



City of Franklin

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

Meeting Agenda

Franklin Municipal Planning Commission

Thursday, May 22, 2025

7:00 PM

Williamson County
Auditorium

LOCATION

Williamson County Auditorium
1320 West Main Street

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

The typical process for discussing an item is as follows:

1. Staff Presentation
2. Public comments
3. Applicant presentation, and
4. Motion / discussion / vote

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

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

CALL TO ORDER

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

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

APPROVAL OF MINUTES

1. Consideration Of Approval Of The April 24, 2025, FMPC Minutes.

ANNOUNCEMENTS**CONSENT AGENDA**

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

2. Consideration Of Approval Of Items 3-7 And 10-12 On The Consent Agenda.

SITE PLAN SURETIES

3. Carothers Development Property Subdivision, Final Plat, Revision 1; Extend The Performance Agreement For Drainage Improvement To May 28, 2026. (CONSENT AGENDA)

Sponsors:

Melodie Brady

4. Natures Landing Subdivision, Final Plat; Extend The Performance Agreement For Green Infrastructure And Sidewalks Improvement To December 11, 2025. (CONSENT AGENDA)

Sponsors:

Melodie Brady

5. Natures Landing Subdivision, Site Plan, Revision 1; Extend The Performance Agreement For Landscaping Improvement To December 11, 2025. (CONSENT AGENDA)

Sponsors:

Melodie Brady

6. Rizer Point PUD Subdivision, Site Plan, Section 1; Extend The Performance Agreement For Drainage Improvement To October 23, 2025. (CONSENT AGENDA)

Sponsors:

Melodie Brady

7. Standard At Cool Springs Subdivision, Site Plan, Lots 2 And 3, Revision 1; Extend The Performance Agreement For Landscaping Improvement To May 28, 2026. (CONSENT AGENDA)

Sponsors:

Melodie Brady

VESTED RIGHTS/SITE PLAN EXTENSION

8. Consideration Of Resolution 2025-37, A Resolution Amending The East Works District PUD Subdivision To Extend The Vested Rights, For The Property Located North Of Meridian Boulevard And West Of

Carothers Parkway, Located at 9009 Carothers Parkway.

Sponsors:

Emily Wright, Amy Diaz-Barriga, Chelsea Randolph

REZONINGS/DEVELOPMENT PLANS

9. Consideration Of Ordinance 2025-10, An Ordinance To Rezone 19.43 Acres From Civic Institutional (CI) District To Heavy Industrial (HI) District For The Property Located North Of Century Court And West Of Beasley Drive, At 408 Century Court.

Sponsors:

Emily Wright, Amy Diaz-Barriga, Joseph Bryan

SITE PLANS, PRELIMINARY PLATS, AND FINAL PLATS

10. EW Subdivision, Final Plat, Creating 2 Lots, On 7.95 Acres, Located On Columbia Avenue, Between Werthan Circle And Beasley Drive. (CONSENT AGENDA)

Sponsors:

Emily Wright, Amy Diaz-Barriga, Ariella Stanford

11. Southvale PUD Subdivision, Final Plat, Section 3, Creating 35 Residential Lots And 4 Open Space Lots, Revising Existing MTE Easements, And Dedication Right Of Way, On 54.445 Acres, Located on Lewisburg Pike, South Of Goose Creek Bypass. (CONSENT AGENDA)

Sponsors:

Emily Wright, Amy Diaz-Barriga, Ariella Stanford

12. Battle Ground Park Land Company Addition Subdivision, Final Plat, Revision 6, Resubdivision Of Lots 35 And 36, Creating 1 Single Family Residential Lot And Modifying Lot Lines On 1 Single Family Residential Lot, On 0.43 Acres, Located At 102 Battle Avenue And 1334 Columbia Avenue. (CONSENT AGENDA)

Sponsors:

Emily Wright, Amy Diaz-Barriga, Joseph Bryan

NON-AGENDA ITEMS

ANY OTHER BUSINESS

ADJOURN



Meeting Minutes

Franklin Municipal Planning Commission

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CALL TO ORDER

Chair Lindsey called the meeting to order at 7:00 PM.

Commissioners Present: Scott Harrison, Roger Lindsey, Nick Mann, Alma McLemore, Michael Orr, Ann Petersen, and Jennifer Williamson

Commissioners Absent: Jimmy Franks and Marcia Allen

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

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

Chair Lindsey asked for citizen comments. There were none.

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APPROVAL OF MINUTES

1. Consideration Of Approval Of The March 27, 2025, FMPC Minutes

Sponsors:

Attachments: 1. FINAL March 27 2025 FMPC Minutes

A motion was made by Alderman Petersen, seconded by Commissioner McLemore, to Approve the Minutes from the March 27, 2025, meeting. The motion carried 7-0.

ANNOUNCEMENTS

Ms. Diaz-Barriga. The Williamson County Growth Plan was finalized in late 2024 and an Envision Franklin amendment will be brought before the Planning Commission at the June 26th meeting for the territory that was added to the Franklin UGB. Long Range planning staff will hold open office hours and be available from 8-5 at Eastern Flank on Monday, April 28th to meet with property owners and interested citizens impacted by the UGB Update. The meeting is targeted towards the Goose Creek property owners east of I-65. Please stop by if you would like to discuss with staff. No appointment necessary. If there are questions, please reach out to Eric Conner in Planning.

CONSENT AGENDA

2. Consideration Of Approval Of Items 3-14 And Items 20-22 On The Consent Agenda

Sponsors:

Attachments: None

A motion was made by Commissioner Orr, seconded by Commissioner McLemore, to Approve Items 3-14 and 20-22 as presented on the Consent Agenda. The motion carried 7-0.

SITE PLAN SURETIES

3. 508 Duke Drive Subdivision, Site Plan, Lot 4 (TPS Office Development); Extend The Performance Agreement For Landscaping Improvement to April 23, 2026. (CONSENT AGENDA)

Sponsors: Melodie Brady

Attachments: None

The item was Approved on Consent Agenda.

4. 508 Duke Drive Subdivision, Site Plan, Section 1; Extend The Performance Agreement For Green Infrastructure, Landscaping, Sewer, Sidewalks And Streets Improvements To April 23, 2026. (CONSENT AGENDA)

Sponsors: Melodie Brady

Attachments: None

The item was Approved on Consent Agenda.

5. Andover Park PUD Subdivision, Final Plat; Extend The Performance Agreement For Green Infrastructure Improvement To April 23, 2026. (CONSENT AGENDA)

Sponsors: Melodie Brady

Attachments: None

The item was Approved on Consent Agenda.

6. Berry Farms Town Center PUD Subdivision, Final Plat, Section 1, Revision 2, Resub Of Lots 65 And 107; Extend The Performance Agreement For Drainage Improvement To April 23, 2026. (CONSENT AGENDA)

Sponsors: Melodie Brady

Attachments: None

The item was Approved on Consent Agenda.

7. Berry Farms Town Center PUD Subdivision, Final Plat, Section 4; Extend The Performance Agreement For Drainage Improvement To April 23, 2026. (CONSENT AGENDA)

Sponsors: Melodie Brady

Attachments: None

The item was Approved on Consent Agenda.

8. Centennial Business Park Subdivision, Final Plat, Lot 9, Revision 8; Accept The Drainage Improvement, Release The Performance Agreement And Establish A One-Year Maintenance Agreement. (CONSENT AGENDA)

Sponsors: Melodie Brady

Attachments:

1. Action request - 4-2025 drainage
2. Centennial Business Park FP, lot 9, rev 8 - inspeciton punch list

The item was Approved on Consent Agenda.

9. Cool Springs East Subdivision, Site Plan, Section 36, Revision 3, Lot 702; Accept The Drainage, Green Infrastructure And Streets Improvements, Release The Performance Agreement. (CONSENT AGENDA)

Sponsors: Melodie Brady

Attachments:

1. Cool Springs East SP, sec 36, rev 1, lot 702 - green infrastructure inspection punch list
2. Cool Springs East SP, sec 36, rev 1, lot 702 - streets inspection punch list
3. Cool Springs East SP, sec 36, rev 1, lot 702 - drainage inspection punch list

The item was Approved on Consent Agenda.

10. McEwen Place PUD Subdivision, Site Plan, Section 3, Lot 303 And 304 (Block C); Extend The Performance Agreement For Sidewalks Improvement To April 23, 2026. (CONSENT AGENDA)

Sponsors: Melodie Brady

Attachments: None

The item was Approved on Consent Agenda.

11. October Park PUD Subdivision, Site Plan; Extend The Performance Agreement For Landscaping Improvement To April 23, 2026. (CONSENT AGENDA)

Sponsors: Melodie Brady

Attachments: None

The item was Approved on Consent Agenda.

12. Resource Centre PUD Subdivision, Final Plat; Extend The Performance Agreement For Traffic Signal And Warrant Study Improvement To April 23, 2026. (CONSENT AGENDA)

Sponsors: Melodie Brady

Attachments: None

The item was Approved on Consent Agenda.

13. Williamson Square Subdivision, Final Plat, Section 1, Revision 5; Extend The Performance Agreement For Drainage Improvement To April 23, 2026. (CONSENT AGENDA)

Sponsors: Melodie Brady

Attachments: None

The item was Approved on Consent Agenda.

14. Wynfield Village Subdivision, Site Plan, Extend The Performance Agreement For ITS Element, Landscaping And Sidewalks Improvement To April 23, 2026. (CONSENT AGENDA)

Sponsors: Melodie Brady

Attachments: None

The item was Approved on Consent Agenda.

PLANS OF SERVICES/ANNEXATIONS/ZONINGS

15. 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.

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

Attachments:

1. HARLIN PUD Annex MAP
2. 2025-04-03 Harlin Annexation Sheets Compressed
3. RES_2025-24_HarlinPUDPOS_Combined_LawApproved03
4. Applicant Presentation

Staff: Joseph Bryan. 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.

Recommendation: Staff recommends that the Planning Commission recommend to the Board of Mayor and Aldermen to approve Resolution 2025-24.

Public Comments:

Berry Sullivan, 1117 Incinerator Road. Mr. Sullivan is a lifelong resident of Franklin and Williamson County and stated that the area is very rural with limited infrastructure. After reading through the proposed plan, Mr. Sullivan stated that he believes the project will be a positive step for the area, especially the improvements to Henpeck Lane and Coleman Road. Mr. Sullivan stated that he is in support of the project.

Jay Palm, 510 Vintage Green Lane. Mr. Palm noted his concerns regarding the preservation of the tree-lined Hillview Lane. Many people enjoy walking and taking in the natural beauty.

Rob Dodson, 1178 Hillview Lane. Mr. Dodson stated that his concerns pertain to the increase in traffic and the disregard for preservation of the tree canopy as Hillview Lane will be used as the primary entrance. As the narrow road exists, heavy trucks and equipment cannot get through without damaging trees. Neighbors have been told that even though a "Plan of Services" has been initiated, nothing more than a study of the area would be done. Now, a request to amend Envision Franklin is going to be requested. Mr. Dodson stated that residents of the Hillview Lane area are faced with what they were told would never happen.

Emily Magid, 1208 Hillview Lane. Ms. Magid urged the Commissioners not to consider Hillview Lane as a primary entrance but as an emergency exit only. Developers have identified other roads that could serve as the main entrance. Hillview Lane is designated as a Heritage Road, to preserve its historical significance, as it has stood for more than 100 years.

Gene Lovell, 1175 Hillview Lane. Mr. Lovell stated that his two main concerns are the increased traffic and the preservation of Hillview Lane. The existing traffic conditions cannot accommodate vehicle traffic for the proposed number of homes and down Columbia Pike there is another subdivision of 197 home4s. At certain times of the day, traffic along Columbia Pike is at a standstill.

Olaf Isele, 1801 Shadow Green. Mr. Isele urged the FMPC to plan and plan for the worst-case scenario relating to traffic concerns and then allow development to take place. Mr. Isele spoke for a neighbor who couldn't attend by reading statements that suggested the Board consider the loyalty of Franklin residents who have lived here for years and who moved to the area because of the natural beauty of Hillview Lane. The economic well-being of the city is important, but it must be done creatively and wisely.

Applicant: Greg Gamble, Gamble Design Collaborative and Adam Ballash, developer Boyle Investments.

Adam Ballash. Mr. Ballash stated that Boyle Investment Company is the owner and developer of the Harlin property. Boyle Investment is a local company that shares the same goals and objectives as the City of Franklin, as members of the community. The goal is to help Franklin grow in areas where infrastructure can support new projects. Boyle is pleased to work with the Harlin family, whose commitment and dedication to the City of Franklin can be seen across the city. Whether it's the Park at Harlinsdale, the Harlin student center at BGA or the Registry in downtown Franklin, originally owned by Barbara Harlin, the spirit of preservation and hospitality is a Harlin family tradition. Boyle works closely with staff and fully agrees and supports staff's recommendation to deliver infrastructure first to the Harlin property.

Greg Gamble. Mr. Gamble referred to a map of the area. Looking at the map, the large area of 311 acres located in Franklin's UGB and in the Village Green Design Concept of Envision Franklin, is the proposed development area. One of the first steps in designing a development for the Village Green concept is identification of all the areas of land to be preserved and designated as part of the required 70% open/green space (equating to 217 acres). The Village Green concept would

also include clustered villages with a small development footprint made up of mixed-use buildings and diversity in housing. Farren Way is planned as the first phase of development, will be the primary access road for the entire development via Coleman Road and be built to City of Franklin standard. As Farren Way enters the city of Franklin, there is a small cluster of homes as you enter the village. The village will offer a diversity of housing, small-scale retail, a general store and neighborhood amenities. To the north, Hillview Lane will enter where townhomes and condo flats are intermingled with small mixed-use buildings and terminate at the Grand Lawn. The Grand Lawn will be anchored by an 80-room boutique inn and cottage. Three roads will be extended to the property line for future connectivity to the north via Incinerator Road, and to the east and west. Homes planned for Harlin include large estate homes on lots over two acres in size along the edges of the village and homes within the village are on smaller lots that are between 70 and 100ft in width.

Village green is a perfect description of what Boyle had envisioned for Harlin. An authentic village should look and feel like it has been built overtime with a diversity of architectural homes and sizes and design. It should have open spaces that are central gathering places. The architectural character of homes within Harlin is intended to include time-tested, authentic Tennessee vernacular styles with high style height, style of detailing, and welcoming street forms. Nature trails are planned to widen through the trees, over the ridge tops and back to sidewalks. These trails are part of the parkland dedication agreement with the City of Franklin and will be accessible to the public. Road improvements to be completed in the first phase for the project include the addition of turn lanes to Coleman Road for Farren Way. The intersection of Columbia Pike and Coleman Road and Henpeck Lane and Columbia Pike will have two synchronized traffic signals before the 51st home is built. These improvements will be built to the City of Franklin standards and provide significant improvements. Boyle will be constructing the Mack Hatcher Parkway and Columbia Pike intersection to its full-plan design, with two entering lanes and four exiting lanes. TDOT organized a local context-sensitive design study committee for this segment of Mack Hatcher. The committee recommended the Hillview Lane tree tunnel be preserved by being converted to a multi-use path which Boyle supports fully.

Motion

Commissioner Orr recommended approval 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 to the Board of Mayor and Aldermen, seconded by Commissioner Mann.

The motion carried 7-0.

16. 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).

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

Attachments:

1. HARLIN PUD Annex MAP
2. RES_2025-25_HarlinPUDAnnex_Combined_LawApproved02
3. 2025-04-03 Harlin Annexation Sheets Compressed
4. Applicant Presentation

Staff: Joseph Bryan. 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). 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.

Recommendation: Staff recommends that the Planning Commission recommend to the Board of Mayor and Aldermen to approve Resolution 2025-25.

Public Comments:

Rob Dodson, 1178 Hillview Lane. Mr. Dodson stated that he fails to see how Franklin citizens will benefit from another residential development that will further impact the existing traffic congestion. The intersections in this area of town are all failing because of the lack of infrastructure. Mr. Dodson is also concerned that Hillview Lane will be used as a construction

entrance as there isn't wording in the plan documents that says otherwise.

Applicant: Greg Gamble, Gamble Design Collaborative representing the applicant.

Motion

Commissioner Orr motioned to approve a recommendation to the Board and Mayor of Aldermen, 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), seconded by Commissioner McLemore.

The motion carried 7-0.

17. 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).

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

Attachments:

1. MAP Harlin PUD Subdivision, Rezoning and Development Plan
2. ORD_2025-06_HarlinPUDRez_Combined_LawApproved
3. 1-5 Pages from 2025-04-03 Harlin Rezoning Sheets Compressed
4. 6-10 Pages from 2025-04-03 Harlin Rezoning Sheets Compressed-2
5. 11-15 Pages from 2025-04-03 Harlin Rezoning Sheets Compressed-3
6. 16-20 Pages from 2025-04-03 Harlin Rezoning Sheets Compressed-4
7. Applicant Presentation

Staff: Joseph Bryan. 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. For this property, Envision Franklin provides a special consideration regarding hospitality uses. It states that, "Hospitality uses are appropriate as 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 has 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 treelines 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.

Recommendation: Staff recommends that the Planning Commission recommend to the Board of Mayor and Aldermen to approve Ordinance 2025-06.

Public Comments:

Angie Lovell, 1175 Hillview Lane. Ms. Lovell stated that Village Green is a wonderful concept, but the hills and slopes naturally preserve this land and will continue to do so if the area continues to be zoned estate residential. Traffic is another concern and the most important issue for Franklin as a whole. Given the current traffic along with the addition of Garnet/Garrett Farms and the proposed Harlin Farm, traffic should be one of the most important considerations.

Applicant: Greg Gamble, Gamble Design Collaborative representing the applicant.

Motion

Commissioner Orr motioned to approve a recommendation to BOMA for 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), seconded by Commissioner Williamson.

Commissioner Mann stated that he met with the applicant to discuss the proposal and specifically understand the traffic improvements. The proposal is a wonderful plan, and the traffic improvements will decrease the traffic congestion in the area. The traffic study completed for this project was for the intersection of Mack Hatcher and Columbia Pike and the intersection of Coleman Road and Columbia Pike. Commissioner Mann directed his question to staff. Along with those improvements, what are the improvements for the quadrant of Mack Hatcher, a two-lane road, from Columbia Pike to Lewisburg Pike and onto Highway 96 and the timing of those improvements? Until improvements are made to that corridor, Commissioner Mann stated that the area is not ready for more development. Does staff agree with the results of the traffic study for the Harlin proposal? It seems like 40-50 estimated cars a day, considering the number of homes proposed, seems low.

Mr. Wiseman stated that staff agree with the traffic study as it was reviewed by staff and the city's third-party consultant and completed by the applicant's consultant. The additional 40 trips a day referred to the peak traffic times, not the total trips per day. Mr. Wiseman explained that the off-site improvements occurring before residents occupy homes include the extension of Mack Hatcher around Hillview Lane, improvements to Columbia Pike/Coleman Road, improvements to Columbia Pike/Henpeck Lane and all improvements will happen sooner than they normally would. For Columbia Pike, the city is 18 months into right of way acquisition on the widening of the road from the intersection of Columbia Pike and Mack Hatcher to Downs Boulevard. Then, another 18 months and then 2-3 years of construction. Regarding the Southeast Mack Hatcher project, a \$100 million project that is currently on the 2032 TDOT plan, but the city is actively working with TDOT to provide funds for the project to encourage TDOT to begin the project sooner. As of now, there is no horizon on the project.

Commissioner Mann stated that he struggles with having an applicant who is willing to complete off-site road improvements, but with so much more infrastructure work needed in the southeast quadrant, it doesn't seem fair to hold up the applicant. Outside the Mack Hatcher/Columbia Pike intersection improvements, the remainder of the southeast quadrant will fail. Commissioner Mann suggested that BOMA consider the timing carefully for this project and how the Mack Hatcher expansion could affect the southeast quadrant.

Commissioner Williamson asked if the number of approved developments could increase or improve the likelihood of TDOT prioritizing the Mack Hatcher expansion.

Mr. Wiseman stated that it's a complicated process as cities all over Tennessee are competing for state money. Franklin and Middle TN are one of the top-growing areas in the state, and we're highly motivated to do what we can to move improvements to the top of TDOT's list. Mr. Holzen and city staff are currently working with Region 3 of TDOT to move the project forward.

The motion carried 7-0.

REZONINGS/DEVELOPMENT PLANS

18. 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.

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

Attachments:

1. MAP Harlin PUD Subdivision, Rezoning and Development Plan
2. 8704 Harlin PUD DP_Conditions of Approval_01
3. RES_2025-26_HarlinPUDDP_Combined_LawApproved
4. 1-8 Pages from 2025-04-03 - Harlin Development Plan Sheets
5. 9-16 Pages from 2025-04-03 - Harlin Development Plan Sheets-2
6. 17-24 Pages from 2025-04-03 - Harlin Development Plan Sheets-3
7. 25-32 Pages from 2025-04-03 - Harlin Development Plan Sheets-4

8. 33-40 Pages from 2025-04-03 - Harlin Development Plan Sheets-5
9. 41-48 Pages from 2025-04-03 - Harlin Development Plan Sheets-6
10. 49-56 Pages from 2025-04-03 - Harlin Development Plan Sheets-7
11. 57-64 Pages from 2025-04-03 - Harlin Development Plan Sheets-8
12. 65-72 Pages from 2025-04-03 - Harlin Development Plan Sheets-9
13. 73-80 Pages from 2025-04-03 - Harlin Development Plan Sheets-10
14. 81-88 Pages from 2025-04-03 - Harlin Development Plan Sheets-11
15. 89-96 Pages from 2025-04-03 - Harlin Development Plan Sheets-12
16. 97-104 Pages from 2025-04-03 - Harlin Development Plan Sheets-13
17. 105-112 Pages from 2025-04-03 - Harlin Development Plan Sheets-14
18. 113-119 Pages from 2025-04-03 - Harlin Development Plan Sheets-15
19. Applicant Presentation

Staff: Joseph Bryan. 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 in the Village Green Design Concept. 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 are 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 mass of the proposed villages are in keeping with the vision of Village Green. The hotel complex is 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 to preserve the treelined section at the eastern end of Hillview.

Modifications 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 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 have 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 become 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 of 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 the 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 the 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 requires townhouses to have a minimum 18-inch foundation above grade at the front facade. 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 a shared entry and not require a direct individual ground floor entrance. 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 drives to 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 the 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 curbs 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 the 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 affected, 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. Additionally, the open space must have pedestrian and public activation around the entirety of the stormwater feature to properly activate for public use.

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 reviewing the request, Staff can support this MOS provided that the applicant provides 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 have reviewed the request and understand the applicant's desire to offer different and unique features within the various pocket parks. However, some of the requested features are redundant to what is already allowed within pocket parks. Staff support this MOS provided that the applicant modifies the language and removes 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 irregularly 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

Recommendation: Staff recommends that the Planning Commission recommend to the Board of Mayor and Aldermen to approve with conditions Resolution 2025-26.

Public Comment: None

Applicant: Greg Gamble, Gamble Design Collective representing the applicant. Mr. Gamble thanked staff for working closely with him on the MOS. Regarding modifications 1-3 (staff recommends disapproval), Mr. Gamble stated that they are requesting either a 5-foot setback or a 22-foot setback for this area because the lot can be served off the alley and the street that is in front and if approved, fire sprinklers for the homes fronting to open space will be installed. MOS 2 and 3 are the same request, other than one is for a single-family house type and the other for a townhome to allow a decorative door surround that follows Georgian/Federal style architecture.

Main Motion

Commissioner Orr motioned to recommend approval to BOMA with conditions, 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, seconded by Commissioner Harrison.

Commissioner Mann asked the applicant to discuss the phasing process of the project. Also, to build the 51st home, the intersection of Columbia/Henpeck and Columbia/Coleman with the synchronized signal must be completed, right?

Mr. Ballash explained that typically certain codes are set by the Fire Department regarding how many homes can be completed with one entry into the development (30 homes for this project). In this project there are updated recommendations due to traffic that say off-site improvements must be submitted during the first phase of the project and the team agrees with the recommendations. One of the neighbors spoke about a concern about a gate on Coleman Road. The gate refers to a safety concern that Coleman Road will only be open if it is completed. Water and electric infrastructure will be fed from Coleman Road requiring the road to be completed. Mr. Ballash noted that Columbia/Henpeck and Columbia/Coleman with the synchronized signal would be completed prior to the 51st home and the Mack Hatcher/Columbia Pike intersection must be completed prior to the first home being built.

Commissioner Williamson asked Mr. Ballash if Hillview Lane would be used as a construction entrance.

Mr. Ballash stated that in meetings with neighbors, Coleman Road has always been the intended construction entrance. Also, part of the reason the Mack Hatcher/Columbia Pike intersection must be completed prior to the first home, is to avoid any vertical construction activity.

Commissioner McLemore asked Mr. Ballash about the portion of Hillview Lane that would be turned into a multi-use trail.

Mr. Ballash explained that the portion affectionately known as the tree tunnel is the area that runs parallel to Mack Hatcher and will connect to Winstead Hill. Mr. Ballash stated that he met with the Heritage Foundation to discuss interpretive signage that will tell the history of the area.

Motions (Modification of Standards)

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, a 4-foot clear path to the principal building, or gate.

Commissioner McLemore motioned to deny MOS #1, seconded by Commissioner Williamson.

Commissioner Orr asked for more details about why staff recommended disapproval.

Andy King, City of Franklin Deputy Chief/Fire Marshall. Mr. King stated that a mews alley was set up for when you have green space and the only road frontage to serve the home would be from the rear, requiring a wider than normal alley. The concern is that, since the width is much larger with the five-foot pad, it opens up the possibility for cars to want to park there and overhang but not completely block the path. The mews alley is the only access to a section of buildings. Also, with large combustible homes with detached alley-loaded garages, those garages are not typically protected by fire sprinklers because there is no heat. The garages will be built five feet from the primary road, which is not a typical setup. Lot number 87 is a multifamily structure that can only be served by a much smaller mews alley. Staff's intent of having a mews alley option was not this type of scenario.

Commissioner Orr asked if having additional sprinklers installed would ease fire concerns.

Mr. King stated that if the developer chooses the traditional alley option, they are required to sprinkle those anyway. There isn't a wet pipe economical sprinkler system to protect the garages.

Commissioner Mann asked Mr. Ballash if the garages would have a sprinkler system.

Mr. Ballash stated that if it was necessary as a condition of approval, they would be glad to install a sprinkler system.

Mr. King stated that a sprinkler system solves half of the problem because you're still faced with high-density housing that is served only by the mews alley. There are long-term worries with or without the sprinkler system for the garages, with a lot of people using the mews alley as their primary drive. Many factors were considered in recommending a disapproval of the MOS.

Commissioner Williamson stated that even the possibility of life-saving services being unable to get where they're needed is a good reason to deny the MOS.

The motion to deny MOS #1 carried 7-0.

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.

Commissioner Mann motioned to approve MOS #2, seconded by Commissioner McLemore.

Commissioner Mann stated that the Federal style has unique architectural features that typically don't include a porch, stoop or balcony.

Commissioner Williamson stated that throughout Franklin there are historical and non-historical precedents for homes without a front covered area. If every home in Franklin had the same type of stoop, there could be an unintentional cookie cutter feel instead of seeing a variety of architecture.

Alderman Petersen also noted along the same lines that Georgian/Federal architecture does not call for a front stoop. Many homes in Franklin do not have a front covered area and Alderman Petersen stated that she's glad to see this MOS.

The motion carried 7-0.

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.

Commissioner Mann motioned to approve MOS#3, seconded by Commissioner Harrison.

Commissioner Mann stated that, for the same reasons as MOS#2, he supports approval of the MOS.

The motion carried 7-0.

MOS #4: Request to reduce the finished floor elevation to no minimum when a home office in Live/Work conditions.

Commissioner McLemore motioned to approve MOS#4, seconded by Commissioner Orr.

The motion carried 7-0.

MOS #5: Request to allow for two ground floor units to be ganged off a shared entry and not require a direct individual ground floor entrance. Three to four ground floor units on the street facing façade require a minimum of two entries, either shared or to an individual unit.

Commissioner Orr motioned to approve MOS#5 with conditions, seconded by Commissioner Harrison.

The motion carried 7-0.

MOS #6: Request to allow Neighborhood Village buildings to be at an angle from the frontage, limited to Lot 23 only.

Commissioner Harrison motioned to approve MOS#6, seconded by Commissioner Orr.

The motion carried 7-0.

MOS #7: Request to change maximum glazing for upper floors to 85%.

Commissioner Harrison motioned to approve MOS#7, seconded by Commissioner Williamson.

The motion carried 7-0.

MOS #8: Request to remove the transom requirement above storefront display windows.

Commissioner McLemore motioned to approve MOS#8, seconded by Commissioner Harrison.

The motion carried 7-0.

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.

Commissioner Mann motioned to approve MOS#9 with conditions, seconded by Commissioner McLemore.

The motion carried 7-0.

MOS #10: Request to utilize Central Franklin Overlay (CFO) parking requirements.

Commissioner Mann motioned to approve MOS#10, seconded by Commissioner McLemore.

The motion carried 7-0.

MOS #11: Request to establish Minimum Parking Guidelines for Small Scale Multifamily of 2 off street parking stalls per residential unit

Commissioner Mann motioned to approve MOS#11, seconded by Commissioner Orr.

The motion carried 7-0.

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.

Commissioner Harrison motioned to approve MOS#12 with conditions, seconded by Commissioner Mann.

The motion carried 7-0.

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.

Commissioner Williamson motioned to approve MOS#13 with conditions, seconded by Commissioner Mann.

The motion carried 7-0.

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.

Commissioner Mann motioned to approve MOS#14 with conditions, seconded by Commissioner Orr.

The motion carried 7-0.

MOS #15: Requesting to allow for irregularly shaped signage.

Commissioner Mann motioned to approve MOS#15, seconded by Commissioner McLemore.

The motion carried 7-0.

Main Motion

Chair Lindsey stated that the main motion is to recommend approval to BOMA with conditions including Modifications 1-15.

Commissioner Orr motioned to recommend approval to BOMA with conditions, 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, seconded by Commissioner Harrison.

Commissioner Mann recommended that BOMA add another condition of approval that stipulates the road improvements at the intersection of Henpeck Lane and Columbia Pike be fully completed prior to commencing construction. Commissioner Mann explained that he is concerned that because of traffic issues along Columbia Pike, construction traffic will enter the Harlin development via Hillview Lane.

Commissioner McLemore stated that she would like to see Hillview Lane be accessible to the residents and is in favor of the project other than the plans for Hillview Lane.

The main motion carried 6-1 (Commissioner McLemore voting against).

SITE PLANS, PRELIMINARY PLATS, AND FINAL PLATS

19. Magnolia Green Subdivision, Preliminary Plat, Creating 59 Single Family Residential Lots And 8 Open Space Lots, On 69.0 Acres, Located South Of Murfreesboro Road And East Of Watercress Drive, At 806 Murfreesboro Road.

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

Attachments:

1. MAP Magnolia Green Subdivision, Preliminary Plat
2. 8730 Magnolia Green Sub PP_Conditions of Approval_01
3. 1-9 Pages from 20250403 Magnolia Green Prelim Plat - Resubmittal
4. 10-18 Pages from 20250403 Magnolia Green Prelim Plat - Resubmittal-2
5. Final Pages from 20250403 Magnolia Green Prelim Plat - Resubmittal-3
6. Applicant Presentation
7. Item 19 Citizen Comments

Staff: Joseph Bryan The applicant has submitted a preliminary plat for the Magnolia Green Subdivision that consists of 59 single-family residential lots and 8 open-space lots. The property is zoned R2 and consists of 69.0 acres. The R2 district is intended to provide for single-family residential with lot sizes of at least 15,000 square feet, designed with walkable, well-connected street systems, and designed around natural features as accessible community amenities. All proposed lots meet the standards of the R2 Zoning District, and the site layout provides substantial open space of the property.

Recommendation: Staff recommends that the Franklin Municipal Planning Commission approve the Magnolia Green Subdivision, Preliminary Plat, with conditions.

Andy King, City of Franklin Fire Marshall: Mr. King stated that he would address the critical need for an emergency access point between the existing Charleton Green and the proposed Magnolia Green development. As a condition of approval, the Fire Department is recommending a dedicated emergency access connection for public safety reasons. Charleton Green, an established neighborhood of 70 homes and condos for almost 40 years, is served by one point of ingress and egress via Water Crest Drive. This single access point is a significant vulnerability should Water Crest Drive become impassable delaying emergency services. The COF has adopted recommendations from the International Fire Code as part of Franklin's Safety Standards that say two separate fire apparatus access roads are necessary for developments exceeding 30 dwelling units. Franklin's city Municipal Code chapter 7225, Subdivision Regulations, says that when dealing with fire lanes, it is the Fire Department's role and responsibility to ensure adequate emergency access routes, even when involving private property. The Fire Department is asking the Magnolia Green developers to construct a 10-foot-wide emergency only access path, providing a critical lifeline against unforeseen events, on their property leading up to the Charleton Green property line, as a condition of approval. This path would be secured by a gate controlled and accessed only by emergency personnel during an actual emergency. Emergency access would not be for public use, provides the necessary secondary access and has minimal impact on either neighborhood.

Citizen Comments:

Gwen King, 107 Wren Court. Ms. King stated that Mr. Green's farm deserves more than the minimum standards that the plat shows with homes being proposed in a straight line and lack meaningful green space. Privacy will be lost due to the proximity of homes to the existing Charleton Green neighborhood. Ms. King explained that the Envision Franklin principles are reflected all over Franklin in past developments and respectfully asks the Planning Commission to require Magnolia Green to adhere more closely to these principles.

John Thompson, 109 Wren Court. Mr. Thompson stated that the fire access road/path would be on his property and asked that the fire access could be removed from the plan. Contractor trucks and lawn service trucks and trailers routinely park in the alley, making it not suitable as an access road. Mr. Thompson also noted his concerns about being on the edge of the floodplain and the ability of a fire truck to make a three-point turn.

David Burns, 109 Easton Court. Mr. Burns noted that Franklin is known for its thoughtful preservation of history and high development standards. Homes designed in a straight line do not reflect or blend in with Charleton Green. Mr. Burns urged developers to continue designing neighborhoods to the high standards Franklin has established.

Carolyn Savage, 103 Tarragon Court. Ms. Savage stated her concerns about the elevation of the proposed project. Ms. Savage explained that her home is at a lower grade, and she has concerns about a two-story home being built only 12 feet from her property line. Ms. Savage asked the Commissioners to slow down the process so that there is time to get questions answered.

Mary Pearce, 103 Woodview Court. Ms. Pearce stated that she attended the neighborhood meeting and there was no discussion about the need for an emergency access road. Although Envision Franklin says that development should be inspired by Charleton Green, no rezoning was required, so even though the words are there, it doesn't mean it's true. Sturbridge, Yorktown, Ewingville and others only have a single access road into the subdivisions. Ms. Pearce requested the Commissioners not take this opportunity to construct an emergency access road, otherwise many will lose their privacy and be faced with a view of the access road and the activity it invites.

Harris Pearce, 103 Woodview Court. Mr. Pearce stated that his property abuts the Green property and is in opposition to the construction of an emergency access road. Currently, Mr. Pearce explained that his view is a tree-lined view of the land. If the access road is required, it will run through his private property and the view will be of pavement. There hasn't been an instance in 50 years that homes in Charleton Green haven't been assessable. Mr. Pearce finished by asking if an access road had ever been constructed on private property.

Susan Williams, 105 Ashlawn Court. Ms. Williams asked the Board to reject the Magnolia Green plat as it stands to allow more time for Charleton Green residents to consider the implications for their neighborhood. As one of the last undeveloped land areas in Franklin, Ms. Williams suggested more creative designs for home placement and more imaginative designs that are consistent with surrounding neighborhoods. The developers have designed open spaces in areas where homes can't be built because of the floodplain making the open space on each end of the proposed project.

Reina Reddish, 127 DeeJay Drive. Ms. Reddish stated her concerns about the updated floodplain map and asked if the developer considered the revisions that bring floodwaters closer to the proposed property. Without as much green space to absorb the floodwater, Ms. Reddish has concerns about her neighborhood of Henley. Ms. Reddish requested preservation of the tree line between Henley and Magnolia Green. Also, Ms. Reddish mentioned the low water pressure in the area and whether the engineers needed to address the issue.

Lyn Knopf, 107 Ashlawn Court. Ms. Knopf stated that hearing the developer of the Harlin Farm speak about his concerns for Franklin and the accommodation being made to address those concerns shows that he is a local person invested in what's best for Franklin. The developer of Magnolia Green is not local and doesn't understand the special nature of the Green farm and the character of Franklin. Ms. Knopf urged the Commission to delay approving the proposal until Charleton Green residents have had time to consider and understand the proposal.

Applicant: Greg Gamble, Gamble Design Collective representing Toll Brothers. Mr. Gamble noted that the proposed property is zoned R2 and the request is for approval of the preliminary plat. The applicant is not requesting a zoning change or any modification of standards. There are three points of connection to the proposed preliminary plat. The first is Highway 96, which aligns with Ralston, the second is Welsh Lane and the third is at Pershing Street. Regarding the

emergency access road, Toll Brothers is willing to pay for the improvements to construct an emergency access road. The development has the connectivity needed. Of the proposed lots, the Green family will maintain a lot and intended to be a Boy Scout Farm and is located adjacent to the southern boundary of Henley. Ralston is designed to continue straight headed due east toward Lewisburg Pike, stopping at the floodplain line. The applicant is dedicating 52 feet of right of way width all the way to Lewisburg Pike for a future connection if the city chooses to do so. The team has been very intentional about proposing a plan that avoids the 100-year floodplain. The density of Magnolia Green is proposed to be .83 homes per acre compared to Henley at 1.85 homes per acre and Charleton Green at 1.38 homes per acre. Each lot is 100 feet wide with a 20 ft. front yard setback and a 40 ft. rear yard setback for lots adjacent to neighbors of Henley and Charlton Green with a minimum of 20 ft between homes. The existing tree lines between Henley and Charlton Green will be preserved. The homes will have side loading garages or a garage at the rear of the property. Mr. Gamble explained the emergency connection as a 12 ft. wide path with a 20 ft. easement different from a full-size street. Proposing asphalt on the Charlton Green side is not part of the proposal. It will remain as it is today. The emergency connection will have a four-rail wooden gate that says, "Fire Access Only."

Alderman Petersen stated that photo #4 shows a driveway back to the garages along with a concrete culvert that is used for stormwater. Alderman Petersen explained that she's not sure a large emergency vehicle could get down the driveway.

Motion

Commissioner Mann motioned to approve Magnolia Green Subdivision, Preliminary Plat, Creating 59 Single Family Residential Lots And 8 Open Space Lots, On 69.0 Acres, Located South Of Murfreesboro Road And East Of Watercress Drive, At 806 Murfreesboro Road with conditions, seconded by Commissioner Orr.

Alderman Petersen motioned to Amend the main motion by removing the emergency access from the approval, seconded by Commissioner Orr.

Commissioner Williamson noted the importance of connectivity, especially in an emergency. Commissioner Williamson asked for more information about the easement, visibility of the emergency access and about the unpaved connection.

Mr. King explained that this is an opportunity to do a better job of planning as many of the neighborhoods along Highway 96 are dead ends with only one entrance. The emergency access connection is for the benefit of the residents. Mr. King recommended leaving the easement in the proposal and discussing technical concerns about the connection to Charlton Green. These are not unusual concerns and can be resolved.

Chair Lindsey asked Mr. Gamble about the connections to the east and if those have easements.

Mr. Gamble noted that those are existing roads.

Motion to Amend

The motion to amend carried 4-3 (Commissioners Lindsey, Mann and Williams voting against).

Main Motion

The main motion as amended, removing the emergency access, carried 6-2 (Commissioners Mann and Williams voting against).

20. Medcore Medical Building Subdivision, Final Plat, Revision 2, Creating 1 New Lot, Extending An Access Easement, And Creating A Water Quality Easement, On 7.8 Acres, Located At 1000 Physicians Way.
(CONSENT AGENDA)

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

Attachments:

1. MAP Medcore Medical Building Subdivision, Final Plat, Revision 2
2. COF 8734 Medcore Medical Building Subdivision, Final Plat, Revision 2 Conditions of Approval_01
3. COF #8734_2025-04-03_Medcore Medical Building Subdivision, Final Plat, Revision 2_Final Plat

The item was Approved on Consent Agenda.

21. Southvale PUD Subdivision, Final Plat, Section 1, Revision 1 (Lots 21-25 and 37-38), Creating 16 New Residential Lots And 1 Open Space Lot, On 5.61 Acres, Located on Lewisburg Pike, South Of Goose Creek Bypass. (CONSENT AGENDA)

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

Attachments:

1. MAP Southvale PUD Subdivision, Final Plat, Section 1, Revision 1 (Lots 21-25 and 37-38)
2. 18-1022 Southvale - Section 1, Revision - Final Plat - CLIENT 2025-04-03
3. Conditions of Approval_Southvale PUD Subdivision, Final Plat, Section 1, Revision 1 (Lots

The item was Approved on Consent Agenda.

22. Southvale PUD Subdivision, Final Plat, Section 2, Creating 43 Residential Lots And 5 Open Space Lots And Dedicating Right Of Way, On 33.042 Acres, Located on Lewisburg Pike, South Of Goose Creek Bypass. (CONSENT AGENDA)

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

Attachments:

1. MAP Southvale PUD Subdivision, Final Plat, Section 2
2. 18-1022 Southvale - Section 2 - Final Plat - CLIENT 2025-04-03
3. Conditions of Approval_Southvale PUD Subdivision, Final Plat, Section 2

The item was Approved on Consent Agenda.

ANY OTHER BUSINESS

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

ADJOURN

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

There being no further business, the meeting adjourned at 9:44 PM.

Chair

Date



File #: 21-0560

DATE: May 8, 2025

TO: Franklin Municipal Planning Commission

FROM:

SUBJECT:

Consideration Of Approval Of Items 3-7 And 10-12 On The Consent Agenda.

PURPOSE:

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

BACKGROUND/STAFF COMMENTS:

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

FINANCIAL IMPACT:

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

RECOMMENDATION:

Staff recommends



File #: 21-02524

DATE: April 17, 2025
TO: Franklin Municipal Planning Commission
FROM: Emily Wright, Director of Planning and Sustainability
Amy Diaz-Barriga, Asst Director of Planning Development
Chelsea Randolph, Principal Planner

SUBJECT:

Consideration Of Resolution 2025-37, A Resolution Amending The East Works District PUD Subdivision To Extend The Vested Rights, For The Property Located North Of Meridian Boulevard And West Of Carothers Parkway, Located at 9009 Carothers Parkway.

PURPOSE:

The purpose of this memorandum is to provide information to the Franklin Municipal Planning Commission (FMPC) and Board of Mayor and Aldermen (BOMA) concerning a vesting extension request for the Eastworks PUD Subdivision.

BACKGROUND/STAFF COMMENTS:

VESTED PROPERTY RIGHTS INFORMATION

State Law establishes vested property rights. It states that a vested property right is established with the approval of an entitling document (in this case a Development Plan), and during a defined vesting period, the locally adopted development standards which are in effect on the date of approval shall remain the development standards applicable to that property during the vesting period.

The law describes the vesting period as beginning with a three-year time frame during which an applicant must secure final approval of the plan (in this case a site plan), secure any necessary permits, and begin site preparation. Should the project meet these three requirements, the vesting period is extended for an additional two years. Within these two years, an applicant must begin construction and maintain any necessary permits. If a project gets to this point, and begins construction on at least one building, the vesting period is extended by a total of 10 years for single-phase projects or 15 years for multiphase projects. This 10-15-year time period is measured from the original approval date of the entitling document, which in this case is the date the BOMA approved the Development Plan.

THE REQUEST

The request is to extend the vesting period by 18 months, from July 14, 2025, until January 14, 2027, to allow the applicant to secure any necessary permits and commence site preparation.

APPROVAL HISTORY AND PROJECT DESCRIPTION

The development plan for the East Works District PUD was approved by BOMA on July 14, 2020. The plans include a mix of hotel, restaurant, retail, office, and multifamily uses. Overall, it was approved for 1,615 units, 9 town homes, 1,000,000 square feet of existing and proposed nonresidential space, including 605 hotel rooms. The project had seven Modifications of Standards, detailed below. Buildings range from one to twelve stories, and a communal gathering space further emphasizes the pedestrian-oriented design in addition to the smaller pockets of green space to the interior and around the perimeter of the property. Staff recommended approval, with conditions, of the Development Plan.

The Modification of Standards (MOS) requests were as follows:

MOS #1: Requesting to allow consolidated entrances for ground floor multifamily residential units. Approved by BOMA with an 8-0 vote.

MOS #2: Requesting the use of irregular shapes for hanging wall signs. The applicant is requesting to allow irregular shapes to represent items that identify the subject business for hanging and wall signs. Approved by BOMA with a 6-2 vote.

MOS #3: Request to allow additional band signs, in addition to wall signs. The applicant is requesting to allow additional band signs, one band sign per tenant, in addition to any allowed wall signage. Approved by BOMA with an 8-0 vote.

MOS #4: Request for internally illuminated canopy lighting. The applicant is requesting to use internal illumination for canopy signage. Approved by BOMA with a 6-2 vote.

MOS #5: Request to increase the maximum size of hanging sign to 6 square feet per side and allow internal illumination. As a consideration, BOMA approved increasing the size to 4.5 sq. ft. per side (9 sq. ft. total) as that is the current maximum for hanging signs in the local historic districts, as recommended by the Franklin Historic District Design Guidelines. Approved by BOMA with an 8-0 vote.

MOS #6: Request to allow one vertical blade sign per frontage in addition to allowed hanging signs for ground floor tenants. Approved by BOMA with an 8-0 vote.

MOS #7: Request to allow two wall signs per building in addition to allowed band signs. The applicant is requesting to allow two wall signs, located at the roof line of the building, in addition to the allowed band signs with only one wall sign allowed per frontage. As a condition of approval, the applicant shall include in the final language that this MOS is limited to buildings of 6 stories or higher. Approved by BOMA with an 8-0 vote.

CURRENT STATUS

This plan has requested and received a vesting extension for the first three-year period and their vesting was extended to July 14, 2025. The applicant submitted a site plan for the first section of the development, which was approved on the August 2023 Administrative Agenda. In addition, two site plans have been submitted to conduct offsite roadway improvements on Carothers Parkway at Mayfield Drive, which were approved on the February 2023 Administrative Agenda.

VESTING IMPACTS

If the vesting period is not extended, the project entitlements would cease to exist, and stop work orders would be issued, if applicable. A new development would need to be approved and would be reviewed against the current local development standards.

In reviewing the plan against the current City regulations, the current plan generally complies. The differences in today's Zoning Ordinance versus their vested Ordinance (12/30/2019) are minor, and could be incorporated into the design without major changes to the plan. The sewer capacity for this project has been accounted for in Water Management models. A new parkland agreement would need to be approved for any new plan, as well as a new traffic impact offset agreement. Traffic volumes in the area have increased, negatively impacting the level of service on adjacent roadways and consequently, the required offsite improvements. Additionally, the Board of Mayor and Alderman have approved an increase in the road impact fees since the approval of this development to better support the City's ability to pay for much-needed infrastructure.

FINANCIAL IMPACT:

Unknown.

RECOMMENDATION:

Staff recommends that the Planning Commission recommend to the BOMA to approve Resolution 2025-37 if they determine that the continuation of vested rights is in the best interest of the community.

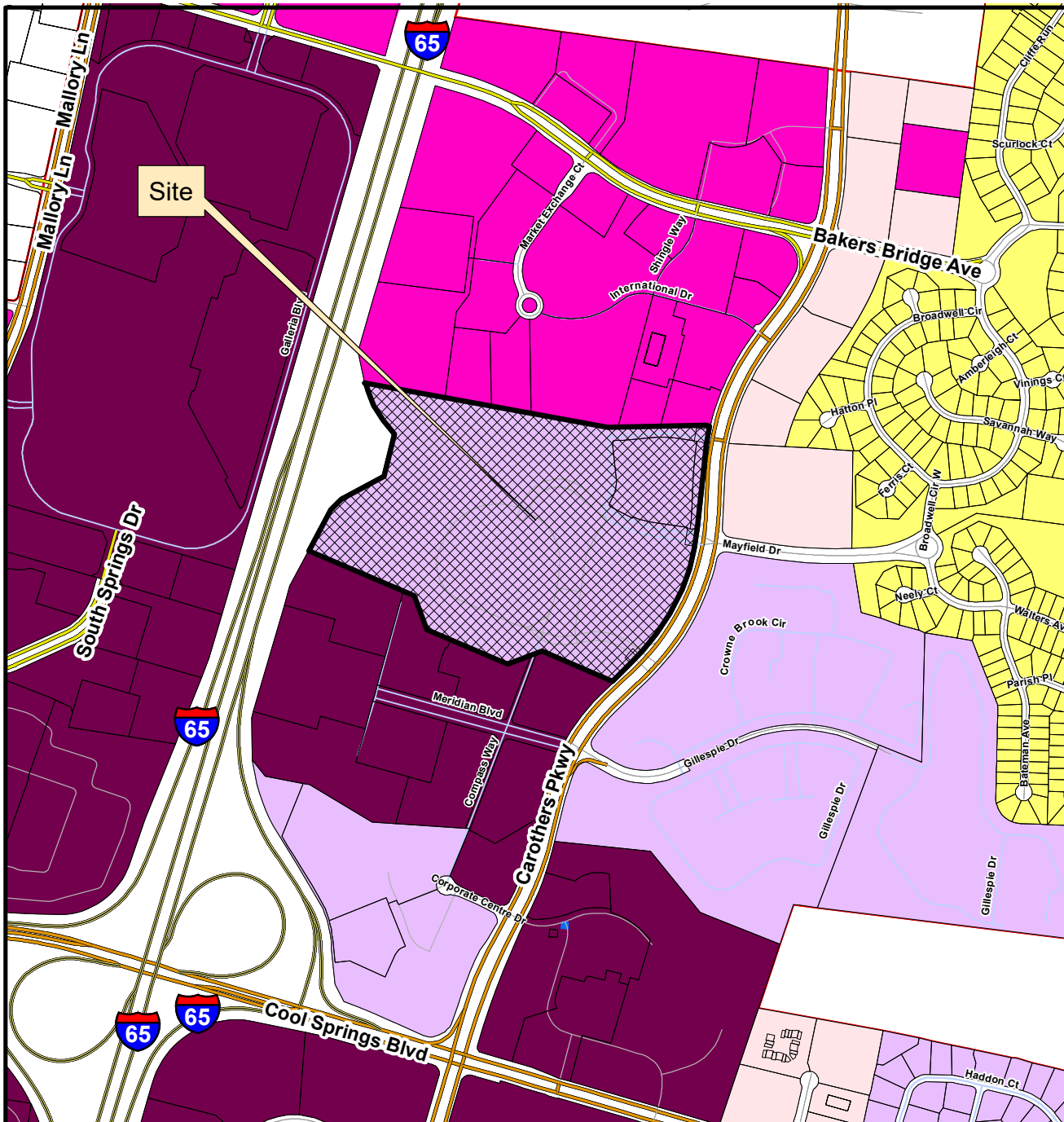
EAST WORKS DISTRICT PUD SUBDIVISION RESOLUTION 2025-37

Project Information

Vested Zoning: PD, Planned Development
Overlay Districts: None
Site Acreage: 49.93 acres
Number of Dwelling Units: 1,624
Nonresidential Square Footage: 995,084 SF
Hotel Keys: 605

Legend

-  East Works District PUD Subdivision
-  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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TENNESSEE

RESOLUTION 2025-37

A RESOLUTION AMENDING THE EAST WORKS DISTRICT PUD SUBDIVISION TO EXTEND THE VESTED RIGHTS, FOR THE PROPERTY LOCATED NORTH OF MERIDIAN BOULEVARD AND WEST OF CAROTHERS PARKWAY, LOCATED AT 9009 CAROTHERS PARKWAY.

WHEREAS, the Board of Mayor and Aldermen (BOMA) of the City of Franklin, Tennessee, has approved the zoning for the property as part of Ordinance 2020-11; and

WHEREAS, BOMA has approved the Planned Unit Development for the property as part of Resolution 2020-61; and

WHEREAS, in accordance with the provisions of the City of Franklin, Tennessee, Zoning Ordinance, and as required by *Tennessee Code Annotated* (T.C.A.) § 13-4-310, as amended, the approval of the Development Plan by the BOMA initiates a vesting period during which the development standards adopted by the City and in effect on the date of approval; and

WHEREAS, T.C.A. § 13-4-310 (d) (1) states that the vesting period applicable to a development plan shall be a period of three (3) years, beginning on the date of the local government's approval of the preliminary development plan; provided, that the applicant obtains local government secures any necessary permits and commences site preparation within the vesting period; and

WHEREAS, the East Works District PUD vesting period began on July 14, 2020, was set to expire on July 14, 2023, was extended by BOMA and is now set to expire on July 14, 2025, and the applicant has not yet secured necessary permits or begun site preparation; and

WHEREAS, T.C.A. § 13-4-310 (h) states that an amendment to an approved development plan by the developer must be approved by the local government to retain the protections of the vested property right, and a vested property right shall not terminate if the local government determines, in writing, that it is in the best interest of the community to allow the development to proceed under the amended plan without terminating the vested property right;

WHEREAS, the *Franklin Zoning Ordinance* § 2.4.2 (16) states that upon the expiration of a vesting period for a Development Plan, construction may not proceed unless a new Development Plan is approved by the BOMA that meets all development standards in effect at the time of approval for portions of the project not already constructed or under construction or, alternatively, the BOMA may grant an extension of the vesting period if it determines, in writing, that it is in the best interest of the community to allow the development to proceed without terminating the vested property right; and

WHEREAS, the applicant has requested an extension of the vesting period for 18 months, until January 14, 2027.

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
53-142.00	49.93
Total	49.93
Map-Parcel	Acres
53-142.00	49.93
Total	49.93

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 East Works District PUD Subdivision, as outlined below and through Exhibit A, are as follows:

Entitlements	East Works District PUD
Base Zone District	PD (32.5/1,110,300/605)
Other Zoning Overlays	N/A
Number of Dwelling Units	1,624
Number of Nonresidential Square Footage	1,110,300 SF
Number of Hotel Rooms	605
Open Space Requirements	108,745 SF
Number of Phases in Development	4
Entitlements	East Works District PUD
Base Zone District	PD (32.5/1,110,300/605)
Other Zoning Overlays	N/A
Number of Dwelling Units	1,624
Number of Nonresidential Square Footage	1,110,300 SF
Number of Hotel Rooms	605
Open Space Requirements	108,745 SF
Number of Phases in Development	4

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

MOS 1: Multifamily building types to have consolidated entrances. Approved: __X__ Denied: _____	6.7 – Multifamily Building Type Facades along a street or internal drive shall have individual entrances to... all ground floor dwelling units. <i>Staff recommended disapproval.</i>
MOS 2: Allow signs to be irregularly shaped of the items that is representative of the business. Approved: __X__ Denied: _____	15.1.3 - Sign Shape Signs shall not be irregularly shaped. <i>Staff recommended disapproval.</i>
MOS 3: Allow one band sign per tenant in addition to allowed wall signs. Approved: __X__ Denied: _____	15.4 – Band Signs Maximum of one per storefront, if no additional wall signage. <i>Staff recommended approval.</i>
MOS 4: Allow canopy signage to be illuminated internally. Approved: __X__ Denied: _____	15.5. – Canopy Signs External Illumination only. <i>Staff recommended disapproval.</i>
MOS 5: Revise maximum size per side for hanging signs to 6 sq. ft. and allow internal illumination. Approved: __X__ Denied: _____	15.10 – Hanging Signs Maximum of 3 sq. ft. per side and only externally illuminated <i>Staff recommended disapproval.</i>
MOS 6: Allow 1 Vertical blade signs per frontage in addition to additional hanging signs. Approved: __X__, with conditions. Denied: _____	15.14 – Vertical Blade Sign Maximum of one per building and only if no other hanging signs exist. <i>Staff recommended approval with conditions.</i>

MOS 7: Allow two roofline wall signs, one wall sign per frontage, in addition to band signs. Approved: ___X___ with conditions. Denied: _____	15.15 – Wall Sign Maximum of one per building if no band sign exists on the building. <i>Staff recommended approval with conditions.</i>
MOS 1: copy directly from previous RES Approved: ___X___ Denied: _____	Section x.x -copy directly from previous RES description <i>Staff recommended approval/disapproval.</i>

SECTION V. That the original vesting period was initiated on July 14, 2020 and was set to expire on July 14, 2023, the BOMA extended the original vesting period to expire July 14, 2025. The amended development plan will now have until January 14, 2027, to secure any necessary permits, and commence site preparation. If these requirements are met, then the vesting period shall be extended an additional two (2) years to commence construction and maintain any necessary permits to remain vested.

SECTION VI. That the total vesting period of fifteen (15) years shall not be extended. If construction commences during this extended vesting period, the development standards applicable during the vesting period shall remain in effect until the local government has certified final completion of the development or project; provided, the total vesting period for the project shall not exceed fifteen (15) years from the date of the original approval of the preliminary development plan July 14, 2020 and shall remain at July 14, 2035.

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

SECTION VIII. BE IT FINALLY ORDAINED 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 final reading, the health, safety, and welfare of the citizens requiring it.

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

ATTEST:

CITY OF FRANKLIN, TENNESSEE:

By: _____
Angie Skarp
City Recorder

By: _____
Dr. Ken Moore
Mayor

Approved as to form by:

Shauna R. Billingsley
City Attorney

PLANNING COMMISSION RECOMMENDED:

PUBLIC HEARING HELD:

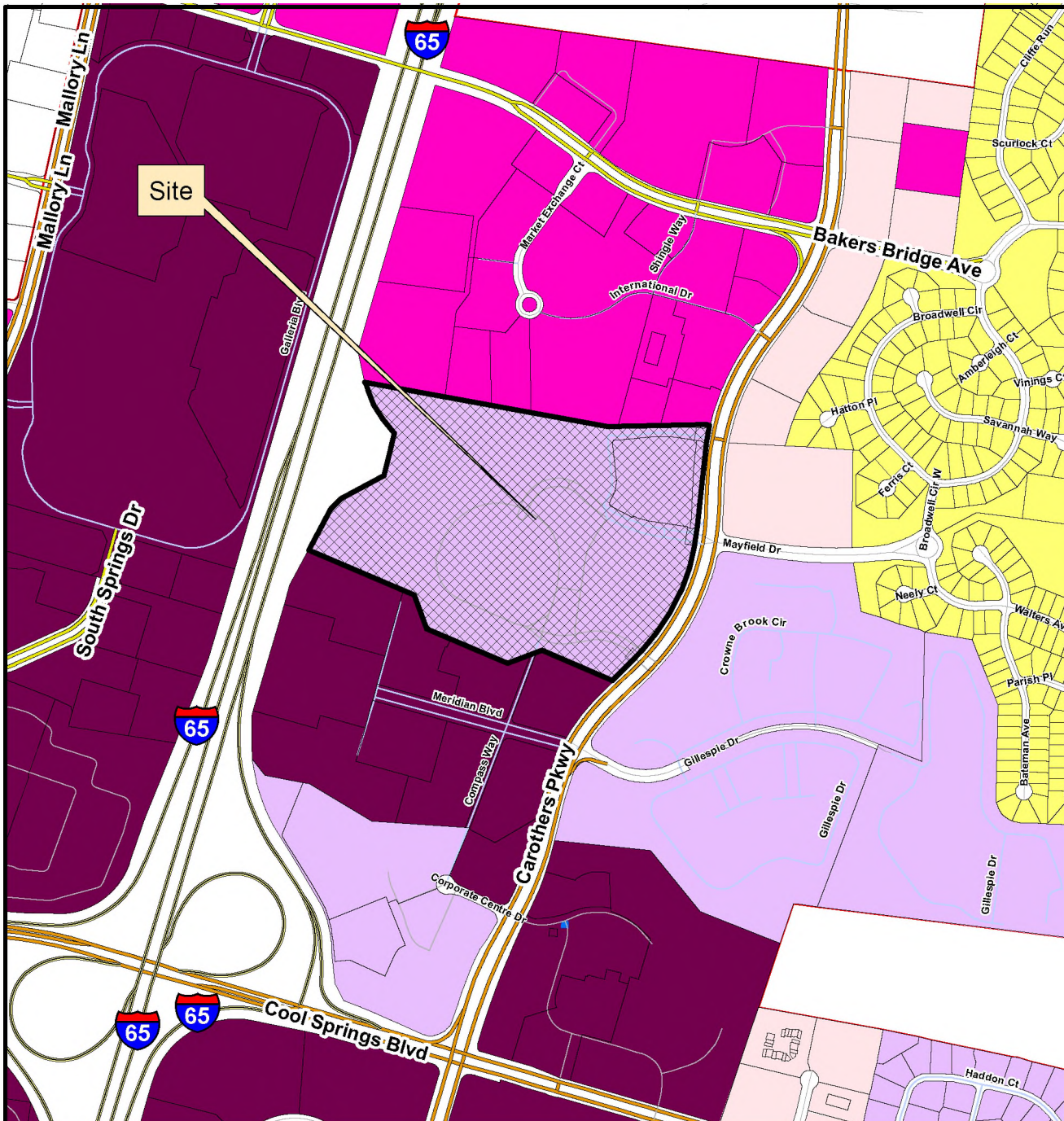
EAST WORKS DISTRICT PUD SUBDIVISION RESOLUTION 2025-37

Project Information

Vested Zoning: PD, Planned Development
Overlay Districts: None
Site Acreage: 49.93 acres
Number of Dwelling Units: 1,624
Nonresidential Square Footage: 995,084 SF
Hotel Keys: 605

Legend

-  East Works District PUD Subdivision
-  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
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OPEN SPACE REQUIREMENT

SITE INFORMATION

Acreage / Square Footage of Site: 49.929 Ac. / 2,174,907± S.F.
Minimum Open Space Acreage Required: 108.745± S.F. (5% or 2.5 Ac.)
If Residential, Natural Area Required: N/A

OPEN SPACE PROVIDED

Key	Open Space Type	Area of Open Space	Hardscape Area (S.F.)	Hardscape Area (%)	Stormwater Feature Included? (Y/N)
1	Neighborhood Amenity	16,830± S.F.	--	--	N
2	Pocket Park	3,320± S.F.	--	--	N
3	Pocket Park	1,460± S.F.	--	--	N
4	Outdoor Dining Area/Plaza	2,440± S.F.	--	--	N
5	Plaza	2,560± S.F.	--	--	N
6	Greenway	12,100± S.F.	--	--	N
7	Greenway	7,950± S.F.	--	--	N
8	Greenway	6,010± S.F.	--	--	N
9	Outdoor Dining Area/Plaza	19,915± S.F.	--	--	N
10	Outdoor Dining Area/Plaza	27,640± S.F.	--	--	N
11	Outdoor Dining Area/Plaza	2,075± S.F.	--	--	N
12	Plaza	5,600± S.F.	--	--	N
13	Green	890± S.F.	--	--	N
Total Provided:		108,790± S.F.			

OPEN SPACE TYPES NOTE:

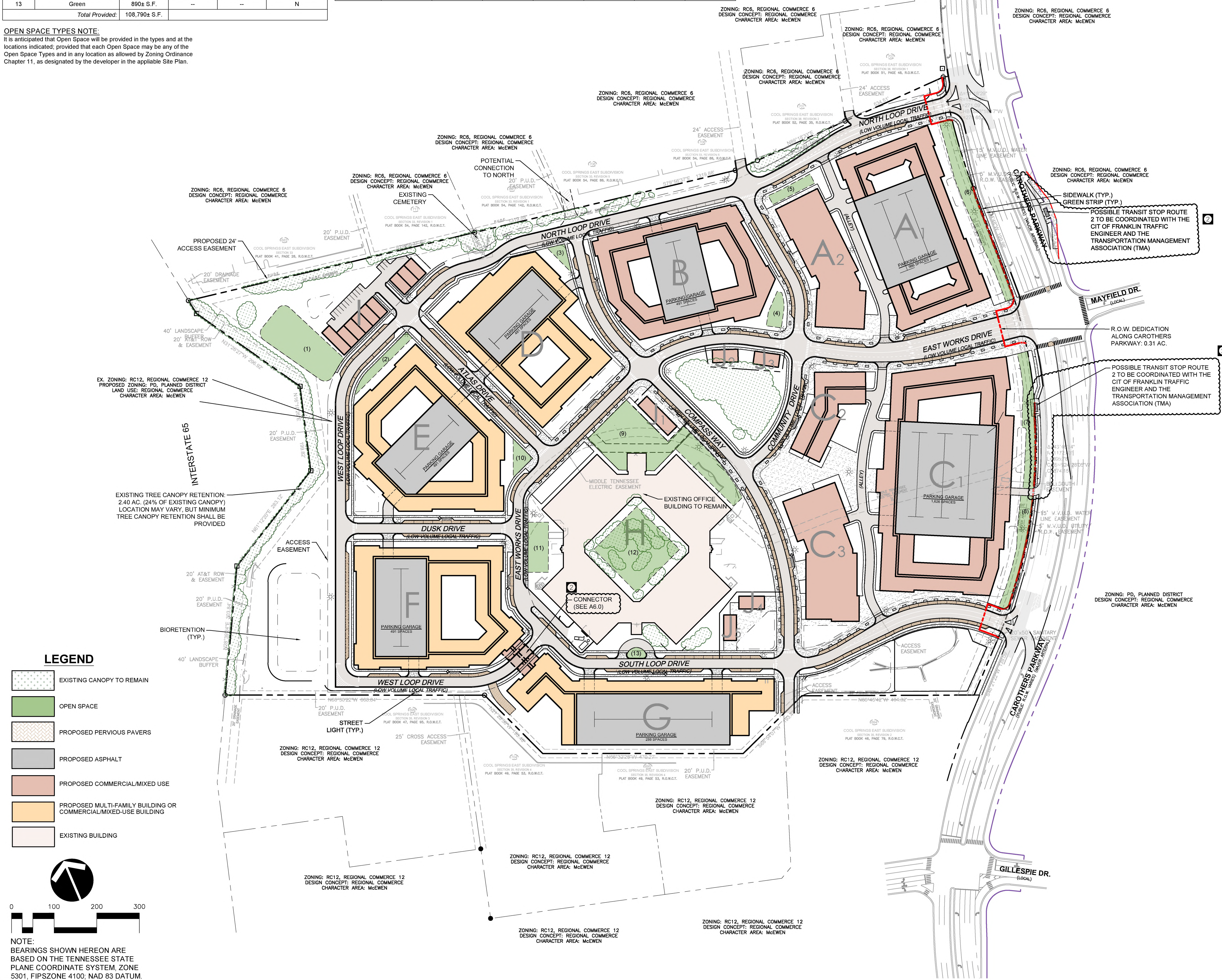
It is anticipated that Open Space will be provided in the types and at the locations indicated; provided that each Open Space may be any of the Open Space Types and in any location as allowed by Zoning Ordinance Chapter 11, as designated by the developer in the applicable Site Plan.

TAKE-DOWN SCHEDULE FOR MULTI-SECTION DEVELOPMENT

Development	Nonresidential Use	Square Footage	Single-Family Units	Multi-Family Units	Townhouse	Hotel Keys	Garage
Overall Entitlements	Restaurant, Retail, Hotel, Office	1,525,084± S.F.	N/A	1,615 Units	9 Units	605 Keys	4,864 Spaces
Pad A	Restaurant, Retail, Hotel	514,140± S.F.	N/A	0 Units	0 Units	381 Keys	986 Spaces
Pad B	Restaurant, Retail, Office	16,300± S.F.	N/A	243 Units	0 Units	0 Keys	491 Spaces
Pad C	Restaurant, Retail, Hotel, Office	464,644± S.F.	N/A	284 Units	0 Units	224 Keys	1,626 Spaces
Pad D	N/A	0± S.F.	N/A	292 Units	0 Units	0 Keys	491 Spaces
Pad E	N/A	0± S.F.	N/A	291 Units	0 Units	0 Keys	491 Spaces
Pad F	N/A	0± S.F.	N/A	337 Units	0 Units	0 Keys	491 Spaces
Pad G	N/A	0± S.F.	N/A	168 Units	0 Units	0 Keys	288 Spaces
Pad H	Existing Office	530,000± S.F.	N/A	0 Units	0 Units	0 Keys	0 Spaces
Pad I	N/A	0± S.F.	N/A	0 Units	9 Units	0 Keys	0 Spaces
Pad J	N/A	0± S.F.	N/A	0 Units	0 Units	0 Keys	0 Spaces

LEGEND
Consolidated Entrances
Individual Entrances

DIAGRAM #1: PERMITTED CONSOLIDATED ENTRANCE LOCATIONS



SITE DATA

SITE INFORMATION

Project Name: East Works District
Project #: ---
Address: 9009 Carothers Parkway
Franklin, Williamson County
Map / Parcel: 053 / 142.00
Acreage / Square Footage of Site: 49.929 Ac. / 2,174,907± S.F.
Vesting Date: N/A

REGULATIONS

Base Zoning: RC12 (Regional Commerce 12)
Proposed Zoning: PD (Planned District)
Overlay Zoning: N/A
Proposed Principle Use: All principle uses permitted or permitted with additional use regulations for Planned Districts under Section 5.1 of the Zoning Ordinance
Proposed Accessory Use: All accessory uses permitted or permitted with additional use regulations for Planned Districts under Section 5.2 of the Zoning Ordinance
Building Types Applied: Commercial / Mixed-Use Building, Multifamily Building, & Townhouse
Frontage Types Applied: Urban Landscape Frontage (Carothers Pkwy) Urban Frontage (All Other Streets)
Lot Width (Residential): Townhouse (Min. 18')
Lot Size (Residential): N/A

Setbacks

Front Yard (Carothers Parkway): 40' (Prior to any R.O.W. Dedications/50' Setbacks)
Front Yard (Internal): 10' Min (From Face of Curb) & 30' Max (Unless otherwise shown on plan)***
Side Yard (External): 5' Min
Side Yard (Internal): 0' Min (Subject to buildings maintaining a minimum spacing of 10' feet)
Rear Yard (I-65): 25' Min
Rear Yard (Internal): 10' Min

Dwelling Unit Count, By Type:

Multi-Family: 1,615 Units
Townhouse: 9 Units

Commercial S.F., By Use:

Offices: 1,048,000 S.F. (Total)
530,000 S.F. (Existing)
518,000 S.F. (New)
Restaurants: 34,550 S.F.
Retail: 27,750 S.F.
Hotel Keys: 414,784 S.F. (605 Keys)

Building Height:

Multi-Family (D,E,F,G): 4 - 6 Floors; Type 3A
Townhouse (I): 3 - 4 Floors; Type 3A
Commercial/Mixed-Use Building (A₁, A₂, B, C₁, C₂, C₃): 6 - 12 Floors; Type 1A or 1B
Commercial/Mixed-Use Building (J): 1 - 2 Floors; Type 1A or 1B

Min. Landscape Surface Area: 20%

Open Space S.F. Required: 108,745± S.F. (5% or 2.5 Ac.)
Natural Area S.F. Required: N/A- Mixed Use
Tree Canopy Retention Acreage: 2.39± Ac. (24% of Existing Canopy Retention Req.)
Parking Required, By Use: See Parking Supply Analysis conducted by Nelson\Nygaard on March 27, 2020
Parking Provided, By Use: See Parking Supply Analysis conducted by Nelson\Nygaard on March 27, 2020
Historic Resource Treatment (Y/N): No

BUILDING TYPES NOTE

Buildings A1, A2, B, C1, C2, C3, and J1, J2, J3, J4 and J5 are the Commercial / Mixed Use Building Type. It is presently anticipated that each of Buildings D, E, F, and G will be either the Multifamily Building Type or the Commercial / Mixed Use Building Type, as designated by the developer in the applicable Site Plan. Building Construction Type designations are for information only. Appropriate Building Construction Types will be determined at Site Plan and will meet all applicable requirements at such time.

STATEMENT OF IMPACTS

Police, Fire & Recreation Facilities: - The site is located 5.5 miles from the new downtown Franklin Police headquarters and approximately 2 miles from Fire Station 6 located at 1061 Cool Springs Boulevard. Currently, the site has a large open space for passive play. The site is 2.1 miles from Liberty Park and associated dog park; 5.4 miles to Pinkerton Park.

COMPLIANCE WITH ENVISION FRANKLIN

Consistent with the Major Objectives and Guiding Principles of Envision Franklin, East Works District is intended to be an exceptional place for residents, employees and visitors through its thoughtful and unprecedented site design, building forms, architecture, pedestrian environment, and activated streets. A first-of-its-kind redevelopment unlike anything Franklin has seen before, East Works District will attract a variety of businesses and commercial tenants by providing a unique and high-quality mixed-use environment for residents, employees, patrons and visitors to enjoy.

The location of East Works District along Carothers Parkway and the I-65 corridor is ideally suited for higher intensity development, taller buildings, and a mix of uses. The Envision Franklin "Design Concepts Map" identifies this area as "Regional Commerce." The proposed development is in keeping with the description of this area as "high intensity activity centers that attract large numbers of people and employers from both within and outside the City." With prominent visibility from both I-65 and Carothers Parkway, East Works District will set the standard for corridor redevelopment, integrated design and innovative architecture (Envision Franklin Guiding Principle: Exceptional Design).

The existing Carothers Building site is currently underutilized and dominated by surface parking. The proposed East Works District development will convert an under-utilized single-use commercial parcel into a dynamic mixed-use environment that maximizes the land use potential of the site through the development of multi-story mixed-use buildings with carefully integrated parking and activated, walkable streets. A pedestrian-friendly environment will be achieved through the design of internal parking structures, shallow building setbacks, generous sidewalks, main entrances oriented to the street, pedestrian-scale signage and lighting, and street-level shopfront windows. East Works District will include a variety of public spaces, each easily accessible from an interconnected network of sidewalks and paths. The plan will help the City achieve its goal of "inviting neighborhoods with memorable character through a balanced mix of dwellings, parks and open spaces, civic buildings, shops and workplaces" (Envision Franklin Guiding Principle: Vibrant Neighborhoods). East Works District will set the bar for "high quality design of buildings, public spaces, streets, pedestrian facilities and landscaping [that works] together to enhance the public realm and create exceptional places for people (Envision Franklin Guiding Principle: Exceptional Design).

The City of Franklin seeks "responsible and purposeful growth that enhances quality of life [and] provides a dynamic mix of land uses" (Envision Franklin Guiding Principle: Managed Growth). East Works District is situated in an existing commercial and mixed-use corridor with existing infrastructure and services. The plan reflects a compact land-use pattern that supports the City's goals of efficient resource utilization and transportation alternatives. The new development will be complementary to its surroundings and will "enhance the quality of life and the economic health of the community" (Envision Franklin Guiding Principle: Context-Responsive Infill).

Envision Franklin also aims to "attract new businesses, and to stimulate a climate for entrepreneurial ventures and investment" (Envision Franklin Guiding Principle: Economic Vitality). East Works District will feature new medium- to high-density residential housing and attached single-family housing in the form of urban rowhouses. Incorporating additional residential uses west of Carothers Parkway will enhance the economic vitality of both this project and the adjacent Meridian Cool Springs). The single- and multi-family neighborhoods in the surrounding Carothers Parkway area, as well as the numerous existing office buildings and hotels, will benefit from a variety of new restaurants, shops, and employment opportunities within East Works District.

East Works District will provide both on- and off-street parking, in numbers that capitalize on the efficiency of shared parking. Additionally, the project will be the first in the region to contemplate a future that includes advances in motorized transportation including self-parking, autonomous vehicles. The project will have a "well-designed, effective, convenient, and active transportation network" that is "achieved through a complete system of streets, bicycle and pedestrian routes" (Envision Franklin Guiding Principle: Connected Community).

CITY OF FRANKLIN # 7239

EAST WORKS DISTRICT

FOR
MarketStreet™
ENTERPRISES

CITY OF FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

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LAND PLANNERS • CIVIL ENGINEERS
LANDSCAPE ARCHITECTS • SURVEYORS
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KENTUCKY
Tennessee
www.ragan-smith.com
615.244.4891

T.P.U.D.C.
TOWN PLANNING
UNIVERSITY
DISTRICT
COUNCIL

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615.254.4891

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OVERALL
DEVELOPMENT
PLAN
C2.0

THOMPSON BURTON PLLC

A T T O R N E Y S A T L A W
A PROFESSIONAL LIMITED LIABILITY COMPANY

One Franklin Park
6100 Tower Circle, Suite 200
Franklin, Tennessee 37067
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Jon Michael
jon.michael@thompsonburton.com

615-465-6000

April 24, 2025

Ms. Amy Diaz-Barriga
Assistant Director of Planning and Development
Department of Planning and Sustainability
City of Franklin, Tennessee
109 3rd Avenue South
Franklin, TN 37064

VIA EMAIL

Re: East Works District PUD – COF Project 7239

Dear Ms. Diaz-Barriga:

We represent the developers of this project, MarketStreet Enterprises. The Board of Mayor and Aldermen approved a Development Plan for the East Works District PUD Subdivision by Resolution 2020-61, thus establishing the project's vested rights under the Tennessee Vested Rights Act of 2014. BOMA then approved an extension of the vested rights for two years on June 13, 2023, by Resolution 2023-23. The current Site Plan for Phase 1 of the project was approved by the Board of Mayor and Aldermen and ultimately stamped on September 6, 2023. Last week, project representatives obtained digital approvals on both the Grading/Utility Permit Application as well as the LTMP-A Documents for this same Phase 1. The development team is now coordinating the final signature and notarization for recordation of those documents.

While much effort is going towards the advancement of the project, City staff has notified us that the vesting period of our approved plans will expire on July 14, 2025. As our clients continue with project preparation, we respectfully request an extension of the Vested Rights for the project.

Reasons for the Extension Request

Several unforeseen obstacles have prolonged this project beyond what was anticipated at the outset in 2020. In particular, we draw your attention to the following:

1. Total project cost inflation, particularly with construction costs, balanced against relatively flat local multifamily rental rate increases.

Our attempts in recent years to gain traction in predevelopment activities and project capitalization were disrupted by a historically abnormal construction cost inflation rate from 2021-2024, coupled with local multifamily rental rates that only modestly increased over the same time. While the inflation rate has recently leveled off, the cost escalation for construction materials in recent years has paused or terminated

plans for several significant development projects in the region. Additionally, more recently imposed international trade tariffs are already upsetting international markets and creating uncertainty in the cost of construction materials. East Works District remains an economically viable real estate opportunity, but we are still navigating uncertainty in construction costs and rental rates in order to restore a balance that produces return metrics attractive to capital sources.

2. Rising interest rates, particularly those established by the Federal Reserve Bank.

The interest rates established by the Federal Reserve Bank, which were increased to calm the effects of the aforementioned inflation, have proven equally detrimental to the progress of the East Works District predevelopment and project capitalization efforts. In recent years, many traditional debt sources temporarily paused or greatly reduced allocations for all commercial real estate development. As such, reduced capital availability temporarily paused our ability to proceed with East Works District. Similar to the project cost and rental rate imbalance, we are just now starting to see debt sources re-enter the commercial real estate lending market in a meaningful way and benchmark US Treasury yields starting to normalize.

3. Neighboring property owners failed to respond to repeated communication efforts or were reluctant to grant access easements required by the City of Franklin.

Since 2023, the development team and its legal representatives have pursued each of the enumerated access easements identified by City Staff as necessary for a Grading Permit application. As the Board members know, the private property owners with whom we have dealt are not legally required to grant private easements, even though such easements are currently a condition of approval for our Development Plan. As such, progress has been intermittent over the past 18 months. Even now, the development team continues in its effort to secure one more private easement required for this project. This unique circumstance is outside of the developers' sole control.

Conclusion

We are optimistic that the approval of this extension will keep East Works District on track toward fulfillment of the developers' vision and advancement of the city's development goals for the Carothers Parkway corridor. City Staff has helpfully advised us of the need to limit the length of this requested extension. Therefore, we ask for only an 18-month extension. With that time, we believe the project can navigate the current macro-economic conditions and complete the required negotiations regarding access easements.

For these reasons, we humbly request your approval of this extension of the project's vested rights.

Respectfully,

A handwritten signature in blue ink, appearing to read "Jon Michael", with a horizontal line drawn underneath the signature.

Jon Michael

cc: Mayor Ken Moore
Board of Mayor and Aldermen
Jimmy Wiseman
Bill Squires

OPEN SPACE REQUIREMENT

SITE INFORMATION

Acreage / Square Footage of Site: 49.929 Ac. / 2,174,907± S.F.
Minimum Open Space Acreage Required: 108,745± S.F. (5% or 2.5 Ac.)
If Residential, Natural Area Required: N/A

OPEN SPACE PROVIDED

Key	Open Space Type	Area of Open Space	Hardscape Area (S.F.)	Hardscape Area (%)	Stormwater Feature Included? (Y/N)
1	Neighborhood Amenity	16,830± S.F.	--	--	N
2	Pocket Park	3,320± S.F.	--	--	N
3	Pocket Park	1,460± S.F.	--	--	N
4	Outdoor Dining Area/Plaza	2,440± S.F.	--	--	N
5	Plaza	2,560± S.F.	--	--	N
6	Greenway	12,100± S.F.	--	--	N
7	Greenway	7,950± S.F.	--	--	N
8	Greenway	6,010± S.F.	--	--	N
9	Outdoor Dining Area/Plaza	19,915± S.F.	--	--	N
10	Outdoor Dining Area/Plaza	27,640± S.F.	--	--	N
11	Outdoor Dining Area/Plaza	2,075± S.F.	--	--	N
12	Plaza	5,600± S.F.	--	--	N
13	Green	890± S.F.	--	--	N
Total Provided:		108,790± S.F.			

OPEN SPACE TYPES NOTE:

It is anticipated that Open Space will be provided in the types and at the locations indicated; provided that each Open Space may be any of the Open Space Types and in any location as allowed by Zoning Ordinance Chapter 11, as designated by the developer in the applicable Site Plan.

TAKE-DOWN SCHEDULE FOR MULTI-SECTION DEVELOPMENT

Development	Nonresidential Use	Square Footage	Single-Family Units	Multi-Family Units	Townhouse	Hotel Keys	Garage
Overall Entitlements	Restaurant, Retail, Hotel, Office	1,525,084± S.F.	N/A	1,615 Units	9 Units	605 Keys	4,864 Spaces
Pad A	Restaurant, Retail, Hotel	514,140± S.F.	N/A	0 Units	0 Units	381 Keys	986 Spaces
Pad B	Restaurant, Retail, Office	16,300± S.F.	N/A	243 Units	0 Units	0 Keys	491 Spaces
Pad C	Restaurant, Retail, Hotel, Office	464,644± S.F.	N/A	284 Units	0 Units	224 Keys	1,626 Spaces
Pad D	N/A	0± S.F.	N/A	292 Units	0 Units	0 Keys	491 Spaces
Pad E	N/A	0± S.F.	N/A	291 Units	0 Units	0 Keys	491 Spaces
Pad F	N/A	0± S.F.	N/A	337 Units	0 Units	0 Keys	491 Spaces
Pad G	N/A	0± S.F.	N/A	168 Units	0 Units	0 Keys	288 Spaces
Pad H	Existing Office	530,000± S.F.	N/A	0 Units	0 Units	0 Keys	0 Spaces
Pad I	N/A	0± S.F.	N/A	0 Units	9 Units	0 Keys	0 Spaces
Pad J	N/A	0± S.F.	N/A	0 Units	0 Units	0 Keys	0 Spaces

LEGEND
Consolidated Entrances
Individual Entrances

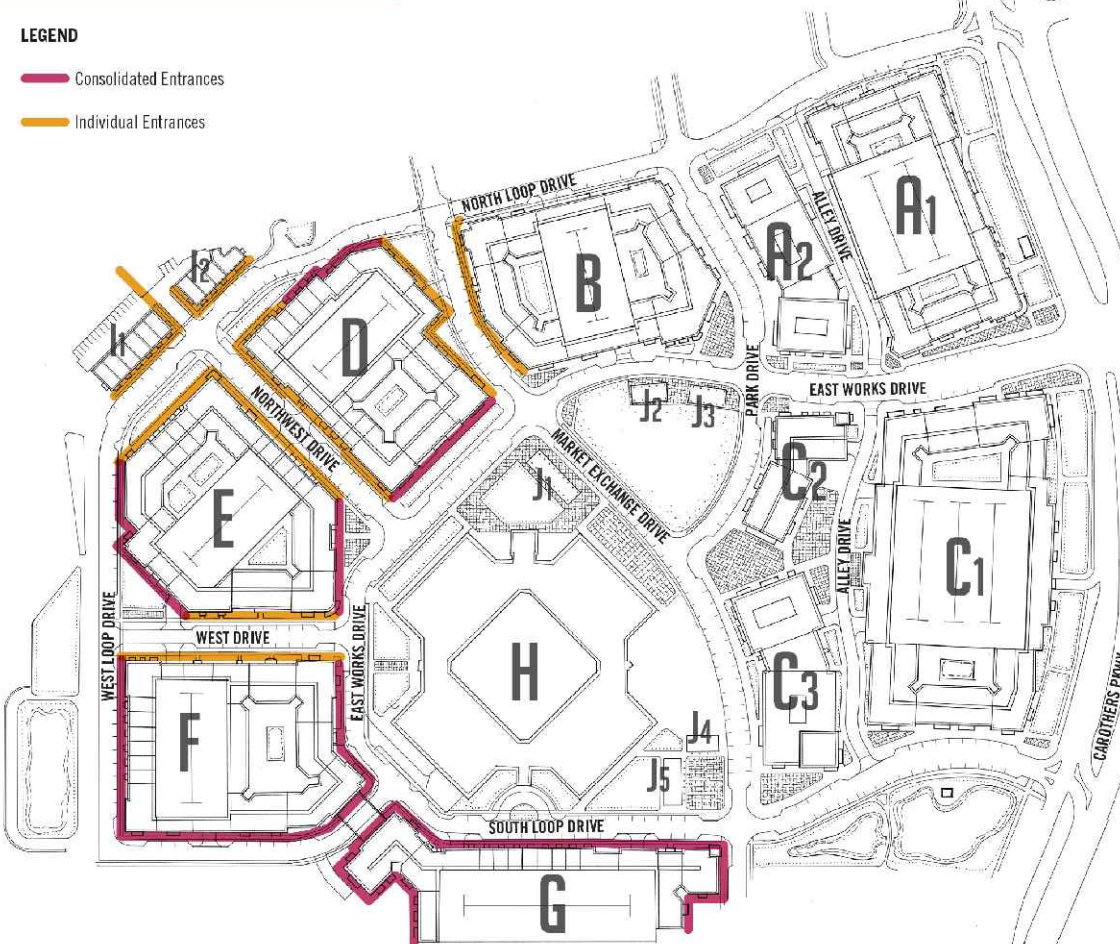
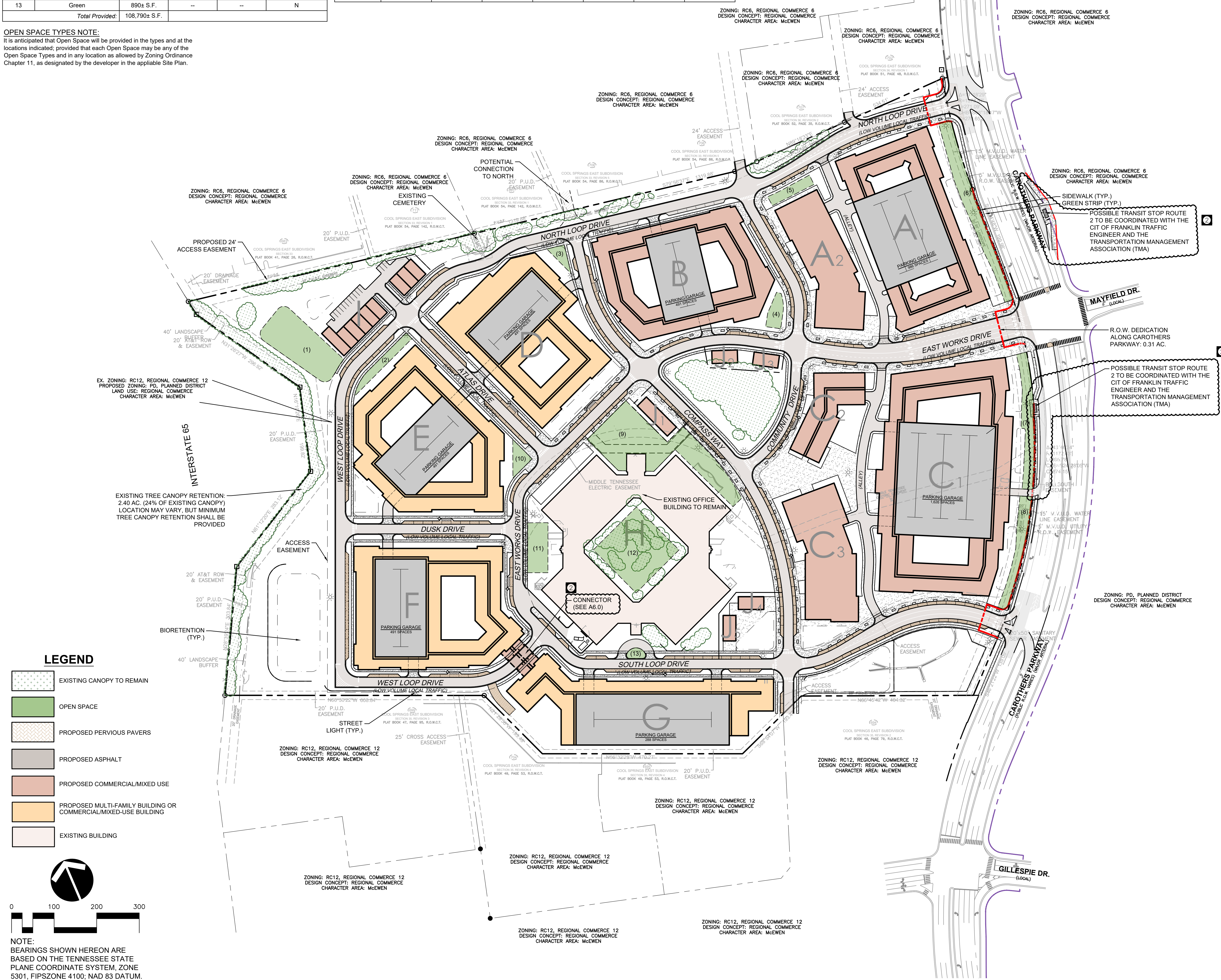


DIAGRAM #1: PERMITTED CONSOLIDATED ENTRANCE LOCATIONS



SITE DATA

SITE INFORMATION

Project Name: East Works District
Project #: ---
Address: 9009 Carothers Parkway
Franklin, Williamson County
Map / Parcel: 053 / 142.00
Acreage / Square Footage of Site: 49.929 Ac. / 2,174,907± S.F.
Vesting Date: N/A

REGULATIONS

Base Zoning: RC12 (Regional Commerce 12)
Proposed Zoning: PD (Planned District)
Overlay Zoning: N/A
Proposed Principle Use: All principle uses permitted or permitted with additional use regulations for Planned Districts under Section 5.1 of the Zoning Ordinance
Proposed Accessory Use: All accessory uses permitted or permitted with additional use regulations for Planned Districts under Section 5.2 of the Zoning Ordinance
Building Types Applied: Commercial / Mixed-Use Building, Multifamily Building, & Townhouse
Frontage Types Applied: Urban Landscape Frontage (Carothers Pkwy) Urban Frontage (All Other Streets)
Lot Width (Residential): Townhouse (Min. 18')
Lot Size (Residential): N/A

Setbacks

Front Yard (Carothers Parkway): 40' (Prior to any R.O.W. Dedication/50' Stub)
Front Yard (Internal): 10' Min (From Face of Curb) & 30' Max (Unless otherwise shown on plan)**
Side Yard (External): 5' Min
Side Yard (Internal): 0' Min (Subject to buildings maintaining a minimum spacing of 10' feet)
Rear Yard (I-65): 25' Min
Rear Yard (Internal): 10' Min

Dwelling Unit Count, By Type:

Multi-Family: 1,615 Units
Townhouse: 9 Units

Commercial S.F., By Use:

Offices: 1,048,000 S.F. (Total)
530,000 S.F. (Existing)
518,000 S.F. (New)
Restaurants: 34,550 S.F.
Retail: 27,750 S.F.
Hotel Keys: 414,784 S.F. (605 Keys)

Building Height:

Multi-Family (D,E,F,G): 4 - 6 Floors; Type 3A
Townhouse (I): 3 - 4 Floors; Type 3A
Commercial/Mixed-Use Building (A₁, A₂, B, C₁, C₂, C₃): 6 - 12 Floors; Type 1A or 1B
Commercial/Mixed-Use Building (J): 1 - 2 Floors; Type 1A or 1B

Min. Landscape Surface Area: 20%
Open Space S.F. Required: 108,745± S.F. (5% or 2.5 Ac.)
Natural Area S.F. Required: N/A- Mixed Use
Tree Canopy Retention Acreage: 2.39± Ac. (24% of Existing Canopy Retention Req.)
Parking Required, By Use: See Parking Supply Analysis conducted by Nelson\Nygaard on March 27, 2020
Parking Provided, By Use: See Parking Supply Analysis conducted by Nelson\Nygaard on March 27, 2020
Historic Resource Treatment (Y/N): No

BUILDING TYPES NOTE

Buildings A1, A2, B, C1, C2, C3, and J1, J2, J3, J4 and J5 are the Commercial / Mixed Use Building Type. It is presently anticipated that each of Buildings D, E, F, and G will be either the Multifamily Building Type or the Commercial / Mixed Use Building Type, as designated by the developer in the applicable Site Plan. Building Construction Type designations are for information only. Appropriate Building Construction Types will be determined at Site Plan and will meet all applicable requirements at such time.

STATEMENT OF IMPACTS

Police, Fire & Recreation Facilities: - The site is located 5.5 miles from the new downtown Franklin Police headquarters and approximately 2 miles from Fire Station 6 located at 1061 Cool Springs Boulevard. Currently, the site has a large open space for passive play. The site is 2.1 miles from Liberty Park and associated dog park; 5.4 miles to Pinkerton Park.

COMPLIANCE WITH ENVISION FRANKLIN

Consistent with the Major Objectives and Guiding Principles of Envision Franklin, East Works District is intended to be an exceptional place for residents, employees and visitors through its thoughtful and unprecedented site design, building forms, architecture, pedestrian environment, and activated streets. A first-of-its-kind redevelopment unlike anything Franklin has seen before, East Works District will attract a variety of businesses and commercial tenants by providing a unique and high-quality mixed-use environment for residents, employees, patrons and visitors to enjoy.

The location of East Works District along Carothers Parkway and the I-65 corridor is ideally suited for higher intensity development, taller buildings, and a mix of uses. The Envision Franklin "Design Concepts Map" identifies this area as "Regional Commerce." The proposed development is in keeping with the description of this area as "high intensity activity centers that attract large numbers of people and employers from both within and outside the City." With prominent visibility from both I-65 and Carothers Parkway, East Works District will set the standard for corridor redevelopment, integrated design and innovative architecture (Envision Franklin Guiding Principle: Exceptional Design).

The existing Carothers Building site is currently underutilized and dominated by surface parking. The proposed East Works District development will convert an under-utilized single-use commercial parcel into a dynamic mixed-use environment that maximizes the land use potential of the site through the development of multi-story mixed-use buildings with carefully integrated parking and activated, walkable streets. A pedestrian-friendly environment will be achieved through the design of internal parking structures, shallow building setbacks, generous sidewalks, main entrances oriented to the street, pedestrian-scale signage and lighting, and street-level shopfront windows. East Works District will include a variety of public spaces, each easily accessible from an interconnected network of sidewalks and paths. The plan will help the City achieve its goal of "inviting neighborhoods with memorable character through a balanced mix of dwellings, parks and open spaces, civic buildings, shops and workplaces" (Envision Franklin Guiding Principle: Vibrant Neighborhoods). East Works District will set the bar for "high quality design of buildings, public spaces, streets, pedestrian facilities and landscaping [that works] together to enhance the public realm and create exceptional places for people (Envision Franklin Guiding Principle: Exceptional Design).

The City of Franklin seeks "responsible and purposeful growth that enhances quality of life [and] provides a dynamic mix of land uses" (Envision Franklin Guiding Principle: Managed Growth). East Works District is situated in an existing commercial and mixed-use corridor with existing infrastructure and services. The plan reflects a compact land-use pattern that supports the City's goals of efficient resource utilization and transportation alternatives. The new development will be complementary to its surroundings and will "enhance the quality of life and the economic health of the community" (Envision Franklin Guiding Principle: Context-Responsive Infill).

Envision Franklin also aims to "attract new businesses, and to stimulate a climate for entrepreneurial ventures and investment" (Envision Franklin Guiding Principle: Economic Vitality). East Works District will feature new medium- to high-density residential housing and attached single-family housing in the form of urban rowhouses, incorporating additional residential uses west of Carothers Parkway will enhance the economic vitality of both this project and the adjacent Meridian Cool Springs). The single- and multi-family neighborhoods in the surrounding Carothers Parkway area, as well as the numerous existing office buildings and hotels, will benefit from a variety of new restaurants, shops, and employment opportunities within East Works District.

East Works District will provide both on- and off-street parking, in numbers that capitalize on the efficiency of shared parking. Additionally, the project will be the first in the region to contemplate a future that includes advances in motorized transportation including self-parking, autonomous vehicles. The project will have a "well-designed, effective, convenient, and active transportation network" that is "achieved through a complete system of streets, bicycle and pedestrian routes" (Envision Franklin Guiding Principle: Connected Community).

CITY OF FRANKLIN # 7239

EAST WORKS DISTRICT

FOR
MarketStreet™
ENTERPRISES

CITY OF FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

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OVERALL
DEVELOPMENT
PLAN

C2.0



File #: 20-0660

DATE: April 28, 2020

TO: Board of Mayor and Aldermen

FROM: Emily Hunter, Planning Director
Amy Diaz-Barriga, Planning Supervisor
Joseph Bryan, Principal Planner

SUBJECT:

Consideration Of Resolution 2020-61, A Resolution Approving A Development Plan For The East Works District PUD Subdivision With 7 Modifications Of Development Standards, Relative To Multifamily Building Entrances And Signage Standards, For The Property Located North Of Meridian Boulevard And West Of Carothers Parkway, Located At 9009 Carothers Parkway.

PURPOSE:

Project Information

COF Project Number: 7239

Applicant: Scotty Bernick, Ragan Smith

Owner: LCFRE Nashville Carothers LP

BACKGROUND/STAFF COMMENTS:

The applicant has submitted a development plan for the construction of the East Works District PUD Subdivision, a multi-phase, mixed-use development located at 9009 Carothers Parkway. The applicant is proposing approximately 1,600 dwelling units consisting of multifamily and attached residential units, approximately 1,000,000 square feet of existing and proposed commercial space, and 605 hotel keys for site that is comprised of 49.96 acres. The parcel is located within the Regional Commercial Design Concept as outlined in the Envision Franklin Land Use Plan.

For the Regional Commerce Design Concept, Envision Franklin states, "Higher-intensity uses should be located closer to major thoroughfares," the proposed location between Carothers Parkway and Interstate-65 is appropriate for vehicular access to the site. The applicants are keenly aware of the potential for transit capabilities and a formal transit stop will be incorporated into the development at the site plan level.

Envision Franklin states, "Buildings should be arranged on sites so that they help to frame and define the streets, giving deliberate form to streets and sidewalk areas. Building setbacks should be minimal to create an active street environment that encourages pedestrian activity. Where internal drives are used to organize buildings and pedestrian movement, setbacks to internal drives should be minimized wherever possible."

The plan as proposed meets many of the recommendations and guiding principles of Envision

Franklin. It eliminates existing surface area parking lots by constructing new buildings with internal parking garages. The layout of the site allows for full frontage activation for most of the buildings. The proposed setbacks and street network promotes ground level activity and walkability for the entirety of the site.

"New multifamily residential is encouraged within Regional Commerce to create lively, walkable neighborhoods near restaurants, shops, grocery stores, and workplaces. First floors are encouraged to have active commercial spaces, including retail, restaurants, leasing offices, and other amenities, which should be individually accessible from the street. In locations where commercial use on the first floor is not viable, multifamily units should provide individual ground floor entrances, stoops or front porches, and pedestrian connections to the street or to a drive resembling a street. Multifamily buildings are encouraged to have urban form and be part of a connected and master-planned site."

Multifamily buildings are a major component of the East Works District PUD with approximately 1,600 dwelling units. The plan proposes a cohesive development of urban living with a variety of ground floor retail and eatery options and office space that could serve as potential work spaces for residents. The plan does incorporate some individual ground floor entrances for ground floor dwelling units as required by the Zoning Ordinance, however they have submitted a Modification of Standards request for consolidated entrances at some locations.

A parking study has been submitted with the development plan that analyzes needed parking for peak hours. The applicant has incorporated shared parking that will be phased throughout the construction of the site. The parking study calls for an approximate 40% reduction in what is required by the Zoning Ordinance.

For new development in Regional Commerce, Envision Franklin recommends, "Formal, usable open spaces, such as plazas, courtyards, and outdoor seating areas, that serve as gathering areas. These open spaces should be highly accessible and in a prominent location that encourages continued active use." The plan proposes keeping a green space with mature shade trees near the existing office building. This area serves as a communal gathering space further emphasizing the pedestrian-oriented design and in addition to the smaller pockets of green space to the interior and around the perimeter of the property.

MODIFICATION OF STANDARDS:

There are seven Modification of Standards requests with this plan.

MOS #1: Requesting to allow consolidated entrances for ground floor multifamily residential units.

The applicant is requesting to allow consolidated entrances for ground floor multifamily dwelling units, citing topographical constraints, context, and market demand. Section 6.7 of the Zoning Ordinance states, "Facades along a street or internal drive shall have individual entrances to... all ground floor dwelling units." The goal of individual ground floor entrances is have activated streets. Limiting them to the degree as this MOS states does meet the standards and does not achieve the pedestrian-oriented principle of Regional Commerce as outlined in the Envision Franklin Land Use Plan.

Staff recommends **disapproval** of MOS #1.

MOS #2: Requesting the use of irregular shapes for hanging wall signs.

The applicant is requesting to allow irregular shapes to represent items that identify the subject business for hanging and wall signs. Section 15.1.3 of the Zoning Ordinance states, "Signs shall not be irregularly shaped." Staff believes that allowing irregularly shaped hanging and wall signs would go directly against the intent of the recently updated sign regulations of the Zoning Ordinance. Additionally, it could set a precedent for other requests outside of the East Works District development.

Staff recommends **disapproval** of MOS #2.

If it is the desire of BOMA to approve this MOS request, Staff advises that the MOS be limited to hanging signs only.

MOS #3: Request to allow additional band signs, in addition to wall signs.

The applicant is requesting to allow additional band signs, one band sign per tenant, in addition to any allowed wall signage. Section 15.4 of the Zoning Ordinance limits the number of wall signs to one per main entrance per storefront on the ground floor, if no other wall sign is present on the building. Due to the urban context of this development, Staff can support the request of additional band signs of one per ground floor tenant in addition to allowed wall signs.

Staff recommends **approval** of MOS #3.

MOS #4: Request for internally illuminated canopy lighting.

The applicant is requesting to use internally illumination for canopy signage. Section 15.5 of the Zoning Ordinance allows for external illumination of canopy signage only. Staff believes that allowing internal illumination would go directly against the intent of the recently updated sign regulations of the Zoning Ordinance. Additionally, it could set a precedent for other requests outside of the East Works District development.

Staff recommends **disapproval** of MOS #4.

MOS #5: Request to increase maximum size of hanging sign to 6 square feet per side and allow internal illumination.

Section 15.10 of the Zoning Ordinance limits the size of hanging signs to three square feet per side and allows for external illumination only. The proposed sign size of 6 sq. ft. per side (12 sq. ft. total) seems too large and does not meet the intent of the signage regulations of Zoning Ordinance. Internally illuminated signage is not supported in any capacity within the Zoning Ordinance.

Staff recommends **disapproval** of MOS #5.

As a consideration, Staff could support increasing the size to 4.5 sq. ft. per side (9 sq. ft. total) as that is the current maximum for hanging signs in the local historic districts as recommended by the

MOS #6: Request to allow one vertical blade sign per frontage in addition to allowed hanging signs for ground floor tenants.

Section 15.14 of the Zoning Ordinance limits the number of vertical blade signs to 1 per building if no other hanging signs exist. With the size and scale of the proposed development, one vertical blade sign per frontage in addition to the allowed hanging signs for other tenants would be appropriate. As a condition of approval, the applicant shall provide more specific language to the MOS about allowed locations for vertical blade signs only at intersection corners and building massing changes.

Staff recommends **approval, with conditions** of MOS #6.

MOS #7: Request to allow two wall signs per building in addition to allowed band signs.

The applicant is requesting to allow two wall signs, located at the roofline of the building, in addition to the allowed band signs with only one wall sign allowed per frontage. Section 15.15 of the Zoning Ordinance limits wall sign per building facade only if no band sign exists on the building. Two wall signs located at the roofline of a mixed-use/commercial building, limit one per frontage, in addition to the wall signs could be supported given the size and scale of the proposed development. As a condition of approval, the applicant shall include in the final language that this MOS is limited to buildings of 6 stories or higher.

Staff recommends **approval, with conditions** of MOS #7.

PROJECT CONSIDERATIONS:

For building height for the subject property, Appendix G of Envision Franklin places the portion of this parcel that fronts Carothers Parkway into a recommended maximum height of 6 stories. When the Zoning Map was updated in 2019, however, it placed the entirety of this parcel into Regional Commerce base district, which allows up to 12 stories by right. Additionally, Appendix G shows the parcels to the South of the subject property within the 12 story max along Carothers Parkway. For these reasons, staff can support the proposed height range of 6 to 12 stories for the buildings that front Carothers despite the recommendations of Envision Franklin. If possible, taller buildings should be designed internal to the site.

For signage MOS requests, the visuals included with the MOS packet show examples that are representative of each specific request being made. Take into consideration that if multiple MOS requests are granted, especially with signage shape and illumination, the final approved sign may appear different than those that have been presented in the packet.

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 on all correspondence with any city department relative to this project.

FINANCIAL IMPACT:

Unknown.

RECOMMENDATION:

Staff recommends approval with conditions of Resolution 2020-61 to the Board of Mayor and Aldermen.

See attached sheets for Conditions of Approval.



File #: 21-0555

DATE: May 6, 2025
TO: Franklin Municipal Planning Commission
FROM: Emily Wright, Director of Planning and Sustainability
Amy Diaz-Barriga, Asst Director of Planning Development
Joseph Bryan, Principal Planner

SUBJECT:

Consideration Of Ordinance 2025-10, An Ordinance To Rezone 19.43 Acres From Civic Institutional (CI) District To Heavy Industrial (HI) District For The Property Located North Of Century Court And West Of Beasley Drive, At 408 Century Court.

PURPOSE:

PROJECT INFORMATION

COF Project Number: 8772
Applicant: Jubal Parris, Gresham Smith
Owner: Williamson County, Rogers Anderson, Rep.

BACKGROUND/STAFF COMMENTS:

The applicant is requesting to rezone the subject property from Civic Institutional (CI) to Heavy Industrial (HI) as part of a larger plan to renovate the existing Williamson County Justice System campus. The property consists of 19.43 acres and is located at 408 Century Court. Envision Franklin places this parcel in the Industrial Flex Design Concept, which states that these areas, "provide locations for light industry, institutional, office, and research and development uses, with supporting local commercial uses. Industrial Flex development is characterized by low-scale buildings, some of which may have large footprints." While the Industrial Flex Design Concept does not outright support any new heavy industrial uses, the Williamson County Justice System is not requesting any new uses on the property, and the Heavy Industrial District maintains their current operations and allows for enhancement of the facilities. The Heavy Industrial Zoning District is the only district that permits Correctional Facilities. Due to the continuation of an existing use and the unique circumstances of the scope of work and services provided to the community, staff recommends approval of this rezoning request.

PROCEDURAL REQUIREMENTS:

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

FINANCIAL IMPACT:

Unknown.

RECOMMENDATION:

Staff recommends that the Planning Commission recommend to the Board of Mayor and Aldermen to approve Ordinance 2025-10.

408 CENTURY COURT, REZONING ORDINANCE 2025-10

Project Information

Existing Zoning: CI Civic Institutional
Proposed Zoning: HI Heavy Industrial
Overlay Districts: HHO
Site Acreage: 19.43 acres

Legend

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

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



ORDINANCE 2025-10

AN ORDINANCE TO REZONE 19.43 ACRES FROM CIVIC INSTITUTIONAL (CI) DISTRICT TO HEAVY INDUSTRIAL (HI) DISTRICT FOR THE PROPERTY LOCATED NORTH OF CENTURY COURT AND WEST OF BEASLEY DRIVE, AT 408 CENTURY COURT

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

WHEREAS, the Heavy Industrial (HI) District provides zoning for land uses compatible with both the Franklin Land Use Plan and surrounding development; and

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

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

SECTION I. That the following described property shall be, and is hereby, rezoned from its present zoning classification of Civic Institutional (CI) District to Heavy Industrial (HI) District:

PREMISES CONSIDERED

Map-Parcel	Acres
090-4.01	17.92
090-3.02	1.51
Total	19.43

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

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

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

ATTEST:

By: _____

Angie Skarp

City Recorder

CITY OF FRANKLIN, TENNESSEE:

By: _____

Dr. Ken Moore

Mayor

Approved as to form by:

Shauna R. Billingsley

City Attorney

PLANNING COMMISSION RECOMMENDED:

PASSED FIRST READING:

PUBLIC HEARING HELD:

PASSED SECOND READING:

PASSED THIRD READING:

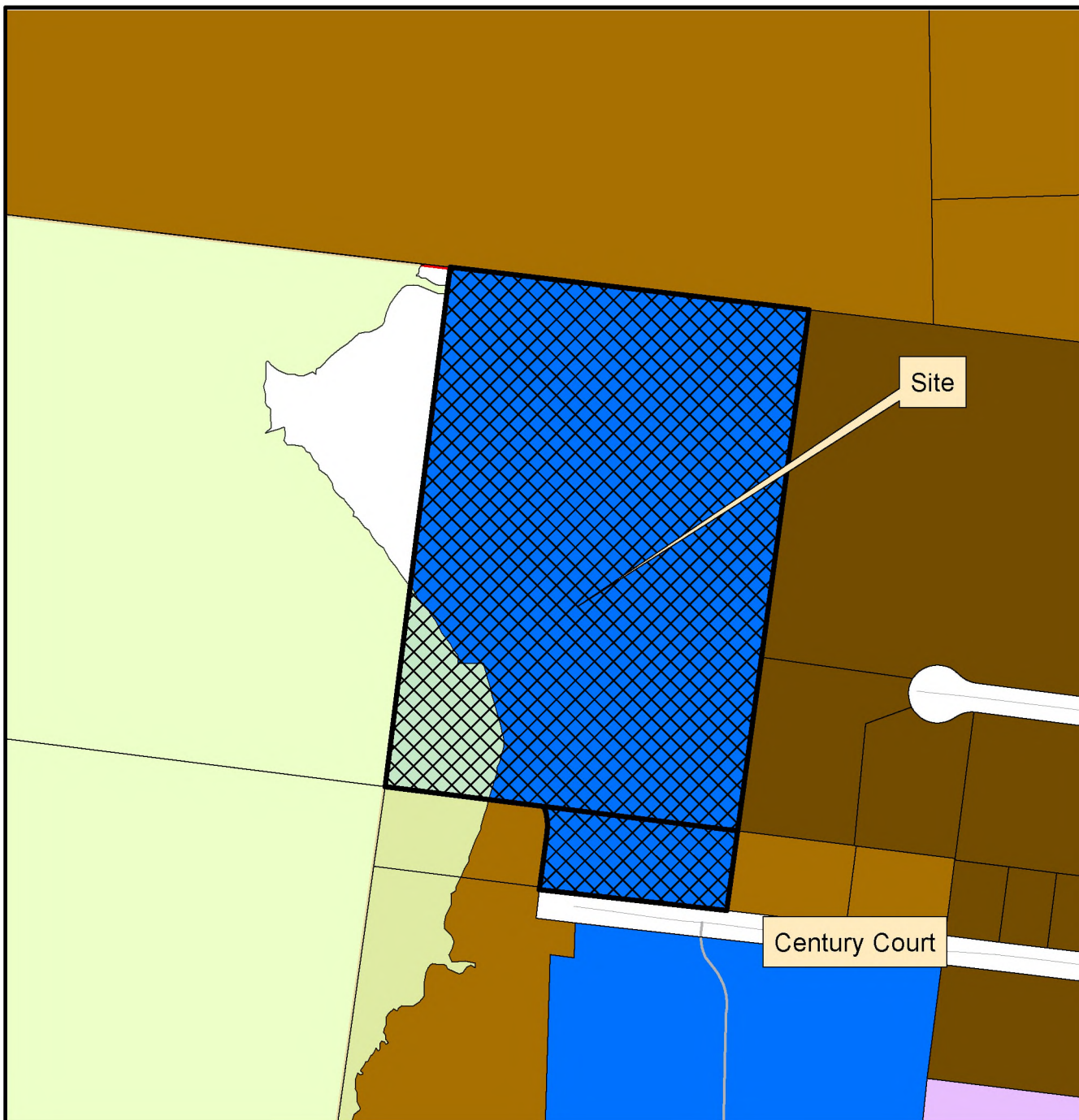
408 CENTURY COURT, REZONING ORDINANCE 2025-10

Project Information

Existing Zoning: CI Civic Institutional
Proposed Zoning: HI Heavy Industrial
Overlay Districts: HHO
Site Acreage: 19.43 acres

Legend

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



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



REZONING PLAN FOR

Williamson County Justice Center

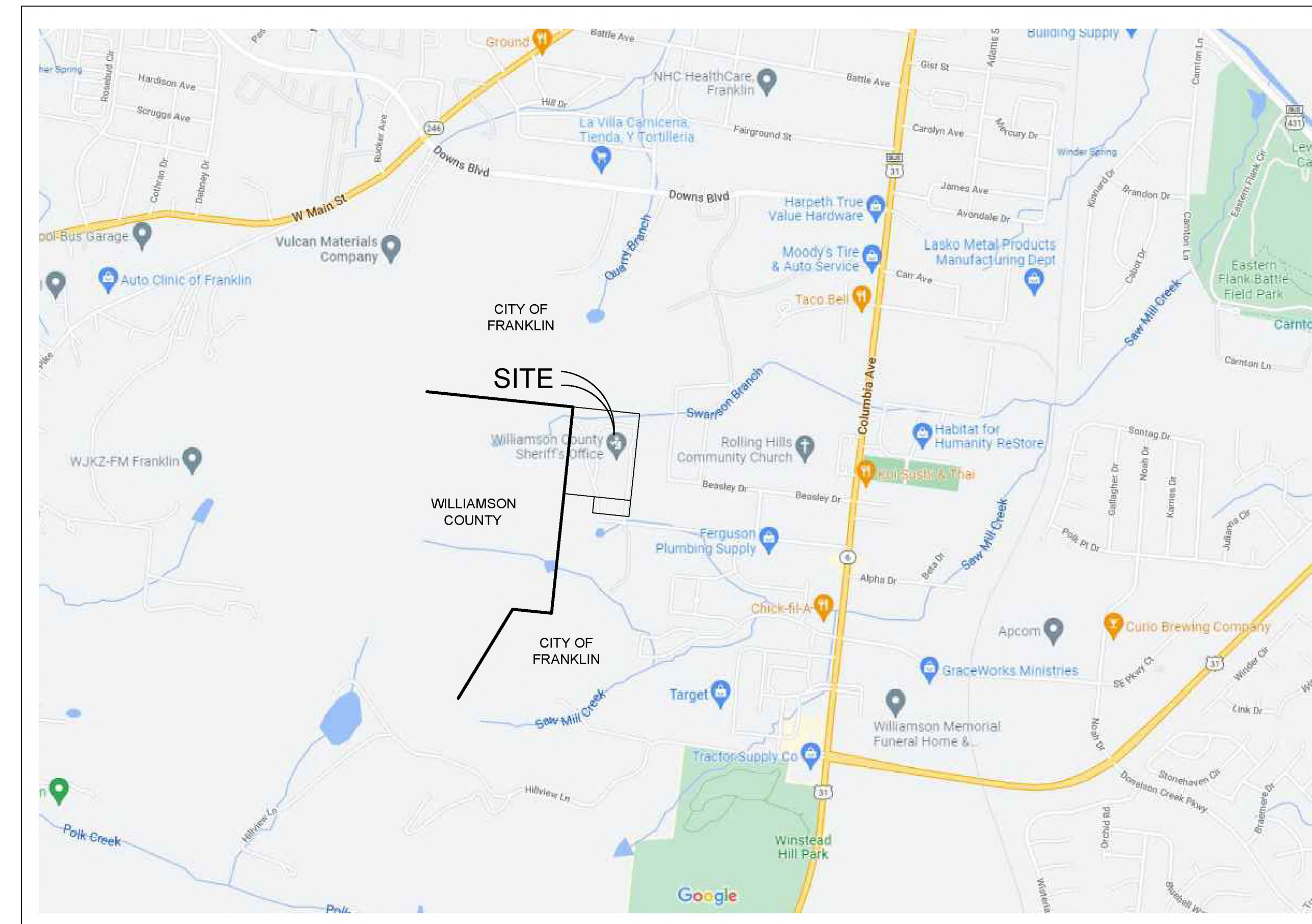
MAP 90, PARCELS 302 AND 401

PARCEL ID: 090 00302 00005090 AND 090 00401 00009090

EXISTING ZONING DISTRICT: CIVIC AND INSTITUTIONAL
PROPOSED ZONING DISTRICT: HEAVY INDUSTRIAL

PARCEL ADDRESSES: 0 CENTURY COURT AND 408 CENTURY COURT
WILLIAMSON COUNTY
FRANKLIN, TENNESSEE

CITY OF FRANKLIN PROJECT NO. 8772



VICINITY MAP

NOT TO SCALE



LAND SURVEYOR

 **Gresham
Smith**

222 Second Avenue South
Suite 1400
Nashville, TN 37201

Survey Contact: Chris Goetz, RLS
Phone: (615) 770-8667
Email: chris.goetz@greshamsmith.com

CIVIL ENGINEER

 **Gresham
Smith**

222 Second Avenue South
Suite 1400
Nashville, TN 37201

Civil Contact: Jubal Parris, PE, RLS
Phone: (615) 770-8549
Email: jubal.parris@greshamsmith.com

OWNER

WILLIAMSON COUNTY

1320 West Main Street
Franklin, Tennessee 37064

OWNER REPRESENTATIVE

OverSite

103 Forrest Crossing Boulevard, Suite 204
Franklin, TN 37064
Contact: Jim Cross
Phone: 615.207.0284
Email: jimc@oversiteconsult.com



reshamSmith.com

22 Second Avenue South
Suite 1400
Nashville, TN 37201
615.770.8100

TREANOR^{HL}

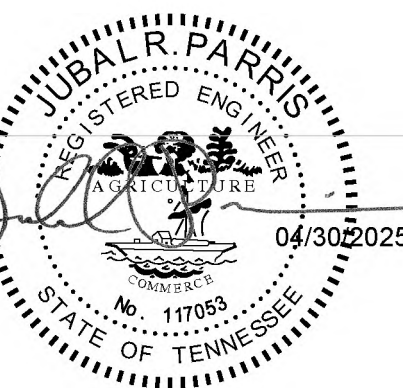
ICT

C. Thomasson Associates, Inc.



Rezoning Plan
Williamson County Justice Center

CITY OF FAIRFAX PROJECT NO. 0772



S PLAN HAS BEEN SIGNED, SEALED,
AND DATED DIGITALLY.

[illegible]

OVER SHEET

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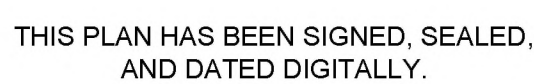
5142.01
4.30.2025



222 Second Avenue South
Suite 1400
Nashville, TN 37201
615.770.8100



City of Franklin Project No. 8772

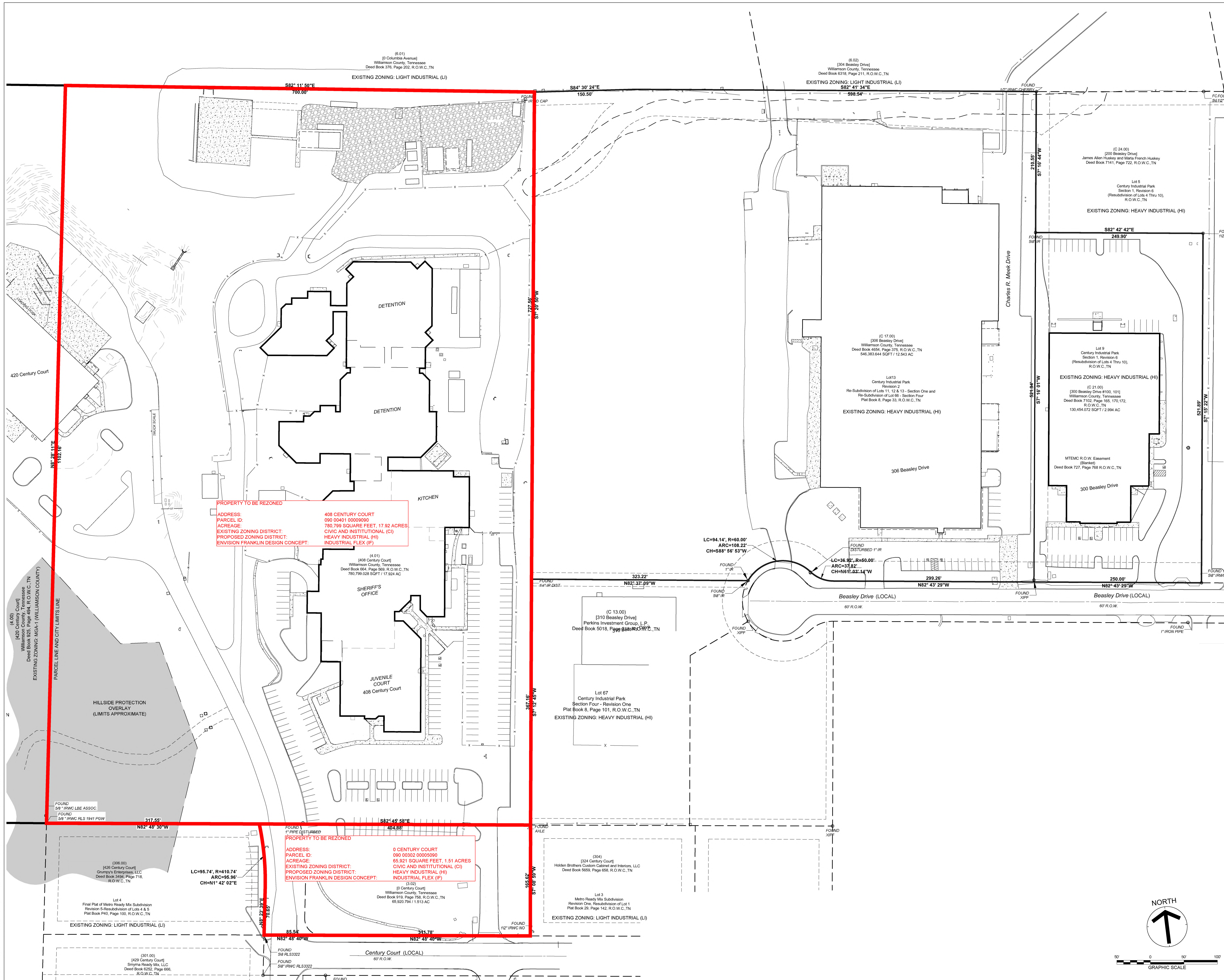


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REZONING PLAN

45142.01
04.30.2025

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REZONING PLAN FOR

Williamson County Justice Center

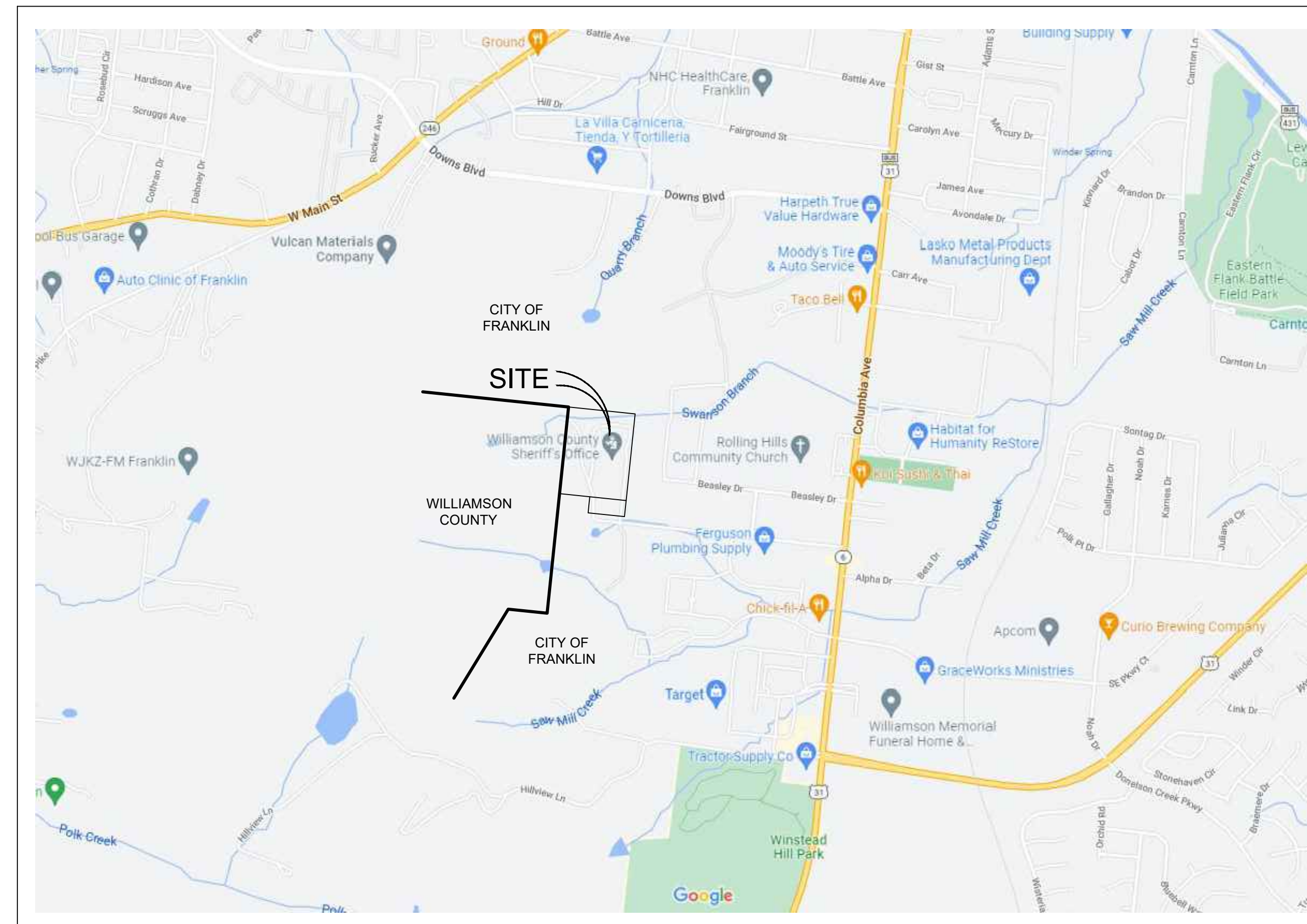
MAP 90, PARCELS 302 AND 401

PARCEL ID: 090 00302 00005090 AND 090 00401 00009090

EXISTING ZONING DISTRICT: CIVIC AND INSTITUTIONAL
PROPOSED ZONING DISTRICT: HEAVY INDUSTRIAL

PARCEL ADDRESSES: 0 CENTURY COURT AND 408 CENTURY COURT
WILLIAMSON COUNTY
FRANKLIN, TENNESSEE

CITY OF FRANKLIN PROJECT NO. 8772



VICINITY MAP

NOT TO SCALE

LAND SURVEYOR



222 Second Avenue South
Suite 1400
Nashville, TN 37201
Survey Contact: Chris Goetz, RLS
Phone: (615) 770-8667
Email: chris.goetz@greshamsmith.com

CIVIL ENGINEER



222 Second Avenue South
Suite 1400
Nashville, TN 37201
Civil Contact: Jubal Parris, PE, RLS
Phone: (615) 770-8549
Email: jubal.parris@greshamsmith.com

OWNER

WILLIAMSON COUNTY
1320 West Main Street
Franklin, Tennessee 37064

OWNER REPRESENTATIVE

OverSite
103 Forrest Crossing Boulevard, Suite 204
Franklin, TN 37064
Contact: Jim Cross
Phone: 615.207.0284
Email: jimc@oversiteconsult.com



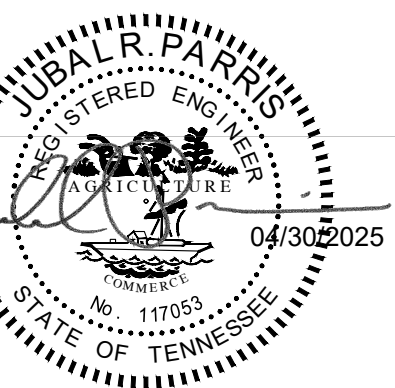
reshamSmith.com

22 Second Avenue South
Suite 1400
Nashville, TN 37201
615.770.8100

TRENORHL



Rezoning Plan
Williamson County Justice Center



S PLAN HAS BEEN SIGNED, SEALED,
AND DATED DIGITALLY.

[illegible]

OVER SHEET

C000

5142.01
4.30.2025



222 Second Avenue South
Suite 1400
Nashville, TN 37201
615.770.8100



Rezoning Plan

Williamson County Justice Center

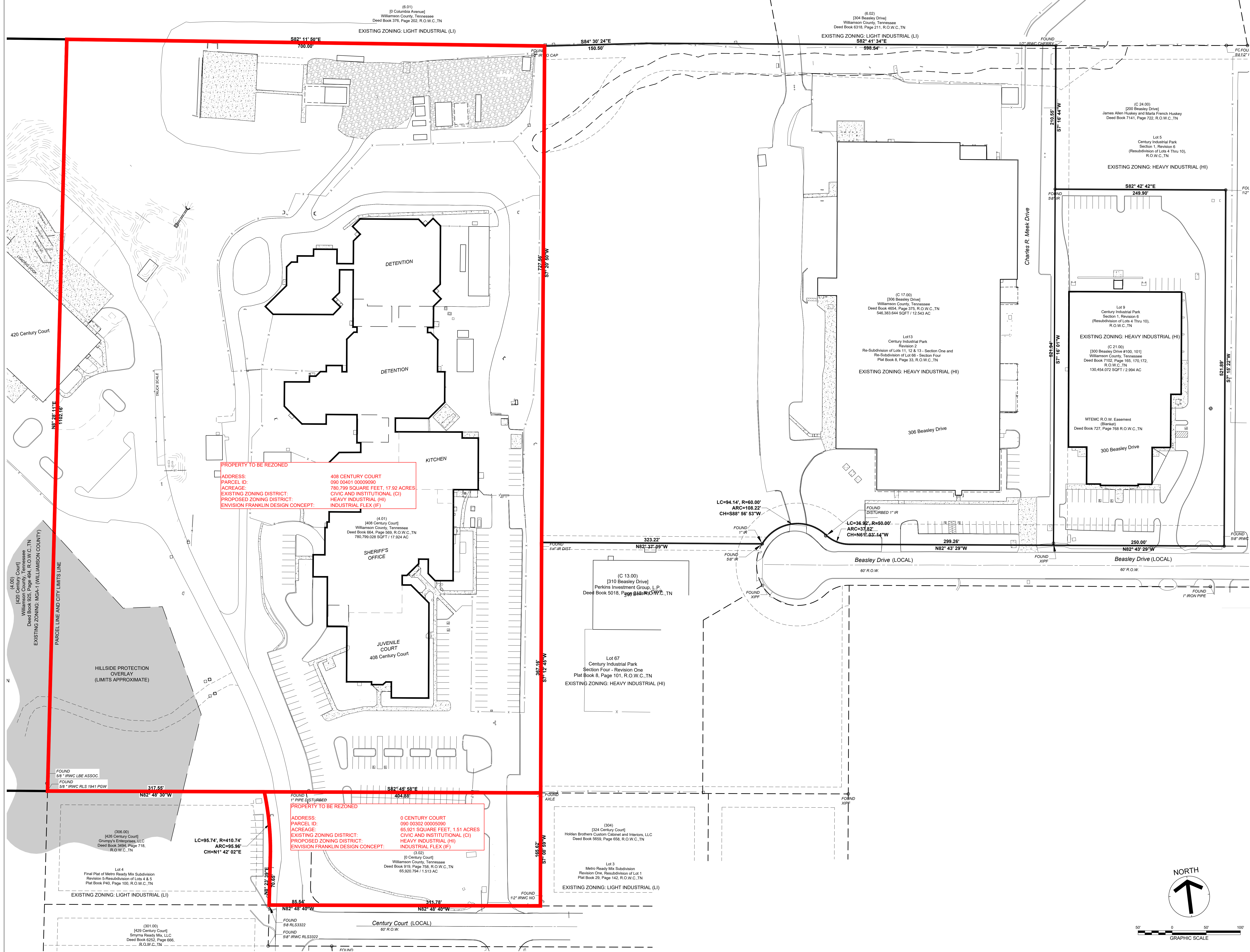
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REZONING PLAN

45142.01
04.30.2025

This Line Is 3 inches When Printed Full Size





City of Franklin

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

File #: 21-0556

DATE: May 6, 2025
TO: Franklin Municipal Planning Commission
FROM: Emily Wright, Director of Planning and Sustainability
Amy Diaz-Barriga, Asst Director of Planning Development
Ariella Stanford, Planner

SUBJECT:

EW Subdivision, Final Plat, Creating 2 Lots, On 7.95 Acres, Located On Columbia Avenue, Between Werthan Circle And Beasley Drive. (CONSENT AGENDA)

PURPOSE:

PROJECT INFORMATION

COF Project Number: 8770
Applicant: Michael Holmes
Owner: The Franklin 240, LLC, Evans Wellborn (representative)

BACKGROUND/STAFF COMMENTS:

The purpose of this plat is to create two new lots from one existing parcel. The creation of new lots on this final plat requires approval by the Franklin Municipal Planning Commission. Staff is not aware of any development currently planned for the site, so part of the review of the plat is to ensure that development of the new lots will be able to comply with city standards and regulations in the future. A condition of approval has been included that Lot 1 shall have no direct public vehicular access to Columbia Avenue and that the development of both lots must comply with the City's Major Thoroughfare Plan, Connect Franklin, and The Franklin Zoning Ordinance to extend public vehicular access to the lots. The lots are required to be labeled as nonbuildable lots until all required utilities are provided for each lot.

PROCEDURAL REQUIREMENTS:

1. In addition to uploading the corrected plat to the online plan review website (<https://franklin.contractorsplanroom.com/secure/>), the applicant shall submit the Mylar to the Department of Building and Neighborhood Services (Suite 110, Franklin City Hall). The mylar shall be 18 inches by 24 inches in size. The Certificates of Approval for the Subdivision Name and Street Names, Water System (if not COF Water), Survey, and Ownership shall be signed when the plat is resubmitted. The Mylar shall be submitted to BNS within five (5) business days of the corrected electronic plat being uploaded to the online plan review website (or vice versa) or the item shall be rejected as incomplete for City review. With the resubmittal, each condition of approval/open issue in the online plan review system shall contain a full response from the applicant as to the satisfaction or

completion of that condition.

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

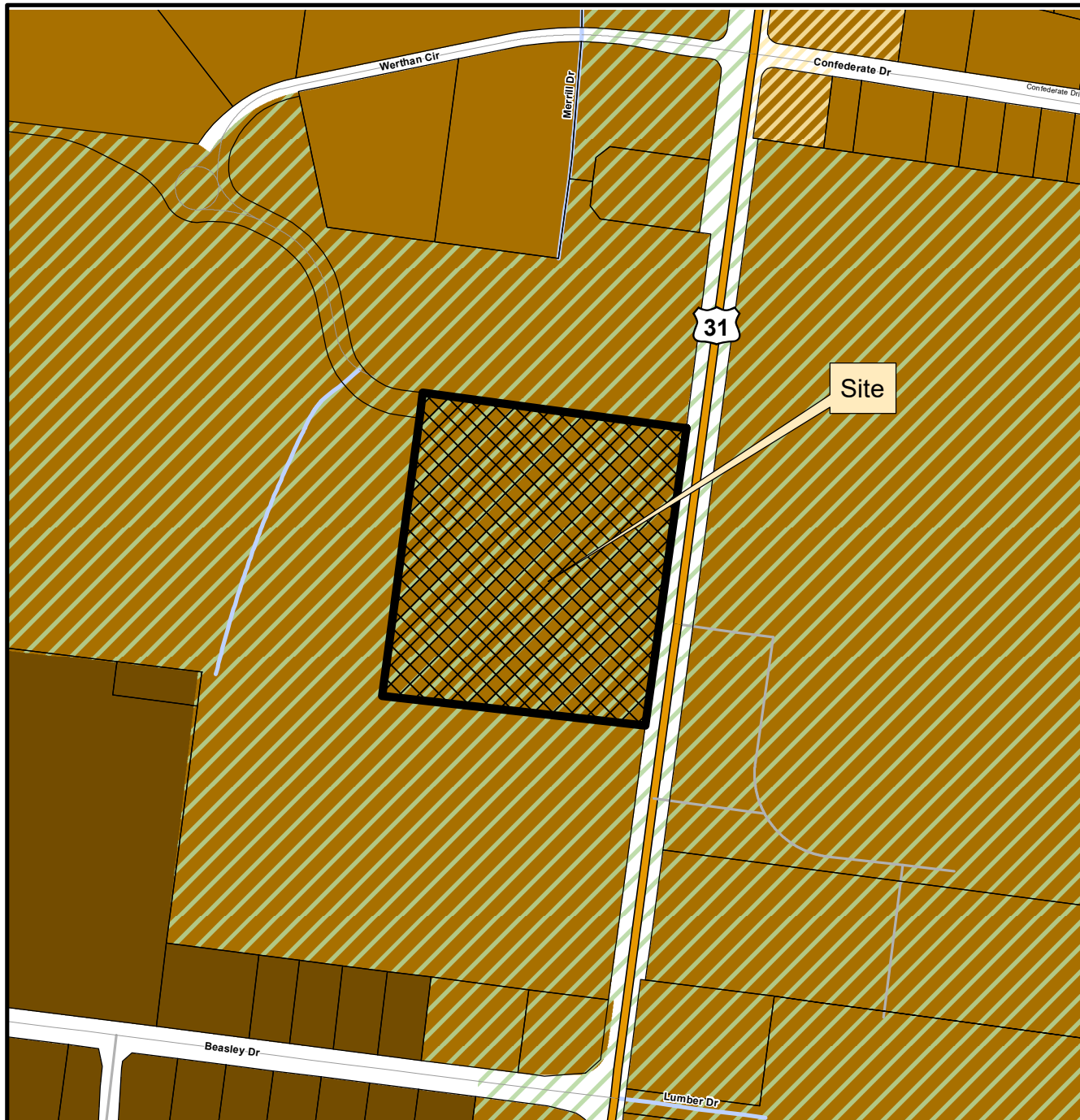
3. The applicant shall upload a .dwg copy of the final plat through the IDT system (link above) in Tennessee state plan coordinates, NAD 83, NAVD 88, zone 4100/5301 for incorporation of the plat into the Franklin GIS database.

FINANCIAL IMPACT:

Unknown.

RECOMMENDATION:

Staff recommends that the Franklin Municipal Planning Commission approve the EW Subdivision, Final Plat, with conditions.



EW SUBDIVISION FINAL PLAT

Project Information

Existing Zoning: Light Industrial District
 Overlay Districts: Columbia Avenue Sub-District 4
 Site Acreage: 7.95 acres
 Total Number of Lots: 2

Legend

EW Subdivision

Zoning Overlay Districts

- Columbia Avenue Sub-District 1
- Columbia Avenue Sub-District 2
- Columbia Avenue Sub-District 3
- Columbia Avenue Sub-District 4
- Columbia Avenue Sub-District 5
- 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

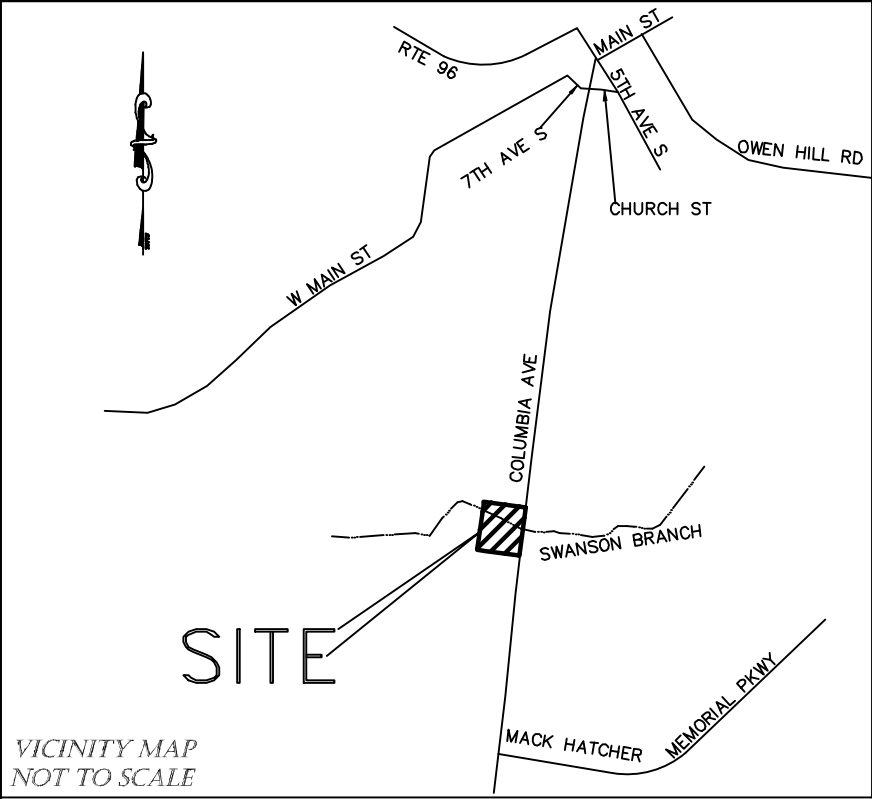
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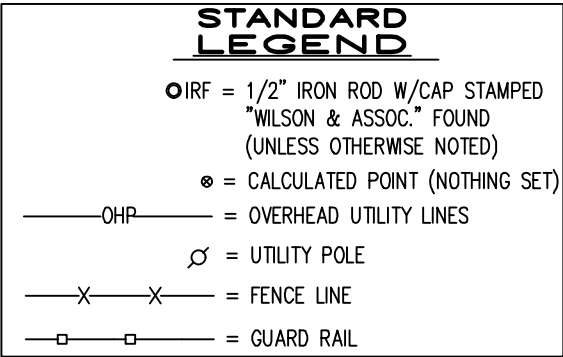
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HISTORIC
 FRANKLIN
 TENNESSEE



- GENERAL NOTES:**
1. THE PURPOSE OF THIS PLAT IS TO CREATE TWO (2) LOTS FROM PARCEL 7.01, PER WILLIAMSON COUNTY TAX MAP 90.
 2. EXISTING ZONING U (LIGHT INDUSTRIAL DISTRICT)
 3. MINIMUM REQUIRED SETBACK LINES: FRONT: 30', SIDE: 10', REAR: 25'
 4. SUBJECT PROPERTY IS CURRENTLY IDENTIFIED AS PARCEL 7.01 ON WILLIAMSON COUNTY TAX MAP NO. 90.
 5. STREET ADDRESS ARE SHOWN THUS **XXX**
 6. THE DEVELOPER ACKNOWLEDGES THAT ALL LOTS HAVE ADEQUATE BUILDING ENVELOPES WITHIN THE REQUIRED SETBACK LINES.
 7. OWNERS/SUBDIVIDERS: FRANKLIN 240, LLC
ADDRESS: P.O. BOX 680999
FRANKLIN, TN 37068-0999
CONTACT: EVANS WELLBORN
TELEPHONE: (615) 933-3093
EMAIL: ewellborn@nc2media.com
 8. SURVEYOR: H & H LAND SURVEYING, INC.
ADDRESS: P.O. BOX 2433
SMYRNA, TENNESSEE 37167
CONTACT: DAVID LEE CYPHERS
TELEPHONE: (615) 831-0756
EMAIL: office@hland.com
 9. ALL LOTS TO BE SERVED BY PUBLIC WATER AND SEWER. NOTE: LOTS 1 & 2 ARE NON-BUILDABLE LOTS UNTIL WATER AND SANITARY SEWER HAVE BEEN EXTENDED TO SERVE THE PROPOSED LOTS.
 10. THIS SURVEYOR HAS NOT PHYSICALLY LOCATED ALL UNDERGROUND UTILITIES. ABOVE GRADE AND UNDERGROUND UTILITIES SHOWN WERE TAKEN FROM VISIBLE APPURTENANCES AT THE SITE, PUBLIC RECORDS, AND/OR MAPS PREPARED BY OTHERS. THIS SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION AS INDICATED. TENNESSEE ONE CALL 1-800-351-1111.
 11. THIS PROPERTY IS NOT WITHIN AN AREA OF FLOOD INUNDATION, AS IT LIES WITHIN ZONE "X" AS EVIDENCED ON FEMA FIRM MAP NUMBER 47187C0195F ON THE FLOOD INSURANCE RATE MAPS FOR WILLIAMSON COUNTY, TENNESSEE (MAP DATED REVISED SEPTEMBER 29, 2006).
 12. 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.
 13. ALL STREET LIGHT LOCATIONS AND QUANTITIES ARE APPROXIMATE. FINAL POSITIONING AND QUANTITY SHALL BE AT THE DIRECTION OF MTEMC.
 14. ANY UNUSED SANITARY SEWER SERVICE SHALL BE CUT AND CAPPED AT THE MAIN.
 15. NO MINERAL RIGHTS FOUND BY THIS SURVEYOR. ANY MINERAL RIGHTS FOUND TO BE RETAINED BY OWNER.
 16. NO OBSTRUCTIONS OR ENCROACHMENTS WHICH IMPEDE THE FLOW OF STORMWATER SHALL BE PERMITTED WITHIN PUBLIC DRAINAGE EASEMENTS. THE CITY OF FRANKLIN IS NOT RESPONSIBLE FOR REPAIR OR REPLACEMENT OF ANY ENCROACHMENTS THAT ARE DAMAGED OR REMOVED IN THE COURSE OF MAINTENANCE ACTIVITY WITHIN EASEMENTS.
 17. MAINTENANCE OF ALL STORMWATER MANAGEMENT FEATURES, INCLUDING LOT LINE SWALES, SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER(S).
 18. THE CITY OF FRANKLIN WATER MANAGEMENT DEPARTMENT HAS UNRESTRICTED ACCESS TO ITS DOMESTIC WATER, SANITARY SEWER, RECLAIM WATER LINES OR SYSTEM IMPROVEMENTS LOCATED WITHIN ITS EXCLUSIVE EASEMENTS WITHIN THE DEVELOPMENT. IN THE EVENT LANDSCAPING, FENCING, CONCRETE OR OTHER STRUCTURES ARE INSTALLED OR PLACED WITHIN A CITY OF FRANKLIN, THE CITY OF FRANKLIN SHALL HAVE THE RIGHT TO REMOVE SUCH ENCROACHMENTS WITHIN THE EASEMENT AS MAY BE NECESSARY FOR THE CITY OF FRANKLIN TO REPAIR, MAINTAIN OR REPLACE ITS INFRASTRUCTURE WHICH IS NOW OR IN THE FUTURE MAY BE LOCATED WITHIN THE EASEMENT WITHOUT OBTAINING ANY FURTHER PERMISSION FROM THE PROPERTY OWNER OR HOA. THE PROPERTY OWNER OR HOA SHALL BE RESPONSIBLE FOR REPAIRING AND/OR REPLACING ANY SUCH LANDSCAPING, FENCING, CONCRETE OR OTHER STRUCTURES REMOVED OR DISTURBED BY THE CITY OF FRANKLIN IN COMMON OPEN SPACE LOTS AND IN AREAS OWNED BY THE PROPERTY OWNER OR HOA AT NO EXPENSE TO THE CITY OF FRANKLIN. INDIVIDUAL HOMEOWNERS SHALL BE RESPONSIBLE FOR STRUCTURES REMOVED OR DISTURBED BY THE CITY OF FRANKLIN WITHIN AN EASEMENT ON THE HOMEOWNERS LOT AT THE HOMEOWNERS EXPENSE.
 19. GREEN INFRASTRUCTURE EASEMENTS (GIE) ARE EXCLUSIVE EASEMENTS DEFINING AREAS SET ASIDE FOR THE CONSTRUCTION, MAINTENANCE, REPAIR, MONITORING, AND OTHER ACTIVITIES NECESSARY FOR THE FURTHERANCE OF WATER QUALITY FEATURES DESIGNATED AS GREEN INFRASTRUCTURE PRACTICES BY THE CITY OF FRANKLIN, AND TO PROVIDE PUBLIC ACCESS TO SUCH FEATURES. ANY AND ALL ACTIVITIES, EXCEPT AS SPECIFICALLY PERMITTED BY NOTATION ON THE CURRENT PLAT OF RECORD AND/OR WITHIN THE RECORDED LONG TERM MAINTENANCE AGREEMENT, SHALL BE STRICTLY PROHIBITED WITHOUT THE WRITTEN CONSENT OF THE CITY ENGINEER OR HIS DESIGNEE.
 20. CROSS ACCESS EASEMENTS SHALL PROVIDE PERPETUAL, NON-EXCLUSIVE ACCESS FOR THE PURPOSES OF VEHICULAR AND PEDESTRIAN INGRESS AND EGRESS ACROSS THE CROSS ACCESS EASEMENT. PROPERTY OWNER(S) SHALL MAINTAIN AND KEEP THE CROSS ACCESS EASEMENT WITHIN THEIR DEVELOPMENT IN A COMMERCIALY REASONABLE CONDITION AND STATE OF REPAIR.
 21. 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.
 22. THE HORIZONTAL LOCATION DATA SHOWN ON THIS SURVEY WAS GATHERED USING STANDARD RADIAL SURVEYING TECHNIQUES WITH AN ELECTRONIC TOTAL STATION AND DATA COLLECTOR AND GLOBAL POSITIONING SYSTEM (GPS) UNIT AND IS BASED UPON A POSITIONAL SOLUTION DERIVED FROM REAL-TIME KINEMATIC (RTK) OBSERVATIONS PROCESSED BY TENNESSEE DOT NETWORK. BEARINGS ARE EXPRESSED IN THE TENNESSEE STATE PLANE COORDINATE SYSTEM (HORIZONTAL = NAD83-C.O.R.S.; VERTICAL = NAVD83; ZONE = TN 4100, GEOID MODEL MID TN 25012A), USING SOKKIA GPS MODEL GRX3 GNSS RECEIVER RTK (L1+L2). HORIZONTAL ACCURACY=5mm+.05ppm AND VERTICAL ACCURACY=10mm+.08ppm. UNITS IN U.S. SURVEY FEET.



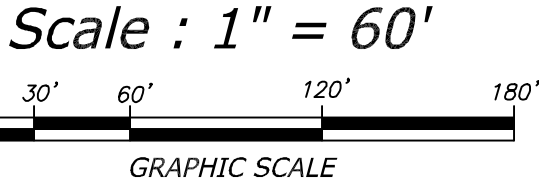
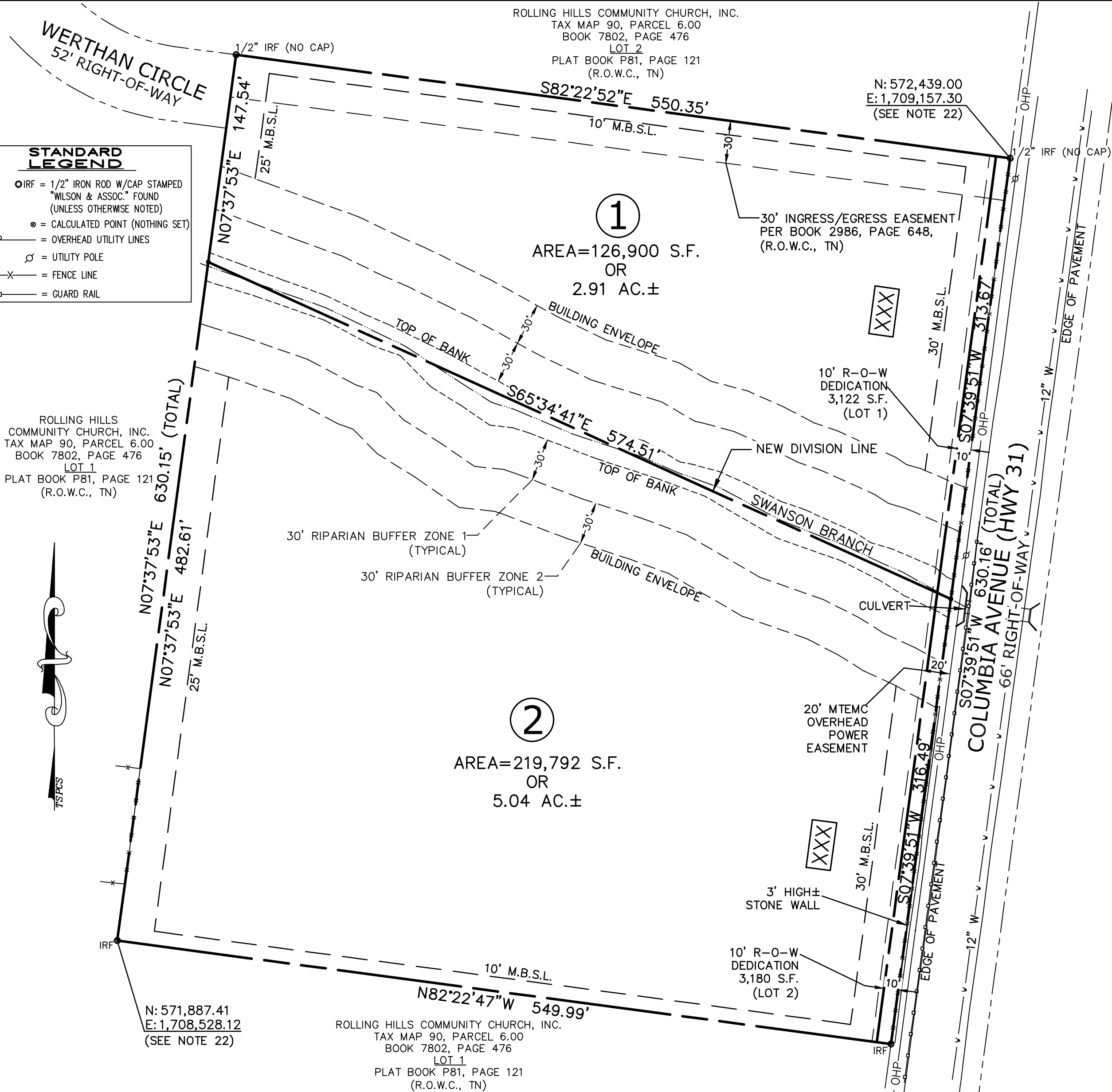
ROLLING HILLS COMMUNITY CHURCH, INC.
TAX MAP 90, PARCEL 6.00
BOOK 7802, PAGE 476
LOT 1
PLAT BOOK P81, PAGE 121
(R.O.W.C., TN)

23. NO LOTS SHALL HAVE DIRECT ACCESS TO COLUMBIA AVENUE. ACCESS TO LOTS 1 AND 2 SHALL BE FROM THE EXTENSION OF WERTHAN CIRCLE.

SURVEYOR'S STATEMENT:

I hereby state that the existing information shown hereon is based on a field-run survey and that this is a Category I Survey. This survey was performed in accordance with the Standards of Practice for Land Surveyors in the State of Tennessee. The linear precision ratio of the unadjusted error of closure, exceeds 1:10,000 as shown hereon.

NAME: _____
TN R.L.S. # 2779
DATE: May 1, 2025



STATE PROJECT NO. COF 8770

H & H LAND SURVEYING, INC.

P.O. BOX 2433
SMYRNA, TENNESSEE, 37167
(615) 831-0756 (FAX) 355-6928
H & H Project No. 2025-0014

CERTIFICATE OF APPROVAL OF SUBDIVISION NAME, STREET NAMES AND ADDRESSING

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

Williamson County Management Agency _____ Date _____

City of Franklin _____ Date _____

CERTIFICATE OF OWNERSHIP

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

Date: _____ Owner(s): FRANKLIN 240, LLC

CERTIFICATE OF ACCURACY

I hereby certify that the subdivision plat as shown hereon is correct and that all of the monuments shown hereon have been placed as indicated. This subdivision plat correctly represents a survey made under my supervision on the 10th day of March, 2025.

Date: March 10, 2025
DAVID LEE CYPHERS, RLS TN 2779

CERTIFICATE OF APPROVAL OF STREETS, DRAINAGE AND SIDEWALKS

I hereby certify that: (1) the streets and drainage designated in the Final Plat entitled, "LOTS 1 & 2 - THE FRANKLIN 240, LLC PROPERTY" have been installed in accordance with City specification, or (2) a performance bond in the amount of \$_____ for drainage, and \$_____ for sidewalks has been posted with the City Of Franklin, Tennessee, to assure completion of such systems.

Date: _____ Director, Streets Department
City of Franklin, Tennessee

CERTIFICATE OF APPROVAL OF SEWER SYSTEMS

I hereby certify that: (1) sewer systems designated in the Final Plat entitled, "LOTS 1 & 2 - THE FRANKLIN 240, LLC PROPERTY", have been installed in accordance with City specifications, or (2) a performance bond in the amount of \$_____ for the system has been posted with the City of Franklin, Tennessee to assure completion of such systems.

Date: _____ Director of Water Management Dept.
City of Franklin, Tennessee

CERTIFICATE OF APPROVAL OF WATER SYSTEMS

I hereby certify that the following water system outlined or indicated on plat entitled "LOTS 1 & 2 - THE FRANKLIN 240, LLC PROPERTY", has been: (1) installed in accordance with current local and/or state government requirements and to the technical specifications of City of Franklin Utility District or (2) A Security Bond in the amount of \$_____ has been posted with City of Franklin Utility District to assure completion of all required improvements in case of default.

Date: _____ City of Franklin Utility District

CERTIFICATE OF APPROVAL FOR RECORDING

Approved by the Franklin Municipal Planning Commission, Franklin, Williamson County, Tennessee, with the exception of such conditions, if any, as are noted in the Planning Commission minutes for the _____ day of _____, 2025, and this plat has been approved for recording in the Register's Office of Williamson County.

Date: _____ Secretary, Planning Commission

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

Date: _____ Middle Tennessee Electric Membership

FINAL PLAT
LOTS 1 & 2

THE FRANKLIN 240, LLC PROPERTY
Deed Book 6709 Page 270, R.O.W.C., TN

Tax Map 90, Parcel 7.01

Columbia Avenue
City of Franklin,
Williamson County, TN, 37064
DATE: ~~MARCH 12, 2025~~

SHEET 1 OF 1 SCALE: 1"= 60' **REVISED: MAY 1, 2025**

CONDITIONS OF APPROVAL:

Open Issues: 7 These issues are currently being filtered

Addressing

General Issues

1. Subdivision and Street Name Approval

nathan.hollingsworth@frankltn.gov EW Subdivision is the approved and reserved name which must be shown on all relevant pages of the submittal.

2. Addressing

nathan.hollingsworth@frankltn.gov Addresses to be used and shown on the final plat are as follows:

Lot 1 - 1722 Columbia Ave
Lot 2 - 1726 Columbia Ave
[Edited By William Holcomb]

Engineering - Checklist

General Issues

16. Streets

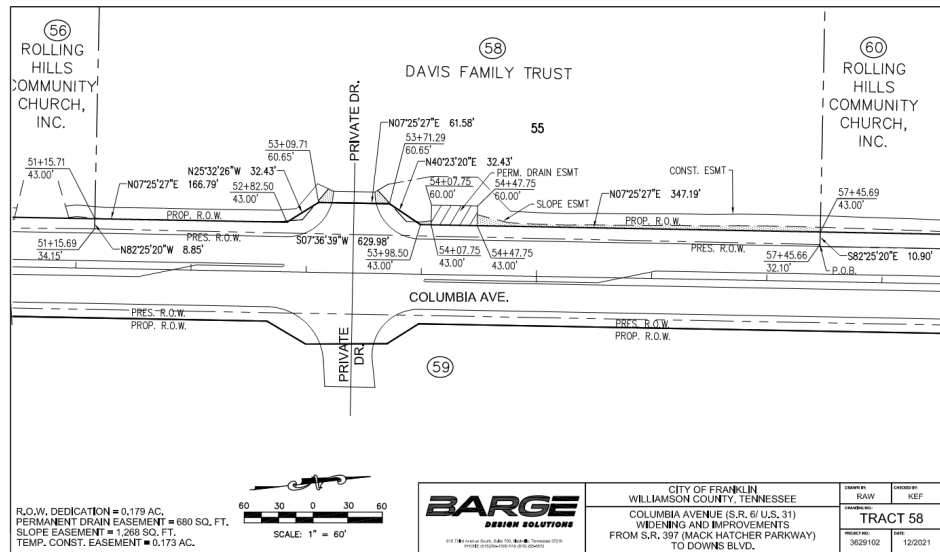
kevin.long@frankltn.gov

Comment partially addressed. (I incorrectly said "dedication" not "reservation" initially. Include the offset area for the future intersection as shown. The reserved area will be subject to full compensation from the state as part of the TDOT right-of-way acquisition process in the near future.)

Applicant shall provide right-of-way reservation as required per the Franklin Major Thoroughfare Plan. Developments that adjoin existing streets shall dedicate additional fee simple right-of-way where necessary to meet the minimum requirements for the functional street classification of the existing street. Right-of-way reservation, and not dedication, shall be provided along State Routes (SR). [COF Streets 2.2.4 (4)]

Columbia Avenue (SR-106/US-431) is considered a **Major Arterial** and is included in Project #3 of the Connect Franklin Comprehensive Transportation Network Plan for future widening.

Applicant shall show ROW **Reservation** along frontage with **Columbia Avenue** corresponding to the attached exhibit and label area (sf) of ROW **Reservation** on plans.



[Edited By Kevin Long]

General Issues

13. Local Roadway Exhibit

jimmy.wiseman@franklintn.gov Note 23 shall state the following:

Lot 1 shall have no direct public vehicular access to Columbia Avenue. The development of either Lot shall comply with the City's Major Thoroughfare Plan, Connect Franklin, and The Franklin Zoning Ordinance necessary to extend public vehicular access to the Lots.

15. 0. General Information

lance.fittro@franklintn.gov The proposed subdivision of lots lacks existing public infrastructure necessary to establish a coordinated layout and adequate provision for transportation and vehicular and pedestrian connectivity; and secure adequate provision for light, air, recreation, water, drainage, sewerage and other facilities.

No plans have been provided for construction of public infrastructure as necessary to meet all requirements for establishing the proposed subdivision as buildable lots, nor sureties posted to ensure construction of such public infrastructure.

Applicant shall revise General Note 9 to read: "Lots 1 & 2 are non-buildable lots until **Public** water and sanitary sewer have been extended to serve the proposed lots." [add the word "Public"]

[Edited By Lance Fittro]

Performance Agreement and Surety

General Issues

6. Engineering Sureties

kevin.long@franklintn.gov **(The following comment is a reminder for COF staff in future reviews. No action is necessary from the applicant at this time.)**

No sureties are currently assigned to this final plat; however, this may be re-evaluated at subsequent reviews if City staff determine sureties are necessary due to existing / available infrastructure being unable to serve the lots as shown.

Planning

General Issues

11. Zoning Overlays

ariella.stanford@franklintn.gov This property is within the Columbia Avenue Overlay Sub-District 4. Applicant shall include a note stating that this property is within the Columbia Avenue Overlay Sub-District 4.



File #: 21-0557

DATE: May 6, 2025
TO: Franklin Municipal Planning Commission
FROM: Emily Wright, Director of Planning and Sustainability
Amy Diaz-Barriga, Asst Director of Planning Development
Ariella Stanford, Planner

SUBJECT:

Southvale PUD Subdivision, Final Plat, Section 3, Creating 35 Residential Lots And 4 Open Space Lots, Revising Existing MTE Easements, And Dedicating Right Of Way, On 54.445 Acres, Located on Lewisburg Pike, South Of Goose Creek Bypass. (CONSENT AGENDA)

PURPOSE:

PROJECT INFORMATION

COF Project Number: 8768
Applicant: Abigail Overstreet
Owner: Southvale, LLC, Mike Ford (representative)

BACKGROUND/STAFF COMMENTS:

The purpose of this plat is to create 35 residential lots and 4 open space lots, revise existing easements, and dedicate right of way. These lots are consistent with the most recently approved Development Plan Revision, as approved by FMPC at the January 23, 2025 meeting. The final plat is also with the site plan, which was approved on the August 2023 administrative agenda. The creation of new lots on this final plat requires approval by the Franklin Municipal Planning Commission.

PROCEDURAL REQUIREMENTS:

1. In addition to uploading the corrected plat to the online plan review website (<https://franklin.contractorsplanroom.com/secure/>), the applicant shall submit the Mylar to the Department of Building and Neighborhood Services (Suite 110, Franklin City Hall). The mylar shall be 18 inches by 24 inches in size. The Certificates of Approval for the Subdivision Name and Street Names, Water System (if not COF Water), Survey, and Ownership shall be signed when the plat is resubmitted. The Mylar shall be submitted to BNS within five (5) business days of the corrected electronic plat being uploaded to the online plan review website (or vice versa) or the item shall be rejected as incomplete for City review. With the resubmittal, each condition of approval/open issue in the online plan review system shall contain a full response from the applicant as to the satisfaction or completion of that condition.
2. The City's project identification number shall be included in all correspondence with any City department relative to this project.

3. The applicant shall upload a .dwg copy of the final plat through the IDT system (link above) in Tennessee state plan coordinates, NAD 83, NAVD 88, zone 4100/5301 for incorporation of the plat into the Franklin GIS database.

FINANCIAL IMPACT:

Unknown.

RECOMMENDATION:

Staff recommends that the Franklin Municipal Planning Commission approve the Southvale PUD Subdivision, Final Plat, Section 3, with conditions.

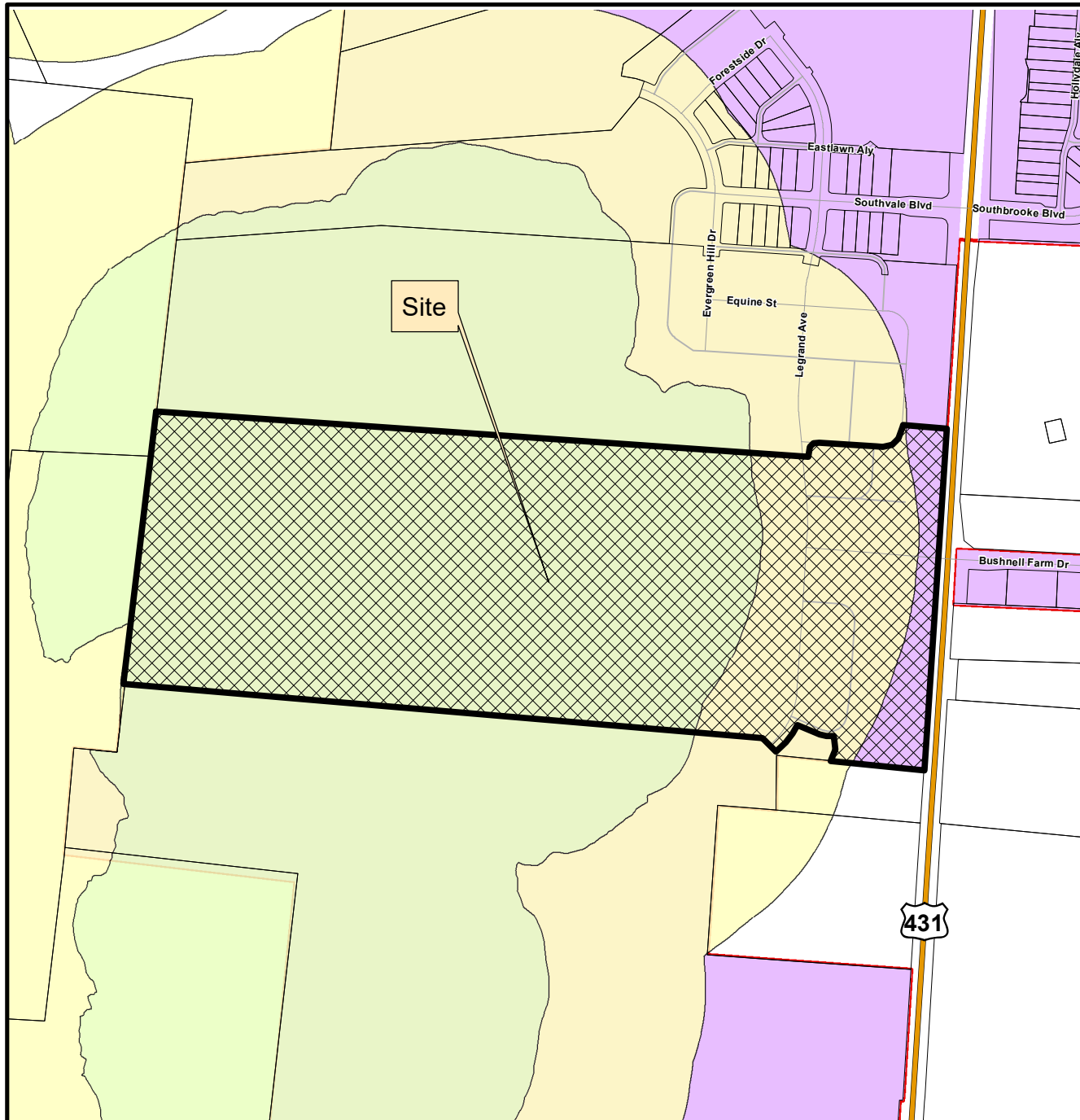
SOUTHVALE PUD SUBDIVISION, SECTION 3 FINAL PLAT

Project Information

Existing Zoning: PD Planned District
Overlay Districts: HHO, 500' Buffer of Hillside
Site Acreage: 54.445 acres
Total Number of Lots: 39

Legend

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



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



0 250 500 1,000
Feet



HISTORIC
FRANKLIN
TENNESSEE

LEGEND IRON PIN FOUND IRON PIN SET CONC. MON. FOUND CONC. MON. SET CONTROL POINT FOUND CONTROL POINT SET BENCH MARK WATER METER WATER VALVE	 FIRE HYDRANT SANITARY SEWER MH CONC. MON. FOUND AREA DRAIN CURB INLET STORM MH ELECTRIC METER-BOX ELECTRIC MH LIGHT POLE	 UTILITY POLE GUY ANCHOR COMMUNICATION BOX COMMUNICATION MH GAS METER GAS VALVE EVERGREEN TREE SIDEWALK MIN. BUILDING SETBACK	 PUBLIC UTIL. & DRAIN ESMT. ADDRESSES HANDICAP SPACE SANITARY SEWER WATER UNDERGROUND ELEC OVERHEAD ELEC GAS COMMUNICATIONS	 P.U.D.E. 1234 8" SA 4" W UGE OHE 4" G COM BOUNDARY CENTERLINE BUFFER WATER FEATURE TREE LINE R.O.W. P.V.M.T. PUDE G.I.E.	 RIGHT OF WAY EDGE OF PAVEMENT PUBLIC UTILITY AND DRAINAGE EASEMENT GREEN INFRASTRUCTURE EASEMENT
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PLAT NOTES:

- THE PURPOSE OF THIS PLAT IS TO CREATE 35 RESIDENTIAL LOTS (35 DWELLING UNITS) AND 4 OPEN SPACES AND DEDICATE RIGHT OF WAY.
- SUBJECT PROPERTY IS IDENTIFIED AS A PORTION OF PARCEL 14.00 ON PROPERTY TAX MAP 117. SAID PARCEL IS FURTHER IDENTIFIED AS A PORTION OF THE PROPERTY DESCRIBED IN DEED BOOK 8923, PAGE 148, IN REGISTERS OFFICE OF WILLIAMSON COUNTY TENNESSEE.
- ZONING: (PD) PLANNED DISTRICT.
- BUILDING TYPES: ALLEY LOADED (MULTIPLEX LOTS, LOTS 75-77, 86-97)
LOT WIDTHS:
SETBACKS:
FRONT 15'
REAR 5' (15' FOR END UNITS)
SIDE 0' (15' FOR END UNITS)
STREET SIDE: 15'
ALLEY SIDE: 15'
- BUILDING TYPES: ALLEY LOADED (SINGLE-FAMILY LOTS, LOTS 71-74, 78-85, 98-105)
LOT WIDTHS:
SETBACKS:
FRONT 15'
REAR 5'
SIDE 5'
STREET SIDE: 10'
ALLEY SIDE: 10'
- BEARINGS SHOWN HEREON ARE BASED ON THE TENNESSEE STATE PLANE COORDINATE SYSTEM (NAD83). ELEVATIONS SHOWN HEREON ARE BASED ON NAVD83.
- I HEREBY CERTIFY THAT THIS IS A CATEGORY IV SURVEY AND WAS CONDUCTED IN ACCORDANCE WITH RULE 0820-03.11 (GLOBAL POSITION SYSTEMS SURVEYS) ACCORDING TO THE CURRENT TENNESSEE MINIMUM STANDARDS OF PRACTICE AS PROMULGATED BY THE TENNESSEE STATE BOARD OF EXAMINERS FOR LAND SURVEYORS. THIS SURVEY WAS CONDUCTED WITH DUAL FREQUENCY RTK GPS EQUIPMENT BASED ON THE TDOT CORPS NETWORK.
a. POSITIONAL ACCURACY: 0.07"
b. DATE OF SURVEY: 02/12/21
c. DATUM/EPOCH: TENNESSEE STATE PLANE (NAD83), OCCUPATIONS FOR CONTROL POINTS ARE 3 MINUTES EACH, SIDE SHOTS ARE 3 SECONDS.
d. GRID 3, ZONE 7 REVID NO COMBINED GRID FACTORS WERE USED.
- BY SCALED MAP LOCATION AND GRAPHIC PLOTTING ONLY, THIS PROPERTY LIES WITHIN OTHER AREAS ZONE "X" AS DESIGNATED ON CURRENT FEDERAL EMERGENCY MANAGEMENT AGENCY MAP NO. 47187CD03SSG, WITH AN EFFECTIVE DATE OF DECEMBER 20, 2024, WHICH MAKES UP A PART OF THE NATIONAL FLOOD INSURANCE PROGRAM. ZONE "X" IS AN AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.
- THE DEVELOPER ACKNOWLEDGES THAT ALL LOTS HAVE ADEQUATE BUILDING ENVELOPES AND NO VARIANCES WILL BE REQUIRED.
- WITHIN NEW DEVELOPMENTS AND FOR OFF-SITE LINES CONSTRUCTED AS A RESULT OF, OR TO PROVIDE SERVICE TO, THE NEW DEVELOPMENT, ALL UTILITIES, INCLUDING CABLE TELEVISION, ELECTRICAL, NATURAL GAS, SEWER, TELEPHONE AND WATER LINES SHALL BE PLACED UNDERGROUND.
- ALL STREET LIGHT LOCATIONS AND QUANTITIES ARE APPROXIMATE. FINAL POSITIONING AND QUANTITY SHALL BE AT THE DIRECTION OF MTMCC.
- PROPERTY NUMBERS ARE INDICATED AS SUCH: LOT NUMBERS ARE ENCIRCLED AND ADDRESS NUMBERS ARE ENCLOSED BY RECTANGULAR SHAPE.
- AT ALL TEMPORARY TURNAROUNDS AND STREET STUDS, A SIGN SHALL BE PLACED STATING, "STREET TO BE EXTENDED BY AUTHORITY OF THE CITY OF FRANKLIN."
- MAINTENANCE OF ALL STORMWATER MANAGEMENT FEATURES, INCLUDING LOT LINE SWALES SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER(S) OR HOA. DETAILS OF THESE REQUIREMENTS ARE OUTLINED IN THE INSPECTION AND MAINTENANCE AGREEMENT OF PRIVATE STORMWATER MANAGEMENT FACILITIES RECORDED WITH THE WILLIAMSON COUNTY REGISTER OF DEEDS OFFICE.
- NO OBSTRUCTIONS OR ENCROACHMENTS WHICH IMPEDE THE FLOW OF STORMWATER SHALL BE PERMITTED WITHIN PUBLIC DRAINAGE EASEMENTS. THE CITY OF FRANKLIN IS NOT RESPONSIBLE FOR REPAIR OR REPLACEMENT OF ANY ENCROACHMENTS THAT ARE DAMAGED OR REMOVED IN THE COURSE OF MAINTENANCE ACTIVITY WITHIN EASEMENTS.
- SIDEWALKS AND TRAILS OUTSIDE OF PUBLIC RIGHT-OF-WAY SHALL BE PUBLIC ACCESS EASEMENTS AND SHALL BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
- THE CITY OF FRANKLIN WATER MANAGEMENT DEPARTMENT HAS UNRESTRICTED ACCESS TO ITS DOMESTIC WATER, SANITARY SEWER, RECLAIM WATER LINES OR SYSTEM IMPROVEMENTS LOCATED WITHIN ITS EXCLUSIVE EASEMENTS WITHIN THE DEVELOPMENT. IN THE EVENT LANDSCAPING, FENCING, CONCRETE OR OTHER STRUCTURES ARE INSTALLED OR PLACED WITHIN AN EASEMENT, THE CITY OF FRANKLIN SHALL HAVE THE RIGHT TO REMOVE SUCH ENCROACHMENTS WITHIN THE EASEMENT AS MAY BE NECESSARY FOR THE CITY OF FRANKLIN TO REPAIR, MAINTAIN OR REPLACE ITS INFRASTRUCTURE WHICH IS NOW OR IN THE FUTURE MAY BE LOCATED WITHIN THE EASEMENT WITHOUT OBTAINING ANY FURTHER PERMISSION FROM THE PROPERTY OWNER OR HOA. THE PROPERTY OWNER OR HOA SHALL BE RESPONSIBLE FOR REPAIRING AND/OR REPLACING ANY SUCH LANDSCAPING, FENCING, CONCRETE, OR OTHER STRUCTURES REMOVED OR DISTURBED BY THE CITY OF FRANKLIN IN COMMON OPEN SPACE LOTS AND IN AREAS OWNED BY THE PROPERTY OWNER OR HOA AT NO EXPENSE TO THE CITY OF FRANKLIN. INDIVIDUAL HOMEOWNERS SHALL BE RESPONSIBLE FOR STRUCTURES REMOVED OR DISTURBED BY THE CITY OF FRANKLIN WITHIN AN EASEMENT ON THE HOMEOWNER'S LOT AT THE HOMEOWNER'S EXPENSE.
- MINERAL RIGHTS ARE TO BE HELD BY SOUTHVALE, LLC.
- TREES SHALL BE PRUNED TO A MINIMUM OF EIGHT FEET ABOVE GRADE AND NO FENCES OR OTHER OBSTRUCTIONS SHALL BE TALLER THAN THREE FEET ABOVE GRADE WITHIN SIGHT TRIANGLES FOR STREET INTERSECTIONS AND ROADWAY SIGNAGE PER THE LATEST VERSION OF AAHTSO POLICY ON GEOMETRIC DESIGN OF HIGHWAYS AND STREETS.
- GREEN INFRASTRUCTURE EASEMENTS ARE EXCLUSIVE EASEMENTS DEFINING AREAS SET ASIDE FOR THE CONSTRUCTION, MAINTENANCE, REPAIR, MONITORING, AND OTHER ACTIVITIES NECESSARY FOR THE FURTHERANCE OF WATER QUALITY FEATURES DESIGNATED AS GREEN INFRASTRUCTURE PRACTICES BY THE CITY OF FRANKLIN, AND TO PROVIDE PUBLIC ACCESS TO SUCH FEATURES. ANY AND ALL ACTIVITIES, EXCEPT AS SPECIFICALLY PERMITTED BY NOTATION ON THE CURRENT PLAN OF RECORD AND/OR WITHIN THE RECORDED LONG TERM MAINTENANCE AGREEMENT, SHALL BE STRICTLY PROHIBITED WITHOUT THE WRITTEN CONSENT OF THE CITY ENGINEER OR HIS DESIGNEE.
- ALL OPEN SPACES SHALL BE PUBLIC UTILITY, DRAINAGE, AND ACCESS EASEMENTS AND SHALL BE MAINTAINED BY THE PROPERTY OWNER(S) OR THE HOA.
- 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.
- THE REMAINING UNITS SHALL BE COLLECTED AT THE PRO-RATED AMOUNT UNTIL THE FULL OBSIGATION HAS BEEN PAID AS PERMITTING PROCEEDS.
35 UNITS X \$3,228 = \$112,980
TOTAL 450 UNITS X \$4,304 = \$1,452,800
- UPON COMPLETION OF THE WESTERN LEG OF THE INTERSECTION OF LEWISBURG AND STREAM VALLEY BOULEVARD, THE EASTBOUND LEFT TURN SHALL BE ELIMINATED FROM THE INTERSECTION OF LEWISBURG AND SOUTHVALE BOULEVARD.
- WATER METERS, GAS METERS, AND SEWER LATERALS ARE INDICATIVE ONLY.
- LOTS SHOWN WITH AN * ARE CRITICAL AND WILL REQUIRE SUBMITTAL OF A CRITICAL LOT SITE PLAN WITH THE BUILDING PERMIT SUBMITTAL.

Lot Area Table

Lot #	Area (SF)	Area (AC)
75	5586.31'	0.128
76	3522.83'	0.081
77	5921.19'	0.136
78	6630.00'	0.152
79	5330.00'	0.122
80	5330.00'	0.122
81	6852.02'	0.157
82	6736.42'	0.155
83	5453.07'	0.125
84	5639.51'	0.129
85	8266.90'	0.190
86	8120.54'	0.186

Lot Area Table

Lot #	Area (SF)	Area (AC)
87	4815.64'	0.111
88	7954.66'	0.183
89	7954.97'	0.183
90	4895.52'	0.112
91	7955.46'	0.183
92	7955.77'	0.183
93	4896.01'	0.112
94	7972.18'	0.183
95	8094.60'	0.186
96	5113.16'	0.117
97	9082.39'	0.209
98	6165.27'	0.142

Lot Area Table

Lot #	Area (SF)	Area (AC)
99	6026.00'	0.138
100	6026.00'	0.138
101	5371.00'	0.123
102	5371.00'	0.123
103	5371.00'	0.123
104	6855.87'	0.157
105	7325.94'	0.168
158	6935.93'</	

LEGEND

IRON PIN FOUND

IRON PIN SET

CONC. MON. FOUND

CONC. MON. SET

CONTROL POINT FOUND

CONTROL POINT SET

BENCH MARK

WATER METER

WATER VALVE

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●

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⊕

⊕

FIRE HYDRANT

SANITARY SEWER MH

SANITARY SEWER CO

AREA DRAIN

CURB INLET

STORM MH

ELECTRIC METER-BOX

ELECTRIC MH

LIGHT POLE

⊕

⊕

⊕

⊕

⊕

⊕

⊕

⊕

UTILITY POLE

GUY ANCHOR

COMMUNICATION BOX

COMMUNICATION MH

GAS METER

GAS VALVE

EVERGREEN TREE

SIDEWALK

MIN. BUILDING SETBACK

⊕

⊕

⊕

⊕

⊕

⊕

⊕

⊕

PUBLIC UTIL. & DRAIN ESMT.

ADDRESSES

HANDICAP SPACE

SANITARY SEWER

WATER

UNDERGROUND ELEC

OVERHEAD ELEC

GAS

COMMUNICATIONS

⊕

⊕

⊕

⊕

⊕

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⊕

⊕

P.U.D.E.

1234

8" SA

4" W

UGE

OHE

4" G

COM

BOUNDARY

CENTERLINE

BUFFER

WATER FEATURE

TREE LINE

R.O.W.

P.V.M.T.

P.U.D.E.

G.I.E.

RIGHT OF WAY

EDGE OF PAVEMENT

PUBLIC UTILITY AND DRAINAGE EASEMENT

GREEN INFRASTRUCTURE EASEMENT

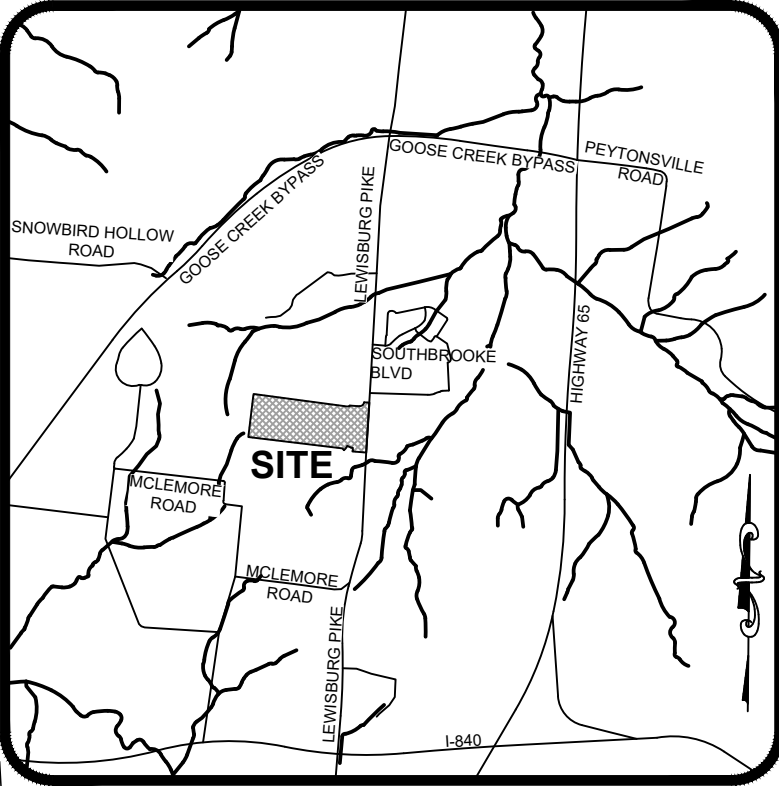
HATCH LEGEND

CONSERVATION EASEMENT

ROW DEDICATION

(*)CRITICAL LOT LEGEND:

CRITICAL LOT FOR GRADING *



VICINITY MAP
NOT TO SCALE

JANICE BATES TOULON &
ARTHUR TRAVIS BATES
D.B.7706, PG 10
MAP 117, PARCEL 17.06

WALTER T. BATES &
ARTHUR TRAVIS BATES
D.B.2633, PG 136
MAP 117, PARCEL 17.04

STREAM VALLEY
FRANKLIN LLC
P.B.71, PG 12
MAP 117P, PARCEL 16.00

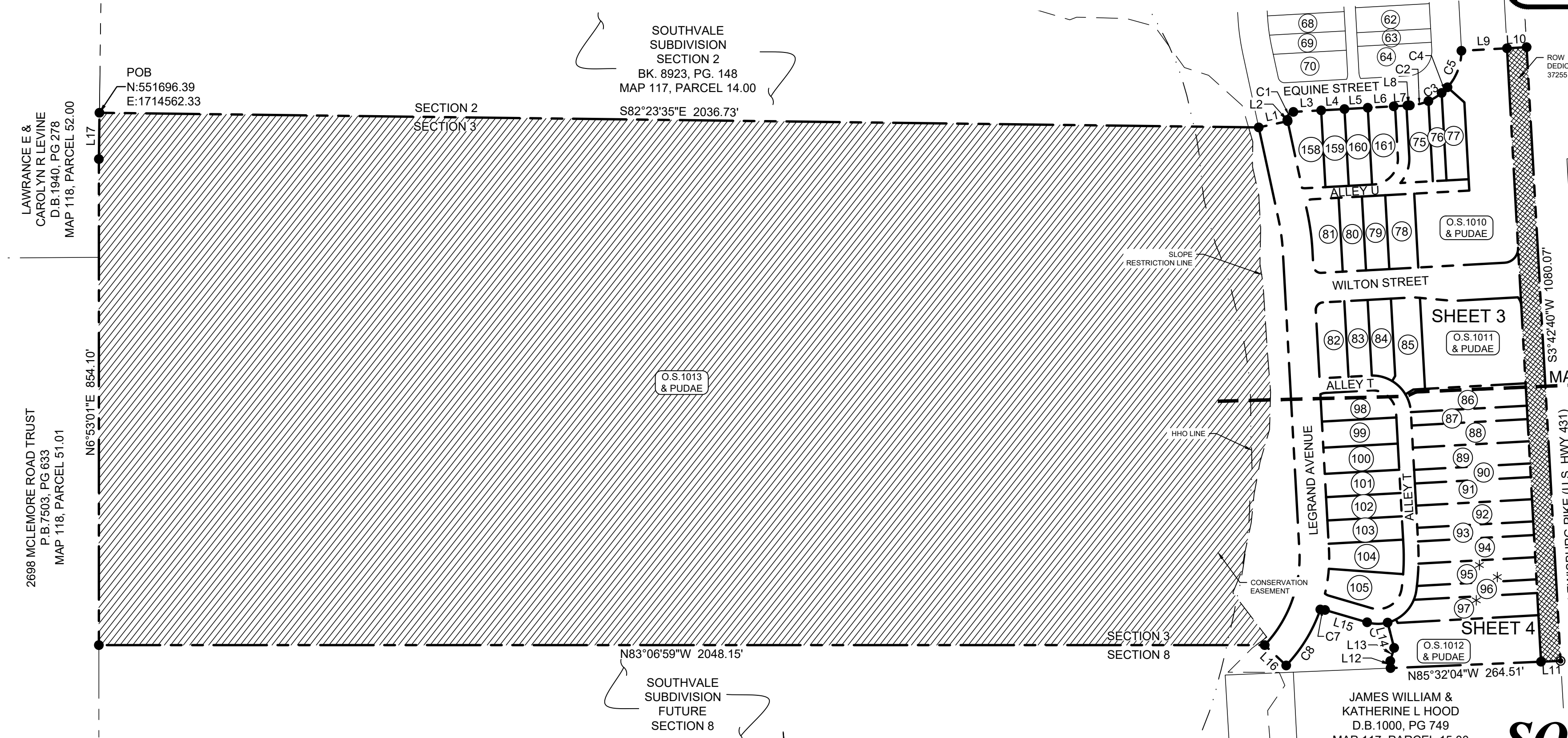
TIMOTHY EGBERT &
JACQUELINE VAUGHN
D.B. 6929, PG 871
MAP 117, PARCEL 17.07

STEPHEN H &
MEREDITH L GARVIN
D.B. 8580, PG 253
MAP 117, PARCEL 17.09

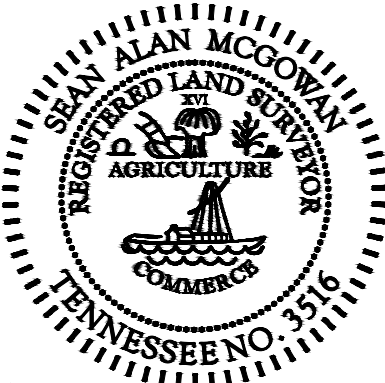
STEVEN P &
MELISSA A WESTBROOK
D.B. 6318, PG 201
MAP 117, PARCEL 17.01

SOUTHVALE

PUD SUBDIVISION SECTION 3



Lot Line Table			Lot Line Table			Curve Table					
Line #	Length	Direction	Line #	Length	Direction	Curve #	Length	Radius	Delta	Chord Direction	Chord Length
L1	52.00'	N84°43'03"E	L10	34.50'	S86°17'07"E	C1	19.86'	11.50'	98° 58' 09"	N44° 12' 07"E	17.49'
L2	2.41'	N5°16'57"W	L11	34.50'	N85°32'04"W	C2	33.67'	96.00'	20° 05' 37"	N83° 38' 24"E	33.49'
L3	48.86'	S86°18'48"E	L12	12.35'	N4°27'56"E	C3	27.34'	96.00'	16° 19' 13"	N65° 25' 59"E	27.25'
L4	41.00'	S86°18'48"E	L13	24.14'	N23°11'00"E	C4	14.35'	96.00'	8° 34' 01"	N52° 59' 22"E	14.34'
L5	41.00'	S86°18'48"E	L14	45.83'	N7°31'53"W	C5	70.19'	96.00'	41° 53' 40"	N27° 45' 31"E	68.64'
L6	45.73'	S86°18'48"E	L15	77.11'	N66°49'00"W	C6	36.45'	68.00'	30° 42' 53"	N82° 10' 27"W	36.02'
L7	23.97'	S86°18'48"E	L16	52.00'	N39°43'00"W	C7	8.28'	23.00'	20° 38' 02"	N77° 07' 58"W	8.24'
L8	4.35'	S86°18'48"E	L17	81.35'	N7°36'25"E	C8	116.08'	272.58'	24° 24' 02"	S38° 14' 12"W	115.21'
L9	80.14'	S86°17'07"E									



WA WILSON & ASSOCIATES, P.C.
Engineering/Surveying/Environmental

RECORDING STAMP HERE IF YOU CAN READ THIS YOU ARE HOLDING AN UNRECORDED COPY	FINAL SUBDIVISION PLAT			
	FRANKLIN - WILLIAMSON COUNTY - TENNESSEE			
	TOTAL ACRES:	54.445	TOTAL NO. OF LOTS:	35
	ACRES NEW RD/ST:	3.004 (ROW)	L.F. OF NEW RD/ST:	2589.61
	ACRES OPEN SPACE:	46.267	CIVIL DISTRICT:	2ND
	DRAWN BY:	AS	CLOSURE ERROR:	SEE NOTE
	SCALE:	1" = 150'	DATE:	04/30/2025
WA PROJECT NO. 18-1022		COF NO. 8768		SHEET 2 OF 4

LEGEND

IRON PIN FOUND

IRON PIN SET

CONC. MON. FOUND

CONC. MON. SET

CONTROL POINT FOUND

CONTROL POINT SET

BENCH MARK

WATER METER

WATER VALVE

FIRE HYDRANT

SANITARY SEWER MH

SANITARY SEWER CO

AREA DRAIN

CURB INLET

STORM MH

ELECTRIC METER-BOX

ELECTRIC MH

LIGHT POLE

UTILITY POLE

GUY ANCHOR

COMMUNICATION BOX

COMMUNICATION MH

GAS METER

GAS VALVE

EVERGREEN TREE

SIDEWALK

MIN. BUILDING SETBACK

PUBLIC UTIL. & DRAIN ESMT.

ADDRESSES

HANDICAP SPACE

SANITARY SEWER

WATER

UNDERGROUND ELEC

OVERHEAD ELEC

GAS

COMMUNICATIONS

P.U.D.E.

1234

8" SA

4" W

UGE

OHE

4" G

COM

BOUNDARY

CENTERLINE

BUFFER

WATER FEATURE

TREE LINE

R.O.W.

P.V.M.T.

PUDE

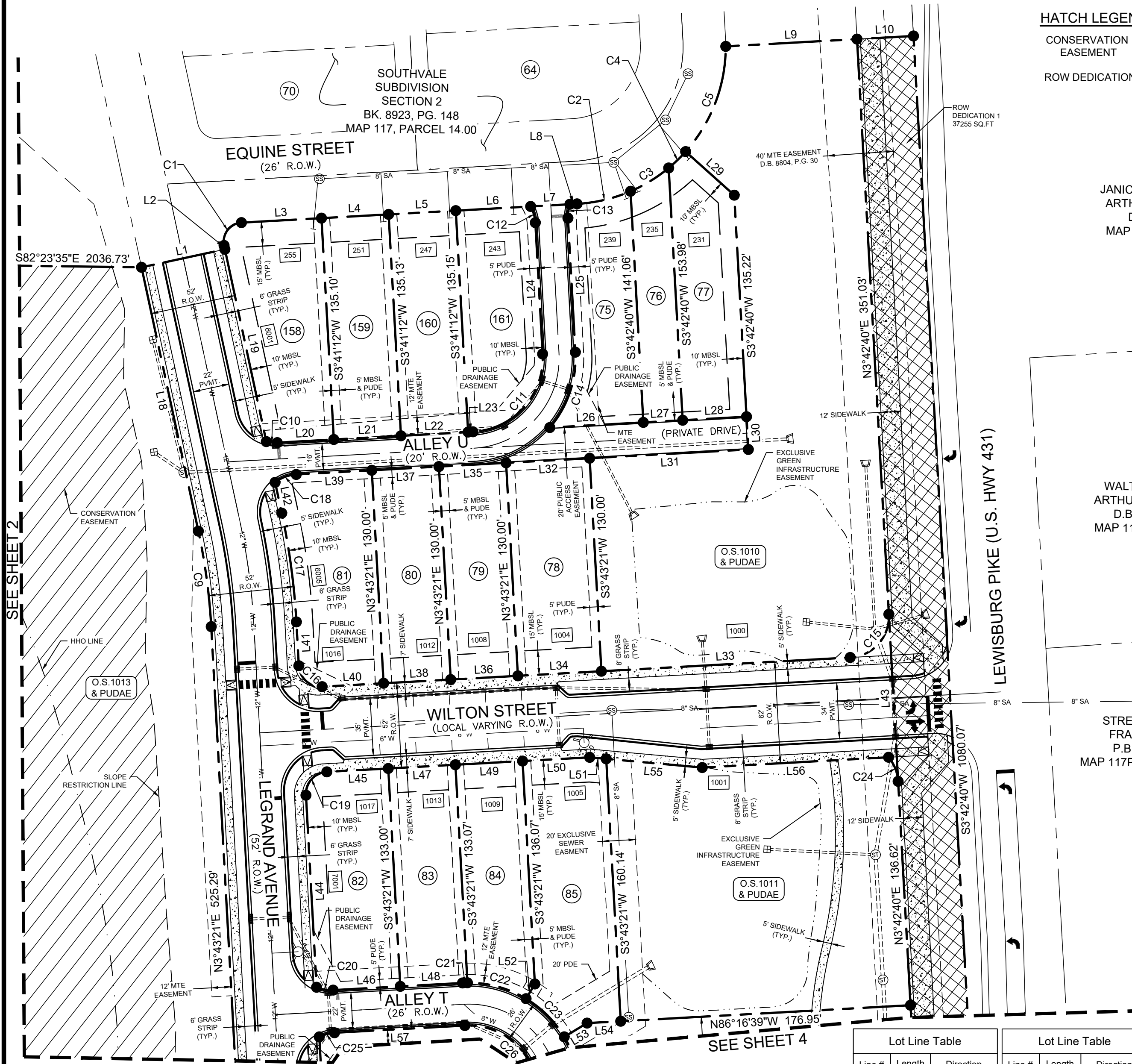
G.I.E.

RIGHT OF WAY

EDGE OF PAVEMENT

PUBLIC UTILITY AND DRAINAGE EASEMENT

GREEN INFRASTRUCTURE EASEMENT

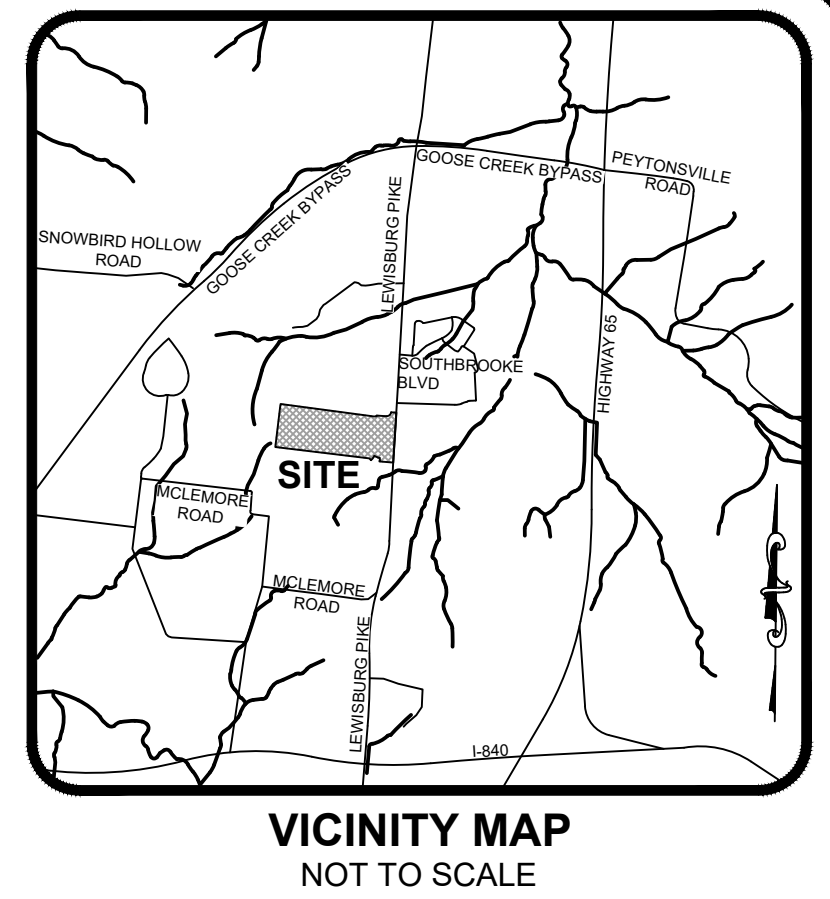


HATCH LEGEND

CONSERVATION EASEMENT

ROW DEDICATION

Lot Line Table		
Line #	Length	Direction
L1	52.00'	N84°43'03"E
L2	2.41'	N5°16'57"W
L3	48.86'	S86°18'48"E
L4	41.00'	S86°18'48"E
L5	41.00'	S86°18'48"E
L6	45.73'	S86°18'48"E
L7	23.97'	S86°18'48"E
L8	4.35'	S86°18'48"E
L9	80.14'	S86°17'07"E
L10	34.50'	S86°17'07"E
L19	119.89'	S5°16'57"E
L20	34.52'	S86°16'39"E
L21	41.00'	S86°16'39"E
L22	41.00'	S86°16'39"E
L23	2.96'	S86°16'39"E
L24	80.16'	N3°42'40"W
L25	81.80'	S3°42'40"W
L26	57.10'	S86°16'39"E
L27	24.00'	S86°16'39"E
L28	39.00'	S86°16'39"E
L29	39.78'	S41°17'39"E
L30	20.00'	S3°42'40"W
L31	96.90'	N86°16'39"W
L32	51.00'	N86°16'39"W
L33	151.90'	S86°16'39"E
L34	51.00'	S86°16'39"E
L35	41.00'	N86°16'39"W
L36	41.00'	S86°16'39"E
L37	41.00'	N86°16'39"W
L38	41.00'	S86°16'39"E
L39	46.14'	N86°16'39"W
L40	37.50'	S86°16'39"E
L41	26.75'	S3°43'21"W
L42	19.20'	S5°16'57"E
L43	102.00'	N3°42'40"E
L44	117.21'	S3°43'21"W
L45	37.50'	N86°16'39"W
L46	41.00'	S86°16'39"E
L47	41.00'	N86°16'39"W
L48	38.00'	S86°16'39"E
L49	41.00'	N86°16'39"W
L50	41.00'	N86°16'39"W



Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	19.86'	11.50'	98° 58' 09"	N44° 12' 07"E	17.49'
C2	33.67'	96.00'	20° 05' 37"	N83° 38' 24"E	33.49'
C3	27.34'	96.00'	16° 19' 13"	N65° 25' 59"E	27.25'
C4	14.35'	96.00'	8° 34' 01"	N52° 59' 22"E	14.34'
C5	70.19'	96.00'	41° 53' 40"	N27° 45' 31"E	68.64'
C10	6.73'	23.00'	16° 45' 59"	S77° 53' 39"E	6.71'
C11	70.69'	45.00'	90° 00' 41"	N48° 43' 00"E	63.65'
C12	10.36'	23.11'	25° 40' 57"	N9° 13' 28"W	10.27'
C13	8.60'	22.87'	21° 32' 36"	S14° 58' 58"W	8.55'
C14	49.72'	65.00'	43° 49' 29"	S25° 37' 24"W	48.51'
C15	39.27'	25.00'	90° 00' 41"	N48° 43' 00"E	35.36'
C16	21.21'	13.50'	90° 00' 00"	S41° 16' 39"E	19.09'
C17	66.95'	426.00'	9° 00' 19"	S0° 46' 48"E	66.89'
C18	13.96'	23.00'	34° 46' 10"	S76° 20' 16"W	13.74'
C19	21.21'	13.50'	90° 00' 00"	S48° 43' 21"W	19.09'
C20	10.35'	23.00'	25° 46' 17"	S73° 23' 30"E	10.26'
C21	3.00'	68.00'	2° 31' 43"	S85° 00' 47"E	3.00'
C22	37.50'	68.00'	31° 35' 41"	S67° 57' 05"E	37.02'
C23	33.23'	68.00'	28° 00' 00"	S38° 09' 15"E	32.90'
C24	16.08'	25.00'	36° 51' 30"	N14° 43' 07"W	15.81'
C25	9.66'	23.23'	23° 49' 27"	S81° 41' 14"W	9.59'
C26	65.97'	42.00'	90° 00' 00"	N41° 16' 39"W	59.40'

SEAN ALAN MCGOWAN

REGISTERED LAND SURVEYOR

AGRICULTURE

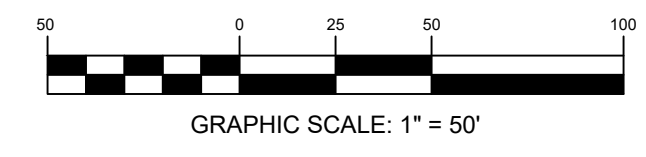
COMMERCIAL

TENNESSEE NO. 3516

WA

WILSON & ASSOCIATES, R.C.

Engineering/Surveying/Environmental



SOUTHVALE

PUD SUBDIVISION

SECTION 3

FINAL SUBDIVISION PLAT		
FRANKLIN - WILLIAMSON COUNTY - TENNESSEE		
TOTAL ACRES:	54.445	TOTAL NO. OF LOTS: 35
ACRES NEW RD/ST:	3.004 (ROW)	L.F. OF NEW RD/ST: 2589.61
ACRES OPEN SPACE:	46.267	CIVIL DISTRICT: 2ND
DRAWN BY:	AS	CLOSURE ERROR: SEE NOTE
SCALE:	1" = 50'	DATE: 04/30/2025
WA PROJECT NO. 18-1022 COF NO. 8768		SHEET 3 OF 4

Lot Line Table		
Line #	Length	Direction
L51	10.11'	N77°55'51"W
L52	10.43'	S37°50'45"W
L53	16.24'	S65°50'45"W
L54	20.53'	N86°16'39"W

Lot Line Table		
Line #	Length	Direction
L55	58.78'	N77°55'51"W
L56	113.76'	N86°16'39"W
L57	79.62'	N86°16'39"W

RECORDING STAMP

HERE

IF YOU CAN READ THIS

YOU ARE HOLDING AN

UNRECORDED COPY

LEGEND

IRON PIN FOUND

IRON PIN SET

CONC. MON. FOUND

CONC. MON. SET

CONTROL POINT FOUND

CONTROL POINT SET

BENCH MARK

WATER METER

WATER VALVE

FIRE HYDRANT

SANITARY SEWER MH

SANITARY SEWER CO

AREA DRAIN

CURB INLET

STORM MH

ELECTRIC METER-BOX

ELECTRIC MH

LIGHT POLE

UTILITY POLE

GUY ANCHOR

COMMUNICATION BOX

GAS METER

GAS VALVE

EVERGREEN TREE

SIDEWALK

MIN. BUILDING SETBACK

PUBLIC UTIL. & DRAIN ESMT.

ADDRESSES

HANDICAP SPACE

SANITARY SEWER

WATER

UNDERGROUND ELEC

OVERHEAD ELEC

GAS

COMMUNICATIONS

P.U.D.E.

1234

8" SA

4" W

UGE

OHE

4" G

COM

BOUNDARY

CENTERLINE

BUFFER

WATER FEATURE

R.O.W.

P.V.M.T.

PUDE

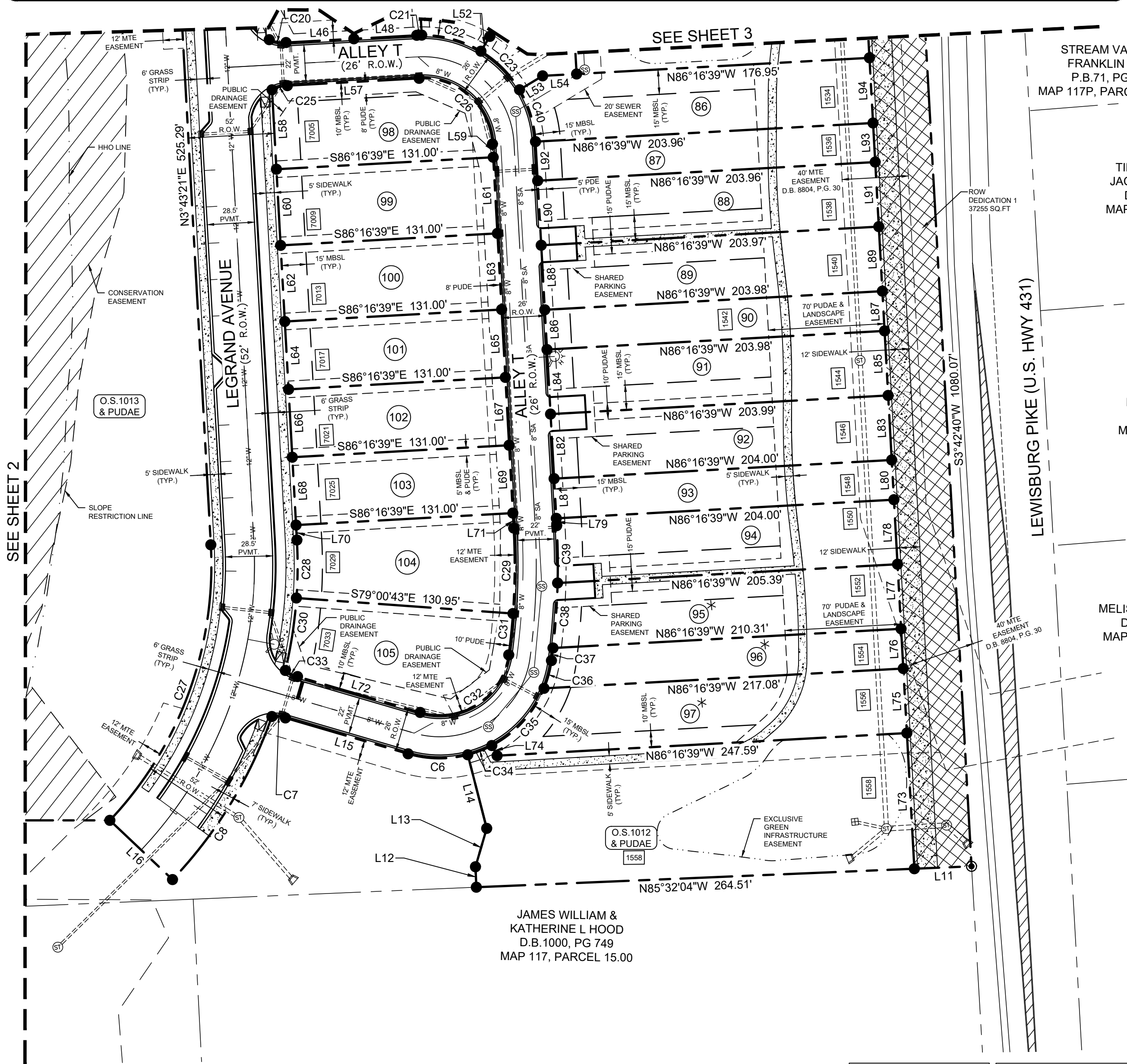
G.I.E.

RIGHT OF WAY

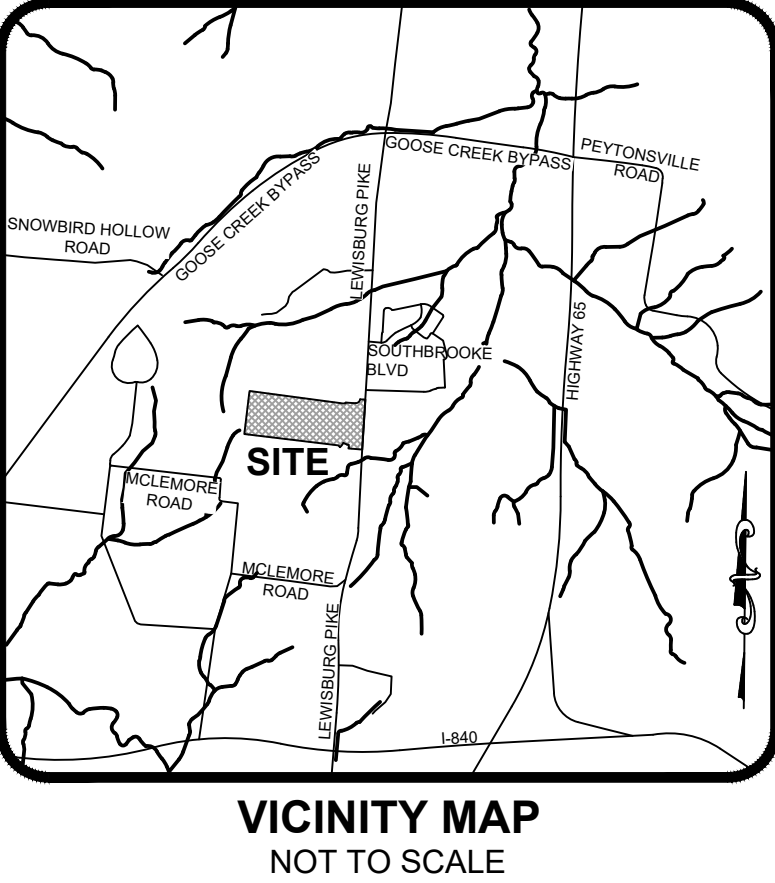
EDGE OF PAVEMENT

PUBLIC UTILITY AND DRAINAGE EASEMENT

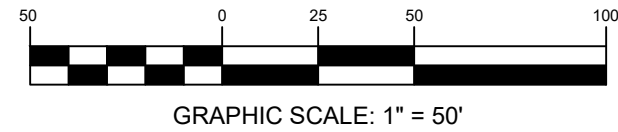
GREEN INFRASTRUCTURE EASEMENT



Lot Line Table		
Line #	Length	Direction
L11	34.50'	N85°32'04"W
L12	12.35'	N4°27'56"E
L13	24.14'	N23°11'00"E
L14	45.83'	N7°31'53"W
L15	77.11'	N66°49'00"W
L16	52.00'	N39°43'00"W
L46	41.00'	S86°16'39"E
L48	38.00'	S86°16'39"E
L52	10.43'	S37°50'45"W
L53	16.24'	S65°50'45"W
L54	20.53'	N86°16'39"W
L57	79.62'	N86°16'39"W
L58	48.00'	S3°43'21"W
L59	8.00'	N3°43'21"E
L60	46.00'	S3°43'21"W
L61	46.00'	N3°43'21"E
L62	46.00'	S3°43'21"W
L63	46.00'	N3°43'21"E
L64	41.00'	S3°43'21"W
L65	41.00'	N3°43'21"E
L66	41.00'	S3°43'21"W
L67	41.00'	N3°43'21"E
L68	41.00'	S3°43'21"W
L69	41.00'	N3°43'21"E
L70	9.04'	S3°43'21"W
L71	9.04'	N3°43'21"E
L72	77.11'	S66°49'00"E
L73	81.97'	N3°42'40"E
L74	6.88'	N20°38'37"W
L75	39.00'	N3°42'40"E
L76	24.00'	N3°42'40"E
L77	39.00'	N3°42'40"E
L78	39.00'	N3°42'40"E
L79	4.43'	S3°43'21"W
L80	24.00'	N3°42'40"E
L81	24.00'	S3°43'21"W
L82	39.00'	S3°43'21"W
L83	39.00'	N3°42'40"E
L84	39.00'	S3°43'21"W
L85	39.00'	N3°42'40"E
L86	24.00'	S3°43'21"W
L87	24.00'	N3°42'40"E
L88	39.00'	S3°43'21"W



Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C6	36.45'	68.00'	30° 42' 53"	N82° 10' 27"W	36.02'
C7	8.28'	23.00'	20° 38' 02"	N77° 07' 58"W	8.24'
C8	116.08'	272.58'	24° 24' 02"	S38° 14' 12"W	115.21'
C20	10.35'	23.00'	25° 46' 17"	S73° 23' 30"E	10.26'
C21	3.00'	68.00'	2° 31' 43"	S85° 00' 47"E	3.00'
C22	37.50'	68.00'	31° 35' 41"	S67° 57' 05"E	37.02'
C23	33.23'	68.00'	28° 00' 00"	S38° 09' 15"E	32.90'
C25	9.66'	23.23'	23° 49' 27"	S81° 41' 14"W	9.59'
C26	65.97'	42.00'	90° 00' 00"	N41° 16' 39"W	59.40'
C27	182.03'	224.00'	46° 33' 38"	N27° 00' 10"E	177.06'
C28	35.00'	270.99'	7° 24' 03"	S7° 16' 09"W	34.98'
C29	51.61'	407.00'	7° 15' 56"	N7° 21' 19"E	51.58'
C30	44.27'	270.99'	9° 21' 36"	S15° 38' 59"W	44.22'
C31	25.06'	407.00'	3° 31' 43"	N12° 45' 08"E	25.06'
C32	72.33'	42.00'	98° 40' 00"	N63° 51' 00"E	63.72'
C33	8.28'	22.49'	21° 06' 22"	S56° 30' 03"E	8.24'
C34	15.56'	68.00'	13° 06' 44"	S75° 54' 45"W	15.53'
C35	47.70'	68.00'	40° 11' 23"	S49° 15' 41"W	46.73'
C36	17.39'	68.00'	14° 39' 00"	S21° 50' 30"W	17.34'
C37	7.64'	433.00'	1° 00' 41"	S14° 00' 39"W	7.64'
C38	39.32'	433.00'	5° 12' 11"	S10° 54' 13"W	39.31'
C39	34.61'	433.00'	4° 34' 46"	S6° 00' 44"W	34.60'
C40	33.08'	68.00'	27° 52' 36"	S10° 12' 57"E	32.76'



SOUTHVALE

PUD SUBDIVISION

SECTION 3

RECORDING STAMP HERE			FINAL SUBDIVISION PLAT		
IF YOU CAN READ THIS YOU ARE HOLDING AN UNRECORDED COPY			FRANKLIN - WILLIAMSON COUNTY - TENNESSEE		
TOTAL ACRES:	54.445	TOTAL NO. OF LOTS:	35		
ACRES NEW RD/ST:	3.004 (ROW)	L.F. OF NEW RD/ST:	2589.61		
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SCALE:	1" = 50'	DATE:	04/30/2025		
WA PROJECT NO. 18-1022			COF NO. 8768		SHEET 4 OF 4

(*)CRITICAL LOT LEGEND:

CRITICAL LOT FOR GRADING *

HATCH LEGEND

CONSERVATION EASEMENT

ROW DEDICATION

Lot Line Table			Lot Line Table		
Line #	Length	Direction	Line #	Length	Direction
L89	39.00'	N3°42'40"E	L92	23.61'	S3°43'21"W
L90	39.00'	S3°43'21"W	L93	23.61'	N3°42'40"E
L91	39.00'	N3°42'40"E	L94	39.39'	N3°42'40"E

CONDITIONS OF APPROVAL:

Open Issues: 6 These issues are currently being filtered

Engineering - Final Plat Checklist

General Issues

12. 0. General Information

lance.fittro@franklinton.gov	Applicant shall ensure that any modifications to the site plan [COF #8240] are reflected on the final plat. The final plat shall match the site plan. This comment to remain as a condition of approval in the event the site plan is modified prior to One Stop submittal of the final plat.
--	---

14. C. Final Plat

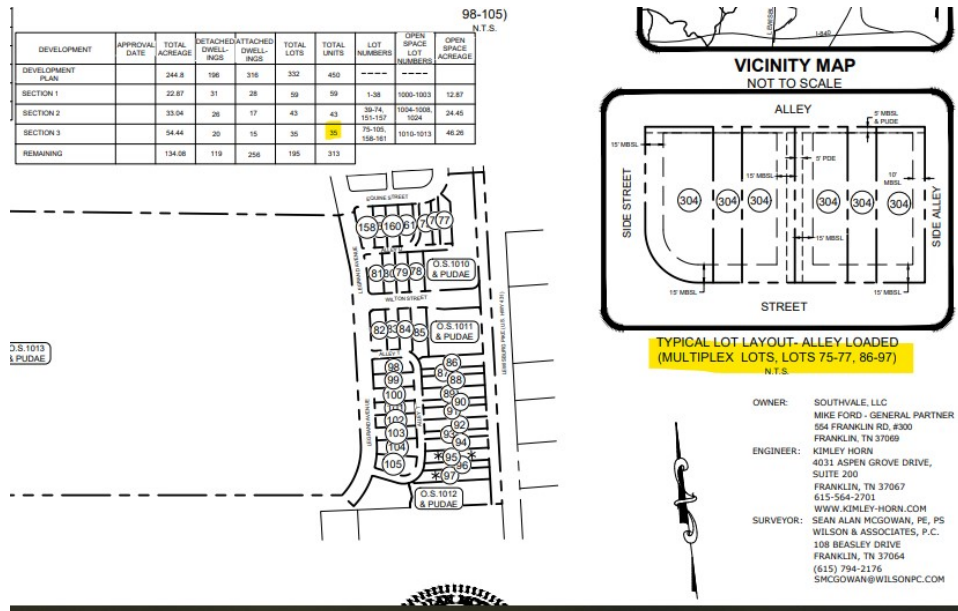
lance.fittro@franklinton.gov	The below condition of approval for site plan COF #8240 applies for this associated final plat: As a condition of approval for the excavation of bedrock necessary for construction of the bioretention areas on the site, all excavation of bedrock for the proposed development, including that for stormwater management features, shall be completed prior to the recording of the final plat. Remediation of groundwater, including wet weather springs, encountered or introduced as a result of bedrock excavation may require revision of the stormwater management plan and shall likewise be completed prior to recording of the plat. Prior to submittal of the final plat to One Stop, Applicant shall verify that all necessary excavation of bedrock has been completed.
--	--

Parks

General Issues

6. Parkland information

kevinl@franklntn.gov Parks- Plans still do not match unit count, see below, the chart indicates lots 75-77 and 86-97 are multiplex lots.



[Edited By Kevin Lindsey]

7. Parkland Impact Fee

kevinl@franklintn.gov

The Parkland Fees are due at the final plat.

Until these fees are collected, "*Conditional Approval*" will be the comment and the plat cannot be recorded. It will be held at One Stop or "*Failed*" until fees are paid.

The Parkland invoice has been uploaded in IDT.

Please contact Alex Bearden for an appointment in Building and Neighborhood Services to make payment.

***Applicant shall bring the Parkland Invoice with the payment to BNS at City Hall**

alex.bearden@franklintn.gov 615-721-9103

Performance Agreement and Surety

General Issues

1. Engineering Sureties

kevin.long@franklintn.gov

Any unposted sureties associated with this development from site plan:

[COF #8240 \(Southvale PUD Subdivision, Site Plan, Section 3\)](#)

shall be transferred to this final plat as a condition of approval.

(This comment serves only as a reminder to staff and does not hinder approval. No response is necessary from the applicant beyond "N/A" or "Acknowledged" to satisfy requirements of the IDT system.)

Sureties have not been posted for COF 8240



File #: 21-0561

DATE: May 8, 2025
TO: Franklin Municipal Planning Commission
FROM: Emily Wright, Director of Planning and Sustainability
Amy Diaz-Barriga, Asst Director of Planning Development
Joseph Bryan, Principal Planner

SUBJECT:

Battle Ground Park Land Company Addition Subdivision, Final Plat, Revision 6, Resubdivision Of Lots 35 And 36, Creating 1 Single Family Residential Lot And Modifying Lot Lines On 1 Single Family Residential Lot, On 0.43 Acres, Located At 102 Battle Avenue And 1334 Columbia Avenue.
(CONSENT AGENDA)

PURPOSE:

PROJECT INFORMATION

COF Project Number: 8766
Applicant: Joe Chapdelaine, Chapdelaine & Associates Land Surveying
Owner: Zachary Wilson & David Holt

BACKGROUND/STAFF COMMENTS:

The purpose of this plat is create 1 new residential lot and adjust lot lines for an existing residential lot at 102 Battle Ave and 1334 Columbia Avenue. The plat as submitted show the boundaries of the existing lots of record that were established prior to the adoption of the City's subdivision regulations in 1967. While the lots do not completely conform to the current standards of the R4 Zoning District, the revised plat complies with Zoning Ordinance Section 2.4.1 Nonconforming Platted Lots and Section 2.4.2 Nonconforming Lots Of Record.

PROCEDURAL REQUIREMENTS:

1. In addition to uploading the corrected plat to the online plan review website (<https://franklin.contractorsplanroom.com/secure/>), the applicant shall submit the Mylar to the Department of Building and Neighborhood Services (Suite 110, Franklin City Hall). The mylar shall be 18 inches by 24 inches in size. The Certificates of Approval for the Subdivision Name and Street Names, Water System (if not COF Water), Survey, and Ownership shall be signed when the plat is resubmitted. The Mylar shall be submitted to BNS within five (5) business days of the corrected electronic plat being uploaded to the online plan review website (or vice versa) or the item shall be rejected as incomplete for City review. With the resubmittal, each condition of approval/open issue in the online plan review system shall contain a full response from the applicant as to the satisfaction or completion of that condition.

2. The City's project identification number shall be included in all correspondence with any City department relative to this project.
3. The applicant shall upload a .dwg copy of the final plat through the IDT system (link above) in Tennessee state plan coordinates, NAD 83, NAVD 88, zone 4100/5301 for incorporation of the plat into the Franklin GIS database.

FINANCIAL IMPACT:

Unknown.

RECOMMENDATION:

Staff recommends approval of the Battle Ground Park Land Company Addition Subdivision Final Plat, Revision 6.

**BATTLE GROUND PARK LAND COMPANY ADDITION
SUBDIVISION, LOTS 35 AND 36
FINAL PLAT, REVISION 6**

Project Information

Existing Zoning: R-4 Residential District
Overlay Districts: Columbia Avenue Sub-District 2
Site Acreage: 0.428 acres
Total Number of Lots: 2

Legend

 Battle Ground Park Land Company Addition Subdivision

 Central Franklin Overlay

 Historic Preservation Overlay

Zoning Overlay Districts

 Columbia Avenue Sub-District 1

 Columbia Avenue Sub-District 2

 Columbia Avenue Sub-District 3

 Columbia Avenue Sub-District 4

 Columbia Avenue Sub-District 5

 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.
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Feet

