century ago in Memphis, Boyle has been building community in Tennessee since 1933. The company launched in Memphis in the middle of the Great Depression to aid large insurance companies in managing their distressed real estate portfolios. The principals were descendants of Nashville settler John Overton, who founded the city of Memphis with Andrew Jackson, and the Boyle family has maintained ownership and oversight of the company for 92 years, through wars and recessions, the quadrupling of interest rates, and the advent of double digit inflation, as well as the emergence and disappearance of countless real estate fads.

Boyle seeks out properties with intrinsic value, based on location and unique features, and then leans on their team's expertise to enhance that value in the long term with a focus on excellence. Boyle's visionary mindset and transformative approach has kept them on the forfront of the industry the last 100 years. You see it in some of Memphis oldest and most desirable neighborhoods, such as ca. 1907 Belvedere in Midtown or Ridgeway Center, the 1960s-era mixed-use pioneer often cited as the most significant development in the history of the city. And you see it in some of Franklin's most iconic new mixed-use districts, such as McEwen Northside and Berry Farms. These are not cookie-cutter developments placed onto an available piece of ground — they are distinctive destinations that are uniquely "of the place."









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DEVELOPMENT PLAN
Franklin, Williamson County, Tennessee

JEFFREY A. ROSAK
REGISTERED
LANDSCAPE ARCHITECT
TENNESSEE
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HISTORICAL CONTEXT
SHEET
C0.6
COF # 8704

1. **MOS - Chapter 6 – Building Types – House/Duplex/Townhouse/Multifamily – Alley Loading Garages – Garage Setback**
   - ***Standard:*** At least 22 feet from a mews right-of-way, when facing a mews the rear façade shall have a pedestrian door
   - ***Modification:*** Request to allow a 5 feet or 22 feet minimum setback from a Mews ROW when lots front public streets (specifically lots 84-86 and 92-105); when facing a mews the rear façade or property line shall have either a pedestrian door, 4 foot clear path to the principal building, or gate.
   - ***Justification:*** This clarification would allow for lots that front a public street to follow standards similar to an alley while also benefiting because the mews is wider than a typical alley. Lots 84-86 and 92-105 would also be addressed from the public streets they front. This change would not impact fire access. Lots 87-91 would not have a MOS for rear setbacks. Lots 87-91 will be sprinkled and keep the mews alley setback of at least 22 feet.



Lots which front an open space and served off a MEWS alley are to be sprinklered. This condition applies specifically to lots 87,88,89,90,and 91.

2. **MOS - Section 6.6 – Building Types – House – Building Orientation and Entry – Entry Features**
   - ***Standard:*** Shall have a covered porch, covered stoop, or balcony over the entrance.
   - ***Modification:*** Request to add decorative door surround with enhanced architectural details that distinguish it from the typical window as an additional alternative to porches, stoops and balconies.
   - ***Justification:*** We would like to add variety to single family home entrances within Harlin to differentiate from homes in Westhaven, Berry Farms, & nearby Shadow Green, while also providing depth. A high-quality decorative door surround at the front door is consistent with high quality historic homes, including homes found in Downtown Franklin and historic homes such as the Carter House and Meeting of the Waters which have a basis in classic Federal and Georgian architecture.

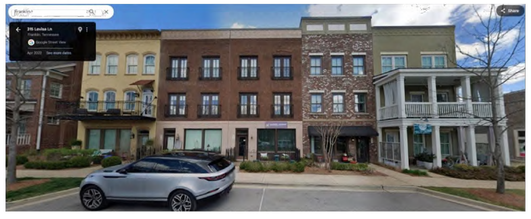




3. **MOS - Section 6.6 – Building Types – Townhouse – Façade Standards for Each Unit – Entry Features**
   - ***Standard:*** The front façade of each dwelling unit shall have a covered porch, covered stoop, or balcony over the main entrance.
   - ***Modification:*** Request to add decorative door surround with enhanced architectural details that distinguish it from the typical window as an additional alternative to porches, stoops and balconies.
   - ***Justification:*** We would like to add variety to townhome entrances within Harlin to differentiate it from the townhomes in Westhaven, Berry Farms, & nearby Shadow Green, while also providing depth. A high-quality decorative door surround at the front door is consistent with high quality historic townhomes, including a few in Downtown Franklin which have a basis in classic Federal and Georgian architecture.




4. **MOS - Section 6.6 – Building Types – Townhouse – Foundations, Porches, and Stoops – Finished Floor Elevation**
   - ***Standard:*** Minimum 18 inches above grade at front façade
   - ***Modification:*** Request to reduce this requirement to no minimum when a home office is on the first floor within Live Work units to comply with necessary ADA requirements.
   - ***Justification:*** This will allow for a visitable entry into the unit similar to a commercial or mixed-use building that must comply with ADA criteria.



5. **MOS - Section 6.8 – Building Types – Multifamily – Building Orientation and Entry - Entrances:**
   - ***Standard:*** Facades along a street or internal drive shall have individual entrances to all publicly accessed ground floor uses and all ground floor dwelling units.
   - ***Modification:*** To allow for two ground floor units on the façade facing a street to be ganged off a shared entry and not require a direct individual entrance to the ground floor units. Three to four ground floor units on the façade facing a street would require a minimum of two entries, either shared or to an individual unit. Shared entry will face the street.
   - ***Justification:*** We would like to have the option to allow for only shared controlled entrances to the building when the ground floor contains up to four units. This is consistent with the COF ZO requirements for Multiplex units and brings similar architectural controls to Small Scale Multifamily buildings that are not further defined in the ZO. A building with only shared entrances is consistent with high quality historic pre-war multi-family buildings. This would allow narrower frontage multifamily to have a single shared entrance, which would prevent doors from being too close to one another. Wider multifamily frontage would have a minimum of two entries.

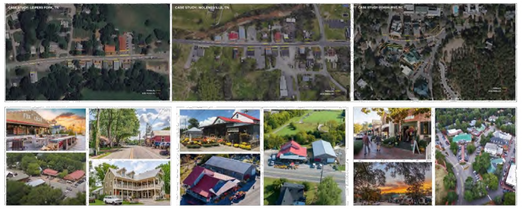




6. **MOS - Section 6.9 – Building Types – Commercial/Mixed Use Building – Building Orientation and Entry – Façade Location:**
   - ***Standard:*** The building shall parallel the frontage
   - ***Modification:*** Request to allow buildings within the Neighborhood Village portions of the project to be at an angle from the frontage to create more interest along the streetscape and abilities to have more open space in front of a building. This request is limited to buildings at Lot 23 only.
   - ***Justification:*** Allowing buildings to angle back from a street can create dynamic spaces and allow you to mitigate angle and curved streets which are many times needed due to topography or road circulation patterns. This brings the wedge-shaped space in the rear or side of the lot to the front to enhance the public realm and is consistent with other rural towns in the region including downtown Franklin (see case studies below).







7. **MOS - Section 6.9 – Building Types – Commercial/Mixed Use Building – Windows – Glazing on Retail Storefronts:**
   - ***Standard:*** 50 to 85 percent of the ground floor, measured between two feet and ten feet from the ground. 20 to 65 percent of upper floors
   - ***Modification:*** Request to charge upper floors max from 65 percent to 85 percent.
   - ***Justification:*** This will allow for several groups of ganged windows with each window vertically proportioned similar to what you would find in a traditional sunroom or filled in porch. The photo below illustrates a similar building with the upper floor glazing measured at 83%.



8. **MOS - Section 6.9 – Building Types – Commercial/Mixed Use Building – Building Elements – Retail Storefronts:**
   - ***Standard:*** Any storefront shall have display windows, transom windows, knee walls of between 18 and 24 inches tall, and other architectural elements such as bulkheads, trim, and cornice detailing
   - ***Modification:*** Request to remove the transom requirement above storefront display windows, but not doorways, to allow for larger storefront options. [*Note: removed MOS for lowering knee wall to 12 inches*]
   - ***Justification:*** This will allow for larger storefront windows in cases where a transom would result in a horizontally proportioned storefront window below it, and is similar to existing conditions and alternatives found in Downtown Franklin










9. **MOS - Section 9.7.1. Sidewalks – General:**
   - ***Standard:*** Sidewalks and curb shall be required on both sides of public and private streets and internal drives, except along Mack Hatcher Parkway or I-65.
   - ***Modification:*** Request to allow revision of this requirement to comply with the MOES and corresponding approved street sections that allow for the use of a singular rural path or a combination of a rural path and sidewalks on opposite side of the road.
   - ***Justification:*** Allows for a more rural pattern of development while still providing a complete pedestrian network and a variety of pedestrian trail options. See corresponding MOES and street sections for justification. Areas where this standard could apply are designated on C2.16, C4.30, and C4.31.

10. **MOS - Section 10.2.3 – Parking and Transit – Minimum Parking:**
    - ***Standard:*** City of Franklin Minimum Parking Standards
    - ***Modification:*** Request to utilize COF ZO Minimum Parking guidelines as identified for uses within the Central Franklin Overlay (CFO) guidelines.
    - ***Justification:*** The Central Franklin Overlay recognizes the unique qualities and mixed-use character of Franklin's oldest neighborhood and scale of development and context as identified in Envision Franklin. The Village Green characteristics and mixture of uses with corresponding land conservation goals offers a comparable mix of uses and development patterns and should therefore offer similar parking designations.

11. **MOS - Section 10.2.3 – Parking and Transit – Minimum Parking:**
    - ***Standard:*** City of Franklin Minimum Parking Standards - Multifamily
    - ***Modification:*** Request to establish Minimum Parking Guidelines for Small Scale Multifamily use based on Franklin Zoning Ordinance requirements for Multiplex use which dedicate 2 off street parking stalls per residential unit.
    - ***Justification:*** Small Scale Multifamily is a residential use as defined in Envision Franklin, but there is no corresponding parking definition for this use for a Multifamily building up to 12 residential units. Given the "small scale" nature of the building the parking guidelines for Multiplex are more appropriate.

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HARLIN PUD SUBDIVISION
DEVELOPMENT PLAN
Franklin, Williamson County, Tennessee

JEFFREY A. ROSIAK REGISTERED LANDSCAPE ARCHITECT 1525

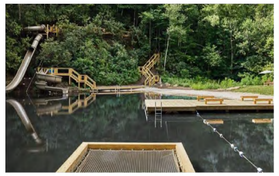
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MODIFICATION OF STANDARDS
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COF # 8704

12. MOS - Section 11.5 – Open Space – Neighborhood Amenity - Stormwater:

- ***Standard:*** Stormwater management features shall not be counted as open space
- ***Modification:*** At lot 79, Stormwater Management features may occupy up to 85% of the neighborhood amenity when treated as a site amenity and designed pursuant to section 17.5, Stormwater Management Features.
- ***Justification:*** Allows for the integration of wet stormwater management ponds and heavily landscape bioretention areas into neighborhood amenities such that a retention pond, a swimming pond, or natural pools may appear to flow into wet stormwater management ponds or may appear as natural ponds. Ponds and pools should be activated with recreation opportunities such as fishing piers, swimming platforms, boardwalks, or fountains, while integrating trails and benches located all around the stormwater management area such that these ponds function as part of the neighborhood amenity.









13. MOS - Section 11.6 – Open Space – Pocket Park - Stormwater:

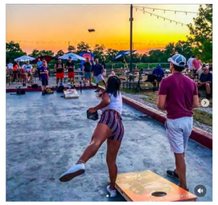
a. ***Standard:*** Stormwater management features may occupy up to 40% of the pocket park when treated as a site amenity and designed pursuant to section 17.5 Stormwater Management Features.
b. ***Modification:*** At lot 159, Stormwater Management features may occupy up to 85% of the pocket park when treated as a site amenity and designed pursuant to section 17.5, Stormwater Management Features.
c. ***Justification:*** Allows for the integration of wet stormwater management ponds into pocket parks such that a planned, wet retention pond at lot 159 and areas of heavily landscaped bioretention may be integrated into an activated pond with recreation opportunities such as fishing piers, swimming platforms, boardwalks, canoe/kayak launch, or fountains, while integrating trails and benches located all around the stormwater management areas and integrating the pond as a recreation opportunity within the pocket park.

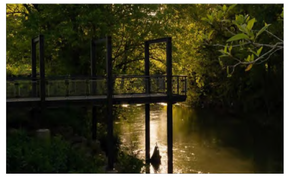




14. MOS - Section 11.6 – Open Space - Pocket Park – Features:

- ***Standard:*** Four of the following features are required:
- ***Modification:*** Amend/add additional features more consistent with the Vision of the development:
  A. Seating Elements
  B. Pedestrian Shelter such as Canopies, Gazebos, Trellises, Arbors, or Transit Shelters
  C. Furnishings such as Planters, Waste Receptacles, Bicycle Racks, Drinking Fountains, Informational Signage, or Hammock Areas
  D. Fountains, Sculptures, or Art
  E. Playgrounds or Nature-Based Play Areas
  F. Gathering Spaces such as firepits, picnic areas, outdoor dining areas
  G. Outdoor game areas for yard games such as Bocce, Croquet, Cornhole
  H. On lot 159, Engagement of streams and ponds such as Pedestrian Bridges and Overlooks
- ***Justification:*** This MOS allows a wider variety of open space options specifically curated to the Vision of the Harlin development while still providing a robust, amenitized living experience.






15. MOS - Section 15.1.3 - Signs - General Provisions - Proportion & Shape

- ***Standard:*** *Signs shall not be irregularly shaped.*
- ***Modification:*** Permit one irregularly shaped Hanging Sign per business if the shape is representative of the business that is represents.
- ***Justification:*** Allows for a diversity of signage typical of a historic hamlet or village appropriate in the Village Green Design Concept.









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DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE
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SHERIDAN PUBLIC RELATIONS LLC

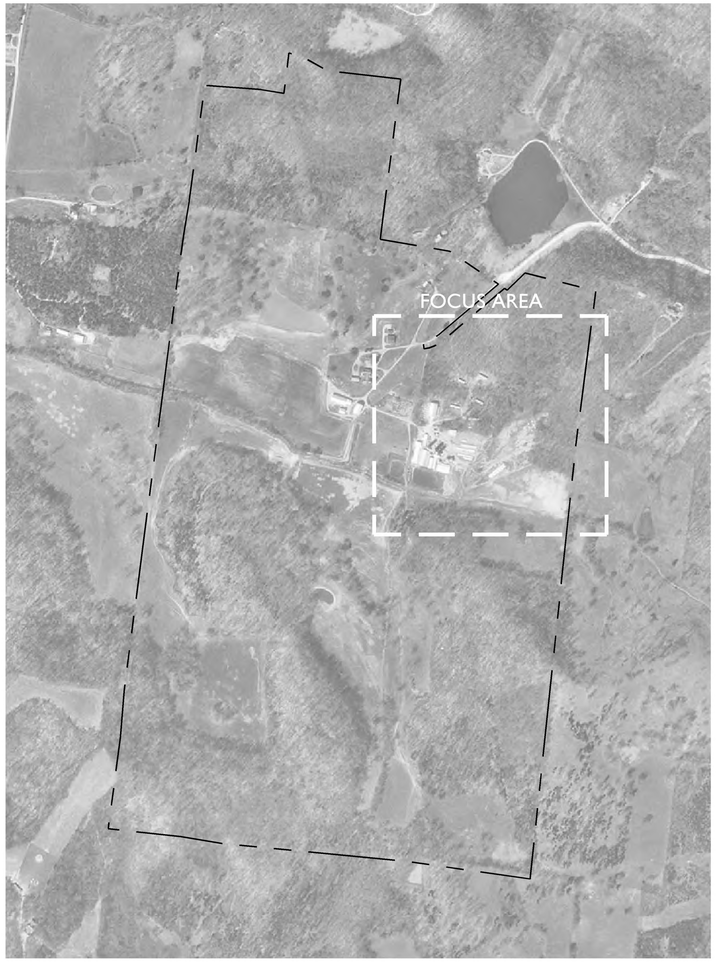
HARLIN PUD SUBDIVISION
DEVELOPMENT PLAN
Franklin, Williamson County, Tennessee

JEFFREY A. ROSIAK REGISTERED LANDSCAPE ARCHITECT TENNESSEE
10/25

Revision Date
△ _____
△ _____
△ _____
△ _____

MODIFICATION OF STANDARDS
SHEET
C0.8
COF # 8704

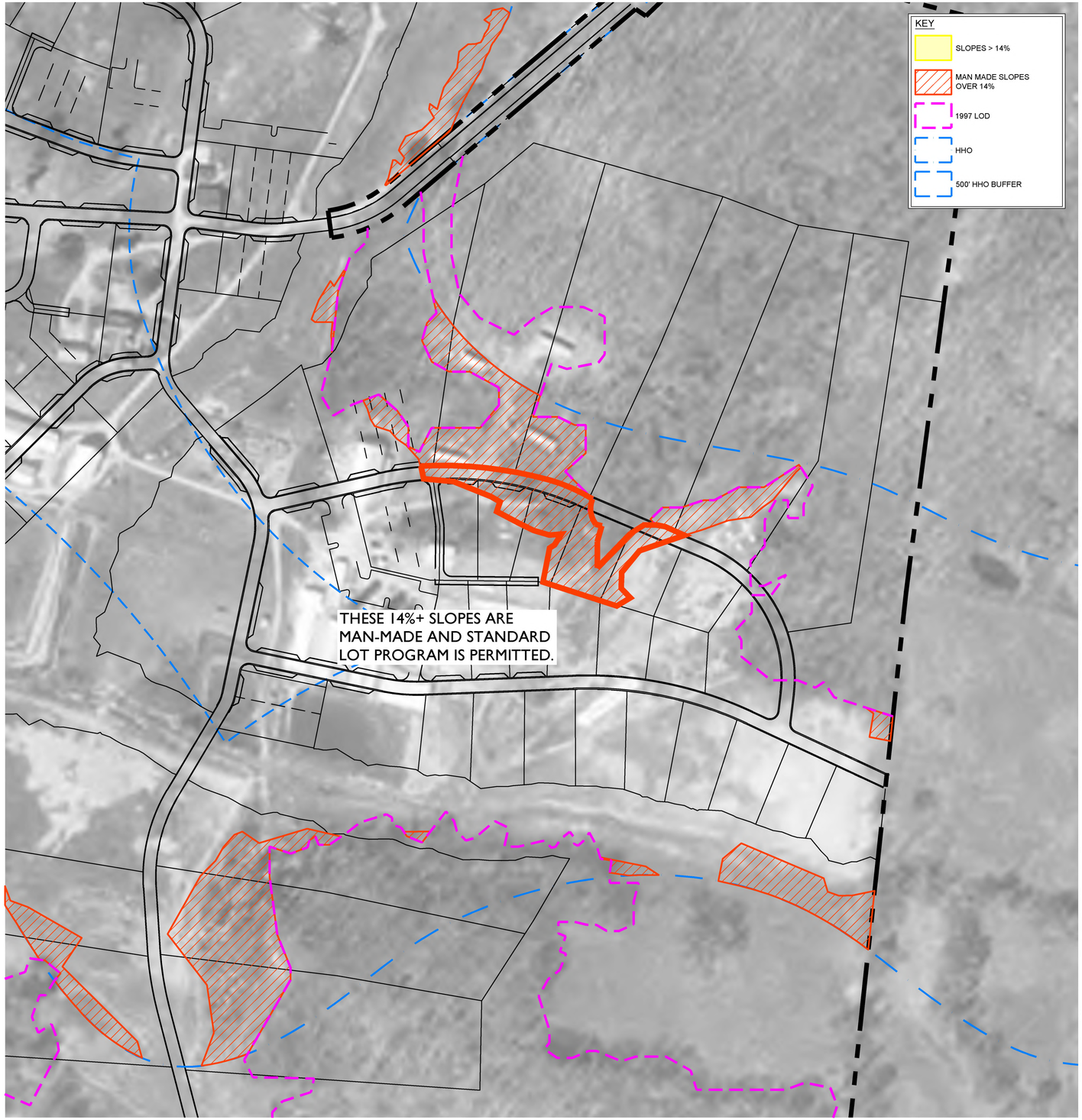
HISTORICAL IMAGERY INDICATING AREAS OF MAN-MADE SLOPE MANIPULATION



1997 AERIAL
INTRODUCTION OF MAN-MADE SLOPES ON SITE

N.T.S

APPLICANT REQUEST:
AERIAL IMAGERY HAS BEEN PROVIDED TO ILLUSTRATE HISTORICAL MODIFICATIONS TO THE SITE'S TOPOGRAPHY OVER TIME. THESE MAN-MADE ALTERATIONS HAVE RESULTED IN ENGINEERED SLOPES EXCEEDING 14% AS THE AGRICULTURAL OPERATION EXPANDED. AS PART OF THIS SUBMITTAL, THE APPLICANT FORMALLY REQUESTS THAT THESE SPECIFIC AREAS OF 14% OR GREATER SLOPES WITHIN THE 500' HHO BUFFER BE CLASSIFIED AS MAN-MADE SLOPES, THEREBY EXEMPTING THEM FROM PRESERVATION REQUIREMENTS UNDER THE ZONING ORDINANCE.



FOCUS AREA - SLOPE OVERLAY IN 1997 AERIAL

0' 100' 200' 300'

N

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DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE
BOYLE
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DesignStudio
sdco PARTNERS
SHERIDAN PUBLIC RELATIONS LLC

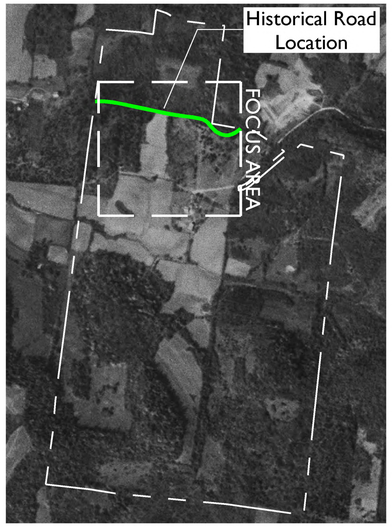
HARLIN PUD SUBDIVISION
DEVELOPMENT PLAN
Franklin, Williamson County, Tennessee

JEFFREY A. ROSIAK REGISTERED LANDSCAPE ARCHITECT

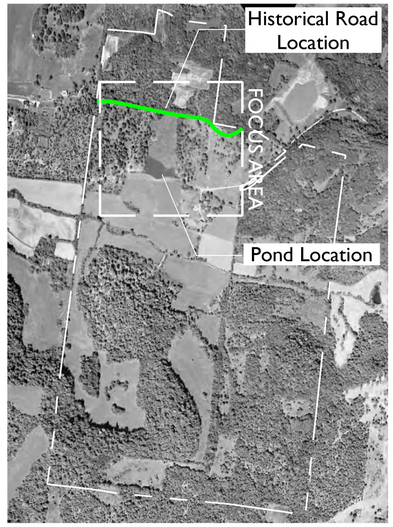
Revision Date
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HISTORICAL MAN MADE SLOPES
SHEET
C0.9
COF # 8704

HISTORICAL IMAGERY INDICATING AREAS OF MAN-MADE SLOPE MANIPULATION



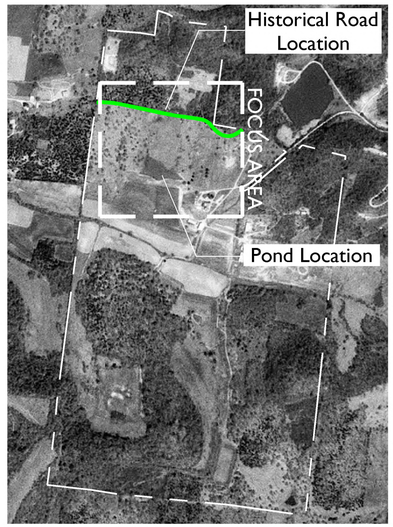
1953 AERIAL
BEFORE POND CONSTRUCTION



1963 AERIAL
AFTER POND CONSTRUCTION

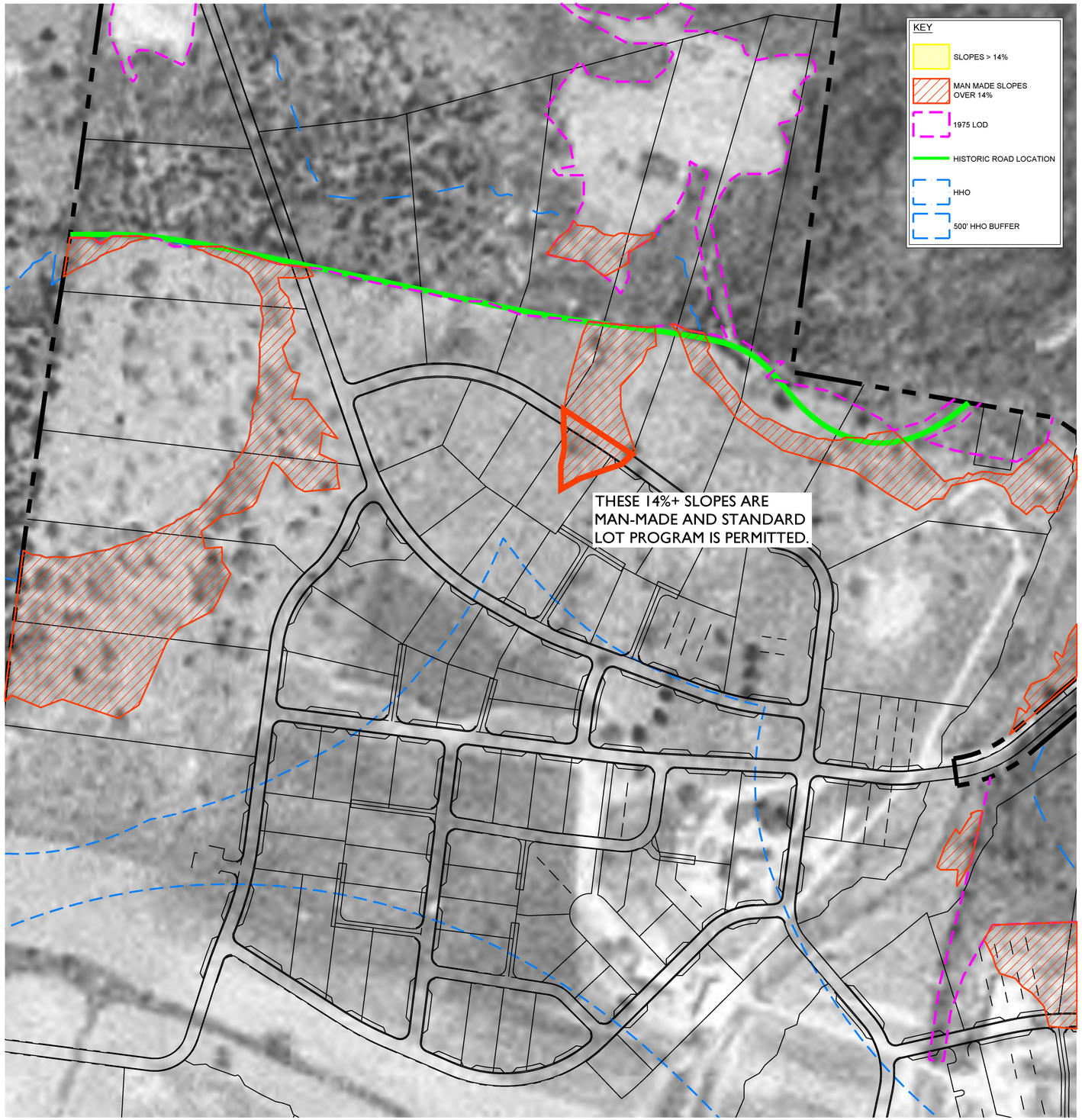


1967 QUADRANGLE
HISTORIC ROAD LOCATION



1975 AERIAL
CLEARING AND GRADING SOUTH OF HISTORIC ROAD LOCATION, CHANNELIZING DRAINAGE TO FEED CONSTRUCTED POND

APPLICANT REQUEST:
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FOCUS AREA - SLOPE OVERLAY IN 1975 AERIAL

0' 100' 200' 300'

N

GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

BOYLE
Building community since 1933.

Kimley»Horn

DesignStudio

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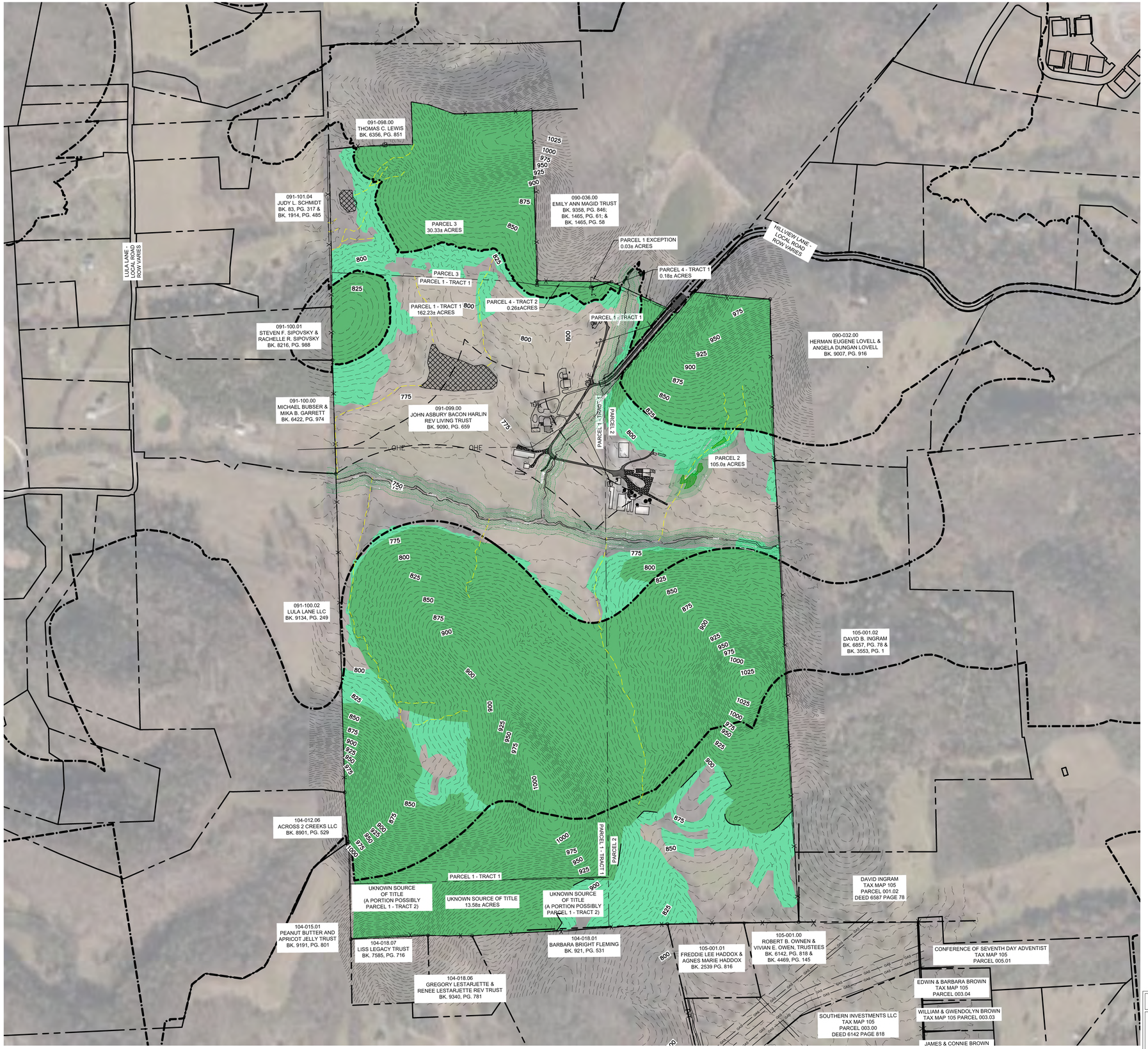
SHERIDAN
PUBLIC RELATIONS LLC

HARLIN PUD SUBDIVISION
DEVELOPMENT PLAN
Franklin, Williamson County, Tennessee

JEFFREY A. ROSIAK
REGISTERED
AGRICULTURE
LANDSCAPE ARCHITECT
TENNESSEE

Revision Date
△
△
△
△

HISTORICAL MAN MADE SLOPES
SHEET
C0.10
COF # 8704



LEGEND

- EXISTING POND
- EXISTING WETLAND
- ZONE 1 BUFFER
- ZONE 2 BUFFER
- HHO
- 500' HHO BUFFER
- WET WEATHER CONVEYANCE
- TOP OF BANK

SURVEY NOTES

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EXISTING STORMWATER NARRATIVE

THE EXISTING SITE IS AGRICULTURAL LAND WITH SIGNIFICANT HILLS AROUND THE SITE PERIMETER. STORMWATER RUNOFF FOR THIS SITE GENERALLY FLOWS FROM THE HILLS INTO THE TRIBUTARY STREAM IN THE MIDDLE OF THE SITE AND THEN OUTFLOWS TO THE WEST.

A PORTION OF THE SOUTHEAST CORNER OF THE SITE OUTFALLS TO THE SOUTH.

GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE
BOYLE
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DesignStudio
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HARLIN PUD SUBDIVISION
DEVELOPMENT PLAN
Franklin, Williamson County, Tennessee

MARY McGOWAN REGISTERED ENGINEER STATE OF TENNESSE 121320 AGRICULTURE 2025

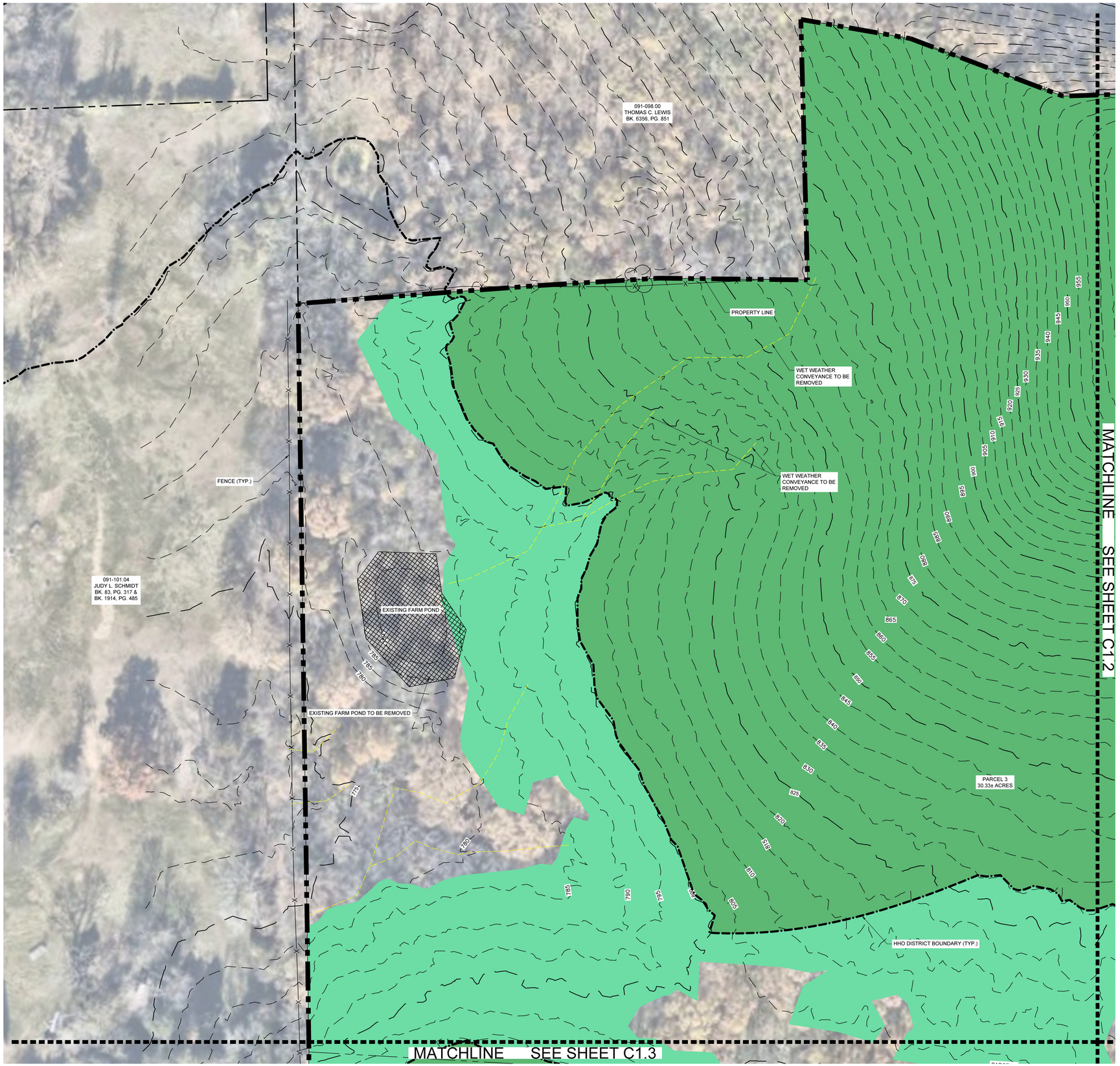
Revision Date

OVERALL EXISTING CONDITIONS

SHEET

C1.0

COF # 8704



LEGEND

- EXISTING POND
- EXISTING WETLAND
- ZONE 1 BUFFER
- ZONE 2 BUFFER
- HHO
- 500' HHO BUFFER
- WET WEATHER CONVEYANCE
- TOP OF BANK

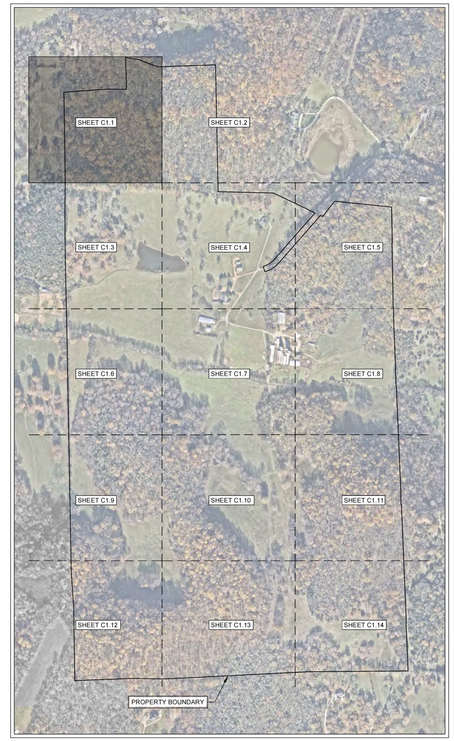
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A PORTION OF THE SOUTHEAST CORNER OF THE SITE OUTFALLS TO THE SOUTH.



SITE SLOPE TABLE

	14% - 19.99%
	20% and above

N

0' 50' 100' 150'

GAMBLE DESIGN COLLABORATIVE

DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

BOYLE
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Kimley»Horn

DesignStudio

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Franklin, Williamson County, Tennessee

MARY McGOWAN — REGISTERED AGRICULTURAL ENGINEER — No. 121350 — STATE OF TENNESSEE
11/13/2025

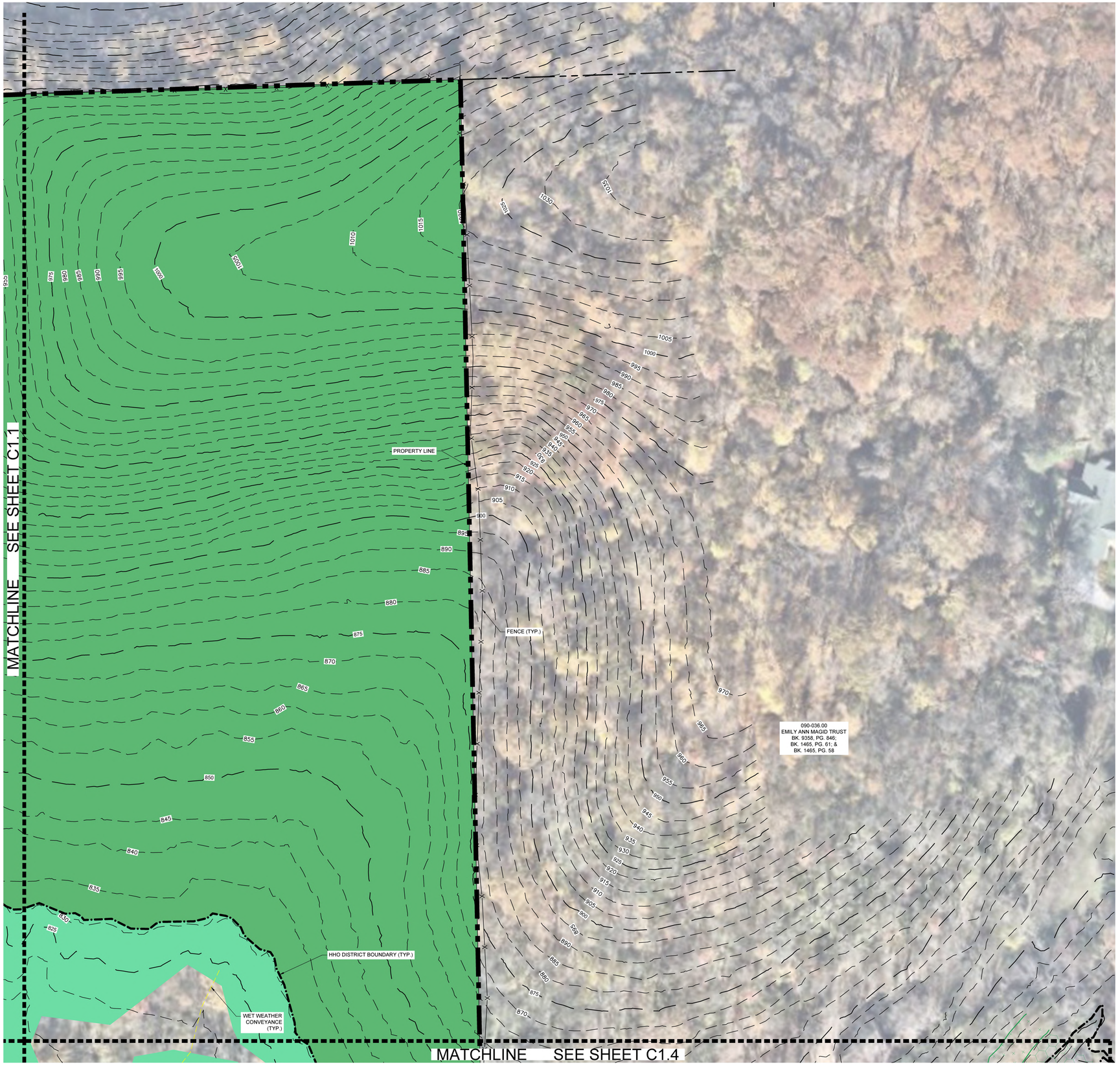
Revision Date

ENLARGED EXISTING CONDITIONS

SHEET

C1.1

COF # 8704



LEGEND

- EXISTING POND
- EXISTING WETLAND
- ZONE 1 BUFFER
- ZONE 2 BUFFER
- HHO
- 500' HHO BUFFER
- WET WEATHER CONVEYANCE
- TOP OF BANK

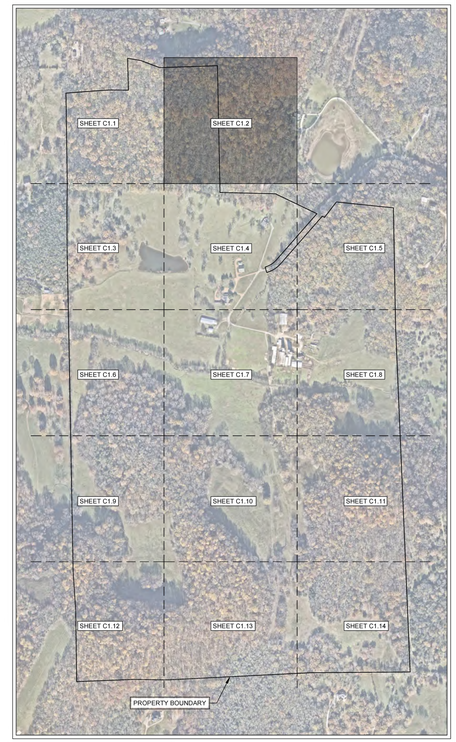
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A PORTION OF THE SOUTHEAST CORNER OF THE SITE OUTFALLS TO THE SOUTH.



SITE SLOPE TABLE

- 14% - 19.99%
- 20% and above

N

0' 50' 100' 150'

GAMBLE DESIGN COLLABORATIVE

DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

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DesignStudio

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HARLIN PUD SUBDIVISION
DEVELOPMENT PLAN
Franklin, Williamson County, Tennessee

MARY McGOWAN — REGISTERED ENGINEER — AGRICULTURE — No. 126,120 — STATE OF TENNESSEE
2025

Revision Date

ENLARGED EXISTING CONDITIONS

SHEET

C1.2

COF # 8704

MATCHLINE SEE SHEET C1.1

MATCHLINE SEE SHEET C1.4

MATCHLINE SEE SHEET C1.6

PARCEL 3

PARCEL 1 - TRACT 1

PARCEL 1 - TRACT 1
162.23± ACRES

WET WEATHER CONVEYANCE (TYP.)

HHO DISTRICT BOUNDARY (TYP.)

PROPERTY LINE

FENCE (TYP.)

TREE CANOPY

EXISTING FARM POND TO BE REMOVED

WET WEATHER CONVEYANCE TO BE REMOVED

500' HHO BUFFER

091-100.01
STEVEN F. SIPOVSKY &
RACHELLE R. SIPOVSKY
BK. 8216, PG. 988

091-100.00
MICHAEL BUBSER &
MIKA B. GARRETT
BK. 6422, PG. 974

091-099.00
JOHN ASBURY BACON HARLIN
REV LIVING TRUST
BK. 9090, PG. 659

LEGEND

- EXISTING POND
- EXISTING WETLAND
- ZONE 1 BUFFER
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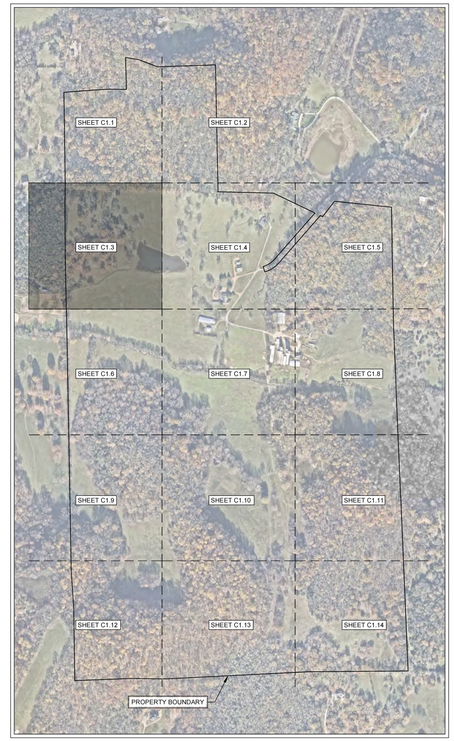
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- 20% and above

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0' 50' 100' 150'

GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

BOYLE
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Kimley»Horn

DesignStudio

sdco PARTNERS

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HARLIN PUD SUBDIVISION
DEVELOPMENT PLAN
Franklin, Williamson County, Tennessee

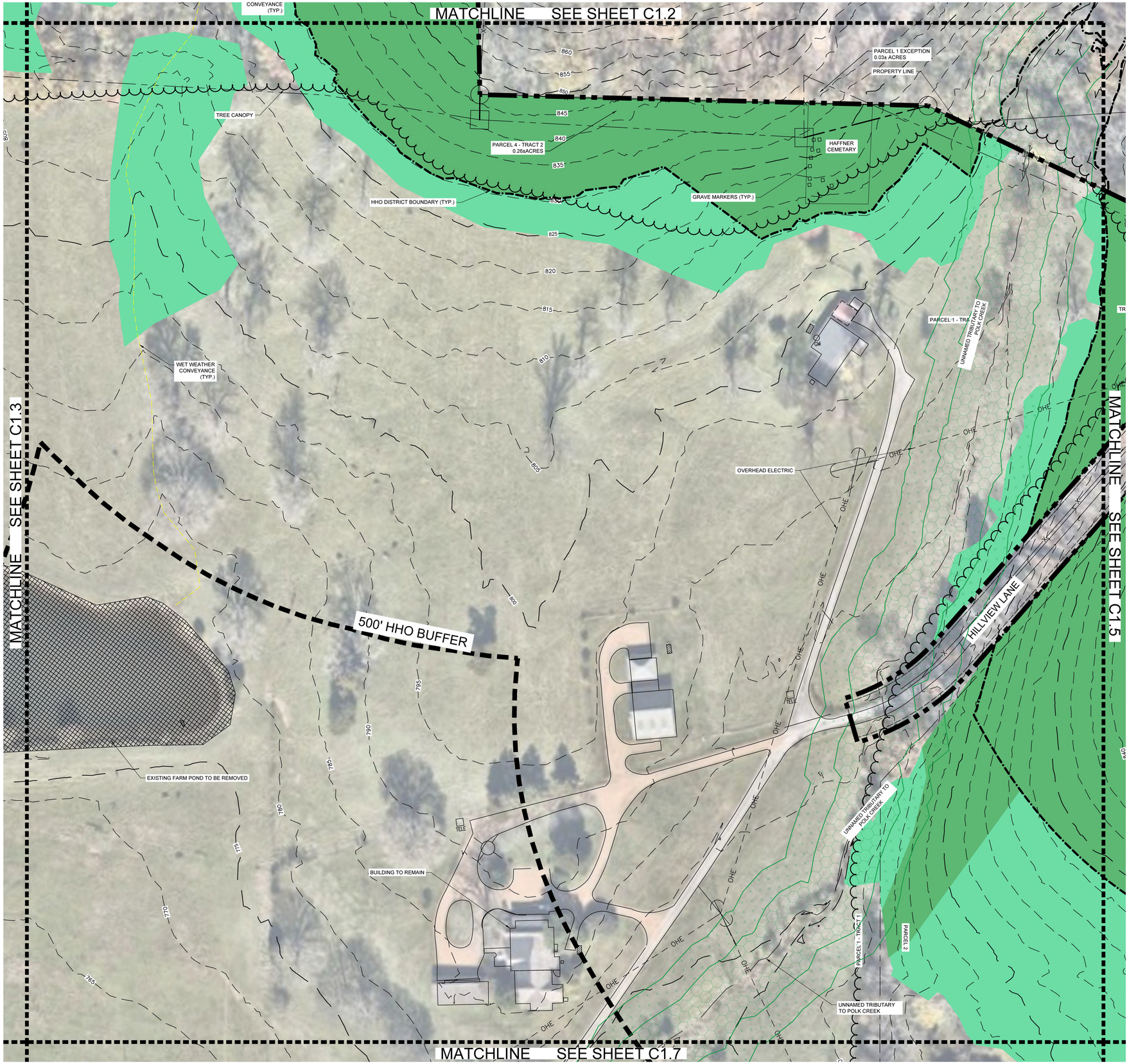
MARY McGOWAN LEE
REGISTERED ENGINEER
AGRICULTURE
NUMBER 127120
STATE OF TENNESSEE
2025

Revision Date

ENLARGED EXISTING CONDITIONS

SHEET
C1.3

COF # 8704



LEGEND

- EXISTING POND
- EXISTING WETLAND
- ZONE 1 BUFFER
- ZONE 2 BUFFER
- HHO
- 500' HHO BUFFER
- WET WEATHER CONVEYANCE
- TOP OF BANK

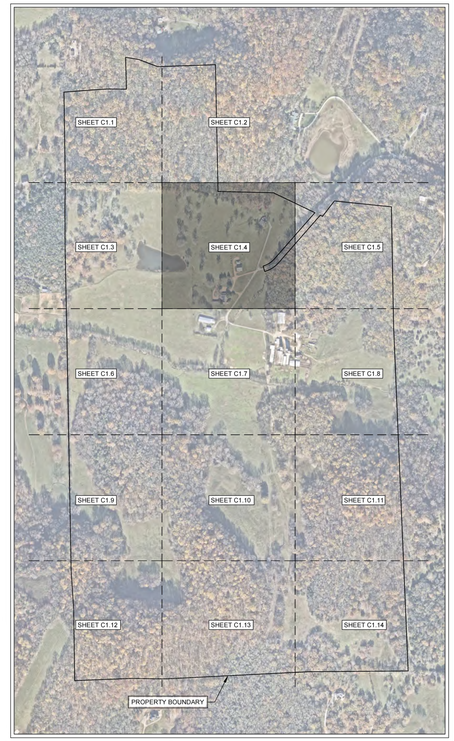
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A PORTION OF THE SOUTHEAST CORNER OF THE SITE OUTFALLS TO THE SOUTH.



SITE SLOPE TABLE

- 14% - 19.99%
- 20% and above

N

0' 50' 100' 150'

GAMBLE DESIGN COLLABORATIVE

DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

BOYLE
Building community since 1933.

Kimley»Horn

DesignStudio

sdco PARTNERS

SHERIDAN PUBLIC RELATIONS LLC

HARLIN PUD SUBDIVISION
DEVELOPMENT PLAN
Franklin, Williamson County, Tennessee

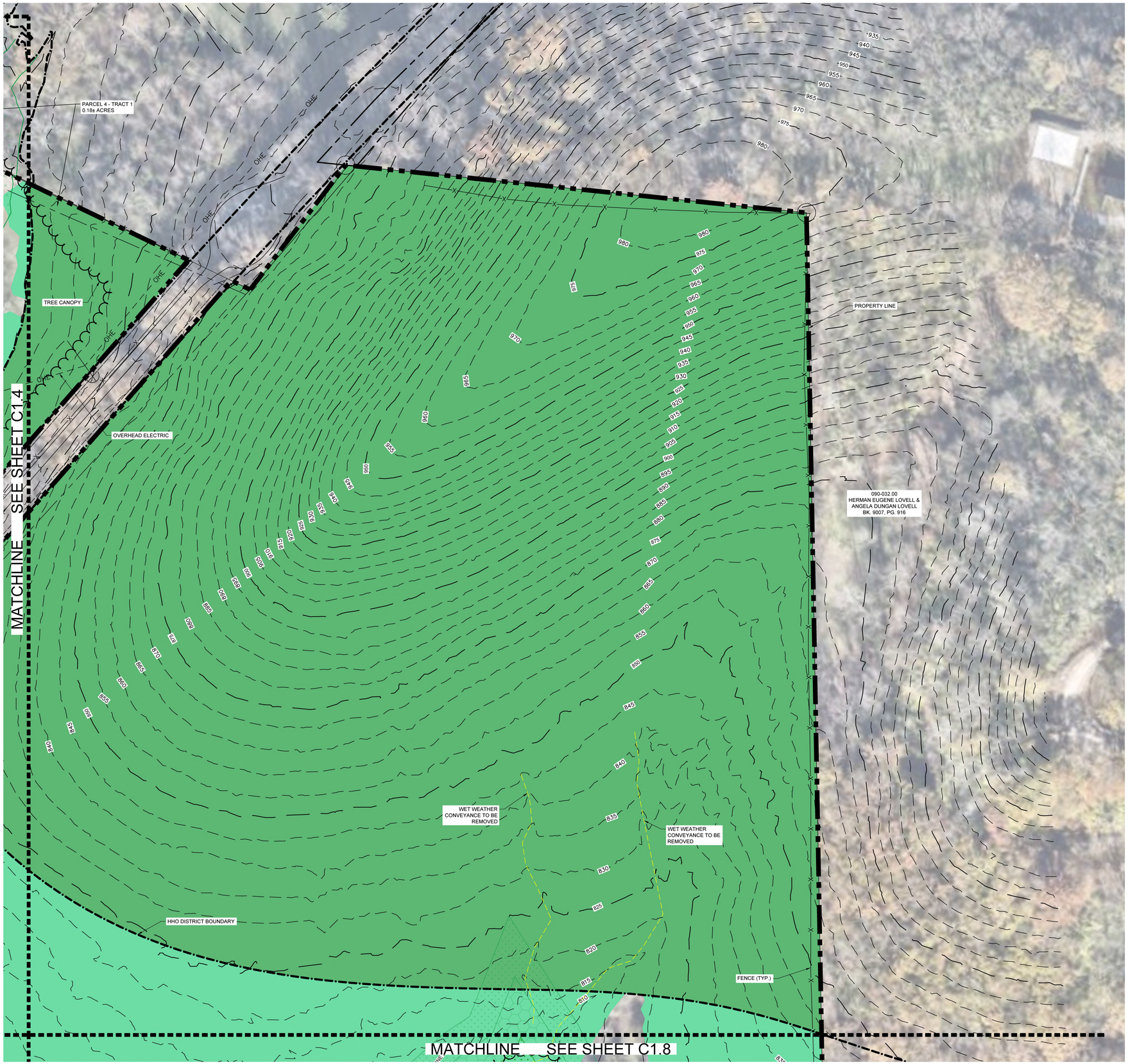
MARY McGOWAN — REGISTERED ENGINEER — AGRICULTURAL — No. 126712 — STATE OF TENNESSEE
1/31/2025

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

ENLARGED EXISTING CONDITIONS

SHEET
C1.4

COF # 8704



LEGEND

- EXISTING POND
- EXISTING WETLAND
- ZONE 1 BUFFER
- ZONE 2 BUFFER
- HHO
- 500' HHO BUFFER
- WET WEATHER CONVEYANCE
- TOP OF BANK

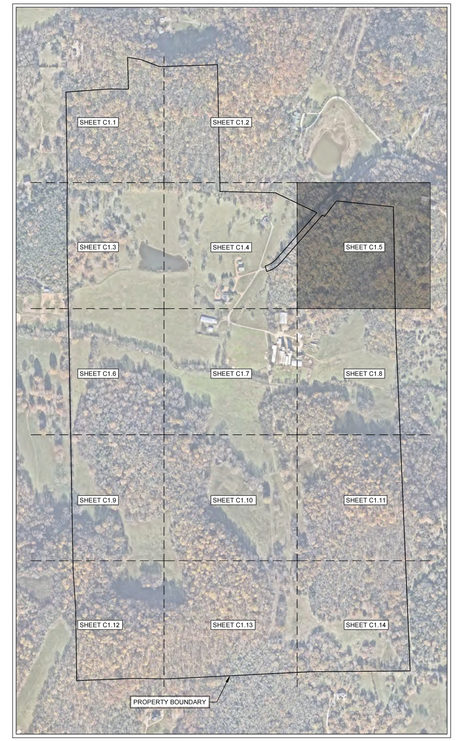
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EXISTING STORMWATER NARRATIVE

THE EXISTING SITE IS AGRICULTURAL LAND WITH SIGNIFICANT HILLS AROUND THE SITE PERIMETER. STORMWATER RUNOFF FOR THIS SITE GENERALLY FLOWS FROM THE HILLS INTO THE TRIBUTARY STREAM IN THE MIDDLE OF THE SITE AND THEN OUTFLOWS TO THE WEST.

A PORTION OF THE SOUTHEAST CORNER OF THE SITE OUTFALLS TO THE SOUTH.



SITE SLOPE TABLE

- 14% - 19.99%
- 20% and above

N

0' 50' 100' 150'

GAMBLE DESIGN COLLABORATIVE

DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

BOYLE
Building community since 1933.

Kimley»Horn

DesignStudio

sdco PARTNERS

SHERIDAN PUBLIC RELATIONS LLC

HARLIN PUD SUBDIVISION
DEVELOPMENT PLAN
Franklin, Williamson County, Tennessee

MARY McGOWAN REGISTERED ENGINEER STATE OF TENNESSEE 121320 2025

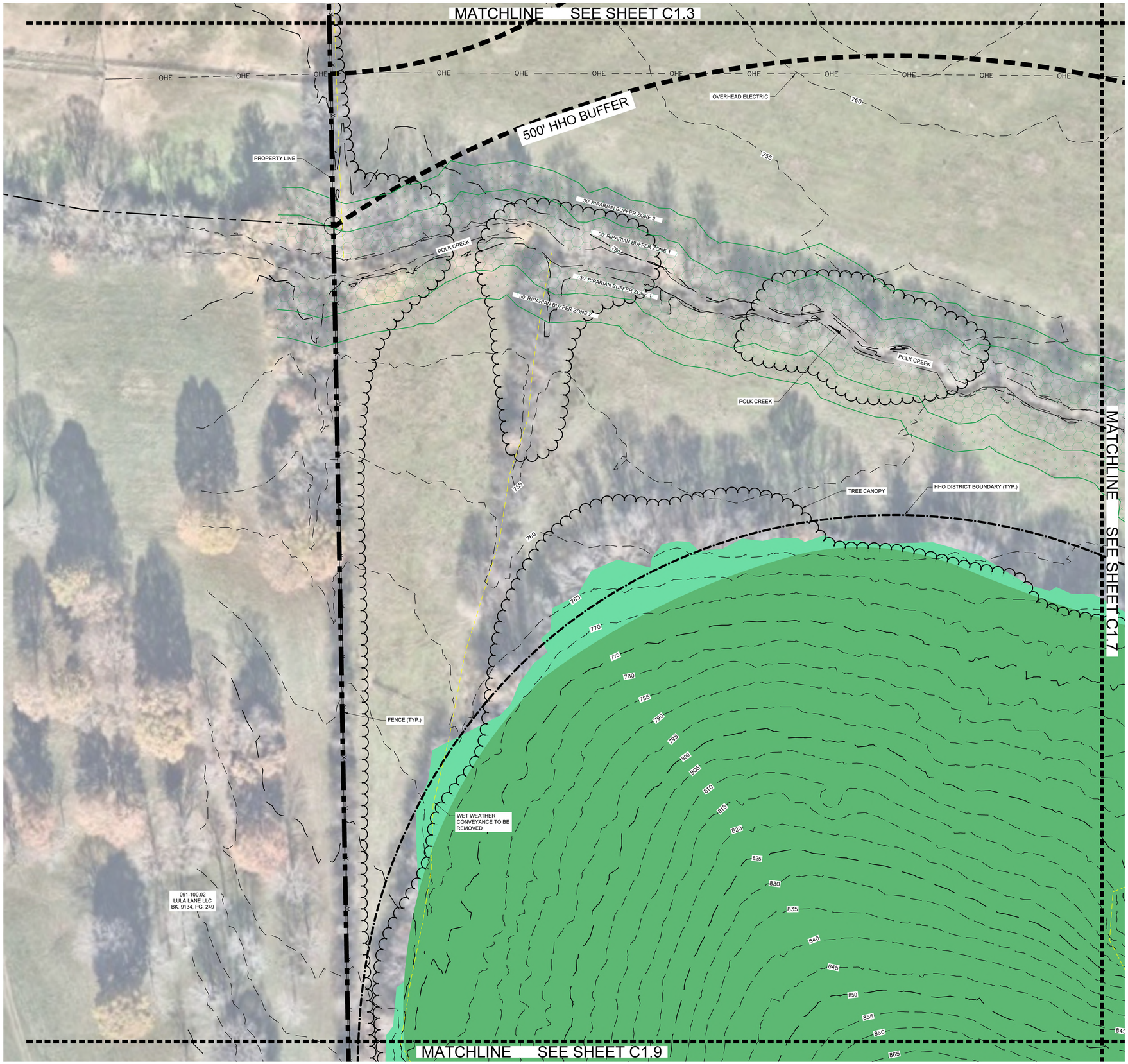
Revision Date

ENLARGED EXISTING CONDITIONS

SHEET

C1.5

COF # 8704



LEGEND

- EXISTING POND
- EXISTING WETLAND
- ZONE 1 BUFFER
- ZONE 2 BUFFER
- HHO
- 500' HHO BUFFER
- WET WEATHER CONVEYANCE
- TOP OF BANK

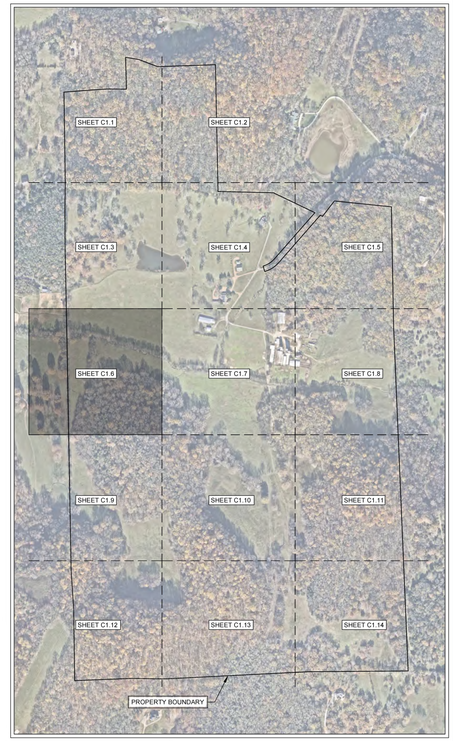
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A PORTION OF THE SOUTHEAST CORNER OF THE SITE OUTFALLS TO THE SOUTH.



SITE SLOPE TABLE

- 14% - 19.99%
- 20% and above

N

0' 50' 100' 150'

GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE
BOYLE
Building community since 1933.
Kimley»Horn
DesignStudio
sdco PARTNERS
SHERIDAN PUBLIC RELATIONS LLC

HARLIN PUD SUBDIVISION
DEVELOPMENT PLAN
Franklin, Williamson County, Tennessee

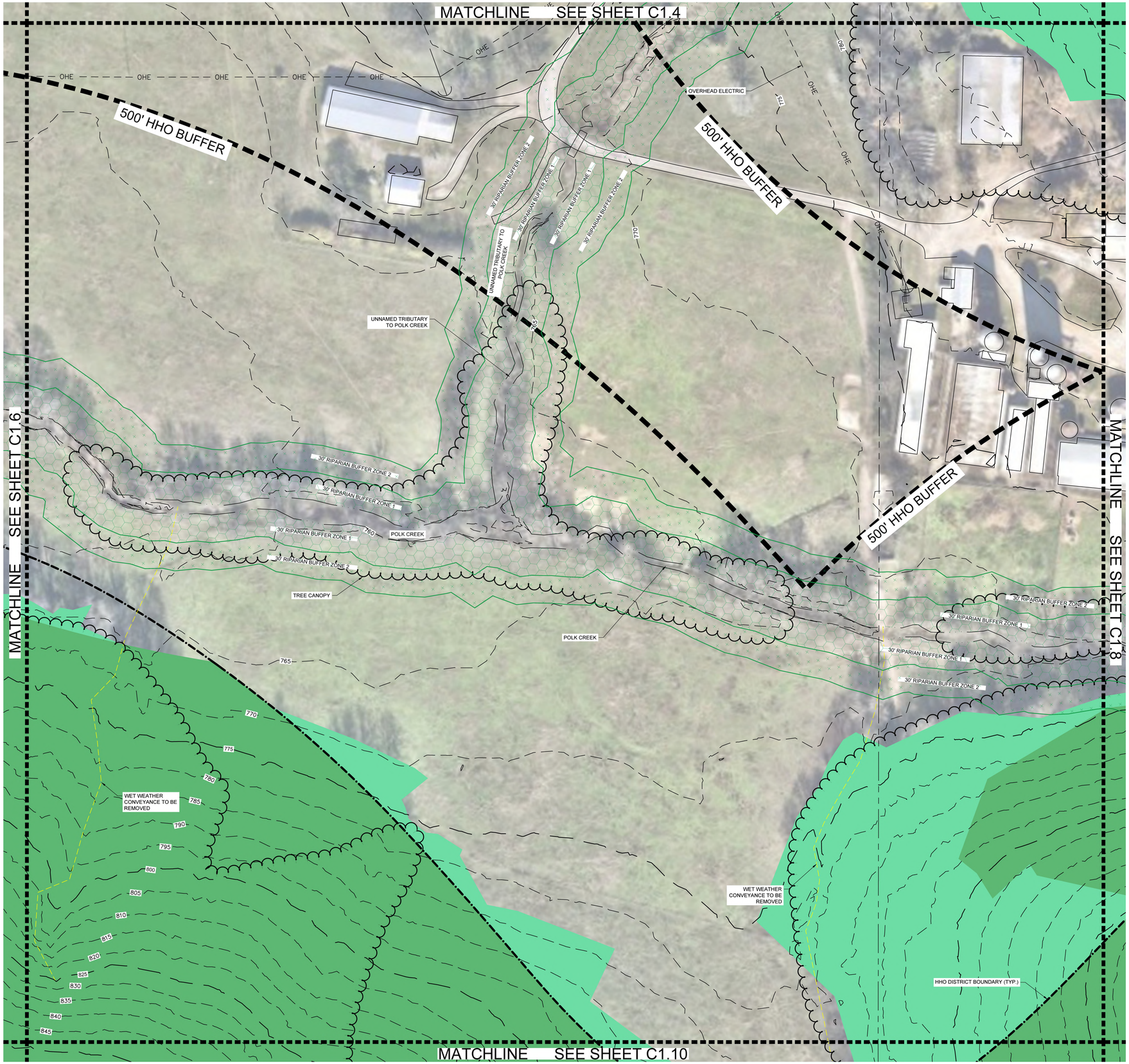
MARY McGOWAN LICENSED PROFESSIONAL ENGINEER AGRICULTURE 126370 STATE OF TENNESSEE 12/31/2025

Revision Date

ENLARGED EXISTING CONDITIONS

SHEET
C1.6

COF # 8704



LEGEND

- EXISTING POND
- EXISTING WETLAND
- ZONE 1 BUFFER
- ZONE 2 BUFFER
- HHO
- 500' HHO BUFFER
- WET WEATHER CONVEYANCE
- TOP OF BANK

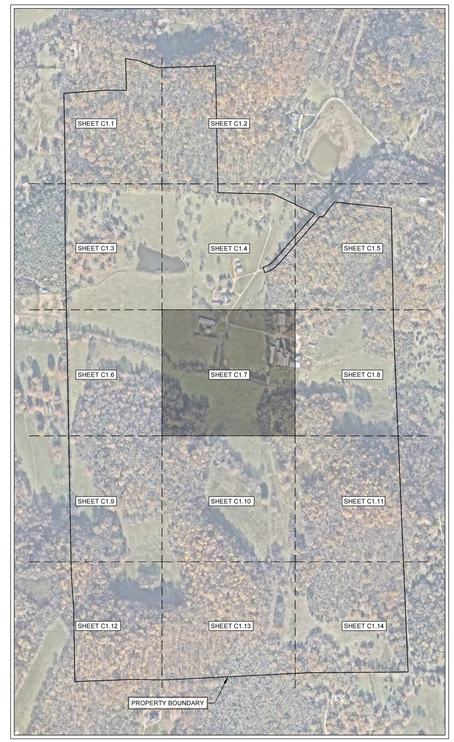
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A PORTION OF THE SOUTHEAST CORNER OF THE SITE OUTFALLS TO THE SOUTH.



SITE SLOPE TABLE

- 14% - 19.99%
- 20% and above

N

0' 50' 100' 150'

GAMBLE DESIGN COLLABORATIVE

DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

BOYLE
Building community since 1933.

Kimley»Horn

DesignStudio

sdco PARTNERS

SHERIDAN PUBLIC RELATIONS LLC

HARLIN PUD SUBDIVISION
DEVELOPMENT PLAN
Franklin, Williamson County, Tennessee

MARY McGOWAN REGISTERED ENGINEER STATE OF TENNESSEE 121320 AGRICULTURE 2025

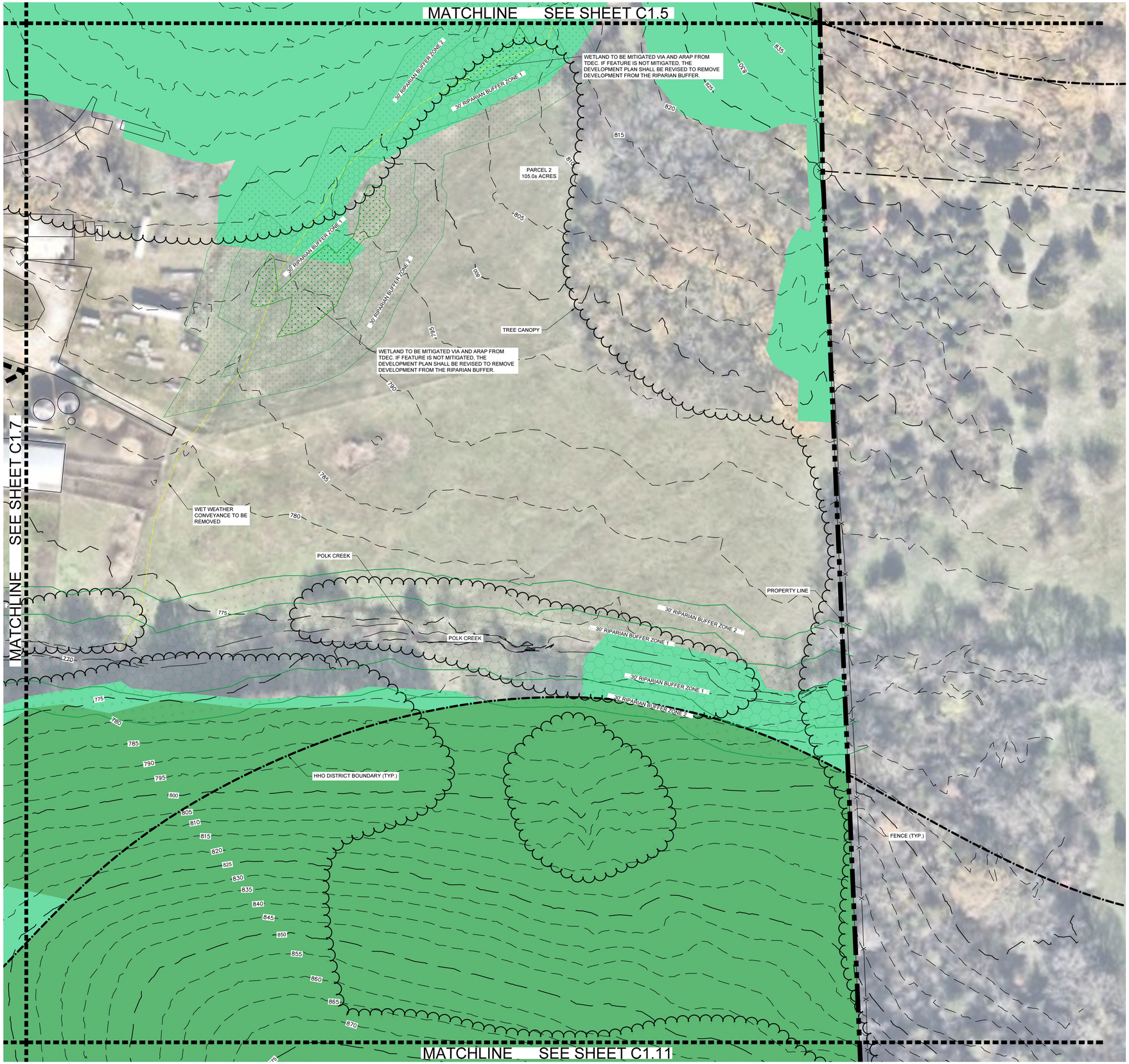
Revision Date

ENLARGED EXISTING CONDITIONS

SHEET

C1.7

COF # 8704



LEGEND

- EXISTING POND
- EXISTING WETLAND
- ZONE 1 BUFFER
- ZONE 2 BUFFER
- HHO
- 500' HHO BUFFER
- WET WEATHER CONVEYANCE
- TOP OF BANK

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Kimley»Horn

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sdco PARTNERS

SHERIDAN PUBLIC RELATIONS LLC

HARLIN PUD SUBDIVISION
DEVELOPMENT PLAN
Franklin, Williamson County, Tennessee

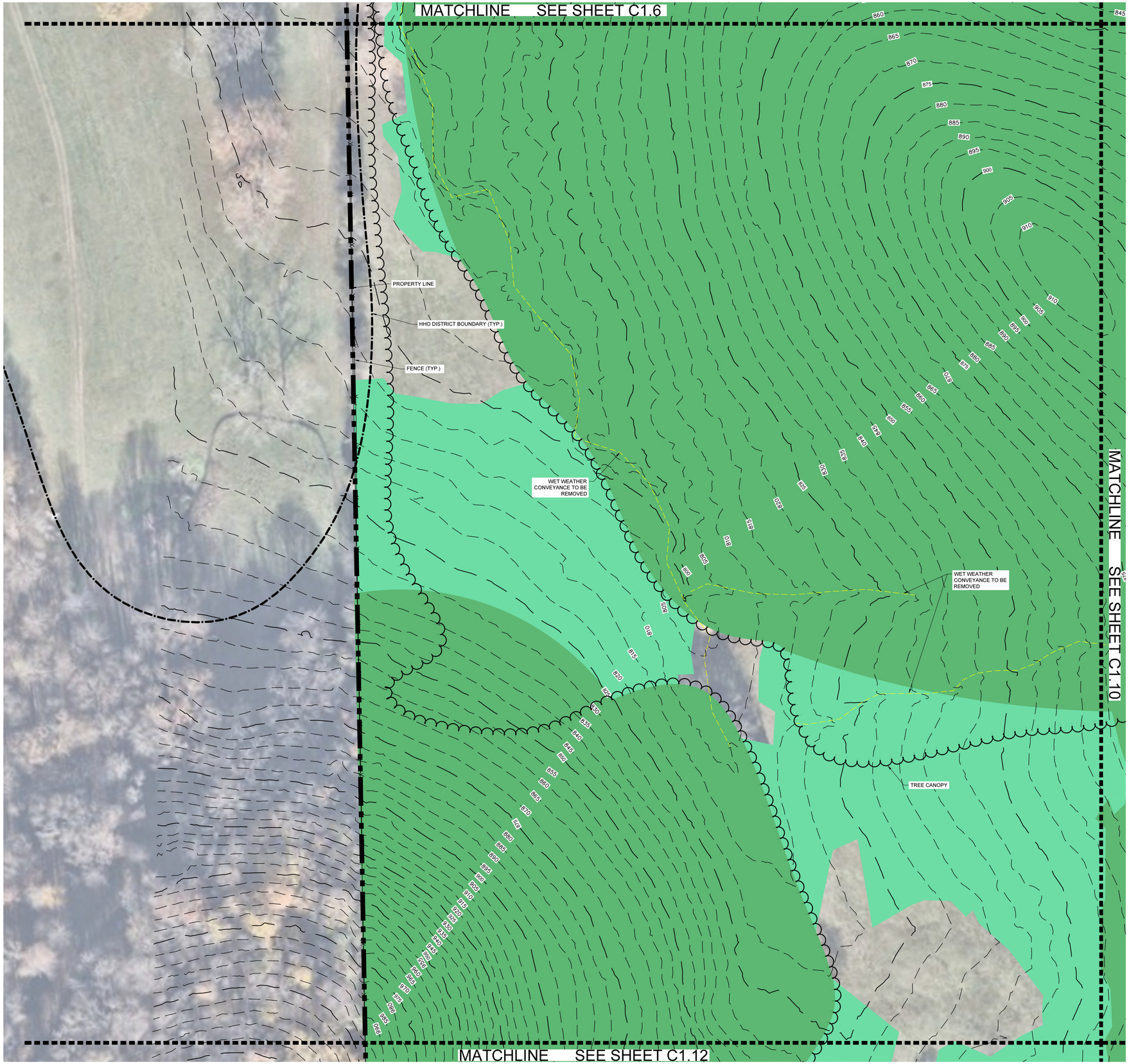
MARY McGOWAN REGISTERED LANDSCAPE ARCHITECT No. 12130 STATE OF TENNESSEE
2025

Revision Date
1 _____
2 _____
3 _____
4 _____

ENLARGED EXISTING CONDITIONS

SHEET
C1.8

COF # 8704



LEGEND

- EXISTING POND
- EXISTING WETLAND
- ZONE 1 BUFFER
- ZONE 2 BUFFER
- HHO
- 500' HHO BUFFER
- WET WEATHER CONVEYANCE
- TOP OF BANK

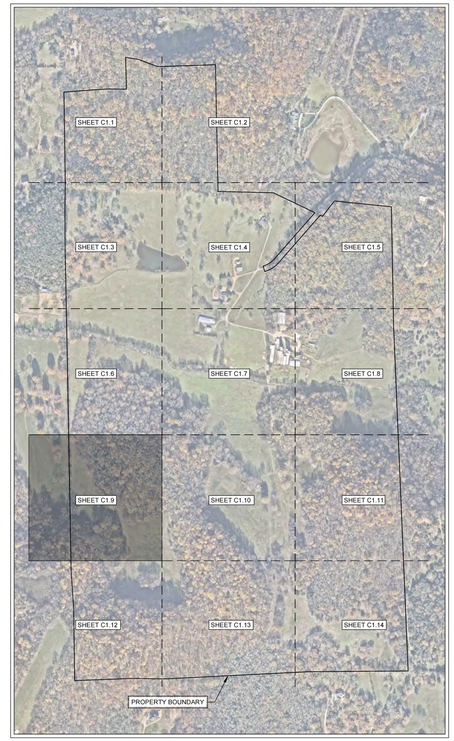
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A PORTION OF THE SOUTHEAST CORNER OF THE SITE OUTFALLS TO THE SOUTH.



SITE SLOPE TABLE

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	20% and above

0' 50' 100' 150'

GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE
BOYLE
Building community since 1933.
Kimley»Horn
DesignStudio
sdco PARTNERS
SHERIDAN PUBLIC RELATIONS LLC

HARLIN PUD SUBDIVISION
DEVELOPMENT PLAN
Franklin, Williamson County, Tennessee

MARY McGOWAN REGISTERED ENGINEER STATE OF TENNESSEE 121320 AGRICULTURE 2025

Revision Date

ENLARGED EXISTING CONDITIONS

SHEET
C1.9

COF # 8704

MATCHLINE SEE SHEET C1.7

MATCHLINE SEE SHEET C1.9

MATCHLINE SEE SHEET C1.11

MATCHLINE SEE SHEET C1.13

HHO DISTRICT BOUNDARY (TYP.)

WET WEATHER CONVEYANCE TO BE REMOVED

TREE CANOPY

LEGEND

- EXISTING POND
- EXISTING WETLAND
- ZONE 1 BUFFER
- ZONE 2 BUFFER
- HHO
- 500' HHO BUFFER
- WET WEATHER CONVEYANCE
- TOP OF BANK

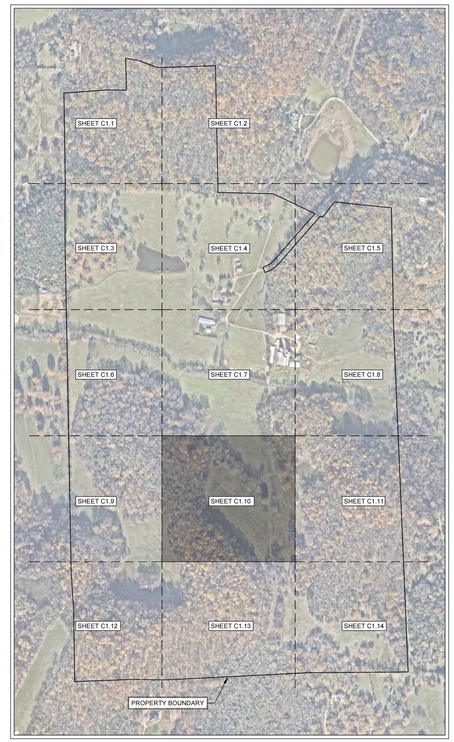
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SITE SLOPE TABLE

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0' 50' 100' 150'

GAMBLE DESIGN COLLABORATIVE

DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

BOYLE

Building community since 1933.

Kimley»Horn

DesignStudio

sdco PARTNERS

SHERIDAN PUBLIC RELATIONS LLC

HARLIN PUD SUBDIVISION
DEVELOPMENT PLAN
Franklin, Williamson County, Tennessee

MARY McGOWAN — REGISTERED ENGINEER — AGRICULTURAL — No. 121950 — STATE OF TENNESSEE — 25 April 2025

Revision Date

ENLARGED EXISTING CONDITIONS

SHEET

C1.10

COF # 8704

MATCHLINE SEE SHEET C1.8

MATCHLINE SEE SHEET C1.10

MATCHLINE SEE SHEET C1.14

105-001.02
DAVID B. INGRAM
BK. 6857, PG. 78 &
BK. 3553, PG. 1

TREE CANOPY

HHO DISTRICT BOUNDARY (TYP.)

PROPERTY LINE

FENCE (TYP.)

LEGEND

- EXISTING POND
- EXISTING WETLAND
- ZONE 1 BUFFER
- ZONE 2 BUFFER
- HHO
- 500' HHO BUFFER
- WET WEATHER CONVEYANCE
- TOP OF BANK

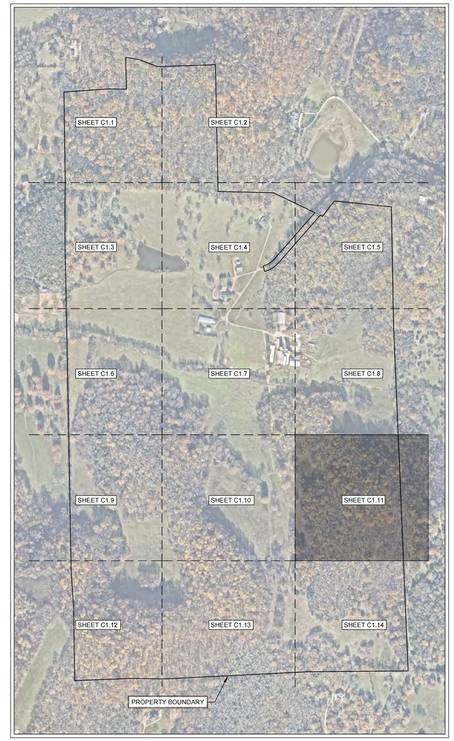
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GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

BOYLE
Building community since 1933.

Kimley»Horn

DesignStudio

sdco PARTNERS

SHERIDAN PUBLIC RELATIONS LLC

HARLIN PUD SUBDIVISION
DEVELOPMENT PLAN
Franklin, Williamson County, Tennessee

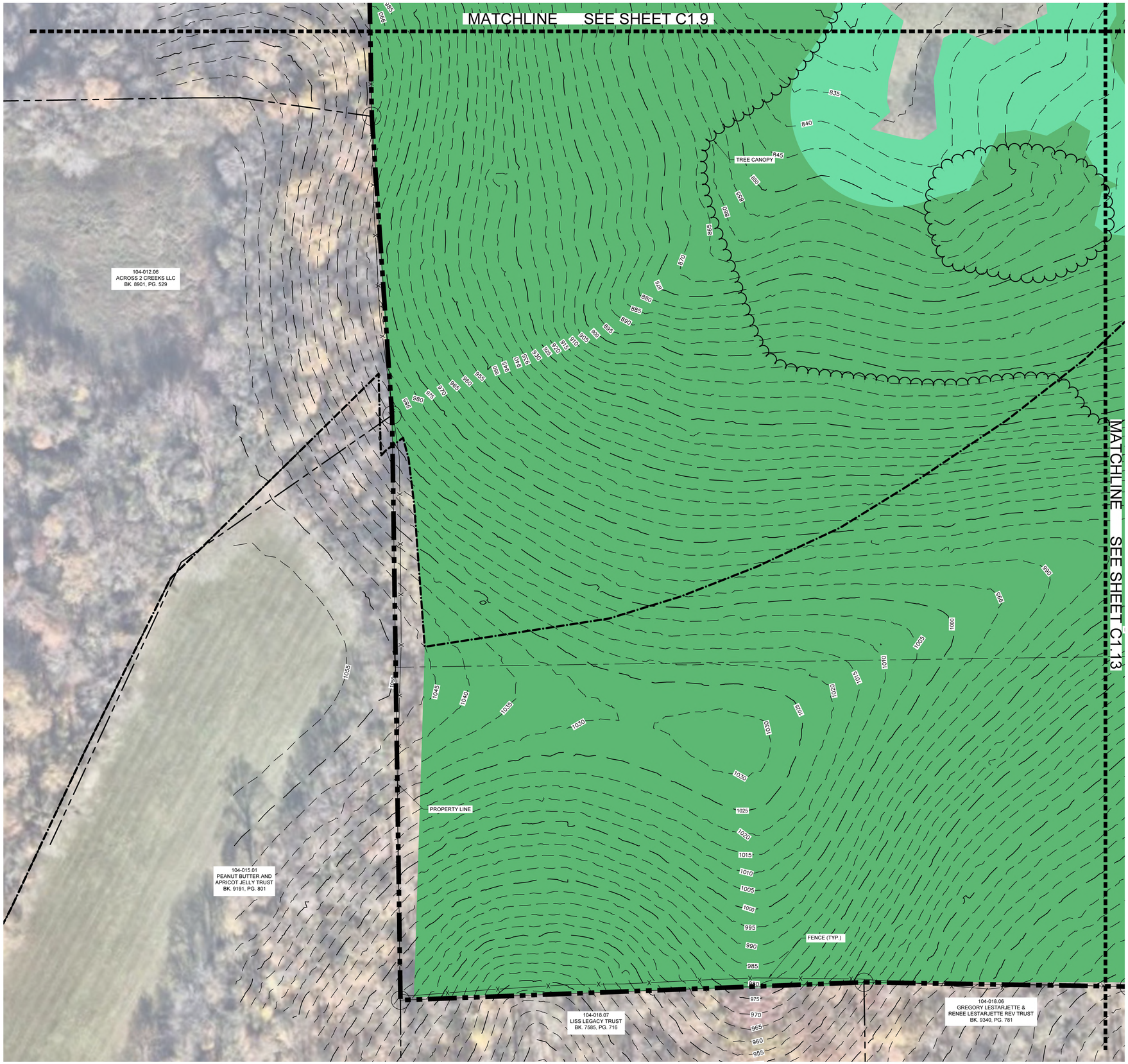
MARY McGOWAN REGISTERED AGRICULTURAL ENGINEER No. 12135 STATE OF TENNESSEE
11/11/2025

Revision Date

ENLARGED EXISTING CONDITIONS

SHEET
C1.11

COF # 8704



LEGEND

- EXISTING POND
- EXISTING WETLAND
- ZONE 1 BUFFER
- ZONE 2 BUFFER
- HHO
- 500' HHO BUFFER
- WET WEATHER CONVEYANCE
- TOP OF BANK

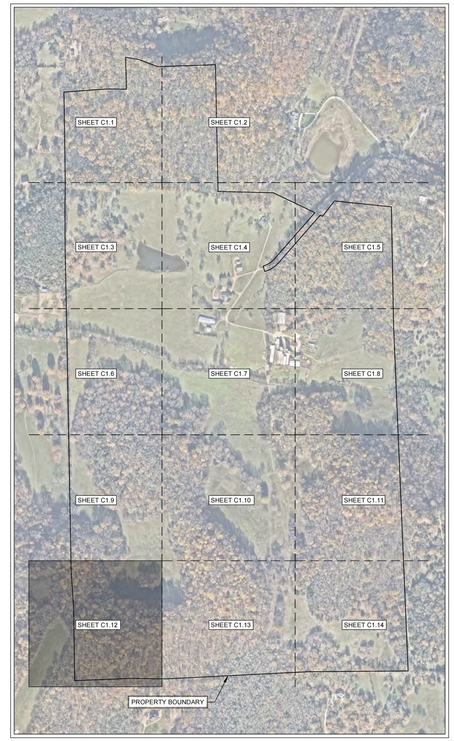
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A PORTION OF THE SOUTHEAST CORNER OF THE SITE OUTFALLS TO THE SOUTH.



SITE SLOPE TABLE

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20% and above	

N

0' 50' 100' 150'

GAMBLE DESIGN COLLABORATIVE

DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

BOYLE

Building community since 1933.

Kimley»Horn

DesignStudio

sdco PARTNERS

SHERIDAN PUBLIC RELATIONS LLC

HARLIN PUD SUBDIVISION
DEVELOPMENT PLAN
Franklin, Williamson County, Tennessee

MARY McGOWAN REGISTERED ENGINEER AGRICULTURE & ENVIRONMENT No. 121320 STATE OF TENNESSEE 2025

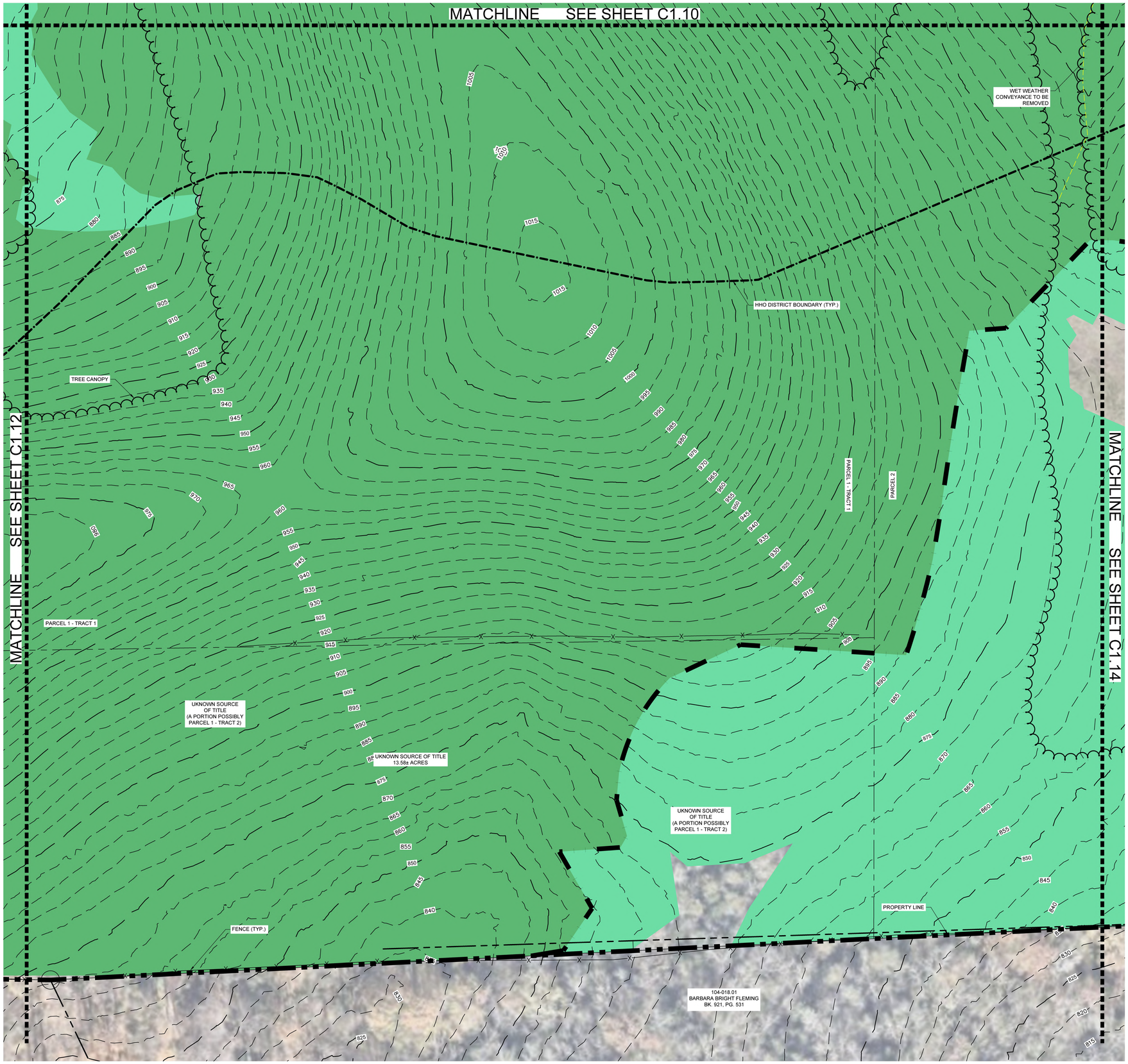
Revision Date

ENLARGED EXISTING CONDITIONS

SHEET

C1.12

COF # 8704



LEGEND

- EXISTING POND
- EXISTING WETLAND
- ZONE 1 BUFFER
- ZONE 2 BUFFER
- HHO
- 500' HHO BUFFER
- WET WEATHER CONVEYANCE
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GAMBLE DESIGN COLLABORATIVE

DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

BOYLE
Building community since 1933.

Kimley»Horn

DesignStudio

sdco PARTNERS

SHERIDAN PUBLIC RELATIONS LLC

HARLIN PUD SUBDIVISION
DEVELOPMENT PLAN
Franklin, Williamson County, Tennessee

MARY McGOWAN REGISTERED ENGINEER AGRICULTURE STATE OF TENNESSEE 121320 PROFESSIONAL ENGINEER 2025

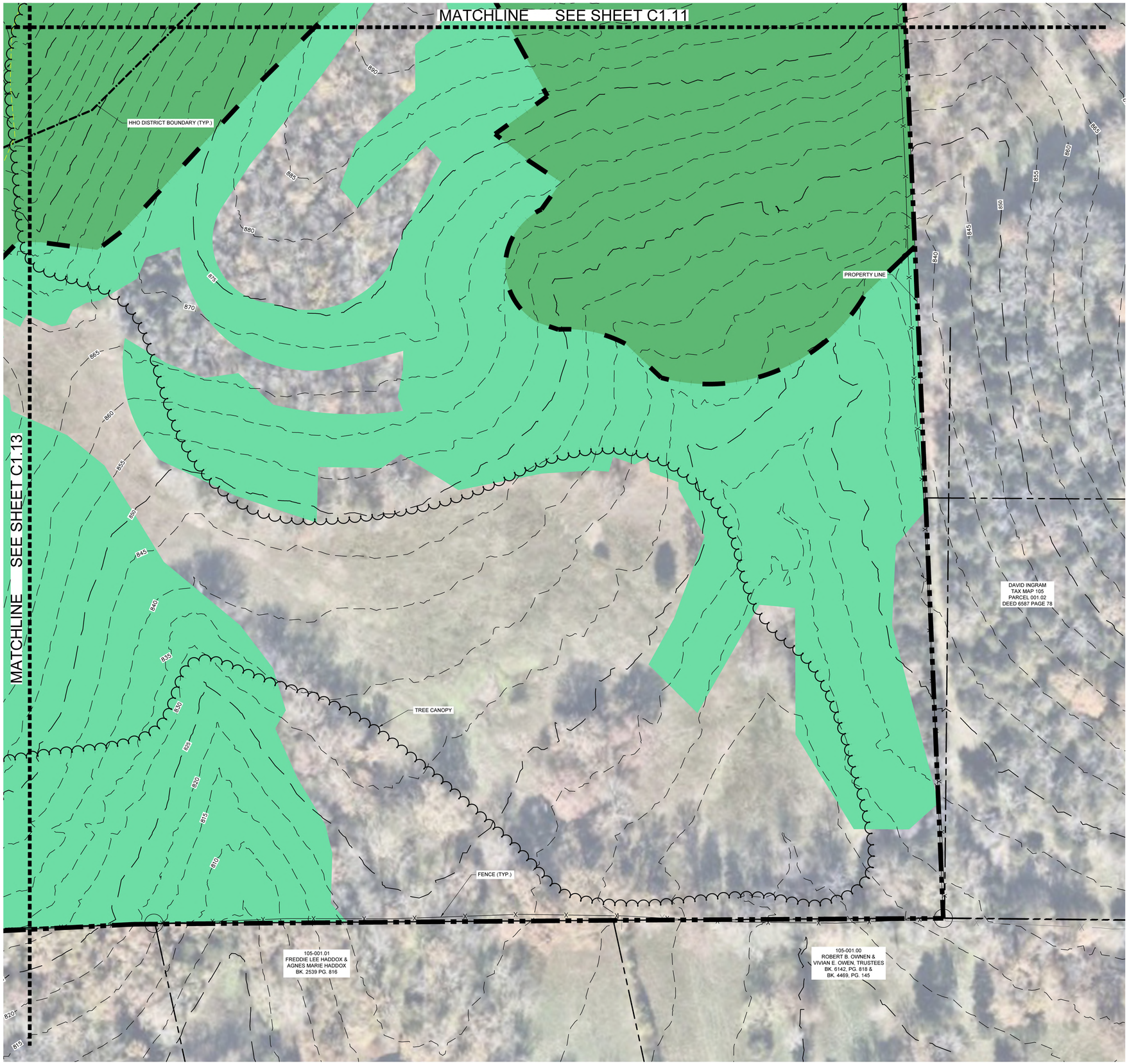
Revision Date

ENLARGED EXISTING CONDITIONS

SHEET

C1.13

COF # 8704



LEGEND

- EXISTING POND
- EXISTING WETLAND
- ZONE 1 BUFFER
- ZONE 2 BUFFER
- HHO
- 500' HHO BUFFER
- WET WEATHER CONVEYANCE
- TOP OF BANK

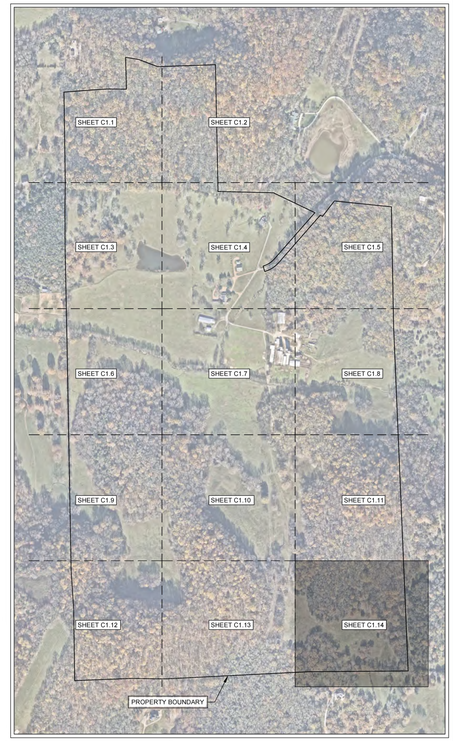
SURVEY NOTES

1. THE INFORMATION SHOWN ON THIS PLAN IS BASED UPON THE TENNESSEE STATE PLAN COORDINATE SYSTEM, AND NAD 83 DATUM.
2. BASE INFORMATION WAS TAKEN FROM AN ALTA SURVEY PREPARED BY ROGER HARRAH AT TWM DATED 02/12/2024 AND A TOPO SURVEY DATED 12/17/2024. THE INFORMATION PROVIDED SHALL BE FIELD VERIFIED PRIOR TO CONSTRUCTION. KIMLEY-HORN AND ASSOCIATES SHALL NOT BE HELD RESPONSIBLE FOR THE ACCURACY AND COMPLETENESS OF THE BASE INFORMATION SHOWN.
3. INFORMATION WAS ALSO TAKEN FROM THE CITY OF FRANKLIN GIS AND AERIAL PHOTOGRAPHS.
4. THE CONSULTANT HAS FOUND NO EVIDENCE OF THE MINERAL RIGHTS OF THIS PROPERTY BEING TRANSFERRED TO ANY PARTY OTHER THAN THE OWNER.
5. THIS PROJECT IS NOT LOCATED IN A FLOOD HAZARD AREA ACCORDING TO FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP COMMUNITY NUMBER 470204, PANEL NUMBER 0195 SUFFIX F; 47187C0195F, DATED SEPTEMBER 29, 2006.

EXISTING STORMWATER NARRATIVE

THE EXISTING SITE IS AGRICULTURAL LAND WITH SIGNIFICANT HILLS AROUND THE SITE PERIMETER. STORMWATER RUNOFF FOR THIS SITE GENERALLY FLOWS FROM THE HILLS INTO THE TRIBUTARY STREAM IN THE MIDDLE OF THE SITE AND THEN OUTFLOWS TO THE WEST.

A PORTION OF THE SOUTHEAST CORNER OF THE SITE OUTFALLS TO THE SOUTH.



SITE SLOPE TABLE

- 14% - 19.99%
- 20% and above

N

0' 50' 100' 150'

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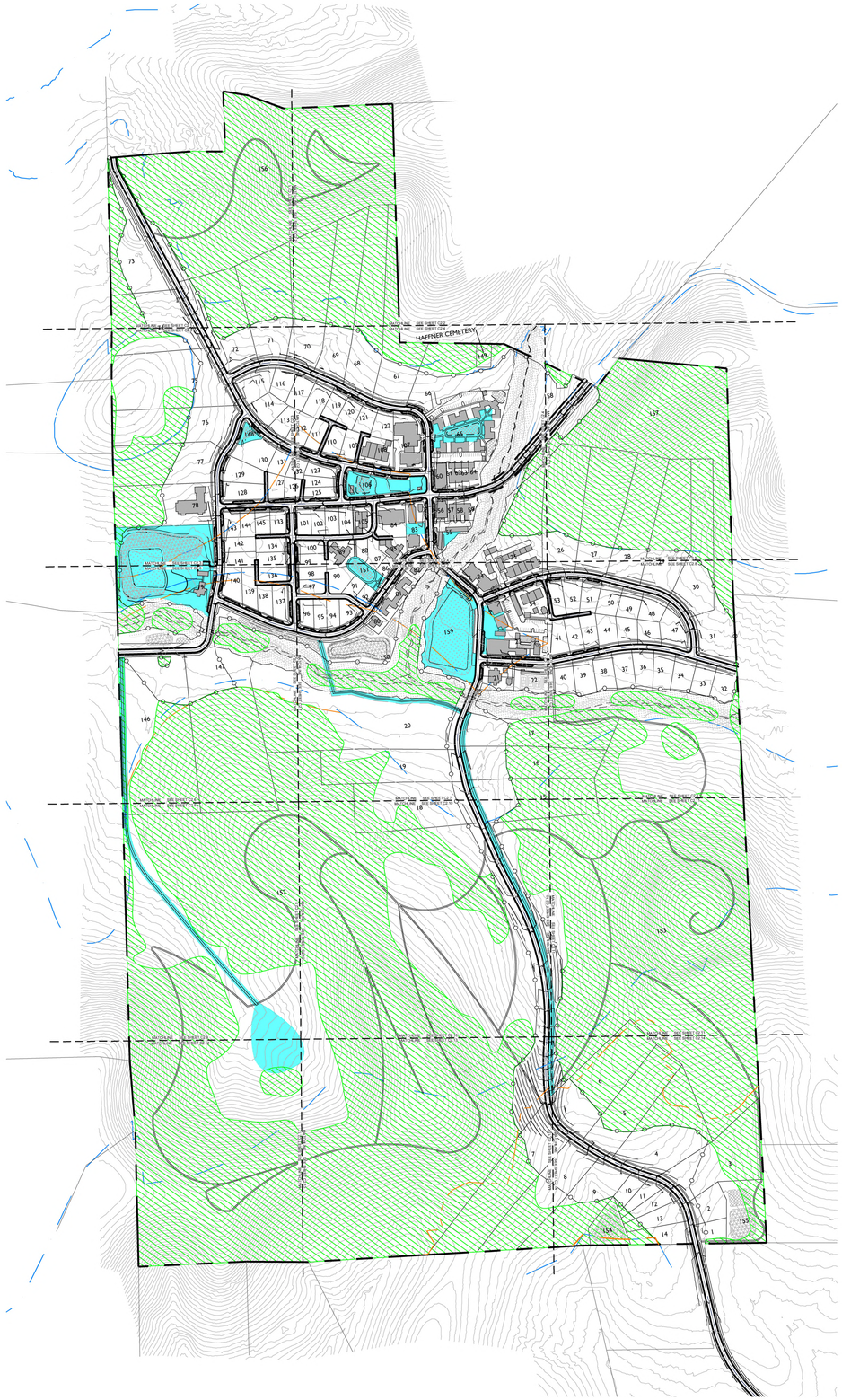
MARY McGOWAN
REGISTERED ENGINEER
AGRICULTURE
No. 121320
STATE OF TENNESSEE
2025

Revision Date

ENLARGED EXISTING CONDITIONS

SHEET
C1.14

COF # 8704



PERMITTED USES

AGRICULTURE USES:
Agricultural Uses
Community Gardens

RESIDENTIAL USES:
Duplexes
Live/Work Units
Multifamily Residential (small multifamily up to 12 units)
Single-Family Residential
Townhouses

RECREATION USES:
Active Recreation
Commercial Recreation
Neighborhood Amenities
Passive Parks and Open Space

CIVIC AND INSTITUTIONAL USES:
Places of Public Assembly

COMMERCIAL USES:
Event Venues
Hotels
Offices
Personal Services
Restaurants
Retail
Rural Retreats

KEY

- PRESERVED TREE CANOPY
- TREE PROTECTION FENCE
- 30' RIPARIAN BUFFER ZONE 1
- 30' RIPARIAN BUFFER ZONE 2
- BIORETENTION POND
- DETENTION POND
- LAKE
- PROPOSED HHO*
- PROPOSED 500' HHO BUFFER*
- HHO
- 500' HHO BUFFER
- OPEN SPACE

*SEE REZONING REQUEST FOR JUSTIFICATION

SITE DATA

HARLIN PUD SUBDIVISION, PD DEVELOPMENT PLAN

COF PROJECT NUMBER:	8704
SITE ACREAGE/SF:	311.21 AC / 13,556,105.01 SF
EXISTING ZONING:	MGA-1, RP-5, COUNTY
PROPOSED ZONING:	PD (0.78 / 32,000 / 80)
OVERLAY ZONING:	HHO, 500' HHO BUFFER
TAX MAP & PARCELS:	091-09900
ADDRESS:	1247 HILLVIEW LANE
PRIMARY USES:	PERMITTED USES ON SHEET C2.0
BUILDING HEIGHT RANGE:	SEE SHEET C2.0C

REGULATIONS

BUILDING TYPES APPLIED:
HOUSE, TOWNHOUSE, DUPLEX, MULTIFAMILY (SMALL-SCALE), COMMERCIAL/MIXED-USE

FRONTAGE TYPES APPLIED: YARD, LANDSCAPE

CONSTRUCTION TYPE: TYPE IV OR TYPE V

BUILDING HEIGHT:
SEE SHEET C2.0B FOR HEIGHT BREAKDOWN FOR BUILDINGS

MINIMUM LSA: 0.20

HISTORICAL RESOURCE TREATMENT: N/A

DWELLING UNIT COUNT, BY TYPE:
SEE TABLE BREAKDOWN ON SHEET C2.0B FOR DWELLING UNIT COUNT BY TYPE

PARKING REQUIRED: SEE CHART ON SHEET C2.0A
PARKING PROVIDED: SEE CHART ON SHEET C2.0A

SETBACKS:
SEE SHEETS C2.0C AND C2.0D FOR LOT SETBACKS

COMMERCIAL SF:
MIXED USE COMMERCIAL: 32,000 SF
HOTEL: 80 KEYS

PERMITTED USES
SEE SHEETS C2.0

TREE CANOPY RETENTION

OVERALL SITE AREA:	13,556,105 SF; 311.2 AC
TOTAL EXISTING TREE CANOPY:	63.1% OF SITE: (8,549,881 SF; 196.3 AC)
REQUIRED PRESERVATION:	18% OF EXISTING: (1,538,979 SF; 35.3 AC)
PROVIDED PRESERVATION:	70% OF EXISTING: (5,900,000 SF; 135.45 AC)

OPEN SPACE SET-ASIDE REQUIREMENT:

TOTAL SITE ACREAGE:	311.21 AC (13,556,105.1 SF)
SINGLE FAMILY LOT ACREAGE: *(OVER 30,000 SF)*	77.17 AC (3,361,790.0 SF)
ADJUSTED SITE ACREAGE:	234.0 AC (10,194,315.1 SF)
OPEN SPACE REQUIREMENT*: REQUIRED	5.0% OF ADJUSTED SITE AC: 11.70 AC (509,715.8 SF)
PROVIDED:	5.0% OF ADJUSTED SITE AC: 11.71 AC (510,194.5 SF)

**10% NATURAL AREA NOT REQUIRED FOR MIXED-USE PUDS*

OPEN SPACE VILLAGE GREEN REQUIREMENT:

MINIMUM OPEN SPACE REQUIREMENT:	70% OF SITE: (9,489,274 SF; 217.8 AC)
PROVIDED:	71.0% OF SITE: (9,618,970.4 SF; 220.8 AC)

IMPACT STATEMENT

WATER
WATER WILL BE CIRCULATED THROUGH THE SITE BY CONNECTING THE EXISTING HB&TS WATERLINES IN HILLVIEW LANE TO THE EAST AND LULA LANE TO THE WEST. AN ADDITIONAL WATER MAIN WILL BE BROUGHT FROM THE EXISTING HB&TS LINE AT COLEMAN ROAD TO THE SOUTH. WATER DESIGN IS CONCEPTUAL AND WILL BE COORDINATED WITH HB&TS

SANITARY SEWER
SANITARY SEWER SERVICE WILL CIRCULATE THROUGH THE SITE AND GRAVITY FLOW TO A PROPOSED LIFT STATION ON THE EAST SIDE OF THE SITE. A FORCE MAIN WILL DIVERT FLOW NORTHEAST THROUGH HILLVIEW LANE. THE FORCE MAIN ENDS NEAR THE MACK HATCHER CONNECTION, AND EFFLUENT WILL THEN GRAVITY FLOW TO AN EXISTING SEWER MANHOLE ALONG SAW MILL CREEK. A SECOND FORCE MAIN IS PROPOSED TO COLLECT THE LOTS ON THE SOUTHEAST SIDE OF THE SITE WITH A LIFT STATION PROPOSED ON THE COUNTY LOT ALONG COLEMAN ROAD. THIS FLOW WILL TIE TO THE GRAVITY LINE THAT IS THEN PUMPED TO HILLVIEW LANE. SANITARY SEWER DESIGN IS CONCEPTUAL AND WILL BE COORDINATED WITH THE CITY OF FRANKLIN.

STORMWATER
ON-SITE STORMWATER WILL BE DIRECTED AWAY FROM PROPOSED BUILDINGS. FLOW WILL BE DIRECTED TOWARDS THE PROPOSED BIORETENTION AREAS VIA SHEET FLOW OR CONVEYANCE PIPES. BIORETENTION AREAS WILL PROVIDE INFILTRATION AND TREATMENT FOR THE FIRST INCH OF THE RAINFALL FOR MINIMUM 95% OF THE ON-SITE IMPERVIOUS AREA. FROM THE BIORETENTION AREAS, FLOW WILL DISCHARGE INTO THE PROPOSED DETENTION POND AREAS. SITE STORMWATER IS DESIGNED TO EITHER MEET OR REDUCE PRE-DEVELOPMENT FLOW RATES. OFF-SITE STORMWATER WILL BE DIVERTED AWAY FROM PROPOSED STORMWATER TREATMENT AND DETENTION AREAS WHERE POSSIBLE.

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

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

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

REFUSE COLLECTION
REFUSE COLLECTION BY A COMBINATION OF CITY OF FRANKLIN COLLECTION SERVICES AND PRIVATE COLLECTION SERVICES

DRAINAGE FACILITIES
THERE WILL BE APPROXIMATELY 56 ACRES OF IMPERVIOUS AREA ADDED ON SITE. STORMWATER WILL BE DETAINED IN ABOVE GROUND DETENTION PONDS SUCH THAT RUNOFF IN THE POST-DEVELOPMENT CONDITION WILL NOT EXCEED RUNOFF IN THE PRE-DEVELOPMENT CONDITION.

STREET NETWORK
A MINIMUM OF TWO FIRE/EMERGENCY ACCESS POINTS WILL BE PROVIDED TO THE DEVELOPMENT VIA COLEMAN ROAD AND IMPROVED MACK HATCHER PARKWAY. OFF-SITE IMPROVEMENTS WILL BE PROVIDED PER RECOMMENDATIONS FROM THE TRAFFIC IMPACT STUDY.

OFFSITE CONNECTIONS
WHERE STUB-OUTS TO OFFSITE CONNECTIONS ARE SHOWN A TEMPORARY TURN-AROUND WILL BE SHOWN AT SITE PLAN.

N

0' 300' 600' 900'

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HARLIN PUD SUBDIVISION
DEVELOPMENT PLAN
Franklin, Williamson County, Tennessee

JEFFREY A. ROSIAK
REGISTERED
AGRICULTURE
TENNESSEE
LANDSCAPE ARCHITECT
2025

Revision Date
△ _____
△ _____
△ _____
△ _____

OVERALL DEVELOPMENT PLAN
SHEET
C2.0
COF # 8704



1 C2.0A MIXED-USE ENLARGEMENT | NORTH VILLAGE

N

0' 50' 100' 150'

Commercial & Mixed-Uses

North Village

		Development Plan Heights	Hotel (keys)	Office (sf)	Retail (sf)	Restaurant (sf)	Civic (patrons)	Outdoor Patio (sf)	Residential (units)	Required Parking: Hotel	Office	Retail	Restaurant	Civic	Outdoor Patio	Residential	Total	Parking Provided	
1	Hotel*	2-3	80	0	2,000	0	0	0		80	0	5	0	0	4	0	89	Surface	75
2	MU Building North	2-3	0	0	0	5,000	0	500	2	0	0	0	38	0	4	4	46	Parallel	85
3	MU Building South	2-3	0	0	4,000	0	0	0	4	0	0	10	0	0	0	8	18	Structured	29
4	Wine Bar / Liquor Store	1	0	0	3,000	0	0	500		0	0	8	0	0	4	0	12	Garage	12
5	Chapel / Town Hall (2,500 SF)	1	0	0	0	0	100	0		0	0	0	0	34	0	0	34		
6	Mail Room / Community	1	0	0	0	0	0	0		0	0	0	0	0	0	0	0		
7	Historic Home / Sales Center	1	0	0	0	0	0	0		0	0	0	0	0	0	0	0		
**	Jewel Box	1	0	0	0	500	0	0		0	0	0	4	0	0	0	4		
	SUBTOTAL		80	0	9,000	5,500	100	1,000	6								199		201

South Village

		Development Plan Heights	Hotel (keys)	Office (sf)	Retail (sf)	Restaurant (sf)	Civic (sf)	Outdoor Patio (sf)	Residential (units)	Required Parking: Hotel	Retail	Retail	Restaurant	Civic	Outdoor Patio	Residential	Total	Parking Provided	
A	MU Building Corner	2-3	0	5,000	2,500	0	0	0	8	0	15	7	0	0	0	16	38	Surface	48
B	MU Building Twin 1	2-3	0	0	0	2,500	0	500	2	0	0	0	19	0	4	4	27	Parallel	42
C	MU Building Twin 2	2-3	0	0	0	2,500	0	500	2	0	0	0	19	0	4	4	27	Structured	0
D	Jewel Box 1	1	0	0	1,000	0	0	0		0	0	3	0	0	0	0	3	Garage	24
E	Club Room Facility	2-3	0	0	0	0	0	0		0	0	0	0	0	0	0	0		
F	Jewel Box 2	1	0	0	1,500	0	0	0		0	0	4	0	0	0	0	4		
G	Pickle Ball Clubhouse	1	0	0	0	0	0	0		0	0	0	0	0	0	0	0		
	SUBTOTAL		0	5,000	5,000	5,000	0	1,000	12								99		114
	TOTALS		80	5,000	14,000	10,500	100	2,000	18								298		315

Notes:
* - Hotel may include spa, bar, restaurant or meeting space.
* - In addition to the Hospitality / Mixed Use the "Inn" parcel may be single family and the "Cottages" may be multifamily.
** - A "Jewel Box" for Commercial , or as a Neighborhood Amenity, uses shall be dashed in at the North Village Plaza. This use would fall within the PUD entitlements listed.
Outdoor Patio does not count towards entitlements, but only parking ratios.

Parking Matrix

	Minimum Parking Rate	
	Rate	Ratio
Residential*	Unit	2.00
Civic**	Occupant	0.33
Hotel	Guest Room	1.00
Retail	Per 1,000 sf	2.50
Office	Per 1,000 sf	2.85
Restaurant	Per 1,000 sf	7.50
Outdoor Dining	Per 1,000 sf	7.50

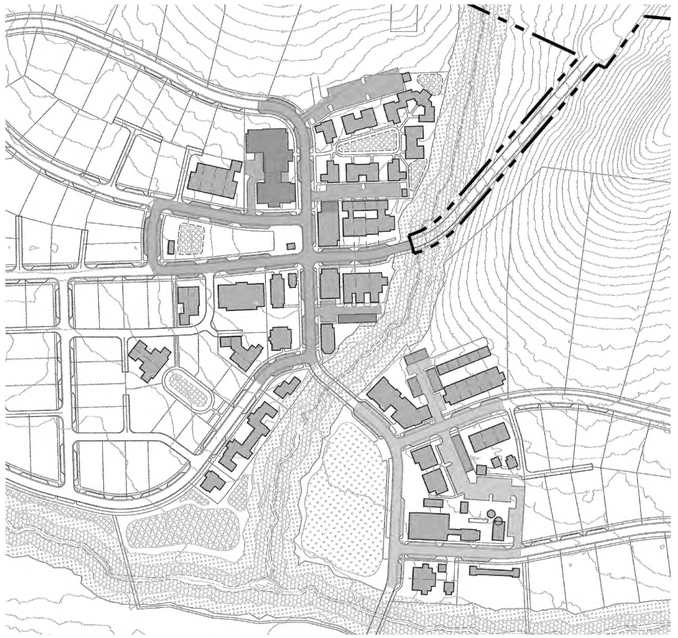
Notes:
* - All Residential unit types shall park at 2 stalls per unit and be provided off street.
** - Civic parking rates shall vary, but this listing is for assembly hall parking ratio.

Overall Parking Provided

	Counts
Surface	123
Parallel	261
Structured	29
Garage	36
TOTAL	449

MOS NOTE:
A MODIFICATION OF STANDARDS REQUEST IS INCLUDED IN THIS SUBMITTAL WHICH REQUESTS TO UTILIZE CFO PARKING MINIMUMS PER THE CITY OF FRANKLIN ZONING ORDINANCE.

ALSO INCLUDED IS MODIFICATION OF STANDARDS REQUEST TO DEFINE SMALL SCALE MULTIFAMILY PARKING REQUIREMENTS AS 2 SPACES PER UNIT.



PARKING DISTRIBUTION N.T.S

GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE
BOYLE
Building community since 1933.
Kimley»Horn
DesignStudio
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SHERIDAN PUBLIC RELATIONS LLC

HARLIN PUD SUBDIVISION
DEVELOPMENT PLAN
Franklin, Williamson County, Tennessee

JEFFREY A. ROSIAK REGISTERED LANDSCAPE ARCHITECT 103525

Revision Date
△ _____
△ _____
△ _____
△ _____

MIXED USE ENLARGEMENT
SHEET
C2.0A
COF # 8704



1 C2.0B MIXED-USE ENLARGEMENT | SOUTH VILLAGE

✳ LIVE-WORK UNITS

Commercial & Mixed-Uses

North Village

		Development Plan Heights	Hotel (keys)	Office (sf)	Retail (sf)	Restaurant (sf)	Civic (patrons)	Outdoor Patio (sf)	Residential (units)	Hotel	Office	Retail	Restaurant	Civic	Outdoor Patio	Residential	Total	Parking Provided	
			Entitlements							Required Parking									
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2	MU Building North	2-3	0	0	0	5,000	0	500	2	0	0	0	38	0	4	4	46	Parallel	85
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	SUBTOTAL		80	0	9,000	5,500	100	1,000	6								199		201

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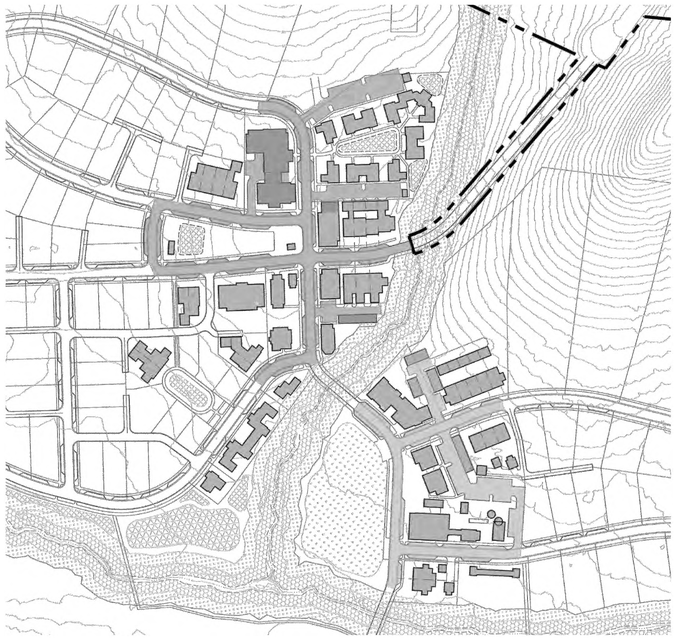
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ALSO INCLUDED IS MODIFICATION OF STANDARDS REQUEST TO DEFINE SMALL SCALE MULTIFAMILY PARKING REQUIREMENTS AS 2 SPACES PER UNIT (SIMILAR TO MULTIPLEX IN THE ZONING ORDINANCE).



PARKING DISTRIBUTION N.T.S

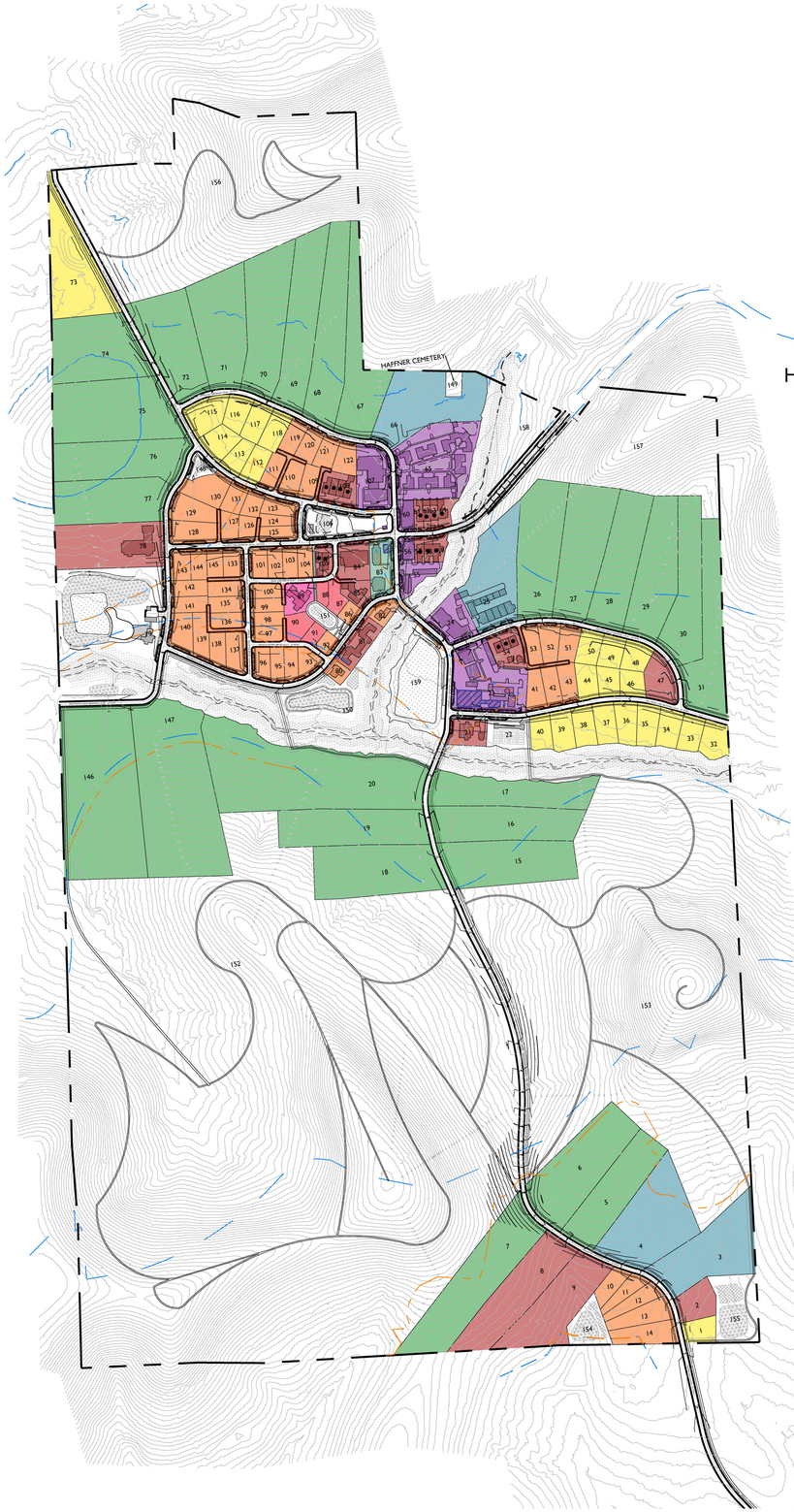
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DEVELOPMENT PLAN
Franklin, Williamson County, Tennessee

JEFFREY A. ROSIAK REGISTERED LANDSCAPE ARCHITECT TENNESSEE 000525

Revision Date
△ _____
△ _____
△ _____
△ _____

MIXED USE ENLARGEMENT
SHEET
C2.0B
COF # 8704



KEY

- PROPOSED HHO
- HHO
- PROPOSED 500' HHO BUFFER
- 500' HHO BUFFER
- SINGLE FAMILY HHO ESTATE (CRITICAL LOT)
- ATTACHED* RESIDENTIAL
- ATTACHED* RESIDENTIAL HHO ESTATE (CRITICAL LOT)
- SINGLE FAMILY (REAR /SIDE FACING GARAGE)
- COMMERCIAL / MIXED-USE
- SINGLE FAMILY COURTYARD
- CIVIC SPACES
- SINGLE FAMILY FRONT LOADED
- ATTACHED* RESIDENTIAL COURTYARD
- LIVE-WORK UNITS

*ATTACHED RESIDENTIAL IS CATEGORY THAT COULD CONTAIN THE FOLLOWING BUILDING TYPES: DUPLEX, TOWNHOME, SMALL SCALE MULTI-FAMILY, MIXED USE CONDO. (I.E. ANY RESIDENTIAL BUILDING TYPE THAT IS ALLOWABLE WITHIN VILLAGE GREEN BUT NOT DEFINED AS SINGLE-FAMILY)

N

0' 300' 600' 900'

Lot Takedown Chart

Lot Number	Use	Lot Type	Unit Count	SF	Keys	Height (stories)	Multifamily* Type	Commercial Type	Lot Pricing Category
1	Residential - SF	Front Load	1						Front Load (90')
2	Residential - MF	Multifamily*	3			2-2.5	Townhouses		Townhouse
3	Residential - MF	HHO Lot - Multifamily*	2			2-2.5	Duplex		Townhouse
4	Residential - MF	HHO Lot - Multifamily*	4			2-2.5	Townhouses		Townhouse
5	Residential - SF	HHO Lot - Single Family	1						HHO - Single Family (2 acre)
6	Residential - SF	HHO Lot - Single Family	1						HHO - Single Family (2 acre)
7	Residential - SF	HHO Lot - Single Family	1						HHO - Single Family (2 acre)
8	Residential - MF	HHO Lot - Multifamily*	4			2-2.5	Townhouses		Townhouse
9	Residential - MF	HHO Lot - Multifamily*	3			2-2.5	Townhouses		Townhouse
10	Residential - SF	Rear Load** **	1						Rear Load** ** (70')
11	Residential - SF	Rear Load** **	1						Rear Load** ** (70')
12	Residential - SF	Rear Load** **	1						Rear Load** ** (70')
13	Residential - SF	Rear Load** **	1						Rear Load** ** (70')
14	Residential - SF	Rear Load** **	1						Rear Load** ** (70')
15	Residential - SF	HHO Lot - Single Family	1						HHO - Single Family (2 acre)
16	Residential - SF	HHO Lot - Single Family	1						HHO - Single Family (2 acre)
17	Residential - SF	HHO Lot - Single Family	1						HHO - Single Family (2 acre)
18	Residential - SF	HHO Lot - Single Family	1						HHO - Single Family (2 acre)
19	Residential - SF	HHO Lot - Single Family	1						HHO - Single Family (2 acre)
20	Residential - SF	HHO Lot - Single Family	1						HHO - Single Family (5 acre)
21	Residential - MF	Multi Family*	2			2-2.5	Duplex		Townhouse
22	Community Amenity		0			1			No Land Basis
23	Mixed Use/ Civic/ Commercial	Mixed Use	4	7,500			Mixed Use	See Commercial & Mixed Use Summary Tab	Mixed Use Condos
24	Mixed Use	Mixed Use	8	7,500			Mixed Use	See Commercial & Mixed Use Summary Tab	Condo Flats
25	Residential - MF	HHO Lot - MultiFamily*	5			2-3	Townhouses		Townhouse
26	Residential - SF	HHO Lot - Single Family	1						HHO - Single Family (2 acre)
27	Residential - SF	HHO Lot - Single Family	1						HHO - Single Family (2 acre)
28	Residential - SF	HHO Lot - Single Family	1						HHO - Single Family (2 acre)
29	Residential - SF	HHO Lot - Single Family	1						HHO - Single Family (2 acre)
30	Residential - SF	HHO Lot - Single Family	1						HHO - Single Family (2 acre)
31	Residential - SF	HHO Lot - Single Family	1						HHO - Single Family (2 acre)
32	Residential - SF	Front Load	1						Front Load (90')
33	Residential - SF	Front Load	1						Front Load (90')
34	Residential - SF	Front Load	1						Front Load (90')
35	Residential - SF	Front Load	1						Front Load (90')
36	Residential - SF	Front Load	1						Front Load (90')
37	Residential - SF	Front Load	1						Front Load (90')
38	Residential - SF	Front Load	1						Front Load (90')
39	Residential - SF	Front Load	1						Front Load (90')
40	Residential - SF	Front Load	1						Front Load (90')
41	Residential - SF	Rear Load**	1						Rear Load** ** (70')
42	Residential - SF	Rear Load**	1						Rear Load** (70')
43	Residential - SF	Rear Load**	1						Rear Load** (70')
44	Residential - SF	Front Load	1						Front Load (90')
45	Residential - SF	Front Load	1						Front Load (90')
46	Residential - SF	Front Load	1						Front Load (90')
47	Residential - MF/ SF	HHO Lot - MultiFamily*	12			2-2.5	Small Scale Multifamily		Condo Flats
48	Residential - SF	Front Load	1						Front Load (90')
49	Residential - SF	Front Load	1						Front Load (90')
50	Residential - SF	Front Load	1						Front Load (90')
51	Residential - SF	Rear Load**	1						Rear Load** (70')
52	Residential - SF	Rear Load**	1						Rear Load** (70')
53	Residential - SF	Rear Load**	1						Rear Load** (70')
54	Residential - MF	Multi Family*	3			2-3	Townhouses		Townhouse
55	Commercial	Commercial	0	3,000		1-2		See Commercial & Mixed Use Summary Tab	No Land Basis
56	Mixed Use	Mixed Use	4	4,000		2-3	Mixed Use	See Commercial & Mixed Use Summary Tab	Mixed Use Condos
57	Residential - MF	Multi Family*	1			2-3	Townhouses		Townhouse
58	Residential - MF	Multi Family*	1			2-3	Townhouses		Townhouse
59	Residential - MF	Multi Family*	1			2-3	Townhouses		Townhouse
60	Mixed Use	Mixed Use	2	5,000		2-3	Mixed Use	See Commercial & Mixed Use Summary Tab	Mixed Use Condos
61	Residential - MF	Multi Family*	1			2-3	Townhouses		Townhouse
62	Residential - MF	Multi Family*	1			2-3	Townhouses		Townhouse
63	Residential - MF	Multi Family*	1			2-3	Townhouses		Townhouse
64	Residential - MF	Multi Family*	1			2-3	Townhouses		Townhouse
65	Hospitality / Mixed Use/ Residential - MF	Multi Family* - Courtyard	13		Keys***	1-2	Duplex/ Townhouses/ Small Scale Multifamily		Townhouse
66	Residential - MF/ SF	HHO Lot - MultiFamily*	12			2-2.5	Small Scale Multifamily		Condo Flats
67	Residential - SF	HHO Lot - Single Family	1						HHO - Single Family (2 acre)
68	Residential - SF	HHO Lot - Single Family	1						HHO - Single Family (2 acre)
69	Residential - SF	HHO Lot - Single Family	1						HHO - Single Family (2 acre)
70	Residential - SF	HHO Lot - Single Family	1						HHO - Single Family (2 acre)
71	Residential - SF	HHO Lot - Single Family	1						HHO - Single Family (2 acre)
72	Residential - SF	HHO Lot - Single Family	1						HHO - Single Family (2 acre)
73	Residential - SF	Front Load	1						HHO - Single Family (2 acre)
74	Residential - SF	HHO Lot - Single Family	1						HHO - Single Family (2 acre)
75	Residential - SF	HHO Lot - Single Family	1						HHO - Single Family (2 acre)
76	Residential - SF	HHO Lot - Single Family	1						HHO - Single Family (2 acre)
77	Residential - SF	HHO Lot - Single Family	1						HHO - Single Family (2 acre)
78	Residential - MF/ SF	HHO Lot - MultiFamily*	12			2-2.5	Small Scale Multifamily		Condo Flats
79	Community Amenity		0			1-2			No Land Basis
80	Residential - SF	Rear Load**	1						Rear Load** (70')
81	Residential - SF	Multi Family*	4			2-2.5	Townhouses		Townhouse
82	Residential - SF	Rear Load**	1					See Commercial & Mixed Use Summary Tab	Rear Load** (70')
83	Civic / Commercial	Civic	0	2,500		1-2			No Land Basis
84	Residential - MF/ Mixed Use	Multi Family*	12			2-3	Small Scale Multifamily		
85	Residential - MF	Multi Family*	2			2-2.5	Duplex		Townhouse
86	Residential - SF	Rear Load**	1						Rear Load** (70')
87	Residential - SF	Rear Load** - Courtyard	1						Rear Load** (70')
88	Residential - SF	Rear Load** - Courtyard	1						Rear Load** (70')
89	Residential - MF	Multi Family* - Courtyard	2			2-2.5	Duplex		Townhouse
90	Residential - SF	Rear Load** - Courtyard	1						Rear Load** (70')
91	Residential - SF	Rear Load** - Courtyard	1						Rear Load** (70')
92	Residential - SF	Rear Load**	1						Rear Load** (70')
93	Residential - SF	Rear Load**	1						Rear Load** (70')
94	Residential - SF	Rear Load**	1						Rear Load** (70')
95	Residential - SF	Rear Load**	1						Rear Load** (70')
96	Residential - SF	Rear Load**	1						Rear Load** (70')
97	Residential - SF	Rear Load**	1						Rear Load** (70')
98	Residential - SF	Rear Load**	1						Rear Load** (70')
99	Residential - SF	Rear Load**	1						Rear Load** (70')
100	Residential - SF	Rear Load**	1						Rear Load** (70')
101	Residential - SF	Rear Load**	1						Rear Load** (70')
102	Residential - SF	Rear Load**	1						Rear Load** (70')
103	Residential - SF	Rear Load**	1						Rear Load** (70')
104	Residential - SF	Rear Load**	1						Rear Load** (70')
105	Residential - MF	Multi Family*	2			2-2.5	Duplex		Rear Load** (70')
106	Civic / Commercial	Civic	0	500		1		See Commercial & Mixed Use Summary Tab	No Land Basis
107	Hospitality / Mixed Use/ Residential - SF	Hospitality	4	2,000	Keys***	2.5		See Commercial & Mixed Use Summary Tab	Hotel Key
108	Residential - MF	Multi Family*	4			2-3	Townhouses		Townhouse
109	Residential - SF	Rear Load**	1						Rear Load** (70')
110	Residential - SF	Rear Load**	1						Rear Load** (70')
111	Residential - SF	Rear Load**	1						Rear Load** (70')
112	Residential - SF	Front Load	1						Front Load (90')
113	Residential - SF	Front Load	1						Front Load (90')
114	Residential - SF	Front Load	1						Front Load (90')
115	Residential - SF	Front Load	1						Front Load (90')
116	Residential - SF	Front Load	1						Front Load (90')
117	Residential - SF	Front Load	1						Front Load (90')
118	Residential - SF	Front Load	1						Front Load (90')
119	Residential - SF	Rear Load**	1						Rear Load** (70')
120	Residential - SF	Rear Load**	1						Rear Load** (70')
121	Residential - SF	Rear Load**	1						Rear Load** (70')
122	Residential - SF	Rear Load**	1						Rear Load** (70')
123	Residential - SF	Rear Load**	1						Rear Load** (70')
124	Residential - SF	Rear Load**	1						Rear Load** (70')
125	Residential - SF	Rear Load**	1						Rear Load** (70')
126	Residential - SF	Rear Load**	1						Rear Load** (70')
127	Residential - SF	Rear Load**	1						Rear Load** (70')
128	Residential - SF	Rear Load**	1						Rear Load** (70')
129	Residential - SF	Rear Load**	1						Rear Load** (70')
130	Residential - SF	Rear Load**	1						Rear Load** (70')
131	Residential - SF	Rear Load**	1						Rear Load** (70')
132	Residential - SF	Rear Load**	1						Rear Load** (70')
133	Residential - SF	Rear Load**	1						Rear Load** (70')
134	Residential - SF	Rear Load**	1						Rear Load** (70')
135	Residential - SF	Rear Load**	1						Rear Load** (70')
136	Residential - SF	Rear Load**	1						Rear Load** (70')
137	Residential - SF	Rear Load**	1						Rear Load** (70')
138	Residential - SF	Rear Load**	1						Rear Load** (70')
139	Residential - SF	Rear Load**	1						Rear Load** (70')
140	Residential - SF	Rear Load**	1						Rear Load** (70')
141	Residential - SF	Rear Load**	1						Rear Load** (70')
142	Residential - SF	Rear Load**	1						Rear Load** (70')
143	Residential - SF	Rear Load**	1						Rear Load** (70')
144	Residential - SF	Rear Load**	1						Rear Load** (70')
145	Residential - SF	Rear Load**	1						Rear Load** (70')
146	Residential - SF	HHO Lot - Single Family	1						HHO - Single Family (5 acre)
147	Residential - SF	HHO Lot - Single Family	1						HHO - Single Family (5 acre)
148	Open Space								No Land Basis
149	Open Space								
150	Open Space								
151	Open Space								
152	Open Space								
153	Open Space								
154	Open Space								
155	Open Space								
156	Open Space								
157	Open Space								
158	Open Space								
159	Open Space								
Total			242	32,000	80				

NOTE:
* "Multifamily" shall mean any form of attached residential buildings including Duplex, Townhouse, Farmstead Residential, or Small Scale Multifamily up to 12 attached residential dwelling units.
** Rear Load refers to Single Family Lots that have a side or rear facing garage accessed via a shared driveway easement
*** No more than 80 total hotel keys

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Franklin, Williamson County, Tennessee

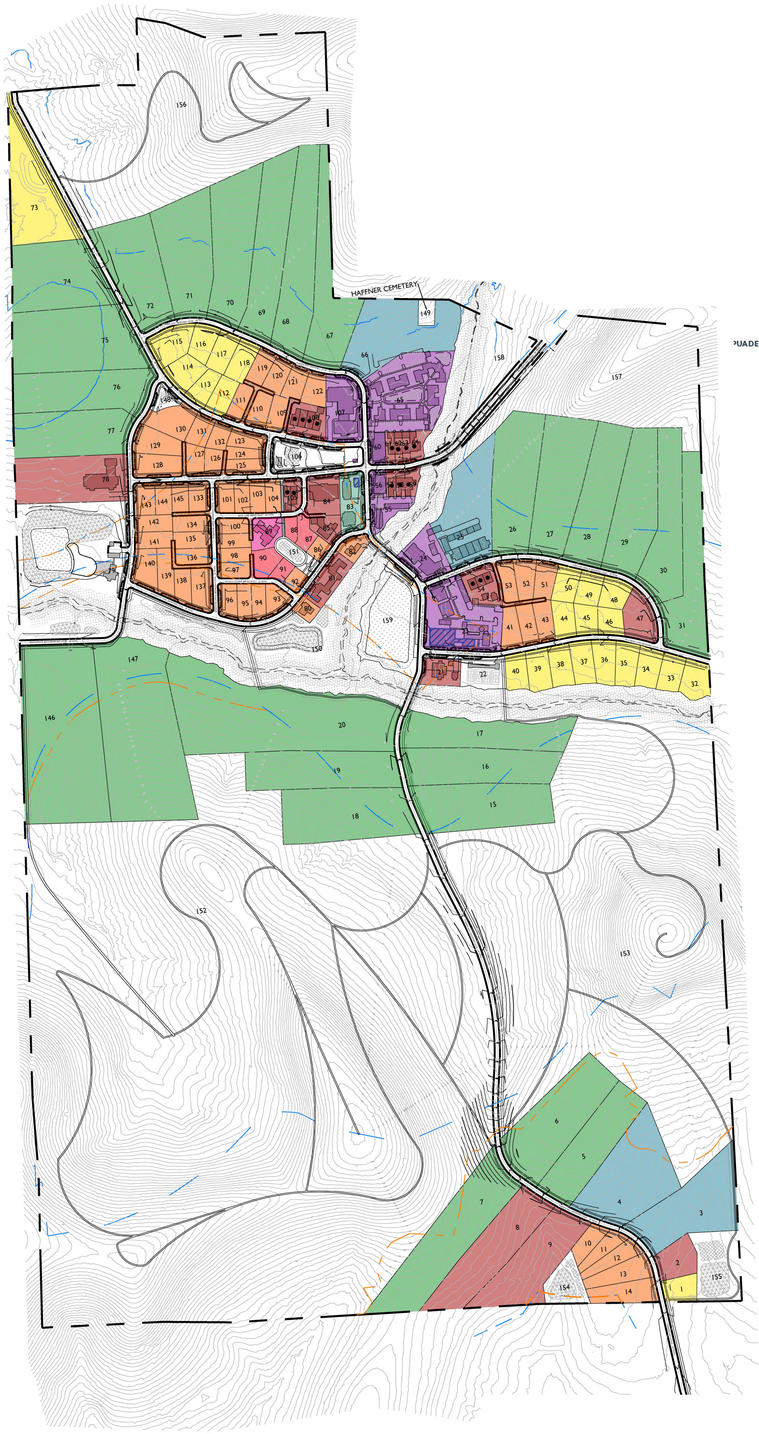
JEFFREY A. ROSIAK REGISTERED LANDSCAPE ARCHITECT TENNESSEE 103525

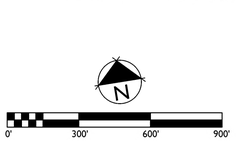
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SITE LAYOUT

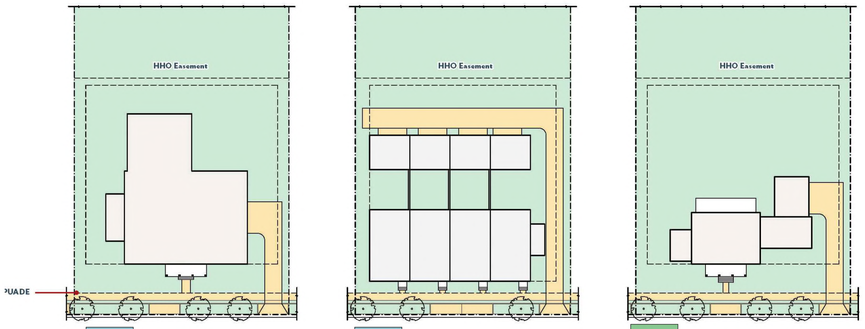
SHEET
C2.0C

COF # 8704





HHO ESTATE LOT DIAGRAMS:



MULTI-FAMILY
HHO ESTATE

Principal Setbacks
Front 20 ft. min. off PUADE
Side 8 ft. min.
Rear 5 ft. min. off HHO easement

Garage & Accessory Setbacks
Side 8 ft. min.
Rear 5 ft. min. off HHO easement

*Critical Lots

TOWNHOUSE
HHO ESTATE

Principal Setbacks
Front 8 ft. min. off PUADE
Side 8 ft. min.
Rear 5 ft. min. off HHO easement

Garage & Accessory Setbacks
Side 8 ft. min.
Rear 5 ft. min. off HHO easement

*Critical Lots

SINGLE FAMILY
HHO ESTATE

Principal Setbacks
Front 20 ft. min. off PUADE
Side 8 ft. min.
Rear 5 ft. min. off HHO easement

Garage & Accessory Setbacks
Side 8 ft. min.
Rear 5 ft. min. off HHO easement

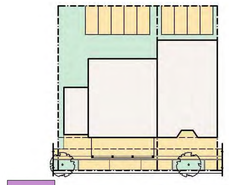
*Critical Lots

KEY

- PROPOSED HHO
- HHO
- PROPOSED 500' HHO BUFFER
- 500' HHO BUFFER
- SINGLE FAMILY HHO ESTATE (CRITICAL LOT)
- ATTACHED* RESIDENTIAL
- ATTACHED* RESIDENTIAL HHO ESTATE (CRITICAL LOT)
- SINGLE FAMILY (REAR /SIDE FACING GARAGE)
- COMMERCIAL / MIXED-USE
- SINGLE FAMILY COURTYARD
- CIVIC SPACES
- SINGLE FAMILY FRONT LOADED
- ATTACHED* RESIDENTIAL COURTYARD
- LIVE-WORK UNITS

*ATTACHED RESIDENTIAL IS CATEGORY THAT COULD CONTAIN THE FOLLOWING BUILDING TYPES: DUPLEX, TOWNHOME, SMALL SCALE MULTI-FAMILY, MIXED USE CONDO. (I.E. ANY RESIDENTIAL BUILDING TYPE THAT IS ALLOWABLE WITHIN VILLAGE GREEN BUT NOT DEFINED AS SINGLE-FAMILY)

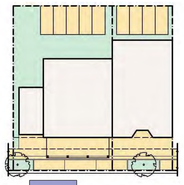
MIXED-USE, CIVIC, & COMMERCIAL:



COMMERCIAL /MIXED-USE

Principal Setbacks
Front 7 ft. min. off PUADE
Side 0 ft. min.
Rear 0 ft. min. or 5 ft. or 22 ft. off mews alley

Garage & Accessory Setbacks
Side 0 ft. min.
Rear 0 ft. min. off Shared Drive easement; 5 ft. or 22 ft. off mews alley



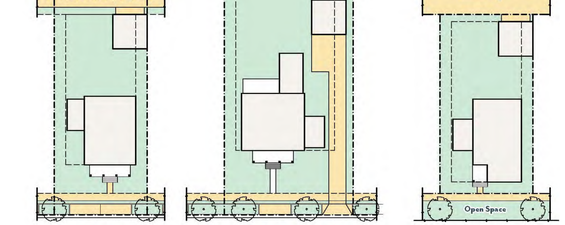
CIVIC

Principal Setbacks
Front 7 ft. min. off PUADE
Side 0 ft. min.
Rear 0 ft. min. or 5 ft. or 22 ft. off mews alley

Garage & Accessory Setbacks
Side 0 ft. min.
Rear 0 ft. min. off Shared Drive easement; 5 ft. or 22 ft. off mews alley

Appurtenance Encroachments into Setbacks & PUADE[Commercial/Mixed Use & Civic]
Front May encroach up to the PUADE
*Arcades, porticos, and awnings may extend into the PUADE, but no closer than 2 ft. from the face of curb
Side May encroach up to the PUADE
*Arcades, porticos, and awnings may extend into the PUADE, but no closer than 2 ft. from the face of curb
Rear Not permitted
*Steps may encroach up to the PUADE

SINGLE FAMILY LOT DIAGRAMS:



SINGLE FAMILY
REAR LOADED

Principal Setbacks
Front 20 ft. min. off front easement
Side 8 ft. min.
Rear 0 ft. min. off Shared Drive easement; 5 ft. or 22 ft. off mews alley

Garage & Accessory Setbacks
Side 0 ft. min.
Rear 0 ft. min. off Shared Drive easement; 5 ft. or 22 ft. off mews alley

SINGLE FAMILY
FRONT LOADED

Principal Setbacks
Front 30 ft. min. off front easement
Side 8 ft. min.
Rear 5 ft. min.

Garage & Accessory Setbacks
Side 5 ft. min.
Rear 5 ft. min.

SINGLE FAMILY
COURTYARD FRONTAGE

Principal Setbacks
Front 8 ft. min.
Side 8 ft. min.
Rear 5 ft. or 22 ft. off mews alley

Garage & Accessory Setbacks
Side 0 ft. min.
Rear 22 ft. off mews alley

Appurtenance Encroachments into Setbacks [Residential]
Front 8 ft. max
Side 2 ft. max, but no closer than 3 ft. from the lot line
Rear Not permitted
*Steps may encroach up to the PUADE

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HARLIN PUD SUBDIVISION DEVELOPMENT PLAN
Franklin, Williamson County, Tennessee

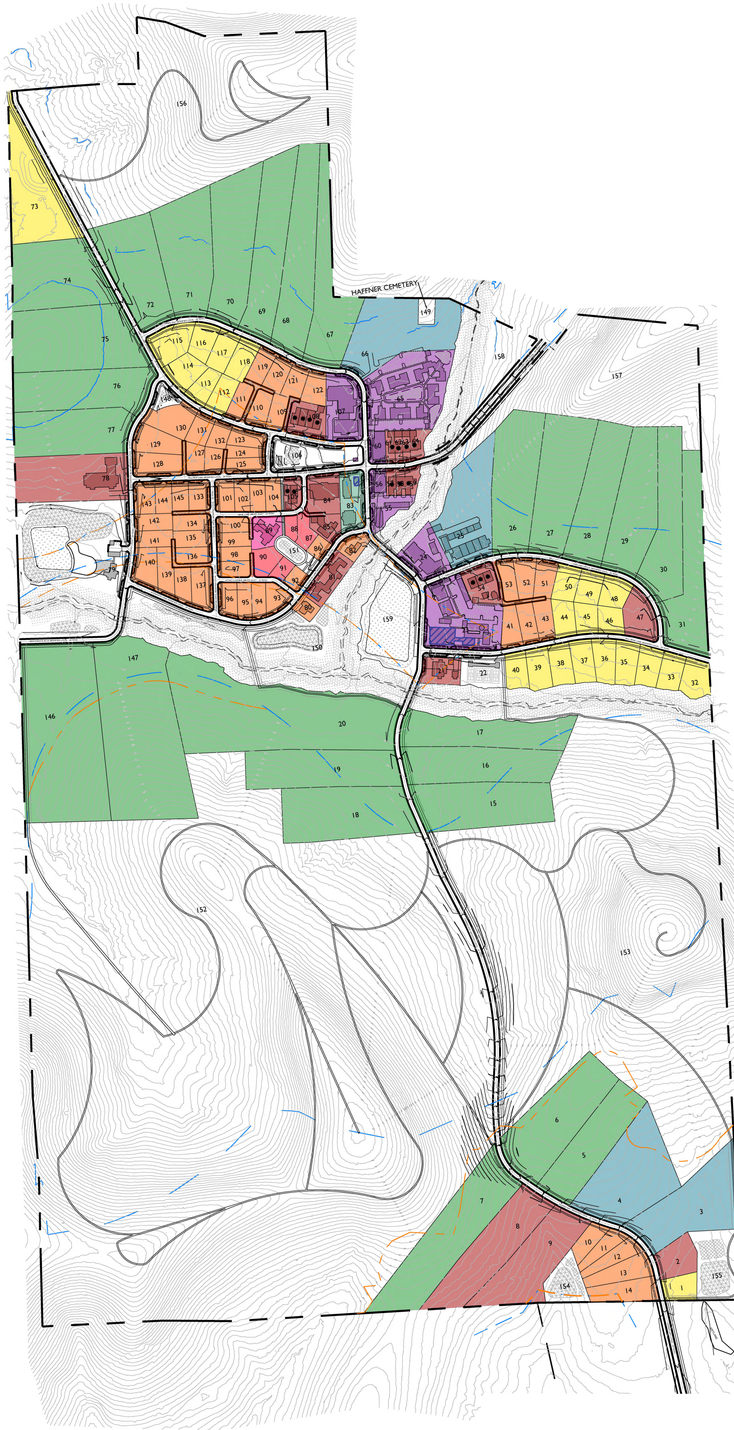
JEFFREY A. ROSATI REGISTERED AGRICULTURE LANDSCAPE ARCHITECT 1325

Revision Date
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- △ _____
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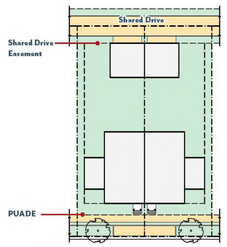
TYPICAL LOT BREAKDOWN

SHEET
C2.0D

COF # 8704



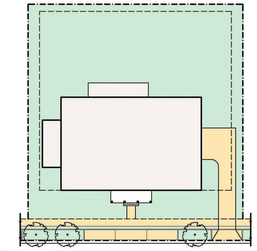
ATTACHED RESIDENTIAL LOT DIAGRAMS:



DUPLEX

Principal Setbacks
Front 8 ft. min. off PUADE
Side 5 ft. min. off lot line or PUADE
Rear 0 ft. min. off Shared Drive easement; 5 ft. or 22 ft. off mews alley

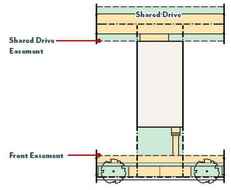
Garage & Accessory Setbacks
Side 0 ft. min.
Rear 0 ft. min. off Shared Drive easement; 5 ft. or 22 ft. off mews alley



MULTI-FAMILY

Principal Setbacks
Front 15 ft. min. off PUADE
Side 5 ft. min.
Rear 5 ft. min. or 5 ft. min. off Shared Drive easement or 5 ft. or 22 ft. off mews alley

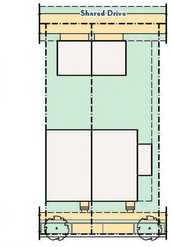
Garage & Accessory Setbacks
Side 5 ft. min.
Rear 5 ft. min. or 0 ft. min. off Shared Drive easement or 5 ft. or 22 ft. off mews alley



TOWNHOUSE
GARAGE UNDER

Principal Setbacks
Front 20 ft. min. off front easement
Side 0 ft. min.
Rear 0 ft. min. off Shared Drive easement; 5 ft. or 22 ft. off mews alley

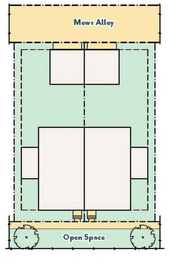
Garage & Accessory Setbacks
Side 0 ft. min.
Rear 0 ft. min. off Shared Drive easement



TOWNHOUSE

Principal Setbacks
Front 8 ft. min. off front easement
Side 0 ft. min. 5 ft. min. off lot line or side street easement for end cap units
Rear 0 ft. min. off Shared Drive easement; 5 ft. or 22 ft. off mews alley

Garage & Accessory Setbacks
Side 0 ft. min.
Rear 0 ft. min. off Shared Drive easement; 5 ft. or 22 ft. off mews alley



DUPLEX
COURTYARD FRONTAGE

Principal Setbacks
Front 8 ft. min.
Side 5 ft. min.
Rear 5 ft. or 22 ft. off mews alley

Garage & Accessory Setbacks
Side 0 ft. min.
Rear 22 ft. off mews alley

Appurtenance Encroachments into Setbacks [Residential]
Front 8 ft. max
Side 2 ft. max, but no closer than 3 ft. from the lot line
Rear Not permitted
*Steps may encroach up to the PUADE

KEY

- PROPOSED HHO
- HHO
- PROPOSED 500' HHO BUFFER
- 500' HHO BUFFER
- SINGLE FAMILY HHO ESTATE (CRITICAL LOT)
- ATTACHED* RESIDENTIAL
- ATTACHED* RESIDENTIAL HHO ESTATE (CRITICAL LOT)
- SINGLE FAMILY (REAR /SIDE FACING GARAGE)
- COMMERCIAL / MIXED-USE
- SINGLE FAMILY COURTYARD
- CIVIC SPACES
- SINGLE FAMILY FRONT LOADED
- ATTACHED* RESIDENTIAL COURTYARD
- LIVE-WORK UNITS

*ATTACHED RESIDENTIAL IS CATEGORY THAT COULD CONTAIN THE FOLLOWING BUILDING TYPES: DUPLEX, TOWNHOME, SMALL SCALE MULTI-FAMILY, MIXED USE CONDO. (I.E. ANY RESIDENTIAL BUILDING TYPE THAT IS ALLOWABLE WITHIN VILLAGE GREEN BUT NOT DEFINED AS SINGLE-FAMILY)

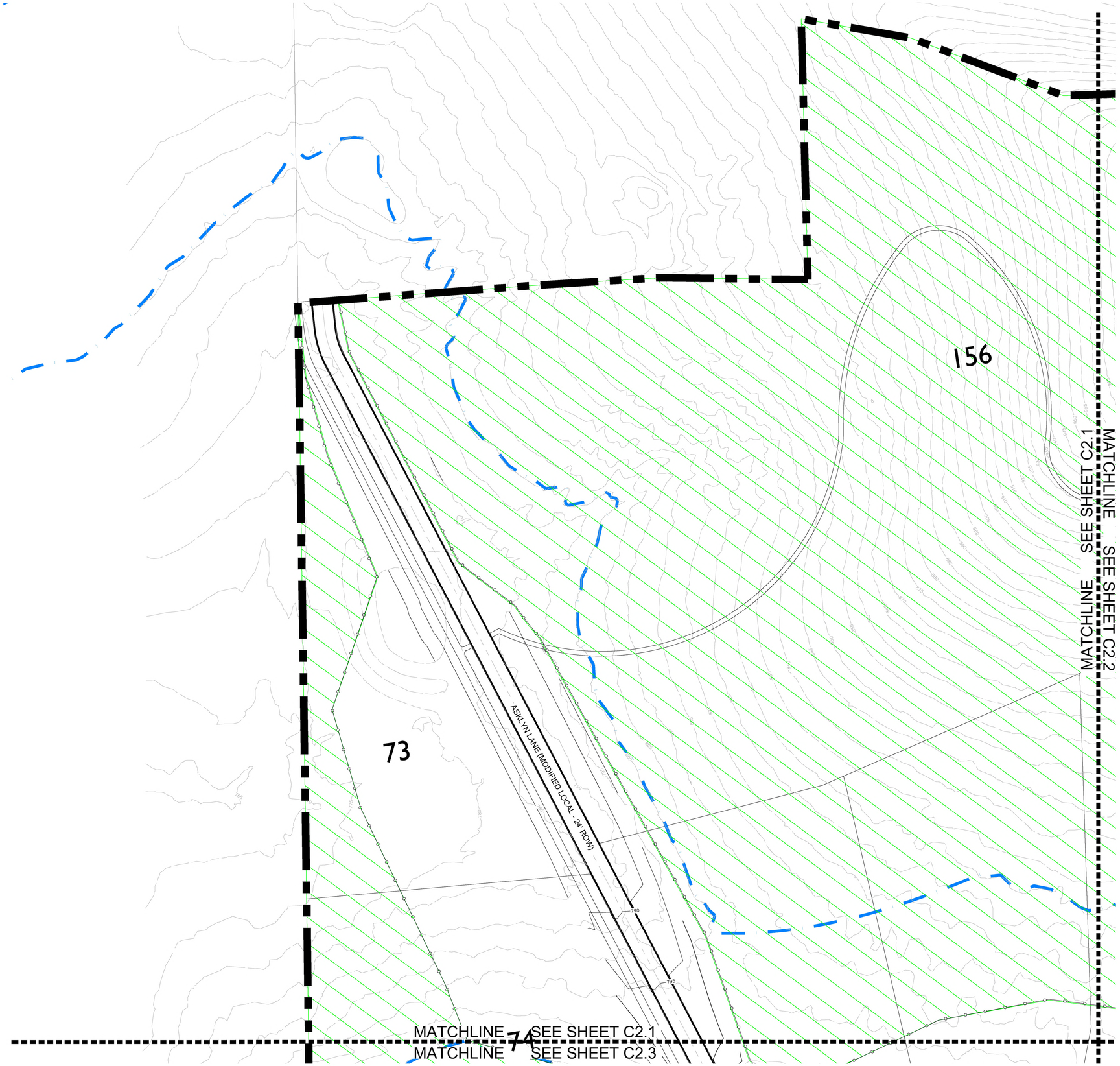
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DEVELOPMENT PLAN
Franklin, Williamson County, Tennessee

JEFFREY A. ROSIAK REGISTERED LANDSCAPE ARCHITECT 3525

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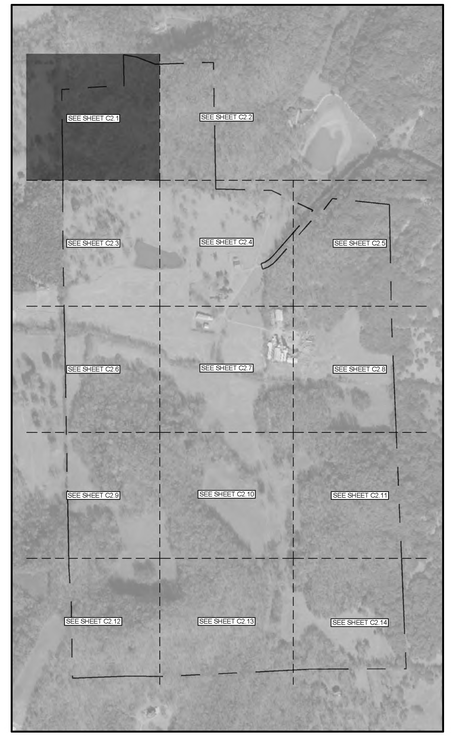
TYPICAL LOT BREAKDOWN
SHEET
C2.0E
COF # 8704

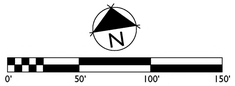


KEY

- PRESERVED TREE CANOPY
- TREE PROTECTION FENCE
- 30' RIPARIAN BUFFER ZONE 1
- 30' RIPARIAN BUFFER ZONE 2
- BIORETENTION POND
- DETENTION POND
- LAKE
- PROPOSED HHO*
- PROPOSED 500' HHO BUFFER*
- HHO
- 500' HHO BUFFER
- OPEN SPACE

*SEE REZONING REQUEST FOR JUSTIFICATION





GAMBLE DESIGN COLLABORATIVE

DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

BOYLE
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SHERIDAN PUBLIC RELATIONS LLC

HARLIN PUD SUBDIVISION
DEVELOPMENT PLAN
Franklin, Williamson County, Tennessee

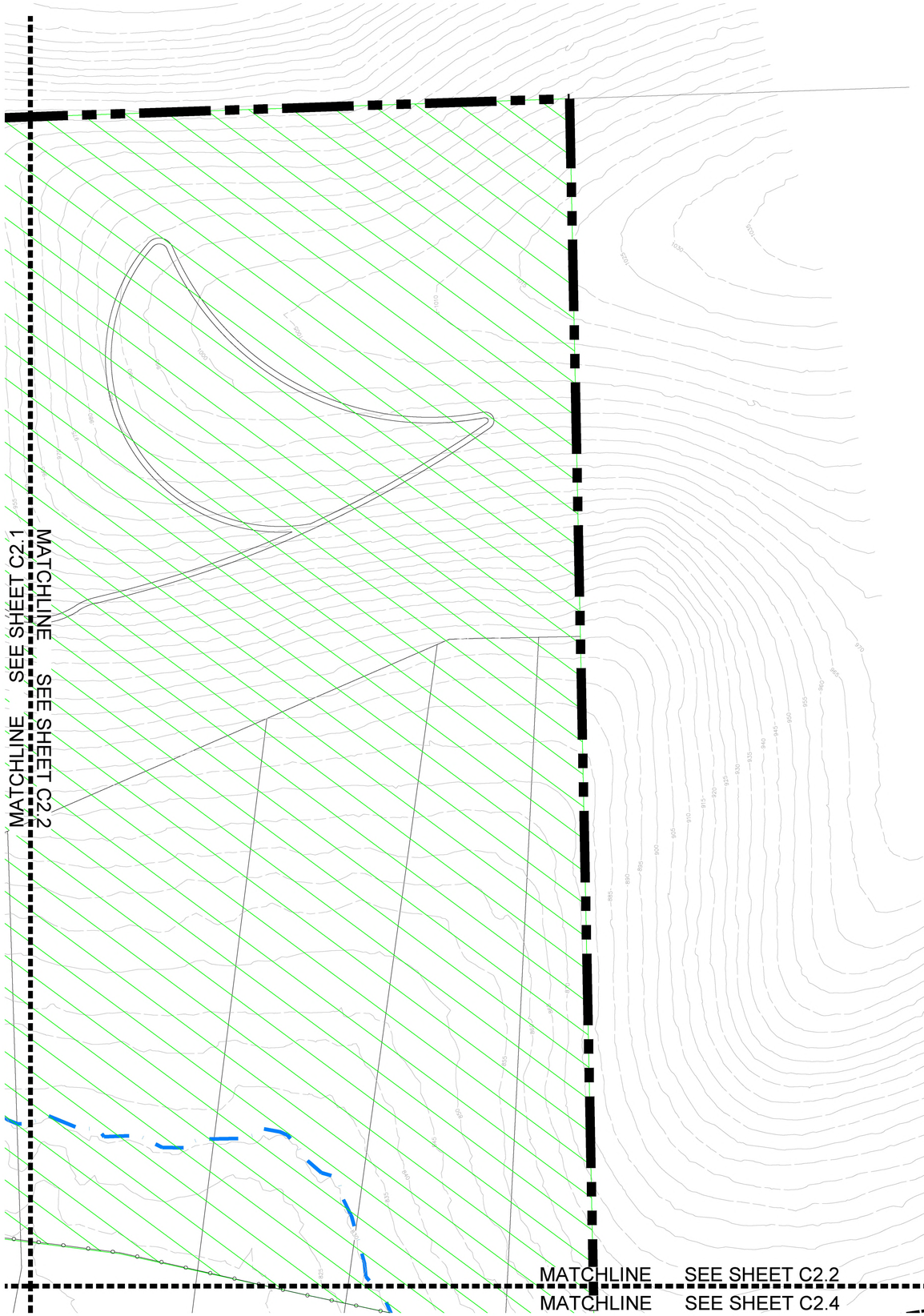
JEFFREY A. ROSIAK REGISTERED LANDSCAPE ARCHITECT
11/5/25

Revision Date

DEVELOPMENT PLAN ENLARGEMENT

SHEET
C2.1

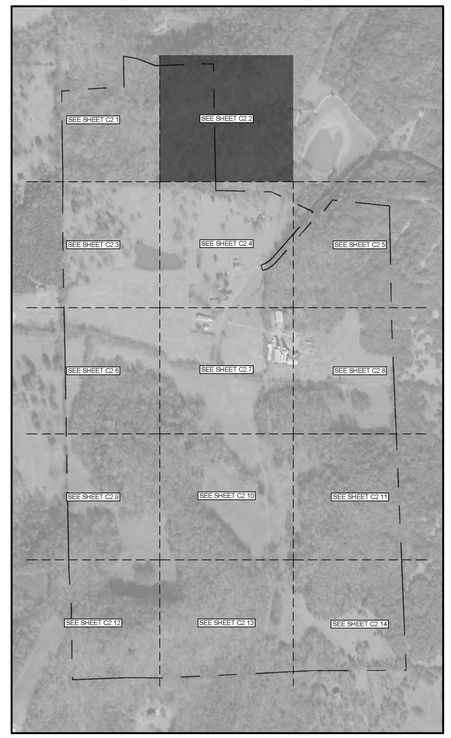
COF # 8704



KEY

- PRESERVED TREE CANOPY
- TREE PROTECTION FENCE
- 30' RIPARIAN BUFFER ZONE 1
- 30' RIPARIAN BUFFER ZONE 2
- BIORETENTION POND
- DETENTION POND
- LAKE
- PROPOSED HHO*
- PROPOSED 500' HHO BUFFER*
- HHO
- 500' HHO BUFFER
- OPEN SPACE

*SEE REZONING REQUEST FOR JUSTIFICATION



0' 50' 100' 150'

GAMBLE DESIGN COLLABORATIVE

DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

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HARLIN PUD SUBDIVISION
DEVELOPMENT PLAN
Franklin, Williamson County, Tennessee

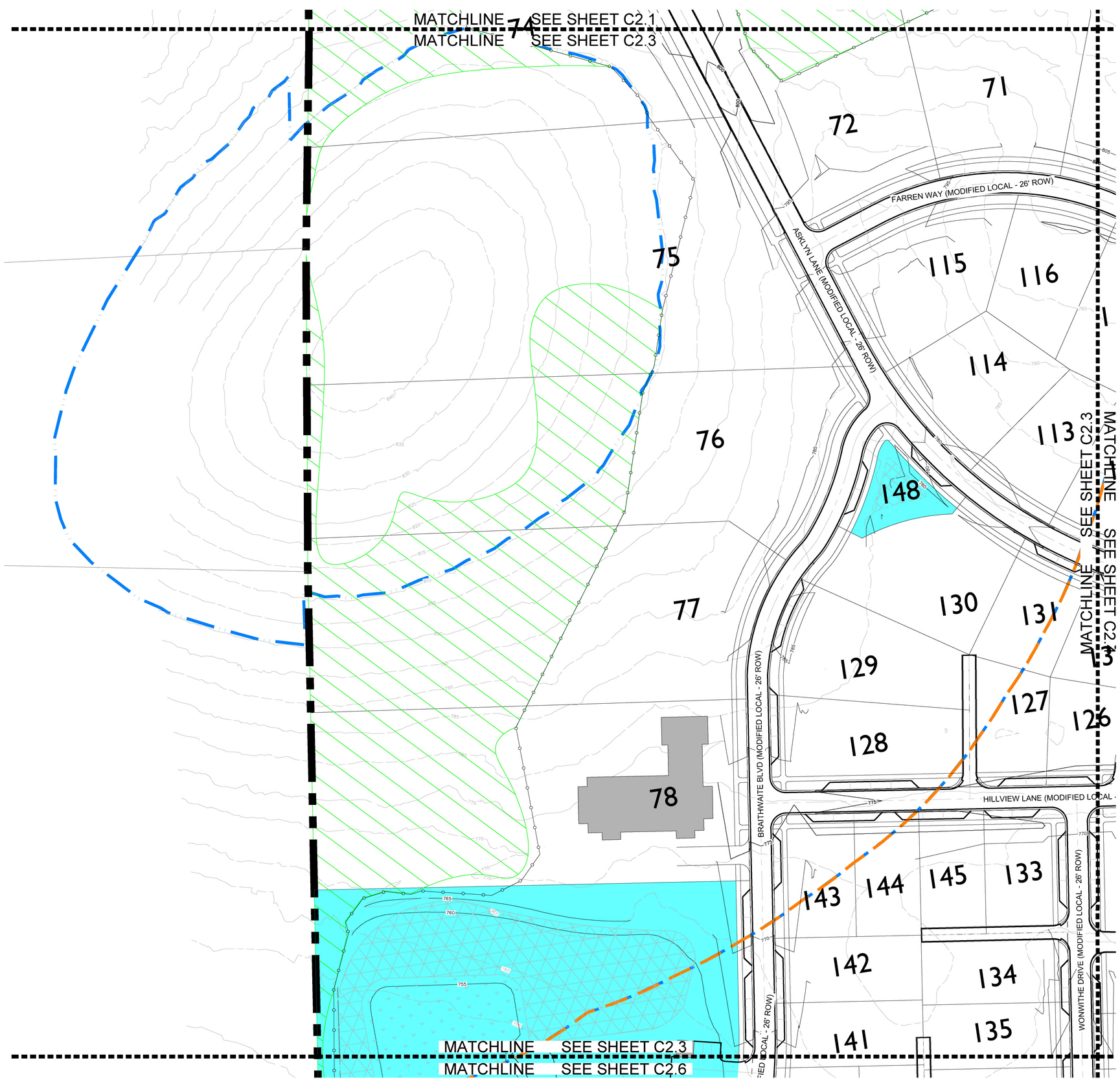
JEFFREY A. ROSIAK REGISTERED AGRICULTURAL ENGINEER

Revision Date

DEVELOPMENT PLAN ENLARGEMENT

SHEET
C2.2

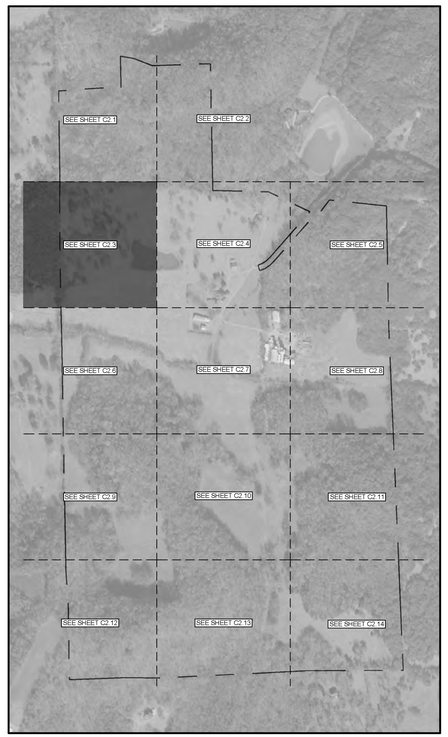
COF # 8704



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GAMBLE DESIGN COLLABORATIVE
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Franklin, Williamson County, Tennessee

JEFFREY A. ROSIAK REGISTERED AGRICULTURAL ENGINEER

Revision Date

DEVELOPMENT PLAN ENLARGEMENT

SHEET
C2.3

COF # 8704

MATCHLINE SEE SHEET C2.2
MATCHLINE SEE SHEET C2.4

HAFFNER CEMETERY

70 69 68 67 66 149

117 118 119 120 121 122

FARREN WAY (MODIFIED LOCAL - 26' ROW)

UNNAMED TRIBUTARY TO POLK CREEK

MATCHLINE SEE SHEET C2.3

MATCHLINE SEE SHEET C2.5

12 111 110 109 108 107 65

32 123 124 125 126 106

ASKLYN LANE (MODIFIED LOCAL - 26' ROW)

WILLETH DRIVE (MODIFIED LOCAL - 26' ROW)

FARREN WAY (MODIFIED LOCAL - 26' ROW)

60 61 62 63 64

HILLVIEW LANE (MODIFIED LOCAL - 26' ROW)

ED LOCAL - 26' ROW)

56 57 58 59

101 102 103 104 105 84 83

55

UNNAMED TRIBUTARY TO POLK CREEK

BRAE LANE (MEWS ALLEY - 22' ROW)

WONWITHE DRIVE (MODIFIED LOCAL - 26' ROW)

100 89 88 85 87 25

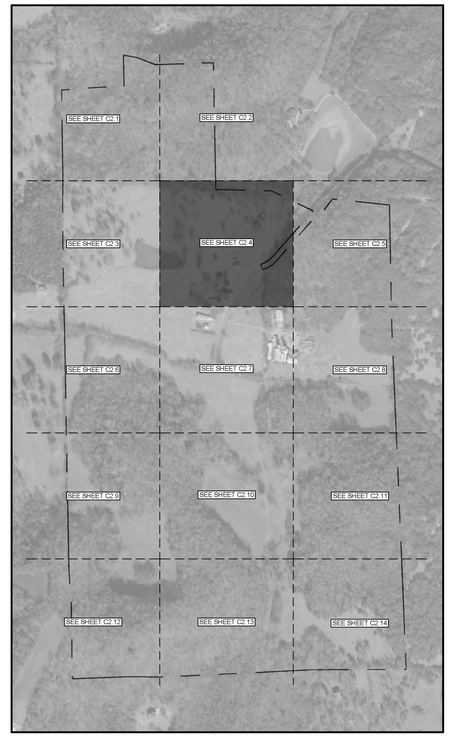
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MATCHLINE SEE SHEET C2.4
MATCHLINE SEE SHEET C2.7

KEY

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- TREE PROTECTION FENCE
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- HHO
- 500' HHO BUFFER
- OPEN SPACE

*SEE REZONING REQUEST FOR JUSTIFICATION



N

0' 50' 100' 150'

GAMBLE DESIGN COLLABORATIVE
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Kimley»Horn

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DEVELOPMENT PLAN
Franklin, Williamson County, Tennessee

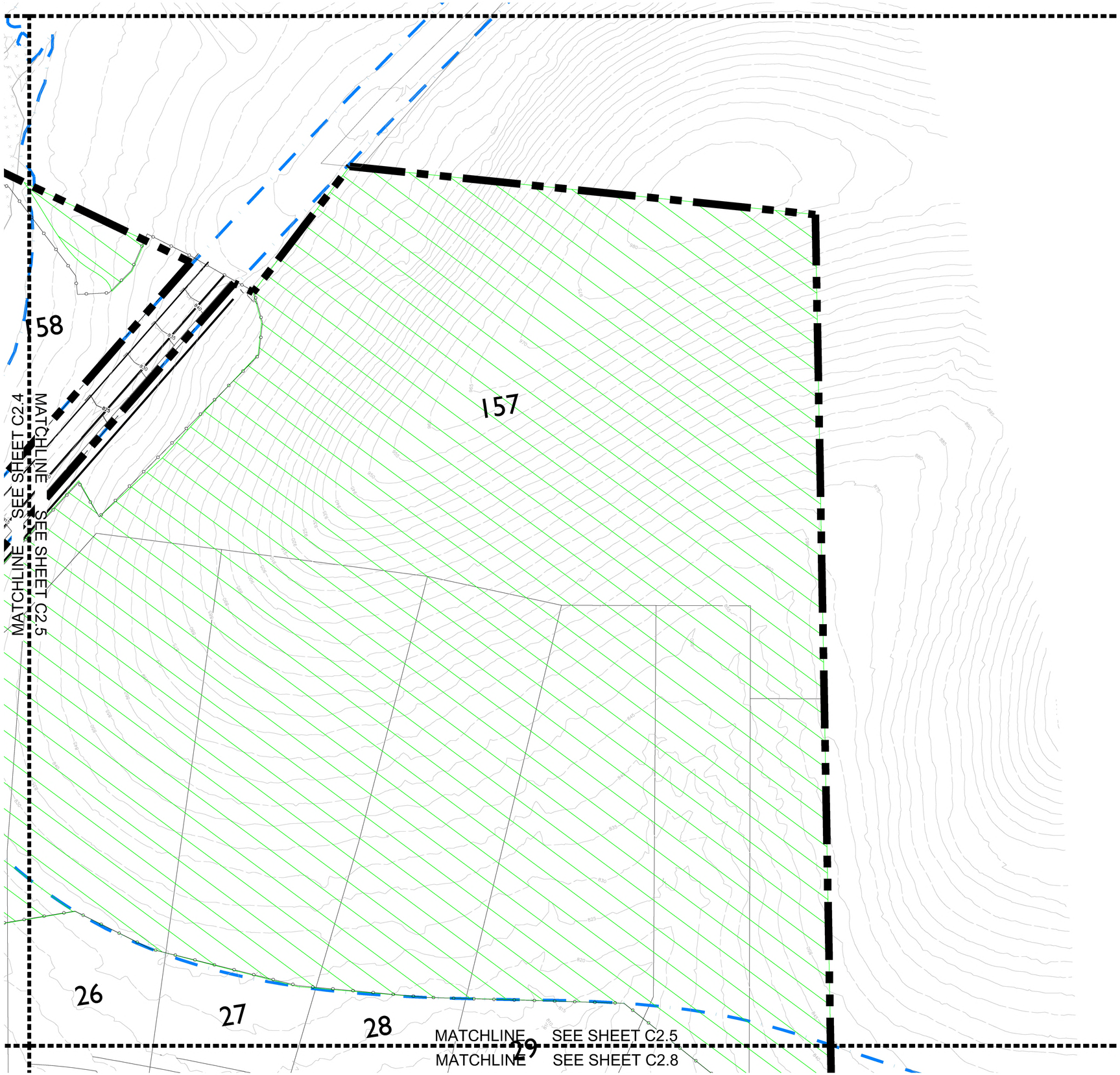
JEFFREY A. ROSIAK
REGISTERED
AGRICULTURE
TENNESSEE
LANDSCAPE ARCHITECT
3105

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

DEVELOPMENT PLAN ENLARGEMENT

SHEET
C2.4

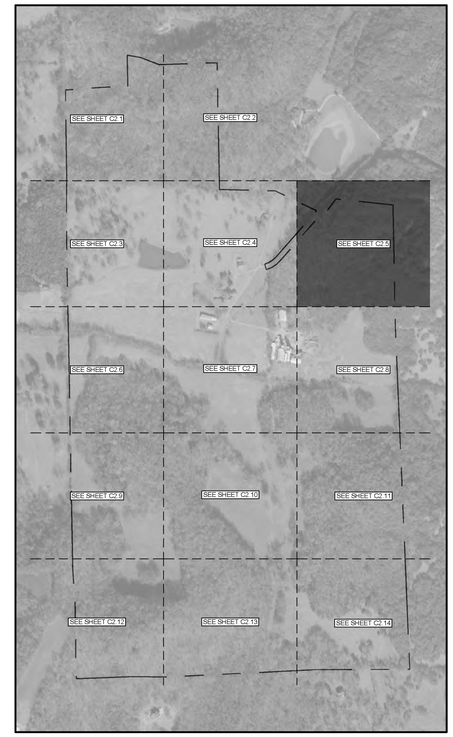
COF # 8704



KEY

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- OPEN SPACE

*SEE REZONING REQUEST FOR JUSTIFICATION



N

0' 50' 100' 150'

GAMBLE DESIGN COLLABORATIVE

DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

BOYLE

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DEVELOPMENT PLAN

Franklin, Williamson County, Tennessee

JEFFREY A. ROSIAK REGISTERED LANDSCAPE ARCHITECT 1725 STATE OF TENNESSEE 11/05/25

Revision Date

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

DEVELOPMENT PLAN ENLARGEMENT

SHEET

C2.5

COF # 8704

MATCHLINE SEE SHEET C2.3

MATCHLINE SEE SHEET C2.6

BRAITHWAITE BLVD (MODIFIED LOCAL - 50' ROW)

WOODNOTE LANE (MODIFIED LOCAL - 25' ROW)

WONWITHE DRIVE (MODIFIED LOCAL - 26' ROW)

BRAITHWAITE BLVD (MODIFIED LOCAL - 24' ROW)

POLK CREEK

141

136

140

139

138

137

79

147

146

MATCHLINE SEE SHEET C2.7

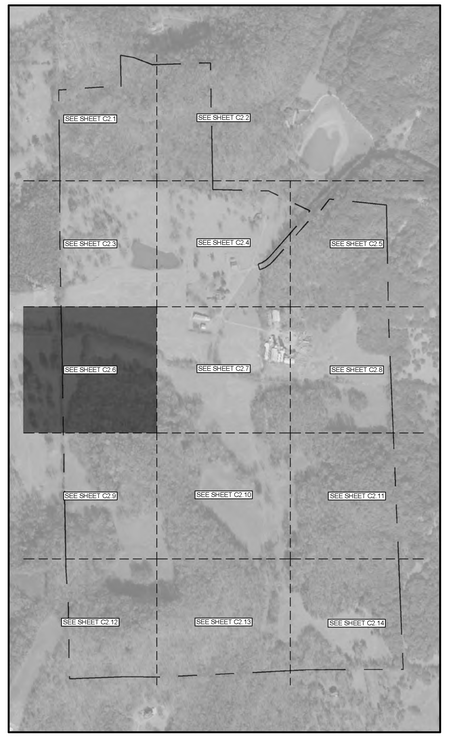
MATCHLINE SEE SHEET C2.6

MATCHLINE SEE SHEET C2.9

KEY

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- 30' RIPARIAN BUFFER ZONE 1
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- HHO
- 500' HHO BUFFER
- OPEN SPACE

*SEE REZONING REQUEST FOR JUSTIFICATION



N

0' 50' 100' 150'

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Franklin, Williamson County, Tennessee

JEFFREY A. ROSIAK REGISTERED LANDSCAPE ARCHITECT

Revision Date

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

DEVELOPMENT PLAN ENLARGEMENT

SHEET

C2.6

COF # 8704

MATCHLINE SEE SHEET C2.4
MATCHLINE SEE SHEET C2.7

ALFALFA AVENUE (MEWS ALLEY - 22' ROW)
WONWITHE DRIVE (MODIFIED LOCAL - 26' ROW)
WOODNOTE LANE (MODIFIED LOCAL - 26' ROW)
UNNAMED TRIBUTARY TO POLK CREEK
ONNLAND CIRCLE (MODIFIED LOCAL - 26' ROW)
FARREN WAY (MODIFIED LOCAL - 26' ROW)
SILO BEND LANE (MODIFIED LOCAL - 26' ROW)
POLK CREEK

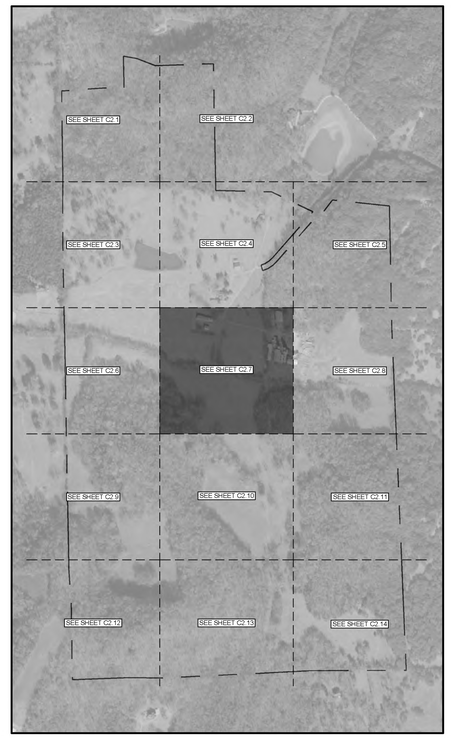
99 98 97 96 95 94 93 92 91 90 87 86 151 82 81 80 159 150 24 54 23 21 22 20 19 17 16 15

MATCHLINE SEE SHEET C2.6
MATCHLINE SEE SHEET C2.7
MATCHLINE SEE SHEET C2.8
MATCHLINE SEE SHEET C2.10

KEY

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- HHO
- 500' HHO BUFFER
- OPEN SPACE

*SEE REZONING REQUEST FOR JUSTIFICATION



N
0' 50' 100' 150'

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Franklin, Williamson County, Tennessee

JEFFREY A. ROSIAK REGISTERED LANDSCAPE ARCHITECT

Revision Date
△ _____
△ _____
△ _____
△ _____

DEVELOPMENT PLAN ENLARGEMENT
SHEET
C2.7
COF # 8704

MATCHLINE SEE SHEET C2.5

MATCHLINE SEE SHEET C2.8

ONNLAND CIRCLE (MODIFIED LOCAL - 26' ROW)

SILO BEND LANE (MODIFIED LOCAL - 26' ROW)

POLK CREEK

MATCHLINE SEE SHEET C2.7

MATCHLINE SEE SHEET C2.8

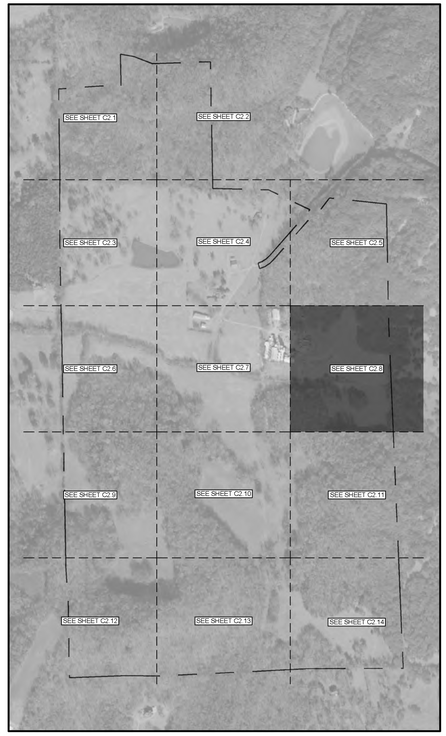
MATCHLINE SEE SHEET C2.8

MATCHLINE SEE SHEET C2.11

KEY

- PRESERVED TREE CANOPY
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0' 50' 100' 150'

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Franklin, Williamson County, Tennessee

JEFFREY A. ROSAK REGISTERED AGRICULTURE LANDSCAPE ARCHITECT 1325

Revision Date

DEVELOPMENT PLAN ENLARGEMENT

SHEET

C2.8

COF # 8704

MATCHLINE SEE SHEET C2.6

MATCHLINE SEE SHEET C2.9

152

MATCHLINE SEE SHEET C2.10

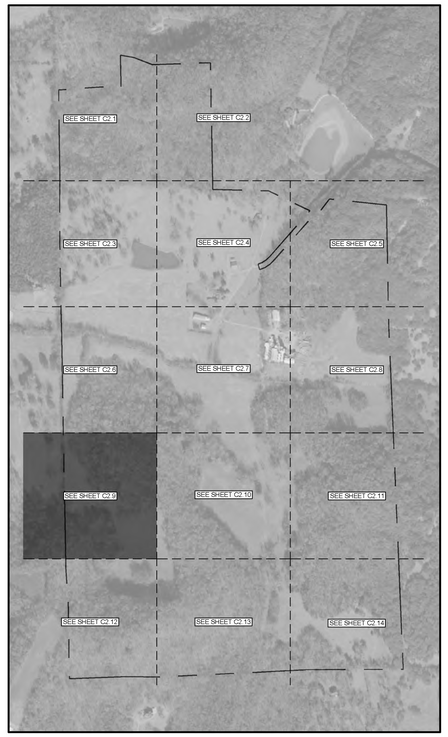
MATCHLINE SEE SHEET C2.9

MATCHLINE SEE SHEET C2.12

KEY

- PRESERVED TREE CANOPY
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- DETENTION POND
- LAKE
- PROPOSED HHO*
- PROPOSED 500' HHO BUFFER*
- HHO
- 500' HHO BUFFER
- OPEN SPACE

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N

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GAMBLE DESIGN COLLABORATIVE

DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

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DEVELOPMENT PLAN

Franklin, Williamson County, Tennessee

JEFFREY A. ROSIAK REGISTERED LANDSCAPE ARCHITECT TENNESSEE 1325

Revision Date

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

DEVELOPMENT PLAN ENLARGEMENT

SHEET

C2.9

COF # 8704

MATCHLINE SEE SHEET C2.7
MATCHLINE SEE SHEET C2.10

18

15

MATCHLINE SEE SHEET C2.9
MATCHLINE SEE SHEET C2.10

MATCHLINE SEE SHEET C2.10
MATCHLINE SEE SHEET C2.11

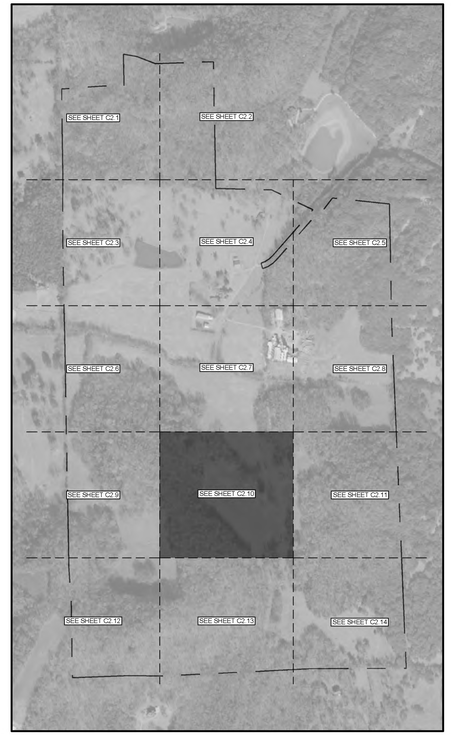
FARREN WAY (MODIFIED LOCAL - 24' ROW)

MATCHLINE SEE SHEET C2.10
MATCHLINE SEE SHEET C2.13

KEY

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- TREE PROTECTION FENCE
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- HHO
- 500' HHO BUFFER
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DEVELOPMENT PLAN
Franklin, Williamson County, Tennessee

JEFFREY A. ROSIAK
REGISTERED
AGRICULTURE
LANDSCAPE ARCHITECT
2025

Revision Date

DEVELOPMENT PLAN ENLARGEMENT

SHEET
C2.10

COF # 8704

MATCHLINE SEE SHEET C2.8

MATCHLINE SEE SHEET C2.11

MATCHLINE SEE SHEET C2.10

MATCHLINE SEE SHEET C2.11

153

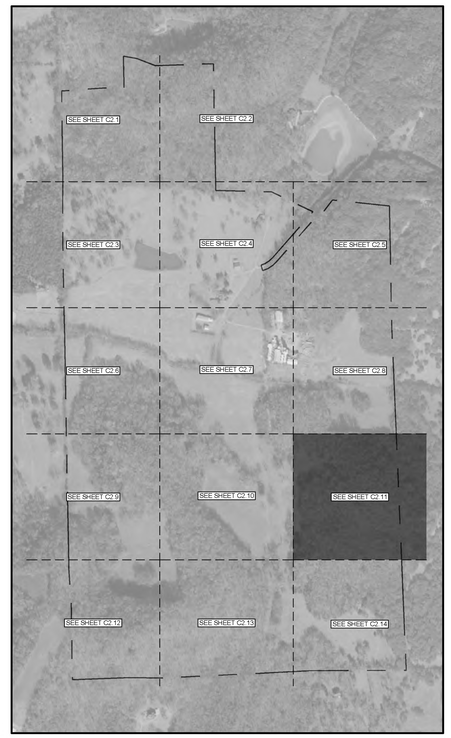
MATCHLINE SEE SHEET C2.11

MATCHLINE SEE SHEET C2.14

KEY

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GAMBLE DESIGN COLLABORATIVE

DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

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DEVELOPMENT PLAN

Franklin, Williamson County, Tennessee

JEFFREY A. ROSIAK REGISTERED AGRICULTURE LANDSCAPE ARCHITECT

Revision Date

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

DEVELOPMENT PLAN ENLARGEMENT

SHEET

C2.11

COF # 8704

MATCHLINE SEE SHEET C2.9

MATCHLINE SEE SHEET C2.12

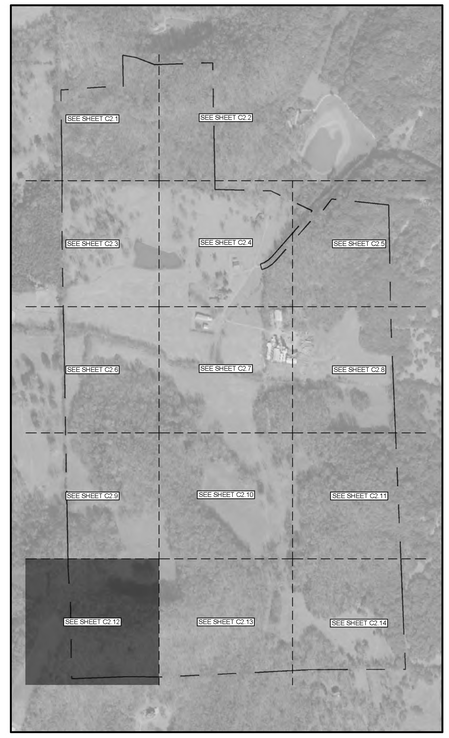
MATCHLINE SEE SHEET C2.12

MATCHLINE SEE SHEET C2.13

KEY

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DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

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DEVELOPMENT PLAN

Franklin, Williamson County, Tennessee

JEFFREY A. ROSIAK REGISTERED AGRICULTURE LANDSCAPE ARCHITECT

Revision Date

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

DEVELOPMENT PLAN ENLARGEMENT

SHEET

C2.12

COF # 8704

MATCHLINE SEE SHEET C2.10

MATCHLINE SEE SHEET C2.13

MATCHLINE SEE SHEET C2.12

MATCHLINE SEE SHEET C2.13

MATCHLINE SEE SHEET C2.13

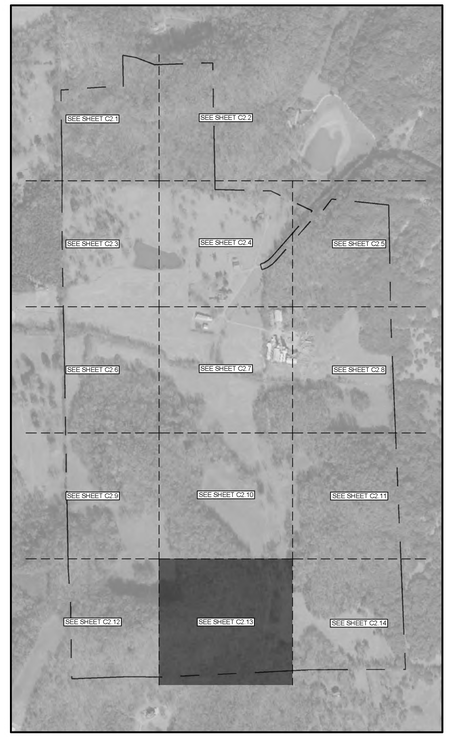
MATCHLINE SEE SHEET C2.14

7

KEY

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Franklin, Williamson County, Tennessee

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Revision Date

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- △ _____
- △ _____
- △ _____

DEVELOPMENT PLAN ENLARGEMENT

SHEET

C2.13

COF # 8704

MATCHLINE SEE SHEET C2.11

MATCHLINE SEE SHEET C2.14

MATCHLINE SEE SHEET C2.13

MATCHLINE SEE SHEET C2.14

FARREN WAY (MODIFIED LOCAL - 26' ROW)

FARREN WAY (

6

5

4

3

2

1

155

154

8

9

10

11

12

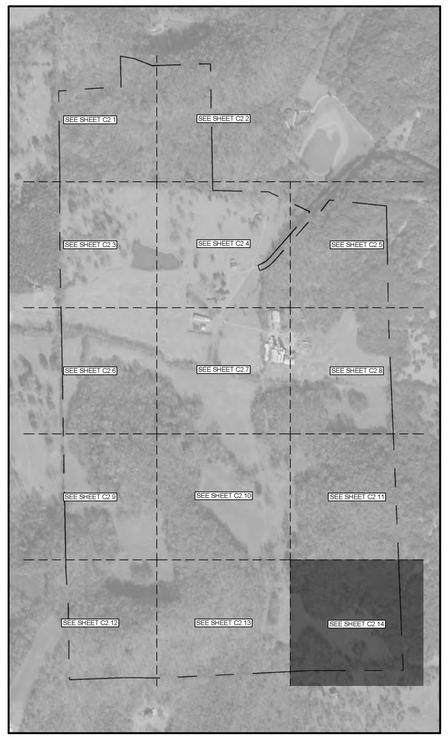
13

14

KEY

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DEVELOPMENT PLAN

Franklin, Williamson County, Tennessee

JEFFREY A. ROSIAK REGISTERED AGRICULTURE TENNESSEE LANDSCAPE ARCHITECT 000525

Revision Date

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

DEVELOPMENT PLAN ENLARGEMENT

SHEET

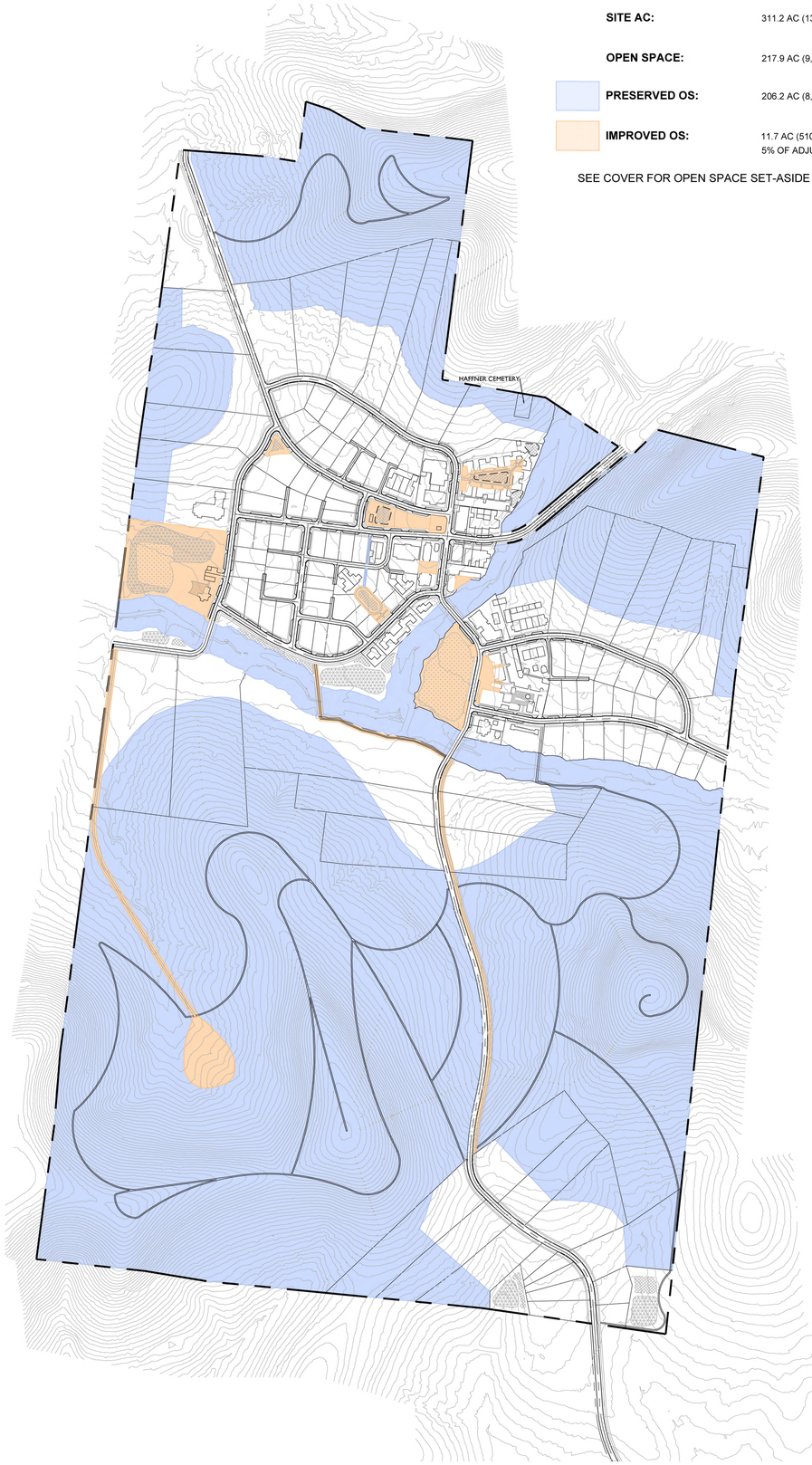
C2.14

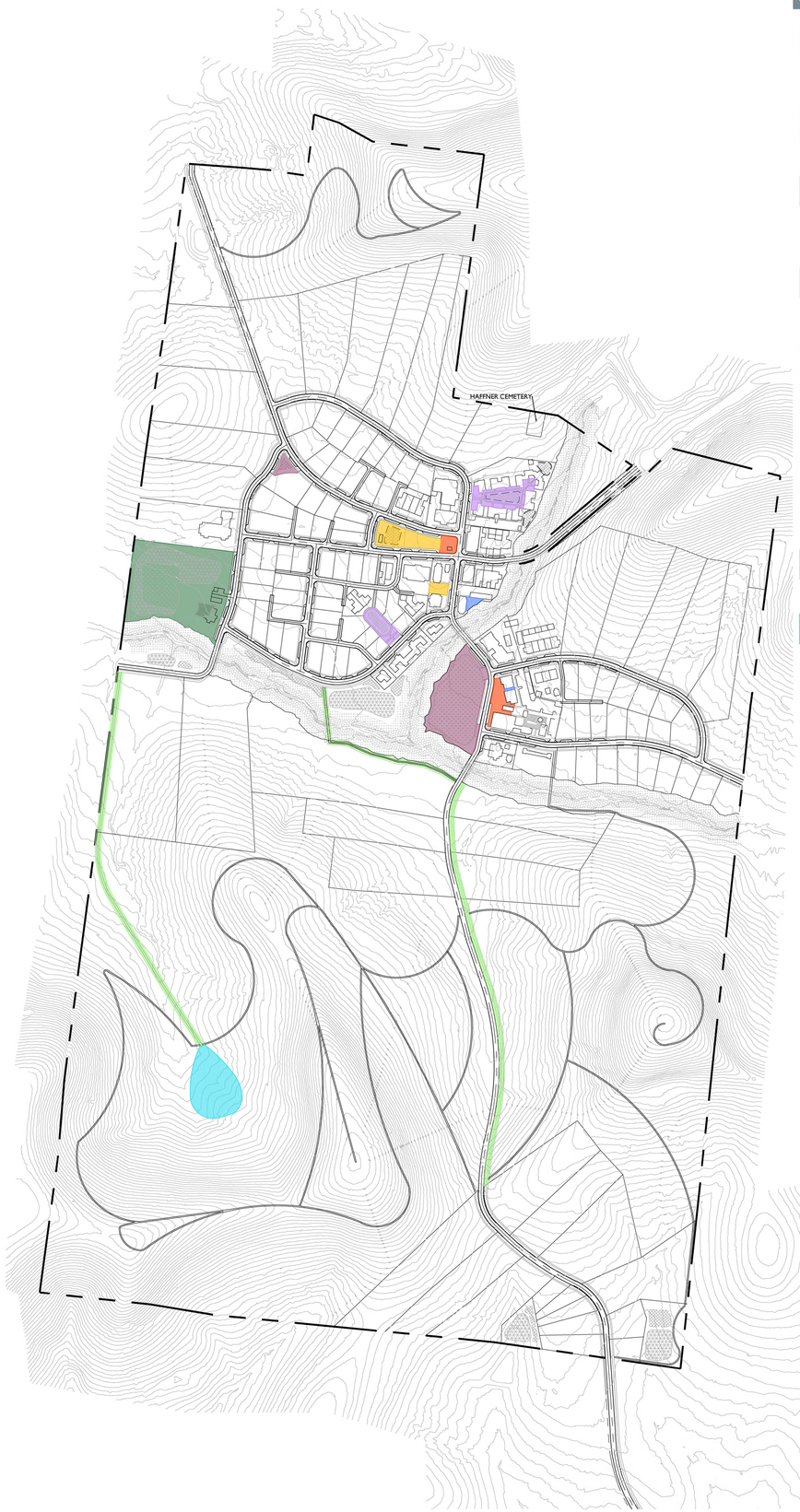
COF # 8704

OPEN SPACE

SITE AC:	311.2 AC (13,556,105 SF)
OPEN SPACE:	217.9 AC (9,489,372 SF; 70.0%)
PRESERVED OS:	206.2 AC (8,980,731 SF; 66.2%)
IMPROVED OS:	11.7 AC (510,194 SF; 3.8%; 5% OF ADJUSTED ACREAGE)

SEE COVER FOR OPEN SPACE SET-ASIDE REQUIREMENT





OPEN SPACE DESIGNATIONS

COURTYARD
- TRAILS
- BENCHES
- ENHANCED LANDSCAPE
- OPEN LAWN
- FIRE PIT / FOUNTAIN / SCULPTURE

SQUARE
- OPEN LAWN
- COMMUNITY BUILDING
- POST OFFICE

PLAZA
- HARDSCAPE SEATING / EVENT SPACE
- OPEN LAWN
- ENHANCED LANDSCAPE
- BENCHES
- GAZEBO / COMMUNITY BUILDING

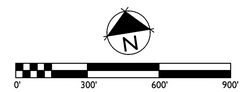
OUTDOOR DINING
- TABLES
- CHAIRS
- BENCHES
- PLANTERS

NEIGHBORHOOD AMENITY
- KIDS ZONE
- POOL
- FORMAL LAWN
- ENHANCED LANDSCAPE
- BENCHES
- RACKET SPORTS
- CLUBHOUSE

POCKET PACK
- TRAILS
- PEDESTRIAN BRIDGES
- BENCHES
- FIRE PIT / FOUNTAIN
- PONDS

GREENWAY
- TRAILS
- PEDESTRIAN BRIDGES
- BENCHES

NEIGHBORHOOD AMENITY / PASSIVE PARK
- PICNIC TABLES
- TREE HOUSE
- BENCHES
- LOW ROPES COURSE
- ZIP LINE
- GAGA BALL
- GARDEN SHED / TRELLIS / GATHERING SPACE
- NATURAL PLAY AREAS



GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE
BOYLE
Building community since 1933.
Kimley»Horn
DesignStudio
sdco PARTNERS
SHERIDAN PUBLIC RELATIONS LLC

HARLIN PUD SUBDIVISION
DEVELOPMENT PLAN
Franklin, Williamson County, Tennessee

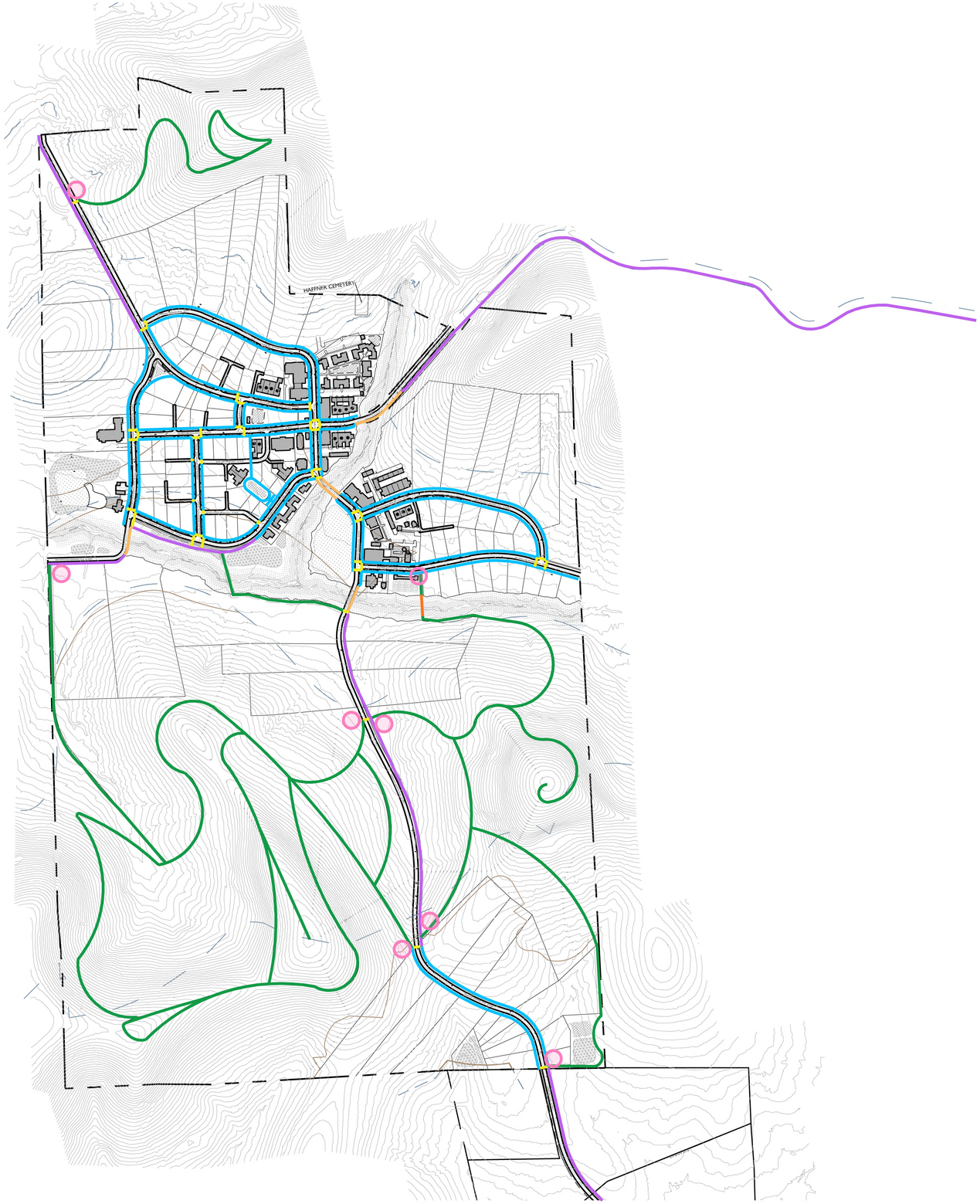


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OPEN SPACE BREAKDOWN

SHEET
C2.15

COF # 8704



KEY

- PROPOSED HHO
- PROPOSED 500' HHO BUFFER
- HHO
- 500' HHO BUFFER
- PRIVATE TRAIL, OPEN TO THE PUBLIC
- MULTI-USE PATH / RURAL PATH
- SIDEWALK
- CROSSWALK
- SHARED BRIDGE
- PEDESTRIAN BRIDGE
- TRAILHEAD

N

0' 300' 600' 900'

GAMBLE DESIGN COLLABORATIVE

DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

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DesignStudio

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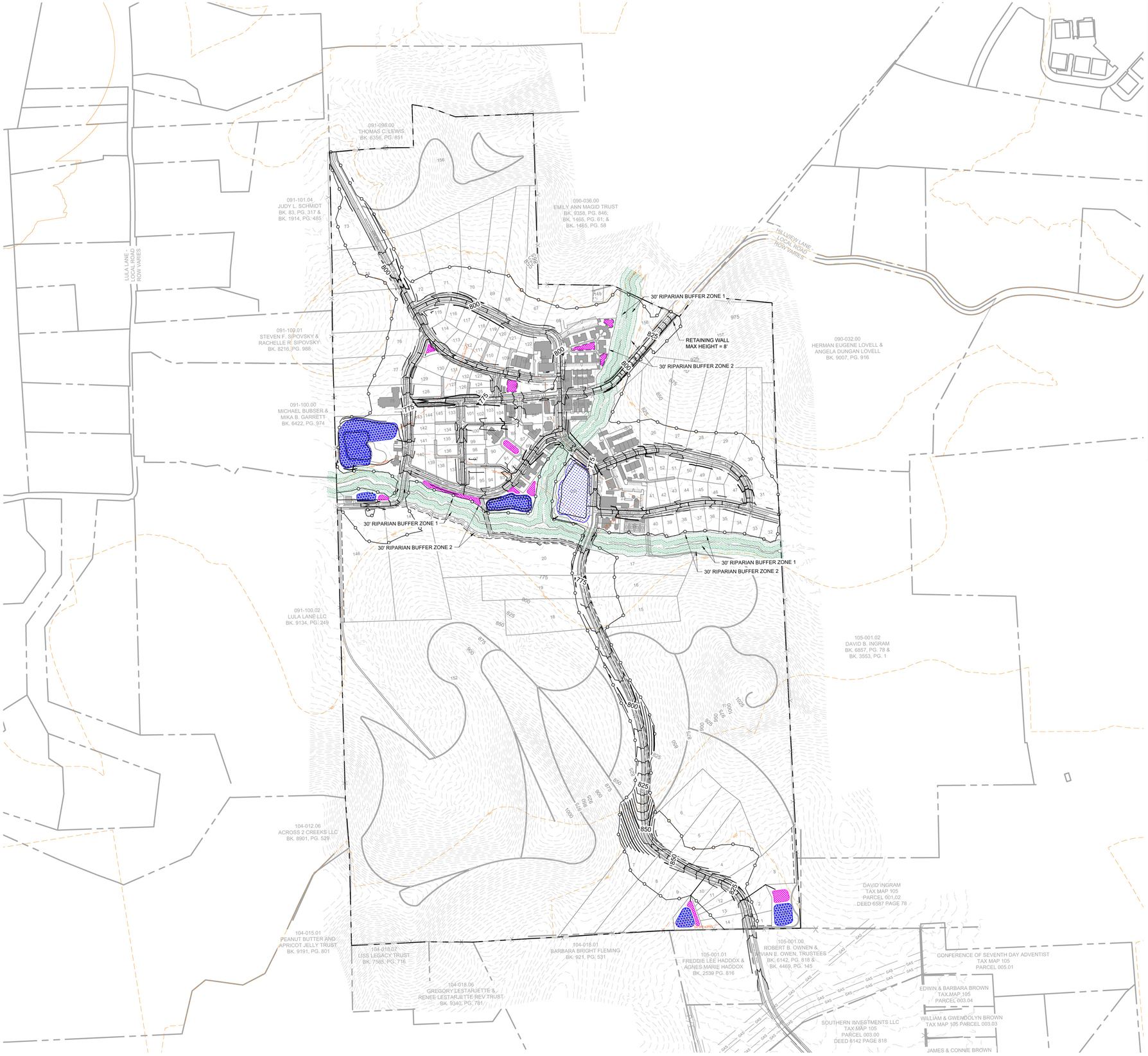
JEFFREY A. ROSIAK
REGISTERED
LANDSCAPE ARCHITECT
11525

Revision Date

PEDESTRIAN NETWORK

SHEET
C2.16

COF # 8704



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DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

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Kimley»Horn

DesignStudio

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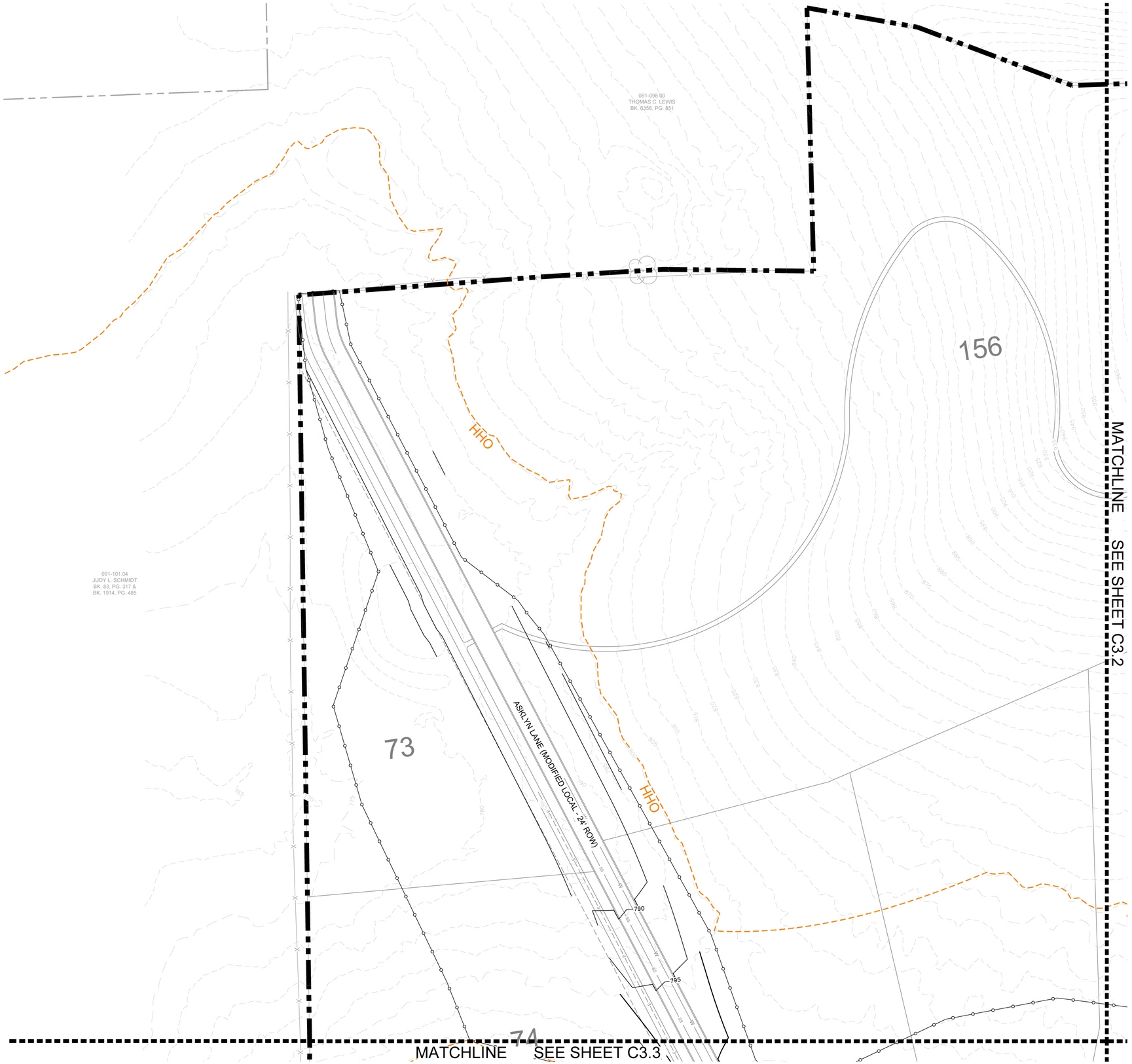
HARLIN PUD SUBDIVISION
DEVELOPMENT PLAN
Franklin, Williamson County, Tennessee

MARY McGOWAN REGISTERED ENGINEER STATE OF TENNESSEE 121320 AGRICULTURE 2025

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

OVERALL GRADING AND DRAINAGE PLAN

SHEET
C3.0
COF # 8704



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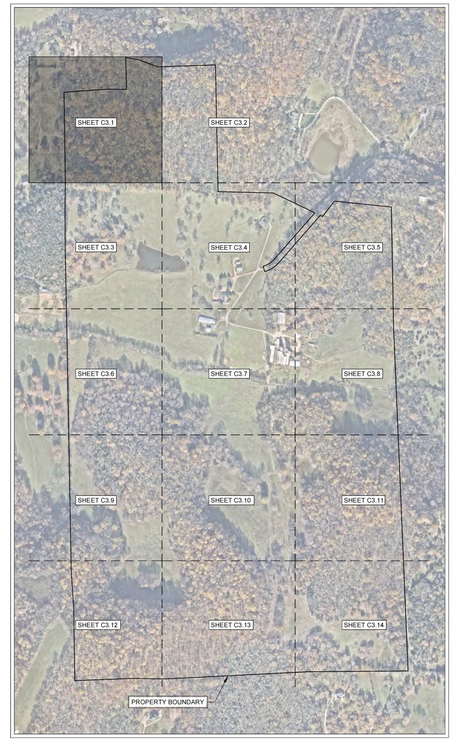
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N

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DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

BOYLE
Building community since 1933.

Kimley»Horn

DesignStudio

sdco PARTNERS

SHERIDAN PUBLIC RELATIONS LLC

HARLIN PUD SUBDIVISION
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Franklin, Williamson County, Tennessee

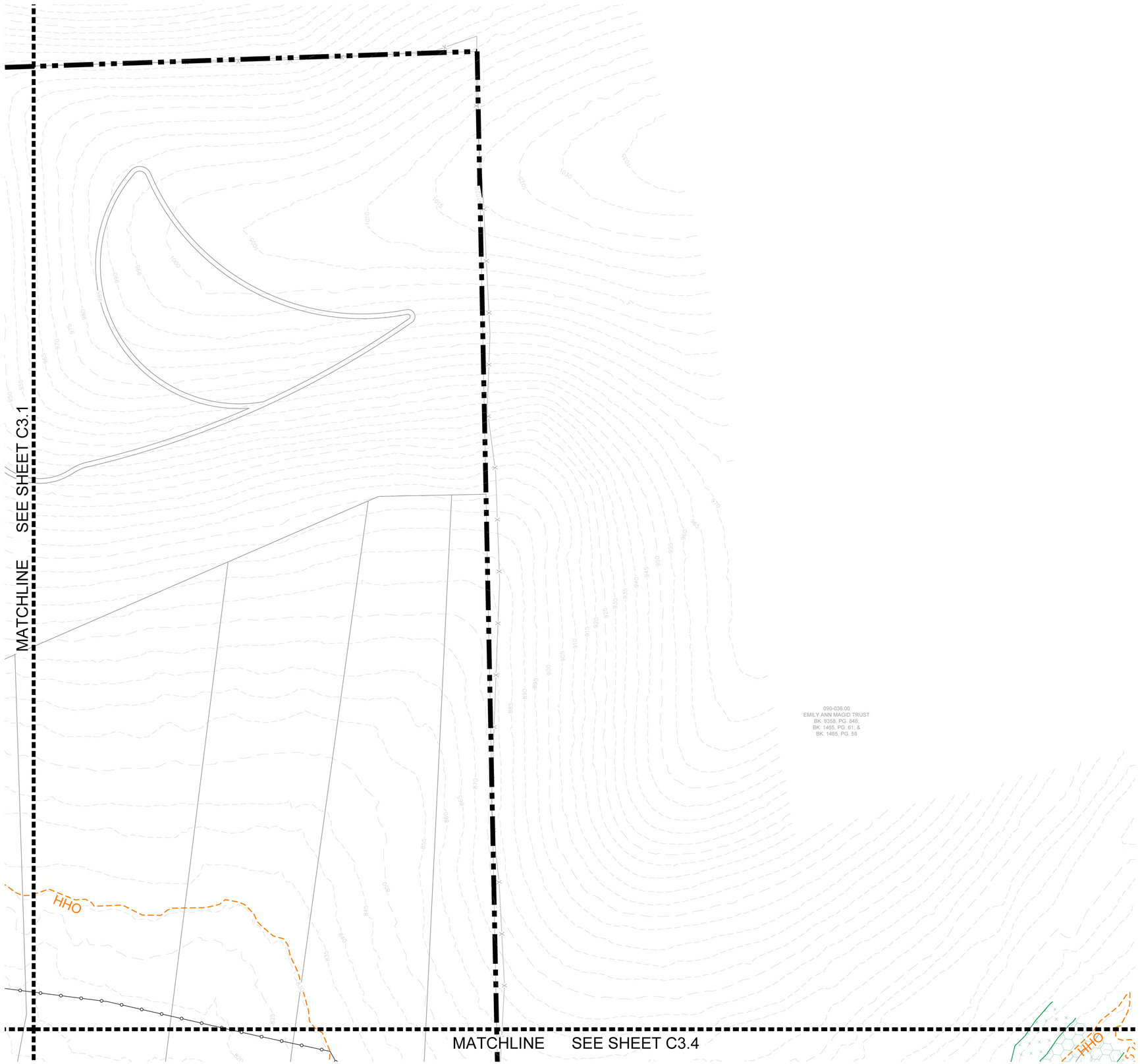
MARY McGOWAN — REGISTERED ENGINEER — AGRICULTURE — 126.121320 — STATE OF TENNESSEE — 2025

Revision Date
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- △ _____
- △ _____
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ENLARGED GRADING AND DRAINAGE PLAN

SHEET
C3.1

COF # 8704



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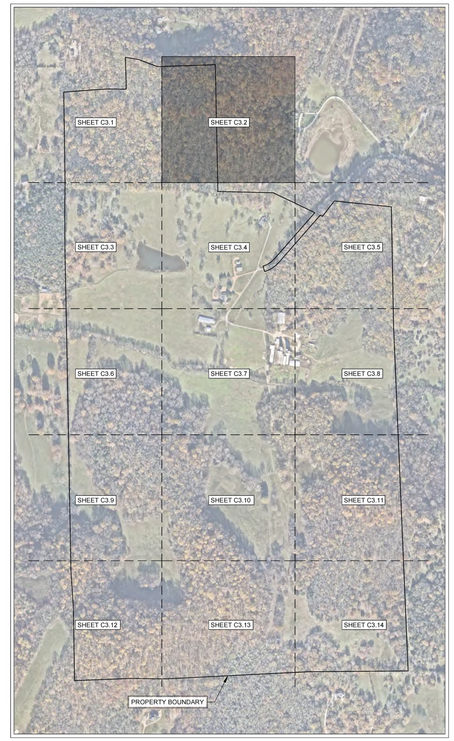
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H
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DesignStudio
sdco PARTNERS
SHERIDAN PUBLIC RELATIONS LLC

HARLIN PUD SUBDIVISION
DEVELOPMENT PLAN
Franklin, Williamson County, Tennessee



Revision Date

ENLARGED GRADING AND DRAINAGE PLAN

SHEET

C3.2

COF # 8704

MATCHLINE SEE SHEET C3.1

MATCHLINE SEE SHEET C3.4

MATCHLINE SEE SHEET C3.6

HHO

500' HHO BUFFER

091-100.01
STEVEN F. SIPOVSKY &
RACHELLE R. SIPOVSKY
BK. 8216, PG. 988

091-100.00
MICHAEL BUBSER &
MIKA B. GARRETT
BK. 6422, PG. 974

ASKLYN LANE (MODIFIED LOCAL - 26' ROW)

BRAITHWAITE BLVD (MODIFIED LOCAL - 26' ROW)

HILLVIEW LANE (MODIFIED LOCAL -

WONWITHE DRIVE (MODIFIED LOCAL - 26' ROW)

71 72 75 76 77 78 115 116 114 113 148 130 131 129 127 126 128 143 144 145 133 142 134 141 135

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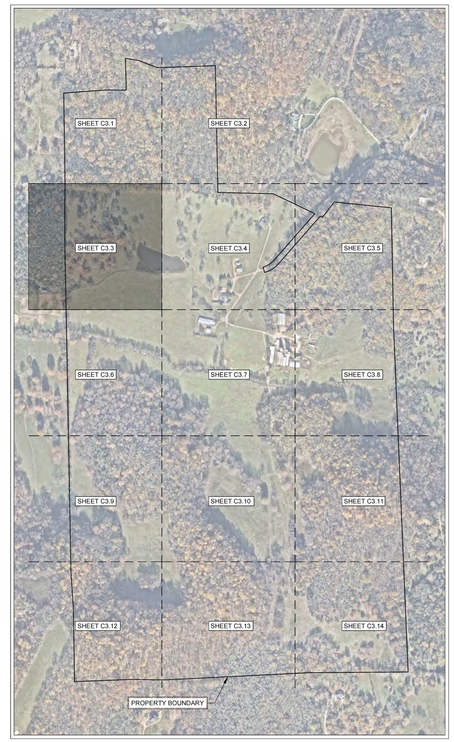
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HARLIN PUD SUBDIVISION
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Franklin, Williamson County, Tennessee

MARY McGOWAN REGISTERED ENGINEER STATE OF TENNESSEE 121320 2025

Revision Date
△ _____
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△ _____
△ _____

ENLARGED GRADING AND DRAINAGE PLAN

SHEET
C3.3

COF # 8704

MATCHLINE SEE SHEET C3.2

MATCHLINE SEE SHEET C3.3

MATCHLINE SEE SHEET C3.5

MATCHLINE SEE SHEET C3.7

FARREN WAY (MODIFIED LOCAL - 26' ROW)

ASKLYN LANE (MODIFIED LOCAL - 26' ROW)

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WILLETH DRIVE (MODIFIED LOCAL - 26' ROW)

BRAE LANE (MEWS ALLEY - 22' ROW)

HAFFNER CEMETARY

GREEN INFRASTRUCTURE EASEMENT

HHO

HHO BUFFER

UNNAMED TRIBUTARY TO POLK CREEK

EXISTING STREAM CROSSING

PROPERTY BOUNDARY

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SITE AREA TABLE

TOTAL SITE AREA =	+/-311 ACRES
TOTAL IMPERVIOUS AREA =	+/- 56 ACRES

STORMWATER NARRATIVE

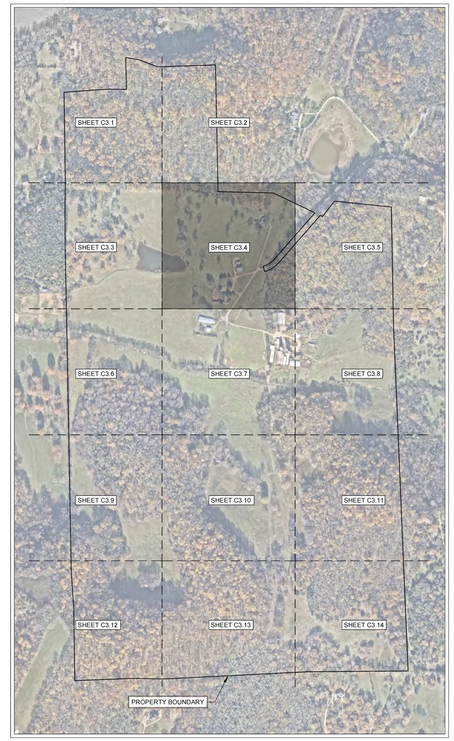
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0' 50' 100' 150'

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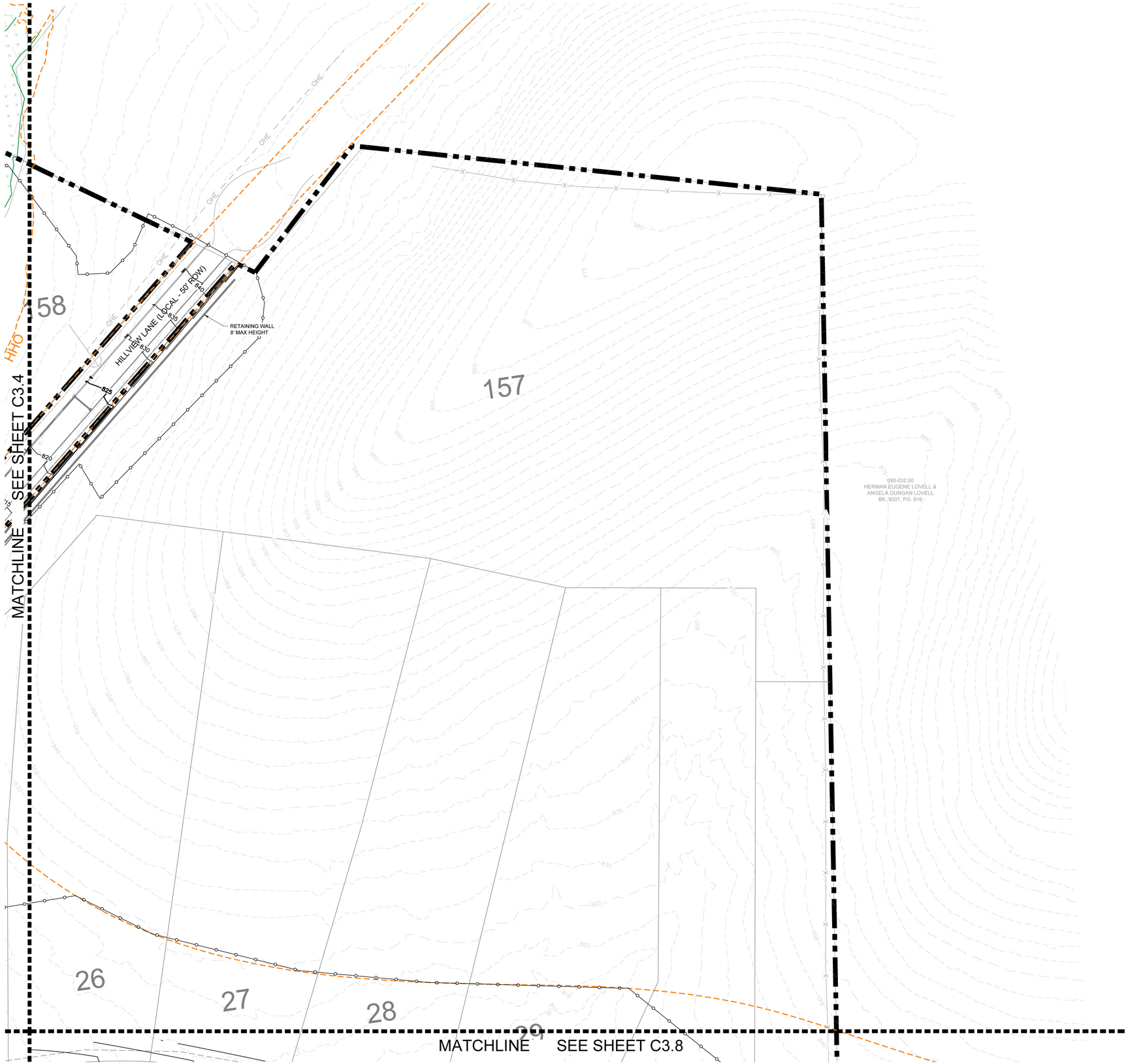
MARY McGOWAN REGISTERED ENGINEER AGRICULTURE TENNESSEE 121320 STATE OF TENNESSEE 2025

Revision Date

ENLARGED GRADING AND DRAINAGE PLAN

SHEET
C3.4

COF # 8704



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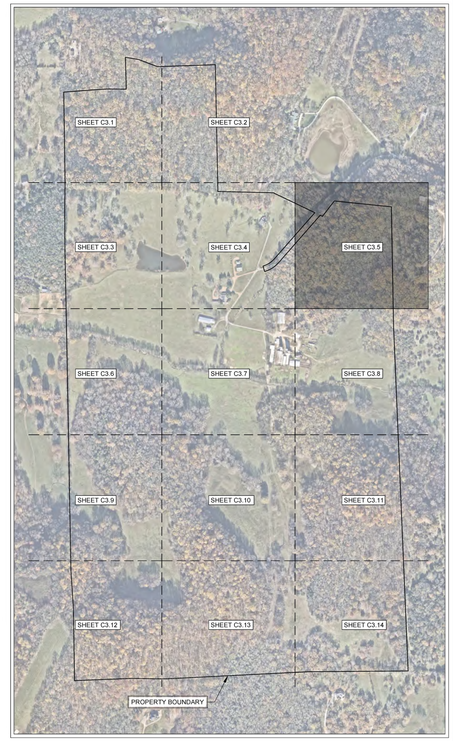
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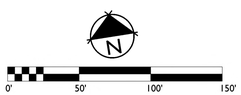
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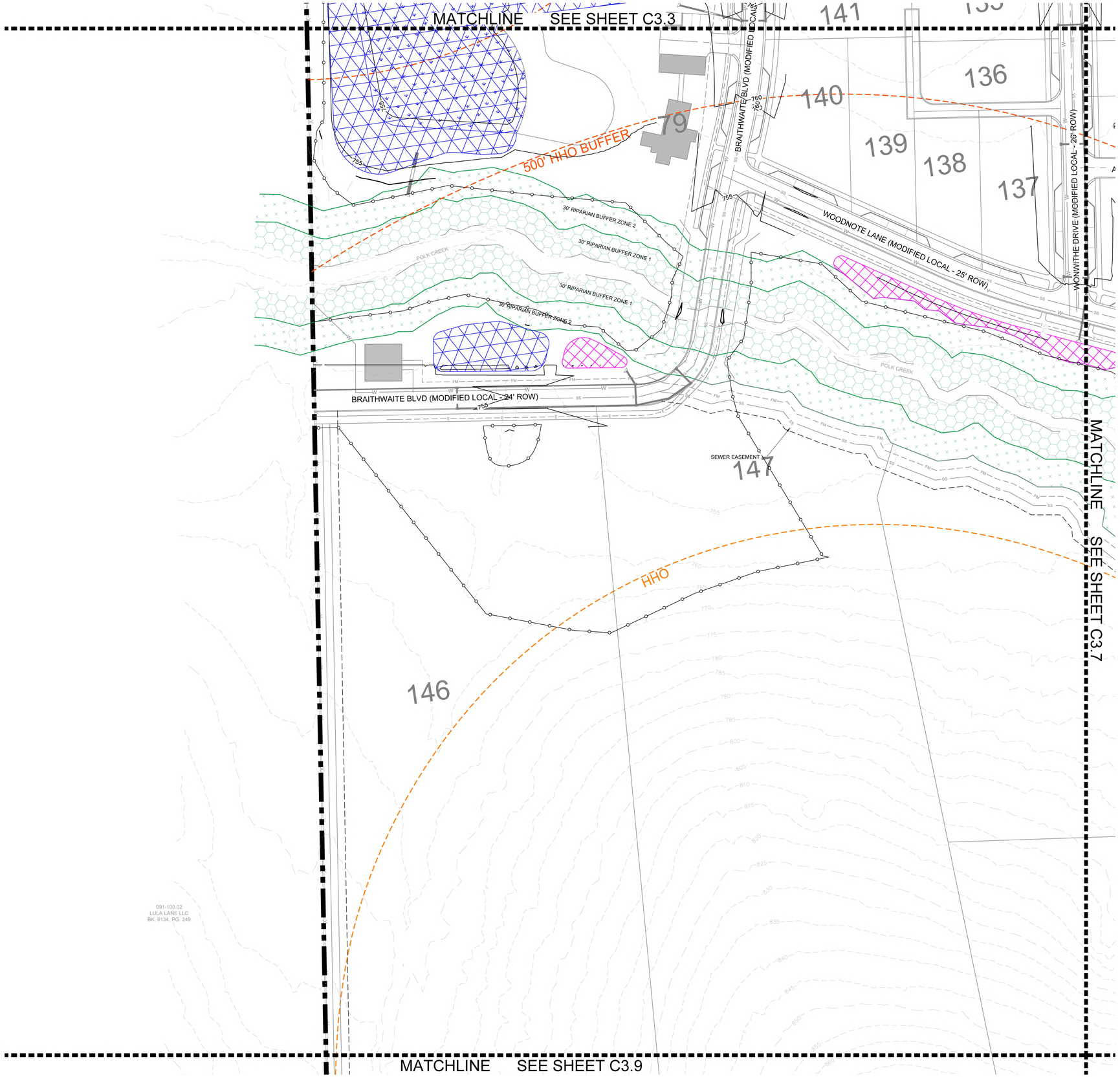
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ENLARGED GRADING AND DRAINAGE PLAN

SHEET

C3.5

COF # 8704



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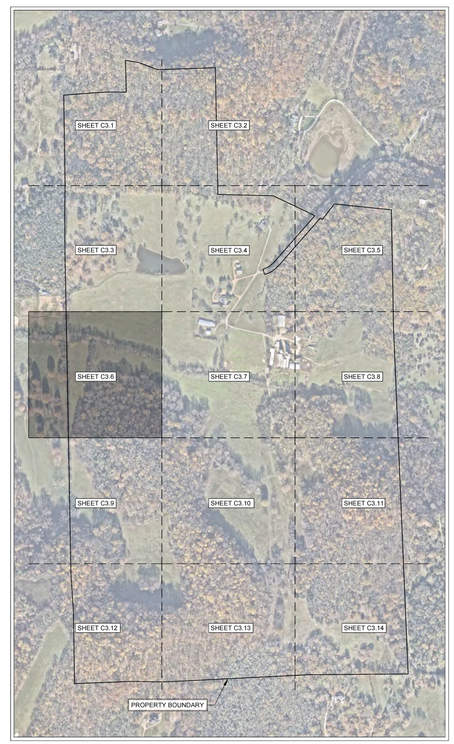
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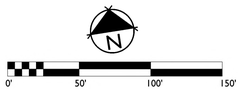
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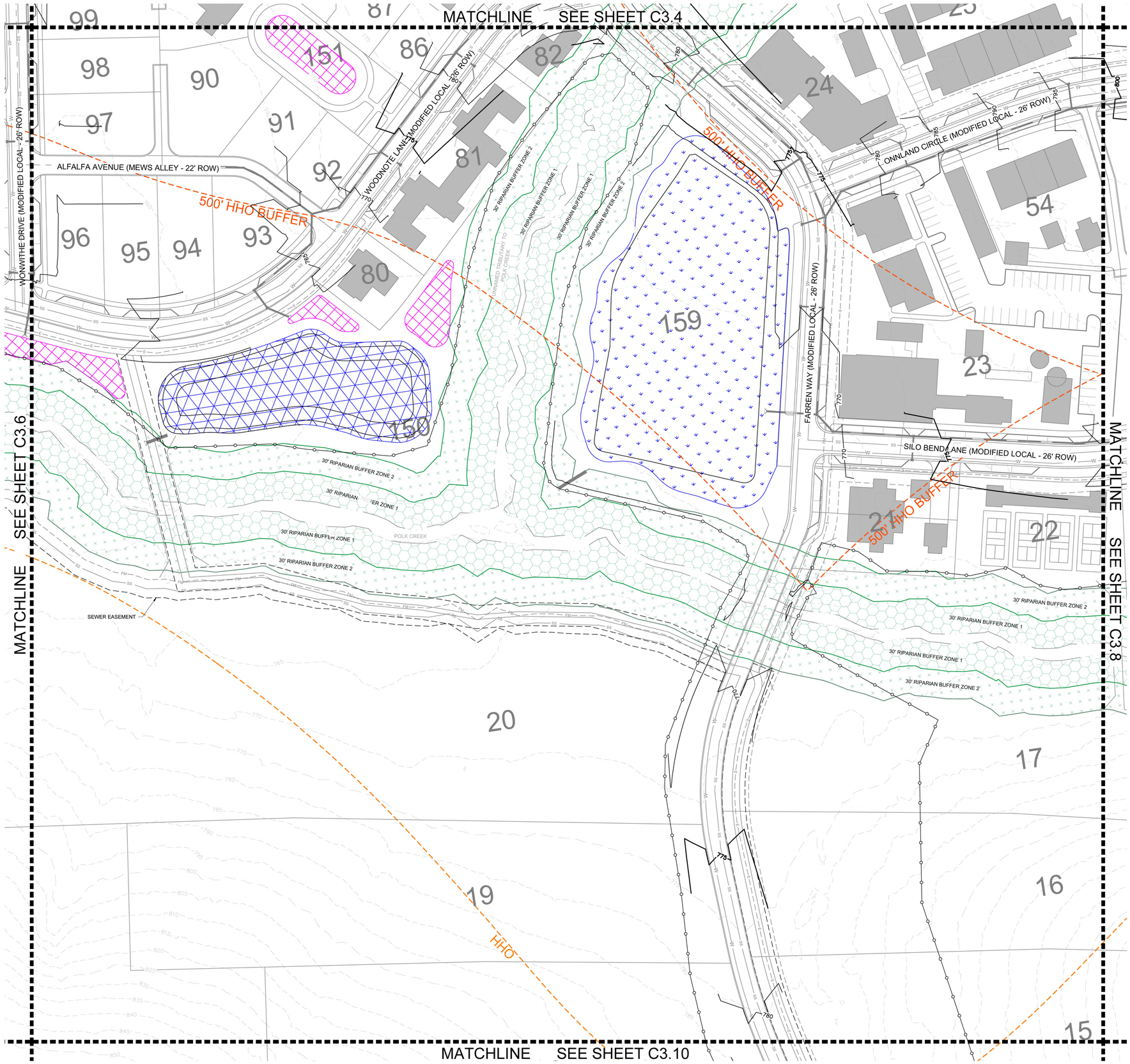
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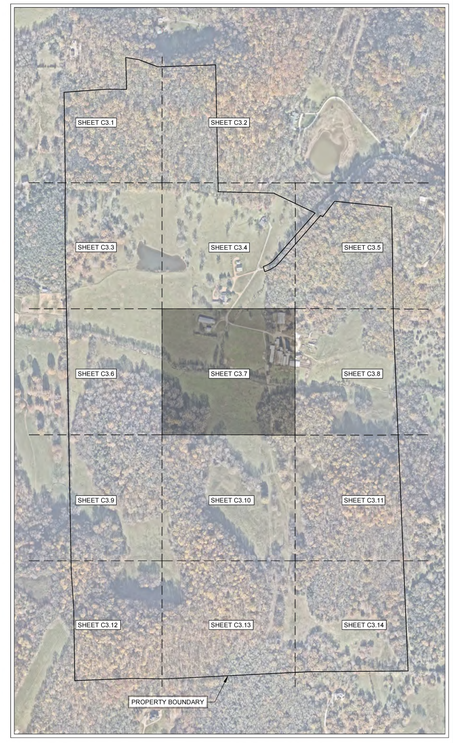
MARY McGOWAN REGISTERED ENGINEER STATE OF TENNESSEE 121320 2025

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ENLARGED GRADING AND DRAINAGE PLAN

SHEET
C3.6
COF # 8704





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ENLARGED GRADING AND DRAINAGE PLAN

SHEET
C3.7
COF # 8704

MATCHLINE SEE SHEET C3.5

MATCHLINE SEE SHEET C3.7

MATCHLINE SEE SHEET C3.11

ONNLAND CIRCLE (MODIFIED LOCAL - 26' ROW)

SILO BEND LANE (MODIFIED LOCAL - 26' ROW)

POLK CREEK

30' RIPARIAN BUFFER ZONE 2

30' RIPARIAN BUFFER ZONE 1

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HHO

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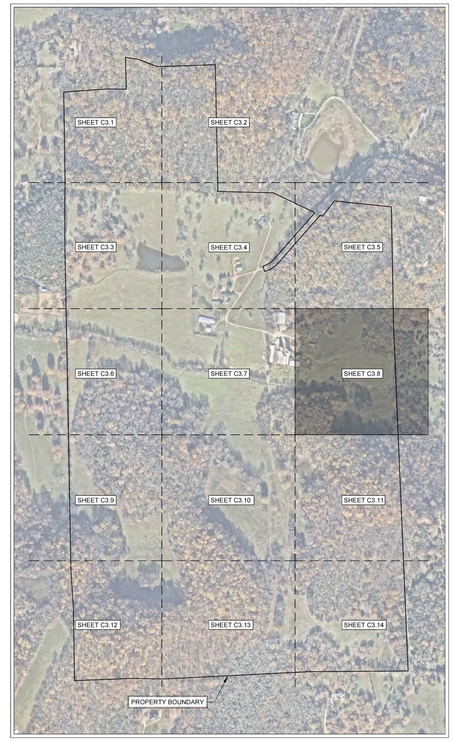
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GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

BOYLE
Building community since 1933.

Kimley»Horn

DesignStudio

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SHERIDAN PUBLIC RELATIONS LLC

HARLIN PUD SUBDIVISION
DEVELOPMENT PLAN
Franklin, Williamson County, Tennessee

MARY McGOWAN REGISTERED ENGINEER AGRICULTURE & ENVIRONMENT No. 121320 STATE OF TENNESSEE 2025

Revision Date

ENLARGED GRADING AND DRAINAGE PLAN

SHEET

C3.8

COF # 8704

MATCHLINE SEE SHEET C3.6

MATCHLINE SEE SHEET C3.10

MATCHLINE SEE SHEET C3.12

HHO

152

COF GRADING & DRAINAGE GENERAL NOTES

1. GRADING PERMIT IS REQUIRED FOR ANY PROJECT DISTURBING MORE THAN 10,000 SF, ADDING MORE THAN 5,000 SF OF IMPERVIOUS SURFACE OR FOR ANY SITE GRADING REQUIRING STOCKPILING OF MATERIAL.
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LEGEND

- WATER QUALITY
- DRY DETENTION
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- RIPARIAN ZONE 1 BUFFER
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SITE AREA TABLE

TOTAL SITE AREA =	+/-311 ACRES
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STORMWATER NARRATIVE

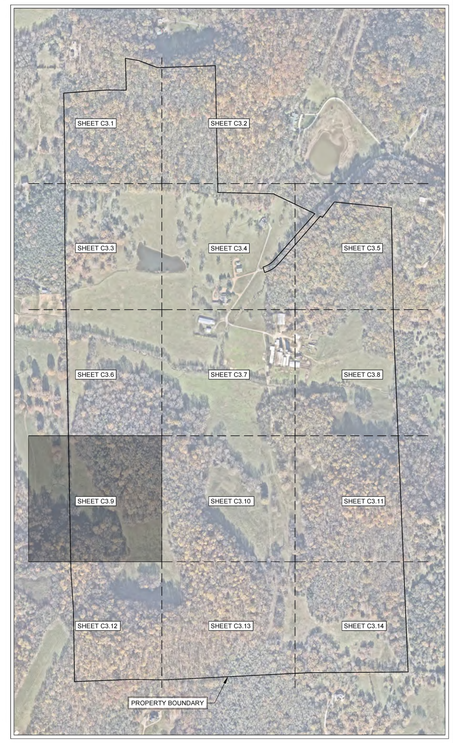
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Franklin, Williamson County, Tennessee

MARY McGOWAN REGISTERED ENGINEER STATE OF TENNESSEE 2025

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ENLARGED GRADING AND DRAINAGE PLAN

SHEET
C3.9
COF # 8704

MATCHLINE SEE SHEET C3.7

MATCHLINE SEE SHEET C3.9

MATCHLINE SEE SHEET C3.11

MATCHLINE SEE SHEET C3.13

18

15

FARREN WAY (MODIFIED LOCAL - 24' ROW)

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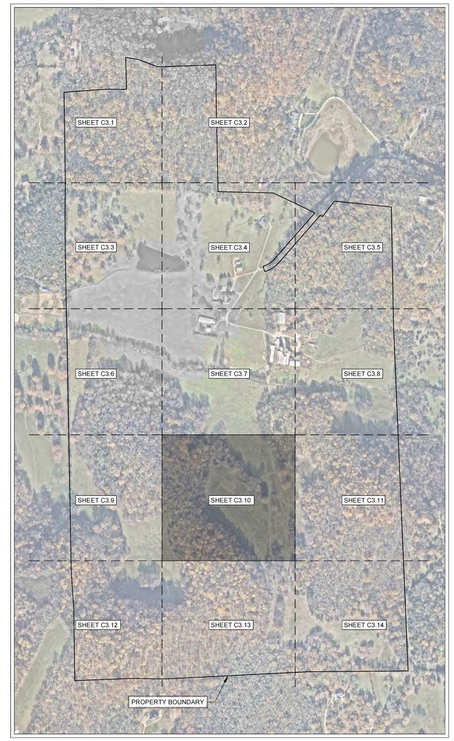
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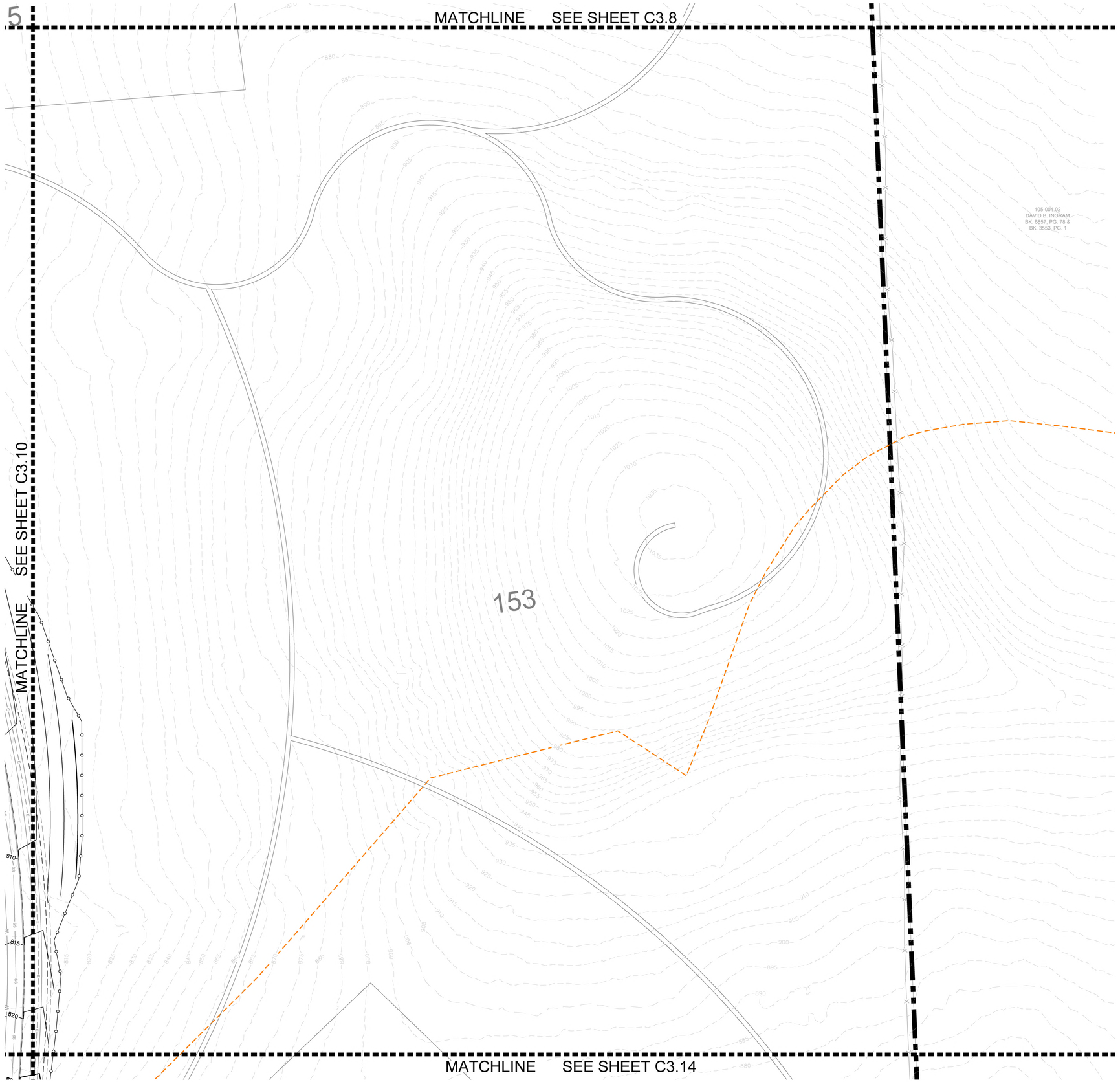
HARLIN PUD SUBDIVISION
DEVELOPMENT PLAN
Franklin, Williamson County, Tennessee

MARY McGOWAN WAITE
REGISTERED ENGINEER
STATE OF TENNESSEE
2025

Revision Date

ENLARGED GRADING AND DRAINAGE PLAN

SHEET
C3.10
COF # 8704



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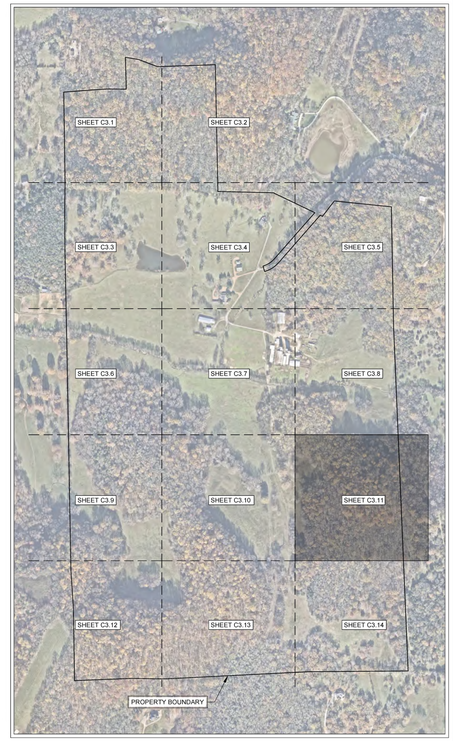
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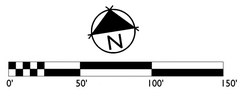
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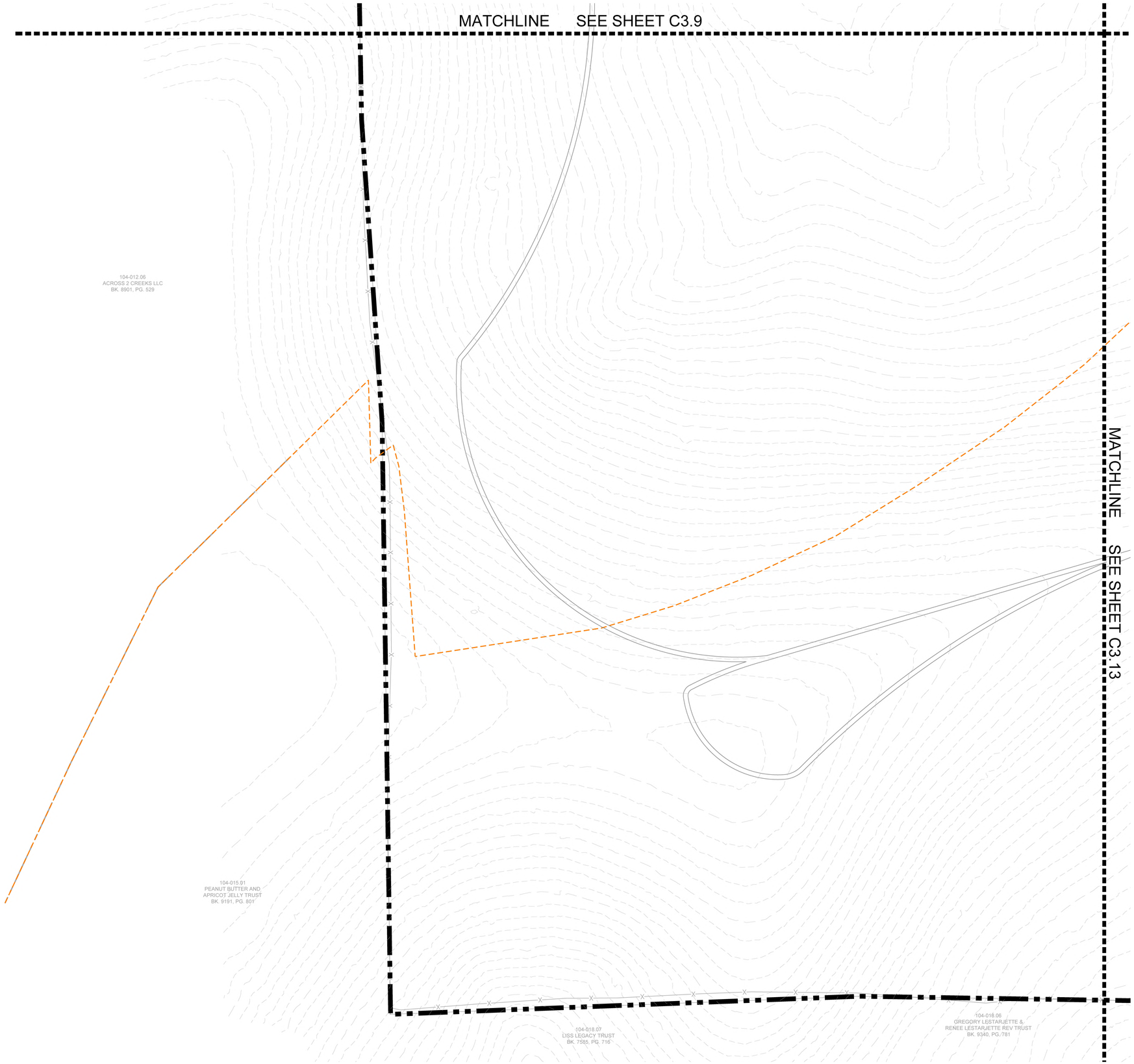
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ENLARGED GRADING AND DRAINAGE PLAN

SHEET
C3.11

COF # 8704



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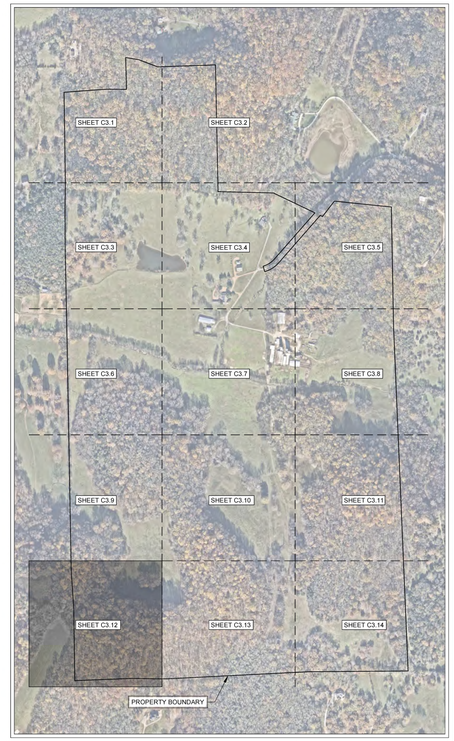
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HHO

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830

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BARBARA BRIGHT FLEMING
BK. 921, PG. 531

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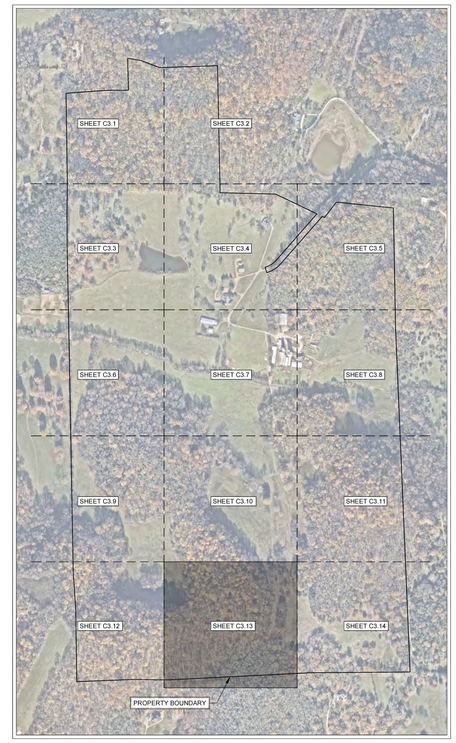
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THERE WILL BE APPROXIMATELY 56 ACRES OF IMPERVIOUS AREA ADDED ON SITE.

STORMWATER WILL BE DETAINED IN ABOVE GROUND DETENTION PONDS SUCH THAT RUNOFF IN THE POST-DEVELOPMENT CONDITION WILL NOT EXCEED RUNOFF IN THE PRE-DEVELOPMENT CONDITION.



N

0' 50' 100' 150'

GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

BOYLE
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Kimley»Horn

DesignStudio

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SHERIDAN PUBLIC RELATIONS LLC

HARLIN PUD SUBDIVISION
DEVELOPMENT PLAN
Franklin, Williamson County, Tennessee

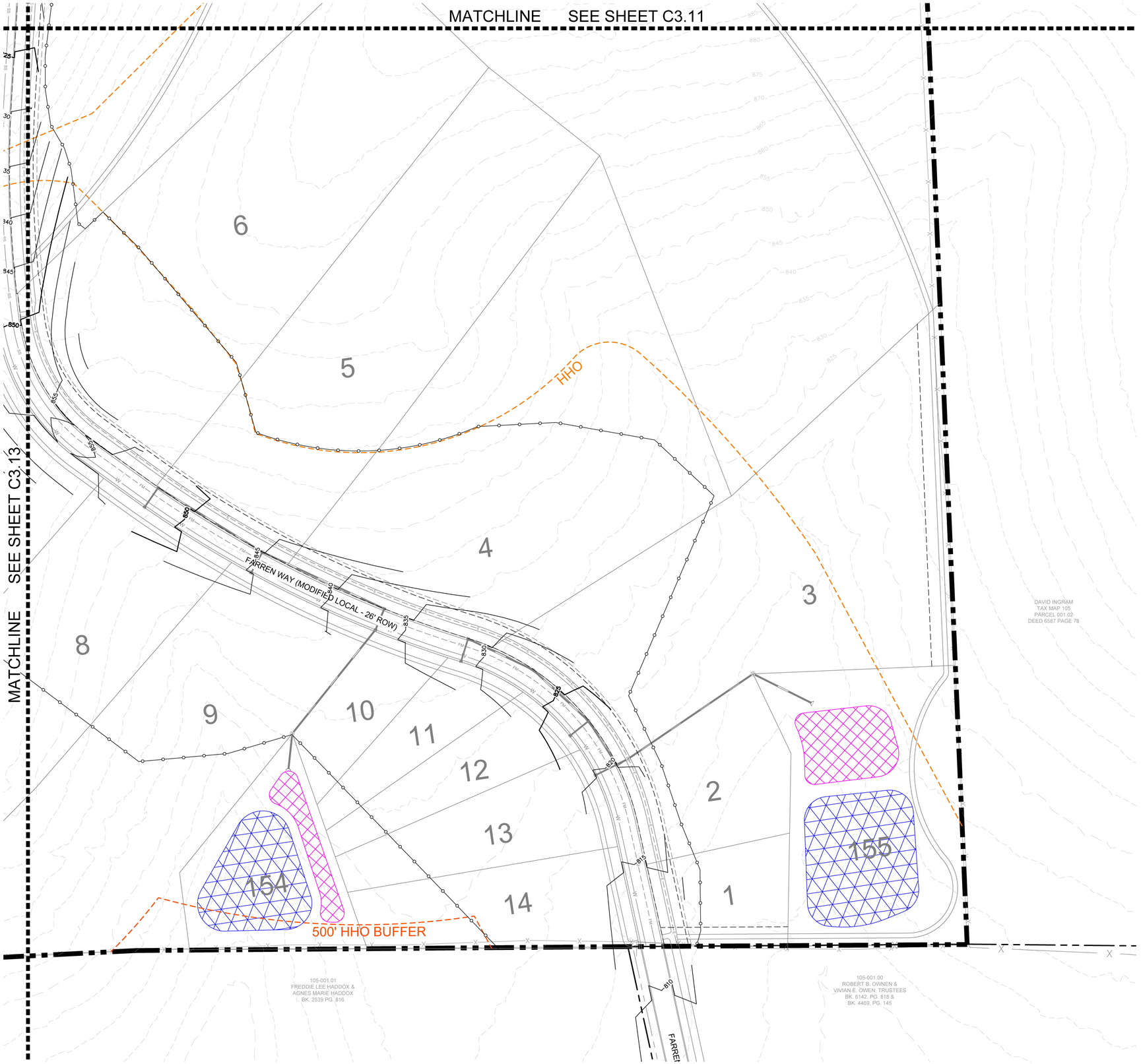
MARY McGOWAN REGISTERED ENGINEER IN AGRICULTURE No. 121320 STATE OF TENNESSEE 2025

Revision Date

ENLARGED GRADING AND DRAINAGE PLAN

SHEET
C3.13

COF # 8704



COF GRADING & DRAINAGE GENERAL NOTES

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

LEGEND

- WATER QUALITY
- DRY DETENTION
- WET DETENTION
- RIPARIAN ZONE 1 BUFFER
- RIPARIAN ZONE 2 BUFFER
- HHO
- 500' HHO BUFFER
- TREE PROTECTION FENCE

RIPARIAN BUFFER NOTE

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

SITE AREA TABLE

TOTAL SITE AREA =	+/-311 ACRES
TOTAL IMPERVIOUS AREA =	+/- 56 ACRES

STORMWATER NARRATIVE

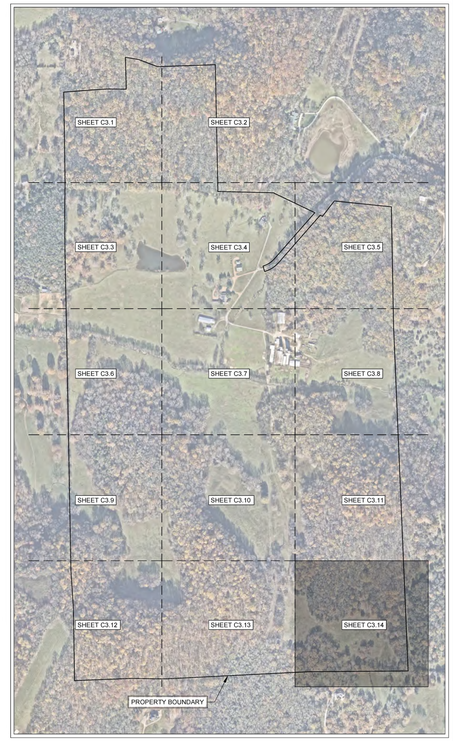
ON-SITE STORMWATER WILL BE DIRECTED AWAY FROM PROPOSED BUILDINGS. FLOW WILL BE DIRECTED TOWARDS THE PROPOSED BIORETENTION AREAS VIA SHEET FLOW OR CONVEYANCE PIPES. BIORETENTION AREAS WILL PROVIDE INFILTRATION AND TREATMENT FOR THE FIRST INCH OF THE RAINFALL FOR MINIMUM 95% OF THE ON-SITE IMPERVIOUS AREA. FROM THE BIORETENTION AREAS, FLOW WILL DISCHARGE INTO THE PROPOSED DETENTION POND AREAS. SITE STORMWATER IS DESIGNED TO EITHER MEET OR REDUCE PRE-DEVELOPMENT FLOW RATES.

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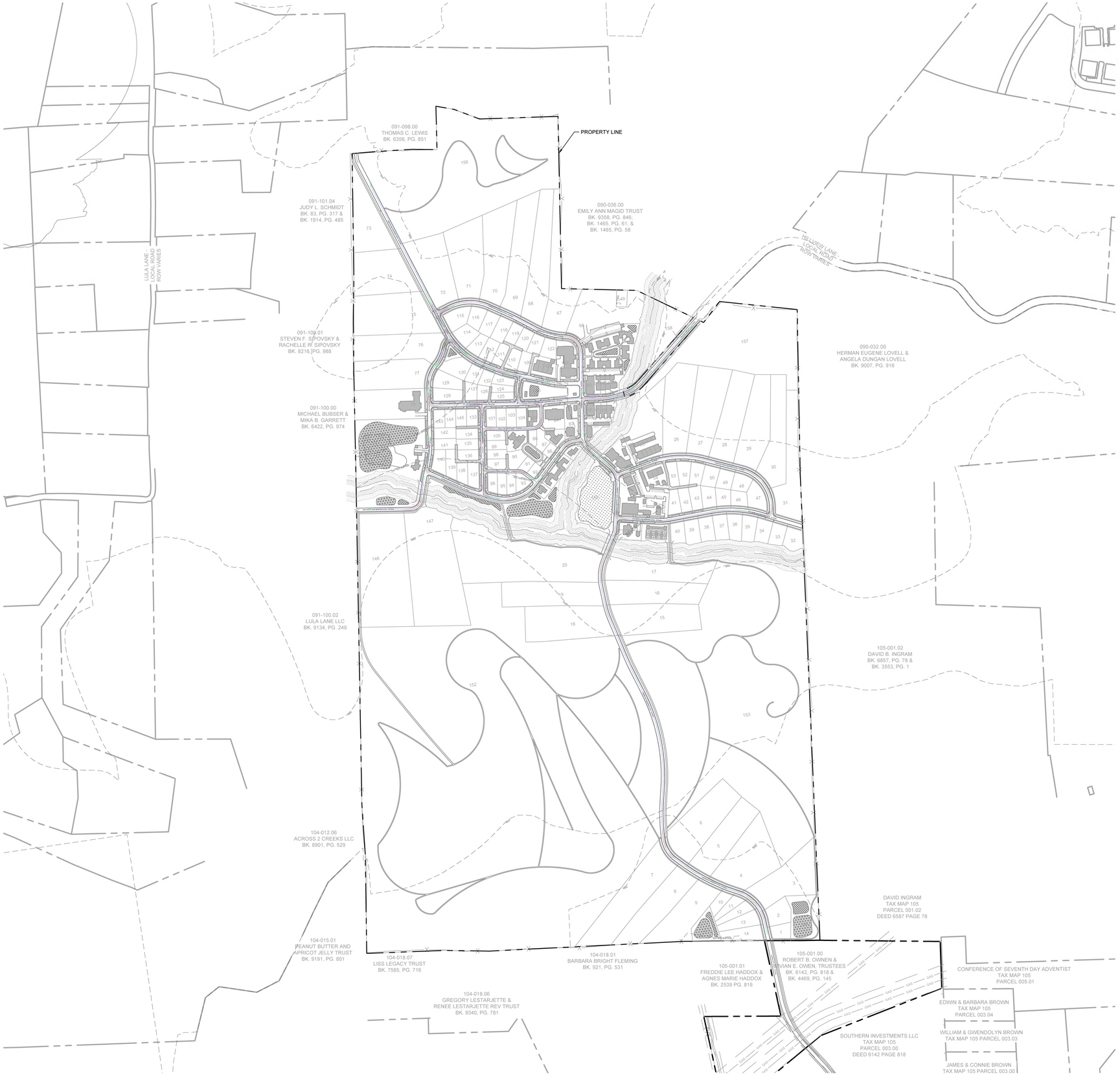
HARLIN PUD SUBDIVISION
DEVELOPMENT PLAN
Franklin, Williamson County, Tennessee

MARY McGOWAN
REGISTERED ENGINEER
AGRICULTURE
DESIGN
No. 121320
STATE OF TENNESSEE
2025

Revision Date

ENLARGED GRADING AND DRAINAGE PLAN

SHEET
C3.14
COF # 8704

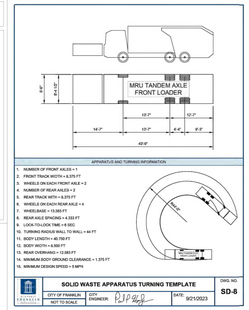


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7. THERMOPLASTIC PAVEMENT MARKINGS SHOULD BE USED ON ALL PUBLIC AND PRIVATE CITY STREET PROJECTS. THERMOPLASTIC TRAFFIC STRIPING AND PAVEMENT MARKINGS SHALL CONFORM TO SECTION 716.03 "THERMOPLASTIC PAVEMENT MARKINGS", OF THE TENNESSEE DEPARTMENT OF TRANSPORTATION SPECIFICATIONS (TDOT), AND TO THE CITY OF FRANKLIN TRANSPORTATION & STREET TECHNICAL STANDARDS.
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LEGEND

- WATER QUALITY
- DETENTION
- EXTENDED DETENTION
- RIPARIAN ZONE 1 BUFFER
- RIPARIAN ZONE 2 BUFFER
- HHO
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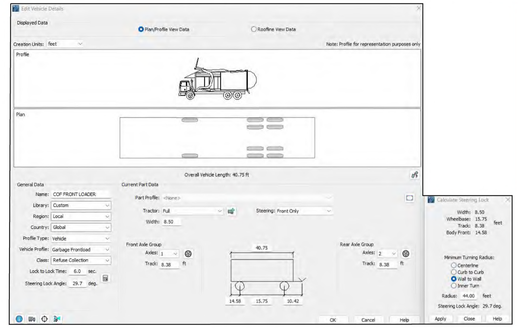


STATEMENT OF IMPACTS

THE TRAFFIC IMPACT STUDY INDICATES THAT OFF-SITE ROADWAY IMPROVEMENTS ALONG LEWISBURG PIKE WILL BE REQUIRED BASED ON THE PROJECTED TRIPS.

VEHICLE LEGEND

- VEHICLE FENDER PATH
- VEHICLE FRONT WHEEL PATH
- VEHICLE REAR WHEEL PATH



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HARLIN PUD SUBDIVISION
DEVELOPMENT PLAN
Franklin, Williamson County, Tennessee



Revision Date

OVERALL TRASH ROW AND ACCESS PLAN

SHEET

C4.0

COF # 8704

091-098.00
THOMAS C. LEWIS
BK. 6356, PG. 851

091-101.04
JUDY L. SCHMIDT
BK. 83, PG. 317 &
BK. 1914, PG. 485

156

73

74

HHO

HHO

HHO

ASHLYN LANE (MODIFIED LOCAL - 24' ROW)

MATCHLINE SEE SHEET C4.3

ROW & ACCESS GENERAL NOTES

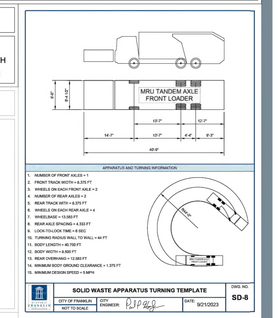
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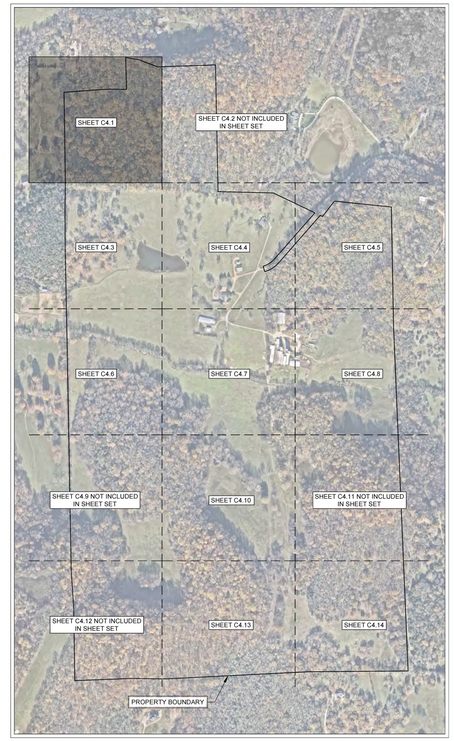
VEHICLE LEGEND

- VEHICLE FENDER PATH
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- VEHICLE REAR WHEEL PATH

LEGEND

- WATER QUALITY
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0' 50' 100' 150'

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HARLIN PUD SUBDIVISION
DEVELOPMENT PLAN
Franklin, Williamson County, Tennessee

MARY McGOWAN
LICENSED ENGINEER
AGRICULTURE
121325
STATE OF TENNESSEE
9/21/2025

Revision Date

ENLARGED TRASH ROW AND ACCESS PLAN

SHEET
C4.1

COF # 8704

MATCHLINE SEE SHEET C4.1

MATCHLINE SEE SHEET C4.4

MATCHLINE SEE SHEET C4.6

HHO

500' HHO BUFFER

ASKLYN LANE (MODIFIED LOCAL - 26' ROW)

BRAITHWAITE BLVD (MODIFIED LOCAL - 26' ROW)

HILLVIEW LANE (MODIFIED LOCAL - 2

WONWITHE DRIVE (MODIFIED LOCAL - 26' ROW)

091-100.01
STEVEN F. SIPOVSKY &
RACHELLE R. SIPOVSKY
BK. 8216, PG. 988

091-100.00
MICHAEL BUBSER &
MIKA B. GARRETT
BK. 6422, PG. 974

71 72 75 76 77 78 115 116 114 113 148 130 131 129 127 126 128 143 144 145 133 142 134 141 135

ROW & ACCESS GENERAL NOTES

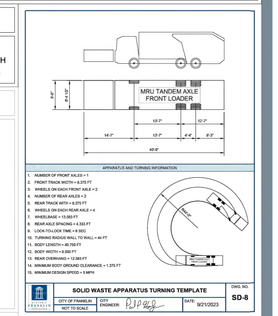
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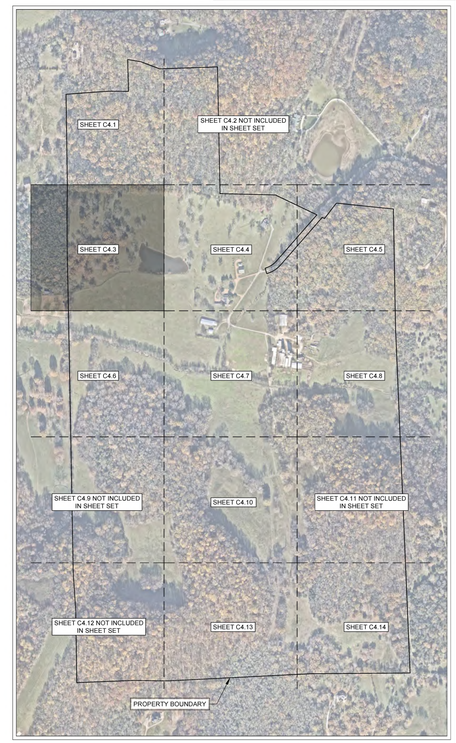
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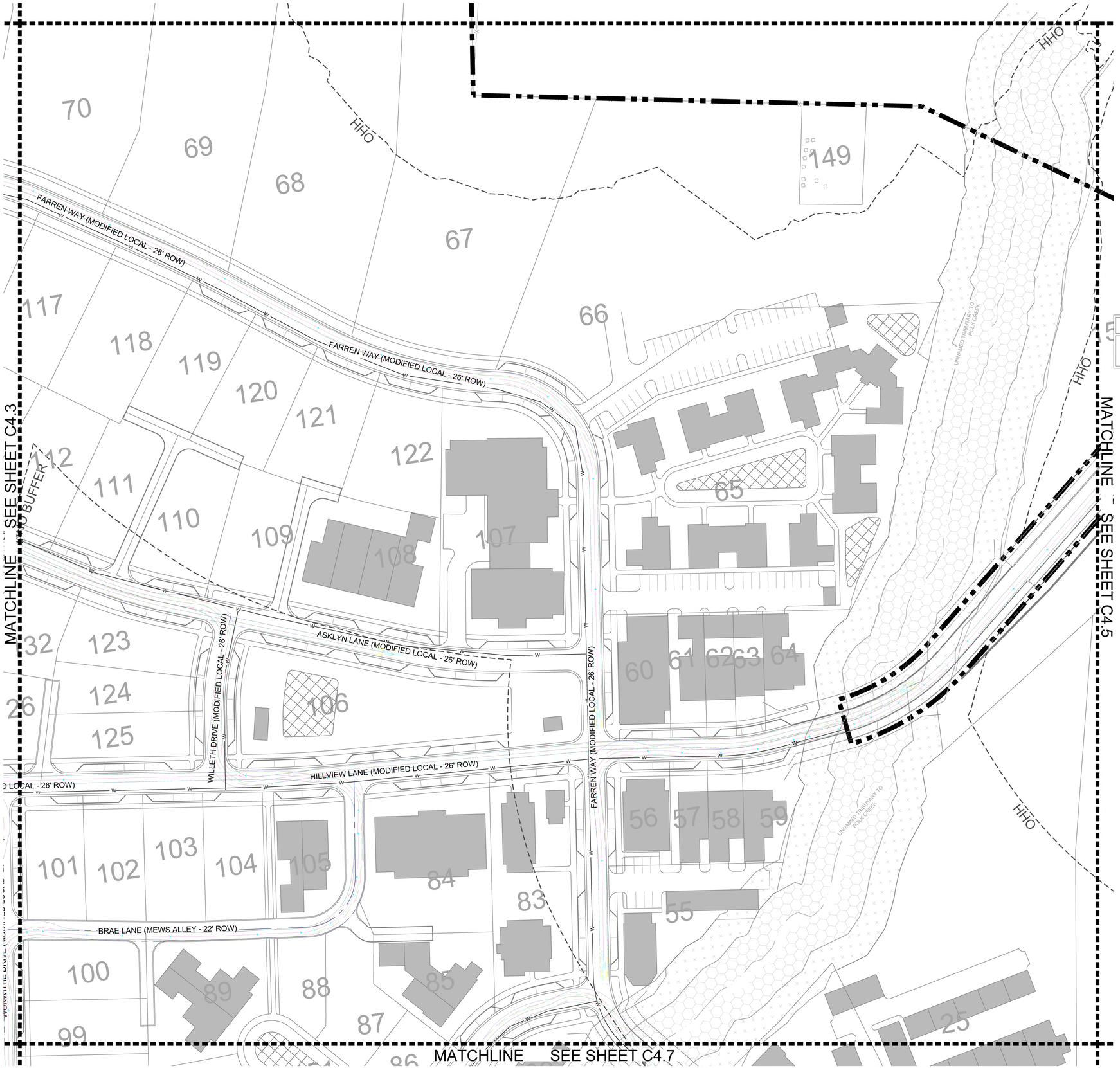
MARY McGOWAN
REGISTERED ENGINEER
AGRICULTURE
26-121320
STATE OF TENNESSEE
2025

Revision Date
△ _____
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ENLARGED TRASH ROW AND ACCESS PLAN

SHEET
C4.3

COF # 8704



ROW & ACCESS GENERAL NOTES

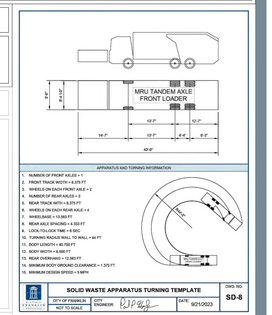
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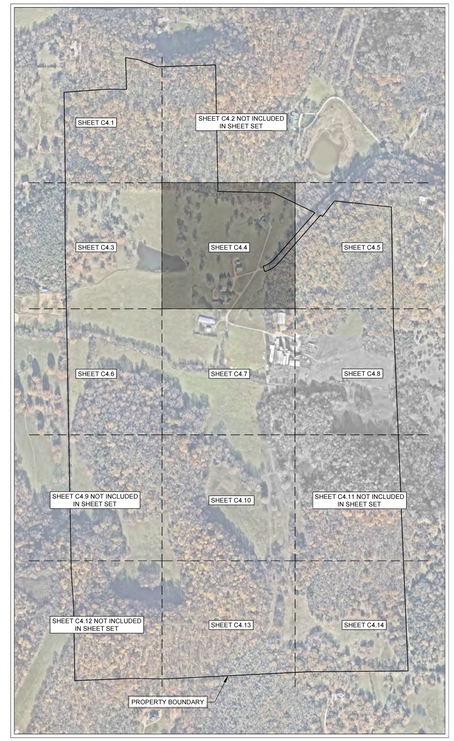
VEHICLE LEGEND

- VEHICLE FENDER PATH
- VEHICLE FRONT WHEEL PATH
- VEHICLE REAR WHEEL PATH

LEGEND

- WATER QUALITY
- DETENTION
- EXTENDED DETENTION
- RIPARIAN ZONE 1 BUFFER
- RIPARIAN ZONE 2 BUFFER
- HHO
- 500' HHO BUFFER





N

0' 50' 100' 150'

GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

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DEVELOPMENT PLAN
Franklin, Williamson County, Tennessee

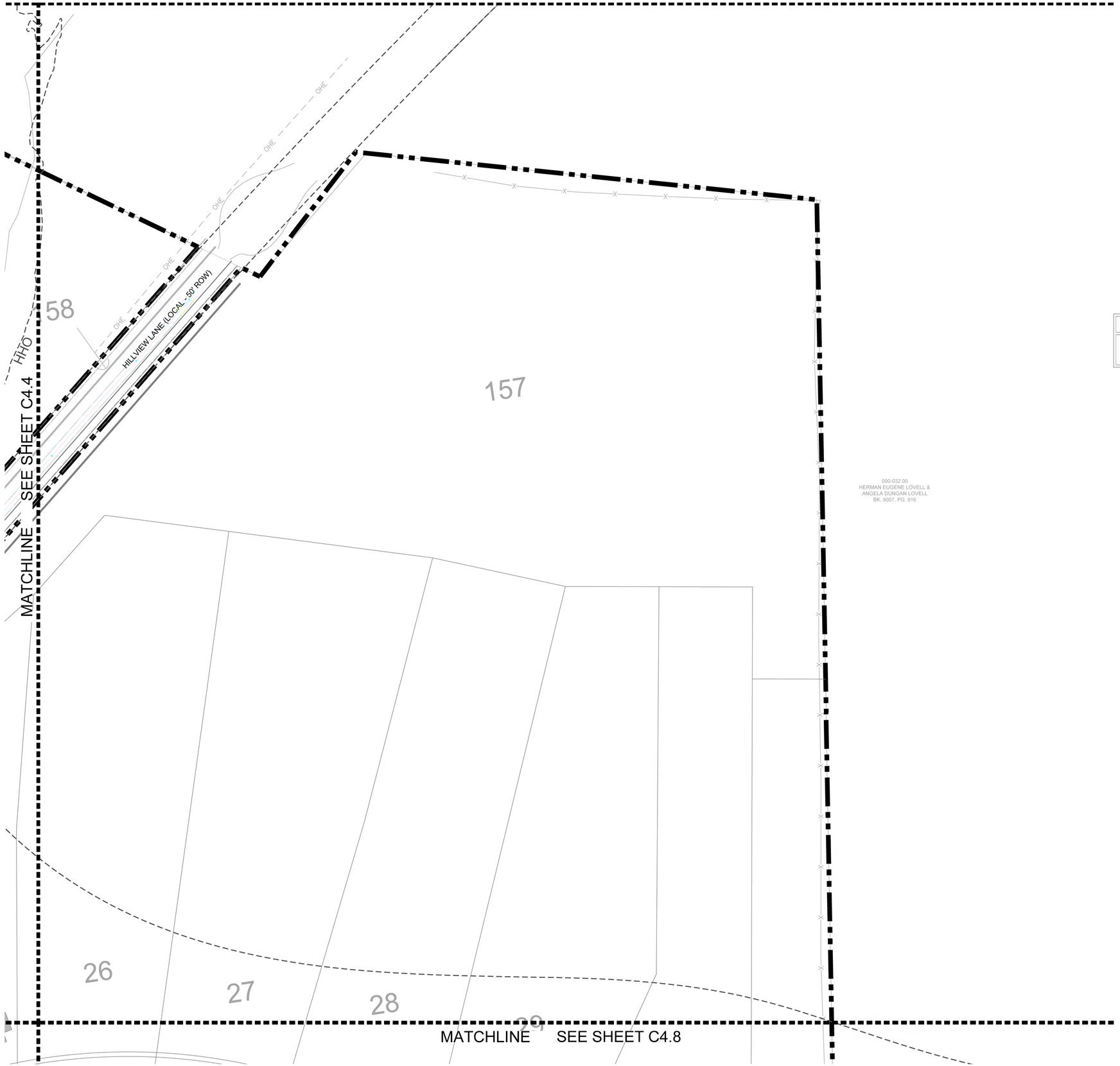
MARY McGOVAN — REGISTERED ENGINEER — STATE OF TENNESSEE — No. 121330 — 2025

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

ENLARGED TRASH ROW AND ACCESS PLAN

SHEET
C4.4

COF # 8704



ROW & ACCESS GENERAL NOTES

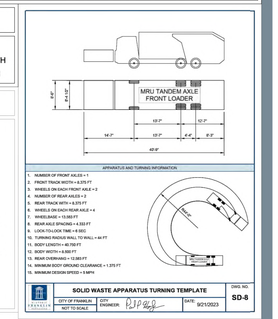
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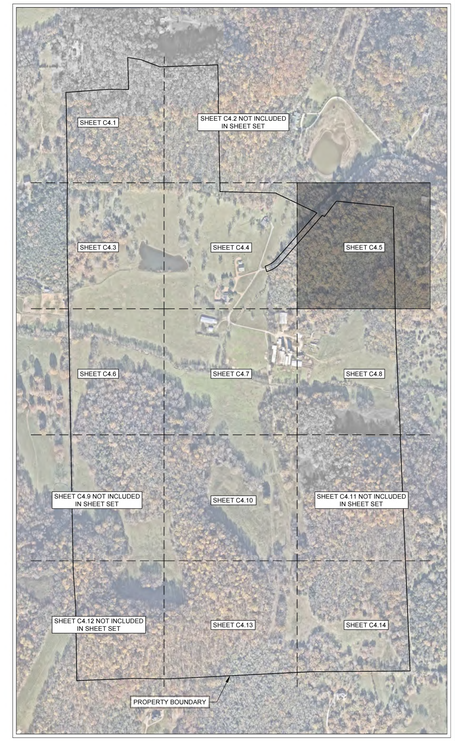
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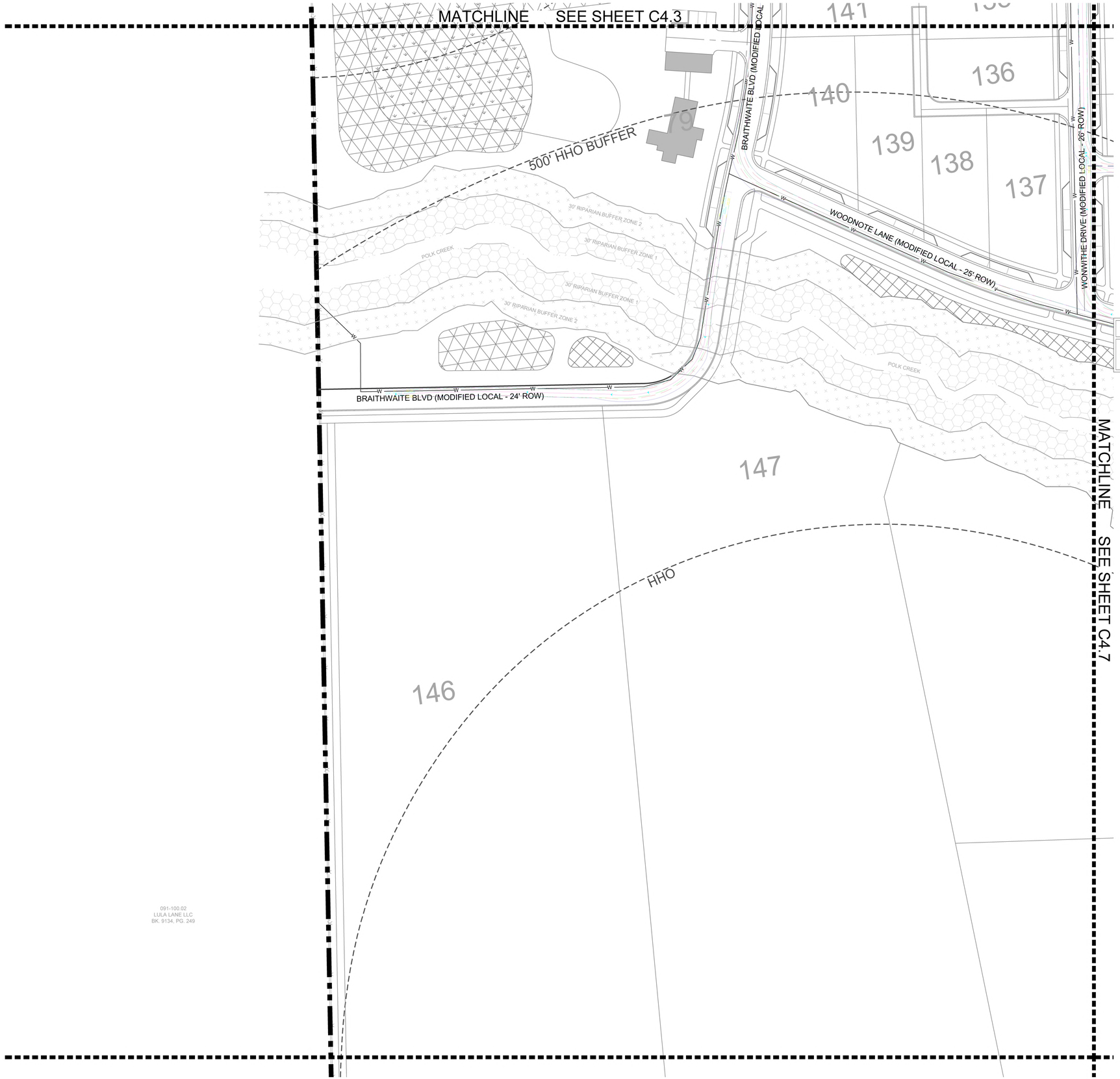
MARY McGOWAN
REGISTERED ENGINEER
STATE OF TENNESSEE
121320
AGRICULTURE
COMMERCE
9/21/2025

Revision Date

ENLARGED TRASH ROW AND ACCESS PLAN

SHEET
C4.5

COF # 8704



ROW & ACCESS GENERAL NOTES

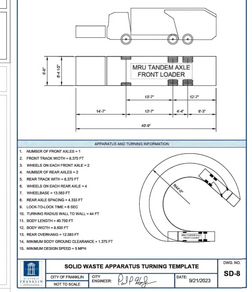
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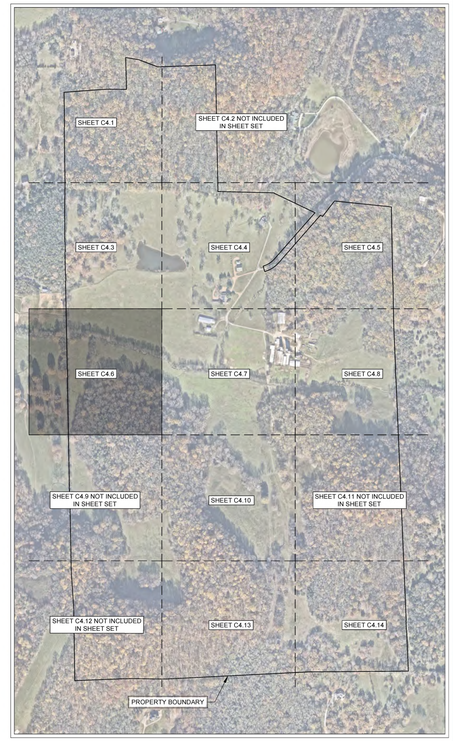
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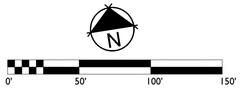
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HARLIN PUD SUBDIVISION
DEVELOPMENT PLAN
Franklin, Williamson County, Tennessee

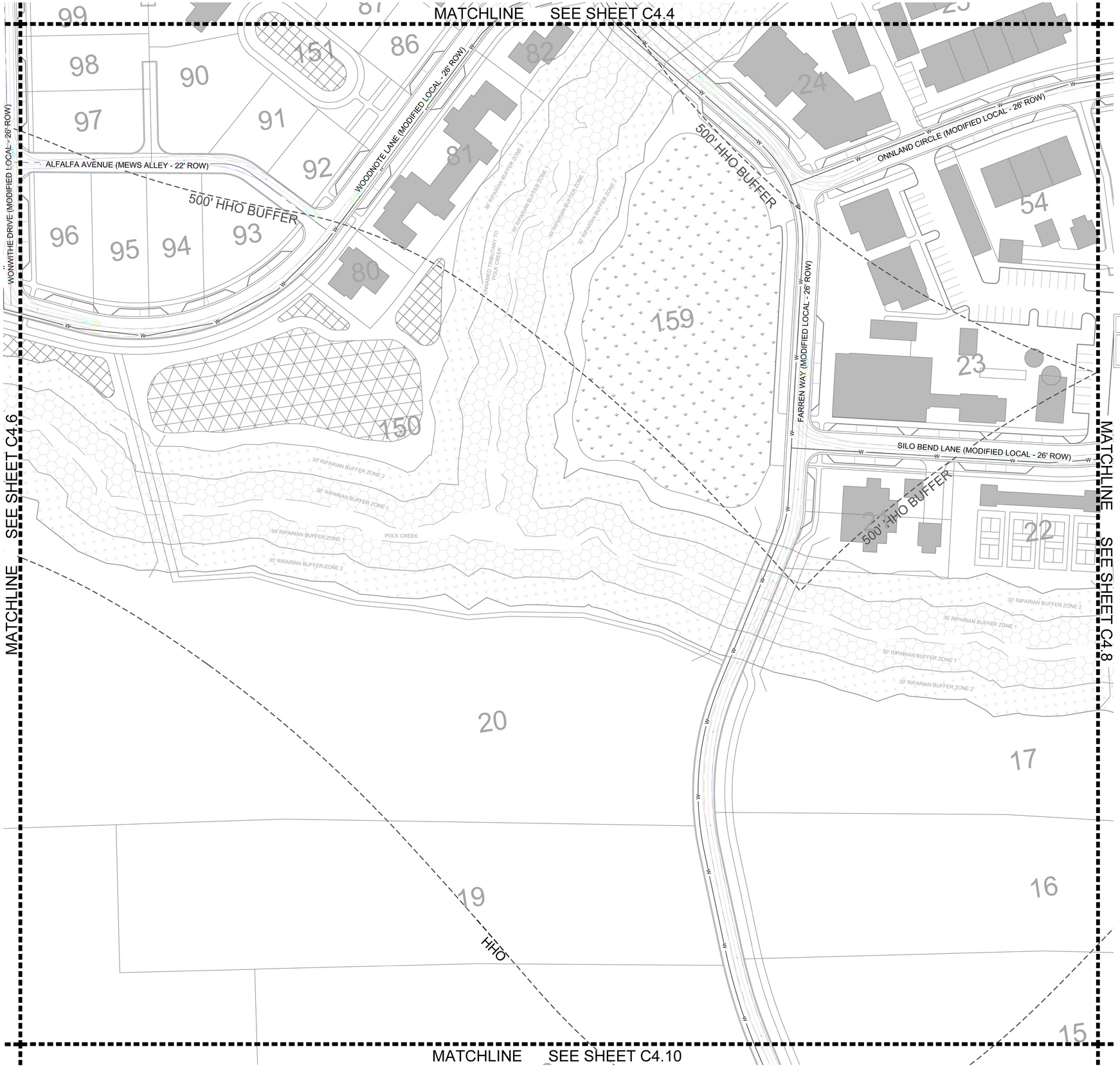
MARY McGONAGAN — REGISTERED ENGINEER — AGRICULTURE — COMMONWEALTH OF KENTUCKY — 121320 — STATE OF TENNESSEE — 2025

Revision Date

ENLARGED TRASH ROW AND ACCESS PLAN

SHEET
C4.6

COF # 8704



ROW & ACCESS GENERAL NOTES

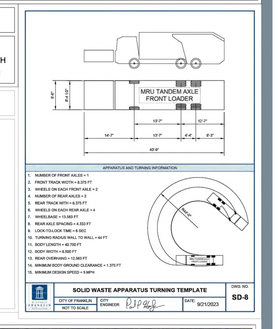
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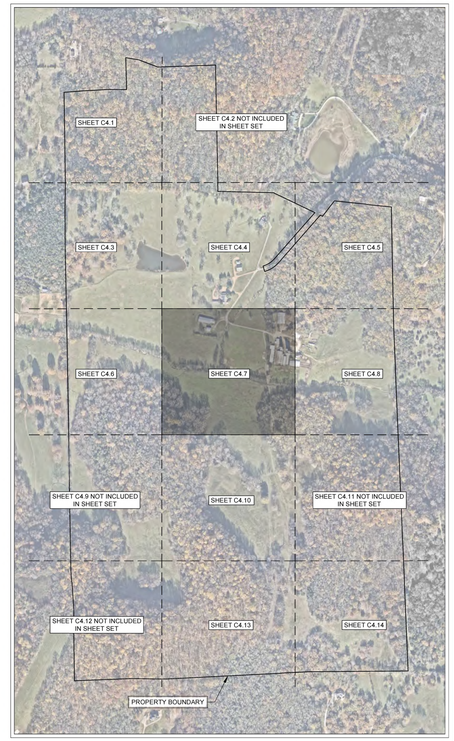
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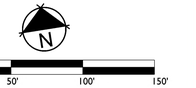
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GAMBLE DESIGN COLLABORATIVE
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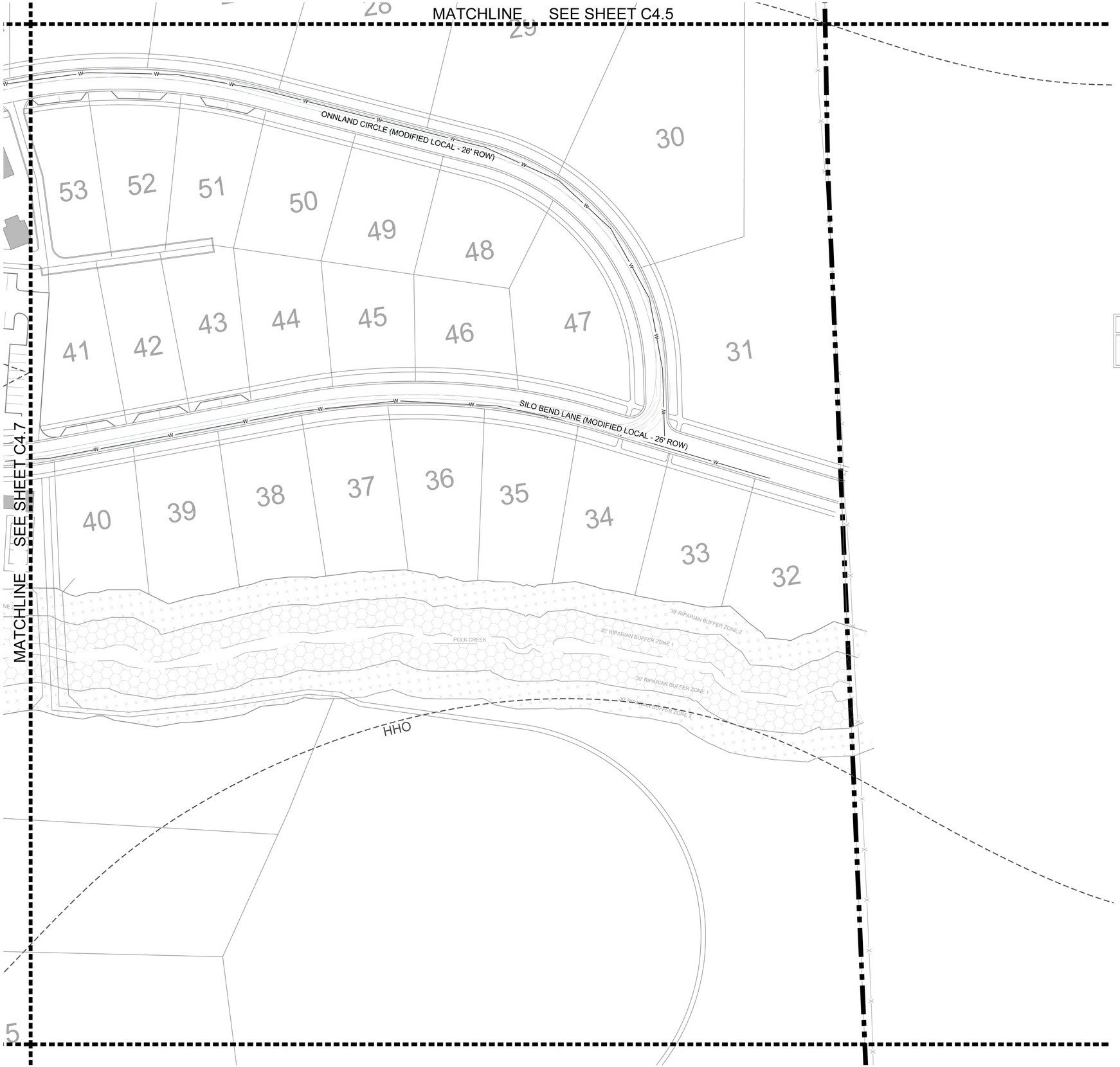
HARLIN PUD SUBDIVISION
DEVELOPMENT PLAN
Franklin, Williamson County, Tennessee

MARY McGOWAN REGISTERED LANDSCAPE ARCHITECT STATE OF TENNESSEE 121370
9/21/2025

Revision Date
- △ _____
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ENLARGED TRASH ROW AND ACCESS PLAN

SHEET
C4.7
COF # 8704



ROW & ACCESS GENERAL NOTES

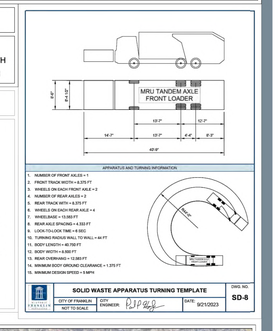
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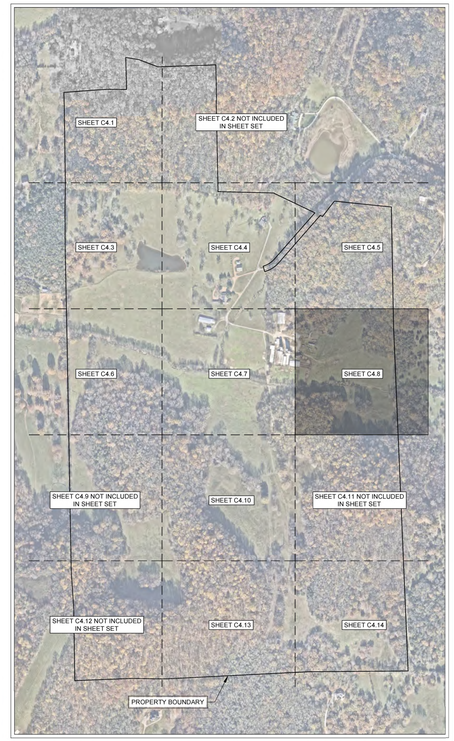
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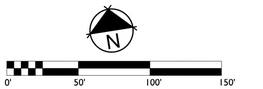
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Franklin, Williamson County, Tennessee

MARY McGOWAN REGISTERED ENGINEER AGRICULTURE No. 121320 STATE OF TENNESSEE
9/21/2025

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- △ _____
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ENLARGED TRASH ROW AND ACCESS PLAN

SHEET
C4.8

COF # 8704

MATCHLINE SÈE SHEET C4.7

18

15

W

FARREN WAY (MODIFIED LOCAL - 24' ROW)

MATCHLINE SEE SHEET C4.13

ROW & ACCESS GENERAL NOTES

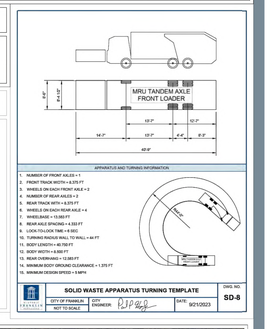
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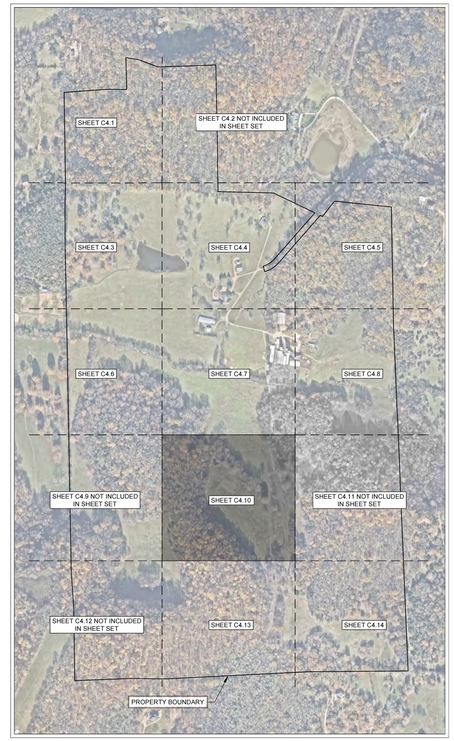
VEHICLE LEGEND

- VEHICLE FENDER PATH
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- WATER QUALITY
- DETENTION
- EXTENDED DETENTION
- RIPARIAN ZONE 1 BUFFER
- RIPARIAN ZONE 2 BUFFER
- HHO
- 500' HHO BUFFER





N

0' 50' 100' 150'

GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

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SHERIDAN PUBLIC RELATIONS LLC

HARLIN PUD SUBDIVISION
DEVELOPMENT PLAN
Franklin, Williamson County, Tennessee

MARY McGOWAN REGISTERED ENGINEER IN AGRICULTURE No. 121320 STATE OF TENNESSEE
2025

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

ENLARGED TRASH ROW AND ACCESS PLAN

SHEET
C4.10

COF # 8704

MATCHLINE SEE SHEET C4.10

HHO

HHO

MATCHLINE SEE SHEET C4.14

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104-018.01
BARBARA BRIGHT FLEMING
BK. 921, PG. 531

ROW & ACCESS GENERAL NOTES

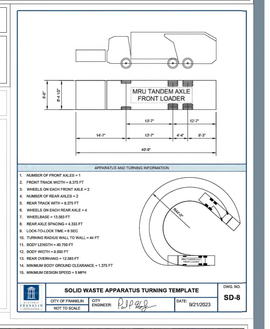
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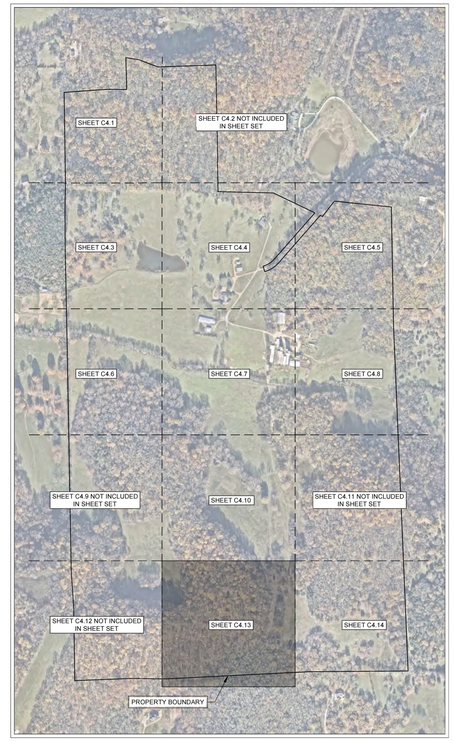
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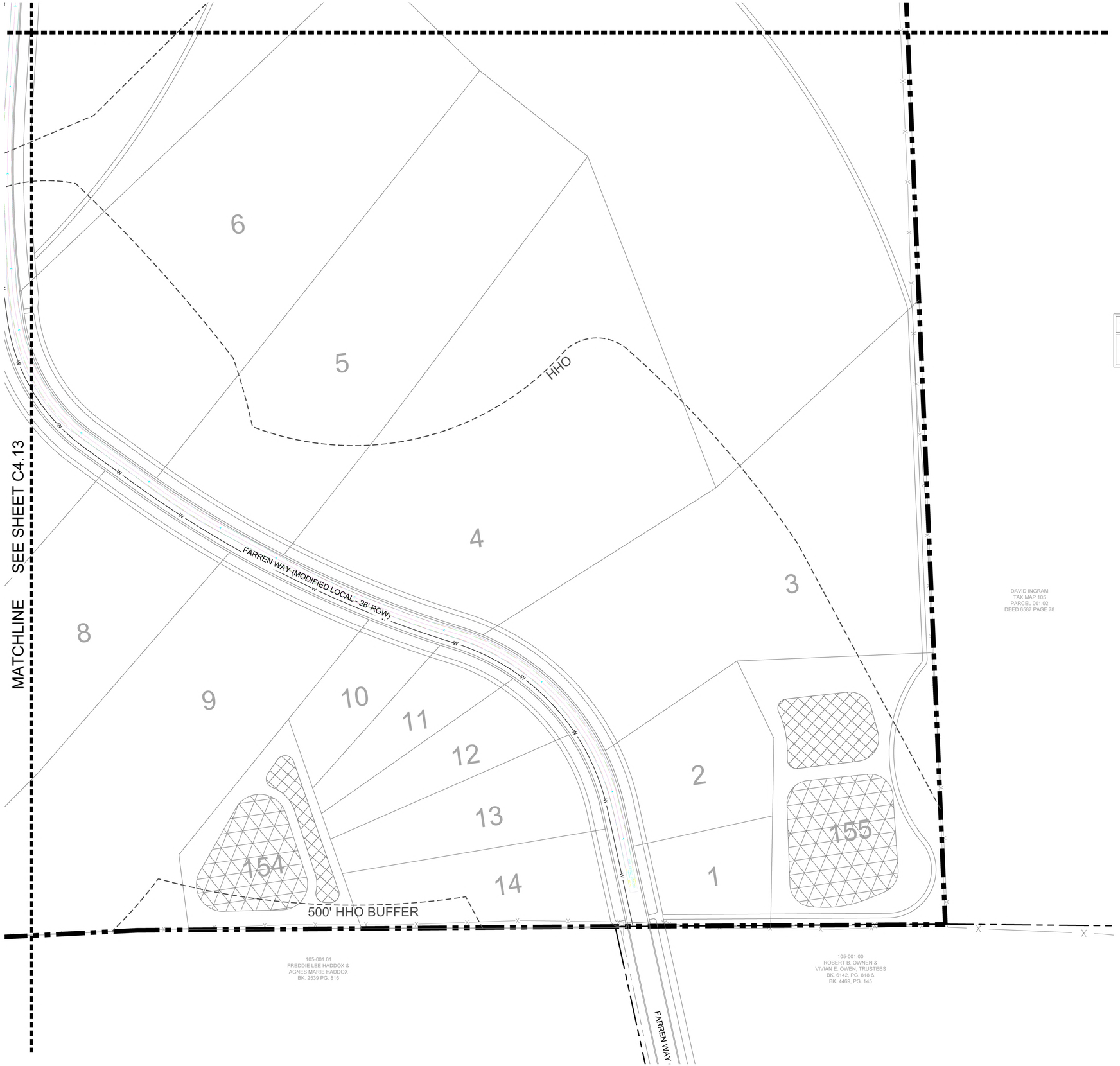
HARLIN PUD SUBDIVISION
DEVELOPMENT PLAN
Franklin, Williamson County, Tennessee

MARY McGOVAN
REGISTERED LANDSCAPE ARCHITECT
AGRICULTURE
No. 121320
STATE OF TENNESSEE
2025

Revision Date

ENLARGED TRASH ROW AND ACCESS PLAN

SHEET
C4.13
COF # 8704



ROW & ACCESS GENERAL NOTES

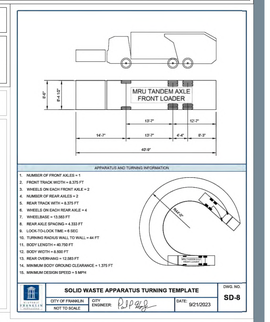
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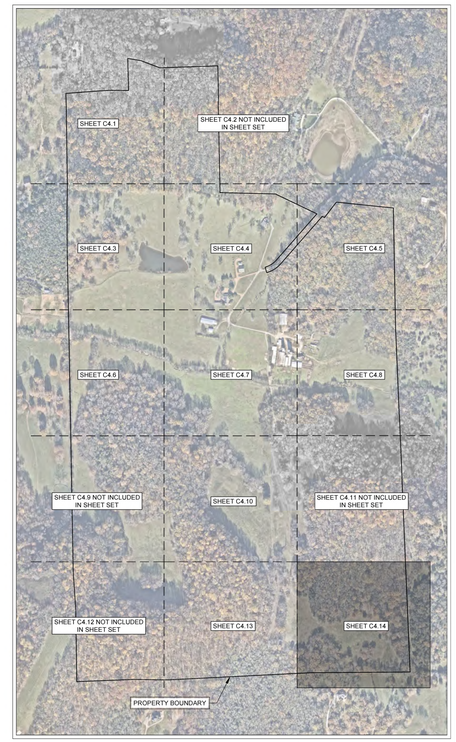
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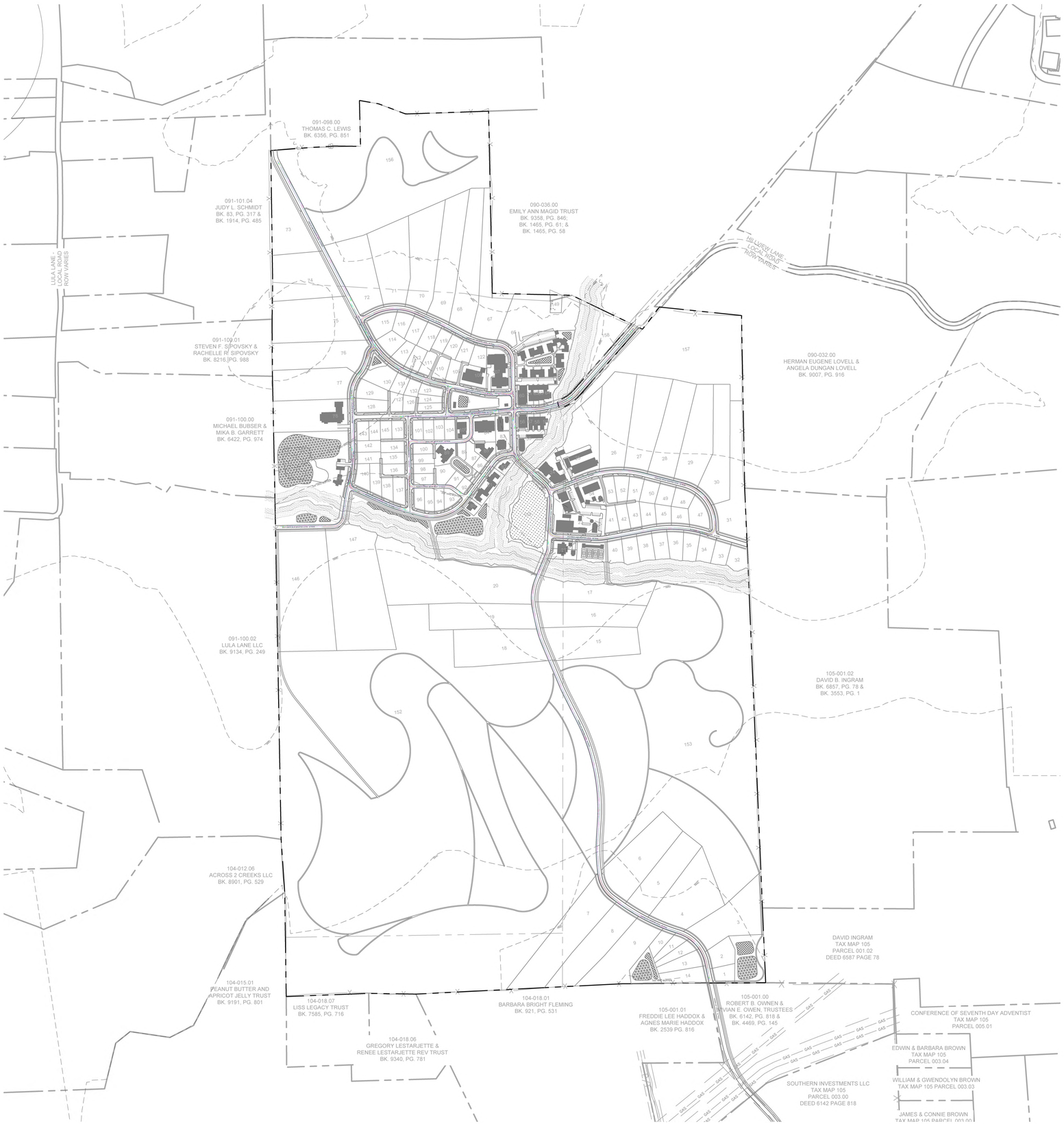
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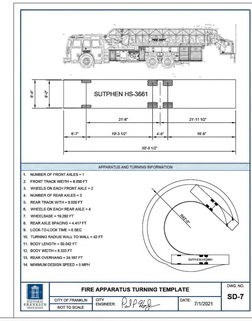
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ENLARGED TRASH ROW AND ACCESS PLAN

SHEET
C4.14

COF # 8704





STATEMENT OF IMPACTS

THE TRAFFIC IMPACT STUDY INDICATES THAT OFF-SITE ROADWAY IMPROVEMENTS ALONG COLEMAN ROAD AND HILLVIEW LANE WILL BE REQUIRED BASED ON THE PROJECTED TRIPS.

VEHICLE LEGEND

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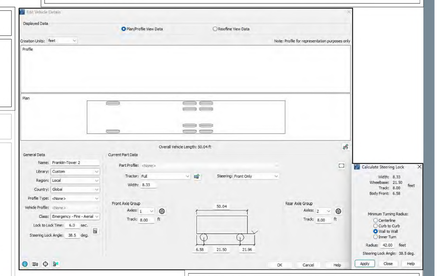
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FIRE FLOW TEST

FLOW TEST DATE: 01/17/2025
STATIC PRESSURE: 80 psi
RESIDUAL PRESSURE: 65 psi
FLOW RATE: 1250 gpm at 20 psi

TESTED BY TIM BYRAM AT HB&TS



LEGEND

- WATER QUALITY
- DETENTION
- EXTENDED DETENTION
- RIPARIAN ZONE 1 BUFFER
- RIPARIAN ZONE 2 BUFFER
- HHO
- 500' HHO BUFFER

NOTE

SITE TO COMPLY TO REGULATIONS AND REQUIREMENTS OF THE 2018 INTERNATIONAL FIRE CODE. REQUIRED FLOWS AND PRESSURES FOR FIRE FLOW ARE TO BE MET, DESIGN TO BE COORDINATED WITH HB&TS.

SPRINKLER NOTE

LOTS WHICH FRONT A MEWS SECTION ARE TO BE SPRINKLERED.
THIS CONDITION APPLIES SPECIFICALLY TO LOTS 87, 88, 89, 90, AND 91.

0' 300' 600' 900'

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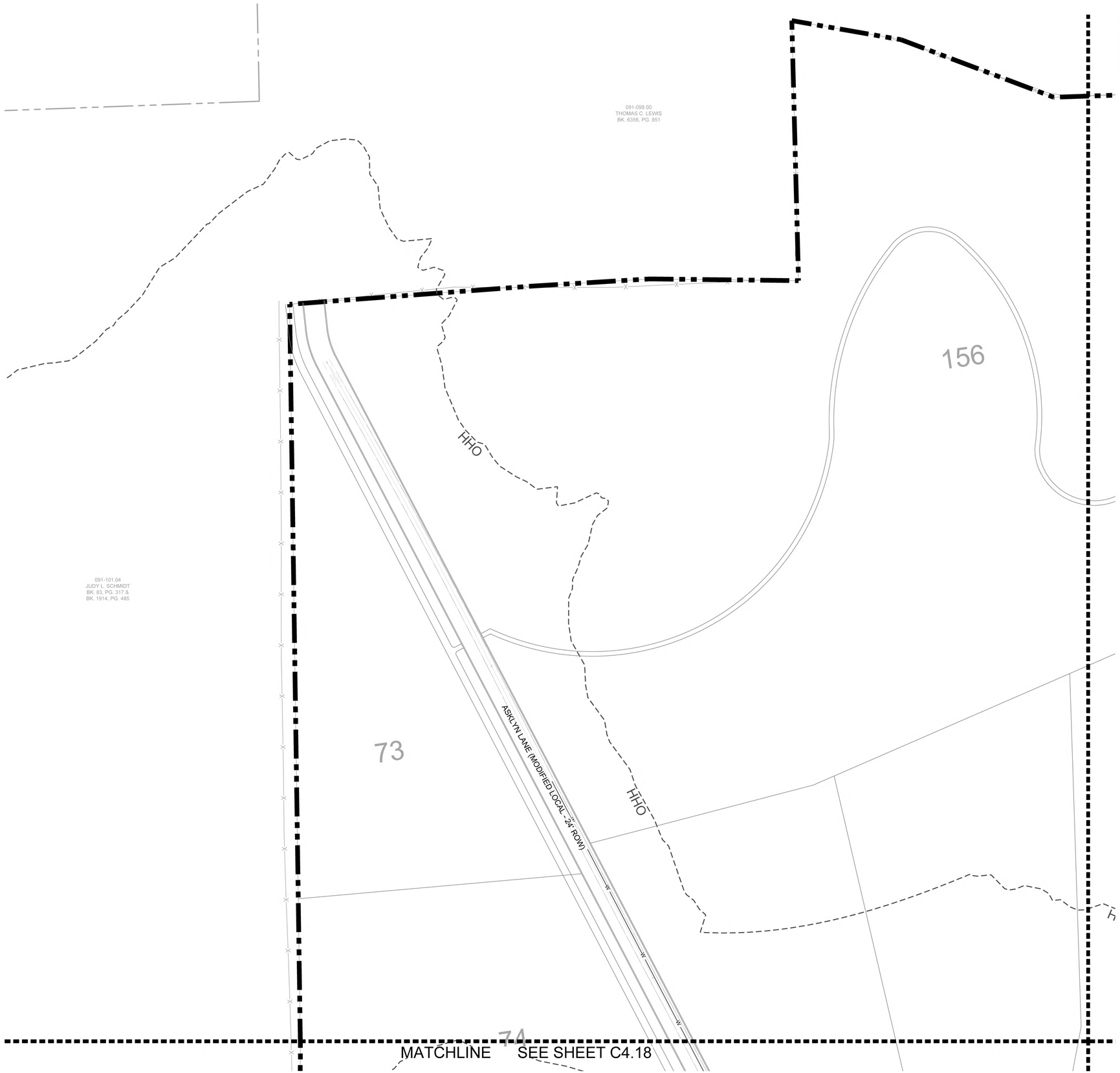
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OVERALL FIRE ROW AND ACCESS PLAN

SHEET
C4.15

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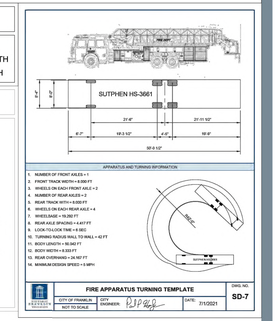
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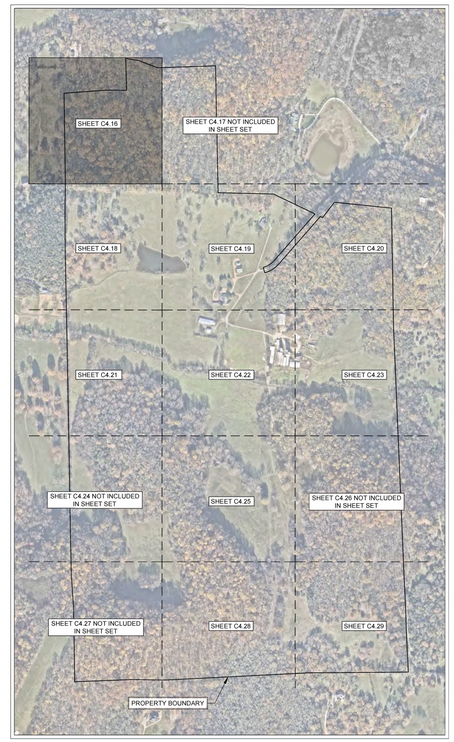
VEHICLE LEGEND

- VEHICLE FENDER PATH
- VEHICLE FRONT WHEEL PATH
- VEHICLE REAR WHEEL PATH

LEGEND

- WATER QUALITY
- DETENTION
- EXTENDED DETENTION
- RIPARIAN ZONE 1 BUFFER
- RIPARIAN ZONE 2 BUFFER
- HHO
- 500' HHO BUFFER





FIRE FLOW TEST

FLOW TEST DATE: 01/17/2025
STATIC PRESSURE: 80 psi
RESIDUAL PRESSURE: 65 psi
FLOW RATE: 1250 gpm at 20 psi

TESTED BY TIM BYRAM AT HB&TS

0' 50' 100' 150'

GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE
BOYLE
Building community since 1933.
Kimley»Horn
DesignStudio
sdco PARTNERS
SHERIDAN PUBLIC RELATIONS LLC

HARLIN PUD SUBDIVISION
DEVELOPMENT PLAN
Franklin, Williamson County, Tennessee

MARY McGOWAN REGISTERED ENGINEER No. 121320 STATE OF TENNESSEE
2025

Revision Date
△ _____
△ _____
△ _____
△ _____

ENLARGED FIRE ROW AND ACCESS PLAN

SHEET
C4.16
COF # 8704

K:\FRA_LDEV\118102040 - Harlin Farm\4-CADD\Development Plan\PlanSheets



NOTE

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ROW & ACCESS GENERAL NOTES

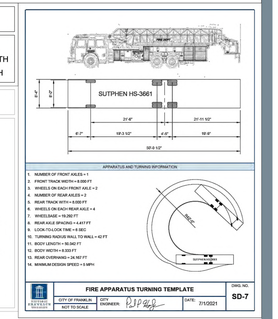
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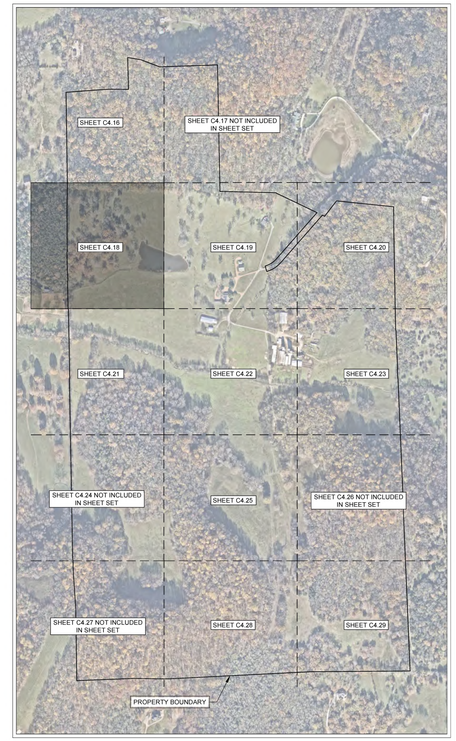
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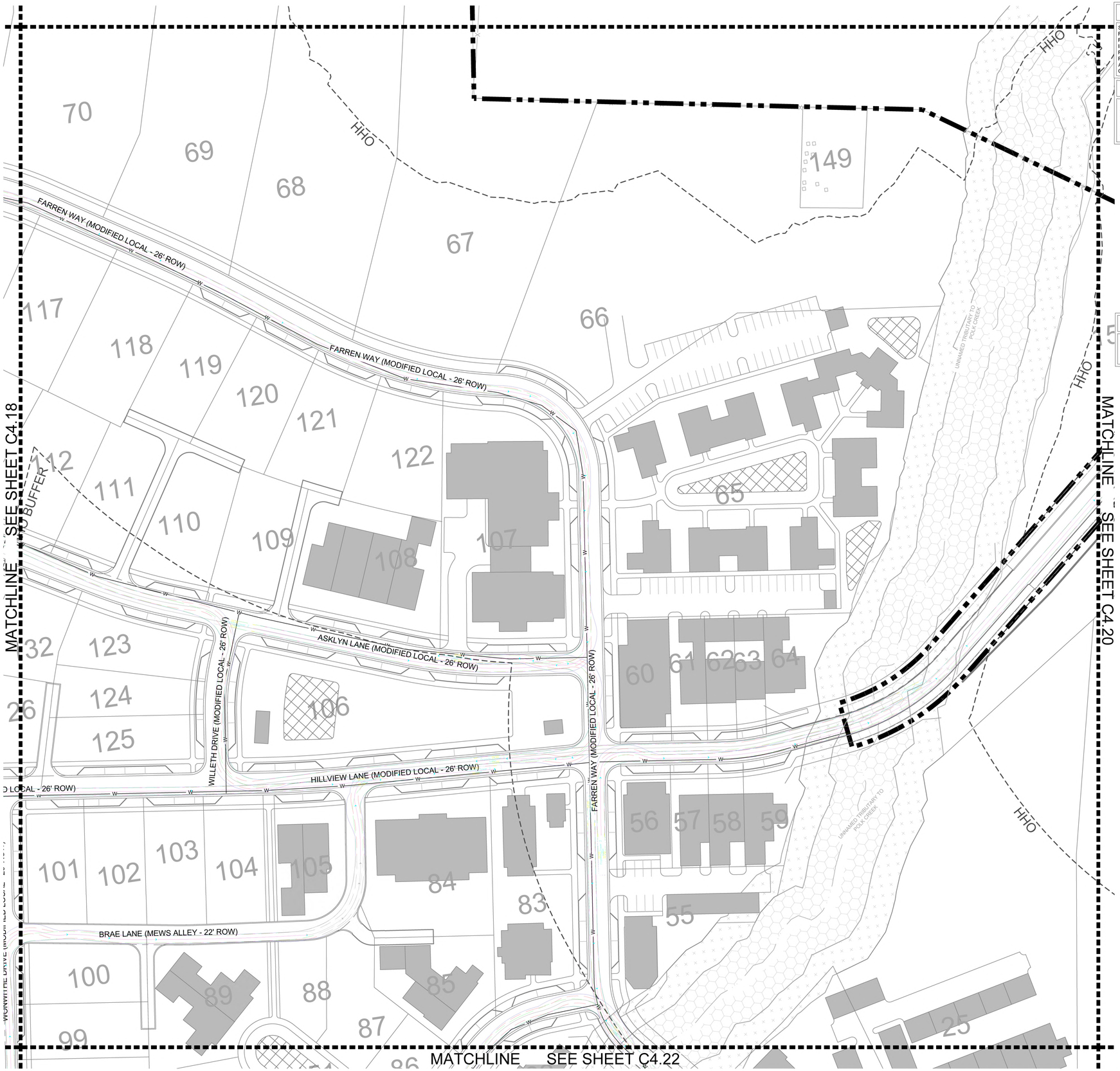
MARY McGOWAN REGISTERED ENGINEER AGRICULTURE STATE OF TENNESSEE No. 121320 2025

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ENLARGED FIRE ROW AND ACCESS PLAN

SHEET
C4.18

COF # 8704



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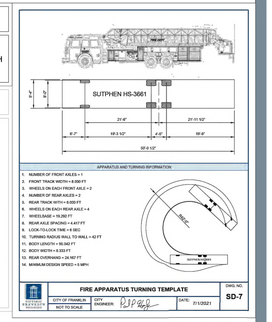
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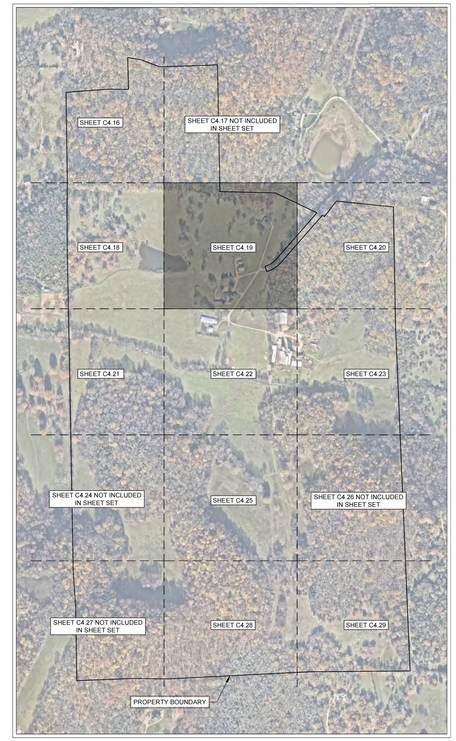
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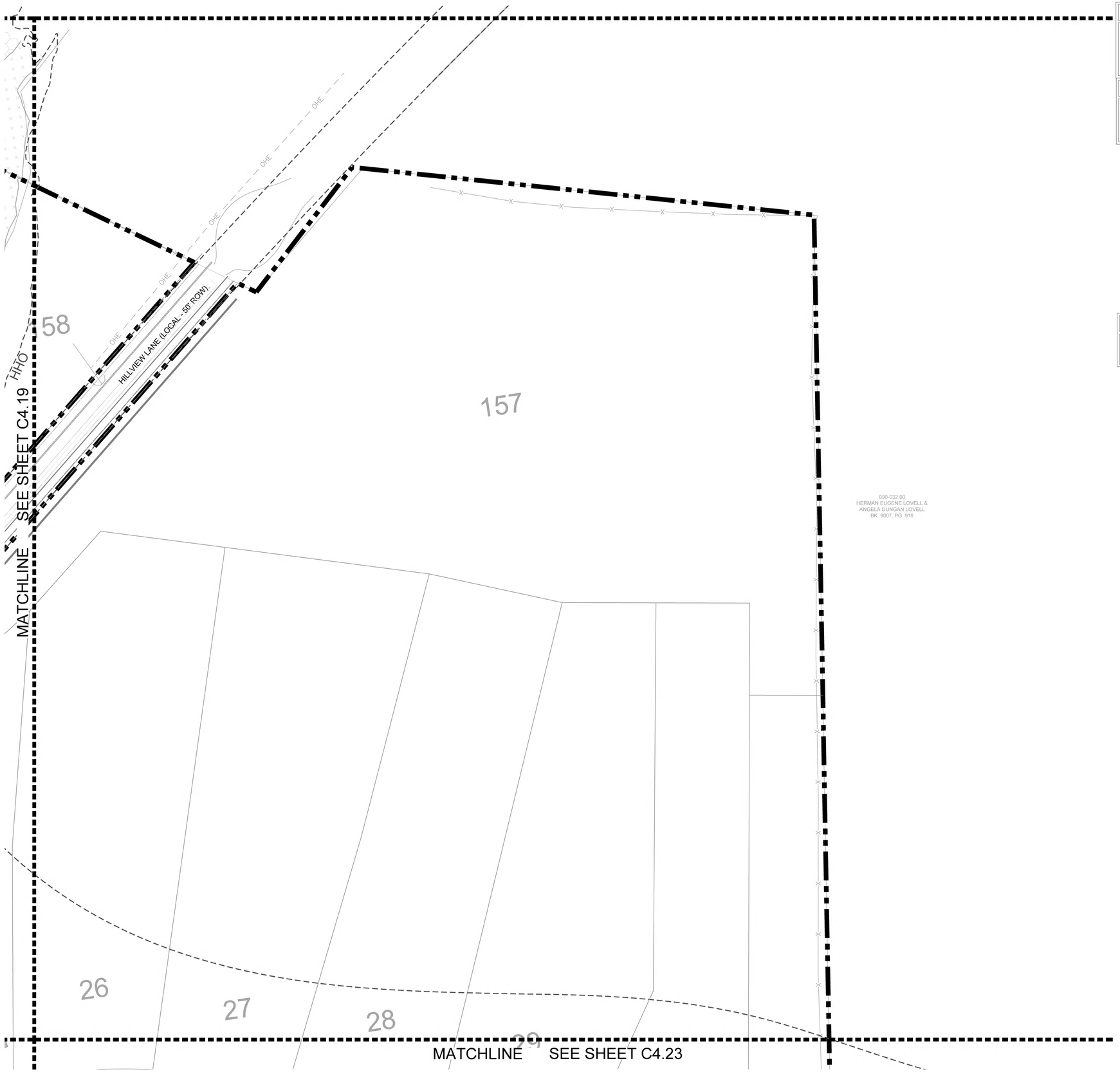
MARY McGOWAN — REGISTERED ENGINEER — AGRICULTURE — STATE OF TENNESSEE — 26.121320 — 2025

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ENLARGED FIRE ROW AND ACCESS PLAN

SHEET
C4.19

COF # 8704



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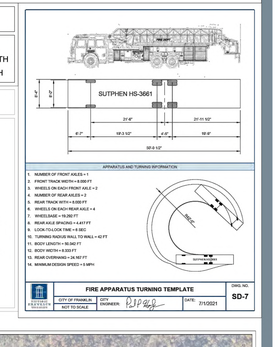
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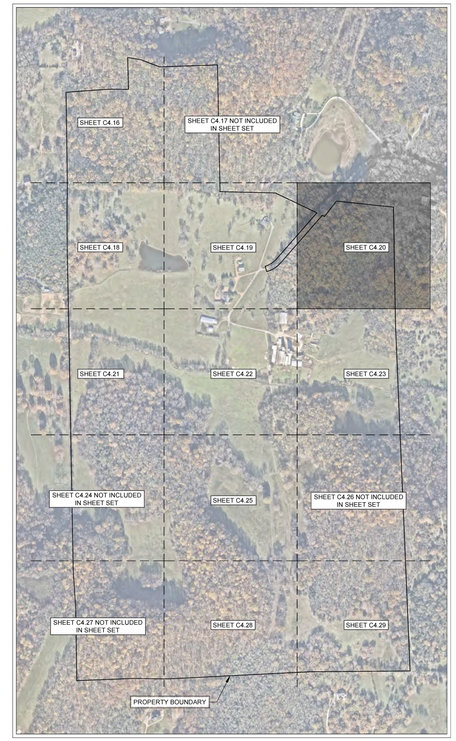
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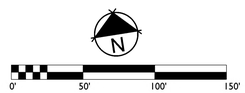




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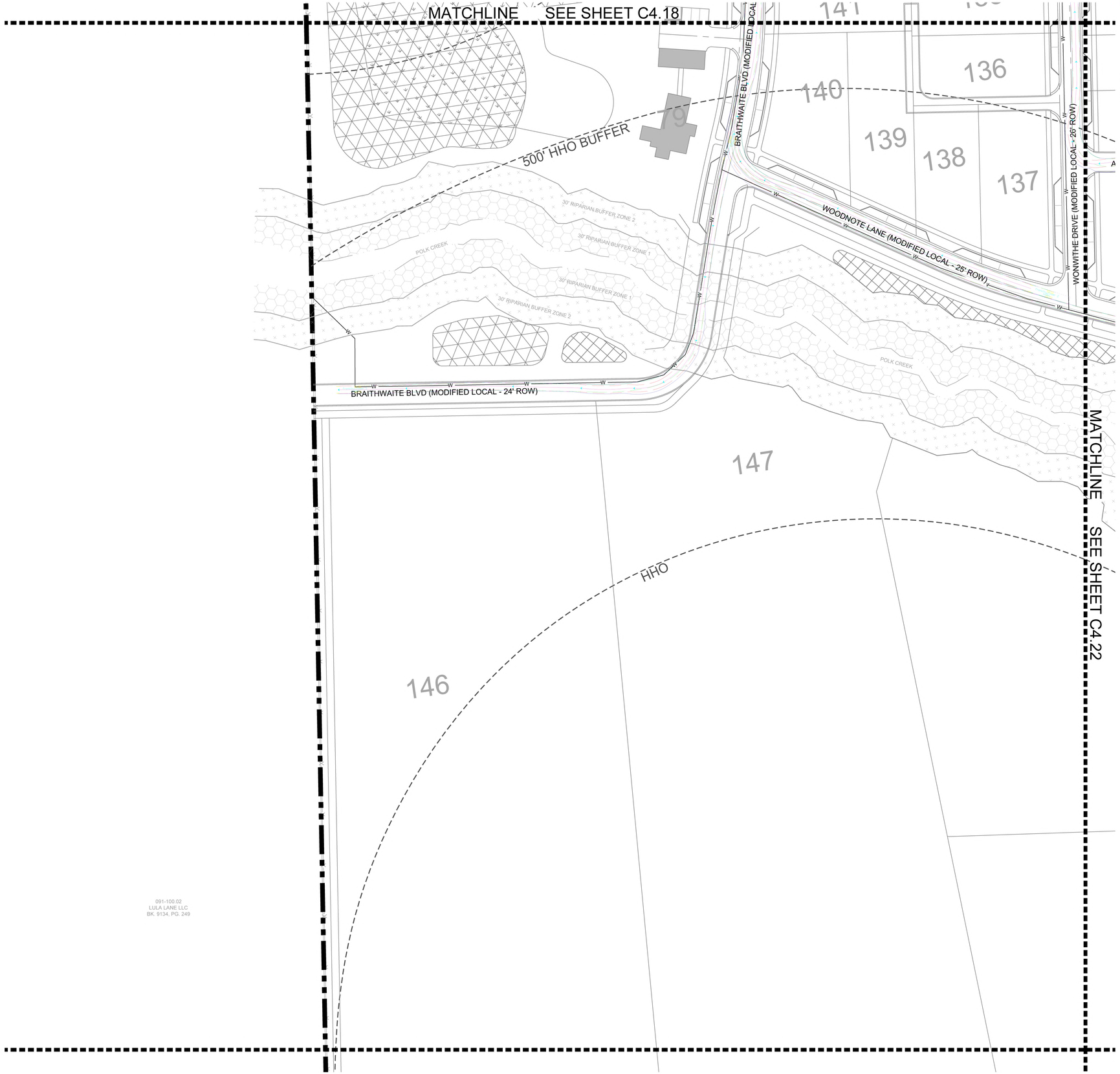
HARLIN PUD SUBDIVISION
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MARY McGOVAN REGISTERED ENGINEER AGRICULTURE No. 121330 STATE OF TENNESSEE
7/1/2025

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ENLARGED FIRE ROW AND ACCESS PLAN

SHEET
C4.20
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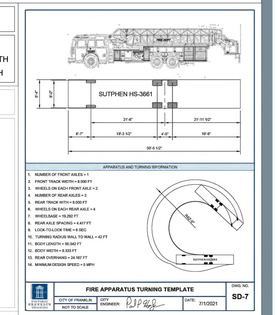
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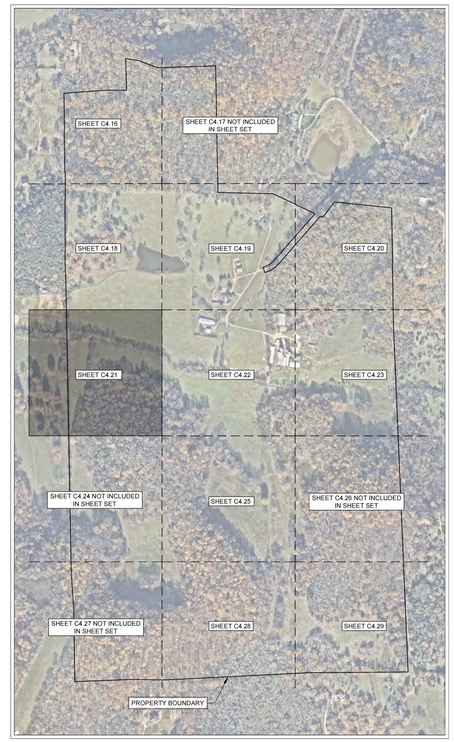
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ENLARGED FIRE ROW AND ACCESS PLAN

SHEET
C4.21
COF # 8704

MATCHLINE SEE SHEET C4.19

MATCHLINE SEE SHEET C4.21

MATCHLINE SEE SHEET C4.23

MATCHLINE SEE SHEET C4.25

WONWITHE DRIVE (MODIFIED LOCAL - 26' ROW)

ALFALFA AVENUE (MEWS ALLEY - 22' ROW)

WOODNOTE LANE (MODIFIED LOCAL - 26' ROW)

ONNLAND CIRCLE (MODIFIED LOCAL - 26' ROW)

FARREN WAY (MODIFIED LOCAL - 26' ROW)

SILO BEND LANE (MODIFIED LOCAL - 26' ROW)

500' HHO BUFFER

HHO

UNNAMED TRIBUTARY TO POLK CREEK

POLK CREEK

30' RIPARIAN BUFFER ZONE 1

30' RIPARIAN BUFFER ZONE 2

99 98 97 96 95 94 93 92 91 90 87 86 82 81 80 151 150 159 24 54 23 22 20 19 17 16 15

NOTE

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ROW & ACCESS GENERAL NOTES

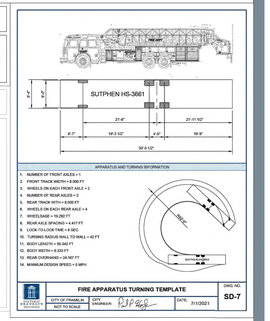
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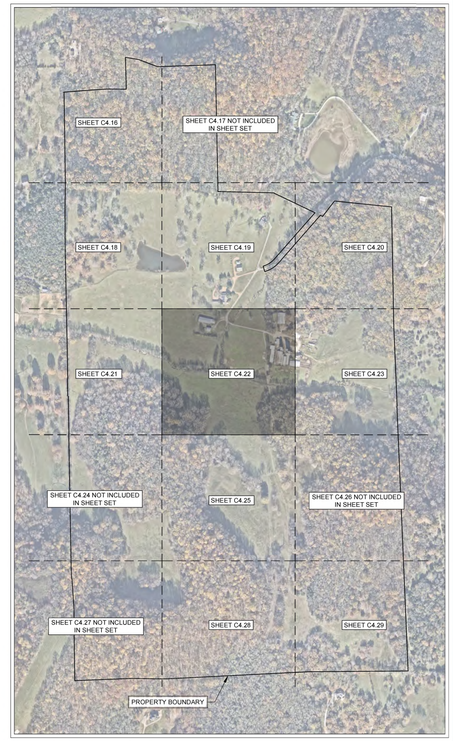
VEHICLE LEGEND

- VEHICLE FENDER PATH
- VEHICLE FRONT WHEEL PATH
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LEGEND

- WATER QUALITY
- DETENTION
- EXTENDED DETENTION
- RIPARIAN ZONE 1 BUFFER
- RIPARIAN ZONE 2 BUFFER
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TESTED BY TIM BYRAM AT HB&TS

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0' 50' 100' 150'

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DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE
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Building community since 1933.
Kimley»Horn
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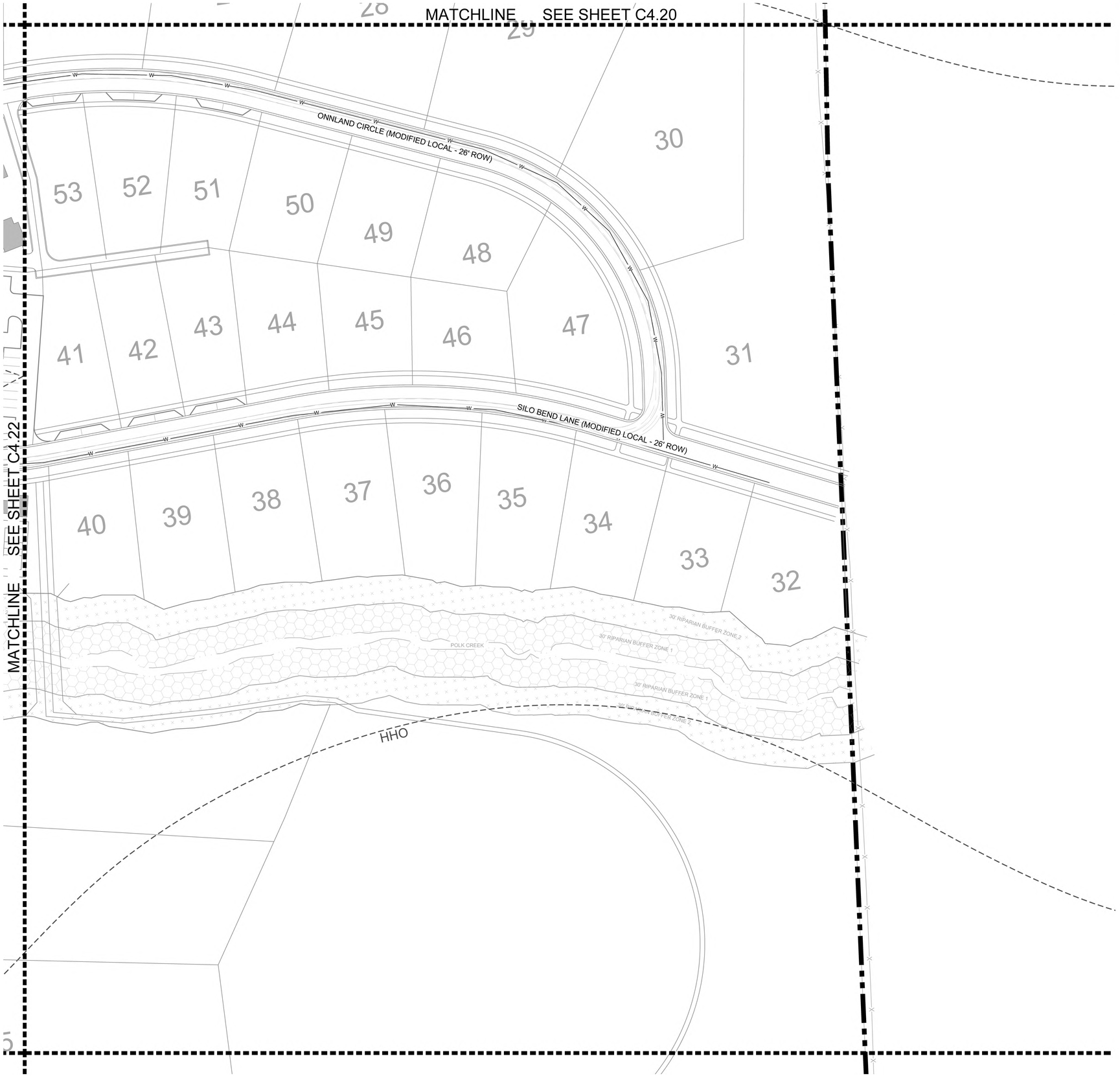
HARLIN PUD SUBDIVISION
DEVELOPMENT PLAN
Franklin, Williamson County, Tennessee

MARY McGOWAN REGISTERED ENGINEER STATE OF TENNESSEE 2025

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

ENLARGED FIRE ROW AND ACCESS PLAN

SHEET
C4.22
COF # 8704



NOTE

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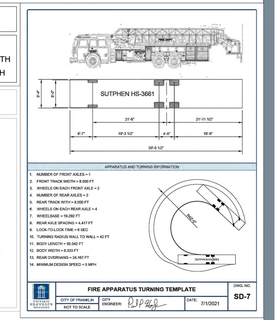
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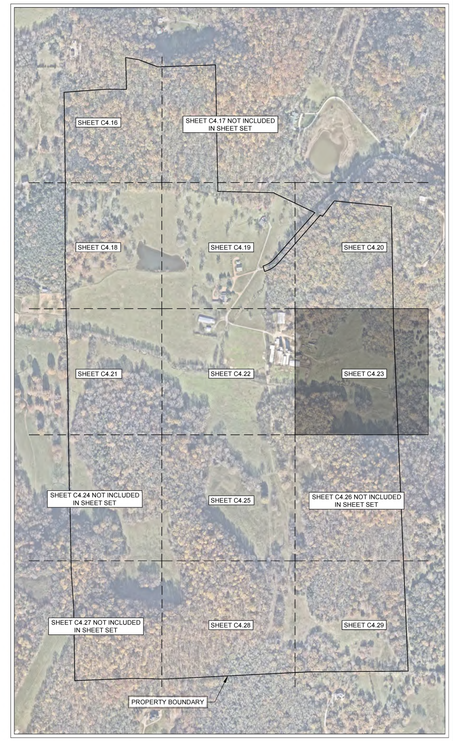
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- DETENTION
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DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE
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Kimley»Horn
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SHERIDAN PUBLIC RELATIONS LLC

HARLIN PUD SUBDIVISION
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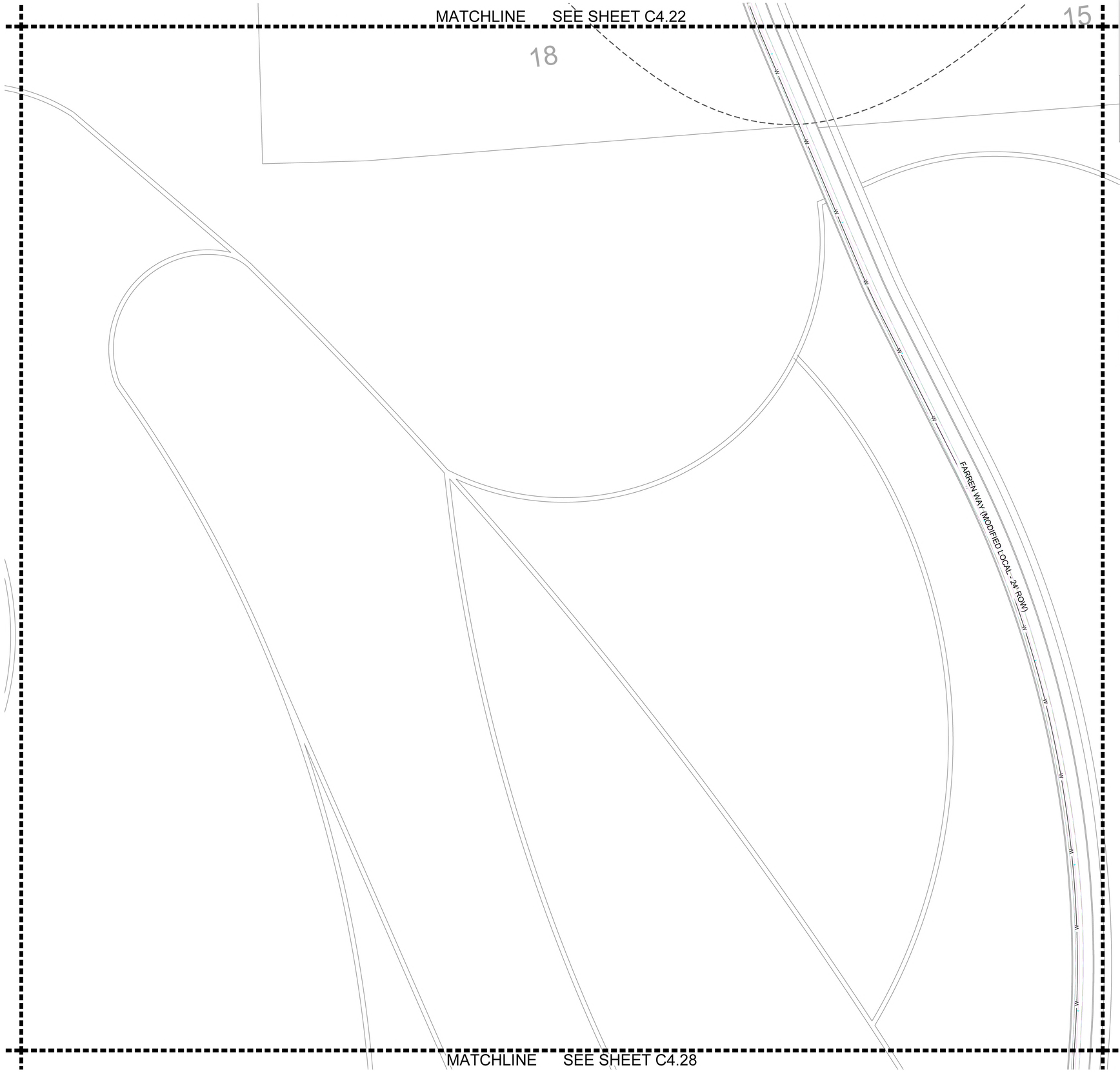
MARY McGOWAN REGISTERED ENGINEER AGRICULTURE No. 121320 STATE OF TENNESSEE
12/31/2025

Revision Date
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ENLARGED FIRE ROW AND ACCESS PLAN

SHEET
C4.23
COF # 8704

MATCHLINE SEE SHEET C4.22



MATCHLINE SEE SHEET C4.28

NOTE

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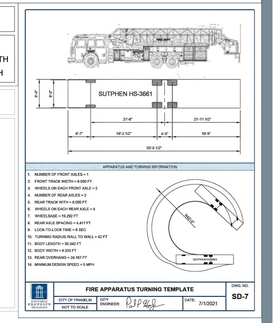
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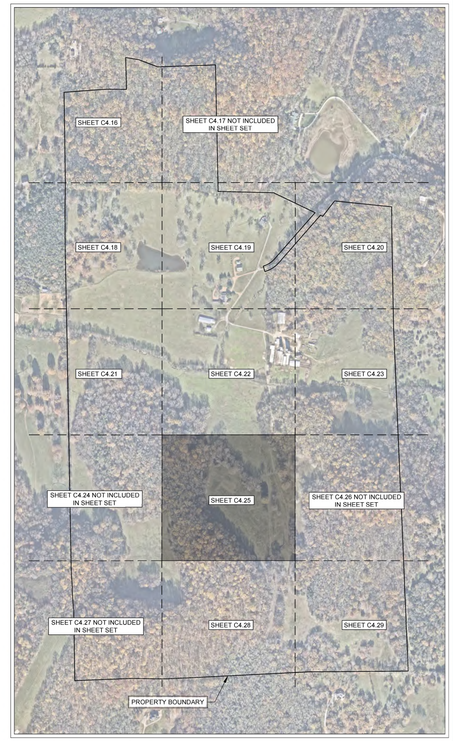
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BOYLE
Building community since 1933.

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SHERIDAN PUBLIC RELATIONS LLC

HARLIN PUD SUBDIVISION
DEVELOPMENT PLAN
Franklin, Williamson County, Tennessee

MARY McGOWAN REGISTERED ENGINEER AGRICULTURE 121320 STATE OF TENNESSEE 2025

Revision Date
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ENLARGED FIRE ROW AND ACCESS PLAN

SHEET
C4.25

COF # 8704

MATCHLINE SEE SHEET C4.25

HHO

HHO

MATCHLINE SEE SHEET C4.29

7

104-018.01
BARBARA BRIGHT FLEMING
BK. 921, PG. 531

NOTE

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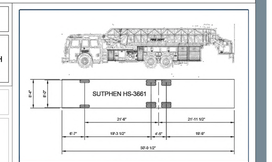
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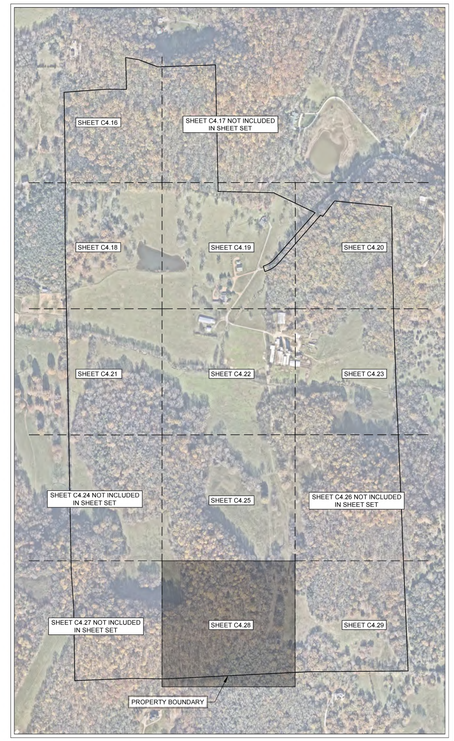
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1. _____
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ENLARGED FIRE ROW AND ACCESS PLAN

SHEET
C4.28
COF # 8704



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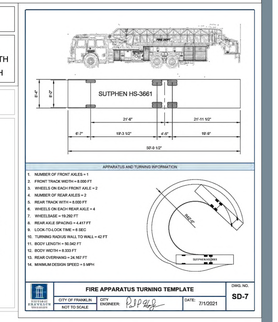
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4. AN AUTHORIZED REPRESENTATIVE OF THE CITY SHALL MAKE A FINAL INSPECTION OF THE PROJECT AFTER COMPLETION TO DETERMINE ACCEPTABILITY OF THE WORK AND FOR RELEASE OF PERFORMANCE BONDS IF REQUIRED. BEFORE THIS FINAL INSPECTION CAN BE MADE, THE ENGINEER RESPONSIBLE FOR THE PROJECT SHALL CERTIFY IN WRITING TO THE CITY ENGINEER THAT THE WORK HAS BEEN COMPLETED IN ACCORDANCE WITH APPROVED PLANS AND SPECIFICATIONS.
5. LOCATING AND COORDINATION FOR THE RELOCATION OF EXISTING UTILITIES IS THE RESPONSIBILITY OF THE CONTRACTOR. TENNESSEE'S ONE-CALL AND THE CITY OF FRANKLIN UTILITY LOCATION SERVICE SHALL BE UTILIZED IN ADDITION TO COORDINATION WITH LOCAL UTILITY OWNERS. THE CONTRACTOR SHALL AT ALL TIMES PROTECT EXISTING UTILITIES AND WILL BE RESPONSIBLE FOR COSTS DUE TO DAMAGE CAUSED TO ANY UTILITY LINES.
6. ALL TEMPORARY STRIPING SHALL CONFORM TO "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION," PUBLISHED BY TDOT, THE LATEST REVISION EXCEPT AS HEREIN AMENDED. WHEN APPROVED, TEMPORARY STRIPING SHALL BE REQUIRED PRIOR TO THE OPENING OF A STREET FOR TRAVEL WHERE PAVEMENT AND/OR PERMANENT STRIPING CANNOT BE COMPLETED DUE TO WEATHER AND/OR TIME CONSTRAINTS.
7. THERMOPLASTIC PAVEMENT MARKINGS SHOULD BE USED ON ALL PUBLIC AND PRIVATE CITY STREET PROJECTS. THERMOPLASTIC TRAFFIC STRIPING AND PAVEMENT MARKINGS SHALL CONFORM TO SECTION 716.03 "THERMOPLASTIC PAVEMENT MARKINGS", OF THE TENNESSEE DEPARTMENT OF TRANSPORTATION SPECIFICATIONS (TDOT), AND TO THE CITY OF FRANKLIN TRANSPORTATION & STREET TECHNICAL STANDARDS.
8. STREETS AND ROADS SHALL BE IDENTIFIED WITH APPROVED SIGNS. TEMPORARY SIGNS SHALL BE INSTALLED AT EACH STREET INTERSECTION WHEN THE CONSTRUCTION OF THE NEW ROADWAYS ALLOWS PASSAGE BY VEHICLES. SIGNS SHALL BE OF AN APPROVED SIZE, WEATHER RESISTANT, AND MAINTAINED UNTIL REPLACED BY PERMANENT SIGNS.

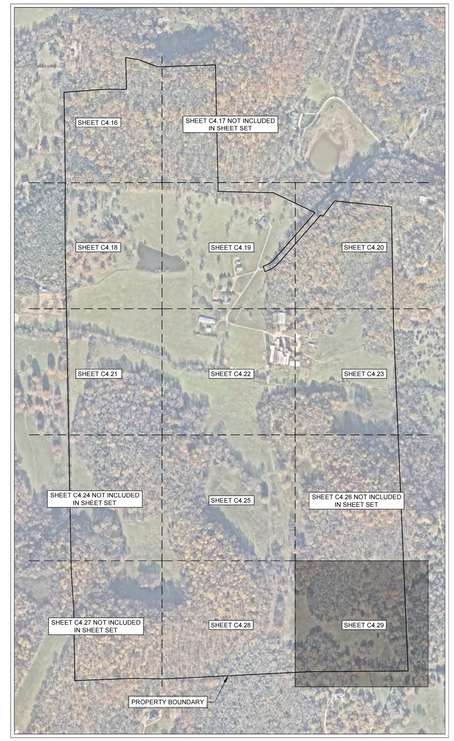
VEHICLE LEGEND

- VEHICLE FENDER PATH
- VEHICLE FRONT WHEEL PATH
- VEHICLE REAR WHEEL PATH

LEGEND

- WATER QUALITY
- DETENTION
- EXTENDED DETENTION
- RIPARIAN ZONE 1 BUFFER
- RIPARIAN ZONE 2 BUFFER
- HHO
- 500' HHO BUFFER





FIRE FLOW TEST

FLOW TEST DATE: 01/17/2025
STATIC PRESSURE: 80 psi
RESIDUAL PRESSURE: 65 psi
FLOW RATE: 1250 gpm at 20 psi

TESTED BY TIM BYRAM AT HB&TS

0' 50' 100' 150'

GAMBLE DESIGN COLLABORATIVE

DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

BOYLE
Building community since 1933.

Kimley»Horn

DesignStudio

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SHERIDAN PUBLIC RELATIONS LLC

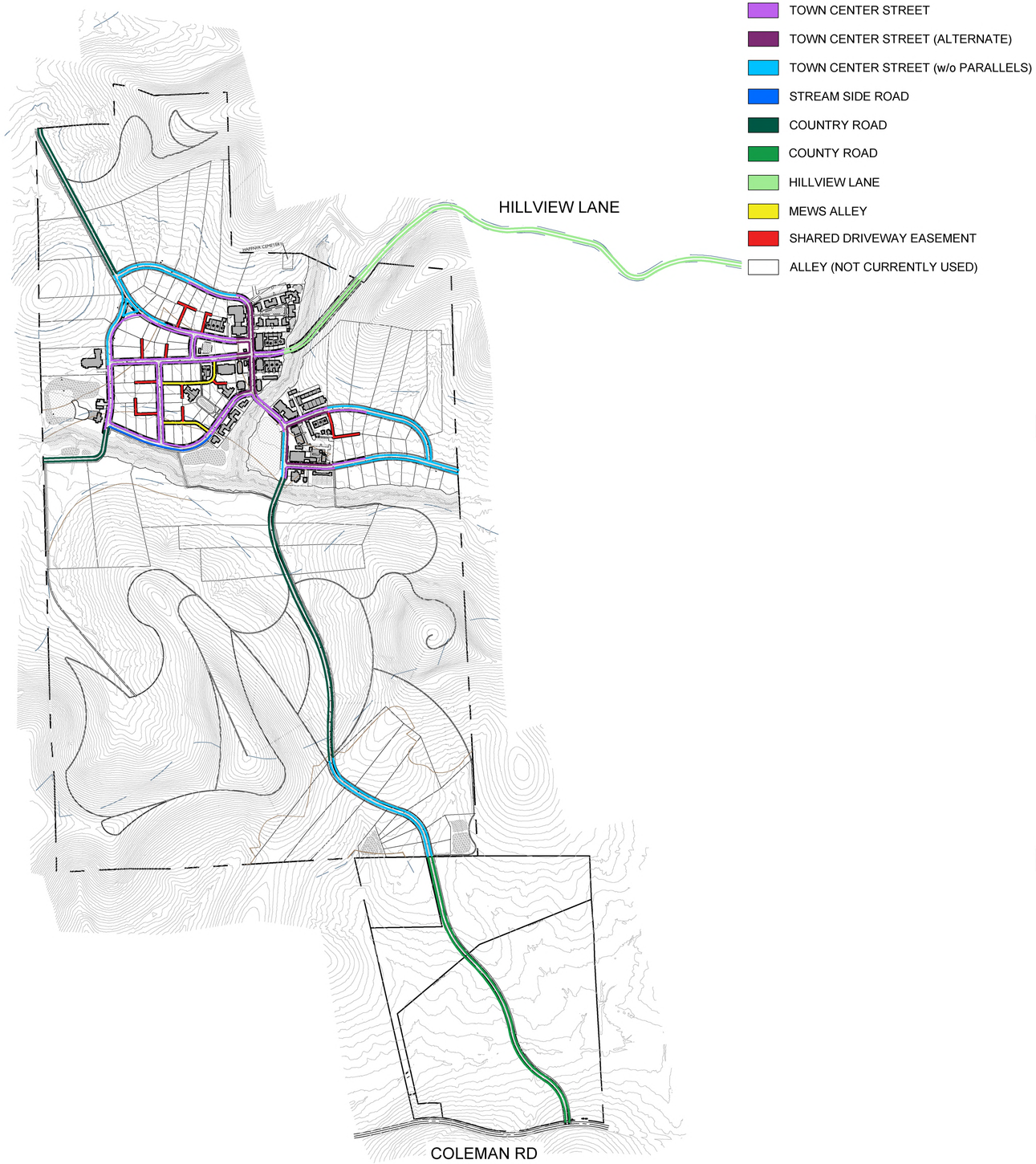
HARLIN PUD SUBDIVISION
DEVELOPMENT PLAN
Franklin, Williamson County, Tennessee

MARY McGOWAN REGISTERED ENGINEER AGRICULTURE ENGINEER No. 121320 STATE OF TENNESSEE 2025

Revision Date

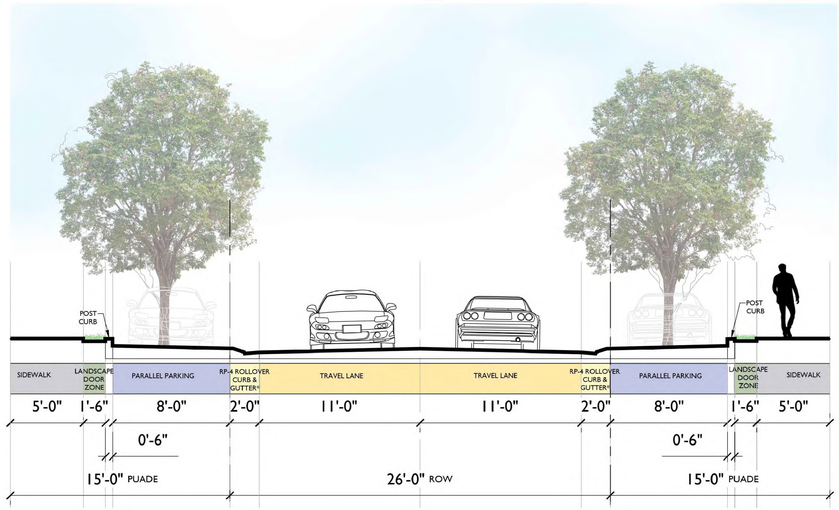
ENLARGED FIRE ROW AND ACCESS PLAN

SHEET
C4.29
COF # 8704



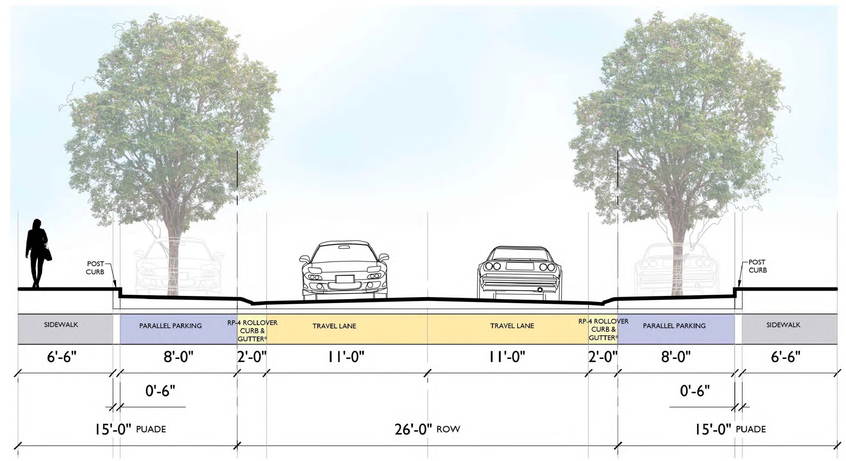
- TOWN CENTER STREET
- TOWN CENTER STREET (ALTERNATE)
- TOWN CENTER STREET (w/o PARALLELS)
- STREAM SIDE ROAD
- COUNTRY ROAD
- COUNTY ROAD
- HILLVIEW LANE
- MEWS ALLEY
- SHARED DRIVEWAY EASEMENT
- ALLEY (NOT CURRENTLY USED)

TOWN CENTER STREET



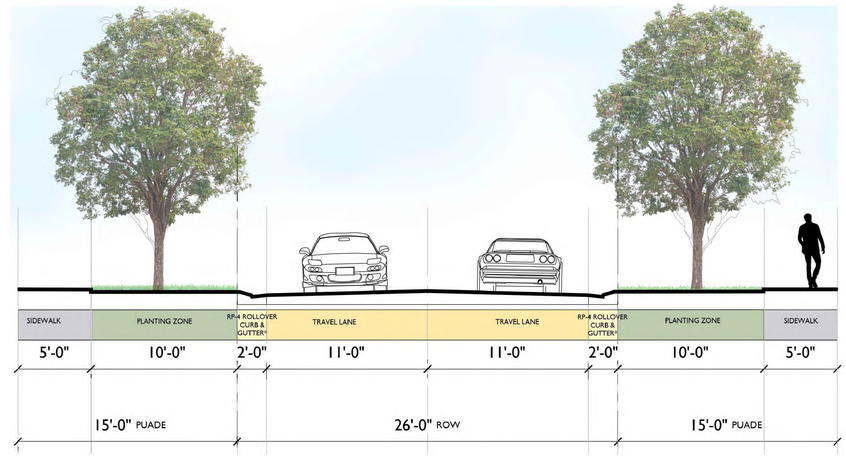
*THIS DETAIL IS FROM CITY OF FRANKLIN TECHNICAL STANDARDS: RP-4 LOCAL STREET ROLLOVER CURB AND GUTTER

TOWN CENTER STREET (ALTERNATE)



*THIS DETAIL IS FROM CITY OF FRANKLIN TECHNICAL STANDARDS: RP-4 LOCAL STREET ROLLOVER CURB AND GUTTER

TOWN CENTER STREET (w/o PARALLELS)



*THIS DETAIL IS FROM CITY OF FRANKLIN TECHNICAL STANDARDS: RP-4 LOCAL STREET ROLLOVER CURB AND GUTTER

0' 5' 10' 15'

GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE
BOYLE
Building community since 1933.
Kimley»Horn
DesignStudio
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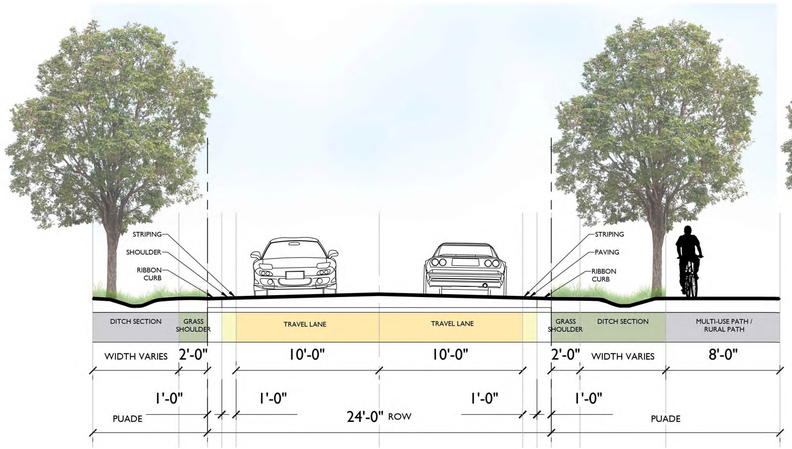
HARLIN PUD SUBDIVISION
DEVELOPMENT PLAN
Franklin, Williamson County, Tennessee

JEFFREY A. ROSIAK REGISTERED LANDSCAPE ARCHITECT 115325

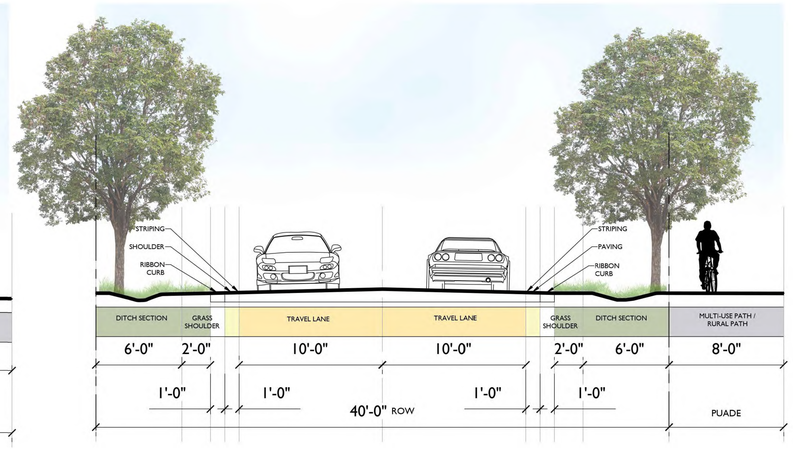
Revision Date
△ _____
△ _____
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STREET NETWORK PLAN AND SECTIONS
SHEET
C4.30
COF # 8704

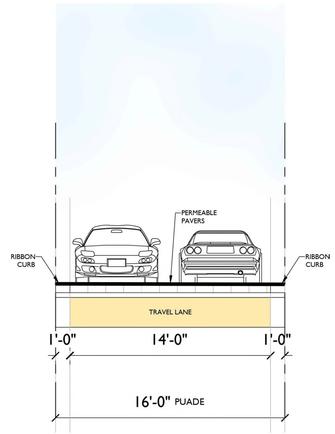
COUNTRY ROAD



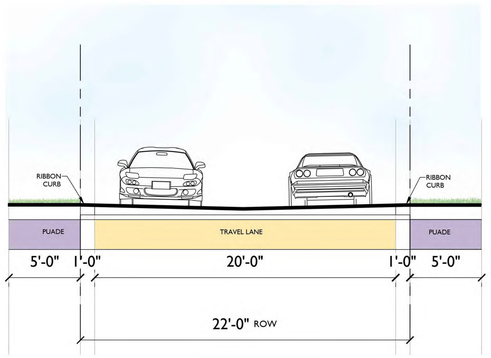
COUNTY ROAD



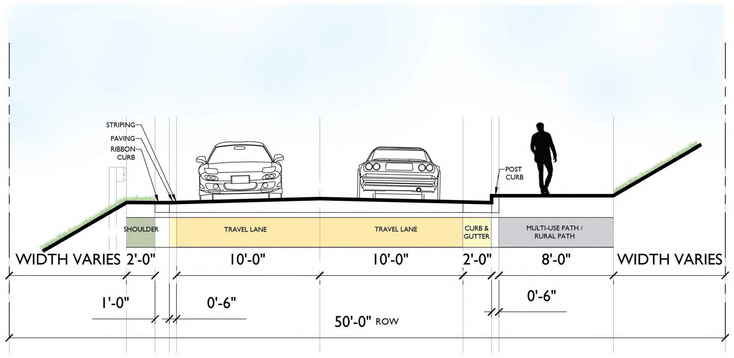
SHARED DRIVEWAY EASEMENT



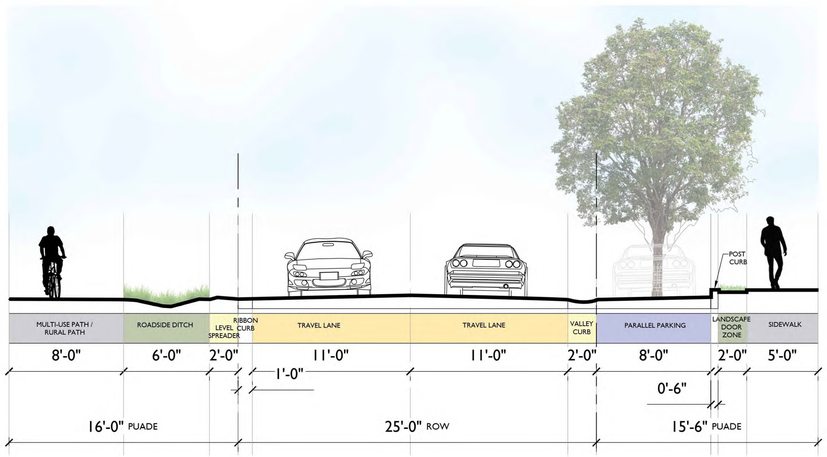
MEWS ALLEY



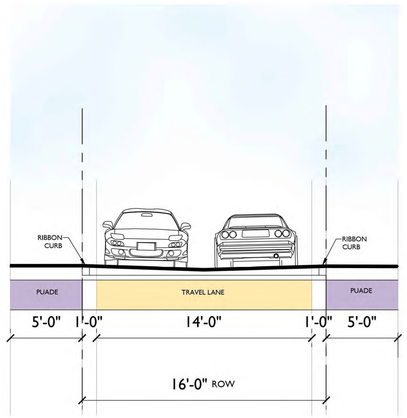
HILLVIEW LANE



STREAM SIDE ROAD



ALLEY (NOT CURRENTLY USED)



0' 5' 10' 15'

GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

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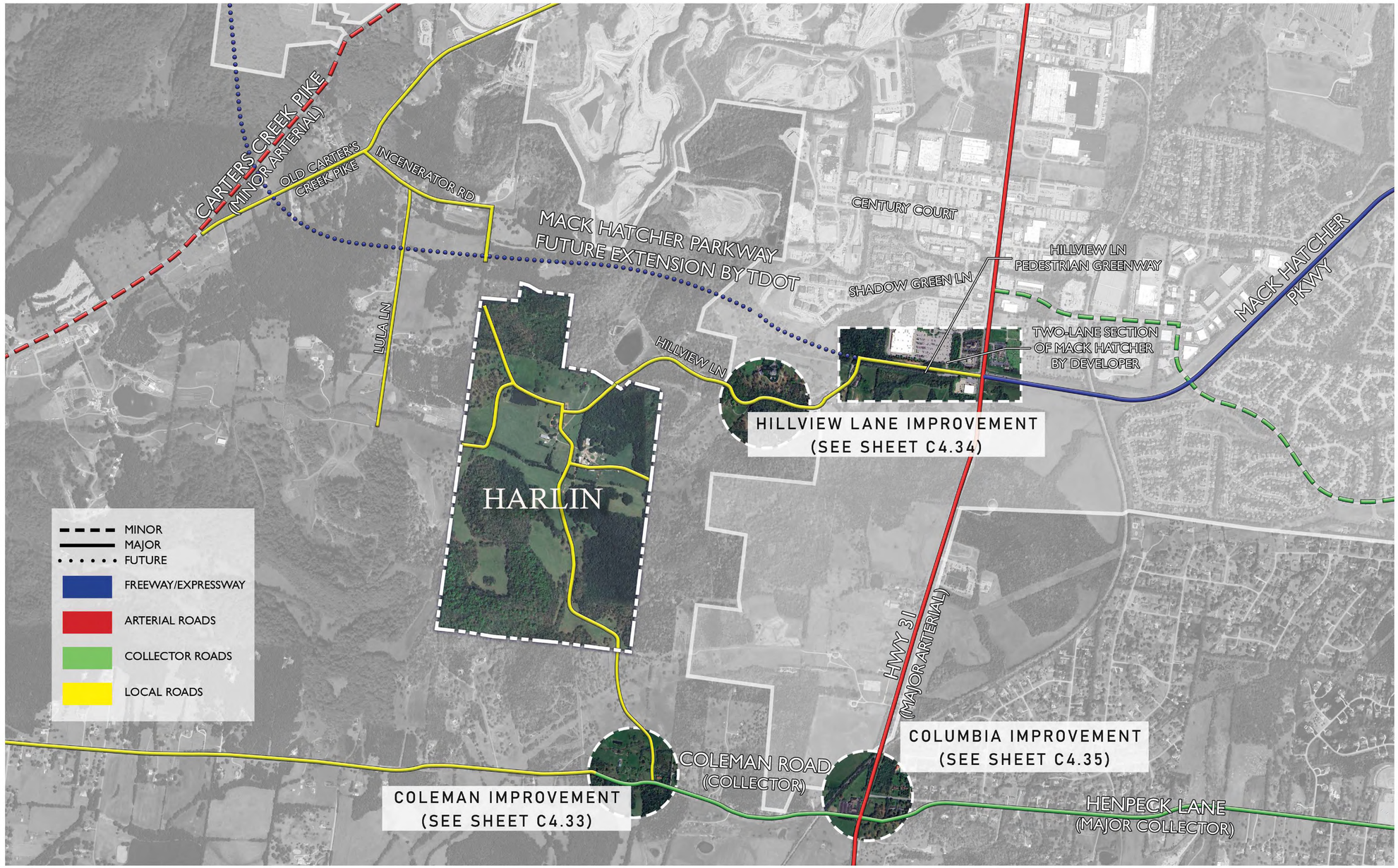
HARLIN PUD SUBDIVISION
DEVELOPMENT PLAN
Franklin, Williamson County, Tennessee

JEFFREY A. ROSIAK REGISTERED LANDSCAPE ARCHITECT 103525

Revision Date

STREET SECTIONS

SHEET
C4.31
COF # 8704



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DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

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HARLIN PUD SUBDIVISION
DEVELOPMENT PLAN
Franklin, Williamson County, Tennessee

JEFFREY A. ROSIAK
REGISTERED
AGRICULTURE
TENNESSEE
LANDSCAPE ARCHITECT
01325

Revision Date
△ _____
△ _____
△ _____
△ _____

OFFSITE ROAD IMPROVEMENTS

SHEET
C4.32

COF # 8704

COLEMAN ROAD IMPROVEMENT



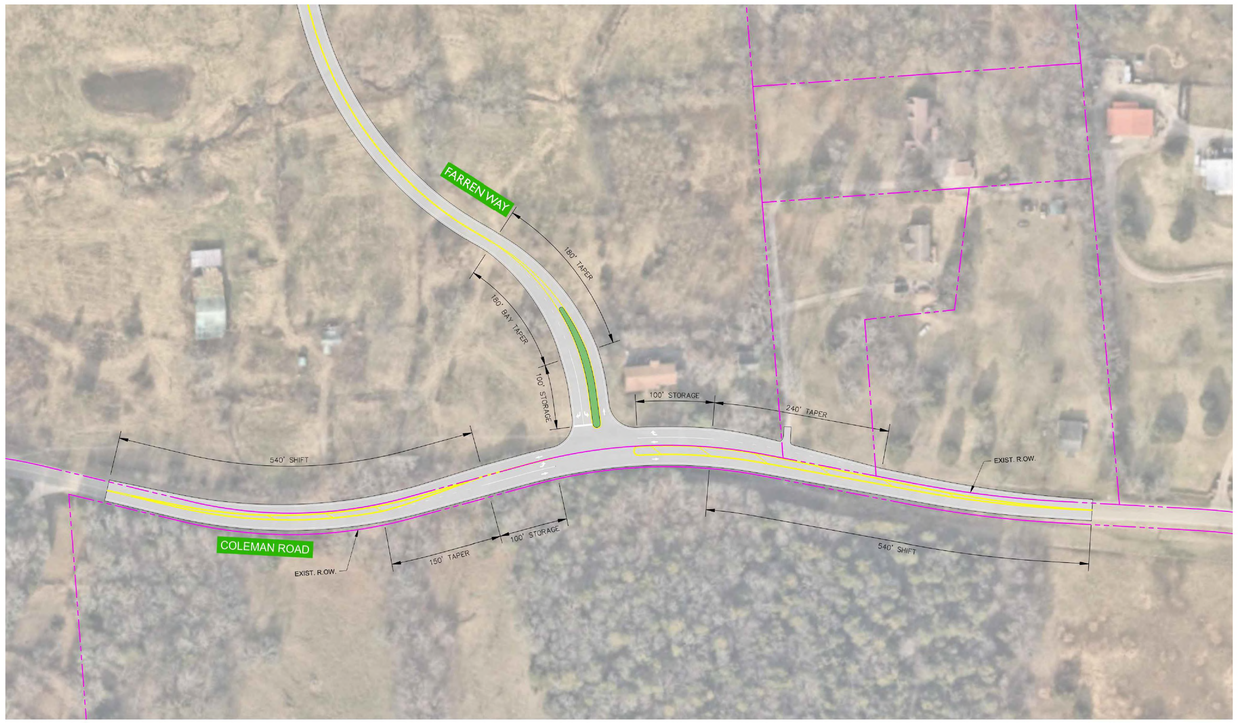
Location Key



Existing Conditions



Proposed Improvements



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DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

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HARLIN PUD SUBDIVISION
DEVELOPMENT PLAN
Franklin, Williamson County, Tennessee

JEFFREY A. ROSIAK
REGISTERED
LANDSCAPE ARCHITECT
TENNESSEE
10525

Revision Date
△ _____
△ _____
△ _____
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OFFSITE ROAD IMPROVEMENTS

SHEET
C4.33

COF # 8704

HILLVIEW LANE & MACK HATCHER IMPROVEMENT





Location Key



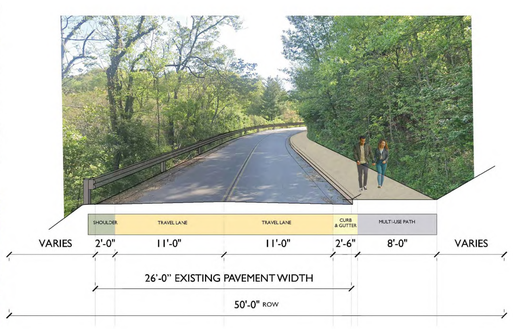
Existing Conditions



Location Key



Existing Conditions



Proposed Improvements to Hillview Lane



Proposed Improvements

GAMBLE DESIGN COLLABORATIVE

DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

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HARLIN PUD SUBDIVISION
DEVELOPMENT PLAN
Franklin, Williamson County, Tennessee

JEFFREY A. ROSIAK
REGISTERED
AGRICULTURE
TENNESSEE
LANDSCAPE ARCHITECT
10/15/25

Revision Date
△ _____
△ _____
△ _____
△ _____

OFFSITE ROAD IMPROVEMENTS

SHEET
C4.34

COF # 8704

COLEMAN ROAD & COLUMBIA PIKE IMPROVEMENT



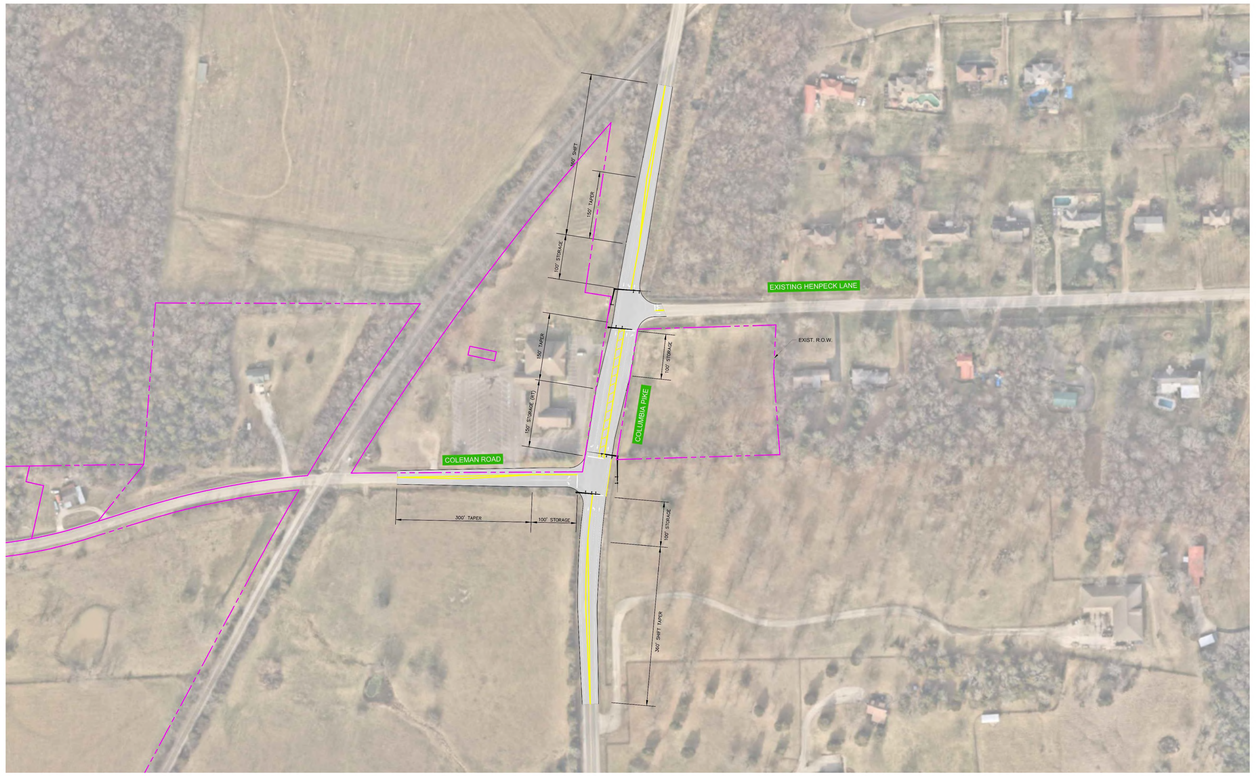
Location Key



Existing Conditions



Proposed Improvements



GAMBLE DESIGN COLLABORATIVE

DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

BOYLE
Building community since 1933.

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HARLIN PUD SUBDIVISION
DEVELOPMENT PLAN
Franklin, Williamson County, Tennessee

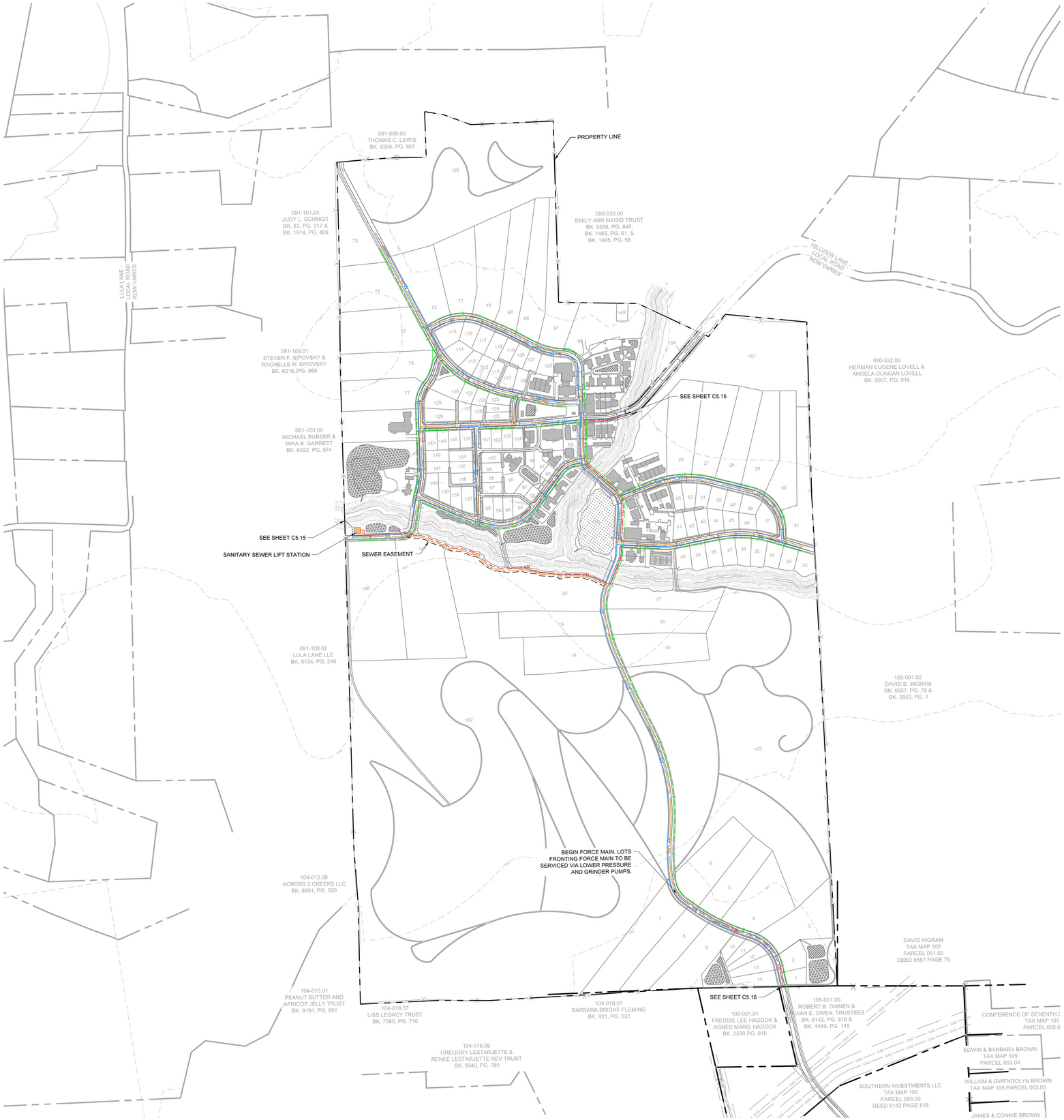
JEFFREY A. ROSIAK REGISTERED AGRICULTURE LANDSCAPE ARCHITECT

Revision Date
△ _____
△ _____
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OFFSITE ROAD IMPROVEMENTS

SHEET
C4.35

COF # 8704



SPRINKLER NOTE

LOTS WHICH FRONT A MEWS SECTION ARE TO BE SPRINKLERED.
THIS CONDITION APPLIES SPECIFICALLY TO LOTS 87, 88, 89, 90, AND 91.

SITE LEGEND

- STORM PIPE
- W — WATER MAIN BY HB&TS
- G — GRAVITY SEWER LINE
- FM — FORCE MAIN SEWER LINE
- E — PROPOSED ELECTRICAL

SANITARY SEWER NOTE

ALL ON-SITE AND OFF-SITE SANITARY SEWER ALIGNMENT IS CONCEPTUAL ONLY AND NOT APPROVED WITH THE DEVELOPMENT PLAN. FINAL ALIGNMENT WILL BE DETERMINED AT SITE PLAN.

FIRE FLOW TEST

FLOW TEST DATE: 01/17/2025
STATIC PRESSURE: 80 psi
RESIDUAL PRESSURE: 65 psi
FLOW RATE: 1250 gpm at 20 psi

TESTED BY TIM BYRAM AT HB&TS

STATEMENT OF IMPACTS

WATER WILL BE PROVIDED VIA AN 8" PUBLIC WATER MAIN OFF AN EXISTING MAIN IN LULA LANE AND HILLVIEW LANE. THE PROJECT SITE IS SERVICED BY HB&TS UTILITY DISTRICT.

SANITARY SEWER WILL BE PROVIDED VIA AN 8" SEWER EXTENSION CONNECTING TO A SEWER EXTENSION IN HILLVIEW LANE.

UTILITY NOTES

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

AGENCY CONTACTS

WATER
HB & TS
505 DOWNS BLVD
FRANKLIN, TN 37064
PHONE: (615) 794-7796
CONTACT: CODY LOVETT

GAS
ATMOS ENERGY
200 NOAH DRIVE
FRANKLIN, TN 37064
PHONE: (615) 794-2596
CONTACT: BLAKE DAVIS

CITY OF FRANKLIN
109 3rd AVENUE SOUTH, FRANKLIN, TN 37067
CONTACT:
PLANNING : EMILY WRIGHT (615) 550-6739
ENGINEERING : LANCE FITTRO (615) 550-6676

ELECTRIC
MIDDLE TN ELECTRIC
2156 EDWARD CURD LN.
FRANKLIN, TN 37067
PHONE: (615) 595-4693
CONTACT: DALE HOOD

SANITARY SEWER
CITY OF FRANKLIN
124 LUMBER DRIVE
FRANKLIN, TN 37064
PHONE: (615) 794-4554
CONTACT: BEN MCNEIL

ENGINEER
KIMLEY-HORN AND ASSOCIATES, INC.
4031 ASPEN GROVE DRIVE
FRANKLIN, TENNESSEE 37067
PHONE: (615) 800-4004
CONTACT: MARY McGOWAN, P.E.

CABLE
COMCAST
2501 McGAVOCK PK,
SUITE 1206
NASHVILLE, TN 37214
PHONE: (615) 550-6855
CONTACT: PAULA BROOKS

TELEPHONE
AT&T
PHONE: (615) 595-7816
CONTACT: DAVID TUTTEROW

SURVEYOR
TWM INC.
390 MALLORY STATION ROAD
SUITE 100
FRANKLIN, TN 37067
PHONE: (615) 814-7414

LEGEND

- WATER QUALITY
- DRY DETENTION
- WET DETENTION
- RIPARIAN ZONE 1 BUFFER
- RIPARIAN ZONE 2 BUFFER
- HHO
- 500' HHO BUFFER

LOCATION OF FLOWED HYDRANT



SCALE: 1" = 100'

0' 300' 600' 900'

GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

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DesignStudio

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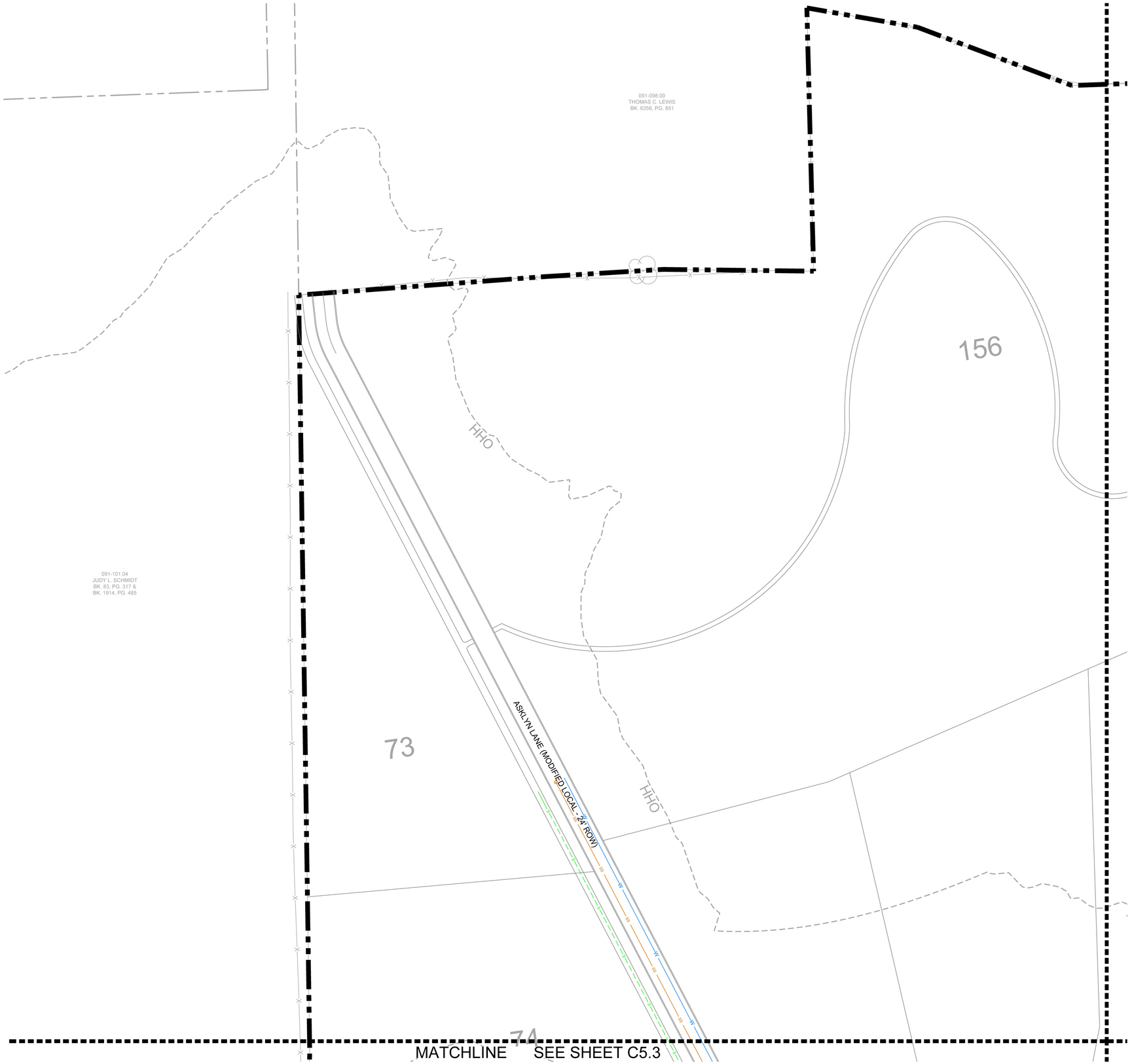
HARLIN PUD SUBDIVISION
DEVELOPMENT PLAN
Franklin, Williamson County, Tennessee

MARY McGOWAN
REGISTERED ENGINEER
STATE OF TENNESSEE
COF # 8704
DATE: 12/13/25

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

OVERALL UTILITY PLAN

SHEET
C5.0
COF # 8704



SANITARY SEWER NOTE

ALL ON-SITE AND OFF-SITE SANITARY SEWER ALIGNMENT IS CONCEPTUAL ONLY AND NOT APPROVED WITH THE DEVELOPMENT PLAN. FINAL ALIGNMENT WILL BE DETERMINED AT SITE PLAN.

SITE LEGEND

- STORM PIPE
- W — WATER MAIN BY HB&TS
- SS — GRAVITY SEWER LINE
- FM — FORCE MAIN SEWER LINE
- E — PROPOSED ELECTRICAL

UTILITY NOTES

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7. ANY DAMAGES CAUSED TO EXISTING UTILITIES DURING CONSTRUCTION SHALL, AT HIS OWN EXPENSE, BE REPLACED OR REPAIRED TO ORIGINAL CONDITION AND QUALITY, AS APPROVED BY THE OWNER AND REPRESENTATIVE OF THE APPROPRIATE UTILITY COMPANY, BY THE CONTRACTOR.
8. UTILITIES LAYOUTS SHOWN IN THIS PLAN ARE CONCEPTUAL AND ARE SUBJECT TO CHANGE. UTILITY LAYOUTS ARE NOT APPROVED WITH APPROVAL OF THIS DEVELOPMENT PLAN, AND SHOULD BE COORDINATED WITH THE PRESIDING ENTITY.

LEGEND

- WATER QUALITY
- DRY DETENTION
- WET DETENTION
- RIPARIAN ZONE 1 BUFFER
- RIPARIAN ZONE 2 BUFFER
- HHO
- 500' HHO BUFFER

FIRE FLOW TEST

FLOW TEST DATE: 01/17/2025
STATIC PRESSURE: 80 psi
RESIDUAL PRESSURE: 65 psi
FLOW RATE: 1250 gpm at 20 psi

TESTED BY TIM BYRAM AT HB&TS

SPRINKLER NOTE

LOTS WHICH FRONT A MEWS SECTION ARE TO BE SPRINKLERED.
THIS CONDITION APPLIES SPECIFICALLY TO LOTS 87, 88, 89, 90, AND 91.



GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

BOYLE
Building community since 1933.

Kimley»Horn

DesignStudio

sdco PARTNERS

SHERIDAN PUBLIC RELATIONS LLC

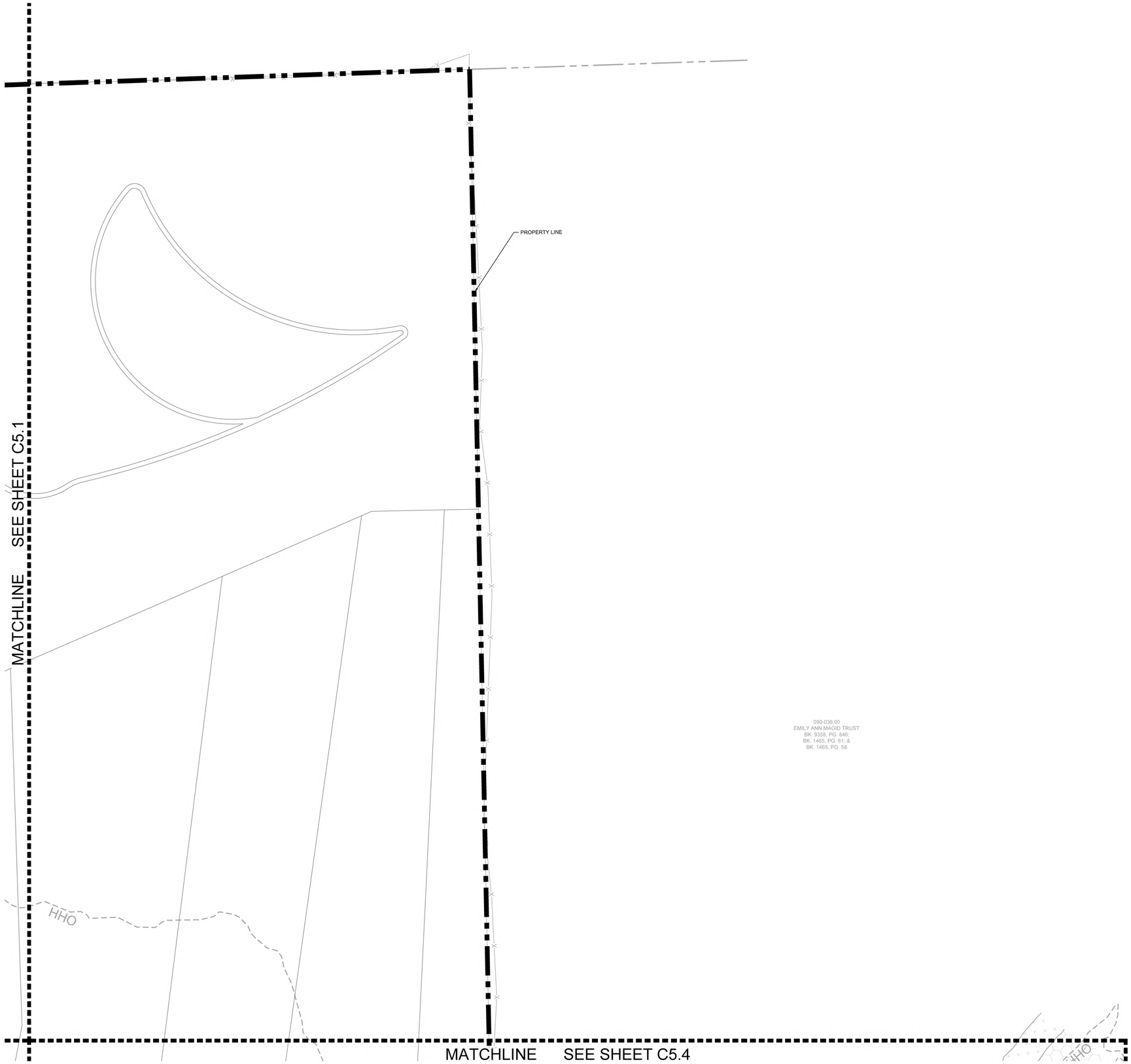
HARLIN PUD SUBDIVISION
DEVELOPMENT PLAN
Franklin, Williamson County, Tennessee



Revision Date
△ _____
△ _____
△ _____
△ _____

ENLARGED UTILITY PLAN

SHEET
C5.1
COF # 8704



SANITARY SEWER NOTE

ALL ON-SITE AND OFF-SITE SANITARY SEWER ALIGNMENT IS CONCEPTUAL ONLY AND NOT APPROVED WITH THE DEVELOPMENT PLAN. FINAL ALIGNMENT WILL BE DETERMINED AT SITE PLAN.

SITE LEGEND

- STORM PIPE
- W — WATER MAIN BY HB&TS
- GRAVITY SEWER LINE
- FM — FORCE MAIN SEWER LINE
- E — PROPOSED ELECTRICAL

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- WATER QUALITY
- DRY DETENTION
- WET DETENTION
- RIPARIAN ZONE 1 BUFFER
- RIPARIAN ZONE 2 BUFFER
- HHO
- 500' HHO BUFFER

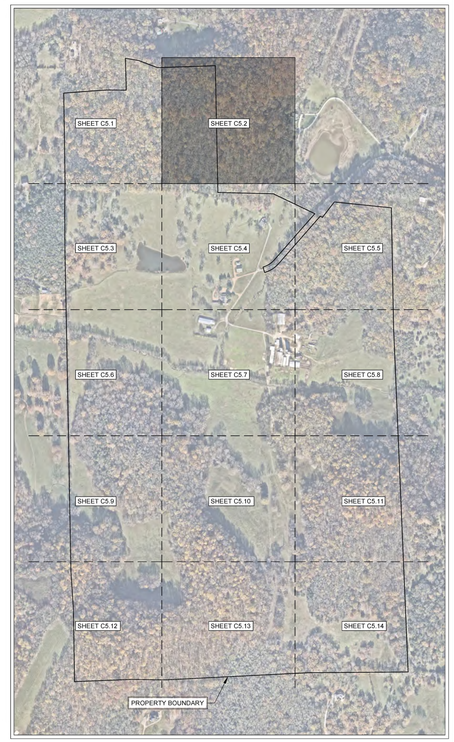
FIRE FLOW TEST

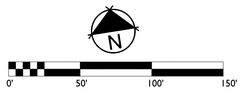
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TESTED BY TIM BYRAM AT HB&TS

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GAMBLE DESIGN COLLABORATIVE

DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

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Kimley»Horn

DesignStudio

sdco PARTNERS

SHERIDAN PUBLIC RELATIONS LLC

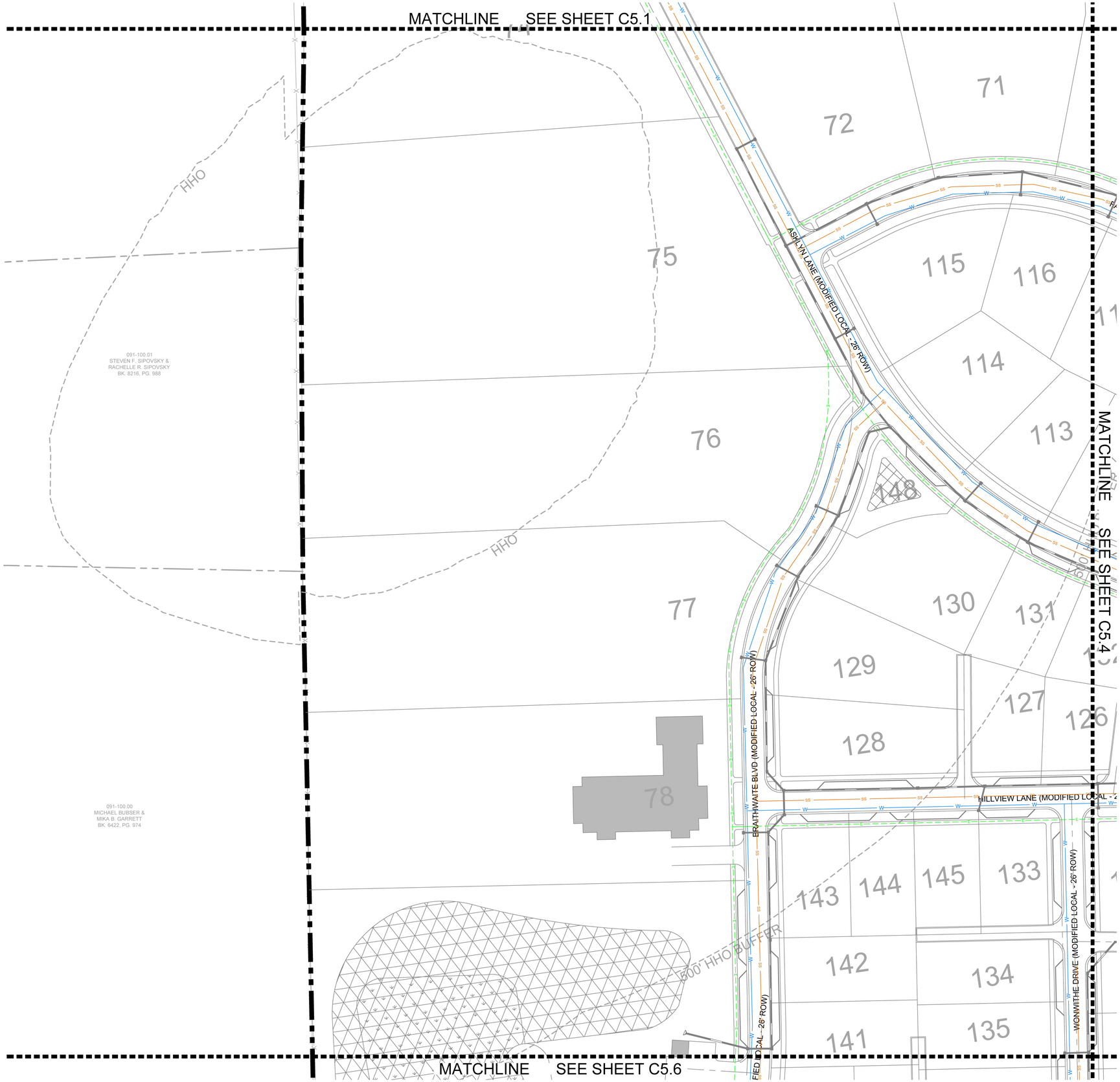
HARLIN PUD SUBDIVISION
DEVELOPMENT PLAN
Franklin, Williamson County, Tennessee

MARY McGOWAN REGISTERED ENGINEER STATE OF TENNESSEE 121320 2025

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

ENLARGED UTILITY PLAN

SHEET
C5.2
COF # 8704



SANITARY SEWER NOTE

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SITE LEGEND

- STORM PIPE
- WATER MAIN BY HB&TS
- GRAVITY SEWER LINE
- FORCE MAIN SEWER LINE
- PROPOSED ELECTRICAL

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LEGEND

- WATER QUALITY
- DRY DETENTION
- WET DETENTION
- RIPARIAN ZONE 1 BUFFER
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- HHO
- 500' HHO BUFFER

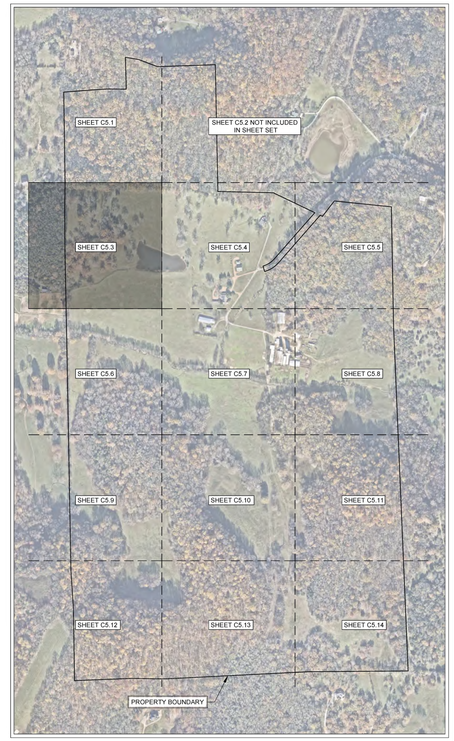
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TESTED BY TIM BYRAM AT HB&TS

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N
0' 50' 100' 150'

GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

BOYLE
Building community since 1933.

Kimley»Horn

DesignStudio

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SHERIDAN PUBLIC RELATIONS LLC

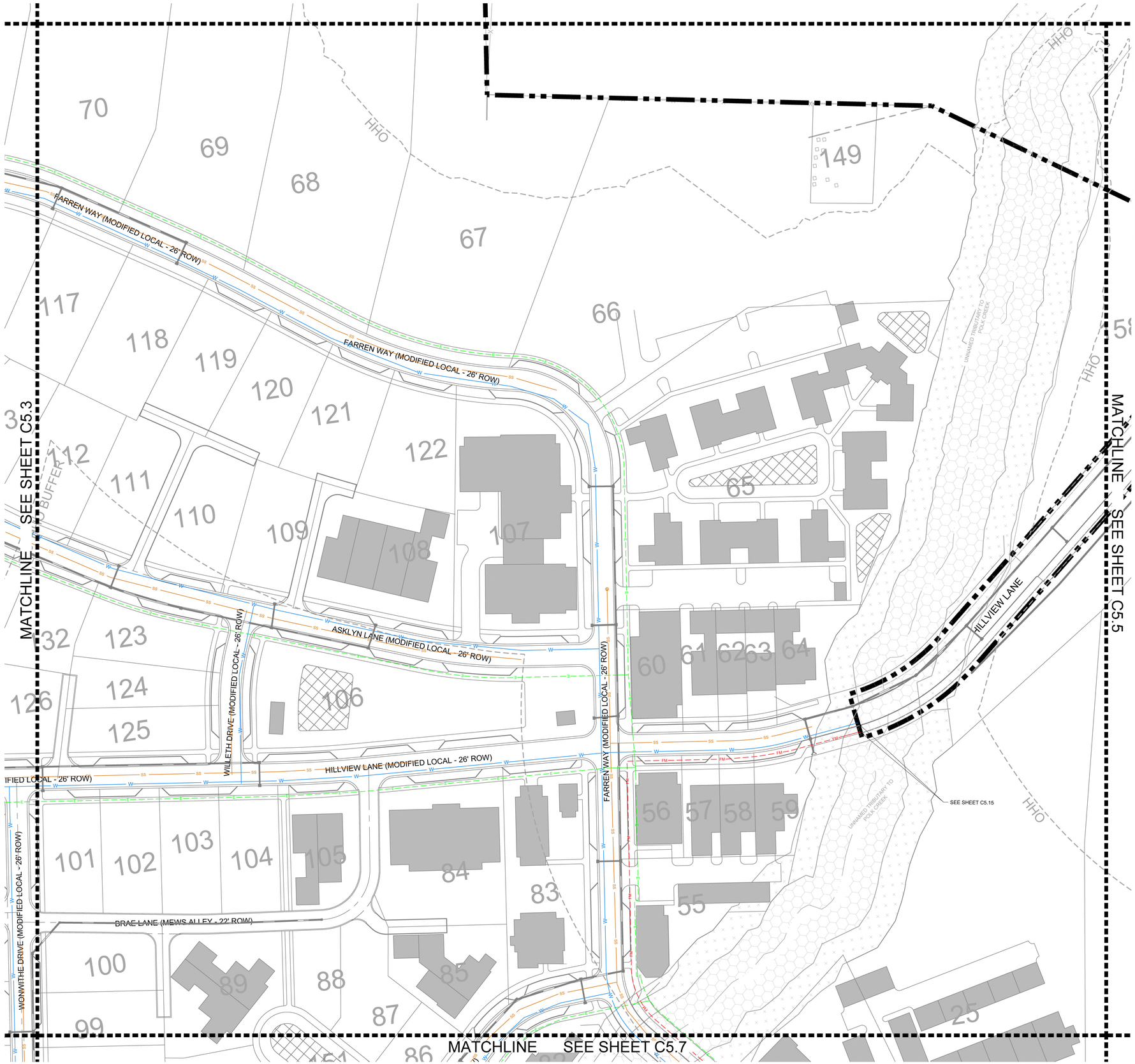
HARLIN PUD SUBDIVISION
DEVELOPMENT PLAN
Franklin, Williamson County, Tennessee

MARY McGOWAN REGISTERED ENGINEER STATE OF TENNESSEE 121370 12/31/2025

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

ENLARGED UTILITY PLAN

SHEET
C5.3
COF # 8704



SANITARY SEWER NOTE

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SITE LEGEND

- STORM PIPE
- W — WATER MAIN BY HB&TS
- SS — GRAVITY SEWER LINE
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- E — PROPOSED ELECTRICAL

UTILITY NOTES

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LEGEND

- WATER QUALITY
- DRY DETENTION
- WET DETENTION
- RIPARIAN ZONE 1 BUFFER
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- 500' HHO BUFFER

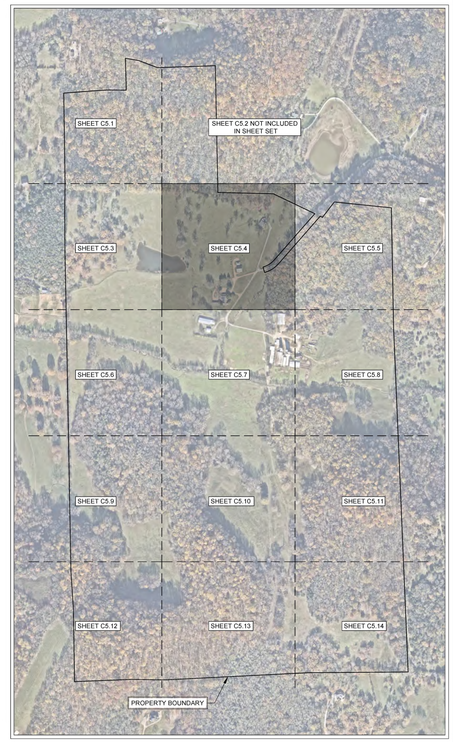
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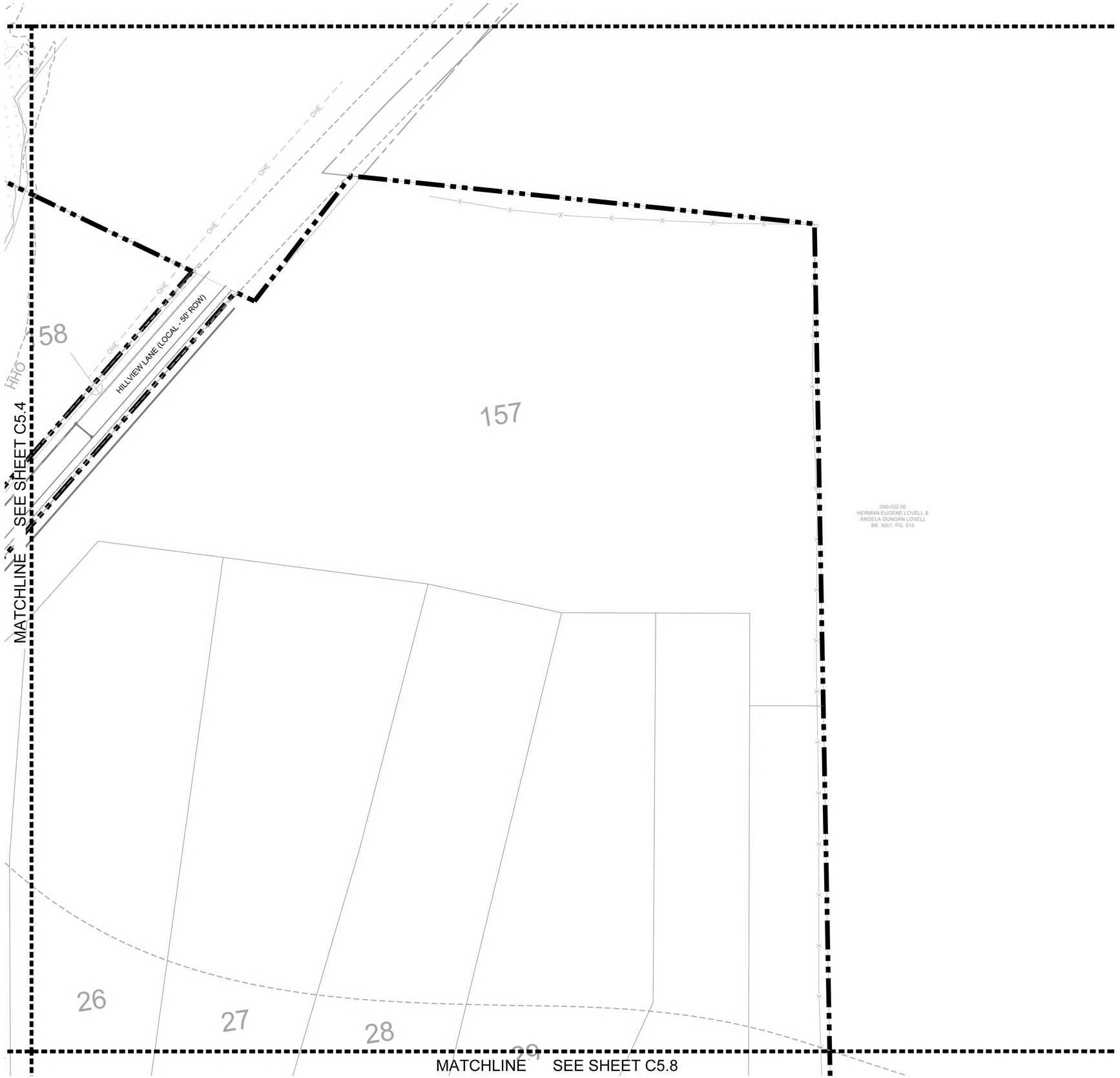
HARLIN PUD SUBDIVISION
DEVELOPMENT PLAN
Franklin, Williamson County, Tennessee

STATE OF TENNESSEE — MARY McGONAGILL — REGISTERED ENGINEER — AGRICULTURAL — 121324 — 26 — 2025

Revision Date

ENLARGED UTILITY PLAN

SHEET
C5.4
COF # 8704



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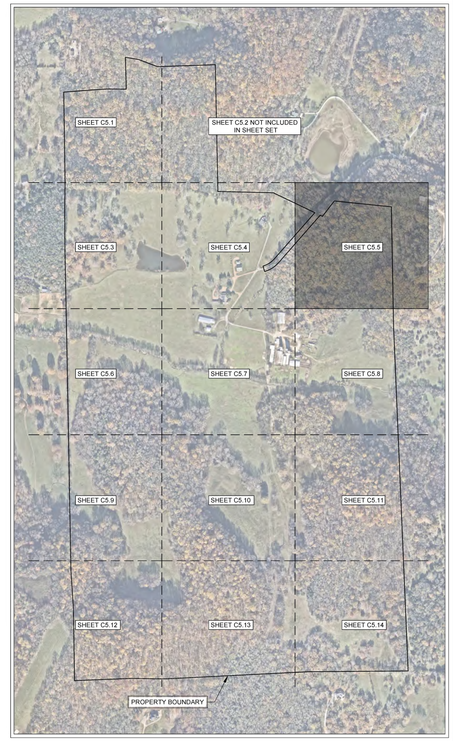
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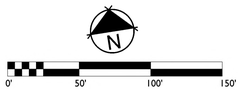
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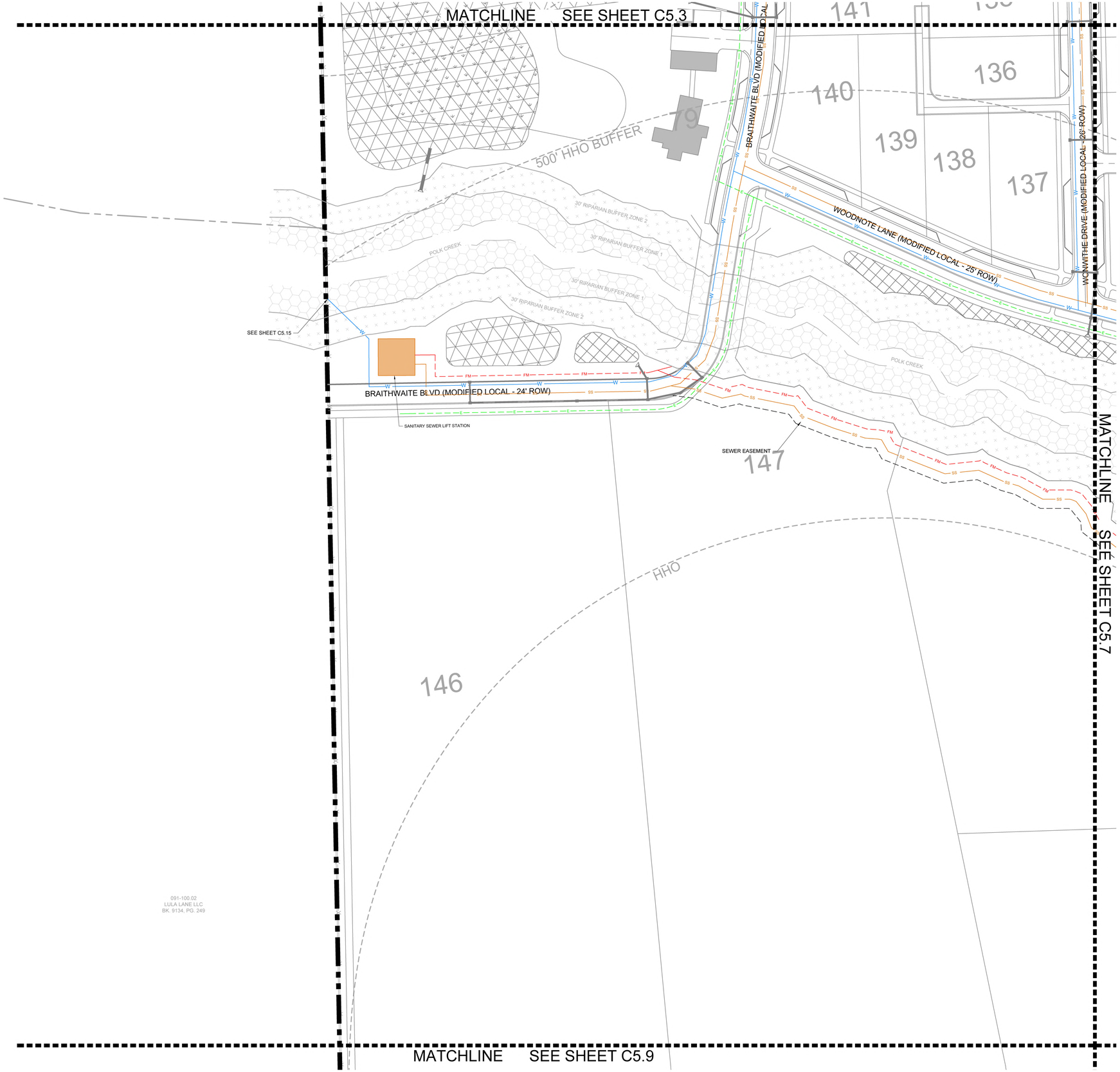
HARLIN PUD SUBDIVISION
DEVELOPMENT PLAN
Franklin, Williamson County, Tennessee

MARY McGOWAN REGISTERED ENGINEER DEPARTMENT OF AGRICULTURE No. 121320 STATE OF TENNESSEE 2025

Revision Date
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ENLARGED UTILITY PLAN

SHEET
C5.5
COF # 8704



SANITARY SEWER NOTE

ALL ON-SITE AND OFF-SITE SANITARY SEWER ALIGNMENT IS CONCEPTUAL ONLY AND NOT APPROVED WITH THE DEVELOPMENT PLAN. FINAL ALIGNMENT WILL BE DETERMINED AT SITE PLAN.

SITE LEGEND

- STORM PIPE
- WATER MAIN BY HB&TS
- GRAVITY SEWER LINE
- FORCE MAIN SEWER LINE
- PROPOSED ELECTRICAL

UTILITY NOTES

1. ALL PERSONS WHO UNDERTAKE THE CONSTRUCTION OF WATER, SEWER AND/OR RECLAIMED WATER LINES LOCATED IN, OR AFFECTING SERVICES PROVIDED BY THE CITY OF FRANKLIN SHALL COMPLY WITH THE REQUIREMENTS AND REGULATIONS SET FORTH IN THE "GENERAL REQUIREMENTS & TECHNICAL SPECIFICATIONS, WATER MANAGEMENT DEPARTMENT, CITY OF FRANKLIN, TENNESSEE" LATEST EDITION, ALONG WITH ANY AMENDMENTS, ADDITIONS, OR ALTERATION THAT MAY THEREAFTER BE ADOPTED BY THE BOARD OF MAYOR AND ALDERMEN BY RESOLUTION.
2. CONTRACTOR SHALL OBTAIN WATER & SEWER INFRASTRUCTURE INSTALLATION PERMIT PRIOR TO SCHEDULING REQUIRED PRE-CONSTRUCTION SITE MEETING. CONTRACTOR SHALL COMPLETE THE PRECONSTRUCTION SITE MEETING PRIOR TO COMMENCING WITH CONSTRUCTION.
3. CONTRACTOR SHALL OBTAIN AND KEEP ALL OF THE FOLLOWING ITEMS ON THE JOBSITE AT ALL TIMES DURING CONSTRUCTION:
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   b. WATER & SEWER INFRASTRUCTURE INSTALLATION PERMIT, WITH ALL STEPS COMPLETED AND SIGNED BY APPROPRIATE CITY EMPLOYEES.
   c. COPY OF APPROVED AVAILABILITY REQUEST RESPONSE LETTER.
   d. A COPY OF ALL APPROVED CUT SHEETS.
4. ACCEPTANCE OF CITY OF FRANKLIN PUBLIC WATER INFRASTRUCTURE, SANITARY SEWER INFRASTRUCTURE AND/OR RECLAIMED WATER INFRASTRUCTURE SHALL BECOME THE RESPONSIBILITY OF THE CITY OF FRANKLIN, TN FOLLOWING APPROVAL FROM THE CITY OF FRANKLIN INSPECTORS AND ACCEPTANCE BY THE FRANKLIN MUNICIPAL PLANNING COMMISION. THE ACCEPTANCE DATE SHALL BE BASED ON THE DAY MAINTENANCE SURETIES ARE ESTABLISHED BY THE FRANKLIN MUNICIPAL PLANNING COMMISSION.
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LEGEND

- WATER QUALITY
- DRY DETENTION
- WET DETENTION
- RIPARIAN ZONE 1 BUFFER
- RIPARIAN ZONE 2 BUFFER
- HHO
- 500' HHO BUFFER

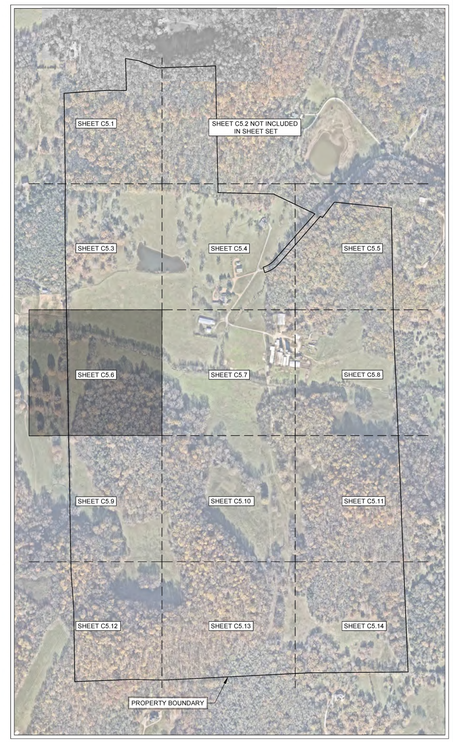
FIRE FLOW TEST

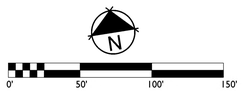
FLOW TEST DATE: 01/17/2025
STATIC PRESSURE: 80 psi
RESIDUAL PRESSURE: 65 psi
FLOW RATE: 1250 gpm at 20 psi

TESTED BY TIM BYRAM AT HB&TS

SPRINKLER NOTE

LOTS WHICH FRONT A MEWS SECTION ARE TO BE SPRINKLERED.
THIS CONDITION APPLIES SPECIFICALLY TO LOTS 87, 88, 89, 90, AND 91.





GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

BOYLE
Building community since 1933.

Kimley»Horn

DesignStudio

sdco PARTNERS

SHERIDAN PUBLIC RELATIONS LLC

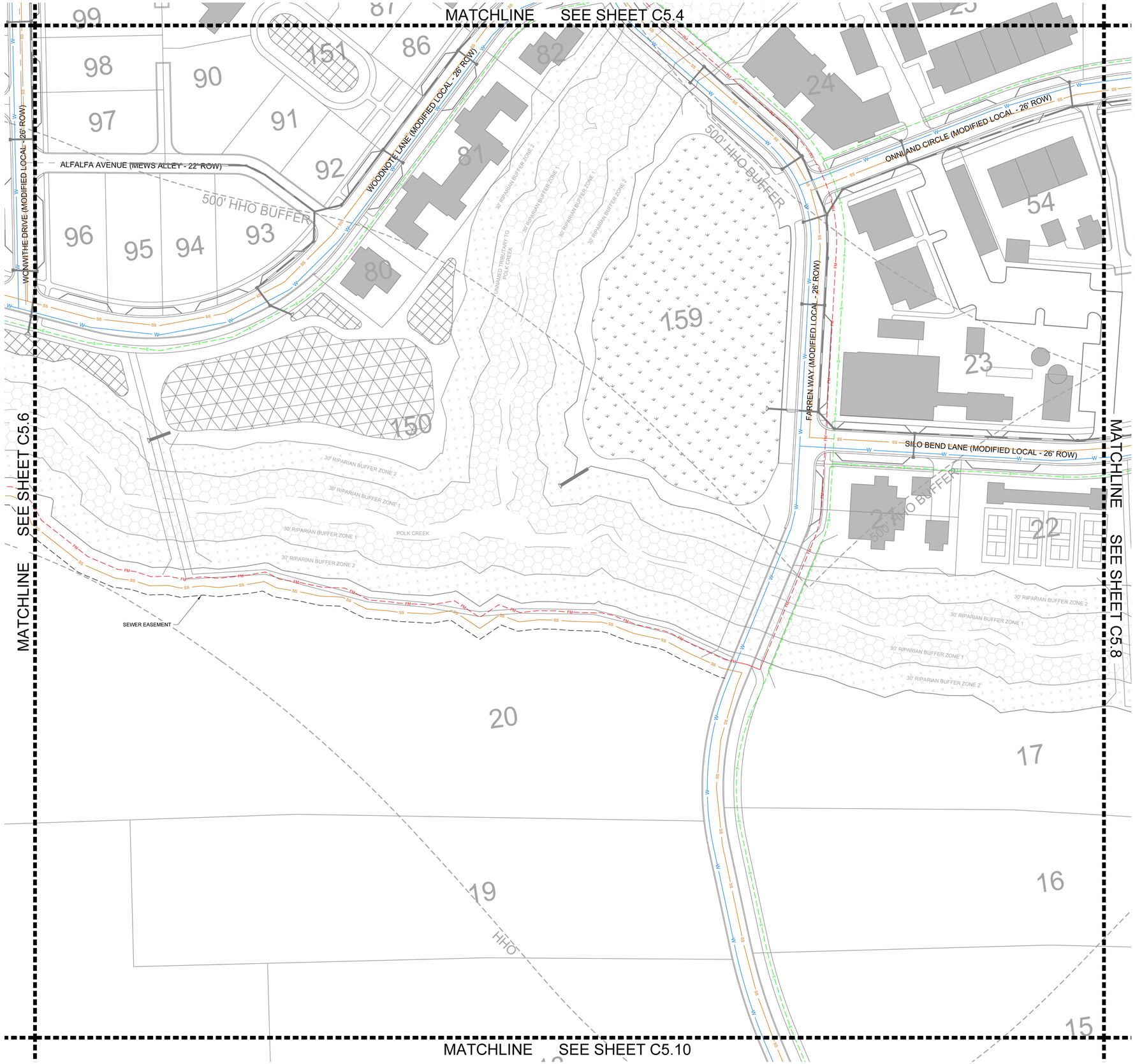
HARLIN PUD SUBDIVISION
DEVELOPMENT PLAN
Franklin, Williamson County, Tennessee

MARY McGOWAN REGISTERED ENGINEER STATE OF TENNESSEE No. 121320 PROFESSIONAL ENGINEER 2025

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

ENLARGED UTILITY PLAN

SHEET
C5.6
COF # 8704



SANITARY SEWER NOTE

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SITE LEGEND

- STORM PIPE
- WATER MAIN BY HB&TS
- GRAVITY SEWER LINE
- FORCE MAIN SEWER LINE
- PROPOSED ELECTRICAL

UTILITY NOTES

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LEGEND

- WATER QUALITY
- DRY DETENTION
- WET DETENTION
- RIPARIAN ZONE 1 BUFFER
- RIPARIAN ZONE 2 BUFFER
- HHO
- 500' HHO BUFFER

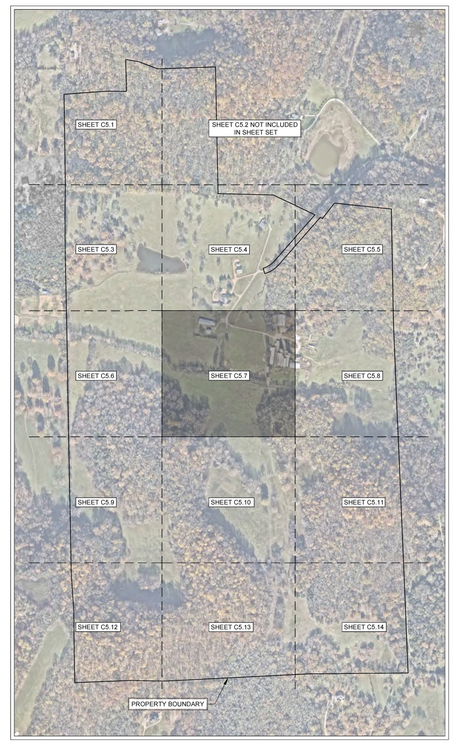
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N

0' 50' 100' 150'

GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

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Kimley»Horn

DesignStudio

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SHERIDAN PUBLIC RELATIONS LLC

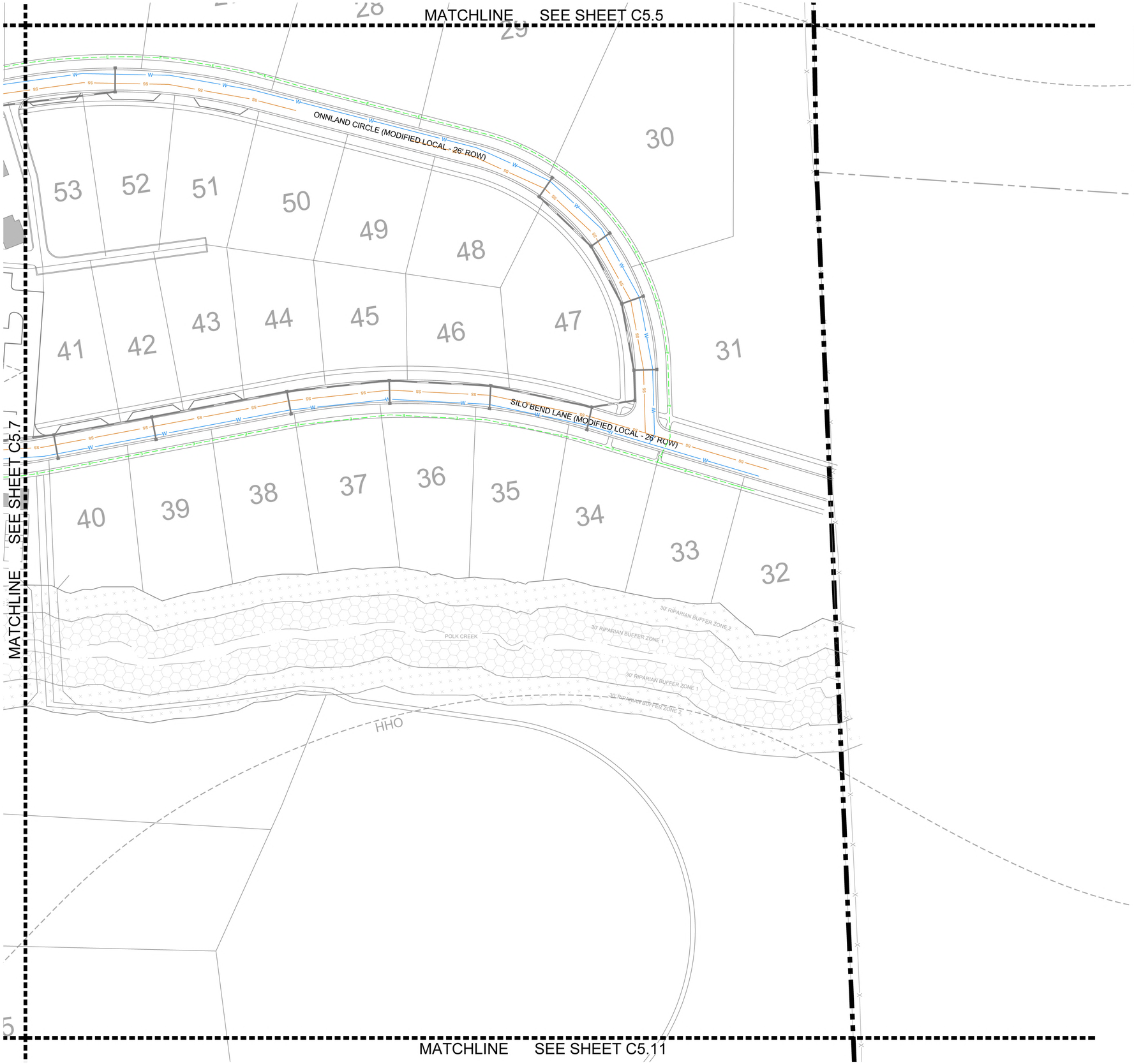
HARLIN PUD SUBDIVISION
DEVELOPMENT PLAN
Franklin, Williamson County, Tennessee

MARY McGOWAN REGISTERED ENGINEER AGRICULTURE COMMERCE No. 121320 STATE OF TENNESSEE 2025

Revision Date
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△ _____
△ _____
△ _____

ENLARGED UTILITY PLAN

SHEET
C5.7
COF # 8704



SANITARY SEWER NOTE

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SITE LEGEND

- STORM PIPE
- WATER MAIN BY HB&TS
- GRAVITY SEWER LINE
- FORCE MAIN SEWER LINE
- PROPOSED ELECTRICAL

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LEGEND

- WATER QUALITY
- DRY DETENTION
- WET DETENTION
- RIPARIAN ZONE 1 BUFFER
- RIPARIAN ZONE 2 BUFFER
- HHO
- 500' HHO BUFFER

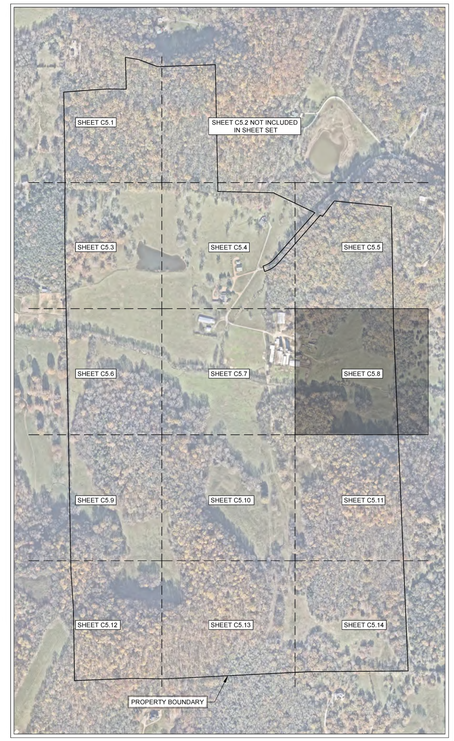
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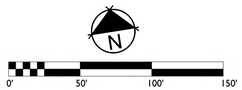
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GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

BOYLE
Building community since 1933.

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HARLIN PUD SUBDIVISION
DEVELOPMENT PLAN
Franklin, Williamson County, Tennessee

MARY McGOWAN REGISTERED ENGINEER AGRICULTURE No. 121320 STATE OF TENNESSEE 2025

Revision Date
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- △ _____
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ENLARGED UTILITY PLAN

SHEET
C5.8
COF # 8704

MATCHLINE SEE SHEET C5.6

MATCHLINE SEE SHEET C5.10

MATCHLINE SEE SHEET C5.12

152

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SANITARY SEWER NOTE

ALL ON-SITE AND OFF-SITE SANITARY SEWER ALIGNMENT IS CONCEPTUAL ONLY AND NOT APPROVED WITH THE DEVELOPMENT PLAN. FINAL ALIGNMENT WILL BE DETERMINED AT SITE PLAN.

SITE LEGEND

- STORM PIPE
- W — WATER MAIN BY HB&TS
- SS — GRAVITY SEWER LINE
- FM — FORCE MAIN SEWER LINE
- E — PROPOSED ELECTRICAL

UTILITY NOTES

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LEGEND

- WATER QUALITY
- DRY DETENTION
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- RIPARIAN ZONE 1 BUFFER
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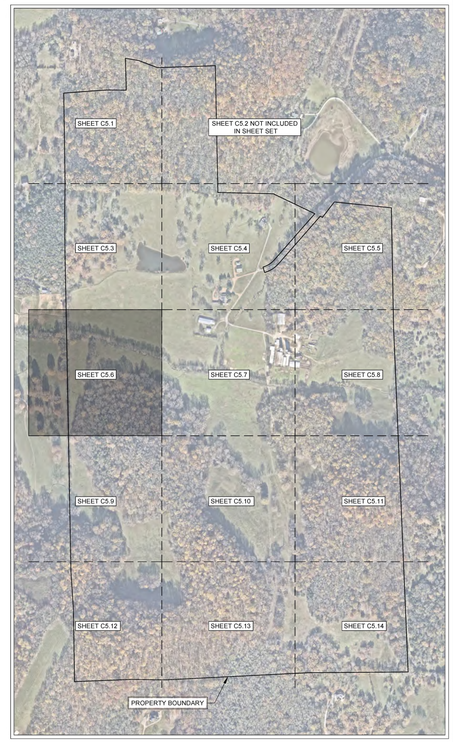
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ENLARGED UTILITY PLAN

SHEET
C5.9

COF # 8704

MATCHLINE SEE SHEET C5.7

MATCHLINE SEE SHEET C5.9

MATCHLINE SEE SHEET C5.11

MATCHLINE SEE SHEET C5.13

18

15

FARREN WAY (MODIFIED LOCAL - 24' ROW)

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LEGEND

- WATER QUALITY
- DRY DETENTION
- WET DETENTION
- RIPARIAN ZONE 1 BUFFER
- RIPARIAN ZONE 2 BUFFER
- HHO
- 500' HHO BUFFER

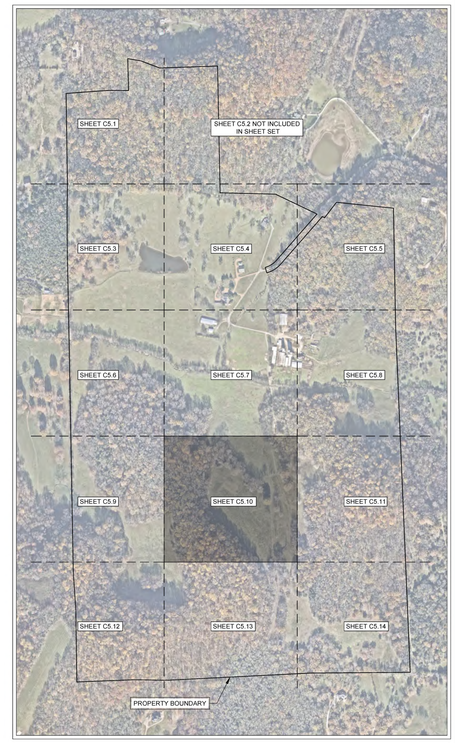
FIRE FLOW TEST

FLOW TEST DATE: 01/17/2025
STATIC PRESSURE: 80 psi
RESIDUAL PRESSURE: 65 psi
FLOW RATE: 1250 gpm at 20 psi

TESTED BY TIM BYRAM AT HB&TS

SPRINKLER NOTE

LOTS WHICH FRONT A MEWS SECTION ARE TO BE SPRINKLERED.
THIS CONDITION APPLIES SPECIFICALLY TO LOTS 87, 88, 89, 90, AND 91.



0' 50' 100' 150'

GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

BOYLE
Building community since 1933.

Kimley»Horn

DesignStudio

sdco PARTNERS

SHERIDAN PUBLIC RELATIONS LLC

HARLIN PUD SUBDIVISION
DEVELOPMENT PLAN
Franklin, Williamson County, Tennessee

MARY McGOWAN REGISTERED ENGINEER AGRICULTURE STATE OF TENNESSEE 2025

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

ENLARGED UTILITY PLAN

SHEET
C5.10
COF # 8704

5

MATCHLINE SEE SHEET C5.8

MATCHLINE SEE SHEET C5.10

105-001.02
DAVID B. INGRAM
BK. 6857, PG. 78 &
BK. 3553, PG. 1

153

MATCHLINE SEE SHEET C5.14

SANITARY SEWER NOTE

ALL ON-SITE AND OFF-SITE SANITARY SEWER ALIGNMENT IS CONCEPTUAL ONLY AND NOT APPROVED WITH THE DEVELOPMENT PLAN. FINAL ALIGNMENT WILL BE DETERMINED AT SITE PLAN.

SITE LEGEND

- STORM PIPE
- W — WATER MAIN BY HB&TS
- SS — GRAVITY SEWER LINE
- FM — FORCE MAIN SEWER LINE
- E — PROPOSED ELECTRICAL

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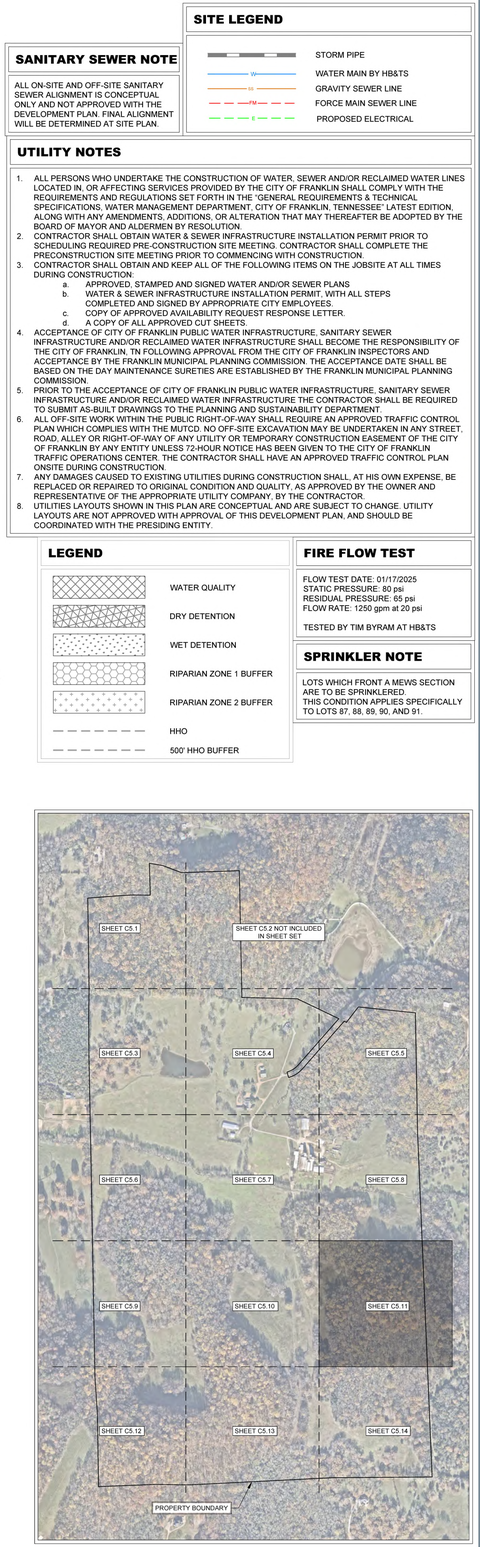
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DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

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Building community since 1933.

Kimley»Horn

DesignStudio

sdco PARTNERS

SHERIDAN PUBLIC RELATIONS LLC

HARLIN PUD SUBDIVISION
DEVELOPMENT PLAN
Franklin, Williamson County, Tennessee

MARY McGOWAN REGISTERED ENGINEER STATE OF TENNESSEE 121320 AGRICULTURE 2025

Revision Date
1 _____
2 _____
3 _____
4 _____

ENLARGED UTILITY PLAN

SHEET
C5.11

COF # 8704

MATCHLINE SEE SHEET C5.9

MATCHLINE SEE SHEET C5.13

104-012.06
ACROSS 2 CREEKS LLC
BK. 8901, PG. 529

104-015.01
PEANUT BUTTER AND
APRICOT JELLY TRUST
BK. 9191, PG. 801

104-018.07
LISS LEGACY TRUST
BK. 7585, PG. 716

104-018.06
GREGORY LESTARJETTE &
RENEE LESTARJETTE REV TRUST
BK. 9340, PG. 781

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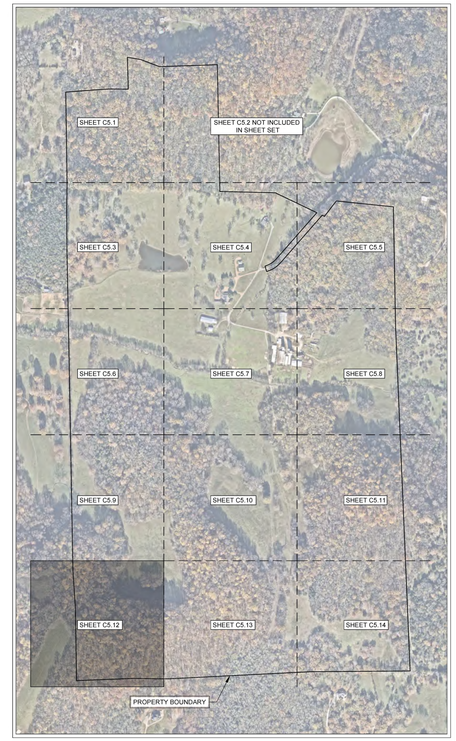
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DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

BOYLE
Building community since 1933.

Kimley»Horn

DesignStudio

sdco PARTNERS

SHERIDAN PUBLIC RELATIONS LLC

HARLIN PUD SUBDIVISION
DEVELOPMENT PLAN
Franklin, Williamson County, Tennessee

MARY McGOWAN REGISTERED ENGINEER No. 121350 STATE OF TENNESSEE
7/11/2025

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

ENLARGED UTILITY PLAN

SHEET
C5.12
COF # 8704

MATCHLINE SEE SHEET C5.10

MATCHLINE SEE SHEET C5.12

MATCHLINE SEE SHEET C5.14

HHO

HHO

7

104-018.01
BARBARA BRIGHT FLEMING
BK. 921, PG. 531

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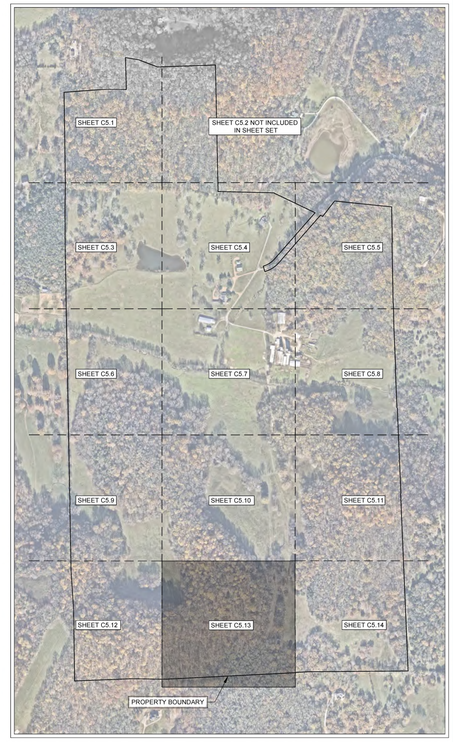
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0' 50' 100' 150'

GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

BOYLE
Building community since 1933.

Kimley»Horn

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SHERIDAN PUBLIC RELATIONS LLC

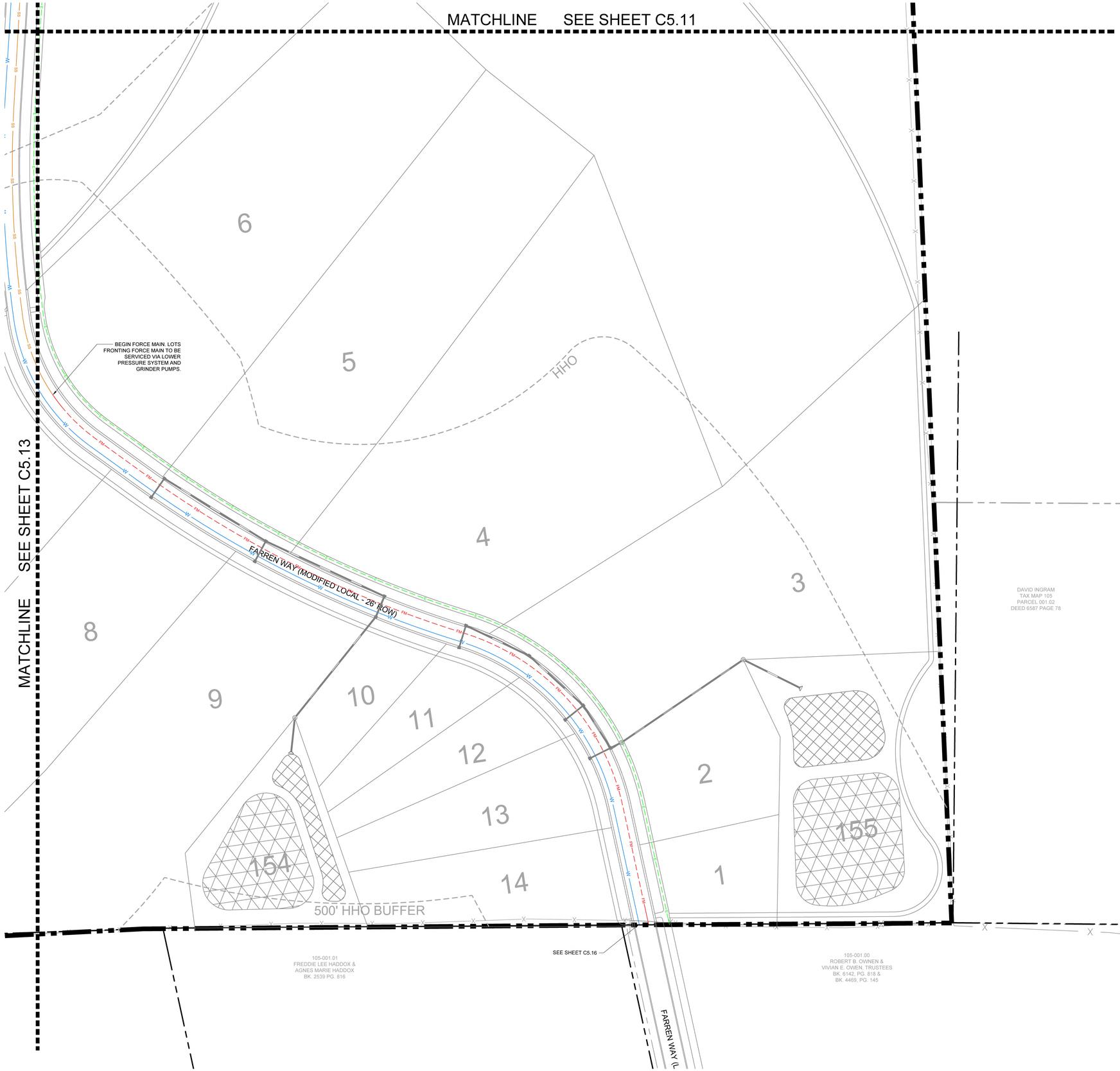
HARLIN PUD SUBDIVISION
DEVELOPMENT PLAN
Franklin, Williamson County, Tennessee

MARY McGOWAN LEE
REGISTERED ENGINEER
STATE OF TENNESSEE
2025

Revision Date
1 _____
2 _____
3 _____
4 _____

ENLARGED UTILITY PLAN

SHEET
C5.13
COF # 8704



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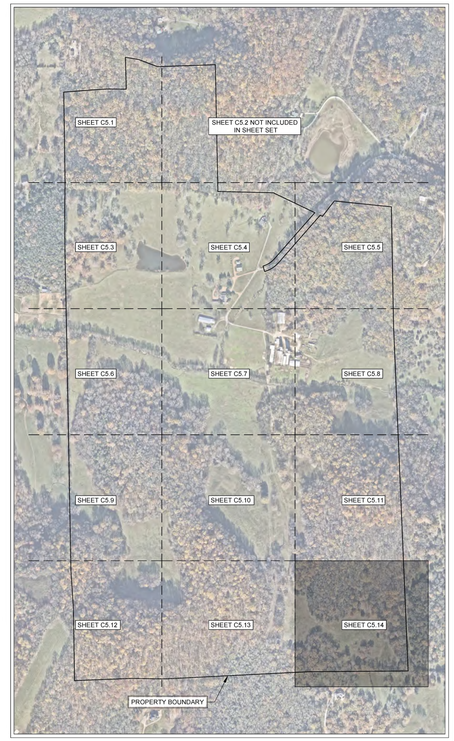
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SHERIDAN PUBLIC RELATIONS LLC

HARLIN PUD SUBDIVISION
DEVELOPMENT PLAN
Franklin, Williamson County, Tennessee

MARY McGOWAN
REGISTERED ENGINEER
AGRICULTURE
No. 126.121320
STATE OF TENNESSEE
1/31/2025

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

ENLARGED UTILITY PLAN

SHEET
C5.14
COF # 8704



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SHERIDAN PUBLIC RELATIONS LLC

HARLIN PUD SUBDIVISION
DEVELOPMENT PLAN
Franklin, Williamson County, Tennessee

MARY McGOWAN REGISTERED ENGINEER 121920 STATE OF TENNESSEE AGRICULTURE 2025

Revision Date

HILLVIEW LANE CONCEPTUAL OFFSITE UTILITIES

SHEET

C5.15

COF # 8704



GAMBLE DESIGN COLLABORATIVE

DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

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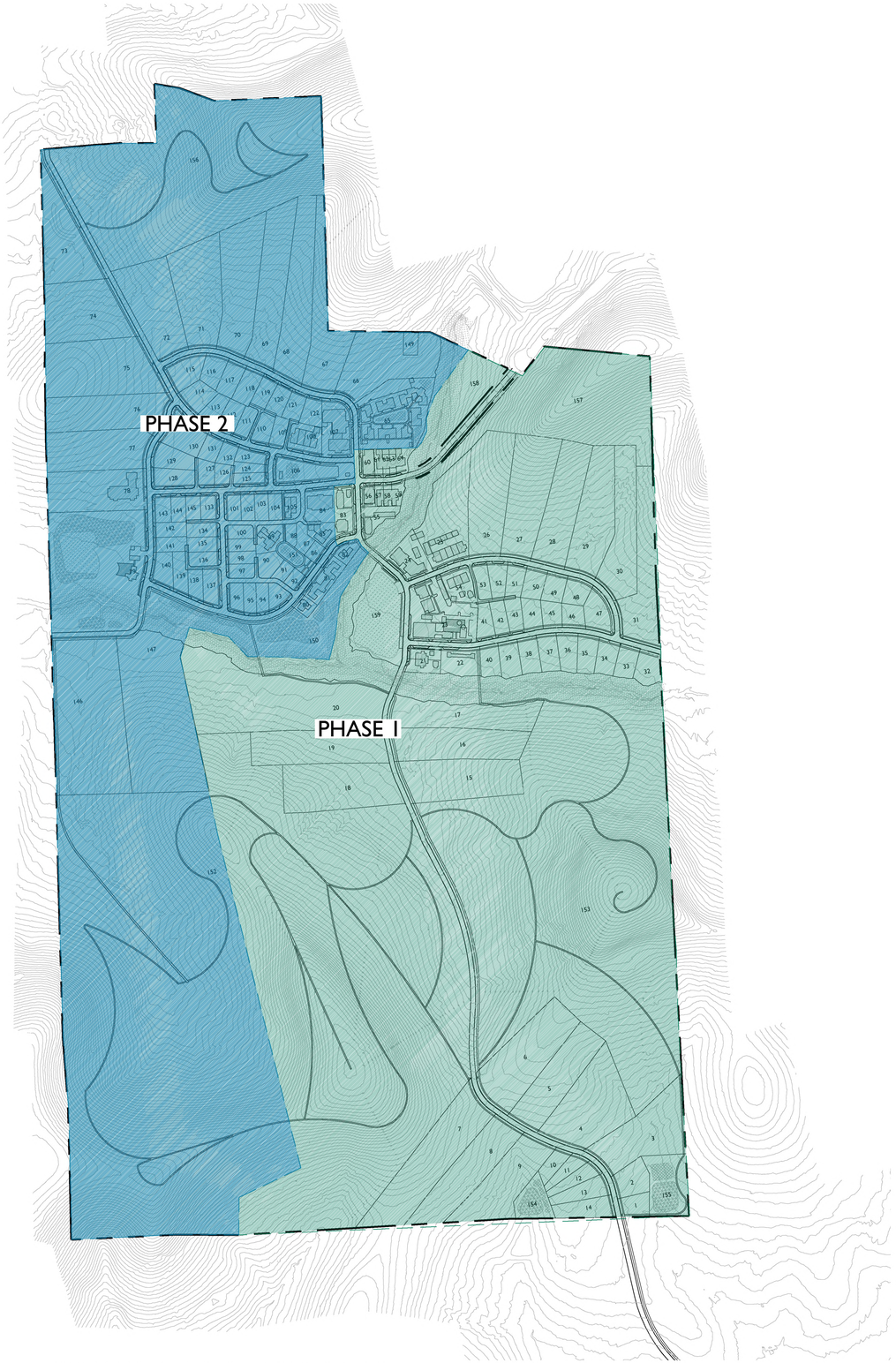
HARLIN PUD SUBDIVISION
DEVELOPMENT PLAN
Franklin, Williamson County, Tennessee

MARY McGOWAN
REGISTERED ENGINEER
STATE OF TENNESSEE
2025

Revision Date

COLEMAN ROAD CONCEPTUAL OFFSITE UTILITIES

SHEET
C5.16
COF # 8704



***NOTE:** SANITARY SEWER LIFT STATIONS WEST OF PHASE 1 MAY BE INCLUDED IN PHASE 1.*

0' 300' 600' 900'

GAMBLE DESIGN COLLABORATIVE

DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

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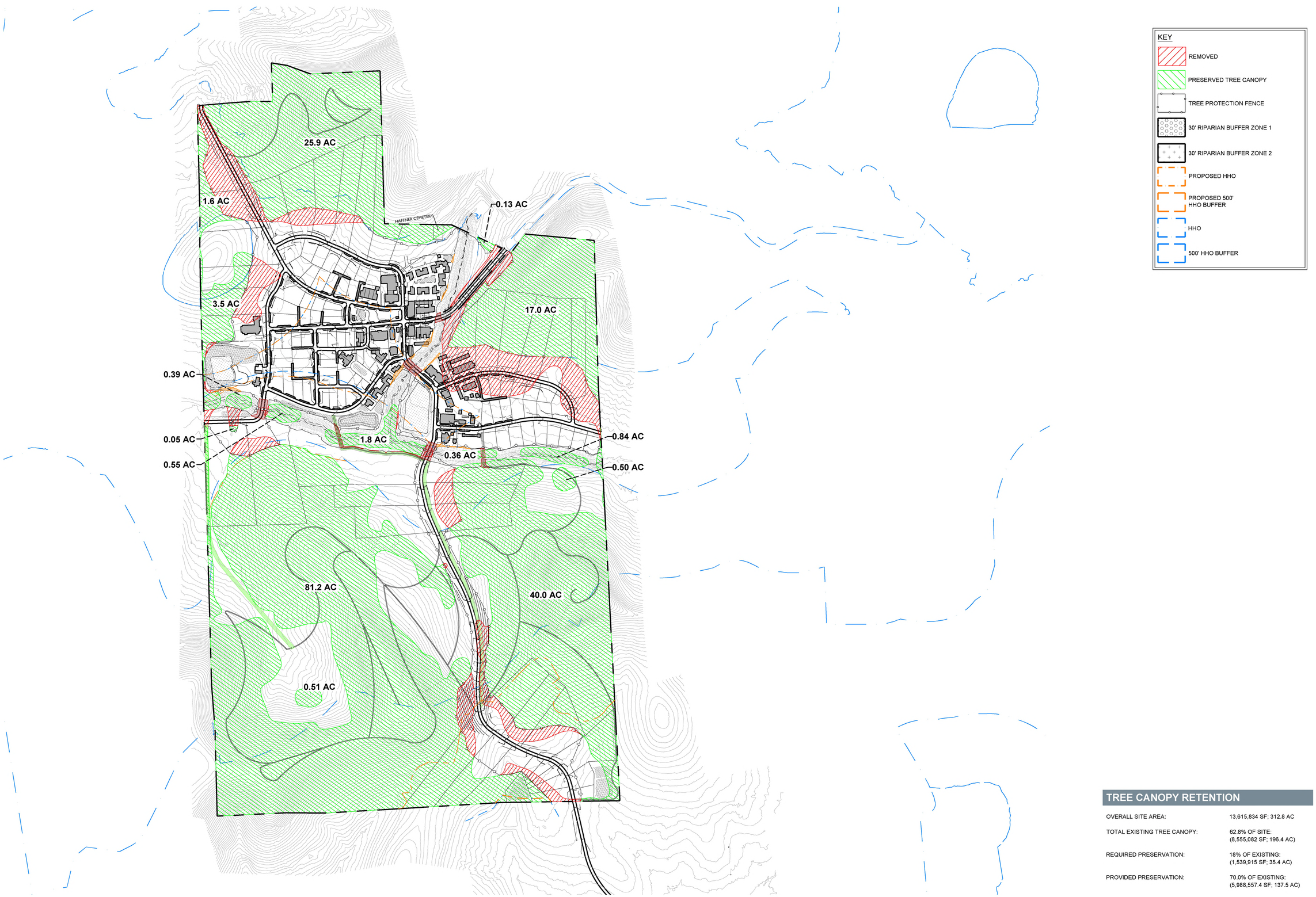
JEFFREY A. ROSIAK REGISTERED LANDSCAPE ARCHITECT 7/3/25

Revision Date
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PHASING PLAN

SHEET
C6.0

COF # 8704



KEY

- REMOVED
- PRESERVED TREE CANOPY
- TREE PROTECTION FENCE
- 30' RIPARIAN BUFFER ZONE 1
- 30' RIPARIAN BUFFER ZONE 2
- PROPOSED HHO
- PROPOSED 500' HHO BUFFER
- HHO
- 500' HHO BUFFER

TREE CANOPY RETENTION

OVERALL SITE AREA:	13,615,834 SF; 312.8 AC
TOTAL EXISTING TREE CANOPY:	62.8% OF SITE: (8,555,082 SF; 196.4 AC)
REQUIRED PRESERVATION:	18% OF EXISTING: (1,539,915 SF; 35.4 AC)
PROVIDED PRESERVATION:	70.0% OF EXISTING: (5,988,557.4 SF; 137.5 AC)

N

0' 300' 600' 900'

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DEVELOPMENT PLAN
Franklin, Williamson County, Tennessee

JEFFREY A. ROSIAK REGISTERED LANDSCAPE ARCHITECT 1135

Revision Date

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- △ _____
- △ _____
- △ _____

TREE PRESERVATION PLAN

SHEET

LI.0

COF # 8704



KEY

- AREAS OF PROPOSED RIPARIAN BUFFER IMPACTS - CROSSINGS
- AREAS OF PROPOSED RIPARIAN BUFFER IMPACTS - GENERAL
- PRESERVED TREE CANOPY
- 30' ZONE 1 RIPARIAN BUFFER
- 30' ZONE 2 RIPARIAN BUFFER

N

0' 300' 600' 900'

RIPARIAN BUFFER VARIANCE REQUEST

OVERALL SITE AREA:	312.8 AC
30' ZONE 1 RIPARIAN BUFFER (TOTAL SF):	300,290 SF
30' ZONE 2 RIPARIAN BUFFER (TOTAL SF):	293,691 SF
TOTAL: 593,981 SF	
PROPOSED RIPARIAN BUFFER ENCROACHMENT	
CROSSING:	34,442 SF
GENERAL:	12,000 SF
TOTAL: 46,442 SF	

PROPOSED COMPARABLE WATER QUALITY IMPROVEMENTS

THE APPLICANT PROPOSES TO MITIGATE ENCROACHED BUFFER AREAS WITH COMPARABLE IMPROVEMENTS. THE FOLLOWING DESCRIBES THE METHODS OF MITIGATION BY MEANS OF CATTLE CROSSING REMEDIATION, BUFFER AVERAGING, AND STREAM BANK EROSION REMEDIATION:

CATTLE CROSSING REMEDIATION:

EACH CATTLE CROSSING HAS A VARYING DEGREE OF DAMAGE, AND WILL REQUIRE VARYING DEGREES OF IMPROVEMENT

EACH CROSSING WILL BE INDIVIDUALLY ASSESSED. THE FOLLOWING GENERAL METHODS SHALL BE USED AS NECESSARY IN ORDER TO STABILIZE AND RESTORE THE STREAM BANKS:

- INSTALL EROSION BLANKETS/MATTING
- ADD SOIL TO TRENCHES CREATED BY EROSION
- INCORPORATE ROCKS AND BOULDERS TO DISPERSE WATER ENTERING THE BANK
- RE-ESTABLISH NATIVE PLANTINGS

STREAM IMPACT ON-SITE OBSERVATIONS:

FLOW OBSTRUCTION REMOVAL: AREAS OF OBSTRUCTION WILL ASSESSED AND BEST METHODS FOR REMOVAL WILL BE DETERMINED BASED ON THE LEAST AMOUNT OF IMPACT TO THE STREAMS AND BUFFERS.

THE GENERAL METHODS SHALL BE USED:

- INSTALL EROSION BLANKETS/MATTING ON ANY DISTURBED AREAS
- REMOVE OBSTRUCTION & HAUL OFF / RE-PURPOSED ON SITE

STREAM BANK EROSION REMEDIATION:

- STREAM BANK EROSION TO BE ASSESSED ON-SITE, GENERAL METHODS APPLIED:
  - INSTALL EROSION BLANKETS/MATTING
  - ADD SOIL TO TRENCHES CREATED BY EROSION
  - INCORPORATE ROCKS AND BOULDERS TO DISPERSE WATER ENTERING THE BANK
  - RE-ESTABLISH NATIVE PLANTINGS

BUFFER AVERAGING:

BUFFER AVERAGING WOULD CONSIST OF SETTING ASIDE AREAS OF NON-DISTURBED LAND ADJACENT TO STREAM BUFFERS TO ACCOUNT FOR A PORTION OF THE SQUARE FOOTAGE OF THE IMPACTS.

STREAM BUFFER NOTE:

ANY WORK SHALL BE COORDINATED WITH THE COF STORM WATER COORDINATOR AND WILL BE DEFINED FURTHER IN SITE PLAN SUBMITTAL DOCUMENTS. AT SITE PLAN, A SCHEDULE FOR URBAN RIPARIAN BUFFER ZONE ENHANCEMENT WILL BE APPLIED TO THIS AREA.

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Franklin, Williamson County, Tennessee

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STREAM BUFFER VARIANCE REQUEST

SHEET
L2.0

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STREAM BUFFER VARIANCE REQUEST ENLARGEMENT

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L2.1

COF # 8704



1 A1.0 CHAPEL NODE



2 A1.0 SOUTHERN NODE



3 A1.0 SILO NODE

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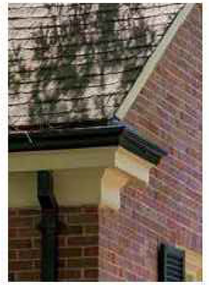
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Revision Date
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TYPICAL ARCHITECTURE

SHEET
A1.0

COF # 8704












SINGLE FAMILY PRECEDENT

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TYPICAL ARCHITECTURE SHEET
AI.1
COF # 8704



















TOWNHOUSE AND MULTI-FAMILY PRECEDENT

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TYPICAL ARCHITECTURE
SHEET
A1.2
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NEIGHBORHOOD CENTER PRECEDENT

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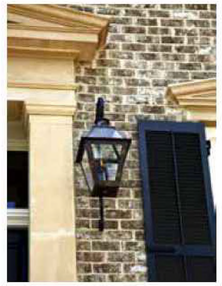
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TYPICAL ARCHITECTURE
SHEET
A1.3
COF # 8704





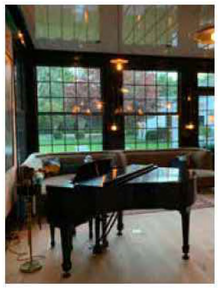
















HOTEL PRECEDENT

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AGRICULTURE
LANDSCAPE ARCHITECT
07/26/25

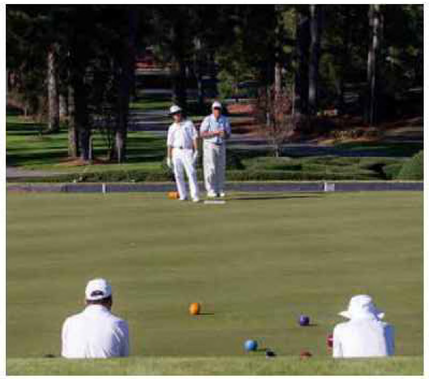
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TYPICAL ARCHITECTURE
SHEET
A1.4
COF # 8704










AMENITIES PRECEDENT

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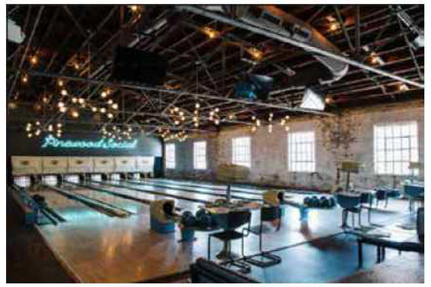
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Franklin, Williamson County, Tennessee

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TYPICAL ARCHITECTURE
SHEET
A1.5
COF # 8704



















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TYPICAL ARCHITECTURE
SHEET
A1.6
COF # 8704

HARLIN PUD SUBDIVISION

DEVELOPMENT PLAN - PD(0.78 / 32,000 / 80)

Franklin, Williamson County, Tennessee

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A1.6	TYPICAL ARCHITECTURE

DEVELOPMENT TEAM

APPLICANT & LANDSCAPE ARCHITECT:
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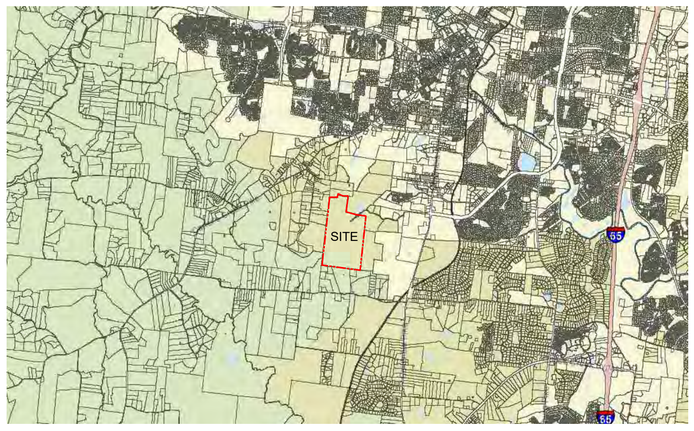
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VICINITY MAP



NOT TO SCALE



SUMMARY MODIFICATION OF STANDARDS

FOR LIST OF MODIFICATIONS OF STANDARDS SEE SHEETS C0.7-C0.8

1. **MOS - Chapter 6 – Building Types – House/Duplex/Multiplex/Townhouse/Multifamily – Alley Loading Garages – Garage Setback**
   - ***Modification:*** Request to allow a rear setback of 5 feet or a 22 feet minimum setback from a Mews ROW when facing a street; when facing a mews the rear façade or property line shall have either a pedestrian door, 4-foot clear path to the principal building, or gate.
2. **MOS - Section 6.6 – Building Types – House – Building Orientation and Entry – Entry Features**
   - ***Modification:*** Request to add decorative door surround with enhanced architectural details that distinguish it from the typical window as an additional alternative to porches, stoops and balconies.
3. **MOS - Section 6.6 – Building Types – Townhouse – Façade Standards for Each Unit – Entry Features**
   - ***Modification:*** Request to add decorative door surround with enhanced architectural details that distinguish it from the typical window as an additional alternative to porches, stoops and balconies.
4. **MOS - Section 6.6 – Building Types – Townhouse – Foundations, Porches, and Stoops – Finished Floor Elevation**
   - ***Modification:*** Request to reduce this requirement to no minimum when a home office is on the first floor within Live Work units to comply with necessary ADA requirements.
5. **MOS - Section 6.8 – Building Types – Multifamily – Building Orientation and Entry - Entrances:**
   - ***Modification:*** To allow for two ground floor units on the façade facing a street to be ganged off a shared entry and not require a direct individual entrance to the ground floor units. Three to four ground floor units on the façade facing a street would require a minimum of two entries, either shared or to an individual unit.
6. **MOS - Section 6.9 – Building Types – Commercial/Mixed Use Building – Building Orientation and Entry – Façade Location:**
   - ***Modification:*** At lot 23, request Neighborhood Village buildings to be allowed at an angle from the frontage.
7. **MOS - Section 6.9 – Building Types – Commercial/Mixed Use Building – Windows – Glazing on Retail Storefronts:**
   - ***Modification:*** Request to raise maximum glazing to 85% on upper floors.
8. **MOS - Section 6.9 – Building Types – Commercial/Mixed Use Building – Building Elements – Retail Storefronts:**
   - ***Modification:*** Request to remove the transom requirement above storefront display windows.
9. **MOS - Section 9.7.1. Sidewalks – General:**
   - ***Modification:*** Request to allow for the use of a singular rural path or a combination of a rural path and sidewalks on opposite side of the road in specific areas.
10. **MOS - Section 10.2.3 – Parking and Transit – Minimum Parking:**
    - ***Modification:*** Request to utilize Central Franklin Overlay (CFO) parking guidelines.
11. **MOS - Section 10.2.3 – Parking and Transit – Minimum Parking:**
    - ***Modification:*** Request to establish Minimum Parking Guidelines for Small Scale Multifamily of 2 off street parking stalls per residential unit.
12. **MOS - Section 11.5 – Open Space – Neighborhood Amenity - Stormwater:**
    - ***Modification:*** Request to allow 85% of neighborhood park as stormwater Management features.
13. **MOS - Section 11.6 – Open Space - Pocket Park – Features:**
    - ***Modification:*** Request to allow 85% of pocket park as stormwater Management features.
14. **MOS - Section 11.6 – Open Space - Pocket Park – Features:**
    - ***Modification:*** Request to allow additional elements among the required features of a pocket park including: Seating Elements, Pedestrian Shelter (such as Canopies, Gazebos, Trellises, Arbors, or Transit Shelters) Site Furnishings (such as Planters, Waste Receptacles, Bicycle Racks, Drinking Fountains, Informational Signage, or Hammock Areas), Fountains, Sculptures, or Art, Playgrounds or Nature-Based Play Areas, Gathering Spaces (such as firepits, picnic areas, outdoor dining areas), Outdoor game areas for yard games (such as Bocce, Croquet, Cornhole), or, at lot 159, pedestrian bridges and overlooks.
15. **MOS - Section 15.1.3 - Signs - General Provisions - Proportion & Shape**
    - ***Modification:*** Request to allow one irregularly shaped Hanging Sign per business.

SITE DATA

HARLIN PUD SUBDIVISION, PD DEVELOPMENT PLAN

COF PROJECT NUMBER:	8704
SITE ACREAGE/SF:	311.21 AC / 13,556,105.01 SF
EXISTING ZONING:	MGA-1, RP-5, COUNTY
PROPOSED ZONING:	PD (0.78 / 32,000 / 80)
OVERLAY ZONING:	HHO, 500' HHO BUFFER
TAX MAP & PARCELS:	091-09900
ADDRESS:	1247 HILLVIEW LANE
PRIMARY USES:	PERMITTED USES ON SHEET C2.0
BUILDING HEIGHT RANGE:	SEE SHEET C2.0C

REGULATIONS

BUILDING TYPES APPLIED:
HOUSE, TOWNHOUSE, DUPLEX, MULTIFAMILY (SMALL-SCALE), COMMERCIAL/MIXED-USE

FRONTAGE TYPES APPLIED: YARD, LANDSCAPE

CONSTRUCTION TYPE: TYPE IV OR TYPE V

BUILDING HEIGHT:
SEE SHEET C2.0B FOR HEIGHT BREAKDOWN FOR BUILDINGS

MINIMUM LSA: 0.20

HISTORICAL RESOURCE TREATMENT: N/A

DWELLING UNIT COUNT, BY TYPE:
SEE TABLE BREAKDOWN ON SHEET C2.0B FOR DWELLING UNIT COUNT BY TYPE

PARKING REQUIRED: SEE CHART ON SHEET C2.0A
PARKING PROVIDED: SEE CHART ON SHEET C2.0A

SETBACKS:
SEE SHEETS C2.0C AND C2.0D FOR LOT SETBACKS

COMMERCIAL SF:

MIXED USE COMMERCIAL:	32,000 SF
HOTEL:	80 KEYS

PERMITTED USES
SEE SHEETS C2.0

TREE CANOPY RETENTION

OVERALL SITE AREA:	13,556,105 SF; 311.2 AC
TOTAL EXISTING TREE CANOPY:	63.1% OF SITE: (8,549,881 SF; 196.3 AC)
REQUIRED PRESERVATION:	18% OF EXISTING: (1,538,979 SF; 35.3 AC)
PROVIDED PRESERVATION:	70% OF EXISTING: (5,900,000 SF; 135.45 AC)

OPEN SPACE SET-ASIDE REQUIREMENT:

TOTAL SITE ACREAGE:	311.21 AC (13,556,105.1 SF)
SINGLE FAMILY LOT ACREAGE: *(OVER 30,000 SF)*	77.17 AC (3,361,790.0 SF)
ADJUSTED SITE ACREAGE:	234.0 AC (10,194,315.1 SF)
OPEN SPACE REQUIREMENT*: REQUIRED	5.0% OF ADJUSTED SITE AC: 11.70 AC (509,715.8 SF)
PROVIDED:	5.0% OF ADJUSTED SITE AC: 11.71 AC (510,194.5 SF)

**10% NATURAL AREA NOT REQUIRED FOR MIXED-USE PUDS*

OPEN SPACE VILLAGE GREEN REQUIREMENT:

MINIMUM OPEN SPACE REQUIREMENT:	70% OF SITE: (9,489,274 SF; 217.8 AC)
PROVIDED:	71.0% OF SITE: (9,618,970.4 SF; 220.8 AC)

IMPACT STATEMENT

WATER
WATER WILL BE CIRCULATED THROUGH THE SITE BY CONNECTING THE EXISTING HB&TS WATERLINES IN HILLVIEW LANE TO THE EAST AND LULA LANE TO THE WEST. AN ADDITIONAL WATER MAIN WILL BE BROUGHT FROM THE EXISTING HB&TS LINE AT COLEMAN ROAD TO THE SOUTH. WATER DESIGN IS CONCEPTUAL AND WILL BE COORDINATED WITH HB&TS

SANITARY SEWER
SANITARY SEWER SERVICE WILL CIRCULATE THROUGH THE SITE AND GRAVITY FLOW TO A PROPOSED LIFT STATION ON THE EAST SIDE OF THE SITE. A FORCE MAIN WILL DIVERT FLOW NORTHEAST THROUGH HILLVIEW LANE. THE FORCE MAIN ENDS NEAR THE MACK HATCHER CONNECTION, AND EFFLUENT WILL THEN GRAVITY FLOW TO AN EXISTING SEWER MANHOLE ALONG SAW MILL CREEK. A SECOND FORCE MAIN IS PROPOSED TO COLLECT THE LOTS ON THE SOUTHEAST SIDE OF THE SITE WITH A LIFT STATION PROPOSED ON THE COUNTY LOT ALONG COLEMAN ROAD. THIS FLOW WILL TIE TO THE GRAVITY LINE THAT IS THEN PUMPED TO HILLVIEW LANE. SANITARY SEWER DESIGN IS CONCEPTUAL AND WILL BE COORDINATED WITH THE CITY OF FRANKLIN.

STORMWATER
ON-SITE STORMWATER WILL BE DIRECTED AWAY FROM PROPOSED BUILDINGS. FLOW WILL BE DIRECTED TOWARDS THE PROPOSED BIORETENTION AREAS VIA SHEET FLOW OR CONVEYANCE PIPES. BIORETENTION AREAS WILL PROVIDE INFILTRATION AND TREATMENT FOR THE FIRST INCH OF THE RAINFALL FOR MINIMUM 95% OF THE ON-SITE IMPERVIOUS AREA. FROM THE BIORETENTION AREAS, FLOW WILL DISCHARGE INTO THE PROPOSED DETENTION POND AREAS. SITE STORMWATER IS DESIGNED TO EITHER MEET OR REDUCE PRE-DEVELOPMENT FLOW RATES. OFF-SITE STORMWATER WILL BE DIVERTED AWAY FROM PROPOSED STORMWATER TREATMENT AND DETENTION AREAS WHERE POSSIBLE.

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

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

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

REFUSE COLLECTION
REFUSE COLLECTION BY A COMBINATION OF CITY OF FRANKLIN COLLECTION SERVICES AND PRIVATE COLLECTION SERVICES

DRAINAGE FACILITIES
THERE WILL BE APPROXIMATELY 56 ACRES OF IMPERVIOUS AREA ADDED ON SITE. STORMWATER WILL BE DETAINED IN ABOVE GROUND DETENTION PONDS SUCH THAT RUNOFF IN THE POST-DEVELOPMENT CONDITION WILL NOT EXCEED RUNOFF IN THE PRE-DEVELOPMENT CONDITION.

STREET NETWORK
A MINIMUM OF TWO FIRE/EMERGENCY ACCESS POINTS WILL BE PROVIDED TO THE DEVELOPMENT VIA COLEMAN ROAD AND IMPROVED MACK HATCHER PARKWAY. OFF-SITE IMPROVEMENTS WILL BE PROVIDED PER RECOMMENDATIONS FROM THE TRAFFIC IMPACT STUDY.

OFFSITE CONNECTIONS
WHERE STUB-OUTS TO OFFSITE CONNECTIONS ARE SHOWN A TEMPORARY TURN-AROUND WILL BE SHOWN AT SITE PLAN.

VESTING STANDARDS

ZONING ORDINANCE	01-01-2025
SUBDIVISION REGULATIONS	01-01-2022
TRANSPORTATION & STREET TECHNICAL STANDARDS	07-01-2021
STORMWATER BMP MANUAL	07-01-2021
TECHNICAL SPECIFICATIONS FOR UTILITY INSTALLATION	10-13-2020
MUNICIPAL CODE	09-10-2024
HISTORIC DISTRICT GUIDELINES	05-30-2022

About the Harlin Farm

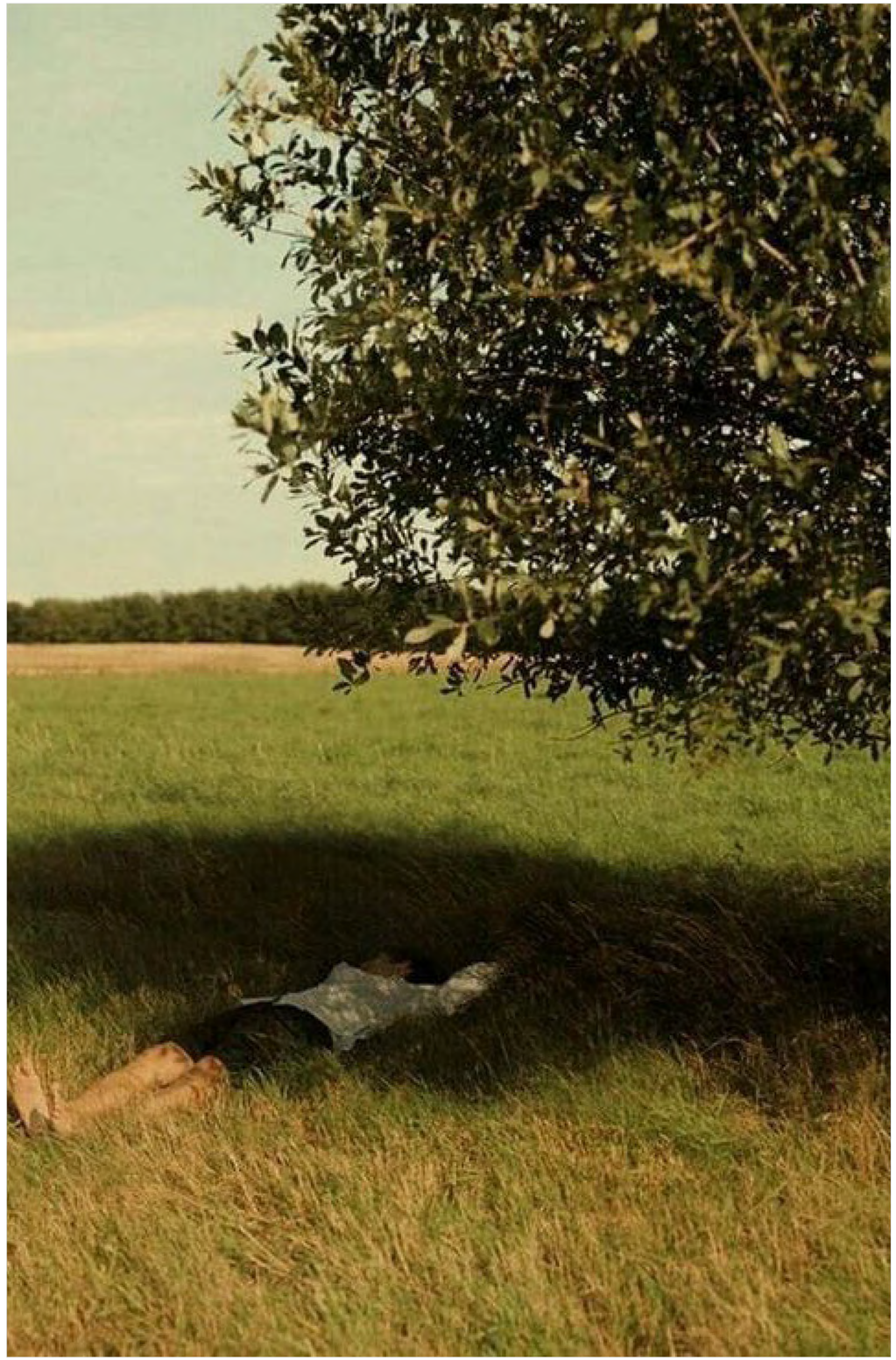
The topography of southern Williamson County is as diverse as anywhere in Middle Tennessee, with dramatic elevation changes marking the leading edge of the Highland Rim. Tucked in below Winstead Hill at the end of Franklin's city limits is the 311-acre Harlin farm. Forested hills ring an enclave that Ezekiel Polk — paternal grandfather of United States President James K. Polk — first acquired by land grant in the 1820s.

Through two centuries, the grassy basin bisected by Polk Creek with the long western views has been home to a number of notable families; a cemetery on the northern edge of the farm includes Campbells, Critzes and Haffners, but for nearly 70 years, the Harlin family has occupied this hidden valley.

Tom Harlin bought the farm with the objective to establish a dairy in the 1960s. In the apparel industry by trade, Tom was also a partner with his brother Bill in the legendary Harlinsdale Farm. But Tom saw great potential in the Holstein breed, starting with 30 cows and ultimately managing more than 400 head that produced milk on three shifts. Tanker truck loads of milk came in and out of Hillview Lane, headed for Purity Dairy in Nashville or a regional co-op in Florida, which would then refill the tanks with orange juice.

It took far more than 300 acres to sustain the operation — before Mack Hatcher Bypass cut through and stubbed into Hillview Lane, alfalfa hay and corn silage were grown everywhere below Winstead Hill. The Harlins leased and farmed hundreds of acres where Polk Place and Dallas Downs subdivisions now stand, where Target, Kroger and Chick-Fil-a operate, and as far north as the old Werthan farm on Columbia Avenue, where Taco Bell and self storage now exist. The Harlins' dairy ceased operation 20 years ago, another piece of Williamson County's agricultural legacy left to the history books.

Now the Harlin family has chosen Boyle Investment Company to shape the next generation of their land into a pastoral neighborhood that showcases the potential of Franklin's new Village Green design guideline adopted by Envision Franklin in 2024. Village Green was developed in direct response to feedback provided by citizens across the community — let's balance preservation with progress (per the City's mission statement), require more open space, create limited mixed-use that mitigates vehicular traffic, and offer a diversity of housing and amenities that reflects the "Missing Middle" that Franklin residents have so long asked for.



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HARLIN PUD SUBDIVISION
DEVELOPMENT PLAN
Franklin, Williamson County, Tennessee

JEFFREY A. ROSIAK REGISTERED AGRICULTURE TENNESSEE LANDSCAPE ARCHITECT 339525

Revision Date
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In terms of housing product, there will be a mixture of town and country offerings. The town element will focus on the creation of a walkable hamlet with a blend of single-family homes reminiscent of Downtown Franklin and an array of attached residential offerings, from stately brownstones to well-appointed condominium flats with elevator access. The hamlet will be surrounded by much larger lots that balance the neighboring farms and estates, offering a relaxed country feel of two to five-acre lots.











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DEVELOPMENT PLAN

Franklin, Williamson County, Tennessee

JEFFREY A. ROSIAK REGISTERED LANDSCAPE ARCHITECT TENNESSEE 330525

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Village Green

According to Envision Franklin, "The Village Green design concept is intended to provide the ability to establish a wider variety of housing options while prioritizing the preservation of open space. Desirable natural features should be identified first and set aside as part of the required 70 percent open space.

"Diverse options for residential and commercial uses are encouraged within Village Green developments to create a truly unique experience of living in a small village community surrounded by nature, while still being located within Franklin city limits. Commercial uses within Village Green should serve the village and surrounding areas, but should not generate significant regional traffic. Mixed-use buildings incorporating small-scale multifamily residential above first floor commercial uses are appropriate.

"Preserved open space is a valued amenity and should be the focal point of this design concept by clustering residential and commercial uses around preserved environmental features and identified open spaces. A network of trails should be located throughout the open spaces to provide access and encourage use of these areas. Multi-use trails should also connect to the broader community-wide system of sidewalks and multi-use trails. Access for the public is encouraged."





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DEVELOPMENT PLAN
Franklin, Williamson County, Tennessee

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Purpose

To create a conscientiously designed neighborhood rooted in hospitality, nature, unhurried joy, and room to roam.

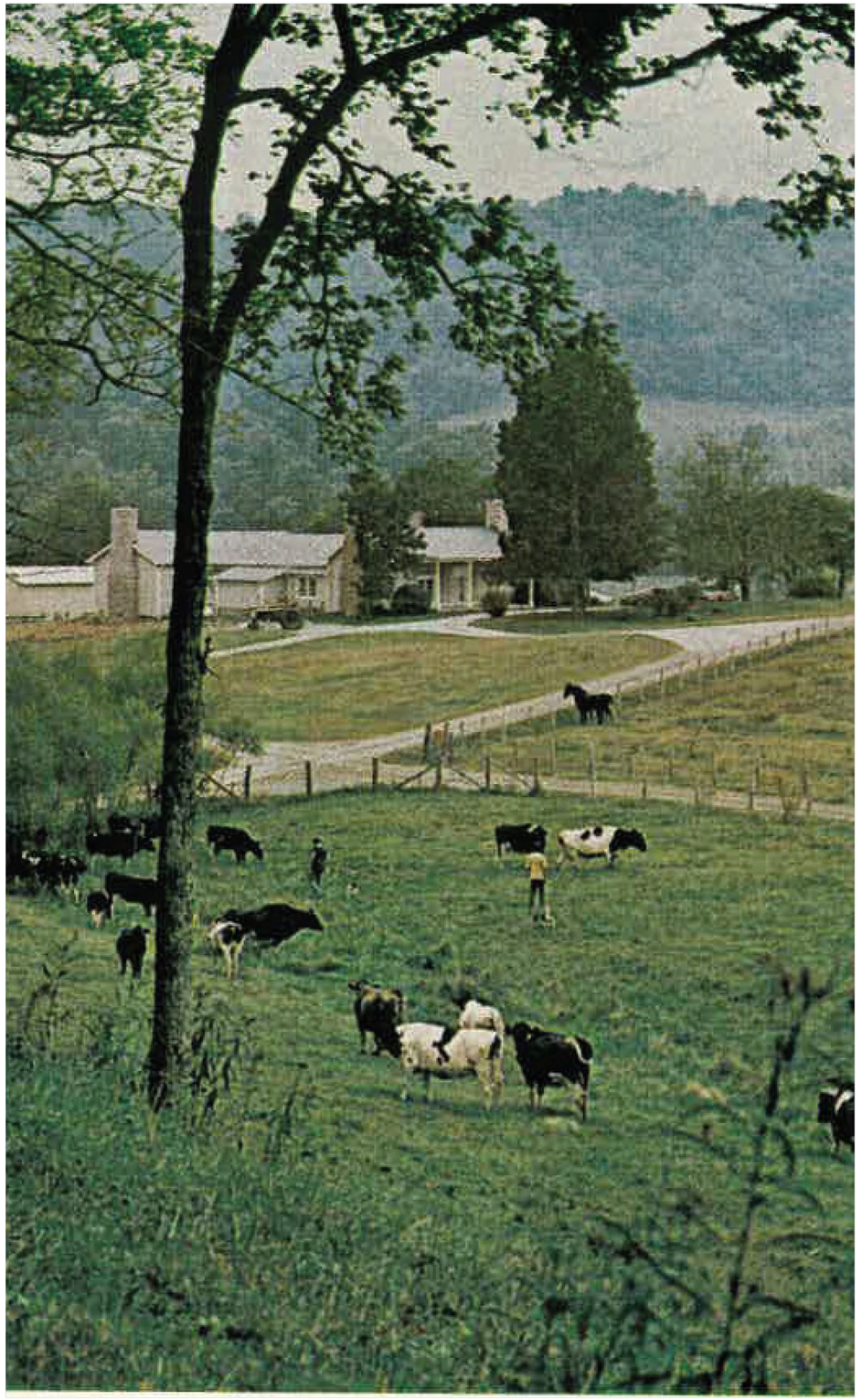
Conscientiously Designed: In addition to preserving 70% of the farmland, we are active stewards, mindful of our impact, and creating abundant opportunities for people to be immersed in and connect with the natural world.

Nature: In its undulating topography, flora, and breathtaking views, Harlin is a first of its kind property in Franklin. Our mission is to celebrate and champion it, create amenities, activities, and events to connect to it, and nurture a love for it among our residents, guests, and community.

Room To Roam: An abundance of preserved lands, nature-inspired amenities, events, and community-centered ethos invite a pace of life where inner and outer explorations: a woods walk with a friend or solo birdwatching are simple, everyday pleasures.

Hospitality: The Harlin family, and especially Barbara Graham Harlin, their matriarch, is our north star. We're intentionally creating a community - through architecture, landscape design, interior design, and land planning - with genuine warmth and care for people at its center.

Unhurried Joy: In a world that feels like it's endlessly spinning and we with it, we're designing spaces and experiences that reset and realign us with nature's rhythms: like trees swaying gently in a breeze, corn growing tall over sultry summer days, a ladybug landing on your hand, a backyard barbecue with friends. This is a place - and a call - to slow life down and savor its gifts.



Harlin Farm, Southern Living, 1974

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DEVELOPMENT PLAN
Franklin, Williamson County, Tennessee

JEFFREY A. ROSIAK REGISTERED LANDSCAPE ARCHITECT 1325

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Key Attributes

01 **Inviting**

Like the gracious, close-knit family who called this land home for generations, we're creating homes, gathering spaces, and experiences that are genuinely warm and welcoming, that nurture a caring, vibrant community, and cultivate the kind of camaraderie we're made for.

02 **Rooted**

Trees remind us that we all - people, the natural world, our community - are inextricable connected, our roots and stories forever intertwined. We understand that the wellbeing and vitality of one is essential to the wellbeing and vitality of all. Those insights keep us present, open, and focused on creating community with generations in mind.

03 **Thoughtful**

We strive to do what's right for people and the land. To us, that means celebrating the unique character of the landscape by preserving 70% of it. It means homes and public spaces designed in harmony with sunlight, breezes, and breathtaking views. It means naturally inviting gathering spaces for conversation, play, and everyday occasions. And it means everywhere you look, amenities, events, and endless opportunities to connect with nature and each other.

04 **Captivating**

While our setting is serene and easeful, we're also cultivating a convivial, captivating energy through a curated collection of specialty shops, a boutique inn, experiential public art, gathering spaces, intimate events - and the daily sights, sounds, scenes, and delights of a truly connected neighborhood.







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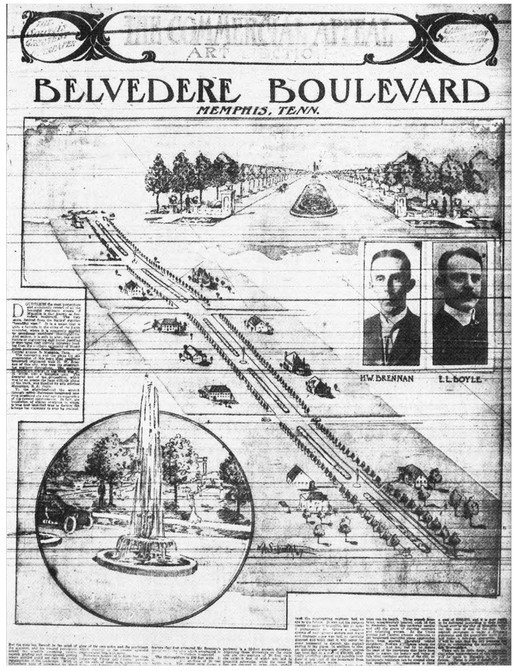
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More About Boyle Investment Co.

Founded nearly a century ago in Memphis, Boyle has been building community in Tennessee since 1933. The company launched in Memphis in the middle of the Great Depression to aid large insurance companies in managing their distressed real estate portfolios. The principals were descendants of Nashville settler John Overton, who founded the city of Memphis with Andrew Jackson, and the Boyle family has maintained ownership and oversight of the company for 92 years, through wars and recessions, the quadrupling of interest rates, and the advent of double digit inflation, as well as the emergence and disappearance of countless real estate fads.

Boyle seeks out properties with intrinsic value, based on location and unique features, and then leans on their team's expertise to enhance that value in the long term with a focus on excellence. Boyle's visionary mindset and transformative approach has kept them on the forfront of the industry the last 100 years. You see it in some of Memphis oldest and most desirable neighborhoods, such as ca. 1907 Belvedere in Midtown or Ridgeway Center, the 1960s-era mixed-use pioneer often cited as the most significant development in the history of the city. And you see it in some of Franklin's most iconic new mixed-use districts, such as McEwen Northside and Berry Farms. These are not cookie-cutter developments placed onto an available piece of ground — they are distinctive destinations that are uniquely "of the place."









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Franklin, Williamson County, Tennessee

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1. **MOS - Chapter 6 – Building Types – House/Duplex/Townhouse/Multifamily – Alley Loading Garages – Garage Setback**
   - ***Standard:*** At least 22 feet from a mews right-of-way, when facing a mews the rear façade shall have a pedestrian door
   - ***Modification:*** Request to allow a 5 feet or 22 feet minimum setback from a Mews ROW when lots front public streets (specifically lots 84-86 and 92-105); when facing a mews the rear façade or property line shall have either a pedestrian door, 4 foot clear path to the principal building, or gate.
   - ***Justification:*** This clarification would allow for lots that front a public street to follow standards similar to an alley while also benefiting because the mews is wider than a typical alley. Lots 84-86 and 92-105 would also be addressed from the public streets they front. This change would not impact fire access. Lots 87-91 would not have a MOS for rear setbacks. Lots 87-91 will be sprinkled and keep the mews alley setback of at least 22 feet.



Lots which front an open space and served off a MEWS alley are to be sprinklered. This condition applies specifically to lots 87,88,89,90,and 91.

2. **MOS - Section 6.6 – Building Types – House – Building Orientation and Entry – Entry Features**
   - ***Standard:*** Shall have a covered porch, covered stoop, or balcony over the entrance.
   - ***Modification:*** Request to add decorative door surround with enhanced architectural details that distinguish it from the typical window as an additional alternative to porches, stoops and balconies.
   - ***Justification:*** We would like to add variety to single family home entrances within Harlin to differentiate from homes in Westhaven, Berry Farms, & nearby Shadow Green, while also providing depth. A high-quality decorative door surround at the front door is consistent with high quality historic homes, including homes found in Downtown Franklin and historic homes such as the Carter House and Meeting of the Waters which have a basis in classic Federal and Georgian architecture.

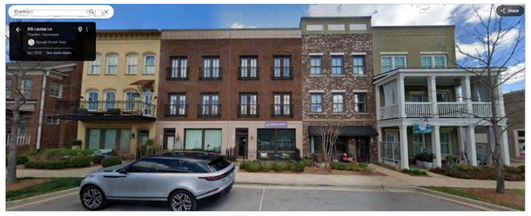




3. **MOS - Section 6.6 – Building Types – Townhouse – Façade Standards for Each Unit – Entry Features**
   - ***Standard:*** The front façade of each dwelling unit shall have a covered porch, covered stoop, or balcony over the main entrance.
   - ***Modification:*** Request to add decorative door surround with enhanced architectural details that distinguish it from the typical window as an additional alternative to porches, stoops and balconies.
   - ***Justification:*** We would like to add variety to townhome entrances within Harlin to differentiate it from the townhomes in Westhaven, Berry Farms, & nearby Shadow Green, while also providing depth. A high-quality decorative door surround at the front door is consistent with high quality historic townhomes, including a few in Downtown Franklin which have a basis in classic Federal and Georgian architecture.




4. **MOS - Section 6.6 – Building Types – Townhouse – Foundations, Porches, and Stoops – Finished Floor Elevation**
   - ***Standard:*** Minimum 18 inches above grade at front façade
   - ***Modification:*** Request to reduce this requirement to no minimum when a home office is on the first floor within Live Work units to comply with necessary ADA requirements.
   - ***Justification:*** This will allow for a visitable entry into the unit similar to a commercial or mixed-use building that must comply with ADA criteria.



5. **MOS - Section 6.8 – Building Types – Multifamily – Building Orientation and Entry - Entrances:**
   - ***Standard:*** Facades along a street or internal drive shall have individual entrances to all publicly accessed ground floor uses and all ground floor dwelling units.
   - ***Modification:*** To allow for two ground floor units on the façade facing a street to be ganged off a shared entry and not require a direct individual entrance to the ground floor units. Three to four ground floor units on the façade facing a street would require a minimum of two entries, either shared or to an individual unit. Shared entry will face the street.
   - ***Justification:*** We would like to have the option to allow for only shared controlled entrances to the building when the ground floor contains up to four units. This is consistent with the COF ZO requirements for Multiplex units and brings similar architectural controls to Small Scale Multifamily buildings that are not further defined in the ZO. A building with only shared entrances is consistent with high quality historic pre-war multi-family buildings. This would allow narrower frontage multifamily to have a single shared entrance, which would prevent doors from being too close to one another. Wider multifamily frontage would have a minimum of two entries.

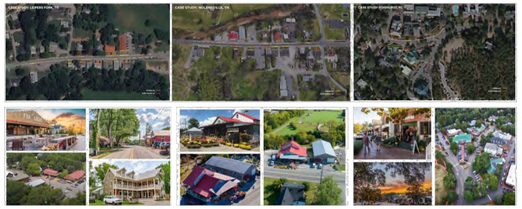




6. **MOS - Section 6.9 – Building Types – Commercial/Mixed Use Building – Building Orientation and Entry – Façade Location:**
   - ***Standard:*** The building shall parallel the frontage
   - ***Modification:*** Request to allow buildings within the Neighborhood Village portions of the project to be at an angle from the frontage to create more interest along the streetscape and abilities to have more open space in front of a building. This request is limited to buildings at Lot 23 only.
   - ***Justification:*** Allowing buildings to angle back from a street can create dynamic spaces and allow you to mitigate angle and curved streets which are many times needed due to topography or road circulation patterns. This brings the wedge-shaped space in the rear or side of the lot to the front to enhance the public realm and is consistent with other rural towns in the region including downtown Franklin (see case studies below).







7. **MOS - Section 6.9 – Building Types – Commercial/Mixed Use Building – Windows – Glazing on Retail Storefronts:**
   - ***Standard:*** 50 to 85 percent of the ground floor, measured between two feet and ten feet from the ground. 20 to 65 percent of upper floors
   - ***Modification:*** Request to charge upper floors max from 65 percent to 85 percent.
   - ***Justification:*** This will allow for several groups of ganged windows with each window vertically proportioned similar to what you would find in a traditional sunroom or filled in porch. The photo below illustrates a similar building with the upper floor glazing measured at 83%.



8. **MOS - Section 6.9 – Building Types – Commercial/Mixed Use Building – Building Elements – Retail Storefronts:**
   - ***Standard:*** Any storefront shall have display windows, transom windows, knee walls of between 18 and 24 inches tall, and other architectural elements such as bulkheads, trim, and cornice detailing
   - ***Modification:*** Request to remove the transom requirement above storefront display windows, but not doorways, to allow for larger storefront options. [*Note: removed MOS for lowering knee wall to 12 inches*]
   - ***Justification:*** This will allow for larger storefront windows in cases where a transom would result in a horizontally proportioned storefront window below it, and is similar to existing conditions and alternatives found in Downtown Franklin










9. **MOS - Section 9.7.1. Sidewalks – General:**
   - ***Standard:*** Sidewalks and curb shall be required on both sides of public and private streets and internal drives, except along Mack Hatcher Parkway or I-65.
   - ***Modification:*** Request to allow revision of this requirement to comply with the MOES and corresponding approved street sections that allow for the use of a singular rural path or a combination of a rural path and sidewalks on opposite side of the road.
   - ***Justification:*** Allows for a more rural pattern of development while still providing a complete pedestrian network and a variety of pedestrian trail options. See corresponding MOES and street sections for justification. Areas where this standard could apply are designated on C2.16, C4.30, and C4.31.

10. **MOS - Section 10.2.3 – Parking and Transit – Minimum Parking:**
    - ***Standard:*** City of Franklin Minimum Parking Standards
    - ***Modification:*** Request to utilize COF ZO Minimum Parking guidelines as identified for uses within the Central Franklin Overlay (CFO) guidelines.
    - ***Justification:*** The Central Franklin Overlay recognizes the unique qualities and mixed-use character of Franklin's oldest neighborhood and scale of development and context as identified in Envision Franklin. The Village Green characteristics and mixture of uses with corresponding land conservation goals offers a comparable mix of uses and development patterns and should therefore offer similar parking designations.

11. **MOS - Section 10.2.3 – Parking and Transit – Minimum Parking:**
    - ***Standard:*** City of Franklin Minimum Parking Standards - Multifamily
    - ***Modification:*** Request to establish Minimum Parking Guidelines for Small Scale Multifamily use based on Franklin Zoning Ordinance requirements for Multiplex use which dedicate 2 off street parking stalls per residential unit.
    - ***Justification:*** Small Scale Multifamily is a residential use as defined in Envision Franklin, but there is no corresponding parking definition for this use for a Multifamily building up to 12 residential units. Given the "small scale" nature of the building the parking guidelines for Multiplex are more appropriate.

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DEVELOPMENT PLAN
Franklin, Williamson County, Tennessee

JEFFREY A. ROSIAK REGISTERED LANDSCAPE ARCHITECT 1525

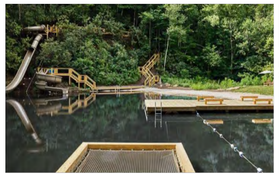
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12. MOS - Section 11.5 – Open Space – Neighborhood Amenity - Stormwater:

- ***Standard:*** Stormwater management features shall not be counted as open space
- ***Modification:*** At lot 79, Stormwater Management features may occupy up to 85% of the neighborhood amenity when treated as a site amenity and designed pursuant to section 17.5, Stormwater Management Features.
- ***Justification:*** Allows for the integration of wet stormwater management ponds and heavily landscape bioretention areas into neighborhood amenities such that a retention pond, a swimming pond, or natural pools may appear to flow into wet stormwater management ponds or may appear as natural ponds. Ponds and pools should be activated with recreation opportunities such as fishing piers, swimming platforms, boardwalks, or fountains, while integrating trails and benches located all around the stormwater management area such that these ponds function as part of the neighborhood amenity.









13. MOS - Section 11.6 – Open Space – Pocket Park - Stormwater:

a. ***Standard:*** Stormwater management features may occupy up to 40% of the pocket park when treated as a site amenity and designed pursuant to section 17.5 Stormwater Management Features.
b. ***Modification:*** At lot 159, Stormwater Management features may occupy up to 85% of the pocket park when treated as a site amenity and designed pursuant to section 17.5, Stormwater Management Features.
c. ***Justification:*** Allows for the integration of wet stormwater management ponds into pocket parks such that a planned, wet retention pond at lot 159 and areas of heavily landscaped bioretention may be integrated into an activated pond with recreation opportunities such as fishing piers, swimming platforms, boardwalks, canoe/kayak launch, or fountains, while integrating trails and benches located all around the stormwater management areas and integrating the pond as a recreation opportunity within the pocket park.

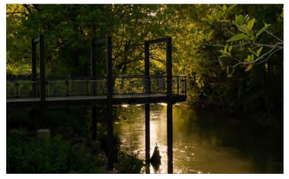




14. MOS - Section 11.6 – Open Space - Pocket Park – Features:

- ***Standard:*** Four of the following features are required:
- ***Modification:*** Amend/add additional features more consistent with the Vision of the development:
  A. Seating Elements
  B. Pedestrian Shelter such as Canopies, Gazebos, Trellises, Arbors, or Transit Shelters
  C. Furnishings such as Planters, Waste Receptacles, Bicycle Racks, Drinking Fountains, Informational Signage, or Hammock Areas
  D. Fountains, Sculptures, or Art
  E. Playgrounds or Nature-Based Play Areas
  F. Gathering Spaces such as firepits, picnic areas, outdoor dining areas
  G. Outdoor game areas for yard games such as Bocce, Croquet, Cornhole
  H. On lot 159, Engagement of streams and ponds such as Pedestrian Bridges and Overlooks
- ***Justification:*** This MOS allows a wider variety of open space options specifically curated to the Vision of the Harlin development while still providing a robust, amenitized living experience.





15. MOS - Section 15.1.3 - Signs - General Provisions - Proportion & Shape

- ***Standard:*** *Signs shall not be irregularly shaped.*
- ***Modification:*** Permit one irregularly shaped Hanging Sign per business if the shape is representative of the business that is represents.
- ***Justification:*** Allows for a diversity of signage typical of a historic hamlet or village appropriate in the Village Green Design Concept.








GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE
BOYLE
Building community since 1933.
H
Kimley»Horn
DesignStudio
sdco PARTNERS
SHERIDAN PUBLIC RELATIONS LLC

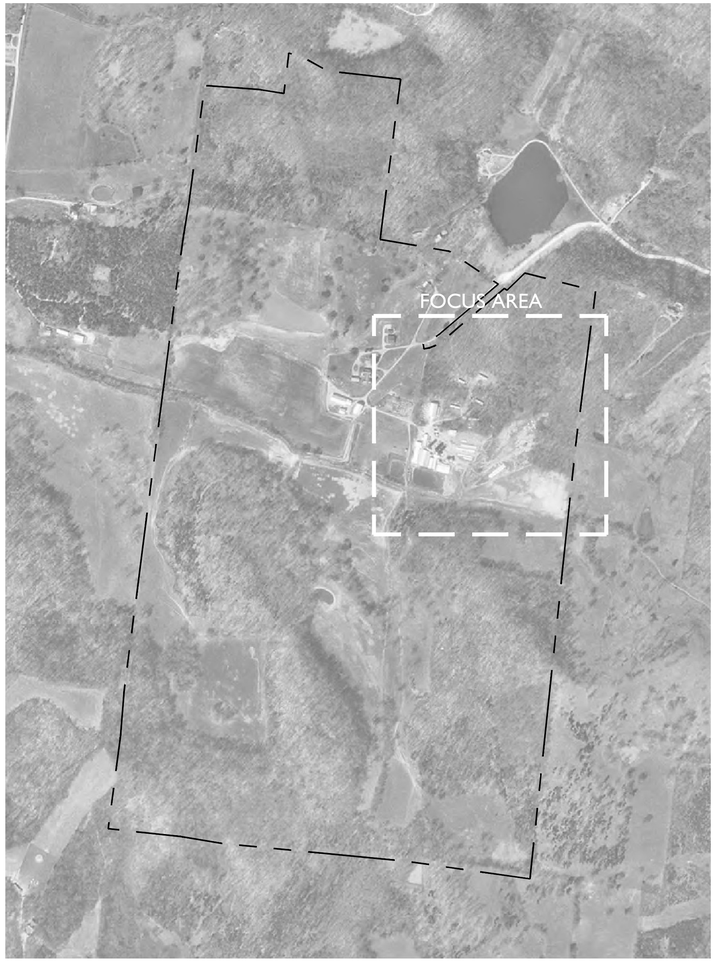
HARLIN PUD SUBDIVISION
DEVELOPMENT PLAN
Franklin, Williamson County, Tennessee

JEFFREY A. ROSIAK REGISTERED LANDSCAPE ARCHITECT 1995

Revision Date
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△ _____
△ _____
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MODIFICATION OF STANDARDS
SHEET
C0.8
COF # 8704

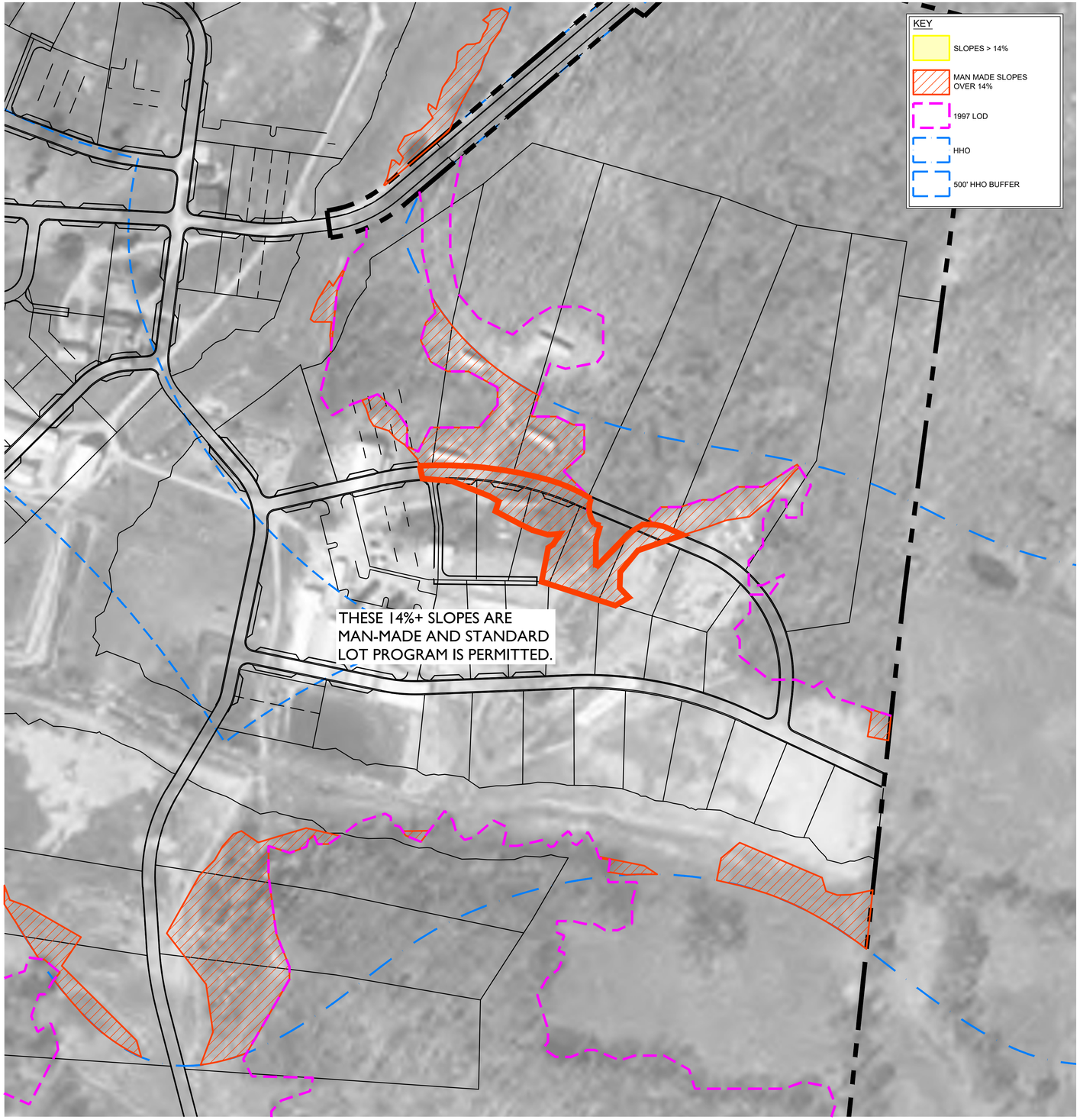
HISTORICAL IMAGERY INDICATING AREAS OF MAN-MADE SLOPE MANIPULATION



1997 AERIAL
INTRODUCTION OF MAN-MADE SLOPES ON SITE

N.T.S

APPLICANT REQUEST:
AERIAL IMAGERY HAS BEEN PROVIDED TO ILLUSTRATE HISTORICAL MODIFICATIONS TO THE SITE'S TOPOGRAPHY OVER TIME. THESE MAN-MADE ALTERATIONS HAVE RESULTED IN ENGINEERED SLOPES EXCEEDING 14% AS THE AGRICULTURAL OPERATION EXPANDED. AS PART OF THIS SUBMITTAL, THE APPLICANT FORMALLY REQUESTS THAT THESE SPECIFIC AREAS OF 14% OR GREATER SLOPES WITHIN THE 500' HHO BUFFER BE CLASSIFIED AS MAN-MADE SLOPES, THEREBY EXEMPTING THEM FROM PRESERVATION REQUIREMENTS UNDER THE ZONING ORDINANCE.



FOCUS AREA - SLOPE OVERLAY IN 1997 AERIAL

0' 100' 200' 300'

N

GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE
BOYLE
Building community since 1933.
Kimley»Horn
DesignStudio
sdco PARTNERS
SHERIDAN PUBLIC RELATIONS LLC

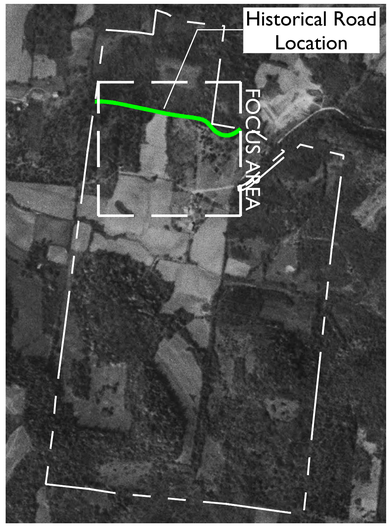
HARLIN PUD SUBDIVISION
DEVELOPMENT PLAN
Franklin, Williamson County, Tennessee

JEFFREY A. ROSIAK
REGISTERED AGRICULTURAL PRACTICE
STATE OF TENNESSEE
LICENSED LANDSCAPE ARCHITECT
2025

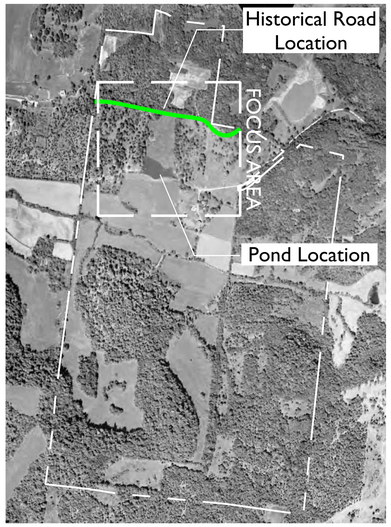
Revision Date
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△
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HISTORICAL MAN MADE SLOPES
SHEET
C0.9
COF # 8704

HISTORICAL IMAGERY INDICATING AREAS OF MAN-MADE SLOPE MANIPULATION



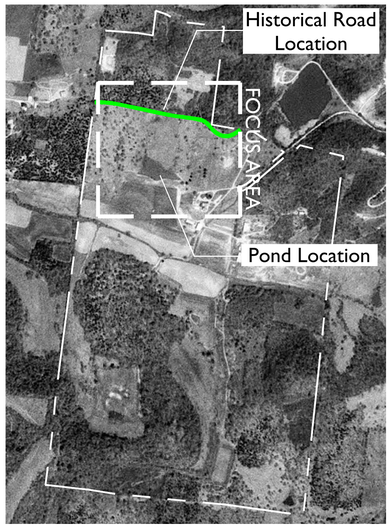
1953 AERIAL
BEFORE POND CONSTRUCTION



1963 AERIAL
AFTER POND CONSTRUCTION

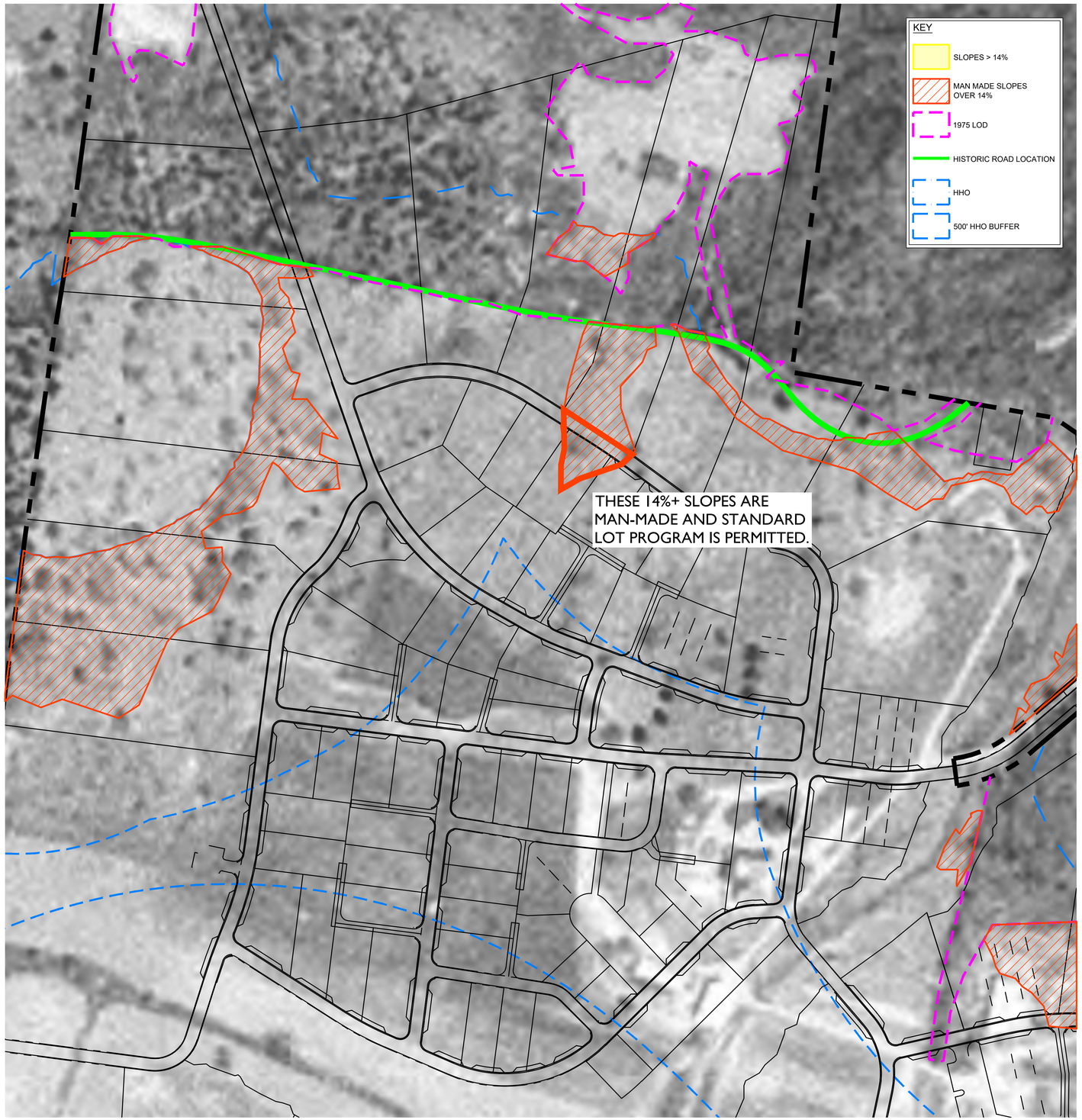


1967 QUADRANGLE
HISTORIC ROAD LOCATION



1975 AERIAL
CLEARING AND GRADING SOUTH OF HISTORIC ROAD LOCATION, CHANNELIZING DRAINAGE TO FEED CONSTRUCTED POND

APPLICANT REQUEST:
AERIAL IMAGERY HAS BEEN PROVIDED TO ILLUSTRATE HISTORICAL MODIFICATIONS TO THE SITE'S TOPOGRAPHY OVER TIME. THESE MAN-MADE ALTERATIONS HAVE RESULTED IN ENGINEERED SLOPES EXCEEDING 14% AS THE AGRICULTURAL OPERATION EXPANDED. AS PART OF THIS SUBMITTAL, THE APPLICANT FORMALLY REQUESTS THAT THESE SPECIFIC AREAS OF 14% OR GREATER SLOPES WITHIN THE 500' HHO BUFFER BE CLASSIFIED AS MAN-MADE SLOPES, THEREBY EXEMPTING THEM FROM PRESERVATION REQUIREMENTS UNDER THE ZONING ORDINANCE.



FOCUS AREA - SLOPE OVERLAY IN 1975 AERIAL

0' 100' 200' 300'

N

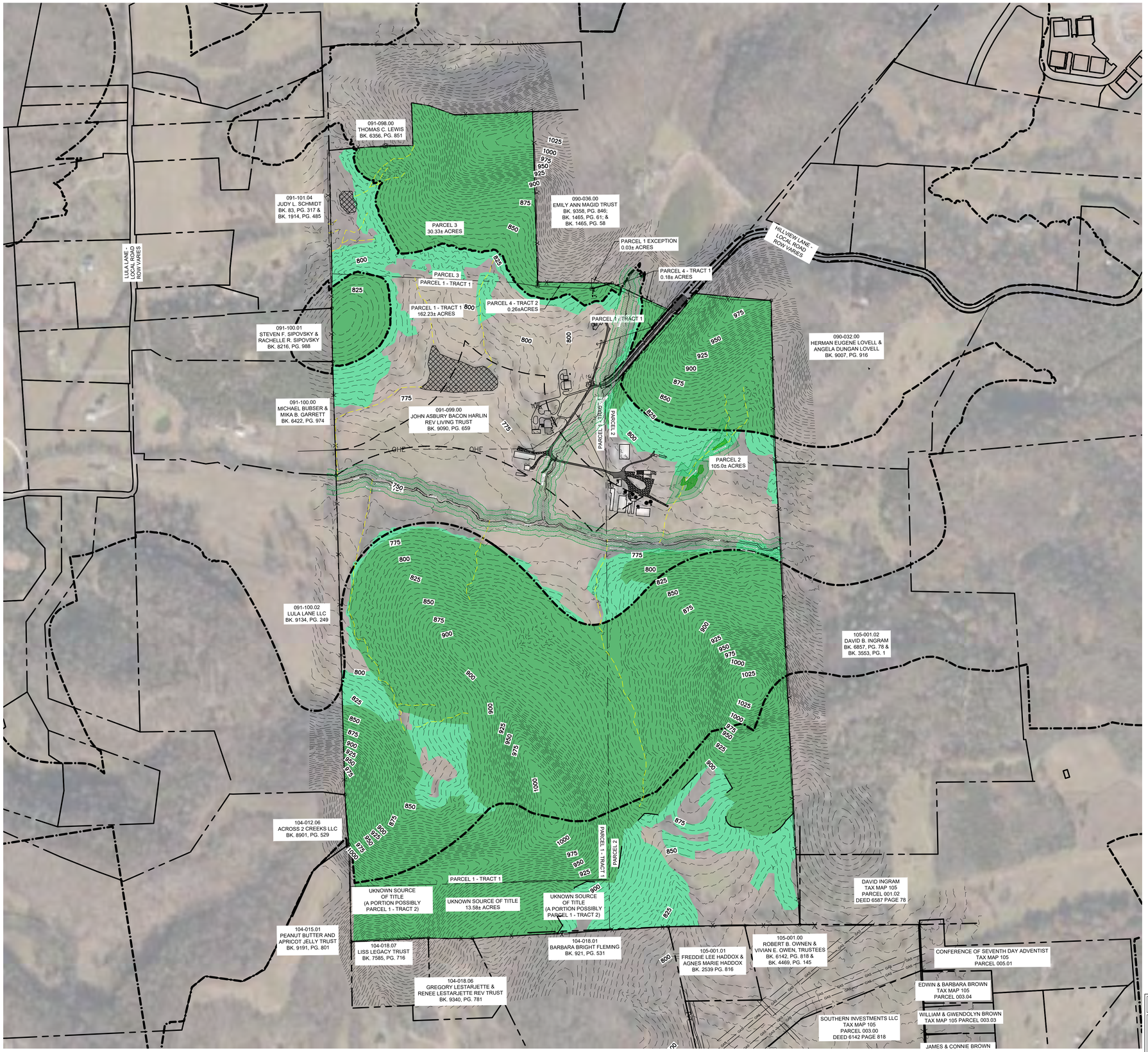
GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE
BOYLE
Building community since 1933.
Kimley»Horn
DesignStudio
sdco PARTNERS
SHERIDAN PUBLIC RELATIONS LLC

HARLIN PUD SUBDIVISION
DEVELOPMENT PLAN
Franklin, Williamson County, Tennessee

JEFFREY A. ROSIAK REGISTERED LANDSCAPE ARCHITECT

Revision Date
△
△
△
△

HISTORICAL MAN MADE SLOPES
SHEET
C0.10
COF # 8704



LEGEND

- EXISTING POND
- EXISTING WETLAND
- ZONE 1 BUFFER
- ZONE 2 BUFFER
- HHO
- 500' HHO BUFFER
- WET WEATHER CONVEYANCE
- TOP OF BANK

SURVEY NOTES

1. THE INFORMATION SHOWN ON THIS PLAN IS BASED UPON THE TENNESSEE STATE PLAN COORDINATE SYSTEM, AND NAD 83 DATUM.
2. BASE INFORMATION WAS TAKEN FROM AN ALTA SURVEY PREPARED BY ROGER HARRAH AT TWM DATED 02/12/2024 AND A TOPO SURVEY DATED 12/17/2024. THE INFORMATION PROVIDED SHALL BE FIELD VERIFIED PRIOR TO CONSTRUCTION. KIMLEY-HORN AND ASSOCIATES SHALL NOT BE HELD RESPONSIBLE FOR THE ACCURACY AND COMPLETENESS OF THE BASE INFORMATION SHOWN.
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5. THIS PROJECT IS NOT LOCATED IN A FLOOD HAZARD AREA ACCORDING TO FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP COMMUNITY NUMBER 470204, PANEL NUMBER 0195 SUFFIX F; 47187C0195F, DATED SEPTEMBER 29, 2006.

EXISTING STORMWATER NARRATIVE

THE EXISTING SITE IS AGRICULTURAL LAND WITH SIGNIFICANT HILLS AROUND THE SITE PERIMETER. STORMWATER RUNOFF FOR THIS SITE GENERALLY FLOWS FROM THE HILLS INTO THE TRIBUTARY STREAM IN THE MIDDLE OF THE SITE AND THEN OUTFLOWS TO THE WEST.

A PORTION OF THE SOUTHEAST CORNER OF THE SITE OUTFALLS TO THE SOUTH.

SITE SLOPE TABLE

- 14% - 19.99%
- 20% and above

N

0' 300' 600' 900'

GAMBLE DESIGN COLLABORATIVE

DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

BOYLE
Building community since 1933.

Kimley»Horn

DesignStudio

sdco PARTNERS

SHERIDAN PUBLIC RELATIONS LLC

HARLIN PUD SUBDIVISION
DEVELOPMENT PLAN
Franklin, Williamson County, Tennessee

MARY McGOWAN
REGISTERED ENGINEER
AGRICULTURE
No. 121320
STATE OF TENNESSEE
4/16/2025

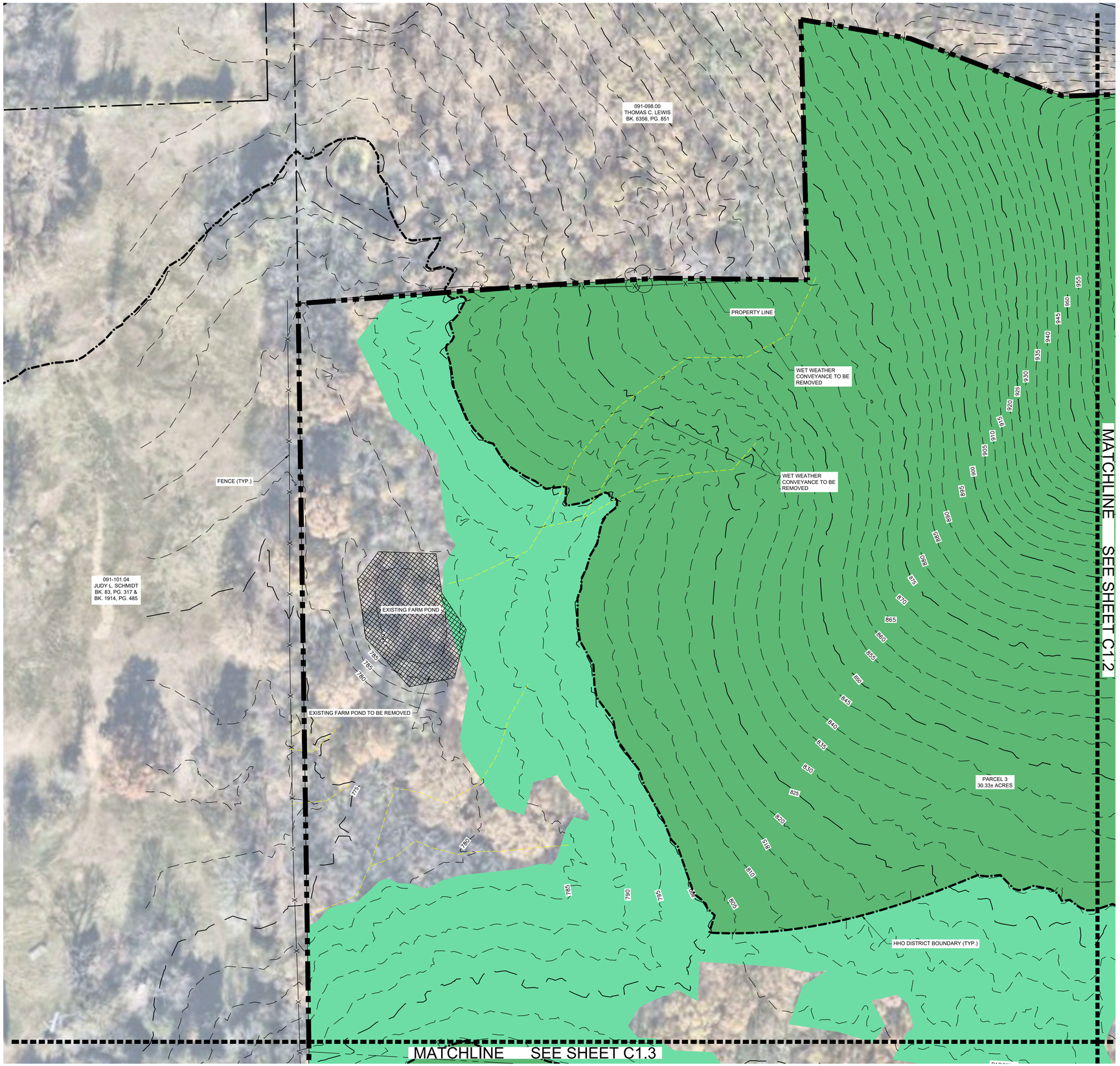
Revision Date

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△ _____
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OVERALL EXISTING CONDITIONS

SHEET
C1.0

COF # 8704



LEGEND

- EXISTING POND
- EXISTING WETLAND
- ZONE 1 BUFFER
- ZONE 2 BUFFER
- HHO
- 500' HHO BUFFER
- WET WEATHER CONVEYANCE
- TOP OF BANK

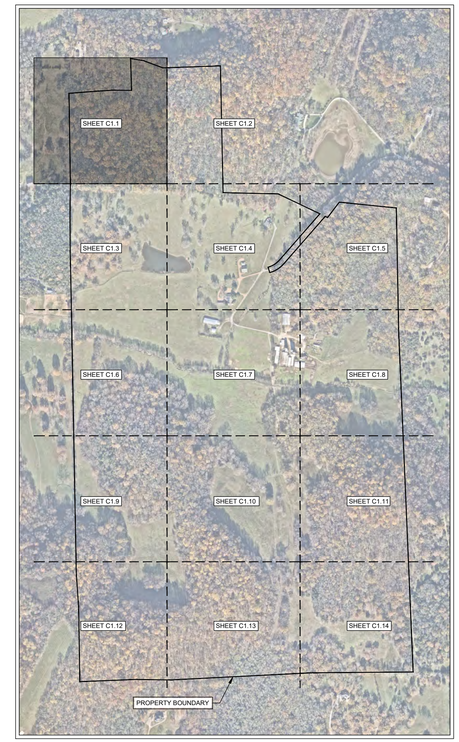
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EXISTING STORMWATER NARRATIVE

THE EXISTING SITE IS AGRICULTURAL LAND WITH SIGNIFICANT HILLS AROUND THE SITE PERIMETER. STORMWATER RUNOFF FOR THIS SITE GENERALLY FLOWS FROM THE HILLS INTO THE TRIBUTARY STREAM IN THE MIDDLE OF THE SITE AND THEN OUTFLOWS TO THE WEST.

A PORTION OF THE SOUTHEAST CORNER OF THE SITE OUTFALLS TO THE SOUTH.



SITE SLOPE TABLE

	14% - 19.99%
	20% and above

N

0' 50' 100' 150'

GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

BOYLE
Building community since 1933.

Kimley»Horn

DesignStudio

sdco PARTNERS

SHERIDAN PUBLIC RELATIONS LLC

HARLIN PUD SUBDIVISION
DEVELOPMENT PLAN
Franklin, Williamson County, Tennessee

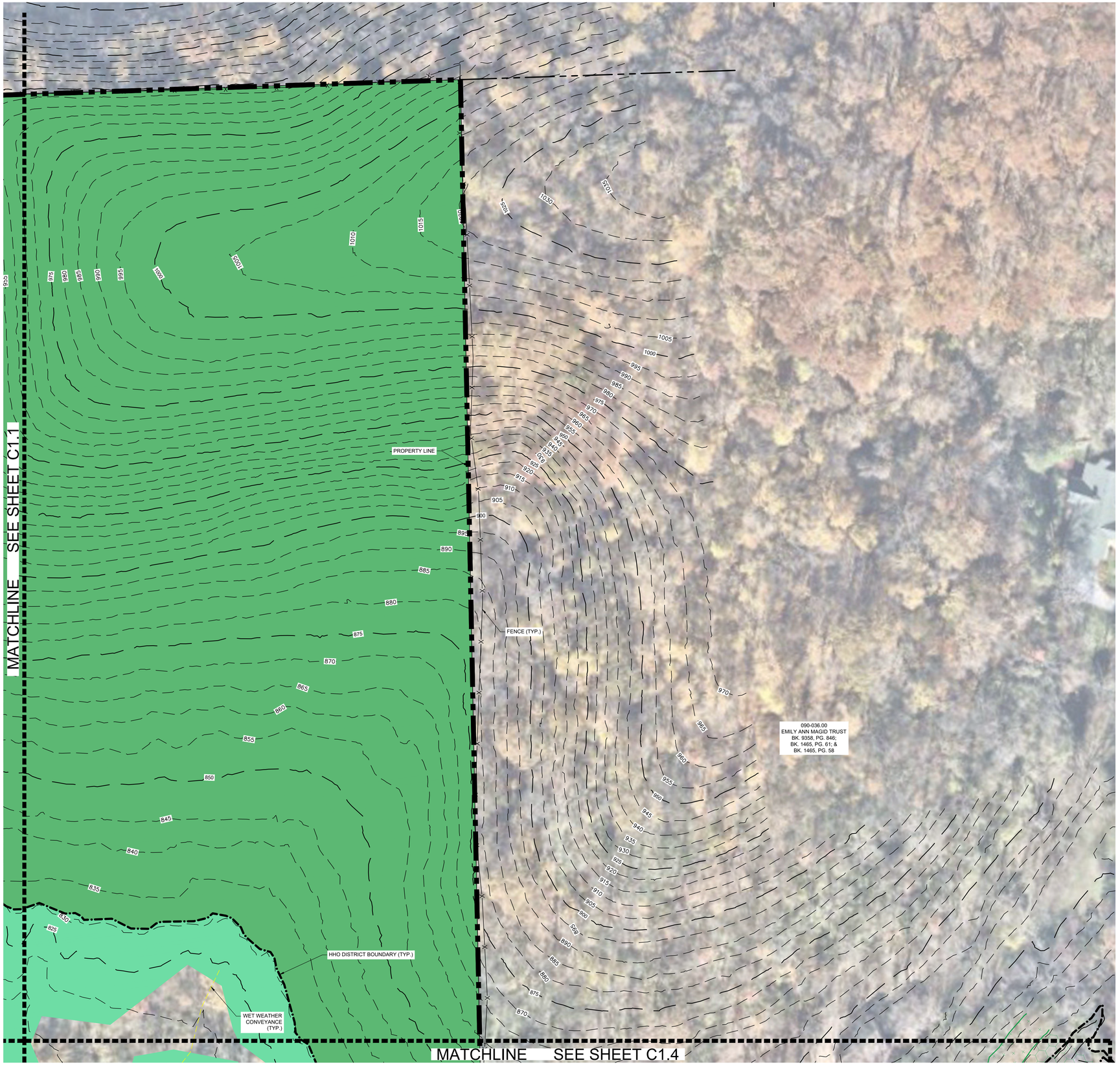
MARY McGOVERN REGISTERED ENGINEER AGRICULTURE No. 26, 121320 STATE OF TENNESSEE
2025

Revision Date

ENLARGED EXISTING CONDITIONS

SHEET
C1.1

COF # 8704



LEGEND

- EXISTING POND
- EXISTING WETLAND
- ZONE 1 BUFFER
- ZONE 2 BUFFER
- HHO
- 500' HHO BUFFER
- WET WEATHER CONVEYANCE
- TOP OF BANK

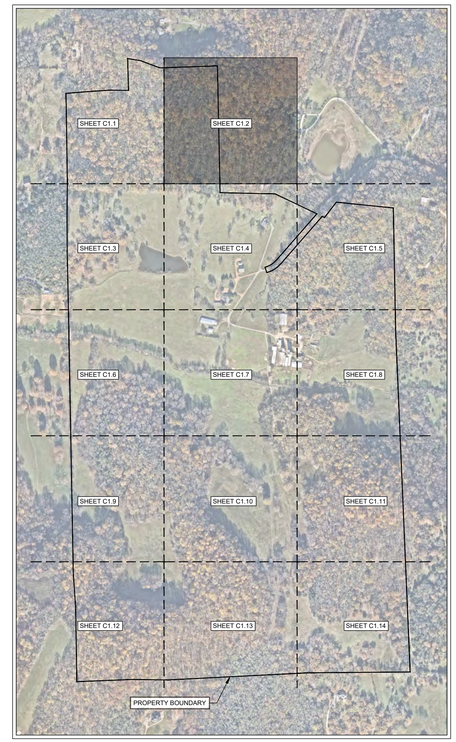
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EXISTING STORMWATER NARRATIVE

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A PORTION OF THE SOUTHEAST CORNER OF THE SITE OUTFALLS TO THE SOUTH.



SITE SLOPE TABLE

- 14% - 19.99%
- 20% and above

N

0' 50' 100' 150'

GAMBLE DESIGN COLLABORATIVE

DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

BOYLE
Building community since 1933.

Kimley»Horn

DesignStudio

sdco PARTNERS

SHERIDAN PUBLIC RELATIONS LLC

HARLIN PUD SUBDIVISION
DEVELOPMENT PLAN
Franklin, Williamson County, Tennessee

MARY McGOWAN — REGISTERED ENGINEER — STATE OF TENNESSEE — 26.121320 — AGRICULTURAL ENGINEER
12/19/2025

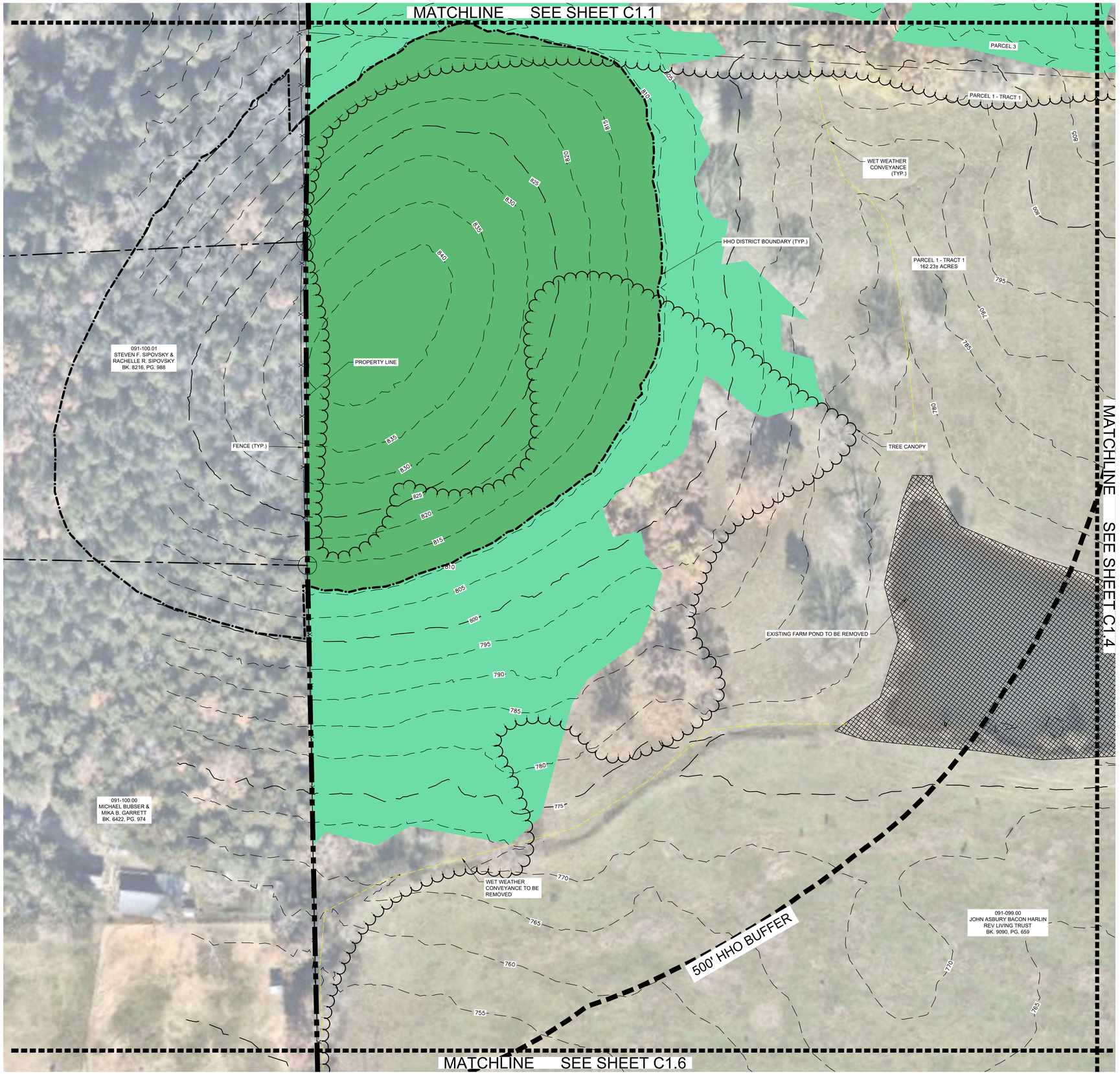
Revision Date

ENLARGED EXISTING CONDITIONS

SHEET

C1.2

COF # 8704



LEGEND

- EXISTING POND
- EXISTING WETLAND
- ZONE 1 BUFFER
- ZONE 2 BUFFER
- HHO
- 500' HHO BUFFER
- WET WEATHER CONVEYANCE
- TOP OF BANK

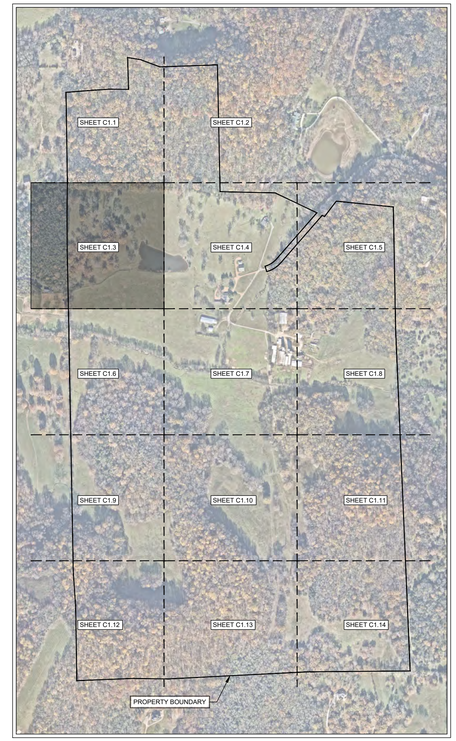
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EXISTING STORMWATER NARRATIVE

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A PORTION OF THE SOUTHEAST CORNER OF THE SITE OUTFALLS TO THE SOUTH.



SITE SLOPE TABLE

- 14% - 19.99%
- 20% and above

N

0' 50' 100' 150'

GAMBLE DESIGN COLLABORATIVE

DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

BOYLE
Building community since 1933.

Kimley»Horn

DesignStudio

sdco PARTNERS

SHERIDAN PUBLIC RELATIONS LLC

HARLIN PUD SUBDIVISION
DEVELOPMENT PLAN
Franklin, Williamson County, Tennessee

MARY McGOWAN REGISTERED ENGINEER AGRICULTURE No. 121320 STATE OF TENNESSEE 2025

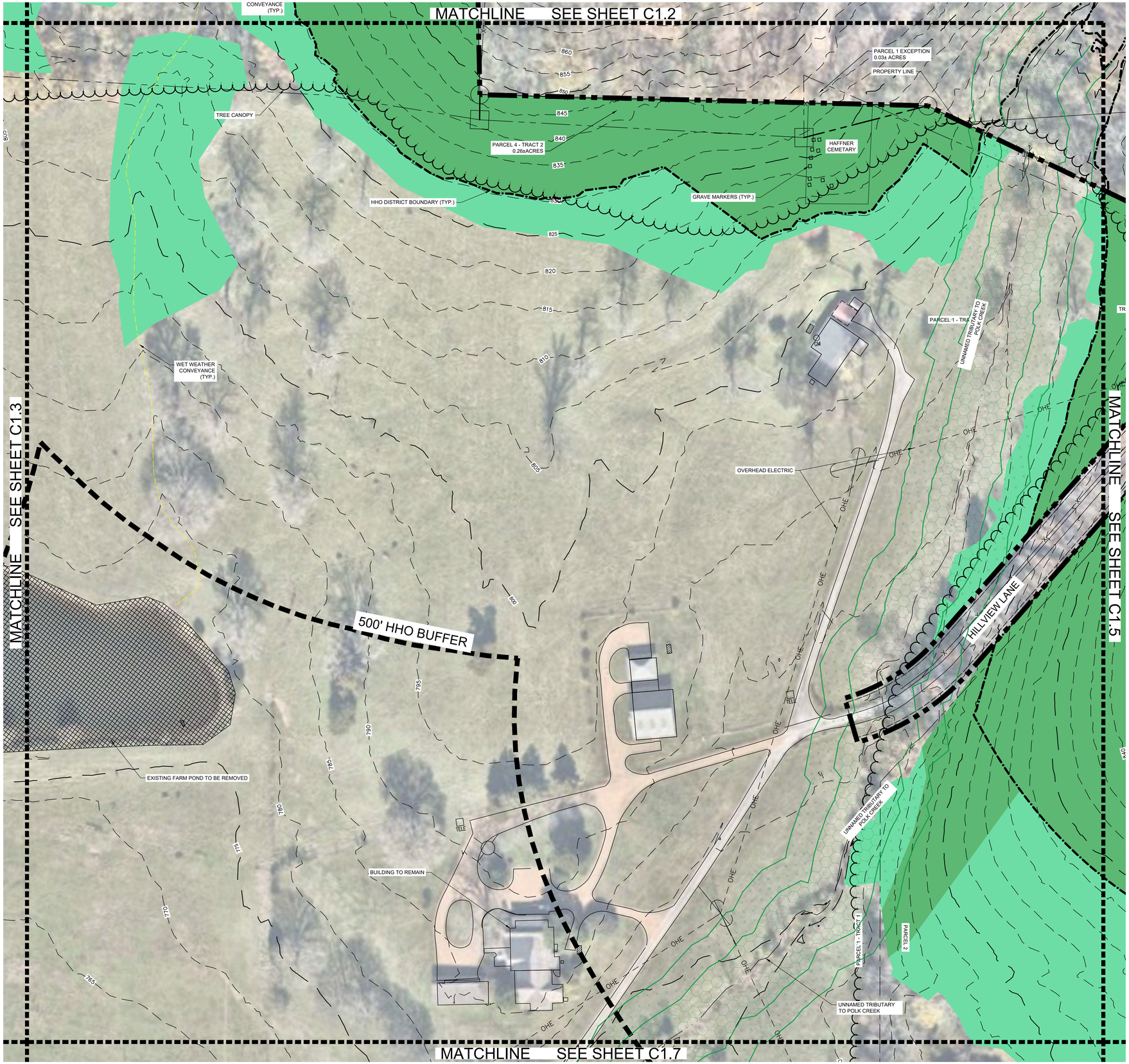
Revision Date

ENLARGED EXISTING CONDITIONS

SHEET

C1.3

COF # 8704



LEGEND

- EXISTING POND
- EXISTING WETLAND
- ZONE 1 BUFFER
- ZONE 2 BUFFER
- HHO
- 500' HHO BUFFER
- WET WEATHER CONVEYANCE
- TOP OF BANK

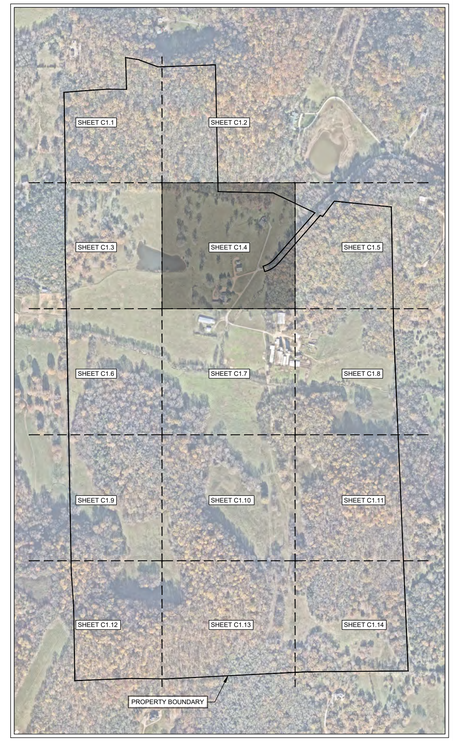
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EXISTING STORMWATER NARRATIVE

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A PORTION OF THE SOUTHEAST CORNER OF THE SITE OUTFALLS TO THE SOUTH.



SITE SLOPE TABLE

	14% - 19.99%
	20% and above

N

0' 50' 100' 150'

GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE
BOYLE
Building community since 1933.
Kimley»Horn
DesignStudio
sdco PARTNERS
SHERIDAN PUBLIC RELATIONS LLC

HARLIN PUD SUBDIVISION
DEVELOPMENT PLAN
Franklin, Williamson County, Tennessee

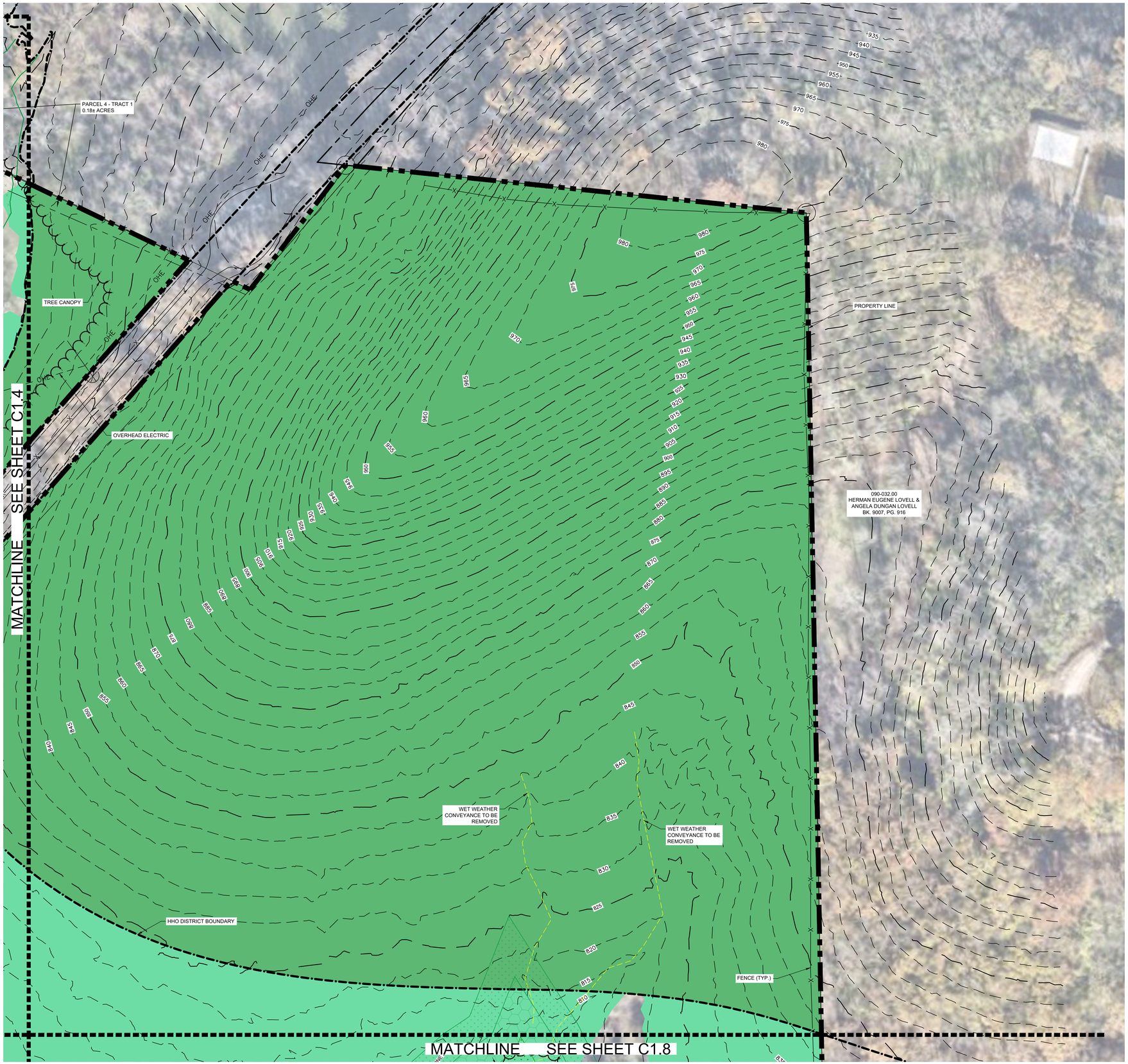
MARY McGOWAN — REGISTERED ENGINEER — AGRICULTURE — No. 126 121320 — STATE OF TENNESSEE
11/21/2025

Revision Date

ENLARGED EXISTING CONDITIONS

SHEET
C1.4

COF # 8704



LEGEND

- EXISTING POND
- EXISTING WETLAND
- ZONE 1 BUFFER
- ZONE 2 BUFFER
- HHO
- 500' HHO BUFFER
- WET WEATHER CONVEYANCE
- TOP OF BANK

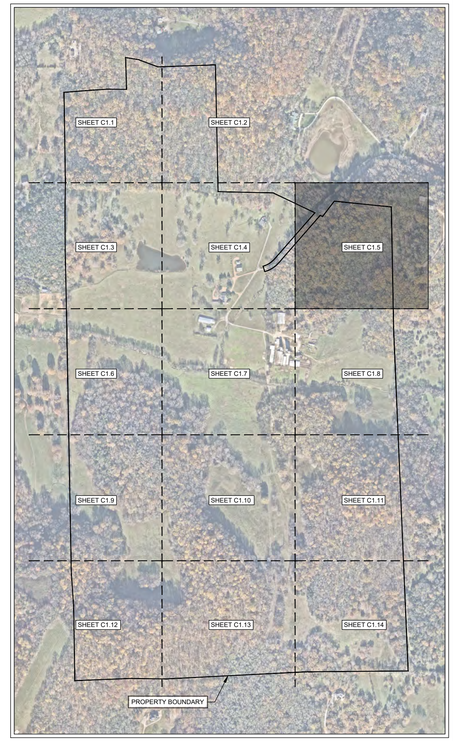
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EXISTING STORMWATER NARRATIVE

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A PORTION OF THE SOUTHEAST CORNER OF THE SITE OUTFALLS TO THE SOUTH.



SITE SLOPE TABLE

- 14% - 19.99%
- 20% and above

N

0' 50' 100' 150'

GAMBLE DESIGN COLLABORATIVE

DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

BOYLE
Building community since 1933.

Kimley»Horn

DesignStudio

sdco PARTNERS

SHERIDAN PUBLIC RELATIONS LLC

HARLIN PUD SUBDIVISION
DEVELOPMENT PLAN
Franklin, Williamson County, Tennessee

MARY McGOWAN REGISTERED ENGINEER 124120 STATE OF TENNESSEE AGRICULTURE 2025

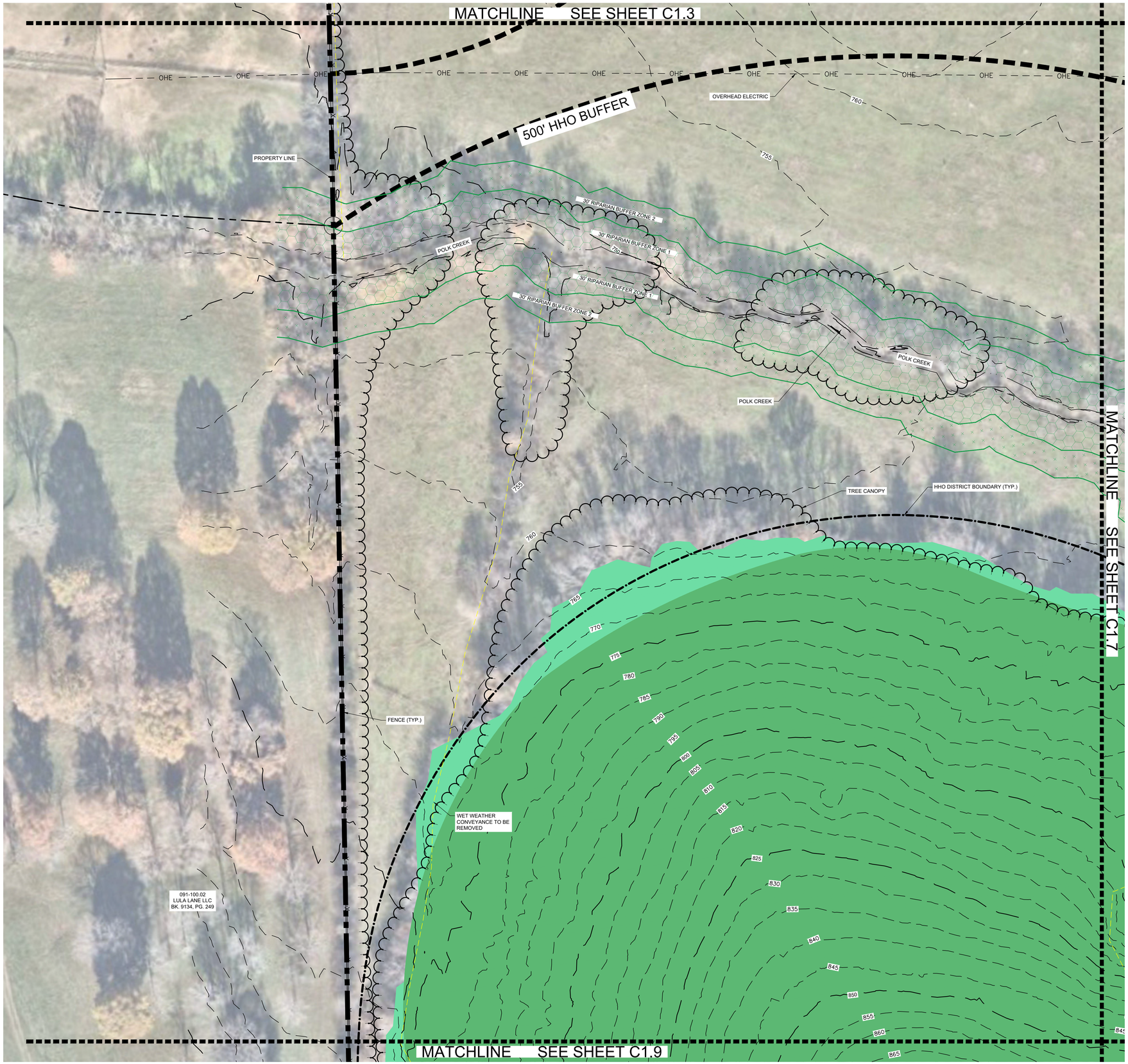
Revision Date

△ _____
△ _____
△ _____
△ _____

ENLARGED EXISTING CONDITIONS

SHEET
C1.5

COF # 8704



LEGEND

- EXISTING POND
- EXISTING WETLAND
- ZONE 1 BUFFER
- ZONE 2 BUFFER
- HHO
- 500' HHO BUFFER
- WET WEATHER CONVEYANCE
- TOP OF BANK

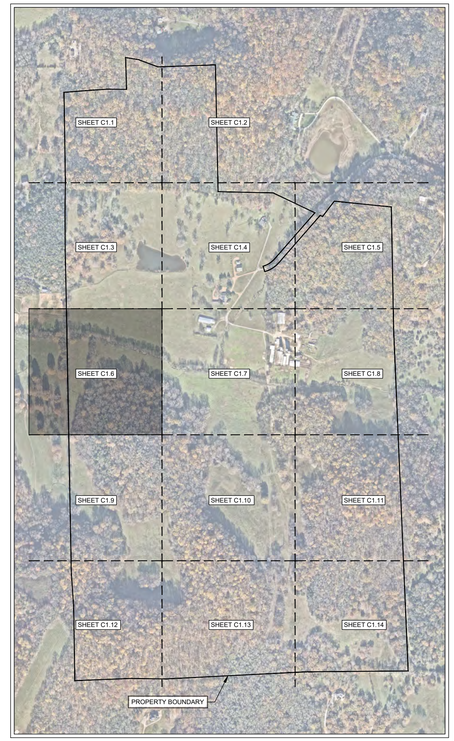
SURVEY NOTES

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EXISTING STORMWATER NARRATIVE

THE EXISTING SITE IS AGRICULTURAL LAND WITH SIGNIFICANT HILLS AROUND THE SITE PERIMETER. STORMWATER RUNOFF FOR THIS SITE GENERALLY FLOWS FROM THE HILLS INTO THE TRIBUTARY STREAM IN THE MIDDLE OF THE SITE AND THEN OUTFLOWS TO THE WEST.

A PORTION OF THE SOUTHEAST CORNER OF THE SITE OUTFALLS TO THE SOUTH.



SITE SLOPE TABLE

- 14% - 19.99%
- 20% and above

N

0' 50' 100' 150'

GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE
BOYLE
Building community since 1933.
Kimley»Horn
DesignStudio
sdco PARTNERS
SHERIDAN PUBLIC RELATIONS LLC

HARLIN PUD SUBDIVISION
DEVELOPMENT PLAN
Franklin, Williamson County, Tennessee

MARY McGOWAN REGISTERED ENGINEER AGRICULTURE 129120 STATE OF TENNESSEE 2025

Revision Date

ENLARGED EXISTING CONDITIONS

SHEET
C1.6

COF # 8704

MATCHLINE SEE SHEET C1.4

SEE SHEET C1.6

SEE SHEET C1.8

MATCHLINE SEE SHEET C1.10

500' HHO BUFFER

OVERHEAD ELECTRIC

OHE

30' RIPARIAN BUFFER ZONE 2

30' RIPARIAN BUFFER ZONE 1

UNNAMED TRIBUTARY TO POLK CREEK

POLK CREEK

TREE CANOPY

WET WEATHER CONVEYANCE TO BE REMOVED

HHO DISTRICT BOUNDARY (TYP.)

PROPERTY BOUNDARY

LEGEND

- EXISTING POND
- EXISTING WETLAND
- ZONE 1 BUFFER
- ZONE 2 BUFFER
- HHO
- 500' HHO BUFFER
- WET WEATHER CONVEYANCE
- TOP OF BANK

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SHEET C1.1 SHEET C1.2 SHEET C1.3 SHEET C1.4 SHEET C1.5 SHEET C1.6 SHEET C1.7 SHEET C1.8 SHEET C1.9 SHEET C1.10 SHEET C1.11 SHEET C1.12 SHEET C1.13 SHEET C1.14

SITE SLOPE TABLE

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- 20% and above

N

0' 50' 100' 150'

GAMBLE DESIGN COLLABORATIVE

DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

BOYLE

Building community since 1933.

Kimley»Horn

DesignStudio

sdco PARTNERS

SHERIDAN PUBLIC RELATIONS LLC

HARLIN PUD SUBDIVISION
DEVELOPMENT PLAN
Franklin, Williamson County, Tennessee

MARY McGOWAN REGISTERED ENGINEER AGRICULTURE 121320 STATE OF TENNESSEE 2025

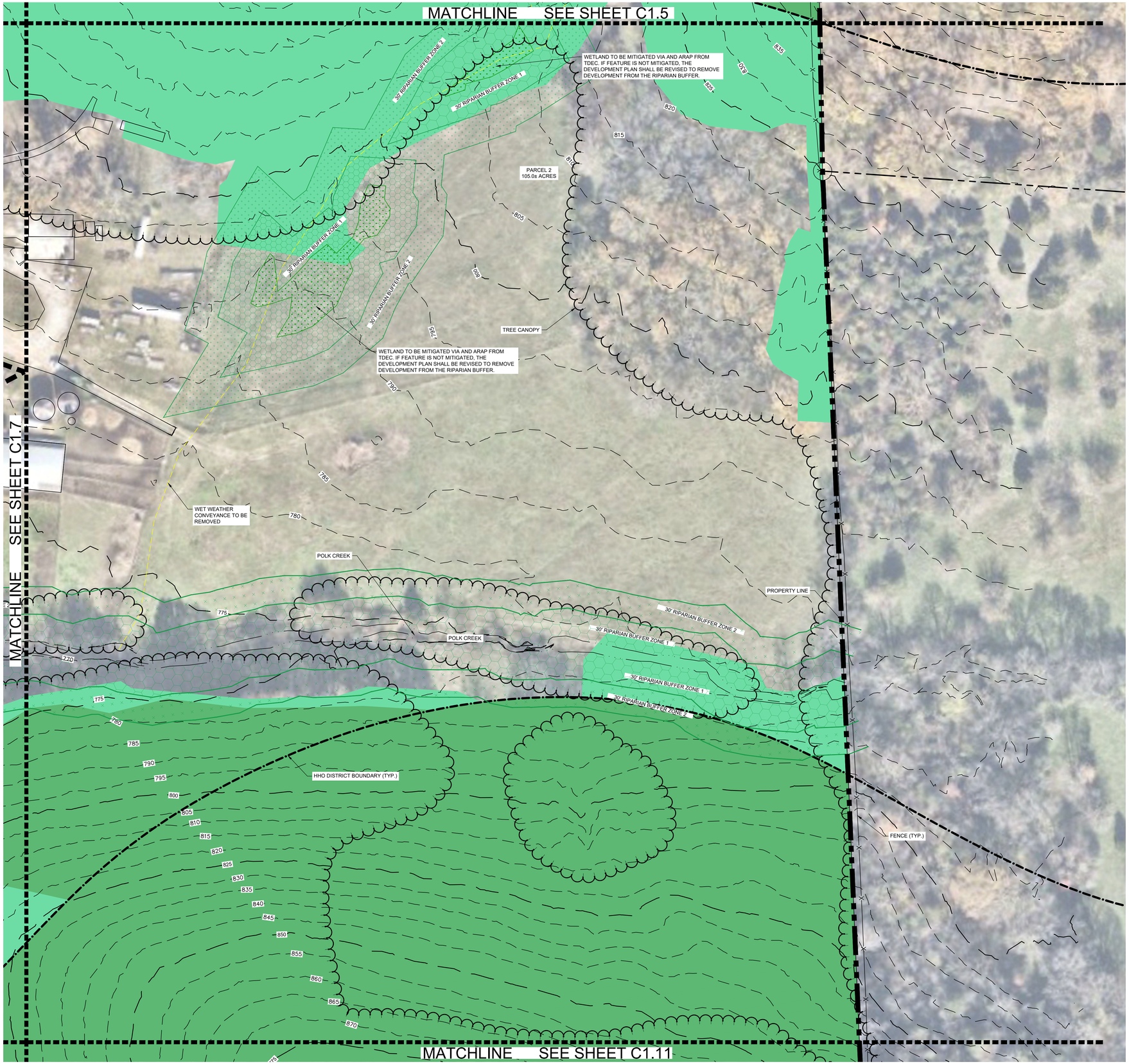
Revision Date

ENLARGED EXISTING CONDITIONS

SHEET

C1.7

COF # 8704



LEGEND

- EXISTING POND
- EXISTING WETLAND
- ZONE 1 BUFFER
- ZONE 2 BUFFER
- HHO
- 500' HHO BUFFER
- WET WEATHER CONVEYANCE
- TOP OF BANK

SURVEY NOTES

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Kimley»Horn

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sdco PARTNERS

SHERIDAN PUBLIC RELATIONS LLC

HARLIN PUD SUBDIVISION
DEVELOPMENT PLAN
Franklin, Williamson County, Tennessee

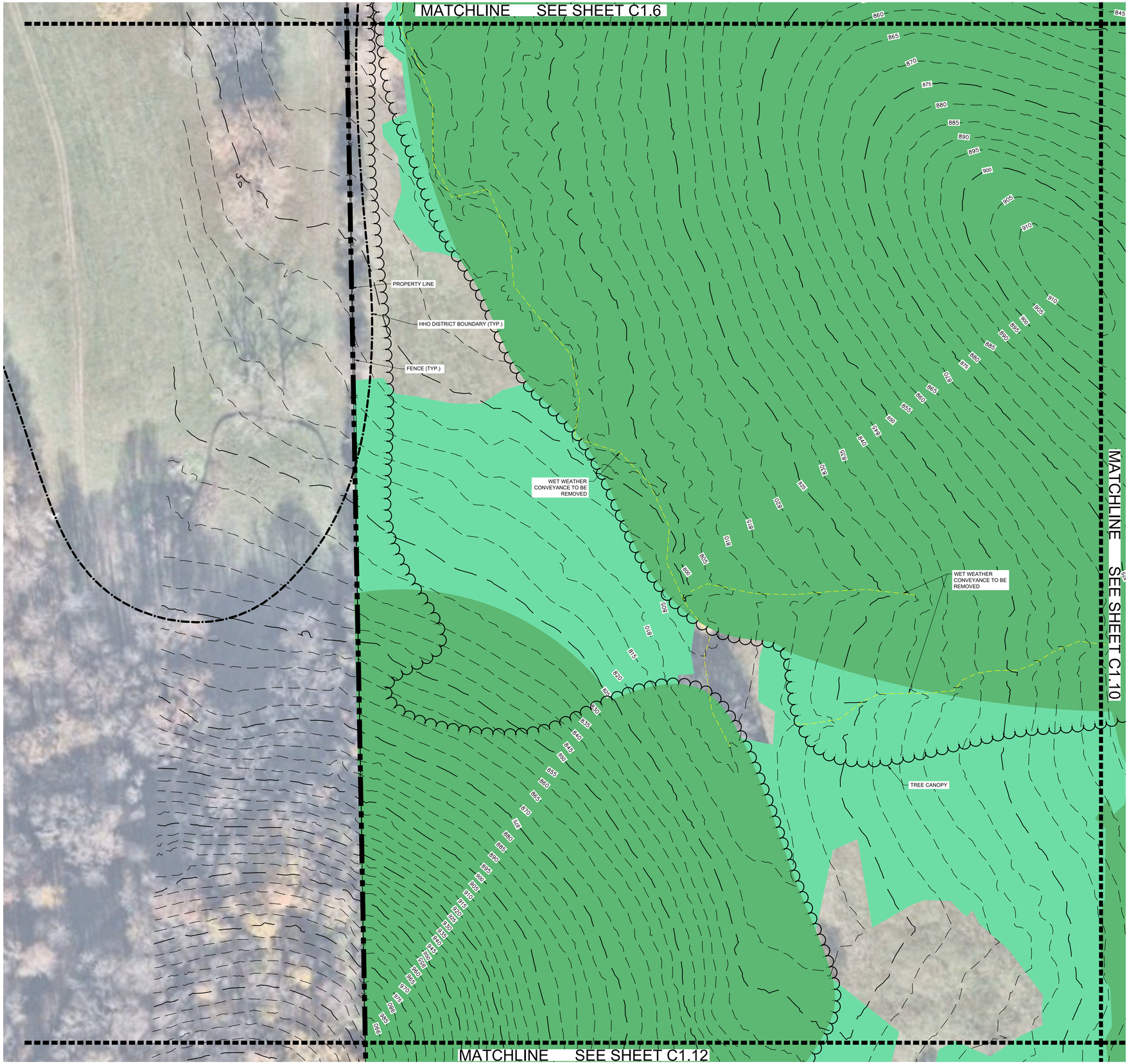
MARY McGOWAN — REGISTERED ENGINEER — AGRICULTURAL — No. 121120 — STATE OF TENNESSEE
7/11/2025

Revision Date
- △
- △
- △
- △

ENLARGED EXISTING CONDITIONS

SHEET
C1.8

COF # 8704



LEGEND

- EXISTING POND
- EXISTING WETLAND
- ZONE 1 BUFFER
- ZONE 2 BUFFER
- HHO
- 500' HHO BUFFER
- WET WEATHER CONVEYANCE
- TOP OF BANK

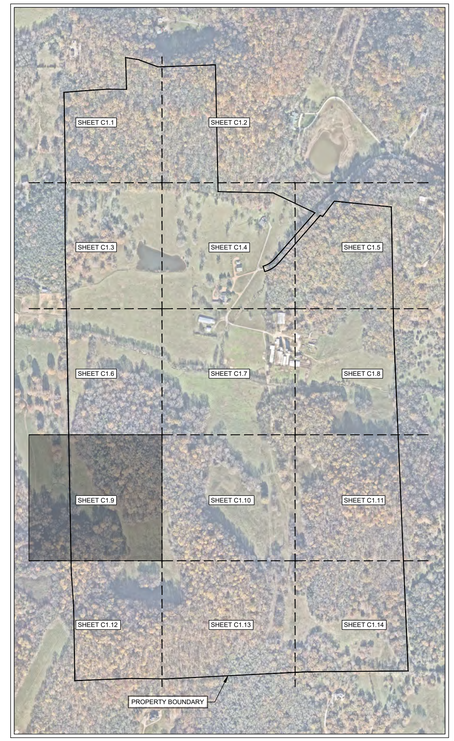
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A PORTION OF THE SOUTHEAST CORNER OF THE SITE OUTFALLS TO THE SOUTH.



SITE SLOPE TABLE

14% - 19.99%	
20% and above	

N

0' 50' 100' 150'

GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE
BOYLE
Building community since 1933.
Kimley»Horn
DesignStudio
sdco PARTNERS
SHERIDAN PUBLIC RELATIONS LLC

HARLIN PUD SUBDIVISION
DEVELOPMENT PLAN
Franklin, Williamson County, Tennessee

MARY McGOWAN REGISTERED ENGINEER STATE OF TENNESSEE 121320 2025

Revision Date

ENLARGED EXISTING CONDITIONS

SHEET
C1.9

COF # 8704

MATCHLINE SEE SHEET C1.7

MATCHLINE SEE SHEET C1.9

MATCHLINE SEE SHEET C1.11

MATCHLINE SEE SHEET C1.13

HHO DISTRICT BOUNDARY (TYP.)

WET WEATHER CONVEYANCE TO BE REMOVED

TREE CANOPY

LEGEND

- EXISTING POND
- EXISTING WETLAND
- ZONE 1 BUFFER
- ZONE 2 BUFFER
- HHO
- 500' HHO BUFFER
- WET WEATHER CONVEYANCE
- TOP OF BANK

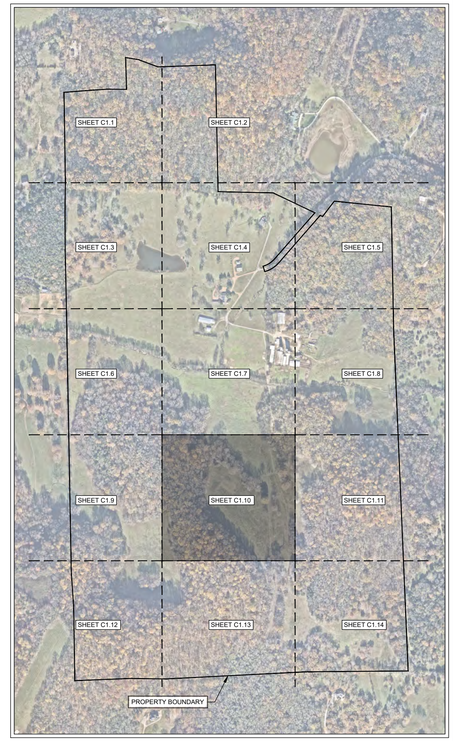
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0' 50' 100' 150'

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DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

BOYLE
Building community since 1933.

Kimley»Horn

DesignStudio

sdco PARTNERS

SHERIDAN PUBLIC RELATIONS LLC

HARLIN PUD SUBDIVISION
DEVELOPMENT PLAN
Franklin, Williamson County, Tennessee

MARY McGOWAN REGISTERED ENGINEER AGRICULTURE No. 121330 STATE OF TENNESSEE
11/13/2025

Revision Date

ENLARGED EXISTING CONDITIONS

SHEET
C1.10

COF # 8704

MATCHLINE SEE SHEET C1.8

MATCHLINE SEE SHEET C1.10

MATCHLINE SEE SHEET C1.14

105-001.02
DAVID B. INGRAM
BK. 6857, PG. 78 &
BK. 3553, PG. 1

TREE CANOPY

HHO DISTRICT BOUNDARY (TYP.)

PROPERTY LINE

FENCE (TYP.)

LEGEND

- EXISTING POND
- EXISTING WETLAND
- ZONE 1 BUFFER
- ZONE 2 BUFFER
- HHO
- 500' HHO BUFFER
- WET WEATHER CONVEYANCE
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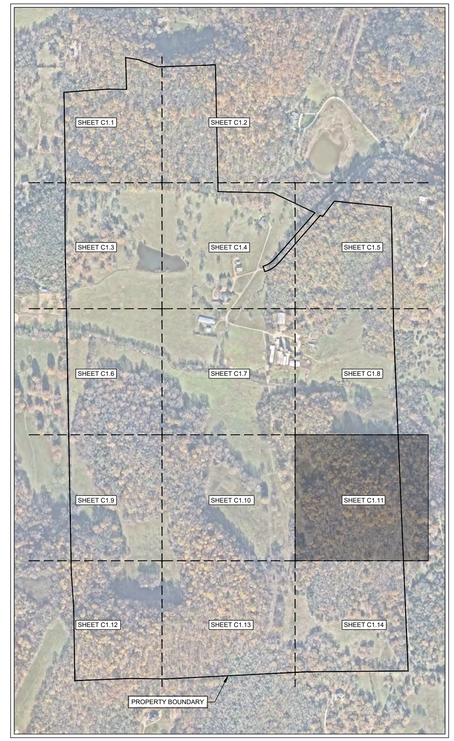
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SITE SLOPE TABLE

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	20% and above

N

0' 50' 100' 150'

GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

BOYLE
Building community since 1933.

Kimley»Horn

DesignStudio

sdco PARTNERS

SHERIDAN PUBLIC RELATIONS LLC

HARLIN PUD SUBDIVISION
DEVELOPMENT PLAN
Franklin, Williamson County, Tennessee

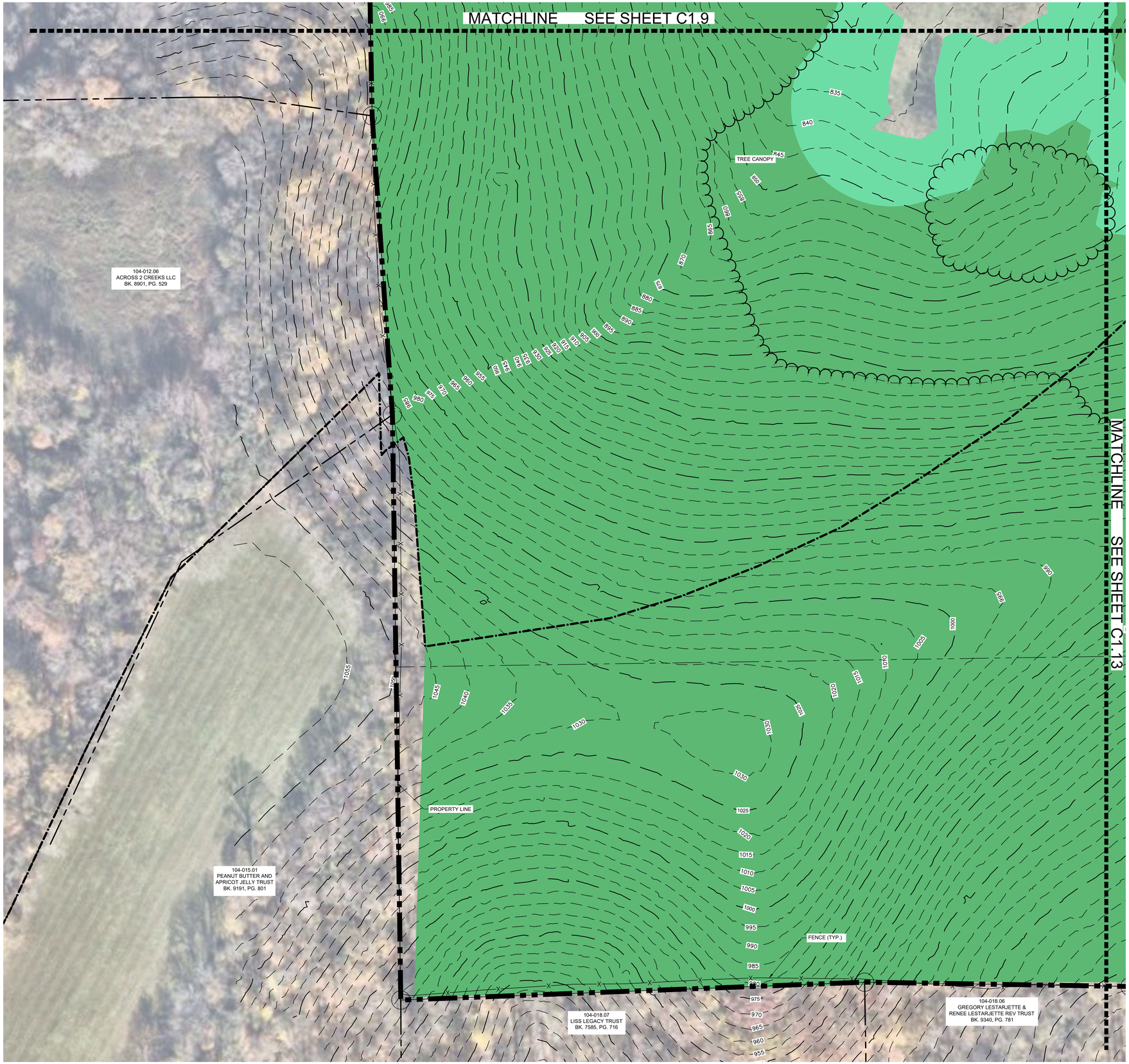
MARY McGOWAN REGISTERED LANDSCAPE ARCHITECT No. 12130 STATE OF TENNESSEE
11/19/2025

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

ENLARGED EXISTING CONDITIONS

SHEET
C1.11

COF # 8704



LEGEND

- EXISTING POND
- EXISTING WETLAND
- ZONE 1 BUFFER
- ZONE 2 BUFFER
- HHO
- 500' HHO BUFFER
- WET WEATHER CONVEYANCE
- TOP OF BANK

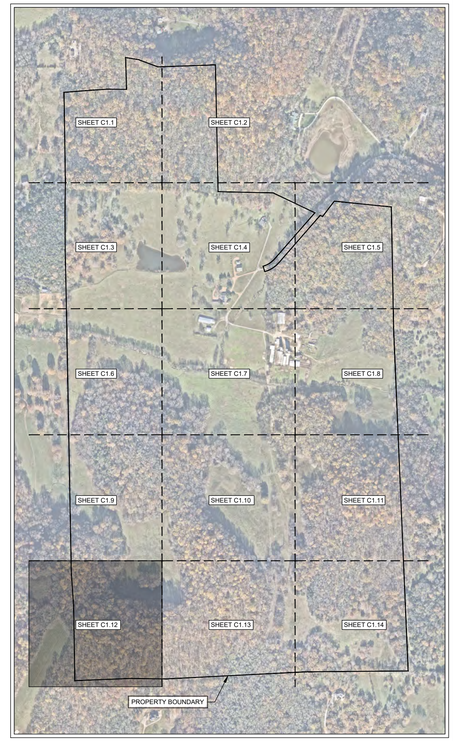
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A PORTION OF THE SOUTHEAST CORNER OF THE SITE OUTFALLS TO THE SOUTH.



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	20% and above

N

0' 50' 100' 150'

GAMBLE DESIGN COLLABORATIVE

DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

BOYLE

Building community since 1933.

Kimley»Horn

DesignStudio

sdco PARTNERS

SHERIDAN PUBLIC RELATIONS LLC

HARLIN PUD SUBDIVISION
DEVELOPMENT PLAN
Franklin, Williamson County, Tennessee

MARY McGOWAN REGISTERED ENGINEER AGRICULTURE COMMERCE 121320 STATE OF TENNESSEE 2025

Revision Date

ENLARGED EXISTING CONDITIONS

SHEET

C1.12

COF # 8704

MATCHLINE SEE SHEET C1.10

SEE SHEET C1.12 MATCHLINE

SEE SHEET C1.14

WET WEATHER CONVEYANCE TO BE REMOVED

HHO DISTRICT BOUNDARY (TYP.)

TREE CANOPY

PARCEL 1 - TRACT 1

PARCEL 1 - TRACT 1

PARCEL 2

UKNOWN SOURCE OF TITLE (A PORTION POSSIBLY PARCEL 1 - TRACT 2)

UKNOWN SOURCE OF TITLE 13.58± ACRES

UKNOWN SOURCE OF TITLE (A PORTION POSSIBLY PARCEL 1 - TRACT 2)

PROPERTY LINE

FENCE (TYP.)

104-018.01
BARBARA BRIGHT FLEMING
BK. 921, PG. 531

LEGEND

- EXISTING POND
- EXISTING WETLAND
- ZONE 1 BUFFER
- ZONE 2 BUFFER
- HHO
- 500' HHO BUFFER
- WET WEATHER CONVEYANCE
- TOP OF BANK

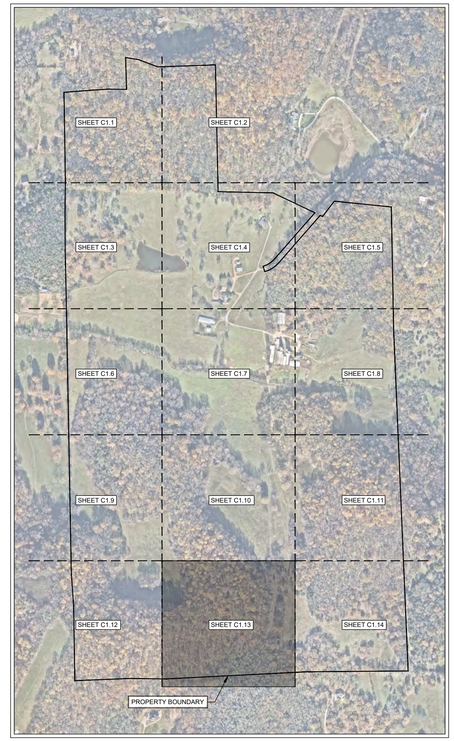
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GAMBLE DESIGN COLLABORATIVE

DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

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Building community since 1933.

Kimley»Horn

DesignStudio

sdco PARTNERS

SHERIDAN PUBLIC RELATIONS LLC

HARLIN PUD SUBDIVISION
DEVELOPMENT PLAN
Franklin, Williamson County, Tennessee

MARY McGOWAN
REGISTERED ENGINEER
AGRICULTURE
No. 121320
STATE OF TENNESSEE
2025

Revision Date

ENLARGED EXISTING CONDITIONS

SHEET
C1.13

COF # 8704

MATCHLINE SEE SHEET C1.11

MATCHLINE SEE SHEET C1.13

HHO DISTRICT BOUNDARY (TYP.)

PROPERTY LINE

TREE CANOPY

FENCE (TYP.)

DAVID INGRAM
TAX MAP 105
PARCEL 001.02
DEED 6587 PAGE 78

105-001.01
FREDDIE LEE HADDOX &
AGNES MARIE HADDOX
BK. 2539 PG. 816

105-001.00
ROBERT B. OWNEN &
VIVIAN E. OWEN, TRUSTEES
BK. 6142; PG. 818 &
BK. 4469, PG. 145

LEGEND

- EXISTING POND
- EXISTING WETLAND
- ZONE 1 BUFFER
- ZONE 2 BUFFER
- HHO
- 500' HHO BUFFER
- WET WEATHER CONVEYANCE
- TOP OF BANK

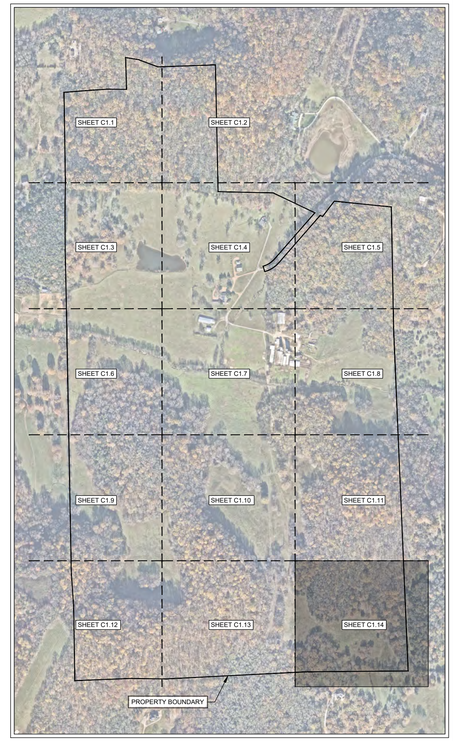
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4. THE CONSULTANT HAS FOUND NO EVIDENCE OF THE MINERAL RIGHTS OF THIS PROPERTY BEING TRANSFERRED TO ANY PARTY OTHER THAN THE OWNER.
5. THIS PROJECT IS NOT LOCATED IN A FLOOD HAZARD AREA ACCORDING TO FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP COMMUNITY NUMBER 470204, PANEL NUMBER 0195 SUFFIX F; 47187C0195F, DATED SEPTEMBER 29, 2006.

EXISTING STORMWATER NARRATIVE

THE EXISTING SITE IS AGRICULTURAL LAND WITH SIGNIFICANT HILLS AROUND THE SITE PERIMETER. STORMWATER RUNOFF FOR THIS SITE GENERALLY FLOWS FROM THE HILLS INTO THE TRIBUTARY STREAM IN THE MIDDLE OF THE SITE AND THEN OUTFLOWS TO THE WEST.

A PORTION OF THE SOUTHEAST CORNER OF THE SITE OUTFALLS TO THE SOUTH.



SITE SLOPE TABLE

- 14% - 19.99%
- 20% and above

N

0' 50' 100' 150'

GAMBLE DESIGN COLLABORATIVE

DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

BOYLE
Building community since 1933.

Kimley»Horn

DesignStudio

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HARLIN PUD SUBDIVISION
DEVELOPMENT PLAN
Franklin, Williamson County, Tennessee

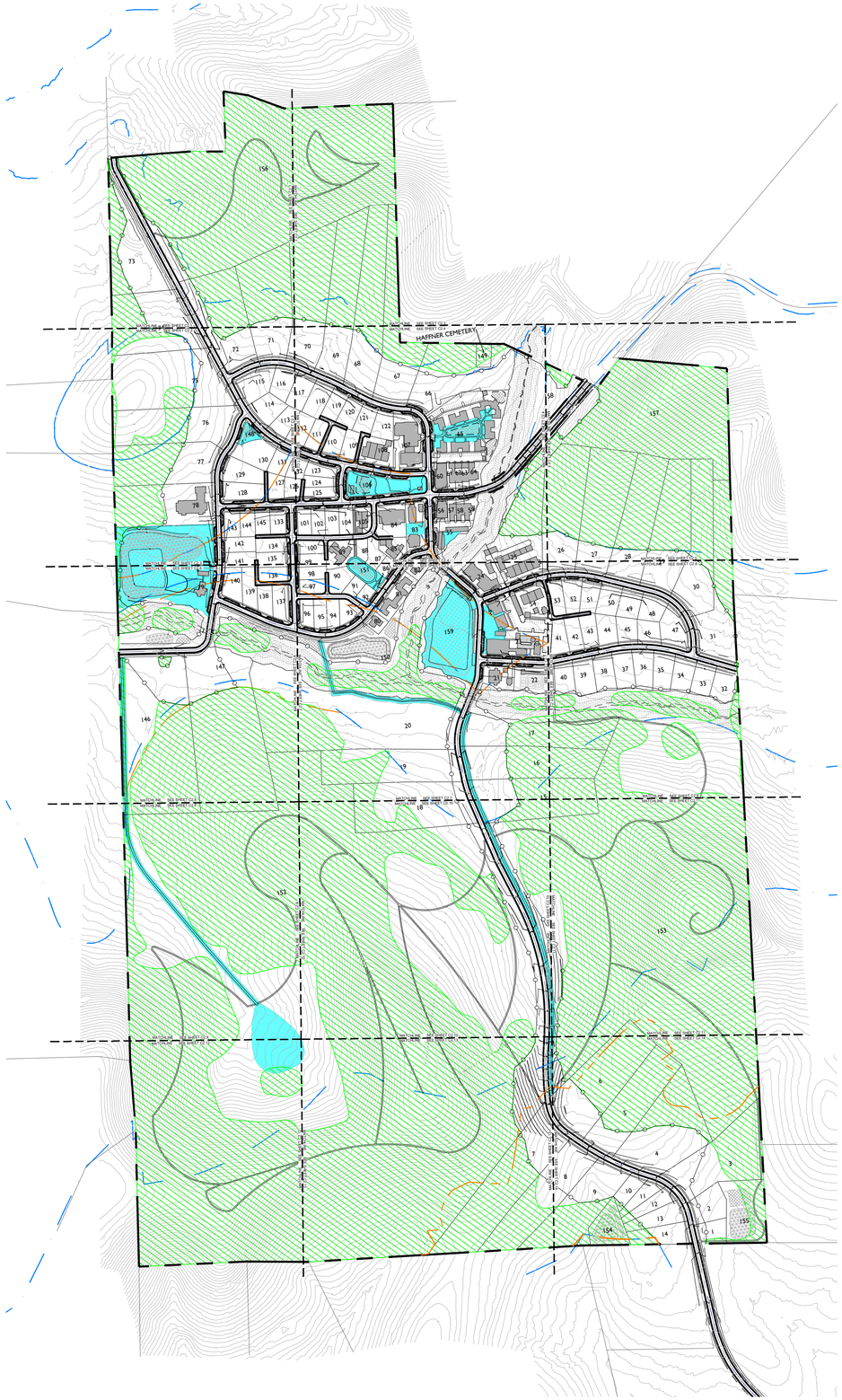
MARY McGOWAN
REGISTERED ENGINEER
AGRICULTURE
STATE OF TENNESSEE
12/31/2025

Revision Date

ENLARGED EXISTING CONDITIONS

SHEET
C1.14

COF # 8704



PERMITTED USES

AGRICULTURE USES:
Agricultural Uses
Community Gardens

RESIDENTIAL USES:
Duplexes
Live/Work Units
Multifamily Residential (small multifamily up to 12 units)
Single-Family Residential
Townhouses

RECREATION USES:
Active Recreation
Commercial Recreation
Neighborhood Amenities
Passive Parks and Open Space

CIVIC AND INSTITUTIONAL USES:
Places of Public Assembly

COMMERCIAL USES:
Event Venues
Hotels
Offices
Personal Services
Restaurants
Retail
Rural Retreats

KEY

- PRESERVED TREE CANOPY
- TREE PROTECTION FENCE
- 30' RIPARIAN BUFFER ZONE 1
- 30' RIPARIAN BUFFER ZONE 2
- BIORETENTION POND
- DETENTION POND
- LAKE
- PROPOSED HHO*
- PROPOSED 500' HHO BUFFER*
- HHO
- 500' HHO BUFFER
- OPEN SPACE

*SEE REZONING REQUEST FOR JUSTIFICATION

SITE DATA

HARLIN PUD SUBDIVISION, PD DEVELOPMENT PLAN

COF PROJECT NUMBER:	8704
SITE ACREAGE/SF:	311.21 AC / 13,556,105.01 SF
EXISTING ZONING:	MGA-1, RP-5, COUNTY
PROPOSED ZONING:	PD (0.78 / 32,000 / 80)
OVERLAY ZONING:	HHO, 500' HHO BUFFER
TAX MAP & PARCELS:	091-09900
ADDRESS:	1247 HILLVIEW LANE
PRIMARY USES:	PERMITTED USES ON SHEET C2.0
BUILDING HEIGHT RANGE:	SEE SHEET C2.0C

REGULATIONS

BUILDING TYPES APPLIED:
HOUSE, TOWNHOUSE, DUPLEX, MULTIFAMILY (SMALL-SCALE), COMMERCIAL/MIXED-USE

FRONTAGE TYPES APPLIED: YARD, LANDSCAPE

CONSTRUCTION TYPE: TYPE IV OR TYPE V

BUILDING HEIGHT:
SEE SHEET C2.0B FOR HEIGHT BREAKDOWN FOR BUILDINGS

MINIMUM LSA: 0.20

HISTORICAL RESOURCE TREATMENT: N/A

DWELLING UNIT COUNT, BY TYPE:
SEE TABLE BREAKDOWN ON SHEET C2.0B FOR DWELLING UNIT COUNT BY TYPE

PARKING REQUIRED: SEE CHART ON SHEET C2.0A
PARKING PROVIDED: SEE CHART ON SHEET C2.0A

SETBACKS:
SEE SHEETS C2.0C AND C2.0D FOR LOT SETBACKS

COMMERCIAL SF:
MIXED USE COMMERCIAL: 32,000 SF
HOTEL: 80 KEYS

PERMITTED USES
SEE SHEETS C2.0

TREE CANOPY RETENTION
OVERALL SITE AREA: 13,556,105 SF; 311.2 AC
TOTAL EXISTING TREE CANOPY: 63.1% OF SITE: (8,549,881 SF; 196.3 AC)
REQUIRED PRESERVATION: 18% OF EXISTING: (1,538,979 SF; 35.3 AC)
PROVIDED PRESERVATION: 70% OF EXISTING: (5,900,000 SF; 135.45 AC)

OPEN SPACE SET-ASIDE REQUIREMENT:
TOTAL SITE ACREAGE: 311.21 AC (13,556,105.1 SF)
SINGLE FAMILY LOT ACREAGE *(OVER 30,000 SF)*: 77.17 AC (3,361,790.0 SF)
ADJUSTED SITE ACREAGE: 234.0 AC (10,194,315.1 SF)

OPEN SPACE REQUIREMENT*:
REQUIRED: 5.0% OF ADJUSTED SITE AC: 11.70 AC (509,715.8 SF)
PROVIDED: 5.0% OF ADJUSTED SITE AC: 11.71 AC (510,194.5 SF)

**10% NATURAL AREA NOT REQUIRED FOR MIXED-USE PUDS*

OPEN SPACE VILLAGE GREEN REQUIREMENT:
MINIMUM OPEN SPACE REQUIREMENT: 70% OF SITE: (9,489,274 SF; 217.8 AC)
PROVIDED: 71.0% OF SITE: (9,618,970.4 SF; 220.8 AC)

IMPACT STATEMENT

WATER
WATER WILL BE CIRCULATED THROUGH THE SITE BY CONNECTING THE EXISTING HB&TS WATERLINES IN HILLVIEW LANE TO THE EAST AND LULA LANE TO THE WEST. AN ADDITIONAL WATER MAIN WILL BE BROUGHT FROM THE EXISTING HB&TS LINE AT COLEMAN ROAD TO THE SOUTH. WATER DESIGN IS CONCEPTUAL AND WILL BE COORDINATED WITH HB&TS

SANITARY SEWER
SANITARY SEWER SERVICE WILL CIRCULATE THROUGH THE SITE AND GRAVITY FLOW TO A PROPOSED LIFT STATION ON THE EAST SIDE OF THE SITE. A FORCE MAIN WILL DIVERT FLOW NORTHEAST THROUGH HILLVIEW LANE. THE FORCE MAIN ENDS NEAR THE MACK HATCHER CONNECTION, AND EFFLUENT WILL THEN GRAVITY FLOW TO AN EXISTING SEWER MANHOLE ALONG SAW MILL CREEK. A SECOND FORCE MAIN IS PROPOSED TO COLLECT THE LOTS ON THE SOUTHEAST SIDE OF THE SITE WITH A LIFT STATION PROPOSED ON THE COUNTY LOT ALONG COLEMAN ROAD. THIS FLOW WILL TIE TO THE GRAVITY LINE THAT IS THEN PUMPED TO HILLVIEW LANE. SANITARY SEWER DESIGN IS CONCEPTUAL AND WILL BE COORDINATED WITH THE CITY OF FRANKLIN.

STORMWATER
ON-SITE STORMWATER WILL BE DIRECTED AWAY FROM PROPOSED BUILDINGS. FLOW WILL BE DIRECTED TOWARDS THE PROPOSED BIORETENTION AREAS VIA SHEET FLOW OR CONVEYANCE PIPES. BIORETENTION AREAS WILL PROVIDE INFILTRATION AND TREATMENT FOR THE FIRST INCH OF THE RAINFALL FOR MINIMUM 95% OF THE ON-SITE IMPERVIOUS AREA. FROM THE BIORETENTION AREAS, FLOW WILL DISCHARGE INTO THE PROPOSED DETENTION POND AREAS. SITE STORMWATER IS DESIGNED TO EITHER MEET OR REDUCE PRE-DEVELOPMENT FLOW RATES. OFF-SITE STORMWATER WILL BE DIVERTED AWAY FROM PROPOSED STORMWATER TREATMENT AND DETENTION AREAS WHERE POSSIBLE.

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

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

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

REFUSE COLLECTION
REFUSE COLLECTION BY A COMBINATION OF CITY OF FRANKLIN COLLECTION SERVICES AND PRIVATE COLLECTION SERVICES

DRAINAGE FACILITIES
THERE WILL BE APPROXIMATELY 56 ACRES OF IMPERVIOUS AREA ADDED ON SITE. STORMWATER WILL BE DETAINED IN ABOVE GROUND DETENTION PONDS SUCH THAT RUNOFF IN THE POST-DEVELOPMENT CONDITION WILL NOT EXCEED RUNOFF IN THE PRE-DEVELOPMENT CONDITION.

STREET NETWORK
A MINIMUM OF TWO FIRE/EMERGENCY ACCESS POINTS WILL BE PROVIDED TO THE DEVELOPMENT VIA COLEMAN ROAD AND IMPROVED MACK HATCHER PARKWAY. OFF-SITE IMPROVEMENTS WILL BE PROVIDED PER RECOMMENDATIONS FROM THE TRAFFIC IMPACT STUDY.

OFFSITE CONNECTIONS
WHERE STUB-OUTS TO OFFSITE CONNECTIONS ARE SHOWN A TEMPORARY TURN-AROUND WILL BE SHOWN AT SITE PLAN.

N
0' 300' 600' 900'

GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE
BOYLE
Building community since 1933.
Kimley»Horn
DesignStudio
sdco PARTNERS
SHERIDAN PUBLIC RELATIONS LLC

HARLIN PUD SUBDIVISION
DEVELOPMENT PLAN
Franklin, Williamson County, Tennessee

JEFFREY A. ROSIAK REGISTERED AGRICULTURE LANDSCAPE ARCHITECT TENNESSEE

Revision Date
△ _____
△ _____
△ _____
△ _____

OVERALL DEVELOPMENT PLAN
SHEET
C2.0
COF # 8704



1 C2.0A MIXED-USE ENLARGEMENT | NORTH VILLAGE

N

0' 50' 100' 150'

✳ LIVE-WORK UNITS

Commercial & Mixed-Uses

North Village

		Development Plan Heights	Hotel (keys)	Office (sf)	Retail (sf)	Restaurant (sf)	Civic (patrons)	Outdoor Patio (sf)	Residential (units)	Hotel	Office	Retail	Restaurant	Civic	Outdoor Patio	Residential	Total	Parking Provided	
										Required Parking									
1	Hotel*	2-3	80	0	2,000	0	0	0		80	0	5	0	0	4	0	89	Surface	75
2	MU Building North	2-3	0	0	0	5,000	0	500	2	0	0	0	38	0	4	4	46	Parallel	85
3	MU Building South	2-3	0	0	4,000	0	0	0	4	0	0	10	0	0	0	8	18	Structured	29
4	Wine Bar / Liquor Store	1	0	0	3,000	0	0	500		0	0	8	0	0	4	0	12	Garage	12
5	Chapel / Town Hall (2,500 SF)	1	0	0	0	0	100	0		0	0	0	0	34	0	0	34		
6	Mail Room / Community	1	0	0	0	0	0	0		0	0	0	0	0	0	0	0		
7	Historic Home / Sales Center	1	0	0	0	0	0	0		0	0	0	0	0	0	0	0		
**	Jewel Box	1	0	0	0	500	0	0		0	0	0	4	0	0	0	4		
	SUBTOTAL		80	0	9,000	5,500	100	1,000	6								199		201

South Village

		Development Plan Heights	Hotel (keys)	Office (sf)	Retail (sf)	Restaurant (sf)	Civic (sf)	Outdoor Patio (sf)	Residential (units)	Hotel	Retail	Retail	Restaurant	Civic	Outdoor Patio	Residential	Total	Parking Provided	
										Required Parking									
A	MU Building Corner	2-3	0	5,000	2,500	0	0	0	8	0	15	7	0	0	0	16	38	Surface	48
B	MU Building Twin 1	2-3	0	0	0	2,500	0	500	2	0	0	0	19	0	4	4	27	Parallel	42
C	MU Building Twin 2	2-3	0	0	0	2,500	0	500	2	0	0	0	19	0	4	4	27	Structured	0
D	Jewel Box 1	1	0	0	1,000	0	0	0		0	0	3	0	0	0	0	3	Garage	24
E	Club Room Facility	2-3	0	0	0	0	0	0		0	0	0	0	0	0	0	0		
F	Jewel Box 2	1	0	0	1,500	0	0	0		0	0	4	0	0	0	0	4		
G	Pickle Ball Clubhouse	1	0	0	0	0	0	0		0	0	0	0	0	0	0	0		
	SUBTOTAL		0	5,000	5,000	5,000	0	1,000	12								99		114
	TOTALS		80	5,000	14,000	10,500	100	2,000	18								298		315

Notes:
* - Hotel may include spa, bar, restaurant or meeting space.
* - In addition to the Hospitality / Mixed Use the "Inn" parcel may be single family and the "Cottages" may be multifamily.
** - A "Jewel Box" for Commercial , or as a Neighborhood Amenity, uses shall be dashed in at the North Village Plaza. This use would fall within the PUD entitlements listed.
Outdoor Patio does not count towards entitlements, but only parking ratios.

Parking Matrix

	Minimum Parking Rate	
	Rate	Ratio
Residential*	Unit	2.00
Civic**	Occupant	0.33
Hotel	Guest Room	1.00
Retail	Per 1,000 sf	2.50
Office	Per 1,000 sf	2.85
Restaurant	Per 1,000 sf	7.50
Outdoor Dining	Per 1,000 sf	7.50

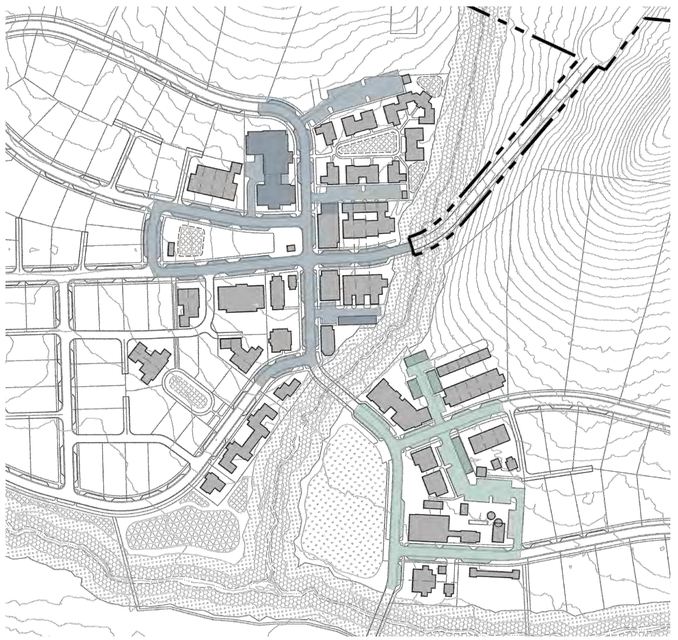
Notes:
* - All Residential unit types shall park at 2 stalls per unit and be provided off street.
** - Civic parking rates shall vary, but this listing is for assembly hall parking ratio.

Overall Parking Provided

	Counts
Surface	123
Parallel	261
Structured	29
Garage	36
TOTAL	449

MOS NOTE:
A MODIFICATION OF STANDARDS REQUEST IS INCLUDED IN THIS SUBMITTAL WHICH REQUESTS TO UTILIZE CFO PARKING MINIMUMS PER THE CITY OF FRANKLIN ZONING ORDINANCE.

ALSO INCLUDED IS MODIFICATION OF STANDARDS REQUEST TO DEFINE SMALL SCALE MULTIFAMILY PARKING REQUIREMENTS AS 2 SPACES PER UNIT.



PARKING DISTRIBUTION N.T.S

GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE
BOYLE Building community since 1933.
Kimley»Horn
DesignStudio
sdco PARTNERS
SHERIDAN PUBLIC RELATIONS LLC

HARLIN PUD SUBDIVISION
DEVELOPMENT PLAN
Franklin, Williamson County, Tennessee

JEFFREY A. ROSIAK REGISTERED LANDSCAPE ARCHITECT TENNESSEE 000525

Revision Date
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△ _____
△ _____
△ _____

MIXED USE ENLARGEMENT
SHEET
C2.0A
COF # 8704



I C2.0B MIXED-USE ENLARGEMENT | SOUTH VILLAGE

✳ LIVE-WORK UNITS

Commercial & Mixed-Uses

North Village

		Development Plan Heights	Hotel (keys)	Office (sf)	Retail (sf)	Restaurant (sf)	Civic (patrons)	Outdoor Patio (sf)	Residential (units)	Hotel	Office	Retail	Restaurant	Civic	Outdoor Patio	Residential	Total	Parking Provided	
			Entitlements							Required Parking									
1	Hotel*	2-3	80	0	2,000	0	0	0		80	0	5	0	0	4	0	89	Surface	75
2	MU Building North	2-3	0	0	0	5,000	0	500	2	0	0	0	38	0	4	4	46	Parallel	85
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4	Wine Bar / Liquor Store	1	0	0	3,000	0	0	500		0	0	8	0	0	4	0	12	Garage	12
5	Chapel / Town Hall (2,500 SF)	1	0	0	0	0	100	0		0	0	0	0	34	0	0	34		
6	Mail Room / Community	1	0	0	0	0	0	0		0	0	0	0	0	0	0	0		
7	Historic Home / Sales Center	1	0	0	0	0	0	0		0	0	0	0	0	0	0	0		
**	Jewel Box	1	0	0	0	500	0	0		0	0	0	4	0	0	0	4		
	SUBTOTAL		80	0	9,000	5,500	100	1,000	6								199		201

South Village

		Development Plan Heights	Hotel (keys)	Office (sf)	Retail (sf)	Restaurant (sf)	Civic (sf)	Outdoor Patio (sf)	Residential (units)	Hotel	Retail	Retail	Restaurant	Civic	Outdoor Patio	Residential	Total	Parking Provided	
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F	Jewel Box 2	1	0	0	1,500	0	0	0		0	0	4	0	0	0	0	4		
G	Pickle Ball Clubhouse	1	0	0	0	0	0	0		0	0	0	0	0	0	0	0		
	SUBTOTAL		0	5,000	5,000	5,000	0	1,000	12								99		114
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Office	Per 1,000 sf	2.85
Restaurant	Per 1,000 sf	7.50
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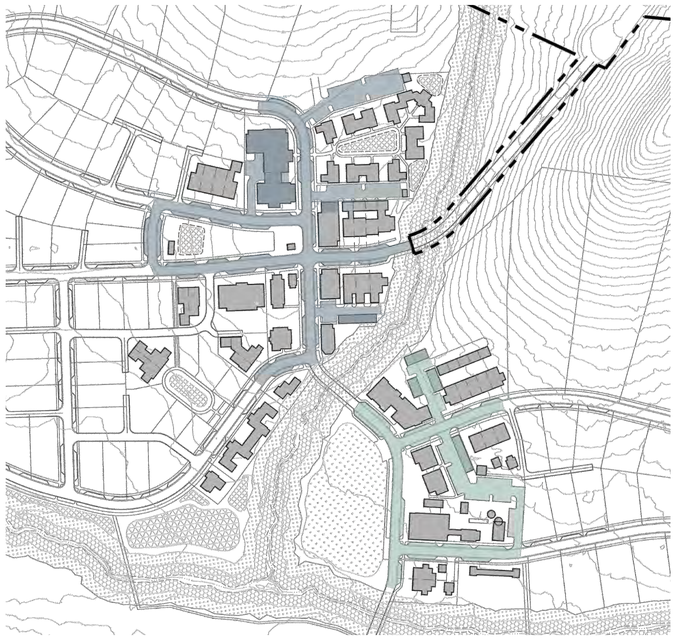
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ALSO INCLUDED IS MODIFICATION OF STANDARDS REQUEST TO DEFINE SMALL SCALE MULTIFAMILY PARKING REQUIREMENTS AS 2 SPACES PER UNIT (SIMILAR TO MULTIPLEX IN THE ZONING ORDINANCE).



PARKING DISTRIBUTION N.T.S

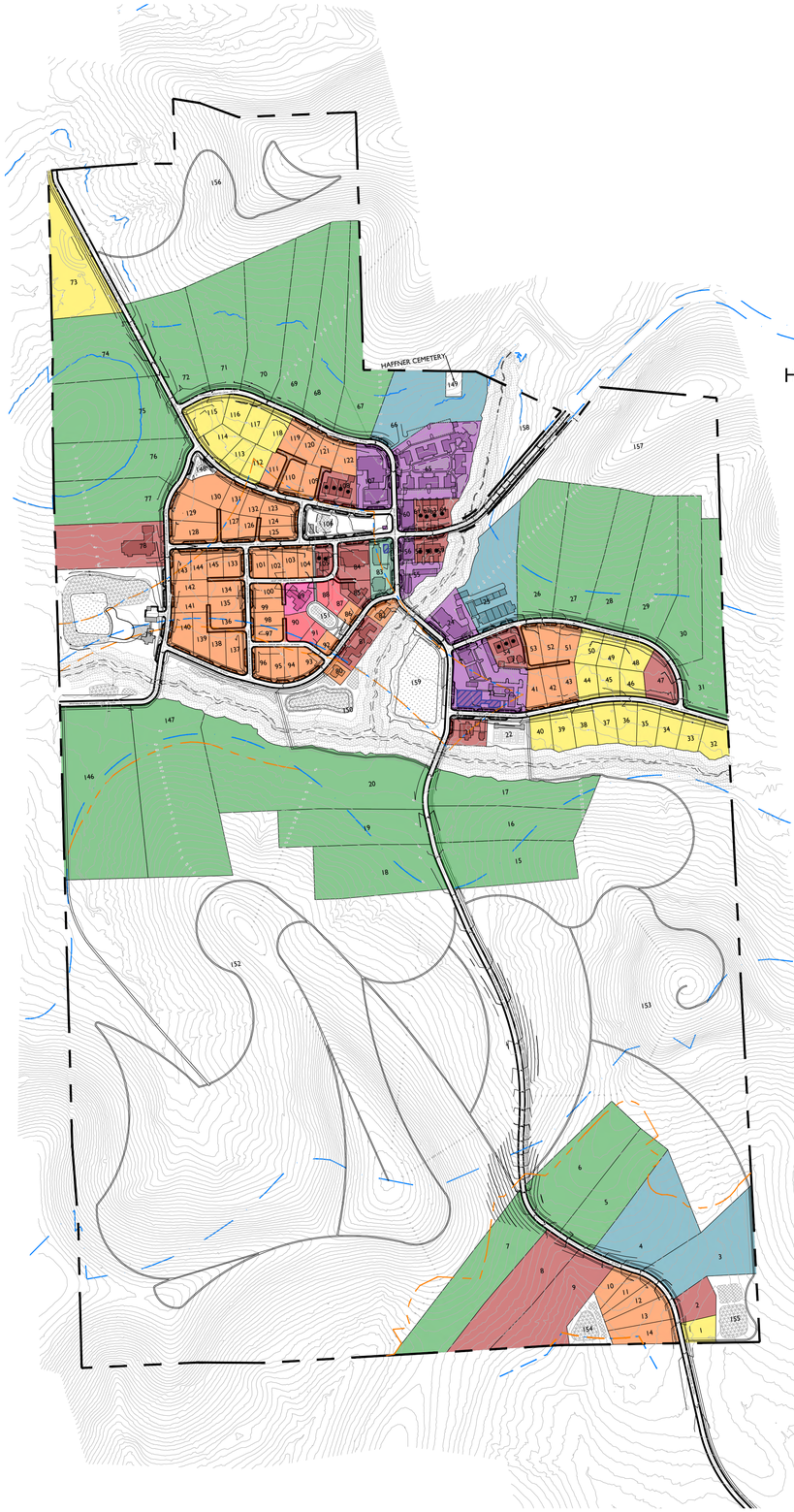
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HARLIN PUD SUBDIVISION
DEVELOPMENT PLAN
Franklin, Williamson County, Tennessee

JEFFREY A. ROSIAK REGISTERED LANDSCAPE ARCHITECT TENNESSEE 103525

Revision Date
△ _____
△ _____
△ _____
△ _____

MIXED USE ENLARGEMENT
SHEET
C2.0B
COF # 8704



KEY

- PROPOSED HHO
- HHO
- PROPOSED 500' HHO BUFFER
- 500' HHO BUFFER
- SINGLE FAMILY HHO ESTATE (CRITICAL LOT)
- ATTACHED* RESIDENTIAL
- ATTACHED* RESIDENTIAL HHO ESTATE (CRITICAL LOT)
- SINGLE FAMILY (REAR /SIDE FACING GARAGE)
- COMMERCIAL / MIXED-USE
- SINGLE FAMILY COURTYARD
- CIVIC SPACES
- SINGLE FAMILY FRONT LOADED
- ATTACHED* RESIDENTIAL COURTYARD
- LIVE-WORK UNITS

*ATTACHED RESIDENTIAL IS CATEGORY THAT COULD CONTAIN THE FOLLOWING BUILDING TYPES: DUPLEX, TOWNHOME, SMALL SCALE MULTI-FAMILY, MIXED USE CONDO. (I.E. ANY RESIDENTIAL BUILDING TYPE THAT IS ALLOWABLE WITHIN VILLAGE GREEN BUT NOT DEFINED AS SINGLE-FAMILY)

Lot Takedown Chart

Lot Number	Use	Lot Type	Unit Count	SF	Keys	Height (stories)	Multifamily* Type	Commercial Type	Lot Pricing Category
1	Residential - SF	Front Load	1						Front Load (90')
2	Residential - MF	Multifamily*	3			2-2.5	Townhouses		Townhouse
3	Residential - MF	HHO Lot - Multifamily*	2			2-2.5	Duplex		Townhouse
4	Residential - MF	HHO Lot - Multifamily*	4			2-2.5	Townhouses		Townhouse
5	Residential - SF	HHO Lot - Single Family	1						HHO - Single Family (2 acre)
6	Residential - SF	HHO Lot - Single Family	1						HHO - Single Family (2 acre)
7	Residential - SF	HHO Lot - Single Family	1						HHO - Single Family (2 acre)
8	Residential - MF	HHO Lot - Multifamily*	4			2-2.5	Townhouses		Townhouse
9	Residential - MF	HHO Lot - Multifamily*	3			2-2.5	Townhouses		Townhouse
10	Residential - SF	Rear Load**	1						Rear Load **** (70')
11	Residential - SF	Rear Load**	1						Rear Load **** (70')
12	Residential - SF	Rear Load**	1						Rear Load **** (70')
13	Residential - SF	Rear Load**	1						Rear Load **** (70')
14	Residential - SF	Rear Load**	1						Rear Load **** (70')
15	Residential - SF	HHO Lot - Single Family	1						HHO - Single Family (2 acre)
16	Residential - SF	HHO Lot - Single Family	1						HHO - Single Family (2 acre)
17	Residential - SF	HHO Lot - Single Family	1						HHO - Single Family (2 acre)
18	Residential - SF	HHO Lot - Single Family	1						HHO - Single Family (2 acre)
19	Residential - SF	HHO Lot - Single Family	1						HHO - Single Family (2 acre)
20	Residential - SF	HHO Lot - Single Family	1						HHO - Single Family (5 acre)
21	Residential - MF	Multi Family*	2			2-2.5	Duplex		Townhouse
22	Community Amenity		0			1			No Land Basis
23	Mixed Use/ Civic/ Commercial	Mixed Use	4	7,500			Mixed Use	See Commercial & Mixed Use Summary Tab	Mixed Use Condos
24	Mixed Use	Mixed Use	8	7,500			Mixed Use	See Commercial & Mixed Use Summary Tab	Condo Flats
25	Residential - MF	HHO Lot - Multi Family*	5			2-3	Townhouses		Townhouse
26	Residential - SF	HHO Lot - Single Family	1						HHO - Single Family (2 acre)
27	Residential - SF	HHO Lot - Single Family	1						HHO - Single Family (2 acre)
28	Residential - SF	HHO Lot - Single Family	1						HHO - Single Family (2 acre)
29	Residential - SF	HHO Lot - Single Family	1						HHO - Single Family (2 acre)
30	Residential - SF	HHO Lot - Single Family	1						HHO - Single Family (2 acre)
31	Residential - SF	HHO Lot - Single Family	1						HHO - Single Family (2 acre)
32	Residential - SF	Front Load	1						Front Load (90')
33	Residential - SF	Front Load	1						Front Load (90')
34	Residential - SF	Front Load	1						Front Load (90')
35	Residential - SF	Front Load	1						Front Load (90')
36	Residential - SF	Front Load	1						Front Load (90')
37	Residential - SF	Front Load	1						Front Load (90')
38	Residential - SF	Front Load	1						Front Load (90')
39	Residential - SF	Front Load	1						Front Load (90')
40	Residential - SF	Front Load	1						Front Load (90')
41	Residential - SF	Rear Load**	1						Rear Load **** (70')
42	Residential - SF	Rear Load**	1						Rear Load ** (70')
43	Residential - SF	Rear Load**	1						Rear Load ** (70')
44	Residential - SF	Front Load	1						Front Load (90')
45	Residential - SF	Front Load	1						Front Load (90')
46	Residential - SF	Front Load	1						Front Load (90')
47	Residential - MF/ SF	HHO Lot - Multi Family*	12			2-2.5	Small Scale Multifamily		Condo Flats
48	Residential - SF	Front Load	1						Front Load (90')
49	Residential - SF	Front Load	1						Front Load (90')
50	Residential - SF	Front Load	1						Front Load (90')
51	Residential - SF	Rear Load**	1						Rear Load ** (70')
52	Residential - SF	Rear Load**	1						Rear Load ** (70')
53	Residential - SF	Rear Load**	1						Rear Load ** (70')
54	Residential - MF	Multi Family*	3			2-3	Townhouses		Townhouse
55	Commercial	Commercial	0	3,000		1-2		See Commercial & Mixed Use Summary Tab	No Land Basis
56	Mixed Use	Mixed Use	4	4,000		2-3	Mixed Use	See Commercial & Mixed Use Summary Tab	Mixed Use Condos
57	Residential - MF	Multi Family*	1			2-3	Townhouses		Townhouse
58	Residential - MF	Multi Family*	1			2-3	Townhouses		Townhouse
59	Residential - MF	Multi Family*	1			2-3	Townhouses		Townhouse
60	Mixed Use	Mixed Use	2	5,000		2-3	Mixed Use	See Commercial & Mixed Use Summary Tab	Mixed Use Condos
61	Residential - MF	Multi Family*	1			2-3	Townhouses		Townhouse
62	Residential - MF	Multi Family*	1			2-3	Townhouses		Townhouse
63	Residential - MF	Multi Family*	1			2-3	Townhouses		Townhouse
64	Residential - MF	Multi Family*	1			2-3	Townhouses		Townhouse
65	Hospitality / Mixed Use/ Residential - MF	Multi Family* - Courtyard	13		Keys***	1-2	Duplex/Townhouses/Small Scale Multifamily		Townhouse
66	Residential - MF/ SF	HHO Lot - Multi Family*	12			2-2.5	Small Scale Multifamily		Condo Flats
67	Residential - SF	HHO Lot - Single Family	1						HHO - Single Family (2 acre)
68	Residential - SF	HHO Lot - Single Family	1						HHO - Single Family (2 acre)
69	Residential - SF	HHO Lot - Single Family	1						HHO - Single Family (2 acre)
70	Residential - SF	HHO Lot - Single Family	1						HHO - Single Family (2 acre)
71	Residential - SF	HHO Lot - Single Family	1						HHO - Single Family (2 acre)
72	Residential - SF	HHO Lot - Single Family	1						HHO - Single Family (2 acre)
73	Residential - SF	Front Load	1						HHO - Single Family (2 acre)
74	Residential - SF	HHO Lot - Single Family	1						HHO - Single Family (2 acre)
75	Residential - SF	HHO Lot - Single Family	1						HHO - Single Family (2 acre)
76	Residential - SF	HHO Lot - Single Family	1						HHO - Single Family (2 acre)
77	Residential - SF	HHO Lot - Single Family	1						HHO - Single Family (2 acre)
78	Residential - MF/ SF	HHO Lot - Multi Family*	12			2-2.5	Small Scale Multifamily		Condo Flats
79	Community Amenity		0			1-2			No Land Basis
80	Residential - SF	Rear Load**	1						Rear Load ** (70')
81	Residential - SF	Multi Family*	4			2-2.5	Townhouses		Townhouse
82	Residential - SF	Rear Load**	1					See Commercial & Mixed Use Summary Tab	Rear Load ** (70')
83	Civic / Commercial	Civic	0	2,500		1-2			No Land Basis
84	Residential - MF/ Mixed Use	Multi Family*	12			2-3	Small Scale Multifamily		
85	Residential - MF	Multi Family	2			2-2.5	Duplex		Townhouse
86	Residential - SF	Rear Load**	1						Rear Load ** (70')
87	Residential - SF	Rear Load** - Courtyard	1						Rear Load ** (70')
88	Residential - SF	Rear Load** - Courtyard	1						Rear Load ** (70')
89	Residential - MF	Multi Family* - Courtyard	2			2-2.5	Duplex		Townhouse
90	Residential - SF	Rear Load** - Courtyard	1						Rear Load ** (70')
91	Residential - SF	Rear Load** - Courtyard	1						Rear Load ** (70')
92	Residential - SF	Rear Load**	1						Rear Load ** (70')
93	Residential - SF	Rear Load**	1						Rear Load ** (70')
94	Residential - SF	Rear Load**	1						Rear Load ** (70')
95	Residential - SF	Rear Load**	1						Rear Load ** (70')
96	Residential - SF	Rear Load**	1						Rear Load ** (70')
97	Residential - SF	Rear Load**	1						Rear Load ** (70')
98	Residential - SF	Rear Load**	1						Rear Load ** (70')
99	Residential - SF	Rear Load**	1						Rear Load ** (70')
100	Residential - SF	Rear Load**	1						Rear Load ** (70')
101	Residential - SF	Rear Load**	1						Rear Load ** (70')
102	Residential - SF	Rear Load**	1						Rear Load ** (70')
103	Residential - SF	Rear Load**	1						Rear Load ** (70')
104	Residential - SF	Rear Load**	1						Rear Load ** (70')
105	Residential - MF	Multi Family*	2			2-2.5	Duplex		Rear Load ** (70')
106	Civic / Commercial	Civic	0	500		1		See Commercial & Mixed Use Summary Tab	No Land Basis
107	Hospitality / Mixed Use / Residential - SF	Hospitality	4	2,000	Keys***	2.5		See Commercial & Mixed Use Summary Tab	Hotel Key
108	Residential - MF	Multi Family*	4			2-3	Townhouses		Townhouse
109	Residential - SF	Rear Load**	1						Rear Load ** (70')
110	Residential - SF	Rear Load**	1						Rear Load ** (70')
111	Residential - SF	Rear Load**	1						Rear Load ** (70')
112	Residential - SF	Front Load	1						Front Load (90')
113	Residential - SF	Front Load	1						Front Load (90')
114	Residential - SF	Front Load	1						Front Load (90')
115	Residential - SF	Front Load	1						Front Load (90')
116	Residential - SF	Front Load	1						Front Load (90')
117	Residential - SF	Front Load	1						Front Load (90')
118	Residential - SF	Front Load	1						Front Load (90')
119	Residential - SF	Rear Load**	1						Rear Load ** (70')
120	Residential - SF	Rear Load**	1						Rear Load ** (70')
121	Residential - SF	Rear Load**	1						Rear Load ** (70')
122	Residential - SF	Rear Load**	1						Rear Load ** (70')
123	Residential - SF	Rear Load**	1						Rear Load ** (70')
124	Residential - SF	Rear Load**	1						Rear Load ** (70')
125	Residential - SF	Rear Load**	1						Rear Load ** (70')
126	Residential - SF	Rear Load**	1						Rear Load ** (70')
127	Residential - SF	Rear Load**	1						Rear Load ** (70')
128	Residential - SF	Rear Load**	1						Rear Load ** (70')
129	Residential - SF	Rear Load**	1						Rear Load ** (70')
130	Residential - SF	Rear Load**	1						Rear Load ** (70')
131	Residential - SF	Rear Load**	1						Rear Load ** (70')
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139	Residential - SF	Rear Load**	1						Rear Load ** (70')
140	Residential - SF	Rear Load**	1						Rear Load ** (70')
141	Residential - SF	Rear Load**	1						Rear Load ** (70')
142	Residential - SF	Rear Load**	1						Rear Load ** (70')
143	Residential - SF	Rear Load**	1						Rear Load ** (70')
144	Residential - SF	Rear Load**	1						Rear Load ** (70')
145	Residential - SF	Rear Load**	1						Rear Load ** (70')
146	Residential - SF	HHO Lot - Single Family	1						HHO - Single Family (5 acre)
147	Residential - SF	HHO Lot - Single Family	1						HHO - Single Family (5 acre)
148	Open Space								No Land Basis
149	Open Space								
150	Open Space								
151	Open Space								
152	Open Space								
153	Open Space								
154	Open Space								
155	Open Space								
156	Open Space								
157	Open Space								
158	Open Space								
159	Open Space								
Total			242	32,000	80				

NOTE:
* "Multifamily" shall mean any form of attached residential buildings including Duplex, Townhouse, Farmstead Residential, or Small Scale Multifamily up to 12 attached residential dwelling units.
** Rear Load refers to Single Family Lots that have a side or rear facing garage accessed via a shared driveway easement
*** No more than 80 total hotel keys

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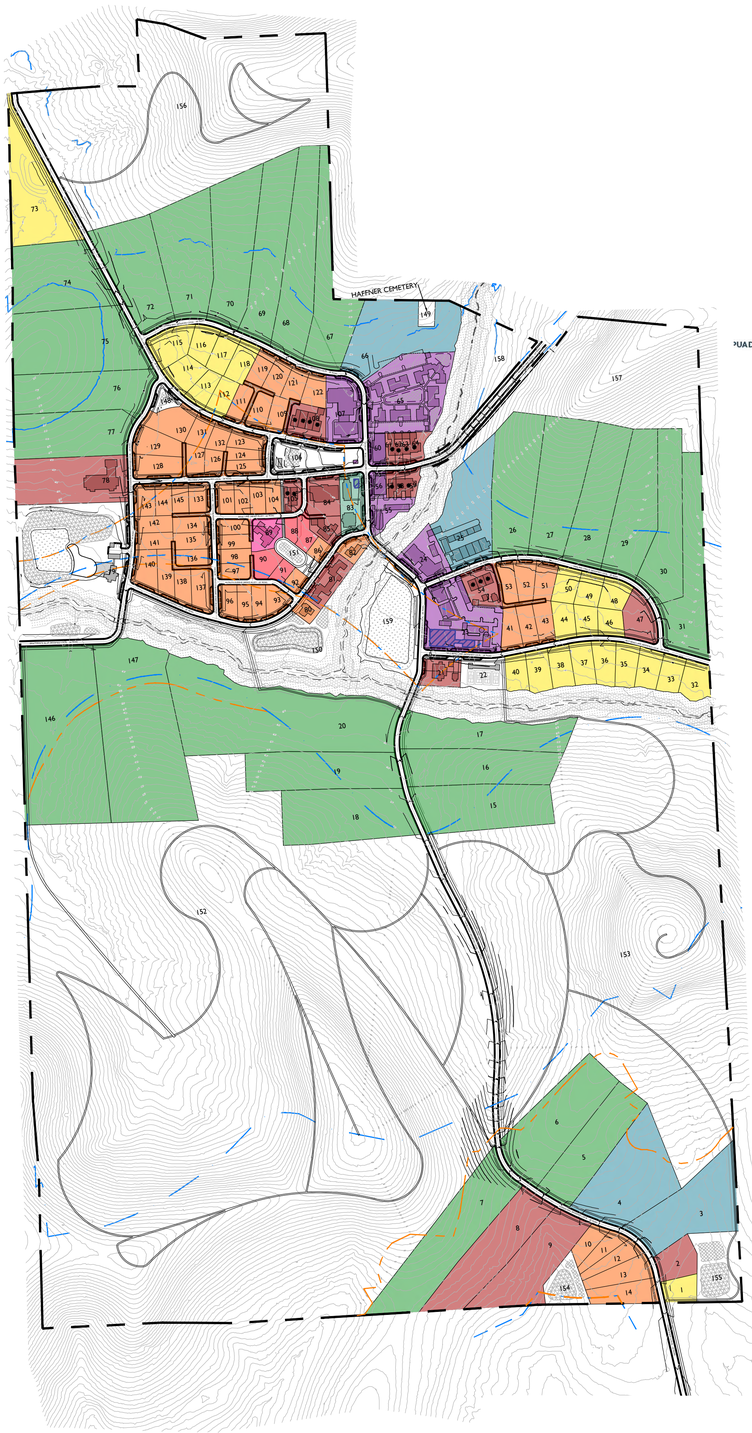
JEFFREY A. ROSIAK REGISTERED LANDSCAPE ARCHITECT 329 AGRICULTURE TENNESSEE

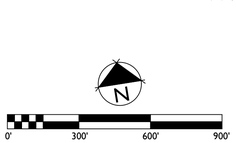
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SITE LAYOUT

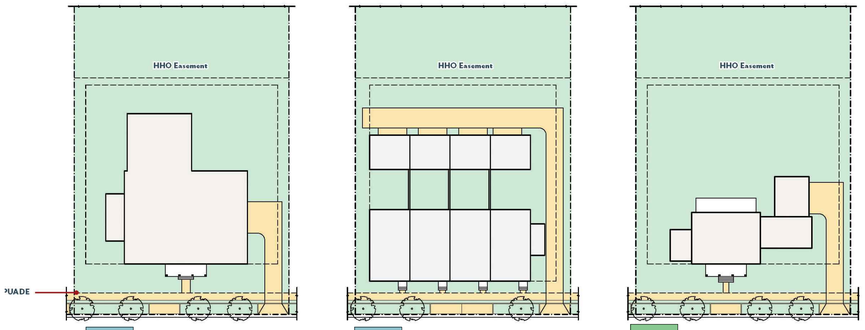
SHEET
C2.0C

COF # 8704





HHO ESTATE LOT DIAGRAMS:



MULTI-FAMILY
HHO ESTATE

Principal Setbacks
Front 20 ft. min. off PUADE
Side 8 ft. min.
Rear 5 ft. min. off HHO easement

Garage & Accessory Setbacks
Side 8 ft. min.
Rear 5 ft. min. off HHO easement

*Critical Lots

TOWNHOUSE
HHO ESTATE

Principal Setbacks
Front 8 ft. min. off PUADE
Side 8 ft. min.
Rear 5 ft. min. off HHO easement

Garage & Accessory Setbacks
Side 8 ft. min.
Rear 5 ft. min. off HHO easement

*Critical Lots

SINGLE FAMILY
HHO ESTATE

Principal Setbacks
Front 20 ft. min. off PUADE
Side 8 ft. min.
Rear 5 ft. min. off HHO easement

Garage & Accessory Setbacks
Side 8 ft. min.
Rear 5 ft. min. off HHO easement

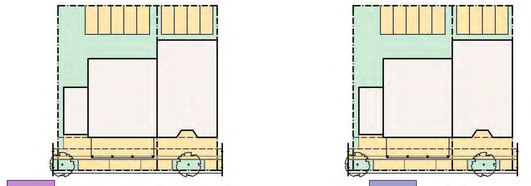
*Critical Lots

KEY

- PROPOSED HHO
- HHO
- PROPOSED 500' HHO BUFFER
- 500' HHO BUFFER
- SINGLE FAMILY HHO ESTATE (CRITICAL LOT)
- ATTACHED* RESIDENTIAL
- ATTACHED* RESIDENTIAL HHO ESTATE (CRITICAL LOT)
- SINGLE FAMILY (REAR /SIDE FACING GARAGE)
- COMMERCIAL / MIXED-USE
- SINGLE FAMILY COURTYARD
- CIVIC SPACES
- SINGLE FAMILY FRONT LOADED
- ATTACHED* RESIDENTIAL COURTYARD
- LIVE-WORK UNITS

*ATTACHED RESIDENTIAL IS CATEGORY THAT COULD CONTAIN THE FOLLOWING BUILDING TYPES: DUPLEX, TOWNHOME, SMALL SCALE MULTI-FAMILY, MIXED USE CONDO. (I.E. ANY RESIDENTIAL BUILDING TYPE THAT IS ALLOWABLE WITHIN VILLAGE GREEN BUT NOT DEFINED AS SINGLE-FAMILY)

MIXED-USE, CIVIC, & COMMERCIAL:



COMMERCIAL /MIXED-USE

Principal Setbacks
Front 7 ft. min. off PUADE
Side 0 ft. min.
Rear 0 ft. min. or 5 ft. or 22 ft. off mews alley

Garage & Accessory Setbacks
Side 0 ft. min.
Rear 0 ft. min. off Shared Drive easement; 5 ft. or 22 ft. off mews alley

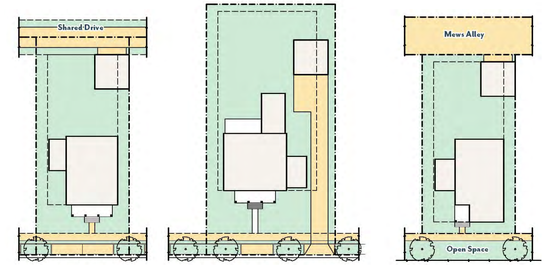
CIVIC

Principal Setbacks
Front 7 ft. min. off PUADE
Side 0 ft. min.
Rear 0 ft. min. or 5 ft. or 22 ft. off mews alley

Garage & Accessory Setbacks
Side 0 ft. min.
Rear 0 ft. min. off Shared Drive easement; 5 ft. or 22 ft. off mews alley

Appurtenance Encroachments into Setbacks & PUADE[Commercial/Mixed Use & Civic]
Front May encroach up to the PUADE
*Arcades, porticos, and awnings may extend into the PUADE, but no closer than 2 ft. from the face of curb
Side May encroach up to the PUADE
*Arcades, porticos, and awnings may extend into the PUADE, but no closer than 2 ft. from the face of curb
Rear Not permitted
*Steps may encroach up to the PUADE

SINGLE FAMILY LOT DIAGRAMS:



SINGLE FAMILY
REAR LOADED

Principal Setbacks
Front 20 ft. min. off front easement
Side 8 ft. min.
Rear 0 ft. min. off Shared Drive easement; 5 ft. or 22 ft. off mews alley

Garage & Accessory Setbacks
Side 0 ft. min.
Rear 0 ft. min. off Shared Drive easement; 5 ft. or 22 ft. off mews alley

SINGLE FAMILY
FRONT LOADED

Principal Setbacks
Front 30 ft. min. off front easement
Side 8 ft. min.
Rear 5 ft. min.

Garage & Accessory Setbacks
Side 5 ft. min.
Rear 5 ft. min.

SINGLE FAMILY
COURTYARD FRONTAGE

Principal Setbacks
Front 8 ft. min.
Side 8 ft. min.
Rear 5 ft. or 22 ft. off mews alley

Garage & Accessory Setbacks
Side 0 ft. min.
Rear 22 ft. off mews alley

Appurtenance Encroachments into Setbacks [Residential]
Front 8 ft. max
Side 2 ft. max, but no closer than 3 ft. from the lot line
Rear Not permitted
*Steps may encroach up to the PUADE

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Franklin, Williamson County, Tennessee

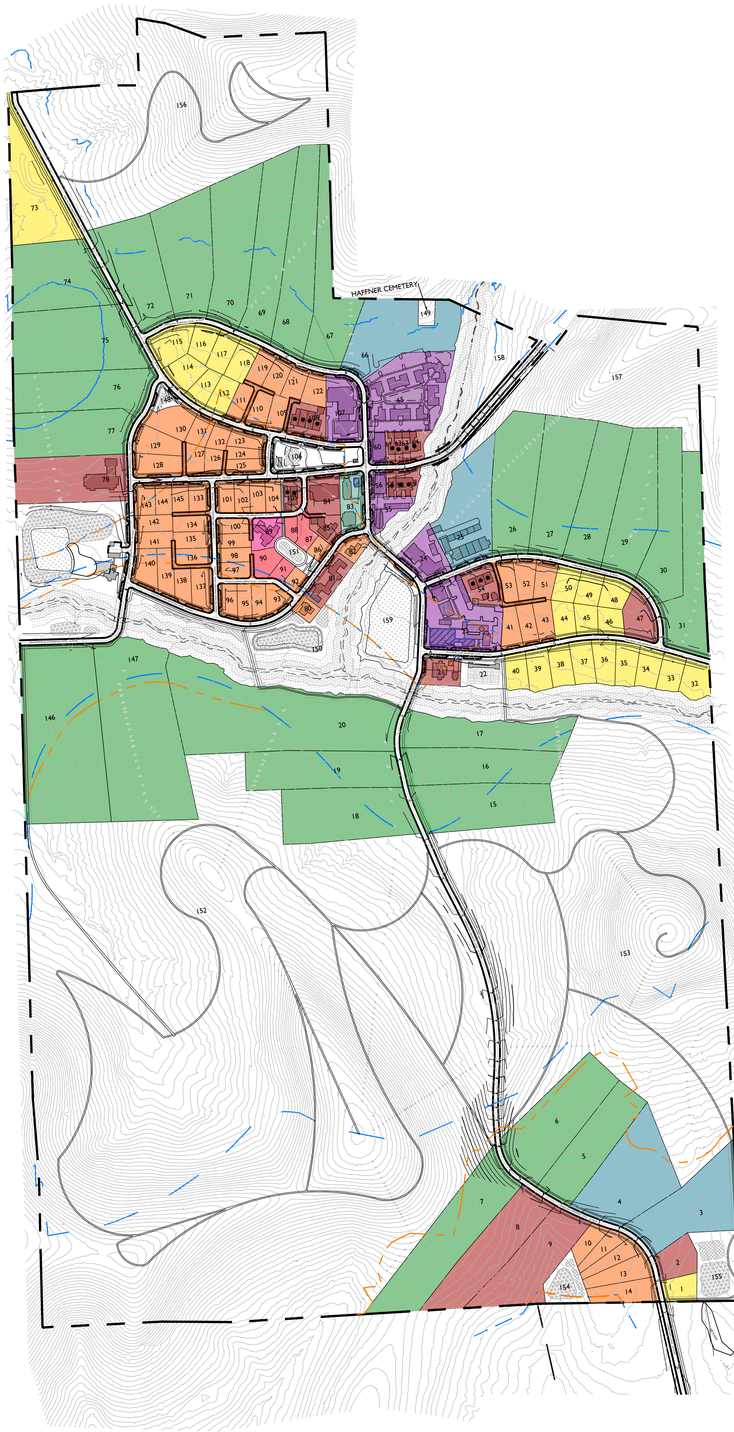
JEFFREY A. ROSATI REGISTERED AGRICULTURE LANDSCAPE ARCHITECT 1325

Revision Date
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△ _____
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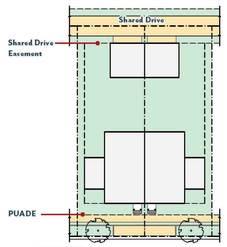
TYPICAL LOT BREAKDOWN

SHEET
C2.0D

COF # 8704



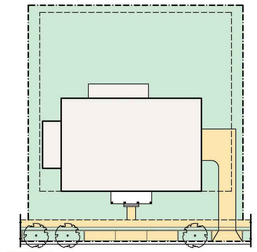
ATTACHED RESIDENTIAL LOT DIAGRAMS:



DUPLEX

Principal Setbacks
Front 8 ft. min. off PUADE
Side 5 ft. min. off lot line or PUADE
Rear 0 ft. min. off Shared Drive easement; 5 ft. or 22 ft. off mews alley

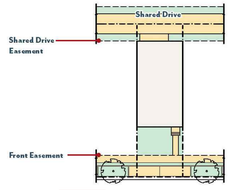
Garage & Accessory Setbacks
Side 0 ft. min.
Rear 0 ft. min. off Shared Drive easement; 5 ft. or 22 ft. off mews alley



MULTI-FAMILY

Principal Setbacks
Front 15 ft. min. off PUADE
Side 5 ft. min.
Rear 5 ft. min. or 5 ft. min. off Shared Drive easement or 5 ft. or 22 ft. off mews alley

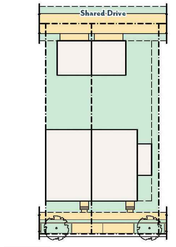
Garage & Accessory Setbacks
Side 5 ft. min.
Rear 5 ft. min. or 0 ft. min. off Shared Drive easement or 5 ft. or 22 ft. off mews alley



TOWNHOUSE
GARAGE UNDER

Principal Setbacks
Front 20 ft. min. off front easement
Side 0 ft. min.
Rear 0 ft. min. off Shared Drive easement; 5 ft. or 22 ft. off mews alley

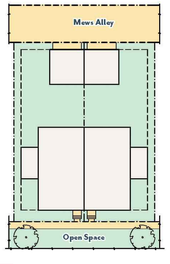
Garage & Accessory Setbacks
Side 0 ft. min.
Rear 0 ft. min. off Shared Drive easement



TOWNHOUSE

Principal Setbacks
Front 8 ft. min. off front easement
Side 0 ft. min. 5 ft. min. off lot line or side street easement for end cap units
Rear 0 ft. min. off Shared Drive easement; 5 ft. or 22 ft. off mews alley

Garage & Accessory Setbacks
Side 0 ft. min.
Rear 0 ft. min. off Shared Drive easement; 5 ft. or 22 ft. off mews alley



DUPLEX
COURTYARD FRONTAGE

Principal Setbacks
Front 8 ft. min.
Side 5 ft. min.
Rear 5 ft. or 22 ft. off mews alley

Garage & Accessory Setbacks
Side 0 ft. min.
Rear 22 ft. off mews alley

Appurtenance Encroachments into Setbacks [Residential]
Front 8 ft. max
Side 2 ft. max, but no closer than 3 ft. from the lot line
Rear Not permitted
*Steps may encroach up to the PUADE

KEY

- PROPOSED HHO
- HHO
- PROPOSED 500' HHO BUFFER
- 500' HHO BUFFER
- SINGLE FAMILY HHO ESTATE (CRITICAL LOT)
- ATTACHED* RESIDENTIAL
- ATTACHED* RESIDENTIAL HHO ESTATE (CRITICAL LOT)
- SINGLE FAMILY (REAR /SIDE FACING GARAGE)
- COMMERCIAL / MIXED-USE
- SINGLE FAMILY COURTYARD
- CIVIC SPACES
- SINGLE FAMILY FRONT LOADED
- ATTACHED* RESIDENTIAL COURTYARD
- LIVE-WORK UNITS

*ATTACHED RESIDENTIAL IS CATEGORY THAT COULD CONTAIN THE FOLLOWING BUILDING TYPES: DUPLEX, TOWNHOME, SMALL SCALE MULTI-FAMILY, MIXED USE CONDO. (I.E. ANY RESIDENTIAL BUILDING TYPE THAT IS ALLOWABLE WITHIN VILLAGE GREEN BUT NOT DEFINED AS SINGLE-FAMILY)

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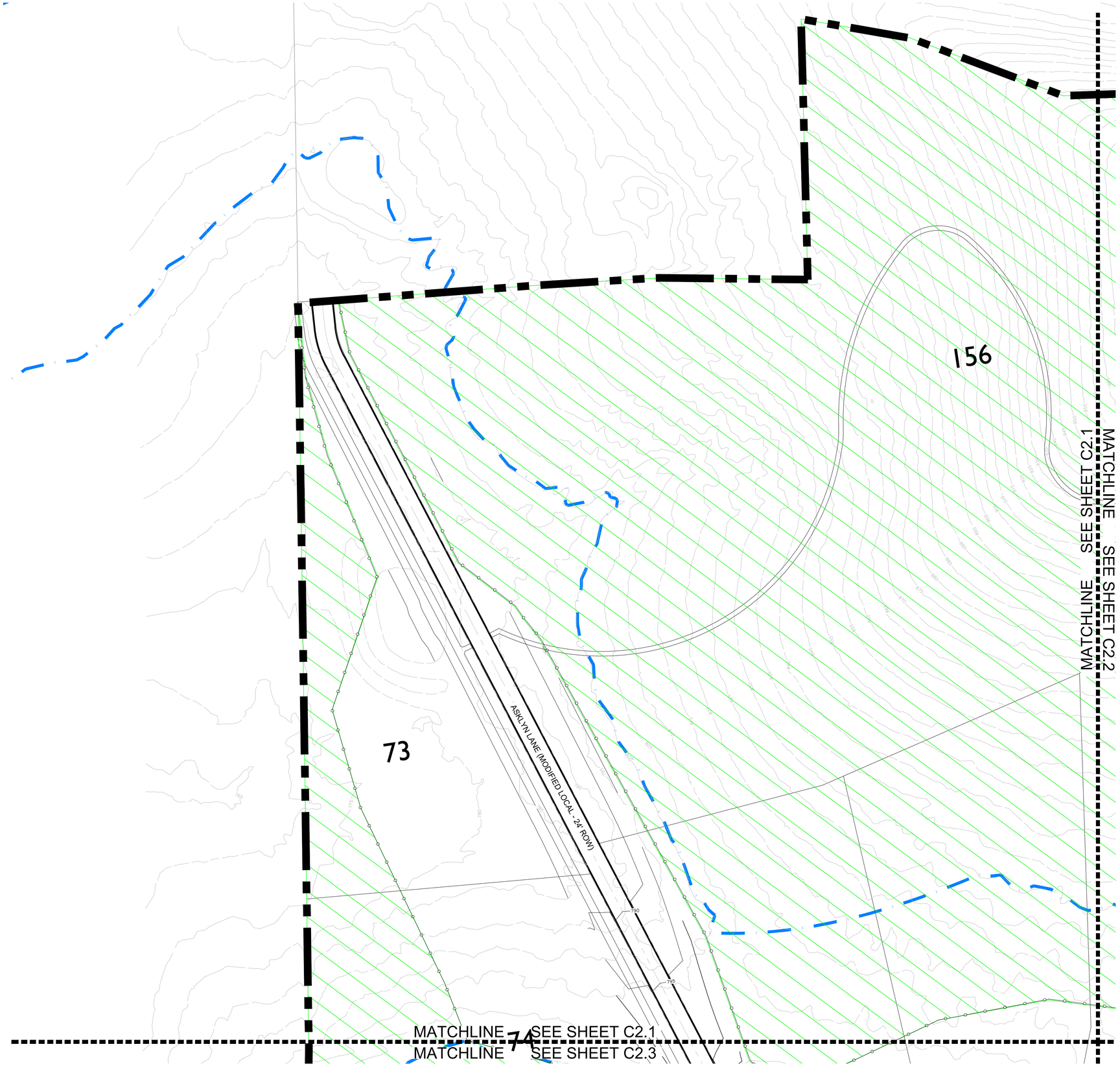
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TYPICAL LOT BREAKDOWN

SHEET
C2.0E

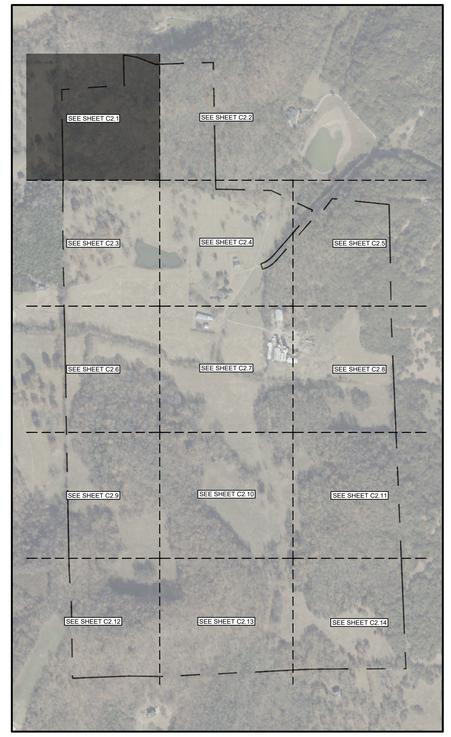
COF # 8704



KEY

- PRESERVED TREE CANOPY
- TREE PROTECTION FENCE
- 30' RIPARIAN BUFFER ZONE 1
- 30' RIPARIAN BUFFER ZONE 2
- BIORETENTION POND
- DETENTION POND
- LAKE
- PROPOSED HHO*
- PROPOSED 500' HHO BUFFER*
- HHO
- 500' HHO BUFFER
- OPEN SPACE

*SEE REZONING REQUEST FOR JUSTIFICATION



N

0' 50' 100' 150'

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DEVELOPMENT PLAN

Franklin, Williamson County, Tennessee

JEFFREY A. ROSAK REGISTERED AGRICULTURE LANDSCAPE ARCHITECT 1135 4/11/25

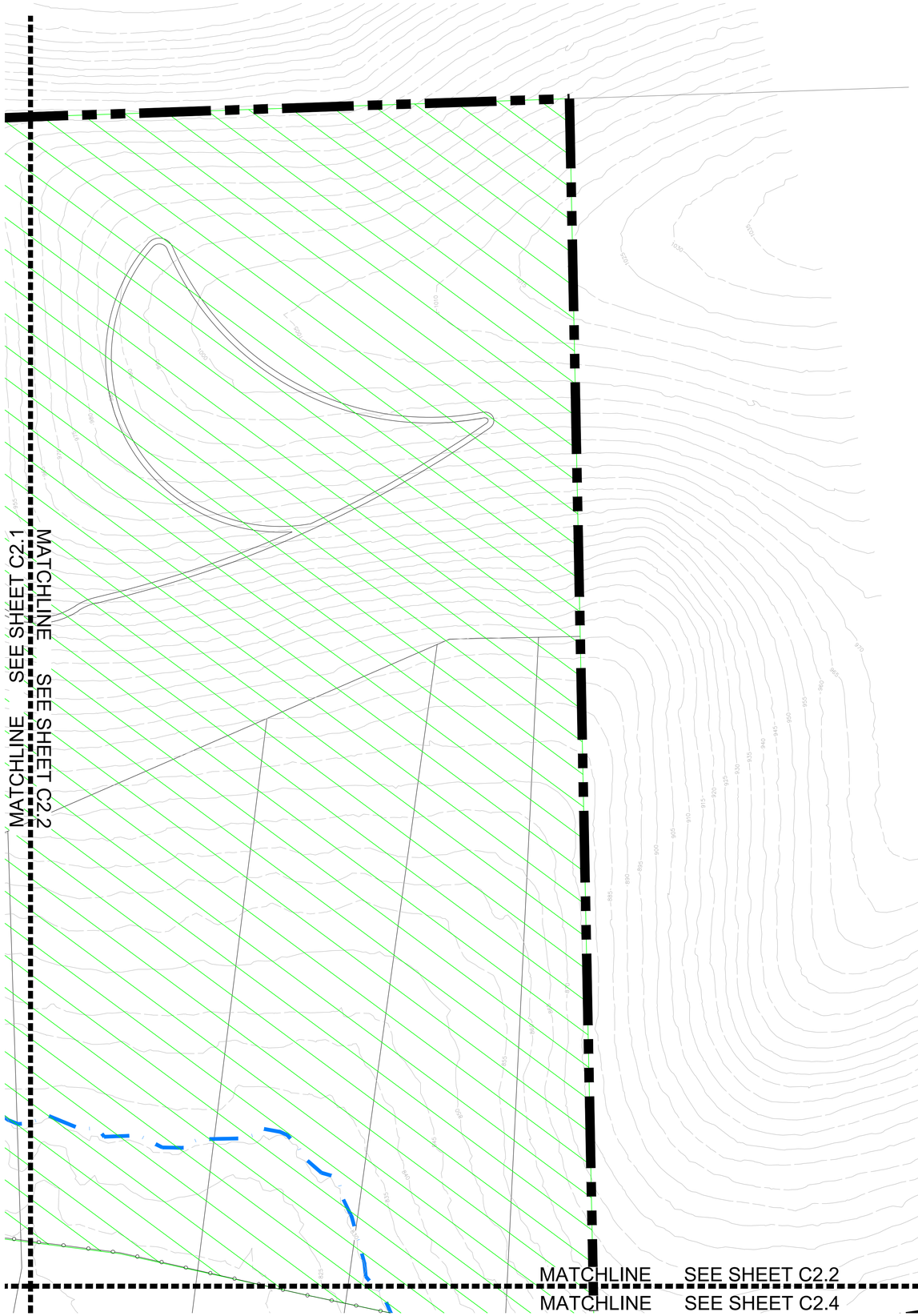
Revision Date

DEVELOPMENT PLAN ENLARGEMENT

SHEET

C2.1

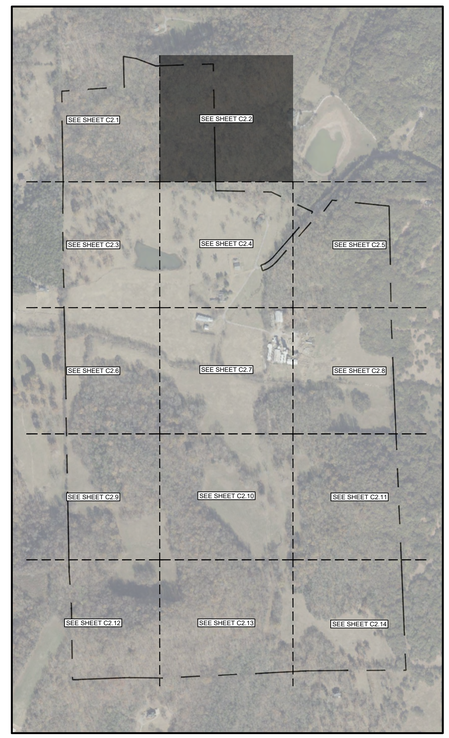
COF # 8704



KEY

- PRESERVED TREE CANOPY
- TREE PROTECTION FENCE
- 30' RIPARIAN BUFFER ZONE 1
- 30' RIPARIAN BUFFER ZONE 2
- BIORETENTION POND
- DETENTION POND
- LAKE
- PROPOSED HHO*
- PROPOSED 500' HHO BUFFER*
- HHO
- 500' HHO BUFFER
- OPEN SPACE

*SEE REZONING REQUEST FOR JUSTIFICATION





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DEVELOPMENT PLAN

Franklin, Williamson County, Tennessee

JEFFREY A. ROSIAK REGISTERED AGRICULTURE

Revision Date

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

DEVELOPMENT PLAN ENLARGEMENT

SHEET

C2.2

COF # 8704

MATCHLINE SEE SHEET C2.1
MATCHLINE SEE SHEET C2.3

74

71

72

75

FARREN WAY (MODIFIED LOCAL - 26' ROW)

ASKLYN LANE (MODIFIED LOCAL - 26' ROW)

115

116

114

113

148

76

MATCHLINE SEE SHEET C2.3

MATCHLINE SEE SHEET C2.4

77

130

131

129

127

126

128

78

BRAITHWAITE BLVD (MODIFIED LOCAL - 26' ROW)

HILLVIEW LANE (MODIFIED LOCAL -

143

144

145

133

142

134

141

135

WONWITHE DRIVE (MODIFIED LOCAL - 26' ROW)

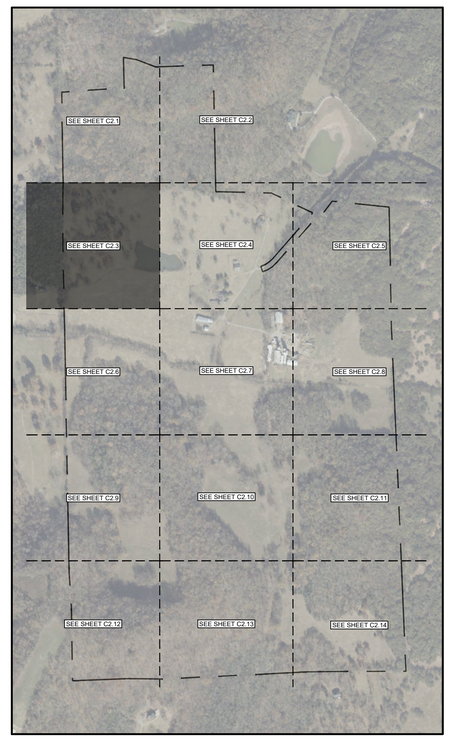
MATCHLINE SEE SHEET C2.3

MATCHLINE SEE SHEET C2.6

KEY

- PRESERVED TREE CANOPY
- TREE PROTECTION FENCE
- 30' RIPARIAN BUFFER ZONE 1
- 30' RIPARIAN BUFFER ZONE 2
- BIORETENTION POND
- DETENTION POND
- LAKE
- PROPOSED HHO*
- PROPOSED 500' HHO BUFFER*
- HHO
- 500' HHO BUFFER
- OPEN SPACE

*SEE REZONING REQUEST FOR JUSTIFICATION



N

0' 50' 100' 150'

GAMBLE DESIGN COLLABORATIVE

DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

BOYLE

Building community since 1933.

Kimley»Horn

DesignStudio

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HARLIN PUD SUBDIVISION

DEVELOPMENT PLAN

Franklin, Williamson County, Tennessee

JEFFREY A. ROSIAK REGISTERED AGRICULTURAL ENGINEER

Revision Date

DEVELOPMENT PLAN ENLARGEMENT

SHEET C2.3

COF # 8704

MATCHLINE SEE SHEET C2.2
MATCHLINE SEE SHEET C2.4

HAFFNER CEMETERY

70 69 68 67 66 149

117 118 119 120 121 122

FARREN WAY (MODIFIED LOCAL - 26' ROW)

UNNAMED TRIBUTARY TO POLK CREEK

MATCHLINE SEE SHEET C2.3

MATCHLINE SEE SHEET C2.5

12 111 110 109 108 107 65

132 123 124 125 126

ASKLYN LANE (MODIFIED LOCAL - 26' ROW)

WILLETH DRIVE (MODIFIED LOCAL - 26' ROW)

106

60 61 62 63 64

HILLVIEW LANE (MODIFIED LOCAL - 26' ROW)

ED LOCAL - 26' ROW)

FARREN WAY (MODIFIED LOCAL - 26' ROW)

56 57 58 59

101 102 103 104 105 84 83

UNNAMED TRIBUTARY TO POLK CREEK

55

BRAE LANE (MEWS ALLEY - 22' ROW)

WONWITHE DRIVE (MODIFIED LOCAL - 26' ROW)

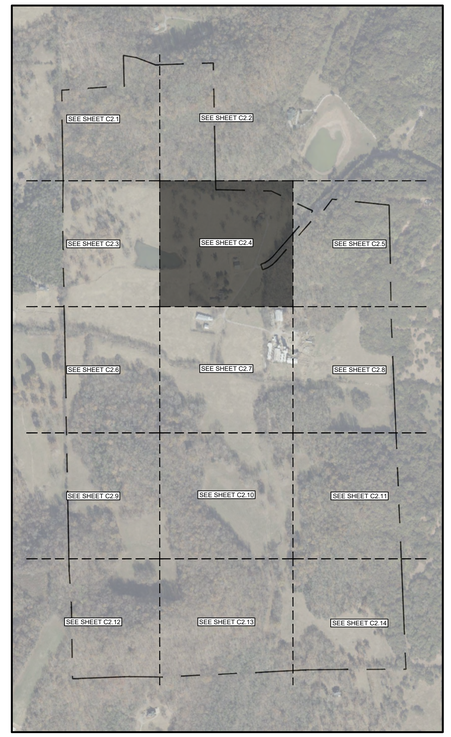
100 89 88 85 87 25 99

MATCHLINE SEE SHEET C2.4
MATCHLINE SEE SHEET C2.7

KEY

- PRESERVED TREE CANOPY
- TREE PROTECTION FENCE
- 30' RIPARIAN BUFFER ZONE 1
- 30' RIPARIAN BUFFER ZONE 2
- BIORETENTION POND
- DETENTION POND
- LAKE
- PROPOSED HHO*
- PROPOSED 500' HHO BUFFER*
- HHO
- 500' HHO BUFFER
- OPEN SPACE

*SEE REZONING REQUEST FOR JUSTIFICATION



0' 50' 100' 150'

GAMBLE DESIGN COLLABORATIVE
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DEVELOPMENT PLAN
Franklin, Williamson County, Tennessee

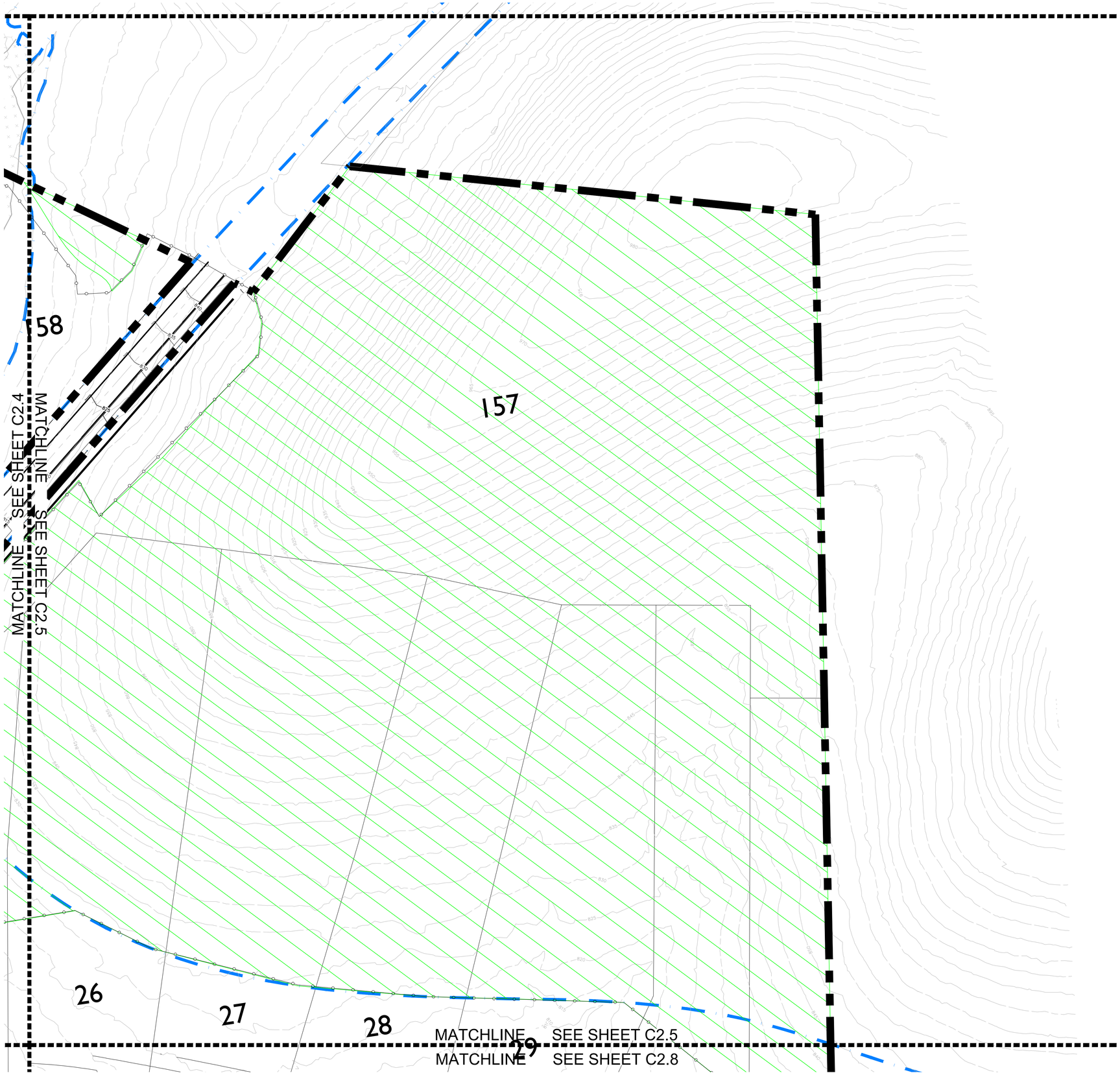
JEFFREY A. ROSIAK REGISTERED LANDSCAPE ARCHITECT 2325

Revision Date

DEVELOPMENT PLAN ENLARGEMENT

SHEET
C2.4

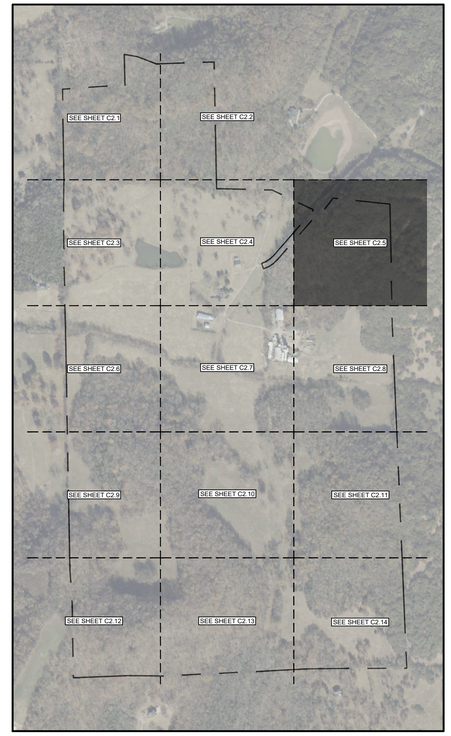
COF # 8704



KEY

- PRESERVED TREE CANOPY
- TREE PROTECTION FENCE
- 30' RIPARIAN BUFFER ZONE 1
- 30' RIPARIAN BUFFER ZONE 2
- BIORETENTION POND
- DETENTION POND
- LAKE
- PROPOSED HHO*
- PROPOSED 500' HHO BUFFER*
- HHO
- 500' HHO BUFFER
- OPEN SPACE

*SEE REZONING REQUEST FOR JUSTIFICATION



N

0' 50' 100' 150'

GAMBLE DESIGN COLLABORATIVE

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DEVELOPMENT PLAN

Franklin, Williamson County, Tennessee

JEFFREY A. ROSAK REGISTERED AGRICULTURE LANDSCAPE ARCHITECT 1725 STATE OF TENNESSEE 11525

Revision Date

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

DEVELOPMENT PLAN ENLARGEMENT

SHEET

C2.5

COF # 8704

MATCHLINE SEE SHEET C2.3

MATCHLINE SEE SHEET C2.6

BRAITHWAITE BLVD (MODIFIED LOCAL - 24' ROW)

WOODNOTE LANE (MODIFIED LOCAL - 25' ROW)

WONWITHE DRIVE (MODIFIED LOCAL - 26' ROW)

POLK CREEK

79

136

137

138

139

140

141

146

147

MATCHLINE SEE SHEET C2.7

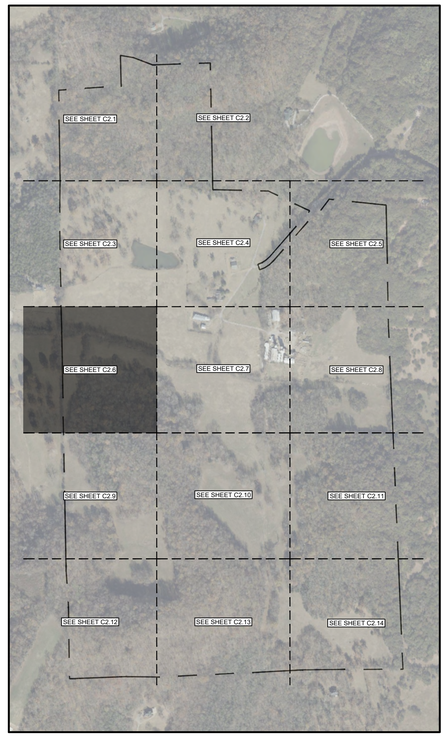
MATCHLINE SEE SHEET C2.6

MATCHLINE SEE SHEET C2.9

KEY

- PRESERVED TREE CANOPY
- TREE PROTECTION FENCE
- 30' RIPARIAN BUFFER ZONE 1
- 30' RIPARIAN BUFFER ZONE 2
- BIORETENTION POND
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- 500' HHO BUFFER
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*SEE REZONING REQUEST FOR JUSTIFICATION



N

0' 50' 100' 150'

GAMBLE DESIGN COLLABORATIVE

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Franklin, Williamson County, Tennessee

JEFFREY A. ROSIAK REGISTERED LANDSCAPE ARCHITECT

Revision Date

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

DEVELOPMENT PLAN ENLARGEMENT

SHEET

C2.6

COF # 8704

MATCHLINE SEE SHEET C2.4
MATCHLINE SEE SHEET C2.7

WONWITHE DRIVE (MODIFIED LOCAL - 26' ROW)

ALFALFA AVENUE (MEWS ALLEY - 22' ROW)

WOODNOTE LANE (MODIFIED LOCAL - 26' ROW)

UNNAMED TRIBUTARY TO POLK CREEK

ONNLAND CIRCLE (MODIFIED LOCAL - 26' ROW)

FARREN WAY (MODIFIED LOCAL - 26' ROW)

SILO BEND LANE (MODIFIED LOCAL - 26' ROW)

POLK CREEK

99 98 97 96 95 94 93 92 91 90 87 86 151 82 81 80 159 150 24 54 23 21 22 20 19 17 16 15

MATCHLINE SEE SHEET C2.6

MATCHLINE SEE SHEET C2.7

MATCHLINE SEE SHEET C2.7

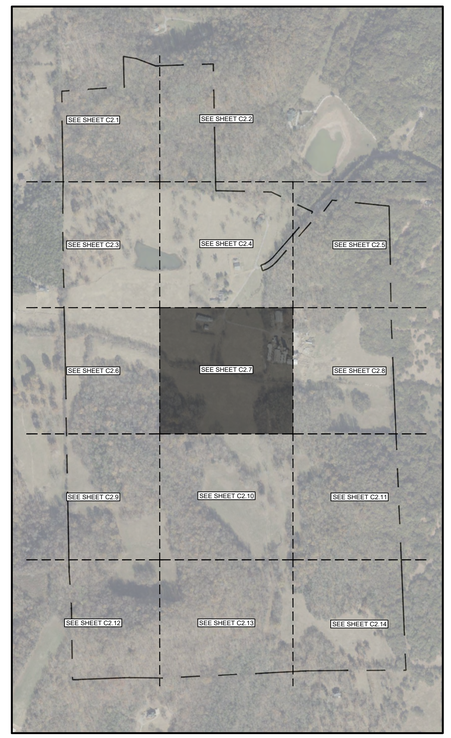
MATCHLINE SEE SHEET C2.8

MATCHLINE SEE SHEET C2.7
MATCHLINE SEE SHEET C2.10

KEY

- PRESERVED TREE CANOPY
- TREE PROTECTION FENCE
- 30' RIPARIAN BUFFER ZONE 1
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- DETENTION POND
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- PROPOSED HHO*
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*SEE REZONING REQUEST FOR JUSTIFICATION



N

0' 50' 100' 150'

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DEVELOPMENT PLAN
Franklin, Williamson County, Tennessee

JEFFREY A. ROSIAK REGISTERED AGRICULTURE LANDSCAPE ARCHITECT 2025

Revision Date
△
△
△
△

DEVELOPMENT PLAN ENLARGEMENT

SHEET
C2.7

COF # 8704

MATCHLINE SEE SHEET C2.5

MATCHLINE SEE SHEET C2.8

ONNLAND CIRCLE (MODIFIED LOCAL - 26' ROW)

SILO BEND LANE (MODIFIED LOCAL - 26' ROW)

POLK CREEK

MATCHLINE SEE SHEET C2.7

MATCHLINE SEE SHEET C2.8

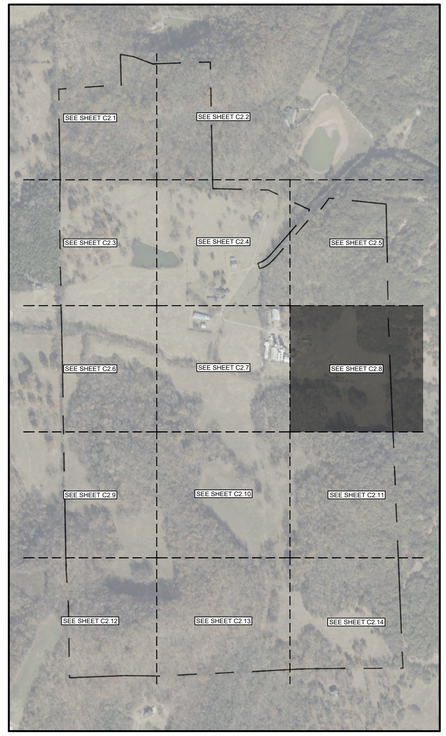
MATCHLINE SEE SHEET C2.8

MATCHLINE SEE SHEET C2.11

KEY

- PRESERVED TREE CANOPY
- TREE PROTECTION FENCE
- 30' RIPARIAN BUFFER ZONE 1
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- LAKE
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- PROPOSED 500' HHO BUFFER*
- HHO
- 500' HHO BUFFER
- OPEN SPACE

*SEE REZONING REQUEST FOR JUSTIFICATION



N

0' 50' 100' 150'

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DEVELOPMENT PLAN

Franklin, Williamson County, Tennessee

JEFFREY A. ROSATI REGISTERED AGRICULTURE LANDSCAPE ARCHITECT 1135

Revision Date

DEVELOPMENT PLAN ENLARGEMENT

SHEET

C2.8

COF # 8704

MATCHLINE SEE SHEET C2.6

MATCHLINE SEE SHEET C2.9

152

MATCHLINE SEE SHEET C2.10

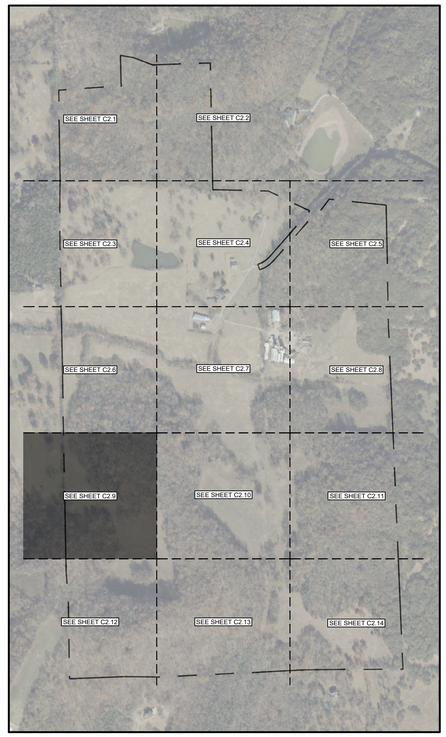
MATCHLINE SEE SHEET C2.9

MATCHLINE SEE SHEET C2.12

KEY

- PRESERVED TREE CANOPY
- TREE PROTECTION FENCE
- 30' RIPARIAN BUFFER ZONE 1
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- DETENTION POND
- LAKE
- PROPOSED HHO*
- PROPOSED 500' HHO BUFFER*
- HHO
- 500' HHO BUFFER
- OPEN SPACE

*SEE REZONING REQUEST FOR JUSTIFICATION



N

0' 50' 100' 150'

GAMBLE DESIGN COLLABORATIVE

DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

BOYLE

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DEVELOPMENT PLAN

Franklin, Williamson County, Tennessee

JEFFREY A. ROSIAK REGISTERED AGRICULTURE LANDSCAPE ARCHITECT 1725

Revision Date

DEVELOPMENT PLAN ENLARGEMENT

SHEET

C2.9

COF # 8704

MATCHLINE SEE SHEET C2.7

MATCHLINE SEE SHEET C2.10

18

15

MATCHLINE SEE SHEET C2.9

MATCHLINE SEE SHEET C2.10

MATCHLINE SEE SHEET C2.10

MATCHLINE SEE SHEET C2.11

FARREN WAY (MODIFIED LOCAL - 24' ROW)

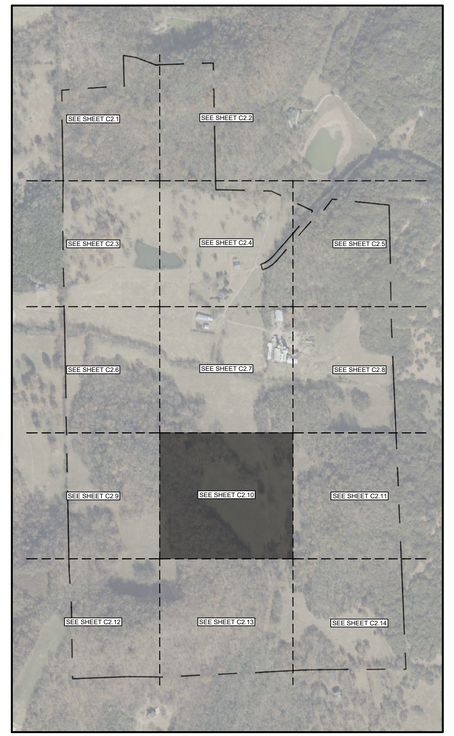
MATCHLINE SEE SHEET C2.10

MATCHLINE SEE SHEET C2.13

KEY

- PRESERVED TREE CANOPY
- TREE PROTECTION FENCE
- 30' RIPARIAN BUFFER ZONE 1
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- BIORETENTION POND
- DETENTION POND
- LAKE
- PROPOSED HHO*
- PROPOSED 500' HHO BUFFER*
- HHO
- 500' HHO BUFFER
- OPEN SPACE

*SEE REZONING REQUEST FOR JUSTIFICATION



0' 50' 100' 150'

GAMBLE DESIGN COLLABORATIVE

DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

BOYLE

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DesignStudio

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DEVELOPMENT PLAN

Franklin, Williamson County, Tennessee

JEFFREY A. ROSIAK REGISTERED LANDSCAPE ARCHITECT TENNESSEE 1995

Revision Date

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

DEVELOPMENT PLAN ENLARGEMENT

SHEET

C2.10

COF # 8704

MATCHLINE SEE SHEET C2.8
MATCHLINE SEE SHEET C2.11

MATCHLINE SEE SHEET C2.10
MATCHLINE SEE SHEET C2.11

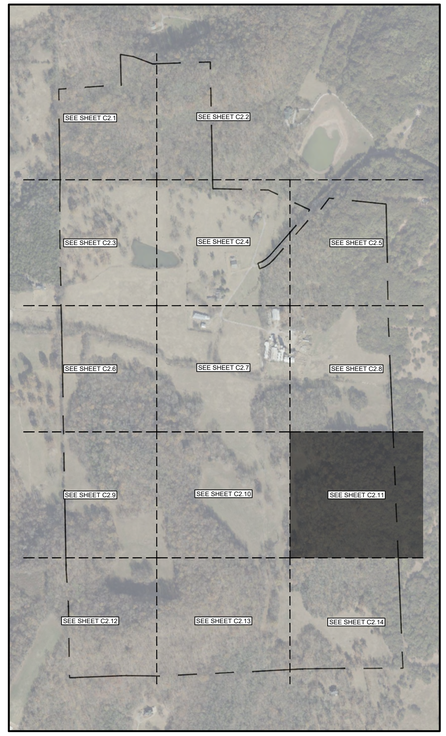
153

MATCHLINE SEE SHEET C2.11
MATCHLINE SEE SHEET C2.14

KEY

- PRESERVED TREE CANOPY
- TREE PROTECTION FENCE
- 30' RIPARIAN BUFFER ZONE 1
- 30' RIPARIAN BUFFER ZONE 2
- BIORETENTION POND
- DETENTION POND
- LAKE
- PROPOSED HHO*
- PROPOSED 500' HHO BUFFER*
- HHO
- 500' HHO BUFFER
- OPEN SPACE

*SEE REZONING REQUEST FOR JUSTIFICATION



N
0' 50' 100' 150'

GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

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DEVELOPMENT PLAN
Franklin, Williamson County, Tennessee

JEFFREY A. ROSIAK
REGISTERED
AGRICULTURE
TENNESSEE
LANDSCAPE ARCHITECT
#000525

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

DEVELOPMENT PLAN ENLARGEMENT

SHEET
C2.11

COF # 8704

MATCHLINE SEE SHEET C2.9

MATCHLINE SEE SHEET C2.12

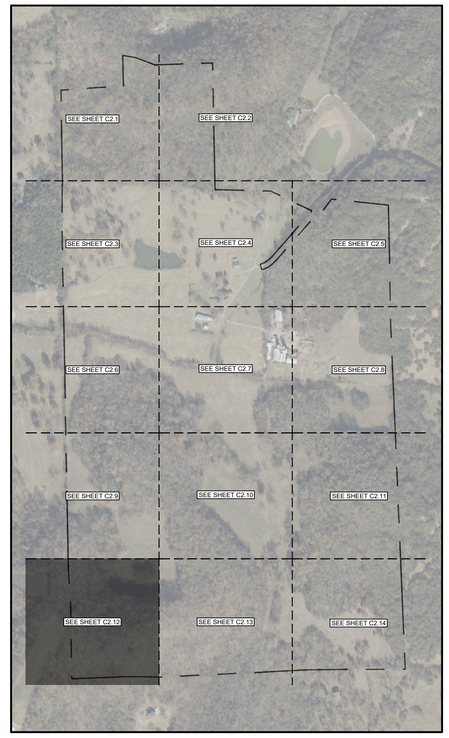
MATCHLINE SEE SHEET C2.13

MATCHLINE SEE SHEET C2.12

KEY

- PRESERVED TREE CANOPY
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- 30' RIPARIAN BUFFER ZONE 1
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- 500' HHO BUFFER
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0' 50' 100' 150'

GAMBLE DESIGN COLLABORATIVE

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DEVELOPMENT PLAN

Franklin, Williamson County, Tennessee

JEFFREY A. ROSIAK REGISTERED AGRICULTURE LANDSCAPE ARCHITECT

Revision Date

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

DEVELOPMENT PLAN ENLARGEMENT

SHEET

C2.12

COF # 8704

MATCHLINE SEE SHEET C2.10

MATCHLINE SEE SHEET C2.13

MATCHLINE SEE SHEET C2.12

MATCHLINE SEE SHEET C2.13

MATCHLINE SEE SHEET C2.13

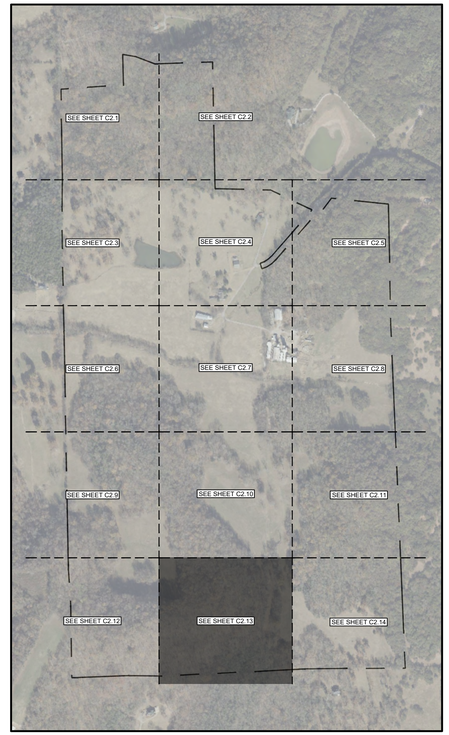
MATCHLINE SEE SHEET C2.14

7

KEY

- PRESERVED TREE CANOPY
- TREE PROTECTION FENCE
- 30' RIPARIAN BUFFER ZONE 1
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- 500' HHO BUFFER
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0' 50' 100' 150'

GAMBLE DESIGN COLLABORATIVE

DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

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DEVELOPMENT PLAN

Franklin, Williamson County, Tennessee

JEFFREY A. ROSIAK REGISTERED LANDSCAPE ARCHITECT 1135

Revision Date

DEVELOPMENT PLAN ENLARGEMENT

SHEET

C2.13

COF # 8704

MATCHLINE SEE SHEET C2.11

MATCHLINE SEE SHEET C2.14

MATCHLINE SEE SHEET C2.13

MATCHLINE SEE SHEET C2.14

FARREN WAY (MODIFIED LOCAL - 26' ROW)

FARREN WAY (

6

5

4

3

2

1

155

154

8

9

10

11

12

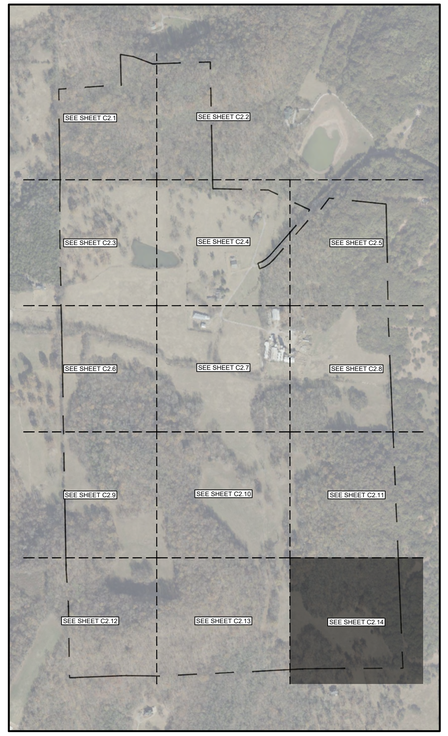
13

14

KEY

- PRESERVED TREE CANOPY
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- 500' HHO BUFFER
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0' 50' 100' 150'

GAMBLE DESIGN COLLABORATIVE

DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

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DEVELOPMENT PLAN

Franklin, Williamson County, Tennessee

JEFFREY A. ROSIAK REGISTERED LANDSCAPE ARCHITECT 103525

Revision Date

DEVELOPMENT PLAN ENLARGEMENT

SHEET

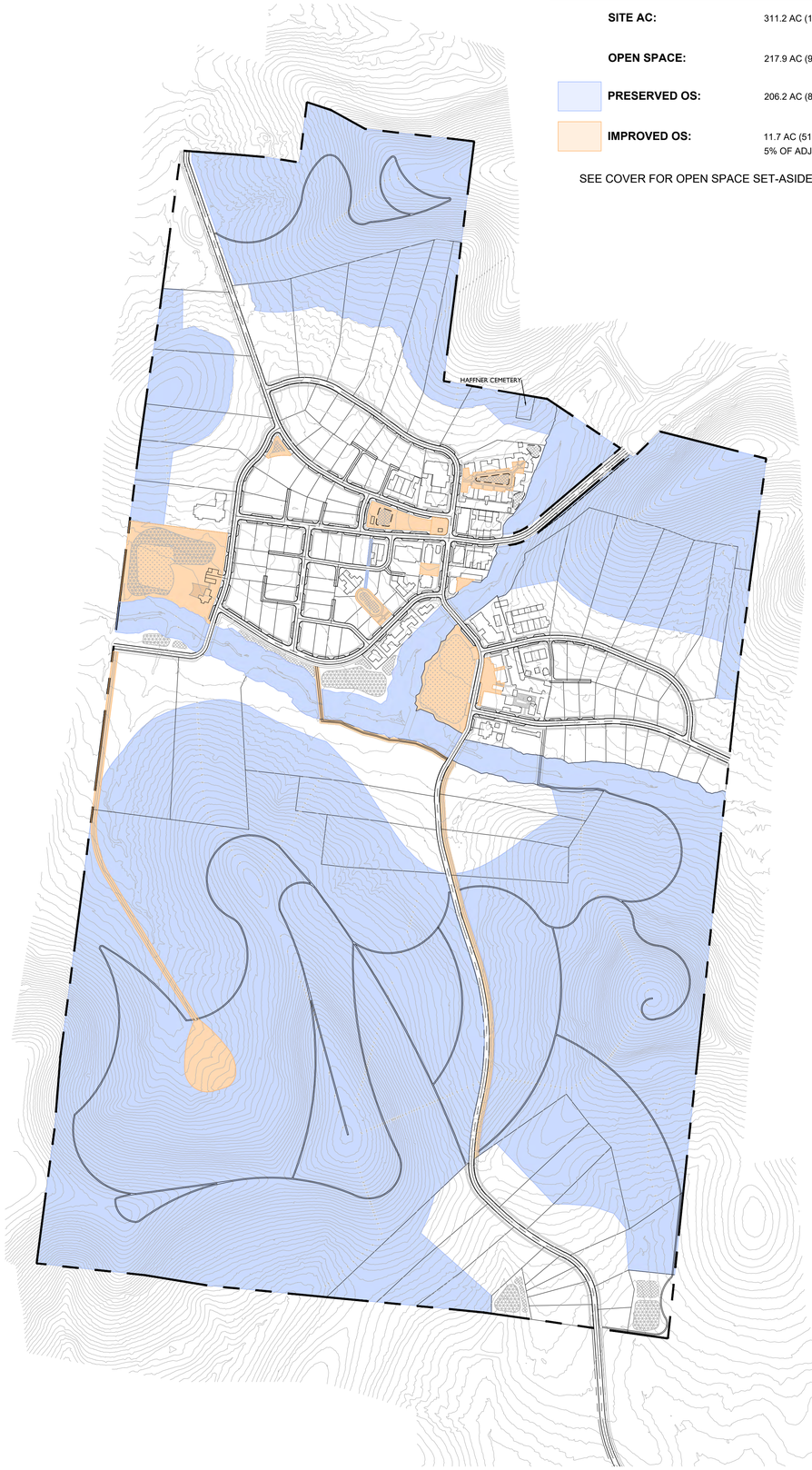
C2.14

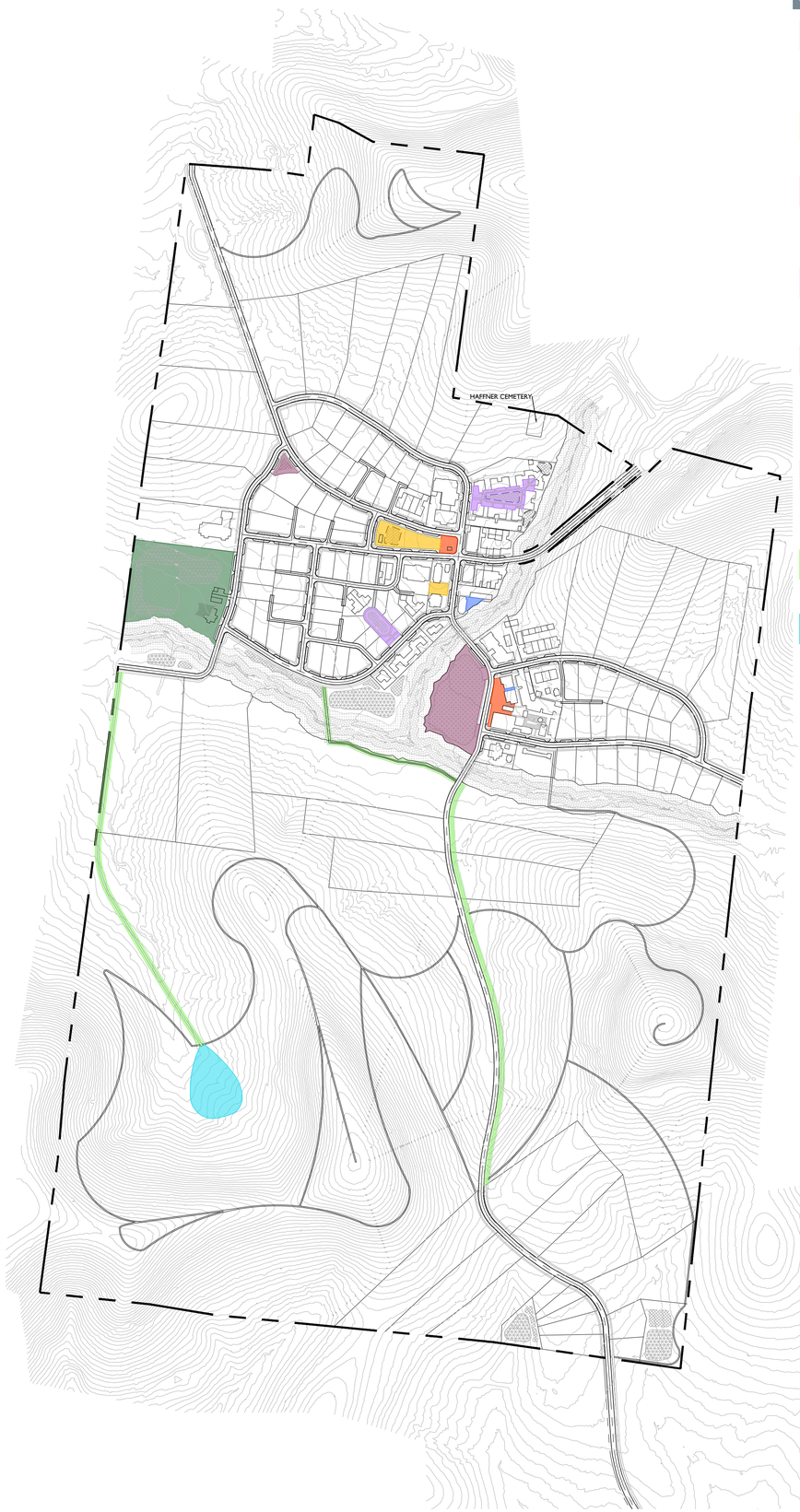
COF # 8704

OPEN SPACE

SITE AC:	311.2 AC (13,556,105 SF)
OPEN SPACE:	217.9 AC (9,489,372 SF; 70.0%)
PRESERVED OS:	206.2 AC (8,980,731 SF; 66.2%)
IMPROVED OS:	11.7 AC (510,194 SF; 3.8%; 5% OF ADJUSTED ACREAGE)

SEE COVER FOR OPEN SPACE SET-ASIDE REQUIREMENT





OPEN SPACE DESIGNATIONS

COURTYARD
- TRAILS
- BENCHES
- ENHANCED LANDSCAPE
- OPEN LAWN
- FIRE PIT / FOUNTAIN / SCULPTURE

SQUARE
- OPEN LAWN
- COMMUNITY BUILDING
- POST OFFICE

PLAZA
- HARDSCAPE SEATING / EVENT SPACE
- OPEN LAWN
- ENHANCED LANDSCAPE
- BENCHES
- GAZEBO / COMMUNITY BUILDING

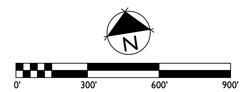
OUTDOOR DINING
- TABLES
- CHAIRS
- BENCHES
- PLANTERS

NEIGHBORHOOD AMENITY
- KIDS ZONE
- POOL
- FORMAL LAWN
- ENHANCED LANDSCAPE
- BENCHES
- RACKET SPORTS
- CLUBHOUSE

POCKET PACK
- TRAILS
- PEDESTRIAN BRIDGES
- BENCHES
- FIRE PIT / FOUNTAIN
- PONDS

GREENWAY
- TRAILS
- PEDESTRIAN BRIDGES
- BENCHES

NEIGHBORHOOD AMENITY / PASSIVE PARK
- PICNIC TABLES
- TREE HOUSE
- BENCHES
- LOW ROPES COURSE
- ZIP LINE
- GAGA BALL
- GARDEN SHED / TRELLIS / GATHERING SPACE
- NATURAL PLAY AREAS



GAMBLE DESIGN COLLABORATIVE
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HARLIN PUD SUBDIVISION
DEVELOPMENT PLAN
Franklin, Williamson County, Tennessee

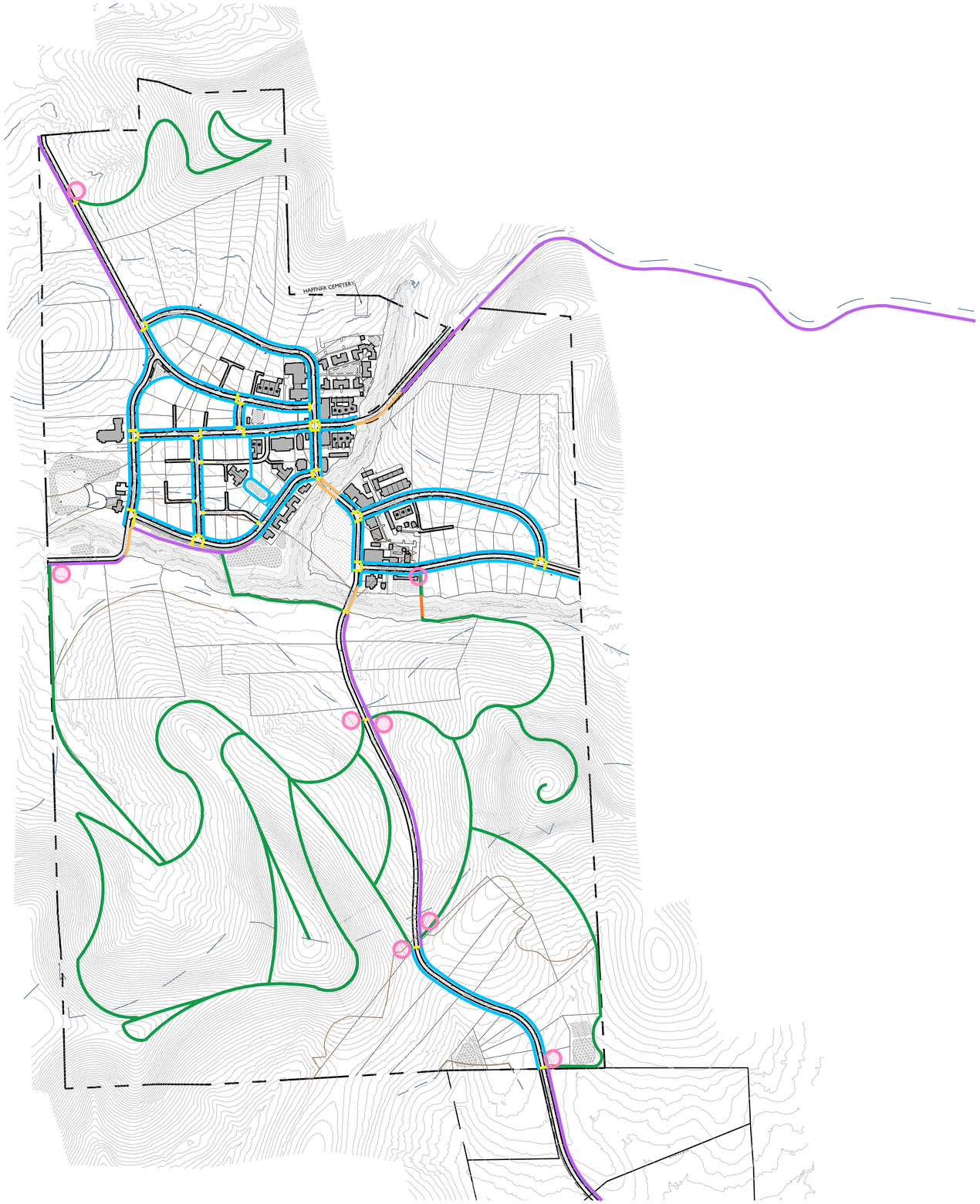


Revision Date
- △ _____
- △ _____
- △ _____
- △ _____

OPEN SPACE BREAKDOWN

SHEET
C2.15

COF # 8704



KEY

- PROPOSED HHO
- PROPOSED 500' HHO BUFFER
- HHO
- 500' HHO BUFFER
- PRIVATE TRAIL, OPEN TO THE PUBLIC
- MULTI-USE PATH / RURAL PATH
- SIDEWALK
- CROSSWALK
- SHARED BRIDGE
- PEDESTRIAN BRIDGE
- TRAILHEAD

N

0' 300' 600' 900'

GAMBLE DESIGN COLLABORATIVE

DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

BOYLE

Building community since 1933.

Kimley»Horn

DesignStudio

sdco PARTNERS

SHERIDAN PUBLIC RELATIONS LLC

HARLIN PUD SUBDIVISION
DEVELOPMENT PLAN
Franklin, Williamson County, Tennessee

JEFFREY A. ROSIAK REGISTERED LANDSCAPE ARCHITECT 3901 LICENSED PROFESSIONAL ENGINEER AGRICULTURE 2025

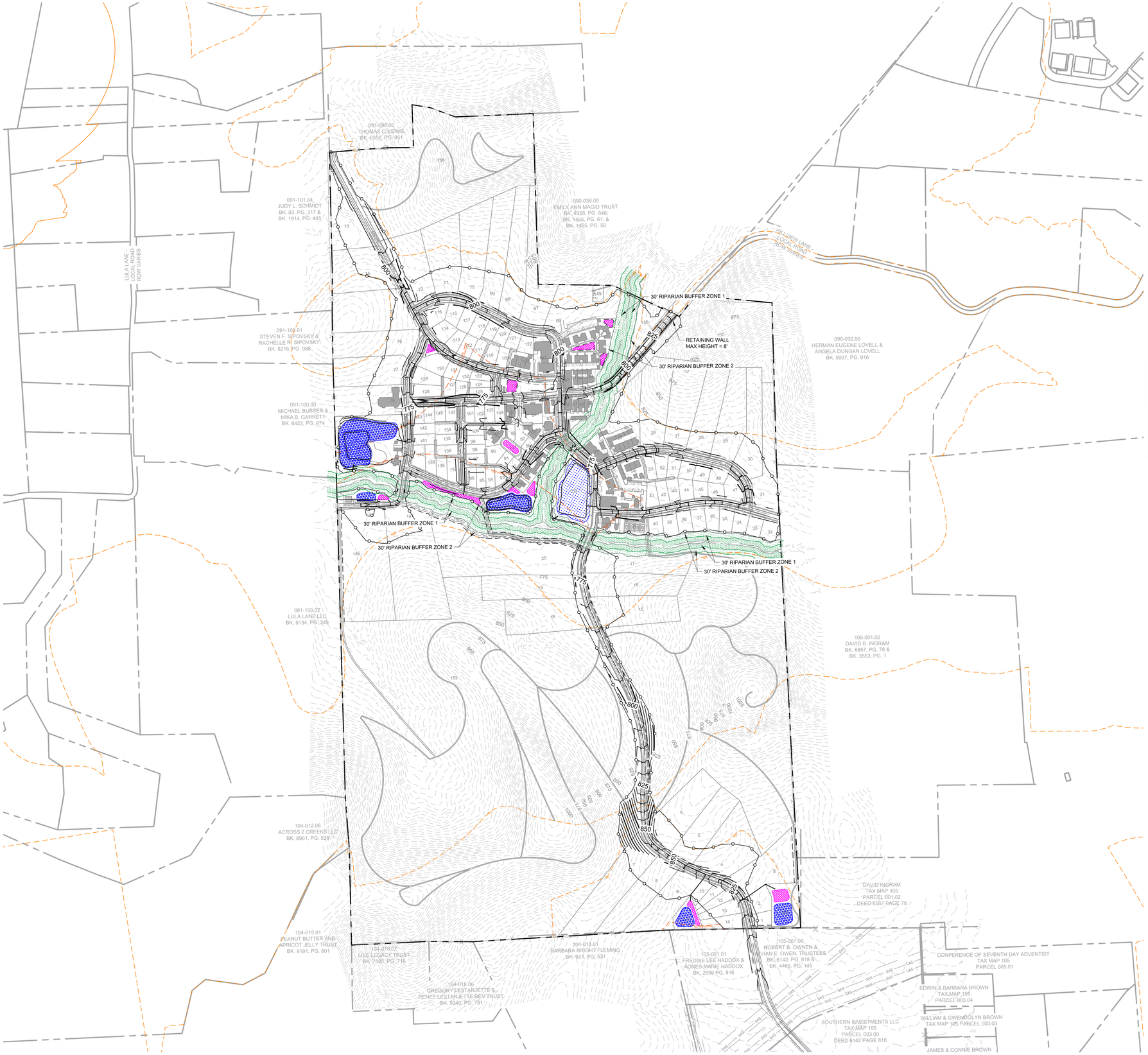
Revision Date

PEDESTRIAN NETWORK

SHEET

C2.16

COF # 8704



COF GRADING & DRAINAGE GENERAL NOTES

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LEGEND

- WATER QUALITY
- DRY DETENTION
- WET DETENTION
- RIPARIAN ZONE 1 BUFFER
- RIPARIAN ZONE 2 BUFFER
- HHO
- 500' HHO BUFFER
- TREE PROTECTION FENCE

RIPARIAN BUFFER NOTE

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SITE AREA TABLE

TOTAL SITE AREA =	+/-311 ACRES
TOTAL IMPERVIOUS AREA =	+/- 56 ACRES

STORMWATER NARRATIVE

ON-SITE STORMWATER WILL BE DIRECTED AWAY FROM PROPOSED BUILDINGS. FLOW WILL BE DIRECTED TOWARDS THE PROPOSED BIORETENTION AREAS VIA SHEET FLOW OR CONVEYANCE PIPES. BIORETENTION AREAS WILL PROVIDE INFILTRATION AND TREATMENT FOR THE FIRST INCH OF THE RAINFALL FOR MINIMUM 95% OF THE ON-SITE IMPERVIOUS AREA. FROM THE BIORETENTION AREAS, FLOW WILL DISCHARGE INTO THE PROPOSED DETENTION POND AREAS. SITE STORMWATER IS DESIGNED TO EITHER MEET OR REDUCE PRE-DEVELOPMENT FLOW RATES.

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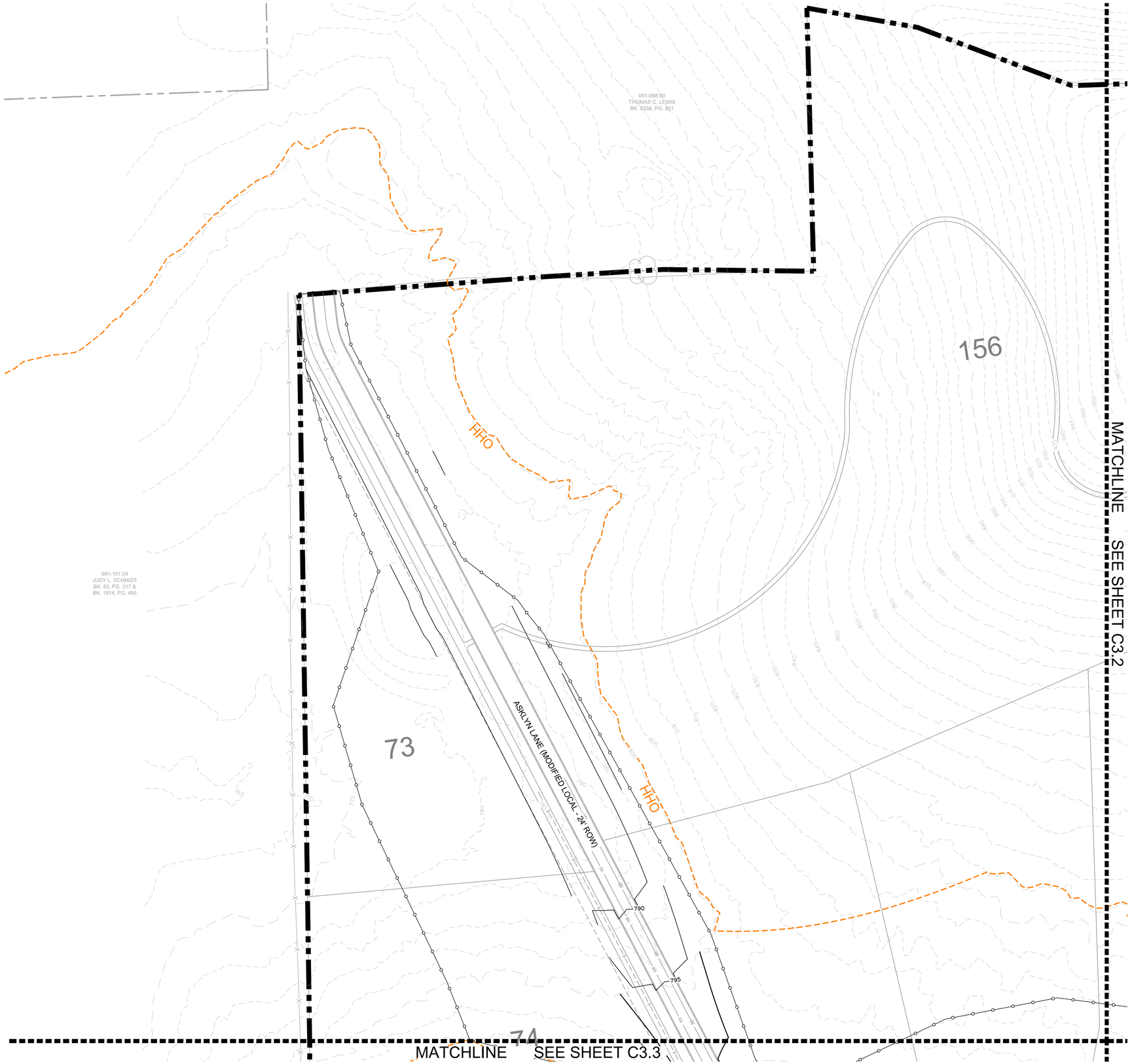
HARLIN PUD SUBDIVISION
DEVELOPMENT PLAN
Franklin, Williamson County, Tennessee

MARY McGOWAN — LICENSED PROFESSIONAL ENGINEER — STATE OF TENNESSEE — No. 121320 — 2025

Revision Date
△ _____
△ _____
△ _____
△ _____

OVERALL GRADING AND DRAINAGE PLAN

SHEET
C3.0
COF # 8704



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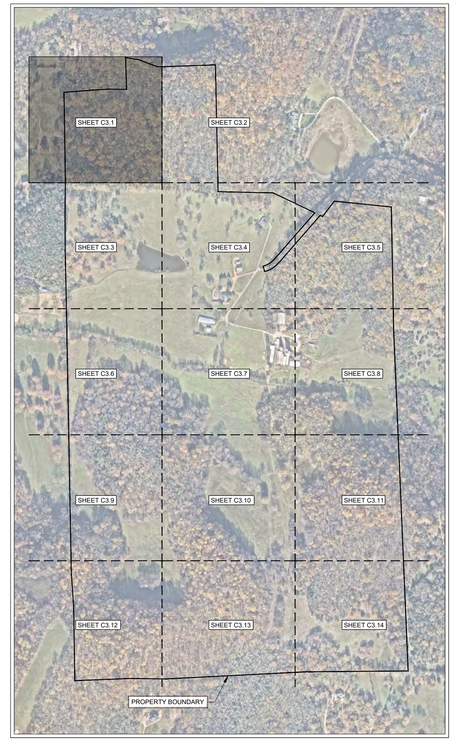
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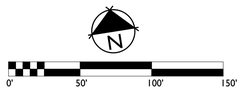
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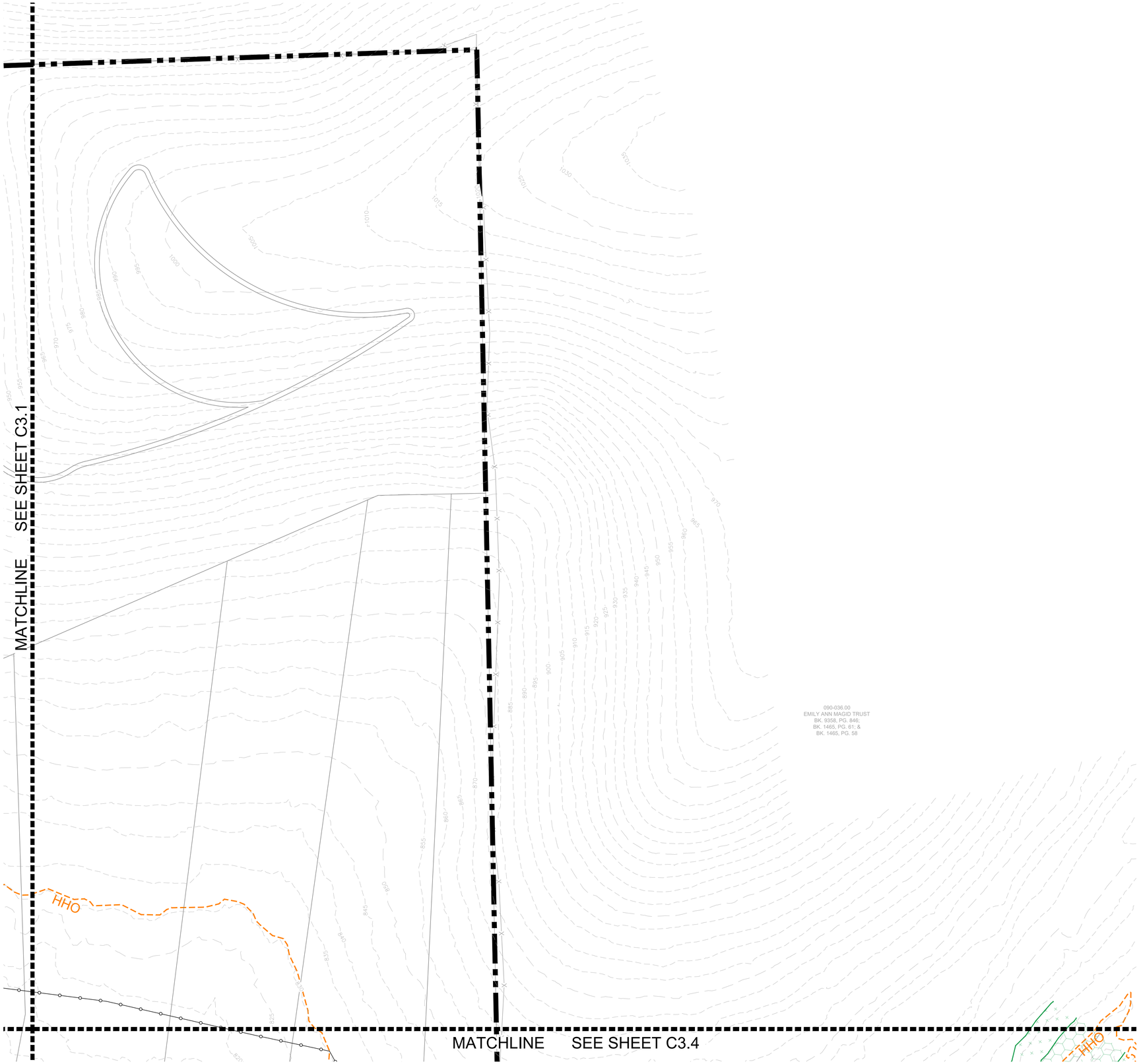
MARY McGOWAN REGISTERED ENGINEER AGRICULTURE CHEMICAL ENGINEERING STATE OF TENNESSEE 121320
2025

Revision Date
- △ _____
- △ _____
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ENLARGED GRADING AND DRAINAGE PLAN

SHEET
C3.1

COF # 8704



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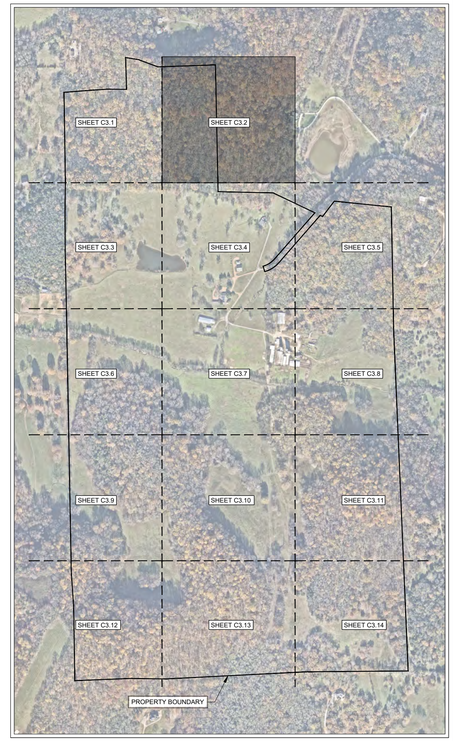
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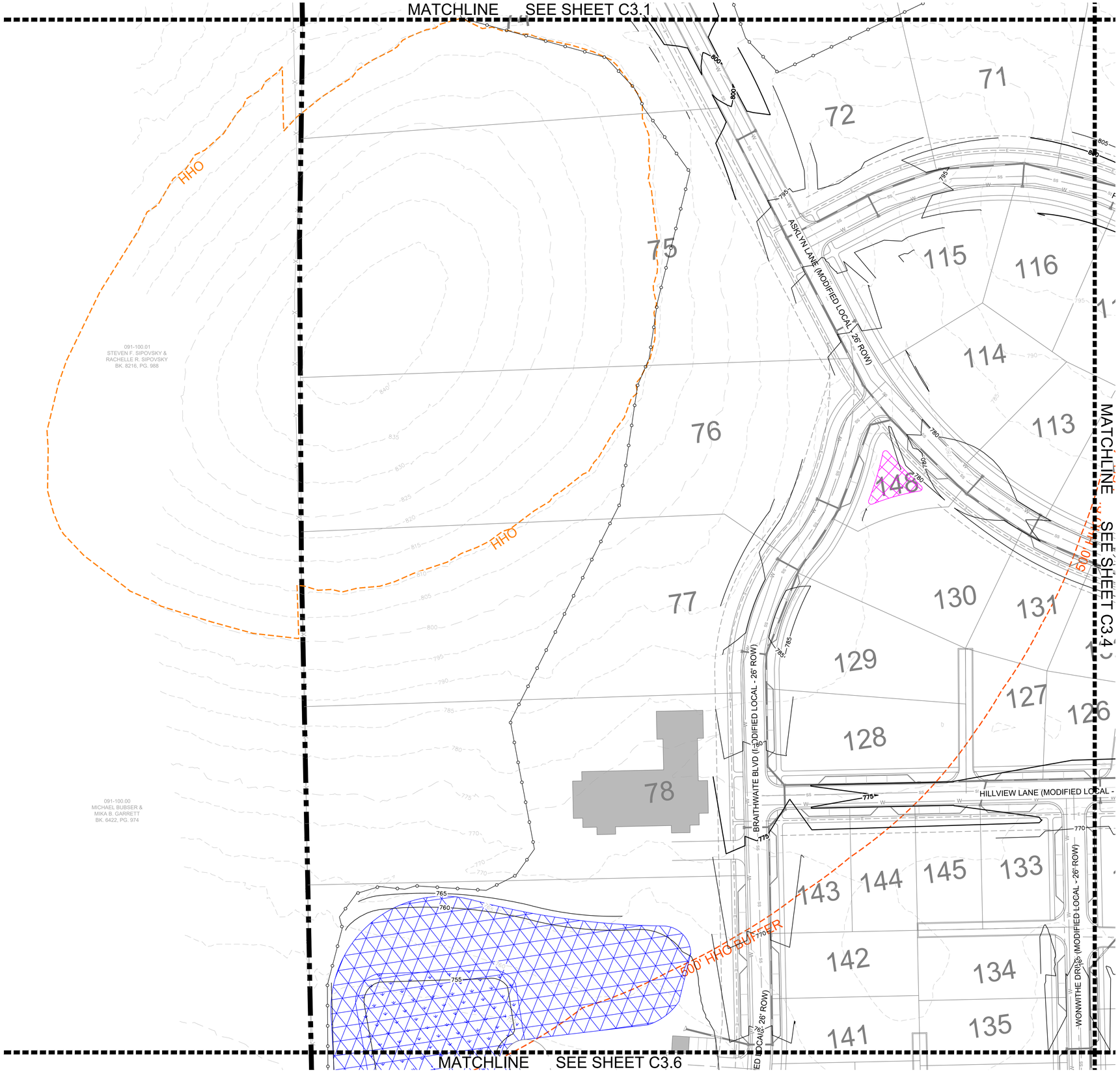
MARY McGOWAN REGISTERED ENGINEER No. 121320 STATE OF TENNESSEE
2025

Revision Date

ENLARGED GRADING AND DRAINAGE PLAN

SHEET
C3.2

COF # 8704



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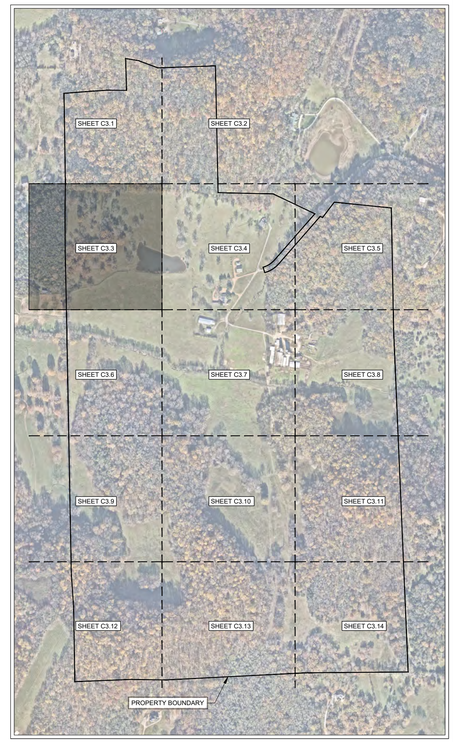
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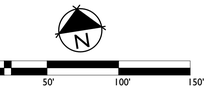
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Revision Date

ENLARGED GRADING AND DRAINAGE PLAN

SHEET
C3.3
COF # 8704

MATCHLINE SEE SHEET C3.2

MATCHLINE SEE SHEET C3.3

MATCHLINE SEE SHEET C3.5

MATCHLINE SEE SHEET C3.7

HHO

HAFFNER CEMETARY

FARREN WAY (MODIFIED LOCAL - 26' ROW)

HILLVIEW LANE (MODIFIED LOCAL - 26' ROW)

ASKLYN LANE (MODIFIED LOCAL - 26' ROW)

WILLETH DRIVE (MODIFIED LOCAL - 26' ROW)

BRAE LANE (MEWS ALLEY - 22' ROW)

GREEN INFRASTRUCTURE EASEMENT

UNNAMED TRIBUTARY TO POLK CREEK

EXISTING STREAM CROSSING

500' HHO BUFFER

PROPERTY BOUNDARY

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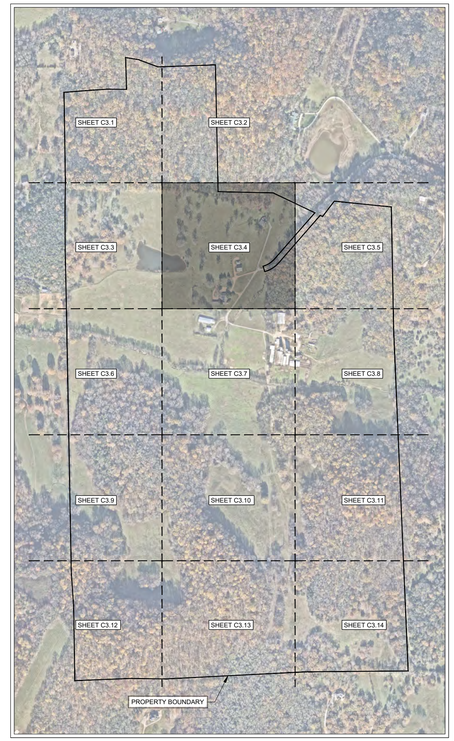
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0' 50' 100' 150'

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DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

BOYLE

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Franklin, Williamson County, Tennessee

MARY McGOWAN REGISTERED ENGINEER AGRICULTURE STATE OF TENNESSEE 121320 2025

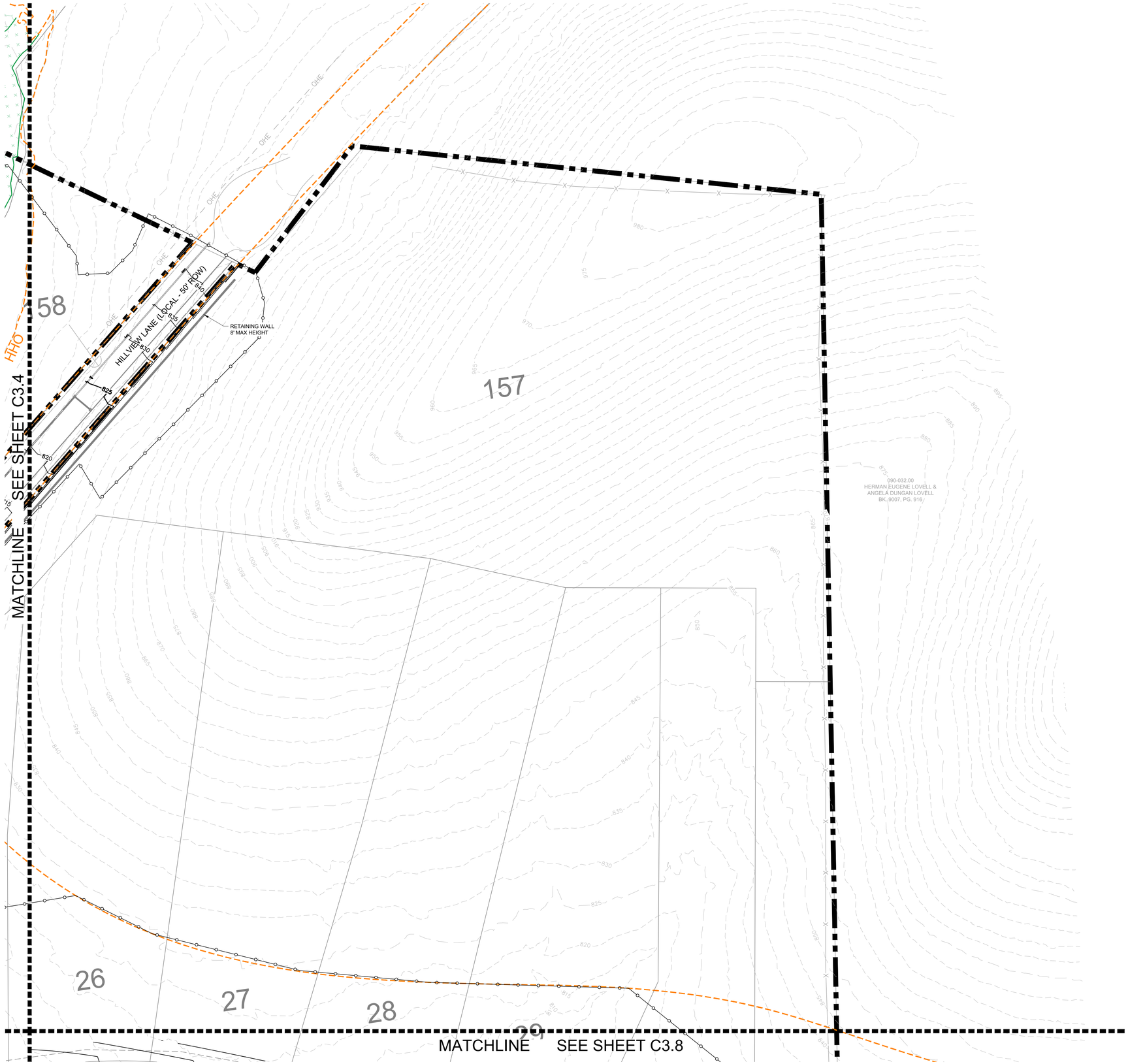
Revision Date

ENLARGED GRADING AND DRAINAGE PLAN

SHEET

C3.4

COF # 8704



COF GRADING & DRAINAGE GENERAL NOTES

1. GRADING PERMIT IS REQUIRED FOR ANY PROJECT DISTURBING MORE THAN 10,000 SF, ADDING MORE THAN 5,000 SF OF IMPERVIOUS SURFACE OR FOR ANY SITE GRADING REQUIRING STOCKPILING OF MATERIAL.
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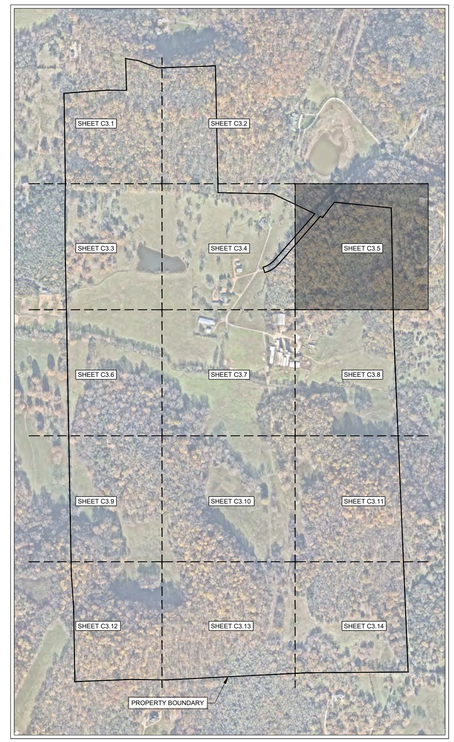
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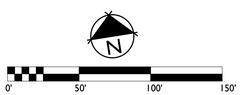
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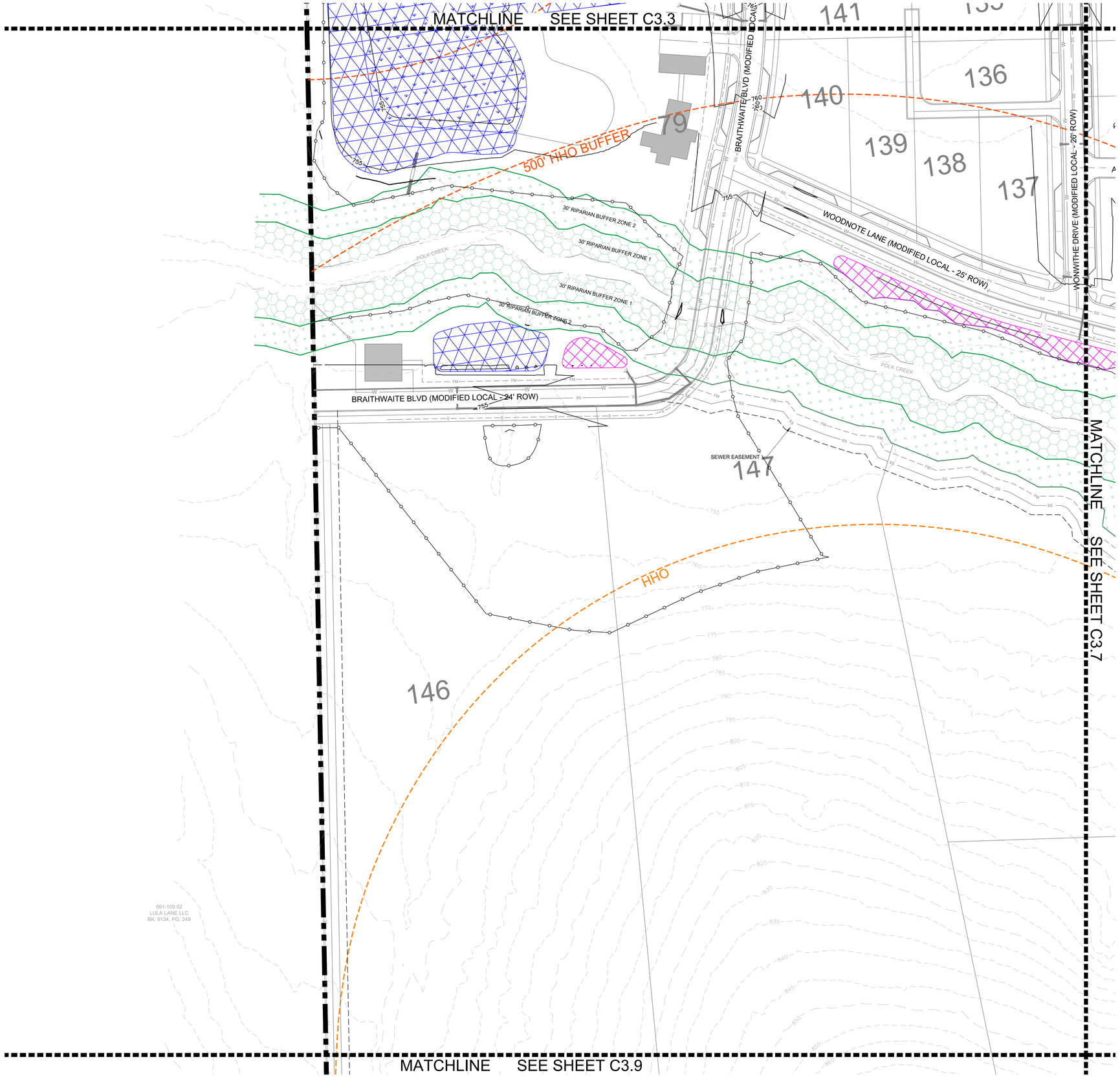
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ENLARGED GRADING AND DRAINAGE PLAN

SHEET

C3.5

COF # 8704



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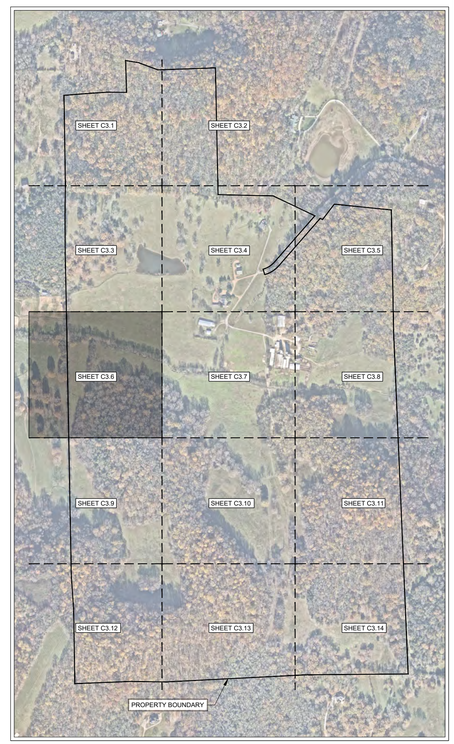
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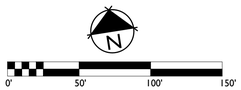
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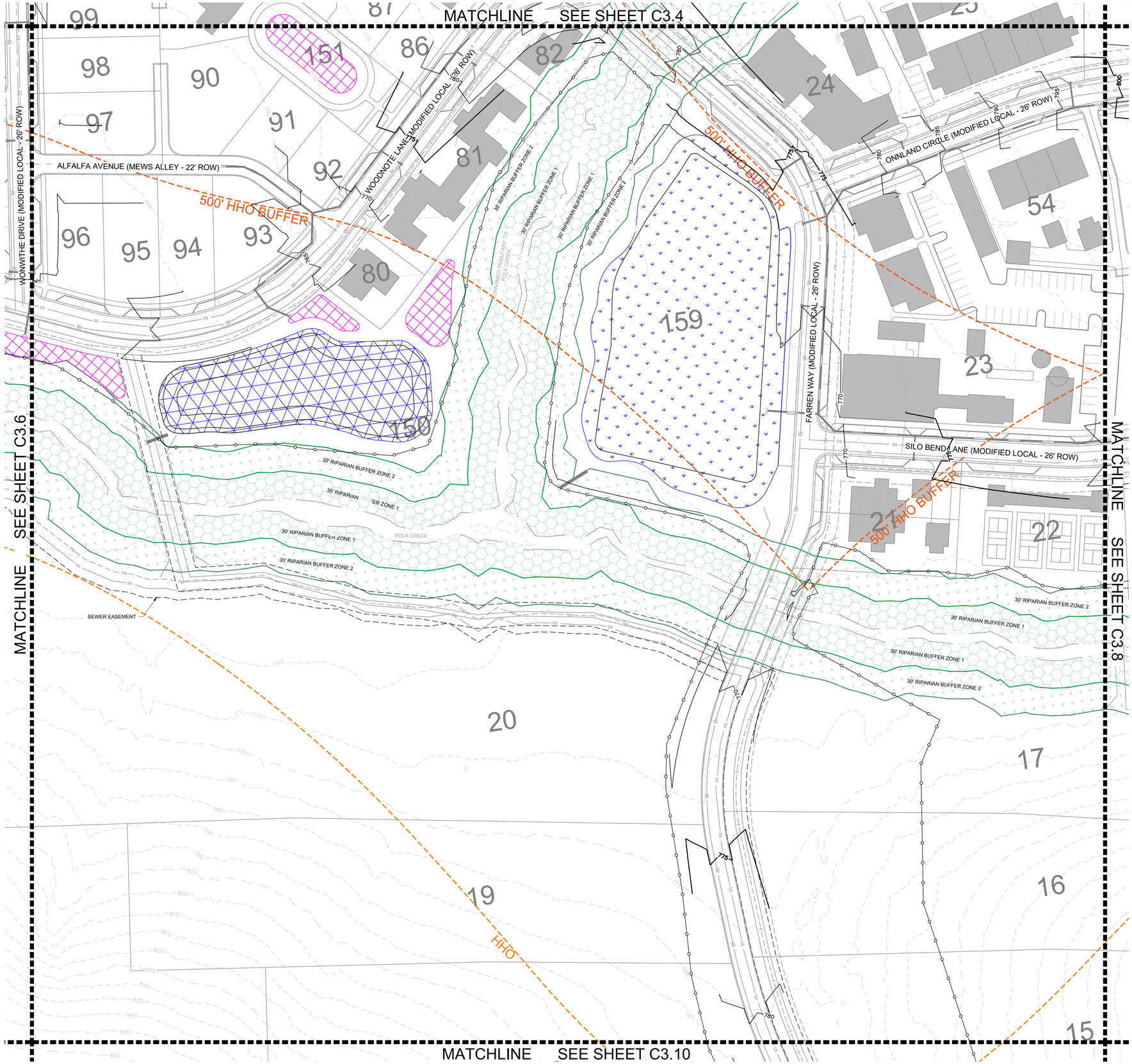
MARY McGOWAN
REGISTERED ENGINEER
AGRICULTURE
No. 121320
STATE OF TENNESSEE
2025

Revision Date
△ _____
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ENLARGED GRADING AND DRAINAGE PLAN

SHEET
C3.6

COF # 8704



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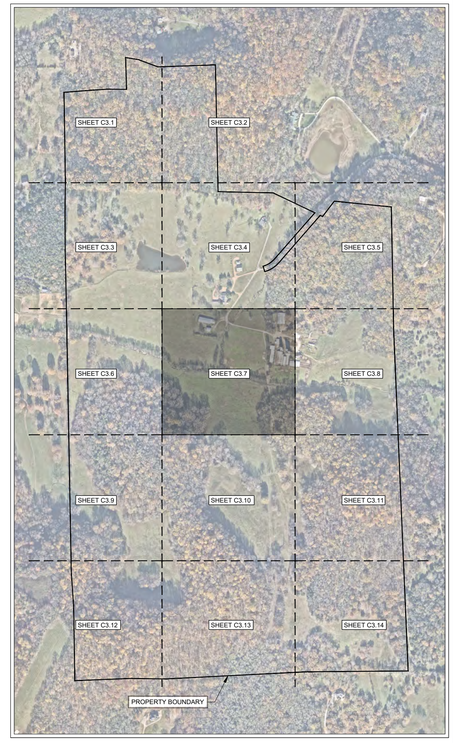
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MARY McGOWAN — LICENSED PROFESSIONAL ENGINEER — AGRICULTURE — STATE OF TENNESSEE — 2025

Revision Date

ENLARGED GRADING AND DRAINAGE PLAN

SHEET
C3.7
COF # 8704

MATCHLINE SEE SHEET C3.5

MATCHLINE SEE SHEET C3.7

MATCHLINE SEE SHEET C3.11

ONNLAND CIRCLE (MODIFIED LOCAL - 26' ROW)

SILO BEND LANE (MODIFIED LOCAL - 26' ROW)

POLK CREEK

30' RIPARIAN BUFFER ZONE 2

30' RIPARIAN BUFFER ZONE 1

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HHO

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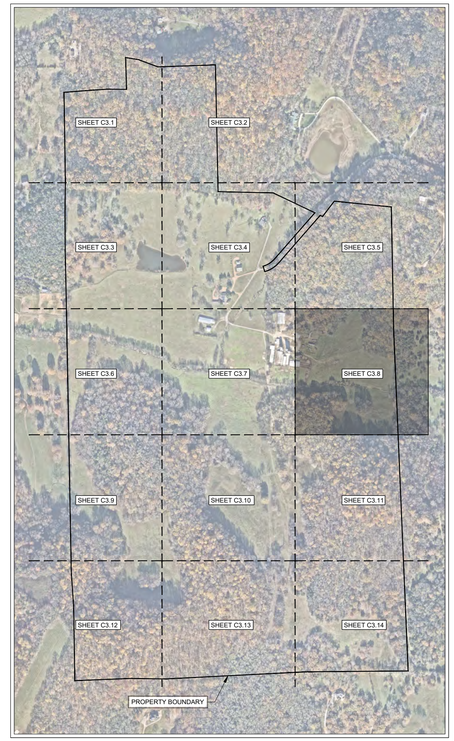
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SHEET

C3.8

COF # 8704

MATCHLINE SEE SHEET C3.6

MATCHLINE SEE SHEET C3.10

MATCHLINE SEE SHEET C3.12

HHO

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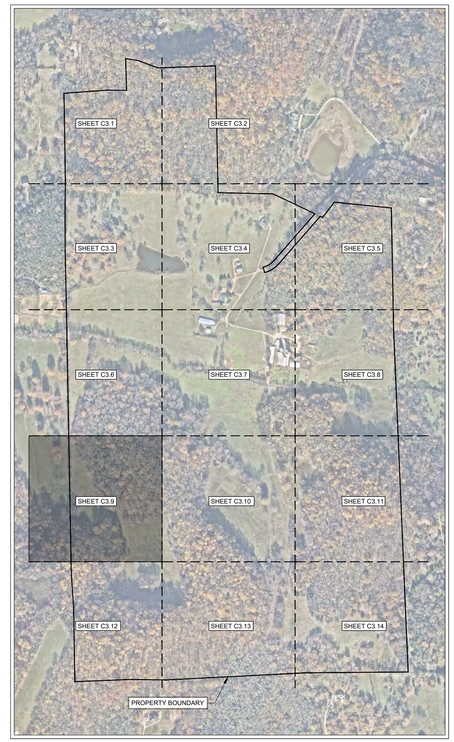
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DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

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Building community since 1933.

Kimley»Horn

DesignStudio

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SHERIDAN PUBLIC RELATIONS LLC

HARLIN PUD SUBDIVISION
DEVELOPMENT PLAN
Franklin, Williamson County, Tennessee

MARY McGOWAN REGISTERED ENGINEER STATE OF TENNESSEE 2025

Revision Date

ENLARGED GRADING AND DRAINAGE PLAN

SHEET

C3.9

COF # 8704

MATCHLINE SEE SHEET C3.7

MATCHLINE SEE SHEET C3.9

MATCHLINE SEE SHEET C3.11

MATCHLINE SEE SHEET C3.13

18

15

FARREN WAY (MODIFIED LOCAL - 24' ROW)

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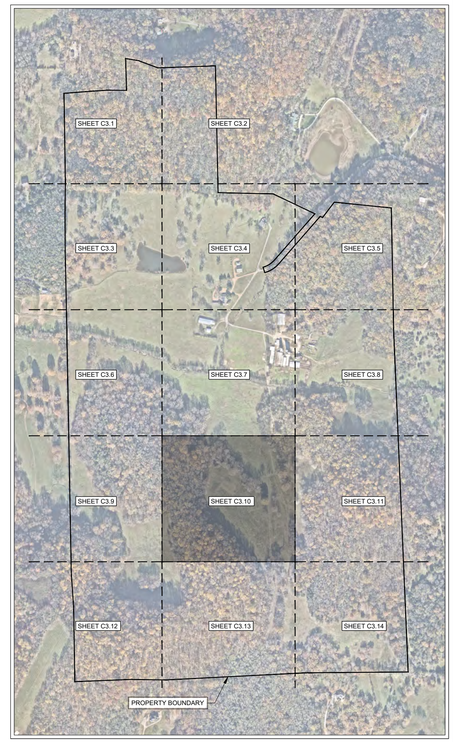
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STATE OF TENNESSEE
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SHEET
C3.10

COF # 8704

5

MATCHLINE SEE SHEET C3.8

MATCHLINE SEE SHEET C3.10

MATCHLINE SEE SHEET C3.14

105-001.02
DAVID B. INGRAM
BK. 8857, PG. 78 &
BK. 3553, PG. 1

153

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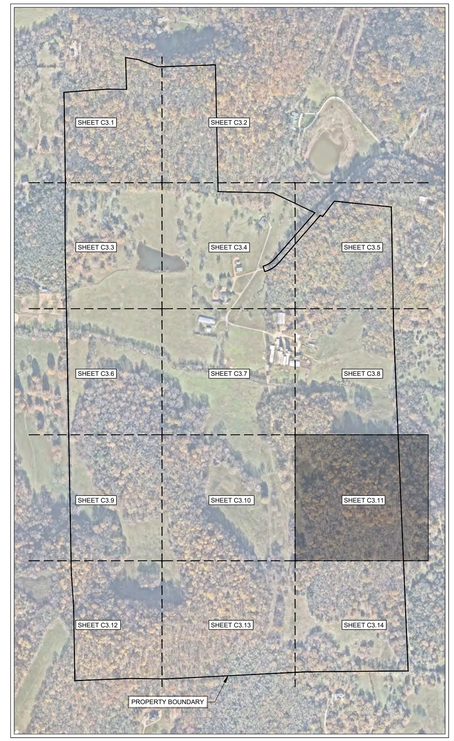
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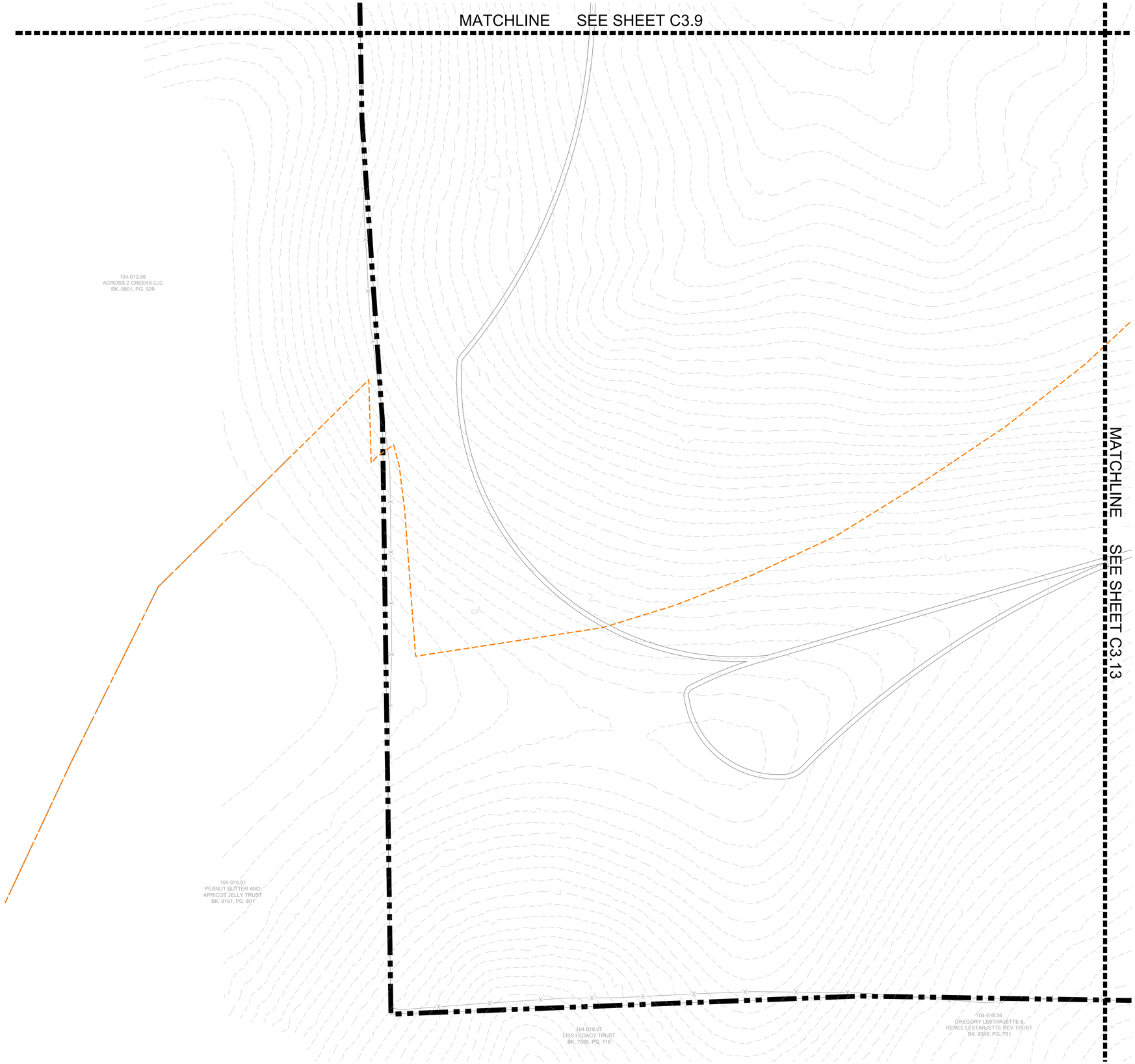
MARY McGOWAN REGISTERED ENGINEER STATE OF TENNESSEE 121320 AGRICULTURE & BIOSYSTEMS ENGINEERING 2025

Revision Date
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ENLARGED GRADING AND DRAINAGE PLAN

SHEET
C3.11

COF # 8704



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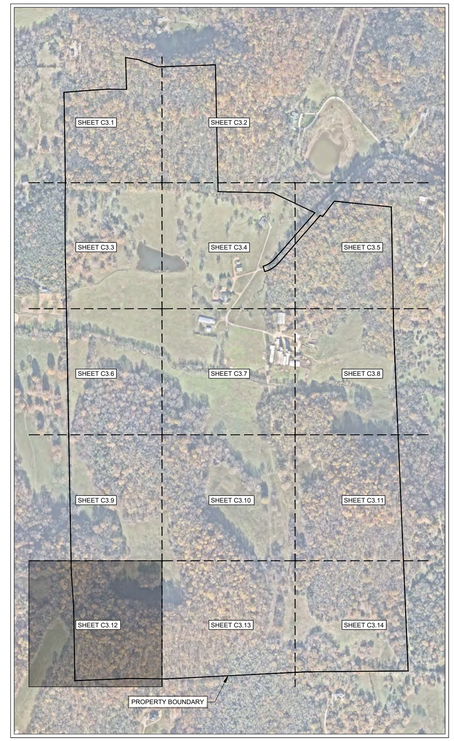
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STATE OF TENNESSEE
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SHEET
C3.12

COF # 8704

MATCHLINE SEE SHEET C3.10

MATCHLINE SEE SHEET C3.12

MATCHLINE SEE SHEET C3.14

HHO

HHO

625

630

635

640

645

650

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104-018.01
BARBARA BRIGHT FLEMING
BK. 921, PG. 531

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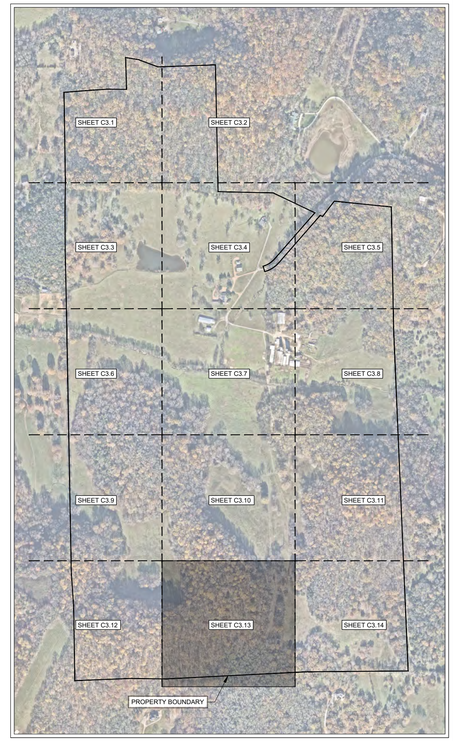
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SHEET
C3.13

COF # 8704

MATCHLINE SEE SHEET C3.11

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DAVID INGRAM
TAX MAP 105
PARCEL 001.02
DEED 6587 PAGE 78

105-001.01
FREDDIE LEE HADDOX &
AGNES MARIE HADDOX
BK. 2539 PG. 816

105-001.00
ROBERT B. OWNEN &
VIVIAN E. OWEN, TRUSTEES
BK. 6142, PG. 818 &
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4. DRAINAGE FACILITIES INCLUDING, BUT NOT LIMITED TO, CULVERTS, DETENTION BASINS AND DITCHES, AS WELL AS THE ROADWAY SUB-GRADE, BASE STONE AND BINDER & SURFACE COARSE SHALL BE INSPECTED, TESTED AND GIVEN APPROVAL AT EACH STAGE OF INSTALLATION PRIOR TO PROCEEDING TO THE NEXT STAGE OF CONSTRUCTION. FINAL CONSTRUCTION INSPECTION FOR APPROVAL AND ACCEPTANCE OF STREETS AND DRAINAGE SYSTEMS WILL NOT BE GRANTED UNTIL ALL WORK HAS BEEN COMPLETED IN ACCORDANCE WITH THE APPROVED PLANS.
5. LOCATING AND COORDINATION FOR THE RELOCATION OF EXISTING UTILITIES IS THE RESPONSIBILITY OF THE CONTRACTOR. TENNESSEE'S ONE-CALL AND THE CITY OF FRANKLIN UTILITY LOCATION SERVICE SHALL BE UTILIZED IN ADDITION TO COORDINATION WITH LOCAL UTILITY OWNERS. THE CONTRACTOR SHALL AT ALL TIMES PROTECT EXISTING UTILITIES AND WILL BE RESPONSIBLE FOR COSTS DUE TO DAMAGE CAUSED TO ANY UTILITY LINES.
6. ANY PROPOSED RETAINING WALL GREATER THAN 48" IN HEIGHT AS MEASURED FROM THE BOTTOM OF THE FOOTING SHALL BE A SEPARATE SUBMITTAL TO A BUILDING & NEIGHBORHOOD SERVICES FOR REVIEW, APPROVAL, AND PERMITTING. A MATERIAL AND COLOR SAMPLE SHALL BE SUBMITTED WITH THE BUILDING PLANS.

LEGEND

- WATER QUALITY
- DRY DETENTION
- WET DETENTION
- RIPARIAN ZONE 1 BUFFER
- RIPARIAN ZONE 2 BUFFER
- HHO
- 500' HHO BUFFER
- TREE PROTECTION FENCE

RIPARIAN BUFFER NOTE

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

SITE AREA TABLE

TOTAL SITE AREA =	+/-311 ACRES
TOTAL IMPERVIOUS AREA =	+/- 56 ACRES

STORMWATER NARRATIVE

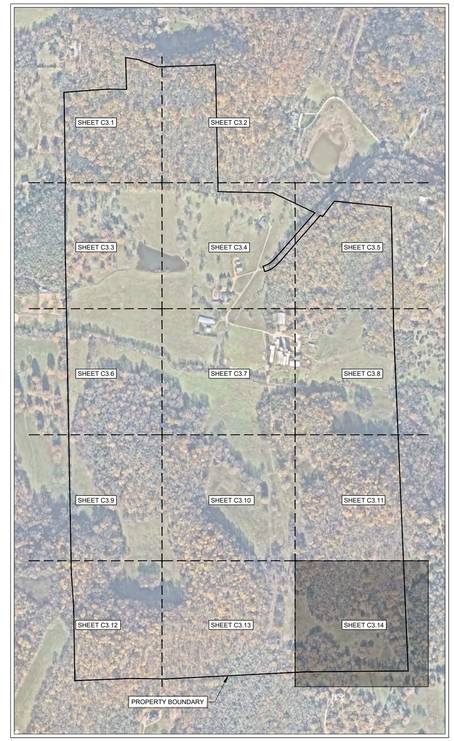
ON-SITE STORMWATER WILL BE DIRECTED AWAY FROM PROPOSED BUILDINGS. FLOW WILL BE DIRECTED TOWARDS THE PROPOSED BIORETENTION AREAS VIA SHEET FLOW OR CONVEYANCE PIPES. BIORETENTION AREAS WILL PROVIDE INFILTRATION AND TREATMENT FOR THE FIRST INCH OF THE RAINFALL FOR MINIMUM 95% OF THE ON-SITE IMPERVIOUS AREA. FROM THE BIORETENTION AREAS, FLOW WILL DISCHARGE INTO THE PROPOSED DETENTION POND AREAS. SITE STORMWATER IS DESIGNED TO EITHER MEET OR REDUCE PRE-DEVELOPMENT FLOW RATES.

OFF-SITE STORMWATER WILL BE DIVERTED AWAY FROM PROPOSED STORMWATER TREATMENT AND DETENTION AREAS WHERE POSSIBLE.

STATEMENT OF IMPACTS

THERE WILL BE APPROXIMATELY 56 ACRES OF IMPERVIOUS AREA ADDED ON SITE.

STORMWATER WILL BE DETAINED IN ABOVE GROUND DETENTION PONDS SUCH THAT RUNOFF IN THE POST-DEVELOPMENT CONDITION WILL NOT EXCEED RUNOFF IN THE PRE-DEVELOPMENT CONDITION.



0' 50' 100' 150'

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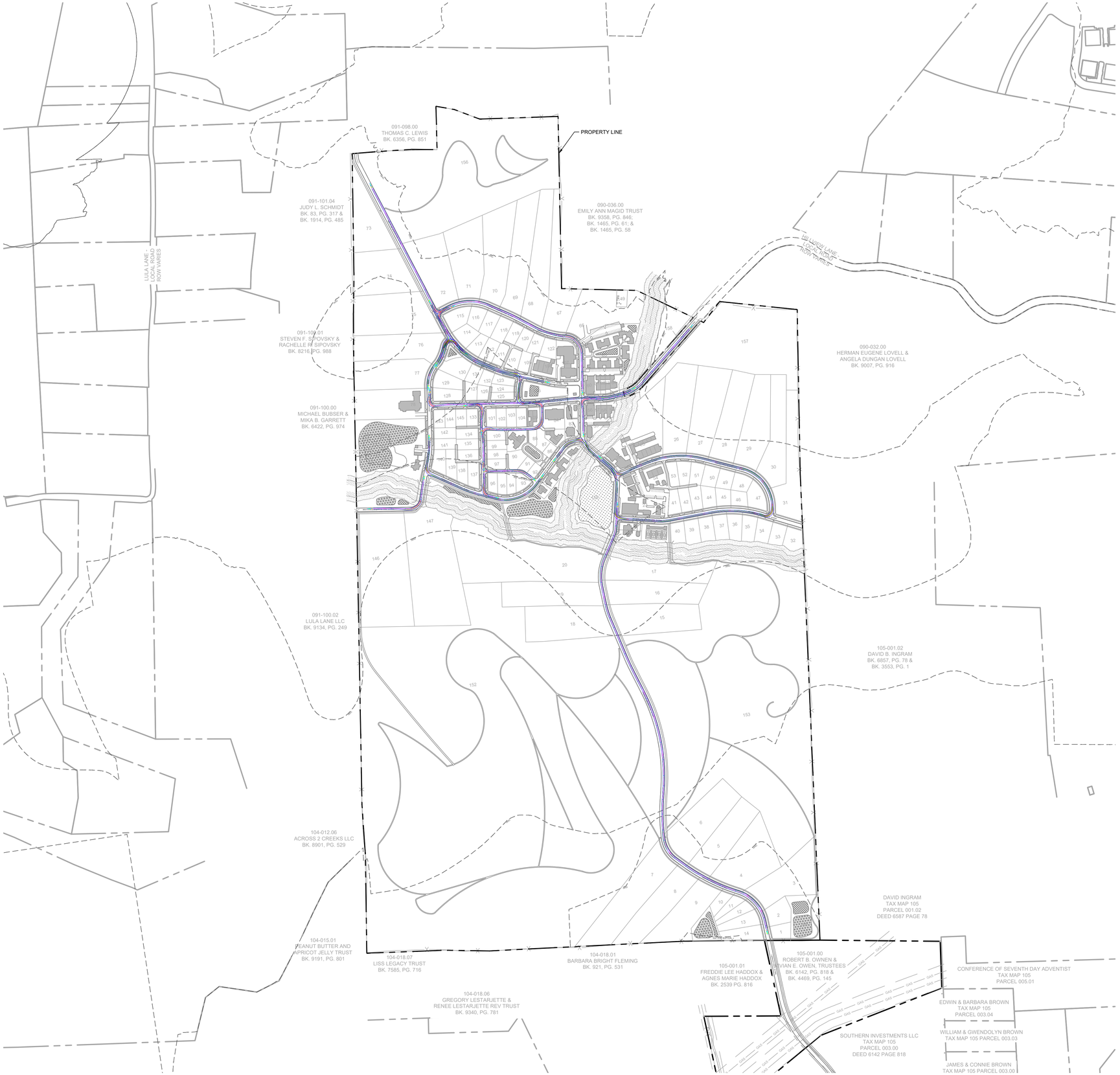
MARY McGOWAN — LICENSED PROFESSIONAL ENGINEER — AGRICULTURE — NO. 121320 — STATE OF TENNESSEE — 2025

Revision Date

ENLARGED GRADING AND DRAINAGE PLAN

SHEET
C3.14

COF # 8704

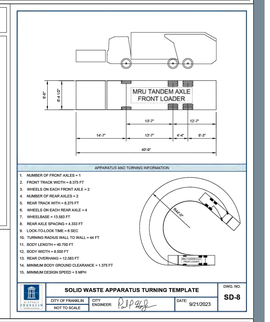


ROW & ACCESS GENERAL NOTES

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LEGEND

- WATER QUALITY
- DETENTION
- EXTENDED DETENTION
- RIPARIAN ZONE 1 BUFFER
- RIPARIAN ZONE 2 BUFFER
- HHO
- 500' HHO BUFFER

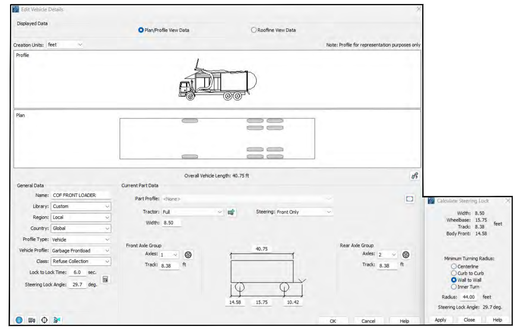


STATEMENT OF IMPACTS

THE TRAFFIC IMPACT STUDY INDICATES THAT OFF-SITE ROADWAY IMPROVEMENTS ALONG LEWISBURG PIKE WILL BE REQUIRED BASED ON THE PROJECTED TRIPS.

VEHICLE LEGEND

- VEHICLE FENDER PATH
- VEHICLE FRONT WHEEL PATH
- VEHICLE REAR WHEEL PATH



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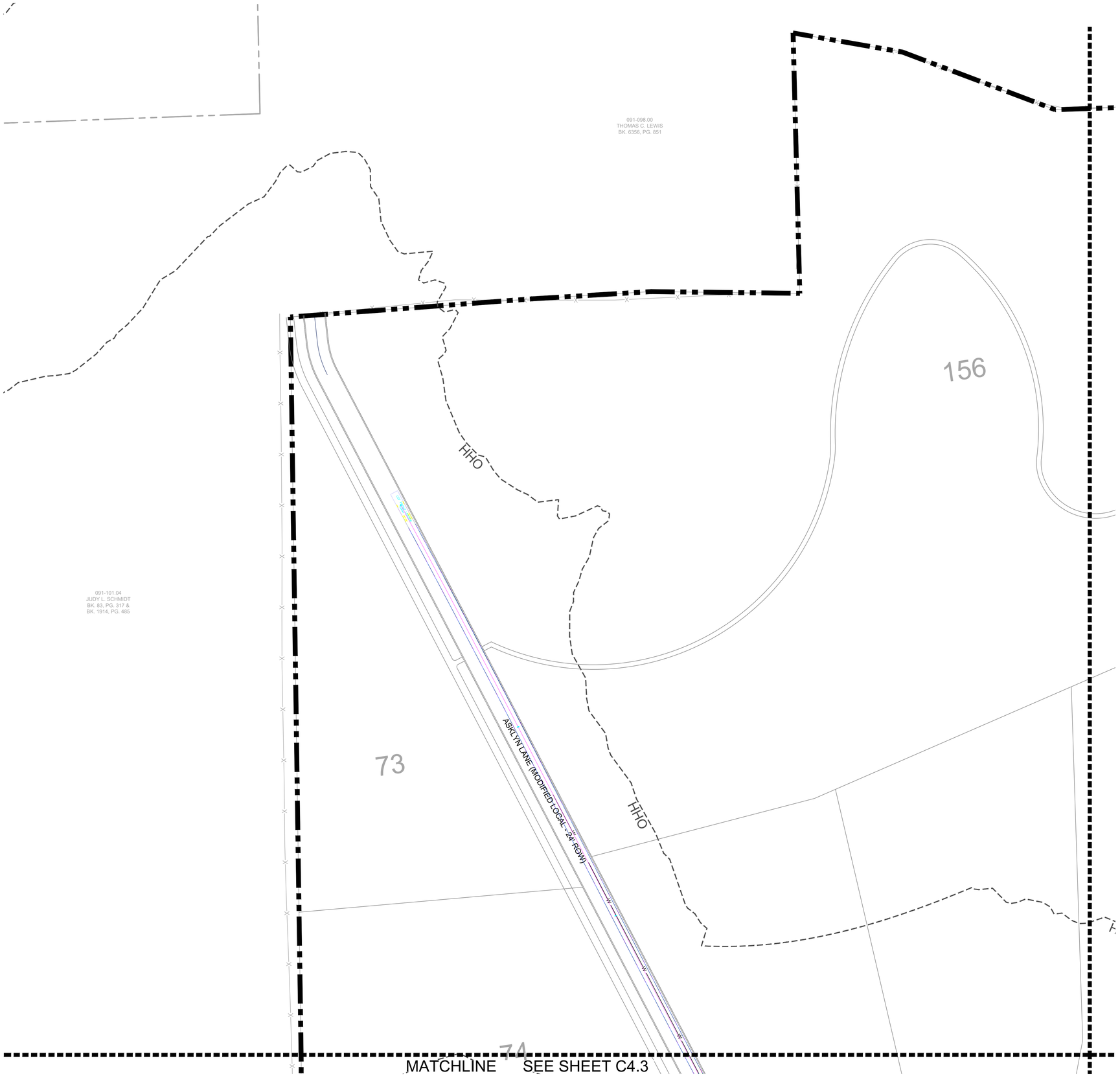
Revision Date

OVERALL TRASH ROW AND ACCESS PLAN

SHEET

C4.0

COF # 8704



ROW & ACCESS GENERAL NOTES

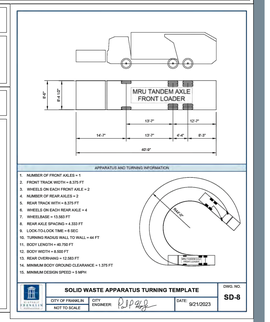
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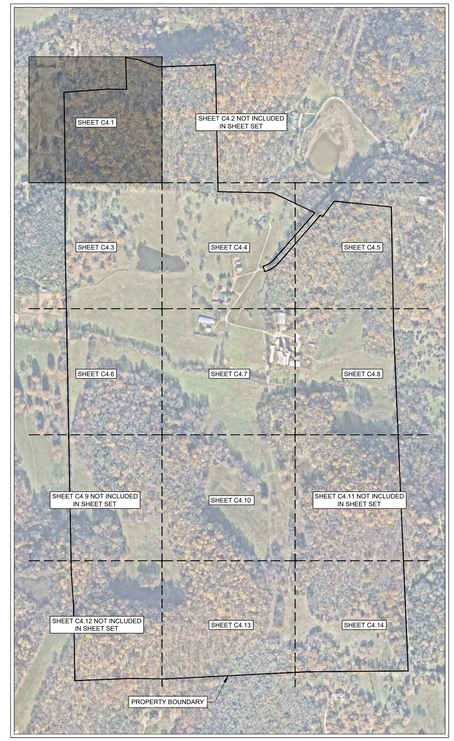
VEHICLE LEGEND

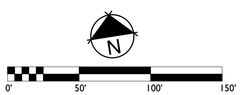
- VEHICLE FENDER PATH
- VEHICLE FRONT WHEEL PATH
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LEGEND

- WATER QUALITY
- DETENTION
- EXTENDED DETENTION
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DEVELOPMENT PLAN
Franklin, Williamson County, Tennessee

MARY McGOWAN
REGISTERED ENGINEER
AGRICULTURE
121320
STATE OF TENNESSEE
2025

Revision Date

ENLARGED TRASH ROW AND ACCESS PLAN

SHEET
C4.1

COF # 8704

MATCHLINE SEE SHEET C4.1

MATCHLINE SEE SHEET C4.6

MATCHLINE SEE SHEET C4.4

HHO

091-100.01
STEVEN F. SIPOVSKY &
RACHELLE R. SIPOVSKY
BK. 8216, PG. 988

091-100.00
MICHAEL BUBSER &
MIKA B. GARRETT
BK. 6422, PG. 974

ASKLYN LANE (MODIFIED LOCAL - 26' ROW)

BRAITHWAITE BLVD (MODIFIED LOCAL - 26' ROW)

HILLVIEW LANE (MODIFIED LOCAL - 2

WONWITHE DRIVE (MODIFIED LOCAL - 26' ROW)

500' HHO BUFFER

71 72 75 76 77 78 115 116 114 113 148 130 131 129 127 126 128 143 144 145 133 142 134 141 135

ROW & ACCESS GENERAL NOTES

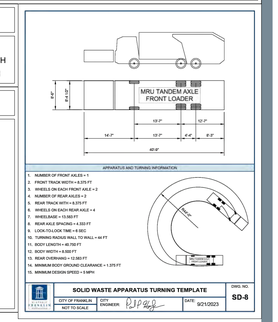
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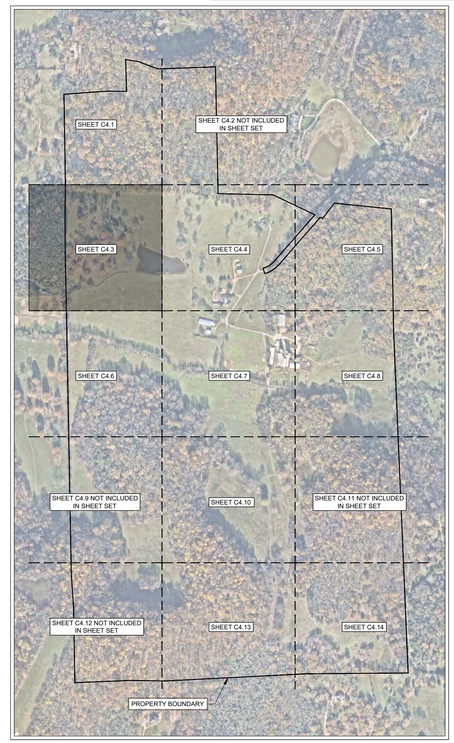
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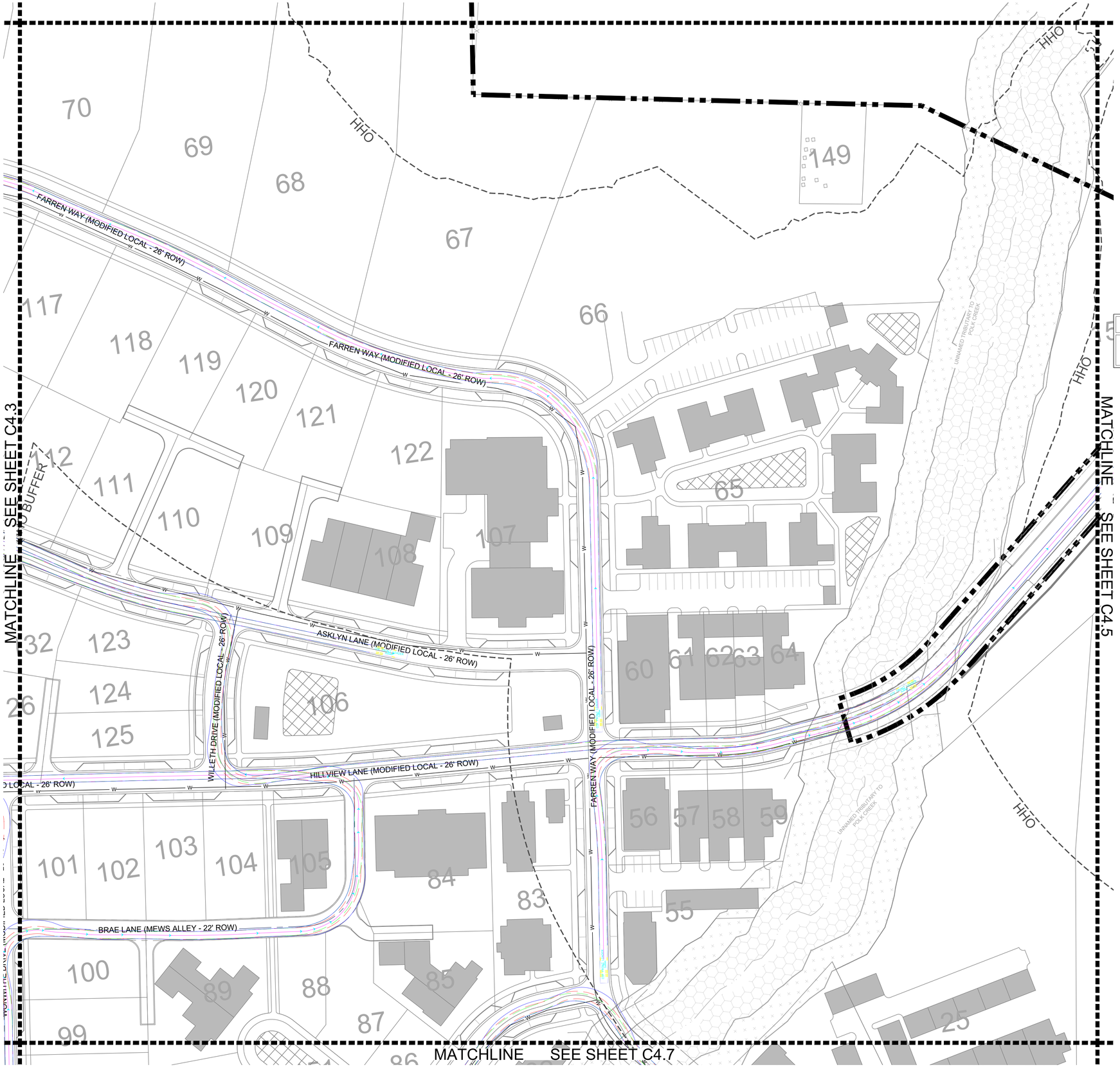
MARY McGOVERN REGISTERED ENGINEER AGRICULTURE STATE OF TENNESSEE 121320 2025

Revision Date
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ENLARGED TRASH ROW AND ACCESS PLAN

SHEET
C4.3

COF # 8704



ROW & ACCESS GENERAL NOTES

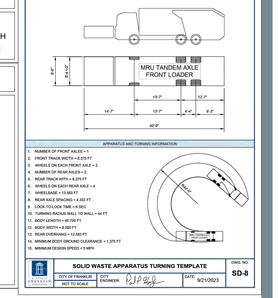
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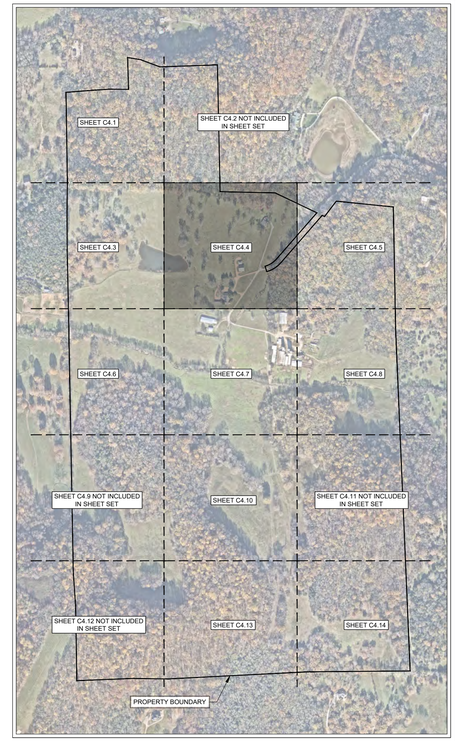
VEHICLE LEGEND

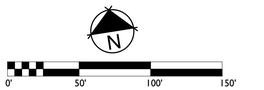
- VEHICLE FENDER PATH
- VEHICLE FRONT WHEEL PATH
- VEHICLE REAR WHEEL PATH

LEGEND

- WATER QUALITY
- DETENTION
- EXTENDED DETENTION
- RIPARIAN ZONE 1 BUFFER
- RIPARIAN ZONE 2 BUFFER
- HHO
- 500' HHO BUFFER







GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

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HARLIN PUD SUBDIVISION
DEVELOPMENT PLAN
Franklin, Williamson County, Tennessee

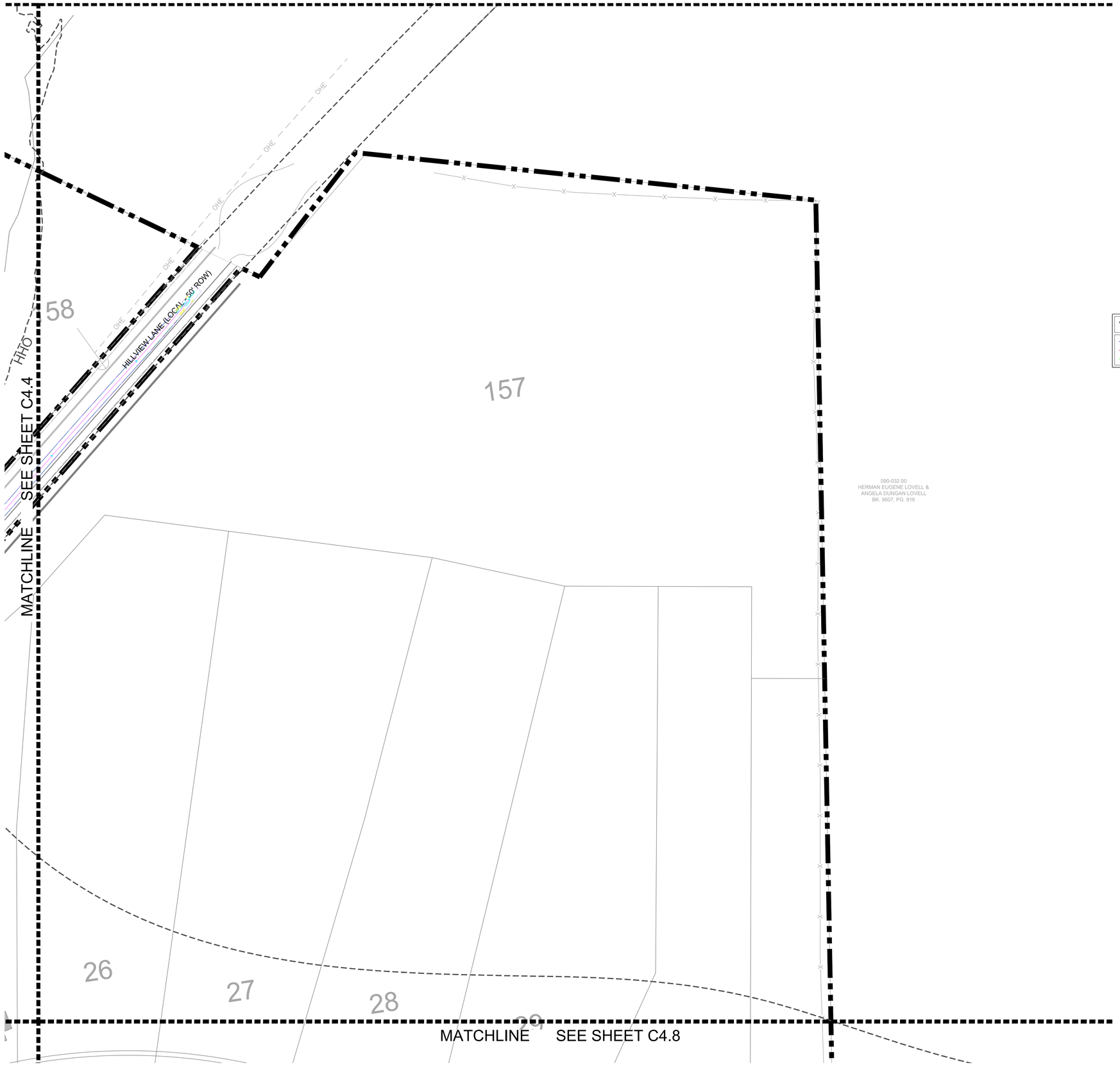
MARY McGOWAN
REGISTERED ENGINEER
AGRICULTURE
121320
STATE OF TENNESSEE
2025

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

ENLARGED TRASH ROW AND ACCESS PLAN

SHEET
C4.4

COF # 8704



ROW & ACCESS GENERAL NOTES

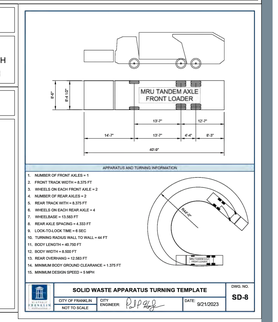
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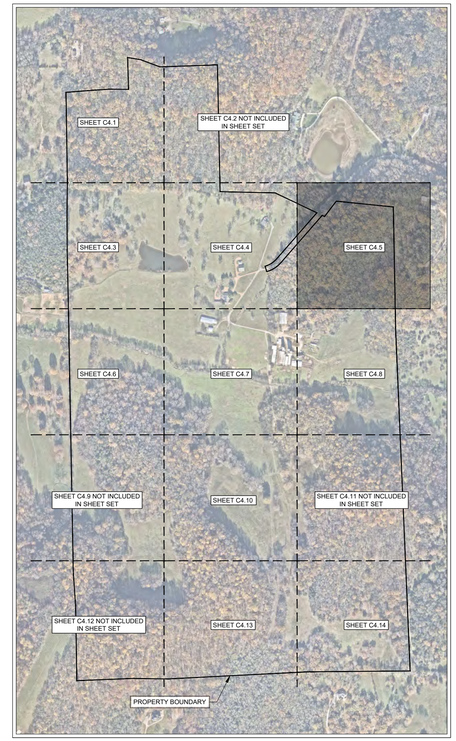
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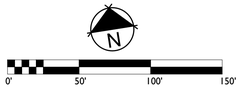
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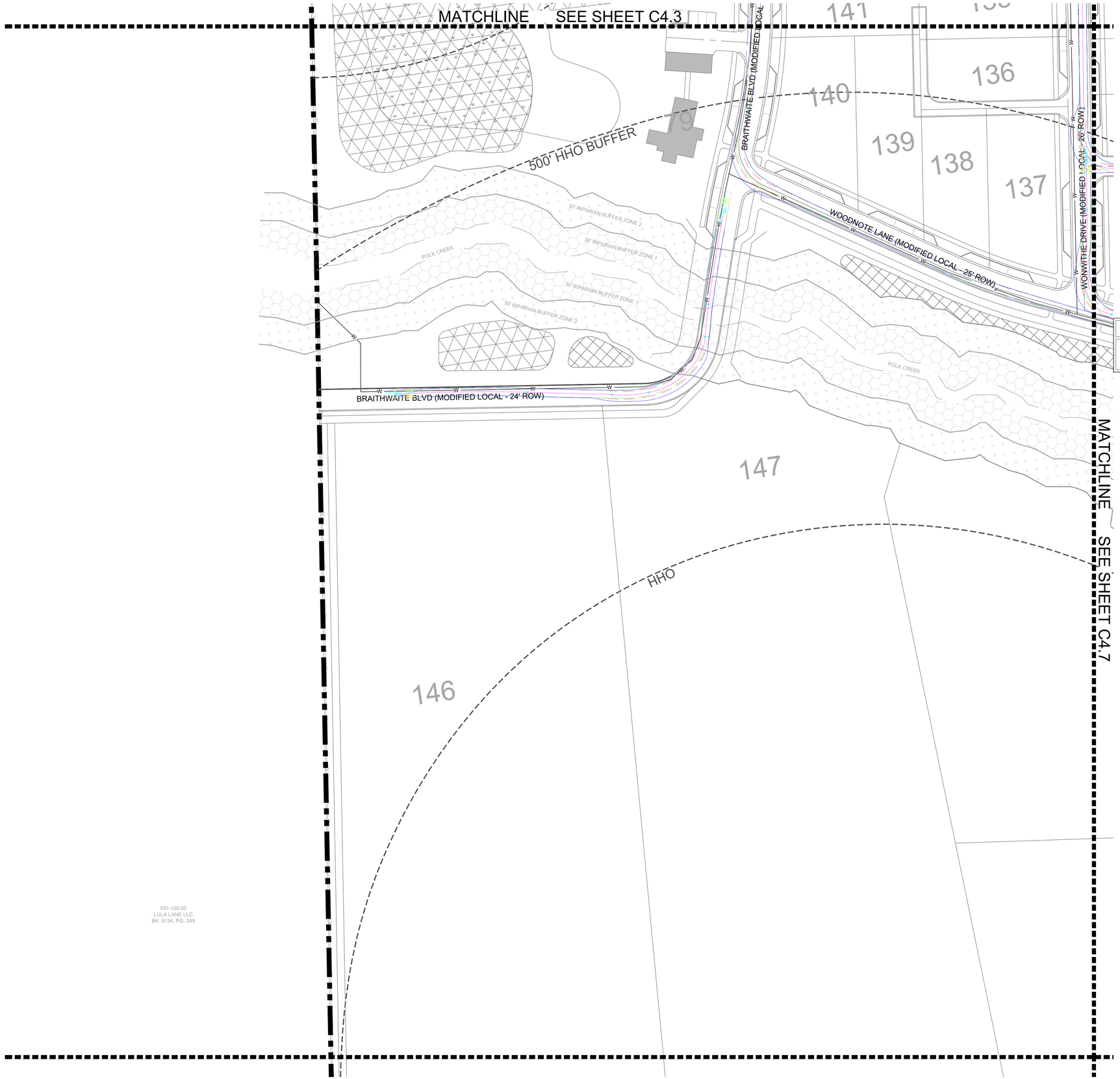
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AGRICULTURE
COMMERCE
No. 121320
STATE OF TENNESSEE
2025

Revision Date

ENLARGED TRASH ROW AND ACCESS PLAN

SHEET
C4.5

COF # 8704



ROW & ACCESS GENERAL NOTES

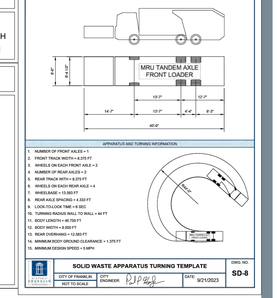
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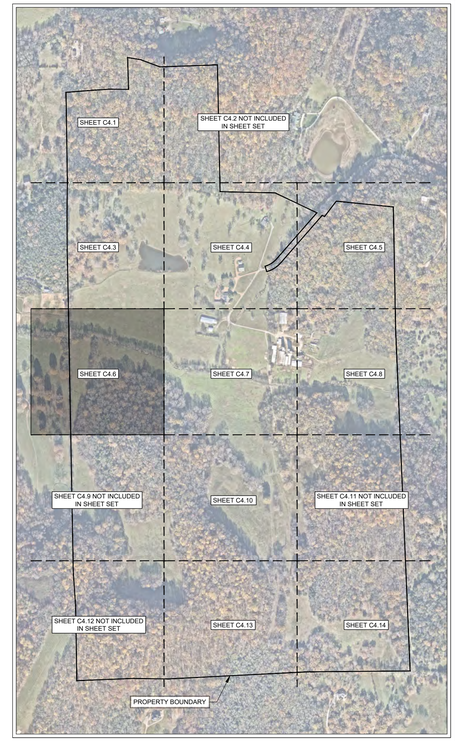
VEHICLE LEGEND

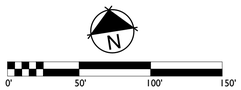
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HARLIN PUD SUBDIVISION
DEVELOPMENT PLAN
Franklin, Williamson County, Tennessee

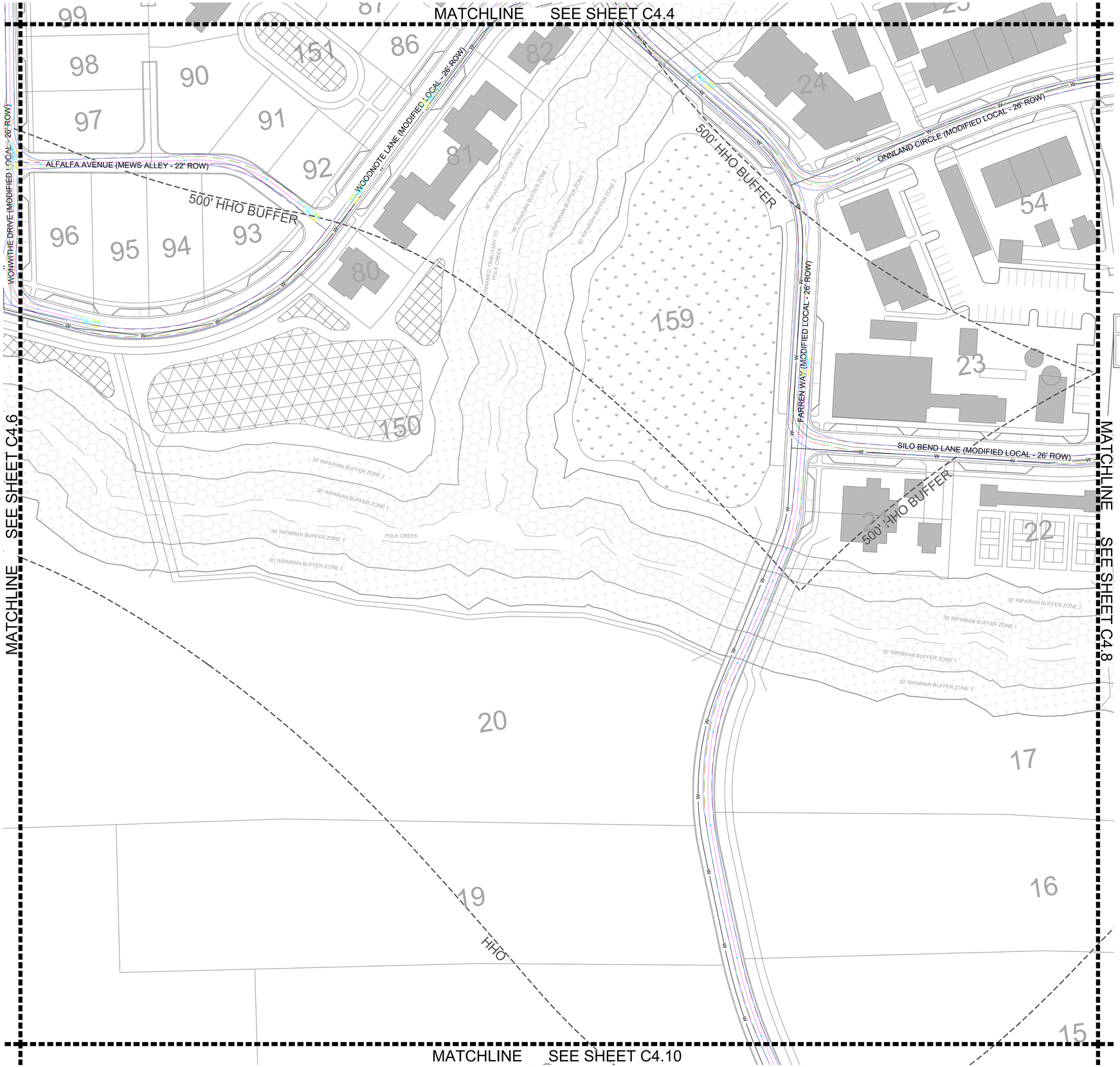
MARY McGOWAN LICENSED PROFESSIONAL ENGINEER AGRICULTURE 121343 STATE OF TENNESSEE 2025

Revision Date

ENLARGED TRASH ROW AND ACCESS PLAN

SHEET
C4.6

COF # 8704



ROW & ACCESS GENERAL NOTES

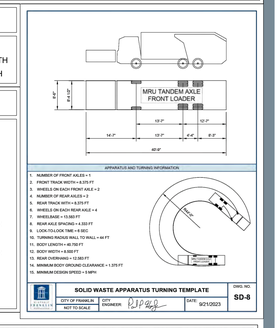
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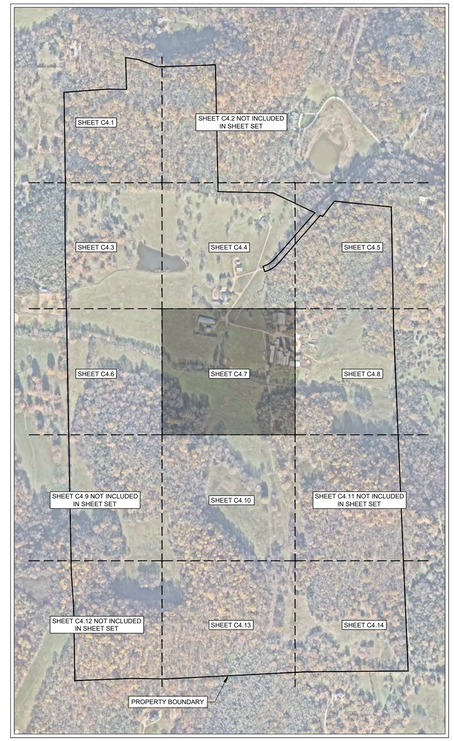
VEHICLE LEGEND

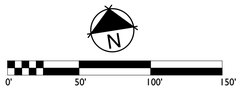
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DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

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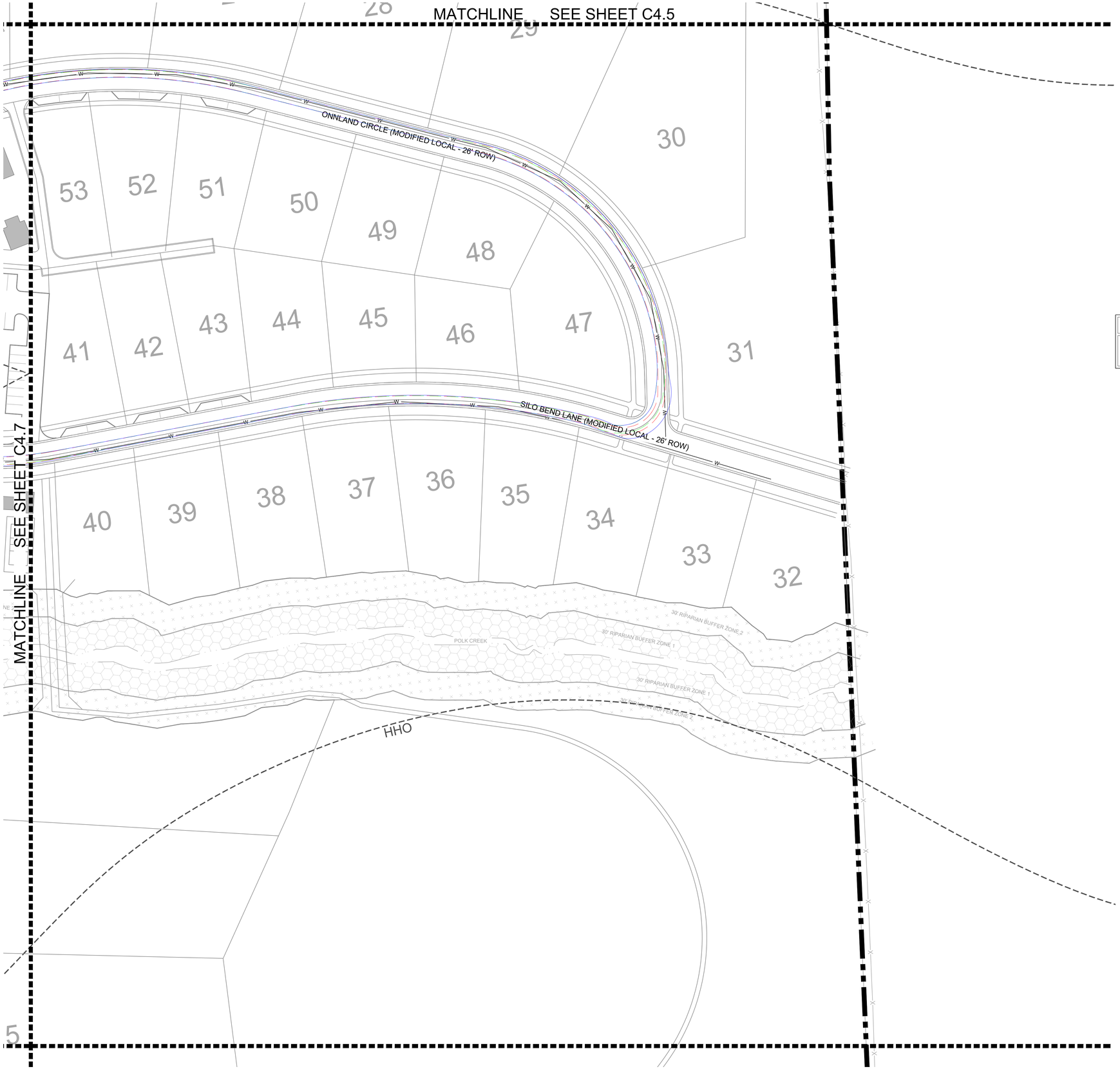
HARLIN PUD SUBDIVISION
DEVELOPMENT PLAN
Franklin, Williamson County, Tennessee

MARY McGOWAN REGISTERED ENGINEER AGRICULTURE No. 121320 STATE OF TENNESSEE
11/11/2025

Revision Date
- △ _____
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ENLARGED TRASH ROW AND ACCESS PLAN

SHEET
C4.7
COF # 8704



ROW & ACCESS GENERAL NOTES

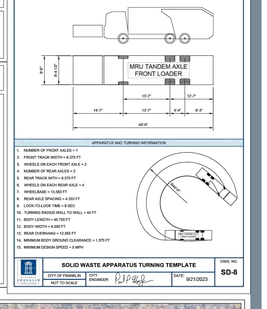
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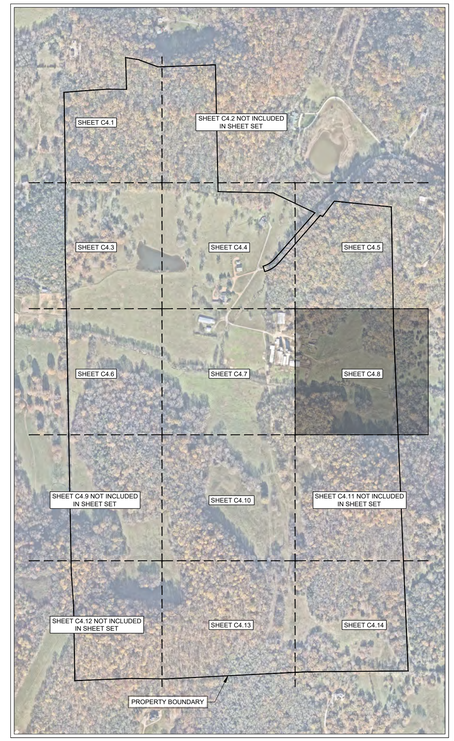
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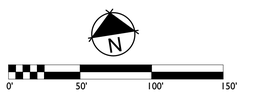
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Franklin, Williamson County, Tennessee



Revision Date

ENLARGED TRASH ROW AND ACCESS PLAN

SHEET

C4.8

COF # 8704

MATCHLINE SÈE SHEET C4.7

18

15

FARREN WAY (MODIFIED LOCAL - 24' ROW)

MATCHLINE SEE SHEET C4.13

ROW & ACCESS GENERAL NOTES

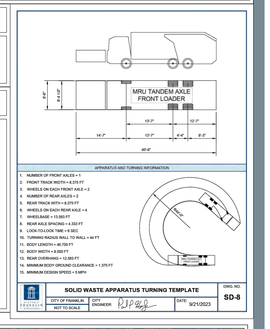
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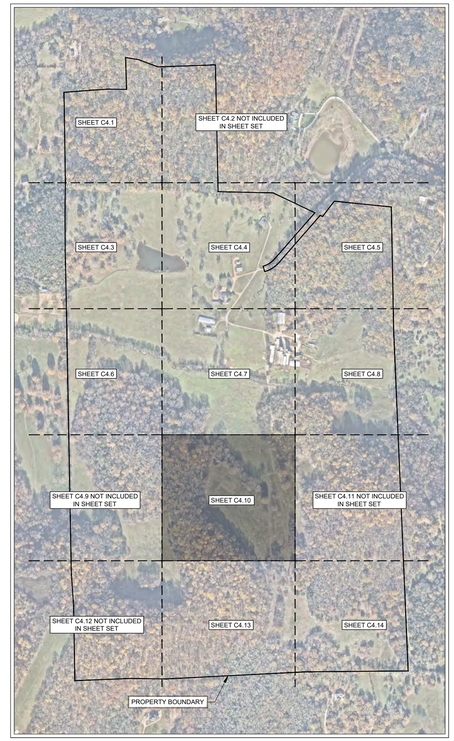
VEHICLE LEGEND

- VEHICLE FENDER PATH
- VEHICLE FRONT WHEEL PATH
- VEHICLE REAR WHEEL PATH

LEGEND

- WATER QUALITY
- DETENTION
- EXTENDED DETENTION
- RIPARIAN ZONE 1 BUFFER
- RIPARIAN ZONE 2 BUFFER
- HHO
- 500' HHO BUFFER





N

0' 50' 100' 150'

GAMBLE DESIGN COLLABORATIVE

DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

BOYLE

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Kimley»Horn

DesignStudio

sdco PARTNERS

SHERIDAN PUBLIC RELATIONS LLC

HARLIN PUD SUBDIVISION
DEVELOPMENT PLAN
Franklin, Williamson County, Tennessee

MARY McGOWAN REGISTERED ENGINEER AGRICULTURE No. 121330 STATE OF TENNESSEE
9/21/2025

Revision Date

ENLARGED TRASH ROW AND ACCESS PLAN

SHEET

C4.10

COF # 8704

MATCHLINE SEE SHEET C4.10

HHO

HHO

MATCHLINE SEE SHEET C4.14

104-018.01
BARBARA BRIGHT FLEMING
BK. 921, PG. 531

ROW & ACCESS GENERAL NOTES

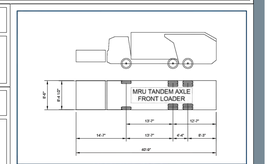
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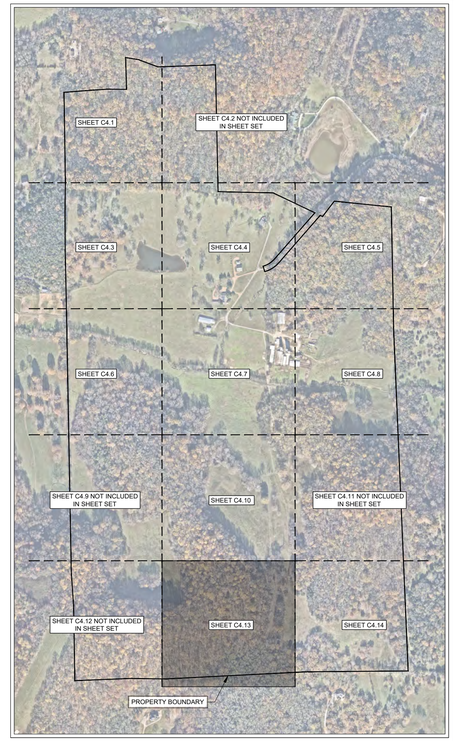
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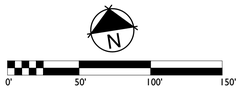
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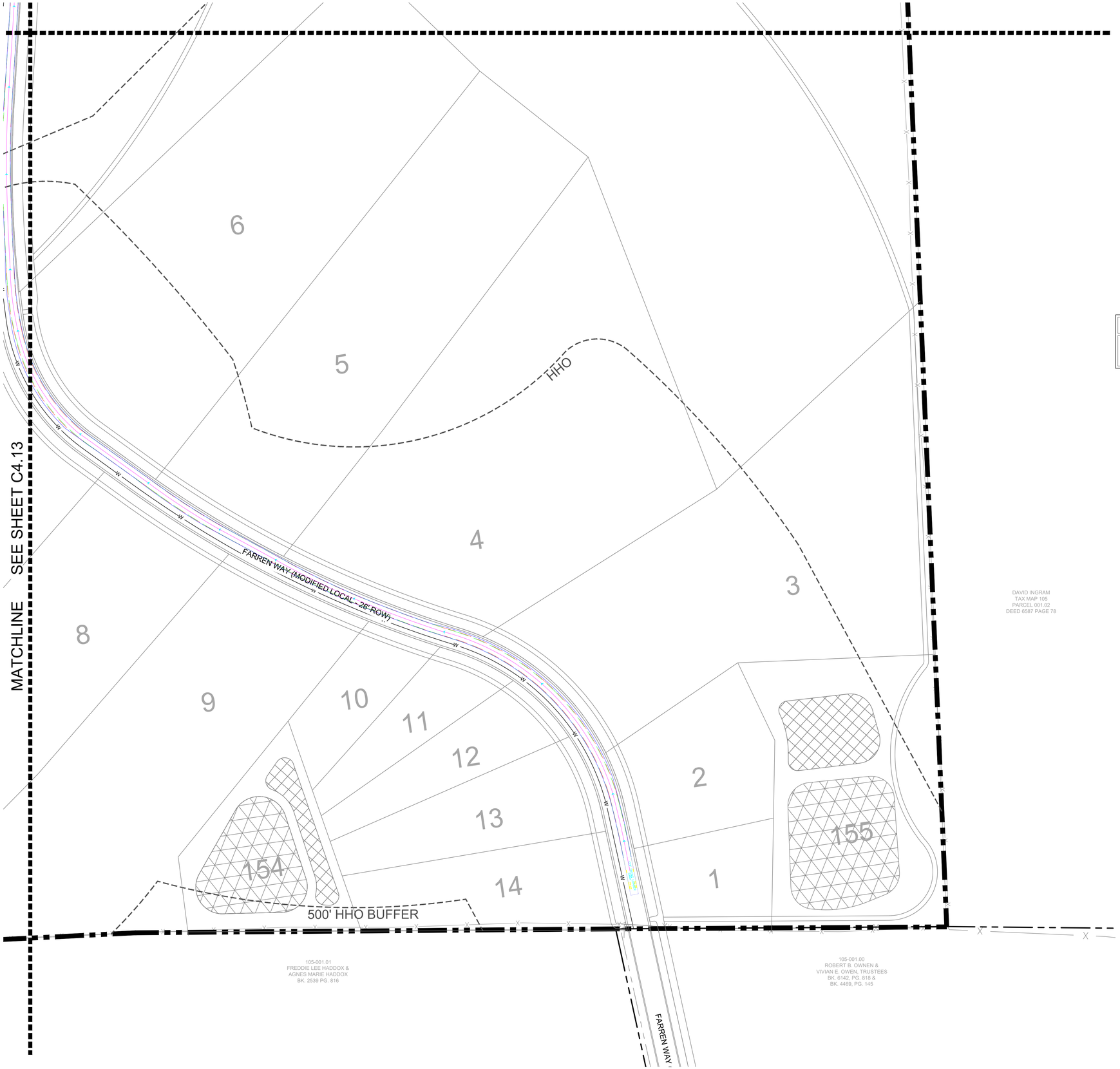
MARY McGOWAN REGISTERED ENGINEER STATE OF TENNESSEE No. 121320 2025

Revision Date

ENLARGED TRASH ROW AND ACCESS PLAN

SHEET
C4.13

COF # 8704



ROW & ACCESS GENERAL NOTES

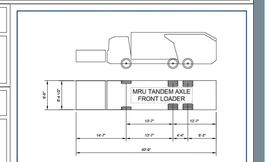
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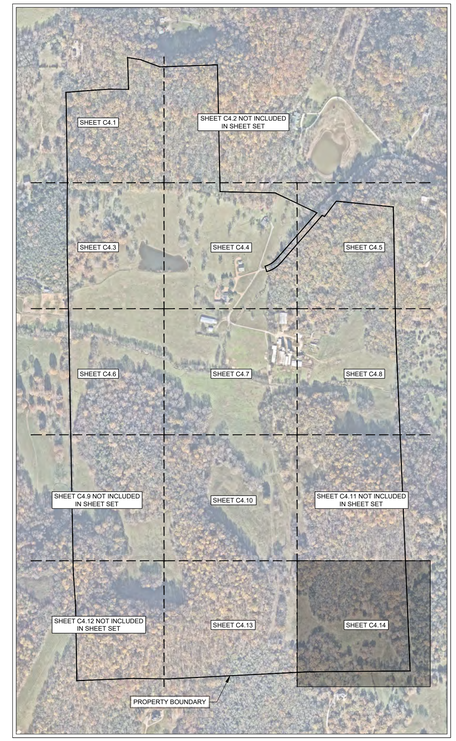
VEHICLE LEGEND

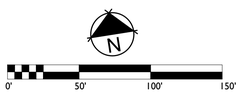
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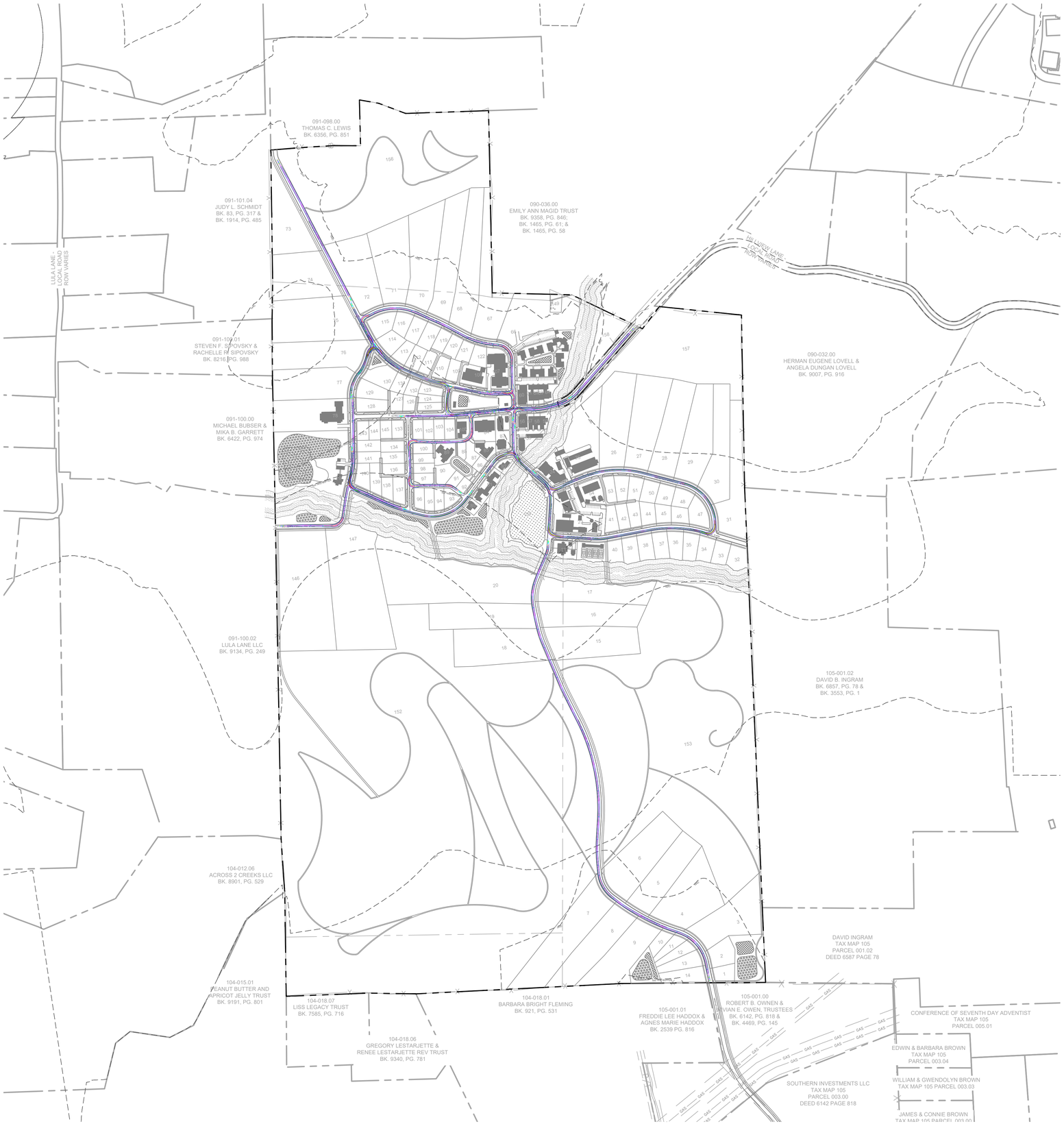
MARY McGOWAN REGISTERED ENGINEER No. 121330 STATE OF TENNESSEE AGRICULTURE
9/21/2025

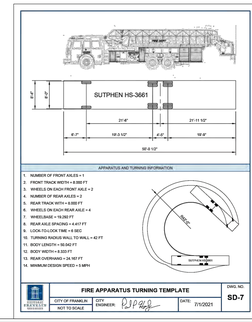
Revision Date

ENLARGED TRASH ROW AND ACCESS PLAN

SHEET
C4.14

COF # 8704





ROW & ACCESS GENERAL NOTES

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STATEMENT OF IMPACTS

THE TRAFFIC IMPACT STUDY INDICATES THAT OFF-SITE ROADWAY IMPROVEMENTS ALONG COLEMAN ROAD AND HILLVIEW LANE WILL BE REQUIRED BASED ON THE PROJECTED TRIPS.

VEHICLE LEGEND

- VEHICLE FENDER PATH
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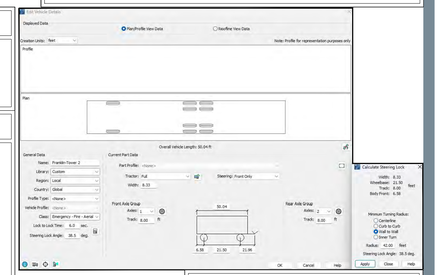
FIRE FLOW TEST

FLOW TEST DATE: 01/17/2025
STATIC PRESSURE: 80 psi
RESIDUAL PRESSURE: 65 psi
FLOW RATE: 1250 gpm at 20 psi

TESTED BY TIM BYRAM AT HB&TS

LEGEND

- WATER QUALITY
- DETENTION
- EXTENDED DETENTION
- RIPARIAN ZONE 1 BUFFER
- RIPARIAN ZONE 2 BUFFER
- HHO
- 500' HHO BUFFER



NOTE

SITE TO COMPLY TO REGULATIONS AND REQUIREMENTS OF THE 2018 INTERNATIONAL FIRE CODE. REQUIRED FLOWS AND PRESSURES FOR FIRE FLOW ARE TO BE MET, DESIGN TO BE COORDINATED WITH HB&TS.

SPRINKLER NOTE

LOTS WHICH FRONT A MEWS SECTION ARE TO BE SPRINKLERED.
THIS CONDITION APPLIES SPECIFICALLY TO LOTS 87, 88, 89, 90, AND 91.

GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

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Franklin, Williamson County, Tennessee

MARY McGOWAN
REGISTERED ENGINEER
AGRICULTURE
No. 121320
STATE OF TENNESSEE
7/11/2025

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

OVERALL FIRE ROW AND ACCESS PLAN

SHEET
C4.15
COF # 8704

091-098.00
THOMAS C. LEWIS
BK. 6356, PG. 851

091-101.04
JUDY L. SCHMIDT
BK. 83, PG. 317 &
BK. 1914, PG. 485

156

73

74

HHO

HHO

ASKLYN LANE MODIFIED LOCAL - 24' ROW

MATCHLINE SEE SHEET C4.18

NOTE

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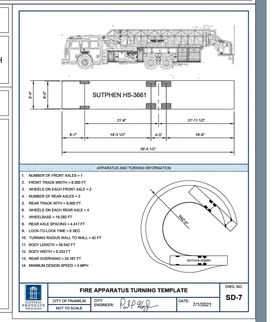
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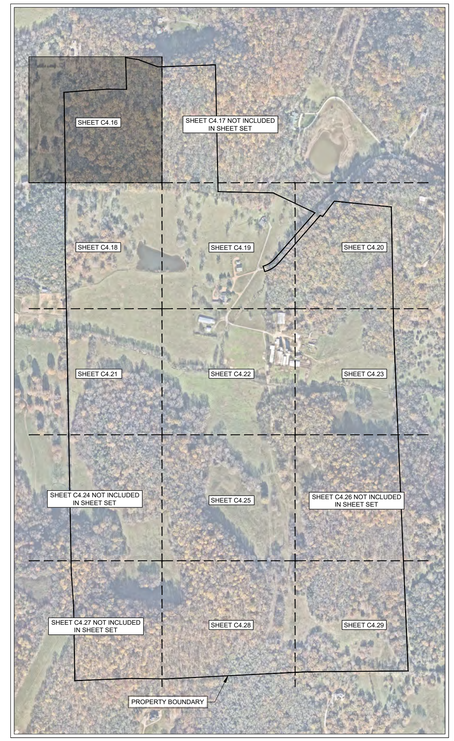
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- VEHICLE FENDER PATH
- VEHICLE FRONT WHEEL PATH
- VEHICLE REAR WHEEL PATH

LEGEND

- WATER QUALITY
- DETENTION
- EXTENDED DETENTION
- RIPARIAN ZONE 1 BUFFER
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- HHO
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FIRE FLOW TEST

FLOW TEST DATE: 01/17/2025
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TESTED BY TIM BYRAM AT HB&TS

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0' 50' 100' 150'

GAMBLE DESIGN COLLABORATIVE

DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

BOYLE
Building community since 1933.

Kimley»Horn

DesignStudio

sdco PARTNERS

SHERIDAN PUBLIC RELATIONS LLC

HARLIN PUD SUBDIVISION
DEVELOPMENT PLAN
Franklin, Williamson County, Tennessee

MARY McGOWAN REGISTERED ENGINEER No. 121320 STATE OF TENNESSEE 2025

Revision Date

ENLARGED FIRE ROW AND ACCESS PLAN

SHEET
C4.16

COF # 8704



NOTE

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ROW & ACCESS GENERAL NOTES

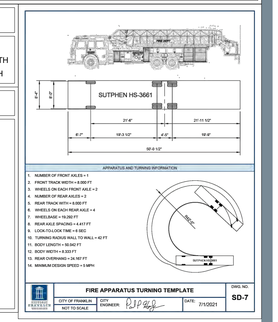
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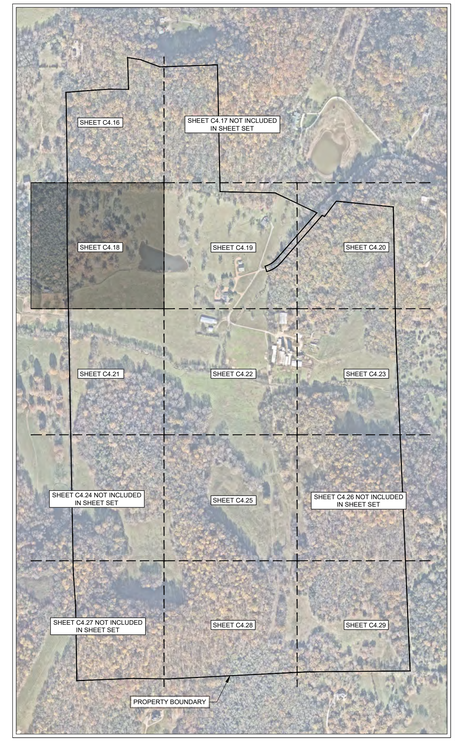
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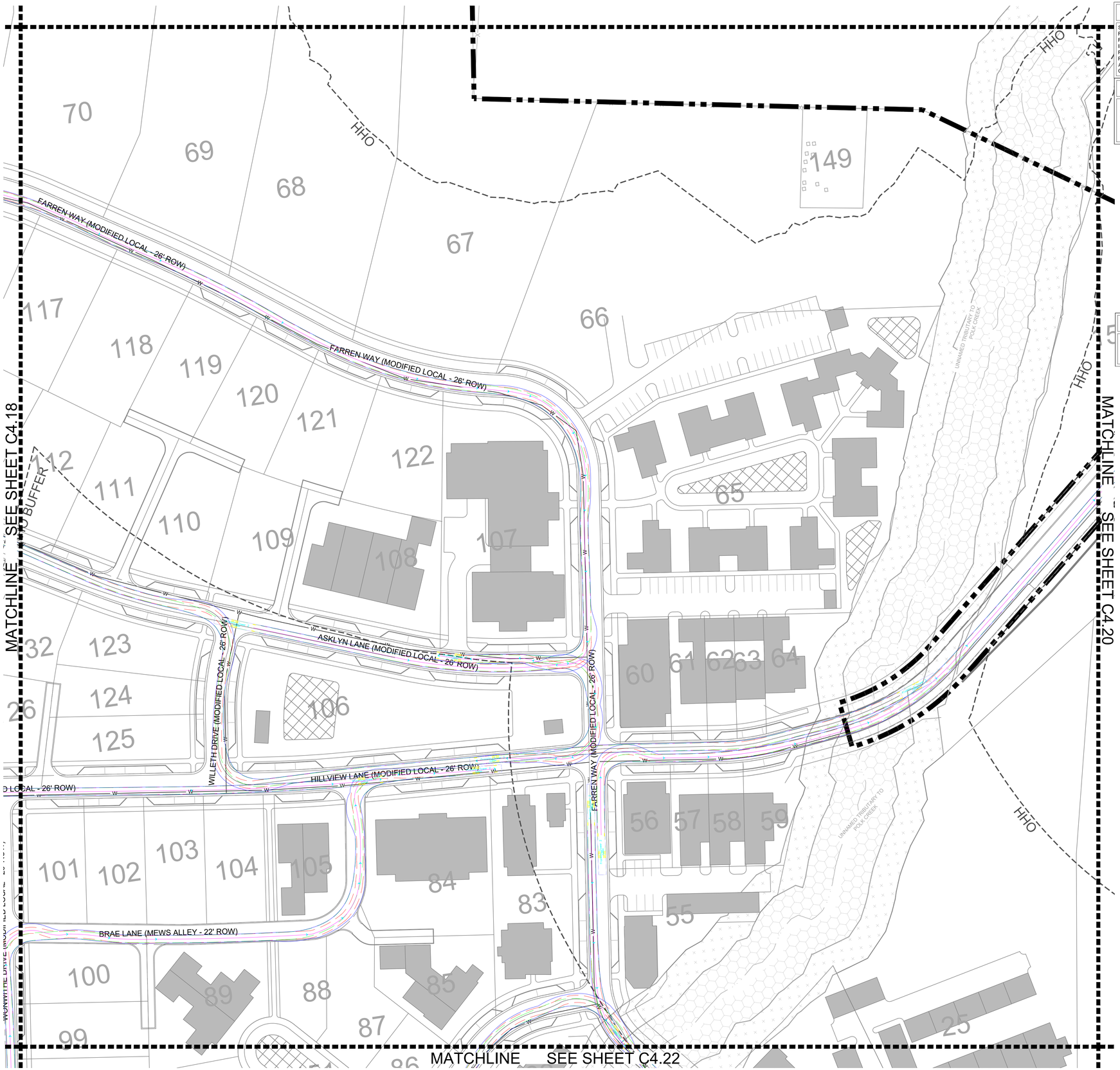
HARLIN PUD SUBDIVISION
DEVELOPMENT PLAN
Franklin, Williamson County, Tennessee

MARY McGOWAN REGISTERED ENGINEER AGRICULTURE STATE OF TENNESSEE 121320 7/11/2025

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2 _____
3 _____
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ENLARGED FIRE ROW AND ACCESS PLAN

SHEET
C4.18
COF # 8704



NOTE

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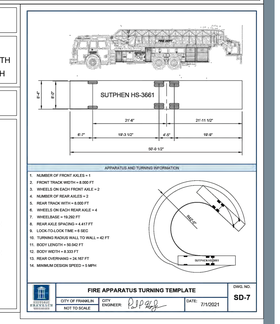
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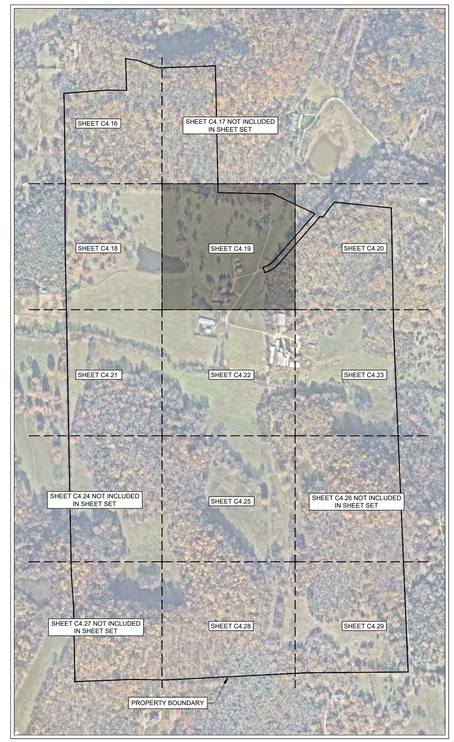
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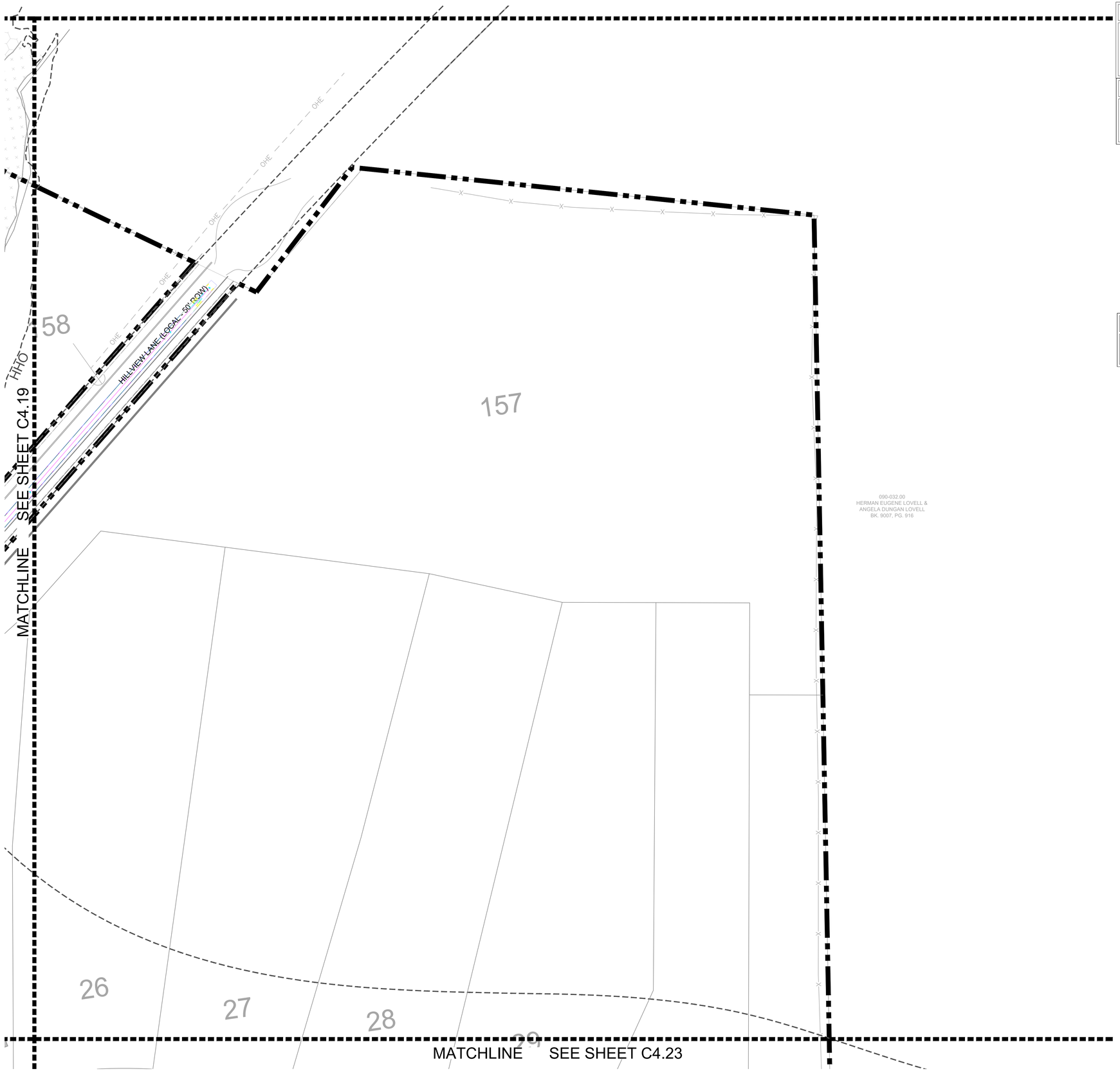
MARY McGOWAN — LICENSED PROFESSIONAL ENGINEER — AGRICULTURE — 126320 — STATE OF TENNESSEE — 2025

Revision Date
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ENLARGED FIRE ROW AND ACCESS PLAN

SHEET
C4.19

COF # 8704



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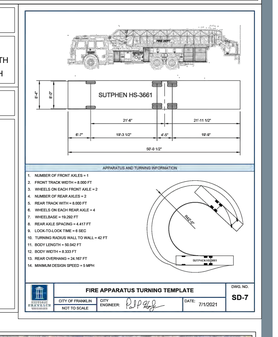
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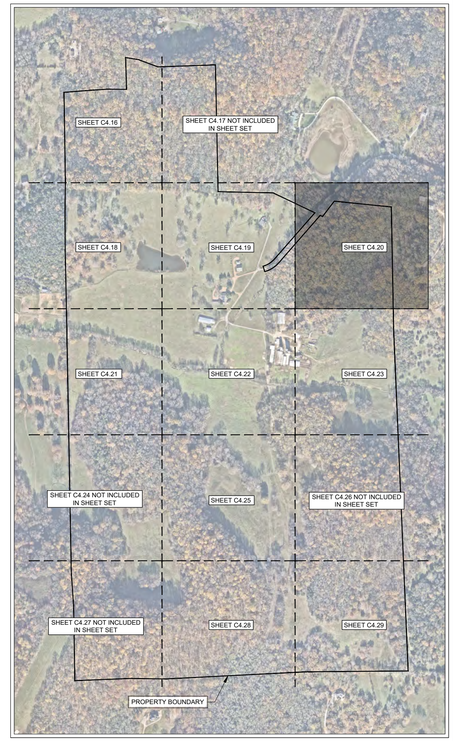
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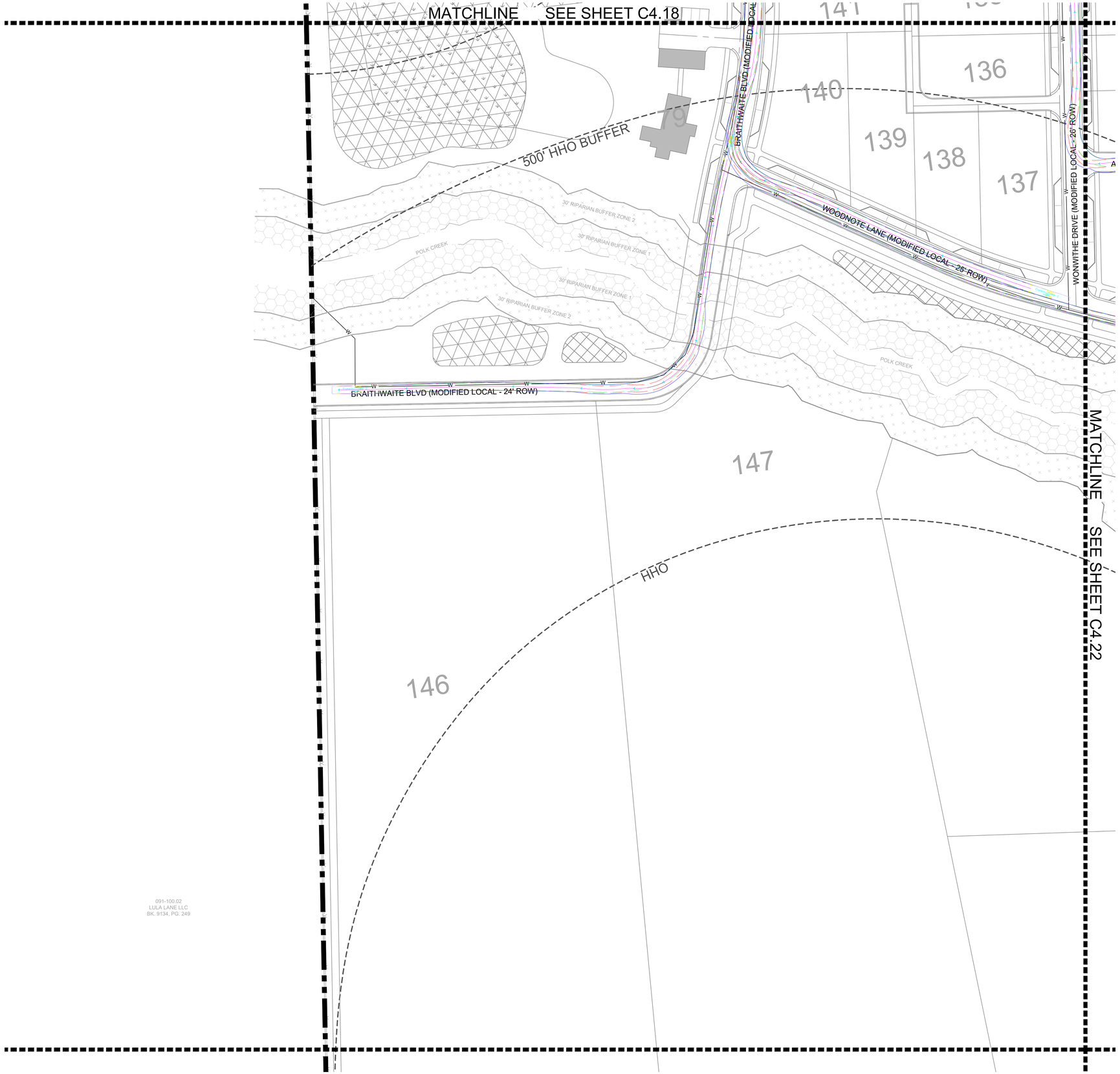
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Franklin, Williamson County, Tennessee

MARY McGOWAN REGISTERED ENGINEER STATE OF TENNESSEE No. 121320 2025

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ENLARGED FIRE ROW AND ACCESS PLAN

SHEET
C4.20
COF # 8704



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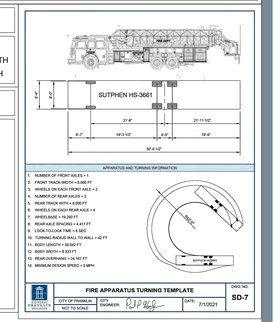
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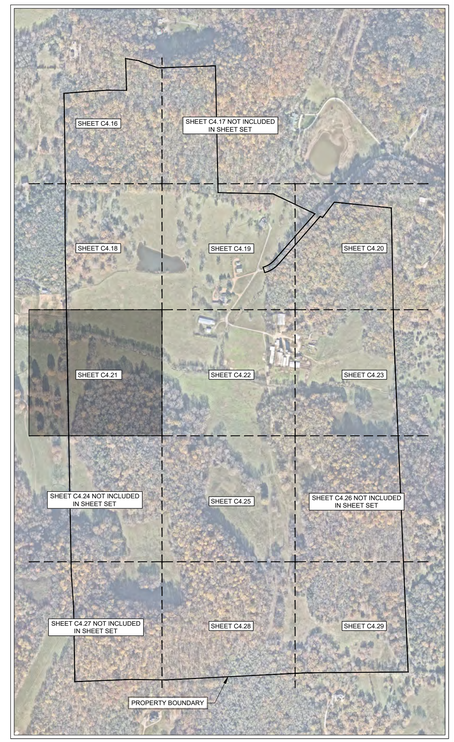
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ENLARGED FIRE ROW AND ACCESS PLAN

SHEET
C4.21

COF # 8704

MATCHLINE SEE SHEET C4.19

MATCHLINE SEE SHEET C4.21

MATCHLINE SEE SHEET C4.23

MATCHLINE SEE SHEET C4.25

WONWITHE DRIVE (MODIFIED LOCAL - 26' ROW)

ALFALFA AVENUE (MEWS ALLEY - 22' ROW)

WOODNOTE LANE (MODIFIED LOCAL - 26' ROW)

ONNLAND CIRCLE (MODIFIED LOCAL - 26' ROW)

FARREN WAY (MODIFIED LOCAL - 26' ROW)

SILO BEND LANE (MODIFIED LOCAL - 26' ROW)

500' HHO BUFFER

HHO

UNNAMED TRIBUTARY TO POLK CREEK

POLK CREEK

30' RIPARIAN BUFFER ZONE 1

30' RIPARIAN BUFFER ZONE 2

99 98 97 96 95 94 93 92 91 90 87 86 151 82 81 80 159 150 24 54 23 22 20 19 17 16 15

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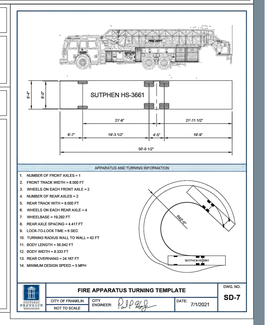
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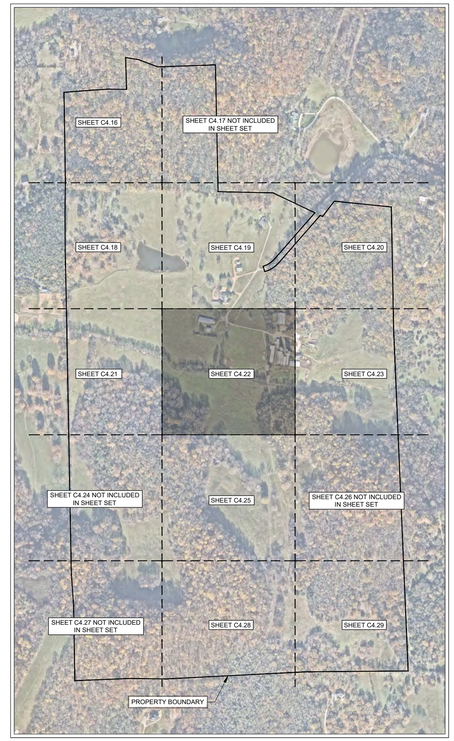
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- DETENTION
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TESTED BY TIM BYRAM AT HB&TS

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0' 50' 100' 150'

GAMBLE DESIGN COLLABORATIVE

DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

BOYLE
Building community since 1933.

Kimley»Horn

DesignStudio

sdco PARTNERS

SHERIDAN PUBLIC RELATIONS LLC

HARLIN PUD SUBDIVISION
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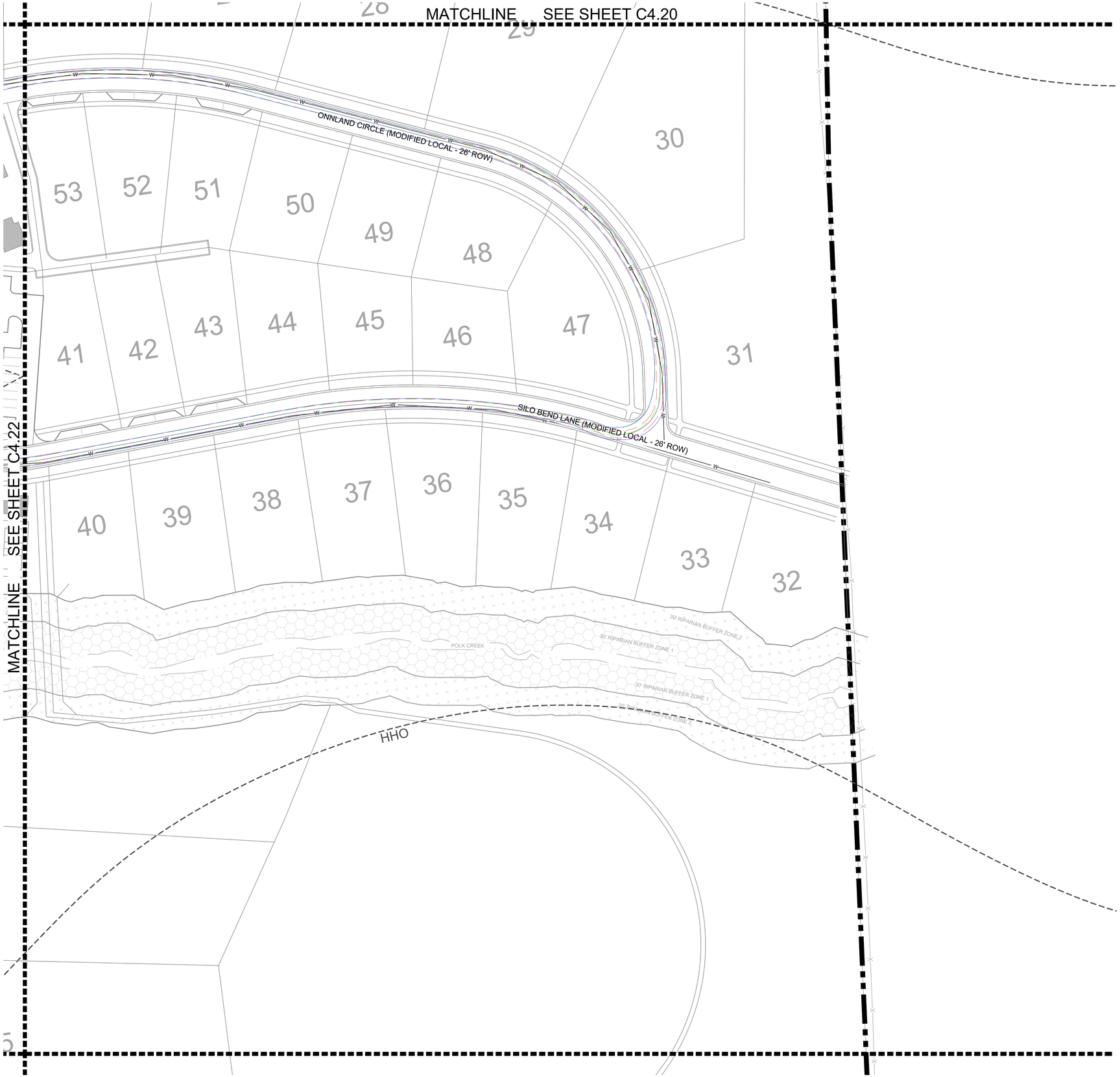
MARY McGOWAN REGISTERED ENGINEER STATE OF TENNESSEE 12139 2025

Revision Date

ENLARGED FIRE ROW AND ACCESS PLAN

SHEET
C4.22

COF # 8704



NOTE

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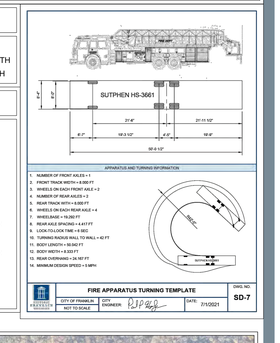
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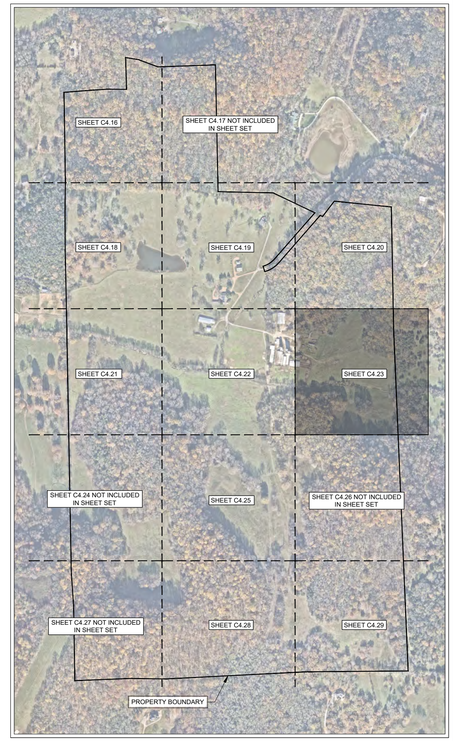
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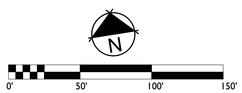




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DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE
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Building community since 1933.
Kimley»Horn
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sdco PARTNERS
SHERIDAN PUBLIC RELATIONS LLC

HARLIN PUD SUBDIVISION
DEVELOPMENT PLAN
Franklin, Williamson County, Tennessee

MARY McGOWAN REGISTERED ENGINEER STATE OF TENNESSEE 26.121320 AGRICULTURE
12/19/2025

Revision Date

ENLARGED FIRE ROW AND ACCESS PLAN

SHEET
C4.23

COF # 8704

MATCHLINE SEE SHEET C4.22

18

15

FARREN WAY (MODIFIED LOCAL - 24' ROW)

MATCHLINE SEE SHEET C4.28

NOTE

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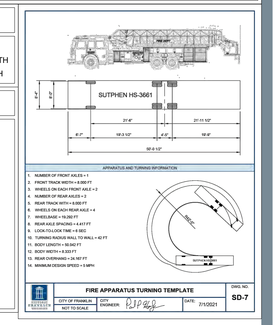
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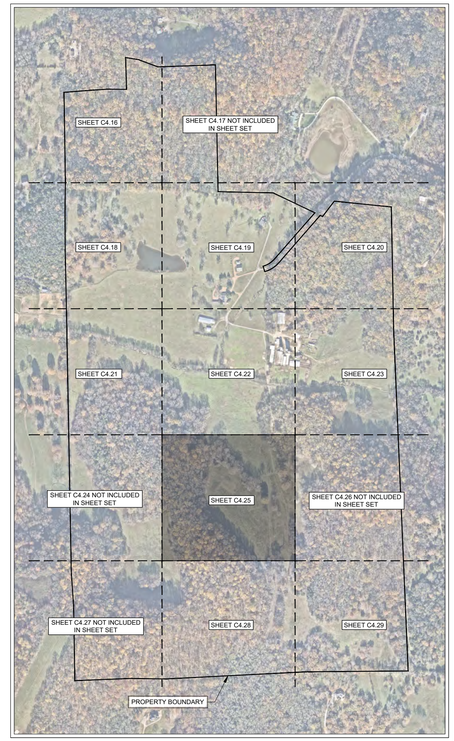
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Building community since 1933.

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SHERIDAN PUBLIC RELATIONS LLC

HARLIN PUD SUBDIVISION
DEVELOPMENT PLAN
Franklin, Williamson County, Tennessee

MARY McGOWAN REGISTERED ENGINEER AGRICULTURE AND ENVIRONMENT 126121 STATE OF TENNESSEE 2025

Revision Date

ENLARGED FIRE ROW AND ACCESS PLAN

SHEET
C4.25

COF # 8704

MATCHLINE SEE SHEET C4.25

HHO

HHO

MATCHLINE SEE SHEET C4.29

7

104-018.01
BARBARA BRIGHT FLEMING
BK. 921, PG. 531

NOTE

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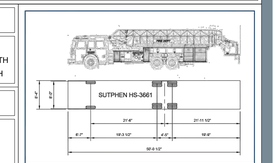
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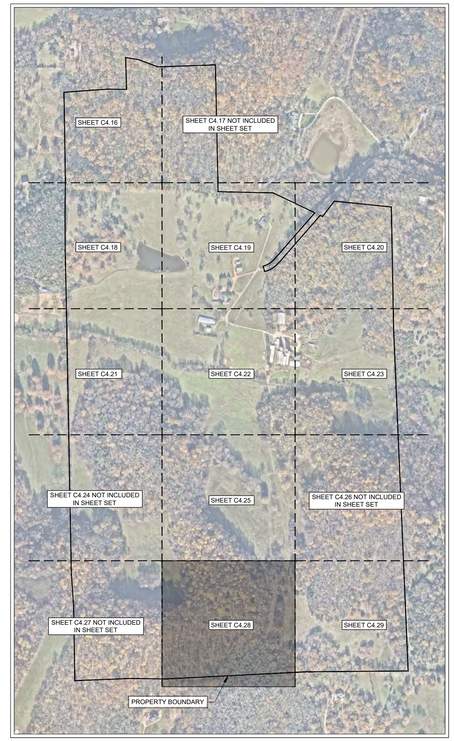
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7/1/2025

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SHEET
C4.28
COF # 8704



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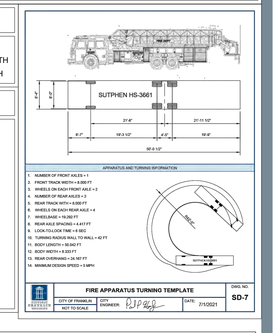
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7. THERMOPLASTIC PAVEMENT MARKINGS SHOULD BE USED ON ALL PUBLIC AND PRIVATE CITY STREET PROJECTS. THERMOPLASTIC TRAFFIC STRIPING AND PAVEMENT MARKINGS SHALL CONFORM TO SECTION 716.03 "THERMOPLASTIC PAVEMENT MARKINGS", OF THE TENNESSEE DEPARTMENT OF TRANSPORTATION SPECIFICATIONS (TDOT), AND TO THE CITY OF FRANKLIN TRANSPORTATION & STREET TECHNICAL STANDARDS.
8. STREETS AND ROADS SHALL BE IDENTIFIED WITH APPROVED SIGNS. TEMPORARY SIGNS SHALL BE INSTALLED AT EACH STREET INTERSECTION WHEN THE CONSTRUCTION OF THE NEW ROADWAYS ALLOWS PASSAGE BY VEHICLES. SIGNS SHALL BE OF AN APPROVED SIZE, WEATHER RESISTANT, AND MAINTAINED UNTIL REPLACED BY PERMANENT SIGNS.

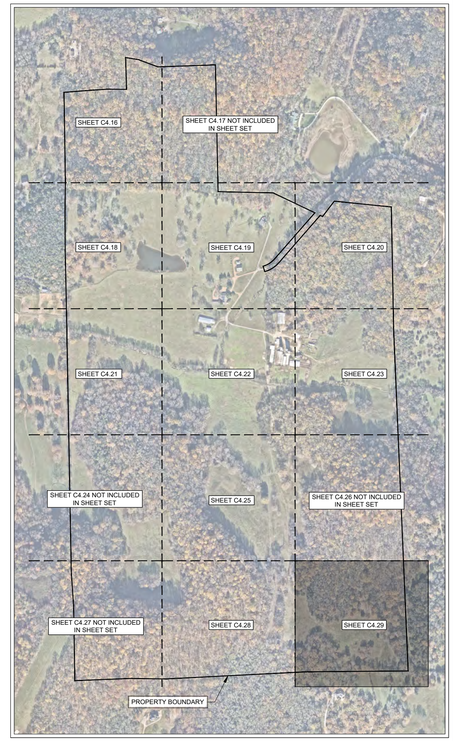
VEHICLE LEGEND

- VEHICLE FENDER PATH
- VEHICLE FRONT WHEEL PATH
- VEHICLE REAR WHEEL PATH

LEGEND

- WATER QUALITY
- DETENTION
- EXTENDED DETENTION
- RIPARIAN ZONE 1 BUFFER
- RIPARIAN ZONE 2 BUFFER
- HHO
- 500' HHO BUFFER





FIRE FLOW TEST

FLOW TEST DATE: 01/17/2025
STATIC PRESSURE: 80 psi
RESIDUAL PRESSURE: 65 psi
FLOW RATE: 1250 gpm at 20 psi

TESTED BY TIM BYRAM AT HB&TS

N
0' 50' 100' 150'

GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE
BOYLE
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DesignStudio
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SHERIDAN PUBLIC RELATIONS LLC

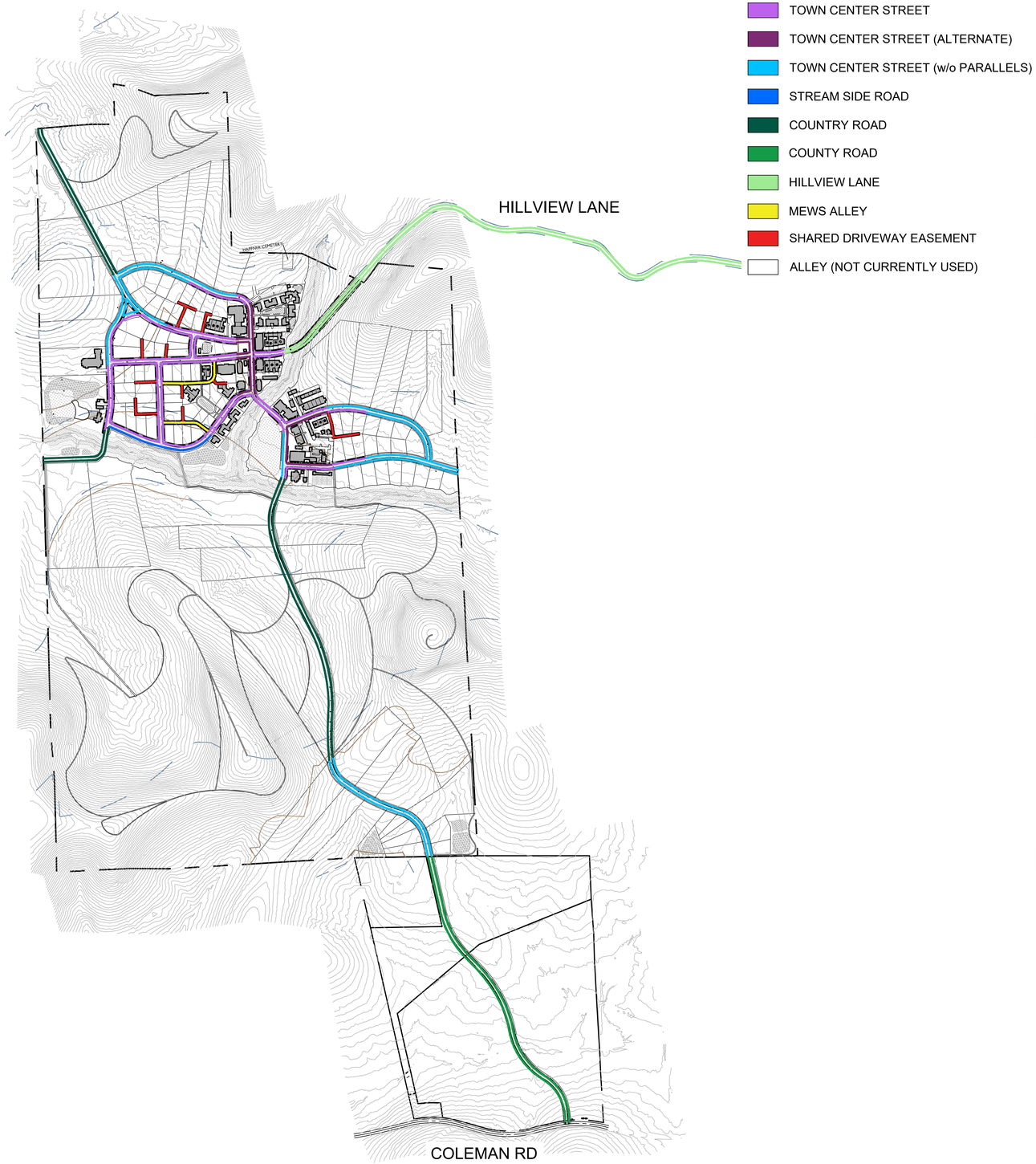
HARLIN PUD SUBDIVISION
DEVELOPMENT PLAN
Franklin, Williamson County, Tennessee

MARY McGOWAN REGISTERED ENGINEER AGRICULTURE ENGINEER No. 121320 STATE OF TENNESSEE 2025

Revision Date
1 _____
2 _____
3 _____
4 _____

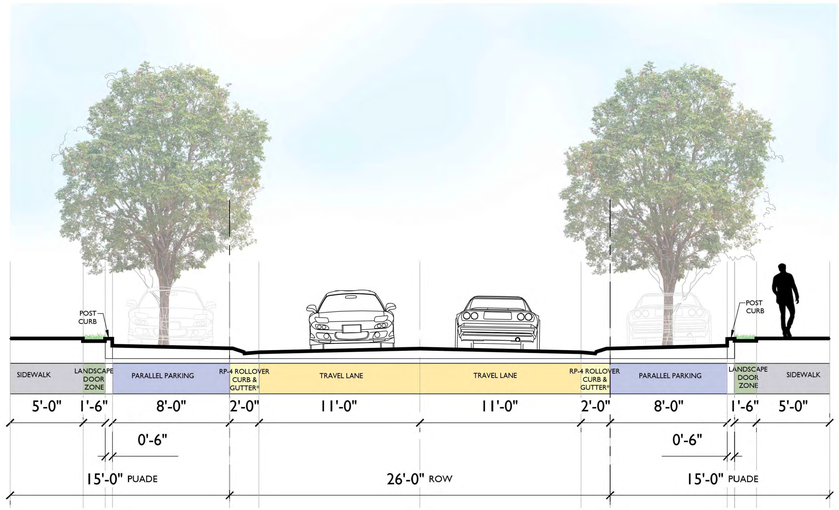
ENLARGED FIRE ROW AND ACCESS PLAN

SHEET
C4.29
COF # 8704



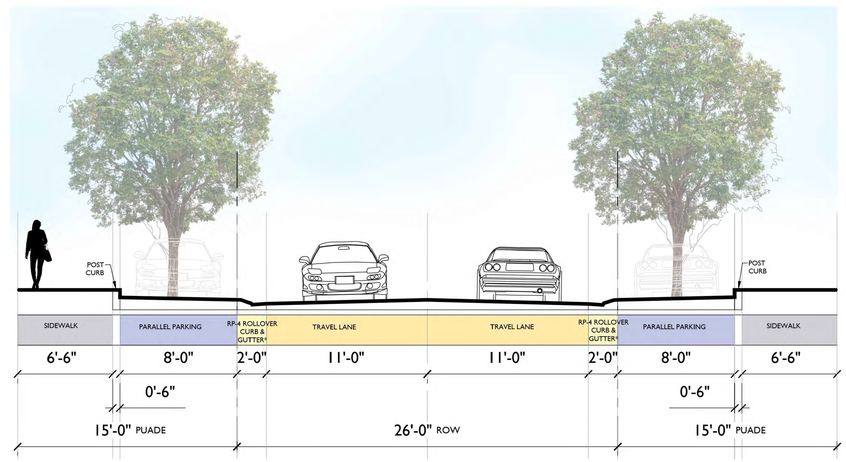
- TOWN CENTER STREET
- TOWN CENTER STREET (ALTERNATE)
- TOWN CENTER STREET (w/o PARALLELS)
- STREAM SIDE ROAD
- COUNTRY ROAD
- COUNTY ROAD
- HILLVIEW LANE
- MEWS ALLEY
- SHARED DRIVEWAY EASEMENT
- ALLEY (NOT CURRENTLY USED)

TOWN CENTER STREET



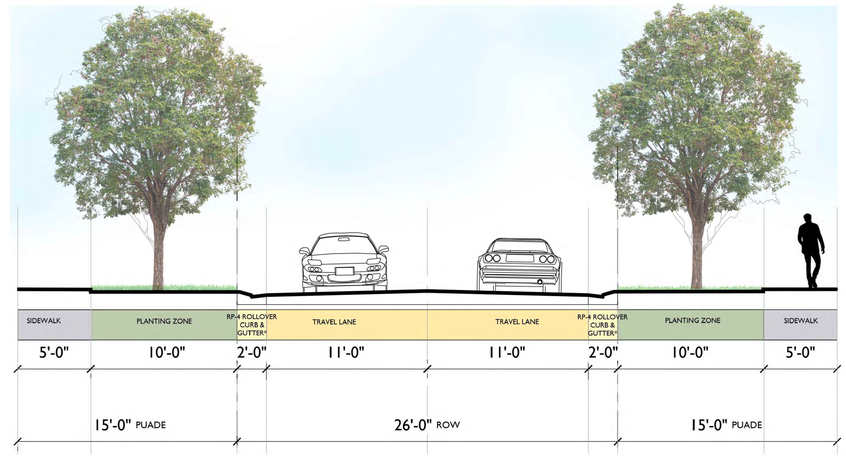
*THIS DETAIL IS FROM CITY OF FRANKLIN TECHNICAL STANDARDS: RP-4 LOCAL STREET ROLLOVER CURB AND GUTTER

TOWN CENTER STREET (ALTERNATE)



*THIS DETAIL IS FROM CITY OF FRANKLIN TECHNICAL STANDARDS: RP-4 LOCAL STREET ROLLOVER CURB AND GUTTER

TOWN CENTER STREET (w/o PARALLELS)



*THIS DETAIL IS FROM CITY OF FRANKLIN TECHNICAL STANDARDS: RP-4 LOCAL STREET ROLLOVER CURB AND GUTTER

0' 5' 10' 15'

GAMBLE DESIGN COLLABORATIVE
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HARLIN PUD SUBDIVISION
DEVELOPMENT PLAN
Franklin, Williamson County, Tennessee

JEFFREY A. ROSIAK REGISTERED LANDSCAPE ARCHITECT 1735 STATE OF TENNESSEE AGRICULTURE REGISTERED LANDSCAPE ARCHITECT 1735

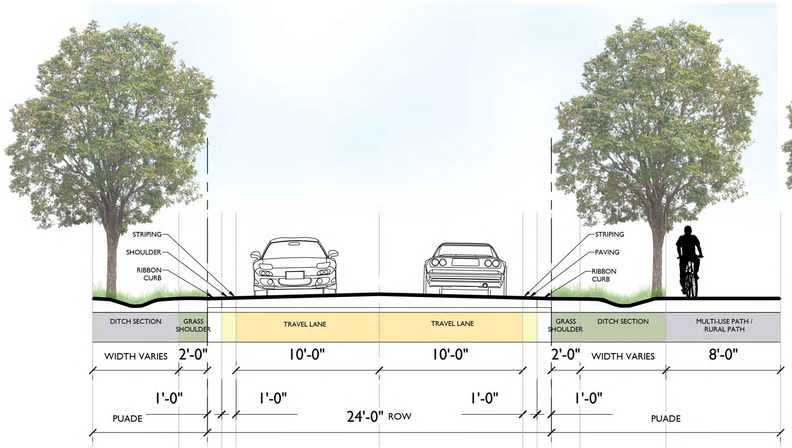
Revision Date
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STREET NETWORK PLAN AND SECTIONS

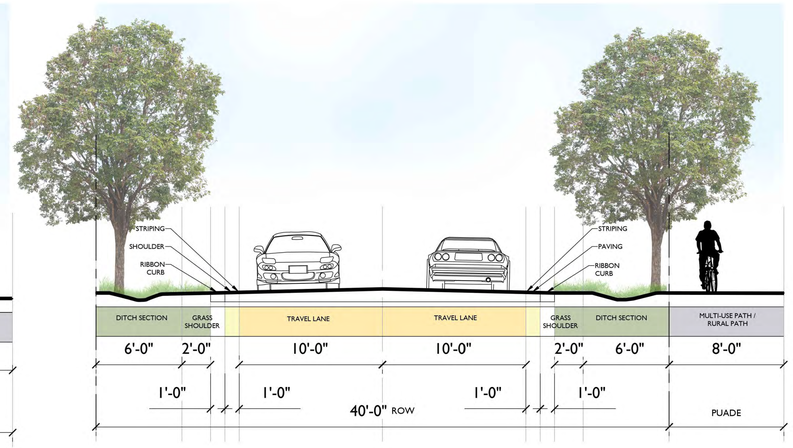
SHEET
C4.30

COF # 8704

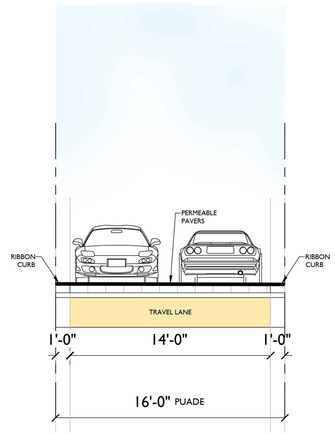
COUNTRY ROAD



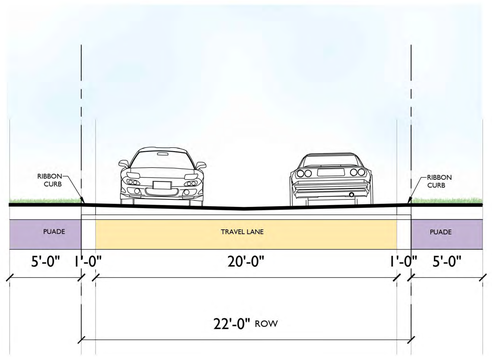
COUNTY ROAD



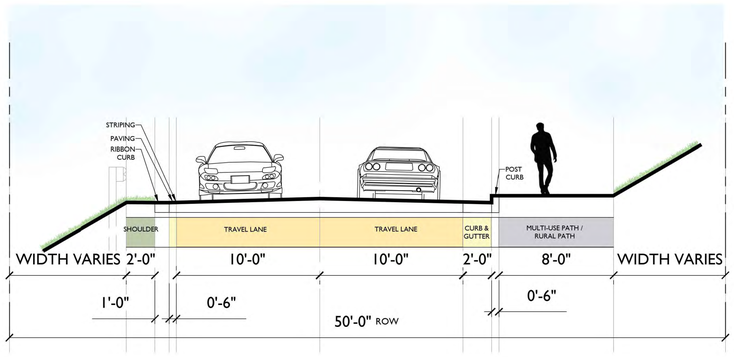
SHARED DRIVEWAY EASEMENT



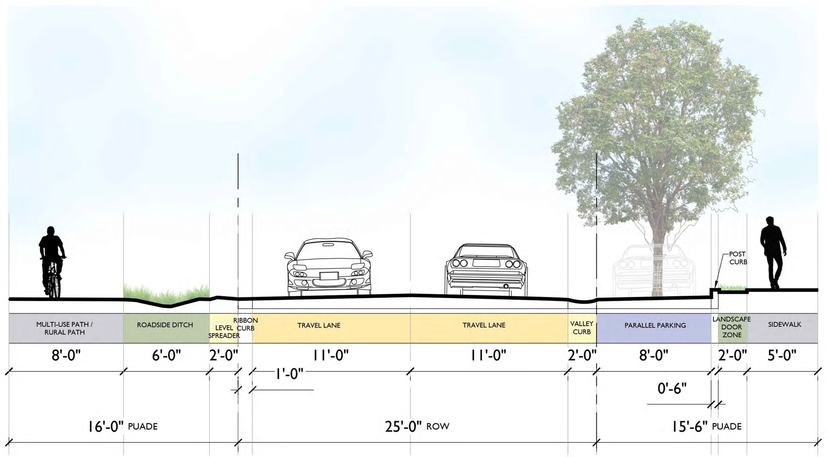
MEWS ALLEY



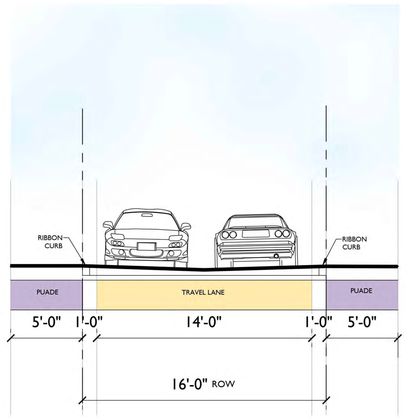
HILLVIEW LANE



STREAM SIDE ROAD



ALLEY (NOT CURRENTLY USED)



0' 5' 10' 15'

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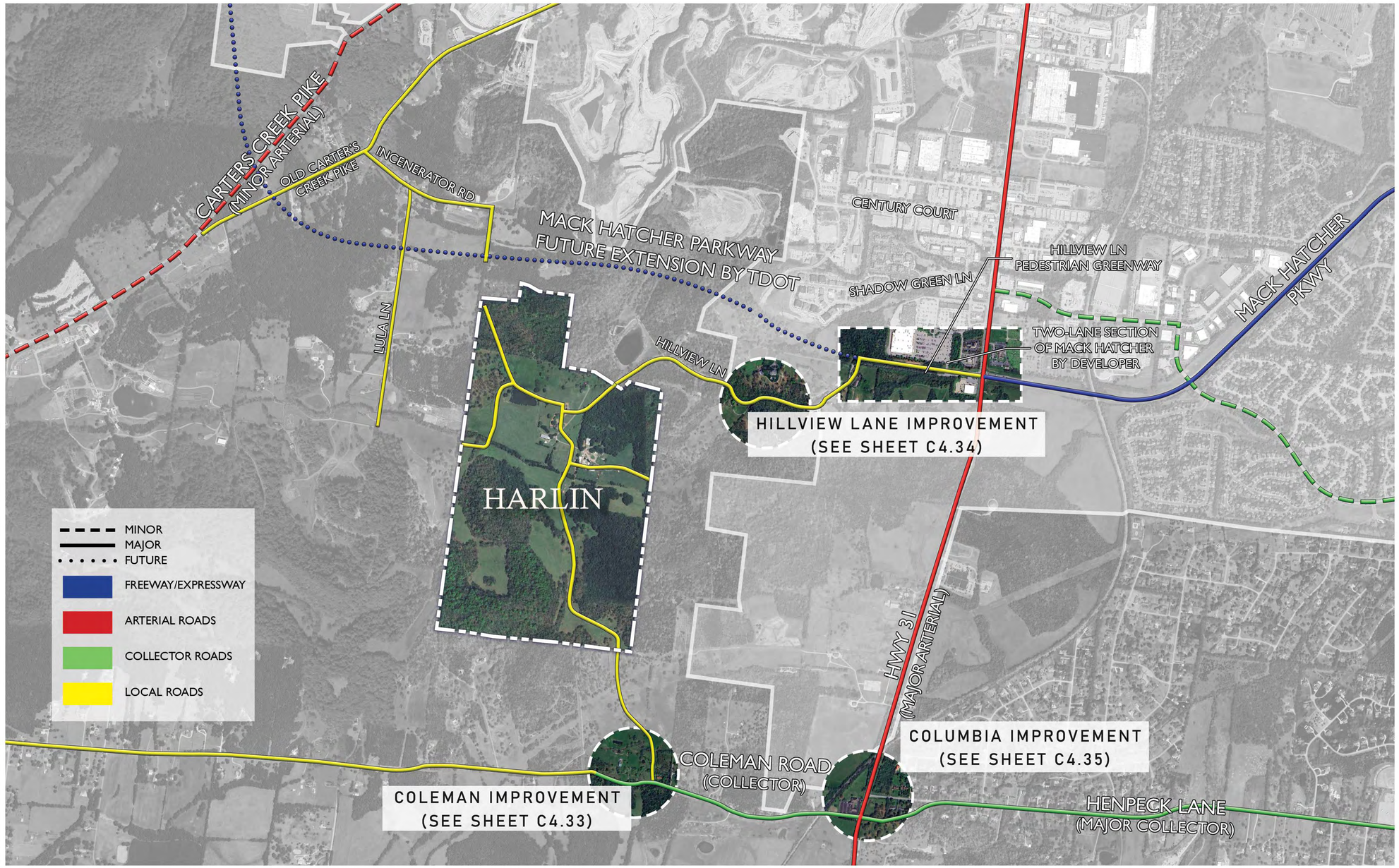
HARLIN PUD SUBDIVISION
DEVELOPMENT PLAN
Franklin, Williamson County, Tennessee

JEFFREY A. ROSIAK REGISTERED LANDSCAPE ARCHITECT 103525

Revision Date

STREET SECTIONS

SHEET
C4.31
COF # 8704



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DEVELOPMENT PLAN
Franklin, Williamson County, Tennessee

JEFFREY A. ROSIAK
REGISTERED
AGRICULTURE
TENNESSEE
LANDSCAPE ARCHITECT
1325

Revision Date
△ _____
△ _____
△ _____
△ _____

OFFSITE ROAD IMPROVEMENTS

SHEET
C4.32

COF # 8704

COLEMAN ROAD IMPROVEMENT



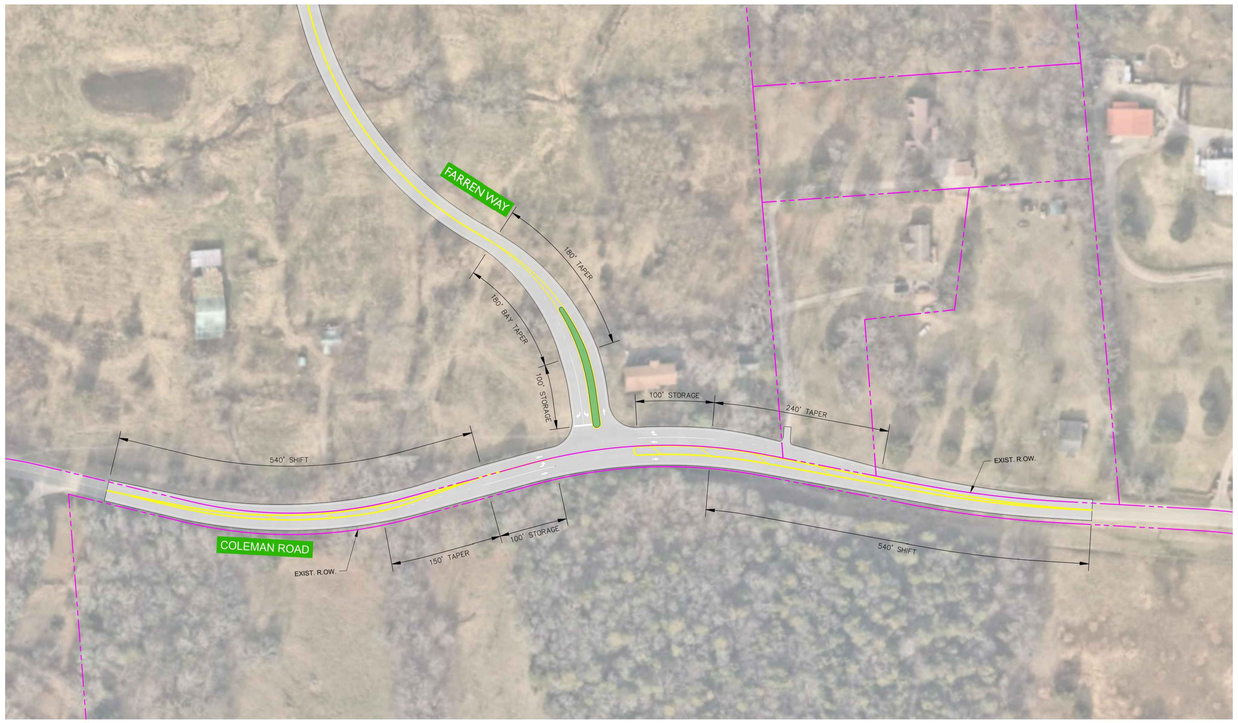
Location Key



Existing Conditions



Proposed Improvements



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DEVELOPMENT PLAN
Franklin, Williamson County, Tennessee

JEFFREY A. ROSIAK REGISTERED LANDSCAPE ARCHITECT

Revision Date

OFFSITE ROAD IMPROVEMENTS

SHEET

C4.33

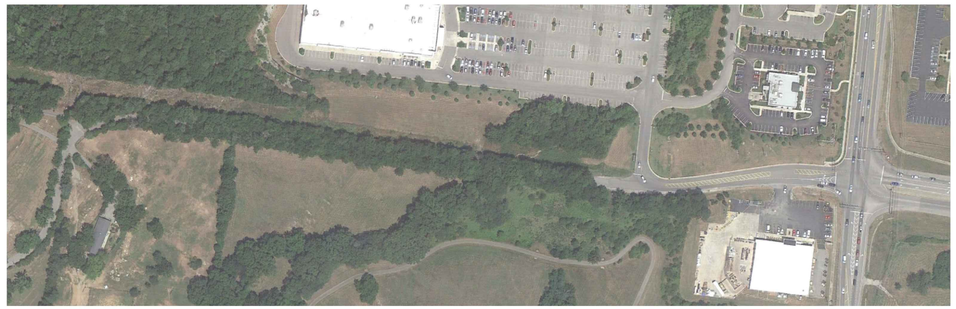
COF # 8704

HILLVIEW LANE & MACK HATCHER IMPROVEMENT

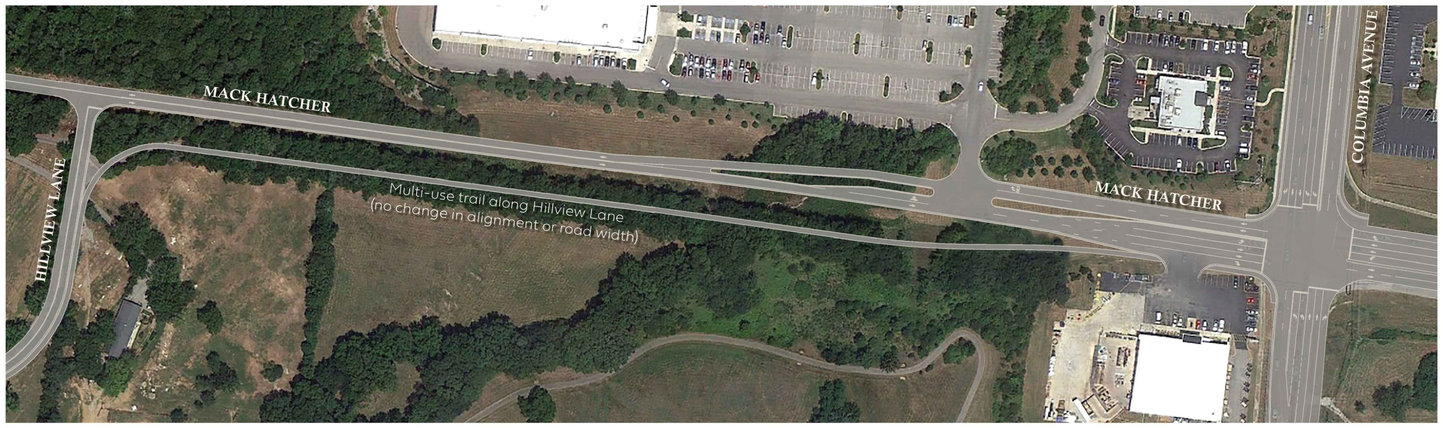




Location Key



Existing Conditions



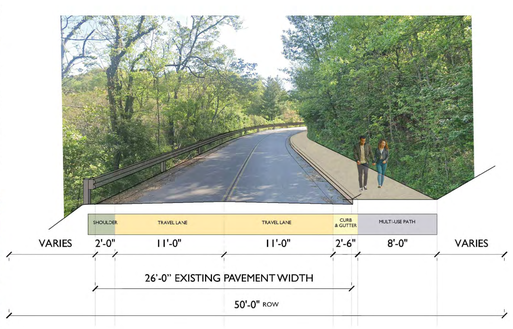
Proposed Improvements



Location Key



Existing Conditions



Proposed Improvements to Hillview Lane

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DEVELOPMENT PLAN
Franklin, Williamson County, Tennessee

JEFFREY A. ROSIAK REGISTERED AGRICULTURAL LANDSCAPE ARCHITECT 2025

Revision Date
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△ _____
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OFFSITE ROAD IMPROVEMENTS

SHEET
C4.34

COF # 8704

COLEMAN ROAD & COLUMBIA PIKE IMPROVEMENT



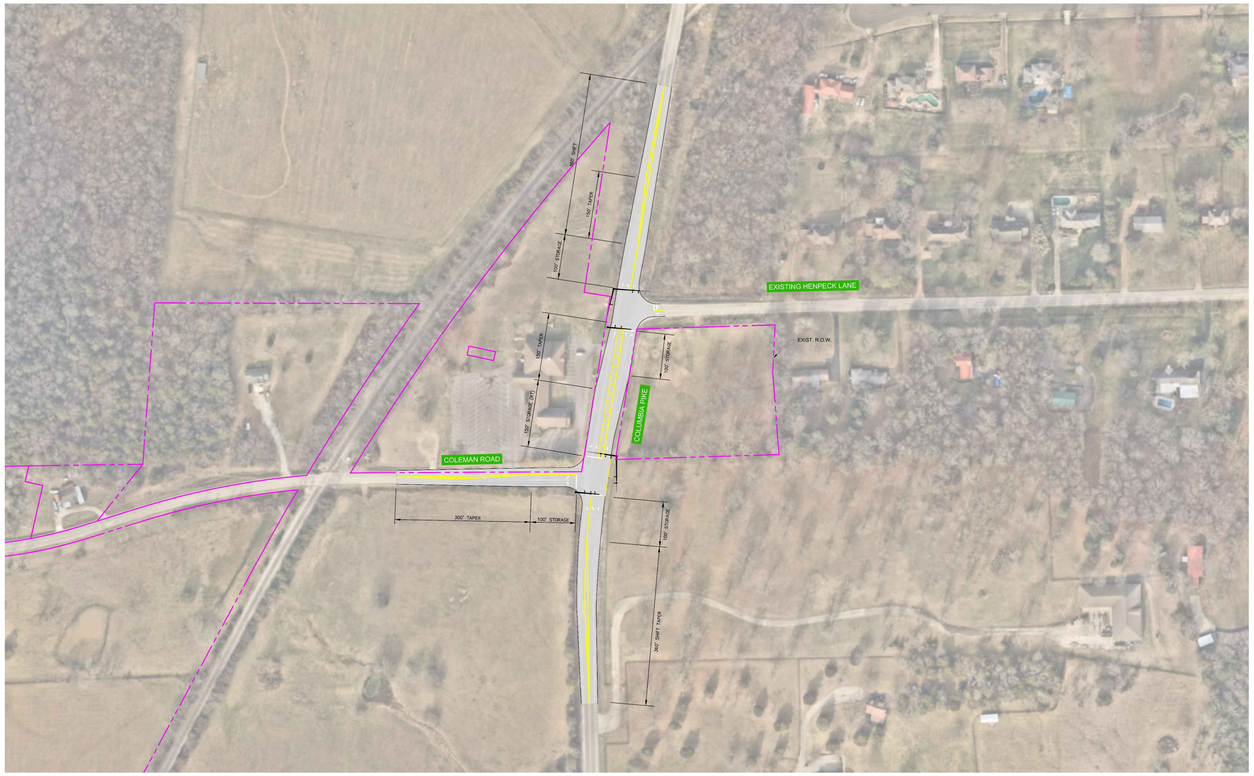
Location Key



Existing Conditions



Proposed Improvements



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DEVELOPMENT PLAN
Franklin, Williamson County, Tennessee

JEFFREY A. ROSIAK REGISTERED AGRICULTURE LANDSCAPE ARCHITECT

Revision Date

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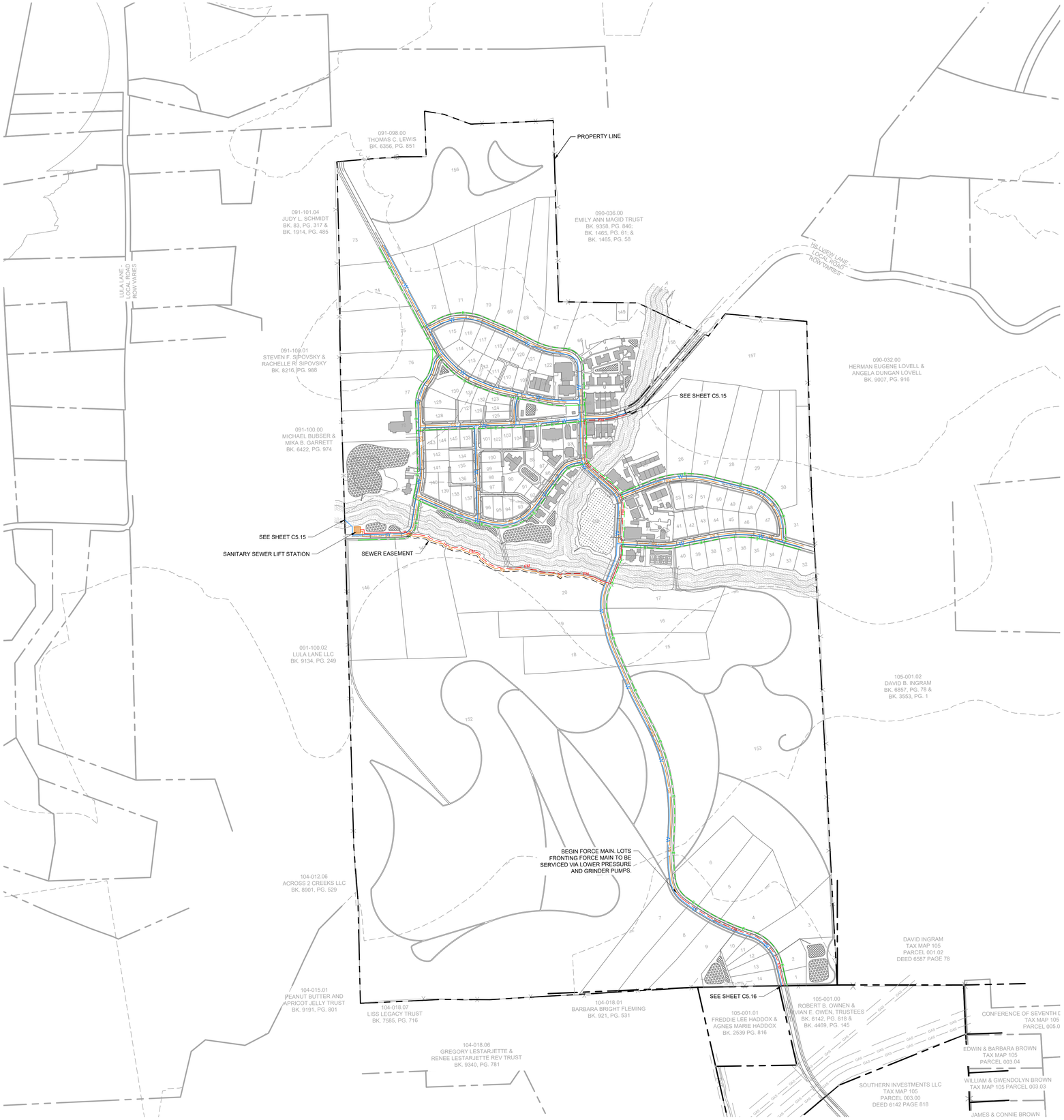
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OFFSITE ROAD IMPROVEMENTS

SHEET

C4.35

COF # 8704



SPRINKLER NOTE

LOTS WHICH FRONT A MEWS SECTION ARE TO BE SPRINKLERED.
THIS CONDITION APPLIES SPECIFICALLY TO LOTS 87, 88, 89, 90, AND 91.

SITE LEGEND

- STORM PIPE
- W — WATER MAIN BY HB&TS
- SS — GRAVITY SEWER LINE
- FM — FORCE MAIN SEWER LINE
- E — PROPOSED ELECTRICAL

SANITARY SEWER NOTE

ALL ON-SITE AND OFF-SITE SANITARY SEWER ALIGNMENT IS CONCEPTUAL ONLY AND NOT APPROVED WITH THE DEVELOPMENT PLAN. FINAL ALIGNMENT WILL BE DETERMINED AT SITE PLAN.

FIRE FLOW TEST

FLOW TEST DATE: 01/17/2025
STATIC PRESSURE: 80 psi
RESIDUAL PRESSURE: 65 psi
FLOW RATE: 1250 gpm at 20 psi

TESTED BY TIM BYRAM AT HB&TS

STATEMENT OF IMPACTS

WATER WILL BE PROVIDED VIA AN 8" PUBLIC WATER MAIN OFF AN EXISTING MAIN IN LULA LANE AND HILLVIEW LANE. THE PROJECT SITE IS SERVICED BY HB&TS UTILITY DISTRICT.

SANITARY SEWER WILL BE PROVIDED VIA AN 8" SEWER EXTENSION CONNECTING TO A SEWER EXTENSION IN HILLVIEW LANE.

UTILITY NOTES

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

AGENCY CONTACTS

WATER
HB & TS
505 DOWNS BLVD
FRANKLIN, TN 37064
PHONE: (615) 794-7796
CONTACT: CODY LOVETT

GAS
ATMOS ENERGY
200 NOAH DRIVE
FRANKLIN, TN 37064
PHONE: (615) 794-2596
CONTACT: BLAKE DAVIS

CITY OF FRANKLIN
109 3rd AVENUE SOUTH, FRANKLIN, TN 37067
CONTACT:
PLANNING : EMILY WRIGHT (615) 550-6739
ENGINEERING : LANCE FITTRO (615) 550-6676

ELECTRIC
MIDDLE TN ELECTRIC
2156 EDWARD CURD LN.
FRANKLIN, TN 37067
PHONE: (615) 595-4693
CONTACT: DALE HOOD

SANITARY SEWER
CITY OF FRANKLIN
124 LUMBER DRIVE
FRANKLIN, TN 37064
PHONE: (615) 794-4554
CONTACT: BEN MCNEIL

ENGINEER
KIMLEY-HORN AND ASSOCIATES, INC.
4031 ASPEN GROVE DRIVE
FRANKLIN, TENNESSEE 37067
PHONE: (615) 800-4004
CONTACT: MARY McGOWAN, P.E.

CABLE
COMCAST
2501 McGAVOCK PK,
SUITE 1206
NASHVILLE, TN 37214
PHONE: (615) 550-6855
CONTACT: PAULA BROOKS

TELEPHONE
AT&T
PHONE: (615) 595-7816
CONTACT: DAVID TUTTEROW

SURVEYOR
TWM INC.
390 MALLORY STATION ROAD
SUITE 100
FRANKLIN, TN 37067
PHONE: (615) 814-7414

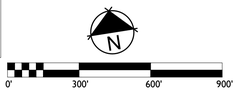
LEGEND

- WATER QUALITY
- DRY DETENTION
- WET DETENTION
- RIPARIAN ZONE 1 BUFFER
- RIPARIAN ZONE 2 BUFFER
- HHO
- 500' HHO BUFFER

LOCATION OF FLOWED HYDRANT



SCALE: 1" = 100'



GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

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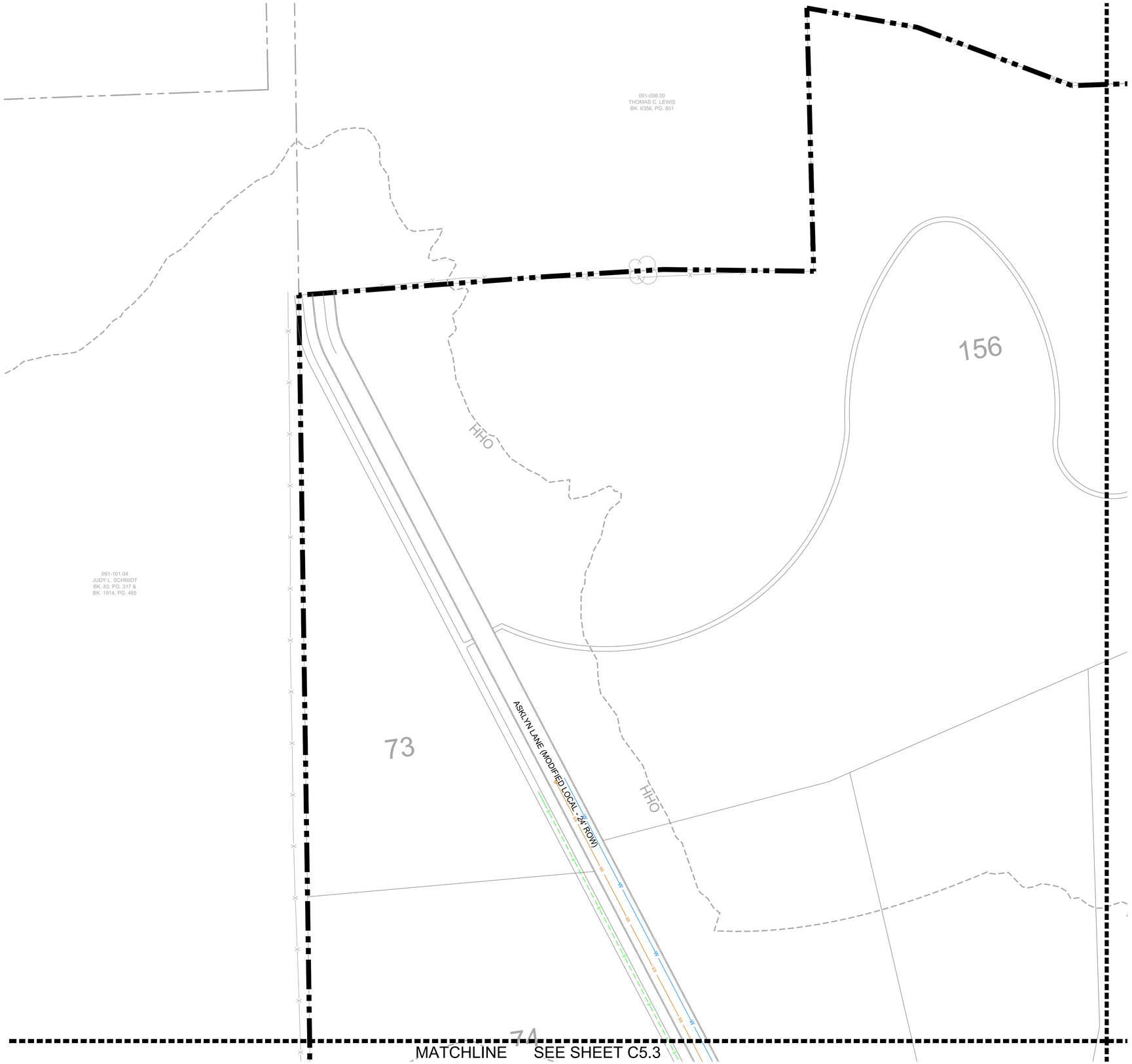
HARLIN PUD SUBDIVISION
DEVELOPMENT PLAN
Franklin, Williamson County, Tennessee



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

OVERALL UTILITY PLAN

SHEET
C5.0
COF # 8704



SANITARY SEWER NOTE

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SITE LEGEND

- STORM PIPE
- W — WATER MAIN BY HB&TS
- GRAVITY SEWER LINE
- FM — FORCE MAIN SEWER LINE
- E — PROPOSED ELECTRICAL

UTILITY NOTES

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   b. WATER & SEWER INFRASTRUCTURE INSTALLATION PERMIT, WITH ALL STEPS COMPLETED AND SIGNED BY APPROPRIATE CITY EMPLOYEES.
   c. COPY OF APPROVED AVAILABILITY REQUEST RESPONSE LETTER.
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LEGEND

- WATER QUALITY
- DRY DETENTION
- WET DETENTION
- RIPARIAN ZONE 1 BUFFER
- RIPARIAN ZONE 2 BUFFER
- HHO
- 500' HHO BUFFER

FIRE FLOW TEST

FLOW TEST DATE: 01/17/2025
STATIC PRESSURE: 80 psi
RESIDUAL PRESSURE: 65 psi
FLOW RATE: 1250 gpm at 20 psi

TESTED BY TIM BYRAM AT HB&TS

SPRINKLER NOTE

LOTS WHICH FRONT A MEWS SECTION ARE TO BE SPRINKLERED.
THIS CONDITION APPLIES SPECIFICALLY TO LOTS 87, 88, 89, 90, AND 91.

N

0' 50' 100' 150'

GAMBLE DESIGN COLLABORATIVE

DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

BOYLE
Building community since 1933.

Kimley»Horn

DesignStudio

sdco PARTNERS

SHERIDAN PUBLIC RELATIONS LLC

HARLIN PUD SUBDIVISION
DEVELOPMENT PLAN
Franklin, Williamson County, Tennessee

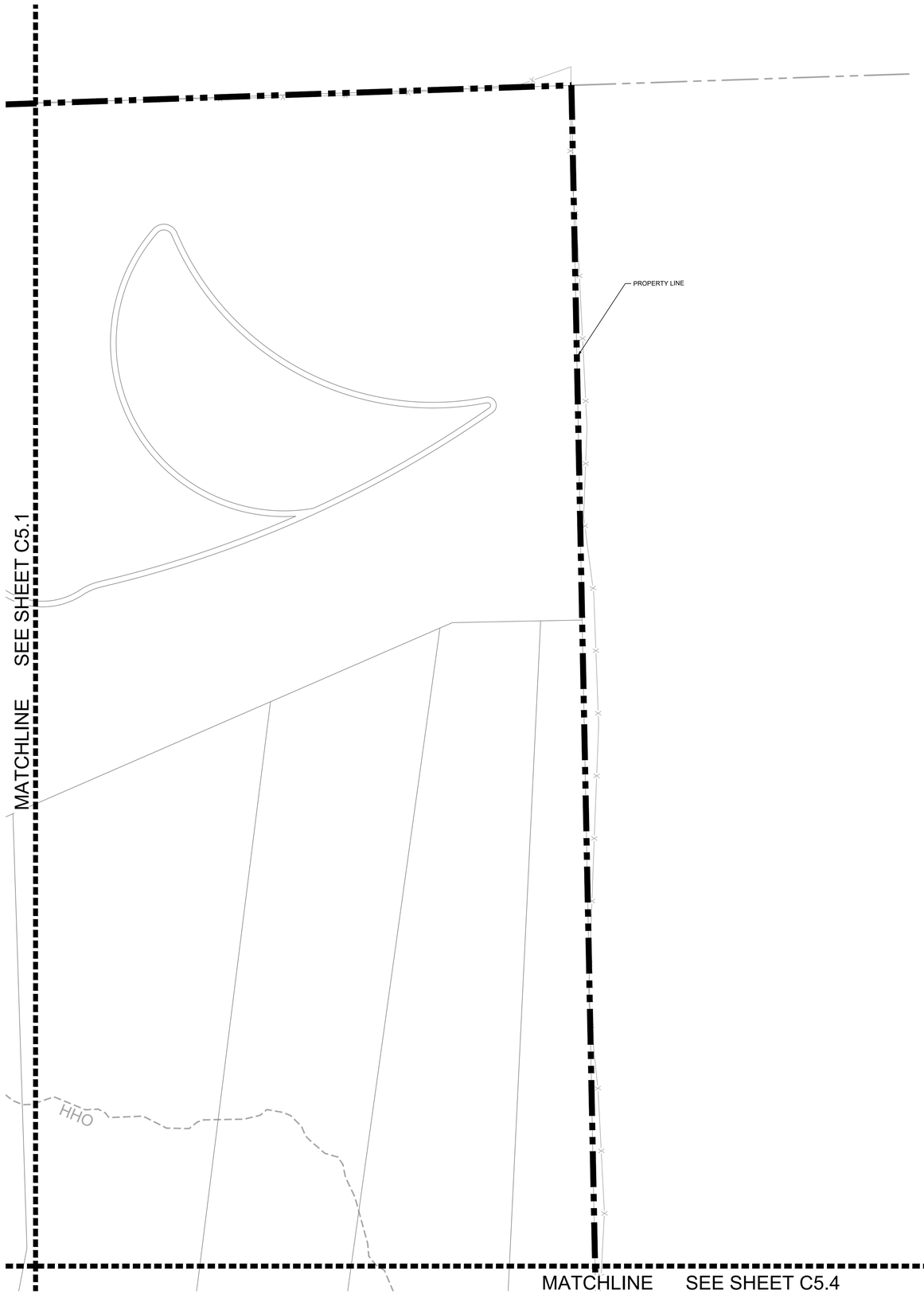
MARY McGOWAN — REGISTERED ENGINEER — AGRICULTURE — COMMERCE — 121320 — STATE OF TENNESSEE — 2025

Revision Date

ENLARGED UTILITY PLAN

SHEET
C5.1

COF # 8704



SANITARY SEWER NOTE

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- STORM PIPE
- W — WATER MAIN BY HB&TS
- SS — GRAVITY SEWER LINE
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- WET DETENTION
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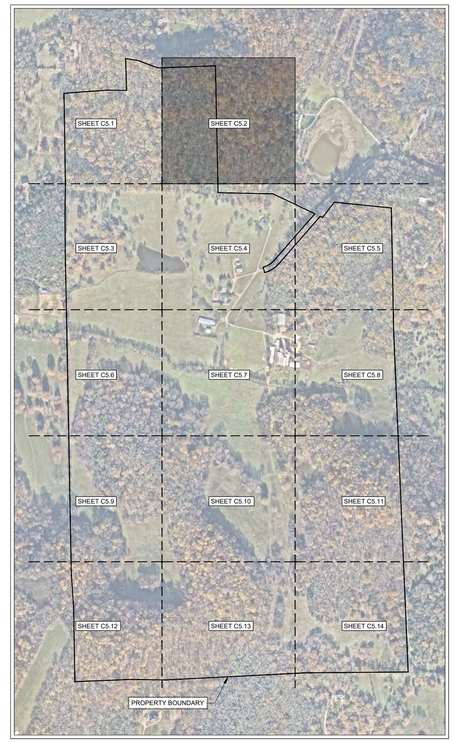
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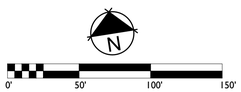
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DesignStudio

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SHERIDAN PUBLIC RELATIONS LLC

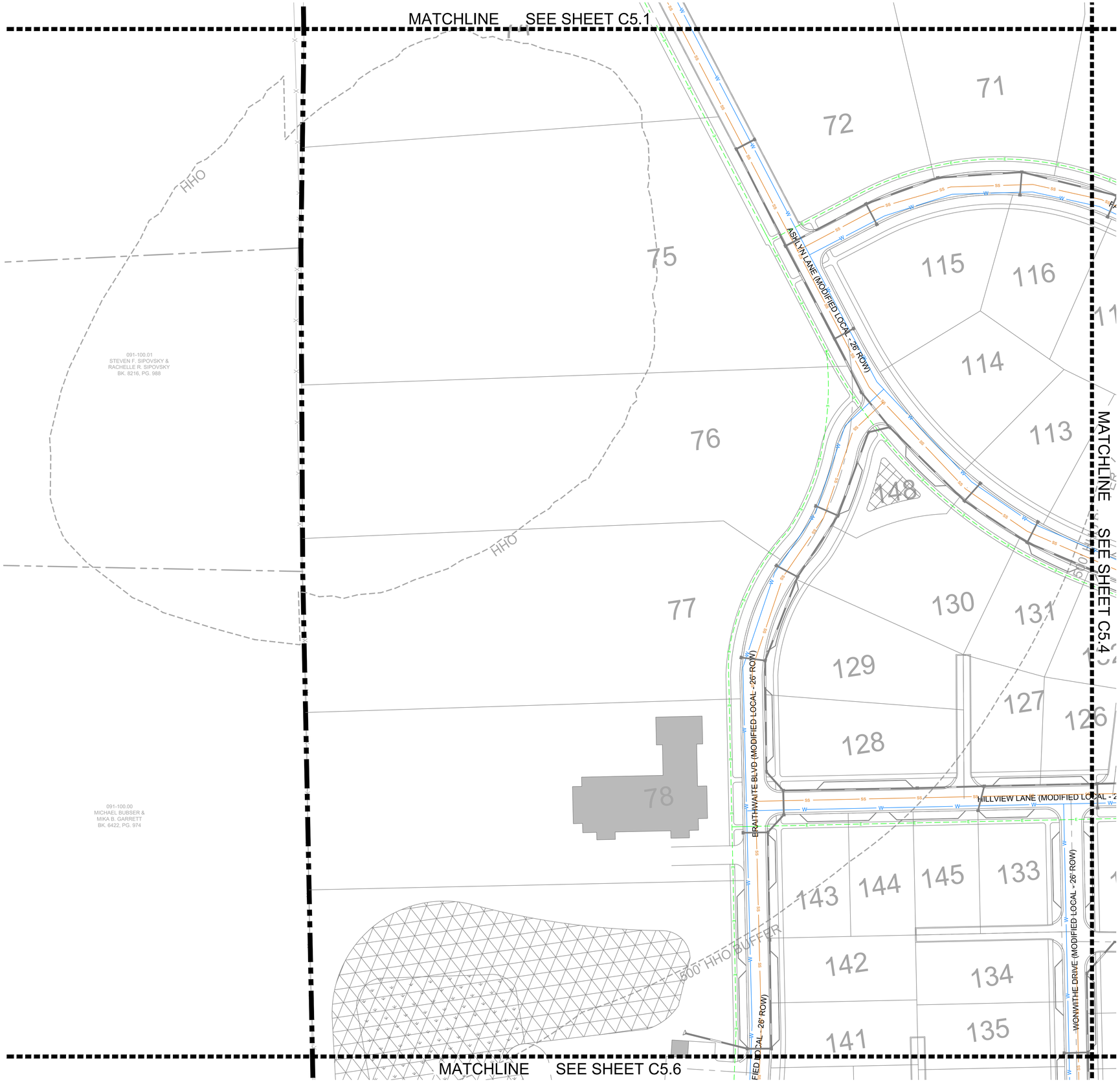
HARLIN PUD SUBDIVISION
DEVELOPMENT PLAN
Franklin, Williamson County, Tennessee

MARY McGOWAN REGISTERED ENGINEER STATE OF TENNESSEE 121520 2025

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

ENLARGED UTILITY PLAN

SHEET
C5.2
COF # 8704



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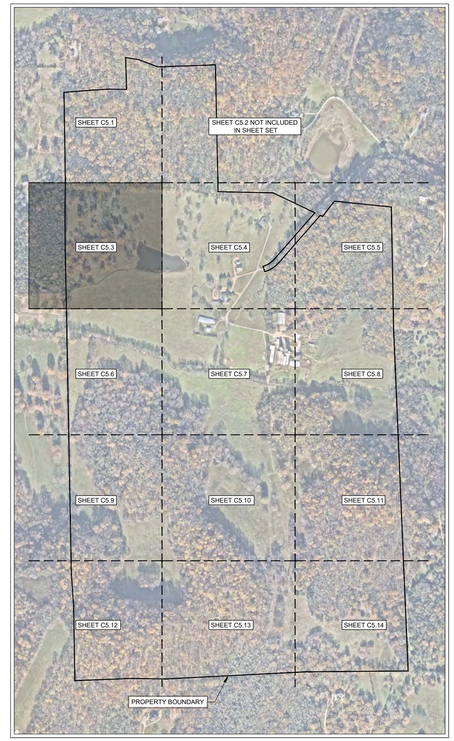
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GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE
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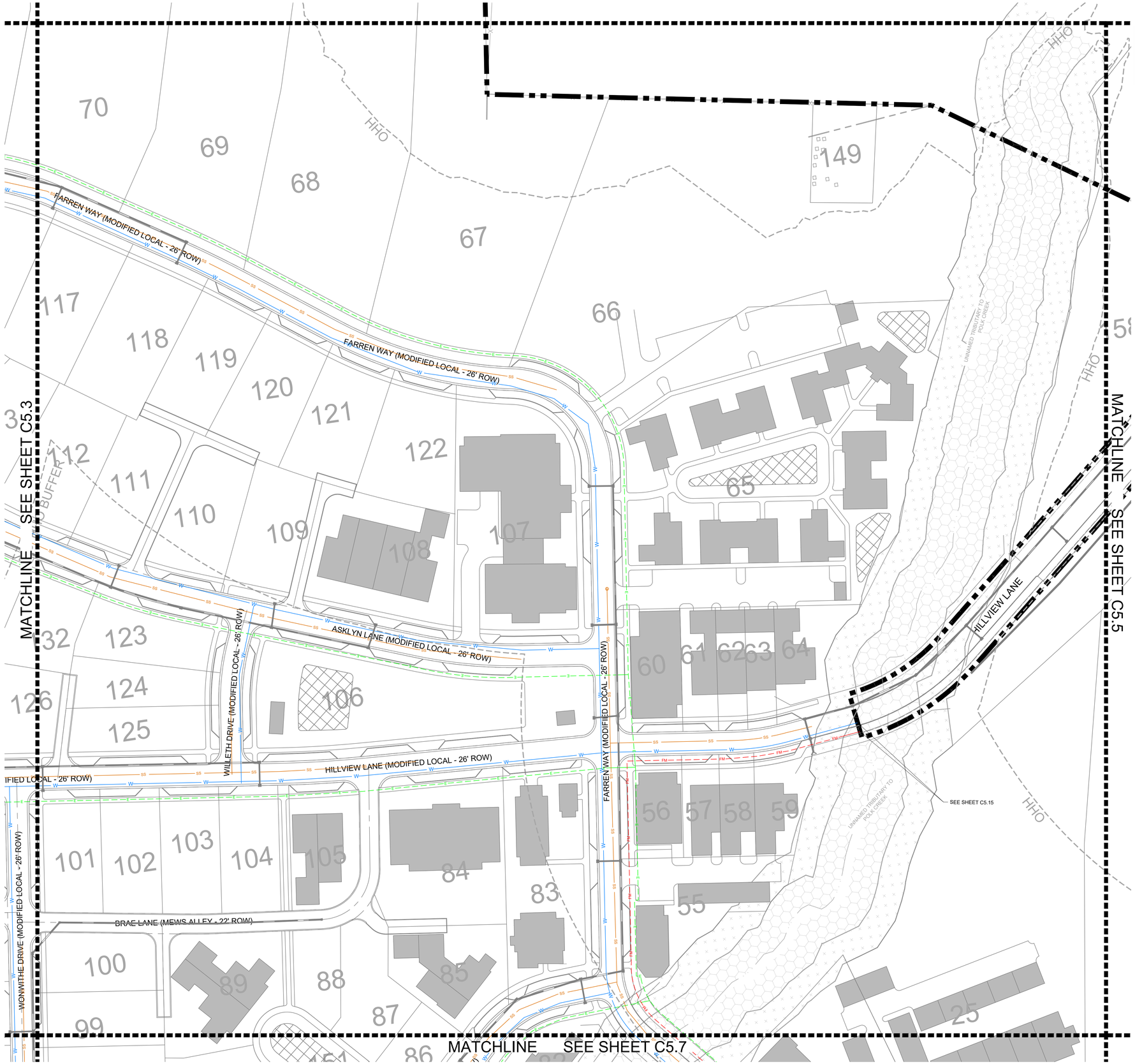
HARLIN PUD SUBDIVISION
DEVELOPMENT PLAN
Franklin, Williamson County, Tennessee

MARY McGOWAN REGISTERED ENGINEER STATE OF TENNESSEE 121370 12/31/25

Revision Date

ENLARGED UTILITY PLAN

SHEET
C5.3
COF # 8704



SANITARY SEWER NOTE

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SITE LEGEND

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- WATER MAIN BY HB&TS
- GRAVITY SEWER LINE
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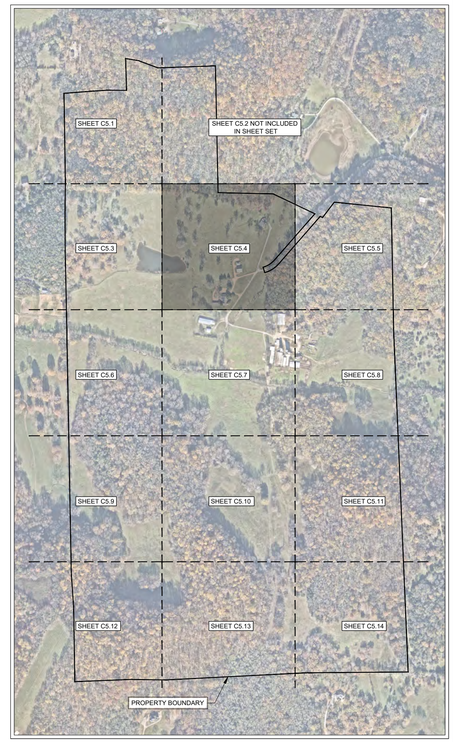
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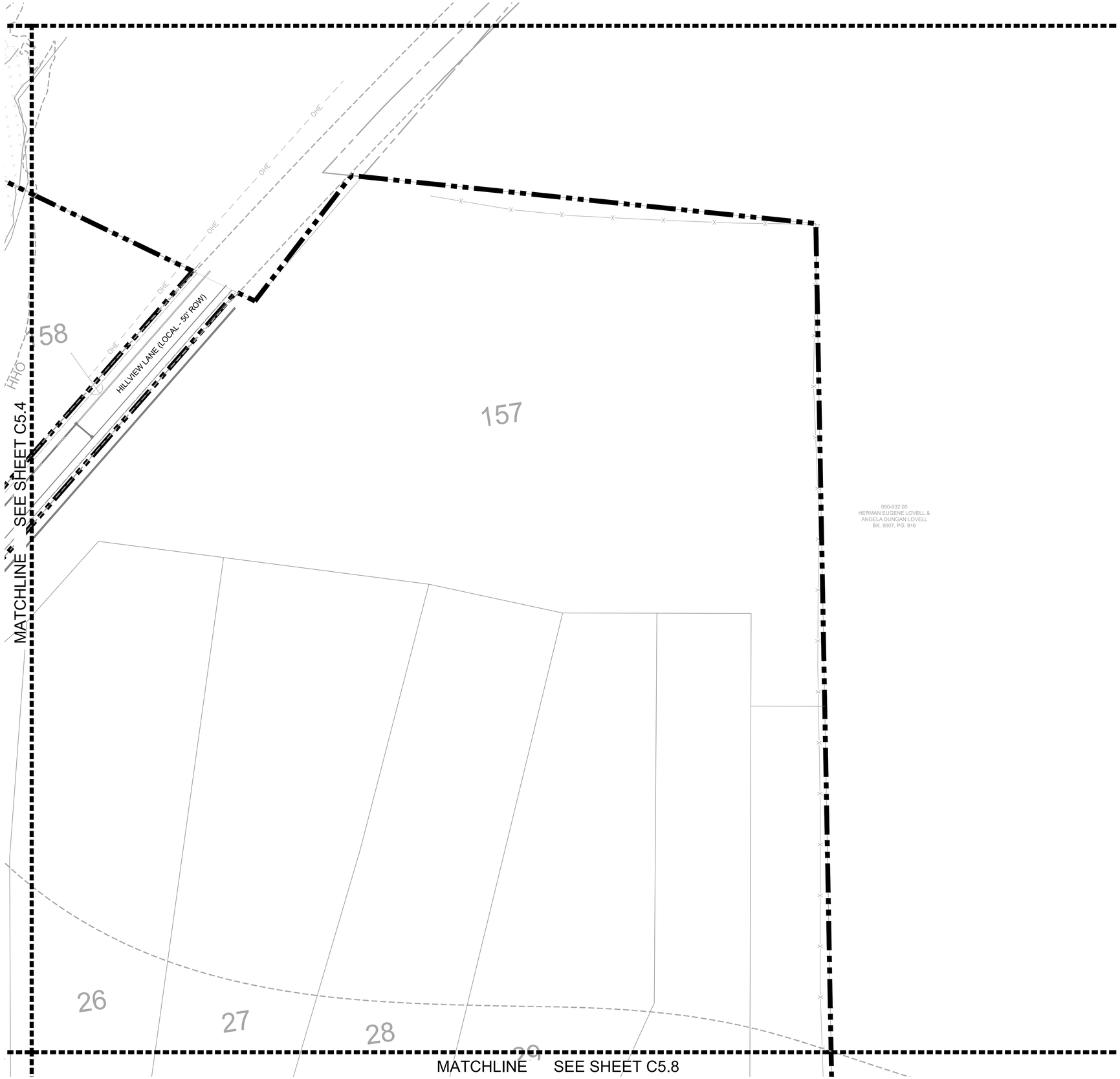
MARY McGOWAN — LICENSED REGISTERED ENGINEER — AGRICULTURE — STATE OF TENNESSEE — 2025

Revision Date

ENLARGED UTILITY PLAN

SHEET
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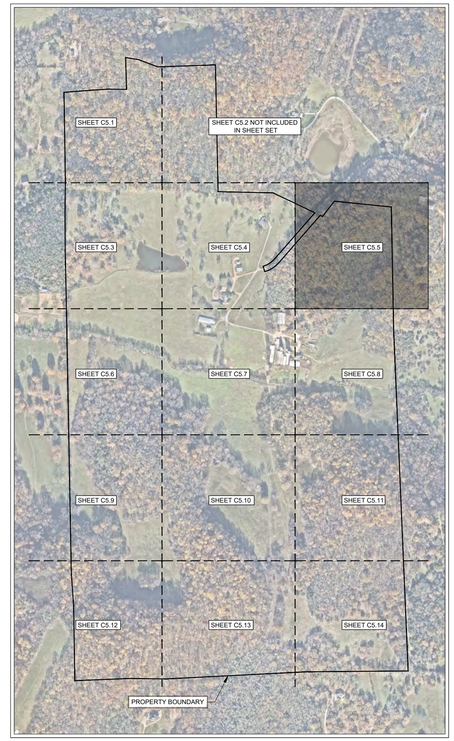
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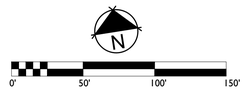
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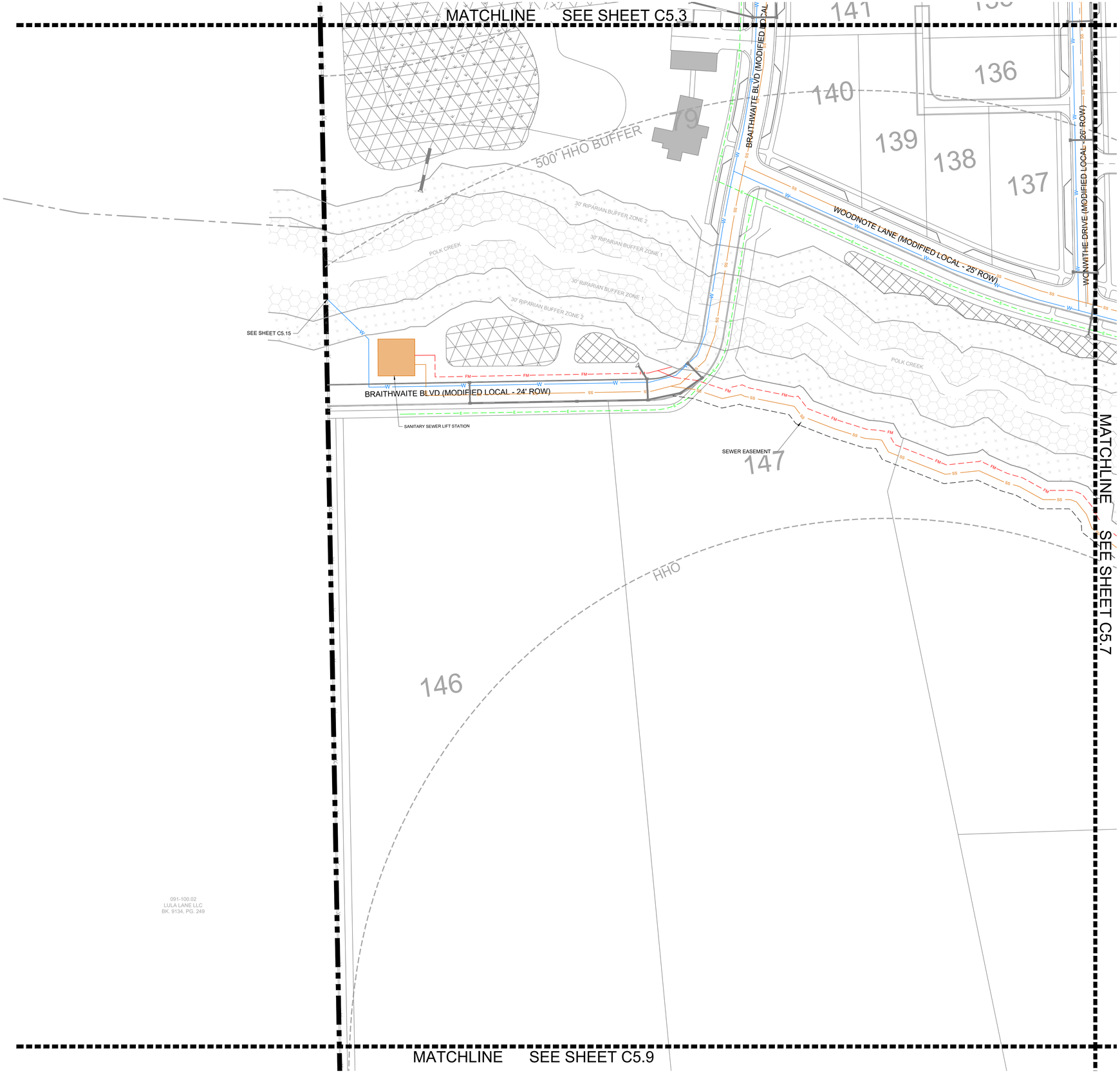
HARLIN PUD SUBDIVISION
DEVELOPMENT PLAN
Franklin, Williamson County, Tennessee

MARY McGOWAN REGISTERED ENGINEER STATE OF TENNESSEE 121320 AGRICULTURE 2025

Revision Date
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ENLARGED UTILITY PLAN

SHEET
C5.5
COF # 8704



SANITARY SEWER NOTE

ALL ON-SITE AND OFF-SITE SANITARY SEWER ALIGNMENT IS CONCEPTUAL ONLY AND NOT APPROVED WITH THE DEVELOPMENT PLAN. FINAL ALIGNMENT WILL BE DETERMINED AT SITE PLAN.

SITE LEGEND

- STORM PIPE
- WATER MAIN BY HB&TS
- GRAVITY SEWER LINE
- FORCE MAIN SEWER LINE
- PROPOSED ELECTRICAL

UTILITY NOTES

1. ALL PERSONS WHO UNDERTAKE THE CONSTRUCTION OF WATER, SEWER AND/OR RECLAIMED WATER LINES LOCATED IN, OR AFFECTING SERVICES PROVIDED BY THE CITY OF FRANKLIN SHALL COMPLY WITH THE REQUIREMENTS AND REGULATIONS SET FORTH IN THE "GENERAL REQUIREMENTS & TECHNICAL SPECIFICATIONS, WATER MANAGEMENT DEPARTMENT, CITY OF FRANKLIN, TENNESSEE" LATEST EDITION, ALONG WITH ANY AMENDMENTS, ADDITIONS, OR ALTERATION THAT MAY THEREAFTER BE ADOPTED BY THE BOARD OF MAYOR AND ALDERMEN BY RESOLUTION.
2. CONTRACTOR SHALL OBTAIN WATER & SEWER INFRASTRUCTURE INSTALLATION PERMIT PRIOR TO SCHEDULING REQUIRED PRE-CONSTRUCTION SITE MEETING. CONTRACTOR SHALL COMPLETE THE PRECONSTRUCTION SITE MEETING PRIOR TO COMMENCING WITH CONSTRUCTION.
3. CONTRACTOR SHALL OBTAIN AND KEEP ALL OF THE FOLLOWING ITEMS ON THE JOBSITE AT ALL TIMES DURING CONSTRUCTION:
   a. APPROVED, STAMPED AND SIGNED WATER AND/OR SEWER PLANS
   b. WATER & SEWER INFRASTRUCTURE INSTALLATION PERMIT, WITH ALL STEPS COMPLETED AND SIGNED BY APPROPRIATE CITY EMPLOYEES.
   c. COPY OF APPROVED AVAILABILITY REQUEST RESPONSE LETTER.
   d. A COPY OF ALL APPROVED CUT SHEETS.
4. ACCEPTANCE OF CITY OF FRANKLIN PUBLIC WATER INFRASTRUCTURE, SANITARY SEWER INFRASTRUCTURE AND/OR RECLAIMED WATER INFRASTRUCTURE SHALL BECOME THE RESPONSIBILITY OF THE CITY OF FRANKLIN, TN FOLLOWING APPROVAL FROM THE CITY OF FRANKLIN INSPECTORS AND ACCEPTANCE BY THE FRANKLIN MUNICIPAL PLANNING COMMISSION. THE ACCEPTANCE DATE SHALL BE BASED ON THE DAY MAINTENANCE SURETIES ARE ESTABLISHED BY THE FRANKLIN MUNICIPAL PLANNING COMMISSION.
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8. UTILITIES LAYOUTS SHOWN IN THIS PLAN ARE CONCEPTUAL AND ARE SUBJECT TO CHANGE. UTILITY LAYOUTS ARE NOT APPROVED WITH APPROVAL OF THIS DEVELOPMENT PLAN, AND SHOULD BE COORDINATED WITH THE PRESIDING ENTITY.

LEGEND

- WATER QUALITY
- DRY DETENTION
- WET DETENTION
- RIPARIAN ZONE 1 BUFFER
- RIPARIAN ZONE 2 BUFFER
- HHO
- 500' HHO BUFFER

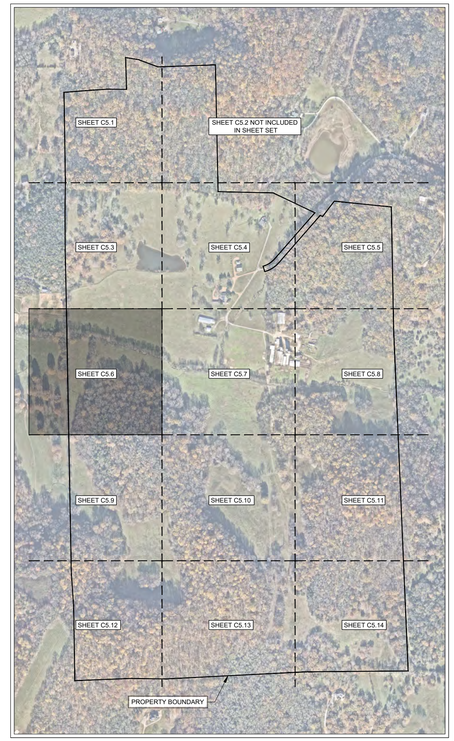
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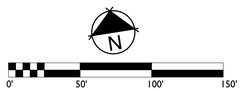
FLOW TEST DATE: 01/17/2025
STATIC PRESSURE: 80 psi
RESIDUAL PRESSURE: 65 psi
FLOW RATE: 1250 gpm at 20 psi

TESTED BY TIM BYRAM AT HB&TS

SPRINKLER NOTE

LOTS WHICH FRONT A MEWS SECTION ARE TO BE SPRINKLERED.
THIS CONDITION APPLIES SPECIFICALLY TO LOTS 87, 88, 89, 90, AND 91.





GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

BOYLE
Building community since 1933.

Kimley»Horn

DesignStudio

sdco PARTNERS

SHERIDAN PUBLIC RELATIONS LLC

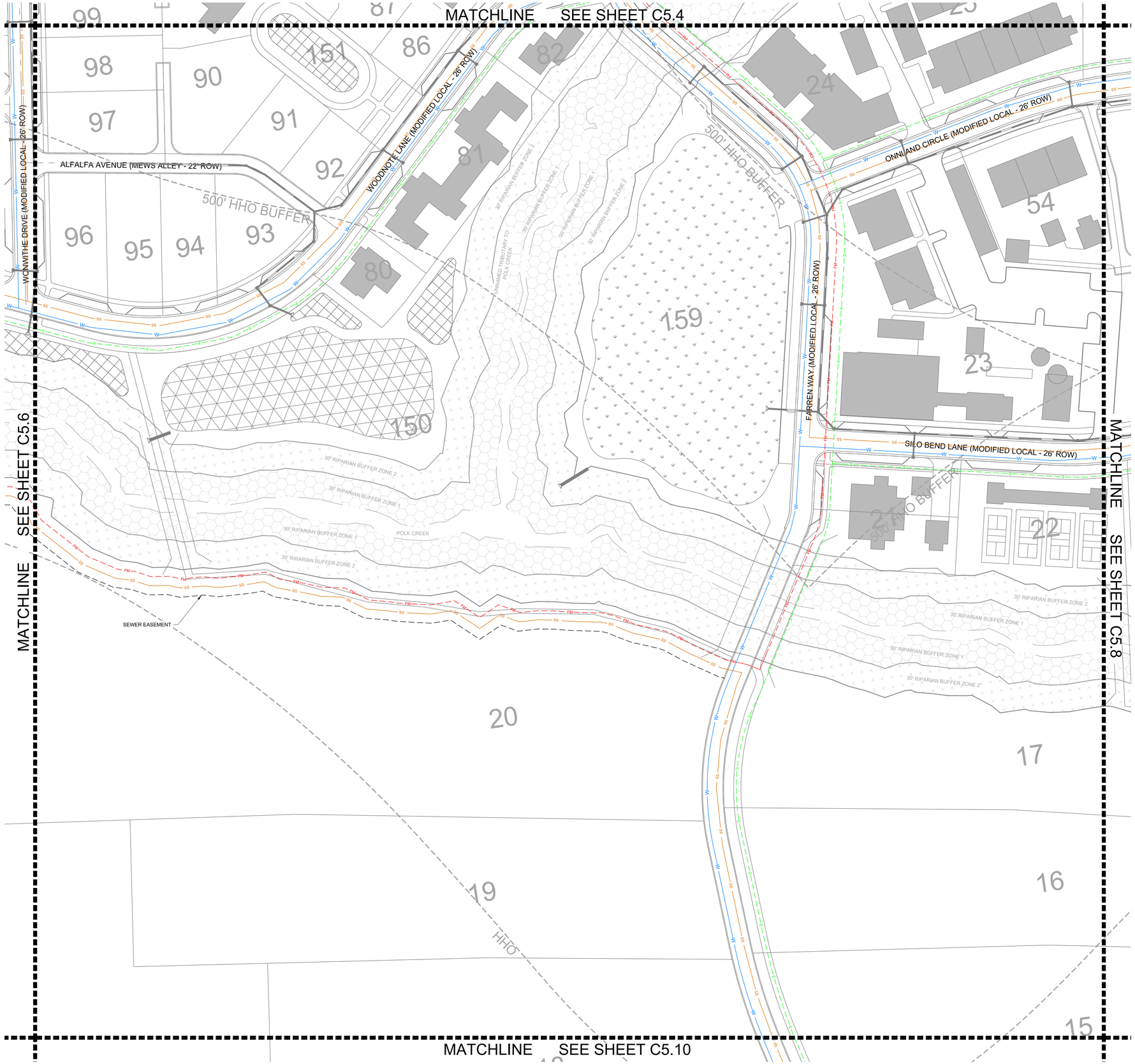
HARLIN PUD SUBDIVISION
DEVELOPMENT PLAN
Franklin, Williamson County, Tennessee

MARY McGOWAN — REGISTERED ENGINEER — STATE OF TENNESSEE — No. 121320 — 2025

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

ENLARGED UTILITY PLAN

SHEET
C5.6
COF # 8704



SANITARY SEWER NOTE

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SITE LEGEND

- STORM PIPE
- WATER MAIN BY HB&TS
- GRAVITY SEWER LINE
- FORCE MAIN SEWER LINE
- PROPOSED ELECTRICAL

UTILITY NOTES

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LEGEND

- WATER QUALITY
- DRY DETENTION
- WET DETENTION
- RIPARIAN ZONE 1 BUFFER
- RIPARIAN ZONE 2 BUFFER
- HHO
- 500' HHO BUFFER

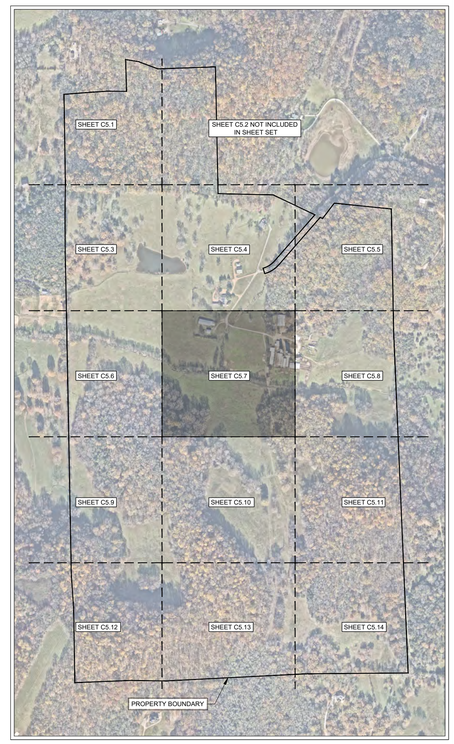
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N

0' 50' 100' 150'

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DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

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Building community since 1933.

Kimley»Horn

DesignStudio

sdco PARTNERS

SHERIDAN PUBLIC RELATIONS LLC

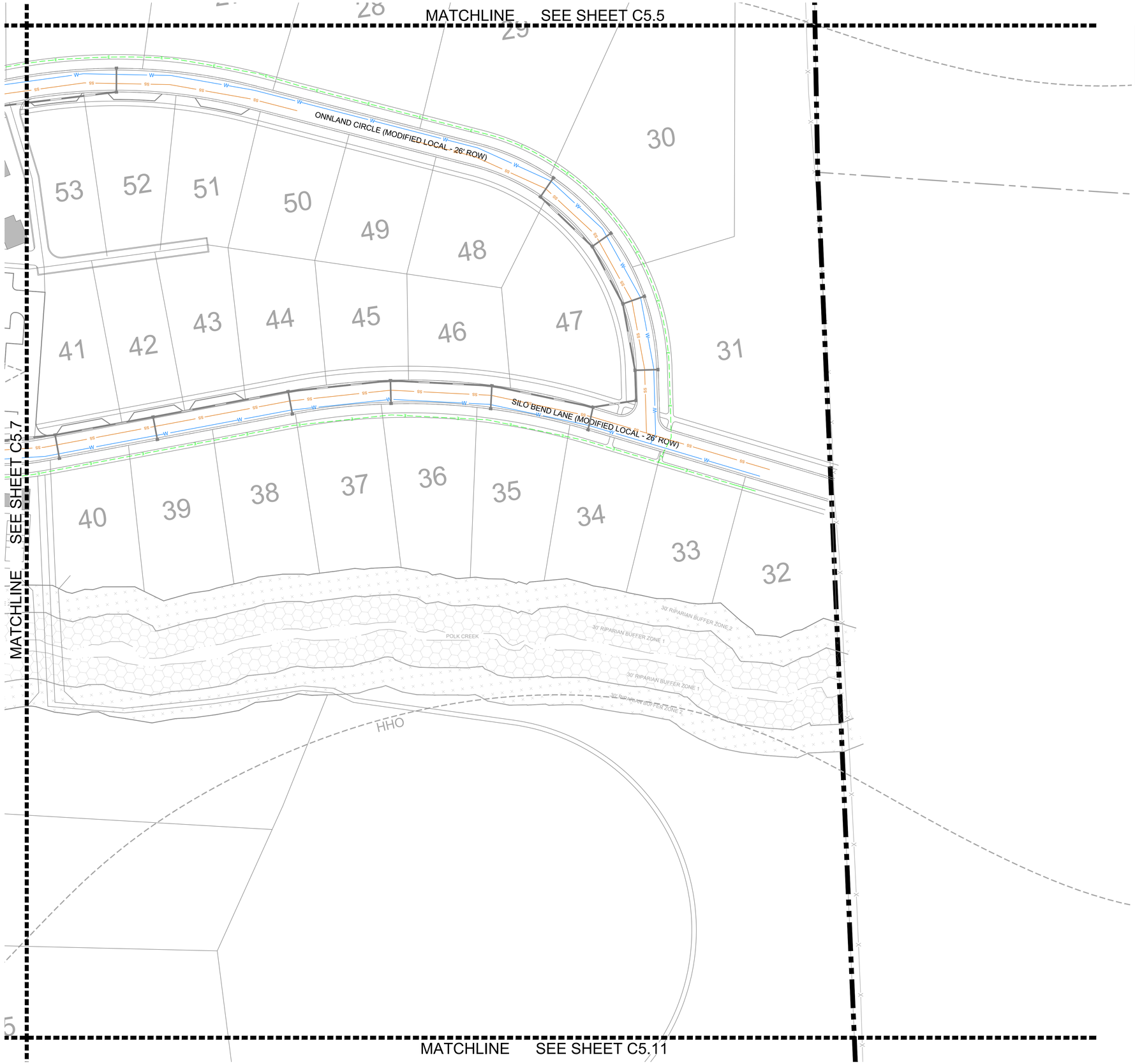
HARLIN PUD SUBDIVISION
DEVELOPMENT PLAN
Franklin, Williamson County, Tennessee

MARY McGOWAN REGISTERED ENGINEER STATE OF TENNESSEE 121320 AGRICULTURE 2025

Revision Date

ENLARGED UTILITY PLAN

SHEET
C5.7
COF # 8704



SANITARY SEWER NOTE

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SITE LEGEND

- STORM PIPE
- WATER MAIN BY HB&TS
- GRAVITY SEWER LINE
- FORCE MAIN SEWER LINE
- PROPOSED ELECTRICAL

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LEGEND

- WATER QUALITY
- DRY DETENTION
- WET DETENTION
- RIPARIAN ZONE 1 BUFFER
- RIPARIAN ZONE 2 BUFFER
- HHO
- 500' HHO BUFFER

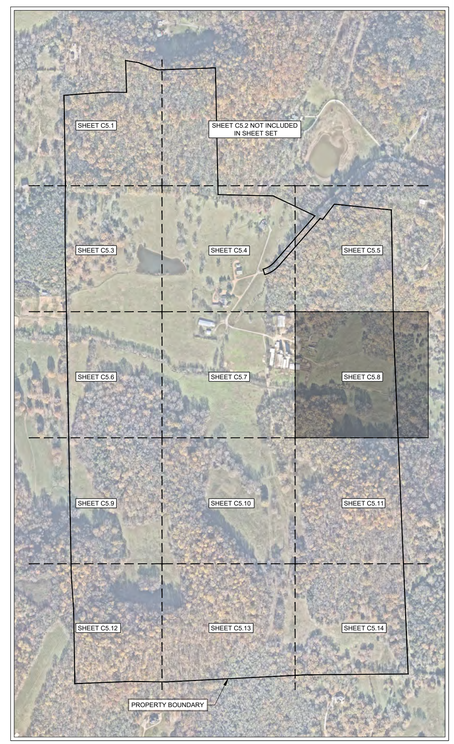
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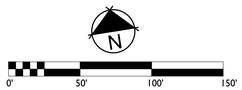
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GAMBLE DESIGN COLLABORATIVE

DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

BOYLE
Building community since 1933.

Kimley»Horn

DesignStudio

sdco PARTNERS

SHERIDAN PUBLIC RELATIONS LLC

HARLIN PUD SUBDIVISION
DEVELOPMENT PLAN
Franklin, Williamson County, Tennessee

MARY McGOWAN REGISTERED ENGINEER AGRICULTURE & ENVIRONMENT No. 121320 STATE OF TENNESSEE 2025

Revision Date

ENLARGED UTILITY PLAN

SHEET
C5.8
COF # 8704

MATCHLINE SEE SHEET C5.6

MATCHLINE SEE SHEET C5.10

MATCHLINE SEE SHEET C5.12

152

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SANITARY SEWER NOTE

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SITE LEGEND

- STORM PIPE
- W — WATER MAIN BY HB&TS
- SS — GRAVITY SEWER LINE
- FM — FORCE MAIN SEWER LINE
- E — PROPOSED ELECTRICAL

UTILITY NOTES

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LEGEND

- WATER QUALITY
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- RIPARIAN ZONE 1 BUFFER
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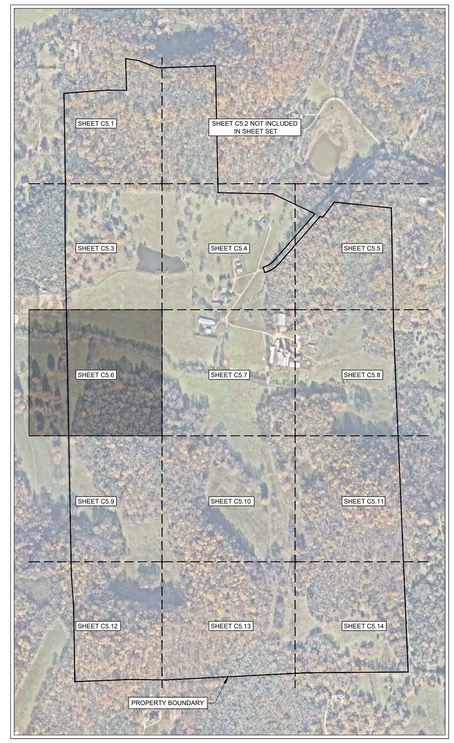
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Revision Date

ENLARGED UTILITY PLAN

SHEET
C5.9
COF # 8704

MATCHLINE SEE SHEET C5.7

MATCHLINE SEE SHEET C5.9

MATCHLINE SEE SHEET C5.11

MATCHLINE SEE SHEET C5.13

18

15

FARREN WAY (MODIFIED LOCAL - 24' ROW)

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- HHO
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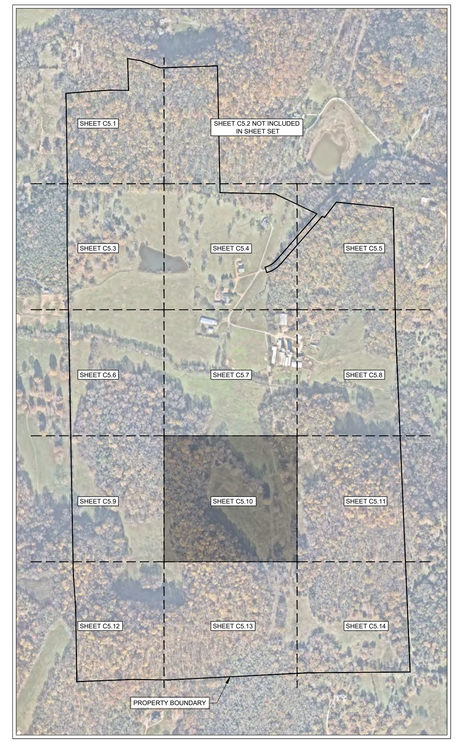
FIRE FLOW TEST

FLOW TEST DATE: 01/17/2025
STATIC PRESSURE: 80 psi
RESIDUAL PRESSURE: 65 psi
FLOW RATE: 1250 gpm at 20 psi

TESTED BY TIM BYRAM AT HB&TS

SPRINKLER NOTE

LOTS WHICH FRONT A MEWS SECTION ARE TO BE SPRINKLERED.
THIS CONDITION APPLIES SPECIFICALLY TO LOTS 87, 88, 89, 90, AND 91.



N

0' 50' 100' 150'

GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

BOYLE
Building community since 1933.

Kimley»Horn

DesignStudio

sdco PARTNERS

SHERIDAN PUBLIC RELATIONS LLC

HARLIN PUD SUBDIVISION
DEVELOPMENT PLAN
Franklin, Williamson County, Tennessee

MARY McGOWAN REGISTERED ENGINEER STATE OF TENNESSEE 2025

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

ENLARGED UTILITY PLAN

SHEET
C5.10
COF # 8704

5

MATCHLINE SEE SHEET C5.8

MATCHLINE SEE SHEET C5.10

105-001.02
DAVID B. INGRAM
BK. 6857, PG. 76 &
BK. 3553, PG. 1

153

MATCHLINE SEE SHEET C5.14

SANITARY SEWER NOTE

ALL ON-SITE AND OFF-SITE SANITARY SEWER ALIGNMENT IS CONCEPTUAL ONLY AND NOT APPROVED WITH THE DEVELOPMENT PLAN. FINAL ALIGNMENT WILL BE DETERMINED AT SITE PLAN.

SITE LEGEND

- STORM PIPE
- W — WATER MAIN BY HB&TS
- SS — GRAVITY SEWER LINE
- FM — FORCE MAIN SEWER LINE
- E — PROPOSED ELECTRICAL

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- WET DETENTION
- RIPARIAN ZONE 1 BUFFER
- RIPARIAN ZONE 2 BUFFER
- HHO
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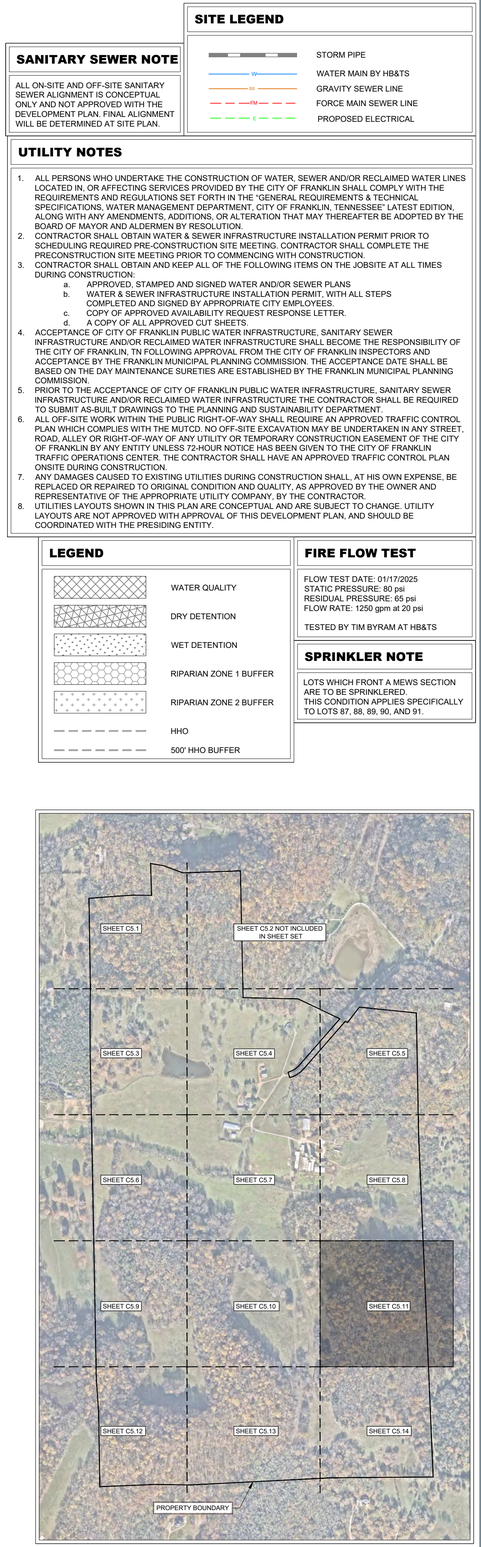
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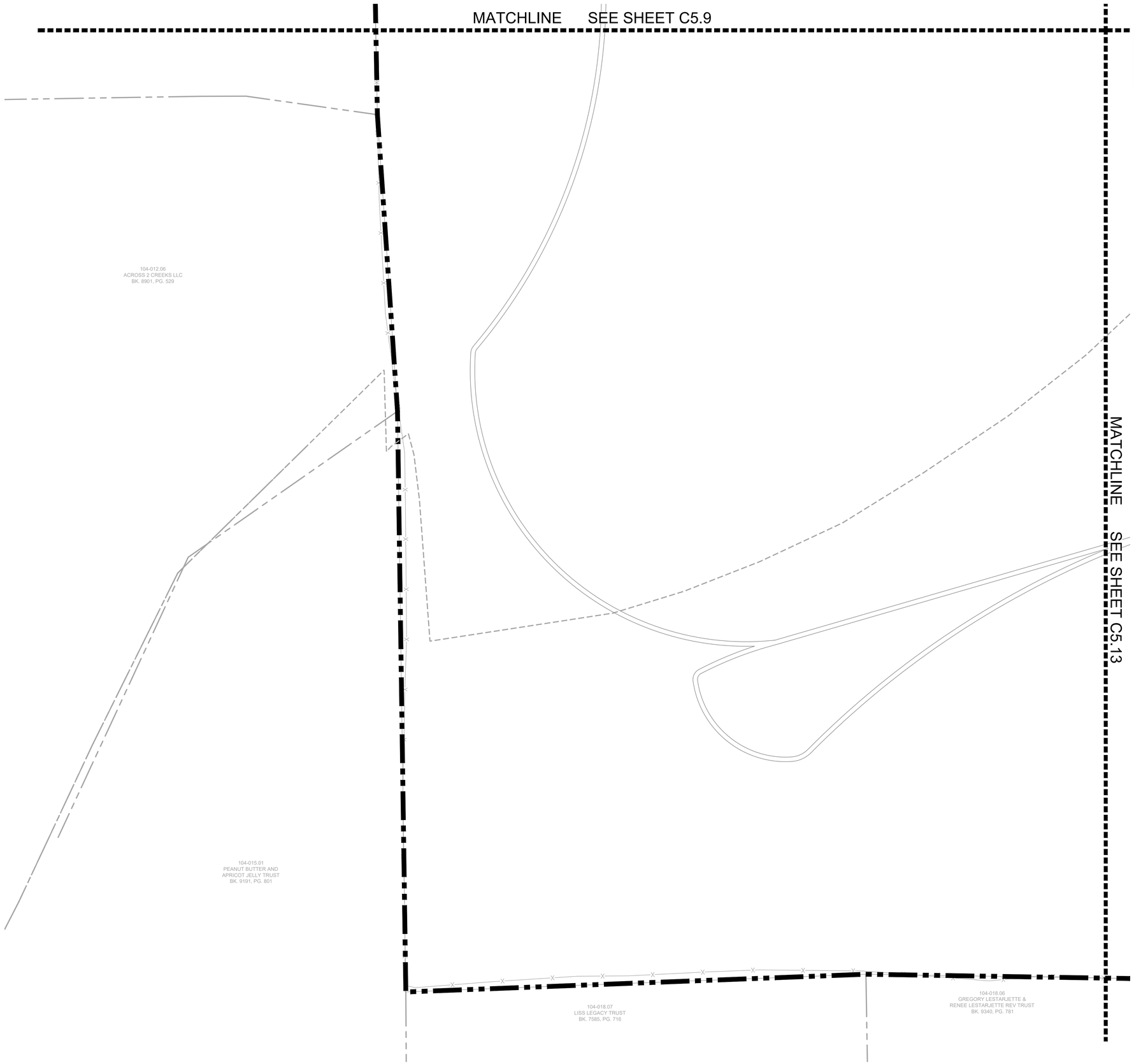
HARLIN PUD SUBDIVISION
DEVELOPMENT PLAN
Franklin, Williamson County, Tennessee

MARY McGOWAN REGISTERED ENGINEER AGRICULTURE STATE OF TENNESSEE 121320 2025

Revision Date

ENLARGED UTILITY PLAN

SHEET
C5.11
COF # 8704



SANITARY SEWER NOTE

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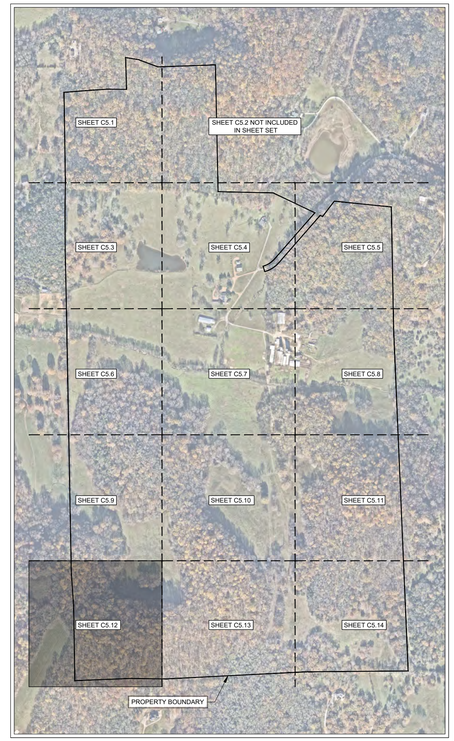
FIRE FLOW TEST

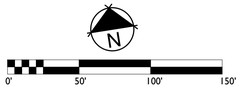
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DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

BOYLE
Building community since 1933.

Kimley»Horn

DesignStudio

sdco PARTNERS

SHERIDAN PUBLIC RELATIONS LLC

HARLIN PUD SUBDIVISION
DEVELOPMENT PLAN
Franklin, Williamson County, Tennessee

MARY McGOWAN REGISTERED ENGINEER No. 121320 STATE OF TENNESSEE AGRICULTURE 2025

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

ENLARGED UTILITY PLAN

SHEET
C5.12
COF # 8704

MATCHLINE SEE SHEET C5.10

MATCHLINE SEE SHEET C5.12

MATCHLINE SEE SHEET C5.14

HHO

HHO

7

104-018.01
BARBARA BRIGHT FLEMING
BK. 921, PG. 531

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- DRY DETENTION
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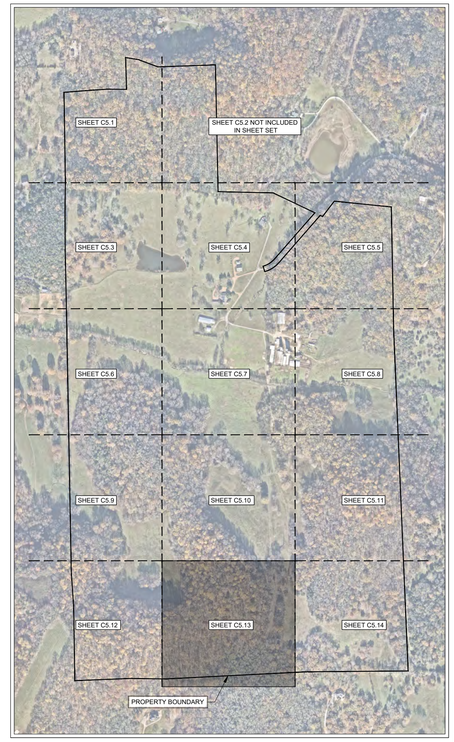
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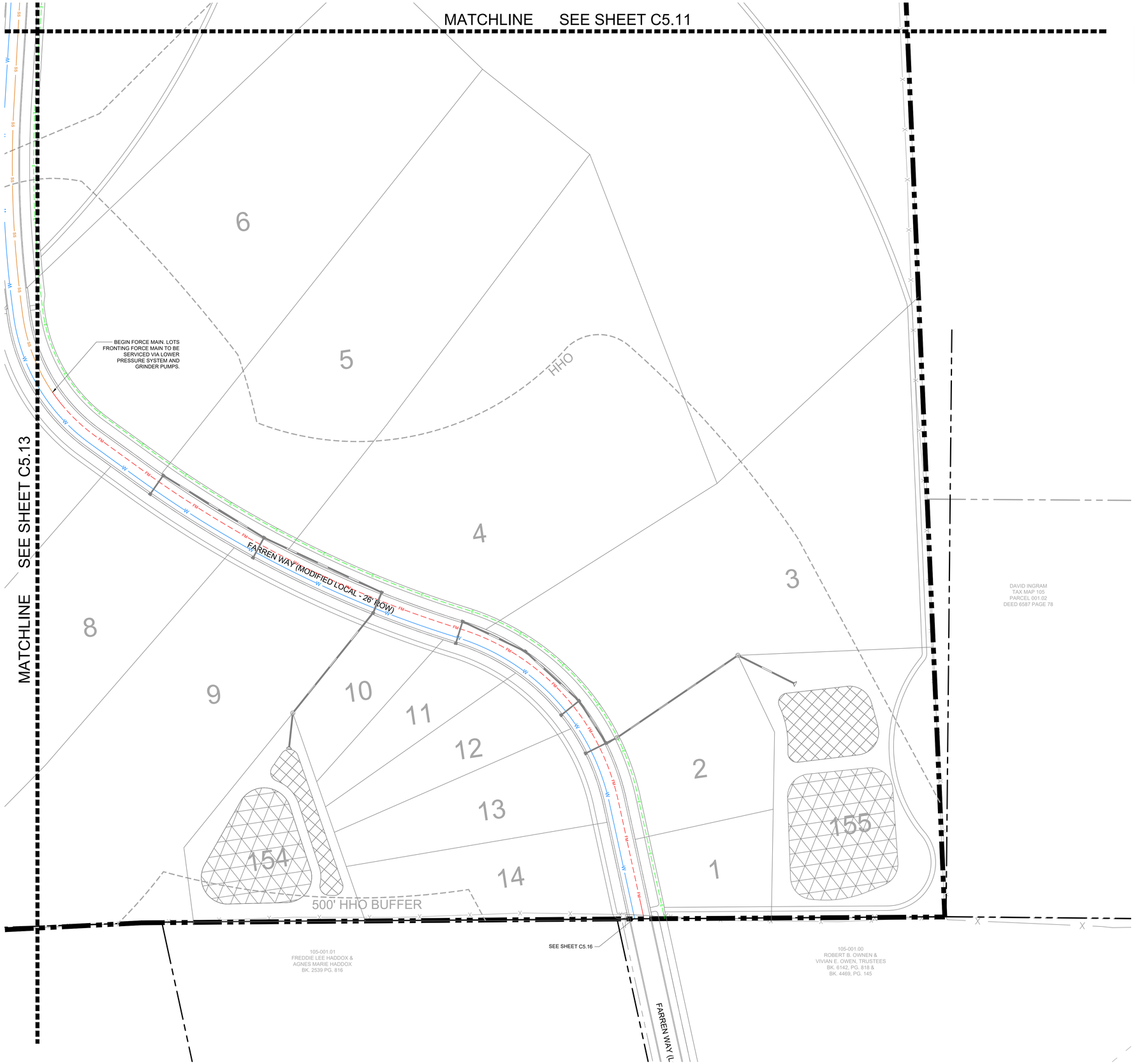
HARLIN PUD SUBDIVISION
DEVELOPMENT PLAN
Franklin, Williamson County, Tennessee

MARY McGOWAN WALKER
REGISTERED ENGINEER
STATE OF TENNESSEE
2025

Revision Date

ENLARGED UTILITY PLAN

SHEET
C5.13
COF # 8704



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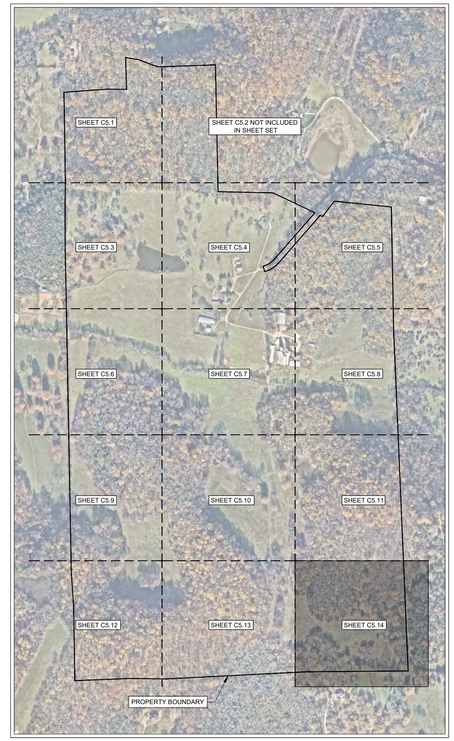
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HARLIN PUD SUBDIVISION
DEVELOPMENT PLAN
Franklin, Williamson County, Tennessee

MARY McGOWAN — REGISTERED ENGINEER — AGRICULTURE — 126.121320 — STATE OF TENNESSEE — 2025

Revision Date

ENLARGED UTILITY PLAN

SHEET
C5.14
COF # 8704



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DesignStudio

sdco PARTNERS

SHERIDAN PUBLIC RELATIONS LLC

HARLIN PUD SUBDIVISION
DEVELOPMENT PLAN
Franklin, Williamson County, Tennessee

MARY McGOWAN REGISTERED ENGINEER 121330 STATE OF TENNESSEE
2025

Revision Date

HILLVIEW LANE CONCEPTUAL OFFSITE UTILITIES

SHEET

C5.15

COF # 8704



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HARLIN PUD SUBDIVISION DEVELOPMENT PLAN

Franklin, Williamson County, Tennessee

MARY McGOWAN REGISTERED ENGINEER STATE OF TENNESSEE 121320 2025

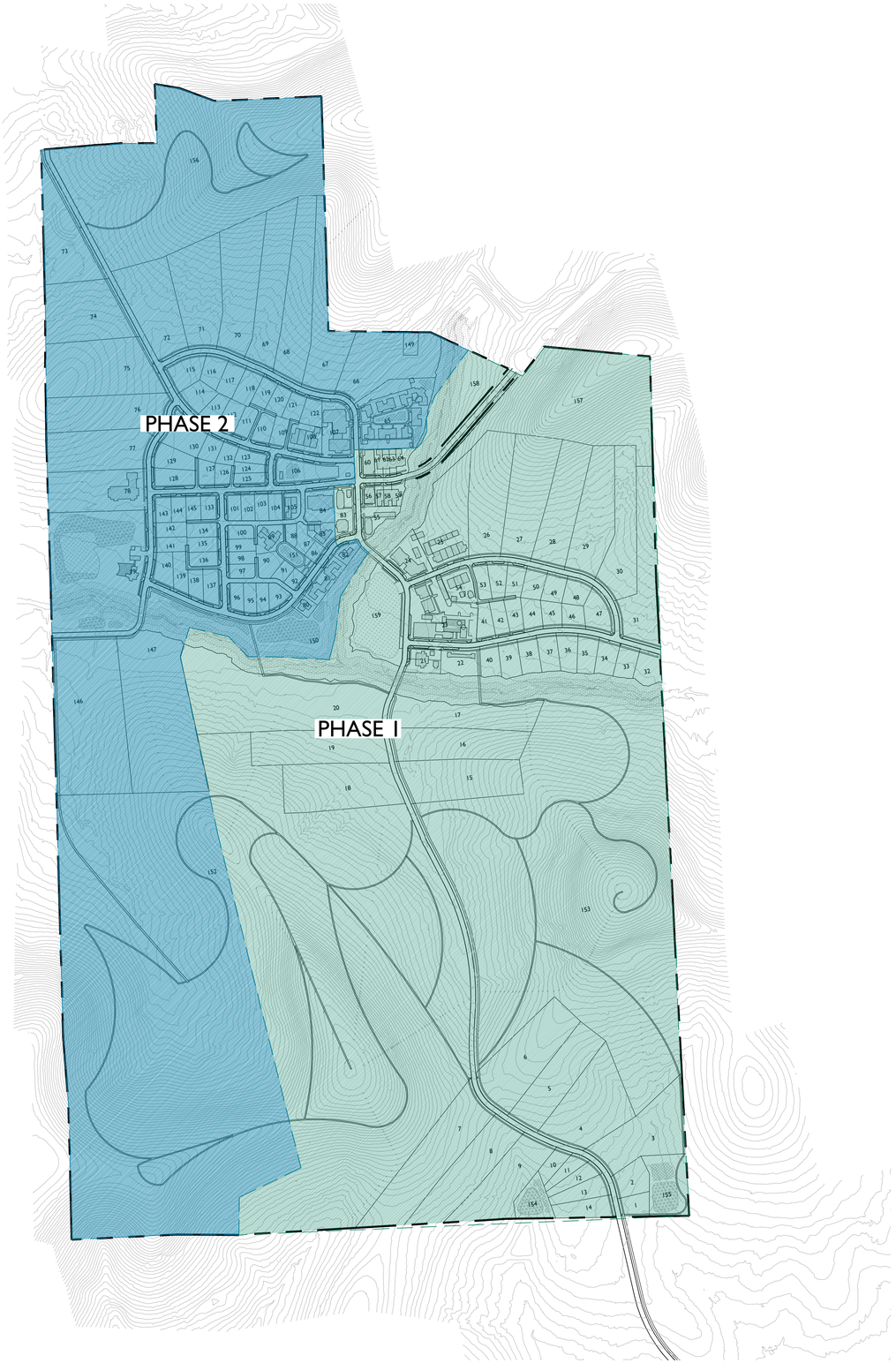
Revision Date

COLEMAN ROAD CONCEPTUAL OFFSITE UTILITIES

SHEET

C5.16

COF # 8704



***NOTE:** SANITARY SEWER LIFT STATIONS WEST OF PHASE 1 MAY BE INCLUDED IN PHASE 1.

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HARLIN PUD SUBDIVISION
DEVELOPMENT PLAN
Franklin, Williamson County, Tennessee

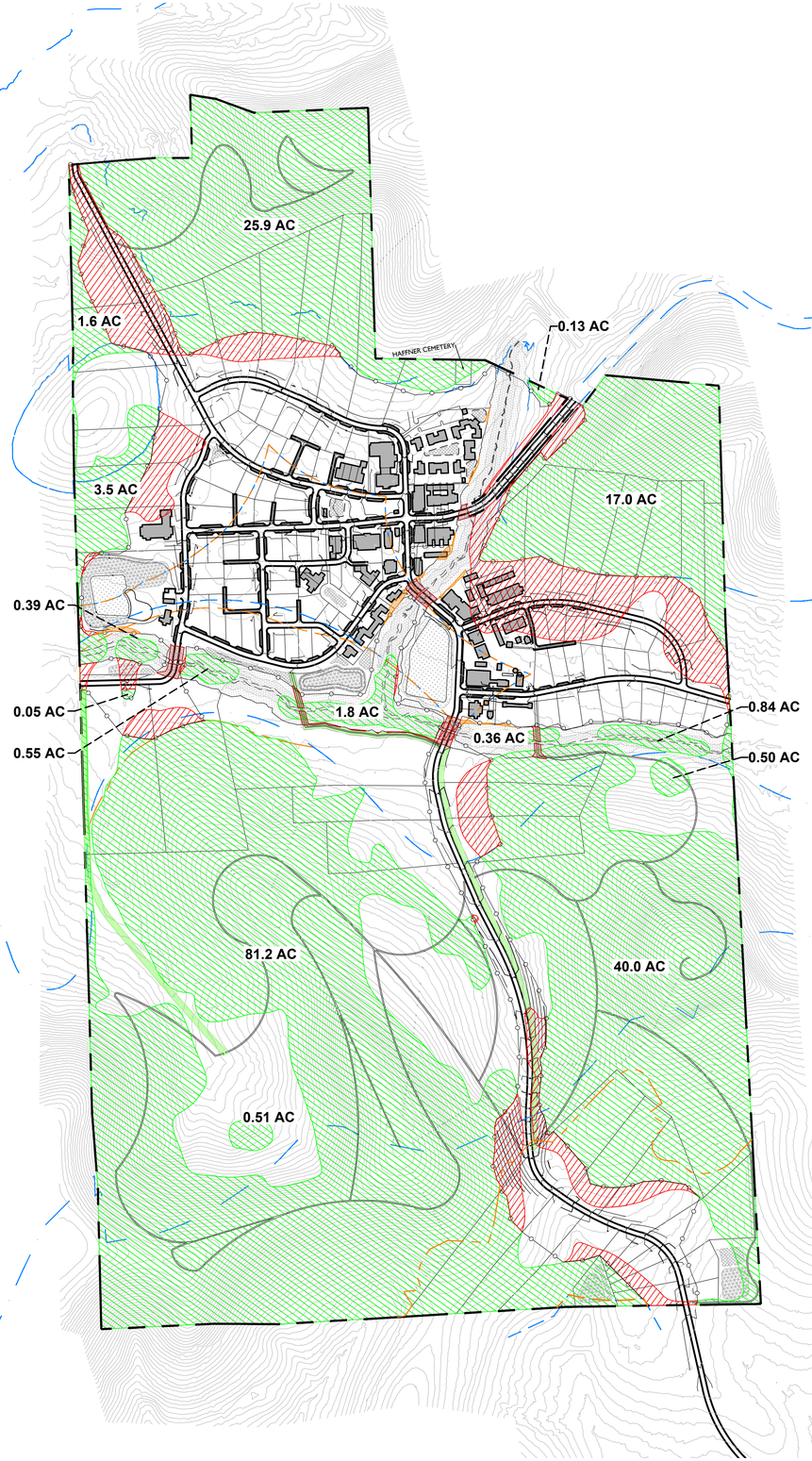
JEFFREY A. ROSATI REGISTERED LANDSCAPE ARCHITECT 1325

Revision Date

PHASING PLAN

SHEET
C6.0

COF # 8704



KEY

- REMOVED
- PRESERVED TREE CANOPY
- TREE PROTECTION FENCE
- 30' RIPARIAN BUFFER ZONE 1
- 30' RIPARIAN BUFFER ZONE 2
- PROPOSED HHO
- PROPOSED 500' HHO BUFFER
- HHO
- 500' HHO BUFFER

TREE CANOPY RETENTION

OVERALL SITE AREA:	13,615,834 SF; 312.8 AC
TOTAL EXISTING TREE CANOPY:	62.8% OF SITE: (8,555,082 SF; 196.4 AC)
REQUIRED PRESERVATION:	18% OF EXISTING: (1,539,915 SF; 35.4 AC)
PROVIDED PRESERVATION:	70.0% OF EXISTING: (5,988,557.4 SF; 137.5 AC)

N

0' 300' 600' 900'

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DesignStudio

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HARLIN PUD SUBDIVISION
DEVELOPMENT PLAN
Franklin, Williamson County, Tennessee

JEFFREY A. ROSIAK REGISTERED LANDSCAPE ARCHITECT 1732 STATE OF TENNESSEE AGRICULTURE 4/10/25

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

TREE PRESERVATION PLAN

SHEET
LI.0

COF # 8704



KEY

- AREAS OF PROPOSED RIPARIAN BUFFER IMPACTS - CROSSINGS
- AREAS OF PROPOSED RIPARIAN BUFFER IMPACTS - GENERAL
- PRESERVED TREE CANOPY
- 30' ZONE 1 RIPARIAN BUFFER
- 30' ZONE 2 RIPARIAN BUFFER

N

0' 300' 600' 900'

RIPARIAN BUFFER VARIANCE REQUEST

OVERALL SITE AREA:		312.8 AC
30' ZONE 1 RIPARIAN BUFFER (TOTAL SF):		300,290 SF
30' ZONE 2 RIPARIAN BUFFER (TOTAL SF):		293,691 SF
TOTAL:	593,981 SF	
PROPOSED RIPARIAN BUFFER ENCROACHMENT		
	CROSSING:	34,442 SF
	GENERAL:	12,000 SF
TOTAL:	46,442 SF	

PROPOSED COMPARABLE WATER QUALITY IMPROVEMENTS

THE APPLICANT PROPOSES TO MITIGATE ENCROACHED BUFFER AREAS WITH COMPARABLE IMPROVEMENTS. THE FOLLOWING DESCRIBES THE METHODS OF MITIGATION BY MEANS OF CATTLE CROSSING REMEDIATION, BUFFER AVERAGING, AND STREAM BANK EROSION REMEDIATION:

CATTLE CROSSING REMEDIATION:

EACH CATTLE CROSSING HAS A VARYING DEGREE OF DAMAGE, AND WILL REQUIRE VARYING DEGREES OF IMPROVEMENT

EACH CROSSING WILL BE INDIVIDUALLY ASSESSED. THE FOLLOWING GENERAL METHODS SHALL BE USED AS NECESSARY IN ORDER TO STABILIZE AND RESTORE THE STREAM BANKS:

- INSTALL EROSION BLANKETS/MATTING
- ADD SOIL TO TRENCHES CREATED BY EROSION
- INCORPORATE ROCKS AND BOULDERS TO DISPERSE WATER ENTERING THE BANK
- RE-ESTABLISH NATIVE PLANTINGS

STREAM IMPACT ON-SITE OBSERVATIONS:

FLOW OBSTRUCTION REMOVAL: AREAS OF OBSTRUCTION WILL ASSESSED AND BEST METHODS FOR REMOVAL WILL BE DETERMINED BASED ON THE LEAST AMOUNT OF IMPACT TO THE STREAMS AND BUFFERS.

THE GENERAL METHODS SHALL BE USED:

- INSTALL EROSION BLANKETS/MATTING ON ANY DISTURBED AREAS
- REMOVE OBSTRUCTION & HAUL OFF / RE-PURPOSED ON SITE

STREAM BANK EROSION REMEDIATION:

- STREAM BANK EROSION TO BE ASSESSED ON-SITE, GENERAL METHODS APPLIED:
  - INSTALL EROSION BLANKETS/MATTING
  - ADD SOIL TO TRENCHES CREATED BY EROSION
  - INCORPORATE ROCKS AND BOULDERS TO DISPERSE WATER ENTERING THE BANK
  - RE-ESTABLISH NATIVE PLANTINGS

BUFFER AVERAGING:

BUFFER AVERAGING WOULD CONSIST OF SETTING ASIDE AREAS OF NON-DISTURBED LAND ADJACENT TO STREAM BUFFERS TO ACCOUNT FOR A PORTION OF THE SQUARE FOOTAGE OF THE IMPACTS.

STREAM BUFFER NOTE:
ANY WORK SHALL BE COORDINATED WITH THE COF STORM WATER COORDINATOR AND WILL BE DEFINED FURTHER IN SITE PLAN SUBMITTAL DOCUMENTS, AT SITE PLAN, A SCHEDULE FOR URBAN RIPARIAN BUFFER ZONE ENHANCEMENT WILL BE APPLIED TO THIS AREA.

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DEVELOPMENT PLAN
Franklin, Williamson County, Tennessee

JEFFREY A. ROSIAK REGISTERED LANDSCAPE ARCHITECT 1525

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

STREAM BUFFER VARIANCE REQUEST

SHEET
L2.0

COF # 8704



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DEVELOPMENT PLAN

Franklin, Williamson County, Tennessee

JEFFREY A. ROSIAK REGISTERED AGRICULTURAL PLANNER LICENSED LANDSCAPE ARCHITECT 3901 CERTIFICATE OF AUTHORIZATION 3901 Date 5/9/25

Revision Date

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

STREAM BUFFER VARIANCE REQUEST ENLARGEMENT

SHEET

L2.1

COF # 8704



1 A1.0 CHAPEL NODE



2 A1.0 SOUTHERN NODE



3 A1.0 SILO NODE

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DEVELOPMENT PLAN
Franklin, Williamson County, Tennessee

JEFFREY A. ROSIAK REGISTERED LANDSCAPE ARCHITECT 328 STATE OF TENNESSEE 10325

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TYPICAL ARCHITECTURE

SHEET
A1.0

COF # 8704















SINGLE FAMILY PRECEDENT

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TYPICAL ARCHITECTURE
SHEET
AI.1
COF # 8704



















TOWNHOUSE AND MULTI-FAMILY PRECEDENT

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TYPICAL ARCHITECTURE
SHEET
A1.2
COF # 8704

















NEIGHBORHOOD CENTER PRECEDENT

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TYPICAL ARCHITECTURE
SHEET
A1.3
COF # 8704





















HOTEL PRECEDENT

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TYPICAL ARCHITECTURE
SHEET
A1.4
COF # 8704










AMENITIES PRECEDENT

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DEVELOPMENT PLAN
Franklin, Williamson County, Tennessee

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TYPICAL ARCHITECTURE
SHEET
A1.5
COF # 8704



















AMENITIES PRECEDENT

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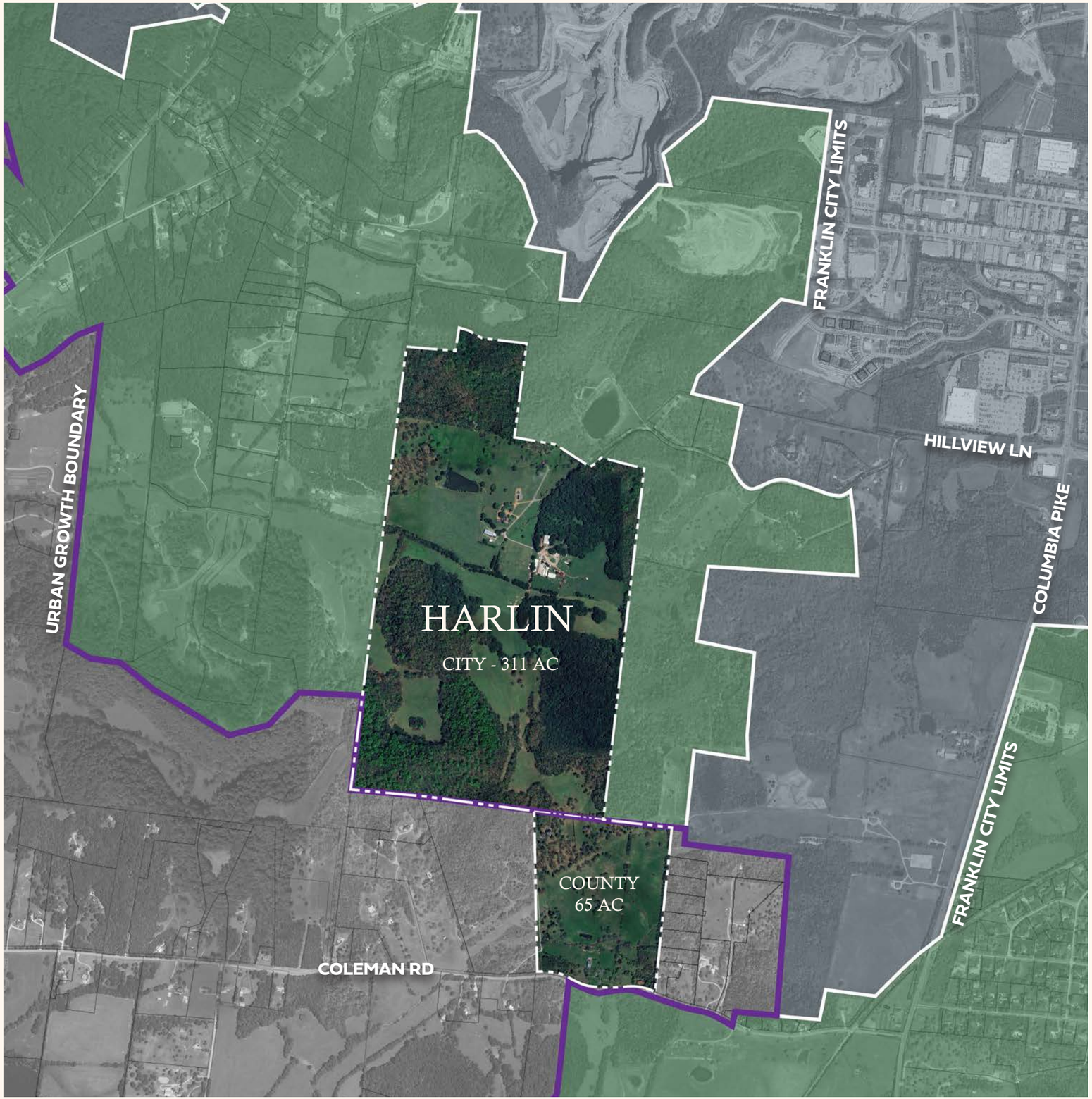
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DEVELOPMENT PLAN
Franklin, Williamson County, Tennessee

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Revision Date
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TYPICAL ARCHITECTURE
SHEET
A1.6
COF # 8704


HARLIN
PLANNING COMMISSION - 04/24/2025
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COLLABORATIVE
SHERIDAN
PUBLIC RELATIONS LLC
HISTORICAL
CONCEPTS
ARCHITECTURE & PLANNING
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Village Green:
Preservation and Progress

To create a conscientiously designed neighborhood rooted in hospitality, nature, unhurried joy, and room to roam.

- BOYLE

- Unique experience living in a small village community surrounded by an abundance of nature
- Transition from high density to rural character
- Diverse Residential and Commercial uses
- Preservation of over 70% of land.
- Preservation of rural character
- Clustered village with thoughtful development footprint

HARLIN | LOCATION MAP





COLEMAN ROAD PROPERTY ENLARGEMENT

**Master plan is conceptual in nature*





TOWN CENTER

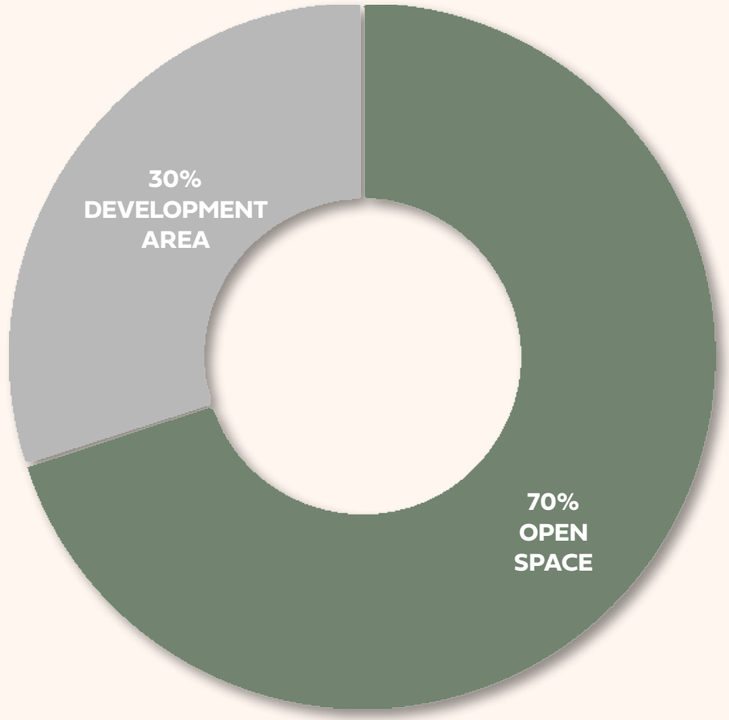
A. NEIGHBORHOOD AMENITY
B. BOUTIQUE INN & COTTAGES
C. COMMUNITY POST OFFICE
D. MIXED USE
E. CHAPEL/TOWN HALL
F. MIXED USE
G. HISTORIC HOME
H. COMMERCIAL
I. MIXED USE
J. MIXED USE
K. NEIGHBORHOOD AMENITY

**Master plan is conceptual in nature*


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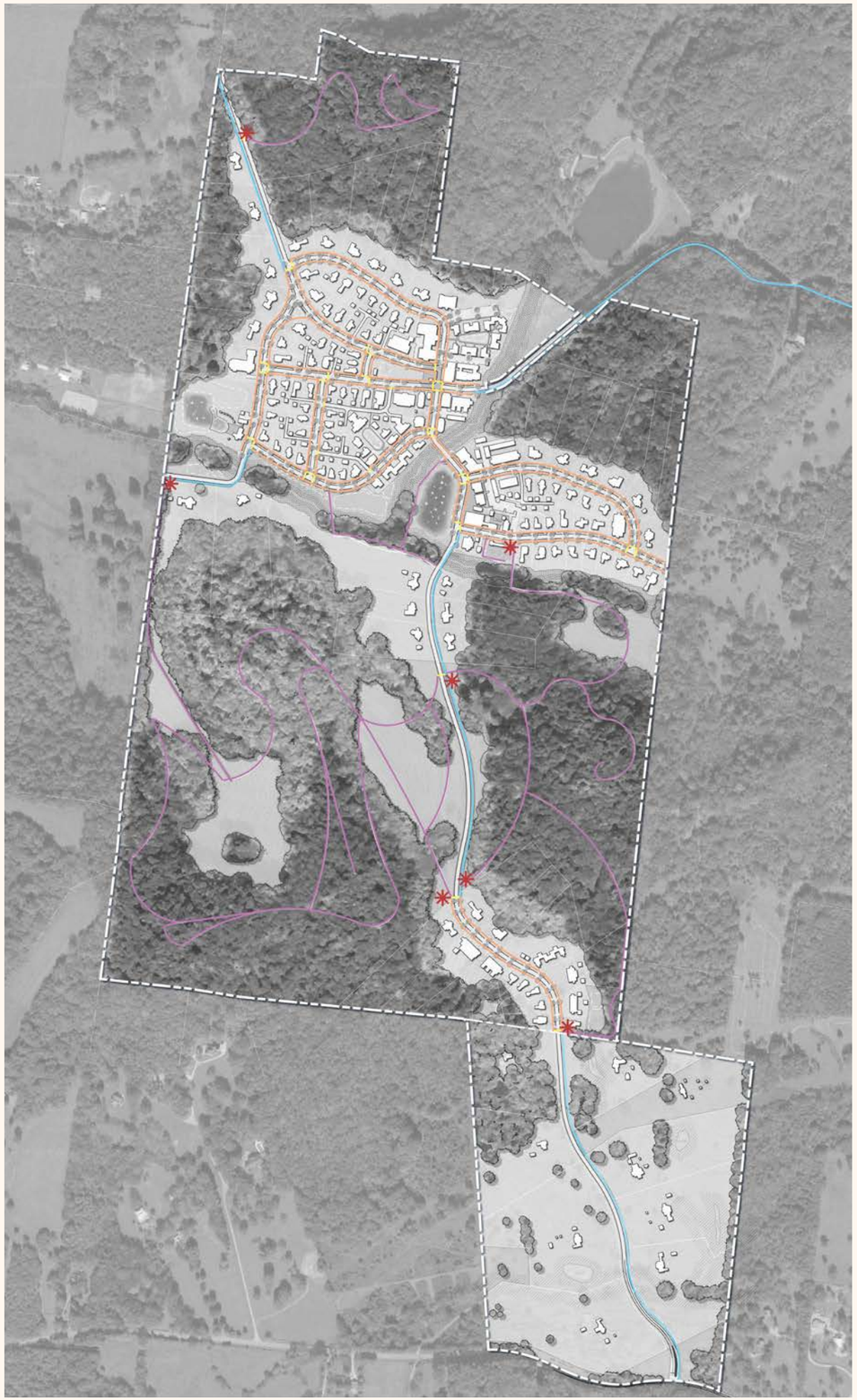

© Zanetta Illustration





To create a conscientiously designed neighborhood rooted in hospitality, nature, unhurried joy, and room to roam.

- Design oriented around preservation of open space.
- Extensive trail system to connect people with open space.
- Amenities meant to highlight and engage the community within the expansive preserved land.



PEDESTRIAN NETWORK

- SIDEWALK
- MULTI-USE PATH (2.5 MILES OF GREENWAY/BIKEWAY)
- CROSSWALK
- TRAILS (4 MILES OF TRAILS; PARKLAND DEDICATION)
- TRAILHEAD

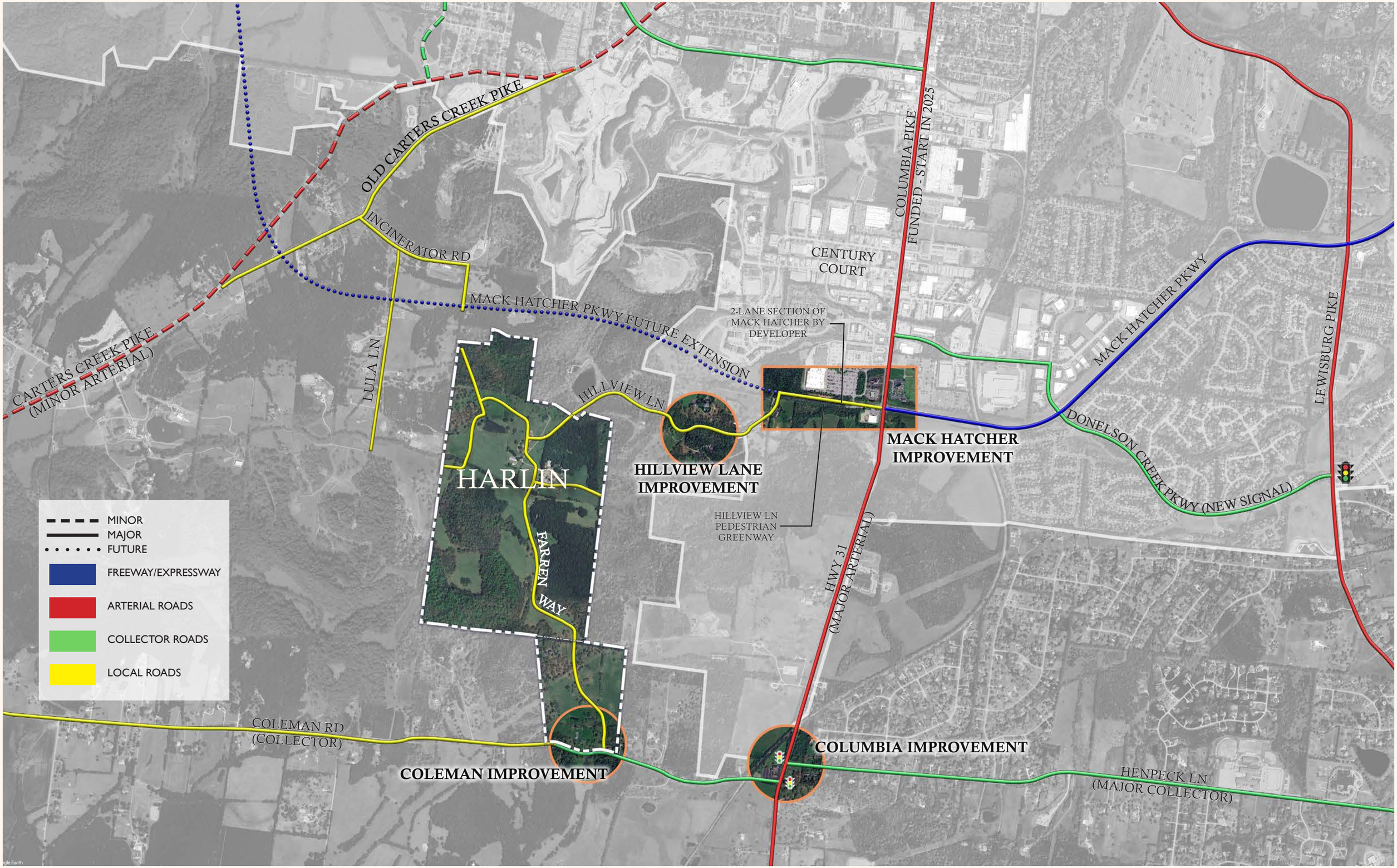
To create a conscientiously designed neighborhood rooted in hospitality, nature, unhurried joy, and room to roam.

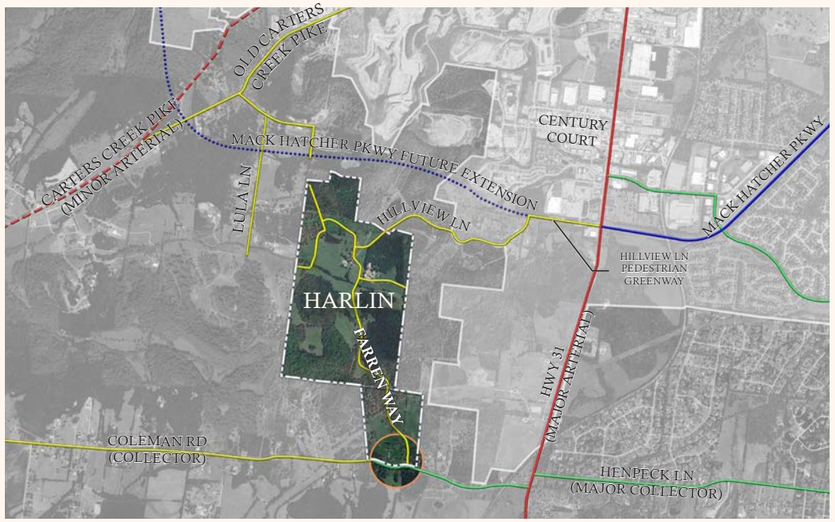


HHO REVISION

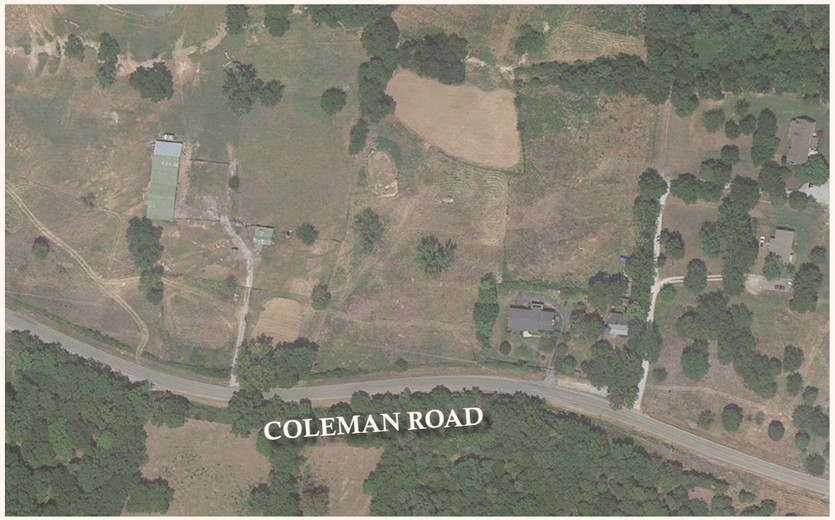
HHO LINE

PROPOSED HHO REVISION


OLD CARTERS CREEK PIKE
INCINERATOR RD
CARTERS CREEK PIKE
(MINOR ARTERIAL)
LULA LN
MACK HATCHER PKWY FUTURE EXTENSION
HILLVIEW LN
HARLIN
FARREN WAY
HILLVIEW LANE
IMPROVEMENT
CENTURY
COURT
2-LANE SECTION OF
MACK HATCHER BY
DEVELOPER
HILLVIEW LN
PEDESTRIAN
GREENWAY
COLUMBIA PIKE
FUNDED - START IN 2025
MACK HATCHER
IMPROVEMENT
MACK HATCHER PKWY
LEWISBURG PIKE
DONELSON CREEK PKWY (NEW SIGNAL)
HWY 31
(MAJOR ARTERIAL)
MINOR
MAJOR
FUTURE
FREEWAY/EXPRESSWAY
ARTERIAL ROADS
COLLECTOR ROADS
LOCAL ROADS
COLEMAN RD
(COLLECTOR)
COLEMAN IMPROVEMENT
COLUMBIA IMPROVEMENT
HENPECK LN
(MAJOR COLLECTOR)



Location Key



Existing Conditions

Coleman Road and Farren Way (Site Access - Southbound Approach)					
		Farren (Site Access) SB		Coleman EB Left Turn	
		AM	PM	AM	PM
2024	Existing	--	--	--	--
2029	Projected Unimproved	B (10.7)	B (11.4)	A (0.0)	A (0.0)
2032	Projected Unimproved	B (11.3)	B (12.2)	A (0.0)	A (0.0)
2037	Projected Unimproved	B (11.9)	B (13.2)	A (0.0)	A (0.0)



Proposed Improvements



Location Key



Existing Conditions



Proposed Improvements

Columbia Avenue at Coleman Road / Henpeck Lane						
Am Peak Hour						
	Existing 2024 Unsignalized		Background 2032 Unsignalized		Coordinated Signals 2032	
	Coleman	Henpeck	Coleman	Henpeck	Coleman	Henpeck
EB Left	F 54.8 (182')		F 1132.5 (3049')		D 48.9 (181')	
EB Right	D 34.0 (182')		F 1054.7 (3049')		A 8.8 (103')	
WB Left		F 54.0 (203')		F 572.2 (1654')		E 58.0 (138')
WB Right		E 40.4 (203')		F 613.7 (1664')		C 23.5 (86')
Overall Intersection	B 10.5	A 9.9	F 174.2	F 78.0	B 14.5	B 12.8
PM Peak Hour						
EB Left	F 217.1 (568')		F 2455.4 (4244')		F 99.0 (205')	
EB Right	F 205.8 (568')		F 2503.8 (4244')		D 39.0 (168')	
WB Left		F 110.5 (248')		F 2243.1 (3738')		E 61.6 (123')
WB Right		F 53.4 (248')		F 2255.0 (3738')		A 9.1 (90')
Overall Intersection	C 22.2	C 19.2	F 336.4	F 283.1	C 22.8	D 49.4

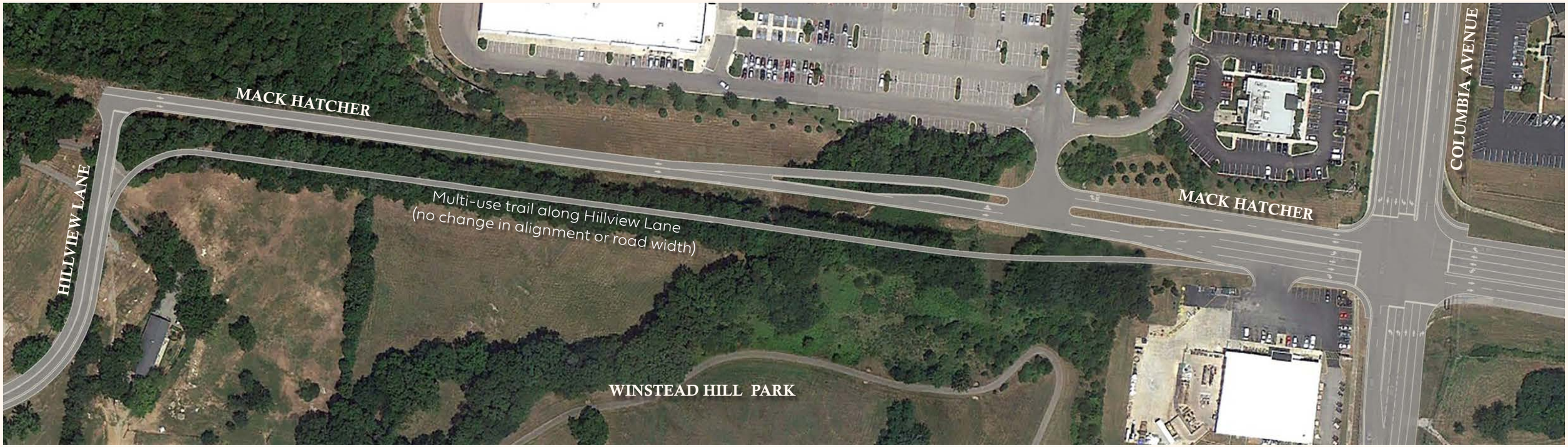


Location Key



Existing Conditions

Columbia Avenue and Mack Hatcher Parkway/Hillview Lane (Signalized)			
		AM	PM
2024	**Existing**	**D (37.4)**	**D (43.4)**
2029	Background	D (40.5)	D (47.1)
	Projected and Improved	**D (39.7)**	**D (47.3)**
2032	Background	D (34.8)	D (38.6)
	Projected and Improved	**D (37.0)**	**D (39.8)**
2037	Background	D (37.7)	D (42.1)
	Projected and Improved	**D (39.2)**	**D (42.7)**



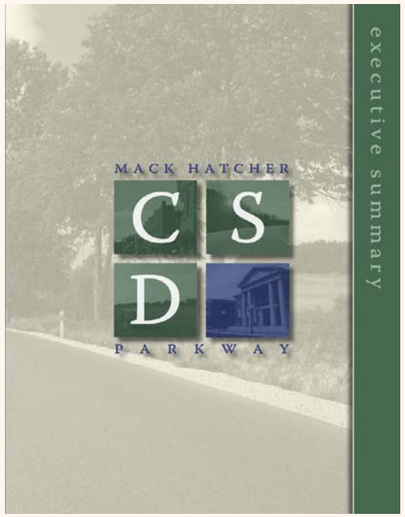
Proposed Improvements

Figure 4-f
Before



Figure 4-f
After









STATEMENT OF CONSENSUS

We, the members of the Mack Hatcher Parkway Context Sensitive Citizen Design Team, request that the Tennessee Department of Transportation accept and carry forward the recommendations described in this document for the improvement of the existing section of Mack Hatcher Parkway (State Route 397) and the proposed extension of Mack Hatcher Parkway. We have reached consensus on design features noted herein and submit this set of recommendations to TDOT. We appreciate the opportunity provided by TDOT to participate in this CSD process, and we further recommend that the department continue to utilize local participation in this project as it moves forward through subsequent engineering and construction phases.

Existing Conditions

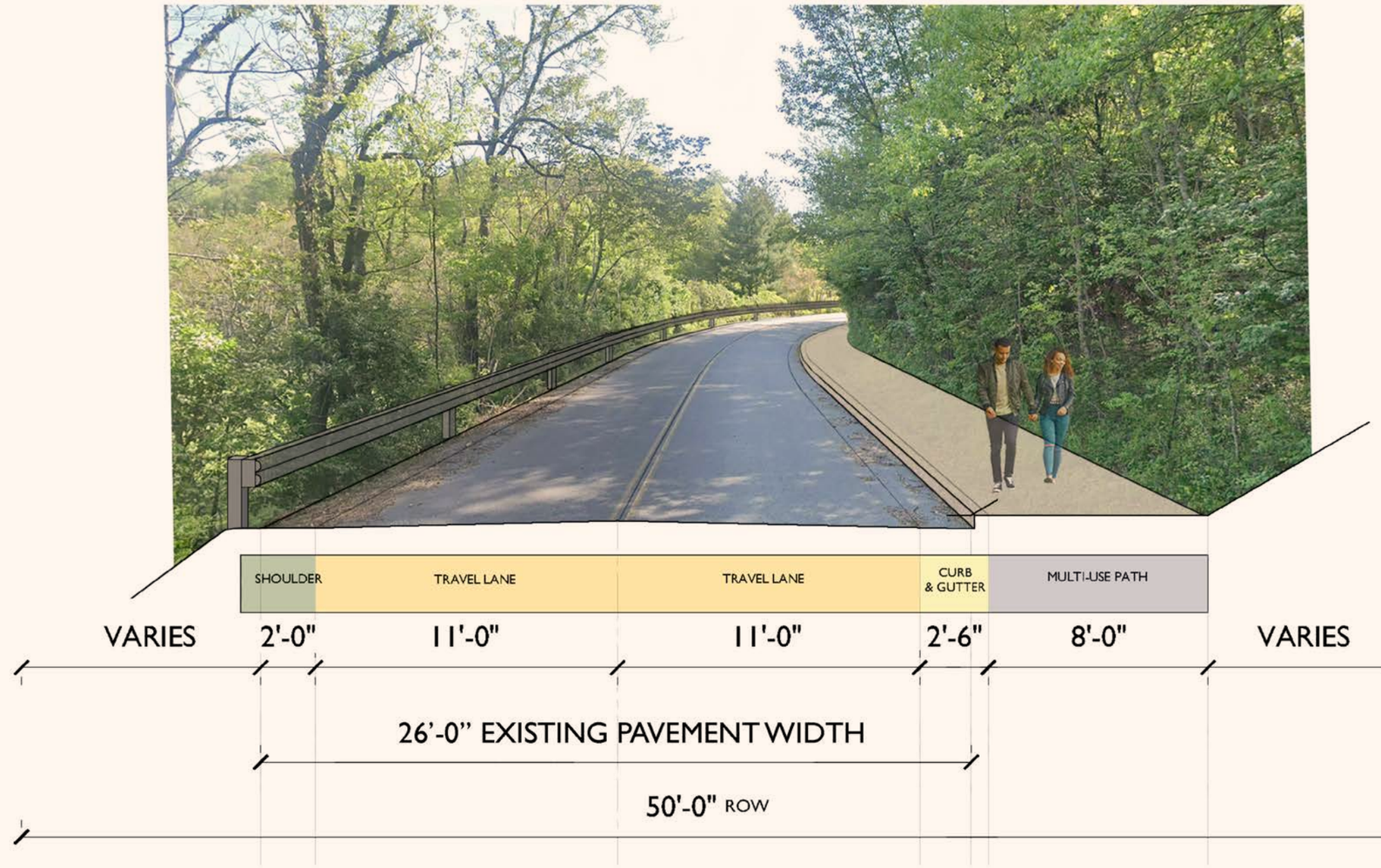




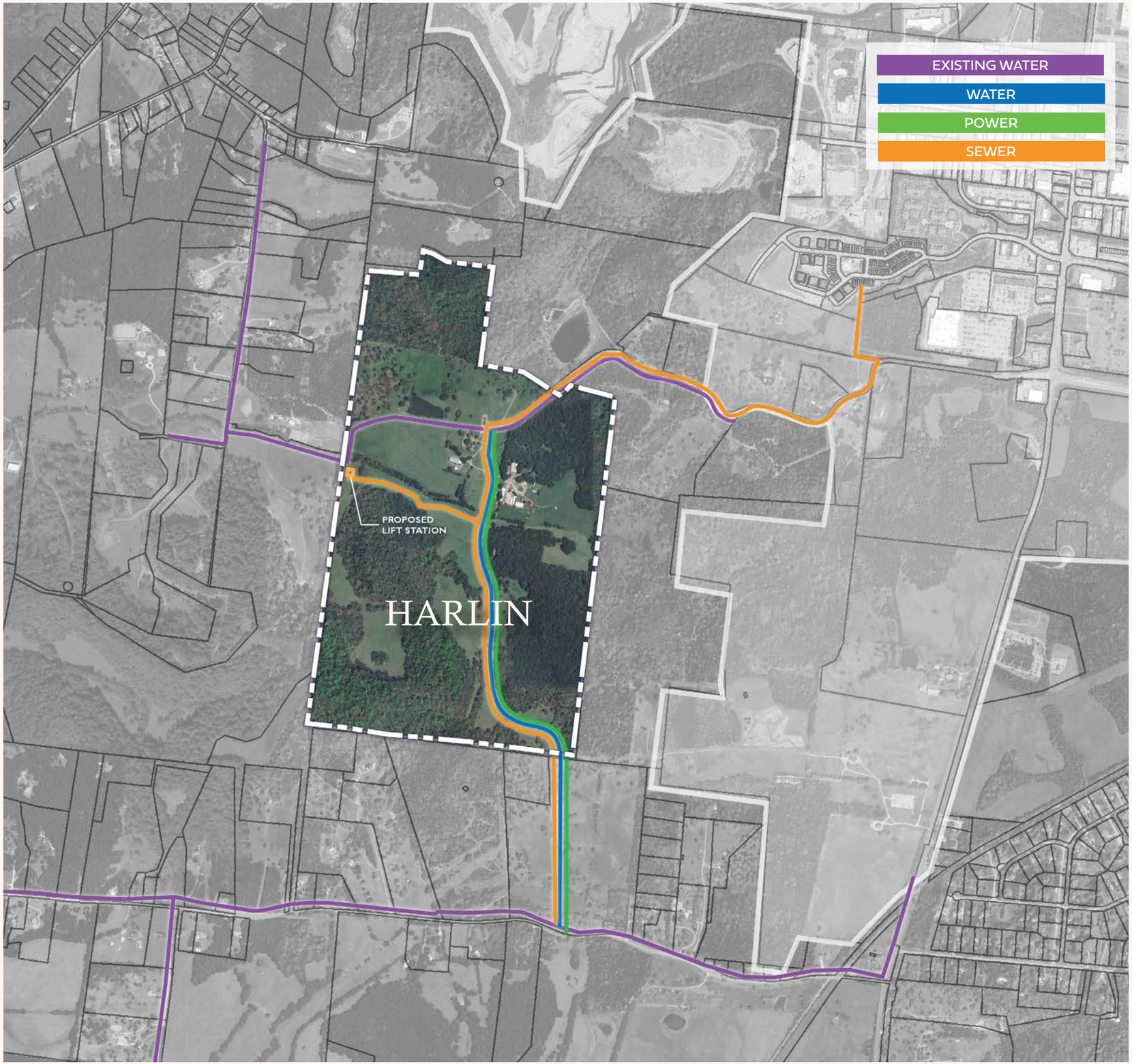
Location Key



Existing Conditions



Proposed Improvements to Hillview Lane



Is there adequate utility infrastructure?

Sewer: City of Franklin
Installation of a new pump station and approximately 5100 LF of force main and 2800 LF of gravity

Water: HB&TS
10,600 LF of 12-inch water will be extended from the intersection of Coleman Road and Kittrell Road.

Power: MTEMC
MTEMC and telecommunications have provided input on the proposed improvements to serve the site for electricity and telecommunications.

Requested Modifications of Standards

1. **MOS - Chapter 6 – Building Types – House/Duplex/ Multiplex/Townhouse/Multifamily – Alley Loading Garages – Garage Setback**
   - Standard: At least 22 feet from a mews right-of-way, when facing a mews the rear façade shall have a pedestrian door.
   - Modification: Request to allow a 5 feet or 22 feet minimum setback from a Mews ROW when lots front public streets (specifically lots 84-86 and 92-105); when facing a mews the rear façade or property line shall have either a pedestrian door, 4 foot clear path to the principal building, or gate.



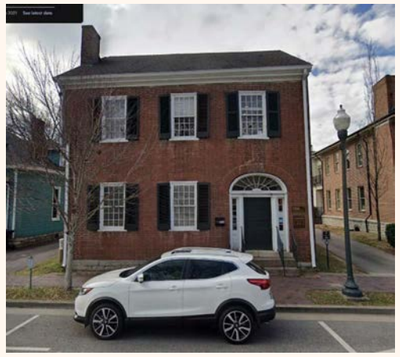
MINIMUM 22' SETBACK

5' OR 22' MINIMUM SETBACK

MEWS COURTYARD

LOTS WHICH FRONT AN OPEN SPACE AND SERVED OFF A MEWS ALLEY ARE TO BE SPRINKLERED. THIS CONDITION APPLIES SPECIFICALLY TO LOTS 87, 88, 89, 90,AND 91.

2. **MOS - Section 6.6 – Building Types – House – Building Orientation and Entry – Entry Features**
   - Standard: Shall have a covered porch, covered stoop, or balcony over the entrance.
   - Modification: Request to add decorative door surround with enhanced architectural details that distinguish it from the typical window as an additional alternative to porches, stoops and balconies.







3. **MOS - Section 6.6 – Building Types – Townhouse – Façade Standards for Each Unit – Entry Features**
   - Standard: The front façade of each dwelling unit shall have a covered porch, covered stoop, or balcony over the main entrance.
   - Modification: Request to add decorative door surround with enhanced architectural details that distinguish it from the typical window as an additional alternative to porches, stoops and balconies.





Requested Modifications of Standards

4. **MOS - Section 6.6 – Building Types – Townhouse – Foundations, Porches, and Stoops – Finished Floor Elevation:**
   - Standard: Minimum 18 inches above grade at front façade.
   - Modification: Request to reduce this requirement to no minimum when a home office is on the first floor within Live Work units to comply with necessary ADA requirements.



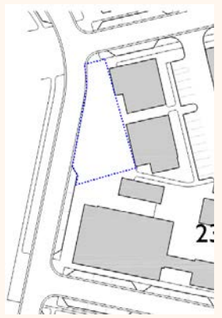
5. **MOS - Section 6.8 – Building Types – Multifamily – Building Orientation and Entry - Entrances:**
   - Standard: Facades along a street or internal drive shall have individual entrances to all publicly accessed ground floor uses and all ground floor dwelling units.
   - Modification: MOS to allow a maximum of two ground floor unit on the street facing façade to share a single street facing entry door, not requiring individual entrances for each of the two units.





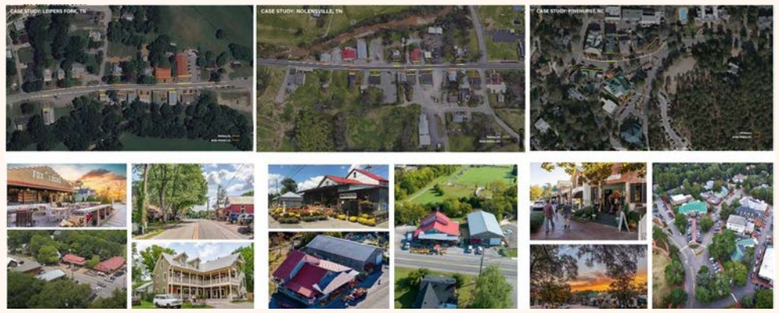


6. **MOS - Section 6.9 – Building Types – Commercial/Mixed Use Building – Building Orientation and Entry – Façade Location:**
   - Standard: The building shall parallel the frontage
   - Modification: Request to allow buildings within the Neighborhood Village portions of the project to be at an angle from the frontage to create more interest along the streetscape and abilities to have more open space in front of a building. This request is limited to buildings at Lot 23 only.









Requested Modifications of Standards

7. **MOS - Section 6.9 – Building Types – Commercial/Mixed Use Building – Windows – Glazing on Retail Storefronts:**
   - Standard: 50 to 85 percent of the ground floor, measured between two feet and ten feet from the ground. 20 to 65 percent of upper floors
   - Modification: Request to charge upper floors max from 65 percent to 85 percent.



8. **MOS - Section 6.9 – Building Types – Commercial/Mixed Use Building – Building Elements – Retail Storefronts:**
   - Standard: Any storefront shall have display windows, transom windows, knee walls of between 18 and 24 inches tall, and other architectural elements such as bulkheads, trim, and cornice detailing
   - Modification: Request to remove the transom requirement above storefront display windows, but not doorways, to allow for larger storefront options.











9. **MOS - Section 9.7.1. Sidewalks – General:**
   - Standard: Sidewalks and curb shall be required on both sides of public and private streets and internal drives, except along Mack Hatcher Parkway or I-65.
   - Modification: Request to allow revision of this requirement to comply with the MOES and corresponding approved street sections that allow for the use of a singular rural path or a combination of a rural path and sidewalks on opposite side of the road.

Requested Modifications of Standards

10. MOS - Section 10.2.3 – Parking and Transit – Minimum Parking:

- Standard: City of Franklin Minimum Parking Standards
- Modification: Request to utilize COF ZO Minimum Parking guidelines as identified for uses within the Central Franklin Overlay (CFO) guidelines

11. MOS - Section 10.2.3 – Parking and Transit – Minimum Parking:

- Standard: City of Franklin Minimum Parking Standards - Multifamily
- Modification: Request to establish Minimum Parking Guidelines for Small Scale Multifamily use based on Franklin Zoning Ordinance requirements for Multiplex use which dedicate 2 off street parking stalls per residential unit.

12. MOS - Section 11.5 – Open Space - Neighborhood Amenity – Stormwater:

- Standard: Stormwater management features shall not be counted as open space
- Modification: At lot 79, Stormwater Management features may occupy up to 60% of the neighborhood amenity when treated as a site amenity and designed pursuant to section 17.5, Stormwater Management Features.









Requested Modifications of Standards

13. MOS - Section 11.6 – Open Space - Pocket Park – Stormwater:

- Standard: Stormwater management features may occupy up to 40% of the pocket park when treated as a site amenity and designed pursuant to section 17.5 Stormwater Management Features.
- Modification: At lot 159, Stormwater Management features may occupy up to 85% of the pocket park when treated as a site amenity and designed pursuant to section 17.5, Stormwater Management Features. Lot 159 will have pedestrian and public activation around the entirety of the stormwater feature.









14. MOS - Section 11.6 - Open Space - Pocket Park - Features:

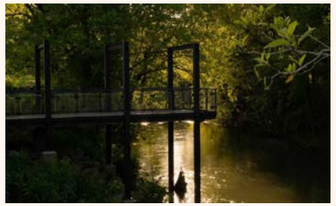
- Standard: Four of the following features are required:
- Modification: Amend/add additional features more consistent with the Vision of the development:

A. Seating Elements
B. Pedestrian Shelter such as Canopies, Gazebos, Trellises, Arbors, or Transit Shelters
C. Furnishings such as Planters, Waste Receptacles, Bicycle Racks, Drinking Fountains, Informational Signage, or Hammock Areas
D. Fountains, Sculptures, or Art
E. Playgrounds or Nature-Based Play Areas
F. Gathering Spaces such as fire pits, picnic areas, outdoor dining areas
G. Outdoor game areas for yard games such as Bocce, Croquet, Cornhole
H. On lot 159, Engagement of streams and ponds such as Pedestrian Bridges and Overlooks













15. MOS - Section 15.1.3 – Signs – General Provisions – Proportion & Shape:

- Standard: Signs shall not be irregularly shaped.
- Modification: Permit one irregularly shaped Hanging Sign per business if the shape is representative of the business that is represents.













SITE DATA

ZONING: MGA-1

242 HOMES, 0.78 DU/AC

27,000 SF COMMERCIAL SPACE

80 HOTEL ROOMS

2-3 STORY BUILDINGS

70% OF TREE CANOPY RETAINED

70% OF SITE IS OPEN SPACE




© Zanetta Illustration

HISTORIC FRANKLIN TENNESSEE

City of Franklin

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

File #: 21-0538

DATE: May 1, 2025

TO: Board of Mayor and Aldermen

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

SUBJECT:

Discussion Of DRAFT COF Contract No. 2025-0158, With Boyle Nashville, LLC For A Road Impact Fee Offset Agreement For An Amount Not To Exceed $4,647,999 And Interlocal Agreement With Williamson County

PURPOSE:

The purpose of this memorandum is to provide information to the Franklin Board of Mayor and Aldermen (BOMA) concerning COF Contract No. 2025-0158.

BACKGROUND/STAFF COMMENTS:

This memo presents a discussion item regarding the potential reimbursement of road impact fees for improvements related to the Harlin PUD Subdivision. These improvements are located both inside and outside the city limits but remain within the urban growth boundary (UGB). The proposed enhancements involve state routes and county-maintained roadways currently under the jurisdiction of the Tennessee Department of Transportation (TDOT) and Williamson County.
Please refer to Exhibit A for details on the proposed offsite roadway improvements.

Mack Hatcher Parkway

Developer's Request: Full arterial impact fee reimbursement for right-of-way acquisition related to the future extension of Mack Hatcher Parkway. The amount reimbursed shall not exceed the fees paid by the development.
Staff Response: The City of Franklin's Municipal Code allows for reimbursement of right-of-way acquisition costs for arterial roadway extensions. Accordingly, this request meets the criteria for eligibility.

Columbia Pike, Henpeck Lane, and Coleman Road

Developer's Request: Full arterial and collector impact fee reimbursement for design, right-of-way, and construction. The amount reimbursed shall not exceed the fees paid by the development.
Staff Response: The City of Franklin's Municipal Code permits road impact fee reimbursements, but approval depends on Board of Mayor and Aldermen (BOMA) discretion. While the UGB is recognized in city planning efforts, reimbursement for impact fees outside city limits would require specific approval from BOMA.

Considerations for Reimbursement

- Historically, the city has prioritized infrastructure funding for projects within city limits. However, given that roadways in the UGB extend beyond municipal boundaries, an opportunity exists to evaluate the allocation of road impact fees for improvements in these areas.
- Due to the proximity of sanitary sewer services, it is unlikely that the City will annex this area of the UGB in the near future.
- As part of the annexation process, the City is required to enter into an interlocal agreement with Williamson County to determine long-term maintenance responsibilities for infrastructure outside city limits. It is likely that Williamson County will require the city to assume full maintenance responsibilities for:
    - Hillview Lane
    - Columbia Pike (signals only)
    - Portions of Henpeck Lane and Coleman Road

City staff is seeking Board direction on whether road impact fee funds should be prioritized for projects outside the city limits but within the UGB. These funds are currently allocated primarily for in-city improvements, where infrastructure demands are most urgent. It should be noted again that the amount reimbursed would not exceed the fees paid by the development.

FINANCIAL IMPACT:

This will cost the City $3,857,839 in arterial impact fees and $790,160 in collector impact fees for a total of $4,647,999.

RECOMMENDATION:

Staff seeks the Board’s guidance on whether to expand the scope of road impact fee funding to include the improvements outside of the city limits and within the UGB.

ROAD IMPACT FEE REIMBURSEMENT AGREEMENT
COF CONTRACT NO. 2025-0158

This agreement ("Agreement") is entered into between THE CITY OF FRANKLIN, TENNESSEE ("City") and Boyle Nashville, LLC, ("Developer"), on this the _____day of _____, 2025, pursuant to Title 16, Chapter 4 of the Franklin Municipal Code ("FMC").

WHEREAS, the Developer has previously submitted to the Franklin Municipal Planning Commission Harlin PUD Subdivision COF Project #8704 for approval (the "Development Project"); and

WHEREAS, the City has required the Developer to design, acquire right-of-way, acquire easements, obtain permits, and construct certain roadway improvements (the "Improvements") as a requirement of the Development Project and as shown on Exhibit A; and

WHEREAS, the Improvements required as part of the Development Project are identified in the City's Major Thoroughfare Plan, Connect Franklin; and

WHEREAS, the Developer has made application to offset a portion of the costs of these improvements against any Road Impact Fees due from the Development Project.

NOW THEREFORE, the City and the Developer, their successors and assigns, do hereby agree as follows:

1. PURPOSE. The purpose of this Agreement is to define the obligations of the parties necessary to carry out the intent of this Agreement for the provision of reimbursement of collector and arterial road impact fees pursuant to the FMC.

2. TERM. This Agreement shall become effective on the date it is fully executed and shall continue until the parties have fully fulfilled their obligations provided hereunder or until the agreement is terminated as provided herein. Understanding the large financial investment each party is making, this Agreement shall only be terminated for convenience upon written agreement of the parties.

3. PROJECT. The Developer has submitted reliable information related to the costs of construction of the following Improvements:

1. Road intersection, approximately 380' south of its current location. The newly realigned intersection should be converted to traffic signal control based on the projected satisfaction of the MUTCD 8-hour volume warrants the eastbound approach of Coleman Road should be widened to include an exclusive left turn lane with approximately 100' of storage with taper and deceleration lengths designed to AASHTO, TDOT, and City standards and a shared through/right turn lane.
2. The westbound approach of realigned Henpeck Lane should include an exclusive left turn lane with approximately 100' of storage with taper and deceleration lengths designed to AASHTO, TDOT, and City standards and a shared through/right turn lane.
3. The northbound approach of Columbia Avenue should be widened to include an exclusive left turn lane with a minimum of 100' of storage, an exclusive through lane, and an exclusive right turn lane with a minimum of 100' of storage and taper and deceleration lengths designed to AASHTO, TDOT, and City standards.

4. The southbound approach of Columbia Avenue should be widened to include an exclusive left turn lane with a minimum of 100' of storage, an exclusive through lane, and an exclusive right turn lane with a minimum of 100' of storage. All taper and deceleration lengths should be designed to AASHTO, TDOT, and City standards.
5. All approaches should be protected-permissive left turn phasing. The northbound and southbound approaches should also include right turn overlap phasing concurrent with the eastbound/westbound left turn phases.
6. As part of a future/phase 2 improvements at the Columbia Avenue/Mack Hatcher Intersection, remove part of the existing concrete median and/or widen the westbound approach of Mack Hatcher Parkway as necessary in order to provide an additional through lane. Also, restripe the northbound approach of Columbia Avenue to provide a second left turn lane. Optimization of the existing traffic signal will be required with these improvements.

4. ELIGIBLE ARTERIAL ROAD IMPACT FEE REIMBURSEMENT. The total eligible costs of design, right-of-way acquisition, easement acquisition, permits, and construction of the above arterial roadway Improvements is **Three Million Eight Hundred Fifty Seven Thousand Eight Hundred Thirty Nine and and No/100 Dollars ($3,857,839.00)** for the Development Project and the total reimbursement to the Developer is estimated to be **Three Million Eight Hundred Fifty Seven Thousand Eight Hundred Thirty Nine and and No/100 Dollars ($3,857,839.00)**. At no time shall reimbursement exceed the arterial impact fees collected as part of the Development Project

5. ELIGIBLE COLLECTOR ROAD IMPACTE FEE REIMBURSEMENT. The total eligible costs of design, right-of-way acquisition, easements acquisition, permits, and construction of the above collector roadway Improvements is Seven Hundred Ninety Thousand One Hundred Sixty **and No/100 Dollars ($790,160.00)** for the Development Project and the total reimbursement to the Developer is **Seven Hundred Ninety Thousand One Hundred Sixty and No/100 Dollars ($790,160.00)**. At no time shall reimbursement exceed the collector impact fees collected as part of the Development Project

6. APPROVAL OF CONTRACTS AND AGREEMENTS. The City Engineer shall review and approve all professional services agreements, right-of-way and easement acquisition offers (that exceed the appraised value of the acquisition), and construction bids associated with the Improvements. The Developer shall obtain approval prior to the spending of any funding in which the Developer is seeking reimbursement from the City. The Developer agrees that failure to obtain contract approval from the City Engineer may result in loss of City reimbursement as determined by the City Engineer.

7. APPROVAL OF CONSTRUCTION DOCUMENTS. Prior to starting right-of-way acquisition, easement acquisition, and construction, the Developer shall submit construction documents to the City Engineer for review and approval. The Developer agrees that failure to obtain approval from the City Engineer may result in loss of City reimbursement as determined by the City Engineer.

8. PERMITS. The Developer shall be solely responsible for obtaining and complying with all necessary local, state, and federal permits associated with the Improvements.

9. ON-SITE RIGHT-OF-WAY AND EASEMENT DEDICATION. The reimbursement value of on-site right-of-way shall be based on the fair market value of the land at the date of application for the development approval for which the condition of dedication was imposed. The value of right-of-way is hereby

estimated as **$50.00 per SF,** and all other necessary temporary slope, temporary construction, access easements, and utility easements shall be dedicated at no cost to the City.

10. OFF-SITE RIGHT-OF-WAY AND EASEMENT ACQUISITION.

a. The Developer shall be responsible for obtaining all off-site right-of-way and easements associated with the off-site Improvements.

b. At a minimum, the Developer shall offer fair market value for all right-of-way and or easements necessary as part of the Improvements. The value of right-of-way and easements shall be determined by a professional real estate appraiser or other means as approved by the City Engineer.

c. Should negotiations fail, the City agrees to assist, to the maximum extent allowable by law, in the acquisition of the necessary off-site right-of-way and easements associated with the Improvements.

11. Reimbursement and Final Acceptance.

a. The Developer may submit periodic invoices to the City during the course of design, right-of-way acquisition, easement acquisition, permitting and construction (not more frequently than every 90 days), which invoices shall be payable within 30 days after approval by the Road Impact Fee Administrator (City Engineer), subject to collected impact fees as specified within this Agreement.

b. No reimbursement on Construction shall be allowed until all right-of-way and easements have been properly deeded to the City and/or State and recorded at the Williamson County Register of Deeds.

c. Invoices shall include copies of approved contracts and invoices associated with the roadway Improvements, partial lien waivers for all contracts and copies of checks to show proof of payment. The Developer shall submit invoices based on the latest approved City forms as required by the Road Impact Fee Administrator (City Engineer).

d. Prior to final reimbursement and City acceptance of off-site Improvements, the Developer shall coordinate final inspections with the City and obtain letters of acceptance from the Street Department or City Engineer.

e. The following costs are specifically excluded from reimbursement: fiscal cost, including interest of money borrowed to finance the construction, cost for utility relocations, landscaping, turn lanes, internal management fees and turn lanes / signal improvements that benefit solely the development and not the arterial and/or collector roadway.

12. INDEMNIFICATION.

a. To the fullest extent permitted by Laws and Regulations, and in addition to any other obligations of Developer under this Agreement or otherwise, Developer shall indemnify and hold harmless the City, and the officers, directors, members, partners, employees, agents, consultants and subcontractors, from losses, damages, costs, and judgments (including but not limited to all fees and charges of engineers, architects, attorneys, and other professionals, and all court or arbitration or other dispute resolution costs) arising from third-party claims or actions relating to or resulting from the performance or furnishing of the Improvements, provided that any such claim, action, loss, cost, judgment or damage is attributable to bodily injury, sickness, disease, or death, or to damage to or destruction of tangible property (other than the improvements itself), including the loss of use resulting therefrom, but only to the extent caused by any negligent act or omission of Developer, and any contractor and any subcontractor, and any supplier, or any

individual or entity directly or indirectly employed by any of them to perform any of the Improvements, or anyone for whose acts any of them may be liable.

b. In any and all claims against City, or any of their officers, directors, members, partners, employees, agents, consultants, or subcontractors, by any employee (or the survivor or personal representative of such employee) of Developer, and contractor, any subcontractor, any supplier, or any individual or entity directly or indirectly employed by any of them to perform any of the Improvements, or anyone for whose acts any of them may be liable, the indemnification obligation under the paragraph above will not be limited in any way by any limitation on the amount or type of damages, compensation, or benefits payable by or for Developer, or any contractor or any such subcontractor, supplier, or other individual or entity under workers' compensation acts, disability benefit acts, or other employee benefit acts.

13. MISCELLANEOUS.

a. Binding. This Agreement shall be binding upon the parties and shall take effect from and after its ratification and signing by all parties after obtaining appropriate approval pursuant to the requirements of applicable law.

b. Severability. The parties agree that if any part, term, or provision of this Agreement is determined to be illegal or in conflict with any law of the State of Tennessee by any court with jurisdiction, the validity of the remaining portions or provisions shall not be affected. The rights and obligations of the parties shall be construed and enforced as if the Agreement did not contain the particular part, term, or provision held to be invalid.

c. Specific Performance. The parties recognize that the rights afforded to each under this Agreement are unique and, accordingly, the individual parties shall, in addition to such other remedies as may be available to them in equity, have the right to enforce their respective rights hereunder by an action for injunctive relief and/or specific performance to the extent permitted by law.

d. Cooperation. The parties agree to cooperate fully in order to successfully execute the terms and conditions of this Agreement, including obtaining all regulatory and governmental approvals required to carry out the terms of this Agreement, recognizing that the intent of each party to the other is to serve the individual interests of each party while respecting the conditions and obligations of this Agreement.

e. Assignment. The rights and obligations of this Agreement are not assignable without prior written consent of the City.

f. Law/Venue. This Agreement shall be exclusively governed by the laws of the State of Tennessee. In the event that any section and/or term of this Agreement, or any exhibits hereto, becomes subject to litigation, the venue for such action will be exclusively maintained in a court of competent jurisdiction sitting in Williamson County, Tennessee.

g. Entire Agreement. This Agreement represents the entire agreement between the parties and supersedes all prior negotiations, representations, or agreements, either written or oral, with respect to the subject matter hereof. This Agreement may be amended only by written instrument signed by all parties.

IN WITNESS WHEREOF, each party has caused this Agreement to be executed by an authorized person effective as of the date and year written below.

Approved by the Franklin Board of Mayor and Aldermen on _____, 20___.

WITNESS our hands on the dates as indicated.

DEVELOPER

_____

By:_____

Print Name:_____

Title:_____

STATE OF TENNESSEE)
)
COUNTY OF _____)

Before me, _____, a Notary Public of said County and State, personally appeared _____, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged _____self to be _____ (or other officer authorized to execute the instrument) of _____, the within named bargainor, a _____, and that _____ as such _____ executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal on this _____ day of _____, 20____.

_____
Notary Public
My Commission Expires:_____

CITY

CITY OF FRANKLIN, TENNESSEE, a municipality

By: _____
DR. KEN MOORE
Mayor
Date: _____

By: _____
ERIC S. STUCKEY
City Administrator
Date: _____

STATE OF TENNESSEE)
)
COUNTY OF WILLIAMSON)

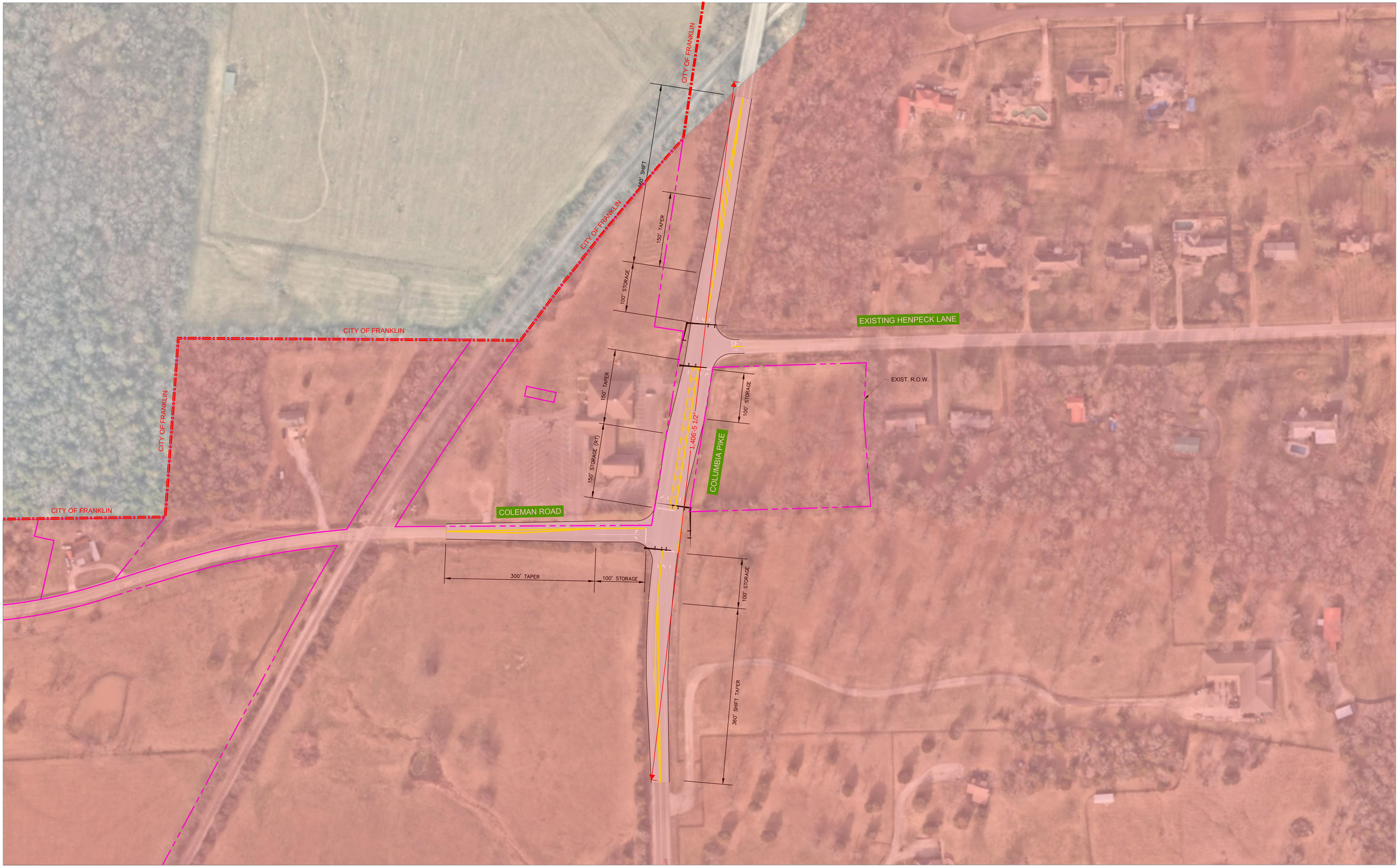
Before me, the undersigned Notary Public of said County and State, personally appeared DR. KEN MOORE and ERIC S. STUCKEY, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged themselves to be the Mayor and City Administrator, respectively, of the City of Franklin, Tennessee, the within named bargainor, a municipality, and that as such Mayor and City Administrator executed the foregoing instrument for the purposes therein contained, by signing the name of the municipality by themselves as Mayor and City Administrator.

Witness my hand and seal this ___ day of _____, 20____.

_____
Notary Public
My Commission Expires:_____

Approved as to form by:

_____
Shauna R. Billingsley, City Attorney



Kimley»Horn

HARLIN FARMS - OFFSITE ROADWAY IMPROVEMENTS

CONCEPT EXHIBIT

January 23, 2025

0 40 80 160 240

NORTH

ONLY MACK HATCHER RIGHT-OF-WAY QUALIFIES FOR REIMBURSEMENT ON THIS SHEET

SR 397 (MACK HATCHER MEMORIAL PARKWAY)

420' SHIFT

INSET A

91,477.21 sf

MATCHLINE SR 397 (MACK HATCHER MEMORIAL PARKWAY)

HILLVIEW LANE

EXIST. ROAD TO BE USED AS MULTI-USE PATH

EXIST. R.O.W.

MATCHLINE HILLVIEW LANE

INSET A

FUTURE BUILD-OUT

SR 397 (MACK HATCHER MEMORIAL PARKWAY)

A

A

Kimley»Horn

HARLIN FARMS - OFFSITE ROADWAY IMPROVEMENTS

CONCEPT EXHIBIT

February 6, 2025

0 25 50 100 150

NORTH

ONLY RIGHT-OF-WAY QUALIFIES FOR REIMBURSEMENT WEST OF RED LINE.

COLUMBIA AVE. TO TIE OUT TO FUTURE CITY IMPROVEMENTS

EXISTING TRAFFIC SIGNAL TO REMAIN IN PLACE

150' TAPER

200' STORAGE

SR-397 (MACK HATCHER MEMORIAL PARKWAY)

MATCHLINE SR 397 (MACK HATCHER MEMORIAL PARKWAY)

42,842.92 sf

EXIST. ROAD TO BE USED AS MULTI-USE PATH

EXIST. R.O.W.

COLUMBIA AVE. TO TIE OUT TO FUTURE CITY IMPROVEMENTS

COLUMBIA AVENUE

INSET B

FUTURE BUILD-OUT

A

A

Kimley»Horn

HARLIN FARMS - OFFSITE ROADWAY IMPROVEMENTS

CONCEPT EXHIBIT

February 6, 2025

50'-0"

0 25 50 100 150

NORTH

HISTORIC FRANKLIN TENNESSEE

City of Franklin

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

File #: 21-0410

DATE: April 2, 2025

TO: Board of Mayor and Aldermen

FROM: Eric Stuckey, City Administrator
Lisa Clayton, Director of Parks
Heather Eusebio, Research & Planning Specialist

SUBJECT:

Consideration Of COF Contract No. 2025-0110, With Boyle Investment Company For Parkland Impact Fee And Construction Agreement For Harlin PUD

PURPOSE:

The purpose of this memorandum is to provide information to the Franklin Board of Mayor and Aldermen (BOMA) concerning Parkland Impact Fee and Construction Agreement for Harlin PUD.

BACKGROUND/STAFF COMMENTS:

The Owner is in the process of developing Williamson County Property Tax Assessor's Map 091 Parcel 09900 ("Development Project"), located in Parkland Quadrant 3 of the City, consisting of 242 dwelling units on the property known as Harlin PUD. The Owner intends to develop or cause the development of appurtenances and parkland amenities ("Parkland Project") consisting of private amenities consisting of pool, formal landscaping, pickleball courts as well as public amenities including unpaved trails throughout preserved open space on approximately two hundred twenty (220) acres, all as more particularly shown and described on Exhibits A and B.

FINANCIAL IMPACT:

Parkland Impact Fees and Parkland Dedication requirements are based on the mathematical formulas and allocations set forth in the City's Parkland Dedication Ordinance: Ordinance 2016-25 and Franklin Municipal Code § 25-405 ("Ordinance"). The Parkland Impact Fee as set forth in the Ordinance is Four Thousand Three Hundred Four and 00/100 Dollars ($4,304.00) per dwelling unit. The total Parkland Impact Fee for Owner is One Million Forty One Thousand Three Hundred Four and No/100 Dollars ($1,041,568.00). The Owner shall pay twenty-five percent (25%) of the Total Parkland Impact Fee obligation at the recording of the first final plat or the issuance of the first building permit when a plat is not required for any property that includes a structure with dwelling units, and the remaining seventy-five percent (75%) shall be paid per permit in the pro-rated amount of Three Thousand Two Hundred Twenty-Eight and 00/100 ($3,228.00) until such time the total obligation has been satisfied.

RECOMMENDATION:

Staff recommends that the Board of Mayor and Aldermen approve COF Contract No. 2025-0110.

PARKLAND IMPACT FEE AND CONSTRUCTION AGREEMENT FOR PRIVATE/PUBLIC BETWEEN THE CITY OF FRANKLIN AND BOYLE INVESTMENT COMPANY CONTRACT NO. 2025-0110

This PARKLAND IMPACT FEE AND CONSTRUCTION AGREEMENT ("Agreement"), made and entered into this_____day of _____ 20__ by and between THE CITY OF FRANKLIN, TENNESSEE ("City") and BOYLE INVESTMENT COMPANY ("Owner"), developer of that certain land known as Harlin PUD in Williamson County, Tennessee, as more particularly described in Exhibits A and B attached hereto pursuant to Title 25, Chapter 4 of the City of Franklin Municipal Code.

WITNESSETH:

WHEREAS, Owner is in the process of developing Williamson County Property Tax Assessor's Map 091 Parcel 09900 ("Development Project"), located in Parkland Quadrant 3 of the City, consisting of 242 dwelling units on the property known as Harlin PUD; and

WHEREAS, Owner intends to develop or cause the development of appurtenances and parkland amenities ("Parkland Project") consisting of private amenities consisting of pool, formal landscaping, pickleball courts as well as public amenities including unpaved trails throughout preserved open space on approximately two hundred twenty (220) acres, all as more particularly shown and described on Exhibits A and B; and

WHEREAS, Parkland Impact Fees and Parkland Dedication requirements are based on the mathematical formulas and allocations set forth in the City's Parkland Dedication Ordinance: Ordinance 2016-25 and Franklin Municipal Code § 25-405 ("Ordinance"); and

WHEREAS, the Parkland Impact Fee as set forth in the Ordinance is Four Thousand Three Hundred Four and 00/100 Dollars ($4,304.00) per dwelling unit; and

WHEREAS, the total Parkland Impact Fee for Owner is One Million Forty One Thousand Five Hundred Sixty-Eight and No/100 Dollars($1,041,568.00); and

WHEREAS, Owner shall pay twenty-five percent (25%) of the Total Parkland Impact Fee obligation at the recording of the first final plat or the issuance of the first building permit when a plat is not required for any property that includes a structure with dwelling units, and the remaining seventy-five percent (75%) shall be paid per permit in the pro-rated amount of Three Thousand Two Hundred Twenty-Eight and 00/100 ($3,228.00) until such time the total obligation has been satisfied. The twenty-five percent (25%) final fee payment and the pro-rated per dwelling unit payment shall only apply to phased platted developments. If the total number of dwelling units is equal to twelve (12) units or less, the total Parkland Impact Fee shall be paid up front. **For all developments platting together fees shall be paid in full**.

WHEREAS, Owner has requested to offset a portion of the costs of construction of these improvements against any Parkland Impact Fees due from the Development Project. The estimated amount of such eligible costs, and the potential offset, was determined by the Parks Department Director, or designee, on April 4, 2025, to be Seven Hundred Eighty One Thousand One Hundred Seventy-Six and No/100 Dollars ($781,176.00); and

WHEREAS, Owner has agreed to construct the Public Parkland Project as illustrated on Exhibits A, B and C and described in detail below for the future enjoyment of the public free of charge, subject to the terms and conditions set forth herein; and

WHEREAS, the Parkland Project as illustrated in Exhibits A, B and C shall undergo further design and development which may change the size and location of the amenities as currently shown. However, the Projects shall not be altered in any way that modifies the nature and type of use as contemplated in this Agreement as of the date hereof, without the express prior written consent of the City (which shall not be unreasonably withheld, conditioned, or delayed).

NOW, THEREFORE, in consideration of the terms, conditions, and mutual agreements by and between the parties as hereinafter set forth in detail, the parties do hereby mutually agree as follows:

I. AGREEMENT FOR PARKLAND CONSTRUCTION AND DEDICATION

1. The foregoing recitals are incorporated into this Agreement and made a part thereof.

2. Owner agrees to and has attached all pertinent exhibits to this contract prior to the first submittal of this Agreement to the City for review. Owner further understands that failure to provide all pertinent exhibits prior to the first submittal of this Agreement for review will result in a delay in the agreement approval process.

3. Owner agrees to provide the City of Franklin with a Certificate of Liability Insurance evidencing General Liability insurance at One Million and 00/100 Dollars ($1,000,000.00) per occurrence and Two Million and 00/100 Dollars ($2,000,000.00) aggregate limits that shall reflect the City of Franklin as Certificate Holder. Owner shall provide this Certificate of Liability Insurance prior to the signing of this agreement and shall provide an updated Certificate of Liability Insurance as General Liability insurance renews or changes throughout the term of this Agreement.

4. The total estimated cost of land and/or easement dedication, design, and the cost of labor, equipment, supplies, and materials used to construct the Projects is Two Million Two Hundred Sixty-Five Thousand and No/100 Dollars ($2,265,000.00), as more particularly described in Exhibit C, and the estimated total offset to Owner is Seven Hundred Eighty One Thousand One Hundred Seventy-Six and No/100 Dollars ($781,176.00) upon submittal and approval of supporting documentation. Costs for the Public Project Amenities, including land value as determined by the predetermined land value in the Ordinance, shall be valued at One Hundred Percent (100%) of the total costs, and costs for the Private Project shall be valued at Fifty Percent (50%) of the total costs. Costs for both Public and Private Project Amenities shall be valued at (25% for Private) and (50% for Public). The following costs are specifically excluded and not eligible for an offset: fiscal cost, including interest on money borrowed to finance the construction, cost for utility relocations, and other improvements that benefit the development.

5. As provided in Title 25, Chapter 4 of the Franklin Municipal Code, the eligible offset does not exceed the total Parkland Impact Fees due for the Development Project.

6. Owner shall be responsible for the location and protection of all existing utilities in accordance with State and local laws while utilizing the right-of-way. There shall be no offsets or reimbursement for relocation or protecting public utilities.

7. All improvements, uses, and activities shall comply with the policies established by the City of Franklin Zoning Ordinance and Municipal Code and with the terms and conditions of this agreement.

8. Upon Completion, and prior to acceptance, of the Parkland Project improvements, Owner shall provide reasonable documentation for all such costs and provide notarized release of liens.

9. Naming Rights. The policy of the City is to reserve naming or renaming of City assets to those circumstances which tradition and practice have shown to best serve the interest of the City and assure a worthy and enduring legacy for the City.

10. Organized Events. If an event requires a Special Event Permit, Owner or the sponsoring entity must obtain the permit from the City prior to the event occurring on the Parkland Project area.

11. Final as-built plans shall be submitted immediately following completion of construction activities. If the project is developed in phases, as-built plans for each phase shall be submitted once the work is complete in that phase. Acceptance of Parkland dedication and construction projects will not be issued until satisfactory as-built plans have been approved by the Parks Department Director and the City Engineer. All aspects of the project that have been affected by construction shall be verified and appear on the as-built plans. This would include, but is not limited to the following items:
    - All property lines and easements
    - New and Existing structures (include restrooms, playground equipment, trail/multi-use paths, trail heads, pavilions, pools, etc.)
    - Location of all "as-built" work with station and offsets
    - Height and location of all fences, walls, screens, trees, and hedges over 42" tall
    - All commercial driveways, paved areas, and required parking spaces
    - All concealed components with station and offsets (include known buried cables, utilities, drainage structures, etc.)
    - All utilities
    - File formats shall be in a *.PDF along with either *.DWG, *.DXF, *.DGN, or AutoDACr14
    - Two paper sets

    *Note: on all sheets referencing the Tennessee State Plane Coordination System, Zone 5301, Fipszone 4100; NAD 83 datum.

    Concealed components will require documented proof to be submitted with the as-built plans in the form of a certified construction log that has been generated by the design engineer. As-built plans are required to be endorsed by a Tennessee registered professional engineer and or a registered land surveyor.

12. Barring force majeure or weather delays, Owner agrees, upon thirty (30) days written notice from the City, to remove, maintain, repair, or replace trees, landscaping, and trail damage as described herein that may require reasonable removal, maintenance, repair, or replacement. The City reserves the right to assess the health of trees and landscaping, and the condition of the Public Parkland Project and whether trees, landscaping, and Parkland Project improvements must be replaced and maintained. If no remedy is made within the specified time, the City reserves the right to remove all affected trees and

landscaping and repair the area with notice to Owner and at the sole cost and expense of Owner. Owner shall submit payment for full cost and expense incurred by the City within forty-five (45) days of the date of the invoice.

13. In the case of emergency situations where an unplanned disturbance of the trees, landscaping, and/or the Parkland Project occurs due to natural disaster, The City will perform emergency infrastructure repairs or conduct a public safety/emergency response. The City will minimize the disturbance to the extent feasible and will act swiftly for the purposes of public health, safety, and welfare. The City will bring the site back to substantially similar condition as soon as practicable, subject to budgetary constraints, other priorities that serve the public health, safety, and welfare, seasonal limitations for replacement or planting, and weather delays.

14. The Agreement shall be effective as of the date of execution by both parties and shall terminate only as provided within this Agreement.

15. This Agreement is non-transferable to the successors or assigns of Owner unless the successor assumes the same obligations of Owner in writing. Any assignment, in whole or in part, shall be provided to the City within fifteen (15) days after the transfer of the Development Project and must be approved by the City's Board of Mayor and Aldermen.

16. Owner shall exercise the rights, privileges, and permission granted herein at Owner's own risk. Owner shall not claim any damages from the City for any injuries or damages, including death, due to the exercise of such rights, privileges, or permission or the condition or use of the non-exclusive, all-access public easement. Owner shall indemnify and hold harmless the City, its Mayor, Aldermen, officers, employees, officials, and agents, from and against all claims, actual damages, actual losses, and actual out-of-pocket expenses, including reasonable attorney's fees for outside counsel and costs, arising out of, resulting from, or in any way connected with the failure of Owner to comply with any of the provisions herein or with the City's direction to remove and/or maintain any trees, landscaping, or portions of the Parkland Project depicted in Exhibits A, B and C. The City shall not be liable to Owner should Owner's use of the property be hindered or disturbed. The City will not be liable to Owner for any reason not specifically stated herein.

17. The City and Owner agree that the terms and conditions contained herein shall be binding on and shall inure to their heirs, representatives, successors, and assigns and that there are no understandings or agreements between them except as contained in this instrument.

18. Applicable Law/Choice of Forum and Venue. This Agreement is made under and will be construed in accordance with the laws of the State of Tennessee without giving effect to that state's choice of law rules. The parties' choice for forum and venue shall be exclusively in the courts of Williamson County, Tennessee.

19. Notices. All notices required to be given by any party shall be in writing, addressed to all other parties, and delivered by certified mail or in person to:

In the case of the City:

City of Franklin
Attn: Mark Hilty, ACA
109 Third Ave. South
P.O. Box 305
Franklin, TN 37065-0305

In the case of Owner:
Boyle Investment Company
200 Meridian Boulevard, Suite 250
Franklin, TN 37067

20. This agreement shall be recorded with the Williamson County Register of Deeds with a copy maintained in the City Recorder's office in City Hall, 109 Third Avenue South, Franklin, TN 37064. Upon completion of this agreement, the City agrees to cover the costs and responsibility associated with recording this Agreement.

21. Entire Agreement. This Agreement constitutes the entire agreement between the parties. There are no other agreements or understandings, written or oral, in effect between the parties, relating to the subject matter hereof. This Agreement may be amended or modified only be an instrument of equal formality signed by the respective parties.

22. Personal Liability. No member, Mayor, Alderman, official, or employee of the City shall be personally liable to Owner or any successor in interest, in the event of any default or breach by the City, or for any amount which may become due to Owner or successor or on any obligations hereunder.

23. Warranties /Limitation of Liability/Waiver. The City reserves all rights afforded to local governments under law for all general and implied warranties. The City does not waive any rights it may have to all remedies provided by law and therefore any attempt by Owner to limit its liability shall be void and unenforceable. The City, being a Tennessee governmental entity, is governed by the provisions of the Tennessee Governmental Tort Liability Act, Tenn. Code Ann. § 29-20-101 et. seq., for causes of action sounding in tort. Further, no contract provision requiring a Tennessee political entity to indemnify or hold harmless the Contractor beyond the liability imposed by law is enforceable because it appropriates public money and nullifies governmental immunity without the authorization of the General Assembly.

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

IN WITNESS WHEREOF the said parties have hereunto set their signatures, on this day and date first above written.

CITY OF FRANKLIN, TENNESSEE **Attest:**

By: _____ By: _____
Dr. Ken Moore, Mayor Angie Skarp, City Recorder

Date:_____ Date:_____

STATE OF TENNESSEE)
)
COUNTY OF WILLIAMSON)

Before me,_____, a Notary Public of said State and County, personally appeared, Dr. Ken Moore and Angie Skarp, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and where, upon oath, Dr. Ken Moore acknowledged himself to be Mayor and Angie Skarp acknowledged herself to be the City Recorder of the City of Franklin, Tennessee, and that as such, being authorized to do so, have executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal, at office, this_____day of_____, 20___.

_____
NOTARY PUBLIC

My Commission Expires: _____

Approved as to form:

By: _____
J. Blake Harper
Staff Attorney

OWNER:

BOYLE INVESTMENT COMPANY

By: _____

Name: _____

Title: _____

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF _____)
)
COUNTY OF_____)

On_____, before me, _____,
Notary Public, personally appeared_____who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of_____ that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

_____
NOTARY PUBLIC

My Commission Expires: _____

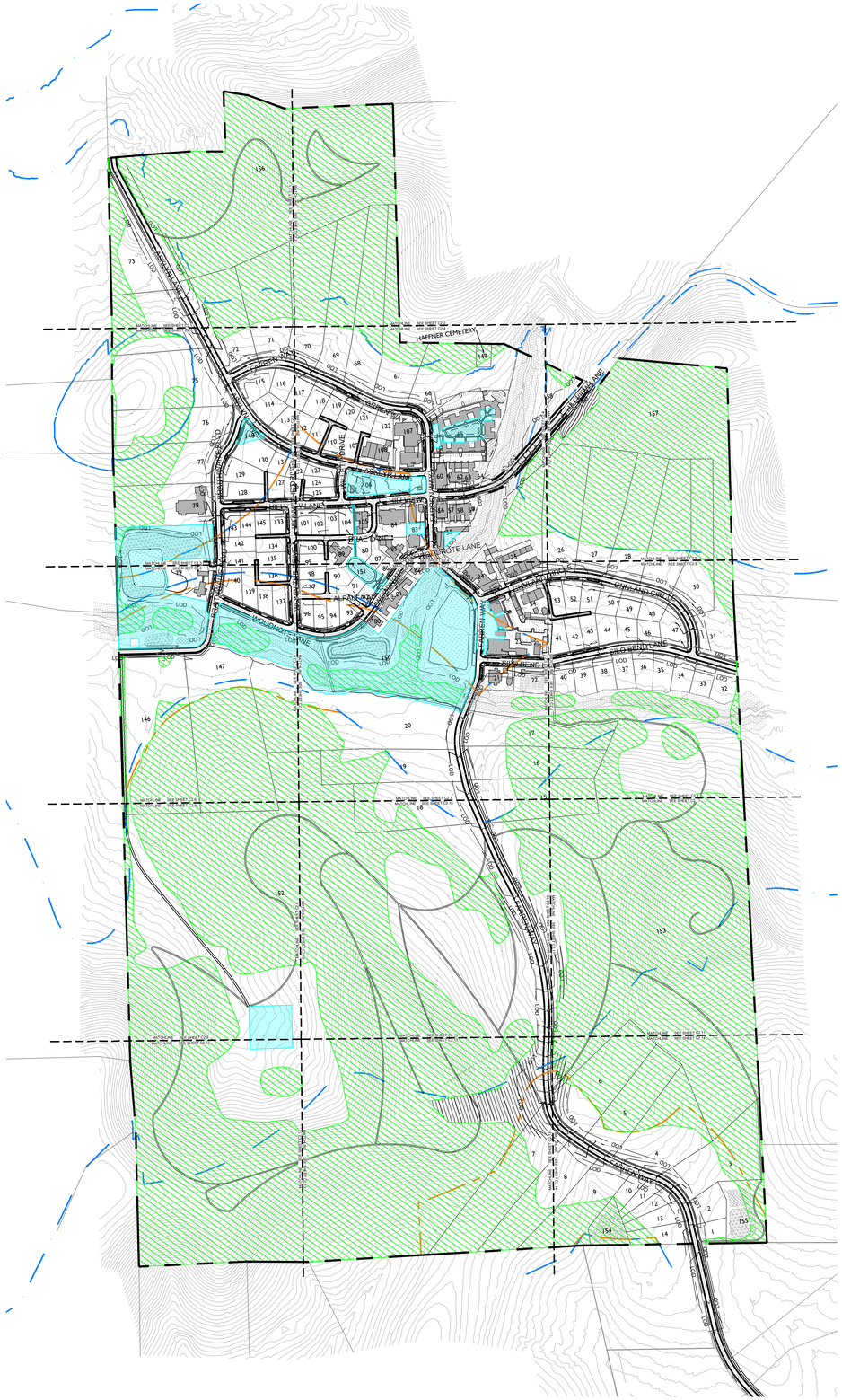
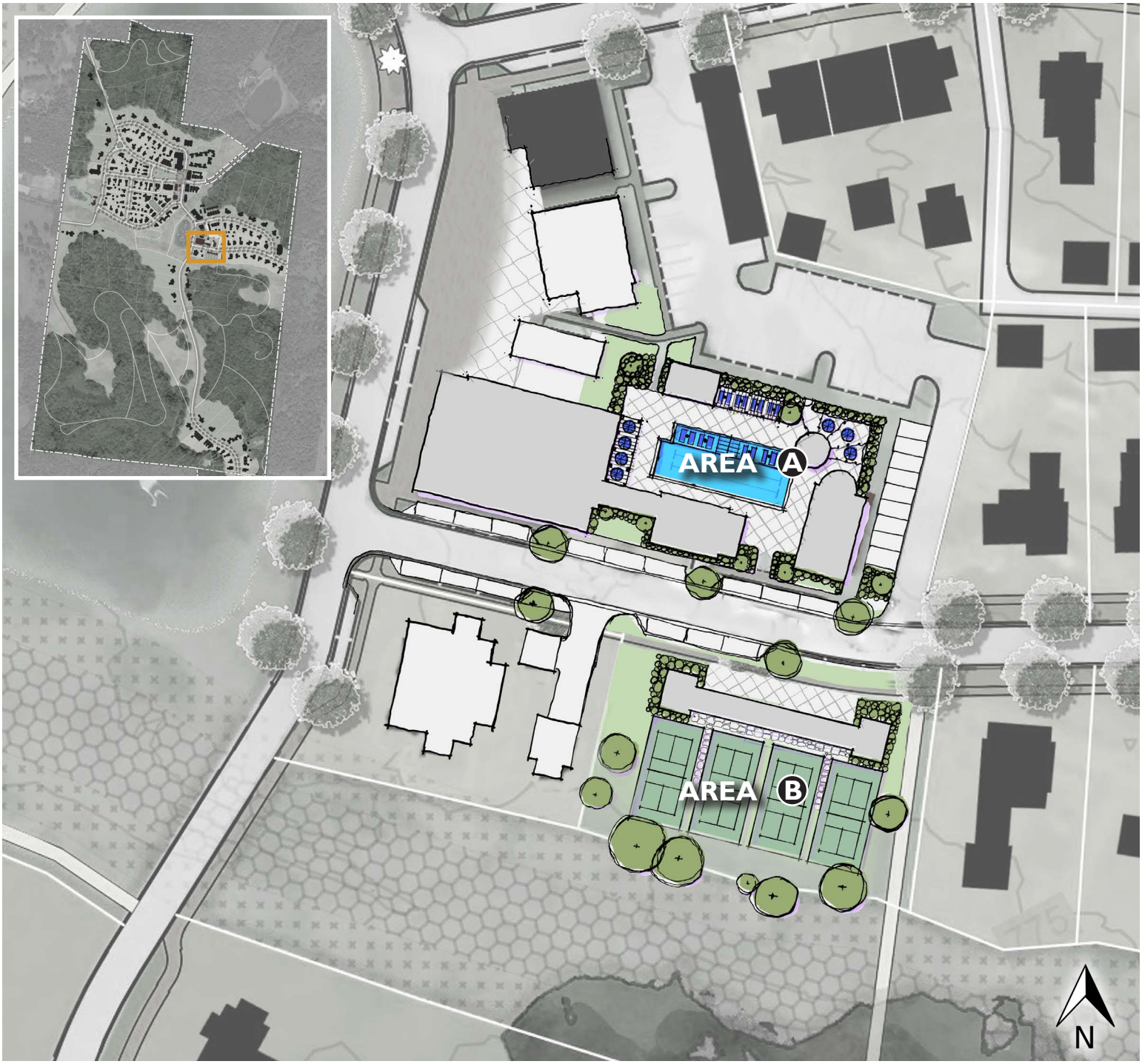

HAFFNER CEMETERY
HILLVIEW LANE
LULA LANE
COLEMAN ROAD
MACK HATCHER PARKWAY
SAW MILL CREEK
RIPARIAN ZONE
ALFRED DRIVE
BIG BENTGRASS LANE
SWITCHGRASS WAY
SWITCHGRASS CIRCLE
BLUE FESCUE WAY
BLUE FESCUE CIRCLE
BUFFALO GRASS LANE
BUFFALO GRASS CIRCLE
BUFFALO GRASS COURT
BUFFALO GRASS WAY
BUFFALO GRASS PLACE
BUFFALO GRASS TRACE
BUFFALO GRASS TRAIL
BUFFALO GRASS PASS
BUFFALO GRASS RUN
BUFFALO GRASS CROSSING
BUFFALO GRASS CROSSING
BUFFALO GRASS CROSSING

EXHIBIT B - AREAS A TO C PARK AMENITIES



PRIVATE AMENITY

PRIVATE PARKLAND - PRIVATELY MAINTAINED - 50% OFFSET

AREA A

TO INCLUDE:
COURTYARD
LANDSCAPING
POOL

DATA:
NEIGHBORHOOD AMENITY
14,648 SQ FT

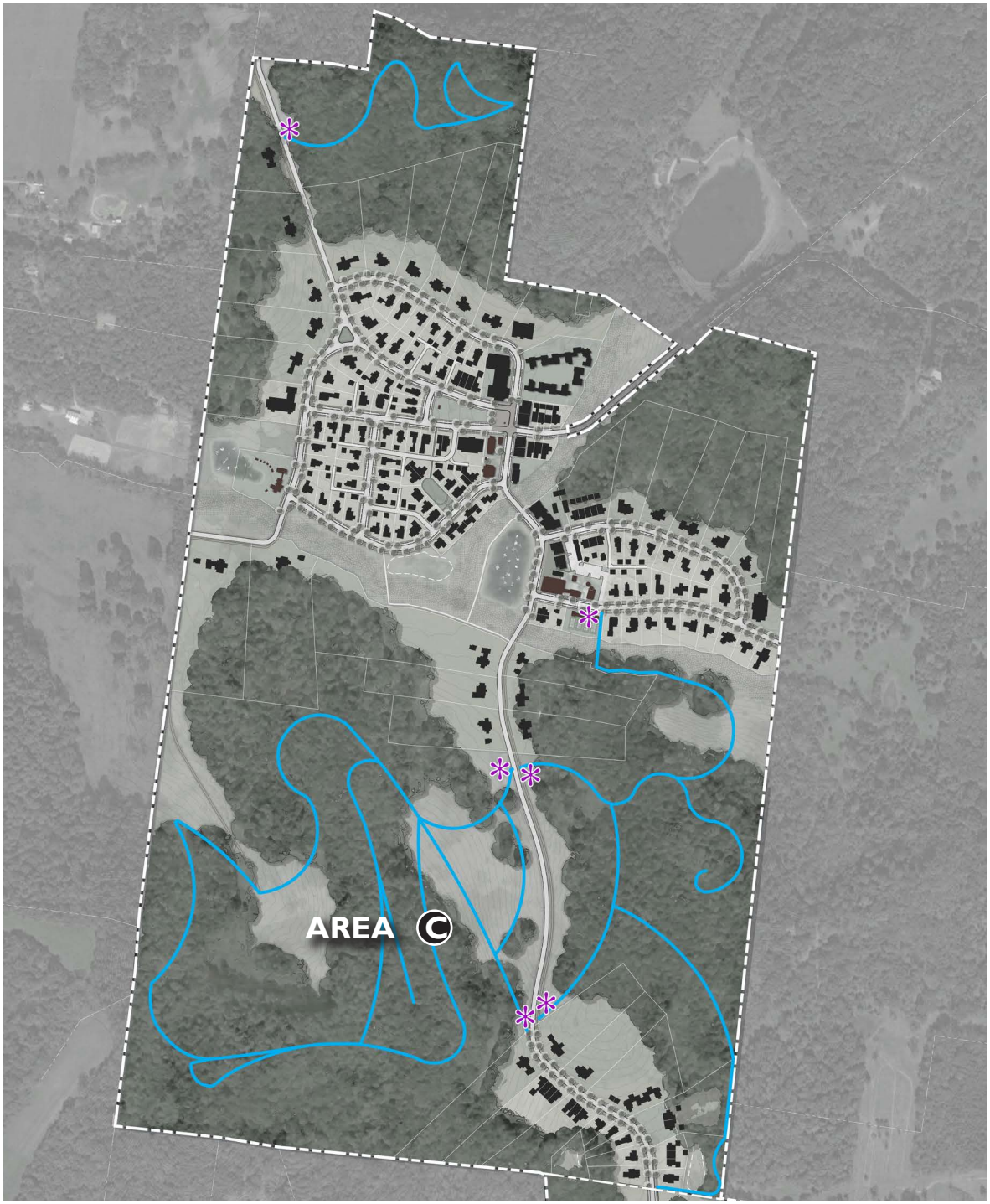
AREA B

TO INCLUDE:
PICKLEBALL
LANDSCAPING

DATA:
NEIGHBORHOOD AMENITY
21,947 SQ FT

BOYLE Building community since 1933. sdco PARTNERS Kimley»Horn GAMBLE DESIGN COLLABORATIVE SHERIDAN PUBLIC RELATIONS LLC HISTORICAL · CONCEPTS · ARCHITECTURE & PLANNING DesignStudio

EXHIBIT B - AREAS A TO C PARK AMENITIES



N

TRAILS
TRAILHEADS

TRAIL SYSTEM

PUBLIC/PRIVATE PARKLAND - PRIVATELY MAINTAINED - 75% OFFSET

AREA C

TO INCLUDE:
8' UNPAVED TRAILS

DATA:
20,500 LF
6 TRAILHEADS

EXHIBIT C - CONSTRUCTION ESTIMATES

Harlin Parkland Dedication

Description	Quantity	Percent Offset Allowed	Units	Cost/Unit	Impact Fee
Proposed Units	242		Units	$4,304.00	**$1,041,568.00**
Minimum Parkland Fee Payment:		25%			$260,392.00
Private Access, Privately Maintained Parkland Offset (Up to 50%):		50%			$520,784.00
Additional Public Access, Privately Maintained Parkland Offset (Up to 75%):		25%			$260,392.00

Parkland Reimbursement Cost

Key	Description	Quantity	Percent Offset	Units	Cost/Unit	Total
Private Parkland, 50% Construction Reimbursement [Private Access, Privately Maintained]						
AREA A	**Private Neighborhood Amenity**		50%			
	Town Center - Neighborhood Amenity			1	Estimate/Allowance	$1,000,000.00
	Courtyard					
	Landscaping					
	Pool					
	Lighting					
	Design Fees					
AREA B	**Private Neighborhood Amenity**		50%			
	Town Center - Neighborhood Amenity			1	Estimate/Allowance	$750,000.00
	Pickleball Courts					
	Restroom					
	Shade Structure					
	Lighting					
	Design Fees					
					Total Private Parkland Construction Cost :	$1,750,000.00
Public/Private Parkland, 75% Reimbursement [Public Access Easement, Privately Maintained]						
AREA C	**Public Multi - Use Trails**		75%			
	Construction Estimate Includes:					
	8' Unpaved Trail			20,500	$10 / LF	$205,000.00
	Trailheads			6	&10,000 / Trailhead	$60,000.00
					Total Public/Private Parkland Construction Cost:	$265,000.00

Parkland Offset Summary

Total Parkland Impact Fees	**$1,041,568.00**
Private Access, Privately Maintained Parkland Offset (Up to 50%)	$520,784.00
Additional Public Access, Privately Maintained Parkland Offset (Up to 75%):	$260,392.00
Maximum Parkland Offset Eligibility (Max 75% of Total Parkland Impact Fee):	**$781,176.00**
Total Proposed Parkland Expenditure	**$2,015,000.00**
Surplus Parkland Expenditure	**$1,233,824.00**

City of Franklin

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

File #: 21-0537

DATE: April 30, 2025

TO: Board of Mayor and Aldermen

FROM: Eric Stuckey, City Administrator
Michael Walters Young, Chief Budget & Performance Officer

SUBJECT:

FY26 Proposed Budget Update

PURPOSE:

The purpose of this memorandum is to provide information to the Franklin Board of Mayor and Aldermen (BOMA) concerning the City Administrator's Proposed FY 2026 Operating Budget.

BACKGROUND/STAFF COMMENTS:

The Proposed FY 2026 Operating Budget will be formally presented by the City Administrator at the Budget & Finance Committee on Thursday, May 15, 2025. Following that formal presentation, the FY 2026 Operating Budget will be presented through three (3) readings at the May 27, June 10 (Public Hearing), and June 24 Board of Mayor and Aldermen Readings.

While the process is the same this year as in past years, there are several significant differences being proposed within the operating budget. Those major differences include:

- Periodic revaluation of assessed property and its impact on the Property Tax Rate
- Proposed changes on Property Tax and Hotel/Motel Occupancy Tax Rates
- Implementation of results of the latest Market Compensation Study
- Additional Program Enhancements Requests

This item is on the agenda for the purpose of providing the BOMA additional time to review any aspect of the budget.

FINANCIAL IMPACT:

The annual operating budget consists of 15 appropriated funds, with the largest being the General Fund. Specific information will be provided during the meeting and in future Budget & Finance Committee and Board of Mayor and Aldermen meetings.

RECOMMENDATION:

There is no action required on this item.