City of Franklin

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

Meeting Agenda

Work Session

Tuesday, July 8, 2025 | **5:00 PM** | **Williamson County Auditorium**

MEETING LOCATION
Williamson County Auditorium
1320 West Main Street

CALL TO ORDER

CITIZEN COMMENTS

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

WORK SESSION DISCUSSION ITEMS

1. *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. Establishing A Public Hearing On August 12, 2025
   FMPC 5/22/25, 7-0 to defer to 6/26/25; 6/26/25, 9-0
   Sponsors: Emily Wright, Amy Diaz-Barriga, Joseph Bryan
2. Consideration Of Resolution 2025-44, A Resolution Adopting A Plan Of Services For The Annexation Of Property Located West Of Lewisburg Pike And South Of Henpeck Lane, At 1288 Lewisburg Pike, By The City Of Franklin, Tennessee. Establishing A Public Hearing For August 12, 2025
   FMPC 6/26/25, 9-0
   Sponsors: Emily Wright, Amy Diaz-Barriga, Joseph Bryan
3. *Consideration Of Resolution 2025-45, A Resolution To Annex One Property Consisting Of 10.58 Acres Located West Of Lewisburg Pike And South Of Henpeck Lane, 1288 Lewisburg Pike, And Not Adjoining The City Limits Within The Southern Part Of The Franklin Urban Growth Boundary (UGB). Establishing A Public Hearing On August 12, 2025
   FMPC 6/26/25, 9-0
   Sponsors: Emily Wright, Amy Diaz-Barriga, Joseph Bryan
4. *Consideration Of Ordinance 2025-17, An Ordinance To Zone 10.58 Acres Civic Institutional (CI) District For The Property Located West Of Lewisburg Pike And South Of Henpeck Lane, At 1288 Lewisburg Pike. Establishing A Public Hearing On August 12, 2025
   FMPC 6/26/25, 9-0
   Sponsors: Emily Wright, Amy Diaz-Barriga, Joseph Bryan
5. Consideration Of Resolution 2025-46, A Resolution Amending The 555 Franklin Road PUD Subdivision To Extend The Vested Rights For The Property Located West Of Franklin Road And South Of Gateway

Court Located At 555 Franklin Road. Establishing A Public Hearing On August 12, 2025
FMPC 6/26/25, 9-0

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

6. *Consideration Of Resolution 2025-56, A Resolution Authorizing The City Administrator To Execute A Contract With Preservation Partners For The Purchase Of The Creekside House Parcel In An Amount Not To Exceed $2,018,000 (COF Contract No. 2025-0246)

Sponsors: Eric Stuckey, Shauna Billingsley

7. *Consideration Of Resolution 2025-54, A Resolution To Notify The County Clerk Of The City Of Franklin's Desire To Condemn Certain Portions Of Coleman Road As May Be Necessary

Sponsors: Eric Stuckey, Shauna Billingsley

8. *Consideration Of COF Contract No. 2025-0110, With Boyle Investment Company For Parkland Impact Fee And Construction Agreement For Harlin PUD
WS 5/13/25; 6/24/25
BOMA 6/24/25, 6-0 to defer to 7/8/25

Sponsors: Lisa Clayton, Heather Eusebio

9. *Consideration Of Change Order 1 (Final Change Order) To COF Contract No. 2023-0335, With Jones Brothers Contractors, LLC For The Jordan Road Improvements Project Resulting In A Cost Increase Of $37,709.62
WS 6/10/25

Sponsors: Paul Holzen, Jonathan Marston, David Hodnett

10. *Consideration Of Amendment 1 To COF Contract No. 2023-0033, With Axon Enterprise, Inc For Public Safety Surveillance Solutions With Related Equipment, Software, And Accessories

Sponsors: Deb Faulkner

11. Consideration Of Ordinance 2025-21, An Ordinance To Amend Appendix A To The Franklin Municipal Code, Comprehensive Fees And Penalties, Chapter 3 - Municipal Court By Increasing The State Treasurer Fee For Training And Continuing Education from $1.00 To $2.00

Sponsors: Jessica Davey

12. Presentation Of 2025 Franklin Community Survey Results

Sponsors: Michael Walters Young, Katherine Harelson

OTHER BUSINESS

ADJOURN

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

HISTORIC FRANKLIN TENNESSEE

City of Franklin

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

File #: 21-0555

DATE: June 23, 2025

TO: Board of Mayor and Aldermen

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

SUBJECT:

*Consideration Of Ordinance 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. Establishing A Public Hearing On August 12, 2025
FMPC 5/22/25, 7-0 to defer to 6/26/25; 6/26/25, 9-0

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:

The Planning Commission recommended approval of Ordinance 2025-10 by a vote of 9-0.
Staff recommends that the Board of Mayor and Aldermen approve Ordinance 2025-10.

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

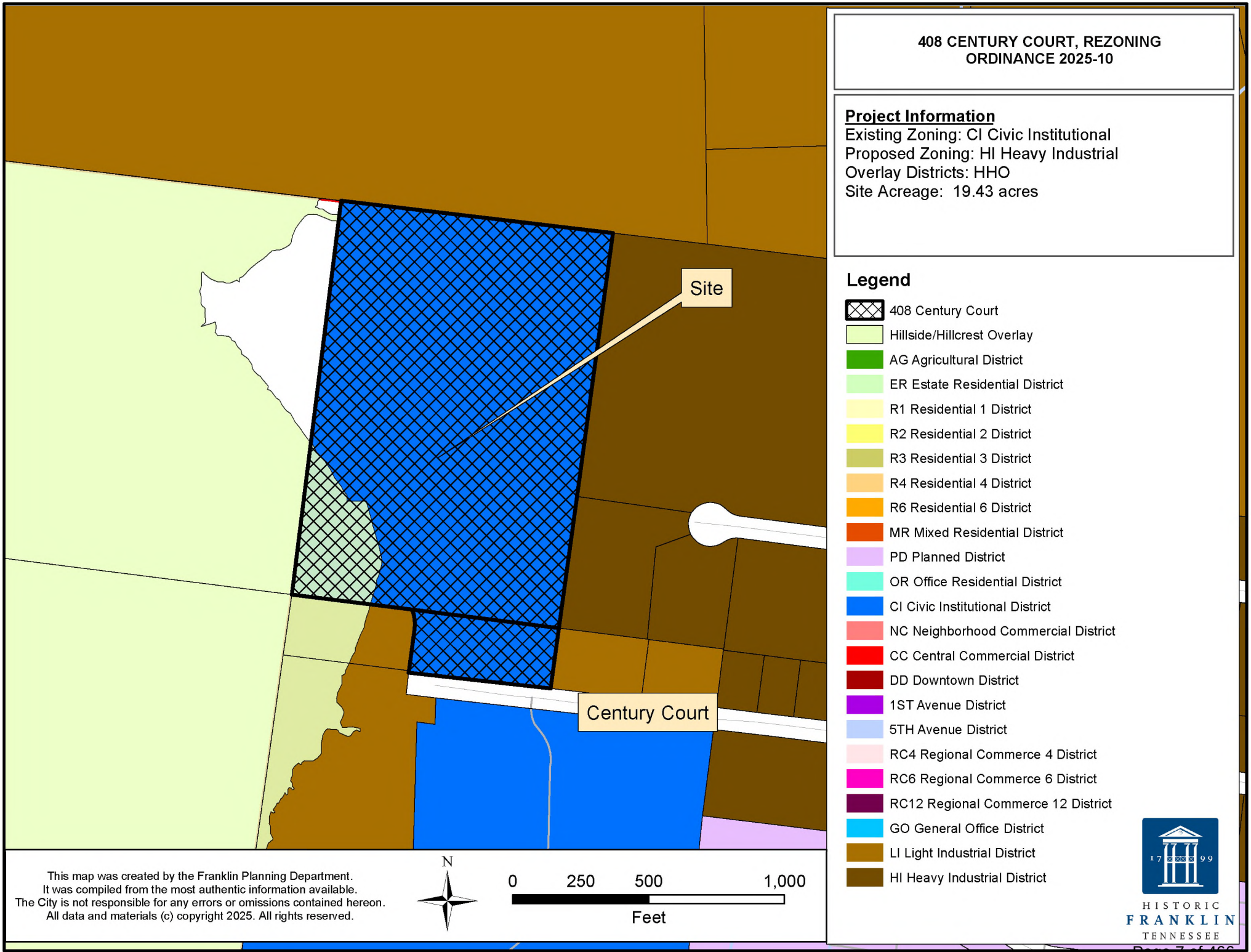
PLANNING COMMISSION RECOMMENDED: _____

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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Feet

HISTORIC FRANKLIN TENNESSEE

REZONING PLAN FOR

Williamson County Justice Center

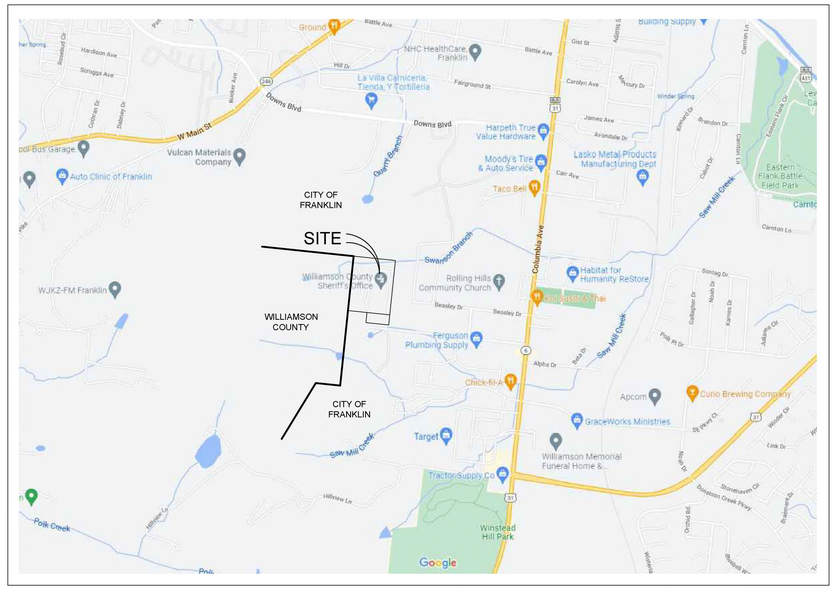
MAP 90, PARCELS 302 AND 401

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

Gresham Smith

GreshamSmith.com

222 Second Avenue South
Suite 1400
Nashville, TN 37201

615.770.8100

TREANORHL

ICT
I. C. Thomasson Associates, Inc.

Rezoning Plan
Williamson County Justice Center
City of Franklin Project No. 8772

JUBAL R. PARRIS
REGISTERED ENGINEER
No. 117001
STATE OF TENNESSEE
04/30/2025

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

Revision

No.	Date	Description

COVER SHEET

C000

45142.01
04.30.2025

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(6.01)
[0 Columbia Avenue]
Williamson County, Tennessee
Deed Book 376, Page 202, R.O.W.C., TN

EXISTING ZONING: LIGHT INDUSTRIAL (LI)

S82° 11' 50"E
700.00'

S84° 30' 24"E
150.50'

FOUND 1/2" IR W/ CAP

(6.02)
[304 Beasley Drive]
Williamson County, Tennessee
Deed Book 6318, Page 211, R.O.W.C., TN

EXISTING ZONING: LIGHT INDUSTRIAL (LI)

S82° 41' 34"E
598.54'

FOUND 1/2" IRWC CHERRY

FOUND 5/612" I

(C 24.00)
[200 Beasley Drive]
James Allen Huskey and Marta French Huskey
Deed Book 7141, Page 722, R.O.W.C.,TN

Lot 5
Century Industrial Park
Section 1, Revision 6
(Resubdivision of Lots 4 Thru 10),
R.O.W.C, TN

EXISTING ZONING: HEAVY INDUSTRIAL (HI)

210.55'
S7° 49' 04"W

S82° 42' 42"E
249.90'

FOUND 5/8"IR

FOUND 1/2"

Charles R. Meek Drive

DETENTION

DETENTION

KITCHEN

1727.56'
S7° 20' 50"W

420 Century Court

LOADING DOCK

TRUCK SCALE

N5° 28' 11"E
1102.16'

PROPERTY TO BE REZONED

ADDRESS:	408 CENTURY COURT
PARCEL ID:	090 00401 00009090
ACREAGE:	780,799 SQUARE FEET, 17.92 ACRES
EXISTING ZONING DISTRICT:	CIVIC AND INSTITUTIONAL (CI)
PROPOSED ZONING DISTRICT:	HEAVY INDUSTRIAL (HI)
ENVISION FRANKLIN DESIGN CONCEPT:	INDUSTRIAL FLEX (IF)

(4.01)
[408 Century Court]
Williamson County, Tennessee
Deed Book 664, Page 569, R.O.W.C.,TN
780,799.028 SQFT / 17.924 AC

SHERIFF'S OFFICE

JUVENILE COURT
408 Century Court

(C 17.00)
[306 Beasley Drive]
Williamson County, Tennessee
Deed Book 4654, Page 375, R.O.W.C.,TN
546,383.644 SQFT / 12.543 AC

Lot13
Century Industrial Park
Revision 2
Re-Subdivision of Lots 11, 12 & 13 - Section One and
Re-Subdivision of Lot 66 - Section Four
Plat Book 8, Page 33, R.O.W.C.,TN

EXISTING ZONING: HEAVY INDUSTRIAL (HI)

306 Beasley Drive

Lot 9
Century Industrial Park
Section 1, Revision 6
(Resubdivision of Lots 4 Thru 10),
R.O.W.C.,TN

EXISTING ZONING: HEAVY INDUSTRIAL (HI)

(C 21.00)
[300 Beasley Drive #100, 101]
Williamson County, Tennessee
Deed Book 7102, Page 165, 170.172,
R.O.W.C.,TN
130,454.072 SQFT / 2.994 AC

524.94'
S7° 16' 01"W

524.89'
S7° 15' 22"W

MTEMC R.O.W. Easement
(Blanket)
Deed Book 727, Page 768 R.O.W.C.,TN

300 Beasley Drive

LC=94.14', R=60.00'
ARC=108.22'
CH=S88° 56' 53"W

FOUND 1" IR

FOUND DISTURBED 1" IR

LC=39.99', R=50.00'
ARC=37.82'
CH=N61° 03' 14"W

323.22'
N82° 37' 09"W

299.26'
N82° 43' 29"W

250.00'
N82° 43' 29"W

FOUND 5/8" IRWC

FOUND 5/8" IR

FOUND XIPF

FOUND 1" IR

FOUND 5/8" IRWC

Beasley Drive (LOCAL)
60' R.O.W.

Beasley Drive (LOCAL)
60' R.O.W.

FOUND 1" IRON PIPE

(C 13.00)
[310 Beasley Drive]
Perkins Investment Group, L.P.
Deed Book 5018, Page 645, R.O.W.C.,TN

Lot 67
Century Industrial Park
Section Four - Revision One
Plat Book 8, Page 101, R.O.W.C.,TN

EXISTING ZONING: HEAVY INDUSTRIAL (HI)

357.16'
S7° 12' 45"W

(4.00)
[420 Century Court]
Williamson County, Tennessee
Deed Book 425, Page 464, R.O.W.C.,TN

EXISTING ZONING: MGA-1 (WILLIAMSON COUNTY)

PARCEL LINE AND CITY LIMITS LINE

HILLSIDE PROTECTION
OVERLAY
(LIMITS APPROXIMATE)

N

FOUND 5/8 " IRWC LBE ASSOC

FOUND 5/8 " IRWC RLS 1941 PGW

317.55'
N82° 48' 30"W

S82° 48' 58"E
404.88'

FOUND 1" PIPE DISTURBED

FOUND AXLE

FOUND XIPF

PROPERTY TO BE REZONED

ADDRESS:	0 CENTURY COURT
PARCEL ID:	090 00302 00005090
ACREAGE:	65,921 SQUARE FEET, 1.51 ACRES
EXISTING ZONING DISTRICT:	CIVIC AND INSTITUTIONAL (CI)
PROPOSED ZONING DISTRICT:	HEAVY INDUSTRIAL (HI)
ENVISION FRANKLIN DESIGN CONCEPT:	INDUSTRIAL FLEX (IF)

(3.02)
[0 Century Court]
Williamson County, Tennessee
Deed Book 919, Page 758, R.O.W.C.,TN
65,920.794 / 1.513 AC

(306.00)
[426 Century Court]
Grumpy's Enterprises, LLC
Deed Book 3494, Page 718,
R.O.W.C., TN

LC=95.74', R=410.74'
ARC=95.96'
CH=N1° 42' 02"E

N8° 23' 39"E
70.85'

Lot 4
Final Plat of Metro Ready Mix Subdivision
Revision 5-Resubdivision of Lots 4 & 5
Plat Book P40, Page 100, R.O.W.C.,TN

EXISTING ZONING: LIGHT INDUSTRIAL (LI)

85.54'
N82° 48' 40"W

311.78'
N82° 48' 40"W

FOUND 1/2" IRWC NO

155.62'
S7° 08' 59"W

(304)
[324 Century Court]
Holden Brothers Custom Cabinet and Interiors, LLC
Deed Book 5659, Page 658, R.O.W.C.,TN

Lot 3
Metro Ready Mix Subdivision
Revision One, Resubdivision of Lot 1
Plat Book 29, Page 142, R.O.W.C.,TN

EXISTING ZONING: LIGHT INDUSTRIAL (LI)

(301.00)
[429 Century Court]
Smyrna Ready Mix, LLC
Deed Book 6252, Page 666,
R.O.W.C., TN

FOUND 5/8 RLS3322

FOUND 5/8" IRWC RLS3322

Century Court (LOCAL)
60' R.O.W.

FOUND

NORTH

50' 0 50' 100'
GRAPHIC SCALE

Gresham Smith

GreshamSmith.com

222 Second Avenue South
Suite 1400
Nashville, TN 37201

615.770.8100

TREANORHL

ICT
I. C. Thomasson Associates, Inc.

WILLIAMSON COUNTY TENNESSEE
THE GREAT SEAL

Rezoning Plan

Williamson County Justice Center

City of Franklin Project No. 8772

JUBAL R. PARRIS
REGISTERED ENGINEER
No. 117091
STATE OF TENNESSEE
04/30/2025

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

Revision

No.	Date	Description

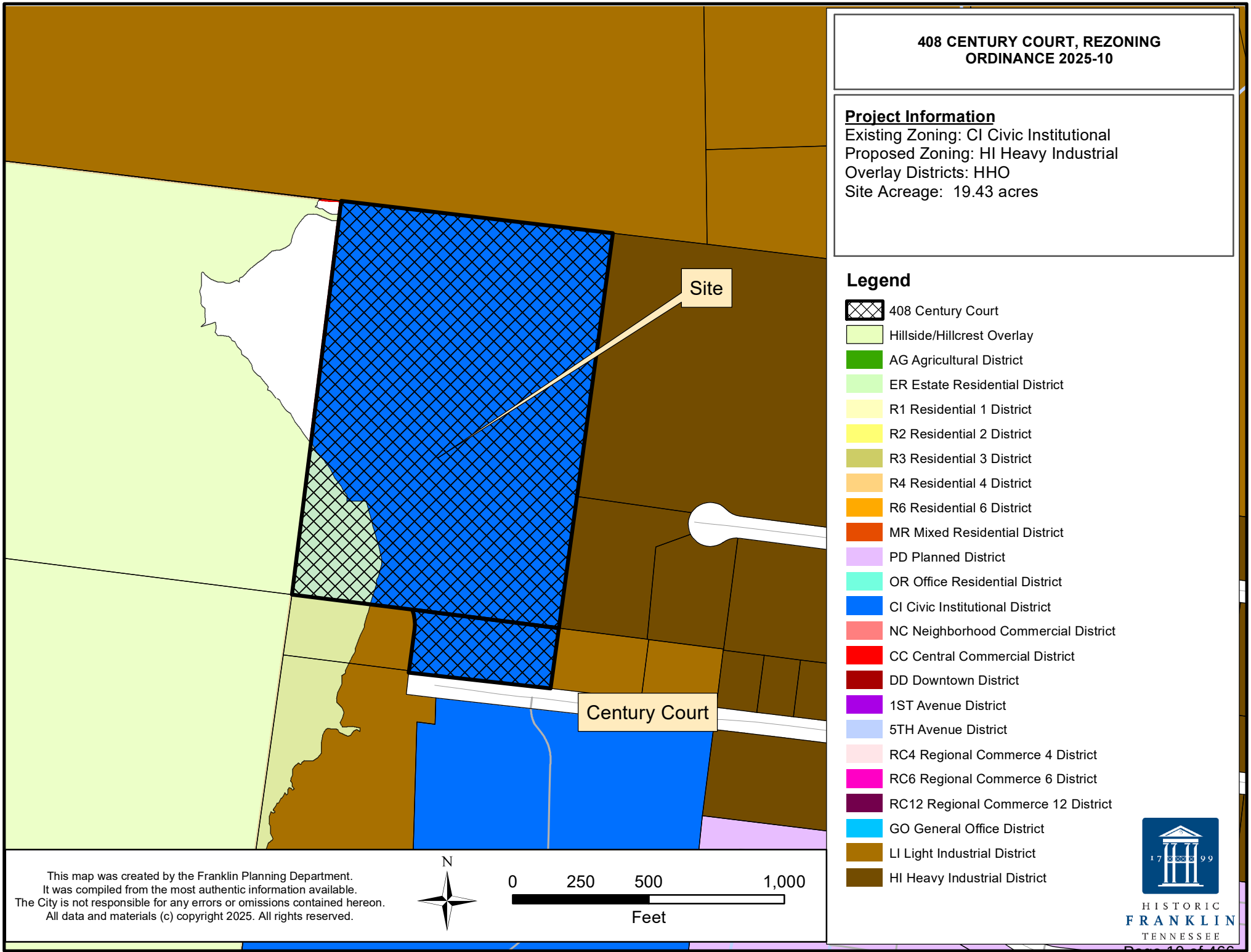
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REZONING PLAN

45142.01
04.30.2025

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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.
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Feet

HISTORIC FRANKLIN TENNESSEE

REZONING PLAN FOR

Williamson County Justice Center

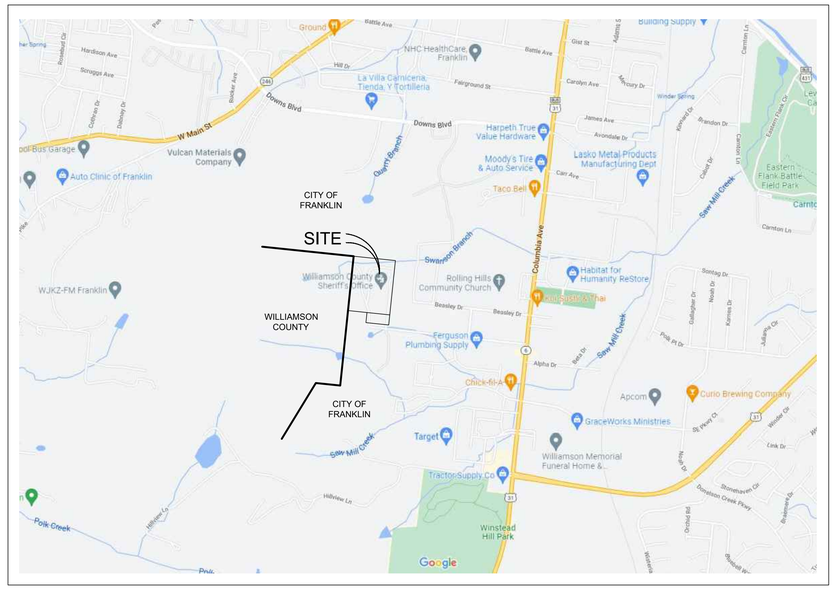
MAP 90, PARCELS 302 AND 401

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

Gresham Smith

GreshamSmith.com

222 Second Avenue South
Suite 1400
Nashville, TN 37201

615.770.8100

TREANORHL

ICT
I. C. Thomasson Associates, Inc.

Rezoning Plan
Williamson County Justice Center
City of Franklin Project No. 8772

JUBAL R. PARRIS
REGISTERED ENGINEER
No. 117910
STATE OF TENNESSEE
04/30/2025

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

Revision

No.	Date	Description

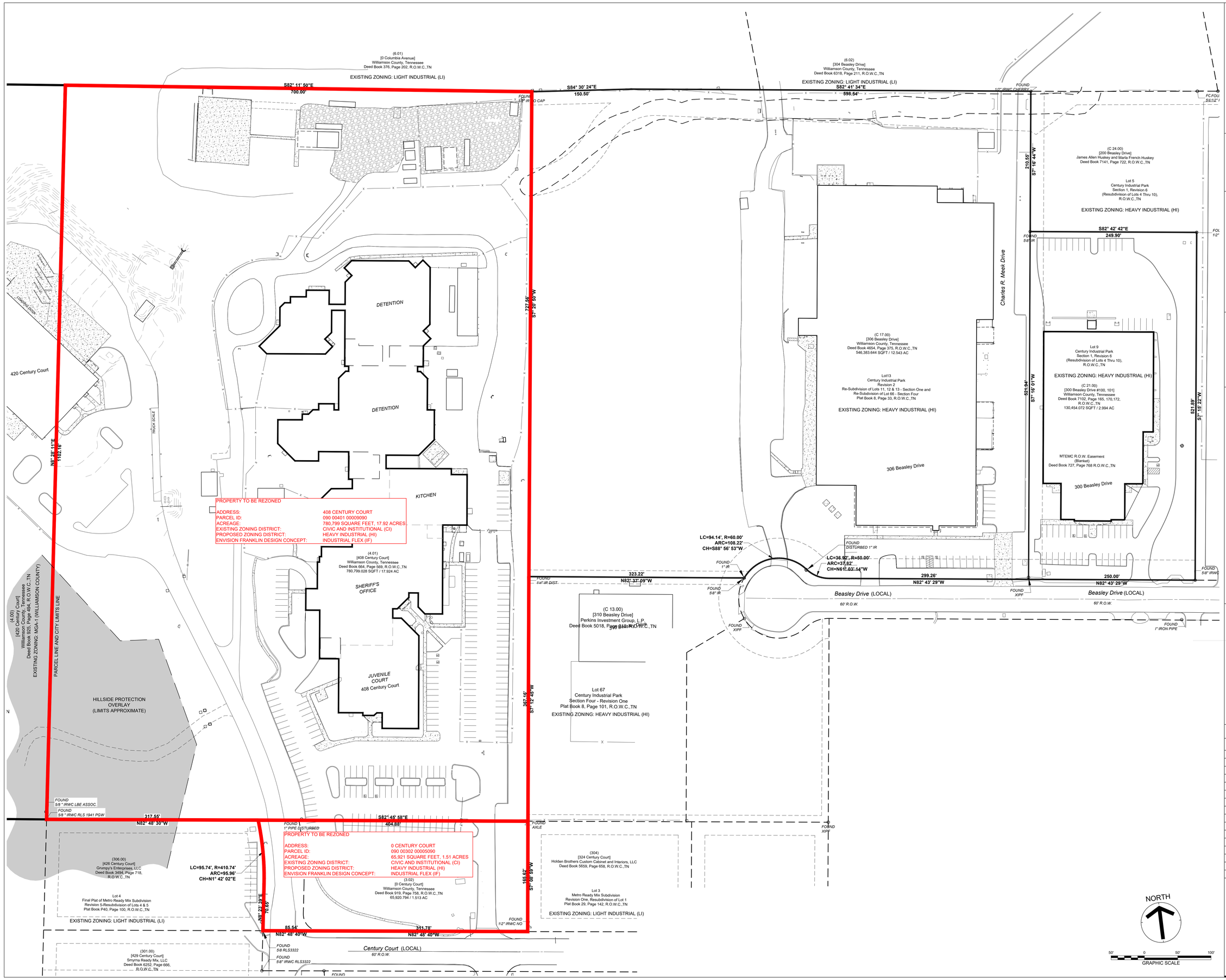
COVER SHEET

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45142.01
04.30.2025

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Gresham Smith
GreshamSmith.com
222 Second Avenue South
Suite 1400
Nashville, TN 37201
615.770.8100
TREANORHL
ICT
I. C. Thomasson Associates, Inc.

Rezoning Plan

Williamson County Justice Center

City of Franklin Project No. 8772

JUBAL R. PARRIS
REGISTERED ENGINEER
No. 119701
STATE OF TENNESSEE
04/30/2025

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

Revision

No.	Date	Description

C0.1

REZONING PLAN

45142.01
04.30.2025

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File #: 21-0697

DATE: June 23, 2025

TO: Board of Mayor and Aldermen

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

SUBJECT:

Consideration Of Resolution 2025-44, A Resolution Adopting A Plan Of Services For The Annexation Of Property Located West Of Lewisburg Pike And South Of Henpeck Lane, At 1288 Lewisburg Pike, By The City Of Franklin, Tennessee. Establishing A Public Hearing For August 12, 2025
FMPC 6/26/25, 9-0

PURPOSE:

PROJECT INFORMATION
COF Project Number: 8506
Applicant: Charlie Weir, The Gateway Church - Nashville, Inc
Owner: The Gateway Church - Nashville, Inc, Charlie Weir, Rep.

BACKGROUND/STAFF COMMENTS:
The applicant is requesting a Plan of Services for property located at 1288 Lewisburg Pike. Resolution 2025-44 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 10.58 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 Goose Creek Basin as defined in the City of Franklin Sanitary Sewer Basin Study. This Basin is identified as a short-term annexation capability area. 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. An easement crossing a neighboring property would need to be established by the applicant, at their expense, in order to serve this property with sanitary sewer.

FINANCIAL IMPACT:

Unknown.

RECOMMENDATION:

The Planning Commission recommended approval Of Resolution 2025-44 by a vote of 9-0.
Staff recommends that the Board of Mayor and Aldermen approve Resolution 2025-44.

RESOLUTION 2025-44

A RESOLUTION ADOPTING A PLAN OF SERVICES FOR THE ANNEXATION OF PROPERTY LOCATED WEST OF LEWISBURG PIKE AND SOUTH OF HENPECK LANE, AT 1288 LEWISBURG PIKE, BY THE CITY OF FRANKLIN, TENNESSEE

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

WHEREAS, Gateway Church-Nashville, Charlie Weir, Rep., (Owner) of property located at 1288 Lewisburg Pike (Property) petitioned the Board of Mayor and Aldermen (BOMA) of the City of Franklin, Tennessee (City), to annex the Property noncontiguous the City limits and located within the Franklin Urban Growth Boundary (UGB); and

WHEREAS, the Property is located at 1288 Lewisburg Pike, noncontiguous to the City limits, within the Urban Growth Boundary, and as described herein and as depicted on the Map attached hereto as Exhibit A:

Map-Parcel	Acres
106-29.01	10.58
Total	10.58

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

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

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

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

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

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

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

A. Water

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

B. Reclaimed Water

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

C. Wastewater

1. The Property lies within the Goose Creek Basin as defined in the City of Franklin Sanitary Sewer Basin Study.
2. The Owner shall be required to extend the sanitary sewer main 1,500 linear feet to provide service to the Property.
3. The City of Franklin Sanitary Sewer System Basin Plans show this as an 8-inch sanitary sewer interceptor.
4. The Owner shall be required to submit engineering calculations to determine final sizing requirements.
5. The Owner shall be required to provide Engineering design, construction, easements, rights-of-way and the costs associated with the on-site sanitary sewer infrastructure required to serve the development of this Property.
6. The Owner shall be responsible for the payment of fees per the policies and procedures outlined in Franklin Municipal Code.
7. The property owner would be required to obtain and record, at their expense, an easement across the neighboring property in order to serve this property with sanitary sewer.

D. Stormwater

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

E. Streets

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

F. Traffic Control

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

G. Street Lighting

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

H. Street Name Signs

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

I. Fire Protection

1. Fire protection by the present personnel and equipment of the Franklin Fire Department will be provided on and after the effective date of annexation.
2. No additional manpower or equipment will be necessary to serve the annexation area at this time.

J. Planning and Zoning

1. The planning and zoning jurisdiction of the City will extend to the annexed area on and after the effective date of annexation.
2. Envision Franklin places this parcel in the Neighborhood Commercial Design Concept, which contains a mix of active uses at key intersections that serve surrounding residential concentrations.
3. Upon annexation, the Property will be zoned by the Board of Mayor and Aldermen to a Zoning District and any applicable Overlay Zoning District(s), pursuant to the requirements of the Franklin Zoning Ordinance. If the Owner has requested the Planned District, they shall be required to submit a Development Plan, pursuant to the Franklin Zoning Ordinance.

K. Parks and Recreation

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

L. Police Protection

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

M. Building and Code Inspection Services

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

N. Garbage and Recycling Pickup and Environmental

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

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

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

ATTEST:

BY:_____
Angie Skarp
City Recorder

CITY OF FRANKLIN, TENNESSEE:

BY: _____
Dr. Ken Moore
Mayor

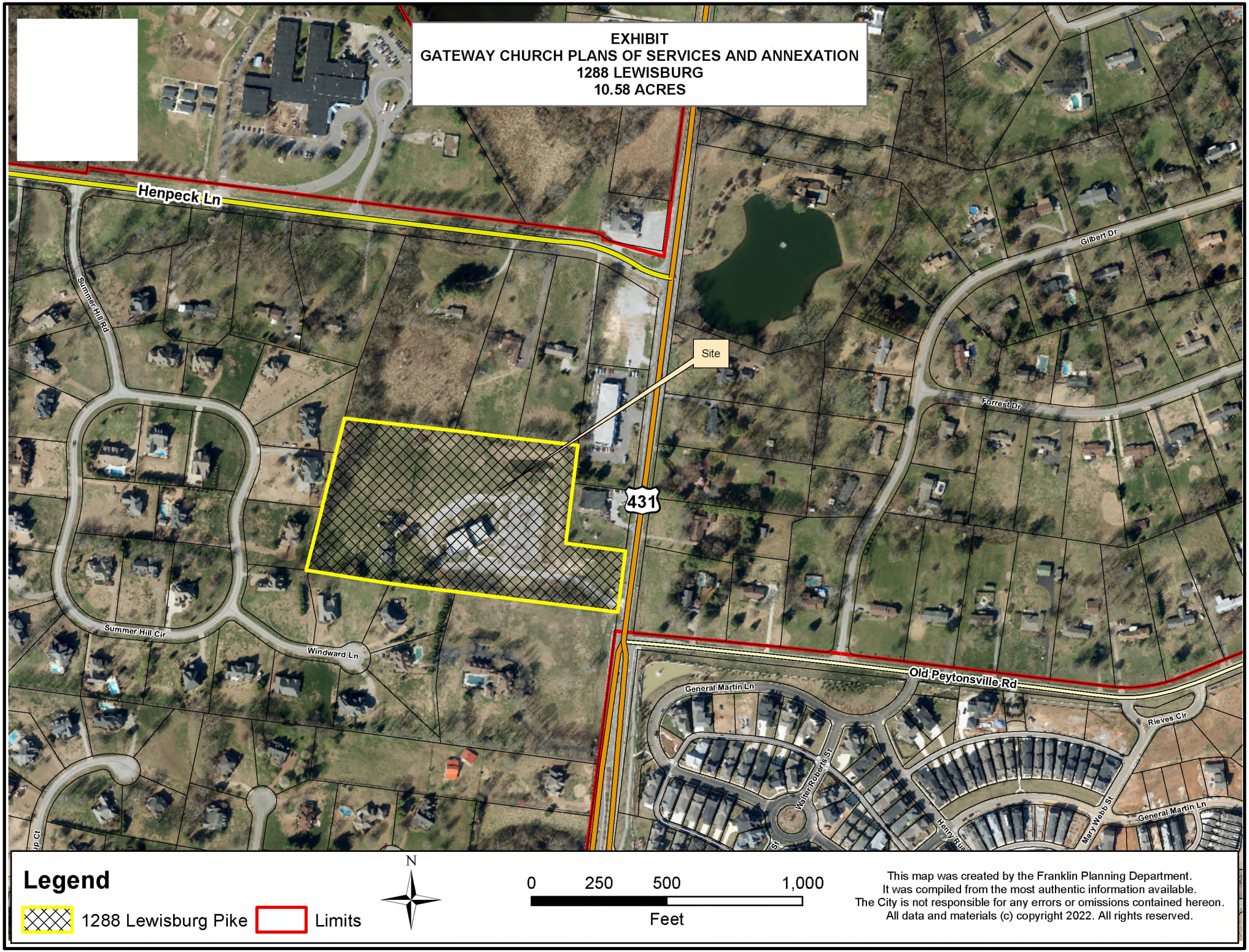
Approved as to form by:

_____
Shauna R. Billingsley
City Attorney

PLANNING COMMISSION RECOMMENDED: _____

PUBLIC HEARING HELD: _____

Law approved template Dec. 2023


EXHIBIT
GATEWAY CHURCH PLANS OF SERVICES AND ANNEXATION
1288 LEWISBURG
10.58 ACRES
Henpeck Ln
Summer Hill Rd
Summer Hill Cir
Windward Ln
Site
431
Gilbert Dr
Forrest Dr
Old Peytonsville Rd
General Martin Ln
Walter Roberts St
Rieves Cir
Mary Webb St
General Martin Ln
Legend
1288 Lewisburg Pike
Limits
N
0
250
500
1,000
Feet
This map was created by the Franklin Planning Department.
It was compiled from the most authentic information available.
The City is not responsible for any errors or omissions contained hereon.
All data and materials (c) copyright 2022. All rights reserved.

STORM DRAINAGE STRUCTURES

NO.	TYPE	CASTING *	ELEVATIONS			10-YR STORM FLOW (CFS)
			TOP OF GRATE @ FLOW LINE	INVERT IN	INVERT OUT	
1	ENERGY DISSIPATING CONCRETE HEADWALL	-	-	-	689.10 (2)	-
2	BIORETENTION OUTLET STRUCTURE	NYLOPLAST STANDARD GRATE	694.25	689.25 (UD)	689.25	-
3	ENERGY DISSIPATING CONCRETE HEADWALL	-	-	693.50	693.50	-
4	18" NYLOPLAST DRAIN BASIN	18" NYLOPLAST STANDARD GRATE	697.00	694.04	694.04	-
5	18" NYLOPLAST DRAIN BASIN	18" NYLOPLAST STANDARD GRATE	698.00	694.36	694.36	-
6	18" NYLOPLAST DRAIN BASIN	18" NYLOPLAST STANDARD GRATE	697.70	-	694.71	-
7	EXISTING AREA DRAIN	-	-	-	-	-
*8	SINGLE CURB INLET	3103	697.90	-	-	-

* CASTINGS TO BE JOHN BOUCHARD & SONS CO. OR APPROVED EQUAL UNLESS OTHERWISE NOTED

STORM DRAINAGE PIPES

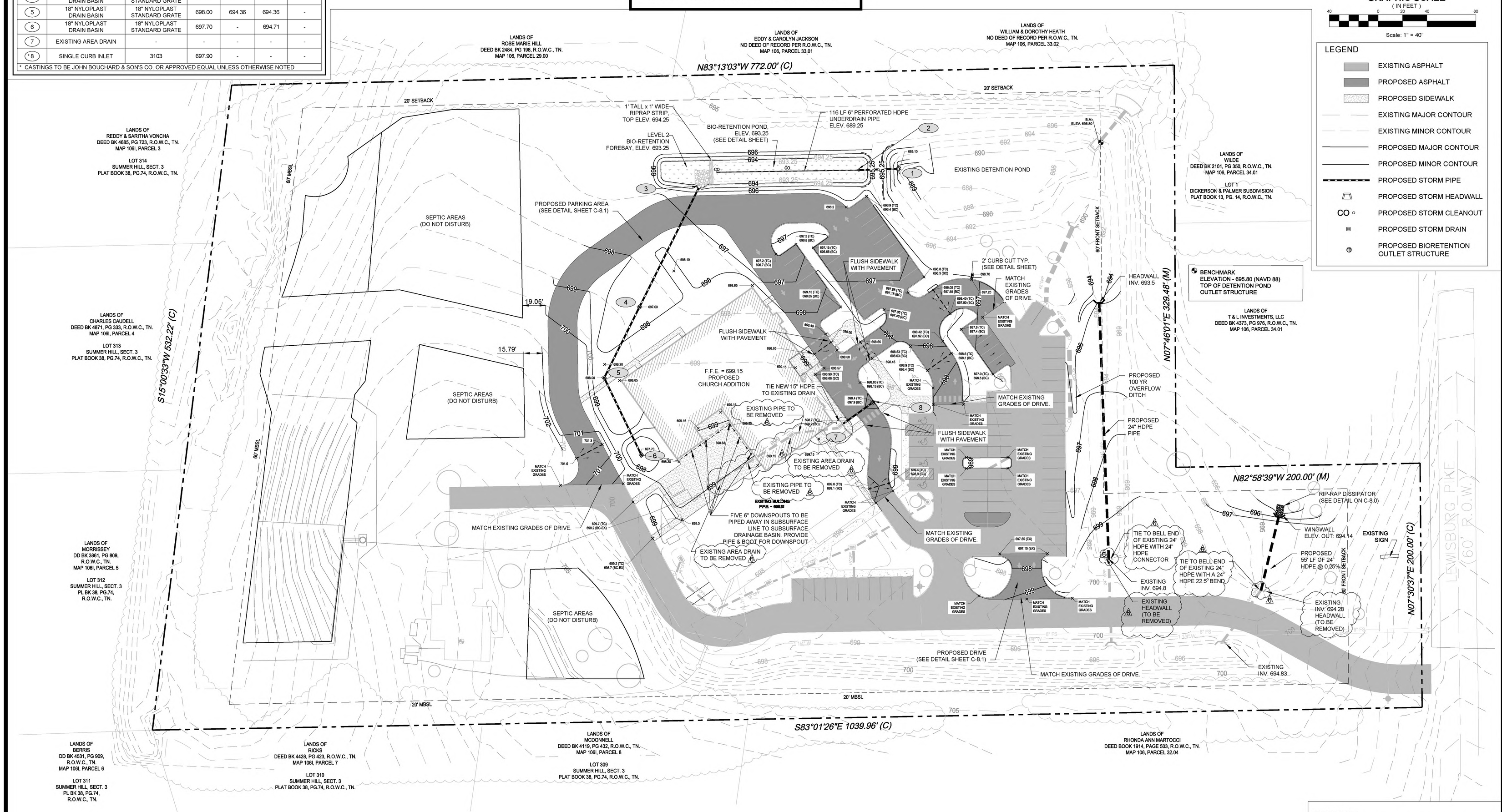
PIPE	SIZE (INCHES)	LENGTH (FEET)	SLOPE (%)	10-YEAR STORM FLOW (CFS)	FULL FLOW CAPACITY (CFS)	FULL FLOW VELOCITY (FPS)
* 2-1	18	30	0.5	7.23	7.4	4.2
* 4-3	15	108	0.5	2.28	4.6	3.7
* 5-4	15	64	0.5	0.76	4.6	3.7
* 6-5	15	70	0.5	0.64	4.6	3.7
* 8-7	15	32	0.5	0.72	4.6	3.7

* ADS N-12 PIPE

TOTAL PROPERTY AREA: 465,609 SQFT

EXISTING IMPERVIOUS: 69,761 SQFT
EXISTING PERVIOUS: 395,848 SQFT

PROPOSED IMPERVIOUS: 108,367 SQFT
PROPOSED PERVIOUS: 357,242 SQFT



FLOOD NOTE
NO PORTION OF THIS PROPERTY IS LOCATED IN AN AREA DESIGNATED AS A 100 YEAR FLOOD ZONE AS EVIDENCED ON FEMA PANEL # *47187C 0355 F* OF WILLIAMSON COUNTY, TN, DATED 09/29/2006.

WORK FULLY COMPLETED AS OF 10/4/2019

OWNER OF RECORD
GATEWAY CHURCH - NASHVILLE INC
ZONING MGA-1, MAP 106 PARCEL 029.01

APPLICANT
GATEWAY CHURCH, CHARLIE WEIR
1288 LEWISBURG PIKE
FRANKLIN, TN 37064
615-538-6040

NO.	DATE	REVISIONS
1	3/20/18	REVISED PER WILLIAMSON COUNTY COMMENTS
2	8/31/18	REVISED PER OWNERS COMMENTS
3	10/10/18	REVISED PER CITY/OWNER COMMENTS
4	10/19/18	REVISED PER STATE FIRE MARSHAL COMMENTS
5	12/10/18	REVISED PER COUNTY COMMENTS
6	01/25/19	REVISED STORM INLETS PER CONTRACTOR

DATE: 01-24-2018
SCALE: AS SHOWN
DRAWN BY: T-SQUARE
REVIEWER: TET

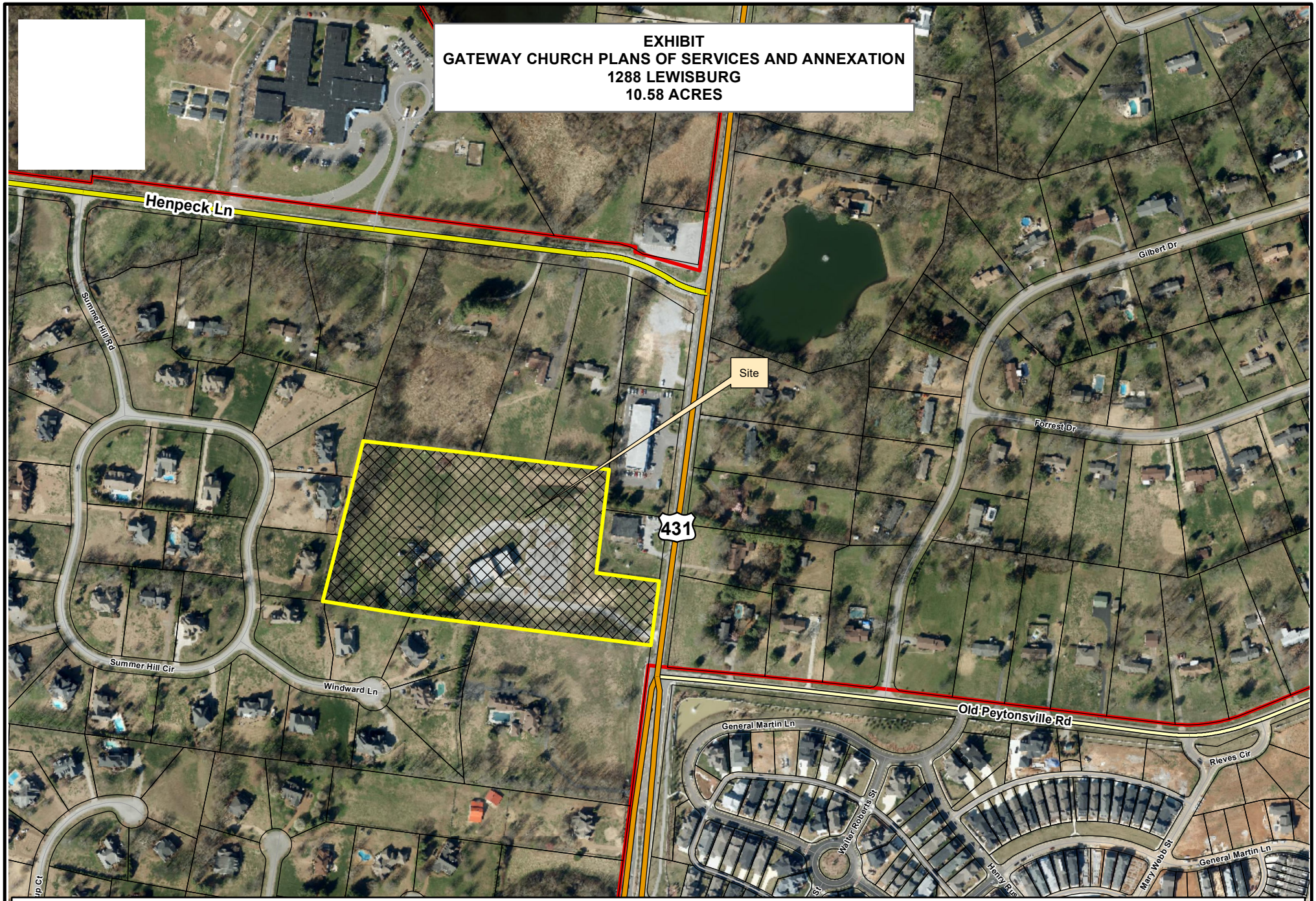
GATEWAY CHURCH PHASE 2

GRADING & DRAINAGE PLAN
FULLY CONSTRUCTED
1288 LEWISBURG PIKE
MAP 106 PARCEL 029.01 (10.6 AC.)
WILLIAMSON COUNTY, TENNESSEE

TIMOTHY E. TURNER
REGISTERED ENGINEER
AGRICULTURAL
STATE OF TENNESSEE
01/25/19

PROJECT
16-0819

SHEET
C-5.0



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It was compiled from the most authentic information available.
The City is not responsible for any errors or omissions contained hereon.
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CONSTRUCTION PLANS
FOR
GATEWAY CHURCH PHASE 2
1288 LEWISBURG PIKE
MAP 106 PARCEL 029.01 (10.58 AC)
FRANKLIN, WILLIAMSON COUNTY, Tennessee

Developer: Charlie Weir, Gateway Church
1288 Lewisburg Pike
Franklin, TN 37064
(615) 538-6040

Engineer: TSQUARE ENGINEERING
Consulting Civil Engineering
7101 Sharondale Court * Suite 200 * Brentwood, TN 37027
(615)678-8212 * Email tim@t2-eng.com

Surveyor: Jacob Slaugenhoupt, Garver
361 Mallory Station Road PHONE (615) 377-1337
Franklin, TN 37067

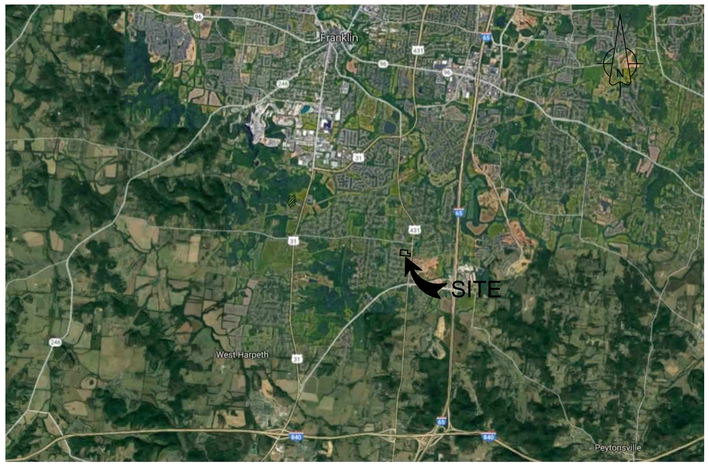
S & A Surveying, Inc.
306 Bluegrass Circle
Lebanon, TN, 37090
(615) 394-7564

Topographic Boundary Survey, including property lines, legal description, existing utilities, site topography with spot elevations, outstanding physical features and existing structure locations was provided by the following company:

Jacob Slaugenhoupt, Garver
361 Mallory Station Road PHONE (615) 377-1337
Franklin, TN 37067

S & A Surveying, Inc.
306 Bluegrass Circle
Lebanon, TN, 37090
(615) 394-7564

T-Square Engineering and its associates will not be held responsible for its accuracy or for design errors or emissions resulting from potential survey inaccuracies.



LOCATION MAP
N.T.S

Sheet Schedule

C-0.0	Cover Sheet
C-1.0	Existing Conditions And Demo Plan
C-1.1	Resource Protection Plan
C-2.0	Site Layout Plan
C-3.0	Initial Erosion Control Plan
C-3.1	Temporary Erosion Control Plan
C-3.2	Permanent Erosion Control Plan
C-4.0	Pre Development Plan
C-4.1	Post Development Plan
C-5.0	Grading & Drainage Plan
C-7.0	Utility Plan
C-8.0	Detail Sheet
C-8.1	Detail Sheet
L-1.0	Landscape Plan
L-1.1	Landscape Plan
P-1.0	Photometric Plan

REVISIONS		
NO.	DATE	
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5	12/10/18	REVISED PER COUNTY COMMENTS

DATE: 01-24-2018
SCALE: AS SHOWN
DRAWN BY: T-SQUARE
REVIEWER: TET

COVER SHEET
1288 LEWISBURG PIKE
MAP 106 PARCEL 029.01 (10.6 AC.)
WILLIAMSON COUNTY, TENNESSEE

GATEWAY CHURCH PHASE 2

TIMOTHY E. TURNER
REGISTERED ENGINEER
AGRICULTURAL
STATE OF TENNESSEE
10/17/13

12–10–18

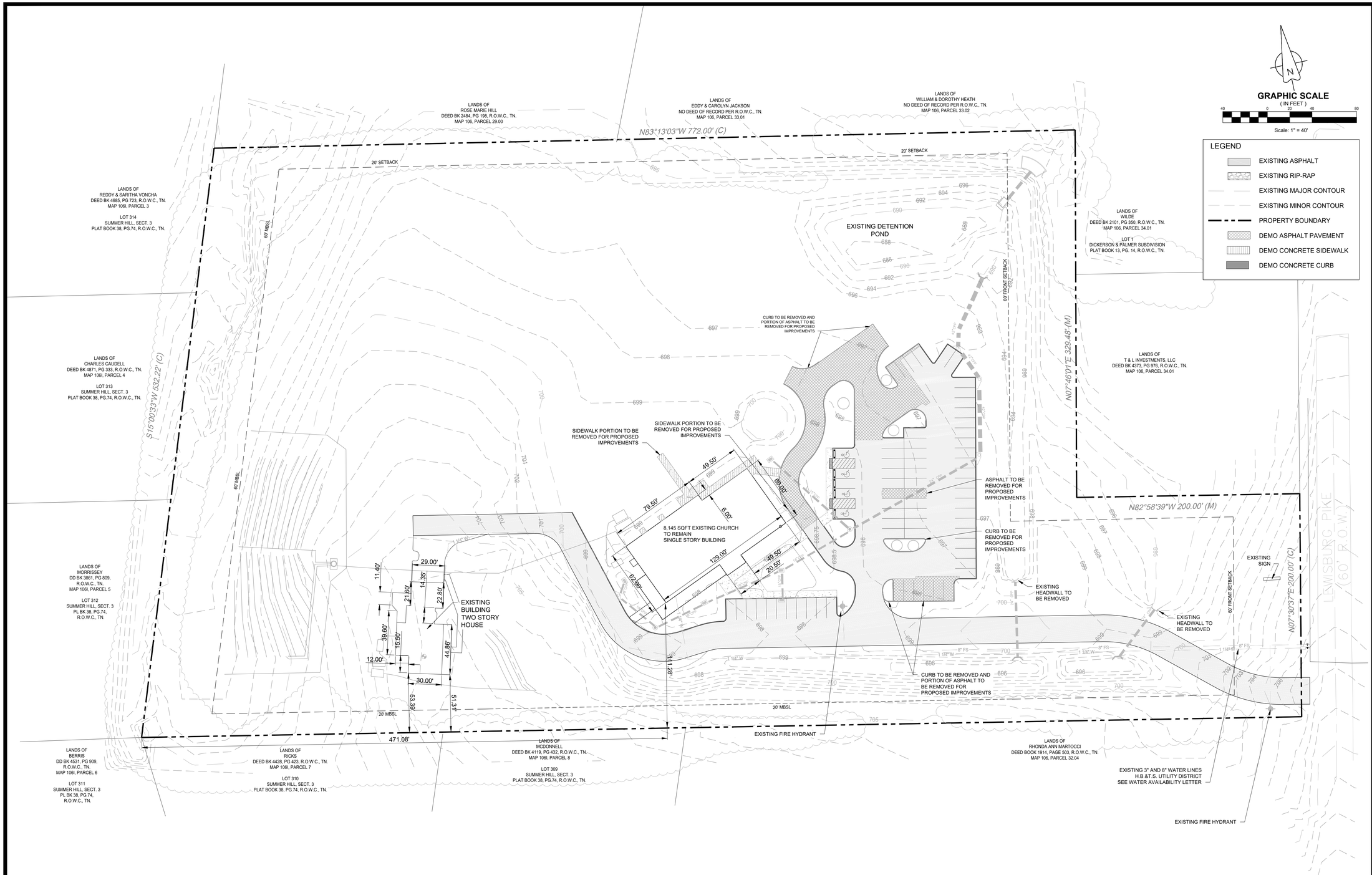
OWNER OF RECORD
GATEWAY CHURCH - NASHVILLE INC
ZONING MGA-1, MAP 106 PARCEL 029.01

APPLICANT

GATEWAY CHURCH, CHARLIE WEIR
1288 LEWISBURG PIKE
FRANKLIN, TN 37064
615-538-6040

PROJECT
16-0819

SHEET
C-0.0



NO.	DATE	REVISIONS
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DATE: 01-24-2018
SCALE: AS SHOWN
DRAWN BY: T-SQUARE
REVIEWER: TET

EXISTING CONDITIONS AND DEMO PLAN

1288 LEWISBURG PIKE
MAP 106 PARCEL 029.01 (10.6 AC.)
WILLIAMSON COUNTY, TENNESSEE

GATEWAY CHURCH PHASE 2

TIMOTHY E. TURNER REGISTERED ENGINEER AGRICULTURE 101143 STATE OF TENNESSEE
12–10–18

RESOURCE PROTECTION STANDARDS
THIS DEVELOPMENT WILL ADHERE TO THE RESOURCE PROTECTION STANDARDS SET FORTH IN ARTICLE 13 OF THE ZONING ORDINANCE CONCERNING NATURAL AND HISTORICAL RESOURCES, SUCH AS, WATERWAY PROTECTION, STEEP TOPOGRAPHY AND SLIPPAGE SOIL PROTECTION, KARST TOPOGRAPHY PROTECTION, SPECIAL FLOOD HAZARD AREA PROTECTION, WETLAND PROTECTION, WOODLAND AND TREE PROTECTION, AND HISTORIC AND CULTURAL RESOURCE PROTECTION.

NOTE;
1. THIS PROPERTY HAS BEEN REVIEWED FOR THE EXISTENCE OF INTERMITTENT AND PERENNIAL STREAMS. STREAMS THAT WOULD REQUIRE WATERWAY NATURAL AREAS AS DESCRIBED IN SECTION 4 OF THE WILLIAMSON COUNTY STORM WATER MANAGEMENT REGULATIONS HAVE BEEN LOCATED AS SHOWN.
2. THIS SITE HAS BEEN REVIEWED FOR THE PRESENCE OF STEEP SLOPES, HILLTOPS AND RIDGETOPS, SLIPPAGE SOILS AND KARST FEATURES. NONE OF THE MENTIONED FEATURES ARE PRESENT ON THIS SITE.

FLOOD NOTE
NO PORTION OF THIS PROPERTY IS LOCATED IN AN AREA DESIGNATED AS A 100 YEAR FLOOD ZONE AS EVIDENCED ON FEMA PANEL # *47187C 0355 F* OF WILLIAMSON COUNTY, TN, DATED 09/29/2006.

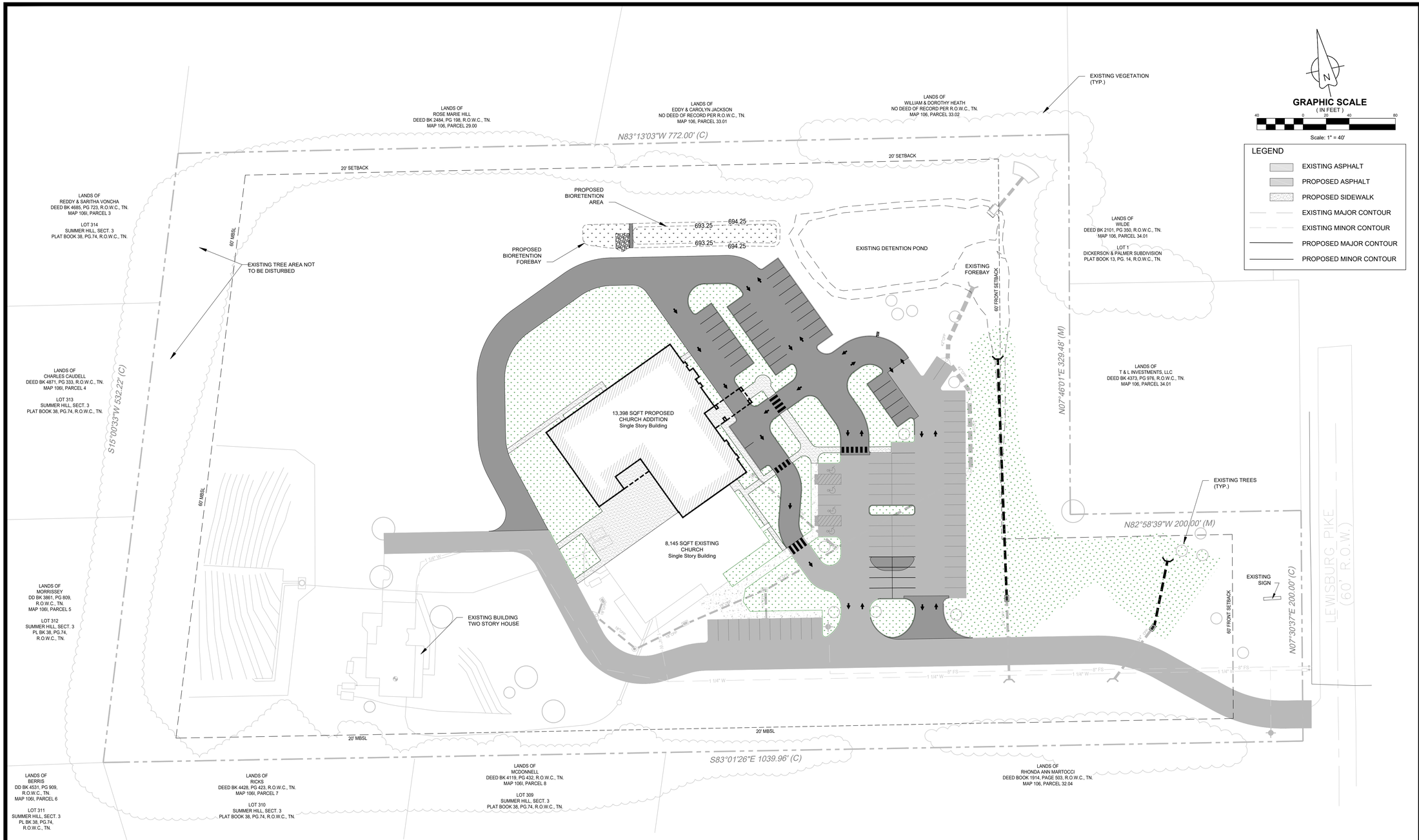
OWNER OF RECORD
GATEWAY CHURCH - NASHVILLE INC
ZONING MGA-1, MAP 106 PARCEL 029.01

APPLICANT
GATEWAY CHURCH, CHARLIE WEIR
1288 LEWISBURG PIKE
FRANKLIN, TN 37064
615-538-6040

PROJECT
16-0819

SHEET
C-1.0

T-SQUARE ENGINEERING
701 West Main St • Franklin, TN • 615-678-8212 • www.T2-eng.com



NO.	DATE	REVISIONS
1	3/20/18	REVISED PER WILLIAMSON COUNTY COMMENTS
2	8/31/18	REVISED PER OWNERS COMMENTS
3	10/10/18	REVISED PER CITY/OWNER COMMENTS
4	10/19/18	REVISED PER STATE FIRE MARSHAL COMMENTS
5	12/10/18	REVISED PER COUNTY COMMENTS

DATE: 01-24-2018
SCALE: AS SHOWN
DRAWN BY: T-SQUARE
REVIEWER: TET

GATEWAY CHURCH PHASE 2

RESOURCE PROTECTION PLAN

1288 LEWISBURG PIKE
MAP 106 PARCEL 029.01 (10.6 AC.)
WILLIAMSON COUNTY, TENNESSEE

RESOURCE PROTECTION STANDARDS
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OWNER OF RECORD
GATEWAY CHURCH - NASHVILLE INC
ZONING MGA-1, MAP 106 PARCEL 029.01

APPLICANT
GATEWAY CHURCH, CHARLIE WEIR
1288 LEWISBURG PIKE
FRANKLIN, TN 37064
615-538-6040

TIMOTHY E. TURNER
REGISTERED ENGINEER
AGRICULTURE
STATE OF TENNESSEE
12–10–18

PROJECT
16-0819

SHEET
C-1.1

GATEWAY CHURCH PHASE 2

SITE PLAN

1288 LEWISBURG PIKE
MAP 106 PARCEL 029.01 (10.6 AC.)
WILLIAMSON COUNTY, TENNESSEE

REVISIONS		
NO.	DATE	
1	3/20/18	REVISED PER WILLIAMSON COUNTY COMMENTS
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4	10/19/18	REVISED PER STATE FIRE MARSHAL COMMENTS
5	12/10/18	REVISED PER COUNTY COMMENTS

DATE: 01-24-2018
SCALE: AS SHOWN
DRAWN BY: T-SQUARE
REVIEWER: TET

GRAPHIC SCALE (IN FEET)
40 0 20 40 80
Scale: 1" = 40'

LEGEND
- EXISTING ASPHALT
- PROPOSED ASPHALT
- PROPOSED SIDEWALK
- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- PROPOSED MAJOR CONTOUR
- PROPOSED MINOR CONTOUR

PILE OF FILL MATERIAL AND CONSTRUCTION DEBRIS TO BE REMOVED UNDER THE DIRECT SUPERVISION OF WCDSDM TO ENSURE NO DISTURBANCE OF THE SEPTIC FIELD AREA.

LANDS OF ROSE MARIE HILL DEED BK 2484, PG 198, R.O.W.C., TN. MAP 106, PARCEL 29.00

LANDS OF EDDY & CAROLYN JACKSON NO DEED OF RECORD PER R.O.W.C., TN. MAP 106, PARCEL 33.01

LANDS OF WILLIAM & DOROTHY HEATH NO DEED OF RECORD PER R.O.W.C., TN. MAP 106, PARCEL 33.02

N83°13'03"W 772.00' (C)

20' SETBACK

LANDS OF REDDY & SARITHA VONCHA DEED BK 4685, PG 723, R.O.W.C., TN. MAP 106I, PARCEL 3

LOT 314 SUMMER HILL, SECT. 3 PLAT BOOK 38, PG.74, R.O.W.C., TN.

60' MBSL

SEPTIC SOIL AREA

MINIMUM BUILDING SETBACK LINE

PROPOSED DRIVES TO USE HEAVY DUTY ASPHALT DETAIL ON SHEET C-8.1

PARKING SPACES (TYP.) (9' X 18')

EXISTING DETENTION POND

EXISTING FOREBAY

60' FRONT SETBACK

LANDS OF WILDE DEED BK 2101, PG 350, R.O.W.C., TN. MAP 106, PARCEL 34.01

LOT 1 DICKERSON & PALMER SUBDIVISION PLAT BOOK 13, PG. 14, R.O.W.C., TN.

PROPOSED 4' SIDEWALK (SEE ARCHITECTURAL PLANS)

PROPOSED PARKING STALLS TO USE LIGHT DUTY ASPHALT DETAIL ON SHEET C-8.1

LANDS OF CHARLES CAUDELL DEED BK 4871, PG 333, R.O.W.C., TN. MAP 106I, PARCEL 4

LOT 313 SUMMER HILL, SECT. 3 PLAT BOOK 38, PG.74, R.O.W.C., TN.

S15°00'33"W 532.22' (C)

261.6'

13,398 SQFT PROPOSED CHURCH ADDITION Single Story Building

FLUSH SIDEWALK WITH PAVEMENT

SEPTIC SOIL AREA

N07°46'01"E 329.48' (M)

LANDS OF T & L INVESTMENTS, LLC DEED BK 4373, PG 976, R.O.W.C., TN. MAP 106, PARCEL 34.01

MINIMUM BUILDING SETBACK LINE

FLUSH SIDEWALK WITH PAVEMENT

EXISTING ADA RAMPS

N82°58'39"W 200.00' (M)

CONCRETE PATIO

8,145 SQFT EXISTING CHURCH SINGLE STORY BUILDING

END OF PROPOSED 4' SIDEWALK (SEE DETAIL SHEET)

EXISTING SIGN

N07°30'37"E 200.00' (C)

LEWISBURG PIKE (60' R.O.W.)

LANDS OF MORRISSEY DD BK 3861, PG 809, R.O.W.C., TN. MAP 106I, PARCEL 5

LOT 312 SUMMER HILL, SECT. 3 PL BK 38, PG.74, R.O.W.C., TN.

288.3'

EXISTING BUILDING TWO STORY HOUSE

111.3'

MINIMUM BUILDING SETBACK LINE

20' MBSL

471.1'

S83°01'26"E 1039.96' (C)

LANDS OF BERRIS DD BK 4531, PG 909, R.O.W.C., TN. MAP 106I, PARCEL 6

LOT 311 SUMMER HILL, SECT. 3 PL BK 38, PG.74, R.O.W.C., TN.

LANDS OF RICKS DEED BK 4428, PG 423, R.O.W.C., TN. MAP 106I, PARCEL 7

LOT 310 SUMMER HILL, SECT. 3 PLAT BOOK 38, PG.74, R.O.W.C., TN.

LANDS OF MCDONNELL DEED BK 4119, PG 432, R.O.W.C., TN. MAP 106I, PARCEL 8

LOT 309 SUMMER HILL, SECT. 3 PLAT BOOK 38, PG.74, R.O.W.C., TN.

LANDS OF RHONDA ANN MARTOCCI DEED BOOK 1914, PAGE 503, R.O.W.C., TN. MAP 106, PARCEL 32.04

Total Site Data		
	REQUIRED / EXISTING	PROVIDED
TOTAL PROPERTY ACREAGE	10.58 AC	10.58 AC
ZONING	MGA - 1	MGA - 1
OPEN SPACE	2.65 AC (25%)	7.71 AC (73%)
BUILDING SETBACKS		
FRONT:	60 FEET	60 FEET
REAR:	60 FEET	60 FEET
SIDE:	20 FEET	20 FEET
ERROR OF CLOSURE	1 / 10,000	1 / 10,000

MAXIMUM NUMBER EMPLOYEES ON ANY GIVEN DAY = 7

PARKING SPACES				
	REQUIRED	EXISTING	PROPOSED	TOTAL
# OF SPACES	75 MIN - 93 MAX	69	24	93

REQUIRED NUMBER OF SPACES IS BASED ON A 300 MAX CAPACITY FOR THE SANCTUARY.

RESOURCE PROTECTION STANDARDS
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FLOOD NOTE
NO PORTION OF THIS PROPERTY IS LOCATED IN AN AREA DESIGNATED AS A 100 YEAR FLOOD ZONE AS EVIDENCED ON FEMA PANEL # *47187C 0355 F* OF WILLIAMSON COUNTY, TN, DATED 09/29/2006.

OWNER OF RECORD
GATEWAY CHURCH - NASHVILLE INC
ZONING MGA-1, MAP 106 PARCEL 029.01

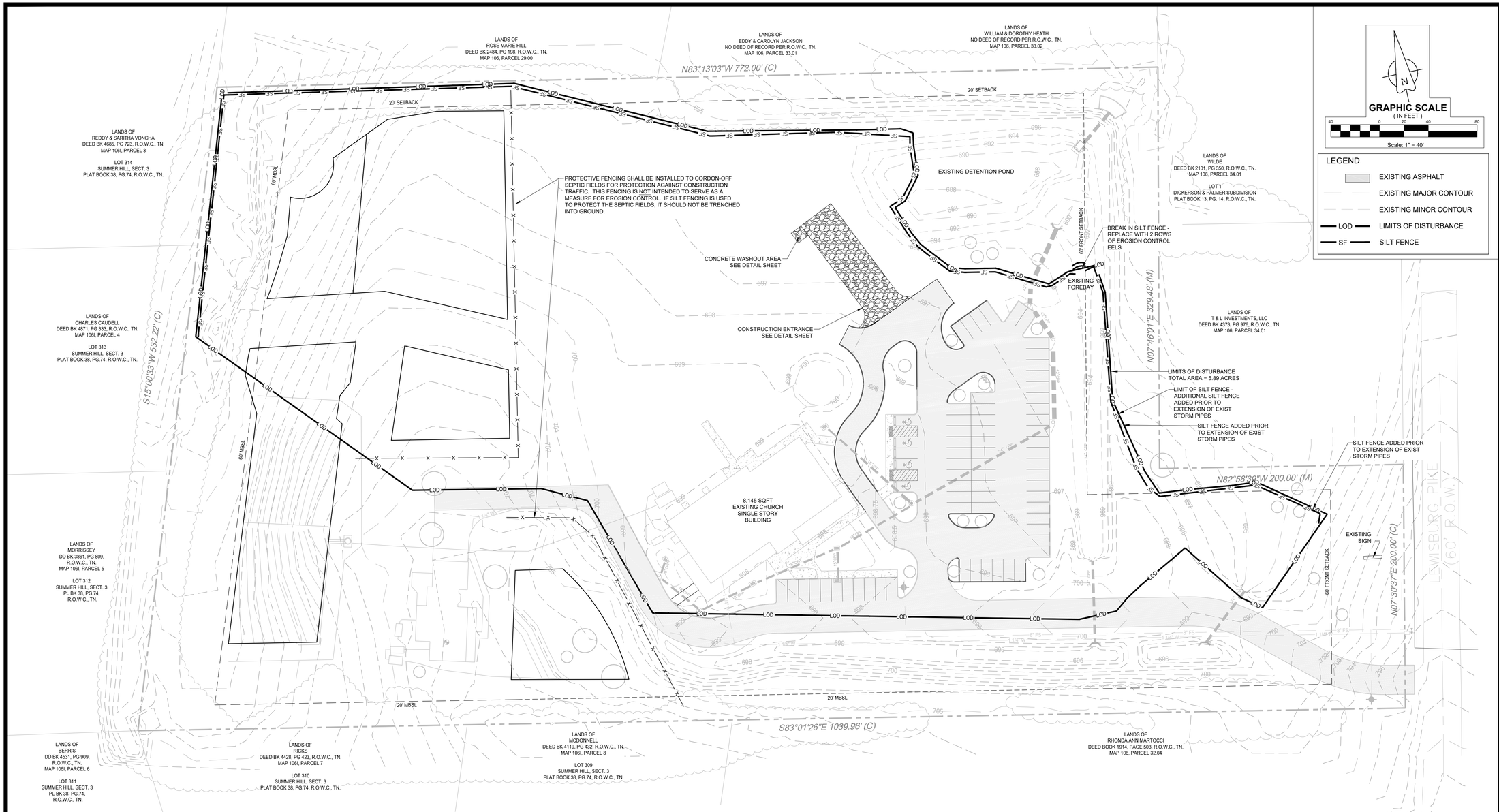
APPLICANT
GATEWAY CHURCH, CHARLIE WEIR
1288 LEWISBURG PIKE
FRANKLIN, TN 37064
615-538-6040

TIMOTHY E. TURNER — REGISTERED ENGINEER — AGRICULTURAL — STATE OF TENNESSEE
12–10–18

PROJECT
16-0819

SHEET
C-2.0

T-SQUARE ENGINEERING
701 WEST MAIN ST • FRANKLIN, TN • 615-678-8212 • WWW.T2-ENG.COM



GENERAL EROSION NOTES

A. ALL CONTRACTORS AND SUBCONTRACTORS INVOLVED WITH STORM WATER POLLUTION PREVENTION SHALL OBTAIN A COPY OF THE STORM WATER POLLUTION PREVENTION PLAN AND THE STATE OF TENNESSEE NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM GENERAL PERMIT(NPDES PERMIT) AND BECOME FAMILIAR WITH THEIR CONTENTS.

B. ALL WASH WATER (CONCRETE TRUCKS, VEHICLE CLEANING, EQUIPMENT CLEANING, ETC.) SHALL BE DISPOSED OF IN A MANNER THAT PREVENTS CONTACT BETWEEN THESE MATERIALS AND STORM WATER THAT IS DISCHARGED FROM THE SITE.

C. MAINTAIN ON THE SITE OR HAVE READILY AVAILABLE SUFFICIENT OIL AND GREASE ABSORBING MATERIALS AND FLOTATION BOOMS TO CONTAIN AND CLEAN-UP FUEL OR CHEMICAL SPILLS AND LEAKS.

D. DUST CONTROL ON THE SITE SHALL BE MINIMIZED BY SPRAYING WATER ON DRY AREAS OF THE SITE. THE USE OF MOTOR OILS AND OTHER PETROLEUM BASED OR TOXIC LIQUIDS FOR DUST SUPRESSION OPERATIONS IS PROHIBITED.

E. NO RUBBISH, TRASH, GARBAGE, OR OTHER SUCH MATERIALS SHALL BE DISCHARGED INTO DRAINAGE DITCHES OR WATERS OF THE STATE.

F. ALL STORM WATER POLLUTION PREVENTION MEASURES PRESENTED ON THIS PLAN, AND IN THE STORM WATER POLLUTION PREVENTION PLAN, SHALL BE INITIATED AS SOON AS PRACTICABLE.

G. DISTURBED PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITY HAS STOPPED FOR AT LEAST 21 DAYS, SHALL BE TEMPORARILY SEEDED. THESE AREAS SHALL BE SEEDED NO LATER THAN 14 DAYS FROM THE LAST CONSTRUCTION ACTIVITY OCCURRING IN THESE AREAS.

H. DISTURBED PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITY HAS PERMANENTLY STOPPED SHALL BE PERMANENTLY SEEDED. THESE AREAS SHALL BE SEEDED NO LATER THAN 14 DAYS AFTER THE LAST CONSTRUCTION ACTIVITY OCCURRING IN THESE AREAS.

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J. ALL MATERIALS SPILLED, DROPPED, WASHED, OR TRACKED FROM VEHICLES ONTO ROADWAYS OR INTO STORM DRAINS MUST BE REMOVED IMMEDIATELY.

K. SLOPES SHALL BE LEFT IN A ROUGHENED CONDITION DURING THE GRADING PHASE TO REDUCE RUNOFF VELOCITIES AND EROSION.

L. ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES SHALL BE DISPOSED OF WITHIN 30 DAYS AFTER FINAL STABILIZATION. FINAL STABILIZATION HAS OCCURRED WHEN ALL SOIL DISTURBING ACTIVITIES ARE COMPLETED AND A UNIFORM PERENNIAL VEGETATIVE COVER WITH A DENSITY OF 70% OF THE COVER FOR UNPAVED AREAS AND AREAS NOT COVERED BY PERMANENT STRUCTURES HAS BEEN EMPLOYED.

M. DUE TO THE GRADE CHANGES DURING THE DEVELOPMENT OF THE PROJECT, THE CONTRACTOR SHALL BE RESPONSIBLE FOR ADJUSTING THE EROSION CONTROL MEASURES (SILT FENCES, STRAW BALES, ETC.) TO HELP PREVENT EROSION AND STORM WATER POLLUTION.

MAINTENANCE

ALL MEASURES STATED ON THIS EROSION AND SEDIMENT CONTROL PLAN, AND IN THE STORM WATER POLLUTION PREVENTION PLAN, SHALL BE MAINTAINED IN FULLY FUNCTIONAL CONDITION UNTIL FINAL STABILIZATION OF THE SITE. ALL EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE CHECKED BY A QUALIFIED PERSON AT LEAST TWICE EVERY SEVEN CALENDAR DAYS AT LEAST 72 HOURS APART. IT SHALL ALSO BE INSPECTED WITHIN 24 HOURS OF THE END OF A RAINFALL EVENT, AND SHOULD BE CLEANED AND REPAIRED IN ACCORDANCE WITH THE FOLLOWING WITHIN 7 CALENDAR DAYS:

1. INLET/OUTLET PROTECTION DEVICES AND BARRIERS SHALL BE FIXED OR REPLACED IF THEY SHOW SIGNS OF UNDERMINING, OR SHALL BE REPLACED IF THEY SHOW SIGNS OF DETERIORATION.
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3. SILT FENCES SHALL BE REPAIRED TO THEIR ORIGINAL CONDITIONS IF DAMAGED. SEDIMENT SHALL BE REMOVED FROM THE SILT FENCES WHEN IT REACHES ONE-THIRD TO ONE-HALF THE HEIGHT OF THE SILT FENCE.
4. THE CONSTRUCTION ENTRANCES SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOW OF MUD ONTO PUBLIC RIGHTS-OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING OF THE CONSTRUCTION ENTRANCES AS CONDITIONS DEMAND.
5. THE DETENTION BASIN WILL BE MAINTAINED BY THE PROPERTY OWNER.

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NOTE;

1. THIS PROPERTY HAS BEEN REVIEWED FOR THE EXISTENCE OF INTERMITTENT AND PERENNIAL STREAMS. STREAMS THAT WOULD REQUIRE WATERWAY NATURAL AREAS AS DESCRIBED IN SECTION 4 OF THE WILLIAMSON COUNTY STORM WATER MANAGEMENT REGULATIONS HAVE BEEN LOCATED AS SHOWN.
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3. THERE ARE NO CRITICAL LOTS ON THIS SITE.

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OWNER OF RECORD
GATEWAY CHURCH - NASHVILLE INC
ZONING MGA-1, MAP 106 PARCEL 029.01

APPLICANT

GATEWAY CHURCH, CHARLIE WEIR
1288 LEWISBURG PIKE
FRANKLIN, TN 37064
615-538-6040

NO.	DATE	REVISIONS
1	3/20/18	REVISED PER WILLIAMSON COUNTY COMMENTS
2	8/31/18	REVISED PER OWNERS COMMENTS
3	10/10/18	REVISED PER CITY/OWNER COMMENTS
4	10/19/18	REVISED PER STATE FIRE MARSHAL COMMENTS
5	12/10/18	REVISED PER COUNTY COMMENTS

DATE: 01-24-2018
SCALE: AS SHOWN
DRAWN BY: T-SQUARE
REVIEWER: TET

INITIAL EROSION CONTROL

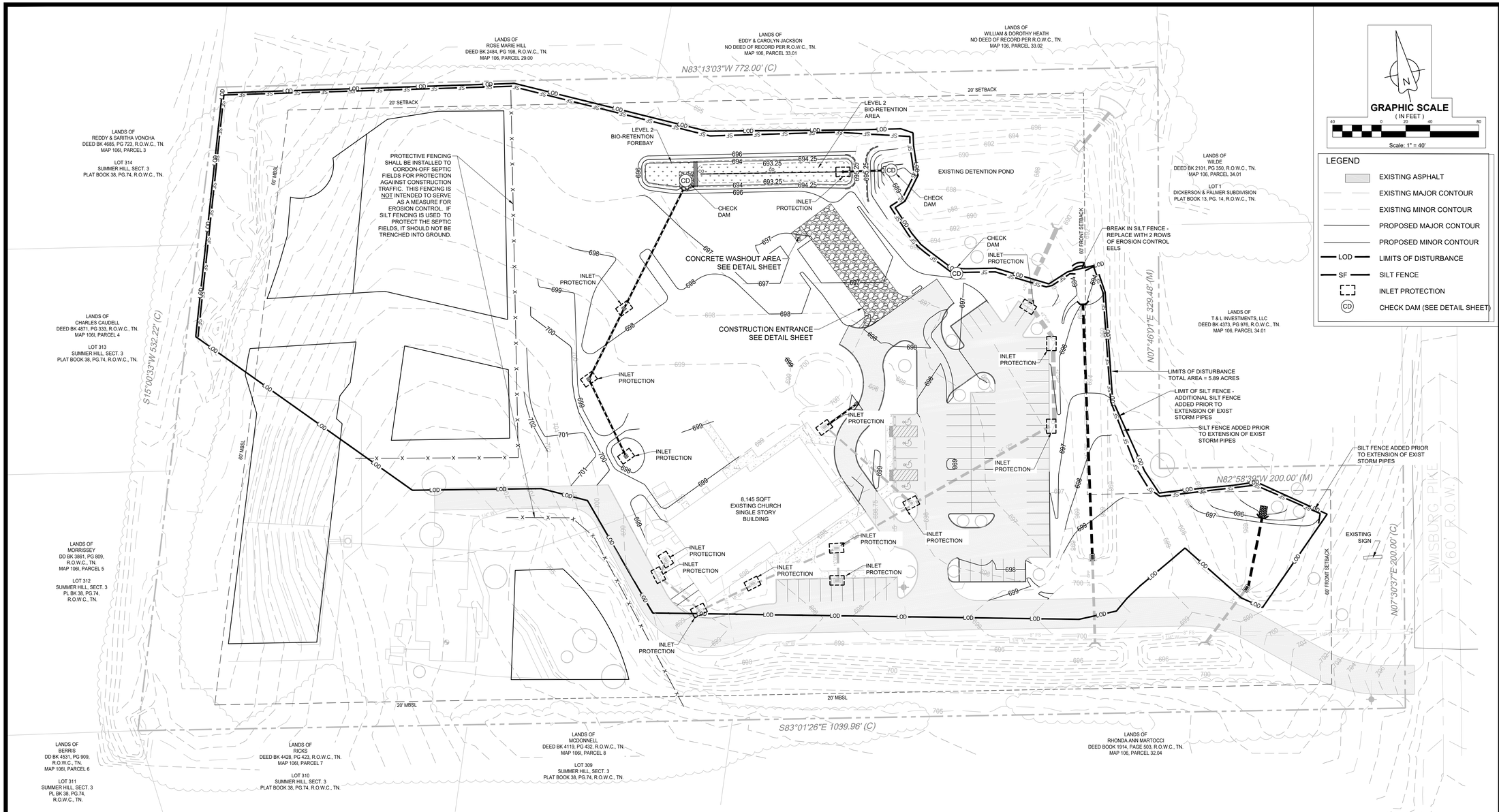
1288 LEWISBURG PIKE
MAP 106 PARCEL 029.01 (10.6 AC.)
WILLIAMSON COUNTY, TENNESSEE

GATEWAY CHURCH PHASE 2

TIMOTHY E. TURNER
REGISTERED ENGINEER
AGRICULTURAL
STATE OF TENNESSEE
12–10–18

PROJECT
16-0819

SHEET
C-3.0



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OWNER OF RECORD
GATEWAY CHURCH - NASHVILLE INC
ZONING MGA-1, MAP 106 PARCEL 029.01

APPLICANT

GATEWAY CHURCH, CHARLIE WEIR
1288 LEWISBURG PIKE
FRANKLIN, TN 37064
615-538-6040

NO.	DATE	REVISIONS
1	3/20/18	REVISED PER WILLIAMSON COUNTY COMMENTS
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5	12/10/18	REVISED PER COUNTY COMMENTS

DATE: 01-24-2018
SCALE: AS SHOWN
DRAWN BY: T-SQUARE
REVIEWER: TET

TEMPORARY EROSION CONTROL

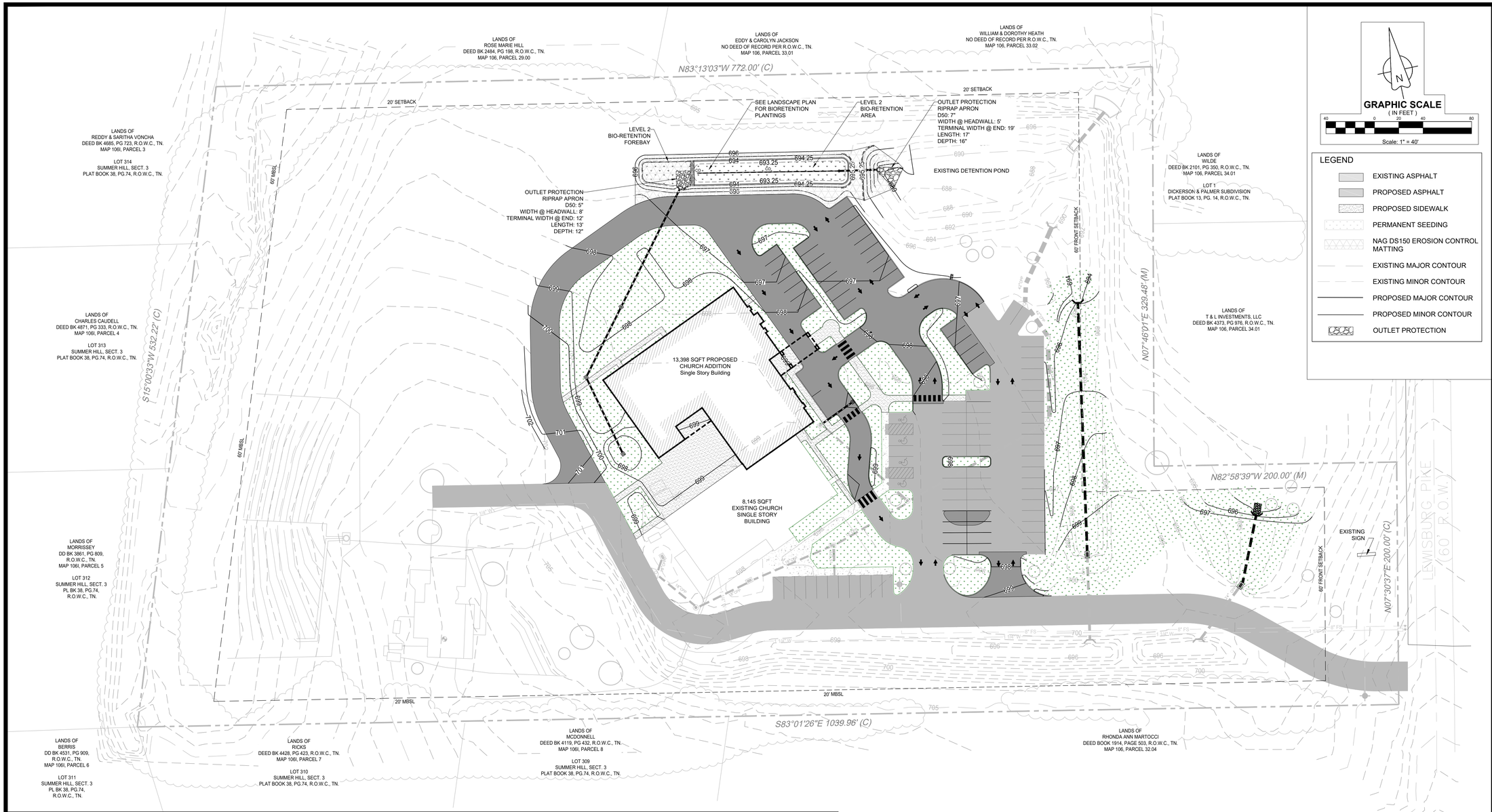
1288 LEWISBURG PIKE
MAP 106 PARCEL 029.01 (10.6 AC.)
WILLIAMSON COUNTY, TENNESSEE

GATEWAY CHURCH PHASE 2

TIMOTHY E. TURNER
REGISTERED ENGINEER
AGRICULTURAL
101743
STATE OF TENNESSEE
12–10–18

PROJECT
16-0819

SHEET
C-3.1



GENERAL EROSION NOTES

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OWNER OF RECORD
GATEWAY CHURCH - NASHVILLE INC ZONING MGA-1, MAP 106 PARCEL 029.01
APPLICANT
GATEWAY CHURCH, CHARLIE WEIR 1288 LEWISBURG PIKE FRANKLIN, TN 37064 615-538-6040

REVISIONS

NO.	DATE	
1	3/20/18	REVISED PER WILLIAMSON COUNTY COMMENTS
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5	12/10/18	REVISED PER COUNTY COMMENTS

DATE: 01-24-2018
SCALE: AS SHOWN
DRAWN BY: T-SQUARE
REVIEWER: TET

PERMANENT EROSION CONTROL

1288 LEWISBURG PIKE
MAP 106 PARCEL 029.01 (10.6 AC.)
WILLIAMSON COUNTY, TENNESSEE

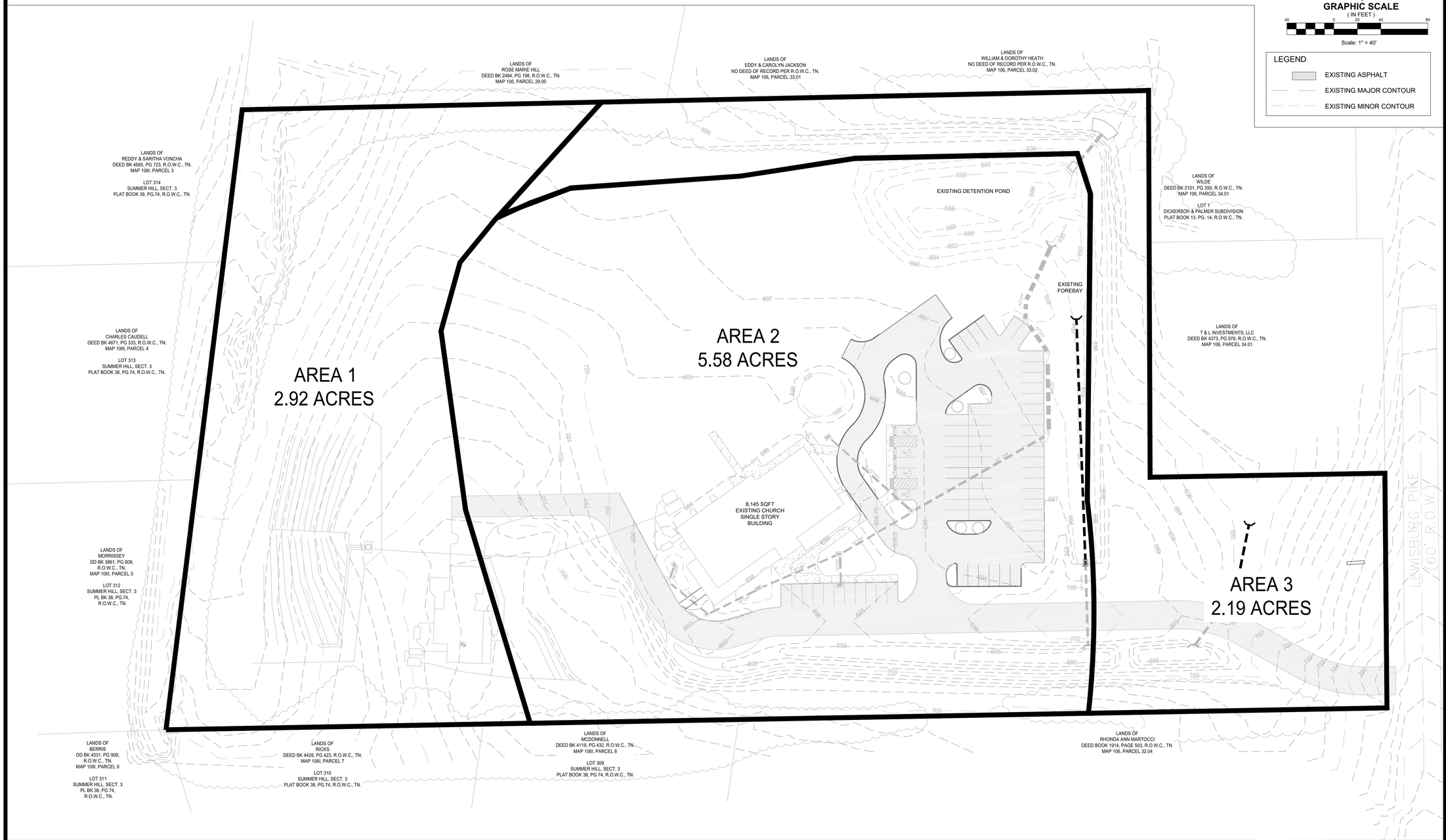
GATEWAY CHURCH PHASE 2

TIMOTHY E. TURNER
REGISTERED ENGINEER
AGRICULTURAL
STATE OF TENNESSEE
12–10–18

PROJECT
16-0819

SHEET
C-3.2

EXISTING LAND USE:
IMPERVIOUS AREA: 1.60 AC
PERVIOUS AREA: 9.09 AC



N

GRAPHIC SCALE
(IN FEET)
40 0 20 40 80
Scale: 1" = 40'

LEGEND
- EXISTING ASPHALT
- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR

NO.	DATE	REVISIONS
1	3/20/18	REVISED PER WILLIAMSON COUNTY COMMENTS
2	8/31/18	REVISED PER OWNERS COMMENTS
3	10/10/18	REVISED PER CITY/OWNER COMMENTS
4	10/19/18	REVISED PER STATE FIRE MARSHAL COMMENTS
5	12/10/18	REVISED PER COUNTY COMMENTS

DATE: 01-24-2018
SCALE: AS SHOWN
DRAWN BY: T-SQUARE
REVIEWER: TET

PRE DEVELOPMENT PLAN

1288 LEWISBURG PIKE
MAP 106 PARCEL 029.01 (10.6 AC.)
WILLIAMSON COUNTY, TENNESSEE

GATEWAY CHURCH PHASE 2

TIMOTHY E. TURNER
REGISTERED ENGINEER
AGRICULTURAL
STATE OF TENNESSEE
12–10–18

FLOOD NOTE
NO PORTION OF THIS PROPERTY IS LOCATED IN AN AREA DESIGNATED AS A 100 YEAR FLOOD ZONE AS EVIDENCED ON FEMA PANEL # *47187C 0355 F* OF WILLIAMSON COUNTY, TN, DATED 09/29/2006.

OWNER OF RECORD
GATEWAY CHURCH - NASHVILLE INC
ZONING MGA-1, MAP 106 PARCEL 029.01

APPLICANT

GATEWAY CHURCH, CHARLIE WEIR
1288 LEWISBURG PIKE
FRANKLIN, TN 37064
615-538-6040

PROJECT
16-0819

SHEET
C-4.0

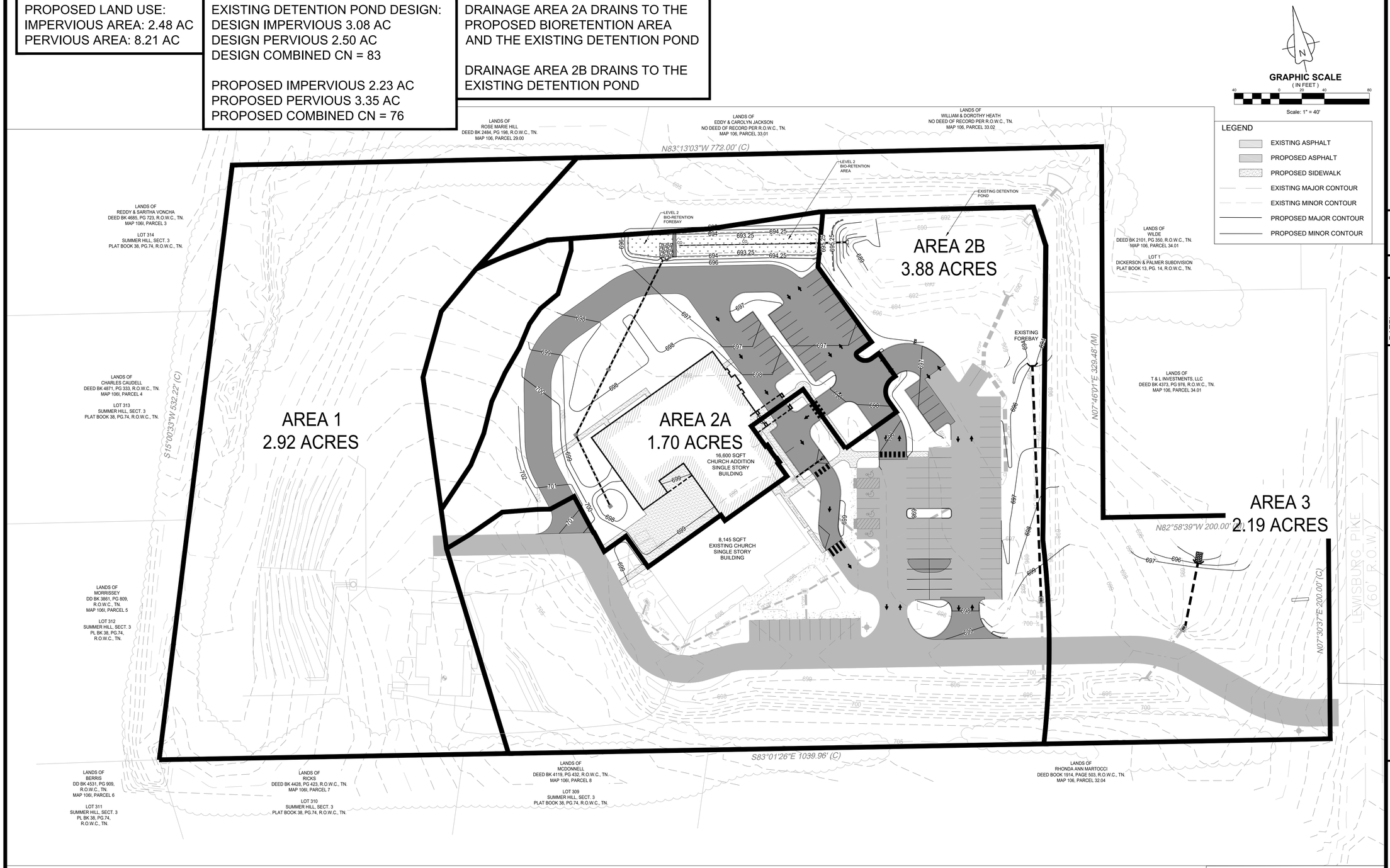
PROPOSED LAND USE:
IMPERVIOUS AREA: 2.48 AC
PERVIOUS AREA: 8.21 AC

EXISTING DETENTION POND DESIGN:
DESIGN IMPERVIOUS 3.08 AC
DESIGN PERVIOUS 2.50 AC
DESIGN COMBINED CN = 83

PROPOSED IMPERVIOUS 2.23 AC
PROPOSED PERVIOUS 3.35 AC
PROPOSED COMBINED CN = 76

DRAINAGE AREA 2A DRAINS TO THE PROPOSED BIORETENTION AREA AND THE EXISTING DETENTION POND

DRAINAGE AREA 2B DRAINS TO THE EXISTING DETENTION POND



GRAPHIC SCALE
(IN FEET)
40 0 20 40 80
Scale: 1" = 40'

LEGEND
- EXISTING ASPHALT
- PROPOSED ASPHALT
- PROPOSED SIDEWALK
- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- PROPOSED MAJOR CONTOUR
- PROPOSED MINOR CONTOUR

NO.	DATE	REVISIONS
1	3/20/18	REVISED PER WILLIAMSON COUNTY COMMENTS
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DATE: 01-24-2018
SCALE: AS SHOWN
DRAWN BY: T-SQUARE
REVIEWER: TET

POST DEVELOPMENT PLAN

1288 LEWISBURG PIKE
MAP 106 PARCEL 029.01 (10.6 AC.)
WILLIAMSON COUNTY, TENNESSEE

GATEWAY CHURCH PHASE 2

TIMOTHY E. TURNER REGISTERED ENGINEER AGRICULTURE 101111 STATE OF TENNESSEE

12-10-18

FLOOD NOTE
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OWNER OF RECORD
GATEWAY CHURCH - NASHVILLE INC
ZONING MGA-1, MAP 106 PARCEL 029.01

APPLICANT
GATEWAY CHURCH, CHARLIE WEIR
1288 LEWISBURG PIKE
FRANKLIN, TN 37064
615-538-6040

PROJECT
16-0819

SHEET
C-4.1

STORM DRAINAGE STRUCTURES

NO.	TYPE	* CASTING	ELEVATIONS			10-YR STORM FLOW (CFS)
			TOP OF GRATE @ FLOW LINE	INVERT IN	INVERT OUT	
1	ENERGY DISSIPATING CONCRETE HEADWALL	-	-	-	689.10 (2)	-
2	BIORETENTION OUTLET STRUCTURE	NYLOPLAST STANDARD GRATE	694.25	689.25 (UD)	689.25	-
3	ENERGY DISSIPATING CONCRETE HEADWALL	-	-	693.50	693.50	-
4	18" NYLOPLAST DRAIN BASIN	18" NYLOPLAST STANDARD GRATE	697.00	694.04	694.04	-
5	18" NYLOPLAST DRAIN BASIN	18" NYLOPLAST STANDARD GRATE	698.00	694.36	694.36	-
6	18" NYLOPLAST DRAIN BASIN	18" NYLOPLAST STANDARD GRATE	697.70	-	694.71	-
7	EXISTING AREA DRAIN	-	-	-	-	-
*8	SINGLE CURB INLET	3103	697.90	-	-	-

* CASTINGS TO BE JOHN BOUCHARD & SON'S CO. OR APPROVED EQUAL UNLESS OTHERWISE NOTED

STORM DRAINAGE PIPES

PIPE	SIZE (INCHES)	LENGTH (FEET)	SLOPE (%)	10-YEAR STORM FLOW (CFS)	FULL FLOW CAPACITY (CFS)	FULL FLOW VELOCITY (FPS)
* 2-1	18	30	0.5	7.23	7.4	4.2
* 4-3	15	108	0.5	2.28	4.6	3.7
* 5-4	15	64	0.5	0.76	4.6	3.7
* 6-5	15	70	0.5	0.64	4.6	3.7
* 8-7	15	32	0.5	0.72	4.6	3.7

* ADS N-12 PIPE

TOTAL PROPERTY AREA: 465,609 SQFT

EXISTING IMPERVIOUS: 69,761 SQFT
EXISTING PERVIOUS: 395,848 SQFT

PROPOSED IMPERVIOUS: 108,367 SQFT
PROPOSED PERVIOUS: 357,242 SQFT

GRAPHIC SCALE
(IN FEET)
40 0 20 40 80
Scale: 1" = 40'

LEGEND
- EXISTING ASPHALT
- PROPOSED ASPHALT
- PROPOSED SIDEWALK
- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- PROPOSED MAJOR CONTOUR
- PROPOSED MINOR CONTOUR
- PROPOSED STORM PIPE
- PROPOSED STORM HEADWALL
- PROPOSED STORM CLEANOUT
- PROPOSED STORM DRAIN
- PROPOSED BIORETENTION OUTLET STRUCTURE

BENCHMARK
ELEVATION - 695.80 (NAVD 88)
TOP OF DETENTION POND
OUTLET STRUCTURE

N83°13'03"W 772.00' (C)
S15°00'33"W 532.22' (C)
S83°01'26"E 1039.96' (C)
N07°46'01"E 329.48' (M)
N82°58'39"W 200.00' (M)
N07°30'37"E 200.00' (C)

LANDS OF ROSE MARIE HILL, DEED BK 2484, PG 198, R.O.W.C., TN., MAP 106, PARCEL 29.00
LANDS OF EDDY & CAROLYN JACKSON, NO DEED OF RECORD PER R.O.W.C., TN., MAP 106, PARCEL 33.01
LANDS OF WILLIAM & DOROTHY HEATH, NO DEED OF RECORD PER R.O.W.C., TN., MAP 106, PARCEL 33.02
LANDS OF REDDY & SARITHA VONCHA, DEED BK 4685, PG 723, R.O.W.C., TN., MAP 106I, PARCEL 3
LOT 314, SUMMER HILL, SECT. 3, PLAT BOOK 38, PG.74, R.O.W.C., TN.
LANDS OF WILDE, DEED BK 2101, PG 350, R.O.W.C., TN., MAP 106, PARCEL 34.01
LOT 1, DICKERSON & PALMER SUBDIVISION, PLAT BOOK 13, PG. 14, R.O.W.C., TN.
LANDS OF CHARLES CAUDELL, DEED BK 4871, PG 333, R.O.W.C., TN., MAP 106I, PARCEL 4
LOT 313, SUMMER HILL, SECT. 3, PLAT BOOK 38, PG.74, R.O.W.C., TN.
LANDS OF T & L INVESTMENTS, LLC, DEED BK 4373, PG 976, R.O.W.C., TN., MAP 106, PARCEL 34.01
LANDS OF MORRISSEY, DD BK 3861, PG 809, R.O.W.C., TN., MAP 106I, PARCEL 5
LOT 312, SUMMER HILL, SECT. 3, PL BK 38, PG.74, R.O.W.C., TN.
LANDS OF BERRIS, DD BK 4531, PG 909, R.O.W.C., TN., MAP 106I, PARCEL 6
LOT 311, SUMMER HILL, SECT. 3, PL BK 38, PG.74, R.O.W.C., TN.
LANDS OF RICKS, DEED BK 4428, PG 423, R.O.W.C., TN., MAP 106I, PARCEL 7
LOT 310, SUMMER HILL, SECT. 3, PLAT BOOK 38, PG.74, R.O.W.C., TN.
LANDS OF MCDONNELL, DEED BK 4119, PG 432, R.O.W.C., TN., MAP 106I, PARCEL 8
LOT 309, SUMMER HILL, SECT. 3, PLAT BOOK 38, PG.74, R.O.W.C., TN.
LANDS OF RHONDA ANN MARTOCCI, DEED BOOK 1914, PAGE 503, R.O.W.C., TN., MAP 106, PARCEL 32.04

20' SETBACK
60' MBSL
20' MBSL
60' FRONT SETBACK
LEWISBURG PIKE (60' R.O.W.)
1' TALL x 1' WIDE RIPRAP STRIP, TOP ELEV. 694.25
BIO-RETENTION POND, ELEV. 693.25 (SEE DETAIL SHEET)
LEVEL 2 BIO-RETENTION FOREBAY, ELEV. 693.25
116 LF 6" PERFORATED HDPE UNDERDRAIN PIPE ELEV. 689.25
EXISTING DETENTION POND
PROPOSED PARKING AREA (SEE DETAIL SHEET C-8.1)
SEPTIC AREAS (DO NOT DISTURB)
FLUSH SIDEWALK WITH PAVEMENT
2' CURB CUT TYP. (SEE DETAIL SHEET)
MATCH EXISTING GRADES OF DRIVE.
HEADWALL INV. 693.5
F.F.E. = 699.15 PROPOSED CHURCH ADDITION
TIE NEW 15" HDPE TO EXISTING DRAIN
EXISTING BUILDING F.F.E. = 699.15
FIVE 6" DOWNSPOUTS TO BE PIPED AWAY IN SUBSURFACE LINE TO SUBSURFACE DRAINAGE BASIN. PROVIDE PIPE & BOOT FOR DOWNSPOUT
PROPOSED 100 YR OVERFLOW DITCH
PROPOSED 24" HDPE PIPE
PROPOSED JUNCTION BOX T.C. 699.5 INV. IN: 694.8 INV. OUT: 694.8
EXISTING INV. 694.8
EXISTING HEADWALL (TO BE REMOVED)
PROPOSED JUNCTION BOX T.C. 698.0 INV. IN: 694.28 INV. OUT: 694.28
RIP-RAP DISSIPATOR (SEE DETAIL ON C-8.0)
WINGWALL ELEV. OUT: 694.14
EXISTING SIGN
PROPOSED 55' LF OF 24" HDPE @ 0.25%
EXISTING INV. 694.28 HEADWALL (TO BE REMOVED)
EXISTING INV. 694.83
PROPOSED DRIVE (SEE DETAIL SHEET C-8.1)
MATCH EXISTING GRADES OF DRIVE.
SEPTIC AREAS (DO NOT DISTURB)
19.05'
15.79'
70'

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OWNER OF RECORD
GATEWAY CHURCH - NASHVILLE INC
ZONING MGA-1, MAP 106 PARCEL 029.01

APPLICANT

GATEWAY CHURCH, CHARLIE WEIR
1288 LEWISBURG PIKE
FRANKLIN, TN 37064
615-538-6040

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DATE: 01-24-2018
SCALE: AS SHOWN
DRAWN BY: T-SQUARE
REVIEWER: TET

GRADING & DRAINAGE PLAN
1288 LEWISBURG PIKE
MAP 106 PARCEL 029.01 (10.6 AC.)
WILLIAMSON COUNTY, TENNESSEE

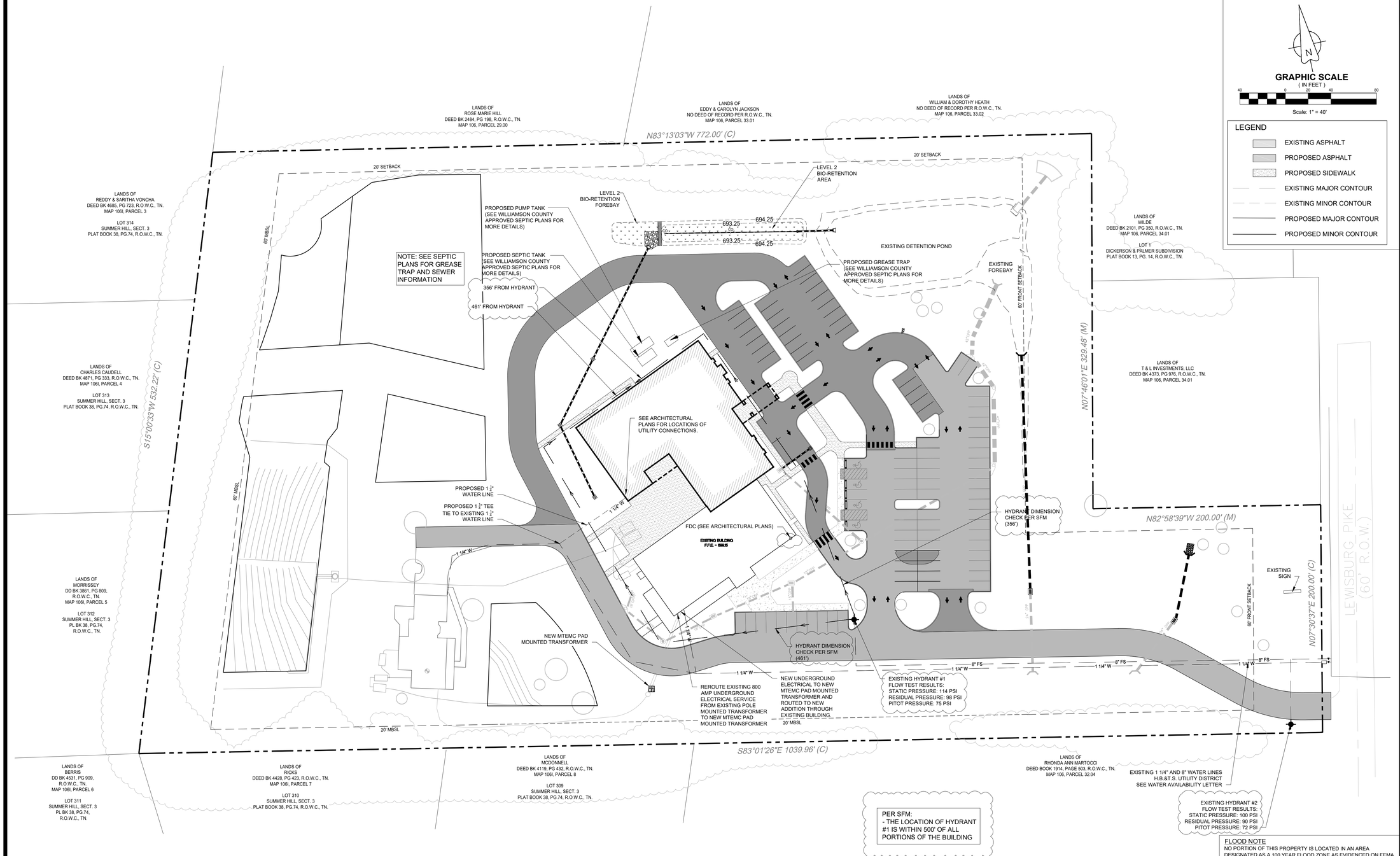
GATEWAY CHURCH PHASE 2

TIMOTHY E. TURNER, REGISTERED ENGINEER, AGRICULTURE, STATE OF TENNESSEE, 101713
12-10-18

PROJECT
16-0819

SHEET
C-5.0

T-SQUARE ENGINEERING
701 West Main St • Franklin, TN • 615-678-8212 • www.T2-eng.com



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5	12/10/18	REVISED PER COUNTY COMMENTS

DATE: 01-24-2018
SCALE: AS SHOWN
DRAWN BY: T-SQUARE
REVIEWER: TET

UTILITY PLAN

1288 LEWISBURG PIKE
MAP 106 PARCEL 029.01 (10.6 AC.)
WILLIAMSON COUNTY, TENNESSEE

GATEWAY CHURCH PHASE 2

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OWNER OF RECORD
GATEWAY CHURCH - NASHVILLE INC
ZONING MGA-1, MAP 106 PARCEL 029.01

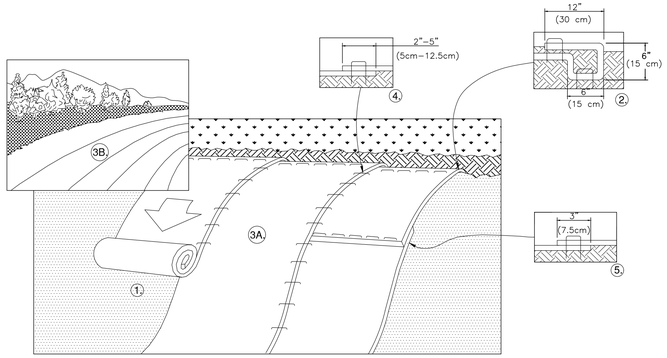
APPLICANT

GATEWAY CHURCH, CHARLIE WEIR
1288 LEWISBURG PIKE
FRANKLIN, TN 37064
615-538-6040

TIMOTHY E. TURNER
REGISTERED ENGINEER
AGRICULTURE & WATER
STATE OF TENNESSEE
12–10–18

PROJECT
16-0819

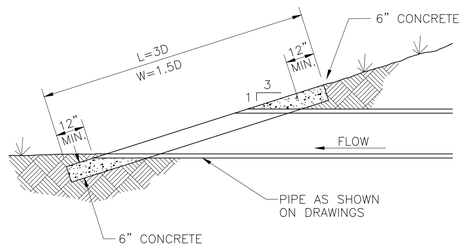
SHEET
C-7.0



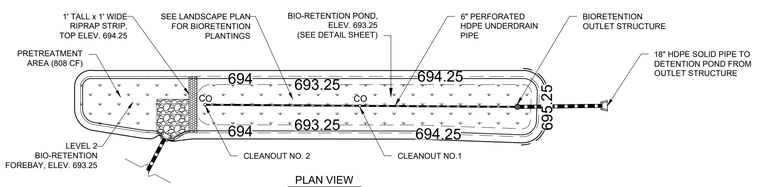
1. PREPARE SOIL BEFORE INSTALLING BLANKETS, INCLUDING ANY NECESSARY APPLICATION OF LIME, FERTILIZER, AND SEED. NOTE: WHEN USING CELL–O–SEED DO NOT SEED PREPARED AREA. CELL–O–SEED MUST BE INSTALLED WITH PAPER SIDE DOWN.
2. BEGIN AT THE TOP OF THE SLOPE BY ANCHORING THE BLANKET IN A 6" (15cm) DEEP X 6" (15cm) WIDE TRENCH WITH APPROXIMATELY 12" (30cm) OF BLANKET EXTENDED BEYOND THE UP–SLOPE PORTION OF THE TRENCH. ANCHOR THE BLANKET WITH A ROW OF STAPLES/STAKES APPROXIMATELY 12" (30cm) APART IN THE BOTTOM OF THE TRENCH. BACKFILL AND COMPACT THE TRENCH AFTER STAPLING. APPLY SEED TO COMPACTED SOIL AND FOLD REMAINING 12" (30cm) PORTION OF BLANKET BACK OVER SEED AND COMPACTED SOIL. SECURE BLANKET OVER COMPACTED SOIL WITH A ROW OF STAPLES/STAKES SPACED APPROXIMATELY 12" (30cm) APART ACROSS THE WIDTH OF THE BLANKET.
3. ROLL THE BLANKETS (A.) DOWN OR (B.) HORIZONTALLY ACROSS THE SLOPE. BLANKETS WILL UNROLL WITH APPROPRIATE SIDE AGAINST THE SOIL SURFACE. ALL BLANKETS MUST BE SECURELY FASTENED TO SOIL SURFACE BY PLACING STAPLES/STAKES IN APPROPRIATE LOCATIONS AS SHOWN IN THE STAPLE PATTERN GUIDE. WHEN USING OPTIONAL DOT SYSTEM™, STAPLES/STAKES SHOULD BE PLACED THROUGH EACH OF THE COLORED DOTS CORRESPONDING TO THE APPROPRIATE STAPLE PATTERN.
4. THE EDGES OF PARALLEL BLANKETS MUST BE STAPLED WITH APPROXIMATELY 2"–5" (5cm–12.5cm) OVERLAP DEPENDING ON BLANKET TYPE. TO ENSURE PROPER SEAM ALIGNMENT, PLACE THE EDGE OF THE OVERLAPPING BLANKET (BLANKET BEING INSTALLED ON TOP) EVEN WITH THE COLORED SEAM STITCH™ ON THE PREVIOUSLY INSTALLED BLANKET.
5. CONSECUTIVE BLANKETS SPLICED DOWN THE SLOPE MUST BE PLACED END OVER END (SHINGLE STYLE) WITH AN APPROXIMATE 3" (7.5cm) OVERLAP. STAPLE THROUGH OVERLAPPED AREA, APPROXIMATELY 12" (30cm) APART ACROSS ENTIRE BLANKET WIDTH.

NOTE:
*IN LOOSE SOIL CONDITIONS, THE USE OF STAPLE OR STAKE LENGTHS GREATER THAN 6" (15cm) MAY BE NECESSARY TO PROPERLY SECURE THE BLANKETS.

EROSION CONTROL MATTING DETAIL (MA)



CONCRETE COLLAR FOR DETENTION BASIN INLET FROM BIO-RETENTION BASIN

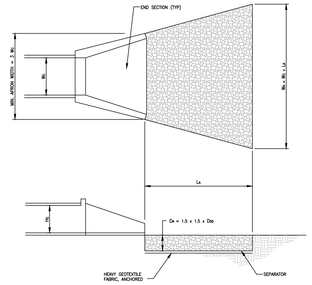


PLAN VIEW

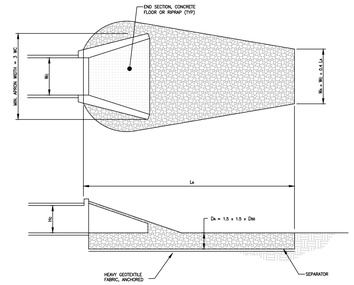
BIO-RETENTION POND

N.T.S.

- ***General Filter Media Composition.*** The recommended bioretention soil mixture is generally classified as a sandy loam on the USDA Texture Triangle, with the following composition by volume:
  - Sand 70% to 85%;
  - Silt + Clay 10% to 20%, with no more than 10% clay; and
  - 5% to 10% organic matter



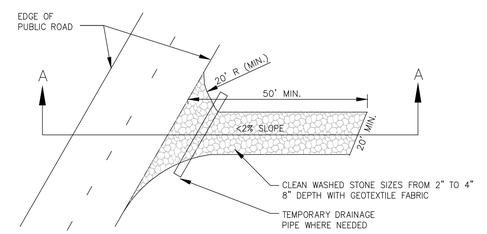
TAILWATER < 0.5 Hc AND ASSUMING FULL CULVERT FLOW (LOW TAILWATER CONDITIONS)



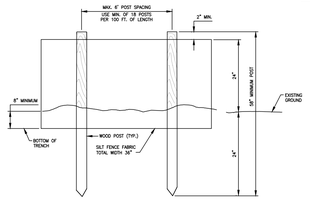
TAILWATER > 0.5 Hc AND ASSUMING FULL CULVERT FLOW (HIGH TAILWATER CONDITIONS)

Hc = HEIGHT OF CULVERT
Wc = WIDTH OF CULVERT
La = LENGTH OF RIP–RAP APRON
Wa = WIDTH OF RIP–RAP APRON AT END
Dso = MEDIAN RIP–RAP SIZE
Dsmax = MAXIMUM SIZE OF RIP–RAP = 1.5 Dso
Da = DEPTH OF RIP–RAP APRON = 1.5 Dsmax
GEOFABRIC or GEOTEXTILE UNDERLAYMENT OR GRAVEL FILTER BLANKET

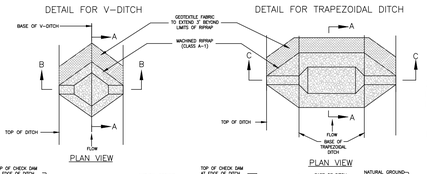
OUTLET PROTECTION (OP)

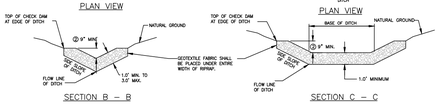


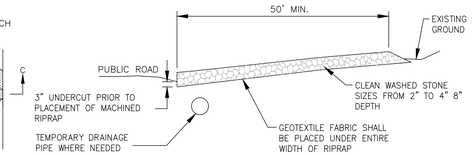
PLAN VIEW OF TEMPORARY CONSTRUCTION ROAD



ELEVATION VIEW

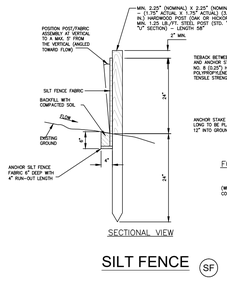




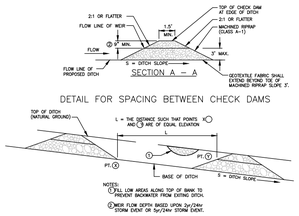


SECTION A–A

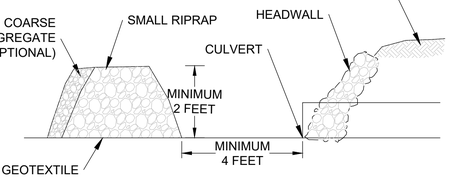
CONSTRUCTION EXIT (CE)



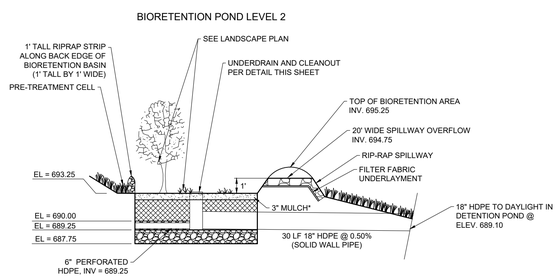
SILT FENCE (SF)



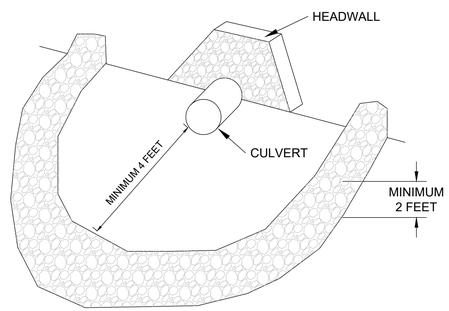
CHECK DAMS (CD)



TYPICAL SECTION



PLAN VIEW



FILTER RING (FR)

CONTRACTOR, ENGINEER, OR OWNERS REPRESENTATIVE SHALL NOTIFY MWS DEVELOPMENT REVIEW AT LEAST 24 HOURS PRIOR TO THE INSTALLATION OF THE PLANTING SOIL FILTER BED. AT THE COMPLETION OF INSTALLATION, THE ABOVE REFERENCED PERSON WILL COLLECT ONE SAMPLE PER BIORETENTION BED FOR ANALYSIS AND CONFIRMATION OF THE SOIL CHARACTERISTICS AS DEFINED BY GIP–01, FILTER MEDIA AND SURFACE COVER, SECTION 6.6.

NO.	DATE	REVISIONS
1	3/20/18	REVISED PER WILLIAMSON COUNTY COMMENTS
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4	10/19/18	REVISED PER STATE FIRE MARSHAL COMMENTS
5	12/10/18	REVISED PER COUNTY COMMENTS

GATEWAY CHURCH PHASE 2

EROSION CONTROL DETAILS

1288 LEWISBURG PIKE
MAP 106 PARCEL 029.01 (10.6 AC.)
WILLIAMSON COUNTY, TENNESSEE

DATE: 01-24-2018
SCALE: AS SHOWN
DRAWN BY: T-SQUARE
REVIEWER: TET

TIMOTHY E. TURNER
REGISTERED ENGINEER
AGRICULTURAL
STATE OF TENNESSEE
12–10–18

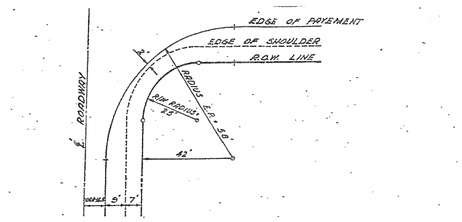
OWNER OF RECORD
GATEWAY CHURCH - NASHVILLE INC
ZONING MGA-1, MAP 106 PARCEL 029.01

APPLICANT

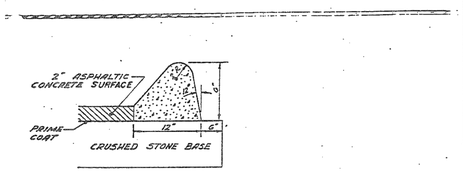
GATEWAY CHURCH, CHARLIE WEIR
1288 LEWISBURG PIKE
FRANKLIN, TN 37064
615-538-6040

PROJECT
16-0819

SHEET
C-8.0



TYPICAL INTERSECTION DETAIL
SCALE : NONE

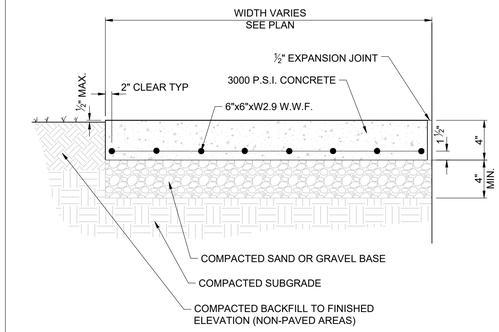


TYPICAL CURB DETAIL
SCALE : NONE

TYPICAL INTERSECTION AND CURB DETAILS
DRAWING NO. 5 SCALE: NONE DATE: 6-15-77
WILLIAMSON COUNTY PLANNING COMMISSION

26

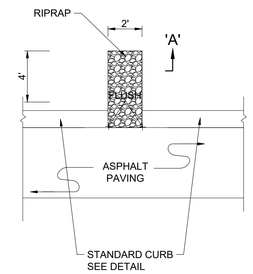
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NOTE:

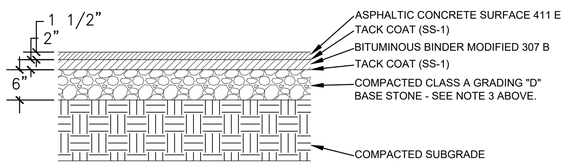
1. PROVIDE WEAKENED PLANE (SAW CUT OR TOOLED) CONTROL JOINTS AT 5'-0" ON CENTER.
2. PROVIDE EXPANSION JOINTS AT 30'-0" (MAX.) ON CENTER AND CONTINUOUSLY BETWEEN SIDEWALK AND WALLS OR OTHER STRUCTURES. (SEE DETAIL)
3. LONGITUDINAL SLOPES SHALL NOT EXCEED 5%
4. CROSS SLOPES SHALL NOT EXCEED 2%

TYPICAL CONCRETE SIDEWALK SECTION
N.T.S.



CURB CUT WITH RIPRAP
N.T.S.

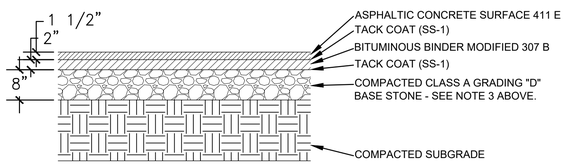
NOTES:
1. SUB GRADE TO BE COMPACTED TO 95% STANDARD PROCTOR.
2. AGGREGATE BASE COARSE TO BE COMPACTED TO 100% STANDARD PROCTOR.
3. ALL ROADWAY CONSTRUCTION TO COMPLY WITH THE TENNESSEE DEPARTMENT OF TRANSPORTATION STANDARDS FOR ROADWAY AND BRIDGE CONSTRUCTION, LATEST EDITION.



PARKING LOT ASPHALT PAVEMENT SECTION
NOT TO SCALE

LIGHT DUTY

NOTES:
1. SUB GRADE TO BE COMPACTED TO 95% STANDARD PROCTOR.
2. AGGREGATE BASE COARSE TO BE COMPACTED TO 100% STANDARD PROCTOR.
3. ALL ROADWAY CONSTRUCTION TO COMPLY WITH THE TENNESSEE DEPARTMENT OF TRANSPORTATION STANDARDS FOR ROADWAY AND BRIDGE CONSTRUCTION, LATEST EDITION.



PROPOSED DRIVE ASPHALT PAVEMENT SECTION
NOT TO SCALE

HEAVY DUTY

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1	3/20/18	REVISED PER WILLIAMSON COUNTY COMMENTS
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EROSION CONTROL DETAILS

1288 LEWISBURG PIKE
MAP 106 PARCEL 029.01 (10.6 AC.)
WILLIAMSON COUNTY, TENNESSEE

GATEWAY CHURCH PHASE 2

TIMOTHY E. TURNER
REGISTERED ENGINEER
AGRICULTURAL
101...
STATE OF TENNESSEE
12–10–18

OWNER OF RECORD
GATEWAY CHURCH - NASHVILLE INC
ZONING MGA-1, MAP 106 PARCEL 029.01

APPLICANT

GATEWAY CHURCH, CHARLIE WEIR
1288 LEWISBURG PIKE
FRANKLIN, TN 37064
615-538-6040

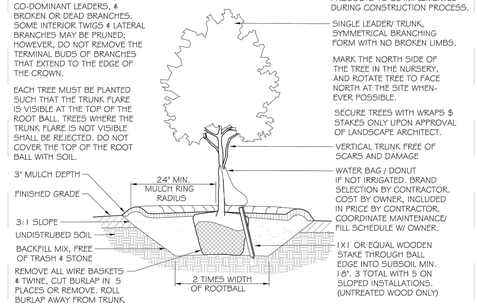
PROJECT
16-0819

SHEET
C-8.1

DO NOT HEAVILY PRUNE THE TREE AT PLANTING. PRUNE ONLY CROSSOVER LIMBS, CO-DOMINANT LEADERS, & BROKEN OR DEAD BRANCHES. SOME INTERIOR TWIGS & LATERAL BRANCHES MAY BE PRUNED; HOWEVER, DO NOT REMOVE THE TERMINAL BUDS OF BRANCHES THAT EXTEND TO THE EDGE OF THE CROWN.

EACH TREE MUST BE PLANTED SUCH THAT THE TRUNK FLARE IS VISIBLE AT THE TOP OF THE ROOT BALL. TREES WHERE THE TRUNK FLARE IS NOT VISIBLE SHALL BE REJECTED. DO NOT COVER THE TOP OF THE ROOT BALL WITH SOIL.

SEE SPECIFICATION SECTION 32 9300: TREES PROPER INSTALLATION PROCEDURES & PRODUCTS TO BE IMPLEMENTED DURING CONSTRUCTION PROCESS.



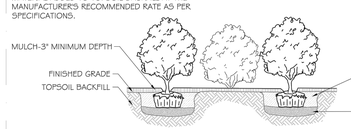
ALL PLANT MATERIAL TO MEET AMERICAN STANDARDS FOR NURSERY STOCK & ANSI Z60.1; LATEST EDITION STANDARDS.

24" RADIUS MULCH RING ON ALL PROPOSED TREES
6" DIA. MULCH RING IF IN LAWN, NO MULCH AT TRUNK.

DECIDUOUS TREE PLANTING DETAIL

N.T.S.

MYCORRHIZAL INOCULATES AND SUPER-ABSORBENT MATERIAL ADDED TO TOPSOIL BACKFILL AT THE MANUFACTURER'S RECOMMENDED RATE AS PER SPECIFICATIONS.

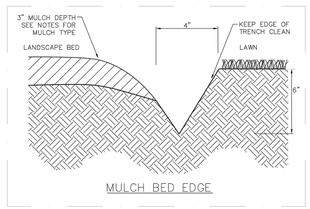


ALL PLANT MATERIAL TO MEET AMERICAN STANDARDS FOR NURSERY STOCK AND ANSI Z60.1; LATEST EDITION STANDARDS.

SEE SPECIFICATION SECTION 32 9300: SHRUBS FOR PROPER INSTALLATION PROCEDURES AND PRODUCTS TO BE IMPLEMENTED DURING CONSTRUCTION PROCESS

SHRUB PLANTING IN BED DETAIL

N.T.S.



MULCH BED EDGE

MATERIALS SCHEDULE

KEY	QTY	SCIENTIFIC NAME/ COMMON NAME	ROOT	SIZE	REMARKS
TREES					
AA	3	Amelanchier arborea/ SERVICEBERRY	6' - 7'	2" Cal	Natural Form
LI	3	Lagerstroemia indica 'Watermelon Red' WATERMELON RED CRAPE MYRTLE	B&B	2 1/2 Cal	Matched, Full.
LT	5	Liriodendron tulipifera/ TULIP TREE	B&B	2" Cal	Strong Leader, 5' Clear
TURF					
SOD		Rebel II Fine Bladed Sod	Install in all lawn areas.		
SEED		Rebel II Fine Bladed Fescue	Seed at 5 lbs per 1,000 sf Install w/ weed free Straw		
MISCELLANEOUS			REMARKS		
MULCH BED		Hardwood Bark Mulch	Minimum 3" depth throughout		

NOTES

THE LANDSCAPE CONTRACTOR SHALL NOT MAKE SUBSTITUTIONS

LANDSCAPE NOTES

THE LANDSCAPE CONTRACTOR SHALL VERIFY THE EXACT LOCATION OF ALL UTILITIES AND TAKE PRECAUTIONS TO PREVENT DAMAGE TO THE UTILITIES.

THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR THE FINE GRADING OF ALL PLANTING AREAS.

ALL PLANTING AND MULCH BEDS SHALL BE SPRAYED WITH ROUND-UP (CONTRACTOR'S OPTION) PRIOR TO THE INSTALLATION OF MULCH.

ALL PLANTING AREAS SHALL BE FERTILIZED WITH 12#/1,000 SF OF 10-10-10 FERTILIZER.

ALL PLANTING BEDS SHALL HAVE A MINIMUM OF 3" DEPTH OF SHREDDED HARDWOOD BARK MULCH.

ALL DISTURBED AREAS SHALL BE PLANTED WITH TURF AS INDICATED ON THE MATERIAL SCHEDULE.

THE LANDSCAPE CONTRACTOR SHALL VERIFY ALL MATERIALS QUANTITIES.

THE LANDSCAPE CONTRACTOR NOTIFY THE LANDSCAPE ARCHITECT OF ANY ARCHITECTURAL FEATURES SUCH AS WALKWAYS, WINDOWS, OR BUILT ELEMENTS THAT CONFLICT WITH THE APPROVED PLANTING PLAN.

NO PLANT MATERIALS SHOULD BE SUBSTITUTED WITHOUT AUTHORIZATION BY THE REPRESENTATIVE.

ALL WIRE BASKETS SHALL BE COMPLETELY REMOVED AND DISPOSED OF, BURLAP SHOULD BE REMOVED OR PUNCTURED IN AT LEAST 5 PLACES. REMOVE ALL TWINE FROM BURLAP MATERIALS. GUYING IS NOT ALLOWED.

NO CANOPY TREE SHALL BE LOCATED WITHIN 15' OF AN OVERHEAD UTILITY. NO CANOPY TREE SHALL BE LOCATED WITHIN A PUBLIC UTILITY EASEMENT WITHOUT SIGNING OF A RELEASE WAIVER. LOCATING PLANT MATERIALS WITHIN A DRAINAGE EASEMENT IS ACCEPTABLE, BUT ONLY IF INSTALLED AS NOT TO DISTURB EXISTING DRAINAGE FLOW. IN SUCH INSTANCES, THE MATERIALS SHALL BE LOCATED NO CLOSER THAN 5' FROM THE CENTERLINE OF DRAINAGE.

NO TREE SHALL BE LOCATED CLOSER THAN 15' FROM A LIGHT SOURCE.

GRAPHIC SCALE
(IN FEET)
50 0 25 50 100
Scale: 1" = 50'

Know what's **below.** **Call** before you dig.

OWNER OF RECORD GATEWAY CHURCH - NASHVILLE INC ZONING MGA-1, MAP 106 PARCEL 029.01	
APPLICANT	
GATEWAY CHURCH, CHARLIE WEIR 1288 LEWISBURG PIKE FRANKLIN, TN 37064 615-538-6040	

NO.	DATE	REVISIONS
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DRAWN BY: T-SQUARE
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LANDSCAPE PLAN

1288 LEWISBURG PIKE
MAP 106 PARCEL 029.01 (10.6 AC.)
WILLIAMSON COUNTY, TENNESSEE

GATEWAY CHURCH PHASE 2

TIMOTHY E. TURNER REGISTERED LANDSCAPE ARCHITECT 101 STATE OF TENNESSEE
12–10–18

PROJECT
16-0819

SHEET
L 1.0

BIORETENTION MATERIALS SCHEDULE

KEY	QTY	SCIENTIFIC NAME/ COMMON NAME	HEIGHT	SPREAD	TRUNK	NOTES
TREES						
AA	4	Amelanchier arborea/ SERVICEBERRY	6' - 7'	3' - 4'	2"	Natural Form
BN	3	Betula nigra/ RIVER BIRCH	10' - 12'	4' - 5'	2"	Single Cane
SHRUBS						
PO	16	Physocarpus opulifolius/ COMMON NINEBARK	18" Min.	15" - 18"	F.T.B.	
VM	15	Viburnum acerifolium/ MAPLE-LEAF VIBURNUM	18" Min.	15" - 18"	F.T.B.	
PERENNIALS/GRASSES						
CM	670 sf	Carex muskingumensis/ PALM SEDGE	Seed at 5lbs. per 1,000 sf			
EP	117	Echinacea purpurea/ PURPLE CONEFLOWER	1 gal	1 plant/ 18" O.C.		
PV	545 sf	Panicum virgartum 'Heavy Metal'/ SWITCH GRASS	Seed at 5lbs. per 1,000 sf			
SS	485 sf	Schizachyrium scoparium/ LITTLE BLUE STEM	Seed at 5 lbs. per 1,000 sf			
	TURF					
SEED		Rebel II Fine Bladed Fescue	Seed at 5 lbs per 1,000 sf Install w/ weed free Straw			

MISCELLANEOUS		REMARKS
MULCH BED	Hardwood Bark Mulch	Minimum 3" depth throughout

NOTES

FTB = Full To Bottom

THE LANDSCAPE CONTRACTOR SHALL NOT MAKE SUBSTITUTIONS

BIOSWALE NOTES

THIS IS CONSIDERED A "LEVEL 2" BIORETENTION / RAINGARDEN.

TREES ARE REQUIRED AT 1 PER 400 SF.

LANDSCAPE MATERIALS HAVE BEEN SELECTED FROM THE VOLUME 5 LID MANUAL OR ARE NATIVE TO TENNESSEE.

REFER TO THE CIVIL PLANS FOR DETAILS, STRUCTURE TYPES, STORMWATER CALCULATIONS, AND UNDERDRAIN REQUIREMENTS.

SOILS WITHIN THE BASIN SHALL BE MANUFACTURED FOR OPTIMAL INFILTRATION RATES PER WILLIAMSON COUNTY STORMWATER REQUIREMENTS.

LANDSCAPE NOTES

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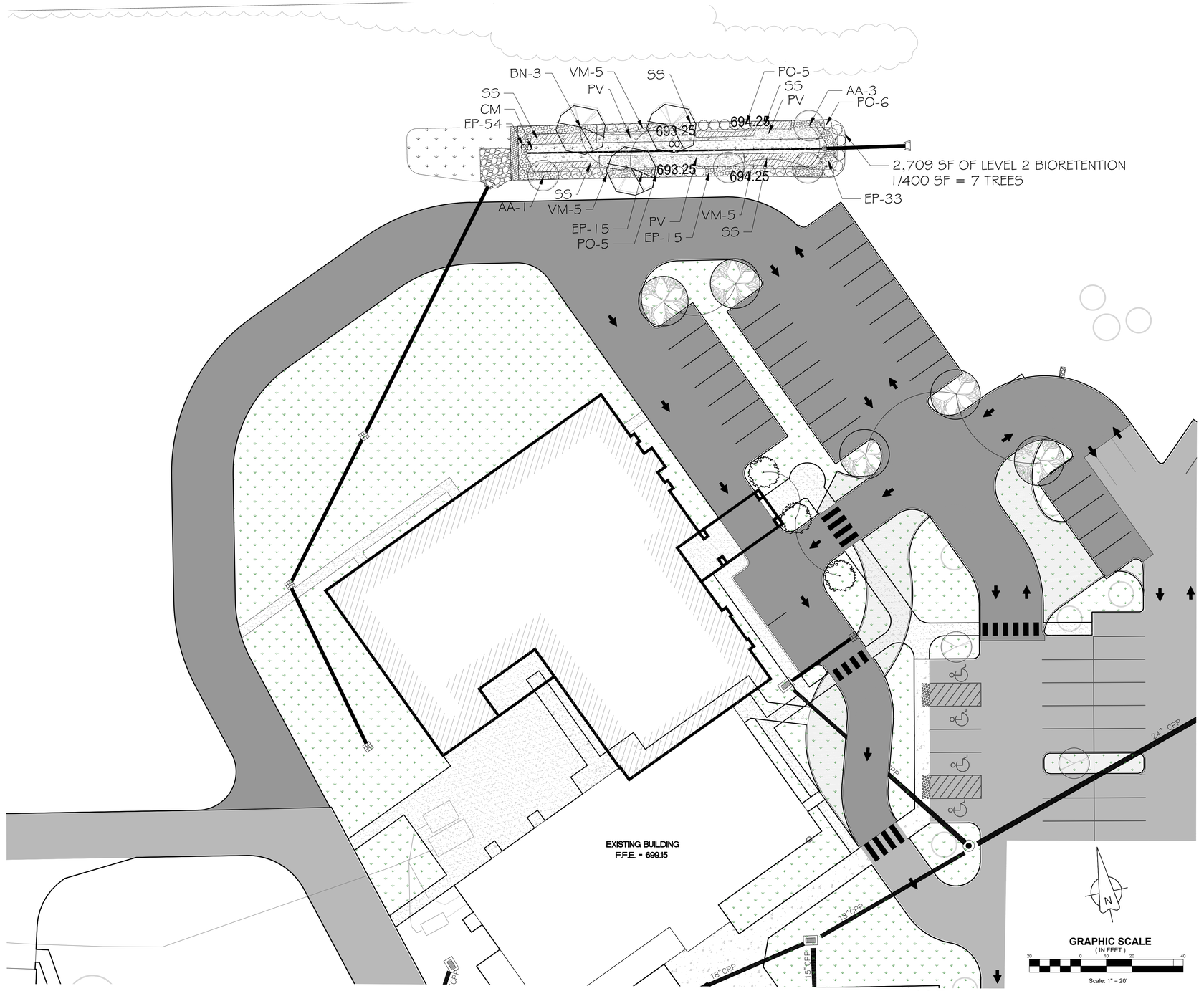
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811 Know what's below. Call before you dig.

OWNER OF RECORD
GATEWAY CHURCH - NASHVILLE INC ZONING MGA-1, MAP 106 PARCEL 029.01
APPLICANT
GATEWAY CHURCH, CHARLIE WEIR 1288 LEWISBURG PIKE FRANKLIN, TN 37064 615-538-6040

NO.	DATE	REVISIONS
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LANDSCAPE PLAN

1288 LEWISBURG PIKE
MAP 106 PARCEL 029.01 (10.6 AC.)
WILLIAMSON COUNTY, TENNESSEE

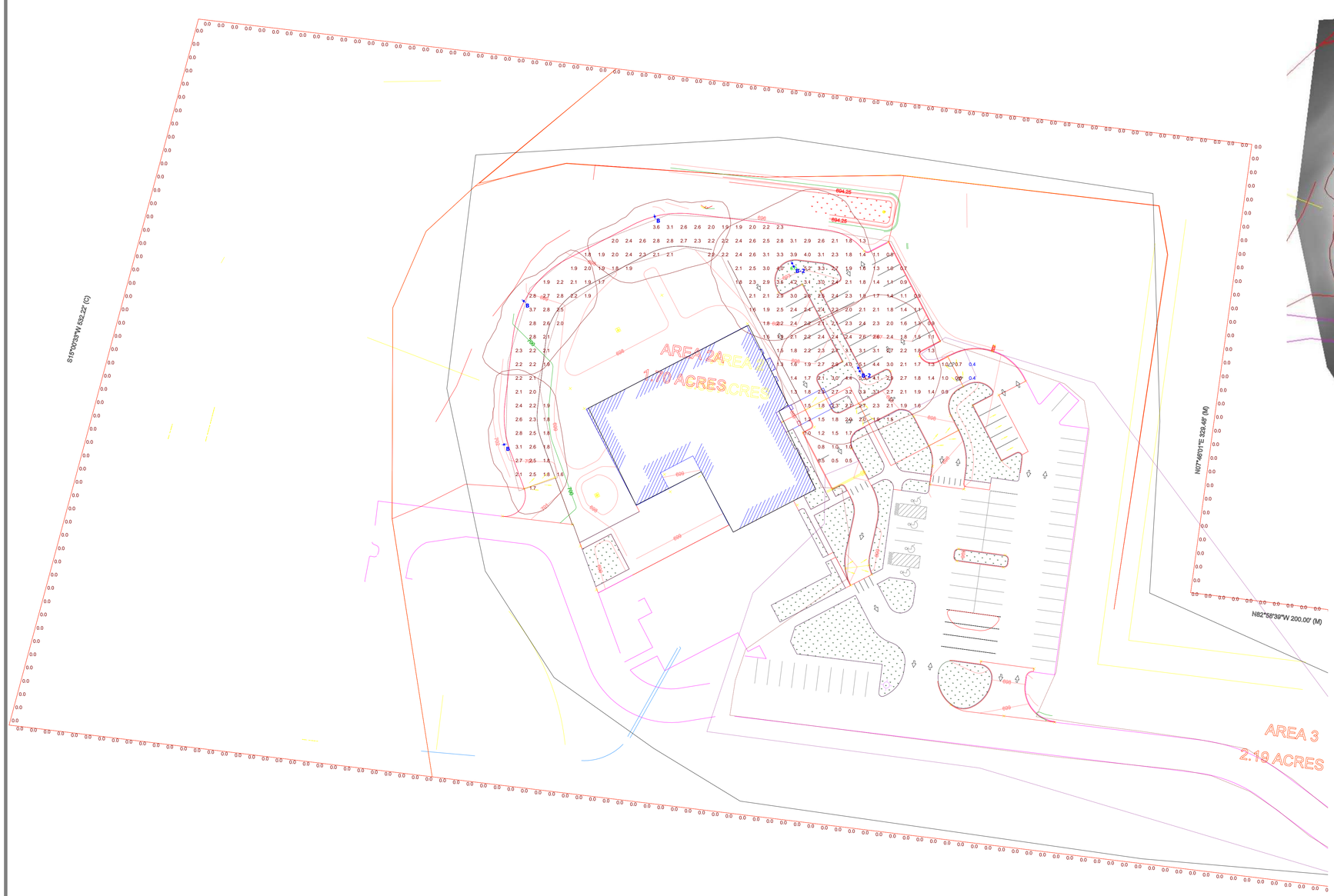
GATEWAY CHURCH PHASE 2

TIMOTHY E. TURNER REGISTERED LANDSCAPE ARCHITECT AGRICULTURE ENVIRONMENT STATE OF TENNESSEE

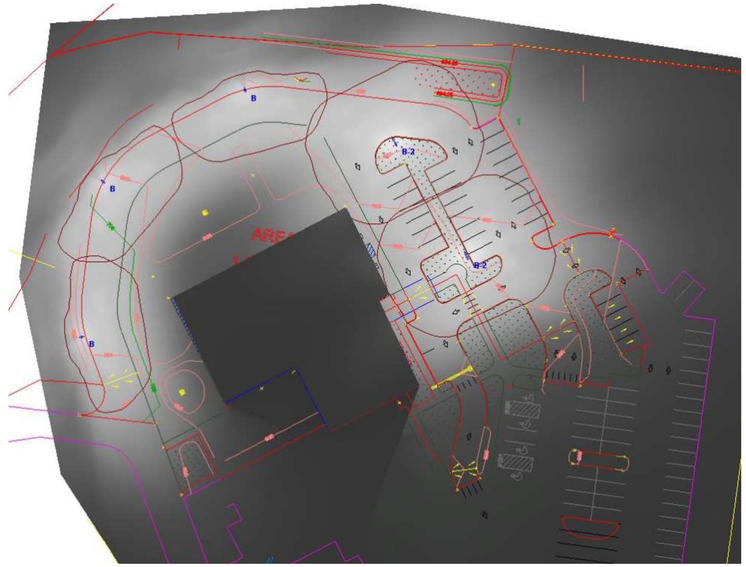
12–10–18

PROJECT
16-0819

SHEET
L 1.1



Plan View
Scale - 1" = 40ft

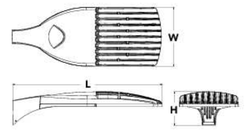


D-Series Size 1
LED Area Luminaire

d-series

Specifications

EPA:	1.01 ft² (0.09 m²)
Length:	33" (83.8 cm)
Width:	13" (33.0 cm)
Height:	7-1/2" (19.0 cm)
Weight (max):	27 lbs (12.2 kg)



Capable Luminaire

This item is an A+ capable luminaire, which has been designed and tested to provide consistent color appearance and system-level interoperability.

- All configurations of this luminaire meet the Acuity Brands' specification for chromatic consistency
- This luminaire is A+ Certified when ordered with DTL® controls marked by a shaded background. DTL DLL equipped luminaires meet the A+ specification for luminaire to photocontrol interoperability[1]
- This luminaire is part of an A+ Certified solution for ROAM® or XPoint™ Wireless control networks, providing out-of-the-box control compatibility with simple commissioning, when ordered with drivers and control options marked by a shaded background.

To learn more about A+, visit www.acuitybrands.com/aplus.

1. See ordering tree for details.
2. A+ Certified Solutions for ROAM require the order of one ROAM node per luminaire. Sold Separately: Link to Roam; Link to DTL DLL

A+ Capable options indicated by this color background.

Ordering Information

EXAMPLE: DSX1 LED P7 40K T3M MVOLT SPA DDBXD

DSX1LED

Series	LEDs	Color temperature	Distribution	Voltage	Mounting
DSX1 LED	**Forward optics** P1 P4 P7 P2 P5 P8 P3 P6 P9 **Rotated optics** P10 P12 P11 P13	30K 3000K 40K 4000K 50K 5000K AMBPC Amber phosphor converted	T1S Type I short T2S Type II short T2M Type II medium T3S Type III short T3M Type III medium T4M Type IV medium TFTM Forward throw medium T5VS Type V very short T5S Type V short T5M Type V medium T5W Type V wide BLC Backlight control[11] LCCO Left corner cutoff[11] RCCO Right corner cutoff[11]	MVOLT[4,5] 120[4] 208[5,6] 240[5,6] 277[4] 347[4,7] 480[5,6,7]	**Shipped included** SPA Square pole mounting RPA Round pole mounting WBA Wall bracket SPUMBA Square pole universal mounting adaptor[8] RPUMBA Round pole universal mounting adaptor[8] **Shipped separately** KMA8DDBXD U Mast arm mounting bracket adaptor (specify finish)[9]

Control options			Other options		Finish (required)	
Shipped installed			**Shipped installed**		DDBXD	Dark bronze
PIR	NEMA twist-lock receptacle only (controls ordered separately)[10]	PIR1FC3V 8-level, motion/ambient sensor, 15-30' mounting height, ambient sensor enabled at 3fc[3,4,5]	HS House-side shield[11]		DBLXD	Black
PIR5	Five-wire receptacle only (controls ordered separately)[10,11]		SF Single fuse (120, 277, 347V)[5]		DNAXD	Natural aluminum
PIR7	Seven-wire receptacle only (controls ordered separately)[10,11]	BL30 8-level switched dimming, 30%[3,9,10]	DF Double fuse (208, 240, 480V)[5]		DWHXD	White
DMG	0-10V dimming extend out back of housing for external control (leads exit fixture)	BL50 8-level switched dimming, 50%[3,9,10]	L90 Left rotated optics[1]		DDBTXD	Textured dark bronze
DS	Dual switching[12,13]	PNMTD3D3 Part night, dim till dawn[3,17]	R90 Right rotated optics[1]		DBLBXD	Textured black
PIR	8-level, motion/ambient sensor, 8-15' mounting height, ambient sensor enabled at 5fc[3,4,5]	PNMTD5D3 Part night, dim 5 hrs[3,17]	BS Bird spikes		DNATXD	Textured natural aluminum
PIRH	8-level, motion/ambient sensor, 15-30' mounting height, ambient sensor enabled at 5fc[3,4,5]	PNMTD6D3 Part night, dim 6 hrs[3,17]	EGS External glare shield		DWHGXD	Textured white
PIR1FC3V	8-level, motion/ambient sensor, 8-15' mounting height, ambient sensor enabled at 1fc[3,4,5]	PNMTD7D3 Part night, dim 7 hrs[3,17]				
		FAO Field adjustable output[18]				

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Schedule

Symbol	Label	Quantity	Manufacturer	Catalog Number	Description	Lamp	Number Lamps	Filename	Lumens Per Lamp	Light Loss Factor	Wattage
	B	3	Lithonia Lighting	DSX1 LED P5 40K T3M MVOLT	DSX1 LED P5 40K T3M MVOLT	LED	1	DSX1_LED_P5_40K_T3M_MVOLT.ies	15376.59	0.9	138
	B-2	2	Lithonia Lighting	DSX1 LED P5 40K T3M MVOLT	DSX1 LED P5 40K T3M MVOLT	LED	1	DSX1_LED_P5_40K_T3M_MVOLT.ies	15376.59	0.9	276

Statistics

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Added Parking Area	+	2.2 fc	6.0 fc	0.4 fc	15.0:1	5.5:1
Porperty Line	+	0.0 fc	0.0 fc	0.0 fc	N/A	N/A

SHEET P-1.0: PHOTOMETRIC PLAN

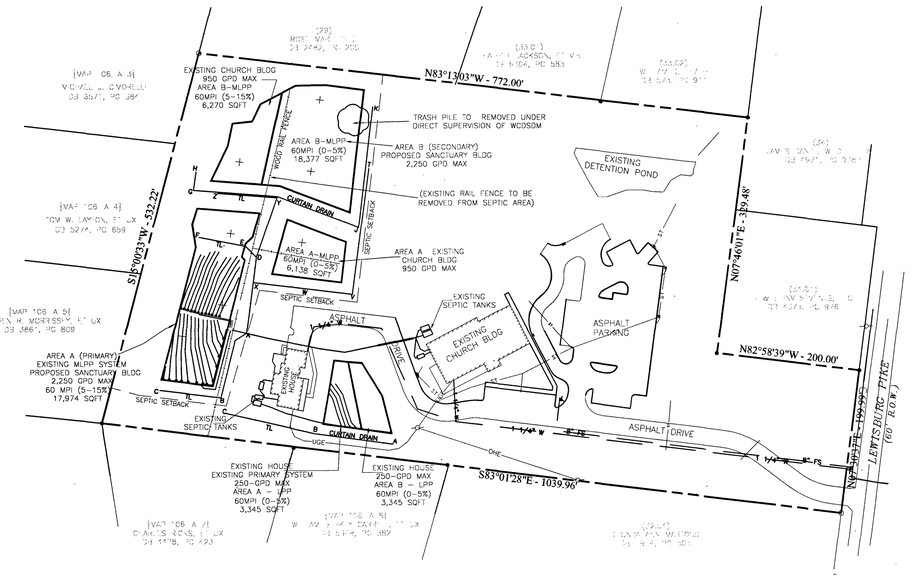
DESIGNLIGHT

Gateway Church Site Lighting Calcs

Designer

Date
3/13/2018
Scale
Not to Scale
Drawing No.
1
Summary

1 of 1



PROPOSED SANCTUARY AREA A – Existing Curtain Drain Table – AND – Curtain Drain Extension

TYPE	ELEV.	A	B	C	D	E	F
Interceptor 36"	Ground Elev.	705.0	701.5	697.0	702.5	701.8	696.5
	Inv. Elev.	702.0	698.5	697.0	699.5	698.8	696.5
	Drain Depth	3	3	0	3	3	0

TIGHTLINES: B – C, E – F

ELEV.	D	Y	Z
Ground Elev.	702.5	701.0	695.0
Inv. Elev.	699.5	698.0	695.0
Drain Depth	3	3	0

TIGHTLINES: Y – Z

EXISTING CHURCH BLDG AREA A – Curtain Drain Table

TYPE	ELEV.	T	V	W	X	Y	Z
Interceptor 36"	Ground Elev.	698.5	702.5	704.8	703.0	701.0	695.0
	Inv. Elev.	698.5	699.5	701.8	700.0	698.0	695.0
	Drain Depth	0	3	3	3	3	0

TIGHTLINES: Y – Z, V – T

COMBINED AREA B – Curtain Drain Table

TYPE	ELEV.	H	G	Y	J	K
Interceptor 36"	Ground Elev.	690.0	694.0	701.0	701.0	696.5
	Inv. Elev.	690.0	691.0	698.0	697.4	696.5
	Drain Depth	0	3	3	3.6	0

TIGHTLINES: G – H, J – K

Legend
- EIP Existing Iron Pipe
- EIR Existing Iron Rod
- Utility Pole/Guy
- Overhead Utility
- UGE Underground Electric
- Fence Line
- WM Waterline

GRAPHIC SCALE
100 0 50 100 200 400
(IN FEET)
1 inch = 100 ft.

NOTES:

1. THE PURPOSE OF THIS MAP IS TO REVISE THE PRIMARY AND SECONDARY SEPTIC AREA FOR THE THE EXISTING CHURCH BUILDING AND TO ESTABLISH A PRIMARY AND SECONDARY SEPTIC AREA FOR THE PROPOSED NEW SANCTUARY BUILDING.
2. BEARING SHOWN, BASED ON SUB-SURFACE SEWAGE DISPOSAL SYSTEM LOCATION MAP PREPARED BY O'LEARY & ASSOCIATES SIGNED OCTOBER 1, 2012 (PB 56, PG 115).
3. PROPERTY CURRENTLY IS MCA-1. ORIGINAL 1988 ZONING SE (SUBURBAN ESTATE).
4. THIS IS NOT TO BE CONSIDERED A BOUNDARY SURVEY AS OUTLINED BY THE CURRENT TENNESSEE STANDARDS OF PRACTICE. PROPERTY LINES SHOWN BASED ON PLAT OF RECORD. WITH A LINEAR ERROR OF CLOSURE FOR THE PLAT MEETS OR EXCEEDS 1':10,000'.
5. THIS PROPERTY IS NOT LOCATED IN A FLOOD HAZARD AREA ACCORDING TO FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP, PANEL NO. 47187C0035F, DATED SEPTEMBER 29, 2006.
6. UNDERGROUND UTILITY LOCATIONS SHOWN HEREON WERE TAKEN FROM FIELD LOCATIONS OF VISIBLE ABOVEGROUND STRUCTURES (AND PERTINENT UTILITY MAPS) AND ARE APPROXIMATE ONLY. UTILITIES SHOULD BE FIELD VERIFIED BY THE PROPER UTILITY AUTHORITY HAVING JURISDICTION PRIOR TO ANY DIGGING.
7. THE RECORDING OF THIS SUB-SURFACE SEWAGE DISPOSAL LOCATION MAP VOIDS, VACATES AND SUPERCEDES SUB-SURFACE SEWAGE DISPOSAL SYSTEM LOCATION MAP PREVIOUSLY RECORDED IN PB 56, PG 115.
8. NO TITLE REPORT WAS FURNISHED TO THIS SURVEYOR AT THE TIME OF THE SURVEY.
9. WATER SERVICES PROVIDED BY H.B. & T.S. UTILITY DISTRICT.
10. NO WELLS FOUND ON SITE.
11. WATERWAY NATURAL AREAS (DESIGNATED AS WNA) EXIST ON ALL INTERMITTENT OR PERSONAL STREAM WATERWAYS AS DEFINED IN THE WILLIAMSON COUNTY STORM WATER MANAGEMENT REGULATIONS. FOR INFORMATION AR ASSISTANCE IN APPLYING THESE REGULATIONS, PLEASE CONTACT THE WILLIAMSON COUNTY ENGINEERING DEPARTMENT AT (615) 790-5725.
12) AN ARAP PERMIT MUST BE OBTAINED FROM THE STATE OF TENNESSEE AT THE DEPARTMENT OF ENVIRONMENT & CONSERVATION BEFORE ANY CONSTRUCTION, EXCAVATION CLEARING, OR GRADING ACTIVITIES CAN OCCUR WITHIN THE CREEK OR WATERWAY NATURAL AREA.
13) THIS SSDS LOCATION MAP IS BASED UPON MLPP DESIGN PLANS AS PREPARED BY TIM TURNER OF T-SQUARE ENGINEERING, 7101 SHARONDALE CT, BRENTWOOD, TN 37027, PHONE 615-207-8260. ALL STRUCTURES (EXISTING AND PROPOSED) ARE RESTRICTED TO THEIR RESPECTIVE MAXIMUM DAILY FLOWS AS INDICATED. ANY PROPOSED EVENTS WHICH MAY POTENTIALLY EXCEED ANY OF THE RESTRICTED MAX DAILY FLOWS SHALL REQUIRE THAT PORTABLE SANITARY FACILITIES BE PROVIDED IN ORDER TO SUPPLEMENT THE CAPACITY OF THE SSDS SYSTEMS.

RECEIVED by: WILLIAMSON COUNTY
DEPARTMENT of Sewage Disposal Management
September 20, 2017 2:45 PM MT PLAT# 3130

14. THIS SECOND REVISED SSDS LOCATION MAP IS BASED UPON MLPP/LPP DESIGN PLANS, AND CONSTRUCTION PLANS (INCLUDING THE SITE PLAN, GRADING/DRAINAGE PLAN, UTILITY PLAN, LANDSCAPE PLAN, ETC.) AS PREPARED BY TIM TURNER OF T-SQUARE ENGINEERING, 701 WEST MAIN STREET, FRANKLIN, TN 37064, PHONE: 615-678-8212.

15. THE EXISTING HOUSE (ORIGINALLY CONSTRUCTED CIRCA 1978) DEPICTED UPON THIS LOCATION MAP HAS BEEN CONVERTED FROM RESIDENTIAL USE AND IS NOW RESTRICTED TO ANCILLARY CHURCH ACTIVITIES INVOLVING VARIOUS OFFICE/ MEETING SPACES. THERE SHALL BE NO WORSHIP SERVICES, LARGE GROUP EVENTS NOR FOOD SERVICE/ PREPARATION/ CLEAN-UP ACTIVITIES CONDUCTED IN THIS FACILITY. ALL FOOD SERVICE ACTIVITIES SHALL BE CATERED EVENTS FROM OUTSIDE VENDORS. THIS STRUCTURE IS RESTRICTED TO A TOTAL DAILY MAXIMUM WASTEWATER FLOW NOT TO EXCEED 250-GPD (DOMESTIC STRENGTH). ANY PROPOSED EVENTS WHICH MAY EXCEED THIS TOTAL DAILY MAXIMUM WASTEWATER FLOW, SHALL REQUIRE PORTABLE RESTROOM FACILITIES BE PROVIDED TO SUPPLEMENT THE CAPACITY OF THE DESIGNATED SUBSURFACE SEWAGE DISPOSAL SYSTEM.

16. THE USAGE OF THE EXISTING CHURCH BUILDING AND ITS PROPOSED ADDITION (NEW SANCTUARY) IS RESTRICTED TO REGULAR WORSHIP SERVICES, MISCELLANEOUS SOCIAL EVENTS SUPPORTING THE CONGREGATION AND ANNUAL VACATION BIBLE SCHOOL EVENTS. THESE BUILDINGS SHALL NOT BE USED FOR DAILY ADMINISTRATIVE OFFICE USE OR OTHER RECURRING DAILY ACTIVITIES. ANY SPECIAL EVENTS HELD ON THE GROUNDS WILL HAVE ACCESS TO THESE BUILDINGS AND THEIR RESTROOM FACILITIES – SUPPLEMENTAL PORTABLE RESTROOM FACILITIES SHALL BE PROVIDED AS NECESSARY. ALTHOUGH KITCHENETTES /WARMING CENTERS ARE APPROVED IN THESE BUILDINGS, THE FACILITIES SHALL ONLY BE USED TO WARM CATERED FOODS, BREW COFFEE, STORE SNACKS AND FOR TEMPORARY COLD STORAGE VIA REFRIGERATORS – THERE WILL NOT BE ANY REGULARLY SCHEDULED MEALS PREPARED OR SERVED ON SITE, AND NO CLEAN UP OF DISHES OR COOKWARE. FURTHERMORE, NO DAY CARE OPERATIONS, SCHOOL OPERATIONS OR MOTHER'S-DAY-OUT TYPE OF PROGRAMS ARE PROPOSED, NOR APPROVED FOR THESE FACILITIES. THESE STRUCTURES ARE SERVED BY TWO SEPARATE SUBSURFACE SEWAGE DISPOSAL SYSTEMS. THE EXISTING CHURCH BUILDING'S WASTEWATER FLOW IS RESTRICTED TO A TOTAL DAILY MAXIMUM WASTEWATER FLOW NOT TO EXCEED 950-GPD (DOMESTIC STRENGTH) AND THE PROPOSED ADDITION (NEW SANCTUARY) IS RESTRICTED TO A TOTAL DAILY MAXIMUM WASTEWATER FLOW NOT TO EXCEED 2,250-GPD (DOMESTIC STRENGTH).

JERRY SWORDS JR. LICENSED PROFESSIONAL ENGINEER TENNESSEE NO. 18061

17. REFER TO THE DEPARTMENT OF SEWAGE DISPOSAL MANAGEMENT APPROVAL LETTER (BY MR. BRIAN K. CORWIN, DIRECTOR) TO THE WILLIAMSON COUNTY REGIONAL PLANNING COMMISSION DATED OCTOBER 2, 2017, REGARDING THE DETAILS OF APPROVAL ALONG WITH THE VARIOUS SEPTIC SYSTEM REQUIREMENTS AND RESTRICTIONS. * SEE NOTE 19 ALSO *.

18. REFER TO THE FLOW PROJECTION LETTER FROM T-SQUARE ENGINEERING (BY MR. ERIC R. JERVIS, E.I.) DATED OCTOBER 2, 2017 REGARDING THE VARIOUS SYSTEM SIZING CRITERIA DETAILS AND ASSOCIATED RESTRICTIONS.

19. REFER TO WILLIAMSON COUNTY DEPARTMENT OF SEWAGE DISPOSAL MANAGEMENT MEMORANDUM (BY MR. DENNEY, DESIGN REVIEWER) TO MR. AARON HOLMES, WC PLANNING DEPARTMENT DATED APRIL 25, 2018 REGARDING THEIR OF APPROVAL OF AMENDED SITE PLAN.

WILLIAMSON COUNTY HEALTH DEPARTMENT NOTES:

1) ANY CUTTING, FILLING, COMPACTION, OR DISTURBANCE FROM THEIR NATURAL STATE, OF THE SOIL AREAS RESERVED FOR SEWAGE DISPOSAL, SHALL RESULT IN REVOCATION OF THE LOT APPROVAL. ADDITIONALLY, THE DEPARTMENT SHALL HAVE THE AUTHORITY TO REFUSE TO GRANT AN CONSTRUCTION PERMIT OR MAY REVOKE A CONSTRUCTION PERMIT WHERE THE INTEGRITY OF THE PROPOSED SUBSURFACE SEWAGE DISPOSAL SYSTEM AREAS HAS BEEN COMPROMISED.

2) ALL SEPTIC SYSTEMS MUST BE INSTALLED BY AN INSTALLER LICENSED BY WILLIAMSON COUNTY TO CONSTRUCT SEPTIC SYSTEMS, ALTERNATIVE OR CONVENTIONAL, SPECIFICALLY IN WILLIAMSON COUNTY.

3) NO BATHING FIXTURES EXCEEDING STANDARD CAPACITY (30 U.S. GALLONS), INCLUDING BUT NOT LIMITED TO, OVERSIZED BATHTUBS, HOT TUBS, SPA TUBS, WHIRLPOOLS, OR JACUZZIS, ETC., SHALL BE ALLOWED UNLESS SPECIFICALLY APPROVED BY THE DEPARTMENT OF SEWAGE DISPOSAL MANAGEMENT.

4) NO UTILITIES (I.E. GAS, WATER, OR ELECTRIC) OR THEIR EASEMENTS, ABOVE OR BELOW GROUND, SHALL BE ALLOWED TO ENCROACH WITHIN 10 FEET OF THE BOUNDARIES OF THE SOIL AREAS RESERVED FOR SEWAGE DISPOSAL.

5) CURTAIN/INTERCEPTOR DRAINS MAY BE REQUIRED ON ANY OR ALL LOTS.

6) NO CUTTING, FILLING, COMPACTION, OR ANY DISTURBANCE OF THE AREAS RESERVED FOR SEWAGE DISPOSAL IS PERMITTED.

7) THE LIMITS OF ALL EXCAVATIONS GREATER THAN 18 INCHES IN DEPTH, MADE FOR THE PURPOSE OF HOUSE CONSTRUCTION (OR ANY OTHER TYPE OF BUILDING CONSTRUCTION), SHALL BE KEPT 25 FEET OR MORE AWAY FROM THE PLATTED OR DESIGNATED SEWAGE DISPOSAL AREAS.

8) THE LIMITS OF ALL EXCAVATIONS, MADE FOR THE PURPOSE OF HOUSE CONSTRUCTION (OR ANY OTHER TYPE OF BUILDING CONSTRUCTION), MUST BE KEPT WITHIN THE CONFINES OF THE PLATTED BUILDING ENVELOPE.

9) ALL PART OF HOUSE AND ANY OF ITS RELATED APPENDAGE, (INCLUDING BUT NOT LIMITED TO: DETACHED GARAGES, PORCHES, DECKS, SIDEWALKS, PARKING AREAS, UTILITIES, ETC.) SHALL STRICTLY ADHERE TO THE MINIMUM SETBACK REQUIREMENTS FROM THE SUBSURFACE SEWAGE DISPOSAL SYSTEM AREAS AS OUTLINED IN SECTION 13 OF THE "REGULATIONS GOVERNING ON-SITE SEWAGE DISPOSAL SYSTEMS OF THE WILLIAMSON COUNTY DEPARTMENT OF SEWAGE DISPOSAL MANAGEMENT" ADOPTED MAY 16, 2000 AND EFFECTIVE OCTOBER 2000.

10) NO CONSTRUCTION OF PATIOS, SWIMMING POOLS, ACCESSORY BUILDINGS, ETC., SHALL BE ALLOWED ON ANY LOT SERVED BY SUBSURFACE SEWAGE DISPOSAL SYSTEM, UNLESS APPROVED BY THE DEPARTMENT OF SEWAGE DISPOSAL MANAGEMENT.

11) WATER SERVICE LINES MUST BE SEPARATED FROM SEWAGE DISPOSAL AREAS OR PLATTED DISPOSAL FIELD AREAS BY A MINIMUM OF 10 FEET.

12) NO WATER SOURCE, WELLS OR SPRINGS ARE TO BE DRILLED OR CONSTRUCTED WITHIN 50 FEET OF ANY PORTION OF THE SEPTIC SYSTEM OR THE DESIGNATED OR PLATTED SEWAGE DISPOSAL FIELD AREAS.

13) DESIGNATED SEWAGE DISPOSAL AREAS PLOTTED IN ACCORDANCE WITH ACCEPTABLE SOIL AREAS FIELD MAPPED BY MIKE HARBAUER, PRIVATE CONSULTING SOIL SCIENTIST ON 2/16/2011.

14) ALL PLATTED SEWAGE DISPOSAL AREAS MUST BE FIELD STAKED BY A LICENSED SURVEYOR AND FENCED OFF, TO PROTECT THE AREAS FROM ALL CONSTRUCTION TRAFFIC, BY THE PROPERTY OWNER OR BUILDING CONTRACTOR. THE AREAS MUST THEN BE FIELD CHECKED AND VERIFIED BY THE DEPARTMENT OF SEWAGE DISPOSAL MANAGEMENT PRIOR TO THE ISSUANCE OF THE SEPTIC PERMIT.

15) CURTAIN, INTERCEPTOR AND DRAW-DOWN DRAINS SHALL BE REQUIRED ON ALL LOTS. AS SUCH, THEY SHALL STRICTLY ADHERE TO THE DESIGN, LOCATION AND ROUTING DEPICTED ON THIS PLAT. HOWEVER, THE DRAINS AS SHOWN HEREON MAY BE SUBJECT TO CHANGE AT THE SOLE DISCRETION OF THE WILLIAMSON COUNTY DEPARTMENT OF SEWAGE DISPOSAL MANAGEMENT AS DEEMED NECESSARY BY THEIR FIELD INVESTIGATION THE TIME OF SUBMITTAL OF EACH INDIVIDUAL LOTS ALTERNATIVE SYSTEM SITE AND DESIGN PLANS. THE WILLIAMSON COUNTY DEPARTMENT OF SEWAGE DISPOSAL MANAGEMENT'S EVALUATION WILL BE CONDUCTED ON A SITE-SPECIFIC, LOT-BY-LOT BASIS.

16) THIS SITE MAY MANDATE THE USE OF A SEWAGE/EFFLUENT PUMP AND APPROPRIATELY SIZED PUMP TANK IN ORDER TO PROVIDE SEWER SERVICES FROM THE HOUSE TO THE SSDS AREAS. THIS SHALL BE SPECIFIED BY THE WILLIAMSON COUNTY DEPARTMENT OF SEWAGE DISPOSAL MANAGEMENT BASED UPON THE FINISHED ELEVATION OF THE HOUSE PLUMBING STUB-OUT AND THE SSDS AREAS.

17) NO IRRIGATION SYSTEMS, OR THEIR COMPONENTS THEREOF, SHALL ENCROACH ON, IN OR WITHIN 10 FEET OF THE BOUNDARIES OF THE DESIGNED OR PLATTED SSDS AREAS. IT SHALL ALSO BE LOCATED A MINIMUM OF 5 FEET AWAY FROM ANY DRAINAGE IMPROVEMENT PRACTICE ASSOCIATED WITH THE SSDS AREAS.

18) LPP DENOTES THAT THIS LOT IS SERVED BY A LOW PRESSURE PIPE SYSTEM, WHICH IS AN ALTERNATIVE MEANS OF SEWAGE DISPOSAL.

19) MLPP DENOTES THAT THIS LOT IS SERVED BY A MODIFIED LOW PRESSURE PIPE SYSTEM, WHICH IS AN ALTERNATIVE MEANS OF SEWAGE DISPOSAL. MODIFIED LPP SYSTEMS REQUIRE 6 TO 10 INCHES OF COMPACTABLE SOIL FILL MATERAL TO BE INCORPORATED ONTO THE DESIGNATED OR PLATTED SEWAGE DISPOSAL AREA, UNDER DEPARTMENT OF SEWAGE DISPOSAL MANAGEMENT SUPERVISION.

20) PRIOR TO INSTALLATION, THE LOCATION OF WELL, SPRING, CISTERN OR PRIVATE WATER SOURCE MUST BE APPROVED BY THE DEPARTMENT OF WILLIAMSON COUNTY SEWAGE DISPOSAL MANAGEMENT.

21) WELL, SPRING, CISTERN OR PRIVATE WATER SOURCE MUST BE A MINIMUM OF 50' AWAY FROM ANY SEWAGE DISPOSAL AREA, INCLUDING THOSE LOCATED ON ADJACENT LOTS.

22) THE EXACT LOCATION OF THE WATER SOURCE (I.E.: WELL, SPRING, CISTERN OR PRIVATE WATER SOURCE) MUST BE FIELD LOCATED BY A SURVEYOR OR ENGINEER ON A COPY OF THIS PLAT AND SUBMITTED TO THE DEPARTMENT OF WILLIAMSON COUNTY SEWAGE DISPOSAL MANAGEMENT FOR REVIEW AND RECORD KEEPING PURPOSES.

23) THERE SHALL BE NO SEWAGE BEARING CONVEYANCES (PIPES, SUPPLY LINES, MANIFOLDS, SEPTIC, OR PUMPS TANKS, ETC.) LOCATED WITHIN 50' OF ANY AND ALL WELL(S) ON THIS PROPERTY.

24) SSDS COMPONENTS CROSSING UTILITIES AND THEIR RELATED EASEMENTS, IN ADDITION TO: DRIVEWAYS ACCESS EASEMENTS, ETC.: ANY AND ALL SSDS COMPONENTS (INCLUDING BUT NOT LIMITED TO: CURTAIN DRAINS, SEWAGE SUPPLY LINES, MANIFOLDS, ETC.) SHALL BE SHEATHED AND BEDDED (AS PER SPECIFICATIONS FROM WCDSDM) WHERE THEY CROSS ANY DRIVEWAY, ACCESS EASEMENT, UTILITY LINES (AND THEIR RELATED EASEMENTS). THE SHEATHING SHALL EXTEND FROM A POINT 10' PRIOR TO ENTERING ANY EASEMENT AND SHALL EXTEND THROUGHOUT THE ENTIRE WIDTH OF THE EASEMENT AND SHALL END AT A POINT 10' PAST THE LIMITS OF ANY EASEMENT. ALL CROSSINGS MUST BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE DEPARTMENT OF WILLIAMSON COUNTY SEWAGE DISPOSAL MANAGEMENT. ALL SHEATHING MUST BE SCHEDULE 80 PVC OR DUCTILE IRON AND BE BEDDED IN 12" OF GRAVEL.

25) THE EXISTING HOUSE IS RESTRICTED TO 250 GPD MAX. THE EXISTING CHURCH BUILDING IS RESTRICTED TO 950 GPD MAX, AND THE PROPOSED SANCTUARY BUILDING IS RESTRICTED TO 2,250 GPD AS NOTED BY WCDSDM.

26) OTHER THAN THE SEPTIC SETBACKS SHOWN HEREON, THE WILLIAMSON COUNTY PLANNING DEPARTMENT SHALL ASSIGN ALL OTHER SETBACKS AT SUCH TIME WHEN AN APPLICATION FOR A BUILDING PERMIT IS MADE.

27) BEFORE A PERMIT TO CONSTRUCT A LPP OR M-LPP SEPTIC SYSTEM CAN BE ISSUED, DETAILED SITE AND DESIGN PLANS FOR THE LPP OF M-LPP SYSTEM SHALL BE SUBMITTED TO THE DEPARTMENT OF SEWAGE DISPOSAL MANAGEMENT FOR REVIEW AND APPROVAL. THESE PLANS SHALL BE PREPARED BY AN ENGINEER LICENSED IN THE STATE OF TENNESSEE.

28) ALL PLUMBING FIXTURES TO BE OF THE WATER CONSERVATIVE TYPE, INCLUDING LOW VOLUME FLUSH TOILETS (1.6 GALLONS OR LESS), LOW VOLUME SHOWER HEADS (1.5 TO 2.0 GALLONS OR LESS) AND FAUCET AERATORS.



VICINITY MAP (NTS)

1200-4-9.17

GEOTHERMAL WELL CONSTRUCTION STANDARDS FOR CLOSED LOOP GEOTHERMAL BOREHOLES

SOURCE OF STRUCTURE	MINIMUM DISTANCE
SEWER LINES	10 FEET
SEPTIC TANKS	25 FEET
SPRINGS	100 FEET
SEPTIC DRAIN FIELDS	25 FEET
WATER WELLS	100 FEET
HOUSE TO SEPTIC TO TANK CONNECTION	10 FEET
HOUSE TO SEWER CONNECTION	10 FEET

Disclaimer:
The sole purpose of this *Subsurface Sewage Disposal System Location Map* is to dedicate septic system areas (in compliance with the *Williamson County Regulations Governing On-Site Sewage Disposal Systems*) reserved for subsurface sewage disposal on the subject property, and to memorialize related conditions and restrictions. The approval of this document by the Williamson County Department of Sewage Disposal Management does not guarantee the owner's right to subdivide or consolidate property, nor guarantee the right to construct or alter a structure. This map has not been evaluated in relation to any other rules, regulations or ordinances of other County offices or Departments and this approval grants no assurances that it is in compliance with anything other than the *Regulations* noted herein.

DEED REFERENCE:
BEING PROPERTY CONVEYED TO GATEWAY CHURCH – NASHVILLE, INC. BY DEED BOOK 4809, PAGE 402, R.O.W.C.

PROPERTY MAP REFERENCE:
BEING PARCEL NO. 29.01 AS SHOWN ON WILLIAMSON COUNTY PROPERTY MAP NO. 106.

TOTAL AREA = 465,608 SQUARE FEET OR 10.688 ACRES±

P68/121

REVISED: 9/18/2017
REVISED: 8/28/2017

CERTIFICATE OF ACCURACY

I hereby certify that the plan shown and described hereon is a true and correct survey to the accuracy required by the Williamson County, Tennessee Regional Planning Commission, and that the monuments have been or will be placed as shown hereon, to the specifications of the Subdivision Regulations, as approved by the County Engineer.

JERRY SWORDS, JR., R.L.S. #1806 — 9-18-17 Date

CERTIFICATE OF OWNERSHIP AND DEDICATION

I (we) hereby certify that I am (we are) the owner (s) of the property shown and described hereon, as evidenced in Book 4809, Page 402, R.O.W.C., and that I (we) hereby adopt this plan of subdivision with my (our) free consent, establish the minimum building restriction line, and that offers of irrevocable dedication for all public streets, utilities and other facilities [illegible] as required by these Regulations.

Gateway Church-Nashville, Inc — 9/20/2017 Date

CERTIFICATE OF GENERAL APPROVAL FOR INSTALLATION OF SUBSURFACE SEWAGE DISPOSAL SYSTEM W/ RESTRICTIONS

General approval is hereby granted for lots proposed hereon as being suitable for subsurface sewage disposal with the listed and/or attached restrictions

Before the initiation of construction, the location of the house or other structure and plans for the subsurface sewage disposal system shall be approved by the local health authority.

Brian K. Corwin, Director — 5/1/18 Date @2:34pm

WILLIAMSON COUNTY—STATE OF TENNESSEE

J424 05/02/2018 - 03:29:00 PM
18016393
1 PGS:AL-PLAT
BATCH: 639804
PLAT BOOK: P68
PAGE: 121
REC FEE 16.00
DP FEE 2.00
TOTAL 17.00
STATE OF TENNESSEE, WILLIAMSON CO
SADIE WADE

2nd REVISION SUBSURFACE SEWAGE DISPOSALSYSTEM LOCATION MAP

THE GATEWAY CHURCH-NASHVILLE, INC. PROPERTY

1288 LEWISBURG PIKE
FRANKLIN, TN 37069

Map 106, Parcel 29.01
23RD CIVIL DISTRICT—WILLIAMSON COUNTY—TENNESSEE

S & A Surveying, Inc.
306 Bluegrass Circle
Lebanon, Tennessee 37090
PHONE (615) 394-7564
sasurvey98@gmail.com

PROJ.: 17-053 | DATE: 8/02/2017 | SHEET 1 OF 1

File #: 21-0698

DATE: June 23, 2025

TO: Board of Mayor and Aldermen

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

SUBJECT:

*Consideration Of Resolution 2025-45, A Resolution To Annex One Property Consisting Of 10.58 Acres Located West Of Lewisburg Pike And South Of Henpeck Lane, 1288 Lewisburg Pike, And Not Adjoining The City Limits Within The Southern Part Of The Franklin Urban Growth Boundary (UGB). Establishing A Public Hearing On August 12, 2025
FMPC 6/26/25, 9-0

PURPOSE:

PROJECT INFORMATION
COF Project Number: 8506
Applicant: Charlie Weir, The Gateway Church - Nashville, Inc
Owner: The Gateway Church - Nashville, Inc, Charlie Weir, Rep.

BACKGROUND/STAFF COMMENTS:
The property being considered for annexation is located west of Lewisburg Pike and south of Henpeck Lane at 1288 Lewisburg Pike. It is noncontiguous to the City limits and is within the southern limits of the City of Franklin's Urban Growth Boundary (UGB). This property falls into the Goose Creek basin, which has been identified as a short-term annexation capability area due to the proximity to existing City limits and the area's ability to be served by water and sewer. The ability to serve the property with utilities and services has been addressed in the Plan of Services. The subject property requesting annexation is within the Neighborhood Commercial Design Concept as defined by the Envision Franklin Land Use Plan. It is the intention of the applicant to maintain the existing use on the property as a church campus. Institutional uses are supported within the Neighborhood Commercial Design Concept. An ordinance to zone (ORD 2025-17) the subject property is also included on this agenda.

FINANCIAL IMPACT:

Unknown.

RECOMMENDATION:

The Planning Commission recommended approval of Resolution 2025-45 by a vote of 9-0.
Staff recommends that the Board of Mayor and Aldermen approve Resolution 2025-45.

RESOLUTION 2025-45

A RESOLUTION TO ANNEX ONE PROPERTY, CONSISTING OF 10.58 ACRES, LOCATED WEST OF LEWISBURG PIKE AND SOUTH OF HENPECK LANE, 1288 LEWISBURG PIKE AND NOT ADJOINING THE CITY LIMITS WITHIN THE SOUTHERN PART OF THE FRANKLIN URBAN GROWTH BOUNDARY (UGB)

WHEREAS, Gateway Church-Nashville, Charlie Weir, Rep., (Owner) of property located at 1288 Lewisburg Pike (Property) petitioned the Board of Mayor and Aldermen (BOMA) of the City of Franklin, Tennessee (City), to annex Property noncontiguous the City limits and located within the Franklin Urban Growth Boundary (UGB); and

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

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

WHEREAS, the BOMA has adopted a Plan of Services for the annexation area as described in Resolution 2025-44; and

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

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

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

PREMISES CONSIDERED

Map-Parcel	Acres
106-29.01	10.58
Total	10.58

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

SECTION III: That the annexed Property shall become part of Aldermanic Ward 3.

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

Law approved template Dec. 2023

Law Dept. Approved 06.12.25

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

ATTEST:

By: _____
Angie Skarp
City Recorder

CITY OF FRANKLIN, TENNESSEE:

By: _____
Dr. Ken Moore
Mayor

Approved as to form by:

_____
Shauna R. Billingsley
City Attorney

PLANNING COMMISSION RECOMMENDED: _____

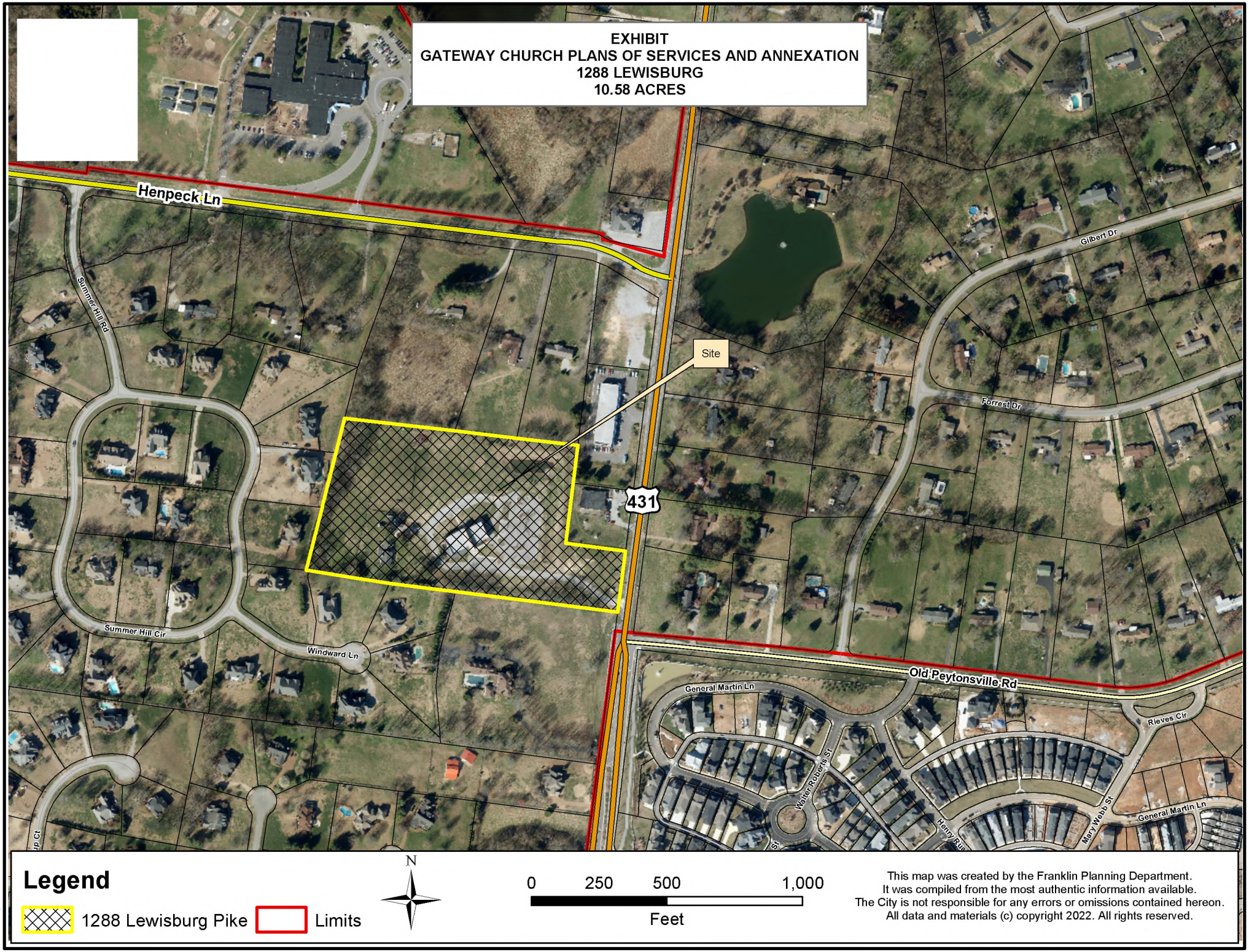
PASSED FIRST READING: _____

PUBLIC HEARING HELD: _____

PASSED SECOND READING: _____

PASSED THIRD READING: _____

Law approved template Dec. 2023


EXHIBIT
GATEWAY CHURCH PLANS OF SERVICES AND ANNEXATION
1288 LEWISBURG
10.58 ACRES
Henpeck Ln
Summer Hill Rd
Summer Hill Cir
Windward Ln
Site
431
Gilbert Dr
Forrest Dr
Old Peytonsville Rd
General Martin Ln
Rieves Cir
Walter Roberts St
Mary Webb St
General Martin Ln
Legend
1288 Lewisburg Pike
Limits
N
0
250
500
1,000
Feet
This map was created by the Franklin Planning Department.
It was compiled from the most authentic information available.
The City is not responsible for any errors or omissions contained hereon.
All data and materials (c) copyright 2022. All rights reserved.

STORM DRAINAGE STRUCTURES

NO.	TYPE	CASTING *	ELEVATIONS			10-YR STORM FLOW (CFS)
			TOP OF GRATE @ FLOW LINE	INVERT IN	INVERT OUT	
1	ENERGY DISSIPATING CONCRETE HEADWALL	-	-	-	689.10 (2)	-
2	BIORETENTION OUTLET STRUCTURE	NYLOPLAST STANDARD GRATE	694.25	689.25 (UD)	689.25	-
3	ENERGY DISSIPATING CONCRETE HEADWALL	-	-	693.50	693.50	-
4	18" NYLOPLAST DRAIN BASIN	18" NYLOPLAST STANDARD GRATE	697.00	694.04	694.04	-
5	18" NYLOPLAST DRAIN BASIN	18" NYLOPLAST STANDARD GRATE	698.00	694.36	694.36	-
6	18" NYLOPLAST DRAIN BASIN	18" NYLOPLAST STANDARD GRATE	697.70	-	694.71	-
7	EXISTING AREA DRAIN	-	-	-	-	-
*8	SINGLE CURB INLET	3103	697.90	-	-	-

* CASTINGS TO BE JOHN BOUCHARD & SONS CO. OR APPROVED EQUAL UNLESS OTHERWISE NOTED

STORM DRAINAGE PIPES

PIPE	SIZE (INCHES)	LENGTH (FEET)	SLOPE (%)	10-YEAR STORM FLOW (CFS)	FULL FLOW CAPACITY (CFS)	FULL FLOW VELOCITY (FPS)
* 2-1	18	30	0.5	7.23	7.4	4.2
* 4-3	15	108	0.5	2.28	4.6	3.7
* 5-4	15	64	0.5	0.76	4.6	3.7
* 6-5	15	70	0.5	0.64	4.6	3.7
* 8-7	15	32	0.5	0.72	4.6	3.7

* ADS N-12 PIPE

TOTAL PROPERTY AREA: 465,609 SQFT

EXISTING IMPERVIOUS: 69,761 SQFT
EXISTING PERVIOUS: 395,848 SQFT

PROPOSED IMPERVIOUS: 108,367 SQFT
PROPOSED PERVIOUS: 357,242 SQFT

GRAPHIC SCALE
(IN FEET)
40 0 20 40 80
Scale: 1" = 40'

LEGEND
- EXISTING ASPHALT
- PROPOSED ASPHALT
- PROPOSED SIDEWALK
- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- PROPOSED MAJOR CONTOUR
- PROPOSED MINOR CONTOUR
- PROPOSED STORM PIPE
- PROPOSED STORM HEADWALL
- PROPOSED STORM CLEANOUT
- PROPOSED STORM DRAIN
- PROPOSED BIORETENTION OUTLET STRUCTURE

BENCHMARK
ELEVATION - 695.80 (NAVD 88)
TOP OF DETENTION POND
OUTLET STRUCTURE

LANDS OF ROSE MARIE HILL, DEED BK 2484, PG 198, R.O.W.C., TN., MAP 106, PARCEL 29.00
LANDS OF EDDY & CAROLYN JACKSON, NO DEED OF RECORD PER R.O.W.C., TN., MAP 106, PARCEL 33.01
LANDS OF WILLIAM & DOROTHY HEATH, NO DEED OF RECORD PER R.O.W.C., TN., MAP 106, PARCEL 33.02
LANDS OF REDDY & SARITHA VONCHA, DEED BK 4685, PG 723, R.O.W.C., TN., MAP 106I, PARCEL 3
LOT 314 SUMMER HILL, SECT. 3, PLAT BOOK 38, PG.74, R.O.W.C., TN.
LANDS OF WILDE, DEED BK 2101, PG 350, R.O.W.C., TN., MAP 106, PARCEL 34.01
LOT 1 DICKERSON & PALMER SUBDIVISION, PLAT BOOK 13, PG. 14, R.O.W.C., TN.
LANDS OF CHARLES CAUDELL, DEED BK 4871, PG 333, R.O.W.C., TN., MAP 106I, PARCEL 4
LOT 313 SUMMER HILL, SECT. 3, PLAT BOOK 38, PG.74, R.O.W.C., TN.
LANDS OF T & L INVESTMENTS, LLC, DEED BK 4373, PG 976, R.O.W.C., TN., MAP 106, PARCEL 34.01
LANDS OF MORRISSEY, DD BK 3861, PG 809, R.O.W.C., TN., MAP 106I, PARCEL 5
LOT 312 SUMMER HILL, SECT. 3, PL BK 38, PG.74, R.O.W.C., TN.
LANDS OF BERRIS, DD BK 4531, PG 909, R.O.W.C., TN., MAP 106I, PARCEL 6
LOT 311 SUMMER HILL, SECT. 3, PL BK 38, PG.74, R.O.W.C., TN.
LANDS OF RICKS, DEED BK 4428, PG 423, R.O.W.C., TN., MAP 106I, PARCEL 7
LOT 310 SUMMER HILL, SECT. 3, PLAT BOOK 38, PG.74, R.O.W.C., TN.
LANDS OF MCDONNELL, DEED BK 4119, PG 432, R.O.W.C., TN., MAP 106, PARCEL 8
LOT 309 SUMMER HILL, SECT. 3, PLAT BOOK 38, PG.74, R.O.W.C., TN.
LANDS OF RHONDA ANN MARTOCCI, DEED BOOK 1914, PAGE 503, R.O.W.C., TN., MAP 106, PARCEL 32.04

N83°13'03"W 772.00' (C)
S15°00'33"W 532.22' (C)
N07°46'01"E 329.48' (M)
N82°58'39"W 200.00' (M)
N07°30'37"E 200.00' (C)
S83°01'26"E 1039.96' (C)

20' SETBACK
60' MBSL
20' MBSL
60' FRONT SETBACK
40' FRONT SETBACK
LEWISBURG PIKE (60' R.O.W.)

1' TALL x 1' WIDE RIPRAP STRIP, TOP ELEV. 694.25
BIO-RETENTION POND, ELEV. 693.25 (SEE DETAIL SHEET)
116 LF 6" PERFORATED HDPE UNDERDRAIN PIPE ELEV. 689.25
LEVEL 2 BIO-RETENTION FOREBAY, ELEV. 693.25
EXISTING DETENTION POND
PROPOSED PARKING AREA (SEE DETAIL SHEET C-8.1)
SEPTIC AREAS (DO NOT DISTURB)
FLUSH SIDEWALK WITH PAVEMENT
2' CURB CUT TYP. (SEE DETAIL SHEET)
MATCH EXISTING GRADES OF DRIVE.
HEADWALL INV. 693.5
F.F.E. = 699.15 PROPOSED CHURCH ADDITION
TIE NEW 15" HDPE TO EXISTING DRAIN
EXISTING PIPE TO BE REMOVED
EXISTING AREA DRAIN TO BE REMOVED
EXISTING BUILDING F.F.E. = 699.35
FIVE 6" DOWNSPOUTS TO BE PIPED AWAY IN SUBSURFACE LINE TO SUBSURFACE DRAINAGE BASIN. PROVIDE PIPE & BOOT FOR DOWNSPOUT
PROPOSED 100 YR OVERFLOW DITCH
PROPOSED 24" HDPE PIPE
RIP-RAP DISSIPATOR (SEE DETAIL ON C-8.0)
WINGWALL ELEV. OUT: 694.14
EXISTING SIGN
PROPOSED 68' LF OF 24" HDPE @ 0.25%
TIE TO BELL END OF EXISTING 24" HDPE WITH 24" HDPE CONNECTOR
TIE TO BELL END OF EXISTING 24" HDPE WITH A 24" HDPE 22.5° BEND
EXISTING INV. 694.8
EXISTING HEADWALL (TO BE REMOVED)
EXISTING INV. 694.28 HEADWALL (TO BE REMOVED)
EXISTING INV. 694.83
PROPOSED DRIVE (SEE DETAIL SHEET C-8.1)
MATCH EXISTING GRADES OF DRIVE.

FLOOD NOTE
NO PORTION OF THIS PROPERTY IS LOCATED IN AN AREA DESIGNATED AS A 100 YEAR FLOOD ZONE AS EVIDENCED ON FEMA PANEL # *47187C 0355 F* OF WILLIAMSON COUNTY, TN, DATED 09/29/2006.

WORK FULLY COMPLETED AS OF 10/4/2019

OWNER OF RECORD
GATEWAY CHURCH - NASHVILLE INC
ZONING MGA-1, MAP 106 PARCEL 029.01

APPLICANT
GATEWAY CHURCH, CHARLIE WEIR
1288 LEWISBURG PIKE
FRANKLIN, TN 37064
615-538-6040

REVISIONS

NO.	DATE	
1	3/20/18	REVISED PER WILLIAMSON COUNTY COMMENTS
2	8/31/18	REVISED PER OWNERS COMMENTS
3	10/10/18	REVISED PER CITY/OWNER COMMENTS
4	10/19/18	REVISED PER STATE FIRE MARSHAL COMMENTS
5	12/10/18	REVISED PER COUNTY COMMENTS
6	01/25/19	REVISED STORM INLETS PER CONTRACTOR

DATE: 01-24-2018
SCALE: AS SHOWN
DRAWN BY: T-SQUARE
REVIEWER: TET

GRADING & DRAINAGE PLAN
FULLY CONSTRUCTED
1288 LEWISBURG PIKE
MAP 106 PARCEL 029.01 (10.6 AC.)
WILLIAMSON COUNTY, TENNESSEE

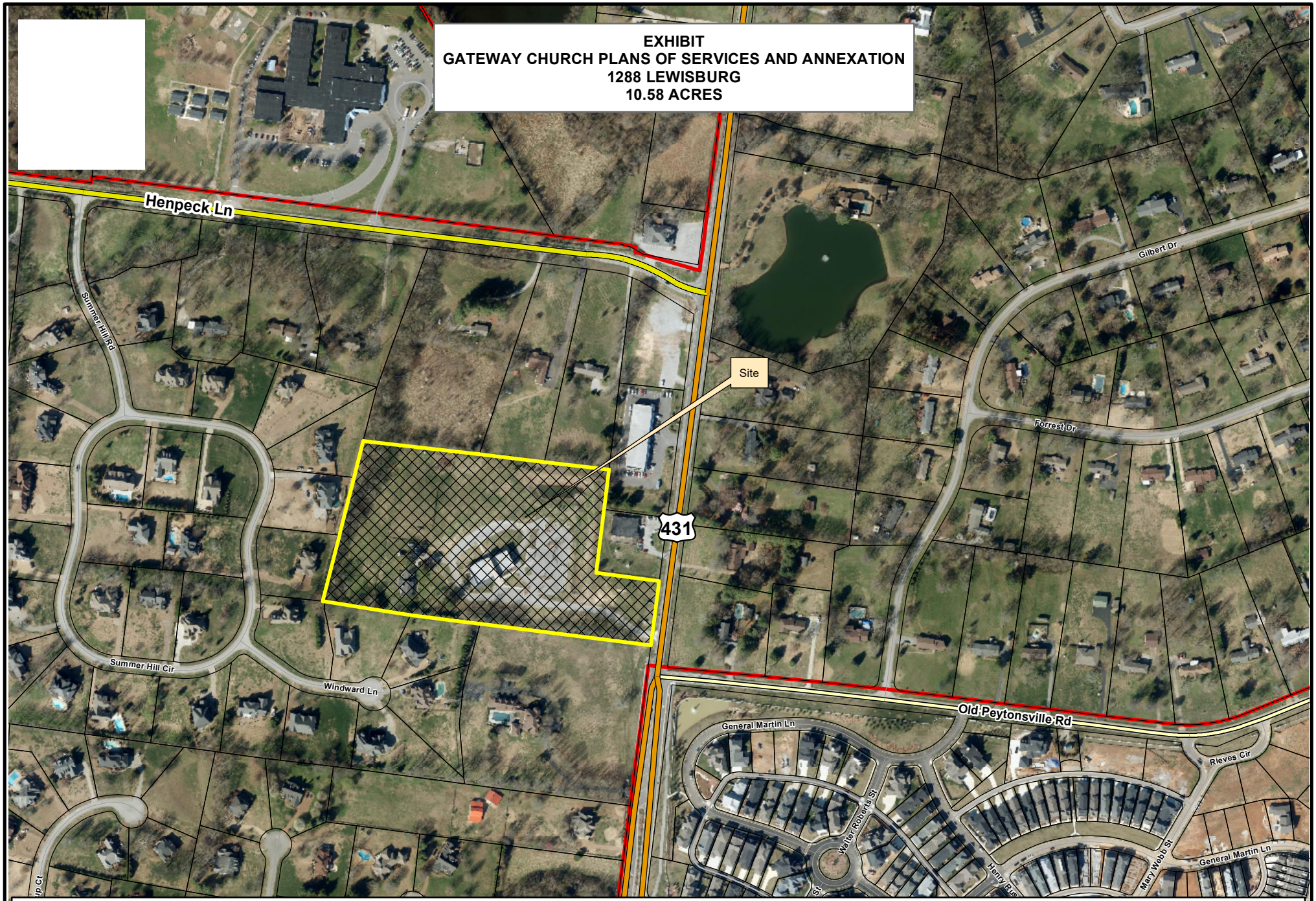
GATEWAY CHURCH PHASE 2

TIMOTHY E. TURNER, REGISTERED ENGINEER, AGRICULTURE, 101733, STATE OF TENNESSEE
01/25/19

PROJECT
16-0819

SHEET
C-5.0

T-SQUARE ENGINEERING
701 West Main St • Franklin, TN • 615-678-8212 • www.T2-eng.com


EXHIBIT
GATEWAY CHURCH PLANS OF SERVICES AND ANNEXATION
1288 LEWISBURG
10.58 ACRES
Henpeck Ln
Summer Hill Rd
Site
431
Gilbert Dr
Forrest Dr
Summer Hill Cir
Windward Ln
Old Peytonsville Rd
General Martin Ln
Rieves Cir
Walter Roberts St
Mary Webb St
General Martin Ln
Legend
1288 Lewisburg Pike
Limits
N
0
250
500
1,000
Feet
This map was created by the Franklin Planning Department.
It was compiled from the most authentic information available.
The City is not responsible for any errors or omissions contained hereon.
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CONSTRUCTION PLANS
FOR
GATEWAY CHURCH PHASE 2
1288 LEWISBURG PIKE
MAP 106 PARCEL 029.01 (10.58 AC)
FRANKLIN, WILLIAMSON COUNTY, Tennessee

Developer: Charlie Weir, Gateway Church
1288 Lewisburg Pike
Franklin, TN 37064
(615) 538-6040

Engineer: TSQUARE ENGINEERING
Consulting Civil Engineering
7101 Sharondale Court * Suite 200 * Brentwood, TN 37027
(615)678-8212 * Email tim@t2-eng.com

Surveyor: Jacob Slaugenhoupt, Garver
361 Mallory Station Road PHONE (615) 377-1337
Franklin, TN 37067

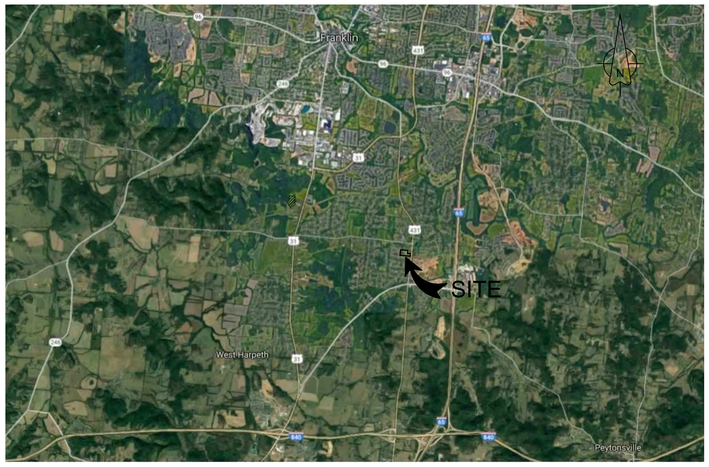
S & A Surveying, Inc.
306 Bluegrass Circle
Lebanon, TN, 37090
(615) 394-7564

Topographic Boundary Survey, including property lines, legal description, existing utilities, site topography with spot elevations, outstanding physical features and existing structure locations was provided by the following company:

Jacob Slaugenhoupt, Garver
361 Mallory Station Road PHONE (615) 377-1337
Franklin, TN 37067

S & A Surveying, Inc.
306 Bluegrass Circle
Lebanon, TN, 37090
(615) 394-7564

T-Square Engineering and its associates will not be held responsible for its accuracy or for design errors or emissions resulting from potential survey inaccuracies.



LOCATION MAP
N.T.S

Sheet Schedule

C-0.0	Cover Sheet
C-1.0	Existing Conditions And Demo Plan
C-1.1	Resource Protection Plan
C-2.0	Site Layout Plan
C-3.0	Initial Erosion Control Plan
C-3.1	Temporary Erosion Control Plan
C-3.2	Permanent Erosion Control Plan
C-4.0	Pre Development Plan
C-4.1	Post Development Plan
C-5.0	Grading & Drainage Plan
C-7.0	Utility Plan
C-8.0	Detail Sheet
C-8.1	Detail Sheet
L-1.0	Landscape Plan
L-1.1	Landscape Plan
P-1.0	Photometric Plan

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5	12/10/18	REVISED PER COUNTY COMMENTS

DATE: 01-24-2018
SCALE: AS SHOWN
DRAWN BY: T-SQUARE
REVIEWER: TET

COVER SHEET
1288 LEWISBURG PIKE
MAP 106 PARCEL 029.01 (10.6 AC.)
WILLIAMSON COUNTY, TENNESSEE

GATEWAY CHURCH PHASE 2

TIMOTHY E. TURNER
REGISTERED ENGINEER
AGRICULTURAL
STATE OF TENNESSEE
12-10-18

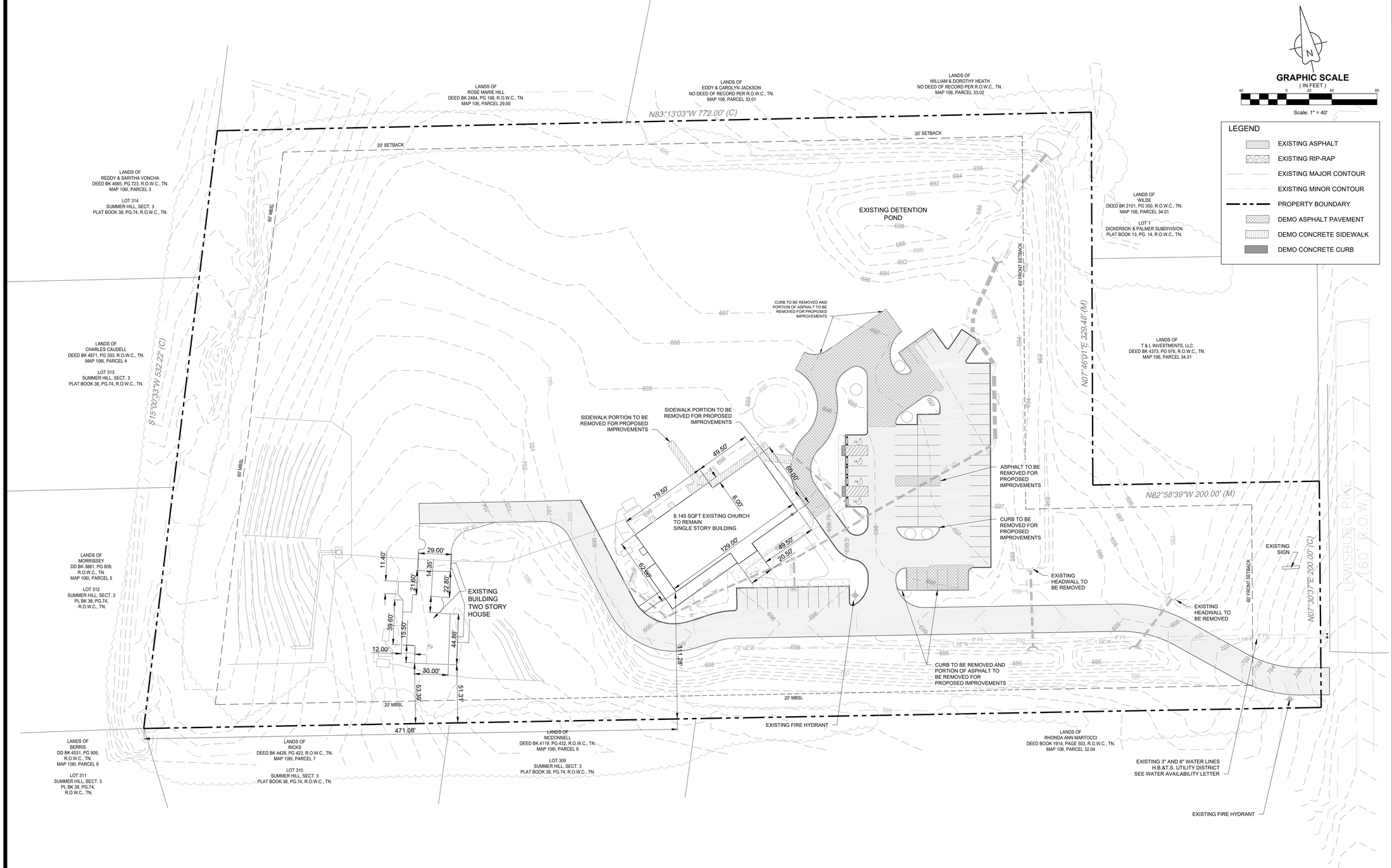
OWNER OF RECORD
GATEWAY CHURCH - NASHVILLE INC
ZONING MGA-1, MAP 106 PARCEL 029.01

APPLICANT

GATEWAY CHURCH, CHARLIE WEIR
1288 LEWISBURG PIKE
FRANKLIN, TN 37064
615-538-6040

PROJECT
16-0819

SHEET
C-0.0



NO.	DATE	REVISIONS
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DRAWN BY: T-SQUARE
REVIEWER: TET

EXISTING CONDITIONS AND DEMO PLAN

1288 LEWISBURG PIKE
MAP 106 PARCEL 029.01 (10.6 AC.)
WILLIAMSON COUNTY, TENNESSEE

GATEWAY CHURCH PHASE 2

TIMOTHY E. TURNER REGISTERED PROFESSIONAL ENGINEER AGRICULTURAL 101743 STATE OF TENNESSEE
12–10–18

RESOURCE PROTECTION STANDARDS
THIS DEVELOPMENT WILL ADHERE TO THE RESOURCE PROTECTION STANDARDS SET FORTH IN ARTICLE 13 OF THE ZONING ORDINANCE CONCERNING NATURAL AND HISTORICAL RESOURCES, SUCH AS, WATERWAY PROTECTION, STEEP TOPOGRAPHY AND SLIPPAGE SOIL PROTECTION, KARST TOPOGRAPHY PROTECTION, SPECIAL FLOOD HAZARD AREA PROTECTION, WETLAND PROTECTION, WOODLAND AND TREE PROTECTION, AND HISTORIC AND CULTURAL RESOURCE PROTECTION.

NOTE;
1. THIS PROPERTY HAS BEEN REVIEWED FOR THE EXISTENCE OF INTERMITTENT AND PERENNIAL STREAMS. STREAMS THAT WOULD REQUIRE WATERWAY NATURAL AREAS AS DESCRIBED IN SECTION 4 OF THE WILLIAMSON COUNTY STORM WATER MANAGEMENT REGULATIONS HAVE BEEN LOCATED AS SHOWN.
2. THIS SITE HAS BEEN REVIEWED FOR THE PRESENCE OF STEEP SLOPES, HILLTOPS AND RIDGETOPS, SLIPPAGE SOILS AND KARST FEATURES. NONE OF THE MENTIONED FEATURES ARE PRESENT ON THIS SITE.

FLOOD NOTE
NO PORTION OF THIS PROPERTY IS LOCATED IN AN AREA DESIGNATED AS A 100 YEAR FLOOD ZONE AS EVIDENCED ON FEMA PANEL # *47187C 0355 F* OF WILLIAMSON COUNTY, TN, DATED 09/29/2006.

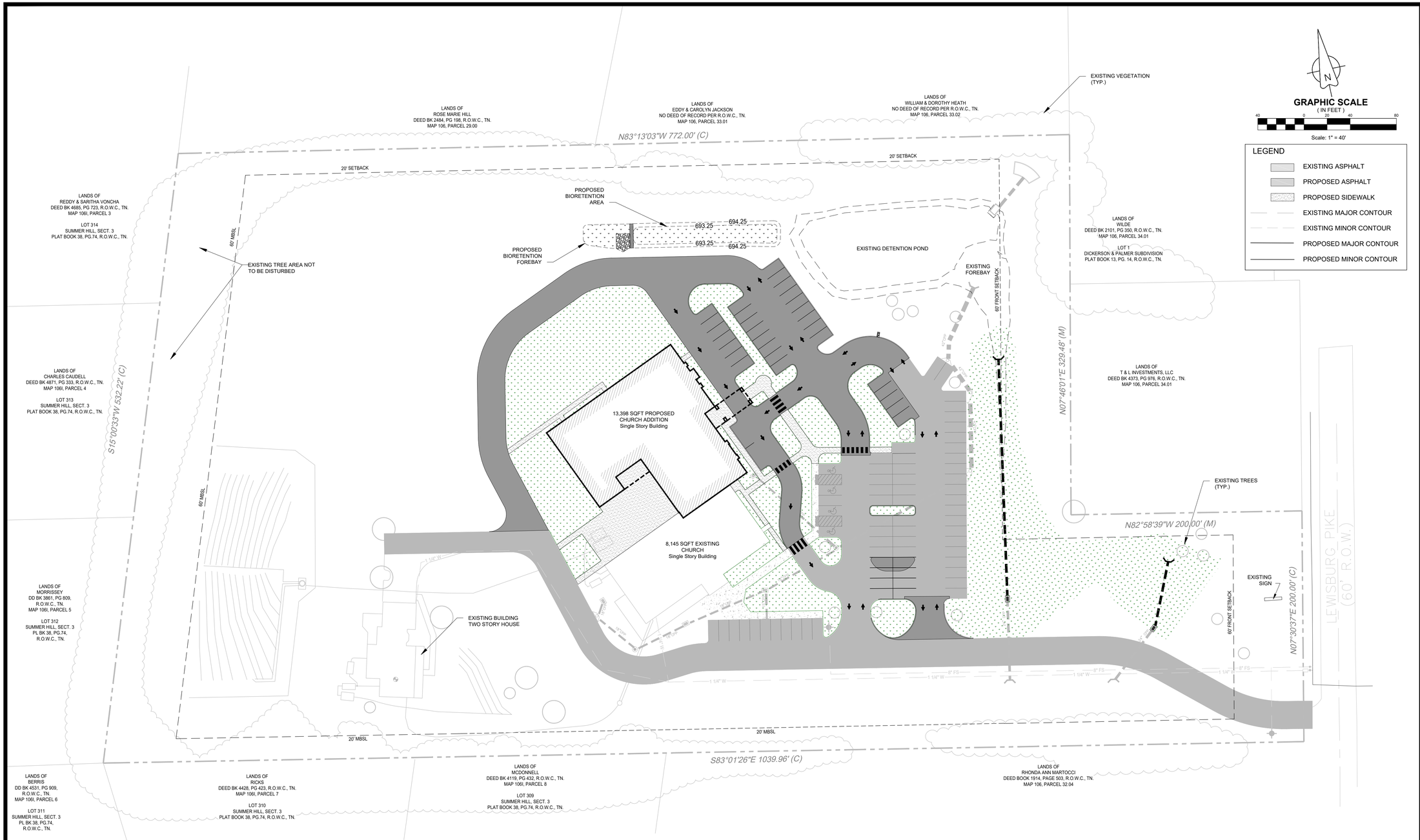
OWNER OF RECORD
GATEWAY CHURCH - NASHVILLE INC
ZONING MGA-1, MAP 106 PARCEL 029.01

APPLICANT
GATEWAY CHURCH, CHARLIE WEIR
1288 LEWISBURG PIKE
FRANKLIN, TN 37064
615-538-6040

PROJECT
16-0819

SHEET
C-1.0

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RESOURCE PROTECTION STANDARDS
THIS DEVELOPMENT WILL ADHERE TO THE RESOURCE PROTECTION STANDARDS SET FORTH IN ARTICLE 13 OF THE ZONING ORDINANCE CONCERNING NATURAL AND HISTORICAL RESOURCES, SUCH AS, WATERWAY PROTECTION, STEEP TOPOGRAPHY AND SLIPPAGE SOIL PROTECTION, KARST TOPOGRAPHY PROTECTION, SPECIAL FLOOD HAZARD AREA PROTECTION, WETLAND PROTECTION, WOODLAND AND TREE PROTECTION, AND HISTORIC AND CULTURAL RESOURCE PROTECTION.

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OWNER OF RECORD
GATEWAY CHURCH - NASHVILLE INC
ZONING MGA-1, MAP 106 PARCEL 029.01

APPLICANT
GATEWAY CHURCH, CHARLIE WEIR
1288 LEWISBURG PIKE
FRANKLIN, TN 37064
615-538-6040

REVISIONS

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5	12/10/18	REVISED PER COUNTY COMMENTS

DATE: 01-24-2018
SCALE: AS SHOWN
DRAWN BY: T-SQUARE
REVIEWER: TET

RESOURCE PROTECTION PLAN

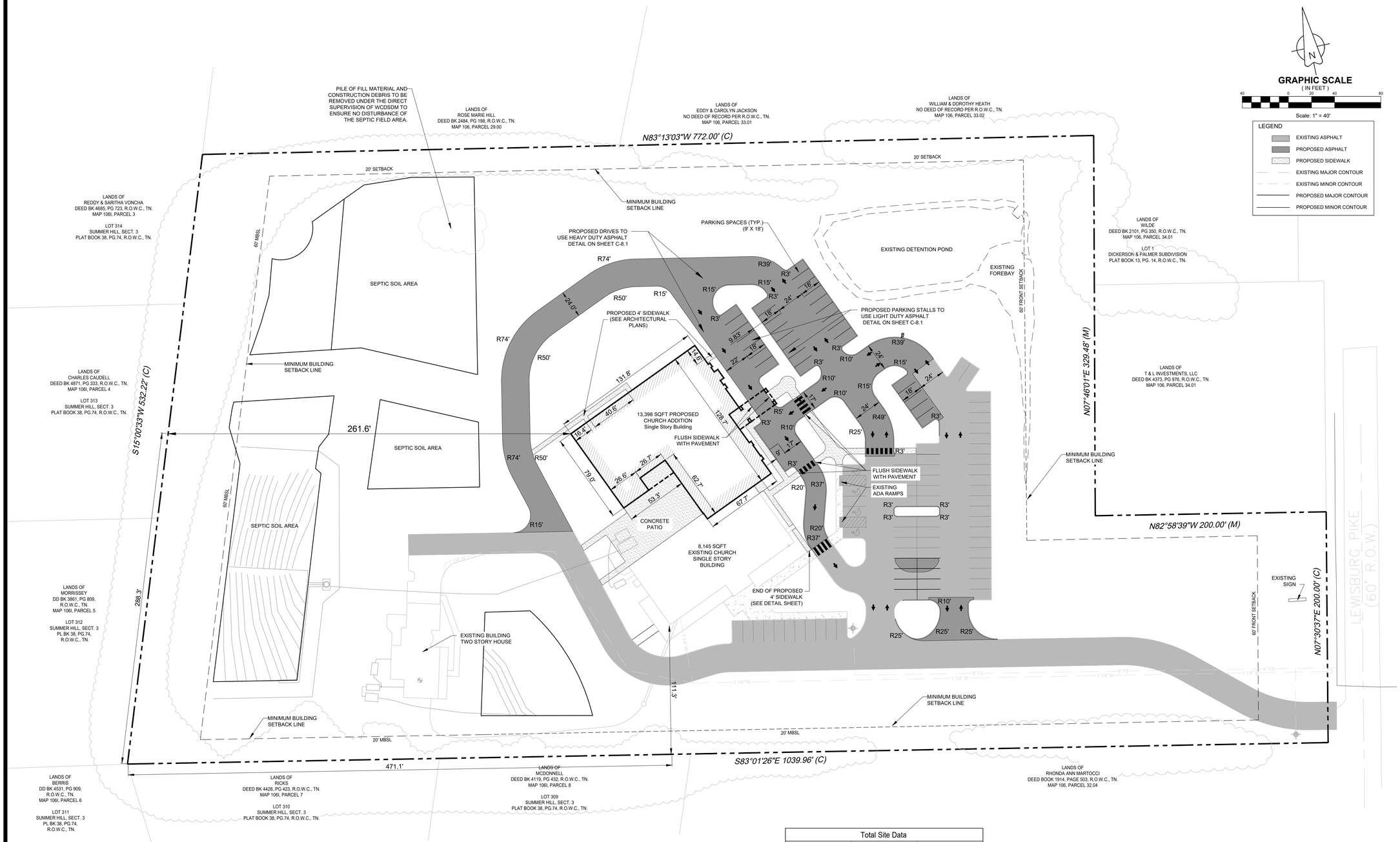
1288 LEWISBURG PIKE
MAP 106 PARCEL 029.01 (10.6 AC.)
WILLIAMSON COUNTY, TENNESSEE

GATEWAY CHURCH PHASE 2

TIMOTHY E. TURNER
REGISTERED ENGINEER
AGRICULTURE
STATE OF TENNESSEE
12–10–18

PROJECT
16-0819

SHEET
C-1.1



PARKING SPACES				
	REQUIRED	EXISTING	PROPOSED	TOTAL
# OF SPACES	75 MIN - 93 MAX	69	24	93

REQUIRED NUMBER OF SPACES IS BASED ON A 300 MAX CAPACITY FOR THE SANCTUARY.

RESOURCE PROTECTION STANDARDS

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Total Site Data		
	REQUIRED / EXISTING	PROVIDED
TOTAL PROPERTY ACREAGE	10.58 AC	10.58 AC
ZONING	MGA - 1	MGA - 1
OPEN SPACE	2.65 AC (25%)	7.71 AC (73%)
BUILDING SETBACKS		
FRONT:	60 FEET	60 FEET
REAR:	60 FEET	60 FEET
SIDE:	20 FEET	20 FEET
ERROR OF CLOSURE	1 / 10,000	1 / 10,000

MAXIMUM NUMBER EMPLOYEES ON ANY GIVEN DAY = 7

FLOOD NOTE

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OWNER OF RECORD
GATEWAY CHURCH - NASHVILLE INC
ZONING MGA-1, MAP 106 PARCEL 029.01

APPLICANT

GATEWAY CHURCH, CHARLIE WEIR
1288 LEWISBURG PIKE
FRANKLIN, TN 37064
615-538-6040

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DATE: 01-24-2018
SCALE: AS SHOWN
DRAWN BY: T-SQUARE
REVIEWER: TET

SITE PLAN

1288 LEWISBURG PIKE
MAP 106 PARCEL 029.01 (10.6 AC.)
WILLIAMSON COUNTY, TENNESSEE

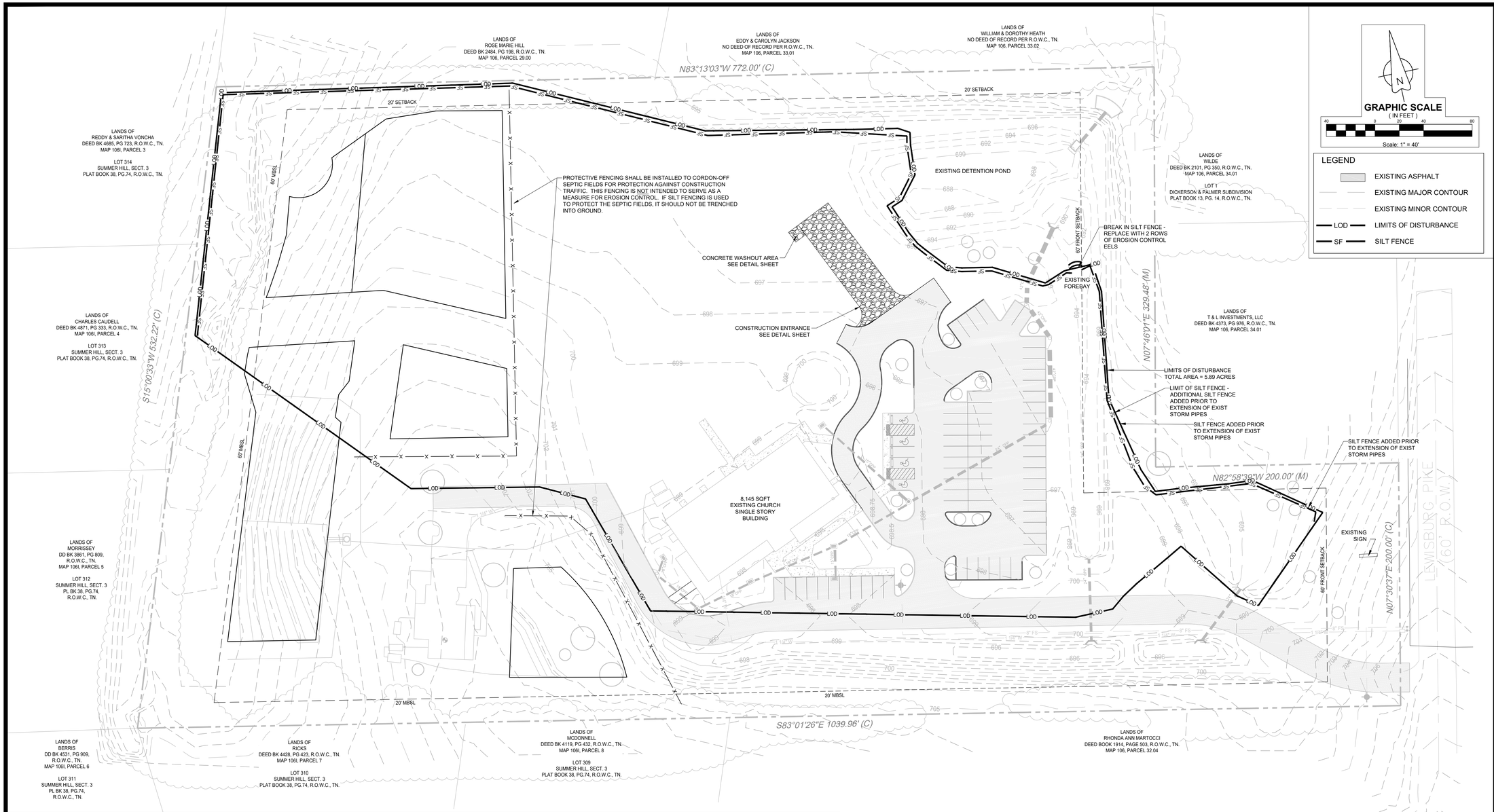
GATEWAY CHURCH PHASE 2

TIMOTHY E. TURNER REGISTERED ENGINEER AGRICULTURAL & ENVIRONMENTAL 101.4 STATE OF TENNESSEE

12–10–18

PROJECT
16-0819

SHEET
C-2.0



GENERAL EROSION NOTES

A. ALL CONTRACTORS AND SUBCONTRACTORS INVOLVED WITH STORM WATER POLLUTION PREVENTION SHALL OBTAIN A COPY OF THE STORM WATER POLLUTION PREVENTION PLAN AND THE STATE OF TENNESSEE NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM GENERAL PERMIT(NPDES PERMIT) AND BECOME FAMILIAR WITH THEIR CONTENTS.

B. ALL WASH WATER (CONCRETE TRUCKS, VEHICLE CLEANING, EQUIPMENT CLEANING, ETC.) SHALL BE DISPOSED OF IN A MANNER THAT PREVENTS CONTACT BETWEEN THESE MATERIALS AND STORM WATER THAT IS DISCHARGED FROM THE SITE.

C. MAINTAIN ON THE SITE OR HAVE READILY AVAILABLE SUFFICIENT OIL AND GREASE ABSORBING MATERIALS AND FLOTATION BOOMS TO CONTAIN AND CLEAN-UP FUEL OR CHEMICAL SPILLS AND LEAKS.

D. DUST CONTROL ON THE SITE SHALL BE MINIMIZED BY SPRAYING WATER ON DRY AREAS OF THE SITE. THE USE OF MOTOR OILS AND OTHER PETROLEUM BASED OR TOXIC LIQUIDS FOR DUST SUPRESSION OPERATIONS IS PROHIBITED.

E. NO RUBBISH, TRASH, GARBAGE, OR OTHER SUCH MATERIALS SHALL BE DISCHARGED INTO DRAINAGE DITCHES OR WATERS OF THE STATE.

F. ALL STORM WATER POLLUTION PREVENTION MEASURES PRESENTED ON THIS PLAN, AND IN THE STORM WATER POLLUTION PREVENTION PLAN, SHALL BE INITIATED AS SOON AS PRACTICABLE.

G. DISTURBED PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITY HAS STOPPED FOR AT LEAST 21 DAYS, SHALL BE TEMPORARILY SEEDED. THESE AREAS SHALL BE SEEDED NO LATER THAN 14 DAYS FROM THE LAST CONSTRUCTION ACTIVITY OCCURRING IN THESE AREAS.

H. DISTURBED PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITY HAS PERMANENTLY STOPPED SHALL BE PERMANENTLY SEEDED. THESE AREAS SHALL BE SEEDED NO LATER THAN 14 DAYS AFTER THE LAST CONSTRUCTION ACTIVITY OCCURRING IN THESE AREAS.

I. IF THE ACTION OF VEHICLES TRAVELING OVER THE GRAVEL CONSTRUCTION ENTRANCES IS NOT SUFFICIENT TO REMOVE THE MAJORITY OF DIRT OR MUD, THEN THE TIRES MUST BE WASHED BEFORE THE VEHICLES ENTER A PUBLIC ROAD. IF WASHING IS USED, PROVISIONS MUST BE MADE TO INTERCEPT THE WASH WATER AND TRAP THE SEDIMENT BEFORE IT IS CARRIED OFF THE SITE.

J. ALL MATERIALS SPILLED, DROPPED, WASHED, OR TRACKED FROM VEHICLES ONTO ROADWAYS OR INTO STORM DRAINS MUST BE REMOVED IMMEDIATELY.

K. SLOPES SHALL BE LEFT IN A ROUGHENED CONDITION DURING THE GRADING PHASE TO REDUCE RUNOFF VELOCITIES AND EROSION.

L. ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES SHALL BE DISPOSED OF WITHIN 30 DAYS AFTER FINAL STABILIZATION. FINAL STABILIZATION HAS OCCURRED WHEN ALL SOIL DISTURBING ACTIVITIES ARE COMPLETED AND A UNIFORM PERENNIAL VEGETATIVE COVER WITH A DENSITY OF 70% OF THE COVER FOR UNPAVED AREAS AND AREAS NOT COVERED BY PERMANENT STRUCTURES HAS BEEN EMPLOYED.

M. DUE TO THE GRADE CHANGES DURING THE DEVELOPMENT OF THE PROJECT, THE CONTRACTOR SHALL BE RESPONSIBLE FOR ADJUSTING THE EROSION CONTROL MEASURES (SILT FENCES, STRAW BALES, ETC.) TO HELP PREVENT EROSION AND STORM WATER POLLUTION.

MAINTENANCE

ALL MEASURES STATED ON THIS EROSION AND SEDIMENT CONTROL PLAN, AND IN THE STORM WATER POLLUTION PREVENTION PLAN, SHALL BE MAINTAINED IN FULLY FUNCTIONAL CONDITION UNTIL FINAL STABILIZATION OF THE SITE. ALL EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE CHECKED BY A QUALIFIED PERSON AT LEAST TWICE EVERY SEVEN CALENDAR DAYS AT LEAST 72 HOURS APART. IT SHALL ALSO BE INSPECTED WITHIN 24 HOURS OF THE END OF A RAINFALL EVENT, AND SHOULD BE CLEANED AND REPAIRED IN ACCORDANCE WITH THE FOLLOWING WITHIN 7 CALENDAR DAYS:

1. INLET/OUTLET PROTECTION DEVICES AND BARRIERS SHALL BE FIXED OR REPLACED IF THEY SHOW SIGNS OF UNDERMINING, OR SHALL BE REPLACED IF THEY SHOW SIGNS OF DETERIORATION.
2. ALL SEEDED AREAS SHALL BE CHECKED REGULARLY TO SEE THAT A GOOD STAND IS MAINTAINED. AREAS SHOULD BE FERTILIZED AND RESEEDED AS NEEDED.
3. SILT FENCES SHALL BE REPAIRED TO THEIR ORIGINAL CONDITIONS IF DAMAGED. SEDIMENT SHALL BE REMOVED FROM THE SILT FENCES WHEN IT REACHES ONE-THIRD TO ONE-HALF THE HEIGHT OF THE SILT FENCE.
4. THE CONSTRUCTION ENTRANCES SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOW OF MUD ONTO PUBLIC RIGHTS-OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING OF THE CONSTRUCTION ENTRANCES AS CONDITIONS DEMAND.
5. THE DETENTION BASIN WILL BE MAINTAINED BY THE PROPERTY OWNER.

RESOURCE PROTECTION STANDARDS

THIS DEVELOPMENT WILL ADHERE TO THE RESOURCE PROTECTION STANDARDS SET FORTH IN ARTICLE 13 OF THE ZONING ORDINANCE CONCERNING NATURAL AND HISTORICAL RESOURCES, SUCH AS, WATERWAY PROTECTION, STEEP TOPOGRAPHY AND SLIPPAGE SOIL PROTECTION, KARST TOPOGRAPHY PROTECTION, SPECIAL FLOOD HAZARD AREA PROTECTION, WETLAND PROTECTION, WOODLAND AND TREE PROTECTION, AND HISTORIC AND CULTURAL RESOURCE PROTECTION.

NOTE;

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3. THERE ARE NO CRITICAL LOTS ON THIS SITE.

FLOOD NOTE

NO PORTION OF THIS PROPERTY IS LOCATED IN AN AREA DESIGNATED AS A 100 YEAR FLOOD ZONE AS EVIDENCED ON FEMA PANEL # *47187C 0355 F* OF WILLIAMSON COUNTY, TN, DATED 09/29/2006.

OWNER OF RECORD
GATEWAY CHURCH - NASHVILLE INC
ZONING MGA-1, MAP 106 PARCEL 029.01

APPLICANT

GATEWAY CHURCH, CHARLIE WEIR
1288 LEWISBURG PIKE
FRANKLIN, TN 37064
615-538-6040

NO.	DATE	REVISIONS
1	3/20/18	REVISED PER WILLIAMSON COUNTY COMMENTS
2	8/31/18	REVISED PER OWNERS COMMENTS
3	10/10/18	REVISED PER CITY/OWNER COMMENTS
4	10/19/18	REVISED PER STATE FIRE MARSHAL COMMENTS
5	12/10/18	REVISED PER COUNTY COMMENTS

DATE: 01-24-2018
SCALE: AS SHOWN
DRAWN BY: T-SQUARE
REVIEWER: TET

INITIAL EROSION CONTROL

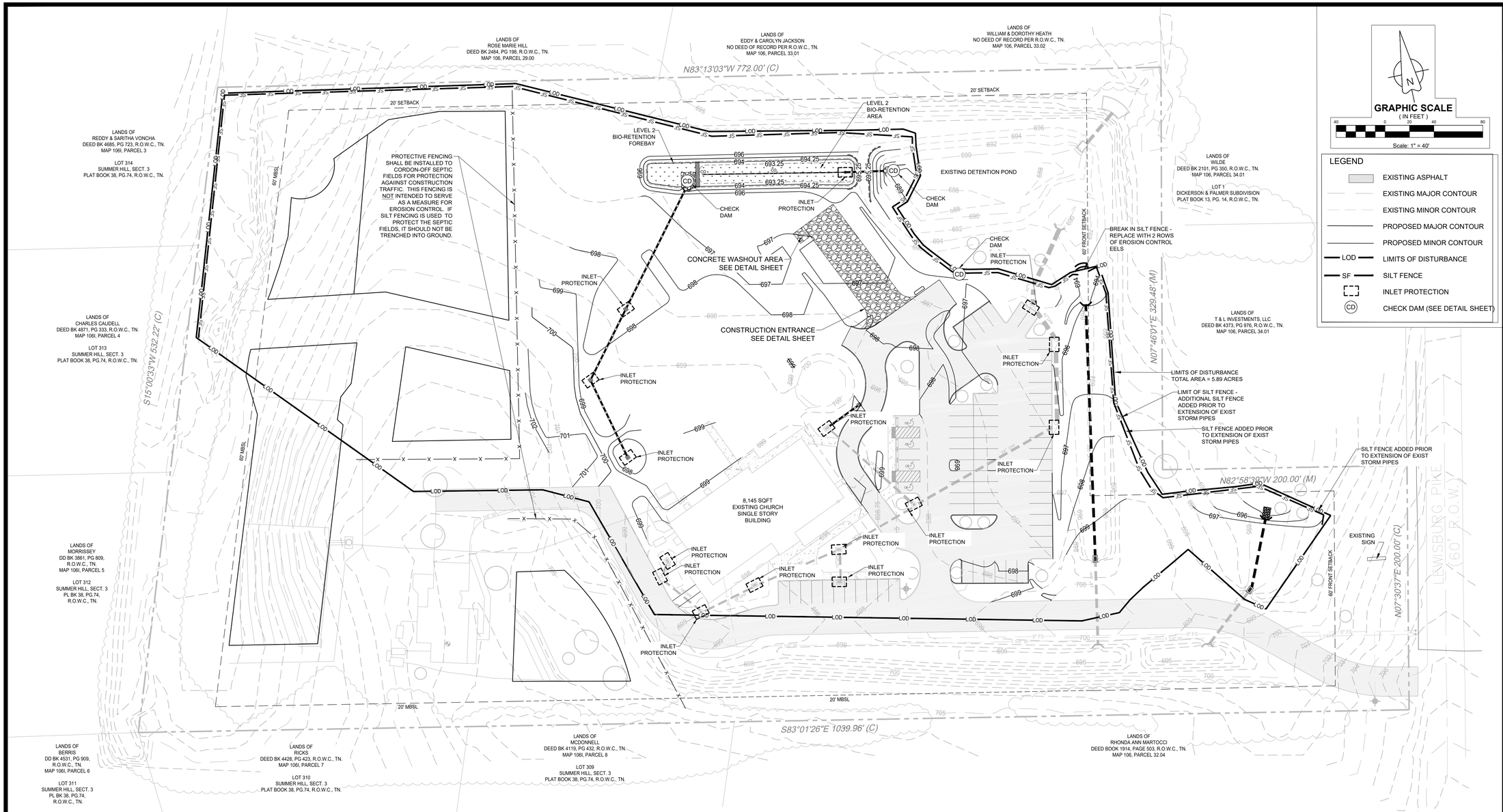
1288 LEWISBURG PIKE
MAP 106 PARCEL 029.01 (10.6 AC.)
WILLIAMSON COUNTY, TENNESSEE

GATEWAY CHURCH PHASE 2

TIMOTHY E. TURNER
REGISTERED ENGINEER
AGRICULTURE
STATE OF TENNESSEE
12–10–18

PROJECT
16-0819

SHEET
C-3.0



GRAPHIC SCALE
(IN FEET)
40 0 20 40 80
Scale: 1" = 40'

LEGEND
- EXISTING ASPHALT
- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- PROPOSED MAJOR CONTOUR
- PROPOSED MINOR CONTOUR
- LOD — LIMITS OF DISTURBANCE
- SF — SILT FENCE
- INLET PROTECTION
- CD — CHECK DAM (SEE DETAIL SHEET)

NO.	DATE	REVISIONS
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DATE: 01-24-2018
SCALE: AS SHOWN
DRAWN BY: T-SQUARE
REVIEWER: TET

TEMPORARY EROSION CONTROL

1288 LEWISBURG PIKE
MAP 106 PARCEL 029.01 (10.6 AC.)
WILLIAMSON COUNTY, TENNESSEE

GATEWAY CHURCH PHASE 2

GENERAL EROSION NOTES

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B. ALL WASH WATER (CONCRETE TRUCKS, VEHICLE CLEANING, EQUIPMENT CLEANING, ETC.) SHALL BE DISPOSED OF IN A MANNER THAT PREVENTS CONTACT BETWEEN THESE MATERIALS AND STORM WATER THAT IS DISCHARGED FROM THE SITE.

C. MAINTAIN ON THE SITE OR HAVE READILY AVAILABLE SUFFICIENT OIL AND GREASE ABSORBING MATERIALS AND FLOTATION BOOMS TO CONTAIN AND CLEAN-UP FUEL OR CHEMICAL SPILLS AND LEAKS.

D. DUST CONTROL ON THE SITE SHALL BE MINIMIZED BY SPRAYING WATER ON DRY AREAS OF THE SITE. THE USE OF MOTOR OILS AND OTHER PETROLEUM BASED OR TOXIC LIQUIDS FOR DUST SUPRESSION OPERATIONS IS PROHIBITED.

E. NO RUBBISH, TRASH, GARBAGE, OR OTHER SUCH MATERIALS SHALL BE DISCHARGED INTO DRAINAGE DITCHES OR WATERS OF THE STATE.

F. ALL STORM WATER POLLUTION PREVENTION MEASURES PRESENTED ON THIS PLAN, AND IN THE STORM WATER POLLUTION PREVENTION PLAN, SHALL BE INITIATED AS SOON AS PRACTICABLE.

G. DISTURBED PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITY HAS STOPPED FOR AT LEAST 21 DAYS, SHALL BE TEMPORARILY SEEDED. THESE AREAS SHALL BE SEEDED NO LATER THAN 14 DAYS FROM THE LAST CONSTRUCTION ACTIVITY OCCURRING IN THESE AREAS.

H. DISTURBED PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITY HAS PERMANENTLY STOPPED SHALL BE PERMANENTLY SEEDED. THESE AREAS SHALL BE SEEDED NO LATER THAN 14 DAYS AFTER THE LAST CONSTRUCTION ACTIVITY OCCURRING IN THESE AREAS.

I. IF THE ACTION OF VEHICLES TRAVELING OVER THE GRAVEL CONSTRUCTION ENTRANCES IS NOT SUFFICIENT TO REMOVE THE MAJORITY OF DIRT OR MUD, THEN THE TIRES MUST BE WASHED BEFORE THE VEHICLES ENTER A PUBLIC ROAD. IF WASHING IS USED, PROVISIONS MUST BE MADE TO INTERCEPT THE WASH WATER AND TRAP THE SEDIMENT BEFORE IT IS CARRIED OFF THE SITE.

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L. ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES SHALL BE DISPOSED OF WITHIN 30 DAYS AFTER FINAL STABILIZATION. FINAL STABILIZATION HAS OCCURRED WHEN ALL SOIL DISTURBING ACTIVITIES ARE COMPLETED AND A UNIFORM PERENNIAL VEGETATIVE COVER WITH A DENSITY OF 70% OF THE COVER FOR UNPAVED AREAS AND AREAS NOT COVERED BY PERMANENT STRUCTURES HAS BEEN EMPLOYED.

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GATEWAY CHURCH - NASHVILLE INC
ZONING MGA-1, MAP 106 PARCEL 029.01

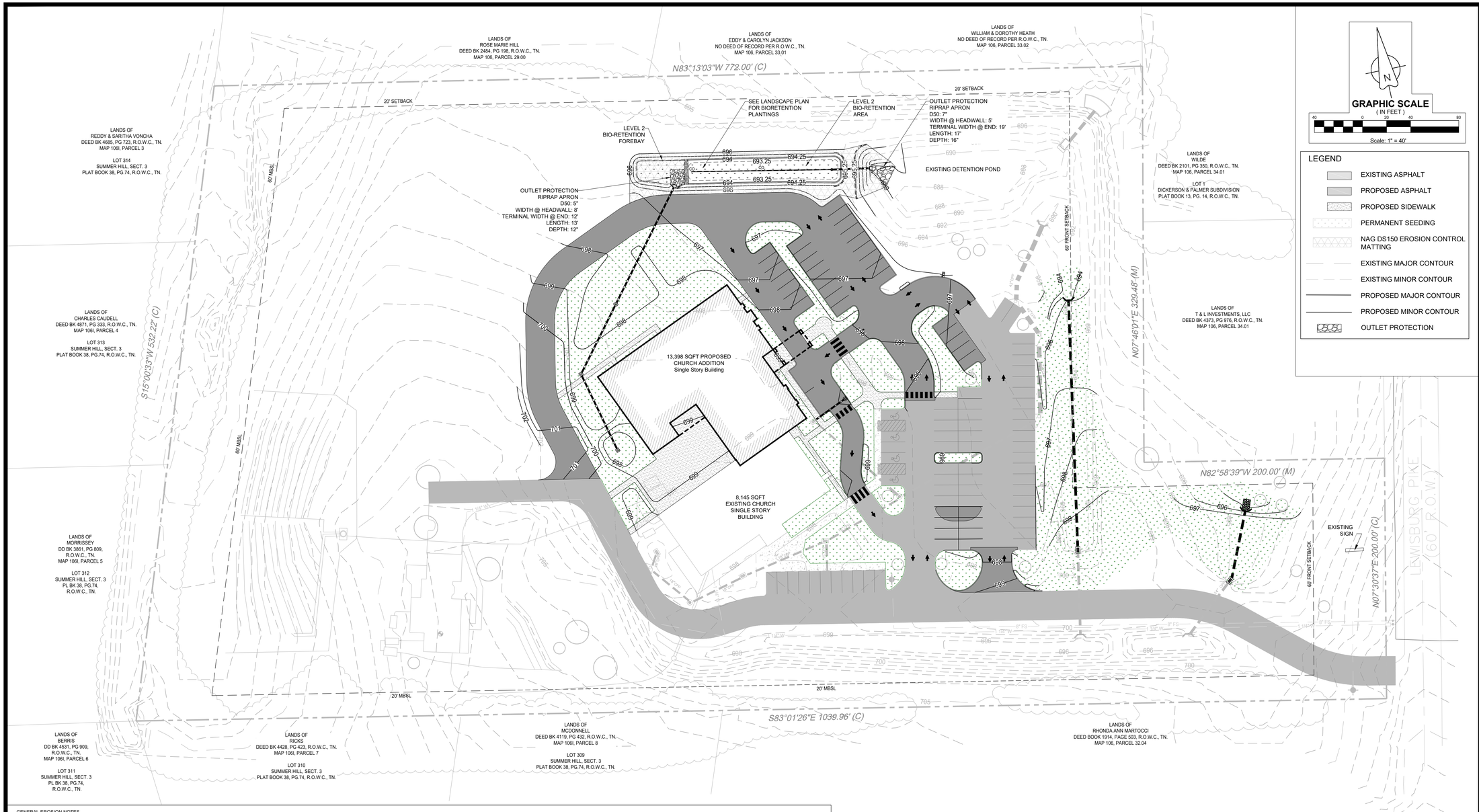
APPLICANT

GATEWAY CHURCH, CHARLIE WEIR
1288 LEWISBURG PIKE
FRANKLIN, TN 37064
615-538-6040

TIMOTHY E. TURNER
REGISTERED ENGINEER
AGRICULTURAL
101743
STATE OF TENNESSEE
12–10–18

PROJECT
16-0819

SHEET
C-3.1



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OWNER OF RECORD
GATEWAY CHURCH - NASHVILLE INC
ZONING MGA-1, MAP 106 PARCEL 029.01

APPLICANT

GATEWAY CHURCH, CHARLIE WEIR
1288 LEWISBURG PIKE
FRANKLIN, TN 37064
615-538-6040

REVISIONS

NO.	DATE	
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5	12/10/18	REVISED PER COUNTY COMMENTS

DATE: 01-24-2018
SCALE: AS SHOWN
DRAWN BY: T-SQUARE
REVIEWER: TET

PERMANENT EROSION CONTROL

1288 LEWISBURG PIKE
MAP 106 PARCEL 029.01 (10.6 AC.)
WILLIAMSON COUNTY, TENNESSEE

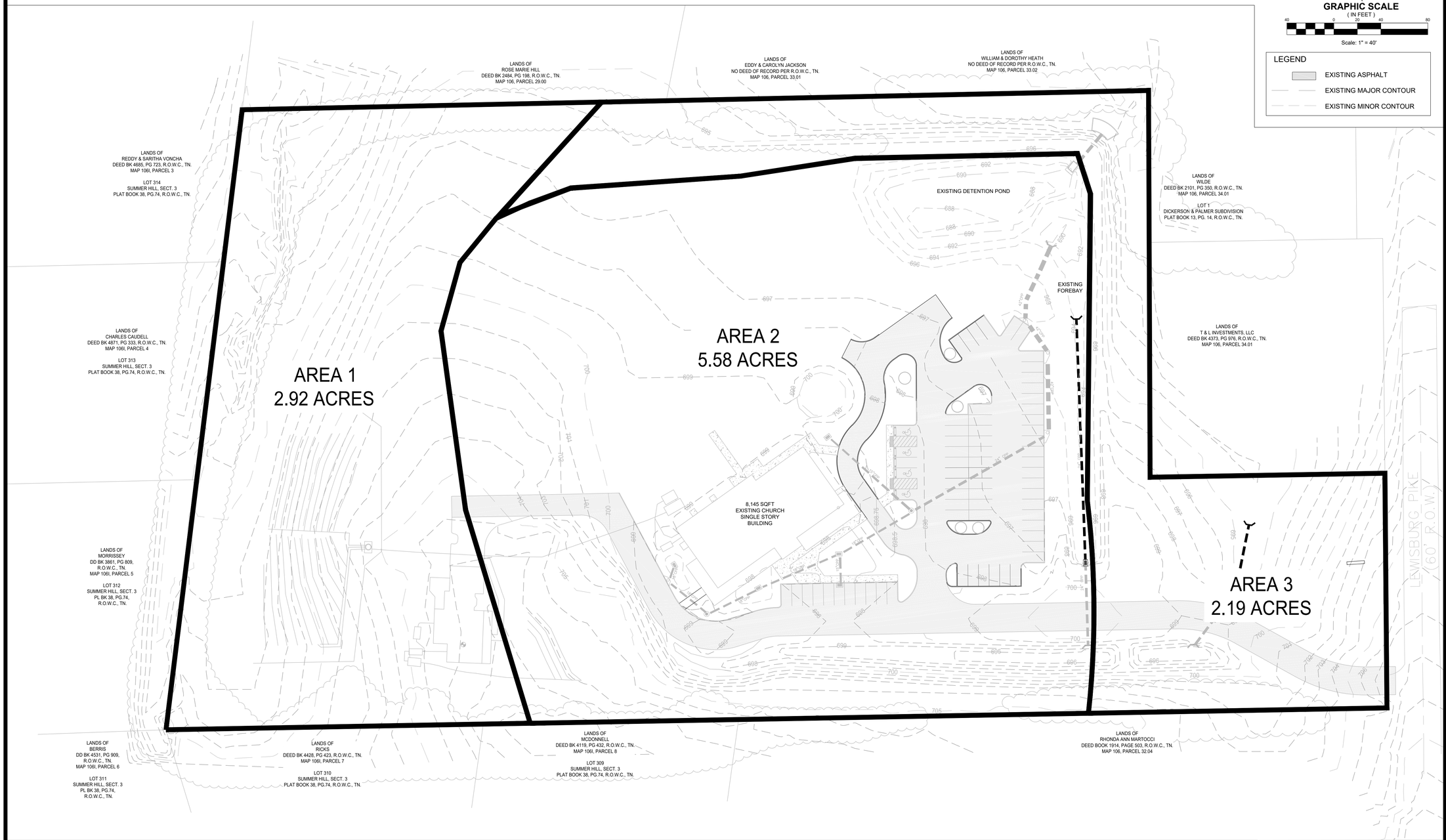
GATEWAY CHURCH PHASE 2

TIMOTHY E. TURNER
REGISTERED AGRICULTURAL ENGINEER
STATE OF TENNESSEE
12–10–18

PROJECT
16-0819

SHEET
C-3.2

EXISTING LAND USE:
IMPERVIOUS AREA: 1.60 AC
PERVIOUS AREA: 9.09 AC



N

GRAPHIC SCALE
(IN FEET)
40 0 20 40 80
Scale: 1" = 40'

LEGEND
- EXISTING ASPHALT
- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR

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REVIEWER: TET

PRE DEVELOPMENT PLAN

1288 LEWISBURG PIKE
MAP 106 PARCEL 029.01 (10.6 AC.)
WILLIAMSON COUNTY, TENNESSEE

GATEWAY CHURCH PHASE 2

TIMOTHY E. TURNER
REGISTERED ENGINEER
AGRICULTURAL
STATE OF TENNESSEE
12–10–18

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OWNER OF RECORD
GATEWAY CHURCH - NASHVILLE INC
ZONING MGA-1, MAP 106 PARCEL 029.01

APPLICANT

GATEWAY CHURCH, CHARLIE WEIR
1288 LEWISBURG PIKE
FRANKLIN, TN 37064
615-538-6040

PROJECT
16-0819

SHEET
C-4.0

T-SQUARE ENGINEERING
701 West Main St • Franklin, TN • 615-678-8212 • www.T2-eng.com

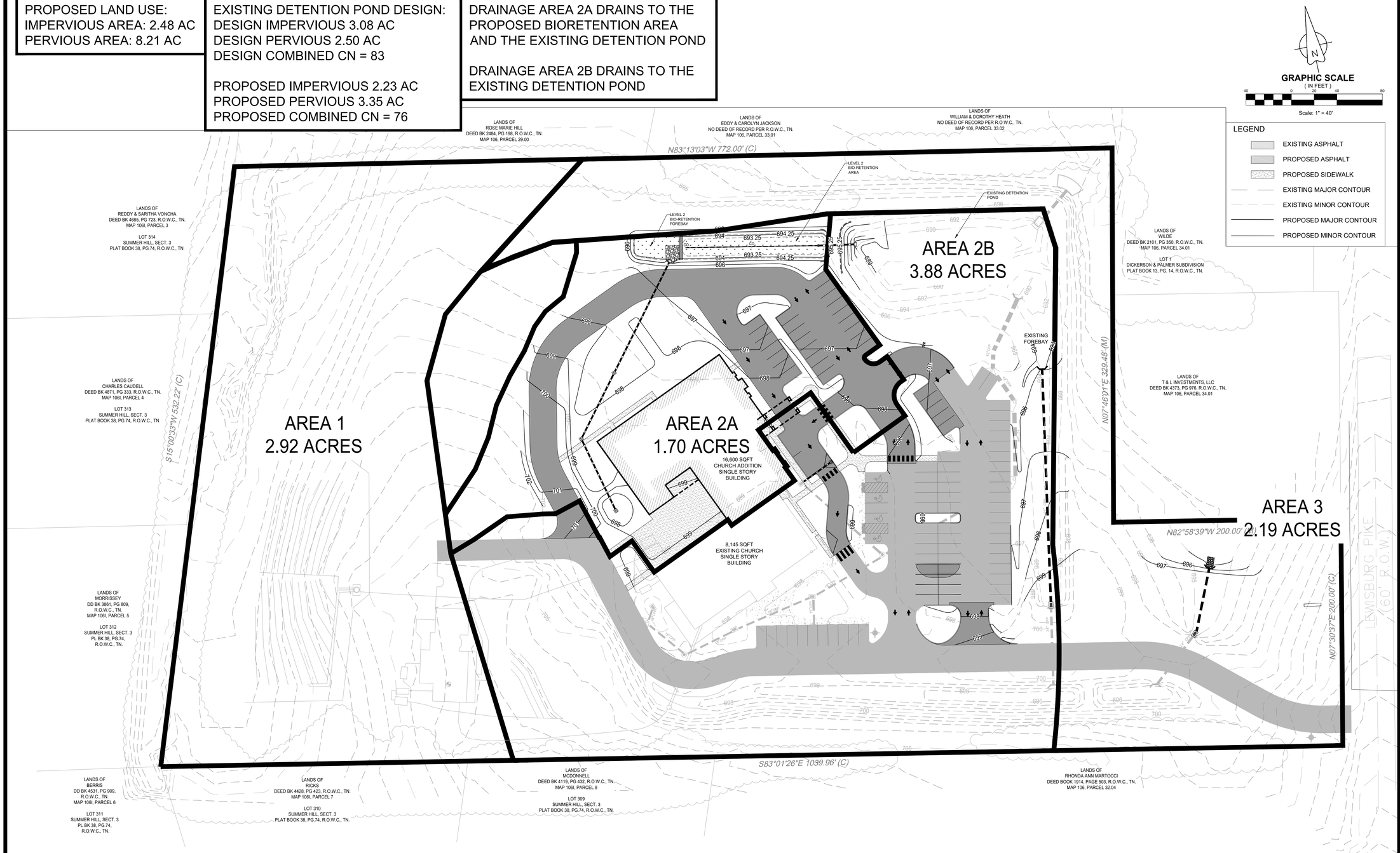
PROPOSED LAND USE:
IMPERVIOUS AREA: 2.48 AC
PERVIOUS AREA: 8.21 AC

EXISTING DETENTION POND DESIGN:
DESIGN IMPERVIOUS 3.08 AC
DESIGN PERVIOUS 2.50 AC
DESIGN COMBINED CN = 83

PROPOSED IMPERVIOUS 2.23 AC
PROPOSED PERVIOUS 3.35 AC
PROPOSED COMBINED CN = 76

DRAINAGE AREA 2A DRAINS TO THE PROPOSED BIORETENTION AREA AND THE EXISTING DETENTION POND

DRAINAGE AREA 2B DRAINS TO THE EXISTING DETENTION POND



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POST DEVELOPMENT PLAN

1288 LEWISBURG PIKE
MAP 106 PARCEL 029.01 (10.6 AC.)
WILLIAMSON COUNTY, TENNESSEE

GATEWAY CHURCH PHASE 2

TIMOTHY E. TURNER REGISTERED ENGINEER AGRICULTURE 101111 STATE OF TENNESSEE

12-10-18

PROJECT
16-0819

SHEET
C-4.1

STORM DRAINAGE STRUCTURES

NO.	TYPE	* CASTING	ELEVATIONS			10-YR STORM FLOW (CFS)
			TOP OF GRATE @ FLOW LINE	INVERT IN	INVERT OUT	
1	ENERGY DISSIPATING CONCRETE HEADWALL	-	-	-	689.10 (2)	-
2	BIORETENTION OUTLET STRUCTURE	NYLOPLAST STANDARD GRATE	694.25	689.25 (UD)	689.25	-
3	ENERGY DISSIPATING CONCRETE HEADWALL	-	-	693.50	693.50	-
4	18" NYLOPLAST DRAIN BASIN	18" NYLOPLAST STANDARD GRATE	697.00	694.04	694.04	-
5	18" NYLOPLAST DRAIN BASIN	18" NYLOPLAST STANDARD GRATE	698.00	694.36	694.36	-
6	18" NYLOPLAST DRAIN BASIN	18" NYLOPLAST STANDARD GRATE	697.70	-	694.71	-
7	EXISTING AREA DRAIN	-	-	-	-	-
*8	SINGLE CURB INLET	3103	697.90	-	-	-

* CASTINGS TO BE JOHN BOUCHARD & SON'S CO. OR APPROVED EQUAL UNLESS OTHERWISE NOTED

STORM DRAINAGE PIPES

PIPE	SIZE (INCHES)	LENGTH (FEET)	SLOPE (%)	10-YEAR STORM FLOW (CFS)	FULL FLOW CAPACITY (CFS)	FULL FLOW VELOCITY (FPS)
* 2-1	18	30	0.5	7.23	7.4	4.2
* 4-3	15	108	0.5	2.28	4.6	3.7
* 5-4	15	64	0.5	0.76	4.6	3.7
* 6-5	15	70	0.5	0.64	4.6	3.7
* 8-7	15	32	0.5	0.72	4.6	3.7

* ADS N-12 PIPE

TOTAL PROPERTY AREA: 465,609 SQFT

EXISTING IMPERVIOUS: 69,761 SQFT
EXISTING PERVIOUS: 395,848 SQFT

PROPOSED IMPERVIOUS: 108,367 SQFT
PROPOSED PERVIOUS: 357,242 SQFT

GRAPHIC SCALE
(IN FEET)
40 0 20 40 80
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LEGEND
- EXISTING ASPHALT
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- PROPOSED SIDEWALK
- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- PROPOSED MAJOR CONTOUR
- PROPOSED MINOR CONTOUR
- PROPOSED STORM PIPE
- PROPOSED STORM HEADWALL
- PROPOSED STORM CLEANOUT
- PROPOSED STORM DRAIN
- PROPOSED BIORETENTION OUTLET STRUCTURE

BENCHMARK
ELEVATION - 695.80 (NAVD 88)
TOP OF DETENTION POND
OUTLET STRUCTURE

N83°13'03"W 772.00' (C)
S15°00'33"W 532.22' (C)
S83°01'26"E 1039.96' (C)
N07°46'01"E 329.48' (M)
N82°58'39"W 200.00' (M)
N07°30'37"E 200.00' (C)

LANDS OF ROSE MARIE HILL, DEED BK 2484, PG 198, R.O.W.C., TN., MAP 106, PARCEL 29.00
LANDS OF EDDY & CAROLYN JACKSON, NO DEED OF RECORD PER R.O.W.C., TN., MAP 106, PARCEL 33.01
LANDS OF WILLIAM & DOROTHY HEATH, NO DEED OF RECORD PER R.O.W.C., TN., MAP 106, PARCEL 33.02
LANDS OF REDDY & SARITHA VONCHA, DEED BK 4685, PG 723, R.O.W.C., TN., MAP 106I, PARCEL 3
LOT 314, SUMMER HILL, SECT. 3, PLAT BOOK 38, PG.74, R.O.W.C., TN.
LANDS OF WILDE, DEED BK 2101, PG 350, R.O.W.C., TN., MAP 106, PARCEL 34.01
LOT 1, DICKERSON & PALMER SUBDIVISION, PLAT BOOK 13, PG. 14, R.O.W.C., TN.
LANDS OF CHARLES CAUDELL, DEED BK 4871, PG 333, R.O.W.C., TN., MAP 106I, PARCEL 4
LOT 313, SUMMER HILL, SECT. 3, PLAT BOOK 38, PG.74, R.O.W.C., TN.
LANDS OF T & L INVESTMENTS, LLC, DEED BK 4373, PG 976, R.O.W.C., TN., MAP 106, PARCEL 34.01
LANDS OF MORRISSEY, DD BK 3861, PG 809, R.O.W.C., TN., MAP 106I, PARCEL 5
LOT 312, SUMMER HILL, SECT. 3, PL BK 38, PG.74, R.O.W.C., TN.
LANDS OF BERRIS, DD BK 4531, PG 909, R.O.W.C., TN., MAP 106I, PARCEL 6
LOT 311, SUMMER HILL, SECT. 3, PL BK 38, PG.74, R.O.W.C., TN.
LANDS OF RICKS, DEED BK 4428, PG 423, R.O.W.C., TN., MAP 106I, PARCEL 7
LOT 310, SUMMER HILL, SECT. 3, PLAT BOOK 38, PG.74, R.O.W.C., TN.
LANDS OF MCDONNELL, DEED BK 4119, PG 432, R.O.W.C., TN., MAP 106I, PARCEL 8
LOT 309, SUMMER HILL, SECT. 3, PLAT BOOK 38, PG.74, R.O.W.C., TN.
LANDS OF RHONDA ANN MARTOCCI, DEED BOOK 1914, PAGE 503, R.O.W.C., TN., MAP 106, PARCEL 32.04

20' SETBACK
60' MBSL
20' MBSL
60' FRONT SETBACK
LEWISBURG PIKE (60' R.O.W.)
SEPTIC AREAS (DO NOT DISTURB)
1' TALL x 1' WIDE RIPRAP STRIP, TOP ELEV. 694.25
BIO-RETENTION POND, ELEV. 693.25 (SEE DETAIL SHEET)
LEVEL 2 BIO-RETENTION FOREBAY, ELEV. 693.25
116 LF 6" PERFORATED HDPE UNDERDRAIN PIPE ELEV. 689.25
EXISTING DETENTION POND
PROPOSED PARKING AREA (SEE DETAIL SHEET C-8.1)
FLUSH SIDEWALK WITH PAVEMENT
2' CURB CUT TYP. (SEE DETAIL SHEET)
MATCH EXISTING GRADES OF DRIVE.
HEADWALL INV. 693.5
F.F.E. = 699.15 PROPOSED CHURCH ADDITION
TIE NEW 15" HDPE TO EXISTING DRAIN
EXISTING BUILDING F.F.E. = 699.15
FIVE 6" DOWNSPOUTS TO BE PIPED AWAY IN SUBSURFACE LINE TO SUBSURFACE DRAINAGE BASIN. PROVIDE PIPE & BOOT FOR DOWNSPOUT
PROPOSED 100 YR OVERFLOW DITCH
PROPOSED 24" HDPE PIPE
PROPOSED JUNCTION BOX T.C. 699.5 INV. IN: 694.8 INV. OUT: 694.8
EXISTING INV. 694.8
EXISTING HEADWALL (TO BE REMOVED)
PROPOSED JUNCTION BOX T.C. 698.0 INV. IN: 694.28 INV. OUT: 694.28
RIP-RAP DISSIPATOR (SEE DETAIL ON C-8.0)
WINGWALL ELEV. OUT: 694.14
EXISTING SIGN
PROPOSED 55' LF OF 24" HDPE @ 0.25%
EXISTING INV. 694.28 HEADWALL (TO BE REMOVED)
EXISTING INV. 694.83
PROPOSED DRIVE (SEE DETAIL SHEET C-8.1)
MATCH EXISTING GRADES OF DRIVE.
19.05'
15.79'
70'

FLOOD NOTE
NO PORTION OF THIS PROPERTY IS LOCATED IN AN AREA DESIGNATED AS A 100 YEAR FLOOD ZONE AS EVIDENCED ON FEMA PANEL # *47187C 0355 F* OF WILLIAMSON COUNTY, TN, DATED 09/29/2006.

OWNER OF RECORD
GATEWAY CHURCH - NASHVILLE INC
ZONING MGA-1, MAP 106 PARCEL 029.01

APPLICANT

GATEWAY CHURCH, CHARLIE WEIR
1288 LEWISBURG PIKE
FRANKLIN, TN 37064
615-538-6040

REVISIONS

NO.	DATE	
1	3/20/18	REVISED PER WILLIAMSON COUNTY COMMENTS
2	8/31/18	REVISED PER OWNERS COMMENTS
3	10/10/18	REVISED PER CITY/OWNER COMMENTS
4	10/19/18	REVISED PER STATE FIRE MARSHAL COMMENTS
5	12/10/18	REVISED PER COUNTY COMMENTS

DATE: 01-24-2018
SCALE: AS SHOWN
DRAWN BY: T-SQUARE
REVIEWER: TET

GRADING & DRAINAGE PLAN

1288 LEWISBURG PIKE
MAP 106 PARCEL 029.01 (10.6 AC.)
WILLIAMSON COUNTY, TENNESSEE

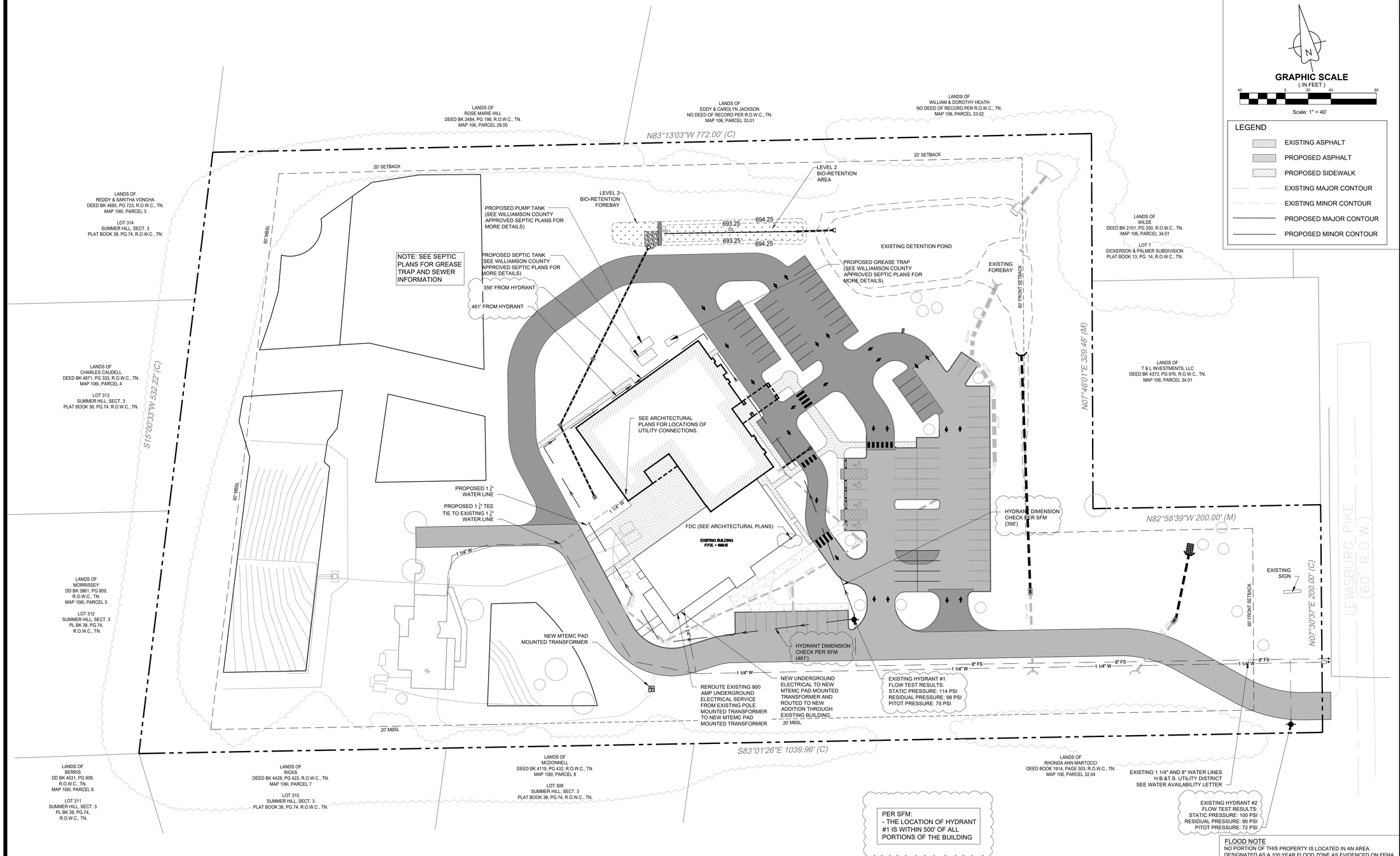
GATEWAY CHURCH PHASE 2

TIMOTHY E. TURNER
REGISTERED ENGINEER
AGRICULTURE
STATE OF TENNESSEE
12-10-18

PROJECT
16-0819

SHEET
C-5.0

T-SQUARE ENGINEERING
701 West Main St • Franklin, TN • 615-678-8212 • www.T2-eng.com



FLOOD NOTE
NO PORTION OF THIS PROPERTY IS LOCATED IN AN AREA DESIGNATED AS A 100 YEAR FLOOD ZONE AS EVIDENCED ON FEMA PANEL # *47187C 0355 F* OF WILLIAMSON COUNTY, TN, DATED 09/29/2006.

OWNER OF RECORD
GATEWAY CHURCH - NASHVILLE INC
ZONING MGA-1, MAP 106 PARCEL 029.01

APPLICANT

GATEWAY CHURCH, CHARLIE WEIR
1288 LEWISBURG PIKE
FRANKLIN, TN 37064
615-538-6040

REVISIONS

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4	10/19/18	REVISED PER STATE FIRE MARSHAL COMMENTS
5	12/10/18	REVISED PER COUNTY COMMENTS

DATE: 01-24-2018
SCALE: AS SHOWN
DRAWN BY: T-SQUARE
REVIEWER: TET

UTILITY PLAN

1288 LEWISBURG PIKE
MAP 106 PARCEL 029.01 (10.6 AC.)
WILLIAMSON COUNTY, TENNESSEE

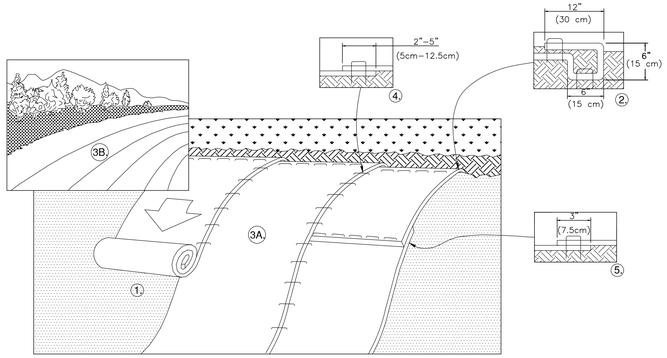
GATEWAY CHURCH PHASE 2

TIMOTHY E. TURNER
REGISTERED ENGINEER
AGRICULTURE & WATER
STATE OF TENNESSEE

12–10–18

PROJECT
16-0819

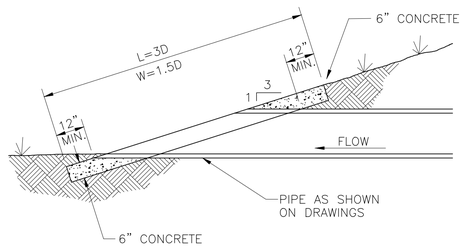
SHEET
C-7.0



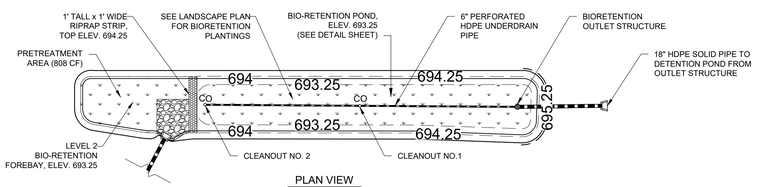
1. PREPARE SOIL BEFORE INSTALLING BLANKETS, INCLUDING ANY NECESSARY APPLICATION OF LIME, FERTILIZER, AND SEED. NOTE: WHEN USING CELL–O–SEED DO NOT SEED PREPARED AREA. CELL–O–SEED MUST BE INSTALLED WITH PAPER SIDE DOWN.
2. BEGIN AT THE TOP OF THE SLOPE BY ANCHORING THE BLANKET IN A 6" (15cm) DEEP X 6" (15cm) WIDE TRENCH WITH APPROXIMATELY 12" (30cm) OF BLANKET EXTENDED BEYOND THE UP–SLOPE PORTION OF THE TRENCH. ANCHOR THE BLANKET WITH A ROW OF STAPLES/STAKES APPROXIMATELY 12" (30cm) APART IN THE BOTTOM OF THE TRENCH. BACKFILL AND COMPACT THE TRENCH AFTER STAPLING. APPLY SEED TO COMPACTED SOIL AND FOLD REMAINING 12" (30cm) PORTION OF BLANKET BACK OVER SEED AND COMPACTED SOIL. SECURE BLANKET OVER COMPACTED SOIL WITH A ROW OF STAPLES/STAKES SPACED APPROXIMATELY 12" (30cm) APART ACROSS THE WIDTH OF THE BLANKET.
3. ROLL THE BLANKETS (A.) DOWN OR (B.) HORIZONTALLY ACROSS THE SLOPE. BLANKETS WILL UNROLL WITH APPROPRIATE SIDE AGAINST THE SOIL SURFACE. ALL BLANKETS MUST BE SECURELY FASTENED TO SOIL SURFACE BY PLACING STAPLES/STAKES IN APPROPRIATE LOCATIONS AS SHOWN IN THE STAPLE PATTERN GUIDE. WHEN USING OPTIONAL DOT SYSTEM™, STAPLES/STAKES SHOULD BE PLACED THROUGH EACH OF THE COLORED DOTS CORRESPONDING TO THE APPROPRIATE STAPLE PATTERN.
4. THE EDGES OF PARALLEL BLANKETS MUST BE STAPLED WITH APPROXIMATELY 2"–5" (5cm–12.5cm) OVERLAP DEPENDING ON BLANKET TYPE. TO ENSURE PROPER SEAM ALIGNMENT, PLACE THE EDGE OF THE OVERLAPPING BLANKET (BLANKET BEING INSTALLED ON TOP) EVEN WITH THE COLORED SEAM STITCH™ ON THE PREVIOUSLY INSTALLED BLANKET.
5. CONSECUTIVE BLANKETS SPLICED DOWN THE SLOPE MUST BE PLACED END OVER END (SHINGLE STYLE) WITH AN APPROXIMATE 3" (7.5cm) OVERLAP. STAPLE THROUGH OVERLAPPED AREA, APPROXIMATELY 12" (30cm) APART ACROSS ENTIRE BLANKET WIDTH.

NOTE:
*IN LOOSE SOIL CONDITIONS, THE USE OF STAPLE OR STAKE LENGTHS GREATER THAN 6" (15cm) MAY BE NECESSARY TO PROPERLY SECURE THE BLANKETS.

EROSION CONTROL MATTING DETAIL (MA)



CONCRETE COLLAR FOR DETENTION BASIN INLET FROM BIO-RETENTION BASIN

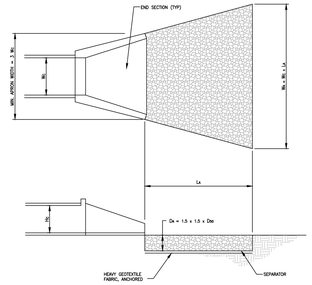


PLAN VIEW

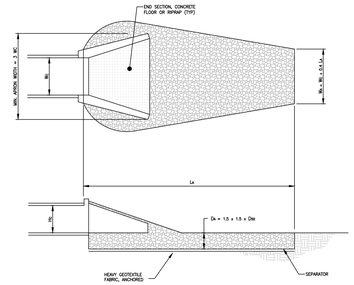
BIO-RETENTION POND

N.T.S.

- ***General Filter Media Composition.*** The recommended bioretention soil mixture is generally classified as a sandy loam on the USDA Texture Triangle, with the following composition by volume:
  - Sand 70% to 85%;
  - Silt + Clay 10% to 20%, with no more than 10% clay; and
  - 5% to 10% organic matter



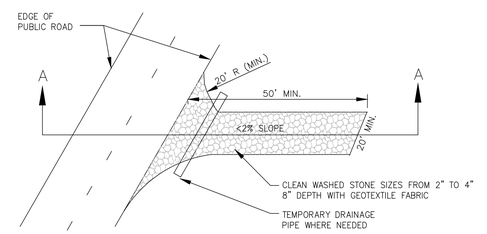
TAILWATER < 0.5 Hc AND ASSUMING FULL CULVERT FLOW (LOW TAILWATER CONDITIONS)



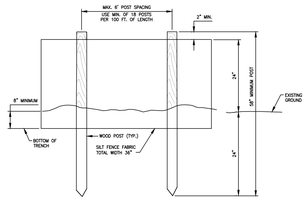
TAILWATER > 0.5 Hc AND ASSUMING FULL CULVERT FLOW (HIGH TAILWATER CONDITIONS)

Hc = HEIGHT OF CULVERT
Wc = WIDTH OF CULVERT
La = LENGTH OF RIP-RAP APRON
Wa = WIDTH OF RIP-RAP APRON AT END
Dso = MEDIAN RIP-RAP SIZE
Dsmax = MAXIMUM SIZE OF RIP-RAP = 1.5 Dso
Da = DEPTH OF RIP-RAP APRON = 1.5 Dsmax
GEOFABRIC or GEOTEXTILE UNDERLAYMENT OR GRAVEL FILTER BLANKET

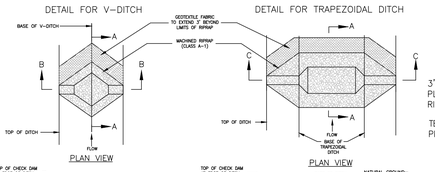
OUTLET PROTECTION (OP)

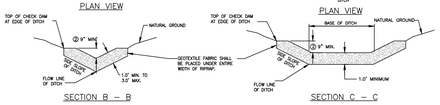


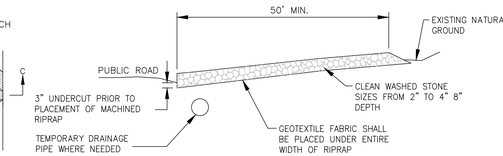
PLAN VIEW OF TEMPORARY CONSTRUCTION ROAD



ELEVATION VIEW

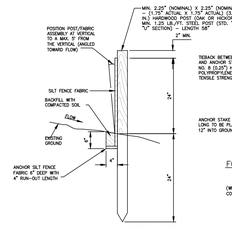


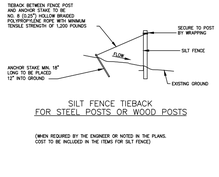




SECTION A–A

CONSTRUCTION EXIT (CE)

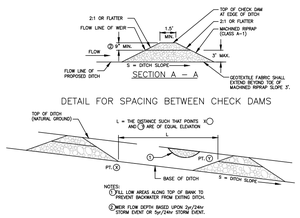




SILT FENCE TIEBACK
FOR STEEL POSTS OR WOOD POSTS

(WHEN REQUIRED BY THE ENGINEER OR NOTED IN THE PLANS. COST TO BE INCLUDED IN THE ITEMS FOR SILT FENCE)

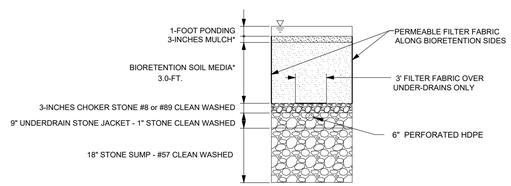
SILT FENCE (SF)



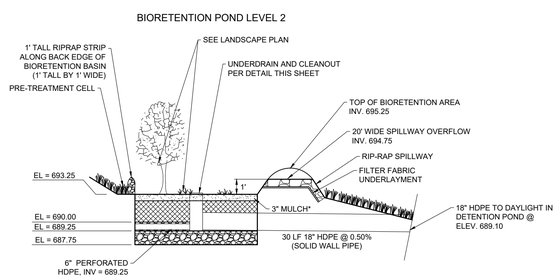
DETAIL FOR SPACING BETWEEN CHECK DAMS

NOTES:
1. ALL LOW AREAS ALONG TOP OF BANK TO PREVENT SNOWWATER FROM EXITING DITCH.
2. MEDIA FLOW DEPTH BASED UPON 2yr/24hr STORM EVENT OR 5yr/24hr STORM EVENT.

CHECK DAMS (CD)

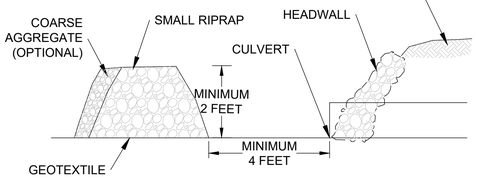


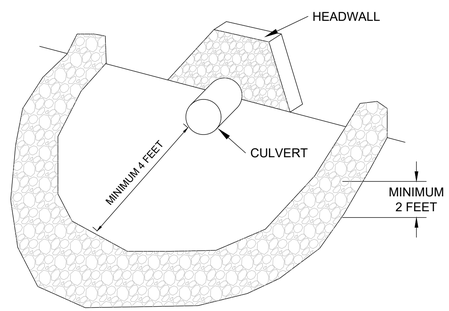
TYPICAL SECTION



PLAN VIEW

CONTRACTOR, ENGINEER, OR OWNERS REPRESENTATIVE SHALL NOTIFY MWS DEVELOPMENT REVIEW AT LEAST 24 HOURS PRIOR TO THE INSTALLATION OF THE PLANTING SOIL FILTER BED. AT THE COMPLETION OF INSTALLATION, THE ABOVE REFERENCED PERSON WILL COLLECT ONE SAMPLE PER BIORETENTION BED FOR ANALYSIS AND CONFIRMATION OF THE SOIL CHARACTERISTICS AS DEFINED BY GIP–01, FILTER MEDIA AND SURFACE COVER, SECTION 6.6.





FILTER RING (FR)

NO.	DATE	REVISIONS
1	3/20/18	REVISED PER WILLIAMSON COUNTY COMMENTS
2	8/31/18	REVISED PER OWNERS COMMENTS
3	10/10/18	REVISED PER CITY/OWNER COMMENTS
4	10/19/18	REVISED PER STATE FIRE MARSHAL COMMENTS
5	12/10/18	REVISED PER COUNTY COMMENTS

DATE: 01-24-2018
SCALE: AS SHOWN
DRAWN BY: T-SQUARE
REVIEWER: TET

EROSION CONTROL DETAILS

1288 LEWISBURG PIKE
MAP 106 PARCEL 029.01 (10.6 AC.)
WILLIAMSON COUNTY, TENNESSEE

GATEWAY CHURCH PHASE 2

TIMOTHY E. TURNER — REGISTERED ENGINEER — AGRICULTURAL — 101710 — STATE OF TENNESSEE

12–10–18

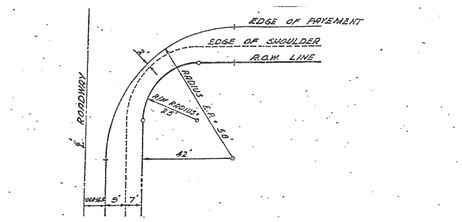
OWNER OF RECORD
GATEWAY CHURCH - NASHVILLE INC
ZONING MGA-1, MAP 106 PARCEL 029.01

APPLICANT

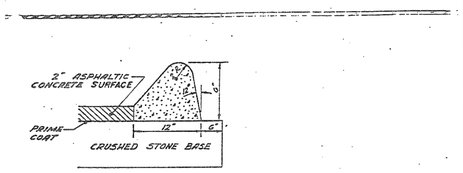
GATEWAY CHURCH, CHARLIE WEIR
1288 LEWISBURG PIKE
FRANKLIN, TN 37064
615-538-6040

PROJECT
16-0819

SHEET
C-8.0



TYPICAL INTERSECTION DETAIL
SCALE : NONE

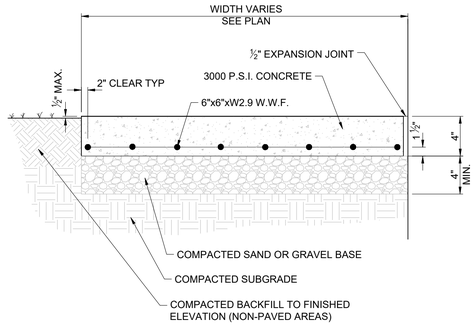


TYPICAL CURB DETAIL
SCALE : NONE

TYPICAL INTERSECTION AND CURB DETAILS
DRAWING NO. 5 SCALE: NONE DATE: 6-15-77
WILLIAMSON COUNTY PLANNING COMMISSION

26

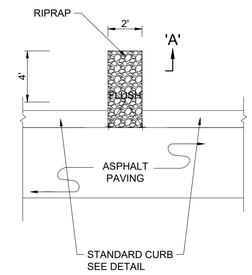
A -58



NOTE:

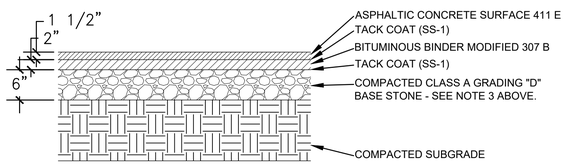
1. PROVIDE WEAKENED PLANE (SAW CUT OR TOOLED) CONTROL JOINTS AT 5'-0" ON CENTER.
2. PROVIDE EXPANSION JOINTS AT 30'-0" (MAX.) ON CENTER AND CONTINUOUSLY BETWEEN SIDEWALK AND WALLS OR OTHER STRUCTURES. (SEE DETAIL)
3. LONGITUDINAL SLOPES SHALL NOT EXCEED 5%
4. CROSS SLOPES SHALL NOT EXCEED 2%

TYPICAL CONCRETE SIDEWALK SECTION
N.T.S.



CURB CUT WITH RIPRAP
N.T.S.

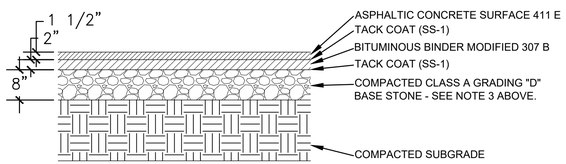
NOTES:
1. SUB GRADE TO BE COMPACTED TO 95% STANDARD PROCTOR.
2. AGGREGATE BASE COARSE TO BE COMPACTED TO 100% STANDARD PROCTOR.
3. ALL ROADWAY CONSTRUCTION TO COMPLY WITH THE TENNESSEE DEPARTMENT OF TRANSPORTATION STANDARDS FOR ROADWAY AND BRIDGE CONSTRUCTION, LATEST EDITION.



PARKING LOT ASPHALT PAVEMENT SECTION
NOT TO SCALE

LIGHT DUTY

NOTES:
1. SUB GRADE TO BE COMPACTED TO 95% STANDARD PROCTOR.
2. AGGREGATE BASE COARSE TO BE COMPACTED TO 100% STANDARD PROCTOR.
3. ALL ROADWAY CONSTRUCTION TO COMPLY WITH THE TENNESSEE DEPARTMENT OF TRANSPORTATION STANDARDS FOR ROADWAY AND BRIDGE CONSTRUCTION, LATEST EDITION.



PROPOSED DRIVE ASPHALT PAVEMENT SECTION
NOT TO SCALE

HEAVY DUTY

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2	8/31/18	REVISED PER OWNERS COMMENTS
3	10/10/18	REVISED PER CITY/OWNER COMMENTS
4	10/19/18	REVISED PER STATE FIRE MARSHAL COMMENTS
5	12/10/18	REVISED PER COUNTY COMMENTS

DATE: 01-24-2018
SCALE: AS SHOWN
DRAWN BY: T-SQUARE
REVIEWER: TET

EROSION CONTROL DETAILS

1288 LEWISBURG PIKE
MAP 106 PARCEL 029.01 (10.6 AC.)
WILLIAMSON COUNTY, TENNESSEE

GATEWAY CHURCH PHASE 2

TIMOTHY E. TURNER
REGISTERED ENGINEER
AGRICULTURAL
STATE OF TENNESSEE
12-10-18

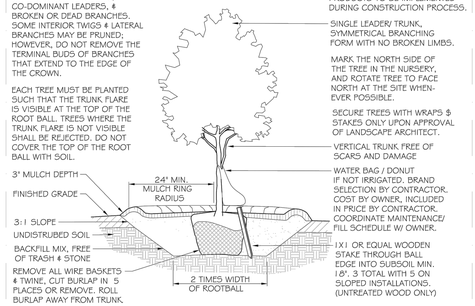
OWNER OF RECORD
GATEWAY CHURCH - NASHVILLE INC
ZONING MGA-1, MAP 106 PARCEL 029.01

APPLICANT

GATEWAY CHURCH, CHARLIE WEIR
1288 LEWISBURG PIKE
FRANKLIN, TN 37064
615-538-6040

PROJECT
16-0819

SHEET
C-8.1

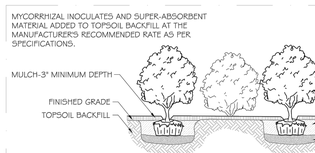


ALL PLANT MATERIAL TO MEET AMERICAN STANDARDS FOR NURSERY STOCK & ANSI Z60.1; LATEST EDITION STANDARDS.

24" RADIUS MULCH RING ON ALL PROPOSED TREES
6" DIA. MULCH RING IF IN LAWN, NO MULCH AT TRUNK.

DECIDUOUS TREE PLANTING DETAIL

N.T.S.

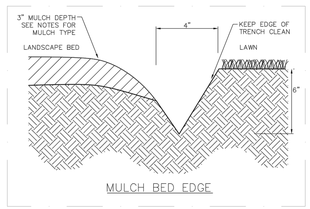


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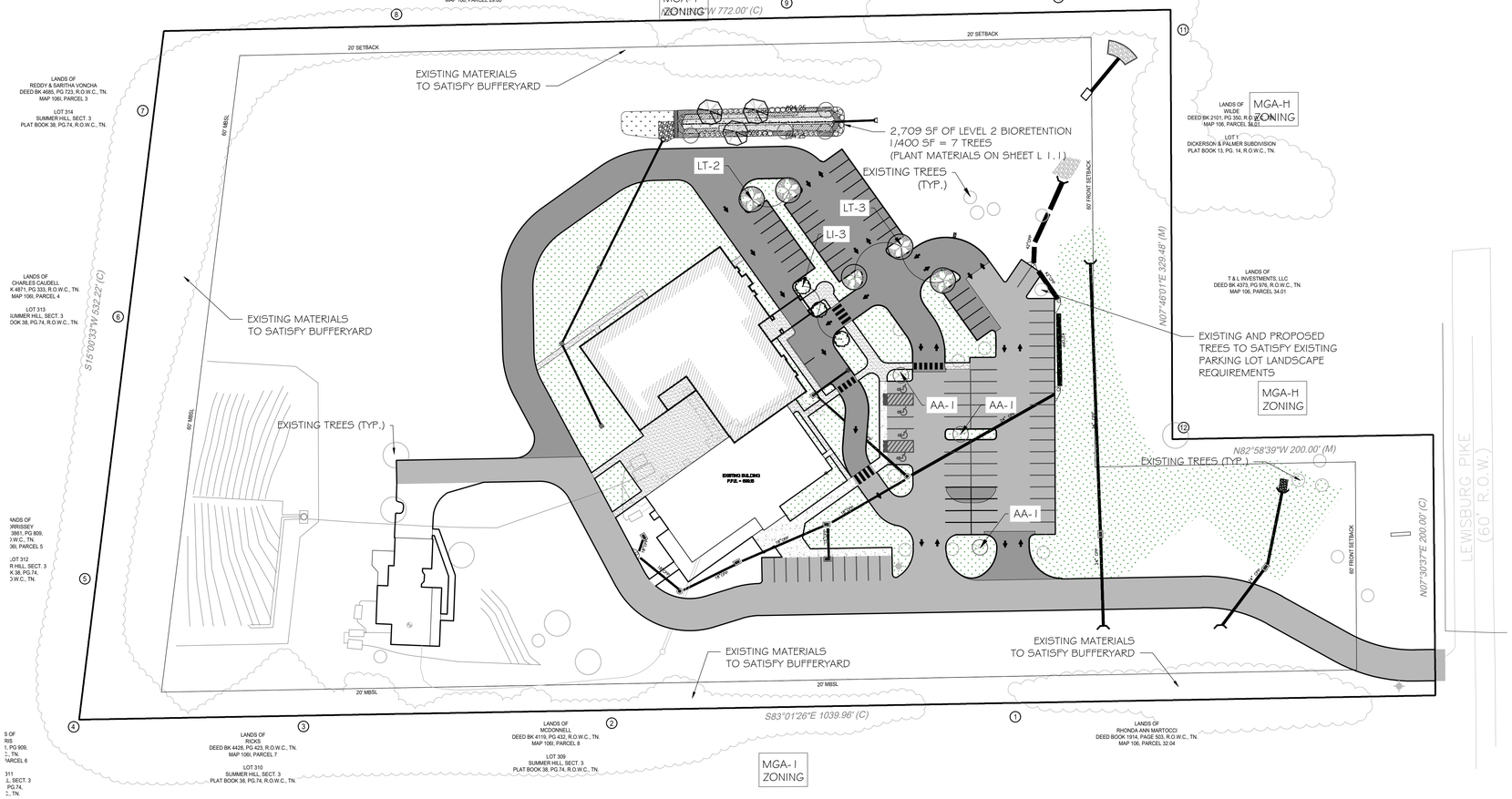
SEE SPECIFICATION SECTION 32 9300: SHRUBS FOR PROPER INSTALLATION PROCEDURES AND PRODUCTS TO BE IMPLEMENTED DURING CONSTRUCTION PROCESS

SHRUB PLANTING IN BED DETAIL

N.T.S.



MULCH BED EDGE



MATERIALS SCHEDULE

KEY	QTY	SCIENTIFIC NAME/ COMMON NAME	ROOT	SIZE	REMARKS
TREES					
AA	3	Amelanchier arborea/ SERVICEBERRY	6' - 7'	2" Cal	Natural Form
LI	3	Lagerstroemia indica 'Watermelon Red' WATERMELON RED CRAPE MYRTLE	B&B	2 1/2 Cal	Matched, Full.
LT	5	Liriodendron tulipifera/ TULIP TREE	B&B	2" Cal	Strong Leader, 5' Clear
TURF					
SOD		Rebel II Fine Bladed Sod	Install in all lawn areas.		
SEED		Rebel II Fine Bladed Fescue	Seed at 5 lbs per 1,000 sf Install w/ weed free Straw		
MISCELLANEOUS			REMARKS		
MULCH BED		Hardwood Bark Mulch	Minimum 3" depth throughout		
NOTES					

THE LANDSCAPE CONTRACTOR SHALL NOT MAKE SUBSTITUTIONS

LANDSCAPE NOTES

THE LANDSCAPE CONTRACTOR SHALL VERIFY THE EXACT LOCATION OF ALL UTILITIES AND TAKE PRECAUTIONS TO PREVENT DAMAGE TO THE UTILITIES.

THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR THE FINE GRADING OF ALL PLANTING AREAS.

ALL PLANTING AND MULCH BEDS SHALL BE SPRAYED WITH ROUND-UP (CONTRACTOR'S OPTION) PRIOR TO THE INSTALLATION OF MULCH.

ALL PLANTING AREAS SHALL BE FERTILIZED WITH 12#/1,000 SF OF 10-10-10 FERTILIZER.

ALL PLANTING BEDS SHALL HAVE A MINIMUM OF 3" DEPTH OF SHREDDED HARDWOOD BARK MULCH.

ALL DISTURBED AREAS SHALL BE PLANTED WITH TURF AS INDICATED ON THE MATERIAL SCHEDULE.

THE LANDSCAPE CONTRACTOR SHALL VERIFY ALL MATERIALS QUANTITIES.

THE LANDSCAPE CONTRACTOR NOTIFY THE LANDSCAPE ARCHITECT OF ANY ARCHITECTURAL FEATURES SUCH AS WALKWAYS, WINDOWS, OR BUILT ELEMENTS THAT CONFLICT WITH THE APPROVED PLANTING PLAN.

NO PLANT MATERIALS SHOULD BE SUBSTITUTED WITHOUT AUTHORIZATION BY THE REPRESENTATIVE.

ALL WIRE BASKETS SHALL BE COMPLETELY REMOVED AND DISPOSED OF, BURLAP SHOULD BE REMOVED OR PUNCTURED IN AT LEAST 5 PLACES. REMOVE ALL TWINE FROM BURLAP MATERIALS. GUYING IS NOT ALLOWED.

NO CANOPY TREE SHALL BE LOCATED WITHIN 15' OF AN OVERHEAD UTILITY. NO CANOPY TREE SHALL BE LOCATED WITHIN A PUBLIC UTILITY EASEMENT WITHOUT SIGNING OF A RELEASE WAIVER. LOCATING PLANT MATERIALS WITHIN A DRAINAGE EASEMENT IS ACCEPTABLE, BUT ONLY IF INSTALLED AS NOT TO DISTURB EXISTING DRAINAGE FLOW. IN SUCH INSTANCES, THE MATERIALS SHALL BE LOCATED NO CLOSER THAN 5' FROM THE CENTERLINE OF DRAINAGE.

NO TREE SHALL BE LOCATED CLOSER THAN 15' FROM A LIGHT SOURCE.

GRAPHIC SCALE
(IN FEET)
50 0 25 50 100
Scale: 1" = 50'

Know what's **below.** **Call** before you dig.

OWNER OF RECORD
GATEWAY CHURCH - NASHVILLE INC
ZONING MGA-1, MAP 106 PARCEL 029.01

APPLICANT

GATEWAY CHURCH, CHARLIE WEIR
1288 LEWISBURG PIKE
FRANKLIN, TN 37064
615-538-6040

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DATE: 01-24-2018
SCALE: AS SHOWN
DRAWN BY: T-SQUARE
REVIEWER: TET

LANDSCAPE PLAN

1288 LEWISBURG PIKE
MAP 106 PARCEL 029.01 (10.6 AC.)
WILLIAMSON COUNTY, TENNESSEE

GATEWAY CHURCH PHASE 2

TIMOTHY E. TURNER REGISTERED LANDSCAPE ARCHITECT AGRICULTURE & ENVIRONMENT 101 STATE OF TENNESSEE
12–10–18

PROJECT
16-0819

SHEET
L 1.0

BIORETENTION MATERIALS SCHEDULE

KEY	QTY	SCIENTIFIC NAME/ COMMON NAME	HEIGHT	SPREAD	TRUNK	NOTES
TREES						
AA	4	Amelanchier arborea/ SERVICEBERRY	6' - 7'	3' - 4'	2"	Natural Form
BN	3	Betula nigra/ RIVER BIRCH	10' - 12'	4' - 5'	2"	Single Cane
SHRUBS						
PO	16	Physocarpus opulifolius/ COMMON NINEBARK	18" Min.	15" - 18"	F.T.B.	
VM	15	Viburnum acerifolium/ MAPLE-LEAF VIBURNUM	18" Min.	15" - 18"	F.T.B.	
PERENNIALS/GRASSES						
CM	670 sf	Carex muskingumensis/ PALM SEDGE	Seed at 5lbs. per 1,000 sf			
EP	117	Echinacea purpurea/ PURPLE CONEFLOWER	1 gal	1 plant/ 18" O.C.		
PV	545 sf	Panicum virgartum 'Heavy Metal'/ SWITCH GRASS	Seed at 5lbs. per 1,000 sf			
SS	485 sf	Schizachyrium scoparium/ LITTLE BLUE STEM	Seed at 5 lbs. per 1,000 sf			
	TURF					
SEED		Rebel II Fine Bladed Fescue	Seed at 5 lbs per 1,000 sf Install w/ weed free Straw			

MISCELLANEOUS		REMARKS
MULCH BED	Hardwood Bark Mulch	Minimum 3" depth throughout

NOTES

FTB = Full To Bottom

THE LANDSCAPE CONTRACTOR SHALL NOT MAKE SUBSTITUTIONS

BIOSWALE NOTES

THIS IS CONSIDERED A "LEVEL 2" BIORETENTION / RAINGARDEN.

TREES ARE REQUIRED AT 1 PER 400 SF.

LANDSCAPE MATERIALS HAVE BEEN SELECTED FROM THE VOLUME 5 LID MANUAL OR ARE NATIVE TO TENNESSEE.

REFER TO THE CIVIL PLANS FOR DETAILS, STRUCTURE TYPES, STORMWATER CALCULATIONS, AND UNDERDRAIN REQUIREMENTS.

SOILS WITHIN THE BASIN SHALL BE MANUFACTURED FOR OPTIMAL INFILTRATION RATES PER WILLIAMSON COUNTY STORMWATER REQUIREMENTS.

LANDSCAPE NOTES

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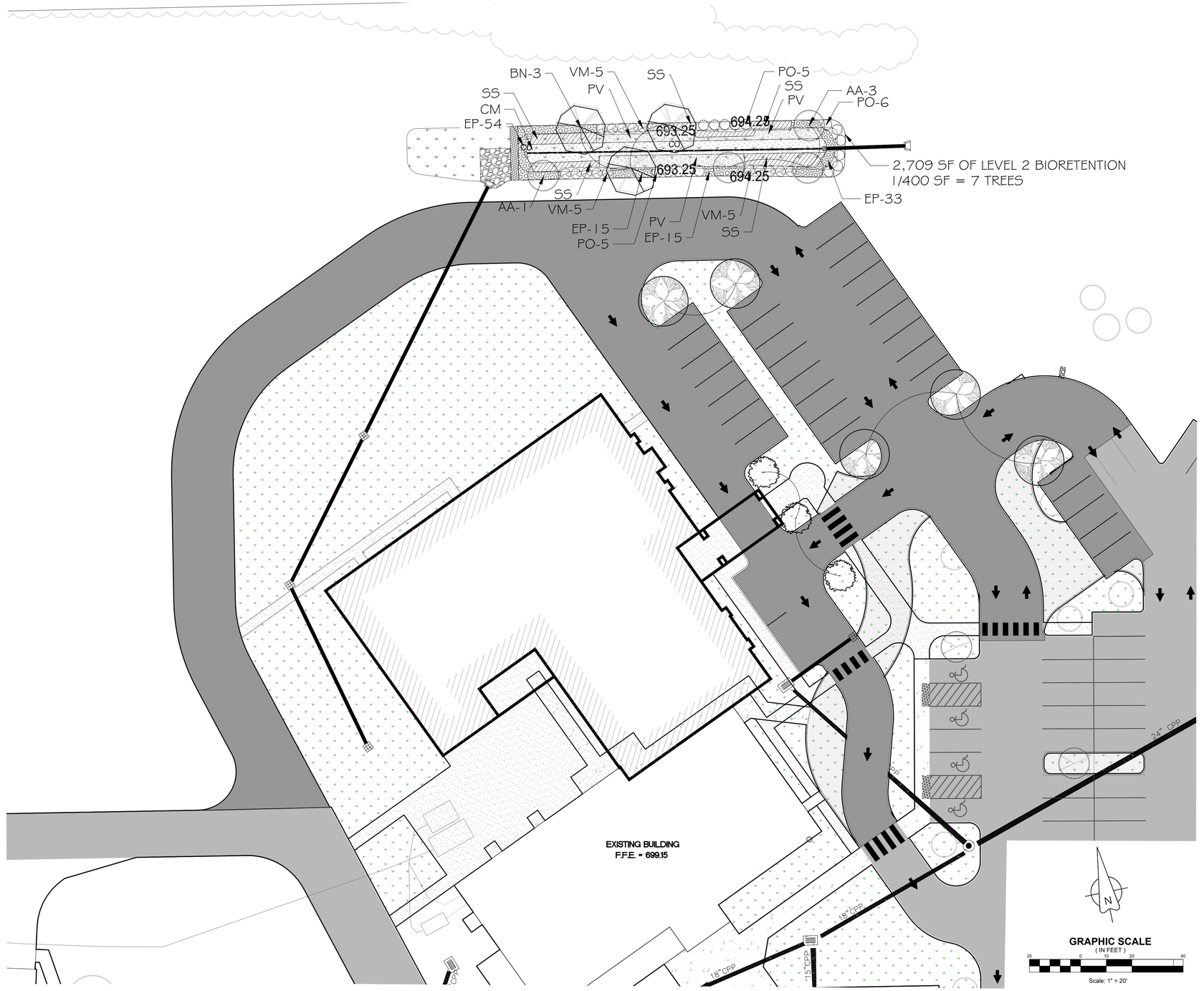
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Know what's below. Call before you dig.

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GATEWAY CHURCH - NASHVILLE INC ZONING MGA-1, MAP 106 PARCEL 029.01
APPLICANT
GATEWAY CHURCH, CHARLIE WEIR 1288 LEWISBURG PIKE FRANKLIN, TN 37064 615-538-6040

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DATE: 01-24-2018
SCALE: AS SHOWN
DRAWN BY: T-SQUARE
REVIEWER: TET

GATEWAY CHURCH PHASE 2

LANDSCAPE PLAN

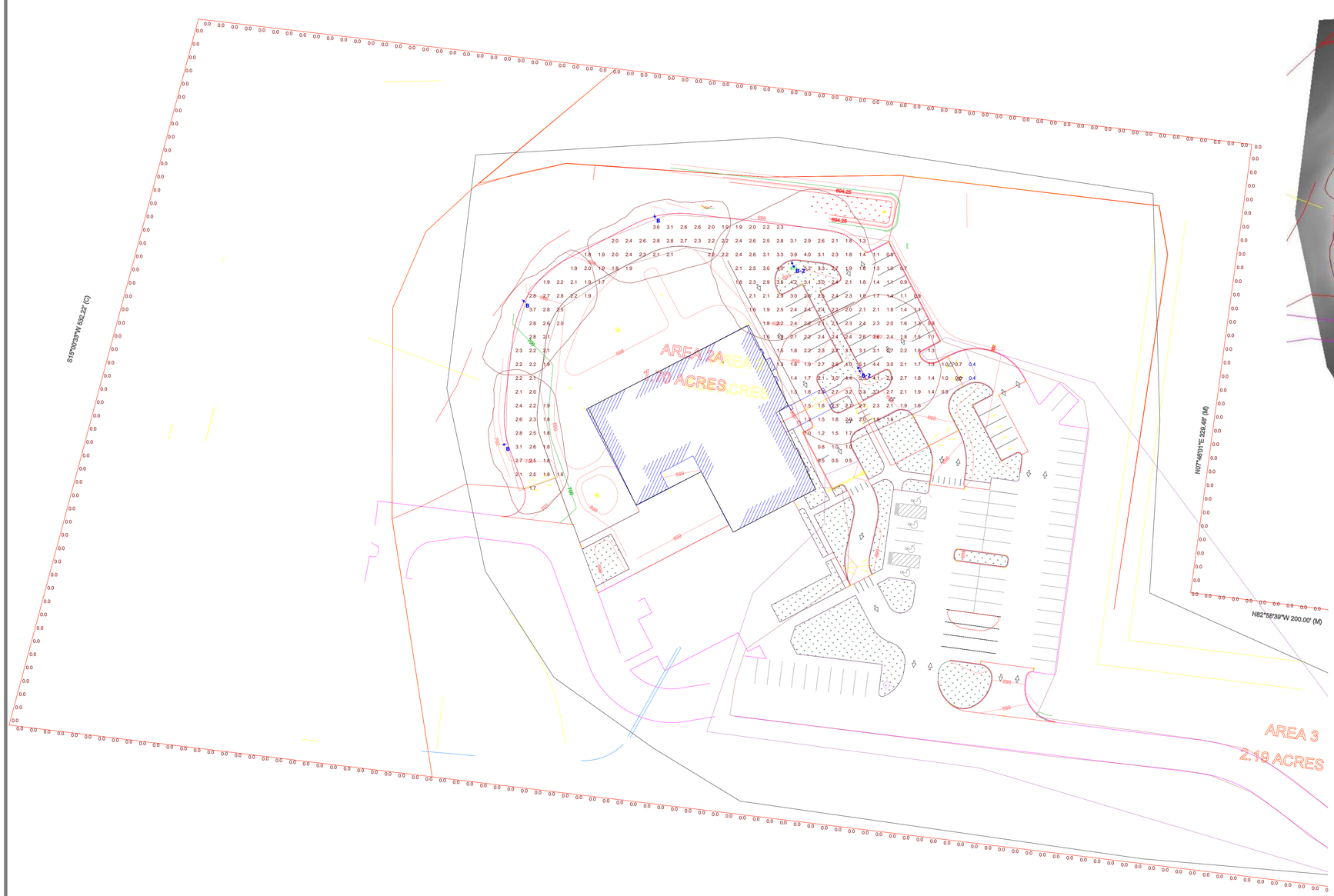
1288 LEWISBURG PIKE
MAP 106 PARCEL 029.01 (10.6 AC.)
WILLIAMSON COUNTY, TENNESSEE

TIMOTHY E. TURNER
REGISTERED ENGINEER
AGRICULTURAL
STATE OF TENNESSEE

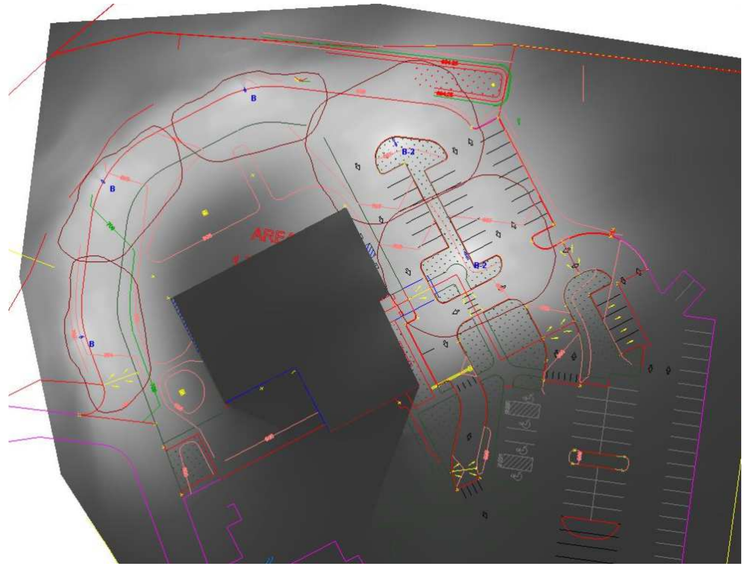
12–10–18

PROJECT
16-0819

SHEET
L 1.1



Plan View
Scale - 1" = 40ft

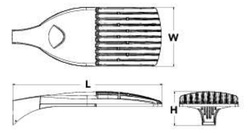


D-Series Size 1
LED Area Luminaire

d-series

Specifications

EPA:	1.01 ft² (0.09 m²)
Length:	33" (83.8 cm)
Width:	13" (33.0 cm)
Height:	7-1/2" (19.0 cm)
Weight (max):	27 lbs (12.2 kg)



Capable Luminaire

This item is an A+ capable luminaire, which has been designed and tested to provide consistent color appearance and system-level interoperability.

- All configurations of this luminaire meet the Acuity Brands' specification for chromatic consistency
- This luminaire is A+ Certified when ordered with DTL® controls marked by a shaded background. DTL DLL equipped luminaires meet the A+ specification for luminaire to photocontrol interoperability1
- This luminaire is part of an A+ Certified solution for ROAM® or XPoint™ Wireless control networks, providing out-of-the-box control compatibility with simple commissioning, when ordered with drivers and control options marked by a shaded background.

To learn more about A+, visit www.acuitybrands.com/aplus.

1. See ordering tree for details.
2. A+ Certified Solutions for ROAM require the order of one ROAM node per luminaire. Sold Separately: Link to Roam; Link to DTL DLL

A+ Capable options indicated by this color background.

Ordering Information

EXAMPLE: DSX1 LED P7 40K T3M MVOLT SPA DDBXD

DSX1LED

Series	LEDs	Color temperature	Distribution	Voltage	Mounting
DSX1 LED	**Forward optics** P1 P4 P7 P2 P5 P8 P3 P6 P9 **Rotated optics** P10 P12 P11 P13	30K 3000K 40K 4000K 50K 5000K AMBPC Amber phosphor converted	T1S Type I short T2S Type II short T2M Type II medium T3S Type III short T3M Type III medium T4M Type IV medium TFTM Forward throw medium T5VS Type V very short T5S Type V short T5M Type V medium T5W Type V wide BLC Backlight control [1,2] LCCO Left corner cutoff [1,2] RCCO Right corner cutoff [1,2]	MVOLT [4,5] 120 [4] 208 [4] 240 [4] 277 [4] 347 [4,6,7] 480 [4,6,7]	**Shipped included** SPA Square pole mounting RPA Round pole mounting WBA Wall bracket SPUMBA Square pole universal mounting adaptor [8] RPUMBA Round pole universal mounting adaptor [8] **Shipped separately** KMA8DDBXD U Mast arm mounting bracket adaptor (specify finish) [9]

Control options			Other options		Finish (required)	
Shipped installed		PIRH1FC3V	8-level, motion/ambient sensor, 15-30' mounting height, ambient sensor enabled at 1fc [3,8,9]	**Shipped installed**		DDBXD Dark bronze
PIR	NEMA twist-lock receptacle only (controls ordered separately) [9]			HS House-side shield [11]		DBLXD Black
PER5	Five-wire receptacle only (controls ordered separately) [10,11]	BL30	8-level switched dimming, 30% [3,8,9]	SF Single fuse (120, 277, 347V) [4]		DNAXD Natural aluminum
PER7	Seven-wire receptacle only (controls ordered separately) [10,11]	BL50	8-level switched dimming, 50% [3,8,9]	DF Double fuse (208, 240, 480V) [4]		DWHXD White
DMG	0-10V dimming extend out back of housing for external control (leads exit fixture)	PNMTD3D3	Part night, dim till dawn [3,12]	L90 Left rotated optics [1]		DDBTXD Textured dark bronze
DS	Dual switching [12,13]	PNMTSD3	Part night, dim 5 hrs [3,12]	R90 Right rotated optics [1]		DBLBXD Textured black
PIR	8-level, motion/ambient sensor, 8-15' mounting height, ambient sensor enabled at 5fc [3,8,9]	PNMTD6D3	Part night, dim 6 hrs [3,12]	BS Bird spikes		DNATXD Textured natural aluminum
PIRH	8-level, motion/ambient sensor, 15-30' mounting height, ambient sensor enabled at 5fc [3,8,9]	PNMTD7D3	Part night, dim 7 hrs [3,12]	EGS External glare shield		DWHGXD Textured white
PIR1FC3V	8-level, motion/ambient sensor, 8-15' mounting height, ambient sensor enabled at 1fc [3,8,9]	FAO	Field adjustable output [8]			

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Schedule

Symbol	Label	Quantity	Manufacturer	Catalog Number	Description	Lamp	Number Lamps	Filename	Lumens Per Lamp	Light Loss Factor	Wattage
	B	3	Lithonia Lighting	DSX1 LED P5 40K T3M MVOLT	DSX1 LED P5 40K T3M MVOLT	LED	1	DSX1_LED_P5_40K_T3M_MVOLT.ies	15376.59	0.9	138
	B-2	2	Lithonia Lighting	DSX1 LED P5 40K T3M MVOLT	DSX1 LED P5 40K T3M MVOLT	LED	1	DSX1_LED_P5_40K_T3M_MVOLT.ies	15376.59	0.9	276

Statistics

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Added Parking Area	+	2.2 fc	6.0 fc	0.4 fc	15.0:1	5.5:1
Porperty Line	+	0.0 fc	0.0 fc	0.0 fc	N/A	N/A

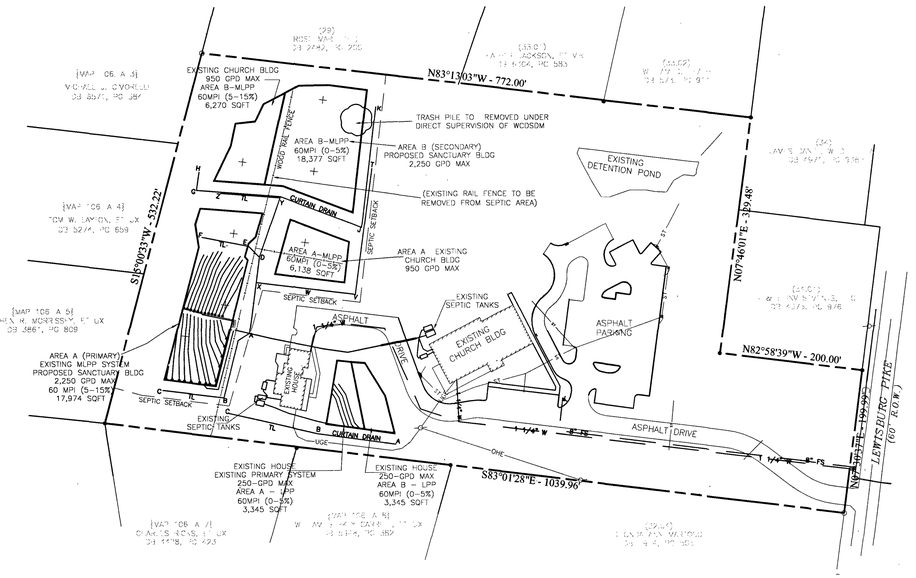
SHEET P-1.0: PHOTOMETRIC PLAN

Gateway Church Site Lighting Calcs

Designer

Date
3/13/2018
Scale
Not to Scale
Drawing No.
1
Summary

1 of 1



PROPOSED SANCTUARY AREA A – Existing Curtain Drain Table – AND – Curtain Drain Extension

TYPE	ELEV.	A	B	C	D	E	F
Interceptor 36"	Ground Elev.	705.0	701.5	697.0	702.5	701.8	696.5
	Inv. Elev.	702.0	698.5	697.0	699.5	698.8	696.5
	Drain Depth	3	3	0	3	3	0

TIGHTLINES: B – C, E – F

ELEV.	D	Y	Z
Ground Elev.	702.5	701.0	695.0
Inv. Elev.	699.5	698.0	695.0
Drain Depth	3	3	0

TIGHTLINES: Y – Z

EXISTING CHURCH BLDG AREA A – Curtain Drain Table

TYPE	ELEV.	T	V	W	X	Y	Z
Interceptor 36"	Ground Elev.	698.5	702.5	704.8	703.0	701.0	695.0
	Inv. Elev.	698.5	699.5	701.8	700.0	698.0	695.0
	Drain Depth	0	3	3	3	3	0

TIGHTLINES: Y – Z, V – T

COMBINED AREA B – Curtain Drain Table

TYPE	ELEV.	H	G	Y	J	K
Interceptor 36"	Ground Elev.	690.0	694.0	701.0	701.0	696.5
	Inv. Elev.	690.0	691.0	698.0	697.4	696.5
	Drain Depth	0	3	3	3.6	0

TIGHTLINES: G – H, J – K

Legend
- EIP Existing Iron Pipe
- EIR Existing Iron Rod
- Utility Pole/Guy
- Overhead Utility
- UGE Underground Electric
- Fence Line
- WL Waterline

GRAPHIC SCALE

100 0 50 100 200 400 FEET

(IN FEET)
1 inch = 100 ft.

NOTES:

1. THE PURPOSE OF THIS MAP IS TO REVISE THE PRIMARY AND SECONDARY SEPTIC AREA FOR THE THE EXISTING CHURCH BUILDING AND TO ESTABLISH A PRIMARY AND SECONDARY SEPTIC AREA FOR THE PROPOSED NEW SANCTUARY BUILDING.
2. BEARING SHOWN, BASED ON SUB-SURFACE SEWAGE DISPOSAL SYSTEM LOCATION MAP PREPARED BY O'LEARY & ASSOCIATES SIGNED OCTOBER 1, 2012 (PB 56, PG 115).
3. PROPERTY CURRENTLY IS MGA-1. ORIGINAL 1988 ZONING SE (SUBURBAN ESTATE).
4. THIS IS NOT TO BE CONSIDERED A BOUNDARY SURVEY AS OUTLINED BY THE CURRENT TENNESSEE STANDARDS OF PRACTICE. PROPERTY LINES SHOWN BASED ON PLAT OF RECORD. WITH A LINEAR ERROR OF CLOSURE FOR THE PLAT MEETS OR EXCEEDS 1':10,000'.
5. THIS PROPERTY IS NOT LOCATED IN A FLOOD HAZARD AREA ACCORDING TO FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP, PANEL NO. 47187C0035F, DATED SEPTEMBER 29, 2006.
6. UNDERGROUND UTILITY LOCATIONS SHOWN HEREON WERE TAKEN FROM FIELD LOCATIONS OF VISIBLE ABOVEGROUND STRUCTURES (AND PERTINENT UTILITY MAPS) AND ARE APPROXIMATE ONLY. UTILITIES SHOULD BE FIELD VERIFIED BY THE PROPER UTILITY AUTHORITY HAVING JURISDICTION PRIOR TO ANY DIGGING.
7. THE RECORDING OF THIS SUB-SURFACE SEWAGE DISPOSAL LOCATION MAP VOIDS, VACATES AND SUPERCEDES SUB-SURFACE SEWAGE DISPOSAL SYSTEM LOCATION MAP PREVIOUSLY RECORDED IN PB 56, PG 115.
8. NO TITLE REPORT WAS FURNISHED TO THIS SURVEYOR AT THE TIME OF THE SURVEY.
9. WATER SERVICES PROVIDED BY H.B. & T.S. UTILITY DISTRICT.
10. NO WELLS FOUND ON SITE.
11. WATERWAY NATURAL AREAS (DESIGNATED AS WNA) EXIST ON ALL INTERMITTENT OR PERSONAL STREAM WATERWAYS AS DEFINED IN THE WILLIAMSON COUNTY STORM WATER MANAGEMENT REGULATIONS. FOR INFORMATION AR ASSISTANCE IN APPLYING THESE REGULATIONS, PLEASE CONTACT THE WILLIAMSON COUNTY ENGINEERING DEPARTMENT AT (615) 790-5725.
12) AN ARAP PERMIT MUST BE OBTAINED FROM THE STATE OF TENNESSEE AT THE DEPARTMENT OF ENVIRONMENT & CONSERVATION BEFORE ANY CONSTRUCTION, EXCAVATION CLEARING, OR GRADING ACTIVITIES CAN OCCUR WITHIN THE CREEK OR WATERWAY NATURAL AREA.
13) THIS SSDS LOCATION MAP IS BASED UPON MLPP DESIGN PLANS AS PREPARED BY TIM TURNER OF T-SQUARE ENGINEERING, 7101 SHARONDALE CT, BRENTWOOD, TN 37027, PHONE 615-207-8260. ALL STRUCTURES (EXISTING AND PROPOSED) ARE RESTRICTED TO THEIR RESPECTIVE MAXIMUM DAILY FLOWS AS INDICATED. ANY PROPOSED EVENTS WHICH MAY POTENTIALLY EXCEED ANY OF THE RESTRICTED MAX DAILY FLOWS SHALL REQUIRE THAT PORTABLE SANITARY FACILITIES BE PROVIDED IN ORDER TO SUPPLEMENT THE CAPACITY OF THE SSDS SYSTEMS.

RECEIVED by: WILLIAMSON COUNTY
DEPARTMENT of Sewage Disposal Management
September 20, 2017 2:45 PM MT PLAT# 3130

14. THIS SECOND REVISED SSDS LOCATION MAP IS BASED UPON MLPP/LPP DESIGN PLANS, AND CONSTRUCTION PLANS (INCLUDING THE SITE PLAN, GRADING/DRAINAGE PLAN, UTILITY PLAN, LANDSCAPE PLAN, ETC.) AS PREPARED BY TIM TURNER OF T-SQUARE ENGINEERING, 701 WEST MAIN STREET, FRANKLIN, TN 37064, PHONE: 615-678-8212.

15. THE EXISTING HOUSE (ORIGINALLY CONSTRUCTED CIRCA 1978) DEPICTED UPON THIS LOCATION MAP HAS BEEN CONVERTED FROM RESIDENTIAL USE AND IS NOW RESTRICTED TO ANCILLARY CHURCH ACTIVITIES INVOLVING VARIOUS OFFICE/ MEETING SPACES. THERE SHALL BE NO WORSHIP SERVICES, LARGE GROUP EVENTS NOR FOOD SERVICE/ PREPARATION/ CLEAN-UP ACTIVITIES CONDUCTED IN THIS FACILITY. ALL FOOD SERVICE ACTIVITIES SHALL BE CATERED EVENTS FROM OUTSIDE VENDORS. THIS STRUCTURE IS RESTRICTED TO A TOTAL DAILY MAXIMUM WASTEWATER FLOW NOT TO EXCEED 250-GPD (DOMESTIC STRENGTH). ANY PROPOSED EVENTS WHICH MAY EXCEED THIS TOTAL DAILY MAXIMUM WASTEWATER FLOW, SHALL REQUIRE PORTABLE RESTROOM FACILITIES BE PROVIDED TO SUPPLEMENT THE CAPACITY OF THE DESIGNATED SUBSURFACE SEWAGE DISPOSAL SYSTEM.

16. THE USAGE OF THE EXISTING CHURCH BUILDING AND ITS PROPOSED ADDITION (NEW SANCTUARY) IS RESTRICTED TO REGULAR WORSHIP SERVICES, MISCELLANEOUS SOCIAL EVENTS SUPPORTING THE CONGREGATION AND ANNUAL VACATION BIBLE SCHOOL EVENTS. THESE BUILDINGS SHALL NOT BE USED FOR DAILY ADMINISTRATIVE OFFICE USE OR OTHER RECURRING DAILY ACTIVITIES. ANY SPECIAL EVENTS HELD ON THE GROUNDS WILL HAVE ACCESS TO THESE BUILDINGS AND THEIR RESTROOM FACILITIES – SUPPLEMENTAL PORTABLE RESTROOM FACILITIES SHALL BE PROVIDED AS NECESSARY. ALTHOUGH KITCHENETTES /WARMING CENTERS ARE APPROVED IN THESE BUILDINGS, THE FACILITIES SHALL ONLY BE USED TO WARM CATERED FOODS, BREW COFFEE, STORE SNACKS AND FOR TEMPORARY COLD STORAGE VIA REFRIGERATORS – THERE WILL NOT BE ANY REGULARLY SCHEDULED MEALS PREPARED OR SERVED ON SITE, AND NO CLEAN UP OF DISHES OR COOKWARE. FURTHERMORE, NO DAY CARE OPERATIONS, SCHOOL OPERATIONS OR MOTHER'S-DAY-OUT TYPE OF PROGRAMS ARE PROPOSED, NOR APPROVED FOR THESE FACILITIES. THESE STRUCTURES ARE SERVED BY TWO SEPARATE SUBSURFACE SEWAGE DISPOSAL SYSTEMS. THE EXISTING CHURCH BUILDING'S WASTEWATER FLOW IS RESTRICTED TO A TOTAL DAILY MAXIMUM WASTEWATER FLOW NOT TO EXCEED 950-GPD (DOMESTIC STRENGTH) AND THE PROPOSED ADDITION (NEW SANCTUARY) IS RESTRICTED TO A TOTAL DAILY MAXIMUM WASTEWATER FLOW NOT TO EXCEED 2,250-GPD (DOMESTIC STRENGTH).

JERRY SWORDS JR. LICENSED LAND SURVEYOR TENNESSEE NO. 1806

17. REFER TO THE DEPARTMENT OF SEWAGE DISPOSAL MANAGEMENT APPROVAL LETTER (BY MR. BRIAN K. CORWIN, DIRECTOR) TO THE WILLIAMSON COUNTY REGIONAL PLANNING COMMISSION DATED OCTOBER 2, 2017, REGARDING THE DETAILS OF APPROVAL ALONG WITH THE VARIOUS SEPTIC SYSTEM REQUIREMENTS AND RESTRICTIONS. * SEE NOTE 19 ALSO *.

18. REFER TO THE FLOW PROJECTION LETTER FROM T-SQUARE ENGINEERING (BY MR. ERIC R. JERVIS, E.I.) DATED OCTOBER 2, 2017 REGARDING THE VARIOUS SYSTEM SIZING CRITERIA DETAILS AND ASSOCIATED RESTRICTIONS.

19. REFER TO WILLIAMSON COUNTY DEPARTMENT OF SEWAGE DISPOSAL MANAGEMENT MEMORANDUM (BY MR. DENNEY, DESIGN REVIEWER) TO MR. AARON HOLMES, WC PLANNING DEPARTMENT DATED APRIL 25, 2018 REGARDING THEIR OF APPROVAL OF AMENDED SITE PLAN.

CERTIFICATE OF ACCURACY

I hereby certify that the plan shown and described hereon is a true and correct survey to the accuracy required by the Williamson County, Tennessee Regional Planning Commission, and that the monuments have been or will be placed as shown hereon, to the specifications of the Subdivision Regulations, as approved by the County Engineer.

JERRY SWORDS, JR., R.L.S. #1806 — 9-18-17 Date

CERTIFICATE OF OWNERSHIP AND DEDICATION

I (we) hereby certify that I am (we are) the owner (s) of the property shown and described hereon, as evidenced in Book 4809, Page 402, R.O.W.C., and that I (we) hereby adopt this plan of subdivision with my (our) free consent, establish the minimum building restriction line, and that offers of irrevocable dedication for all public streets, utilities and other facilities [illegible] as required by these Regulations.

Gateway Church-Nashville, Inc — 9/20/2017 Date

CERTIFICATE OF GENERAL APPROVAL FOR INSTALLATION OF SUBSURFACE SEWAGE DISPOSAL SYSTEM W/ RESTRICTIONS

General approval is hereby granted for lots proposed hereon as being suitable for subsurface sewage disposal with the listed and/or attached restrictions

Before the initiation of construction, the location of the house or other structure and plans for the subsurface sewage disposal system shall be approved by the local health authority.

Brian K. Corwin, Director — 5/1/18 Date @2:34pm

WILLIAMSON COUNTY–STATE OF TENNESSEE

J424 05/02/2018 - 03:29:00 PM
18016393
1 PGS:AL-PLAT
BATCH: 639804
PLAT BOOK: P68
PAGE: 121
REC FEE 16.00
DP FEE 2.00
TOTAL 17.00
STATE OF TENNESSEE, WILLIAMSON CO
SADIE WADE



VICINITY MAP (NTS)

WILLIAMSON COUNTY HEALTH DEPARTMENT NOTES:

1) ANY CUTTING, FILLING, COMPACTION, OR DISTURBANCE FROM THEIR NATURAL STATE, OF THE SOIL AREAS RESERVED FOR SEWAGE DISPOSAL, SHALL RESULT IN REVOCATION OF THE LOT APPROVAL. ADDITIONALLY, THE DEPARTMENT SHALL HAVE THE AUTHORITY TO REFUSE TO GRANT AN CONSTRUCTION PERMIT OR MAY REVOKE A CONSTRUCTION PERMIT WHERE THE INTEGRITY OF THE PROPOSED SUBSURFACE SEWAGE DISPOSAL SYSTEM AREAS HAS BEEN COMPROMISED.

2) ALL SEPTIC SYSTEMS MUST BE INSTALLED BY AN INSTALLER LICENSED BY WILLIAMSON COUNTY TO CONSTRUCT SEPTIC SYSTEMS, ALTERNATIVE OR CONVENTIONAL, SPECIFICALLY IN WILLIAMSON COUNTY.

3) NO BATHING FIXTURES EXCEEDING STANDARD CAPACITY (30 U.S. GALLONS), INCLUDING BUT NOT LIMITED TO, OVERSIZED BATHTUBS, HOT TUBS, SPA TUBS, WHIRLPOOLS, OR JACUZZIS, ETC., SHALL BE ALLOWED UNLESS SPECIFICALLY APPROVED BY THE DEPARTMENT OF SEWAGE DISPOSAL MANAGEMENT.

4) NO UTILITIES (I.E. GAS, WATER, OR ELECTRIC) OR THEIR EASEMENTS, ABOVE OR BELOW GROUND, SHALL BE ALLOWED TO ENCROACH WITHIN 10 FEET OF THE BOUNDARIES OF THE SOIL AREAS RESERVED FOR SEWAGE DISPOSAL.

5) CURTAIN/INTERCEPTOR DRAINS MAY BE REQUIRED ON ANY OR ALL LOTS.

6) NO CUTTING, FILLING, COMPACTION, OR ANY DISTURBANCE OF THE AREAS RESERVED FOR SEWAGE DISPOSAL IS PERMITTED.

7) THE LIMITS OF ALL EXCAVATIONS GREATER THAN 18 INCHES IN DEPTH, MADE FOR THE PURPOSE OF HOUSE CONSTRUCTION (OR ANY OTHER TYPE OF BUILDING CONSTRUCTION), SHALL BE KEPT 25 FEET OR MORE AWAY FROM THE PLATTED OR DESIGNATED SEWAGE DISPOSAL AREAS.

8) THE LIMITS OF ALL EXCAVATIONS, MADE FOR THE PURPOSE OF HOUSE CONSTRUCTION (OR ANY OTHER TYPE OF BUILDING CONSTRUCTION), MUST BE KEPT WITHIN THE CONFINES OF THE PLATTED BUILDING ENVELOPE.

9) ALL PART OF HOUSE AND ANY OF ITS RELATED APPENDAGE, (INCLUDING BUT NOT LIMITED TO: DETACHED GARAGES, PORCHES, DECKS, SIDEWALKS, PARKING AREAS, UTILITIES, ETC.) SHALL STRICTLY ADHERE TO THE MINIMUM SETBACK REQUIREMENTS FROM THE SUBSURFACE SEWAGE DISPOSAL SYSTEM AREAS AS OUTLINED IN SECTION 13 OF THE "REGULATIONS GOVERNING ON-SITE SEWAGE DISPOSAL SYSTEMS OF THE WILLIAMSON COUNTY DEPARTMENT OF SEWAGE DISPOSAL MANAGEMENT" ADOPTED MAY 16, 2000 AND EFFECTIVE OCTOBER 2000.

10) NO CONSTRUCTION OF PATIOS, SWIMMING POOLS, ACCESSORY BUILDINGS, ETC., SHALL BE ALLOWED ON ANY LOT SERVED BY SUBSURFACE SEWAGE DISPOSAL SYSTEM, UNLESS APPROVED BY THE DEPARTMENT OF SEWAGE DISPOSAL MANAGEMENT.

11) WATER SERVICE LINES MUST BE SEPARATED FROM SEWAGE DISPOSAL AREAS OR PLATTED DISPOSAL FIELD AREAS BY A MINIMUM OF 10 FEET.

12) NO WATER SOURCE, WELLS OR SPRINGS ARE TO BE DRILLED OR CONSTRUCTED WITHIN 50 FEET OF ANY PORTION OF THE SEPTIC SYSTEM OR THE DESIGNATED OR PLATTED SEWAGE DISPOSAL FIELD AREAS.

13) DESIGNATED SEWAGE DISPOSAL AREAS PLOTTED IN ACCORDANCE WITH ACCEPTABLE SOIL AREAS FIELD MAPPED BY MIKE HARBAUER, PRIVATE CONSULTING SOIL SCIENTIST ON 2/16/2011.

14) ALL PLATTED SEWAGE DISPOSAL AREAS MUST BE FIELD STAKED BY A LICENSED SURVEYOR AND FENCED OFF, TO PROTECT THE AREAS FROM ALL CONSTRUCTION TRAFFIC, BY THE PROPERTY OWNER OR BUILDING CONTRACTOR. THE AREAS MUST THEN BE FIELD CHECKED AND VERIFIED BY THE DEPARTMENT OF SEWAGE DISPOSAL MANAGEMENT PRIOR TO THE ISSUANCE OF THE SEPTIC PERMIT.

15) CURTAIN, INTERCEPTOR AND DRAW-DOWN DRAINS SHALL BE REQUIRED ON ALL LOTS. AS SUCH, THEY SHALL STRICTLY ADHERE TO THE DESIGN, LOCATION AND ROUTING DEPICTED ON THIS PLAT. HOWEVER, THE DRAINS AS SHOWN HEREON MAY BE SUBJECT TO CHANGE AT THE SOLE DISCRETION OF THE WILLIAMSON COUNTY DEPARTMENT OF SEWAGE DISPOSAL MANAGEMENT AS DEEMED NECESSARY BY THEIR FIELD INVESTIGATION THE TIME OF SUBMITTAL OF EACH INDIVIDUAL LOTS ALTERNATIVE SYSTEM SITE AND DESIGN PLANS. THE WILLIAMSON COUNTY DEPARTMENT OF SEWAGE DISPOSAL MANAGEMENT'S EVALUATION WILL BE CONDUCTED ON A SITE-SPECIFIC, LOT-BY-LOT BASIS.

16) THIS SITE MAY MANDATE THE USE OF A SEWAGE/EFFLUENT PUMP AND APPROPRIATELY SIZED PUMP TANK IN ORDER TO PROVIDE SEWER SERVICES FROM THE HOUSE TO THE SSDS AREAS. THIS SHALL BE SPECIFIED BY THE WILLIAMSON COUNTY DEPARTMENT OF SEWAGE DISPOSAL MANAGEMENT BASED UPON THE FINISHED ELEVATION OF THE HOUSE PLUMBING STUB-OUT AND THE SSDS AREAS.

17) NO IRRIGATION SYSTEMS, OR THEIR COMPONENTS THEREOF, SHALL ENCROACH ON, IN OR WITHIN 10 FEET OF THE BOUNDARIES OF THE DESIGNED OR PLATTED SSDS AREAS. IT SHALL ALSO BE LOCATED A MINIMUM OF 5 FEET AWAY FROM ANY DRAINAGE IMPROVEMENT PRACTICE ASSOCIATED WITH THE SSDS AREAS.

18) LPP DENOTES THAT THIS LOT IS SERVED BY A LOW PRESSURE PIPE SYSTEM, WHICH IS AN ALTERNATIVE MEANS OF SEWAGE DISPOSAL.

19) MLPP DENOTES THAT THIS LOT IS SERVED BY A MODIFIED LOW PRESSURE PIPE SYSTEM, WHICH IS AN ALTERNATIVE MEANS OF SEWAGE DISPOSAL. MODIFIED LPP SYSTEMS REQUIRE 6 TO 10 INCHES OF COMPACTABLE SOIL FILL MATERAL TO BE INCORPORATED ONTO THE DESIGNATED OR PLATTED SEWAGE DISPOSAL AREA, UNDER DEPARTMENT OF SEWAGE DISPOSAL MANAGEMENT SUPERVISION.

20) PRIOR TO INSTALLATION, THE LOCATION OF WELL, SPRING, CISTERN OR PRIVATE WATER SOURCE MUST BE APPROVED BY THE DEPARTMENT OF WILLIAMSON COUNTY SEWAGE DISPOSAL MANAGEMENT.

21) WELL, SPRING, CISTERN OR PRIVATE WATER SOURCE MUST BE A MINIMUM OF 50' AWAY FROM ANY SEWAGE DISPOSAL AREA, INCLUDING THOSE LOCATED ON ADJACENT LOTS.

22) THE EXACT LOCATION OF THE WATER SOURCE (I.E.: WELL, SPRING, CISTERN OR PRIVATE WATER SOURCE) MUST BE FIELD LOCATED BY A SURVEYOR OR ENGINEER ON A COPY OF THIS PLAT AND SUBMITTED TO THE DEPARTMENT OF WILLIAMSON COUNTY SEWAGE DISPOSAL MANAGEMENT FOR REVIEW AND RECORD KEEPING PURPOSES.

23) THERE SHALL BE NO SEWAGE BEARING CONVEYANCES (PIPES, SUPPLY LINES, MANIFOLDS, SEPTIC, OR PUMPS TANKS, ETC.) LOCATED WITHIN 50' OF ANY AND ALL WELL(S) ON THIS PROPERTY.

24) SSDS COMPONENTS CROSSING UTILITIES AND THEIR RELATED EASEMENTS, IN ADDITION TO: DRIVEWAYS ACCESS EASEMENTS, ETC.: ANY AND ALL SSDS COMPONENTS (INCLUDING BUT NOT LIMITED TO: CURTAIN DRAINS, SEWAGE SUPPLY LINES, MANIFOLDS, ETC.) SHALL BE SHEATHED AND BEDDED (AS PER SPECIFICATIONS FROM WCDSDM) WHERE THEY CROSS ANY DRIVEWAY, ACCESS EASEMENT, UTILITY LINES (AND THEIR RELATED EASEMENTS). THE SHEATHING SHALL EXTEND FROM A POINT 10' PRIOR TO ENTERING ANY EASEMENT AND SHALL EXTEND THROUGHOUT THE ENTIRE WIDTH OF THE EASEMENT AND SHALL END AT A POINT 10' PAST THE LIMITS OF ANY EASEMENT. ALL CROSSINGS MUST BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE DEPARTMENT OF WILLIAMSON COUNTY SEWAGE DISPOSAL MANAGEMENT. ALL SHEATHING MUST BE SCHEDULE 80 PVC OR DUCTILE IRON AND BE BEDDED IN 12" OF GRAVEL.

25) THE EXISTING HOUSE IS RESTRICTED TO 250 GPD MAX. THE EXISTING CHURCH BUILDING IS RESTRICTED TO 950 GPD MAX, AND THE PROPOSED SANCTUARY BUILDING IS RESTRICTED TO 2,250 GPD AS NOTED BY WCDSDM.

26) OTHER THAN THE SEPTIC SETBACKS SHOWN HEREON, THE WILLIAMSON COUNTY PLANNING DEPARTMENT SHALL ASSIGN ALL OTHER SETBACKS AT SUCH TIME WHEN AN APPLICATION FOR A BUILDING PERMIT IS MADE.

27) BEFORE A PERMIT TO CONSTRUCT A LPP OR M-LPP SEPTIC SYSTEM CAN BE ISSUED, DETAILED SITE AND DESIGN PLANS FOR THE LPP OF M-LPP SYSTEM SHALL BE SUBMITTED TO THE DEPARTMENT OF SEWAGE DISPOSAL MANAGEMENT FOR REVIEW AND APPROVAL. THESE PLANS SHALL BE PREPARED BY AN ENGINEER LICENSED IN THE STATE OF TENNESSEE.

28) ALL PLUMBING FIXTURES TO BE OF THE WATER CONSERVATIVE TYPE, INCLUDING LOW VOLUME FLUSH TOILETS (1.6 GALLONS OR LESS), LOW VOLUME SHOWER HEADS (1.5 TO 2.0 GALLONS OR LESS) AND FAUCET AERATORS.

1200-4-9.17

GEOTHERMAL WELL CONSTRUCTION STANDARDS FOR CLOSED LOOP GEOTHERMAL BOREHOLES

SOURCE OF STRUCTURE	MINIMUM DISTANCE
SEWER LINES	10 FEET
SEPTIC TANKS	25 FEET
SPRINGS	100 FEET
SEPTIC DRAIN FIELDS	25 FEET
WATER WELLS	100 FEET
HOUSE TO SEPTIC TO TANK CONNECTION	10 FEET
HOUSE TO SEWER CONNECTION	10 FEET

Disclaimer:
The sole purpose of this *Subsurface Sewage Disposal System Location Map* is to dedicate septic system areas (in compliance with the *Williamson County Regulations Governing On-Site Sewage Disposal Systems*) reserved for subsurface sewage disposal on the subject property, and to memorialize related conditions and restrictions. The approval of this document by the Williamson County Department of Sewage Disposal Management does not guarantee the owner's right to subdivide or consolidate property, nor guarantee the right to construct or alter a structure. This map has not been evaluated in relation to any other rules, regulations or ordinances of other County offices or Departments and this approval grants no assurances that it is in compliance with anything other than the *Regulations* noted herein.

DEED REFERENCE:
BEING PROPERTY CONVEYED TO GATEWAY CHURCH – NASHVILLE, INC. BY DEED BOOK 4809, PAGE 402, R.O.W.C.

PROPERTY MAP REFERENCE:
BEING PARCEL NO. 29.01 AS SHOWN ON WILLIAMSON COUNTY PROPERTY MAP NO. 106.

TOTAL AREA = 465,608 SQUARE FEET OR 10.688 ACRES±

P68/121

REVISED: 9/18/2017
REVISED: 8/28/2017

2nd REVISION SUBSURFACE SEWAGE DISPOSALSYSTEM LOCATION MAP

THE GATEWAY CHURCH-NASHVILLE, INC. PROPERTY

1288 LEWISBURG PIKE
FRANKLIN, TN 37069

Map 106, Parcel 29.01
23RD CIVIL DISTRICT–WILLIAMSON COUNTY–TENNESSEE

S & A Surveying, Inc.
306 Bluegrass Circle
Lebanon, Tennessee 37090
PHONE (615) 394-7564
sasurvey98@gmail.com

PROJ.: 17-053 | DATE: 8/02/2017 | SHEET 1 OF 1

HISTORIC FRANKLIN TENNESSEE

City of Franklin

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

File #: 21-0699

DATE: June 23, 2025

TO: Board of Mayor and Aldermen

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

SUBJECT:

*Consideration Of Ordinance 2025-17, An Ordinance To Zone 10.58 Acres Civic Institutional (CI) District For The Property Located West Of Lewisburg Pike And South Of Henpeck Lane, At 1288 Lewisburg Pike. Establishing A Public Hearing On August 12, 2025
FMPC 6/26/25, 9-0

PURPOSE:

PROJECT INFORMATION
COF Project Number: 8821
Applicant: Charlie Weir, The Gateway Church - Nashville, Inc
Owner: The Gateway Church - Nashville, Inc, Charlie Weir, Rep.

BACKGROUND/STAFF COMMENTS:
The applicant is requesting to zone the property at 1288 Lewisburg Pike to Civic Institutional (CI) District, should the Plan of Services (RES 2025-44), and Annexation (RES 2025-45) be approved by BOMA. The subject property consists of 10.58 acres and is currently zoned MGA-1 (County). Envision Franklin places this parcel into the Neighborhood Commercial Design Concept. The property currently contains the Gateway Franklin Church campus, and it is the congregation that is requesting to be annexed into the City. Envision Franklin supports institutional uses, such as church campuses, within the Neighborhood Commercial design concept. The zoning as proposed is consistent with the recommendations of Envision Franklin.

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

FINANCIAL IMPACT:

Unknown.

RECOMMENDATION:

The Planning Commission recommended approval of Ordinance 2025-17 by a vote of 9-0.
Staff recommends that the Board of Mayor and Aldermen approve Ordinance 2025-17.

ORDINANCE 2025-17

AN ORDINANCE TO ZONE 10.58 ACRES CIVIC INSTITUTIONAL (CI) DISTRICT, FOR THE PROPERTY LOCATED WEST OF LEWISBURG PIKE AND SOUTH OF HENPECK LANE, AT 1288 LEWISBURG PIKE

WHEREAS, Gateway Church-Nashville, Charlie Weir, Rep., (Owner) of property located at 1288 Lewisburg Pike (Property) petitioned the Board of Mayor and Aldermen (BOMA) of the City of Franklin, Tennessee (City), to annex Property adjoining the City limits and located within the Franklin Urban Growth Boundary (UGB); and

WHEREAS, the BOMA has adopted a Plan of Services and annexed the property as described in Resolution 2025-44 and Resolution 2025-45; and

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

WHEREAS, the Civic Institutional (CI) District provide zoning for land uses compatible with both the Franklin Land Use Plan and the 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 (FMPC).

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

SECTION I. That the following described Property shall be, and is hereby, zoned the following: Civic Institutional (CI) District:

PREMISES CONSIDERED

Map-Parcel	Acres
106-29.01	10.58
Total	10.58

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

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

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

ATTEST:

By: _____
Angie Skarp
City Recorder

CITY OF FRANKLIN, TENNESSEE:

By: _____
Dr. Ken Moore
Mayor

Approved as to form by:

_____
Shauna R. Billingsley
City Attorney

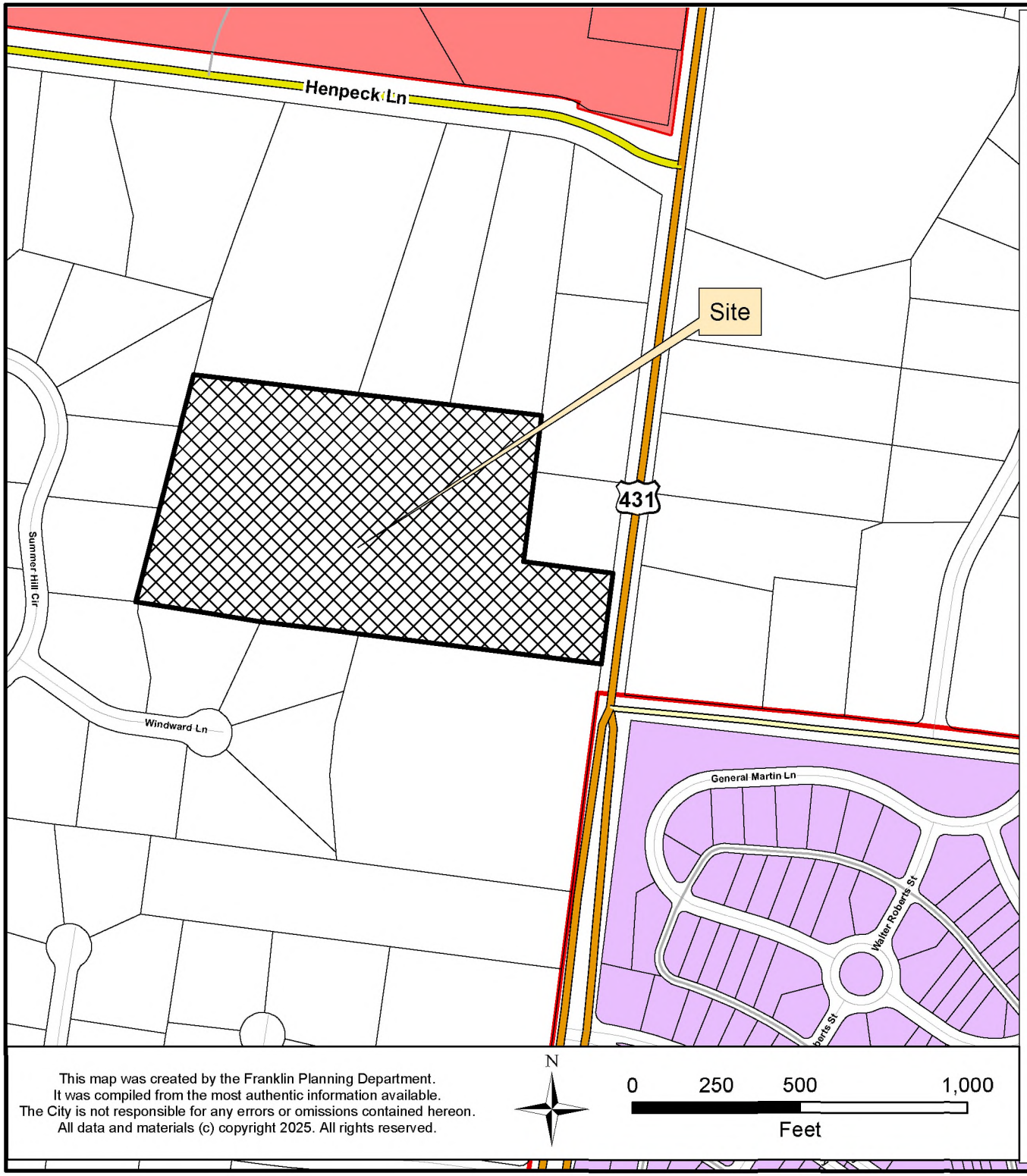
PLANNING COMMISSION RECOMMENDED: _____

PASSED FIRST READING: _____

PUBLIC HEARING HELD: _____

PASSED SECOND READING: _____

PASSED THIRD READING: _____



1288 LEWISBURG PIKE, ZONING ORDINANCE 2025-17

Project Information
Existing Zoning: MGA-1 (County)
Proposed Zoning: CI Civic Institutional
Overlay Districts: N/A
Site Acreage: 10.58 acres

Legend

- 1288 Lewisburg Pike
- 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.
All data and materials (c) copyright 2025. All rights reserved.

N

0 250 500 1,000
Feet

HISTORIC FRANKLIN TENNESSEE

STORM DRAINAGE STRUCTURES

NO.	TYPE	CASTING *	ELEVATIONS TOP OF GRATE @ FLOW LINE	ELEVATIONS INVERT IN	ELEVATIONS INVERT OUT	10-YR STORM FLOW (CFS)
1	ENERGY DISSIPATING CONCRETE HEADWALL	-	-	-	689.10 (2)	-
2	BIORETENTION OUTLET STRUCTURE	NYLOPLAST STANDARD GRATE	694.25	689.25 (UD)	689.25	-
3	ENERGY DISSIPATING CONCRETE HEADWALL	-	-	693.50	693.50	-
4	18" NYLOPLAST DRAIN BASIN	18" NYLOPLAST STANDARD GRATE	697.00	694.04	694.04	-
5	18" NYLOPLAST DRAIN BASIN	18" NYLOPLAST STANDARD GRATE	698.00	694.36	694.36	-
6	18" NYLOPLAST DRAIN BASIN	18" NYLOPLAST STANDARD GRATE	697.70	-	694.71	-
7	EXISTING AREA DRAIN	-	-	-	-	-
*8	SINGLE CURB INLET	3103	697.90	-	-	-

* CASTINGS TO BE JOHN BOUCHARD & SONS CO. OR APPROVED EQUAL UNLESS OTHERWISE NOTED

STORM DRAINAGE PIPES

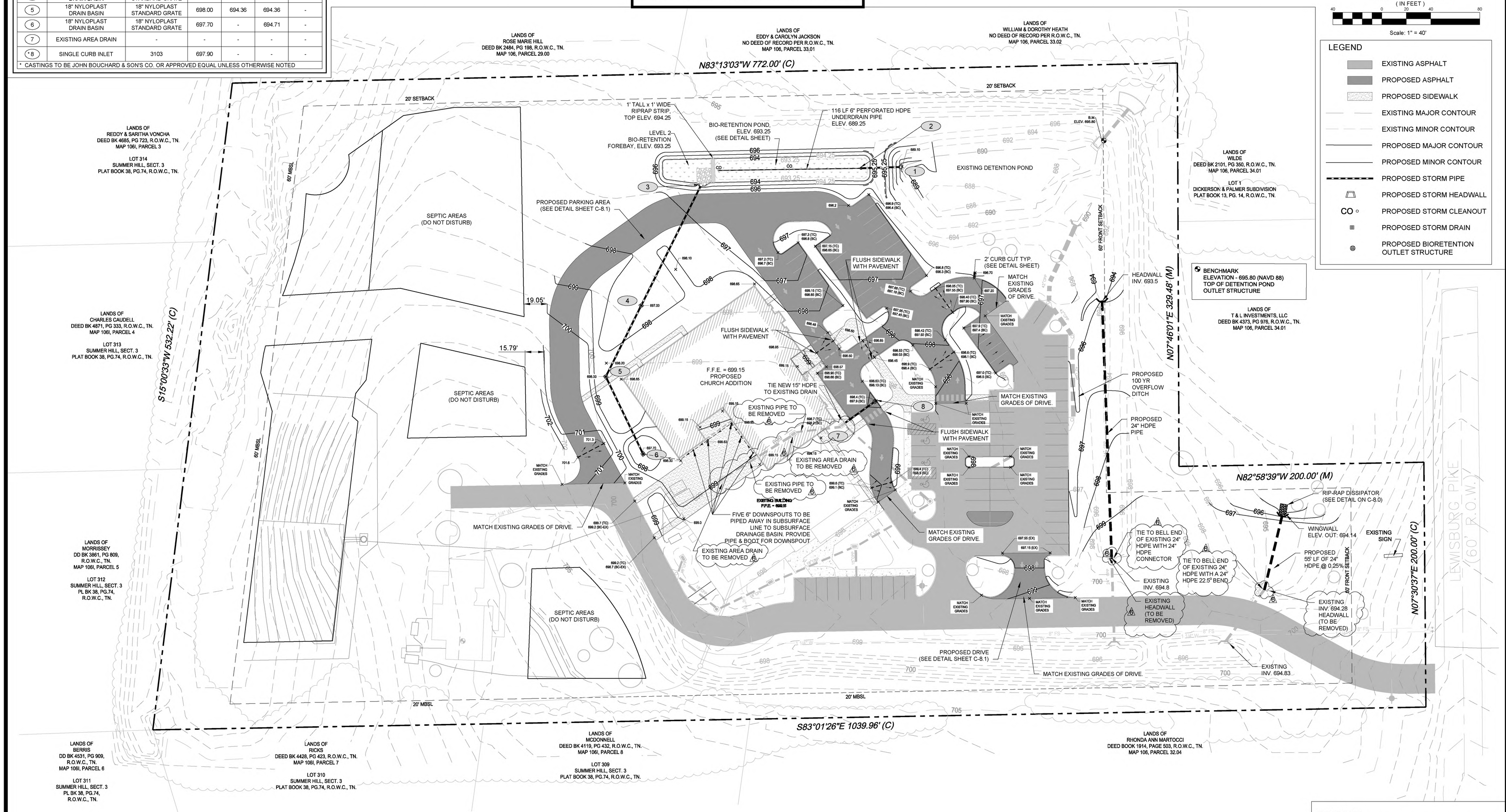
PIPE	SIZE (INCHES)	LENGTH (FEET)	SLOPE (%)	10-YEAR STORM FLOW (CFS)	FULL FLOW CAPACITY (CFS)	FULL FLOW VELOCITY (FPS)
* 2-1	18	30	0.5	7.23	7.4	4.2
* 4-3	15	108	0.5	2.28	4.6	3.7
* 5-4	15	64	0.5	0.76	4.6	3.7
* 6-5	15	70	0.5	0.64	4.6	3.7
* 8-7	15	32	0.5	0.72	4.6	3.7

* ADS N-12 PIPE

TOTAL PROPERTY AREA: 465,609 SQFT

EXISTING IMPERVIOUS: 69,761 SQFT
EXISTING PERVIOUS: 395,848 SQFT

PROPOSED IMPERVIOUS: 108,367 SQFT
PROPOSED PERVIOUS: 357,242 SQFT



GRAPHIC SCALE
(IN FEET)
40 0 20 40 80
Scale: 1" = 40'

LEGEND
- EXISTING ASPHALT
- PROPOSED ASPHALT
- PROPOSED SIDEWALK
- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- PROPOSED MAJOR CONTOUR
- PROPOSED MINOR CONTOUR
- PROPOSED STORM PIPE
- PROPOSED STORM HEADWALL
- PROPOSED STORM CLEANOUT
- PROPOSED STORM DRAIN
- PROPOSED BIORETENTION OUTLET STRUCTURE

BENCHMARK
ELEVATION - 695.80 (NAVD 88)
TOP OF DETENTION POND OUTLET STRUCTURE

FLOOD NOTE
NO PORTION OF THIS PROPERTY IS LOCATED IN AN AREA DESIGNATED AS A 100 YEAR FLOOD ZONE AS EVIDENCED ON FEMA PANEL # *47187C 0355 F* OF WILLIAMSON COUNTY, TN, DATED 09/29/2006.

WORK FULLY COMPLETED AS OF 10/4/2019

OWNER OF RECORD
GATEWAY CHURCH - NASHVILLE INC
ZONING MGA-1, MAP 106 PARCEL 029.01

APPLICANT
GATEWAY CHURCH, CHARLIE WEIR
1288 LEWISBURG PIKE
FRANKLIN, TN 37064
615-538-6040

NO.	DATE	REVISIONS
1	3/20/18	REVISED PER WILLIAMSON COUNTY COMMENTS
2	8/31/18	REVISED PER OWNERS COMMENTS
3	10/10/18	REVISED PER CITY/OWNER COMMENTS
4	10/19/18	REVISED PER STATE FIRE MARSHAL COMMENTS
5	12/10/18	REVISED PER COUNTY COMMENTS
6	01/25/19	REVISED STORM INLETS PER CONTRACTOR

DATE: 01-24-2018
SCALE: AS SHOWN
DRAWN BY: T-SQUARE
REVIEWER: TET

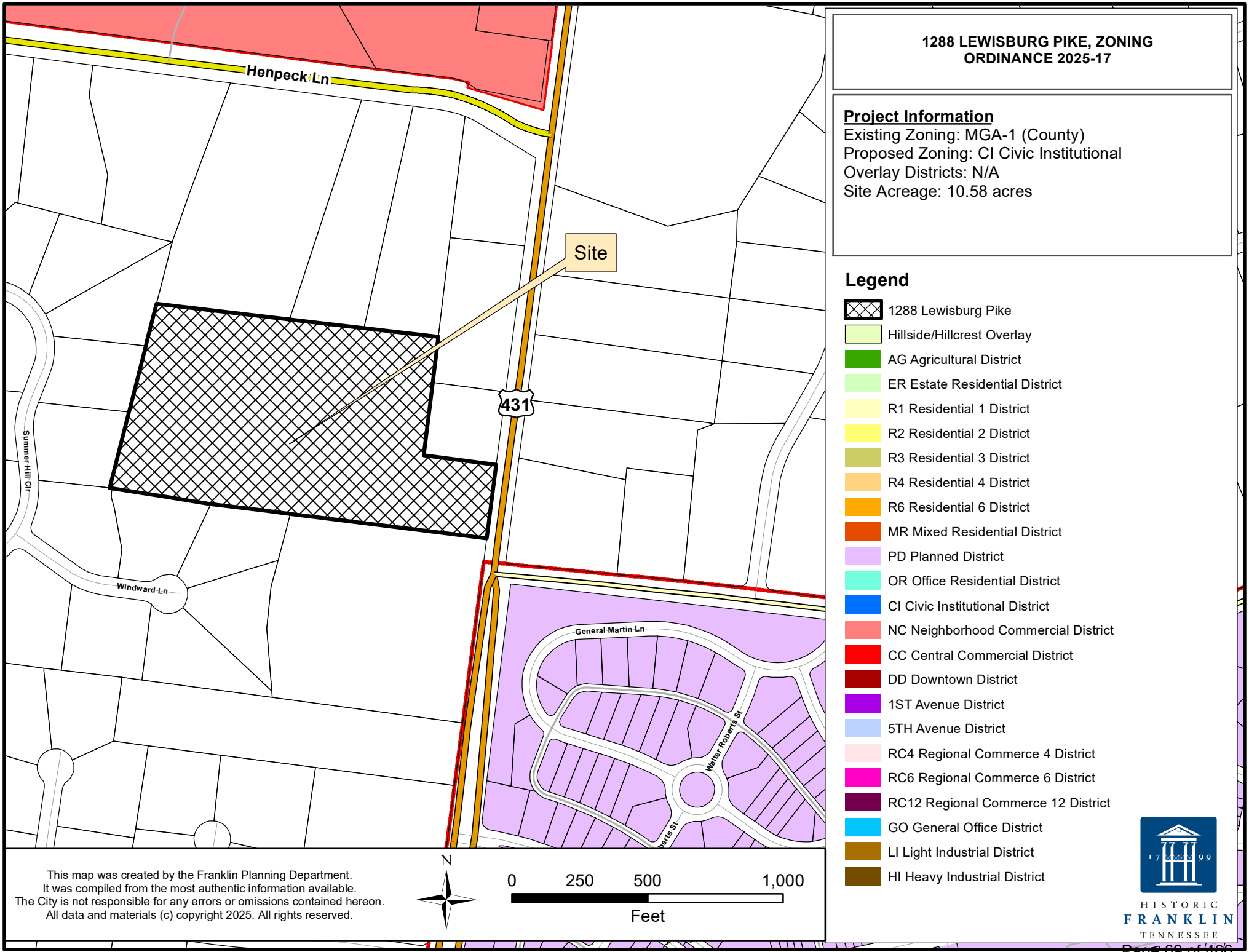
GATEWAY CHURCH PHASE 2

GRADING & DRAINAGE PLAN
FULLY CONSTRUCTED
1288 LEWISBURG PIKE
MAP 106 PARCEL 029.01 (10.6 AC.)
WILLIAMSON COUNTY, TENNESSEE

TIMOTHY E. TURNER
REGISTERED ENGINEER
AGRICULTURE & BIOSYSTEMS
No. 101753
STATE OF TENNESSEE
01/25/19

PROJECT
16-0819

SHEET
C-5.0



1288 LEWISBURG PIKE, ZONING ORDINANCE 2025-17

Project Information
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Proposed Zoning: CI Civic Institutional
Overlay Districts: N/A
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- R2 Residential 2 District
- R3 Residential 3 District
- R4 Residential 4 District
- R6 Residential 6 District
- MR Mixed Residential District
- PD Planned District
- OR Office Residential District
- CI Civic Institutional District
- NC Neighborhood Commercial District
- CC Central Commercial District
- DD Downtown District
- 1ST Avenue District
- 5TH Avenue District
- RC4 Regional Commerce 4 District
- RC6 Regional Commerce 6 District
- RC12 Regional Commerce 12 District
- GO General Office District
- LI Light Industrial District
- HI Heavy Industrial District

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It was compiled from the most authentic information available.
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N

0 250 500 1,000
Feet

HISTORIC FRANKLIN TENNESSEE

STORM DRAINAGE STRUCTURES

NO.	TYPE	* CASTING	ELEVATIONS			10-YR STORM FLOW (CFS)
			TOP OF GRATE @ FLOW LINE	INVERT IN	INVERT OUT	
1	ENERGY DISSIPATING CONCRETE HEADWALL	-	-	-	689.10 (2)	-
2	BIORETENTION OUTLET STRUCTURE	NYLOPLAST STANDARD GRATE	694.25	689.25 (UD)	689.25	-
3	ENERGY DISSIPATING CONCRETE HEADWALL	-	-	693.50	693.50	-
4	18" NYLOPLAST DRAIN BASIN	18" NYLOPLAST STANDARD GRATE	697.00	694.04	694.04	-
5	18" NYLOPLAST DRAIN BASIN	18" NYLOPLAST STANDARD GRATE	698.00	694.36	694.36	-
6	18" NYLOPLAST DRAIN BASIN	18" NYLOPLAST STANDARD GRATE	697.70	-	694.71	-
7	EXISTING AREA DRAIN	-	-	-	-	-
*8	SINGLE CURB INLET	3103	697.90	-	-	-

* CASTINGS TO BE JOHN BOUCHARD & SON'S CO. OR APPROVED EQUAL UNLESS OTHERWISE NOTED

STORM DRAINAGE PIPES

PIPE	SIZE (INCHES)	LENGTH (FEET)	SLOPE (%)	10-YEAR STORM FLOW (CFS)	FULL FLOW CAPACITY (CFS)	FULL FLOW VELOCITY (FPS)
* 2-1	18	30	0.5	7.23	7.4	4.2
* 4-3	15	108	0.5	2.28	4.6	3.7
* 5-4	15	64	0.5	0.76	4.6	3.7
* 6-5	15	70	0.5	0.64	4.6	3.7
* 8-7	15	32	0.5	0.72	4.6	3.7

* ADS N-12 PIPE

TOTAL PROPERTY AREA: 465,609 SQFT

EXISTING IMPERVIOUS: 69,761 SQFT
EXISTING PERVIOUS: 395,848 SQFT

PROPOSED IMPERVIOUS: 108,367 SQFT
PROPOSED PERVIOUS: 357,242 SQFT

GRAPHIC SCALE
(IN FEET)
40 0 20 40 80
Scale: 1" = 40'

LEGEND
- EXISTING ASPHALT
- PROPOSED ASPHALT
- PROPOSED SIDEWALK
- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- PROPOSED MAJOR CONTOUR
- PROPOSED MINOR CONTOUR
- PROPOSED STORM PIPE
- PROPOSED STORM HEADWALL
- CO PROPOSED STORM CLEANOUT
- PROPOSED STORM DRAIN
- PROPOSED BIORETENTION OUTLET STRUCTURE

BENCHMARK
ELEVATION - 695.80 (NAVD 88)
TOP OF DETENTION POND
OUTLET STRUCTURE

N83°13'03"W 772.00' (C)
S15°00'33"W 532.22' (C)
N07°46'01"E 329.48' (M)
N82°58'39"W 200.00' (M)
N07°30'37"E 200.00' (C)
S83°01'26"E 1039.96' (C)

LANDS OF ROSE MARIE HILL, DEED BK 2484, PG 198, R.O.W.C., TN., MAP 106, PARCEL 29.00
LANDS OF EDDY & CAROLYN JACKSON, NO DEED OF RECORD PER R.O.W.C., TN., MAP 106, PARCEL 33.01
LANDS OF WILLIAM & DOROTHY HEATH, NO DEED OF RECORD PER R.O.W.C., TN., MAP 106, PARCEL 33.02
LANDS OF REDDY & SARITHA VONCHA, DEED BK 4685, PG 723, R.O.W.C., TN., MAP 106I, PARCEL 3
LOT 314 SUMMER HILL, SECT. 3 PLAT BOOK 38, PG.74, R.O.W.C., TN.
LANDS OF WILDE, DEED BK 2101, PG 350, R.O.W.C., TN., MAP 106, PARCEL 34.01
LOT 1 DICKERSON & PALMER SUBDIVISION PLAT BOOK 13, PG. 14, R.O.W.C., TN.
LANDS OF CHARLES CAUDELL, DEED BK 4871, PG 333, R.O.W.C., TN., MAP 106I, PARCEL 4
LOT 313 SUMMER HILL, SECT. 3 PLAT BOOK 38, PG.74, R.O.W.C., TN.
LANDS OF T & L INVESTMENTS, LLC, DEED BK 4373, PG 976, R.O.W.C., TN., MAP 106, PARCEL 34.01
LANDS OF MORRISSEY, DD BK 3861, PG 809, R.O.W.C., TN., MAP 106I, PARCEL 5
LOT 312 SUMMER HILL, SECT. 3 PL BK 38, PG.74, R.O.W.C., TN.
LANDS OF BERRIS, DD BK 4531, PG 909, R.O.W.C., TN., MAP 106I, PARCEL 6
LOT 311 SUMMER HILL, SECT. 3 PL BK 38, PG.74, R.O.W.C., TN.
LANDS OF RICKS, DEED BK 4428, PG 423, R.O.W.C., TN., MAP 106I, PARCEL 7
LOT 310 SUMMER HILL, SECT. 3 PLAT BOOK 38, PG.74, R.O.W.C., TN.
LANDS OF MCDONNELL, DEED BK 4119, PG 432, R.O.W.C., TN., MAP 106I, PARCEL 8
LOT 309 SUMMER HILL, SECT. 3 PLAT BOOK 38, PG.74, R.O.W.C., TN.
LANDS OF RHONDA ANN MARTOCCI, DEED BOOK 1914, PAGE 503, R.O.W.C., TN., MAP 106, PARCEL 32.04

20' SETBACK
60' MBSL
20' MBSL
60' FRONT SETBACK
SEPTIC AREAS (DO NOT DISTURB)
1' TALL x 1' WIDE RIPRAP STRIP, TOP ELEV. 694.25
BIO-RETENTION POND, ELEV. 693.25 (SEE DETAIL SHEET)
LEVEL 2 BIO-RETENTION FOREBAY, ELEV. 693.25
116 LF 6" PERFORATED HDPE UNDERDRAIN PIPE ELEV. 689.25
EXISTING DETENTION POND
PROPOSED PARKING AREA (SEE DETAIL SHEET C-8.1)
FLUSH SIDEWALK WITH PAVEMENT
2' CURB CUT TYP. (SEE DETAIL SHEET)
MATCH EXISTING GRADES OF DRIVE.
HEADWALL INV. 693.5
F.F.E. = 699.15 PROPOSED CHURCH ADDITION
TIE NEW 15" HDPE TO EXISTING DRAIN
EXISTING PIPE TO BE REMOVED
EXISTING AREA DRAIN TO BE REMOVED
EXISTING BUILDING F.F.E. = 698.5
FIVE 6" DOWNSPOUTS TO BE PIPED AWAY IN SUBSURFACE LINE TO SUBSURFACE DRAINAGE BASIN. PROVIDE PIPE & BOOT FOR DOWNSPOUT
PROPOSED 100 YR OVERFLOW DITCH
PROPOSED 24" HDPE PIPE
RIP-RAP DISSIPATOR (SEE DETAIL ON C-8.0)
WINGWALL ELEV. OUT: 694.14
EXISTING SIGN
PROPOSED 55' LF OF 24" HDPE @ 0.25%
TIE TO BELL END OF EXISTING 24" HDPE WITH 24" HDPE CONNECTOR
TIE TO BELL END OF EXISTING 24" HDPE WITH A 24" HDPE 22.5° BEND
EXISTING INV. 694.8
EXISTING HEADWALL (TO BE REMOVED)
EXISTING INV. 694.28 HEADWALL (TO BE REMOVED)
EXISTING INV. 694.83
PROPOSED DRIVE (SEE DETAIL SHEET C-8.1)
LEWISBURG PIKE (60' R.O.W.)

FLOOD NOTE
NO PORTION OF THIS PROPERTY IS LOCATED IN AN AREA DESIGNATED AS A 100 YEAR FLOOD ZONE AS EVIDENCED ON FEMA PANEL # *47187C 0355 F* OF WILLIAMSON COUNTY, TN, DATED 09/29/2006.

WORK FULLY COMPLETED AS OF 10/4/2019

OWNER OF RECORD
GATEWAY CHURCH - NASHVILLE INC
ZONING MGA-1, MAP 106 PARCEL 029.01

APPLICANT
GATEWAY CHURCH, CHARLIE WEIR
1288 LEWISBURG PIKE
FRANKLIN, TN 37064
615-538-6040

NO.	DATE	REVISIONS
1	3/20/18	REVISED PER WILLIAMSON COUNTY COMMENTS
2	8/31/18	REVISED PER OWNERS COMMENTS
3	10/10/18	REVISED PER CITY/OWNER COMMENTS
4	10/19/18	REVISED PER STATE FIRE MARSHAL COMMENTS
5	12/10/18	REVISED PER COUNTY COMMENTS
6	01/25/19	REVISED STORM INLETS PER CONTRACTOR

DATE: 01-24-2018
SCALE: AS SHOWN
DRAWN BY: T-SQUARE
REVIEWER: TET

GATEWAY CHURCH PHASE 2

GRADING & DRAINAGE PLAN
FULLY CONSTRUCTED
1288 LEWISBURG PIKE
MAP 106 PARCEL 029.01 (10.6 AC.)
WILLIAMSON COUNTY, TENNESSEE

TIMOTHY E. TURNER, REGISTERED ENGINEER, AGRICULTURAL, No. 101142, STATE OF TENNESSEE
01/25/19

PROJECT 16-0819

SHEET C-5.0

File #: 21-0696

DATE: June 23, 2025

TO: Board of Mayor and Aldermen

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

SUBJECT:

Consideration Of Resolution 2025-46, A Resolution Amending The 555 Franklin Road PUD Subdivision To Extend The Vested Rights For The Property Located West Of Franklin Road And South Of Gateway Court Located At 555 Franklin Road. Establishing A Public Hearing On August 12, 2025
FMPC 6/26/25, 9-0

PURPOSE:

PROJECT INFORMATION
Applicant: Dave Erickson, Ryan Companies US, Inc.
Owner: Ryan Companies US, Inc., Dave Erickson

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 multi-phase 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 36 months, from October 10, 2025, until October 10,

2028, to allow the applicant to secure any necessary permits and commence site preparation.

APPROVAL HISTORY AND PROJECT DESCRIPTION
The development plan for the 555 Franklin Road PUD was approved by BOMA on October 10, 2022. The plans include a mix of age-restricted multifamily and continuum of care uses. Overall, it was approved for 120 multifamily units and 142,500 square feet of nonresidential space. The project had one Modifications of Standards, detailed below. Staff recommended approval, with conditions, of the Development Plan.

The Modification of Standards (MOS) requests were as follows:
MOS #1: Request to reduce the required 18-inch foundation at front facade for the multifamily building type to grade level for better ADA accessibility. Approved by BOMA with an 8-0 vote.

CURRENT STATUS
A site plan for the 555 Franklin Road PUD was approved in May 2023, however no building permits have been secured for the site. The applicant is committed to offering senior housing on the site and intends to pull permits and begin site preparation by early 2026.

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 (1/1/2022) 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 Aldermen 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:

The Planning Commission recommended approval of Resolution 2025-46 by a vote of 9-0.
Staff recommends that the Board of Mayor and Aldermen approve Resolution 2025-46 if they determine that the continuation of vested rights is in the best interest of the community.

RESOLUTION 2025-46

A RESOLUTION AMENDING THE 555 FRANKLIN ROAD PUD SUBDIVISION TO EXTEND THE VESTED RIGHTS, FOR THE PROPERTY LOCATED WEST OF FRANKLIN ROAD AND SOUTH OF GATEWAY COURT, LOCATED AT 555 FRANKLIN ROAD

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 2022-22; and

WHEREAS, BOMA has approved the Planned Unit Development for the property as part of Resolution 2022-47; 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 555 Franklin Road PUD vesting period began on October 10, 2022 and is set to expire on October 10, 2025, and the applicant has not yet pulled any building permits for the development or started 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 three years, until October 10, 2028; and

WHEREAS, the Board of Mayor and Aldermen find it in the best interest of the City to extend the vested rights for the property located west of Franklin Road and south of Gateway Court, located at 555 Franklin Road.

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 – 5.00	25.92
53 – 6.00	6.91
Total	32.83

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 555 Franklin Road PUD Subdivision, as outlined below and through Exhibit A, are as follows:

Entitlements	555 Franklin Road PUD
Base Zone District	PD 3.66/142,500
Other Zoning Overlays	HHO
Number of Dwelling Units	120
Number of Nonresidential Square Footage	142,500
Number of Hotel Rooms	0
Open Space Requirements	15%
Number of Phases in Development	1

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: Request to reduce the required 18-inch foundation at front facade for the multifamily building type to grade level for better ADA accessibility. Approved: __X___ Denied: _____	6.7 Multifamily-Foundations, Porches, and Stoops Minimum 18 inches above grade at front façade. Staff recommended approval

SECTION V. That the original vesting period was initiated on October 10, 2022 and was set to expire on October 10, 2025. The amended development plan will now have until October 10, 2028 to pull building permits and begin site prep.

SECTION VI. That the total vesting period of ten 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 three years from the date of the original approval of the preliminary development plan on October 10, 2022 and shall remain at October 10, 2032.

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:

By: _____
Angie Skarp
City Recorder

CITY OF FRANKLIN, TENNESSEE:

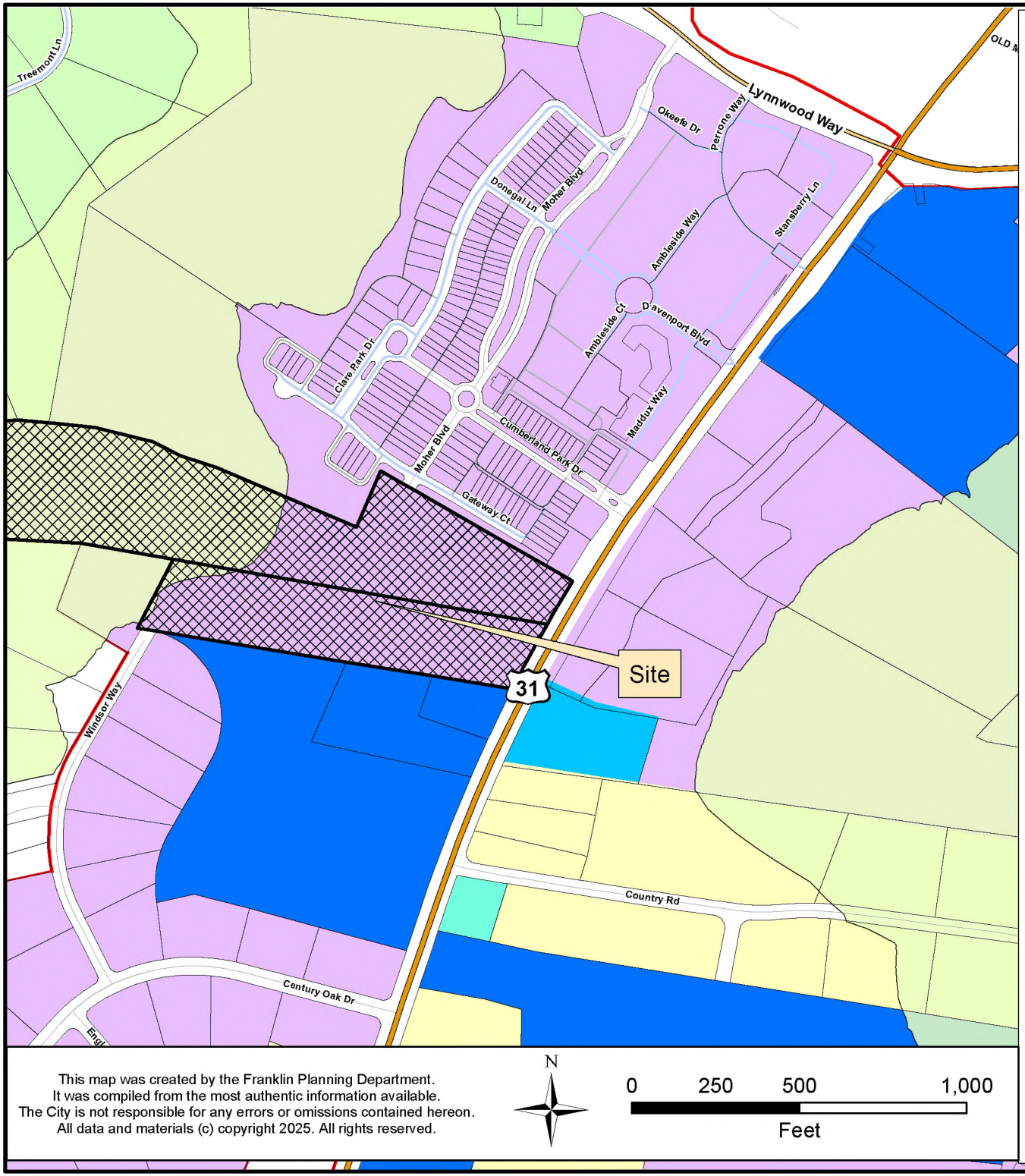
By: _____
Dr. Ken Moore
Mayor

Approved as to form by:

_____
Shauna R. Billingsley
City Attorney

PLANNING COMMISSION RECOMMENDED: _____

PUBLIC HEARING HELD: _____



555 FRANKLIN ROAD PUD SUBDIVISION, VESTING EXTENSION ORDINANCE 2025-46

Project Information
Existing Zoning: PD 3.6/142,500
Overlay Districts: HHO
Dwelling Units: 120
Nonresidential Use: 142,500
Site Acreage: 32.83 acres

Legend

- 555 Franklin Road PUD
- 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
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N

0 250 500 1,000
Feet

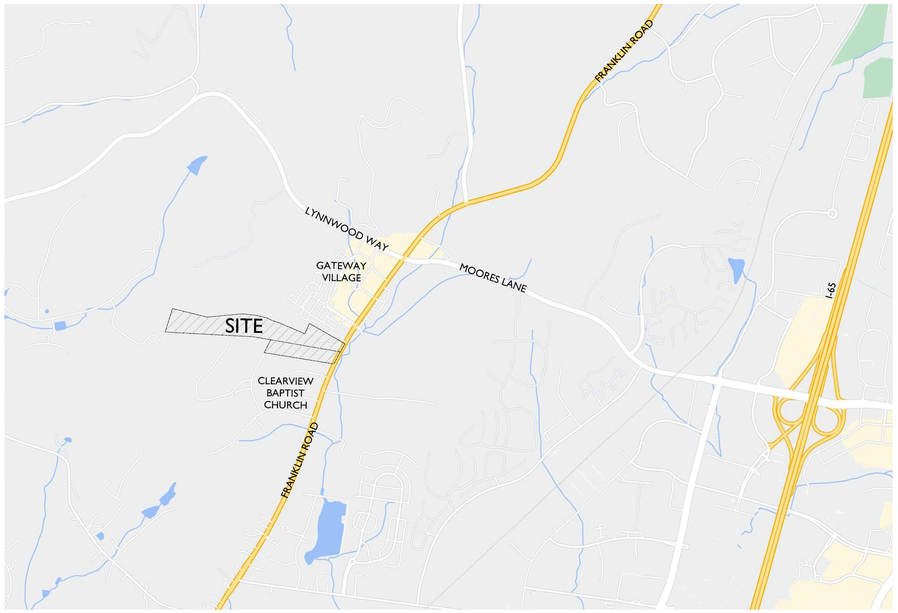
HISTORIC FRANKLIN TENNESSEE

555 FRANKLIN ROAD

PUD SUBDIVISION DEVELOPMENT PLAN

553 and 557 FRANKLIN ROAD
FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

Vesting Development Standards	
Pre-Application Submittal Date: 05/30/2022 (based on the date of pre-application submittal unless otherwise noted)	
Development Standard	**Version/Date**
Zoning Ordinance	January 1, 2022
Subdivision Regulations	January 1, 2022
Transportation & Street Technical Standards	July 1, 2021
Stormwater BMP Manual	July 1, 2021
Technical Specifications for Utility Installation	October 13, 2020
Municipal Code	November 18, 2021



N NOT TO SCALE

MODIFICATION OF STANDARDS REQUEST:

1. SECTION 6.7 (BUILDING TYPES - MULTIFAMILY - BUILDING ORIENTATION AND ENTRY - ENTRANCES)
Revise to allow facades along a street or internal drive to have ground floor units and associated outdoor living spaces, where applicable, accessed from the interior rather than having individual entrances from the exterior, provided that the facade of the building has an entrance to publicly-accessed ground floor uses. This MOS is being requested to address topographical constraints, context, and safety considerations for the Assisted Living, Memory Care, and Independent Living residences who need restricted access to the exterior of the building. Example images of buildings using a single ground floor entrance, as well as a plan indicating potential locations where this MOS may be utilized within the project are being provided in the diagram provided on Sheet A1.2.

A. The modification will enhance the design of the development more than if the standards were strictly adhered to:
The MOS revised language will allow the residents of the assisted living, memory care, and the independent living to be more closely monitored when entering and exiting the building. The need for monitoring their safety is the primary reason for the MOS. The MOS will also allow for better topographic transitions on the site with the architecture.

B. The conditions upon which the request is based are unique to the design intent for the development and are not applicable generally to other property; and
The MOS revised language is specifically applied to this building for the purpose of creating a safe and monitored building for the residents in the assisted living, memory care, and the independent living facility. This is typically not needed for a traditional multifamily building type.

C. The modification is consistent with the intent of Envision Franklin.
The multifamily building form and the uses of assisted living, memory care, and independent living are supported in the Neighborhood Mixed-Use design concept. The approval of this MOS would be consistent with the policy in Envision Franklin.

2. SECTION 6.7 (BUILDING TYPES - MULTIFAMILY - FOUNDATIONS, PORCHES, AND STOPS)
Revise to allow the foundation of the building to be at grade for accessible access to the structure without steps, ramps, or hand rails where applicable. Example images of buildings with foundations at grade for accessibility, as well as a plan indicating potential locations where this MOS may be utilized within the project, are being provided in the diagram provided on Sheet A1.2.

A. The modification will enhance the design of the development more than if the standards were strictly adhered to:
The MOS revised language will allow residents to have convenient access to the building without the use of steps, ramps, or handrails, which often become obstructions and barriers for those in need of accessible access. This MOS addresses a safety consideration that enhances the access to the building in key locations.

B. The conditions upon which the request is based are unique to the design intent for the development and are not applicable generally to other property; and
The MOS revised language is unique to the special needs of the residences of an assisted living facility and would likely not be applicable to a traditional multifamily building.

C. The modification is consistent with the intent of Envision Franklin.
The multifamily building form and the uses of assisted living, memory care, and independent living are supported in the Neighborhood Mixed-Use design concept. The approval of this MOS would be consistent with the policy in Envision Franklin.

OWNER:
CLEARVIEW BAPTIST CHURCH, INC.
CONTACT: PHILLIP CANTRELL
537 FRANKLIN ROAD
FRANKLIN, TENNESSEE 37069
(615) 465-1041
phillip@benchmarkrealtytn.com

DEVELOPER/CONTRACTOR:
RYAN COMPANIES US, INC.
CONTACT: BRANDON RAYMOND
700 OAKMONT LANE, SUITE 100
WESTMONT, IL 60559
(630) 328-1142
brandon.raymond@ryancompanies.com

ENGINEER:
BARGE CAUTHEN ASSOCIATES
CONTACT: SETH SPARKMAN
6606 CHARLOTTE PIKE, SUITE 210
NASHVILLE, TN 37209
(615) 324-4226
ssparkman@bargecauthen.com

ARCHITECT:
RYAN COMPANIES US, INC.
CONTACT: DREW ROSKOS
700 OAKMONT LANE, SUITE 100
WESTMONT, IL 60559
(630) 328-1249
drew.roskos@ryancompanies.com

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

SITE DATA CHART

PROJECT NAME:	555 FRANKLIN ROAD PUD SUBDIVISION
PROJECT NUMBER:	7894
ADDRESS:	553 and 557 FRANKLIN ROAD FRANKLIN, TN 37064
PARCEL(S):	053 00600 and 053 00500
ACREAGE / SF OF SITE:	6.91 AC / 301,039 SF and 25.92 AC / 1,129,175 SF
VESTING (IF APPLICABLE):	N/A
REGULATIONS:	
BASE ZONING:	CI
PROPOSED ZONING:	PD (3.66 DUA, 142,500 SF)
ZONING OVERLAY:	HHO, 500' BUFFER
BUILDING TYPES APPLIED:	MULTIFAMILY
FRONTAGE TYPES APPLIED:	LANDSCAPE
LOT WIDTH (RESIDENTIAL):	N/A
LOT SIZE (RESIDENTIAL):	N/A
SETBACKS-	
FRONT:	75 FT. MIN.
SIDE:	15 FT. MIN.
REAR:	25 FT. MIN.
DWELLING UNIT COUNT (BY TYPE):	215
COMMERCIAL SF (BY USE):	CONTINUUM OF CARE - 142,500 SF
HOTEL KEYS:	N/A
BUILDING HEIGHT:	46'-58' (3 STORIES)
MINIMUM LSA:	20%
OPEN SPACE REQUIRED:	5% - 1.64 AC / 71,395 SF
NATURAL AREA REQUIRED:	10% - 3.28 AC / 142,790 SF
TREE CANOPY RETENTION REQUIRED:	30%
PARKING REQUIRED (BY USE):	SEE DOCUMENTATION
PARKING PROVIDED (BY USE):	126 SURFACE, 47 STRUCTURED
HISTORIC RESOURCE TREATMENT (Y/N):	NO

SHEET INDEX

C0.0 Cover

C1.0 Overall Existing Conditions Plan
C1.1 Enlarged Existing Conditions

C2.0 Development Plan

C3.0 Grading and Drainage Plan

C4.0 ROW and Access Plan
C4.1 Refuse Collection Auto-Turn Exhibit
C4.5 Future Road Widening

C5.0 Utility Plan

L1.0 Tree Preservation Plan

A1.0 Exterior Elevations
A1.1 Program Plans
A1.2 Site Plan Modification of Standard Request

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

- PRE-APP SUBMITTAL: 05/30/2022
- INITIAL SUBMITTAL: 06/13/2022
- RESUBMITTAL: 08/04/2022

GREGORY C. GAMBLE REGISTERED LANDSCAPE ARCHITECT 8/4/22

GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE
www.gdc-tn.com

STORMWATER NARRATIVE:
THE EXISTING SITE IS 15.34 ACRES OF MODERATELY WOODED VACANT LAND EXCEPT FOR AN EXISTING SINGLE FAMILY HOME, TWO OUTBUILDINGS, SURFACE PARKING, AND ASSOCIATED DRIVE WAYS. THE PROPERTY IS BOUNDED ON THE NORTH BY xx, ON THE SOUTH BY xx, ON THE EAST BY FRANKLIN ROAD AND ON THE WEST BY A xx. THE PROPERTY DRAINS TO THE EAST/SOUTHEAST OVER SLOPES RANGING FROM x% to x%. HYDROLOGIC SOILS TYPES ARE x,x, & x.

NOTE:
NO EVIDENCE HAS BEEN FOUND THAT MINERAL RIGHTS ARE HELD BY ANYONE OTHER THAN THE PROPERTY OWNER.

GRADING & DRAINAGE DATA CHART

LOT AREA: 32.83 ACRES
LID AREA: TBD ACRES
IMPERVIOUS AREA
EXISTING:
0.66 AC.
PROPOSED:
4.60 AC. IMPERVIOUS
PAVEMENT/ROOF
DISTURBED AREA: 7.38 ACRES
Rv VALUE
EXISTING:0.151 PROPOSED: X.XXX

	PEAK FLOW RUNOFF (CFS)	
	PRE-DEV.	POST-DEV.
2 YEAR:	16.34	XX.XXX
5 YEAR:	41.92	XX.XXX
10 YEAR:	61.52	XX.XXX
25 YEAR:	89.19	XX.XXX
50 YEAR:	111.37	XX.XXX
100 YEAR:	134.14	XX.XXX

Slopes Table

Number	Minimum Slope	Maximum Slope	Color
1	14.00%	19.99%	
2	20.00%	50.00%	

BoC S75°57'01"E 585.87' N81°33'42"E 185.03' N88°20'21"E 183.76' N84°35'57"E 207.39' S75°53'48"E 205.19' S67°[illegible] 510.72' S60°05'32"E 485.62' N09°18'34"E N88°05'37"W 1544.04' N81°12'43"W 284.89' N27°09'44"E 656.45' N79°36'12"W 276.88' N12°32'05"W 392.17'

DeD Sue SuE DeE DeF HHO HHC BUFFER MhE2 Hs HpB MhC2 ArB

30' HORSE TRAIL EASEMENT P.B. 145, PG. 140 — 30' HORSE TRAIL EASEMENT P.B. 145, PG. 140 — 30' DRAINAGE EASEMENT P.B. 7, PG. 65 — 30' M.B.S.L. — 25' M.B.S.L. — 15' UTILITY EASEMENT P.B. 7, PG. 65 — 10' M.B.S.L. P.B. 7, PG. 65 — 10' P.U.E. P.B. 11, PG. 32 — 30' HORSE TRAIL EASEMENT P.B. 145, PG. 140 — 10' P.U.E. P.B. 145, PG. 2 — 30' HORSE TRAIL EASEMENT P.B. 145, PG. 2 — 10' P.U.E. P.B. 145, PG. 2 — 30' DRAINAGE EASEMENT P.B. 7, PG. 65 — 10' P.U.E. P.B. 7, PG. 65 — 30' DRAINAGE EASEMENT P.B. 7, PG. 65 — 10' P.U.E. P.B. 7, PG. 65 — 30' DRAINAGE EASEMENT P.B. 7, PG. 65 — 10' P.U.E. P.B. 7, PG. 65 — 30' DRAINAGE EASEMENT P.B. 7, PG. 65 — 10' P.U.E. P.B. 7, PG. 65

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GRID
STATE PLANE COORDINATE SYSTEM NAD-83 (1990)

0 15 30 60 90
GRAPHIC SCALE

Civil Engineers
6606 CHARLOTTE PIKE, SITE 210
NASHVILLE, TENNESSEE 37209
615.356.9911 PHONE
615.352.6737 FAX
Barge Cauthen & ASSOCIATES

JOHN C. [illegible] — REGISTERED ENGINEER — AGRICULTURE — No. 109826 — STATE OF TENNESSEE — 5-30-22

OVERALL EXISTING CONDITIONS PLAN

555 FRANKLIN ROAD DEVELOPMENT PLAN

553 & 557 FRANKLIN ROAD
FRANKLIN, TN 37069

DATE	DESCRIPTION
05/30/2022	DEVELOPMENT PLAN PRE-APPLICATION SUBMITTAL
06/13/2022	DEVELOPMENT PLAN INITIAL SUBMITTAL
08/04/2022	DEVELOPMENT PLAN RESUBMITTAL

C1.0

BCA JOB NO. 2888-03
COF NO. 7894

P:\2888 Ryan Companies\2888-03 Franklin Rd Sr. Living Fac\Dwgs\C1.0 EXISTING CONDITIONS PLAN_288803.dwg-C1.0 OVERALL EXISTING CONDITIONS PLAN

STORMWATER NARRATIVE:
THE EXISTING SITE IS 15.34 ACRES OF MODERATELY WOODED VACANT LAND EXCEPT FOR AN EXISTING SINGLE FAMILY HOME. TWO OUTBUILDINGS, SURFACE PARKING, AND ASSOCIATED DRIVE WAYS. THE PROPERTY IS BOUNDED ON THE NORTH BY xx, ON THE SOUTH BY xx, ON THE EAST BY FRANKLIN ROAD AND ON THE WEST BY A xx. THE PROPERTY DRAINS TO THE EAST/SOUTHEAST OVER SLOPES RANGING FROM x% to x%. HYDROLOGIC SOILS TYPES ARE x,x, & x.

NOTE:
NO EVIDENCE HAS BEEN FOUND THAT MINERAL RIGHTS ARE HELD BY ANYONE OTHER THAN THE PROPERTY OWNER.

GRADING & DRAINAGE DATA CHART

LOT AREA: 32.83 ACRES
LID AREA: TBD ACRES
IMPERVIOUS AREA
EXISTING: 0.66 AC.
PROPOSED: 4.60 AC. IMPERVIOUS
PAVEMENT/ROOF
DISTURBED AREA: 7.38 ACRES
Rv VALUE
EXISTING:0.151 PROPOSED: X.XXX

	PEAK FLOW RUNOFF (CFS)	
	PRE-DEV.	POST-DEV.
2 YEAR:	16.34	XX.XXX
5 YEAR:	41.92	XX.XXX
10 YEAR:	61.52	XX.XXX
25 YEAR:	89.19	XX.XXX
50 YEAR:	111.37	XX.XXX
100 YEAR:	134.14	XX.XXX

Slopes Table

Number	Minimum Slope	Maximum Slope	Color
1	14.00%	19.99%	
2	20.00%	50.00%	

DeF
DeD
HHO
HHO BUFFER
MhE2
MhC2
Hs
HpB
ArB

LOT 45
OPEN SPACE
THE COMMONS AT GATEWAY
PLAT BOOK 60, PAGE 101
R.O.W.C., TN

LOT 44
OPEN SPACE
THE COMMONS AT GATEWAY
PLAT BOOK 60, PAGE 101
R.O.W.C., TN

ALLEY (PRIVATE)
MOTHER GOOSE BLVD
GATEWAY COURT (PRIVATE)
FRANKLIN ROAD (Major Arterial)

S66°50'45"E 494.55'
N23°49'49"E 205.55'
S60°06'34"E 758.26'
S80°20'55"E 1288.95'
N79°36'12"W 655.45'
N80°32'05"W 252.17'
276.88'

TAX MAP 53, PARCEL 6
CHURCH CLEARVIEW BAPTIST
DEED BOOK 4201, PAGE 446
R.O.W.C., TN

TAX MAP 53, PARCEL 5
CHURCH CLEARVIEW BAPTIST
DEED BOOK 4201, PAGE 446
R.O.W.C., TN
ZONED CI

TAX MAP 53, PARCEL 9
CHURCH CLEARVIEW BAPTIST
DEED BOOK 4201, PAGE 446
R.O.W.C., TN

TAX MAP 53, PARCEL 7
CHURCH CLEARVIEW BAPTIST
DEED BOOK 4201, PAGE 446
R.O.W.C., TN

TAX MAP 53, PARCEL 8
MASTER PLANS, LLC
DEED BOOK 5673, PAGE 861
R.O.W.C., TN

50' M.V.U.D. EASEMENT
P.B. P60, PG. 101
LOT 43
THE COMMONS AT GATEWAY
PLAT BOOK 60, PAGE 101
R.O.W.C., TN

BENCHMARK
PK NAIL IN
POWER POLE
ELEV.=751.69'

STORM MANHOLE
T.C. EL.=775.5
INV. (IN1)=771.4
INV. (IN2)=770.8
INV. SE=770.4

MANHOLE
T.C. EL.=777.3
INV. EL.=771.6

CATCH BASIN
T.C. EL.=777.3
INV. EL.=774.0

CATCH BASIN
T.C. EL.=758.9
INV. EL.=754.1

CATCH BASIN
T.C. EL.=753.1
INV. EL.=750.1

CATCH BASIN
T.C. EL.=753.1
INV. EL.=750.7

18" RCP
INV. EL.=750.0

24" RCP
INV. EL.=763.1

36" RCP

24" CMP
INV. EL.=753.7

15" CMP
INV. N/A HALF FULL

12" METAL
INV. EL.=746.4

18" CMP
INV. EL.=743.6

36" CMP
INV. EL.=741.4

18" CMP
INV. EL.=740.1

INV. EL.=740.4

MAILBOX
#557

WELL HOUSE

METAL SHED

SHED

DILAPIDATED SHED

ONE STORY BRICK

CARPORT

WOOD DECK

GRAVEL

WOODS

OVERHEAD ELECTRIC

STATE PLANE COORDINATE SYSTEM NAD-83 (1990)

GRID

0 15 30 60 90
GRAPHIC SCALE

Civil Engineers
6606 CHARLOTTE PIKE, SITE 210
NASHVILLE, TENNESSEE 37209
615.356.9911 PHONE
615.352.6737 FAX
Barge Cauthen & ASSOCIATES

JAMES R. BRYANT
REGISTERED ENGINEER
AGRICULTURE
No. 108358
STATE OF TENNESSEE
5-30-22

ENLARGED EXISTING CONDITIONS PLAN

555 FRANKLIN ROAD DEVELOPMENT PLAN
553 & 557 FRANKLIN ROAD
FRANKLIN, TN 37069

DATE	DESCRIPTION
05/30/2022	DEVELOPMENT PLAN PRE-APPLICATION SUBMITTAL
06/13/2022	DEVELOPMENT PLAN INITIAL SUBMITTAL
08/04/2022	DEVELOPMENT PLAN RESUBMITTAL

C1.1

BCA JOB NO. 2888-03
COF NO. 7894

P:\2888 Ryan Companies\2888-03 Franklin Rd Sr. Living Fac\Dwgs\C1 EXISTING CONDITIONS PLAN_2888-03.dwg-C1.1 ENLARGED EXISTING CONDITIONS PLAN

SITE DATA CHART

PROJECT NAME:	555 FRANKLIN ROAD DEVELOPMENT PLAN
PROJECT NUMBER:	7894
ADDRESS:	553 and 557 FRANKLIN ROAD FRANKLIN, TN 37064
PARCEL(S):	053 00600 and 053 00500
ACREAGE / SF OF SITE:	6.91 AC / 301,039 SF and 25.92 AC / 1,129,175 SF
VESTING (IF APPLICABLE):	N/A
REGULATIONS:	
BASE ZONING:	CI
PROPOSED ZONING:	PD (3.66 DUA, 142,500 SF)
ZONING OVERLAY:	HHO, 500' BUFFER
BUILDING TYPES APPLIED:	MULTIFAMILY
FRONTAGE TYPES APPLIED:	LANDSCAPE
LOT WIDTH (RESIDENTIAL):	N/A
LOT SIZE (RESIDENTIAL):	N/A
SETBACKS-	
FRONT:	75 FT. MIN.
SIDE:	15 FT. MIN.
REAR:	25 FT. MIN.
DWELLING UNIT COUNT (BY TYPE):	215
COMMERCIAL SF (BY USE):	CONTINUUM OF CARE-142,500 SF
HOTEL KEYS:	N/A
BUILDING HEIGHT:	46'-58' (3 STORIES)
MINIMUM LSA:	20%
OPEN SPACE REQUIRED:	5%-1.64 AC / 71,395 SF (5%)
NATURAL AREA REQUIRED:	10%-3.28 AC / 142,790 SF (10%)
TREE CANOPY RETENTION ACREAGE:	30%
PARKING REQUIRED (BY USE):	SEE DOCUMENTATION
PARKING PROVIDED	126 SURFACE, 47 STRUCTURED
HISTORIC RESOURCE TREATMENT (Y/N):	NO

OPEN SPACE REQUIREMENT

MINIMUM OPEN SPACE REQUIREMENT: 5% & 10% (NATURAL)

REQUIRED: 5% OF 32.78 AC = 1.64 AC
(10% 'NATURAL AREA' = 3.28 AC)

PROVIDED: 1.86 AC TOTAL (6%)
NATURAL AREA = 3.43 AC (10%)

LOT	TYPE	AREA	AMENITIES / FEATURES
101	POCKET PARK	24,091 SF	BENCH, CANOPY OR TRELLIS, WASTE RECEPTACLE, ART
102	GREENWAY	57,263 SF	MULTI-USE PATH, BENCH
103	NATURAL AREA	149,482 SF	

Civil Engineers
6606 CHARLOTTE PIKE, SITE 210
NASHVILLE, TENNESSEE 37209
615.356.9911 PHONE
615.352.6737 FAX
Barge Cauthen & ASSOCIATES



DEVELOPMENT PLAN
555 FRANKLIN ROAD DEVELOPMENT PLAN
553 & 557 FRANKLIN ROAD FRANKLIN, TN 37069

DATE	DESCRIPTION
05/30/2022	DEVELOPMENT PLAN PRE-APPLICATION SUBMITTAL
06/13/2022	DEVELOPMENT PLAN INITIAL SUBMITTAL
08/04/2022	DEVELOPMENT PLAN RESUBMITTAL

C2.0

BCA JOB NO. 2888-03
COF NO. 7894

ENVISION FRANKLIN STATEMENT:

The proposed plan is consistent with the Major Objectives and Guiding Principles of Envision Franklin. The City of Franklin seeks responsible and purposeful growth that enhances the quality of life and provides a dynamic mix of land uses. The Neighborhood Mixed Use Policy supports Assisted Living and Multifamily Uses that are complementary to Gateway Village. The proposed campus offers a transition from Clearview Baptist Church to the Gateway Village Center along Franklin Road. The campus plan follows the Design Standards of Envision Franklin which require buildings to have their main entrances oriented toward the street and formal open spaces to be designed to create public spaces. The building is designed with a maximum height of three stories and incorporates massing variation with vertical and horizontal articulation in the walls. The architecture is designed with a timeless vernacular style that resonates with Franklin's and Gateway Village's eclectic design. Purposeful and intentional pedestrian connections to Gateway Village have been incorporated into the master plan to provide safe and direct walkways to the Gateway commercial center. The proposed plan and uses complement the development pattern of Franklin Road near Gateway Village and the plan is designed to seamlessly fit within the Franklin Road Corridor.

MAP 53 PARCELS 5&6
ZONED - CI
SITE AREA = 32.83 acres

STATEMENT OF IMPACTS

WATER FACILITIES
WATER SERVICE WILL BE PROVIDED BY MVUD. WE ESTIMATE USAGE TO BE 44,150 GPD.

SEWER FACILITIES
SEWER SERVICE WILL BE PROVIDED BY CITY OF FRANKLIN. WE ESTIMATE USAGE TO BE 44,150 GPD

REPURIFIED (REUSE) WATER FACILITIES
NOT AVAILABLE TO THIS SITE.

POLICE, FIRE, AND RECREATIONAL FACILITIES
NEAREST POLICE STATION: 4.0 miles to Columbia Ave. Police Dept.
NEAREST FIRE STATION: 2.0 miles to Fire Station 3 on Mallory Station Rd.
NEAREST RECREATIONAL FACILITY: 2.8 miles to the Park at Harlinsdale Farm on Franklin Rd.

PROJECTED STUDENT POPULATION
NO STUDENTS ARE PROJECTED FOR THIS DEVELOPMENT SINCE IT IS STRICTLY A SENIOR LIVING FACILITY.

REFUSE STORAGE AND SANITATION COLLECTION FACILITIES
REFUSE COLLECTION FOR THE DEVELOPMENT SHALL BE PROVIDED BY CITY OF FRANKLIN

STREET NETWORK
THE TRAFFIC IMPACT STUDY ESTIMATES 661 DAILY TRIP WILL BE GENERATED.

DRAINAGE FACILITIES
3.31 AC OF IMPERVIOUS AREA WILL BE ADDED TO THE SITE. RUNOFF RATES WILL BE EQUAL TO OR LESS THAN EXISTING CONDITIONS. OUTFALL REMAINS THE SAME.

STORMWATER NARRATIVE:
STORMWATER QUALITY TO BE ACHIEVED WITH BIORETENTION
STORMWATER QUANTITY TO BE ACHIEVED WITH DRY DETENTION POND

BUILDING TYPE : MULTIFAMILY
BUILDING USE : MULTIFAMILY
GSF : 270,500
ASSISTED LIVING AND MEMORY CARE AREA: 142,500 SF
IL UNITS : 120
NUMBER OF UNITS : 215
BUILDING HEIGHT: 46' - 58'(MEASURE FROM PROPOSED GRADE TO RIDGE OF THE ROOF)
PARKLAND: 120 UNLICENSED UNITS=$516,480.00. FEES SHALL BE PAID AT FINAL PLAT. QUAD 1

LOT 45
OPEN SPACE
THE COMMONS AT GATEWAY
PLAT BOOK 60, PAGE 101
R.O.W.C., TN

494.55'

ALLEY (PRIVATE)

205.55'

LOT 45
OPEN SPACE
THE COMMONS AT GATEWAY
PLAT BOOK 60, PAGE 101
R.O.W.C., TN

N23°49'49"E

IP(O)

FUTURE OPEN SPACE LOT

OS 101

OS 102

OS 103

FUTURE OPEN SPACE LOT

PARCELS TO BE COMBINED

1288.95'

TAX MAP 53, PARCEL 6
CHURCH CLEARVIEW BAPTIST
DEED BOOK 4201, PAGE 446
R.O.W.C., TN

IMOGHER BLVD (PUBLIC)

RAMP

POST CURB

CONCRETE SIDEWALK

CONCRETE SIDEWALK PER DETAIL SHEET C2.1

RETAINING WALL

HEAVY DUTY ASPHALT PAVEMENT

CONCRETE SIDEWALK

RETAINING WALL MAX. HEIGHT = 7.0'

RETAINING WALL MAX. HEIGHT = 8.0'

TRANSFORMER PAD

GENERATOR PAD

REFUSE AREA

LOADING AREA

CONCRETE PAVEMENT

GATEWAY COURT (PRIVATE)

S60°06'34"E

758.26'

LIGHT DUTY ASPHALT PAVEMENT

RETAINING WALL MAX. HEIGHT = 9.0'

HEAVY DUTY ASPHALT PAVEMENT PER DETAIL SHEET C2.1 (TYP)

HHO BUFFER

LOT 44
OPEN SPACE
THE COMMONS AT GATEWAY
PLAT BOOK 60, PAGE 101
R.O.W.C., TN

20' M.V.U.D. EASEMENT P.B. P60, PG. 101 LOT 43, THE COMMONS AT GATEWAY PLAT BOOK 60, PAGE 101 R.O.W.C., TN

TAX MAP 53, PARCEL 5
CHURCH CLEARVIEW BAPTIST
DEED BOOK 4201, PAGE 446
R.O.W.C., TN
ZONED CI

COURTYARD

PROPOSED BUILDING
FFE = 764/752

ADA PARKING

ADA RAMP PER DETAIL

LIGHT DUTY ASPHALT PAVEMENT

CONCRETE SIDEWALK

POST CURB

HEAVY DUTY ASPHALT PAVEMENT

PARCELS TO BE COMBINED

RETAINING WALL MAX. HEIGHT = 3.0'

LIGHT DUTY ASPHALT PAVEMENT

POST CURB

RETAINING WALL

LIGHT DUTY ASPHALT PAVEMENT

CONCRETE SIDEWALK

RETAINING WALL MAX. HEIGHT = 6.0'

LIGHT DUTY ASPHALT PAVEMENT

ACCESSIBLE RAMP

CROSSWALK

POST CURB

ACCESSIBLE RAMP

CONCRETE SIDEWALK

HEAVY DUTY ASPHALT PAVEMENT

N79°36'12"W

276.88'

N80°32'05"W

292.17'

15' MBSL

75' MBSL

35' ROW RESERVATION

TAX MAP 53, PARCEL 7
CHURCH CLEARVIEW BAPTIST
DEED BOOK 4201, PAGE 446
R.O.W.C., TN

TAX MAP 53, PARCEL 8
MASTER PLANS, LLC
DEED BOOK 5673, PAGE 861
R.O.W.C., TN

POST CURB

LIGHT DUTY ASPHALT PAVEMENT

MAILBOX #561

MAILBOX #557

MONUMENT SIGN

CONCRETE SIDEWALK

HEAVY DUTY ASPHALT PAVEMENT

IR(O)

IP(O)

FRANKLIN ROAD (Major Arterial)

FRANKLIN ROAD (R.O.W. VARIES)

SEWER EASEMENT, P.B. PGB, PG. 95

MANHOLE
T.C. EL.=739.(
INV. (IN)=731.
INV. EL.=730.(

MANHOLE
T.C. EL.=733.21
INV. (IN)=727.89
INV. EL.=727.73

MANHOLE
T.C. EL.=733.54
INV. (IN)=725.12
INV. EL.=724.97

TAX MAP 53, PARCEL 73.02
OPEN SPACE LOT 2

GRID

STATE PLANE COORDINATE SYSTEM NAD-83 (1990)

0 15 30 60 90
GRAPHIC SCALE

Know what's below Call before you dig. 811
www.call811.com

P:\2888 Ryan Companies\2888-03 Franklin Rd-Sr. Living Fac\Dwg\C2-DEVELOPMENT PLAN.288803.dwg-C2.0 DEVELOPMENT PLAN



1 A1.0 East Elevation Overall
1/16" = 1'-0"



2 A1.0 North Elevation Overall
1/16" = 1'-0"



3 A1.0 West Elevation Overall
1/16" = 1'-0"



4 A1.0 South Elevation Overall
1/16" = 1'-0"

7/28/2022 11:40:58 AM

RYAN A+E, INC.
700 Oakmont Lane
Suite 100
Westmont, IL 60559
630-328-1100 tel
630-328-1300 fax

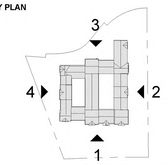
WWW.RYANCOMPANIES.COM

OWNER

BRETT BUNKE REGISTERED ARCHITECT STATE OF TENNESSEE 10724 LICENSED TO PRACTICE ARCHITECTURE IN THE STATE OF TENNESSEE

Exp: June 30, 2023

KEY PLAN



PROJECT INFORMATION

557 Franklin Road Development Plan

557 FRANKLIN RD
FRANKLIN,TN 37069

I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly Registered Architect under the laws of the State of Tennessee

Brett Bunke

REGISTRATION NO.	DATE
10724	06.30.2023

© 2022 RYAN A+E, INC.

DRAWN BY	CHECKED BY
DR	BB
JOB NO.	**DATE**
701-193	08.04.2022

ISSUE RECORD

ISSUE #	DATE	DESCRIPTION
1	05.27.22	DEVELOPMENT PLAN
2	06.13.22	ISSUED FOR DEVELOPMENT PLAN
3	08.04.22	DEVELOPMENT PLAN

PRELIMINARY NOT FOR CONSTRUCTION

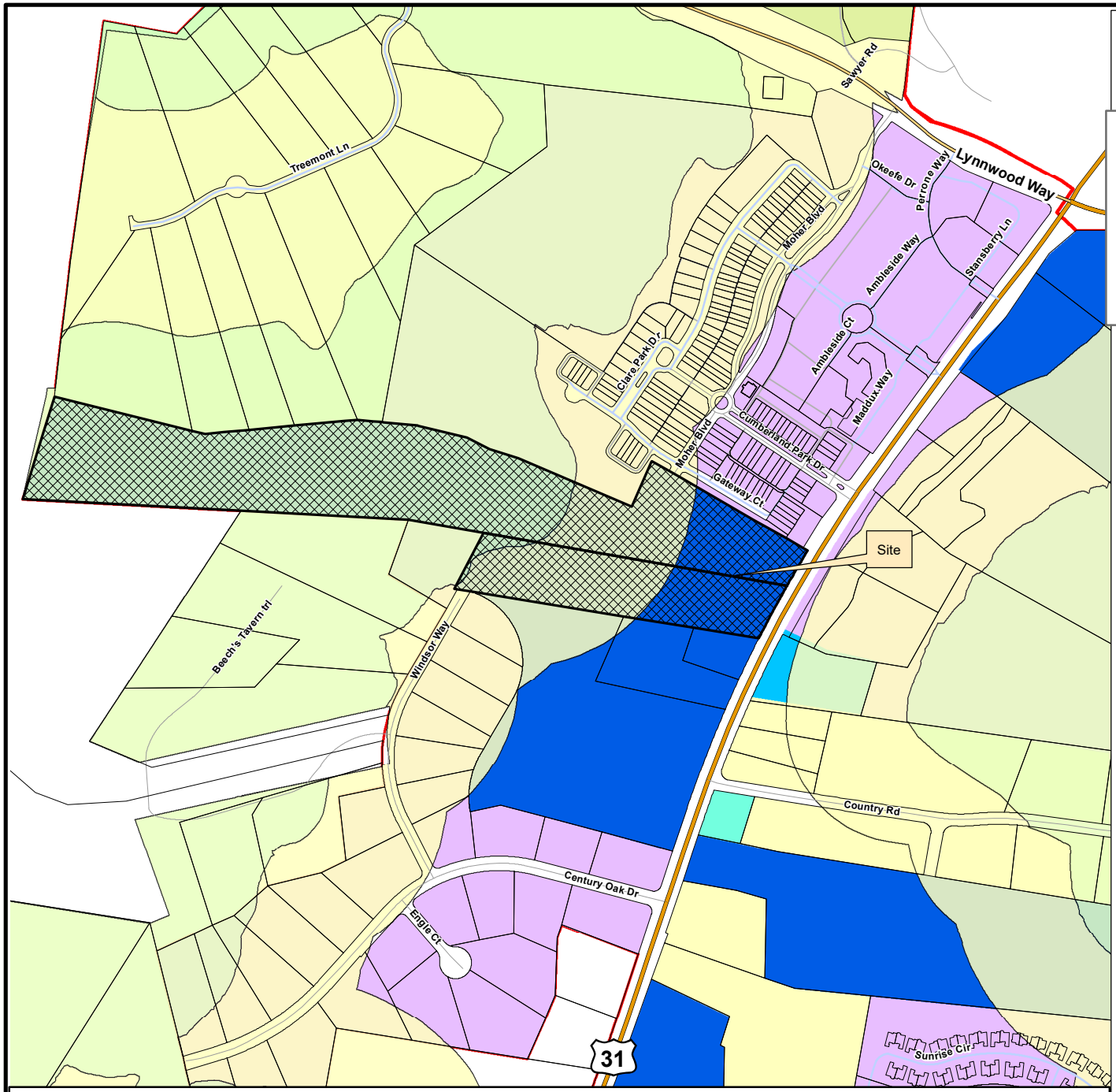
DEVELOPMENT PLAN SUBMISSION
06.13.2022

EXTERIOR ELEVATIONS

A1.0

CITY OF FRANKLIN
PROJECT NUMBER 7894

NOT FOR CONSTRUCTION



555 FRANKLIN ROAD PUD SUBDIVISION
ORDINANCE 2022-22
RESOLUTION 2022-47

Project Information
Existing Zoning: CI
Proposed Zoning: PD 3.66/142,500
Overlay Districts: HHO
Site Acreage: 32.83 acres
Proposed Number of Dwelling Units: 120
Proposed Nonresidential Square Footage: 142,500
Proposed Hotel Keys: 0

Zoning Districts

- 555 Franklin Rd PUD

Overlays

- 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
- CC Central Commercial District
- DD Downtown District
- 1ST Avenue District
- 5TH Avenue District
- RC6 Regional Commerce 6 District
- RC12 Regional Commerce 12 District
- GO General Office District
- LI Light Industrial District
- HI Heavy Industrial District

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

0 250 500 1,000
Feet

HISTORIC FRANKLIN TENNESSEE

May 12, 2025

Amy Diaz-Barriga, AICP
Assistant Director of Planning and Development
Planning and Sustainability Department
City of Franklin
120 9th Avenue South
Franklin, TN 37064

RE: PROJECT COF 7894 UPCOMING VESTING EXPIRATION: 555 Franklin Road PUD Subdivision

Dear Amy & Team:

Ryan Companies US, Inc. ("Ryan") formally requests a three-year extension of the vesting period of the approved zoning plans that expires on 10/10/2025. To keep the plans vested, we understand the details you provided in your email dated 5/2/2025, which stated that the following must occur prior to the expiration date (which is being requested to extend):

1. *Secure the approval of a site plan.*
2. *Secure any necessary permits.*
3. *Commence site preparation, which includes: grading, excavating, and physical improvements such as water and sanitary lines, footings, or foundations installed.*

If these requirements are met, the vesting period of the approved plans will be extended for an additional two years from the expiration date to commence construction. Construction, as defined by the Zoning Ordinance, means that any foundations for a building are installed and the building has begun to be erected vertically. If these requirements are not met prior to the expiration date, all vested rights and entitlements will terminate at the end of the original vesting period. At this point any work on the site will be issued stop work orders, and you will be required to resubmit any plans to the City for reapproval.

Ryan Companies US, Inc.
700 Oakmont Lane, Suite 100
Westmont, IL 60559

p: 630-328-1100
ryancompanies.com

CHICAGO, IL LICENSE TGC04631
Equal Opportunity Employer

Ryan intended to start construction within the last year, but the following factors are reasons for the extension:

- Challenging equity market conditions in the senior living sector
- Increased construction costs due to inflation
- Delays caused by offsite easement acquisitions

The good news is that we remain confident in the development of senior housing on the property — we simply need additional time to move forward. The anticipated timeline of milestones includes completing items #1, #2, #3 listed above in early 2026.

If any additional information is needed for the extension request, please don't hesitate to contact me at david.erickson@ryancompanies.com or 630.334.9145.

Sincerely,



Dave Erickson, Vice President of Real Estate Development
Ryan Companies US, Inc.

City of Franklin

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

File #: 21-03350

DATE: July 15, 2022

TO: Franklin Municipal Planning Commission

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

SUBJECT:

Consideration Of Resolution 2022-47, A Resolution Approving A Development Plan For 555 Franklin Road PUD Subdivision With 1 Modification Of Development Standards Request (Foundation Height), For The Property Located West Of Franklin Road And South Of Gateway Court, Located At 553 And 557 Franklin Road.
BZA 8/4/22, approval of variance for parking location

PURPOSE:

PROJECT INFORMATION
COF Project Number: 7894
Applicant: Greg Gamble, GDC
Owner: Clearview Baptist Church, Phillip Cantrell, Rep.

BACKGROUND/STAFF COMMENTS:
The applicant has submitted the 555 Franklin Road PUD Subdivision which proposes 215 multifamily units as well as 142,500 square feet of continuum of care services. Envision Franklin places the subject property in the Neighborhood Mixed-Use Design Concept. Envision Franklin states, "The Neighborhood Mixed-Use design concept provides a diverse mix of high-activity uses with a connected and walkable block layout." It further states that, "Buildings should engage and define the street edge with landscaping, pedestrian walkways, and street furnishings to allow for safe and comfortable movement of pedestrians." The building is three-stories with a recessed fourth story further back into the site. The site utilizes the rising topography to minimize the appearance of the fourth story, and tapered the building back to three stories along the rear drive aisle. For the height of new buildings in Neighborhood Mixed-Use, Envision Franklin recommends three stores. However, it also adds that, "Larger scale, master-planned developments may be considered for additional height with appropriate transitions." Given the established developments along Franklin Road, the total height of 4-stories can be supported as the applicant had incorporated site grading, architectural form and details, including a gabled roof, that helps bring down the perceived height from the Franklin Road viewshed.

The urban frontage section of the Zoning Ordinance requires that all parking be located behind the building at the back of the property. The applicant was granted a variance for parking location at the

August 2022 meeting of the Board of Zoning Appeals (BZA) to allow parking along the side of the building. The site layout as proposed reflects the parking arrangement that was approved by the BZA.

MOS #1: Reduce the foundation height from 18-inches to at grade for the main entry to the building.

The applicant is requesting to reduce the required 18-inch foundation for multifamily buildings, as required in Section 6.7 of the Zoning Ordinance, to have the foundation at grade for the main entry to the building to better accommodate the residents and patients of the building. Based on the ground floor continuum of care use and the physical condition of those who are more likely to use these services, staff can support the MOS request to reduce the foundation height to grade level. Additionally, the Board of Mayor and Alderment have approved similar requests for foundation reductions in order to better accommodate ADA requirements.

Staff recommends approval of MOS #1.

PROCEDURAL REQUIREMENTS:

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

FINANCIAL IMPACT:

Unknown.

RECOMMENDATION:

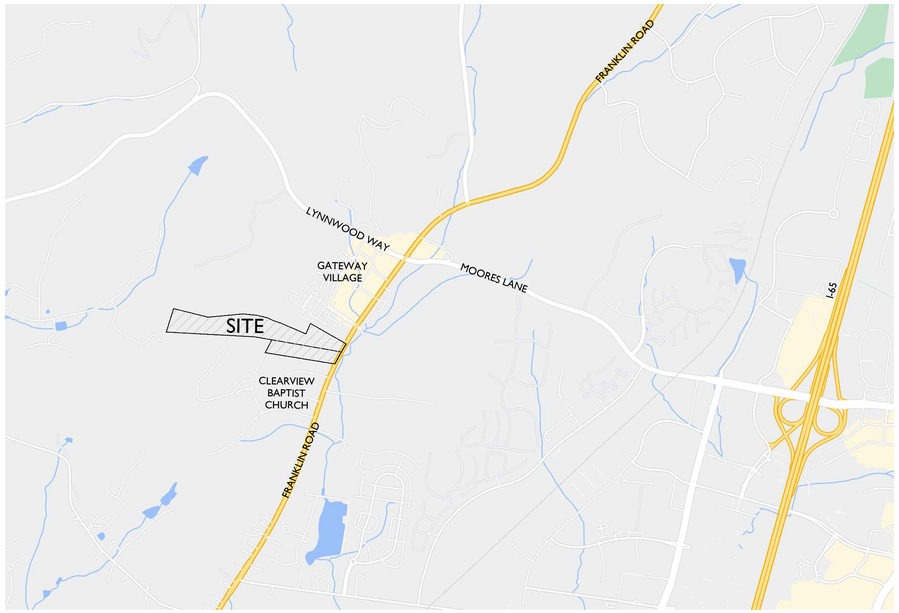
Staff recommends that the Planning Commission recommend to the Board of Mayor and Aldermen to approve Resolution 2022-47 with conditions.

555 FRANKLIN ROAD

PUD SUBDIVISION DEVELOPMENT PLAN

553 and 557 FRANKLIN ROAD
FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

Vesting Development Standards	
Pre-Application Submittal Date: 05/30/2022 (based on the date of pre-application submittal unless otherwise noted)	
Development Standard	**Version/Date**
Zoning Ordinance	January 1, 2022
Subdivision Regulations	January 1, 2022
Transportation & Street Technical Standards	July 1, 2021
Stormwater BMP Manual	July 1, 2021
Technical Specifications for Utility Installation	October 13, 2020
Municipal Code	November 18, 2021



NOT TO SCALE

MODIFICATION OF STANDARDS REQUEST:

1. SECTION 6.7 (BUILDING TYPES - MULTIFAMILY - BUILDING ORIENTATION AND ENTRY - ENTRANCES)
Revise to allow facades along a street or internal drive to have ground floor units and associated outdoor living spaces, where applicable, accessed from the interior rather than having individual entrances from the exterior, provided that the facade of the building has an entrance to publicly-accessed ground floor uses. This MOS is being requested to address topographical constraints, context, and safety considerations for the Assisted Living, Memory Care, and Independent Living residences who need restricted access to the exterior of the building. Example images of buildings using a single ground floor entrance, as well as a plan indicating potential locations where this MOS may be utilized within the project are being provided in the diagram provided on Sheet A1.2.

A. The modification will enhance the design of the development more than if the standards were strictly adhered to:
The MOS revised language will allow the residents of the assisted living, memory care, and the independent living to be more closely monitored when entering and exiting the building. The need for monitoring their safety is the primary reason for the MOS. The MOS will also allow for better topographic transitions on the site with the architecture.

B. The conditions upon which the request is based are unique to the design intent for the development and are not applicable generally to other property; and
The MOS revised language is specifically applied to this building for the purpose of creating a safe and monitored building for the residents in the assisted living, memory care, and the independent living facility. This is typically not needed for a traditional multifamily building type.

C. The modification is consistent with the intent of Envision Franklin.
The multifamily building form and the uses of assisted living, memory care, and independent living are supported in the Neighborhood Mixed-Use design concept. The approval of this MOS would be consistent with the policy in Envision Franklin.

2. SECTION 6.7 (BUILDING TYPES - MULTIFAMILY - FOUNDATIONS, PORCHES, AND STOPS)
Revise to allow the foundation of the building to be at grade for accessible access to the structure without steps, ramps, or hand rails where applicable. Example images of buildings with foundations at grade for accessibility, as well as a plan indicating potential locations where this MOS may be utilized within the project, are being provided in the diagram provided on Sheet A1.2.

A. The modification will enhance the design of the development more than if the standards were strictly adhered to:
The MOS revised language will allow residents to have convenient access to the building without the use of steps, ramps, or handrails, which often become obstructions and barriers for those in need of accessible access. This MOS addresses a safety consideration that enhances the access to the building in key locations.

B. The conditions upon which the request is based are unique to the design intent for the development and are not applicable generally to other property; and
The MOS revised language is unique to the special needs of the residences of an assisted living facility and would likely not be applicable to a traditional multifamily building.

C. The modification is consistent with the intent of Envision Franklin.
The multifamily building form and the uses of assisted living, memory care, and independent living are supported in the Neighborhood Mixed-Use design concept. The approval of this MOS would be consistent with the policy in Envision Franklin.

OWNER:
CLEARVIEW BAPTIST CHURCH, INC.
CONTACT: PHILLIP CANTRELL
537 FRANKLIN ROAD
FRANKLIN, TENNESSEE 37069
(615) 465-1041
phillip@benchmarkrealtytn.com

DEVELOPER/CONTRACTOR:
RYAN COMPANIES US, INC.
CONTACT: BRANDON RAYMOND
700 OAKMONT LANE, SUITE 100
WESTMONT, IL 60559
(630) 328-1142
brandon.raymond@ryancompanies.com

ENGINEER:
BARGE CAUTHEN ASSOCIATES
CONTACT: SETH SPARKMAN
6606 CHARLOTTE PIKE, SUITE 210
NASHVILLE, TN 37209
(615) 324-4226
ssparkman@bargecauthen.com

ARCHITECT:
RYAN COMPANIES US, INC.
CONTACT: DREW ROSKOS
700 OAKMONT LANE, SUITE 100
WESTMONT, IL 60559
(630) 328-1249
drew.roskos@ryancompanies.com

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

SITE DATA CHART

PROJECT NAME:	555 FRANKLIN ROAD PUD SUBDIVISION
PROJECT NUMBER:	7894
ADDRESS:	553 and 557 FRANKLIN ROAD FRANKLIN, TN 37064
PARCEL(S):	053 00600 and 053 00500
ACREAGE / SF OF SITE:	6.91 AC / 301,039 SF and 25.92 AC / 1,129,175 SF
VESTING (IF APPLICABLE):	N/A
REGULATIONS:	
BASE ZONING:	CI
PROPOSED ZONING:	PD (3.66 DUA, 142,500 SF)
ZONING OVERLAY:	HHO, 500' BUFFER
BUILDING TYPES APPLIED:	MULTIFAMILY
FRONTAGE TYPES APPLIED:	LANDSCAPE
LOT WIDTH (RESIDENTIAL):	N/A
LOT SIZE (RESIDENTIAL):	N/A
SETBACKS-	
FRONT:	75 FT. MIN.
SIDE:	15 FT. MIN.
REAR:	25 FT. MIN.
DWELLING UNIT COUNT (BY TYPE):	215
COMMERCIAL SF (BY USE):	CONTINUUM OF CARE - 142,500 SF
HOTEL KEYS:	N/A
BUILDING HEIGHT:	46-58' (3 STORIES)
MINIMUM LSA:	20%
OPEN SPACE REQUIRED:	5% - 1.64 AC / 71,395 SF
NATURAL AREA REQUIRED:	10% - 3.28 AC / 142,790 SF
TREE CANOPY RETENTION REQUIRED:	30%
PARKING REQUIRED (BY USE):	SEE DOCUMENTATION
PARKING PROVIDED (BY USE):	126 SURFACE, 47 STRUCTURED
HISTORIC RESOURCE TREATMENT (Y/N):	NO

SHEET INDEX

C0.0 Cover

C1.0 Overall Existing Conditions Plan
C1.1 Enlarged Existing Conditions

C2.0 Development Plan

C3.0 Grading and Drainage Plan

C4.0 ROW and Access Plan
C4.1 Refuse Collection Auto-Turn Exhibit
C4.5 Future Road Widening

C5.0 Utility Plan

L1.0 Tree Preservation Plan

A1.0 Exterior Elevations
A1.1 Program Plans
A1.2 Site Plan Modification of Standard Request

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

- PRE-APP SUBMITTAL: 05/30/2022
- INITIAL SUBMITTAL: 06/13/2022
- RESUBMITTAL: 08/04/2022

GREGORY C. GAMBLE REGISTERED LANDSCAPE ARCHITECT 9/7/22

GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE
www.gdc-tn.com

OVERALL EXISTING CONDITIONS PLAN

555 FRANKLIN ROAD DEVELOPMENT PLAN

553 & 557 FRANKLIN ROAD
FRANKLIN, TN 37069

DATE	DESCRIPTION
05/30/2022	DEVELOPMENT PLAN PRE-APPLICATION SUBMITTAL
08/13/2022	DEVELOPMENT PLAN INITIAL SUBMITTAL
08/04/2022	DEVELOPMENT PLAN RESUBMITTAL

C1.0

BOA JOB NO: 2888-03
DRAWING: 2884

Barge Cauthen & ASSOCIATES
Civil Engineers
6606 CHARLOTTE PIKE, STE 210
NASHVILLE, TENNESSEE 37209
615.356.9911 PHONE
615.352.8737 FAX



GRADING & DRAINAGE DATA CHART

TOTAL SITE AREA: 7.39 ACRES
LOD AREA: TBD ACRES
IMPERVIOUS AREA
PRE-DEV. 0.65 AC.
PROPOSED: 4.60 AC. IMPERVIOUS
2.60 AC. PERVIOUS
DISTURBED AREA: 7.39 ACRES
Rv VALUE
EXISTING(0.65) PROPOSED: X.XXX

PEAK FLOW RUNOFF (CFS)

	PRE-DEV.	POST-DEV.
2 YEAR:	16.34	XX.XXX
5 YEAR:	41.92	XX.XXX
10 YEAR:	67.53	XX.XXX
25 YEAR:	89.19	XX.XXX
50 YEAR:	111.37	XX.XXX
100 YEAR:	134.14	XX.XXX

Slopes Table

Number	Minimum Slope	Maximum Slope	Color
1	14.00%	19.99%	
2	20.00%	50.00%	

STORMWATER NARRATIVE:
THE EXISTING SITE CONSISTS OF MODERATELY WOODED VACANT LAND EXCEPT FOR AN EXISTING SINGLE FAMILY HOME, TWO DETACHED GARAGES AND ASSOCIATED DRIVEWAYS. THE PROPERTY IS BOUNDED ON THE NORTH BY xx, ON THE SOUTH BY xx, ON THE EAST BY FRANKLIN ROAD AND ON THE WEST BY A xx. THE PROPERTY CONTAINS xx ACRES AND IS LOCATED WITHIN WARNER PARK'S xx WATERSHED. xx% HYDROLOGIC SOILS TYPES ARE x, x, & x.

NOTE:
NO EVIDENCE HAS BEEN FOUND THAT MINERAL RIGHTS ARE HELD BY ANYONE OTHER THAN THE PROPERTY OWNER.

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STORMWATER NARRATIVE:
THE EXISTING SITE IS 15.34 ACRES OF MODERATELY WOODED VACANT LAND EXCEPT FOR AN EXISTING SINGLE FAMILY HOME, TWO OUTBUILDINGS, SURFACE PARKING, AND ASSOCIATED DRIVE WAYS. THE PROPERTY IS BOUNDED ON THE NORTH BY xx, ON THE SOUTH BY xx, ON THE EAST BY FRANKLIN ROAD AND ON THE WEST BY A xx. THE PROPERTY DRAINS TO THE EAST/SOUTHEAST OVER SLOPES RANGING FROM x% to x%. HYDROLOGIC SOILS TYPES ARE x,x, & x.

NOTE:
NO EVIDENCE HAS BEEN FOUND THAT MINERAL RIGHTS ARE HELD BY ANYONE OTHER THAN THE PROPERTY OWNER.

GRADING & DRAINAGE DATA CHART

LOT AREA: 32.83 ACRES
LID AREA: TBD ACRES
IMPERVIOUS AREA
EXISTING:
0.66 AC.
PROPOSED:
4.60 AC. IMPERVIOUS
PAVEMENT/ROOF
DISTURBED AREA: 7.38 ACRES
Rv VALUE
EXISTING:0.151 PROPOSED: X.XXX

	PEAK FLOW RUNOFF (CFS)	
	PRE-DEV.	POST-DEV.
2 YEAR:	16.34	XX.XXX
5 YEAR:	41.92	XX.XXX
10 YEAR:	61.52	XX.XXX
25 YEAR:	89.19	XX.XXX
50 YEAR:	111.37	XX.XXX
100 YEAR:	134.14	XX.XXX

Slopes Table

Number	Minimum Slope	Maximum Slope	Color
1	14.00%	19.99%	
2	20.00%	50.00%	

Civil Engineers
6606 CHARLOTTE PIKE, STE 210
NASHVILLE, TENNESSEE 37209
615.356.6911 PHONE
615.352.6737 FAX
Barge Cauthen & ASSOCIATES

JAMES R. CAUTHEN
REGISTERED ENGINEER
AGRICULTURE
No. 109358
STATE OF TENNESSEE
5-30-22

ENLARGED EXISTING CONDITIONS PLAN
555 FRANKLIN ROAD DEVELOPMENT PLAN
553 & 557 FRANKLIN ROAD
FRANKLIN, TN 37069

DATE	DESCRIPTION
05/30/2022	DEVELOPMENT PLAN PRE-APPLICATION SUBMITTAL
06/13/2022	DEVELOPMENT PLAN INITIAL SUBMITTAL
08/04/2022	DEVELOPMENT PLAN RESUBMITTAL

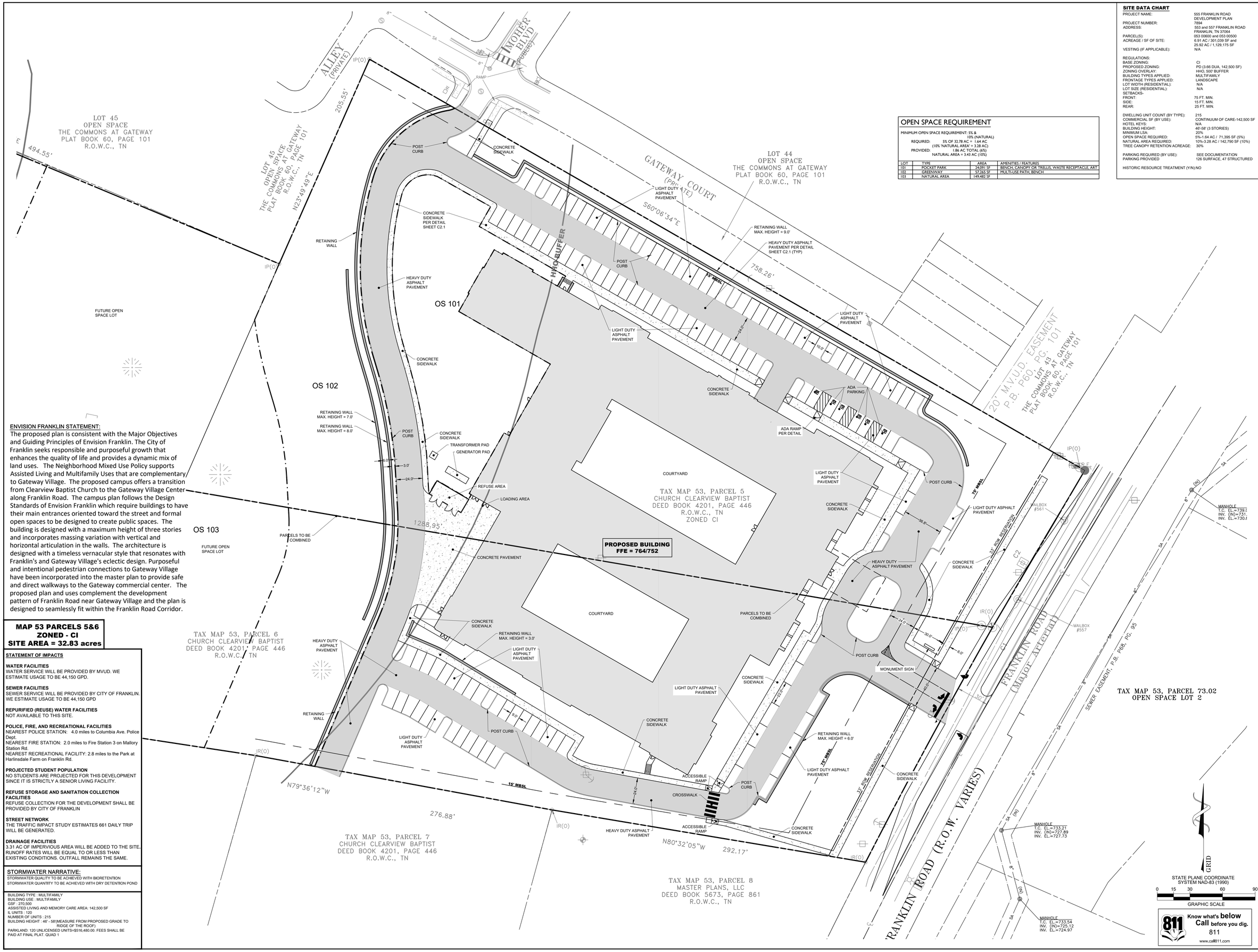
C1.1

BCA JOB NO. 2888-03
COF.NO. 7894

STATE PLANE COORDINATE SYSTEM NAD-83 (1990)

GRAPHIC SCALE 0 15 30 60 90

P:\2888 Ryan Companies\2888-03 Franklin Rd Sc - Living Fac\Dwg\C1-EXISTING CONDITIONS PLAN 2888(3.dwg-C1.1 ENLARGED EXISTING CONDITIONS PLAN



SITE DATA CHART

PROJECT NAME:	555 FRANKLIN ROAD DEVELOPMENT PLAN
PROJECT NUMBER:	7894
ADDRESS:	553 and 557 FRANKLIN ROAD FRANKLIN, TN 37064
PARCEL(S):	053 00600 and 053 00500
ACREAGE / SF OF SITE:	6.91 AC / 301,039 SF and 25.92 AC / 1,129,175 SF
VESTING (IF APPLICABLE):	N/A
REGULATIONS:	
BASE ZONING:	CI
PROPOSED ZONING:	PD (3.66 DUA, 142,500 SF)
ZONING OVERLAY:	HHO, 500' BUFFER
BUILDING TYPES APPLIED:	MULTIFAMILY
FRONTAGE TYPES APPLIED:	LANDSCAPE
LOT WIDTH (RESIDENTIAL):	N/A
LOT SIZE (RESIDENTIAL):	N/A
SETBACKS-	
FRONT:	75 FT. MIN.
SIDE:	15 FT. MIN.
REAR:	25 FT. MIN.
DWELLING UNIT COUNT (BY TYPE):	215
COMMERCIAL SF (BY USE):	CONTINUUM OF CARE-142,500 SF
HOTEL KEYS:	N/A
BUILDING HEIGHT:	46'-58' (3 STORIES)
MINIMUM LSA:	20%
OPEN SPACE REQUIRED:	5%-1.64 AC / 71,395 SF (5%)
NATURAL AREA REQUIRED:	10%-3.28 AC / 142,790 SF (10%)
TREE CANOPY RETENTION ACREAGE:	30%
PARKING REQUIRED (BY USE):	SEE DOCUMENTATION
PARKING PROVIDED	126 SURFACE, 47 STRUCTURED
HISTORIC RESOURCE TREATMENT (Y/N):	NO

OPEN SPACE REQUIREMENT

MINIMUM OPEN SPACE REQUIREMENT: 5% & 10% (NATURAL)
REQUIRED: 5% OF 32.78 AC = 1.64 AC
(10% 'NATURAL AREA' = 3.28 AC)
PROVIDED: 1.86 AC TOTAL (6%)
NATURAL AREA = 3.43 AC (10%)

LOT	TYPE	AREA	AMENITIES / FEATURES
101	POCKET PARK	24,091 SF	BENCH, CANOPY OR TRELLIS, WASTE RECEPTACLE, ART
102	GREENWAY	57,263 SF	MULTI-USE PATH, BENCH
103	NATURAL AREA	149,482 SF	

ENVISION FRANKLIN STATEMENT:
The proposed plan is consistent with the Major Objectives and Guiding Principles of Envision Franklin. The City of Franklin seeks responsible and purposeful growth that enhances the quality of life and provides a dynamic mix of land uses. The Neighborhood Mixed Use Policy supports Assisted Living and Multifamily Uses that are complementary to Gateway Village. The proposed campus offers a transition from Clearview Baptist Church to the Gateway Village Center along Franklin Road. The campus plan follows the Design Standards of Envision Franklin which require buildings to have their main entrances oriented toward the street and formal open spaces to be designed to create public spaces. The building is designed with a maximum height of three stories and incorporates massing variation with vertical and horizontal articulation in the walls. The architecture is designed with a timeless vernacular style that resonates with Franklin's and Gateway Village's eclectic design. Purposeful and intentional pedestrian connections to Gateway Village have been incorporated into the master plan to provide safe and direct walkways to the Gateway commercial center. The proposed plan and uses complement the development pattern of Franklin Road near Gateway Village and the plan is designed to seamlessly fit within the Franklin Road Corridor.

MAP 53 PARCELS 5&6
ZONED - CI
SITE AREA = 32.83 acres

STATEMENT OF IMPACTS

WATER FACILITIES
WATER SERVICE WILL BE PROVIDED BY MVUD. WE ESTIMATE USAGE TO BE 44,150 GPD.

SEWER FACILITIES
SEWER SERVICE WILL BE PROVIDED BY CITY OF FRANKLIN. WE ESTIMATE USAGE TO BE 44,150 GPD

REPURIFIED (REUSE) WATER FACILITIES
NOT AVAILABLE TO THIS SITE.

POLICE, FIRE, AND RECREATIONAL FACILITIES
NEAREST POLICE STATION: 4.0 miles to Columbia Ave. Police Dept.
NEAREST FIRE STATION: 2.0 miles to Fire Station 3 on Mallory Station Rd.
NEAREST RECREATIONAL FACILITY: 2.8 miles to the Park at Harlinsdale Farm on Franklin Rd.

PROJECTED STUDENT POPULATION
NO STUDENTS ARE PROJECTED FOR THIS DEVELOPMENT SINCE IT IS STRICTLY A SENIOR LIVING FACILITY.

REFUSE STORAGE AND SANITATION COLLECTION FACILITIES
REFUSE COLLECTION FOR THE DEVELOPMENT SHALL BE PROVIDED BY CITY OF FRANKLIN

STREET NETWORK
THE TRAFFIC IMPACT STUDY ESTIMATES 661 DAILY TRIP WILL BE GENERATED.

DRAINAGE FACILITIES
3.31 AC OF IMPERVIOUS AREA WILL BE ADDED TO THE SITE. RUNOFF RATES WILL BE EQUAL TO OR LESS THAN EXISTING CONDITIONS. OUTFALL REMAINS THE SAME.

STORMWATER NARRATIVE:
STORMWATER QUALITY TO BE ACHIEVED WITH BIORETENTION
STORMWATER QUANTITY TO BE ACHIEVED WITH DRY DETENTION POND

BUILDING TYPE : MULTIFAMILY
BUILDING USE : MULTIFAMILY
GSF : 270,500
ASSISTED LIVING AND MEMORY CARE AREA: 142,500 SF
IL UNITS : 120
NUMBER OF UNITS : 215
BUILDING HEIGHT: 46' - 58'(MEASURE FROM PROPOSED GRADE TO RIDGE OF THE ROOF)
PARKLAND: 120 UNLICENSED UNITS=$516,480.00. FEES SHALL BE PAID AT FINAL PLAT. QUAD 1

Civil Engineers
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NASHVILLE, TENNESSEE 37209
615.356.9911 PHONE
615.352.8737 FAX
Barge Cauthen & ASSOCIATES

JAMES R. CAUTHEN
REGISTERED ENGINEER
AGRICULTURE
No. 108356
STATE OF TENNESSEE
5-20-2022

DEVELOPMENT PLAN
555 FRANKLIN ROAD DEVELOPMENT PLAN
553 & 557 FRANKLIN ROAD
FRANKLIN, TN 37069

DATE	DESCRIPTION
05/30/2022	DEVELOPMENT PLAN PRE-APPLICATION SUBMITTAL
06/13/2022	DEVELOPMENT PLAN INITIAL SUBMITTAL
08/04/2022	DEVELOPMENT PLAN RESUBMITTAL

C2.0

BCA JOB NO. 2888-03
COF NO. 7894

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P:\2888 Ryan Companies\2888-03 Franklin Rd Sr. Living Fac\Dwg\C2-DEVELOPMENT PLAN.288803.dwg-C2.0 DEVELOPMENT PLAN

CITY OF FRANKLIN GRADING & DRAINAGE GENERAL NOTES

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

FEDERAL COMPLIANCE NOTE:
ALL DEVELOPMENT WITHIN THE BOUNDARIES OF THIS PLAN MEETS THE REQUIREMENTS OF THE AMERICANS WITH DISABILITIES ACT AND THE FAIR HOUSING ACT. ADA: http://www.ada.gov/ U.S. JUSTICE DEPT.: http://www.justice.gov/crt/housing/about_fairhousingact.htm

FEMA DATA FOR PROJECT LOCATION:
FEMA FLOOD ZONE: N/A
FEMA MAP PANEL NUMBER: 47187C0205F
FEMA MAP EFFECTIVE DATE: SEPTEMBER 29, 2006
THE 100 YEAR BASE FLOOD ELEVATION (BFE) = N/A
DATUM = NAVD 1988.

ADA NOTES:
ALL CONSTRUCTION ACTIVITIES SHALL BE COMPLETED IN FULL COMPLIANCE WITH THE AMERICANS WITH DISABILITIES ACT ("ADA") AND ARCHITECTURAL AND TRANSPORTATION BARRIERS COMPLIANCE BOARD, FEDERAL REGISTER 36 CFR PARTS 1190 AND 1191, ACCESSIBILITY GUIDELINES, PROPOSED RULE, PUBLISHED IN THE FEDERAL REGISTER ON JULY 23, 2004, AS HAS BEEN ADOPTED BY METRO.

ALL ADA CONCRETE RAMPS SHALL HAVE A MINIMUM 5' X 5' LEVEL (MAXIMUM 2% SLOPE IN ANY DIRECTION) LANDING AT TOP AND BOTTOM OF RAMP.

ALL SIDEWALKS ON SITE SHALL BE ADA COMPLIANT IN ACCORDANCE WITH METRO CODE. ALL SIDEWALKS SHALL HAVE 5% OR LESS RUNNING SLOPE. RAMPS AND LANDINGS REQUIRED IF SLOPE IS OVER 5%. MAXIMUM CROSS SLOPE ALLOWED IS 2%.

GRADING & DRAINAGE DATA CHART

		PEAK FLOW RUNOFF (CFS)	
LOT AREA: 32.83 ACRES		PRE-DEV.	POST-DEV.
LID AREA: TBD ACRES			
IMPERVIOUS AREA			
EXISTING: 0.66 AC.	2 YEAR:	16.34	XX.XXX
PROPOSED: 4.60 AC. IMPERVIOUS	5 YEAR:	41.92	XX.XXX
PAVEMENT/ROOF	10 YEAR:	61.52	XX.XXX
DISTURBED AREA: 7.38 ACRES	25 YEAR:	89.19	XX.XXX
Rv VALUE	50 YEAR:	111.37	XX.XXX
EXISTING:0.151 PROPOSED: X.XXX	100 YEAR:	134.14	XX.XXX

Civil Engineers
6606 CHARLOTTE PIKE, STE 210
NASHVILLE, TENNESSEE 37209
615.356.6911 PHONE
615.352.6737 FAX
Barge Cauthen & ASSOCIATES

GRADING & DRAINAGE PLAN
555 FRANKLIN ROAD DEVELOPMENT PLAN
553 & 557 FRANKLIN ROAD
FRANKLIN, TN 37069

DATE	DESCRIPTION
05/30/2022	DEVELOPMENT PLAN PRE-APPLICATION SUBMITTAL
06/13/2022	DEVELOPMENT PLAN INITIAL SUBMITTAL
08/04/2022	DEVELOPMENT PLAN RESUBMITTAL

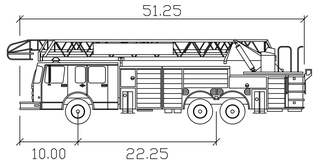
STATE PLANE COORDINATE SYSTEM NAD-83 (1990)
GRID
0 15 30 60 90
GRAPHIC SCALE

811 Know what's below Call before you dig. 811 www.call811.com

C3.0

BCA JOB NO. 2888-03
COF NO. 7894

P:\2888 Ryan Companies\2888-03 Franklin Rd Sr. Living Fac\Dwg\C3-GRADING & DRAINAGE PLAN-288803.dwg-C3.0 GRADING & DRAINAGE PLAN



T-2 SUTPHEN (SP100)-Franklin

	feet
Width	: 8.66
Track	: 8.00
Lock to Lock Time	: 6.0
Steering Angle	: 42.0

ACCESS MANAGEMENT

MIN DISTANCE BETWEEN INTERSECTION : N/A

MIN DISTANCE BETWEEN HIGH VOLUME/ALLEY AND INTERSECTION : N/A

MIN. DISTANT BETWEEN DRIVEWAY AND INTERSECTION : 530 ft. CUMBERLAND PARK DR.

DRIVEWAY WIDTH(THREE-WAY) : 30 ft.

DRIVEWAY APPROACH STREET CONFIGURATION : RAMP

R.O.W. AND ACCESS DATA CHART

DAILY TRIP GENERATION : 661 TRIPS PER DAY

PEAK HOUR TRIP GENERATION : 56 VEHICLES PER HOUR

TRAFFIC IMPACT STUDY REQUIRED : YES, PROVIDED.

CIRCULATION PLAN REQUIRED : NO

STATEMENT OF IMPACT:

The traffic impact study indicates that the impacts of the proposed project on the existing street network will be manageable by providing the recommendations below::

Franklin Road and Portis Family Dental Access/Driveway A

- Per scoping, this study evaluated Driveway A as both full access and right-in/right-out only.It is recommended that Driveway A operate as full access.
- The eastbound approach of Driveway A should be stop-controlled, and a stop bar and R1-1 'Stop' sign should be installed on the egress approach.
- Driveway A should be designed to include sufficient width for one entering lane and one exiting lane.
- As part of the construction of the project, all internal and external driveway connections should be designed such that the departure sight triangles, as specified by AASHTO, will be clear of all sight obstructions, including landscaping, existing vegetation, monument signs/walls, fences, etc.
- Per the City of Franklin Street Standards, provide a northbound left-turn lane on Franklin Road with a minimum of 75 feet of storage length.
- Per the City of Franklin Street Standards, provide a southbound right-turn lane on Franklin Road with a minimum of 75 feet of storage length.

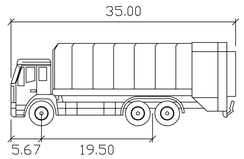
Travel Demand Management

- Off-peak loading and deliveries for the development should be encouraged to minimize impacts to traffic operations.
- Parking should be developed per code.
- Final design of internal roadways and parking should meet all City of Franklin standards and the latest version of "A Policy of Geometric Design of Highways and Streets" published by AASHTO. Any parking lots and streets associated with the development should ensure that passenger cars and emergency vehicles are capable of making all turning movements. Internal intersections should be two-way stop-controlled unless all-way stop control warrants are met.

RIGHT-OF-WAY & ACCESS NOTES:

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

ALLEY (PRIVATE)
IP(O)
205.55'
S66°50'45"E
494.55'
OPEN SPACE
THE COMMONS AT GATEWAY
PLAT BOOK 60, PAGE 101
R.O.W.C., TN
LOT 45
OPEN SPACE
THE COMMONS AT GATEWAY
PLAT BOOK 60, PAGE 101
R.O.W.C., TN
N23°49'49"E
SHED
S80°20'55"E
356.45'
IR(O)
TAX MAP 53, PARCEL 9
CHURCH CLEARVIEW BAPTIST
DEED BOOK 4201, PAGE 446
R.O.W.C., TN
N79°36'12"W
276.88'
TAX MAP 53, PARCEL 6
CHURCH CLEARVIEW BAPTIST
DEED BOOK 4201, PAGE 446
R.O.W.C., TN
TAX MAP 53, PARCEL 7
CHURCH CLEARVIEW BAPTIST
DEED BOOK 4201, PAGE 446
R.O.W.C., TN
1288.95'
PROPOSED BUILDING
FFE = 764/752
TAX MAP 53, PARCEL 5
CHURCH CLEARVIEW BAPTIST
DEED BOOK 4201, PAGE 446
R.O.W.C., TN
ZONED CI
ACCESSIBLE PARKING
N80°32'05"W
292.17'
TAX MAP 53, PARCEL 8
MASTER PLANS, LLC
DEED BOOK 5673, PAGE 861
36" CMP
INV. EL.=741.4
18 DYRCP
IR(O)
S5°56'55"E
758.26'
S60°06'34"E
GATEWAY COURT
(PRIVATE)
LOT 44
OPEN SPACE
THE COMMONS AT GATEWAY
PLAT BOOK 60, PAGE 101
R.O.W.C., TN
LOT 43
OPEN SPACE
THE COMMONS AT GATEWAY
PLAT BOOK 60, PAGE 101
R.O.W.C., TN
20' M.U.U.D. EASEMENT
P.B. P60, PG. 101
IMOTHER BLVD
(PUBLIC)
24' RCP
18" RCP
36" RCP
8" W
8" SA
8" G
8" OH
8" UGT
8" UGP
8" UGC
8" UGCATV
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8" UGTELCOM
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8" UGTELFIBERCOM
8" UGTELFIBERCOM
8" UGTELFIBERCOM



Franklin Collection Truck

	feet
Width	: 8.08
Track	: 6.60
Lock to Lock Time	: 6.0
Steering Angle	: 46.0

LOT 45
OPEN SPACE
THE COMMONS AT GATEWAY
PLAT BOOK 60, PAGE 101
R.O.W.C., TN

205.55'

N23°49'49"E

IP(O)

LOT 45
OPEN SPACE
THE COMMONS AT GATEWAY
PLAT BOOK 60, PAGE 101
R.O.W.C., TN

TBX

30" RCP

GATEWAY COURT
(PRIVATE)

S60°06'34"E

758.26'

LOT 44
OPEN SPACE
THE COMMONS AT GATEWAY
PLAT BOOK 60, PAGE 101
R.O.W.C., TN

W

8"

20' M.V.U.D. EASEMENT
P.B. P60, PG. 101

LOT 43
THE COMMONS AT GATEWAY
PLAT BOOK 60, PAGE 101
R.O.W.C., TN

OH

G

ACCESSIBLE PARKING

TAX MAP 53, PARCEL 5
CHURCH CLEARVIEW BAPTIST
DEED BOOK 4201, PAGE 446
R.O.W.C., TN
ZONED CI

PROPOSED BUILDING
FFE = 764/752

1288.95'

33" RCP DESIGNATION

C2

IP(O)

MAILBOX
#561

MAILBOX
#557

IR(O)

C1

FRANKLIN ROAD
(MAJOR ARTERIAL)

(R.O.W. VARIES)

SOUTH BOUND
TURN LANE
75' STORAGE
200' TAPER

"Improvements to Franklin Road will be in accordance with TDOT Roadway design guidelines and will include either a 3 lane section between Country Road and Cumberland Park Drive or alternative improvements as recommended by the traffic consultant."

NORTH BOUND TURN
LANE
75' STORAGE
100' BAY TAPER
300' APPROACH TAPER

SEWER EASEMENT, P.B. P68, PG. 95

TAX MAP 53, PARCEL 7
OPEN SPACE LOT 2

STOP BAR
STOP SIGN

MANHOLE
T.C. EL.=733.21
INV. (N)=727.89
INV. EL.=727.73

TAX MAP 53, PARCEL 6
CHURCH CLEARVIEW BAPTIST
DEED BOOK 4201, PAGE 446
R.O.W.C., TN

N79°36'12"W

276.88'

IR(O)

TAX MAP 53, PARCEL 7
CHURCH CLEARVIEW BAPTIST
DEED BOOK 4201, PAGE 446

N80°32'05"W

292.17'

STATE PLANE COORDINATE
SYSTEM NAD-83 (1990)

GRID

0 15 30 60 90

GRAPHIC SCALE

Barge Cauthen & Associates
Civil Engineers
6606 CHARLOTTE PIKE, STE 210
NASHVILLE, TENNESSEE 37209
615.356.9911 PHONE
615.352.8737 FAX

JAMES R. CAUTHEN
REGISTERED ENGINEER
AGRICULTURE
No. 108926
STATE OF TENNESSEE
5-30-22

REFUSE COLLECTION AUTOTURN EXHIBIT

555 FRANKLIN ROAD DEVELOPMENT PLAN

553 & 557 FRANKLIN ROAD
FRANKLIN, TN 37069

DATE	DESCRIPTION
05/30/2022	DEVELOPMENT PLAN PRE-APPLICATION SUBMITTAL
06/13/2022	DEVELOPMENT PLAN INITIAL SUBMITTAL
08/04/2022	DEVELOPMENT PLAN RESUBMITTAL

C4.1

BCA JOB NO. 2888-03
COF NO. 7894

P:\2888 Ryan Companies\2888-03 Franklin Rd Sc. Living Fac\Dwg\C4\ROW & ACCESS PLAN-2888(3).dwg C4.1 REFUSE COLLECTION AUTOTURN EXHIBIT

MATCHLINE SHEET 2 TO SHEET 1
MATCHLINE SHEET 1 TO SHEET 2

MATCHLINE SHEET 2 TO SHEET 1
MATCHLINE SHEET 1 TO SHEET 2

TAX MAP 53, PARCEL 9
PTIST
446

TAX MAP 53, PARCEL 6
CHURCH CLEARVIEW BAPTIST
DEED BOOK 4201, PAGE 446
R.O.W.C., TN

LOT 45
OPEN SPACE
THE COMMONS AT GATEWAY
PLAT BOOK 60, PAGE 101
R.O.W.C., TN

SHED

S80°20'45"E

N79°36'12"W

N23°49'49"E

205.55'

ALLEY
(PRIVATE)

TAX MAP 53, PARCEL 7
CHURCH CLEARVIEW BAPTIST
DEED BOOK 4201, PAGE 446
R.O.W.C., TN

276.88'

288.55'

MOHER BLVD
(PUBLIC)

HHO BUFFER

PROPOSED BUILDING
FFE = 764/752

TAX MAP 53, PARCEL 5
CHURCH CLEARVIEW BAPTIST
DEED BOOK 4201, PAGE 446
R.O.W.C., TN
ZONED CH

GATEWAY COURT
(PRIVATE)

S80°20'45"E

758.26'

TAX MAP 53, PARCEL 8
MASTER PLANS, LLC
DEED BOOK 5673, PAGE 861
R.O.W.C., TN

N80°32'05"W

292.17'

LOT 44
OPEN SPACE
THE COMMONS AT GATEWAY
PLAT BOOK 60, PAGE 101
R.O.W.C., TN

20' M.V.U.D. EASEMENT
P.B. P60, PG. 101

LOT 43
THE COMMONS AT GATEWAY
PLAT BOOK 60, PAGE 101
R.O.W.C., TN

FRANKLIN ROAD
(Major Arterial)

BENCHMARK
PK NAIL IN
POWER POLE
ELEV.=751.69'

MANHOLE
RIM EL.=778.2
INV. EL.=771.6

CATCH BASIN
RIM EL.=774.0

CATCH BASIN
INV. EL.=754.1

MALBOX
#937

GRID

STATE PLANE COORDINATE
SYSTEM NAD-83 (1990)

0 10 20 30 60
GRAPHIC SCALE

DATE	DESCRIPTION
05/30/2022	DEVELOPMENT PLAN PRE-APPLICATION SUBMITTAL
06/13/2022	DEVELOPMENT PLAN INITIAL SUBMITTAL
08/04/2022	DEVELOPMENT PLAN RESUBMITTAL

C4.5

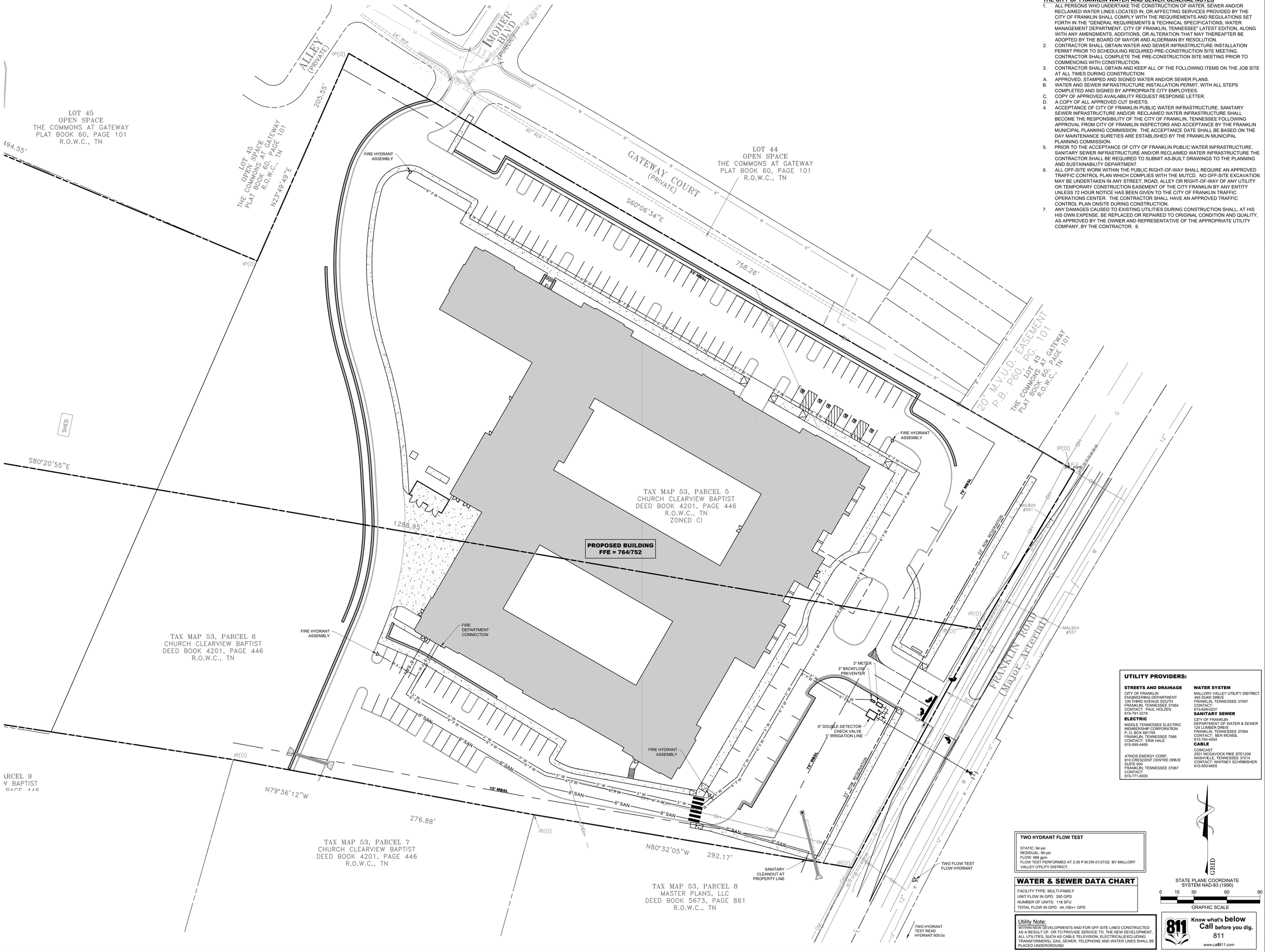
BGA JOB NO. 288803
CORP NO. 7884

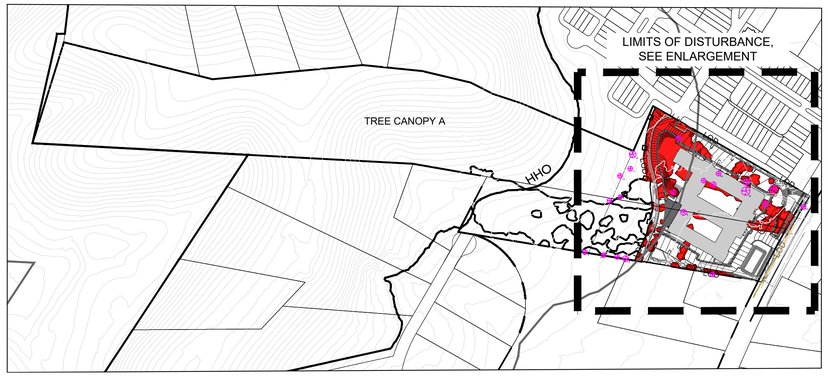
FUTURE ROAD WIDENING EXHIBIT

555 FRANKLIN ROAD DEVELOPMENT PLAN

553 & 557 FRANKLIN ROAD
FRANKLIN, TN 37069

Barge Cauthen & ASSOCIATES
Civil Engineers
6606 CHARLOTTE PIKE, STE 210
NASHVILLE, TENNESSEE 37209
615.356.9911 PHONE
615.352.6737 FAX


ALLEY (PRIVATE)
IMOHER BLVD (PUBBED)
RAMP (UNO) TO
GATEWAY COURT (PRIVATE)
LOT 45 OPEN SPACE THE COMMONS AT GATEWAY PLAT BOOK 60, PAGE 101 R.O.W.C., TN
LOT 44 OPEN SPACE THE COMMONS AT GATEWAY PLAT BOOK 60, PAGE 101 R.O.W.C., TN
494.55'
205.55'
N23°49'49"E
S60°06'34"E
758.26'
S80°20'55"E
1288.95'
N79°36'12"W
276.88'
N80°32'05"W
292.17'
SHED
IP(O)
IR(O)
FIRE HYDRANT ASSEMBLY
FIRE DEPARTMENT CONNECTION
PROPOSED BUILDING FFE = 764/752
TAX MAP 53, PARCEL 5 CHURCH CLEARVIEW BAPTIST DEED BOOK 4201, PAGE 446 R.O.W.C., TN ZONED CI
TAX MAP 53, PARCEL 6 CHURCH CLEARVIEW BAPTIST DEED BOOK 4201, PAGE 446 R.O.W.C., TN
TAX MAP 53, PARCEL 7 CHURCH CLEARVIEW BAPTIST DEED BOOK 4201, PAGE 446 R.O.W.C., TN
TAX MAP 53, PARCEL 8 MASTER PLANS, LLC DEED BOOK 5673, PAGE 861 R.O.W.C., TN
20' M.V.U.D. EASEMENT P.B. P60, PG. 101
THE COMMONS AT GATEWAY LOT 43 PLAT BOOK 60, PAGE 101 R.O.W.C., TN
FRANKLIN ROAD (Major Arterial)
15' MBSL
75' MBSL
33' ROW RESERVATION
6" DOUBLE DETECTOR CHECK VALVE
1" IRRIGATION LINE
3" METER
3" BACKFLOW PREVENTER
SANITARY CLEANOUT AT PROPERTY LINE
TWO FLOW TEST FLOW HYDRANT
TWO HYDRANT TEST READ HYDRANT 600.0±
MAILBOX #561
MAILBOX #557
C1
C2
C3
C4
C5
C6
C7
C8
C9
C10
C11
C12
C13
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OVERALL SITE

SPECIMEN TREES

Tree #	Size	Species	Condition	Removed
1	24	Hackberry	Fair	X
2	30	Hackberry	Fair	
3	24	Hackberry	Fair	
4	24	Hackberry	Poor	
5	24	Hackberry	Poor	
6	30	Hackberry	Fair	X
7	24	Boxelder	Poor	X
8	24	Pine	Fair	
9	24	Elm	Poor	
10	24	Boxelder	Fair	
11	24	Tree	Fair	
12	34	Elm	Fair	
13	24	Tree	Poor	X
14	24	Boxelder	Fair	X
15	27	Hackberry	Fair	X
16	24	Hackberry	Fair	X
17	30	Maple	Poor	X
18	42	Maple	Fair	X
19	30	Silver Maple	Undesirable species	X
20	39	Boxelder	Poor	X
21	24	Elm	Fair / in R.O.W.	X

TOTAL SPECIMEN INCHES REMOVED: 342"
TOTAL HEALTHY SPECIMEN INCHES REMOVED: 171"
REQUIRED REPLACEMENT: 342"

TREE CANOPY AREA:

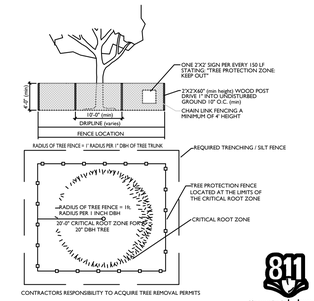
BASED ON AERIAL PHOTOGRAPHS OF THE PROPERTY THE EXISTING TREE CANOPY IS APPROXIMATELY 23.88 ACRES WHICH IS 92% OF THE TOTAL SITE

TREE AREA:	EXISTING	REMOVED	RETAINED
Tree Canopy - A	929,214 SF	44,876 SF	884,338 SF
Tree Canopy - B	56,679 SF	50,993 SF	5,686 SF
Tree Canopy - C	5,571 SF	5,571 SF	0 SF
Tree Canopy - D	48,677 SF	2,411 SF	46,266 SF

TREE CANOPY DATA

EXISTING TREE CANOPY:
1,040,141 SF
92% OF TOTAL SITE
REQUIRED CANOPY PRESERVATION:
30% OF TOTAL CANOPY
312,042 SF
PROVIDED CANOPY PRESERVATION:
90% OF TOTAL CANOPY
936,290 SF

TREE PROTECTION FENCING DETAIL (NTS)



811 Know what's below. Call before you dig.

TREE PROTECTION NOTES:

1. The tree protection barriers shall be constructed before the issuance of any permits, and shall remain intact throughout the entire period of construction.

2. The tree protection barrier shall be installed as labeled on this plan or a distance to the radius of the dripline, whichever is greatest, as measured from the trunk of the protected tree.

3. Any required excavation in or around the protection zone to accommodate underground services, footings, etc; shall be indicated on the plan, and shall be excavated by hand. In addition, related root pruning shall be accomplished via ANSI A-300-95 standard so as to minimize impact on the general root system.

4. The storage of building materials or stock piling shall not be permitted within the limits of or against the protection barriers.

5. Trees within the protection barriers must be adequately cared for throughout the construction process (i.e., they must be watered sufficiently). Fill shall not be placed upon the root system as to endanger the health or life of the affected tree.

KEY

- REMOVED TREE CANOPY
- REMOVED SPECIMEN TREE
- TREE PROTECTION FENCE

TREE CANOPY A
TREE CANOPY A
TREE CANOPY B
TREE CANOPY C
TREE CANOPY D
TREE CANOPY D
TREE CANOPY D
HHO
HHO BUFFER
FRANKLIN ROAD
LOD

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GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

555 FRANKLIN ROAD PUD SUBDIVISION
DEVELOPMENT PLAN
Franklin, Williamson County, Tennessee

GREGORY C. GAMBLE REGISTERED LANDSCAPE ARCHITECT
7/28/22

Revision Date
- △
- △
- △
- △

TREE PRESERVATION

SHEET
L1.0

COF # 7894



1 A1.0 East Elevation Overall
1/16" = 1'-0"



2 A1.0 North Elevation Overall
1/16" = 1'-0"



3 A1.0 West Elevation Overall
1/16" = 1'-0"



4 A1.0 South Elevation Overall
1/16" = 1'-0"

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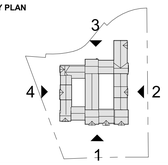
RYAN A+E, INC.
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630-328-1100 tel
630-328-1300 fax

WWW.RYANCOMPANIES.COM

OWNER

BRETT BUNKE
REGISTERED ARCHITECT
STATE OF TENNESSEE
NUMBER 10724
Ex P: JUNE 30, 2023

KEY PLAN



PROJECT INFORMATION

557 Franklin Road Development Plan

557 FRANKLIN RD
FRANKLIN,TN 37069

I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly Registered Architect under the laws of the State of Tennessee

Brett Bunke

REGISTRATION NO.	DATE
10724	06.30.2023

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DRAWN BY	CHECKED BY
DR	BB
JOB NO.	**DATE**
701-193	08.04.2022

ISSUE RECORD

ISSUE #	DATE	DESCRIPTION
1	05.27.22	DEVELOPMENT PLAN
2	06.13.22	ISSUED FOR DEVELOPMENT PLAN
3	08.04.22	DEVELOPMENT PLAN

PRELIMINARY
NOT FOR CONSTRUCTION

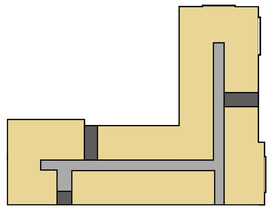
DEVELOPMENT PLAN SUBMISSION
06.13.2022

EXTERIOR ELEVATIONS

A1.0

CITY OF FRANKLIN
PROJECT NUMBER 7894

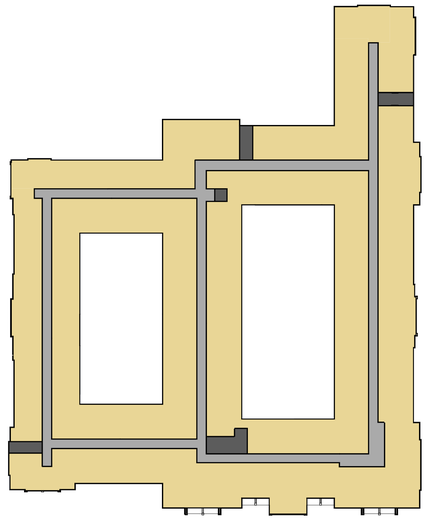
NOT FOR CONSTRUCTION



AREA TYPE

- Circulation-Shell
- Corridor
- Multifamily

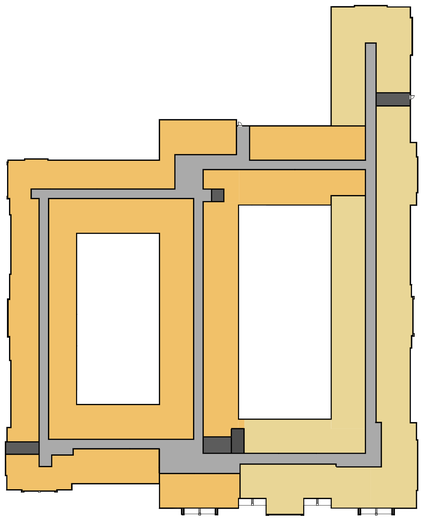
4 A1.1 LEVEL 3 PROGRAM PLAN
1" = 50'-0"



AREA TYPE

- Circulation-Shell
- Corridor
- Multifamily

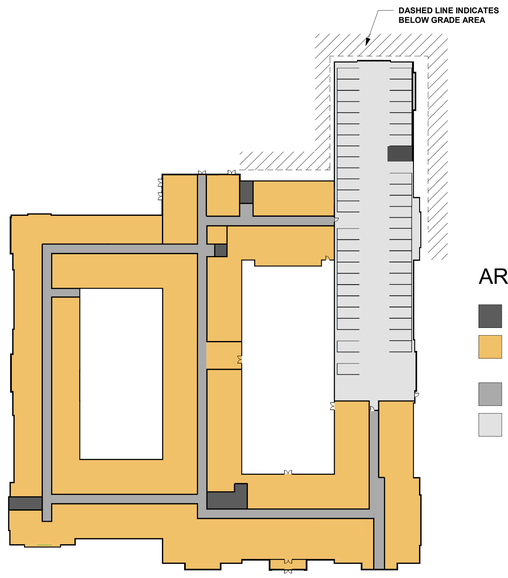
3 A1.1 LEVEL 2 PROGRAM PLAN
1" = 50'-0"



AREA TYPE

- Circulation-Shell
- Continuum of Care
- Corridor
- Multifamily

2 A1.1 LEVEL 1 PROGRAM PLAN
1" = 50'-0"



AREA TYPE

- Circulation-Shell
- Continuum of Care
- Corridor
- Parking

1 A1.1 LOWER LEVEL PROGRAM PLAN
1" = 50'-0"

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OWNER

BRETT BUNKE
REGISTERED ARCHITECT
STATE OF TENNESSEE
DEPARTMENT OF AGRICULTURE
NUMBER 10724

Exp: JUNE 30, 2023

KEY PLAN

PROJECT INFORMATION

557 Franklin Road Development Plan

557 FRANKLIN RD
FRANKLIN,TN 37069

I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly Registered Architect under the laws of the State of Tennessee

Brett Bunke

REGISTRATION NO.	DATE
10724	06.30.2023

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DR	BB
JOB NO.	**DATE**
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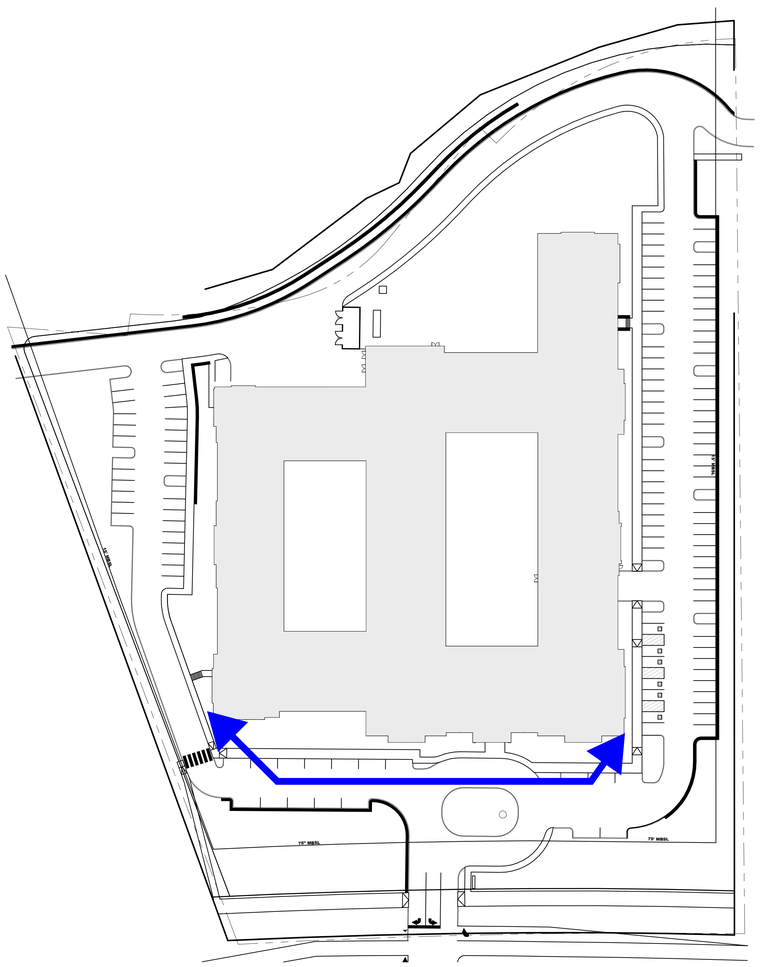
DEVELOPMENT PLAN SUBMISSION
06.13.2022

PROGRAM PLANS

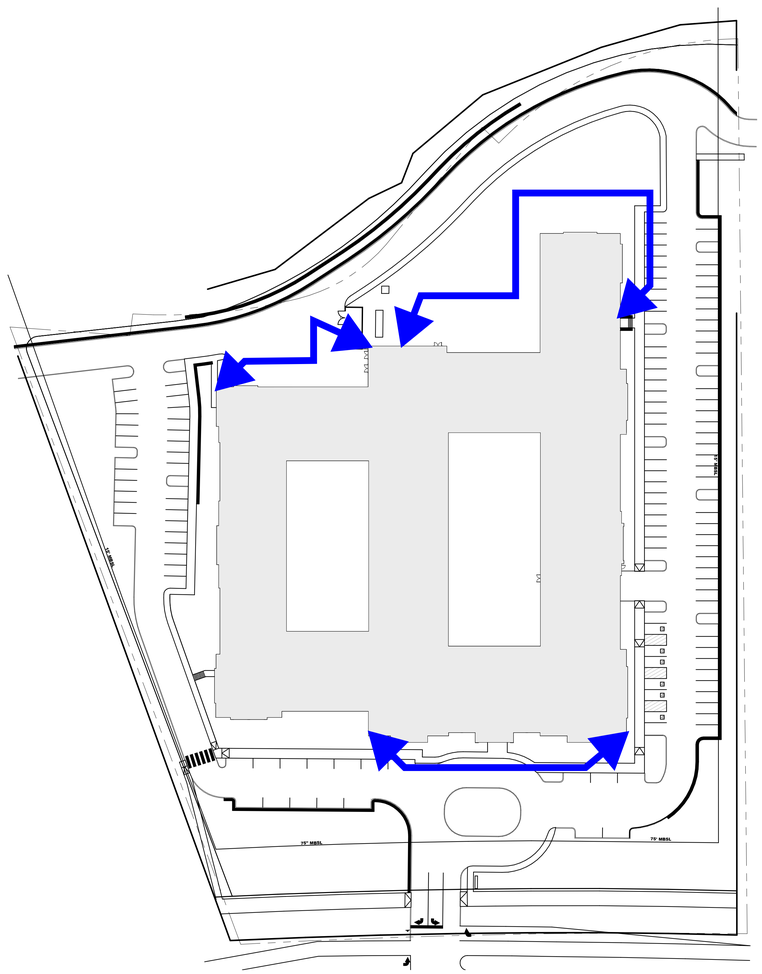
A1.1

CITY OF FRANKLIN
PROJECT NUMBER 7894

NOT FOR CONSTRUCTION



2 A1.2 SITE PLAN MOS 1
1" = 50'-0"



1 A1.2 SITE PLAN MOS 2
1" = 50'-0"

MODIFICATION TO STANDARD REQUEST 1

THIS DIAGRAM AND THESE IMAGES ARE SUPPORTING INFORMATION TO REQUEST A MODIFCATION OF STANDARD FOR SECTION 6.7: BUILDING TYPES -MULTIFAMILY - BUILDING ORIENTATION AND ENTRY -ENTRANCES.FOR A DETAILED NARRATIVE OF THE REQUEST, REFER TO THE COVER SHEET.

IMAGE #1.1 AND #1.2: ENLCOSED COURTYARDS ARE APPROPRIATE OUTDOOR ACCESS POINTS FOR MEMORY CARE RESIDENTS.

IMAGE #1.3: MEMORY CARE DWELLING UNITS ALONG STREETSCAPE DO NOT HAVE DIRECT ACCESS TO THE OUTSIDE.



1.1



1.3



1.2

MODIFICATION TO STANDARD REQUEST 2

THIS DIAGRAM AND THESE IMAGES ARE SUPPORTING INFORMATION TO REQUEST A MODIFCATION OF STANDARD FOR SECTION SECTION 6.7: BUILDING TYPES – MULTIFAMILY –FOUNDATIONS, PORCHES AND STOOPS.FOR A DETAILED NARRATIVE OF THE REQUEST, REFER TO THE COVER SHEET.

IMAGE #2.1 AND #2.2: ENTRANCES TO THE BUILDING SHOULD HAVE MINIMAL SLOPE TO THE PROPOSED GRADE TO MAKE WALKING SAFER FOR OLDER ADULTS.

IMAGE #2.3 ENTRANCES THAT HAVE MINMAL SLOPE CHANGE ARE EASIER TO PROGRAM OUTDOOR ACTIVITIES.



2.1



2.3



2.2

7/28/2022 11:41:03 AM

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OWNER

BRETT BUNKE
REGISTERED ARCHITECT
STATE OF TENNESSEE
AGRICULTURE
10724
LICENSED
ARCHITECT
STATE OF TENNESSEE

Exp: JUNE 30, 2023

KEY PLAN

PROJECT INFORMATION

557 Franklin Road Development Plan

557 FRANKLIN RD
FRANKLIN,TN 37069

I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly Registered Architect under the laws of the State of Tennessee

Brett Bunke

REGISTRATION NO.	DATE
10724	06.30.2023

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701-193	08.04.2022

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PRELIMINARY
NOT FOR CONSTRUCTION

DEVELOPMENT PLAN SUBMISSION
06.13.2022

SITE PLAN - MODIFICATION OF STANDARD REQUEST

A1.2

CITY OF FRANKLIN
PROJECT NUMBER 7894

NOT FOR CONSTRUCTION

File #: 21-0772

DATE: July 1, 2025

TO: Board of Mayor and Aldermen

FROM: Eric Stuckey, City Administrator
Shauna Billingsley, City Attorney

SUBJECT:

*Consideration Of Resolution 2025-56, A Resolution Authorizing The City Administrator To Execute A Contract With Preservation Partners For The Purchase Of The Creekside House Parcel In An Amount Not To Exceed $2,018,000 (COF Contract No. 2025-0246)

PURPOSE:

The purpose of this memorandum is to provide information to the Franklin Board of Mayor and Aldermen (BOMA) concerning Resolution 2025-56.

BACKGROUND/STAFF COMMENTS:

Preservation Partners is the fee simple owner of those tracts or parcels of real property identified by the Williamson County Tax Assessor's Office as Map 063, Parcel 24.01 and Map 063, Parcel 024.00, containing approximately 61.76 +/- acres, being further depicted and described on the ALTA/NSPS Survey +/- acres prepared by Wilson & Associates, P.C.

Partners acquired the Partners Property for a purchase price of Nine Million and No/100 Dollars ($9,000,000.00), on or about June 30, 2023, with the primary objective of preserving the same as open land, and with the intention of providing the City the opportunity for a reasonable period of time to purchase the Partners Property at the Partners cost in order to assure long term land preservation

The City and Partners entered into an agreement for the purchase of certain lots within the Partners Property which stated that upon consummation of the sale of Tract II and/or Lot O.S.1 to the City, Partners would, at its sole discretion and in good faith, use commercially reasonable efforts to sell the Creekside House Parcel.

The City and Partners agreed that subject to the terms and conditions of certain terms within the Contract, within thirty (30) days following the sale of the Creekside House Parcel any Net Profit realized by Partners from the Transactions and the sale of the Creekside House Parcel should be paid over, or donated as the circumstances may direct, to the City.

The Partners sold 370 Franklin Road (a portion of the Property) to The Belonging Church, Inc. for $4,150,000.00 and pursuant to the Contract, the City shall be reimbursed a proportionate share of the Net Profit and the City's portion would be determined by the City's purchase price of Tract II and/or Lot O.S.1 as a percentage of the total combined purchase prices realized from the sale of Tract I and Tract II and/or Lot O.S.1 and the Creekside House Parcel.

The City has an opportunity to purchase the Creekside House Parcel and has asked for

documentation evidencing the financial impact to the Partners to ensure the City only pays an amount to make the Partners whole.
The Contract defines "Net Profit" as the gross sale price realized from the Transactions and sale, plus any rents or other income which may have been received therefrom or with respect thereto, LESS the amount necessary to acquire the Partners Property, and including, but not limited to, all carrying costs, financing costs (including any interest paid to Members that is less than the interest rate that Partners pays to StudioBank for financing the acquisition of the Partners Property), payments and fees, construction and renovation costs, taxes, attorney's fees, insurance costs, filing fees, and real estate commissions and broker commissions.
Partners and the City share a collective spirit and desire to work cooperatively and in good faith to advance to purposes of open land preservation and the expansion of City Park facilities in accordance with the terms and conditions of the Contract and execution of an agreement to purchase the Creekside House Parcel in an amount not to exceed $2,018,000.00 is in the best interest of the City.

FINANCIAL IMPACT:

The financial impact of adopting Resolution 2025-56 will not exceed $2,018,000. The purchase will be recorded in the Capital Project Fund (Fund 310) and expensed against account 310-89312-44700.

Ordinance 2025-28, the first Budget Amendment for FY 2026, will include the appropriation of $2,018,000 (among other items). The review process of Ordinance 2025-28 will begin at the Budget & Finance Committee's next meeting on August 14, with an anticipated Public Hearing in front of the Board of Mayor and Aldermen on 2nd reading on September 9th. Where the funds (revenues) will come from for the purchase - (the Hotel/Motel Tax Fund or the General Fund are the most likely sources) - will be determined in advance of the August 14th meeting and allow Administration, the Office of Budget & Performance and the Finance Department to review preliminary year-end fund balances to determine the best source.

RECOMMENDATION:

Staff recommends that the Board of Mayor and Aldermen approve Resolution 2025-56.

RESOLUTION 2025-56

A RESOLUTION AUTHORIZING THE CITY ADMINISTRATOR TO EXECUTE A CONTRACT WITH PRESERVATION PARTNERS FOR THE PURCHASE OF THE CREEKSIDE HOUSE PARCEL IN AN AMOUNT NOT TO EXCEED $ 2,018,000.00 (COF CONTRACT No. 2025-0246)

WHEREAS, J. Roderick Heller III, Tyler Berry, Lloyd Crockett, Eslick Daniel, Greg Gamble, Calvin Lehew, Anthony McAlister and Robert Ravener (Collectively the "Members"), organized Partners on or about September 8, 2022;

WHEREAS, Partners is the fee simple owner of those tracts or parcels of real property identified by the Williamson County Tax Assessor's Office as Map 063, Parcel 24.01 and Map 063, Parcel 024.00, containing approximately 61.76 +/- acres, being further depicted and described on the ALTA/NSPS Survey +/- acres prepared by Wilson & Associates, P.C., attached hereto as Exhibit A to COF Contract 2023-0297 ("Partners Property");

WHEREAS, Partners acquired the Partners Property for a purchase price of Nine Million and No/100 Dollars ($9,000,000.00), on or about June 30, 2023, with the primary objective of preserving the same as open land, and with the intention of providing the City the opportunity for a reasonable period of time to purchase the Partners Property at the Partners cost in order to assure long term land preservation;

WHEREAS, the City and Partners entered into an agreement for the purchase of certain lots within the Partners Property (COF Contract 2023-0297 attached as Exhibit A)("Contract") which stated that upon consummation of the sale of Tract II and/or Lot O.S.1 to the City, Partners would, at its sole discretion and in good faith, use commercially reasonable efforts to sell the Creekside House Parcel;

WHEREAS, the City and Partners agreed that subject to the terms and conditions of certain terms within the Contract, within thirty (30) days following the sale of the Creekside House Parcel any Net Profit realized by Partners from the Transactions and the sale of the Creekside House Parcel should be paid over, or donated as the circumstances may direct, to the City;

WHEREAS, the Partners sold 370 Franklin Road (a portion of the Property) to The Belonging Church, Inc. for $4,150,000.00;

WHEREAS, pursuant to the Contract, the City shall be reimbursed a proportionate share of the Net Profit and the City's portion would be determined by the City's purchase price of Tract II and/or Lot O.S.1 as a percentage of the total combined purchase prices realized from the sale of Tract I and Tract II and/or Lot O.S.1 and the Creekside House Parcel;

WHEREAS, the City has an opportunity to purchase the Creekside House Parcel and has asked for documentation evidencing the financial impact to the Partners to ensure the City only pays an amount to make the Partners whole;

WHEREAS, the Contract defines "Net Profit" as the gross sale price realized from the Transactions and sale, plus any rents or other income which may have been received therefrom or with respect thereto, LESS the amount necessary to acquire the Partners Property, and including, but not limited to, all carrying costs, financing costs (including any interest paid to Members that is less than the interest rate that

Partners pays to StudioBank for financing the acquisition of the Partners Property), payments and fees, construction and renovation costs, taxes, attorney's fees, insurance costs, filing fees, and real estate commissions and broker commissions;

WHEREAS, Partners and the City share a collective spirit and desire to work cooperatively and in good faith to advance to purposes of open land preservation and the expansion of City Park facilities in accordance with the terms and conditions of the Contract; and

WHEREAS, the Board of Mayor and Aldermen of the City of Franklin, Tennessee ("BOMA") desires to move toward the effective and efficient administration of City business and believes that authorizing the City Administrator to execute an agreement with Franklin Partners in an amount not to exceed $2,018,000.00 is in the best interest of the City.

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

Section 1. The Board of Mayor and Aldermen of the City of Franklin, Tennessee hereby authorizes the City Administrator to execute COF Contract No. 2025-0246 with Franklin Partners in substantially the same form as determined by the Law Department for the purchase of the Creekside House Parcel in an amount not to exceed $2,018,000.00.

Section 2. The City Administrator is further authorized to take any and all necessary actions to implement and administer the terms of the COF Contract No. 2025-0246, including any amendments thereto, provided such amendments do not increase the cost to the City.

Section 3. This resolution shall take effect immediately upon its passage and approval.

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

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

AS AMENDED

MEMORANDUM OF UNDERSTANDING
COF Contract No. 2023-0297

THIS MEMORANDUM OF UNDERSTANDING ("Agreement ") is by and among Franklin Preservation Partners, LLC, a Tennessee limited liability company ("Partners") and the City of Franklin, Tennessee ("City"), and is dated effective as of the 18th day of April, 2024.

RECITALS

WHEREAS, Partners is the fee simple owner of those tracts or parcels of real property identified by the Williamson County Tax Assessor's Office as Map 063, Parcel 24.01 and Map 063, Parcel 024.00, containing approximately 61.76 +/- acres, being further depicted and described on the ALTA/NSPS Survey +/- acres prepared by Wilson & Associates, P.C., attached hereto as Exhibit A ("Partners Property");

WHEREAS, the Partners Property represents an area of first settlement in Williamson County, Tennessee, possesses great historical and scenic significance, and is one of the last remaining undeveloped tracts of open land along the gateways to the City's Historic District;

WHEREAS, over the last several years various parties have submitted numerous unsuccessful high density residential development proposals to the City regarding the Partners Property;

WHEREAS, J. Roderick Heller III, Tyler Berry, Lloyd Crockett, Eslick Daniel, Greg Gamble, Calvin Lehew, Anthony McAlister and Robert Ravener (Collectively the "Members"), organized Partners on or about September 8, 2022;

WHEREAS, Partners acquired the Partners Property for a purchase price of Nine Million and No/100 Dollars ($9,000,000.00), on or about June 30, 2023, with the primary objective of preserving the same as open land, and with the intention of providing the City the opportunity for a reasonable period of time to purchase the Partners Property at the Partners cost in order to assure long term land preservation;

WHEREAS, Partners and the City entered into that certain Supplemental Agreement to the Memorandum of Understanding, last dated September 14, 2023 ("Supplemental Agreement");

WHEREAS, Partners ability to offer the Partners Property at cost to the City is critically time sensitive due to the ongoing escalation of the costs to carry and hold the Partners Property;

WHEREAS, Partners and the City share a collective spirit and desire to work cooperatively and in good faith to advance to purposes of open land preservation and the expansion of City Park facilities in accordance with the terms and conditions of this Agreement; and

Law Dept. Approved 04.09.24

WHEREAS, on March 12, 2024, Partners caused a Final Subdivision Plat to be recorded in Plat Book P82, page 82, Register's Office of Williamson County, Tennessee, prepared by Wilson & Associates, P.C., attached hereto as Exhibit B ("Plat").

NOW THEREFORE, in consideration of the recitals above and to accomplish the collective purpose and mission stated herein, the parties agree as follows:

AGREEMENTS

A. **Transactional Structure.**

1. On or about September 15, 2023, the City paid to Partners the sum of Two Million and No/100 Dollars ($2,000,000.00) to Partners ("Initial Payment"). On or about December 31, 2023, the City paid to Partners an additional One Million Dollars ($1,000,000.00) ("Second Payment") toward the purchase of "Tract II" as depicted on the Survey, and for the purposes of this Agreement, being the same tract or parcel as Lot "O.S.1", as depicted on the Plat". On or before April 19, 2024, the City will pay the remainder of the purchase price equaling One Million One Hundred Ninety-Four Thousand and Two Hundred Sixty-Two and No/100 Dollars ($1,194,262.00) of the full purchase price of Four Million One Hundred Ninety-Four Thousand Two Hundred Sixty-Two and No/100 Dollars ($4,194,262.00), less the Initial Payment and the Second Payment. In exchange, Partners agrees to convey Lot O.S.1, the property shown on the Plat attached hereto as Exhibit B, containing approximately 44.53+/- acres, less and except a portion thereof containing approximately 3.827+/- acres encompassing the Creekside House ("Creekside House Parcel"), together with all buildings, structures, fixtures, improvements, personal property, and all easements, interests, privileges, tenements, and hereditaments appurtenant thereto.

2. The parties acknowledge and agree that a material purpose of this Agreement is to encumber the respective tracts or parcels of real property described herein in perpetuity and to bind any and all future transferees thereof with the easements, covenants, restrictions and conditions of use set forth in Exhibit C, attached hereto.

3. All costs associated with the Transactions shall be apportioned and paid by the respective parties in the most cost-efficient manner possible and in accordance with local customs and practices. Each such purchaser of a tract or parcel, or any portion thereof, shall be responsible for paying all taxes levied against each tract or parcel that are attributable to the period prior to such closing, proportional to the size of such tract or parcel relative to any partition or subdivision from a larger tract or parcel, and arise as a result of the property having been classified as agricultural land, open space, recreational, park or scenic land, timber land or another classification that defers the taxes owed with respect to the property.

4. Unless expired and/or terminated pursuant to the terms of this Agreement, the initial term of this Agreement shall expire September 14, 2026 (the "Original Term"); provided, however that, any party may terminate this Agreement upon providing thirty (30) days' notice to the other parties. At the expiration of the Original Term, this Agreement shall automatically renew for additional terms of one (1) month each upon the same terms as set

Law Dept. Approved 04.09.24

forth herein, unless prior written notice is provided by any party not less than thirty (30) days in advance of the end of the Original Term or any additional term then taking effect, that said party intends not to renew the Agreement upon the expiration of the then existing term.

5. The parties agree that they shall convey such reasonable easements as necessary to accomplish the purposes of this Agreement prior to or contemporaneously with the Transactions.

6. Partners shall keep full and detailed accounts, provide the City quarterly financial statements, and at all reasonable times, the City shall be afforded access to, and shall be permitted to copy and audit, Partners records, books, and contracts relating to this Agreement or otherwise related to the Transactions. The City anticipates, but shall not be limited by, one (1) audit visit per annum during the Original Term of this Agreement. Upon written request from the City, Partners will make available those contract books, documents, and records necessary to verify compliance with the terms of this Agreement.

B. **Equalization Upon Sale of Creekside House Remainder Tract.**

1. Upon consummation of the sale of Tract II and/or Lot O.S.1 to the City, Partners will, at its sole discretion and in good faith, use commercially reasonable efforts to sell the Creekside House Parcel. Further, Partners agree to convey an easement to the City at a reasonable and agreed upon location across the Creekside House Parcel within ninety (90) days of the closing of Tract II and/or Lot O.S.1. Subject to the terms and conditions of Section B. 2. below, within thirty (30) days following the sale of the Creekside House Parcel any Net Profit realized by Partners from the Transactions and the sale of the Creekside House Parcel shall be paid over, or donated as the circumstances may direct, to the City. Should the City purchase both Tract I and Tract II and/or Lot O.S.1, the City shall be the sole beneficiary of any Net Profit. Should the City purchase only Tract II and/or Lot O.S.1, the City shall be reimbursed a proportionate share of the Net Profit. The City's portion would be determined by the City's purchase price of Tract II and/or Lot O.S.1 as a percentage of the total combined purchase prices realized from the sale of Tract I and Tract II and/or Lot O.S.1 and the Creekside House Parcel. As used herein "Net Profit", shall mean the gross sale price realized from the Transactions and sale, plus any rents or other income which may have been received therefrom or with respect thereto, LESS the amount necessary to acquire the Partners Property, and including, but not limited to, all carrying costs, financing costs (including any interest paid to Members that is less than the interest rate that Partners pays to StudioBank for financing the acquisition of the Partners Property), payments and fees, construction and renovation costs, taxes, attorney's fees, insurance costs, filing fees, and real estate commissions and broker commissions.

2. In the event that the Creekside House Parcel fails to sell during the Original Term of this Agreement, Partners equalization obligations pursuant to Section B. 1. above shall terminate, in which event this Agreement shall be null and void and no party shall have any further obligation hereunder.

Law Dept. Approved 04.09.24

C. **Special Conditions.**

1. Once the 44.53+/- acres of property known as Tract II and/or Lot O.S.1, more particularly shown by the words, figures, signs, and symbols noted on the Survey attached hereto as Exhibit A, is conveyed to the City, the City hereby acknowledges and agrees as follows:

a. The City will be responsible for the planning, design, construction, and maintenance of any and all roads within and/or accessing Tract II and/or Lot O.S.1.

D. **Miscellaneous.**

1. The Agreement between the parties supersedes any prior or contemporaneous communications, representations, or agreements between the parties, whether oral or written, regarding the subject matter of the entire Agreement. The terms and conditions of this Agreement may not be changed except by an amendment expressly referencing this Agreement by section number and signed by an authorized representative of each party, unless specified otherwise in this Agreement. If seeking any addition or modification to the Agreement, the parties agree to reference the specific paragraph number sought to be changed on any future document or purchase order issued in furtherance of the Agreement; however, an omission of the reference to same shall not affect its applicability. In no event shall either party be bound by any terms contained in any purchase order, acknowledgment, or other writings unless: (a) such purchase order, acknowledgment, or other writings specifically refer to the Agreement or to the specific clause they are intended to modify; (b) clearly indicate the intention of both parties to override and modify the Agreement; and (c) such purchase order, acknowledgment, or other writings are signed, with specific material clauses separately initialed, by authorized representatives of both parties.

2. Each party hereto is prohibited from assigning any of its interests, benefits, or responsibilities hereunder to any third party or related third party, without the prior written consent of the other parties, such consent not to be unreasonably withheld.

3. The parties agree to execute such documents and do such things as may be necessary or appropriate to facilitate the purposes of this Agreement and further agree to consummate the Transactions contemplated by this Agreement in accordance with local custom and practice.

4. This Agreement may be executed in several counterparts, each of which shall be deemed to be an original copy and all of which together shall constitute one agreement binding on all parties hereto, notwithstanding that all the parties shall not have signed the same counterpart.

5. THIS AGREEMENT SHALL BE GOVERNED AND CONSTRUED IN ACCORDANCE WITH THE INTERNAL LAWS OF THE STATE OF TENNESSEE, EXCLUSIVE OF CONFLICT OF LAWS PRINCIPLES.

Law Dept. Approved 04.09.24

6. In case any one or more of the provisions contained in this Agreement for any reason are held to be invalid, illegal, or unenforceable in any respect, such invalidity, illegality, or unenforceability will not affect any other provision hereof, and this Agreement will be construed as if such invalid, illegal or unenforceable provision had never been contained herein.

7. In the event of a dispute or litigation arising out of said Agreement, it is understood and agreed that this Agreement was executed and performed in Williamson County, Tennessee, and as such, it is agreed by both parties that venue of said litigation, including an action for Declaratory Judgment, will be in Williamson County, Tennessee.

8. No person on the grounds of handicap, age, race, color, religion, sex, national origin, disability, or marital/familial status or any other classification protected by Federal and/or State of Tennessee constitutional and/or statutory law shall be excluded from participation in, or be denied benefits, or be otherwise subjected to discrimination in the performance of this Agreement.

9. NOTICE. All notices under this Agreement shall be in writing and sent by certified mail to the address listed below for each party.

City of Franklin, TN
109 3rd Avenue, S. (City Hall)
Franklin, TN 37064
Attn: City Administrator

Franklin Preservation Partners, LLC
198 E Main Street, Suite 101
Franklin, TN 37064
Attn: J. Roderick Heller, III, Manager

10. The subject headings contained in this Agreement are for reference purposes only and do not affect in any way the meaning or interpretation hereof.

11. FOR PURPOSES OF THIS AGREEMENT, TIME SHALL BE CONSIDERED OF THE ESSENCE.

[Remainder of page intentionally left blank; signature page to follow.]

Law Dept. Approved 04.09.24

EXECUTED to be effective as of the date above shown.

Franklin Preservation Partners, LLC,
a Tennessee limited liability company,

By: _____
Name: J. Roderick Heller, III
Title: Manager

City of Franklin, Tennessee

By: _____
Name: Ken Moore
Title: Mayor
Attest by:

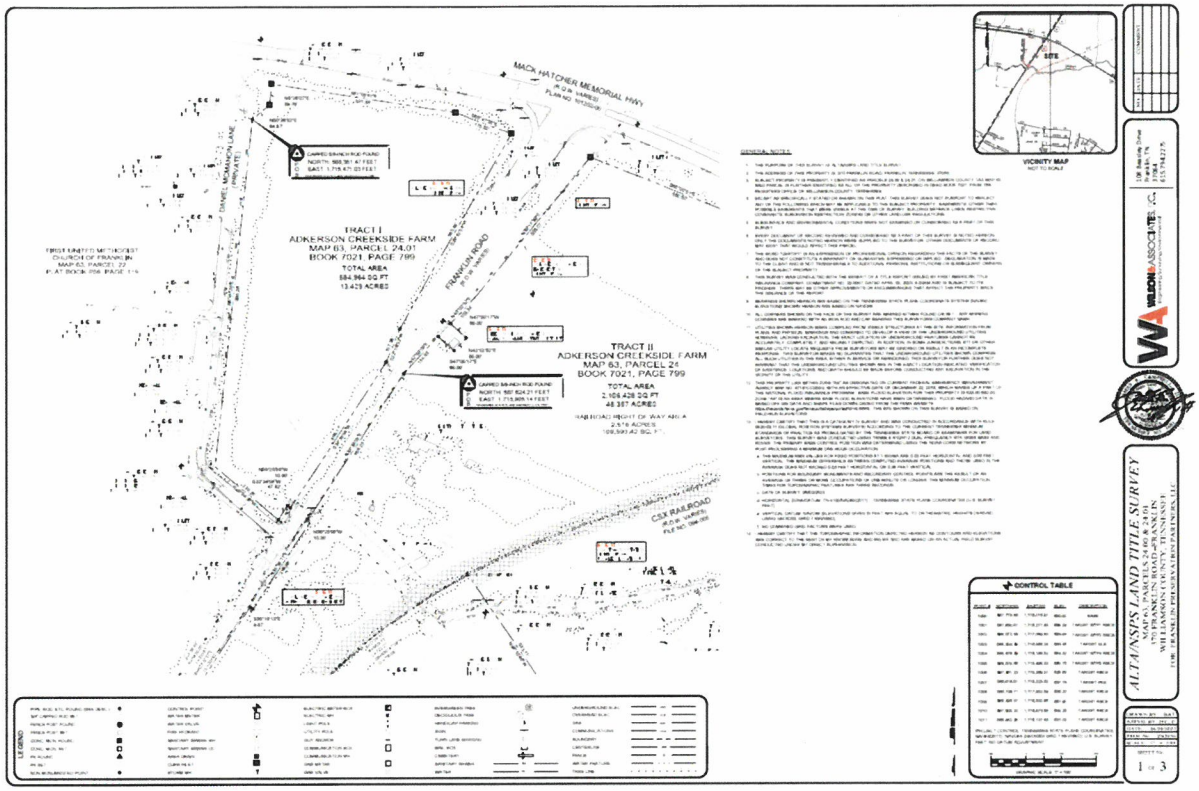
_____
Eric Stuckey, City Administrator

Approved as to form by:

_____
Shauna R. Billingsley, City Attorney

Law Dept. Approved 04.09.24

EXHIBIT A



Law Dept. Approved 04.09.24

EXHIBIT B

[Attached Hereto}

Law Dept. Approved 04.09.24

EXHIBIT C

COVENANTS AND CONDITIONS

Tract II and/or Lot O.S.1 - The City agrees that it shall zone Tract II and/or Lot O.S.1 Civic Institutional and encumbered the same with restrictive covenants restricting any use thereof in perpetuity to the terms and conditions of Civic Institutional uses, public park uses, and recreational facility uses, as in effect on the date of this Agreement, which can be found at Franklin Zoning Ordinance (franklintn.gov).

Creekside House Parcel - The Creekside House Parcel shall be encumbered with a conservation easement to be administered and enforced by the Land Trust for Tennessee, or another similar non-profit entity as reasonably approved by Partners.

The parties agree that they shall convey easements as necessary prior to or contemporaneously with the Transactions.

Law Dept. Approved 04.09.24

SUPPLEMENTAL AGREEMENT TO THE MEMORANDUM OF UNDERSTANDING COF Contract No. 2023-0297

THIS SUPPLEMENTAL AGREEMENT TO THE MEMORANDUM OF UNDERSTANDING ("Supplemental Agreement") is by and among Franklin Preservation Partners, LLC, a Tennessee limited liability company ("Partners") and the City of Franklin, Tennessee ("City") and is dated effective as of the 14th day of September, 2023.

RECITALS

WHEREAS, pursuant to the Memorandum of Understanding ("Agreement") between the parties, the City has agreed to provide an Initial Payment toward the Transactions on or before September 15, 2023; and

WHEREAS, Partners agree that should the Transactions not occur or if the Church is unwilling to execute the Agreement, Partners will return the Initial Payment in full.

NOW THEREFORE, in consideration of the recitals above and to accomplish the collective purpose and mission stated herein, the parties agree as follows:

AGREEMENTS

1. Partners and the City agree that on or before September 15, 2023, the City will pay the sum of Two Million and No/100 Dollars ($2,000,000.00) to Partners ("Initial Payment"). The balance of the purchase price, in the amount of Two Million One Hundred Ninety-Four Thousand Two Hundred Sixty-Two and No/100 Dollars ($2,194,262.00), shall be paid by the City to Partners upon the consummation of the Transactions.

2. The parties acknowledge and agree that the respective obligations to consummate the Transactions contemplated by this Agreement are conditioned upon the successful consummation of all respective elements hereof. If for any reason the Transactions do not close on or before December 31, 2023, Partners shall return the Initial Payment to the City within thirty (30) days of receipt of written request for the same by the City.

3. This Supplement Agreement shall expire on December 31, 2023, if the Church has not become a party to the Agreement and the Initial Payment due back to the City will become due and payable by January 31, 2023.

4. All terms defined in the Agreement shall have the same meaning when used in this Supplemental Agreement, unless amended herein.

5. All other terms set forth in the Agreement shall remain in full force and effect.

EXECUTED to be effective as of the date above shown.

[Signature blocks to follow.]

Franklin Preservation Partners, LLC,
a Tennessee limited liability company,

By: _____
Name: J. Roderick Heller, III
Title: Manager

City of Franklin, Tennessee

By: _____
Name: Eric S. Stuckey
Title: City Administrator

Law Dept approved 09.14.23

City of Franklin

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

File #: 21-0773

DATE: July 1, 2025

TO: Board of Mayor and Aldermen

FROM: Eric Stuckey, City Administrator
Shauna Billingsley, City Attorney

SUBJECT:

*Consideration Of Resolution 2025-54, A Resolution To Notify The County Clerk Of The City Of Franklin's Desire To Condemn Certain Portions Of Coleman Road As May Be Necessary

PURPOSE:

The purpose of this memorandum is to provide information to the Franklin Board of Mayor and Aldermen (BOMA) concerning Resolution 2025-54.

BACKGROUND/STAFF COMMENTS:

The City has or will soon annex property commonly known as the Harlin property through Resolution 2025-25. Coleman Road is not within the City limits of Franklin and the County and City agree that the City shall maintain portions of Coleman Road as may be necessary. The interlocal agreement for that maintenance is COF Contract 2025-0041 which is or will soon be fully executed by the City and the County.

The development is required to improve Coleman Road as shown in Resolution 2025-26 which is or will soon be approved by the City. While it is understood that the developer is required to obtain the necessary right of way to improve Coleman Road it may be necessary for the City to condemn in the future. TCA §6-54-122 provides that a municipality, in exercising its powers of eminent domain pursuant to title 29, chapters 16 and 17, or in any other manner provided by law, to condemn unincorporated territory that is located in any county where any part of the municipality was not located prior to May 1, 1995, shall first notify, in writing, the county clerk of the county where the territory proposed to be taken for public use is located. The county clerk shall immediately send a copy of the notice to the county mayor and to the members of the county legislative body. The county legislative body shall approve or disapprove the municipality's proposed action no later than its next regularly scheduled meeting and may hold a special meeting for this purpose. If the county legislative body takes no action or approves the municipality's action, the municipality may proceed with its proposed action. If the county legislative body disapproves the municipality's action, the municipality may not proceed, except as provided in this section.

FINANCIAL IMPACT:

None

RECOMMENDATION:

Staff recommends that the Board of Mayor and Aldermen approve Resolution 2025-54.

RESOLUTION NO. 2025-54

A RESOLUTION TO NOTIFY THE COUNTY CLERK OF THE CITY OF FRANKLIN'S DESIRE TO CONDEMN CERTAIN PORTIONS OF COLEMAN ROAD AS MAY BE NECESSARY

WHEREAS, the City has or will soon annex property commonly known as the Harlin property through Resolution 2025-25 (Exhibit A);

WHEREAS, Coleman Road is not within the City limits of Franklin and pursuant to an interlocal agreement the County and City agree that the City shall maintain portions of Coleman Road as may be necessary (COF Contract No. 2025-0041 attached as Exhibit B);

WHEREAS, the development is required to improve Coleman Road as shown in the Development Plan attached and approved by Resolution 2025-26 (Exhibit C);

WHEREAS, while it is understood that the developer is required to obtain necessary right of way to improve Coleman Road it may be necessary for the City to condemn in the future;

WHEREAS, Tennessee Code Annotated §6-54-122 provides that a municipality, in exercising its powers of eminent domain pursuant to title 29, chapters 16 and 17, or in any other manner provided by law, to condemn unincorporated territory that is located in any county where any part of the municipality was not located prior to May 1, 1995, shall first notify, in writing, the county clerk of the county where the territory proposed to be taken for public use is located. The county clerk shall immediately send a copy of the notice to the county mayor and to the members of the county legislative body. The county legislative body shall approve or disapprove the municipality's proposed action no later than its next regularly scheduled meeting and may hold a special meeting for this purpose. If the county legislative body takes no action or approves the municipality's action, the municipality may proceed with its proposed action. If the county legislative body disapproves the municipality's action, the municipality may not proceed, except as provided in this section;

WHEREAS, the Board of Mayor and Aldermen believe it in the best interest of the City to notify the County Clerk of Williamson County of its intent to use its powers of eminent domain if necessary relative to the portions of Coleman Road as shown in the Development Plan attached and approved by Resolution 2025-26.

NOW THEREFORE BE IT RESOLVED BY THE BOARD OF MAYOR AND ALDERMAN FOR THE CITY OF FRANKLIN, TENNESSEE that the City Attorney shall notify the County Clerk of Williamson County through this Resolution of its intent to use its powers of eminent domain if necessary to condemn certain portions of Coleman Road as shown in the Development Plan attached and approved by Resolution 2025-26.

IT IS SO RESOLVED this the _____ day of July, 2025.

ATTEST:

_____
ANGIE SKARP
CITY RECORDER

CITY OF FRANKLIN, TENNESSEE:

_____
DR. KEN MOORE
MAYOR

APPROVED AS TO FORM:

_____
SHAUNA R. BILLINGSLEY
CITY ATTORNEY

EXHIBIT A

RESOLUTION 2025-25

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

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

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

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

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

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

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

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

PREMISES CONSIDERED

Map-Parcel	Acres
091 – 99.00	311.21
Total	311.21

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

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

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

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

ATTEST:

By: _____
Angie Skarp
City Recorder

CITY OF FRANKLIN, TENNESSEE:

By: _____
Dr. Ken Moore
Mayor

Approved as to form by:

_____
Shauna R. Billingsley
City Attorney

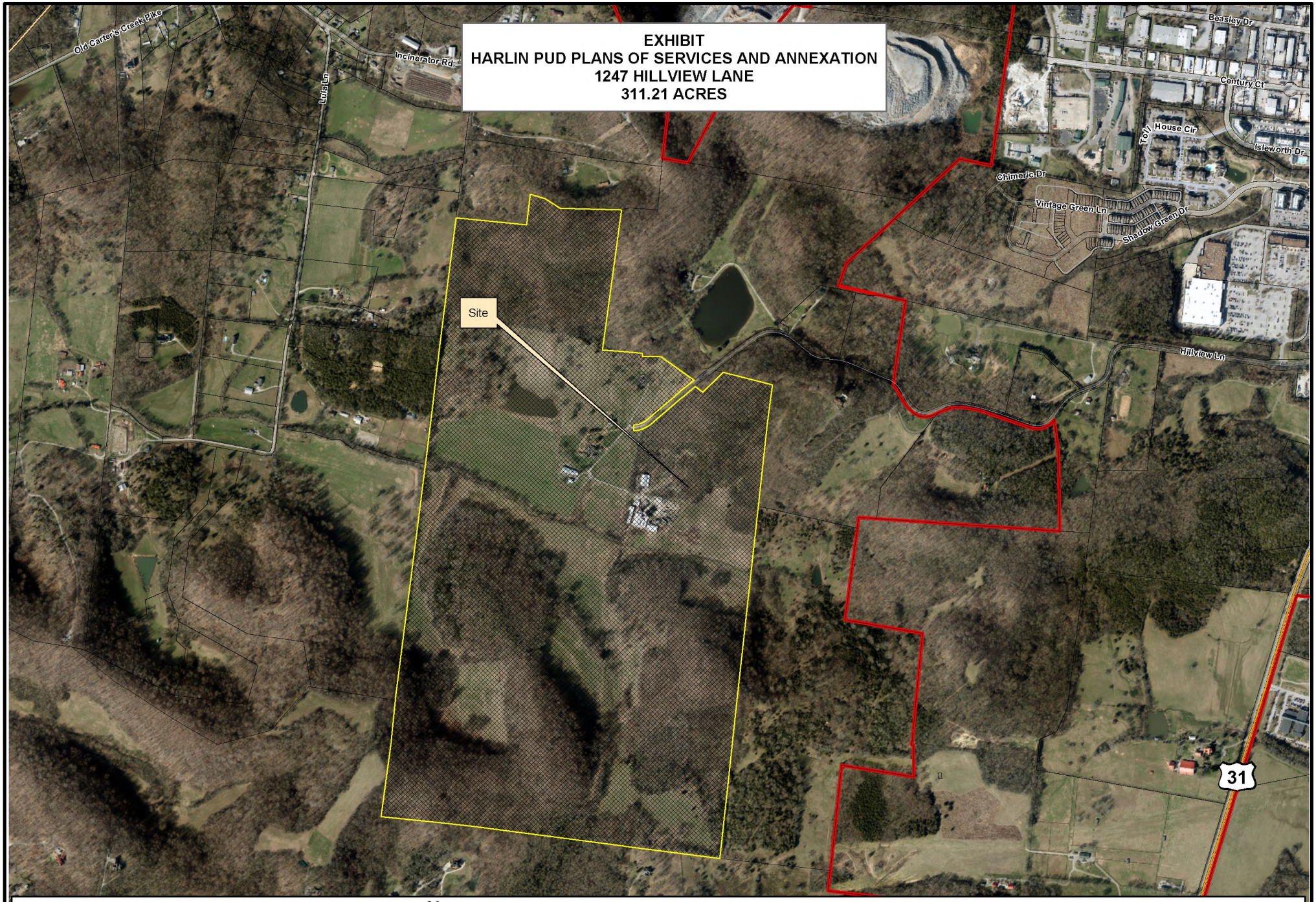
PLANNING COMMISSION RECOMMENDED: _____

PASSED FIRST READING: _____

PUBLIC HEARING HELD: _____

PASSED SECOND READING: _____

PASSED THIRD READING: _____


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

HARLIN PUD SUBDIVISION

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

Franklin, Williamson County, Tennessee

SHEET INDEX

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

DEVELOPMENT TEAM

APPLICANT & LANDSCAPE ARCHITECT:

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

LANDSCAPE ARCHITECT:

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

ENGINEER:

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

DEVELOPER/OWNER REP:

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

ARCHITECT:

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

BRANDING:

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

BRANDING:

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



SITE DATA

HARLIN PUD SUBDIVISION, PD DEVELOPMENT PLAN

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

IMPACT STATEMENT

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

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

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

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

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

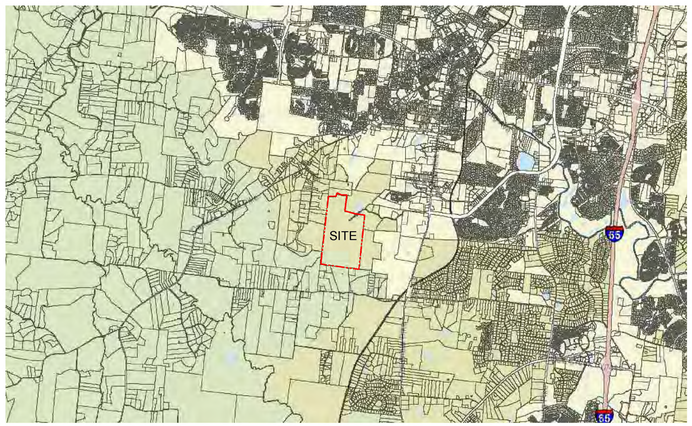
GAS
NATURAL GAS WILL BE PROVIDED BY ATMOS GAS, IF AVAILABLE.

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

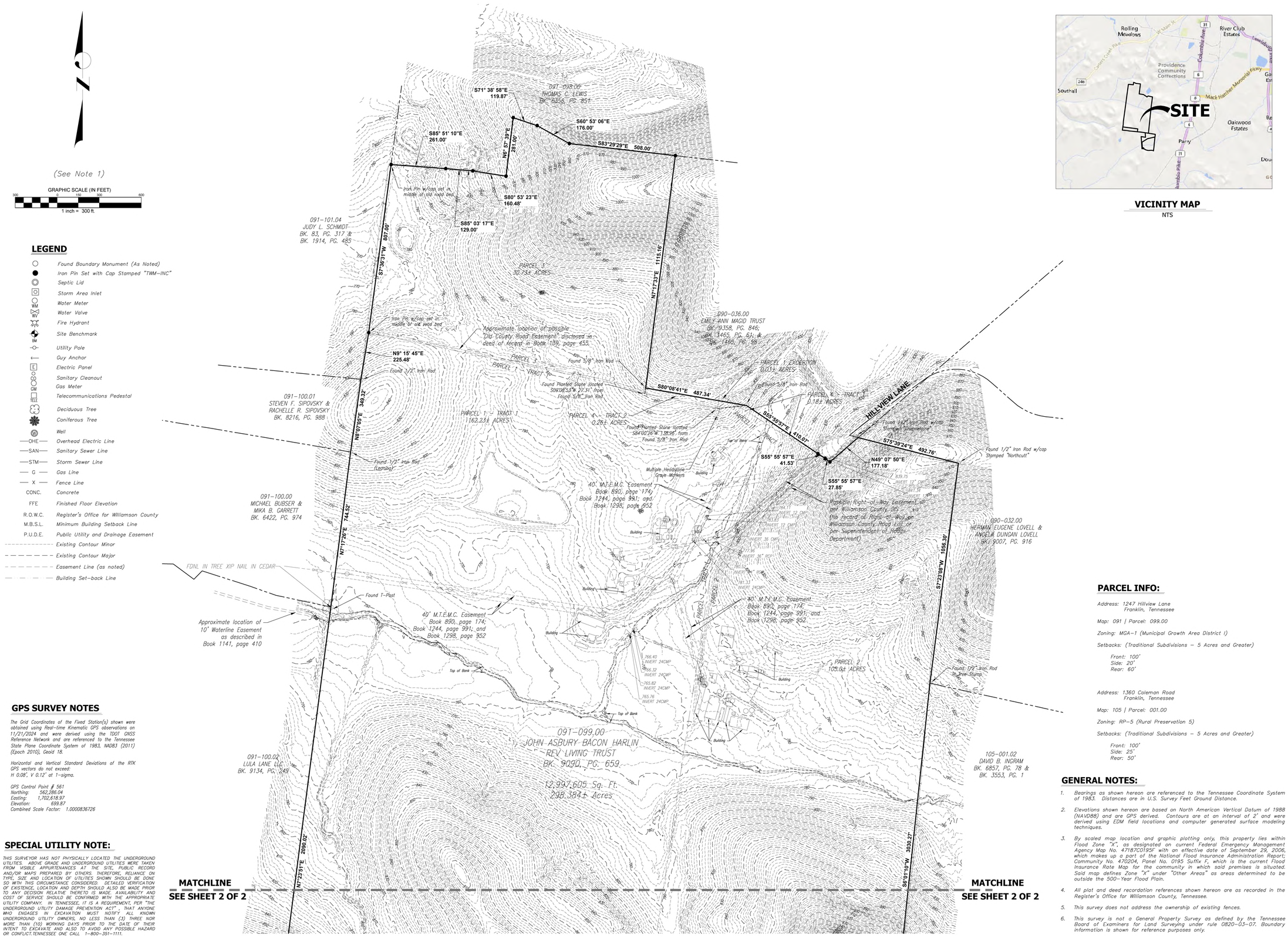
STREET NETWORK
A MINIMUM OF TWO FIRE/EMERGENCY ACCESS POINTS WILL BE PROVIDED TO THE DEVELOPMENT VIA COLEMAN ROAD AND IMPROVED MACK HATCHER PARKWAY. OFF-SITE IMPROVEMENTS WILL BE PROVIDED PER RECOMMENDATIONS FROM THE TRAFFIC IMPACT STUDY.

VICINITY MAP



NOT TO SCALE





VICINITY MAP
NTS

LEGEND

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

GPS SURVEY NOTES

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

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

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

SPECIAL UTILITY NOTE:

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

PARCEL INFO:

Address: 1247 Hillview Lane
Franklin, Tennessee

Map: 091 | Parcel: 099.00

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

Setbacks: (Traditional Subdivisions - 5 Acres and Greater)

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

Address: 1360 Coleman Road
Franklin, Tennessee

Map: 105 | Parcel: 001.00

Zoning: RP-5 (Rural Preservation 5)

Setbacks: (Traditional Subdivisions - 5 Acres and Greater)

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

GENERAL NOTES:

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

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

TOPOGRAPHIC SURVEY

1247 HILLVIEW LANE & 1360 COLEMAN ROAD

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

Williamson County, Tennessee

FOR:
BOYLE INVESTMENT

REV.	DATE	DESCRIPTION

SEAL

KENNETH R. SHREEVE
REGISTERED LAND SURVEYOR
AGRICULTURE
OWNER
12/07/2025
TENNESSEE NO. 2298

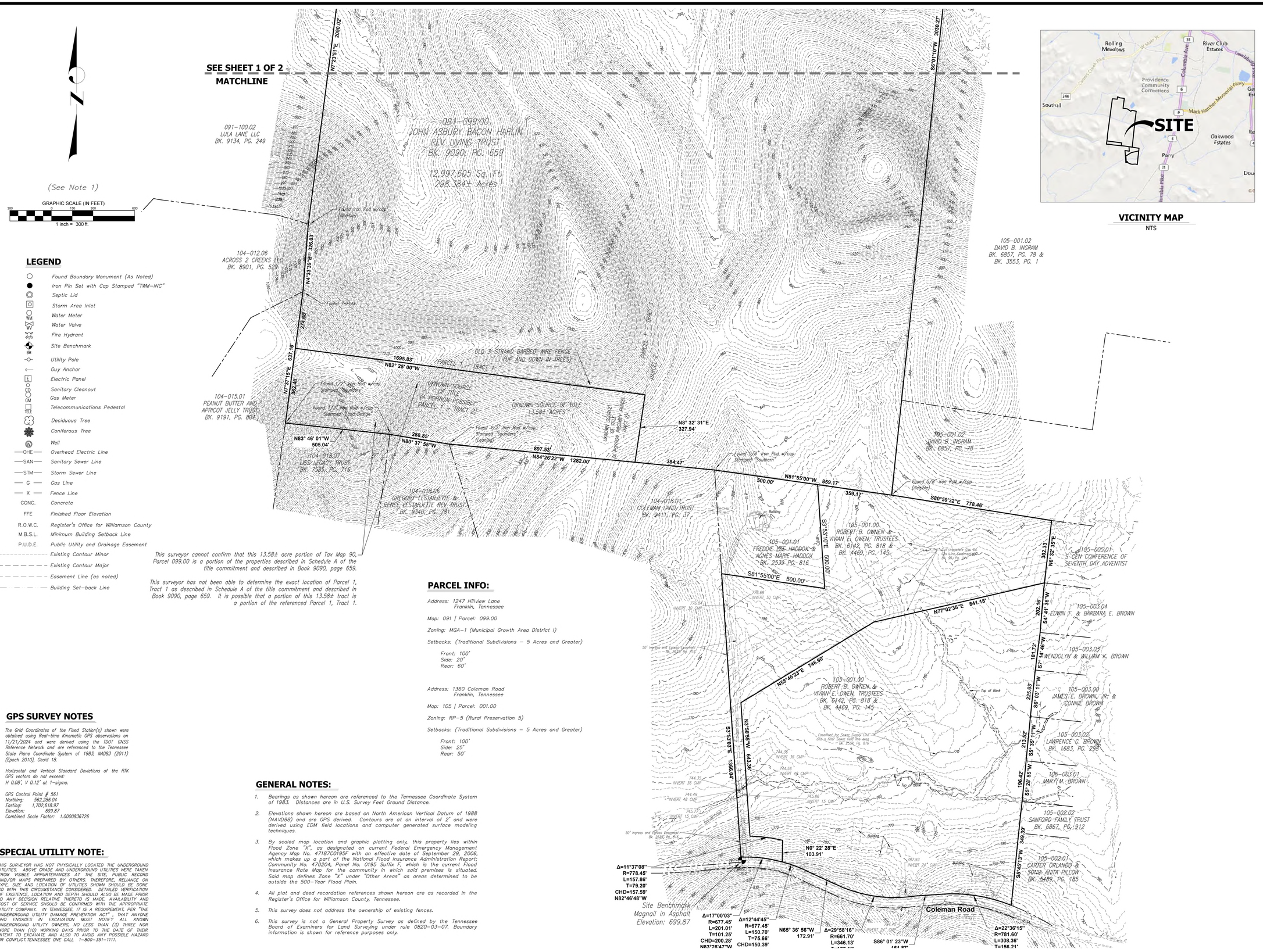
Kenneth R. Shreeve, PLS, CFS
This survey has been signed and sealed digitally.

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

SCALE: 1"=200'

1 OF 2

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



VICINITY MAP
NTS

LEGEND

- Found Boundary Monument (As Noted)
- Iron Pin Set with Cap Stamped "TWM-INC"
- Septic Lid
- Storm Area Inlet
- Water Meter
- Water Valve
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- P.U.D.E. Public Utility and Drainage Easement
- Existing Contour Minor
- Existing Contour Major
- Easement Line (as noted)
- Building Set-back Line

This surveyor cannot confirm that this 13.58± acre portion of Tax Map 90, Parcel 099.00 is a portion of the properties described in Schedule A of the title commitment and described in Book 9090, page 659.

This surveyor has not been able to determine the exact location of Parcel 1, Tract 1 as described in Schedule A of the title commitment and described in Book 9090, page 659. It is possible that a portion of this 13.58± tract is a portion of the referenced Parcel 1, Tract 1.

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Franklin, Tennessee

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Setbacks: (Traditional Subdivisions - 5 Acres and Greater)

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Rear: 60'

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Map: 105 | Parcel: 001.00

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TOPOGRAPHIC SURVEY

1247 HILLVIEW LANE & 1360 COLEMAN ROAD

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

Williamson County, Tennessee

FOR:
BOYLE INVESTMENT

REV.	DATE	DESCRIPTION

SEAL

KENNETH R. SHREEVE
REGISTERED LAND SURVEYOR
AGRICULTURE
2198
TENNESSEE NO.
02/07/2025

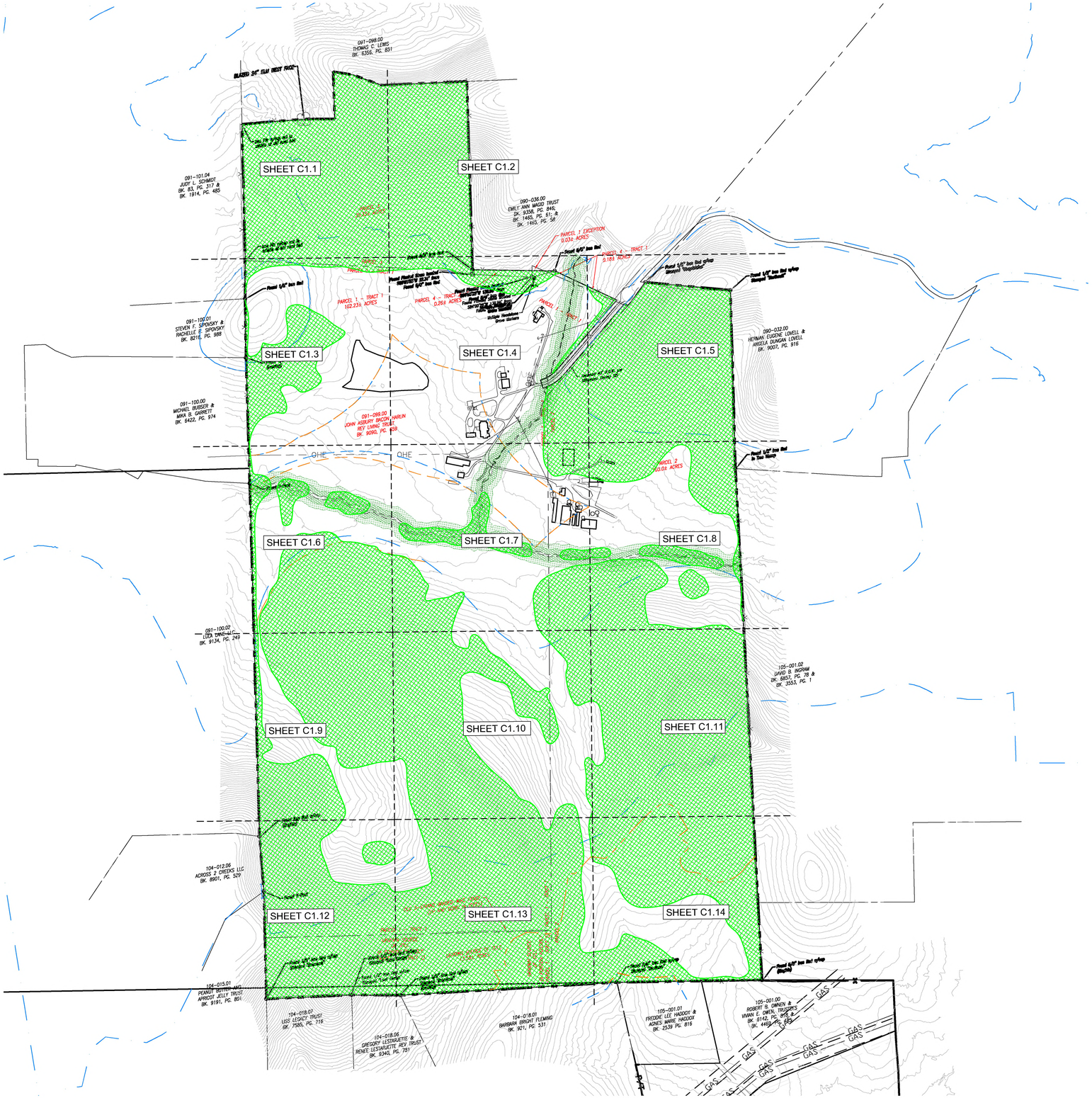
Kenneth R. Shreeve, PLS, CFS
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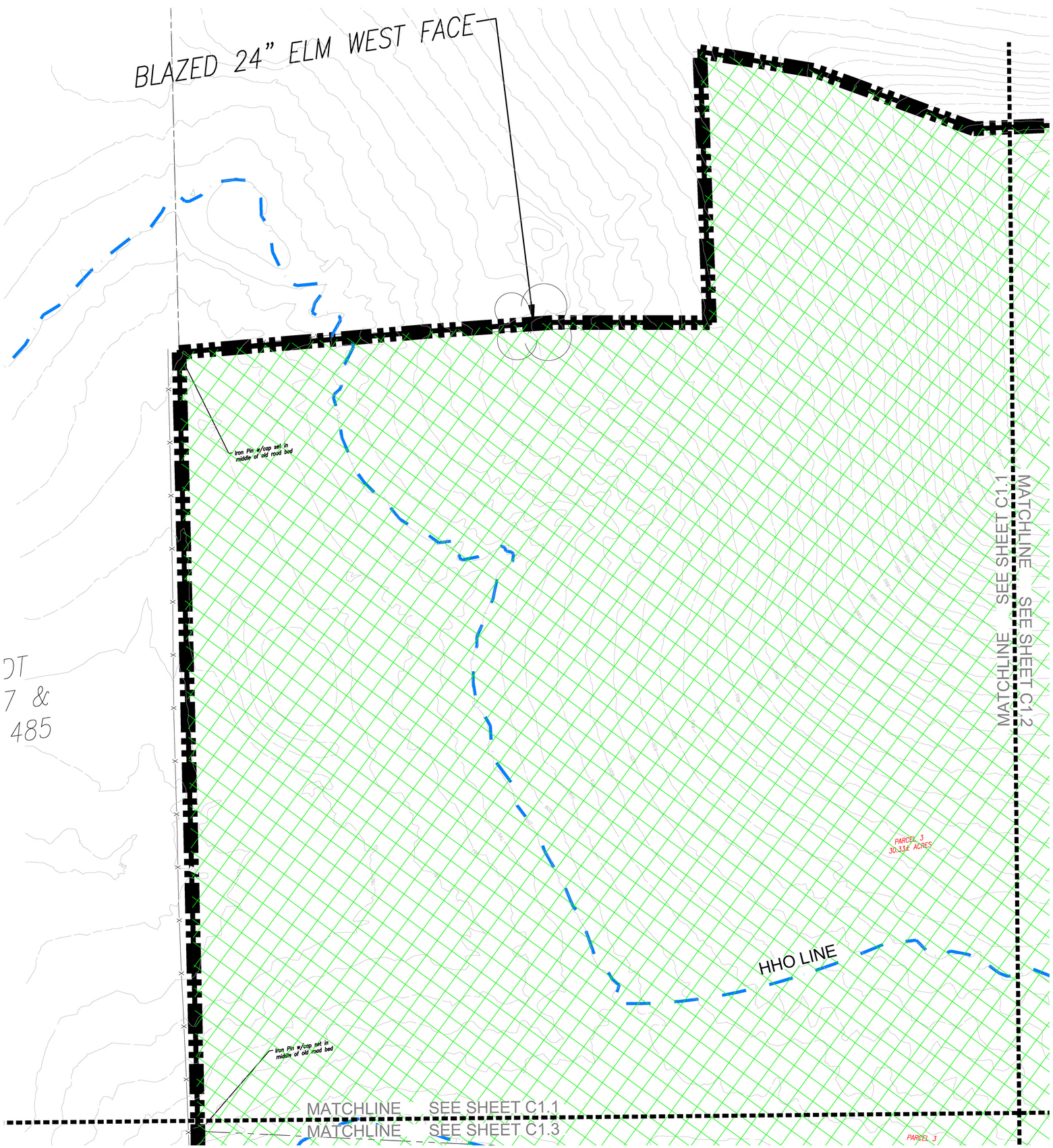
PROJECT NO:	231539
DRAWN BY:	JAD/KRS
CHECKED BY:	KRS
APPROVED BY:	KRS

SCALE: 1"=200'

2 OF 2

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


SHEET C1.1
SHEET C1.2
SHEET C1.3
SHEET C1.4
SHEET C1.5
SHEET C1.6
SHEET C1.7
SHEET C1.8
SHEET C1.9
SHEET C1.10
SHEET C1.11
SHEET C1.12
SHEET C1.13
SHEET C1.14
091-098.00 THOMAS C. LEWIS BK. 6356, PG. 851
091-101.04 JUDY L. SCHMIDT BK. 63, PG. 317 & BK. 1914, PG. 485
091-100.01 STEVEN F. SIPOSKY & RACHELLE E. SIPOSKY BK. 8216, PG. 988
091-100.00 MICHAEL BUBSER & MIKA B. GARRETT BK. 6422, PG. 974
091-099.00 JOHN ASBURY BROWN, MARLIN REY LIVING TRUST BK. 9090, PG. 859
090-036.00 EMILY ANN MAGID TRUST BK. 9358, PG. 846; BK. 1465, PG. 51; & BK. 1465, PG. 58
090-032.00 HERMAN EUGENE LOVELL & ANGELA DUNCAN LOVELL BK. 9007, PG. 916
091-100.02 LIZA DANE-LLC BK. 9134, PG. 249
105-001.02 DAVID B. INGRAM BK. 6857, PG. 79 & BK. 3553, PG. 1
104-012.06 ACROSS 2 CREEKS LLC BK. 8901, PG. 329
104-015.01 PEANUT BUTTER AND APRICOT JELLY TRUST BK. 9191, PG. 801
104-018.07 LISS LEGACY TRUST BK. 7585, PG. 716
104-018.06 GREGORY LESTAVRETTE & RENEE LESTAVRETTE REV TRUST BK. 8340, PG. 751
104-018.01 BARBARA BRIGHT FLEMING BK. 921, PG. 531
105-001.01 FREDDIE LEE HADDOX & AGNES MARIE HADDOX BK. 2539 PG. 816
105-001.00 ROBERT B. OWNEN & VIVIAN E. OWEN, TRUSTEES BK. 8142, PG. 905 & BK. 4493, PG. 682
PARCEL 1 - TRACT 1 102.23± ACRES
PARCEL 2 43.05± ACRES
PARCEL 3 0.26± ACRES
PARCEL 4 - TRACT 1 0.183 ACRES
PARCEL 1 EXCEPTION 0.034 ACRES
OHE
GAS
Found 1/4" Iron Rod
Found 1/2" Iron Rod w/cap "Stewart Engineering"
Found 5/8" Iron Rod w/cap "Gresham Smith"
Found 5/8" Iron Rod w/cap "Gresham Smith" (illegible)
Found 1/2" Iron Rod w/cap "Gresham Smith"
Found 1/2" Iron Rod w/cap "Gresham Smith" (illegible)



SITE DATA

HARLIN PUD SUBDIVISION, PD DEVELOPMENT PLAN

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

IMPACT STATEMENT

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

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KEY

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

N
0' 50' 100' 150'

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

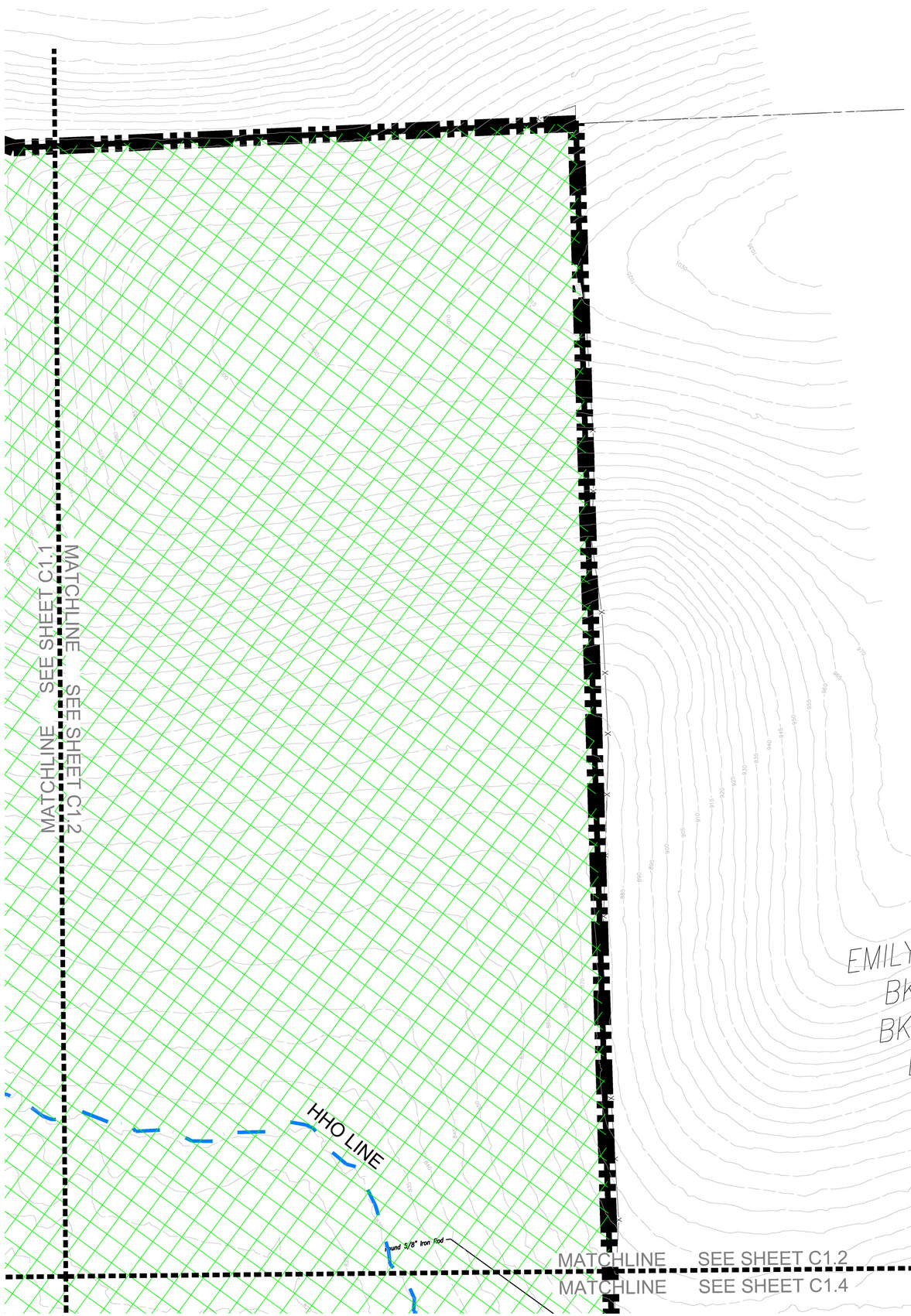
HARLIN PUD SUBDIVISION
ANNEXATION REQUEST
Franklin, Williamson County, Tennessee

JEFFREY A. ROSIAK REGISTERED AGRICULTURE LANDSCAPE ARCHITECT TENNESSEE 1135

Revision Date
△ _____
△ _____
△ _____
△ _____

EXISTING CONDITIONS

SHEET
C1.1
COF # ----



SITE DATA

HARLIN PUD SUBDIVISION, PD DEVELOPMENT PLAN

COF PROJECT NUMBER:	XXXX
SITE ACREAGE/SF:	311.21 AC / 13,556,105.01 SF
EXISTING ZONING:	MGA-1, RP-5, COUNTY
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- 30' RIPARIAN BUFFER ZONE 1
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- PROPOSED 500' HHO BUFFER

N

0' 50' 100' 150'

GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

BOYLE
Building community since 1933.

Kimley»Horn
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sdco
PARTNERS

SHERIDAN
PUBLIC RELATIONS LLC

HARLIN PUD SUBDIVISION
ANNEXATION REQUEST
Franklin, Williamson County, Tennessee

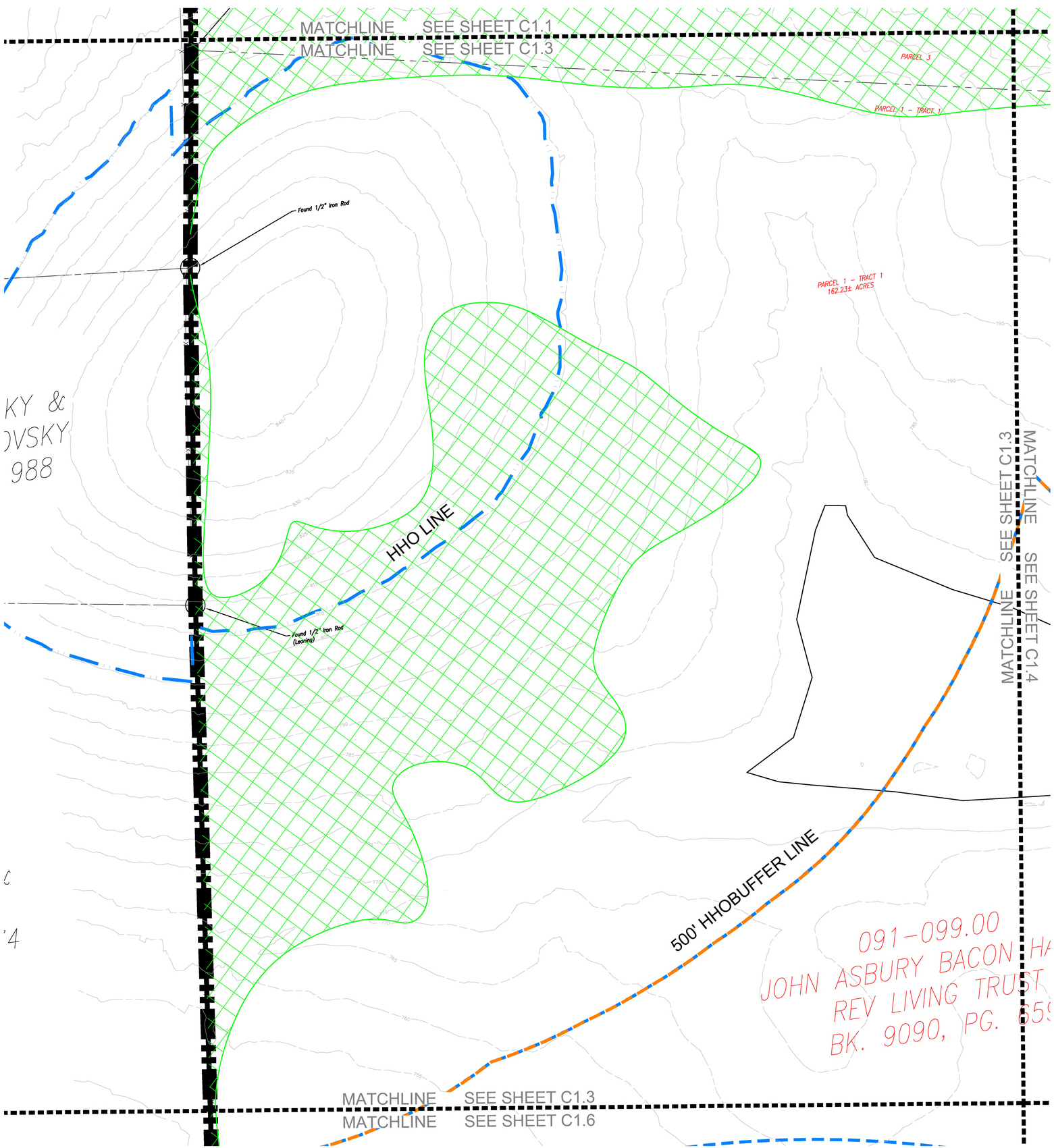
JEFFREY A. ROSIAK
REGISTERED
LANDSCAPE ARCHITECT
TENNESSEE
No. 001525

Revision Date
△ _____
△ _____
△ _____
△ _____

EXISTING CONDITIONS

SHEET
C1.2

COF # ----



SITE DATA

HARLIN PUD SUBDIVISION, PD DEVELOPMENT PLAN

COF PROJECT NUMBER:	XXXX
SITE ACREAGE/SF:	311.21 AC / 13,556,105.01 SF
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RECLAIMED WATER LINE
RECLAIMED WATER INFRASTRUCTURE IS NOT PRESENT OR PROPOSED ON THIS SITE.

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

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

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

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

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

KEY

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

N

0' 50' 100' 150'

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

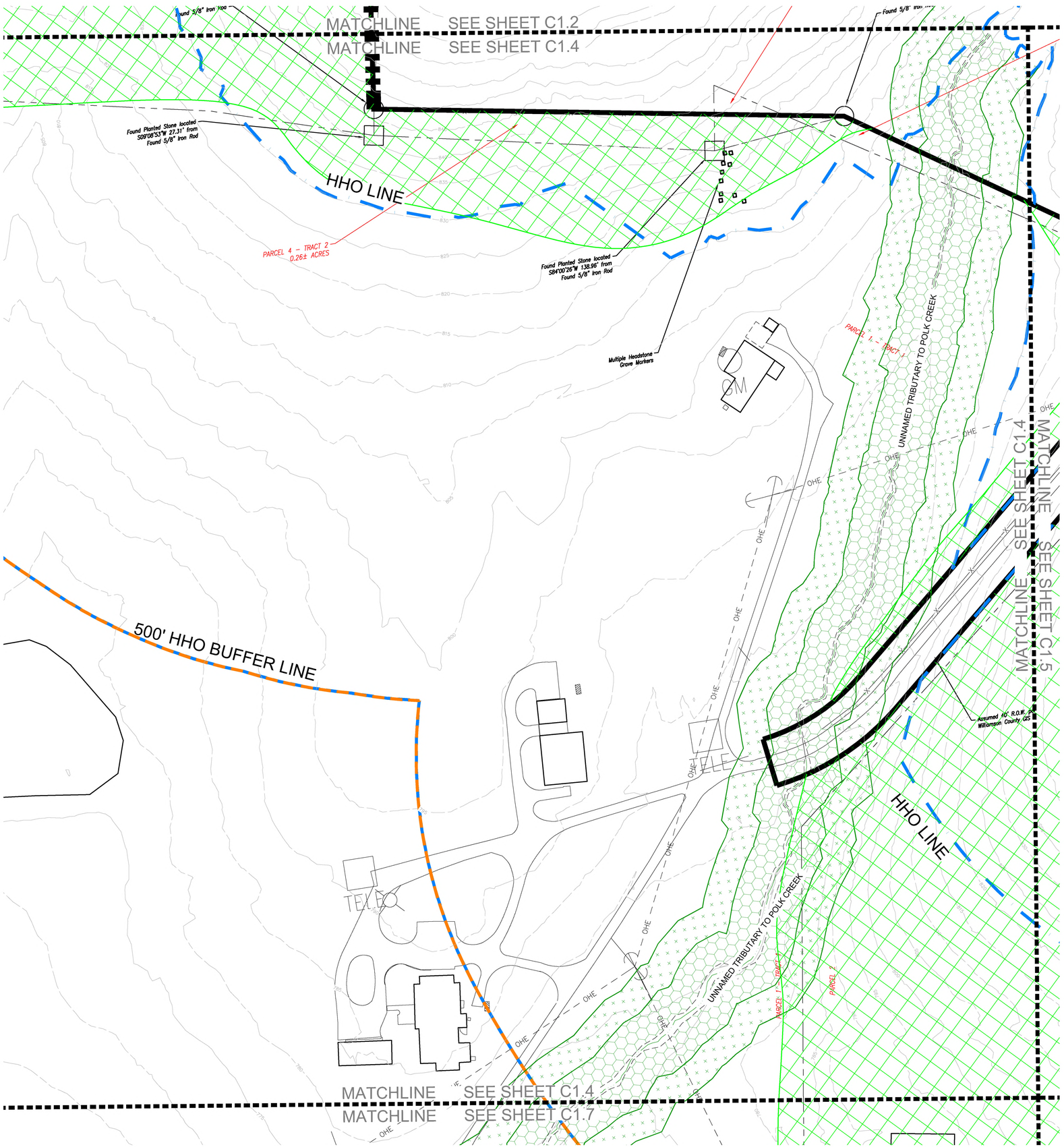
HARLIN PUD SUBDIVISION
ANNEXATION REQUEST
Franklin, Williamson County, Tennessee

JEFFREY A. ROSIAK REGISTERED LANDSCAPE ARCHITECT 1039 STATE OF TENNESSEE
12/05/25

Revision Date
△ _____
△ _____
△ _____
△ _____

EXISTING CONDITIONS

SHEET
C1.3
COF # ----



SITE DATA

HARLIN PUD SUBDIVISION, PD DEVELOPMENT PLAN

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

IMPACT STATEMENT

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DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

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Building community since 1933.

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DesignStudio

sdco PARTNERS

SHERIDAN PUBLIC RELATIONS LLC

HARLIN PUD SUBDIVISION
ANNEXATION REQUEST
Franklin, Williamson County, Tennessee

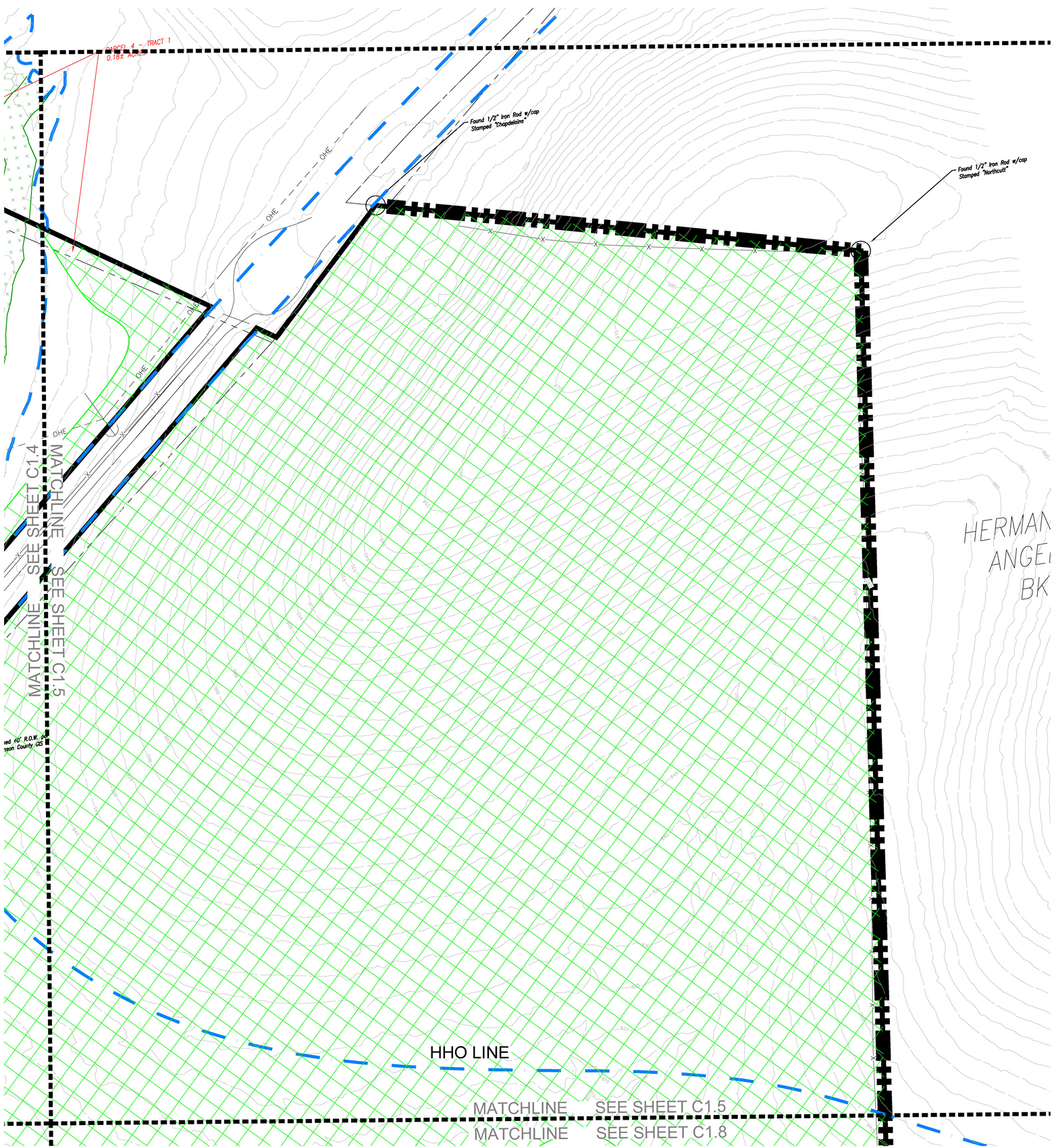
JEFFREY A. ROSIAK REGISTERED LANDSCAPE ARCHITECT

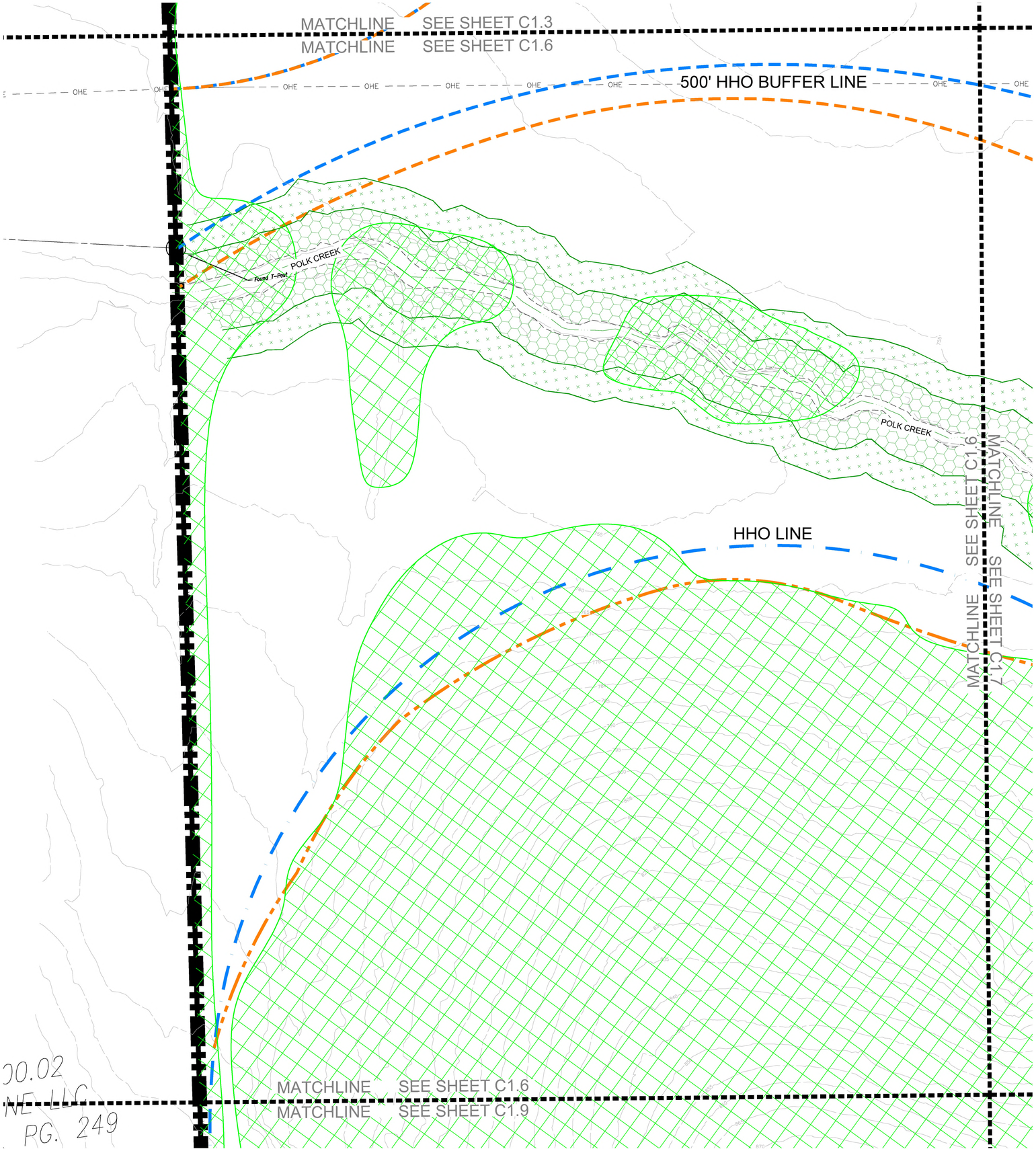
Revision Date
△ _____
△ _____
△ _____
△ _____

EXISTING CONDITIONS

SHEET
C1.4

COF # ----


PARCEL 4 – TRACT 1
0.18± Acres
Found 1/2" Iron Rod w/cap
Stamped "Chapdelaine"
Found 1/2" Iron Rod w/cap
Stamped "Northcutt"
OHE
OHE
OHE
OHE
OHE
X
X
X



SITE DATA

HARLIN PUD SUBDIVISION, PD DEVELOPMENT PLAN

COF PROJECT NUMBER:	XXXX
SITE ACREAGE/SF:	311.21 AC / 13,556,105.01 SF
EXISTING ZONING:	MGA-1, RP-5, COUNTY
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OVERLAY ZONING:	HHO
TAX MAP & PARCELS:	091-09900
ADDRESS:	1247 HILLVIEW LANE
PRIMARY USES:	MIXED-USE
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- PROPOSED 500' HHO BUFFER

N

0' 50' 100' 150'

GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

BOYLE
Building community since 1933.

Kimley»Horn

DesignStudio

sdco PARTNERS

SHERIDAN PUBLIC RELATIONS LLC

HARLIN PUD SUBDIVISION
ANNEXATION REQUEST
Franklin, Williamson County, Tennessee

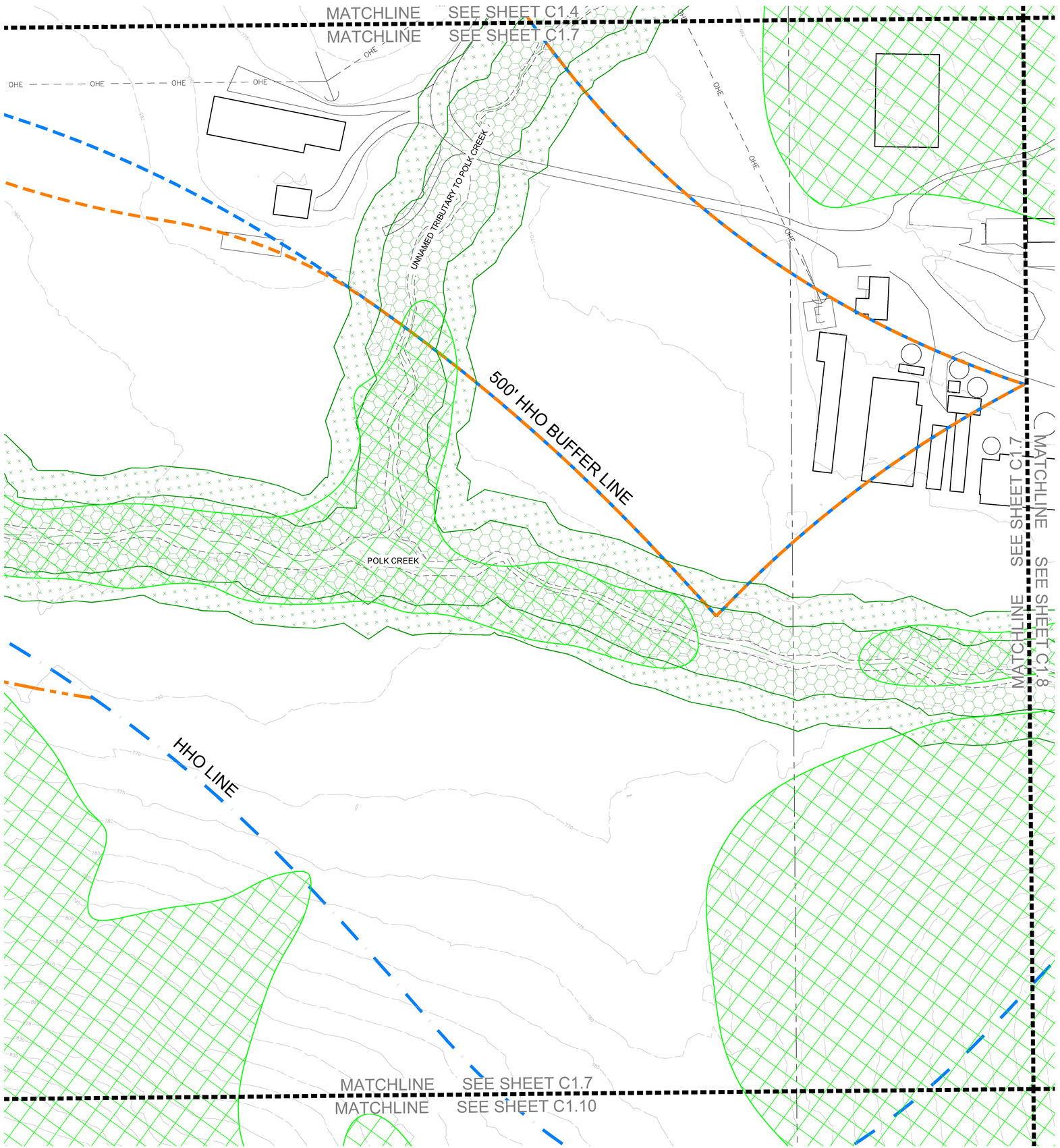
JEFFREY A. ROSIAK REGISTERED LANDSCAPE ARCHITECT TENNESSEE 326525

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

EXISTING CONDITIONS

SHEET
C1.6

COF # ----



SITE DATA

HARLIN PUD SUBDIVISION, PD DEVELOPMENT PLAN

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EXISTING ZONING:	MGA-1, RP-5, COUNTY
PROPOSED ZONING:	PD (0.78, 27000, 80)
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DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

BOYLE
Building community since 1933.

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DesignStudio

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SHERIDAN PUBLIC RELATIONS LLC

HARLIN PUD SUBDIVISION
ANNEXATION REQUEST
Franklin, Williamson County, Tennessee

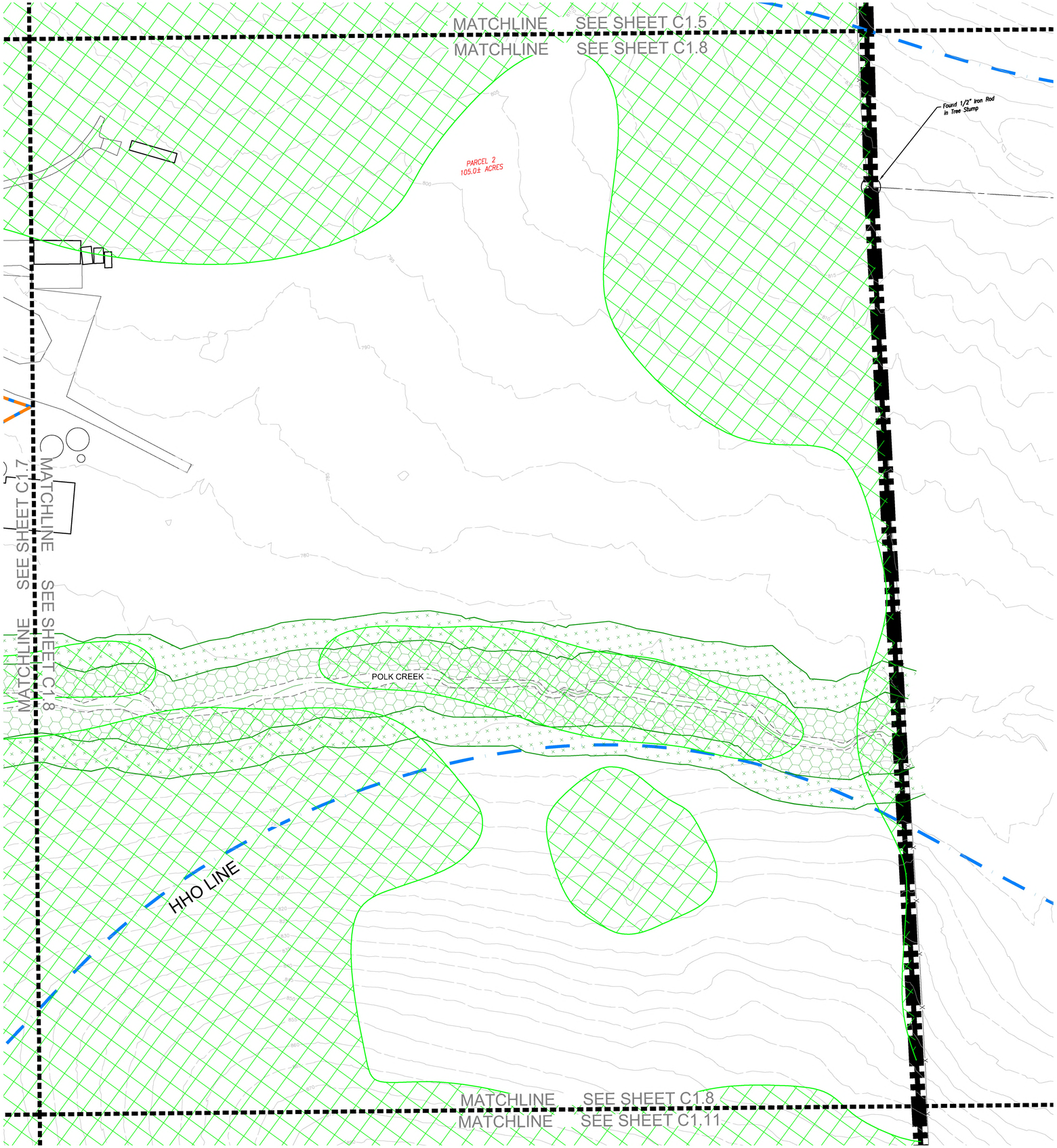
JEFFREY A. ROSIAK REGISTERED LANDSCAPE ARCHITECT TENNESSEE 3525

Revision Date
△ _____
△ _____
△ _____
△ _____

EXISTING CONDITIONS

SHEET
C1.7

COF # ----



SITE DATA

HARLIN PUD SUBDIVISION, PD DEVELOPMENT PLAN

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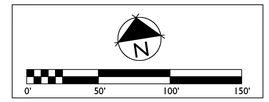
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GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

BOYLE
Building community since 1933.

Kimley»Horn

DesignStudio

sdco
PARTNERS

SHERIDAN
PUBLIC RELATIONS LLC

HARLIN PUD SUBDIVISION
ANNEXATION REQUEST
Franklin, Williamson County, Tennessee

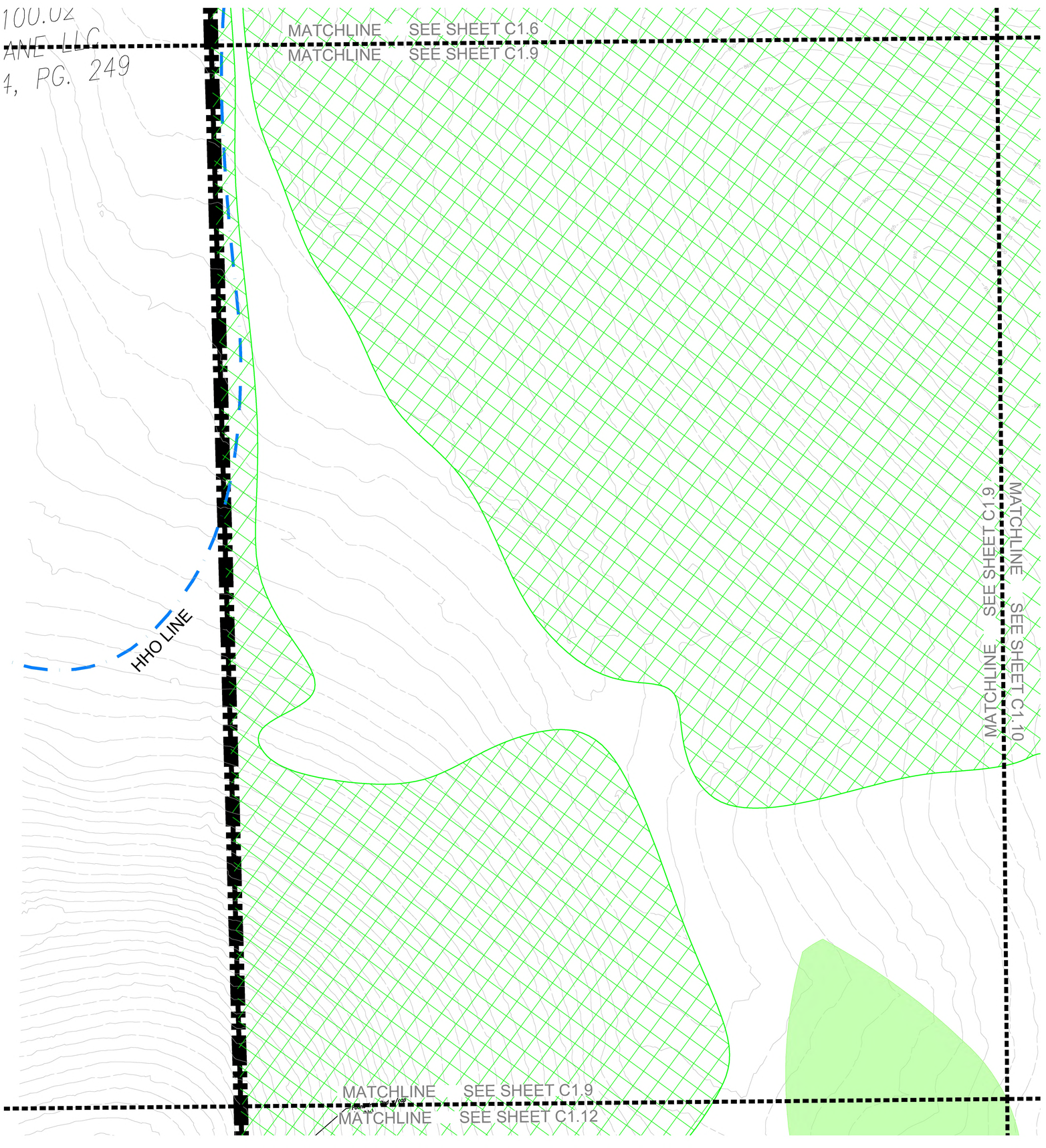


Revision Date
△ _____
△ _____
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△ _____

EXISTING CONDITIONS

SHEET
C1.8

COF # ----



SITE DATA

HARLIN PUD SUBDIVISION, PD DEVELOPMENT PLAN

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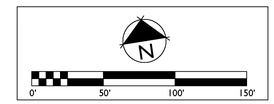
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DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

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HARLIN PUD SUBDIVISION
ANNEXATION REQUEST
Franklin, Williamson County, Tennessee

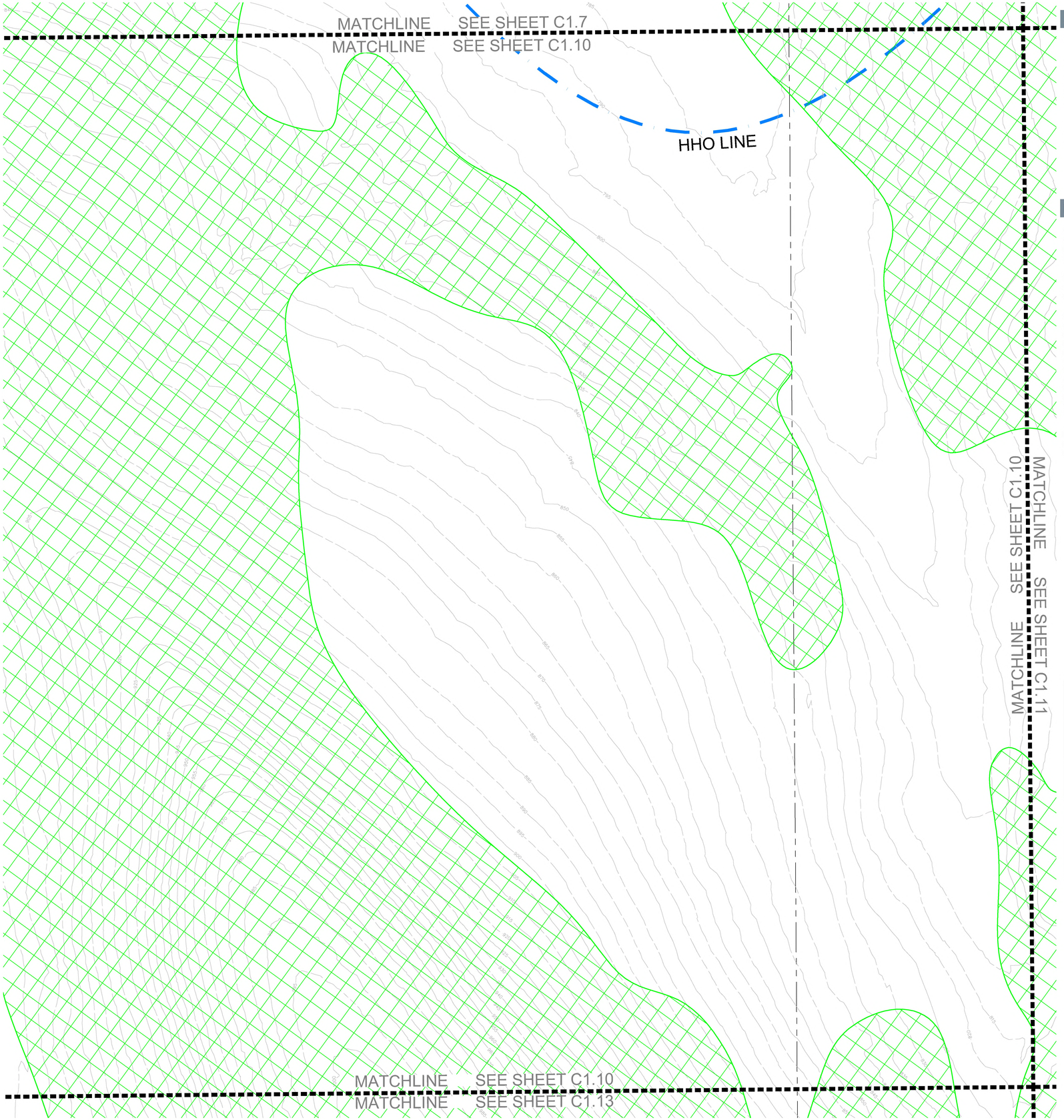
JEFFREY A. ROSIAK REGISTERED LANDSCAPE ARCHITECT 7578 STATE OF TENNESSEE

Revision Date
△ _____
△ _____
△ _____
△ _____

EXISTING CONDITIONS

SHEET
C1.9

COF # ----



SITE DATA

HARLIN PUD SUBDIVISION, PD DEVELOPMENT PLAN

COF PROJECT NUMBER:	XXXX
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EXISTING ZONING:	MGA-1, RP-5, COUNTY
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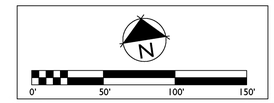
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- 30' RIPARIAN BUFFER ZONE 1
- HHO LINE
- 500' HHO BUFFER
- PROPOSED HHO REVISION
- PROPOSED 500' HHO BUFFER



GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

BOYLE
Building community since 1933.

Kimley»Horn
DesignStudio

sdco
PARTNERS

SHERIDAN
PUBLIC RELATIONS LLC

HARLIN PUD SUBDIVISION
ANNEXATION REQUEST
Franklin, Williamson County, Tennessee

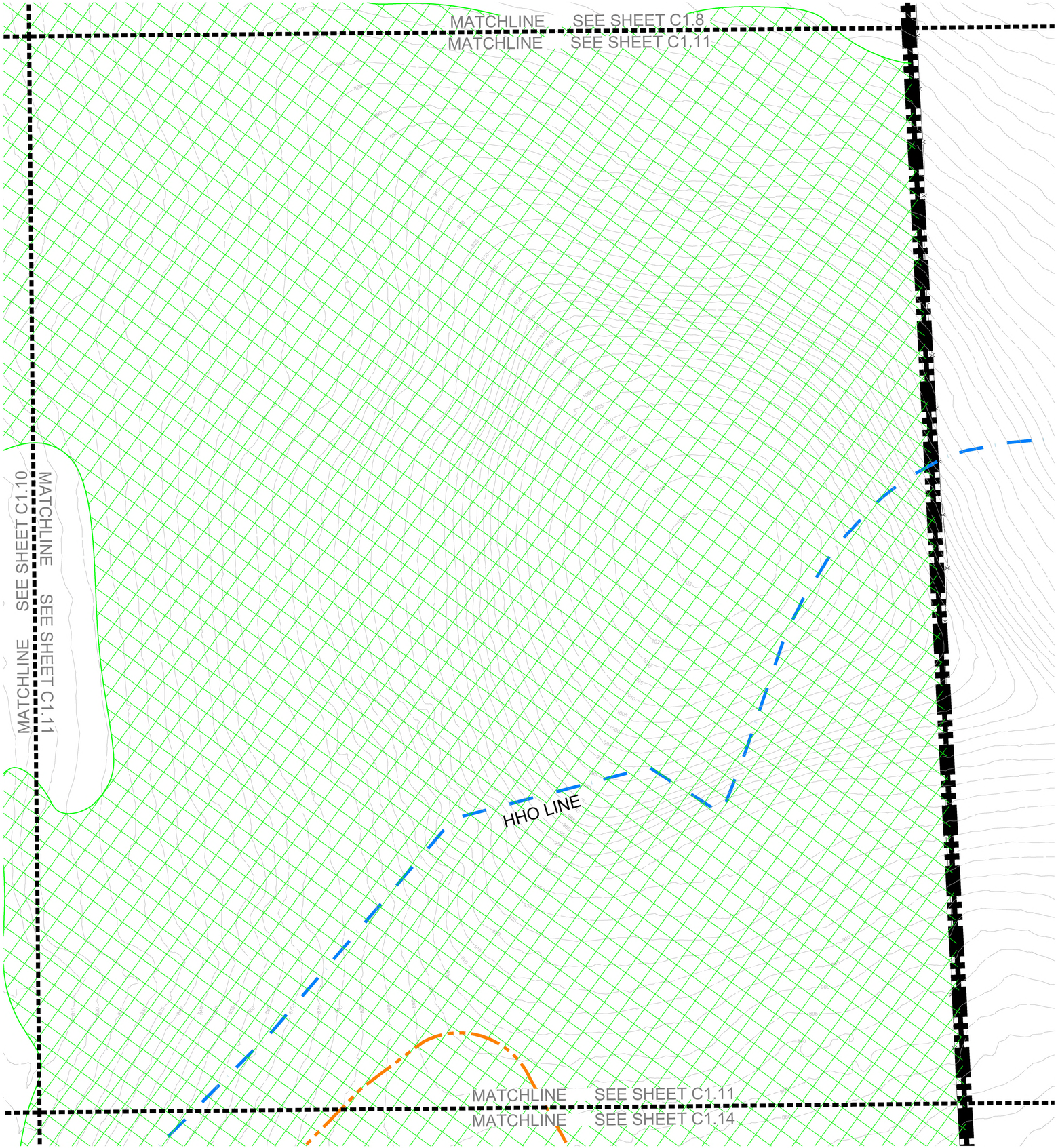


Revision Date
- △ _____
- △ _____
- △ _____
- △ _____

EXISTING CONDITIONS

SHEET
C1.10

COF # ----



SITE DATA

HARLIN PUD SUBDIVISION, PD DEVELOPMENT PLAN

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

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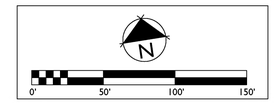
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SHERIDAN
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HARLIN PUD SUBDIVISION
ANNEXATION REQUEST
Franklin, Williamson County, Tennessee

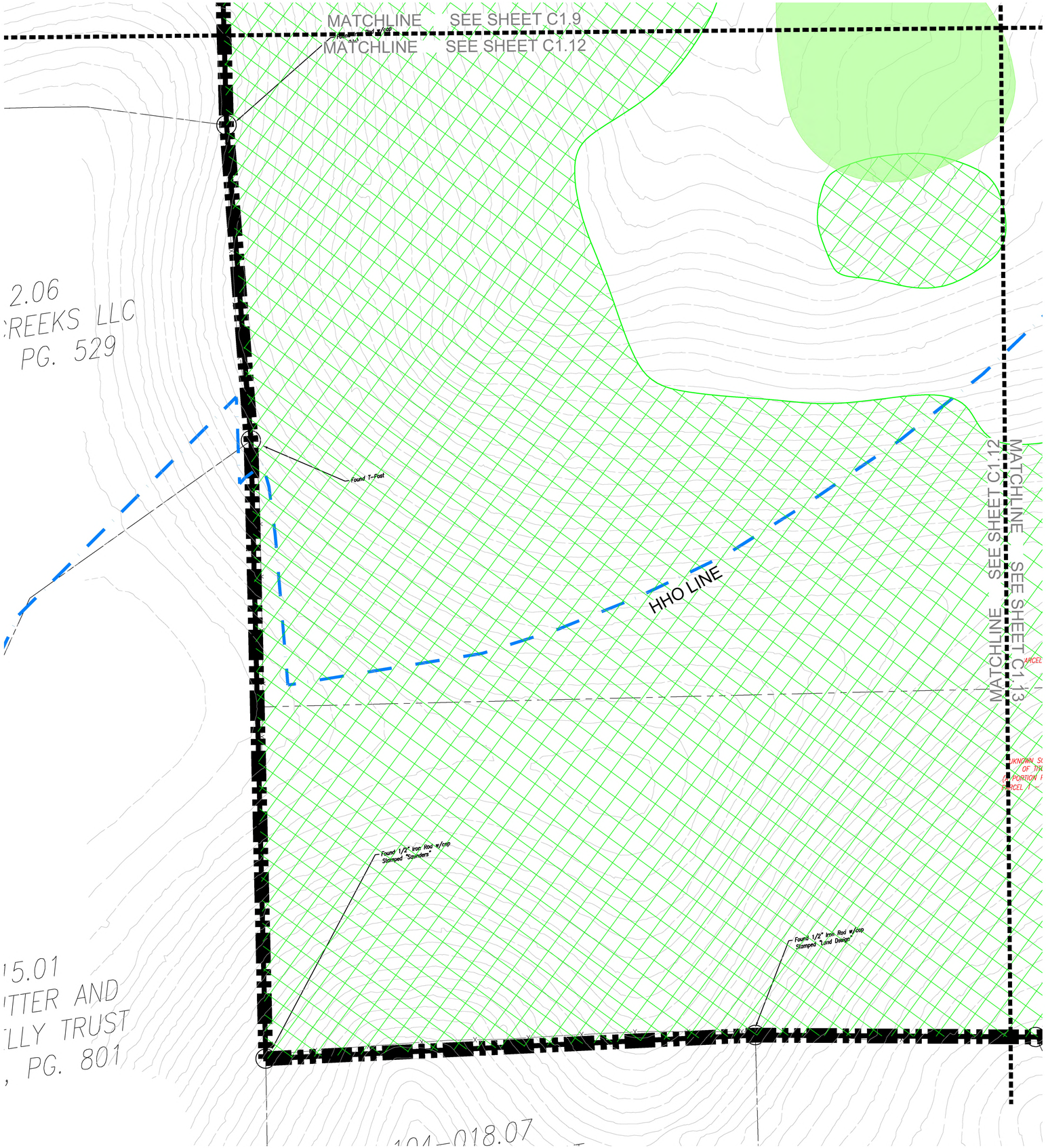
JEFFREY A. ROSIAK
REGISTERED
AGRICULTURE
LANDSCAPE ARCHITECT
EXPIRES 2025

Revision Date
△ _____
△ _____
△ _____
△ _____

EXISTING CONDITIONS

SHEET
C1.11

COF # ----



SITE DATA

HARLIN PUD SUBDIVISION, PD DEVELOPMENT PLAN

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0' 50' 100' 150'

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SHERIDAN PUBLIC RELATIONS LLC

HARLIN PUD SUBDIVISION
ANNEXATION REQUEST
Franklin, Williamson County, Tennessee

JEFFREY A. ROSIAK REGISTERED LANDSCAPE ARCHITECT 3525

Revision Date
△ _____
△ _____
△ _____
△ _____

EXISTING CONDITIONS

SHEET
C1.12

COF # ----

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

HHO LINE

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

PARCEL 1 – TRACT 1

PARCEL 2

UNKNOWN SOURCE OF TITLE (3.58± ACRES

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

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

MATCHLINE SEE SHEET C1.13

MATCHLINE SEE SHEET C1.14

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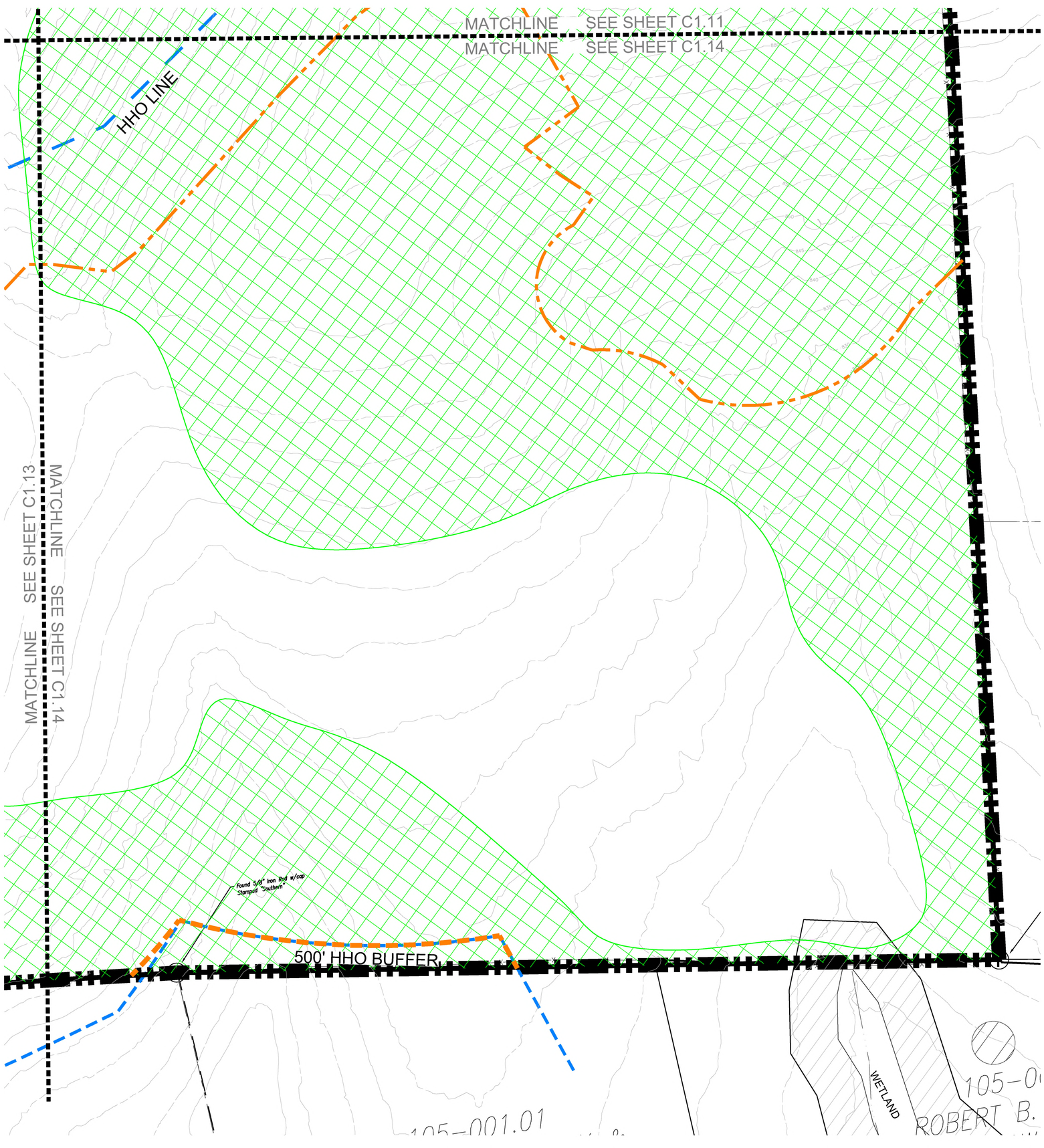
JEFFREY A. ROSIAK REGISTERED LANDSCAPE ARCHITECT 1132

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EXISTING CONDITIONS

SHEET
C1.13

COF # ----



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HARLIN PUD SUBDIVISION
ANNEXATION REQUEST
Franklin, Williamson County, Tennessee

JEFFREY A. ROSIAK REGISTERED LANDSCAPE ARCHITECT

Revision Date
△ _____
△ _____
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EXISTING CONDITIONS

SHEET
C1.14
COF # ----

INTERLOCAL AGREEMENT CONCERNING NONCONTIGUOUS ANNEXATION BETWEEN WILLIAMSON COUNTY, TENNESSEE AND THE CITY OF FRANKLIN, TENNESSEE FOR THE PERFORMANCE OF ROAD WORK

THIS INTERLOCAL AGREEMENT ("Agreement") is entered into by and between **WILLIAMSON COUNTY, TENNESSEE** ("County"), a political subdivision of the State of Tennessee located at 1320 West Main Street, Franklin, Tennessee 37064, on behalf of its Highway Department ("Highway"), and the **CITY OF FRANKLIN, TENNESSEE** ("City"), a municipal government located at 109 3rd Ave., South, Franklin, Tennessee 37064, to establish the terms and financial responsibilities for the care and maintenance of Hillview Lane extending from the eastern boundary of the noncontiguous property to be annexed for 1,920 linear feet of road surface to the existing City boundary and the care and maintenance of Coleman Road upon completion of the required road improvements to realign the road with Henpeck Lane by the developer of the noncontiguous property.

WHEREAS, under Tenn. Code Ann. § 12-9-108, County, on behalf of its Highway Department, and City are authorized to contract with one another for the performance of any governmental service, activity, or undertaking that each entity is individually authorized by law to perform; and

WHEREAS, the owner of approximately 311.96 acres located within City's urban growth boundary has requested the City to annex the noncontiguous parcel for the development of residential and commercial purposes; and

WHEREAS, Tenn. Code Ann. § 6-51-104(d)(4) provides that should a municipality desire to annex territory that does not adjoin the municipalities boundary, the municipality and county shall, to the degree it is deemed necessary, enter into interlocal agreements for the maintenance of the roads and bridges comprising of the primary routes affected by the noncontiguous annexation; and

WHEREAS, the parties find that this Agreement is needed to address the responsibility for the maintenance and care of the portion of Hillview Lane and Coleman Road as further described herein:

Now, therefore, in consideration of the mutual covenants contained herein, the parties agree as follows:

1. Purpose: The City is in the process of annexing a noncontiguous parcel situated within the County's unincorporated area but located entirely within the City's urban growth boundary. Under Tenn. Code Ann. § 6-51-104(d), when a municipality seeks to annex territory that is noncontiguous to its border, it must establish interlocal agreements with the county to coordinate the provision of emergency services and maintain primary routes connecting the annexed property to the City's boundary as necessary.

   This Agreement outlines the responsibilities and obligations regarding Hillview Lane and Coleman Road. Hillview Lane extends approximately 1,920 linear feet from the eastern boundary of the noncontiguous parcel to the existing City limits, as further detailed in Exhibit A, which is attached hereto. Coleman Road, located south of the annexed parcel, runs approximately 3,300 linear feet eastward to the intersection with Henpeck Lane as further detailed in Exhibit B, which is attached hereto.

2. Authority: This Agreement is made and entered into pursuant to the authority granted by the parties under the *Interlocal Cooperation Act*, *Tennessee Code Annotated*, Sections 12-9-101, et seq., and Section 6-51-104. The parties agree that all approvals and filings required by the terms of said Act shall be achieved as soon as possible from and after the execution of this Agreement.

3. The City shall manage Hillview Lane, including the accompanying right-of-way, extending from the eastern boundary of the noncontiguous property to be annexed, covering approximately 1,920 linear feet of road surface up to the existing City boundary. The City shall have sole responsibility for overseeing the construction work to realign Coleman Road, ensuring that the developer carries out the planned realignment improvements as agreed to by the County and City. Upon completion of the Coleman Road realignment to the satisfaction of both the County and the City, the City will assume responsibility for its maintenance and care until the road is officially annexed. All road improvements and ongoing maintenance for Hillview Lane and Coleman Road shall be carried out under the City's supervision and in accordance with its standards and expectations.

4. City's Specific Duties and Responsibilities: The City shall be responsible for the following responsibilities concerning Hillview Lane and Coleman Road;
    a. City shall provide all equipment and labor needed to maintain Hillview Lane and Coleman Road to the City's minimum road standards and the Manual of Uniform Traffic Control Devices published by the Federal Highway Administration including the area within the abutting right of way to include reconstruction, resurfacing, maintenance, restoration, and rehabilitation.
    b. City shall be responsible for providing the following concerning the maintenance and care for the portion of Hillview Lane and Coleman Road:
        i. Maintenance of the road to City's current road standards;
        ii. Pavement markings
        iii. Removal of snow, ice and other debris from the roadway and adjoining right of way;
        iv. Purchasing materials associated with salt/sand mix and brine to treat roads in increment weather;
        v. Mowing and upkeep of the abutting right of way;
        vi. Installation of all traffic signs, signals and markings;
        vii. Pavement overlay, realignment, or reconstruction of the roadway;
    c. City shall be responsible for all costs associated with City's obligations contained herein.
    d. Upon execution of this Agreement by the parties, the County shall have no responsibility for the care or maintenance of either portion of Hillview Road and Coleman Road.

5. Term & Termination.
    a. *Term*. The term of this Agreement will begin on the date this Agreement is signed by all required parties and shall end on the date City's legislative body annexes the portion of Hillview Lane into the City's corporate boundary.
    b. *Termination*. The parties may agree in writing to terminate this Agreement to be effective on the agreed upon termination date or on the date the roads are annexed into the City's boundary.

6. Miscellaneous.
    a. *Modification to Agreement*. This Agreement may not be modified, amended, or extended verbally or by conduct, but only by a written agreement executed by both parties.
    b. *No Third-Party Beneficiaries*. The parties do not intend to create in any other individual or entity the status of a third-party beneficiary, and this Agreement shall not be construed so as to create such status. The rights, duties, and obligations contained in this Agreement shall operate only between the parties to this Agreement and shall inure solely to the benefit of the parties to this Agreement. The provisions of this Agreement are intended only to assist the parties in determining and performing their obligations under this Agreement. The parties to this Agreement intend and expressly agree that only parties signatory to this Agreement shall have any legal or equitable right to seek to enforce this Agreement, to seek any remedy arising out of a party's performance or failure to perform any term or condition of this Agreement, or to bring an action for the breach of this Agreement.

c. *Assignment*. The provisions of this Agreement shall inure to the benefit of and be binding upon the respective successors and assigns of the parties hereto. Neither this Agreement nor any of the rights and obligations of the parties hereunder shall be assigned or transferred in whole or in part without the prior written consent to the non-assigning party. Any such assignment or transfer shall not release the assigning party of its obligations hereunder.

d. *Force Majeure*. Except as set forth in this Section, any failure or delay by a party in the performance of the obligations under this Agreement arising from fire, flood, earthquake, elements of nature or acts of God, wars, riots, pandemic, civil disorders, rebellions, or revolutions, acts of terrorism or any other similar cause beyond the reasonable control of the party ("Force Majeure Event") shall not be a default under this Agreement or grounds for termination except to the extent that the non-performing party is at fault in failing to prevent or causing the default or delay, and provided that the default or delay cannot reasonably be circumvented by the non-performing party through the use of alternative sources, workaround plans, or other means. The non-performing party must notify the other party of any delay caused by a Force Majeure Event that a Force Majeure Event has occurred and will describe in reasonable detail the nature of the Force Majeure Event. If any Force Majeure Event results in a delay in the non-performing party's performance longer than forty-eight (48) hours, the performing party may, upon notice to the non-performing party: (a) cease payment of any fees until the non-performing party resumes performance; or (b) immediately terminate this Agreement, in whole or in part, without further payment or obligation to perform. The non-performing party will be excused from performing those obligations directly affected by the Force Majeure Event, and only for as long as the Force Majeure Event continues, provided that the non-performing party continues to use diligent, good faith efforts to resume performance without delay.

e. *No Warranties*. County, as the entity performing the road work, states that it offers no warranties of any kind express or implied including, but not limited to, fitness for use.

f. *Assumption of Liability*. Each party shall be and remain liable for its actions as well as the actions of the respective party's employees, volunteers, agents, or officers. Nothing in this Agreement shall be construed to limit any party's governmental immunity. County shall have no liability as to any action in the furtherance of this Agreement unless otherwise specified under Tennessee Law.

g. *Partnership Joint Venture*. Nothing herein shall in any way be construed or intended to create a partnership or joint venture between the parties or to create a relationship of principal and agent between or among any of the parties. Neither party shall hold itself out in a manner contrary to the terms of this paragraph. Neither party shall become liable for any representation, act, or omission of the other party contrary to the terms of this paragraph.

h. *Waiver*. No waiver of any provision of this Agreement shall affect the right of any party thereafter to enforce such provision or to exercise any right or remedy available to it in the event of any default.

i. *Compliance with Law*. Both parties agree to comply with any applicable federal, state or local laws and regulations. Both parties agree not to subscribe to any personnel policy which permits or allows for the promotion, demotion, employment, dismissal, or laying off of any individual due to race, creed, color, national origin, age, gender, or which is in violation of applicable laws concerning the employment of individuals with disabilities.

j. *Entire Agreement*. This Agreement sets forth the entire agreement between these two parties with respect to the subject matter hereof and shall govern the respective duties and obligations of the parties.

k. *Severability*. Should any provision of this Agreement be declared invalid by any court of competent jurisdiction, such provision shall be severed and shall not affect the validity of the remaining provisions of this Agreement.

l. *Required Approvals.* Each party shall be responsible for receiving all approvals from the appropriate governing bodies prior to executing this Agreement as well as future required approvals in a diligent manner.

m. *Notice.* All notices, demands, and requests to be given hereunder by either party shall be in writing and must be sent by certified or registered mail and shall be deemed properly given if tendered at the addresses listed above or at such other address as either party shall designate by written notice to the other.

n. *Effective Date*. This Agreement shall not be binding upon the parties until it has received the required legislative approvals and has first been signed by an authorized representative(s) of City and then by the authorized representatives of County and has been filed in the office of the Williamson County Mayor. When it has been so signed and filed, this Agreement shall be effective as of the date this Agreement is fully executed by all required parties+

IN WITNESS WHEREOF, each party has caused this Agreement to be executed by an authorized person effective as of the date and year written below.

WILLIAMSON COUNTY, TENNESSEE

By: _____
Rogers Anderson, Williamson County Mayor

Date: _____

APPROVED AS TO LEGALITY OF
FORM AND COMPOSITION:

_____
Williamson County Attorney

CITY OF FRANKLIN, TENNESSEE

By: _____
Dr. Ken Moore, City of Franklin Mayor

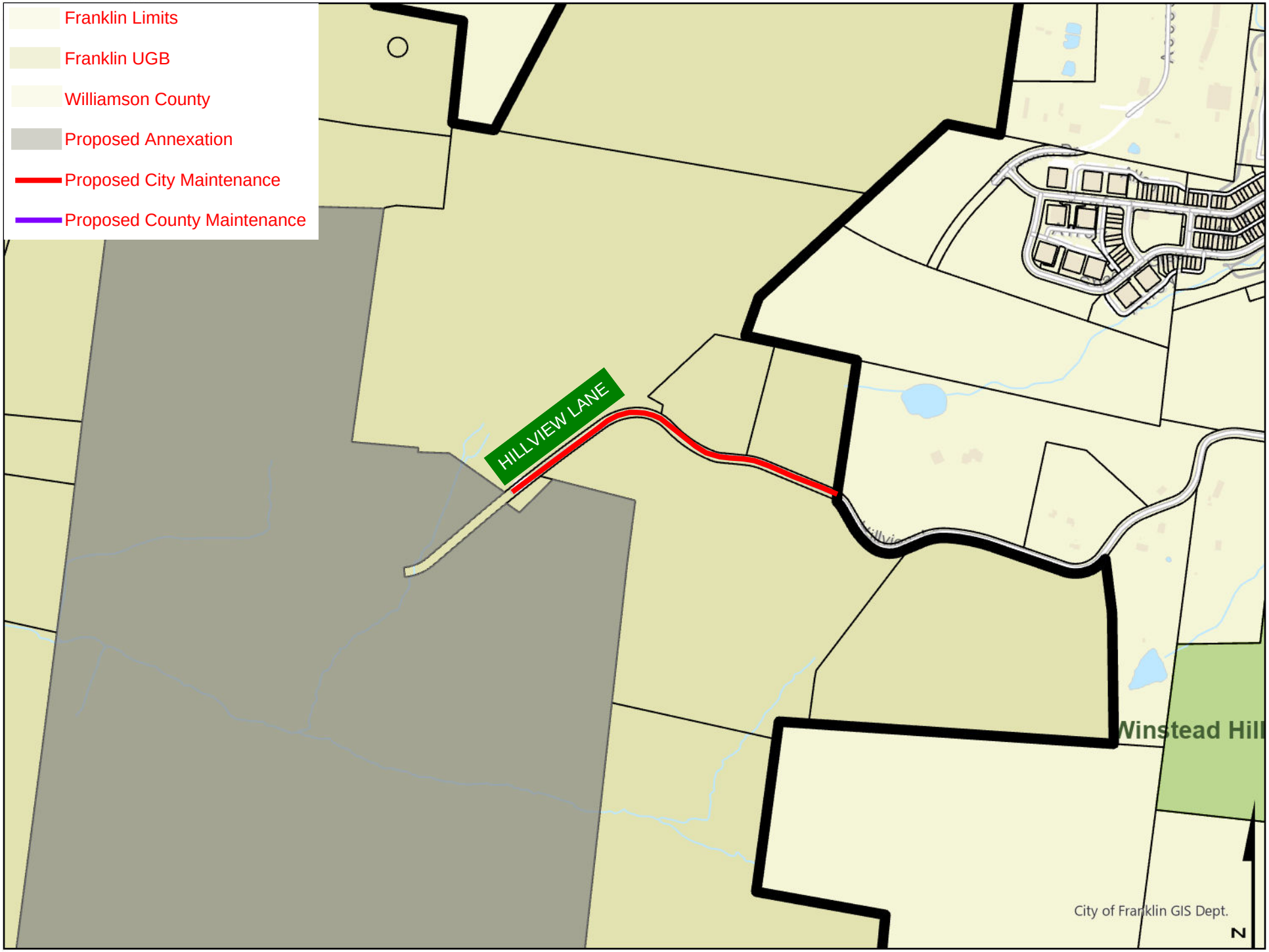
Date: _____

APPROVED AS TO LEGALITY OF
FORM AND COMPOSITION:

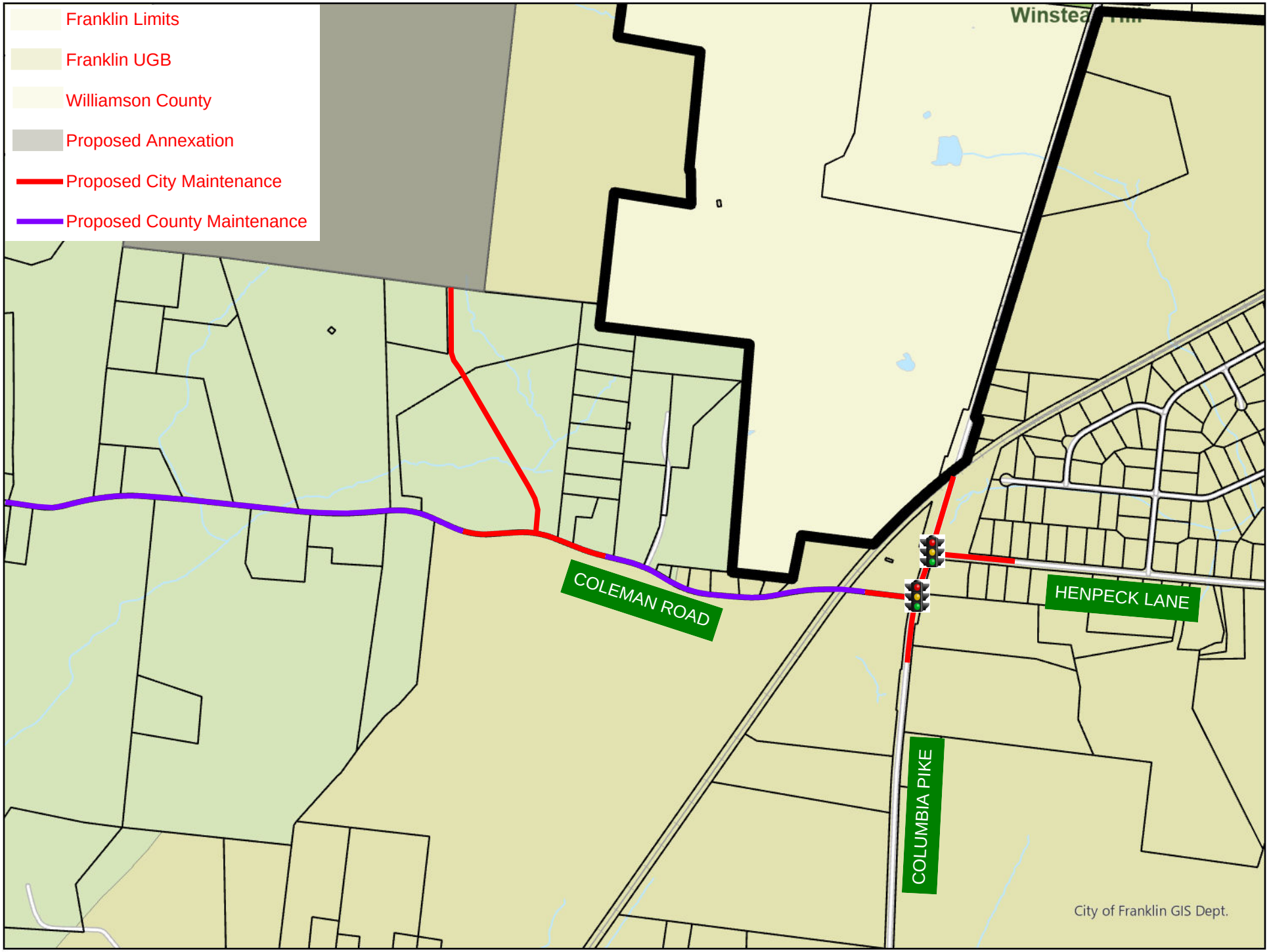
_____
Franklin City Attorney

WC\Agts\Interlocal Agts\City of Franklin\Road Work-Annex-Hillview Ln\2025.04.14 Annex Interlocal Franklin K25-317.docx

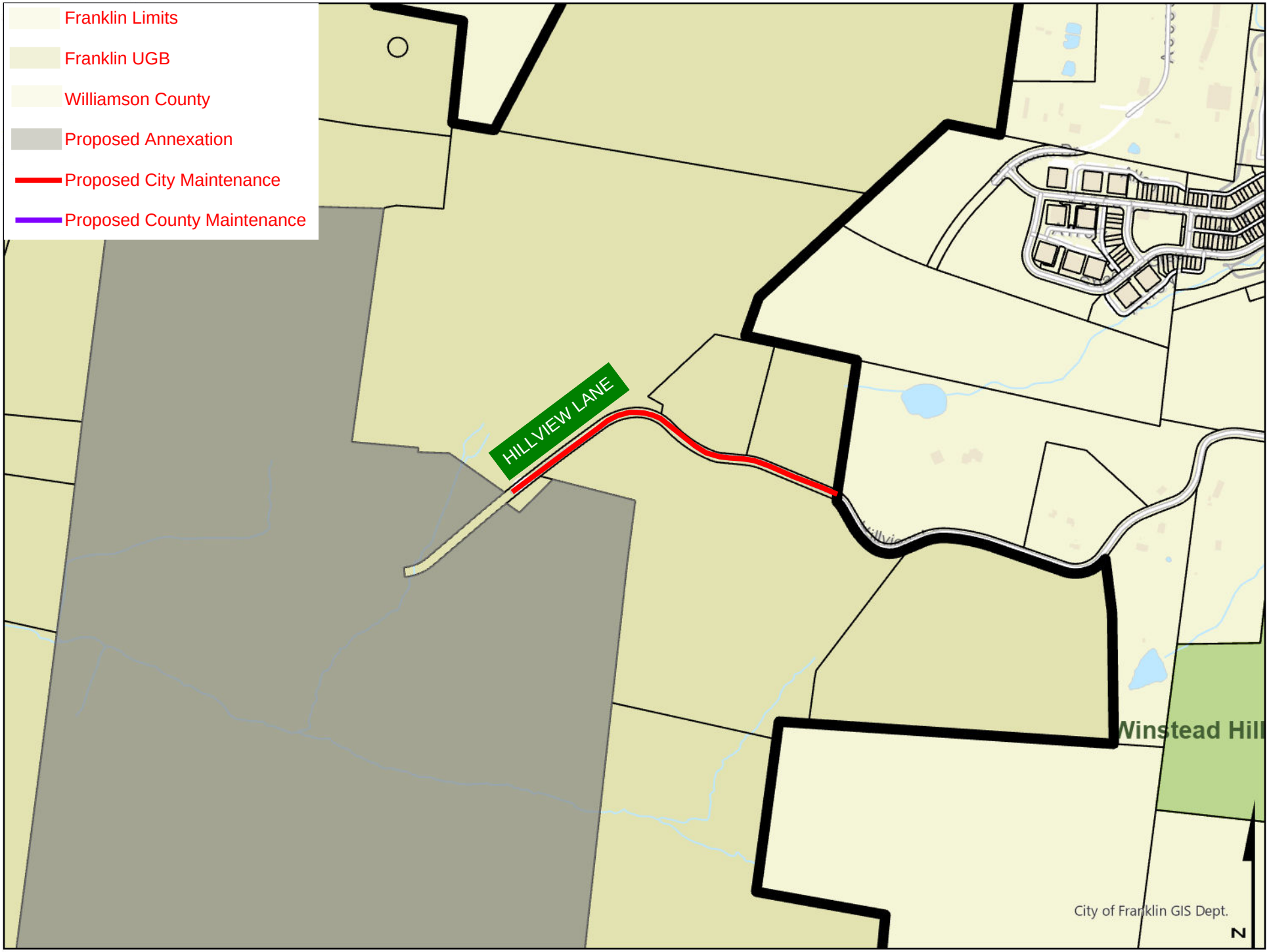
OPTION 1 - EXHIBIT A



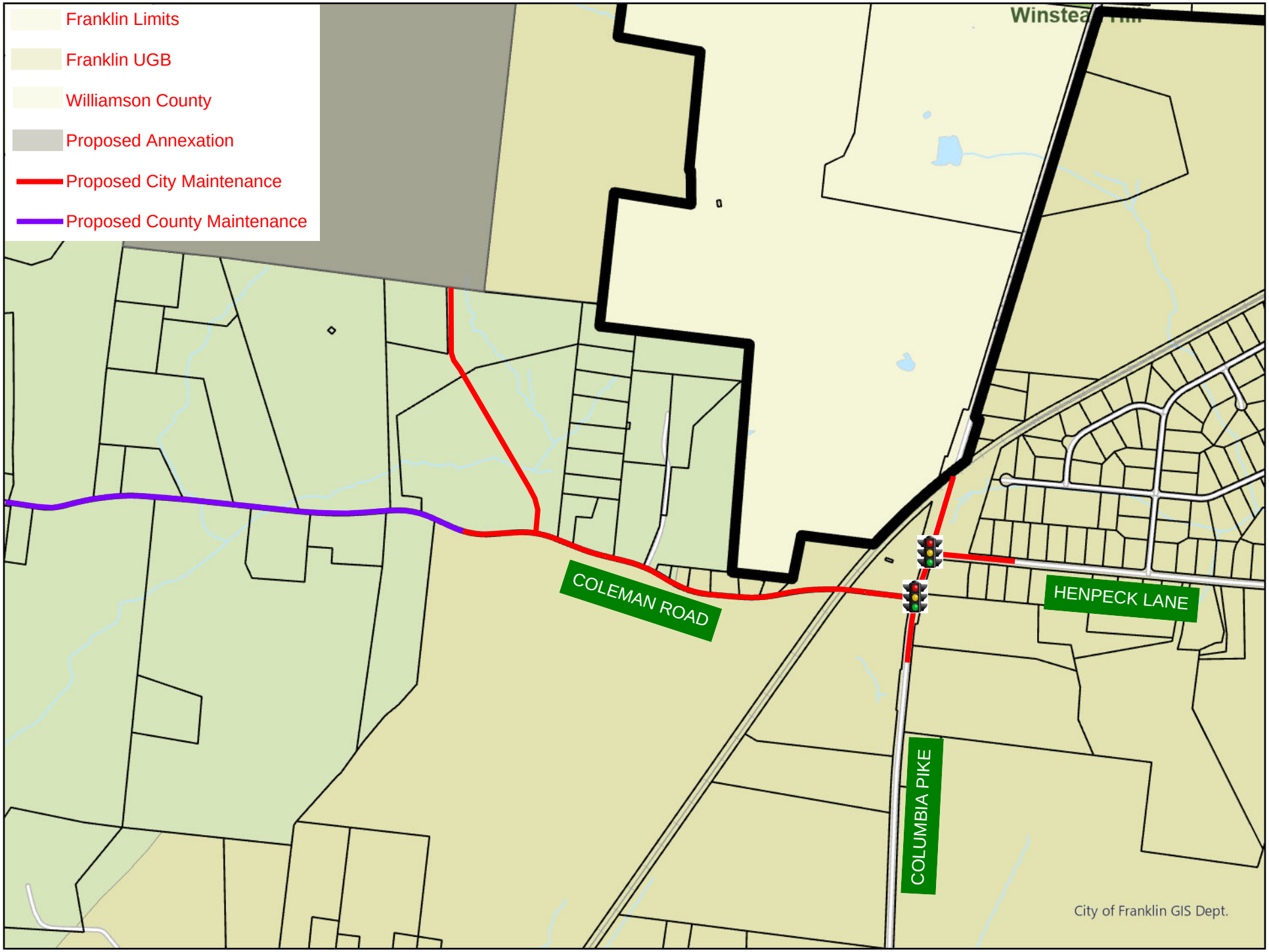
OPTION 1 - EXHIBIT B



OPTION 2 - EXHIBIT A



OPTION 2 - EXHIBIT B



RESOLUTION 2025-26

A RESOLUTION APPROVING A DEVELOPMENT PLAN FOR HARLIN PUD SUBDIVISION WITH 15 MODIFICATIONS OF DEVELOPMENT STANDARDS (BUILDING ELEMENTS, PARKING, GLAZING, SIDEWALKS, OPEN SPACE) FOR THE PROPERTY LOCATED WEST OF HILLVIEW LANE AND NORTH OF COLEMAN ROAD, AT 1247 HILLVIEW LANE

WHEREAS, the Board of Mayor and Aldermen (BOMA) of the City of Franklin, Tennessee, has, or will, approve the zoning for the property as part of Ordinance 2025-06; and

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

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

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

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

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

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

PREMISES CONSIDERED

Map-Parcel	Acres
091 – 99.00	311.21
Total	311.21

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

SECTION III. That the overall entitlements for the Harlin PUD Subdivision are as follows:

Entitlements	Harlin PUD
Base Zone District	PD (0.78/32,000/80)
Other Zoning Overlays	HHO, HHO Buffer
Number of Dwelling Units	242
Number of Nonresidential Square Footage	32,000
Number of Hotel Rooms	80
Open Space Requirements	70%
Number of Phases in Development	2

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

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

MOS 1: **Request to allow a 5-foot or a 22-foot minimum setback from a Mews ROW-specific to Lots 84-86 and 92-105; when facing a mews the rear façade or property line shall have either a pedestrian door, 4-foot clear path to the principal building, or gate.** Approved: _____ Denied: _____	6.3 House, 6.4 Duplex, 6.6 Townhouse, 6.8 Multifamily – Alley Loaded Garages At least 22 feet from a mews right-of-way, when facing a mews the rear façade shall have a pedestrian door. *Staff recommended disapproval.*
MOS 2: **Request to decorative door surrounds with enhanced architectural details as an alternative to porches, stoops and balconies.**	6.6 House-Entry Features The front facade of each dwelling unit shall have a covered porch, covered stoop, or balcony over the main entrance. *Staff recommended disapproval.*

Approved: _____ Denied: _____	
MOS 3: **Request to decorative door surrounds with enhanced architectural details as an alternative to porches, stoops and balconies.** Approved: _____ Denied: _____	6.6 Townhouse-Entry Features The front facade of each dwelling unit shall have a covered porch, covered stoop, or balcony over the main entrance. *Staff recommended disapproval.*
MOS 4: **Request to reduce FFE to no minimum when a home office in Live/Work conditions** Approved: _____ Denied: _____	6.6 Townhouse-Foundations, Porches, And Stoops Minimum 18 inches above grade at front facade. *Staff recommended approval.*
MOS 5: **Request to allow for two ground floor units to be ganged off of a shared entry and not require a direct individual ground floor entrances. Three to four ground floor units on the street facing façade require a minimum of two entries, either shared or to an individual unit.** Approved: _____ Denied: _____	6.8 Multifamily – Building Orientation and Entry Facades along a street or internal drive shall have individual entrances to all publicly-accessed ground floor uses and all ground floor dwelling units. *Staff recommended approval, with conditions.*
MOS 6: **Request to allow Neighborhood Village buildings to be at an angle from the frontage, limited to Lot 23 only.** Approved: _____ Denied: _____	6.9 Commercial/Mixed-Use - Building Orientation and Entry The building shall parallel the frontage. *Staff recommended approval.*
MOS 7: **Request to change maximum glazing for upper floors to 85%.** Approved: _____	6.9 Commercial/Mixed-Use – Windows – Glazing On Retail Storefront 20 to 65 percent glazing of upper

Denied: _____	floors. *Staff recommended approval.*
MOS 8: **Request to remove the transom requirement above storefront display windows.** Approved: _____ Denied: _____	6.9.1 Commercial/Mixed-Use - Facade Articulation for Buildings with Two-Stories or More Transom windows above storefront windows are required. *Staff recommended approval.*
MOS 9: **Request to allow for the use of a singular rural path or a combination of a rural path and sidewalks on opposite side of the road.** Approved: _____ Denied: _____	9.7.1 - Sidewalks Sidewalks and curb shall be required on both sides of public and private streets and internal drives. *Staff recommended approval.*
MOS 10: **Request to utilize Central Franklin Overlay (CFO) parking guidelines.** Approved: _____ Denied: _____	10.2.3 Minimum Parking Reference 10.2.3 Parking Chart for reduced parking minimums for CFO. *Staff recommended approval.*
MOS 11: **Request to establish Minimum Parking Guidelines for Small Scale Multifamily of 2 off street parking stalls per residential unit.** Approved: _____ Denied: _____	10.2.3 Minimum Parking - Multifamily Studio- 1.25 spaces 1-BR unit- 1.25 spaces 2+ BR unit- 2.25 spaces *Staff recommended approval.*
MOS 12: **Request for Stormwater Management features may occupy up to 85% of the neighborhood amenity when treated as a site amenity and designed pursuant to Section 17.5, specific to Lot 79.** Approved: _____	11.5 Neighborhood Amenities - Stormwater Stormwater management features shall not be counted as open space. *Staff recommended approval, with conditions.*

Denied: _____	
MOS 13: **Request for Stormwater Management features may occupy up to 85% of the pocket park when treated as a site amenity and designed pursuant to Section 17.5, specific to Lot 159** Approved: _____ Denied: _____	11.6 Pocket Park - Stormwater Stormwater management features may occupy up to 40% of the pocket park when treated as site amenity. *Staff recommended approval, with conditions.*
MOS 14: **Request to add additional elements among the required features of a pocket park including: trellises, arbors, informational signage, hammock areas, nature-based play areas, gathering spaces, outdoor gaming areas, pedestrian bridges and overlooks.** Approved: _____ Denied: _____	11.6 Pocket Park-Features Four of the following features are required: A. Seating elements B. Canopies or gazebos to shield pedestrians C. Furnishings, such as planters, waste receptacles, bicycle racks, drinking fountains, or transit shelters D. Fountains, sculptures, or art E. Playgrounds *Staff recommended approval, with conditions.*
MOS 15: **Request to one irregularly shaped Hanging Sign per business.** Approved: _____ Denied: _____	15.1.3 Proportion and Shape Signs shall not be irregularly shaped *Staff recommended approval.*

SECTION VI. That this Resolution shall take effect from and after the passage of Ordinance 2025-06, on third and final reading, the health, safety, and welfare of the citizens requiring it.

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

ATTEST:

By: _____
Angie Skarp
City Recorder

CITY OF FRANKLIN, TENNESSEE:

By:_____
Dr. Ken Moore
Mayor

Approved as to form by:

_____
Shauna R. Billingsley
City Attorney

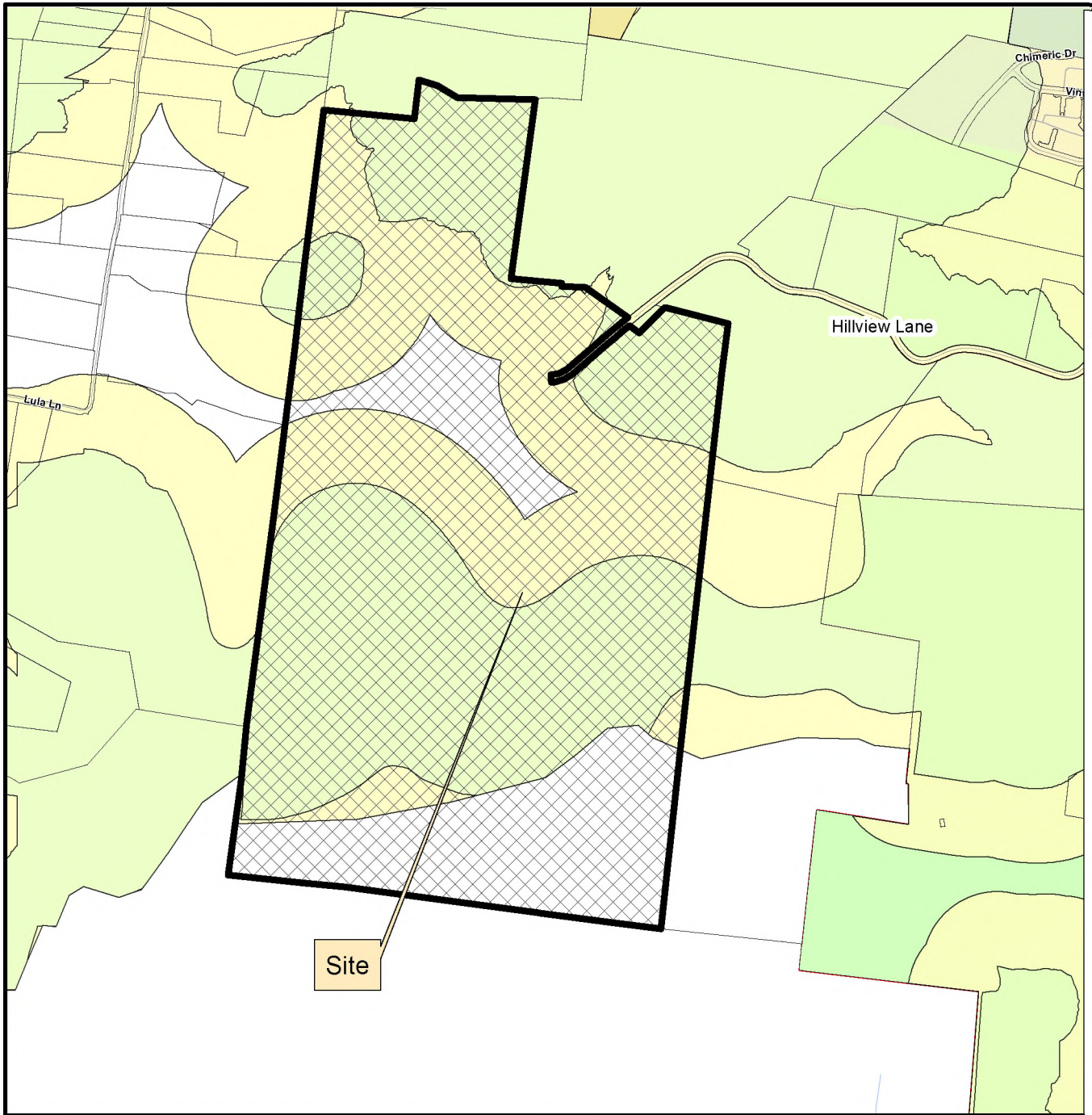
PREAPPLICATION CONFERENCE: _____2/4/25_____

BOMA/FMPC JOINT CONCEPTUAL WORKSHOP: _____2/27/25_____

NEIGHBORHOOD MEETING: _____2/5/25_____

PLANNING COMMISSION RECOMMENDED APPROVAL: _____

PUBLIC HEARING AND BOMA APPROVAL: _____



HARLIN PUD SUBDIVISION
ORDINANCE 2025-06
RESOLUTION 2025-26

Project Information
Existing Zoning: County
Proposed Zoning: PD (0.78 / 32,000 / 80)
Overlay Districts: HHO, 500' Buffer of Hillside
Site Acreage: 311.21 acres
Proposed Number of Dwelling Units: 242
Proposed Nonresidential Square Footage: 32,000 SF
Hotel Keys: 80

Legend

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

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

HISTORIC FRANKLIN TENNESSEE

HARLIN PUD SUBDIVISION

DEVELOPMENT PLAN - PD(0.78 / 32,000 / 80)

Franklin, Williamson County, Tennessee

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A1.6	TYPICAL ARCHITECTURE

DEVELOPMENT TEAM

APPLICANT & LANDSCAPE ARCHITECT:
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JGODDARD@DESIGNSTUDIOPLAN.COM

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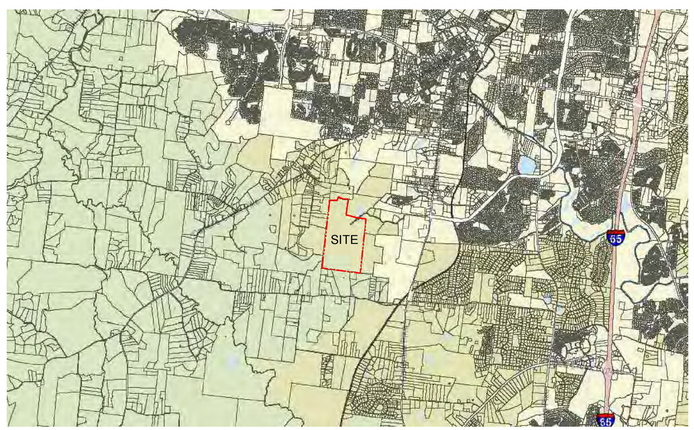
DEVELOPER/OWNER REP:
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ABALLASH@BOYLE.COM

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JAY@SHERIDANPR.COM

VICINITY MAP



NOT TO SCALE



SUMMARY MODIFICATION OF STANDARDS

FOR LIST OF MODIFICATIONS OF STANDARDS SEE SHEETS C0.7-C0.8

1. **MOS - Chapter 6 – Building Types – House/Duplex/Multiplex/Townhouse/Multifamily – Alley Loading Garages – Garage Setback**
   - ***Modification:*** Request to allow a rear setback of 5 feet or a 22 feet minimum setback from a Mews ROW when facing a street; when facing a mews the rear façade or property line shall have either a pedestrian door, 4-foot clear path to the principal building, or gate.
2. **MOS - Section 6.6 – Building Types – House – Building Orientation and Entry – Entry Features**
   - ***Modification:*** Request to add decorative door surround with enhanced architectural details that distinguish it from the typical window as an additional alternative to porches, stoops and balconies.
3. **MOS - Section 6.6 – Building Types – Townhouse – Façade Standards for Each Unit – Entry Features**
   - ***Modification:*** Request to add decorative door surround with enhanced architectural details that distinguish it from the typical window as an additional alternative to porches, stoops and balconies.
4. **MOS - Section 6.6 – Building Types – Townhouse – Foundations, Porches, and Stoops – Finished Floor Elevation**
   - ***Modification:*** Request to reduce this requirement to no minimum when a home office is on the first floor within Live Work units to comply with necessary ADA requirements.
5. **MOS - Section 6.8 – Building Types – Multifamily – Building Orientation and Entry - Entrances:**
   - ***Modification:*** To allow for two ground floor units on the façade facing a street to be ganged off a shared entry and not require a direct individual entrance to the ground floor units. Three to four ground floor units on the façade facing a street would require a minimum of two entries, either shared or to an individual unit.
6. **MOS - Section 6.9 – Building Types – Commercial/Mixed Use Building – Building Orientation and Entry – Façade Location:**
   - ***Modification:*** At lot 23, request Neighborhood Village buildings to be allowed at an angle from the frontage.
7. **MOS - Section 6.9 – Building Types – Commercial/Mixed Use Building – Windows – Glazing on Retail Storefronts:**
   - ***Modification:*** Request to raise maximum glazing to 85% on upper floors.
8. **MOS - Section 6.9 – Building Types – Commercial/Mixed Use Building – Building Elements – Retail Storefronts:**
   - ***Modification:*** Request to remove the transom requirement above storefront display windows.
9. **MOS - Section 9.7.1. Sidewalks – General:**
   - ***Modification:*** Request to allow for the use of a singular rural path or a combination of a rural path and sidewalks on opposite side of the road in specific areas.
10. **MOS - Section 10.2.3 – Parking and Transit – Minimum Parking:**
    - ***Modification:*** Request to utilize Central Franklin Overlay (CFO) parking guidelines.
11. **MOS - Section 10.2.3 – Parking and Transit – Minimum Parking:**
    - ***Modification:*** Request to establish Minimum Parking Guidelines for Small Scale Multifamily of 2 off street parking stalls per residential unit.
12. **MOS - Section 11.5 – Open Space – Neighborhood Amenity - Stormwater:**
    - ***Modification:*** Request to allow 85% of neighborhood park as stormwater Management features.
13. **MOS - Section 11.6 – Open Space - Pocket Park – Features:**
    - ***Modification:*** Request to allow 85% of pocket park as stormwater Management features.
14. **MOS - Section 11.6 – Open Space - Pocket Park – Features:**
    - ***Modification:*** Request to allow additional elements among the required features of a pocket park including: Seating Elements, Pedestrian Shelter (such as Canopies, Gazebos, Trellises, Arbors, or Transit Shelters) Site Furnishings (such as Planters, Waste Receptacles, Bicycle Racks, Drinking Fountains, Informational Signage, or Hammock Areas), Fountains, Sculptures, or Art, Playgrounds or Nature-Based Play Areas, Gathering Spaces (such as firepits, picnic areas, outdoor dining areas), Outdoor game areas for yard games (such as Bocce, Croquet, Cornhole), or, at lot 159, pedestrian bridges and overlooks.
15. **MOS - Section 15.1.3 - Signs - General Provisions - Proportion & Shape**
    - ***Modification:*** Request to allow one irregularly shaped Hanging Sign per business.

SITE DATA

HARLIN PUD SUBDIVISION, PD DEVELOPMENT PLAN

COF PROJECT NUMBER:	8704
SITE ACREAGE/SF:	311.21 AC / 13,556,105.01 SF
EXISTING ZONING:	MGA-1, RP-5, COUNTY
PROPOSED ZONING:	PD (0.78 / 32,000 / 80)
OVERLAY ZONING:	HHO, 500' HHO BUFFER
TAX MAP & PARCELS:	091-09900
ADDRESS:	1247 HILLVIEW LANE
PRIMARY USES:	PERMITTED USES ON SHEET C2.0
BUILDING HEIGHT RANGE:	SEE SHEET C2.0C

REGULATIONS

BUILDING TYPES APPLIED:
HOUSE, TOWNHOUSE, DUPLEX, MULTIFAMILY (SMALL-SCALE), COMMERCIAL/MIXED-USE

FRONTAGE TYPES APPLIED: YARD, LANDSCAPE

CONSTRUCTION TYPE: TYPE IV OR TYPE V

BUILDING HEIGHT:
SEE SHEET C2.0B FOR HEIGHT BREAKDOWN FOR BUILDINGS

MINIMUM LSA: 0.20

HISTORICAL RESOURCE TREATMENT: N/A

DWELLING UNIT COUNT, BY TYPE:
SEE TABLE BREAKDOWN ON SHEET C2.0B FOR DWELLING UNIT COUNT BY TYPE

PARKING REQUIRED: SEE CHART ON SHEET C2.0A
PARKING PROVIDED: SEE CHART ON SHEET C2.0A

SETBACKS:
SEE SHEETS C2.0C AND C2.0D FOR LOT SETBACKS

COMMERCIAL SF:
MIXED USE COMMERCIAL: 32,000 SF
HOTEL: 80 KEYS

PERMITTED USES
SEE SHEETS C2.0

TREE CANOPY RETENTION

OVERALL SITE AREA:	13,556,105 SF; 311.2 AC
TOTAL EXISTING TREE CANOPY:	63.1% OF SITE: (8,549,881 SF; 196.3 AC)
REQUIRED PRESERVATION:	18% OF EXISTING: (1,538,979 SF; 35.3 AC)
PROVIDED PRESERVATION:	70% OF EXISTING: (5,900,000 SF; 135.45 AC)

OPEN SPACE SET-ASIDE REQUIREMENT:

TOTAL SITE ACREAGE:	311.21 AC (13,556,105.1 SF)
SINGLE FAMILY LOT ACREAGE: *(OVER 30,000 SF)*	77.17 AC (3,361,790.0 SF)
ADJUSTED SITE ACREAGE:	234.0 AC (10,194,315.1 SF)
OPEN SPACE REQUIREMENT*:	
REQUIRED	5.0% OF ADJUSTED SITE AC: 11.70 AC (509,715.8 SF)
PROVIDED:	5.0% OF ADJUSTED SITE AC: 11.71 AC (510,194.5 SF)

**10% NATURAL AREA NOT REQUIRED FOR MIXED-USE PUDS*

OPEN SPACE VILLAGE GREEN REQUIREMENT:

MINIMUM OPEN SPACE REQUIREMENT:	70% OF SITE: (9,489,274 SF; 217.8 AC)
PROVIDED:	71.0% OF SITE: (9,618,970.4 SF; 220.8 AC)

IMPACT STATEMENT

WATER
WATER WILL BE CIRCULATED THROUGH THE SITE BY CONNECTING THE EXISTING HB&TS WATERLINES IN HILLVIEW LANE TO THE EAST AND LULA LANE TO THE WEST. AN ADDITIONAL WATER MAIN WILL BE BROUGHT FROM THE EXISTING HB&TS LINE AT COLEMAN ROAD TO THE SOUTH. WATER DESIGN IS CONCEPTUAL AND WILL BE COORDINATED WITH HB&TS

SANITARY SEWER
SANITARY SEWER SERVICE WILL CIRCULATE THROUGH THE SITE AND GRAVITY FLOW TO A PROPOSED LIFT STATION ON THE EAST SIDE OF THE SITE. A FORCE MAIN WILL DIVERT FLOW NORTHEAST THROUGH HILLVIEW LANE. THE FORCE MAIN ENDS NEAR THE MACK HATCHER CONNECTION, AND EFFLUENT WILL THEN GRAVITY FLOW TO AN EXISTING SEWER MANHOLE ALONG SAW MILL CREEK. A SECOND FORCE MAIN IS PROPOSED TO COLLECT THE LOTS ON THE SOUTHEAST SIDE OF THE SITE WITH A LIFT STATION PROPOSED ON THE COUNTY LOT ALONG COLEMAN ROAD. THIS FLOW WILL TIE TO THE GRAVITY LINE THAT IS THEN PUMPED TO HILLVIEW LANE. SANITARY SEWER DESIGN IS CONCEPTUAL AND WILL BE COORDINATED WITH THE CITY OF FRANKLIN.

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

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

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

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

REFUSE COLLECTION
REFUSE COLLECTION BY A COMBINATION OF CITY OF FRANKLIN COLLECTION SERVICES AND PRIVATE COLLECTION SERVICES

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

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

OFFSITE CONNECTIONS
WHERE STUB-OUTS TO OFFSITE CONNECTIONS ARE SHOWN A TEMPORARY TURN-AROUND WILL BE SHOWN AT SITE PLAN.

VESTING STANDARDS

ZONING ORDINANCE	01-01-2025
SUBDIVISION REGULATIONS	01-01-2022
TRANSPORTATION & STREET TECHNICAL STANDARDS	07-01-2021
STORMWATER BMP MANUAL	07-01-2021
TECHNICAL SPECIFICATIONS FOR UTILITY INSTALLATION	10-13-2020
MUNICIPAL CODE	09-10-2024
HISTORIC DISTRICT GUIDELINES	05-30-2022

About the Harlin Farm

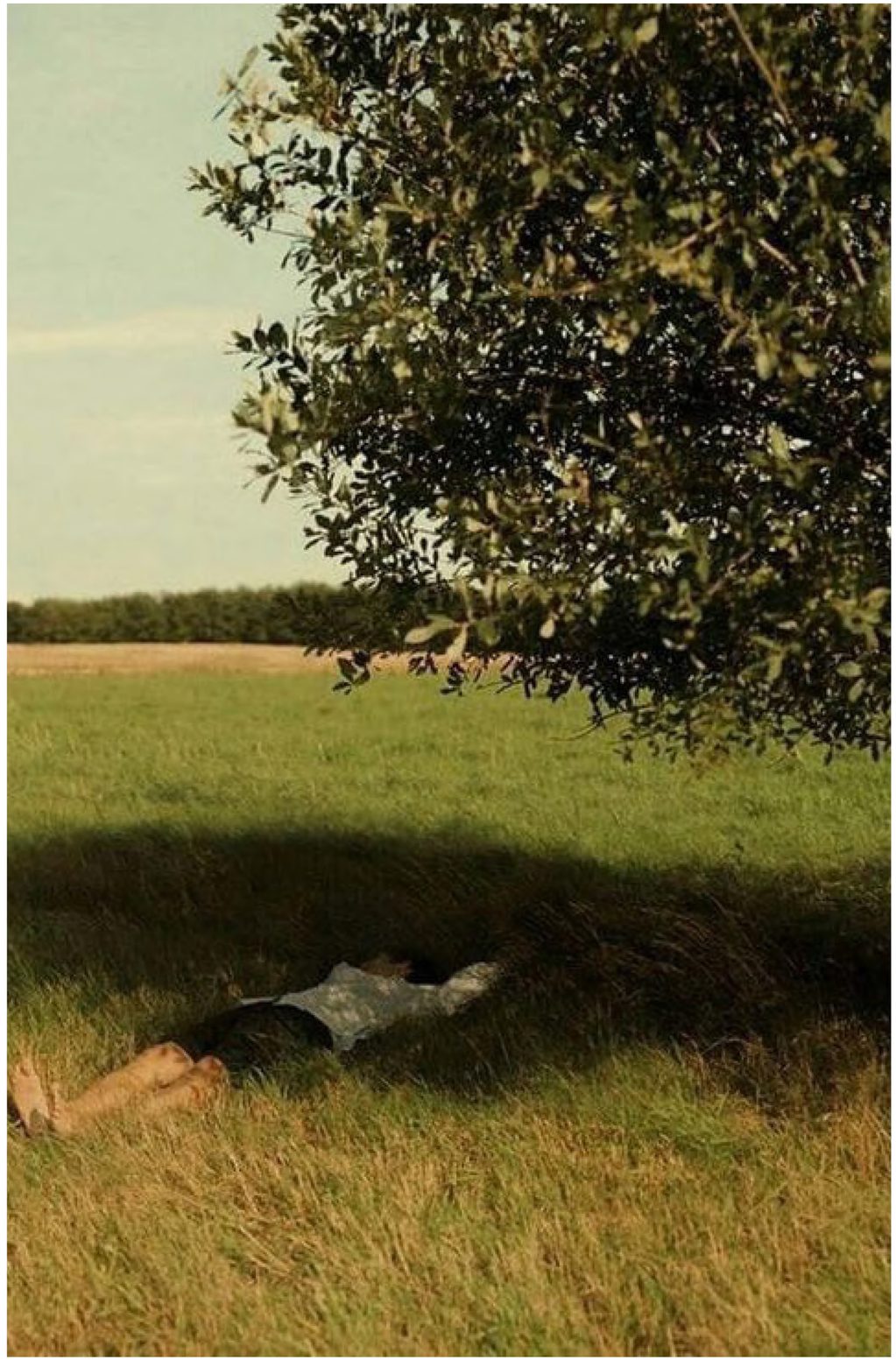
The topography of southern Williamson County is as diverse as anywhere in Middle Tennessee, with dramatic elevation changes marking the leading edge of the Highland Rim. Tucked in below Winstead Hill at the end of Franklin's city limits is the 311-acre Harlin farm. Forested hills ring an enclave that Ezekiel Polk — paternal grandfather of United States President James K. Polk — first acquired by land grant in the 1820s.

Through two centuries, the grassy basin bisected by Polk Creek with the long western views has been home to a number of notable families; a cemetery on the northern edge of the farm includes Campbells, Critzes and Haffners, but for nearly 70 years, the Harlin family has occupied this hidden valley.

Tom Harlin bought the farm with the objective to establish a dairy in the 1960s. In the apparel industry by trade, Tom was also a partner with his brother Bill in the legendary Harlinsdale Farm. But Tom saw great potential in the Holstein breed, starting with 30 cows and ultimately managing more than 400 head that produced milk on three shifts. Tanker truck loads of milk came in and out of Hillview Lane, headed for Purity Dairy in Nashville or a regional co-op in Florida, which would then refill the tanks with orange juice.

It took far more than 300 acres to sustain the operation — before Mack Hatcher Bypass cut through and stubbed into Hillview Lane, alfalfa hay and corn silage were grown everywhere below Winstead Hill. The Harlins leased and farmed hundreds of acres where Polk Place and Dallas Downs subdivisions now stand, where Target, Kroger and Chick-Fil-a operate, and as far north as the old Werthan farm on Columbia Avenue, where Taco Bell and self storage now exist. The Harlins' dairy ceased operation 20 years ago, another piece of Williamson County's agricultural legacy left to the history books.

Now the Harlin family has chosen Boyle Investment Company to shape the next generation of their land into a pastoral neighborhood that showcases the potential of Franklin's new Village Green design guideline adopted by Envision Franklin in 2024. Village Green was developed in direct response to feedback provided by citizens across the community — let's balance preservation with progress (per the City's mission statement), require more open space, create limited mixed-use that mitigates vehicular traffic, and offer a diversity of housing and amenities that reflects the "Missing Middle" that Franklin residents have so long asked for.



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HARLIN PUD SUBDIVISION
DEVELOPMENT PLAN
Franklin, Williamson County, Tennessee

JEFFREY A. ROSIAK REGISTERED LANDSCAPE ARCHITECT TENNESSEE 391525

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HISTORICAL CONTEXT SHEET
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COF # 8704

In terms of housing product, there will be a mixture of town and country offerings. The town element will focus on the creation of a walkable hamlet with a blend of single-family homes reminiscent of Downtown Franklin and an array of attached residential offerings, from stately brownstones to well-appointed condominium flats with elevator access. The hamlet will be surrounded by much larger lots that balance the neighboring farms and estates, offering a relaxed country feel of two to five-acre lots.











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DEVELOPMENT PLAN
Franklin, Williamson County, Tennessee

JEFFREY A. ROSAK
REGISTERED
AGRICULTURE
TENNESSEE
LANDSCAPE ARCHITECT
10/3/25

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COF # 8704

Village Green

According to Envision Franklin, "The Village Green design concept is intended to provide the ability to establish a wider variety of housing options while prioritizing the preservation of open space. Desirable natural features should be identified first and set aside as part of the required 70 percent open space.

"Diverse options for residential and commercial uses are encouraged within Village Green developments to create a truly unique experience of living in a small village community surrounded by nature, while still being located within Franklin city limits. Commercial uses within Village Green should serve the village and surrounding areas, but should not generate significant regional traffic. Mixed-use buildings incorporating small-scale multifamily residential above first floor commercial uses are appropriate.

"Preserved open space is a valued amenity and should be the focal point of this design concept by clustering residential and commercial uses around preserved environmental features and identified open spaces. A network of trails should be located throughout the open spaces to provide access and encourage use of these areas. Multi-use trails should also connect to the broader community-wide system of sidewalks and multi-use trails. Access for the public is encouraged."





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DEVELOPMENT PLAN
Franklin, Williamson County, Tennessee

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Purpose

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

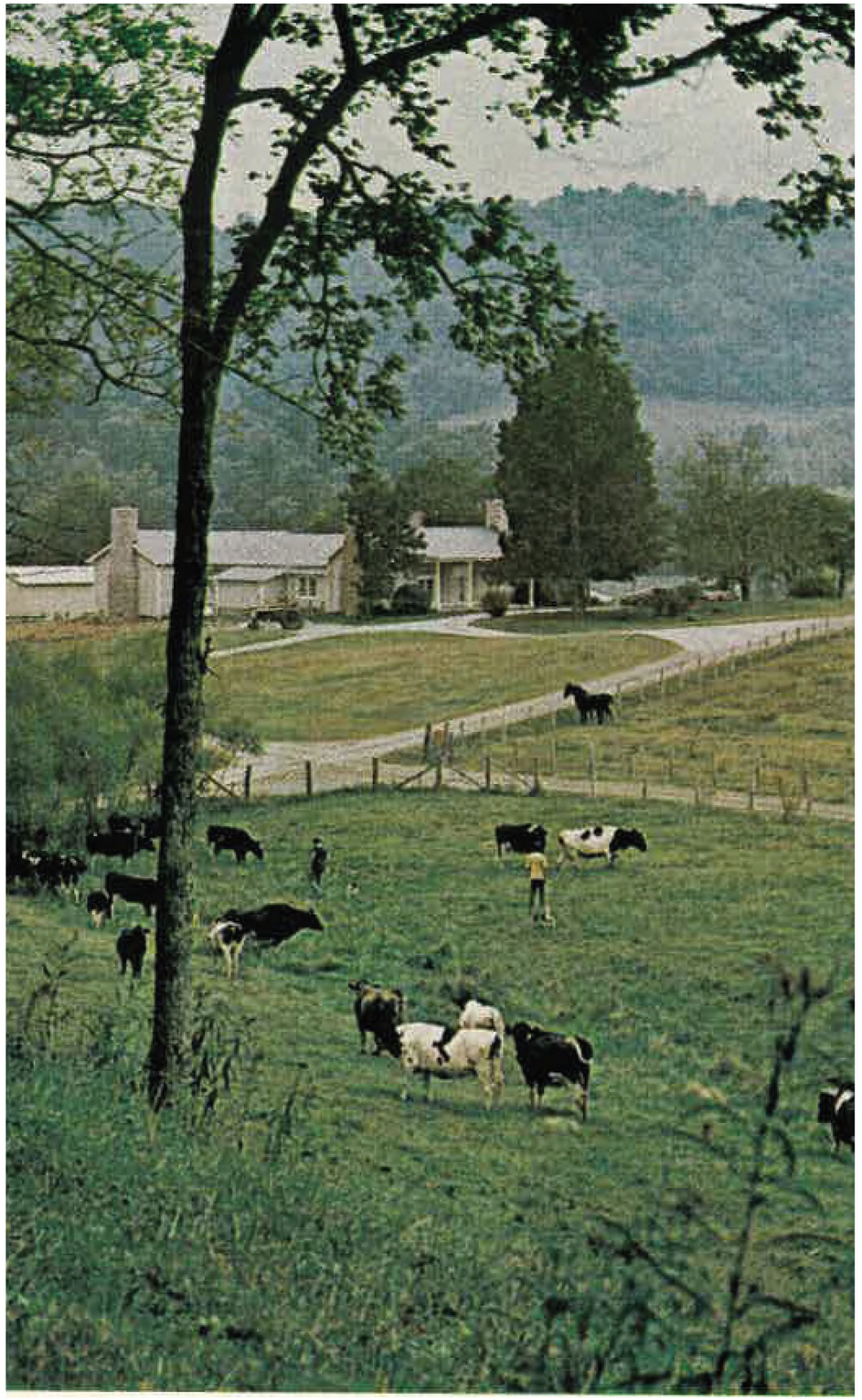
Conscientiously Designed: In addition to preserving 70% of the farmland, we are active stewards, mindful of our impact, and creating abundant opportunities for people to be immersed in and connect with the natural world.

Nature: In its undulating topography, flora, and breathtaking views, Harlin is a first of its kind property in Franklin. Our mission is to celebrate and champion it, create amenities, activities, and events to connect to it, and nurture a love for it among our residents, guests, and community.

Room To Roam: An abundance of preserved lands, nature-inspired amenities, events, and community-centered ethos invite a pace of life where inner and outer explorations: a woods walk with a friend or solo birdwatching are simple, everyday pleasures.

Hospitality: The Harlin family, and especially Barbara Graham Harlin, their matriarch, is our north star. We're intentionally creating a community - through architecture, landscape design, interior design, and land planning - with genuine warmth and care for people at its center.

Unhurried Joy: In a world that feels like it's endlessly spinning and we with it, we're designing spaces and experiences that reset and realign us with nature's rhythms: like trees swaying gently in a breeze, corn growing tall over sultry summer days, a ladybug landing on your hand, a backyard barbecue with friends. This is a place - and a call - to slow life down and savor its gifts.



Harlin Farm, Southern Living, 1974

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Franklin, Williamson County, Tennessee

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COF # 8704

Key Attributes

01 **Inviting**

Like the gracious, close-knit family who called this land home for generations, we're creating homes, gathering spaces, and experiences that are genuinely warm and welcoming, that nurture a caring, vibrant community, and cultivate the kind of camaraderie we're made for.

02 **Rooted**

Trees remind us that we all - people, the natural world, our community - are inextricable connected, our roots and stories forever intertwined. We understand that the wellbeing and vitality of one is essential to the wellbeing and vitality of all. Those insights keep us present, open, and focused on creating community with generations in mind.

03 **Thoughtful**

We strive to do what's right for people and the land. To us, that means celebrating the unique character of the landscape by preserving 70% of it. It means homes and public spaces designed in harmony with sunlight, breezes, and breathtaking views. It means naturally inviting gathering spaces for conversation, play, and everyday occasions. And it means everywhere you look, amenities, events, and endless opportunities to connect with nature and each other.

04 **Captivating**

While our setting is serene and easeful, we're also cultivating a convivial, captivating energy through a curated collection of specialty shops, a boutique inn, experiential public art, gathering spaces, intimate events - and the daily sights, sounds, scenes, and delights of a truly connected neighborhood.







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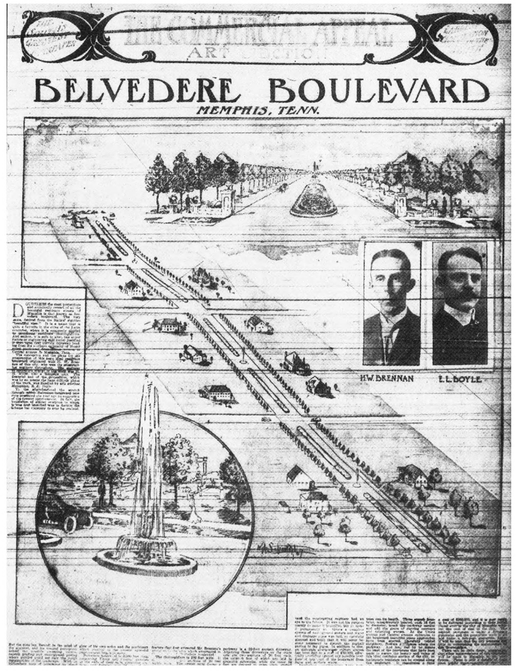
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More About Boyle Investment Co.

Founded nearly a century ago in Memphis, Boyle has been building community in Tennessee since 1933. The company launched in Memphis in the middle of the Great Depression to aid large insurance companies in managing their distressed real estate portfolios. The principals were descendants of Nashville settler John Overton, who founded the city of Memphis with Andrew Jackson, and the Boyle family has maintained ownership and oversight of the company for 92 years, through wars and recessions, the quadrupling of interest rates, and the advent of double digit inflation, as well as the emergence and disappearance of countless real estate fads.

Boyle seeks out properties with intrinsic value, based on location and unique features, and then leans on their team's expertise to enhance that value in the long term with a focus on excellence. Boyle's visionary mindset and transformative approach has kept them on the forfront of the industry the last 100 years. You see it in some of Memphis oldest and most desirable neighborhoods, such as ca. 1907 Belvedere in Midtown or Ridgeway Center, the 1960s-era mixed-use pioneer often cited as the most significant development in the history of the city. And you see it in some of Franklin's most iconic new mixed-use districts, such as McEwen Northside and Berry Farms. These are not cookie-cutter developments placed onto an available piece of ground — they are distinctive destinations that are uniquely "of the place."









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Franklin, Williamson County, Tennessee

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1. **MOS - Chapter 6 – Building Types – House/Duplex/Townhouse/Multifamily – Alley Loading Garages – Garage Setback**
   - ***Standard:*** At least 22 feet from a mews right-of-way, when facing a mews the rear façade shall have a pedestrian door
   - ***Modification:*** Request to allow a 5 feet or 22 feet minimum setback from a Mews ROW when lots front public streets (specifically lots 84-86 and 92-105); when facing a mews the rear façade or property line shall have either a pedestrian door, 4 foot clear path to the principal building, or gate.
   - ***Justification:*** This clarification would allow for lots that front a public street to follow standards similar to an alley while also benefiting because the mews is wider than a typical alley. Lots 84-86 and 92-105 would also be addressed from the public streets they front. This change would not impact fire access. Lots 87-91 would not have a MOS for rear setbacks. Lots 87-91 will be sprinkled and keep the mews alley setback of at least 22 feet.



Lots which front an open space and served off a MEWS alley are to be sprinklered. This condition applies specifically to lots 87,88,89,90,and 91.

2. **MOS - Section 6.6 – Building Types – House – Building Orientation and Entry – Entry Features**
   - ***Standard:*** Shall have a covered porch, covered stoop, or balcony over the entrance.
   - ***Modification:*** Request to add decorative door surround with enhanced architectural details that distinguish it from the typical window as an additional alternative to porches, stoops and balconies.
   - ***Justification:*** We would like to add variety to single family home entrances within Harlin to differentiate from homes in Westhaven, Berry Farms, & nearby Shadow Green, while also providing depth. A high-quality decorative door surround at the front door is consistent with high quality historic homes, including homes found in Downtown Franklin and historic homes such as the Carter House and Meeting of the Waters which have a basis in classic Federal and Georgian architecture.

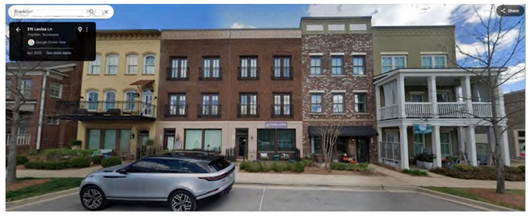




3. **MOS - Section 6.6 – Building Types – Townhouse – Façade Standards for Each Unit – Entry Features**
   - ***Standard:*** The front façade of each dwelling unit shall have a covered porch, covered stoop, or balcony over the main entrance.
   - ***Modification:*** Request to add decorative door surround with enhanced architectural details that distinguish it from the typical window as an additional alternative to porches, stoops and balconies.
   - ***Justification:*** We would like to add variety to townhome entrances within Harlin to differentiate it from the townhomes in Westhaven, Berry Farms, & nearby Shadow Green, while also providing depth. A high-quality decorative door surround at the front door is consistent with high quality historic townhomes, including a few in Downtown Franklin which have a basis in classic Federal and Georgian architecture.




4. **MOS - Section 6.6 – Building Types – Townhouse – Foundations, Porches, and Stoops – Finished Floor Elevation**
   - ***Standard:*** Minimum 18 inches above grade at front façade
   - ***Modification:*** Request to reduce this requirement to no minimum when a home office is on the first floor within Live Work units to comply with necessary ADA requirements.
   - ***Justification:*** This will allow for a visitable entry into the unit similar to a commercial or mixed-use building that must comply with ADA criteria.



5. **MOS - Section 6.8 – Building Types – Multifamily – Building Orientation and Entry - Entrances:**
   - ***Standard:*** Facades along a street or internal drive shall have individual entrances to all publicly accessed ground floor uses and all ground floor dwelling units.
   - ***Modification:*** To allow for two ground floor units on the façade facing a street to be ganged off a shared entry and not require a direct individual entrance to the ground floor units. Three to four ground floor units on the façade facing a street would require a minimum of two entries, either shared or to an individual unit. Shared entry will face the street.
   - ***Justification:*** We would like to have the option to allow for only shared controlled entrances to the building when the ground floor contains up to four units. This is consistent with the COF ZO requirements for Multiplex units and brings similar architectural controls to Small Scale Multifamily buildings that are not further defined in the ZO. A building with only shared entrances is consistent with high quality historic pre-war multi-family buildings. This would allow narrower frontage multifamily to have a single shared entrance, which would prevent doors from being too close to one another. Wider multifamily frontage would have a minimum of two entries.

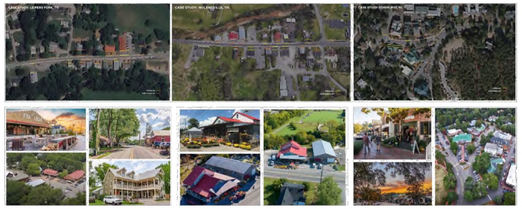




6. **MOS - Section 6.9 – Building Types – Commercial/Mixed Use Building – Building Orientation and Entry – Façade Location:**
   - ***Standard:*** The building shall parallel the frontage
   - ***Modification:*** Request to allow buildings within the Neighborhood Village portions of the project to be at an angle from the frontage to create more interest along the streetscape and abilities to have more open space in front of a building. This request is limited to buildings at Lot 23 only.
   - ***Justification:*** Allowing buildings to angle back from a street can create dynamic spaces and allow you to mitigate angle and curved streets which are many times needed due to topography or road circulation patterns. This brings the wedge-shaped space in the rear or side of the lot to the front to enhance the public realm and is consistent with other rural towns in the region including downtown Franklin (see case studies below).







7. **MOS - Section 6.9 – Building Types – Commercial/Mixed Use Building – Windows – Glazing on Retail Storefronts:**
   - ***Standard:*** 50 to 85 percent of the ground floor, measured between two feet and ten feet from the ground. 20 to 65 percent of upper floors
   - ***Modification:*** Request to charge upper floors max from 65 percent to 85 percent.
   - ***Justification:*** This will allow for several groups of ganged windows with each window vertically proportioned similar to what you would find in a traditional sunroom or filled in porch. The photo below illustrates a similar building with the upper floor glazing measured at 83%.



8. **MOS - Section 6.9 – Building Types – Commercial/Mixed Use Building – Building Elements – Retail Storefronts:**
   - ***Standard:*** Any storefront shall have display windows, transom windows, knee walls of between 18 and 24 inches tall, and other architectural elements such as bulkheads, trim, and cornice detailing
   - ***Modification:*** Request to remove the transom requirement above storefront display windows, but not doorways, to allow for larger storefront options. [*Note: removed MOS for lowering knee wall to 12 inches*]
   - ***Justification:*** This will allow for larger storefront windows in cases where a transom would result in a horizontally proportioned storefront window below it, and is similar to existing conditions and alternatives found in Downtown Franklin










9. **MOS - Section 9.7.1. Sidewalks – General:**
   - ***Standard:*** Sidewalks and curb shall be required on both sides of public and private streets and internal drives, except along Mack Hatcher Parkway or I-65.
   - ***Modification:*** Request to allow revision of this requirement to comply with the MOES and corresponding approved street sections that allow for the use of a singular rural path or a combination of a rural path and sidewalks on opposite side of the road.
   - ***Justification:*** Allows for a more rural pattern of development while still providing a complete pedestrian network and a variety of pedestrian trail options. See corresponding MOES and street sections for justification. Areas where this standard could apply are designated on C2.16, C4.30, and C4.31.

10. **MOS - Section 10.2.3 – Parking and Transit – Minimum Parking:**
    - ***Standard:*** City of Franklin Minimum Parking Standards
    - ***Modification:*** Request to utilize COF ZO Minimum Parking guidelines as identified for uses within the Central Franklin Overlay (CFO) guidelines.
    - ***Justification:*** The Central Franklin Overlay recognizes the unique qualities and mixed-use character of Franklin's oldest neighborhood and scale of development and context as identified in Envision Franklin. The Village Green characteristics and mixture of uses with corresponding land conservation goals offers a comparable mix of uses and development patterns and should therefore offer similar parking designations.

11. **MOS - Section 10.2.3 – Parking and Transit – Minimum Parking:**
    - ***Standard:*** City of Franklin Minimum Parking Standards - Multifamily
    - ***Modification:*** Request to establish Minimum Parking Guidelines for Small Scale Multifamily use based on Franklin Zoning Ordinance requirements for Multiplex use which dedicate 2 off street parking stalls per residential unit.
    - ***Justification:*** Small Scale Multifamily is a residential use as defined in Envision Franklin, but there is no corresponding parking definition for this use for a Multifamily building up to 12 residential units. Given the "small scale" nature of the building the parking guidelines for Multiplex are more appropriate.

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DEVELOPMENT PLAN
Franklin, Williamson County, Tennessee

JEFFREY A. ROSIAK REGISTERED LANDSCAPE ARCHITECT 1325

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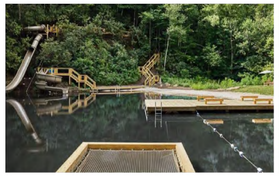
MODIFICATION OF STANDARDS

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

- ***Standard:*** Stormwater management features shall not be counted as open space
- ***Modification:*** At lot 79, Stormwater Management features may occupy up to 85% of the neighborhood amenity when treated as a site amenity and designed pursuant to section 17.5, Stormwater Management Features.
- ***Justification:*** Allows for the integration of wet stormwater management ponds and heavily landscape bioretention areas into neighborhood amenities such that a retention pond, a swimming pond, or natural pools may appear to flow into wet stormwater management ponds or may appear as natural ponds. Ponds and pools should be activated with recreation opportunities such as fishing piers, swimming platforms, boardwalks, or fountains, while integrating trails and benches located all around the stormwater management area such that these ponds function as part of the neighborhood amenity.









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

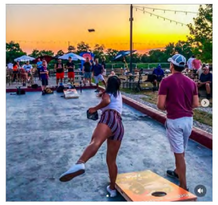
a. ***Standard:*** Stormwater management features may occupy up to 40% of the pocket park when treated as a site amenity and designed pursuant to section 17.5 Stormwater Management Features.
b. ***Modification:*** At lot 159, Stormwater Management features may occupy up to 85% of the pocket park when treated as a site amenity and designed pursuant to section 17.5, Stormwater Management Features.
c. ***Justification:*** Allows for the integration of wet stormwater management ponds into pocket parks such that a planned, wet retention pond at lot 159 and areas of heavily landscaped bioretention may be integrated into an activated pond with recreation opportunities such as fishing piers, swimming platforms, boardwalks, canoe/kayak launch, or fountains, while integrating trails and benches located all around the stormwater management areas and integrating the pond as a recreation opportunity within the pocket park.

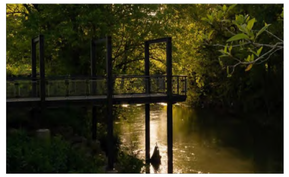




14. MOS - Section 11.6 – Open Space - Pocket Park – Features:

- ***Standard:*** Four of the following features are required:
- ***Modification:*** Amend/add additional features more consistent with the Vision of the development:
  A. Seating Elements
  B. Pedestrian Shelter such as Canopies, Gazebos, Trellises, Arbors, or Transit Shelters
  C. Furnishings such as Planters, Waste Receptacles, Bicycle Racks, Drinking Fountains, Informational Signage, or Hammock Areas
  D. Fountains, Sculptures, or Art
  E. Playgrounds or Nature-Based Play Areas
  F. Gathering Spaces such as firepits, picnic areas, outdoor dining areas
  G. Outdoor game areas for yard games such as Bocce, Croquet, Cornhole
  H. On lot 159, Engagement of streams and ponds such as Pedestrian Bridges and Overlooks
- ***Justification:*** This MOS allows a wider variety of open space options specifically curated to the Vision of the Harlin development while still providing a robust, amenitized living experience.




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

- ***Standard:*** *Signs shall not be irregularly shaped.*
- ***Modification:*** Permit one irregularly shaped Hanging Sign per business if the shape is representative of the business that is represents.
- ***Justification:*** Allows for a diversity of signage typical of a historic hamlet or village appropriate in the Village Green Design Concept.








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

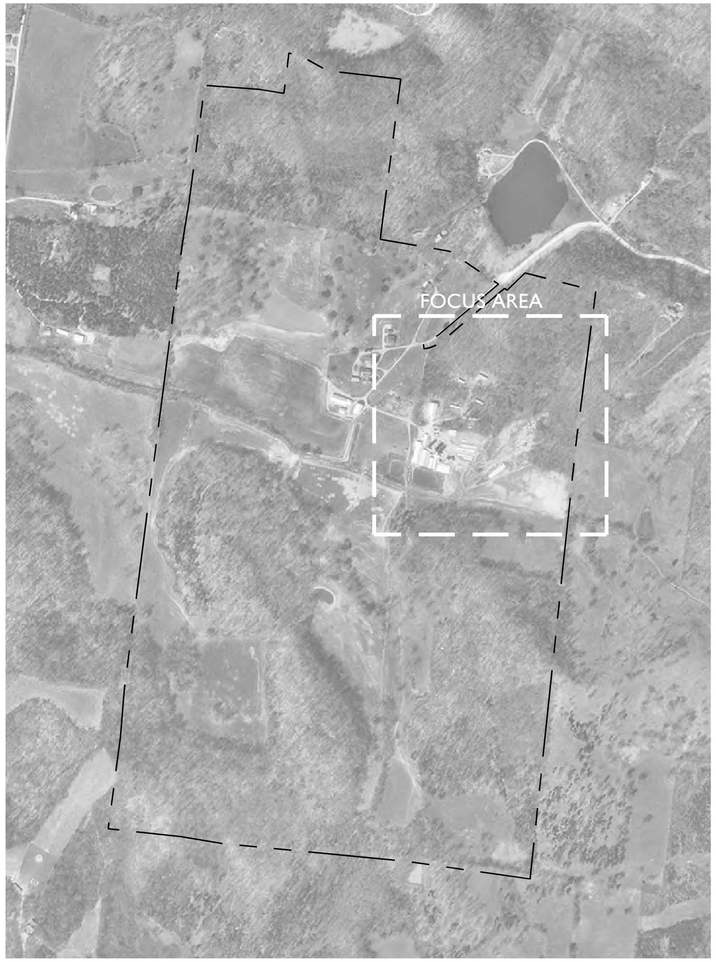
HARLIN PUD SUBDIVISION
DEVELOPMENT PLAN
Franklin, Williamson County, Tennessee

JEFFREY A. ROSIAK REGISTERED LANDSCAPE ARCHITECT TENNESSEE
11/25

Revision Date
△ _____
△ _____
△ _____
△ _____

MODIFICATION OF STANDARDS
SHEET
C0.8
COF # 8704

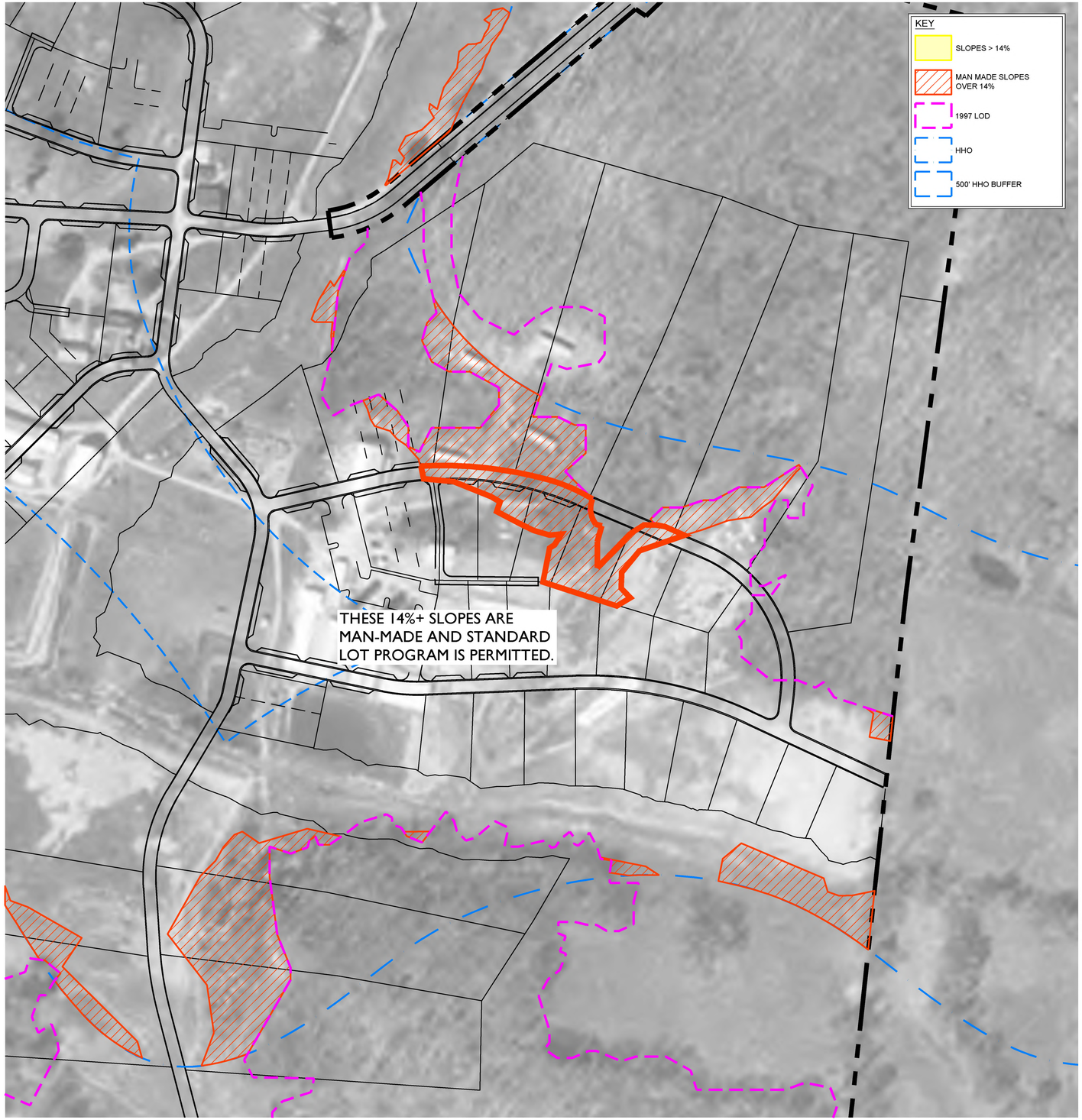
HISTORICAL IMAGERY INDICATING AREAS OF MAN-MADE SLOPE MANIPULATION



1997 AERIAL
INTRODUCTION OF MAN-MADE SLOPES ON SITE

N.T.S

APPLICANT REQUEST:
AERIAL IMAGERY HAS BEEN PROVIDED TO ILLUSTRATE HISTORICAL MODIFICATIONS TO THE SITE'S TOPOGRAPHY OVER TIME. THESE MAN-MADE ALTERATIONS HAVE RESULTED IN ENGINEERED SLOPES EXCEEDING 14% AS THE AGRICULTURAL OPERATION EXPANDED. AS PART OF THIS SUBMITTAL, THE APPLICANT FORMALLY REQUESTS THAT THESE SPECIFIC AREAS OF 14% OR GREATER SLOPES WITHIN THE 500' HHO BUFFER BE CLASSIFIED AS MAN-MADE SLOPES, THEREBY EXEMPTING THEM FROM PRESERVATION REQUIREMENTS UNDER THE ZONING ORDINANCE.



FOCUS AREA - SLOPE OVERLAY IN 1997 AERIAL

0' 100' 200' 300'

N

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

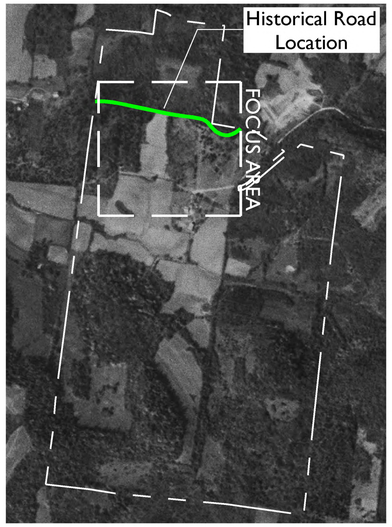
HARLIN PUD SUBDIVISION
DEVELOPMENT PLAN
Franklin, Williamson County, Tennessee

JEFFREY A. ROSIAK REGISTERED LANDSCAPE ARCHITECT

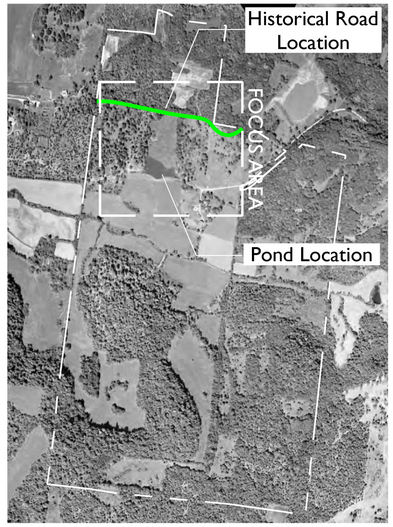
Revision Date
△
△
△
△

HISTORICAL MAN MADE SLOPES
SHEET
C0.9
COF # 8704

HISTORICAL IMAGERY INDICATING AREAS OF MAN-MADE SLOPE MANIPULATION



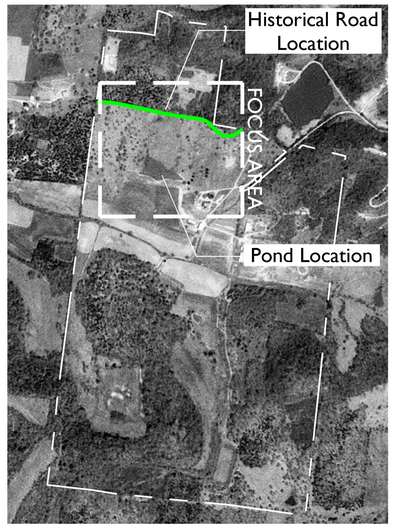
1953 AERIAL
BEFORE POND CONSTRUCTION



1963 AERIAL
AFTER POND CONSTRUCTION

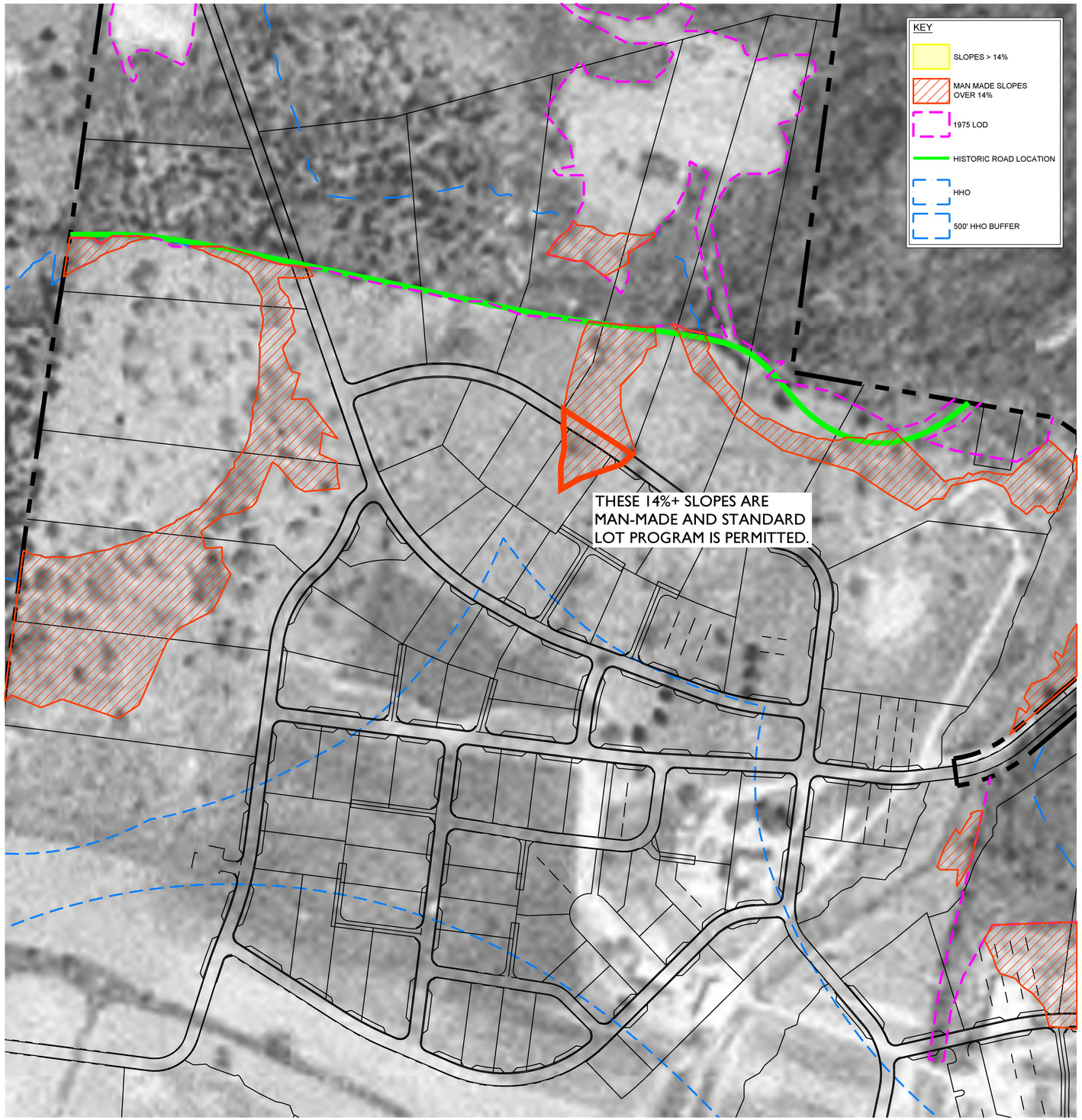


1967 QUADRANGLE
HISTORIC ROAD LOCATION



1975 AERIAL
CLEARING AND GRADING SOUTH OF HISTORIC ROAD LOCATION, CHANNELIZING DRAINAGE TO FEED CONSTRUCTED POND

APPLICANT REQUEST:
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FOCUS AREA - SLOPE OVERLAY IN 1975 AERIAL

0' 100' 200' 300'

N

GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

BOYLE
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Kimley»Horn

DesignStudio

sdco
PARTNERS

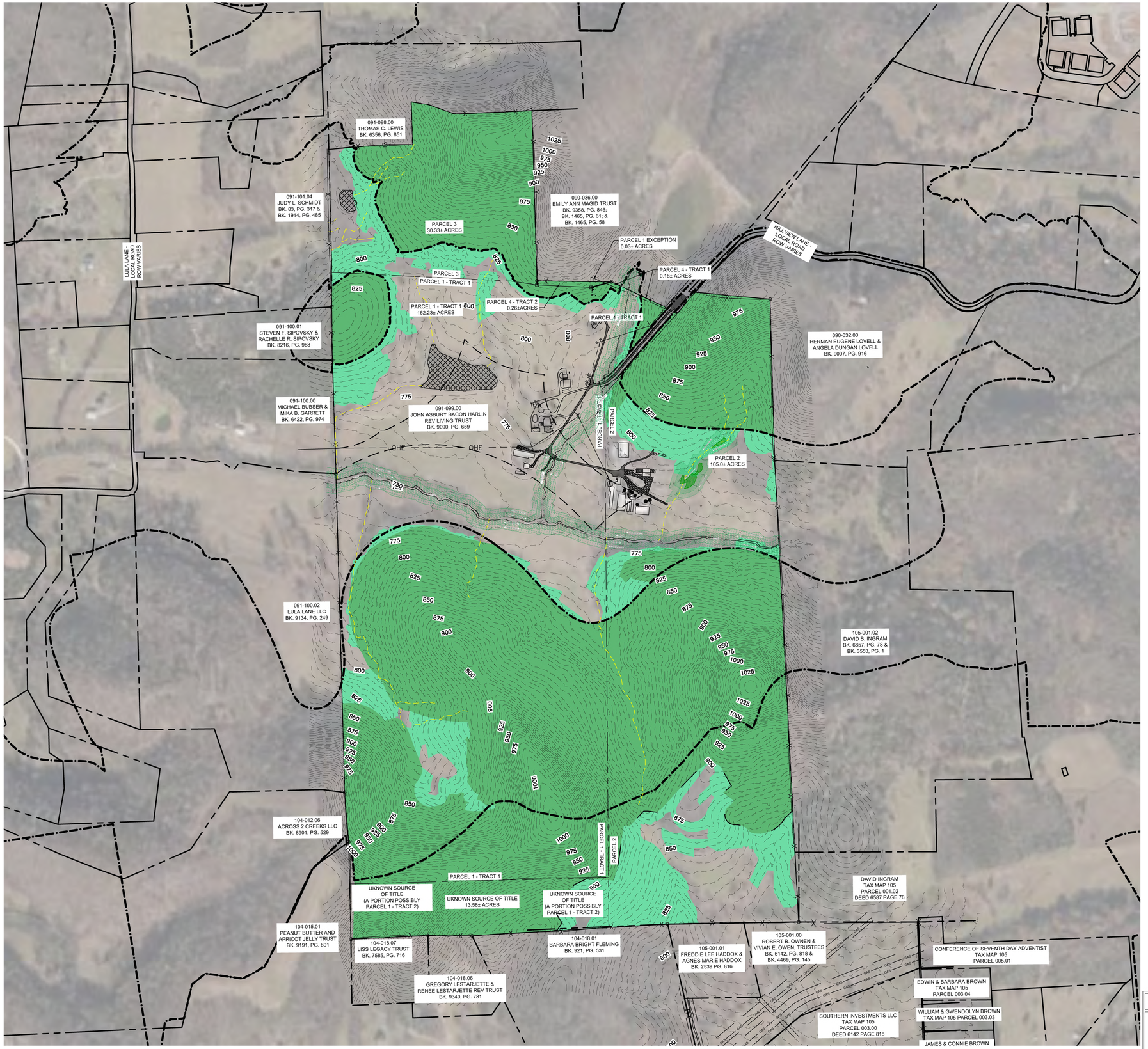
SHERIDAN
PUBLIC RELATIONS LLC

HARLIN PUD SUBDIVISION
DEVELOPMENT PLAN
Franklin, Williamson County, Tennessee

JEFFREY A. ROSIAK
REGISTERED
AGRICULTURE
LANDSCAPE ARCHITECT
TENNESSEE
10/25

Revision Date
△
△
△
△

HISTORICAL MAN MADE SLOPES
SHEET
C0.10
COF # 8704



LEGEND

- EXISTING POND
- EXISTING WETLAND
- ZONE 1 BUFFER
- ZONE 2 BUFFER
- HHO
- 500' HHO BUFFER
- WET WEATHER CONVEYANCE
- TOP OF BANK

SURVEY NOTES

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EXISTING STORMWATER NARRATIVE

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A PORTION OF THE SOUTHEAST CORNER OF THE SITE OUTFALLS TO THE SOUTH.

SITE SLOPE TABLE

- 14% - 19.99%
- 20% and above

N

0' 300' 600' 900'

GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

BOYLE
Building community since 1933.

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DesignStudio

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PARTNERS

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PUBLIC RELATIONS LLC

HARLIN PUD SUBDIVISION
DEVELOPMENT PLAN
Franklin, Williamson County, Tennessee

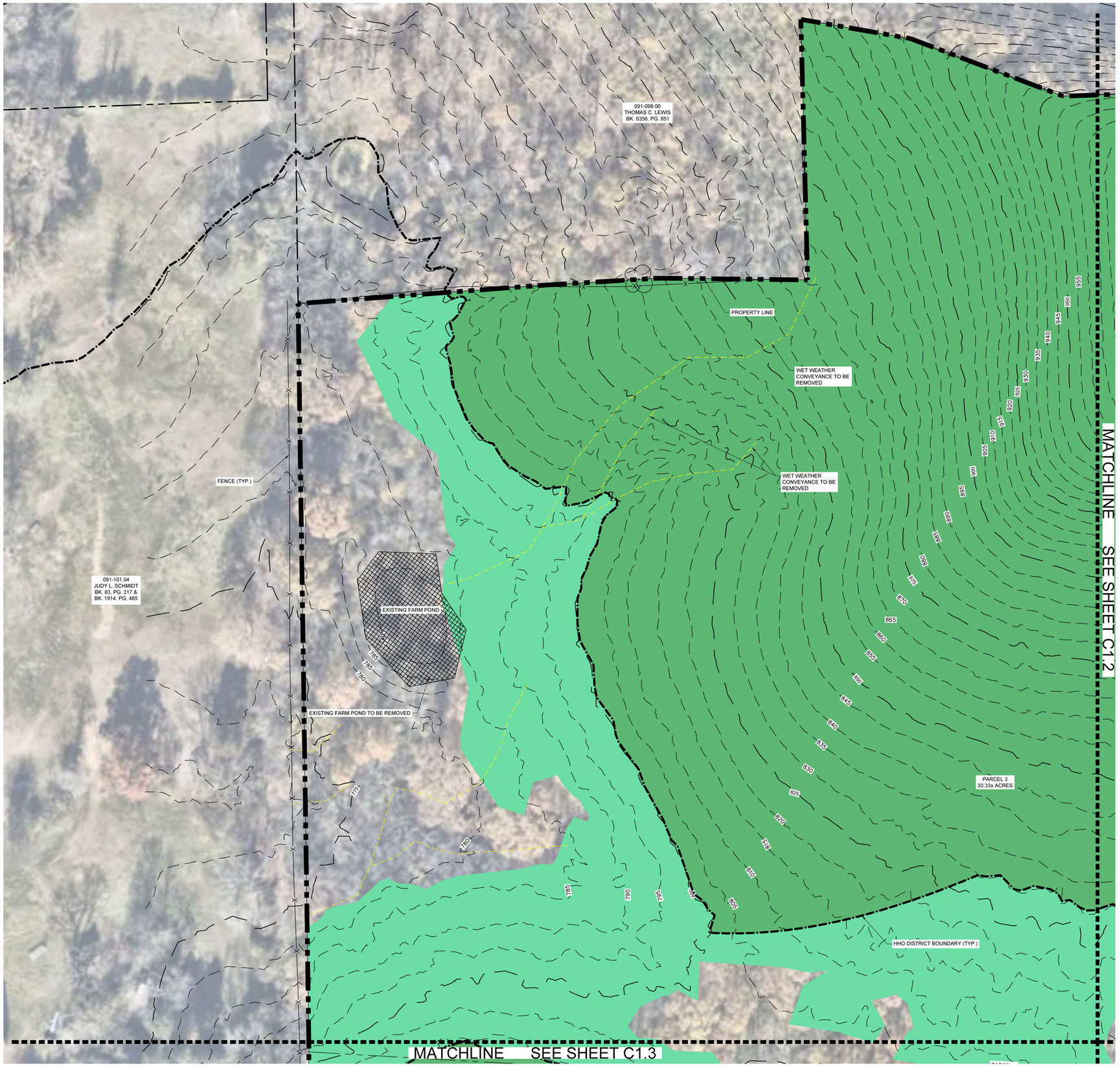
MARY McGOWAN
REGISTERED ENGINEER
AGRICULTURE
No. 121320
STATE OF TENNESSEE
2025

Revision Date

OVERALL EXISTING CONDITIONS

SHEET
C1.0

COF # 8704



LEGEND

- EXISTING POND
- EXISTING WETLAND
- ZONE 1 BUFFER
- ZONE 2 BUFFER
- HHO
- 500' HHO BUFFER
- WET WEATHER CONVEYANCE
- TOP OF BANK

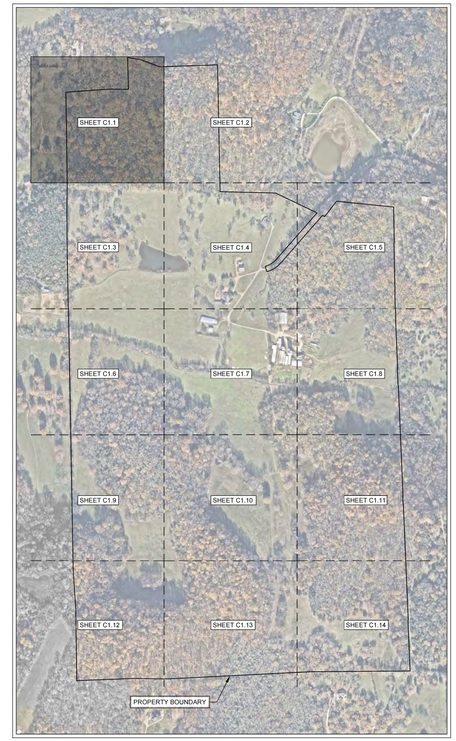
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A PORTION OF THE SOUTHEAST CORNER OF THE SITE OUTFALLS TO THE SOUTH.



SITE SLOPE TABLE

	14% - 19.99%
	20% and above

N

0' 50' 100' 150'

GAMBLE DESIGN COLLABORATIVE

DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

BOYLE
Building community since 1933.

Kimley»Horn

DesignStudio

sdco PARTNERS

SHERIDAN PUBLIC RELATIONS LLC

HARLIN PUD SUBDIVISION
DEVELOPMENT PLAN
Franklin, Williamson County, Tennessee

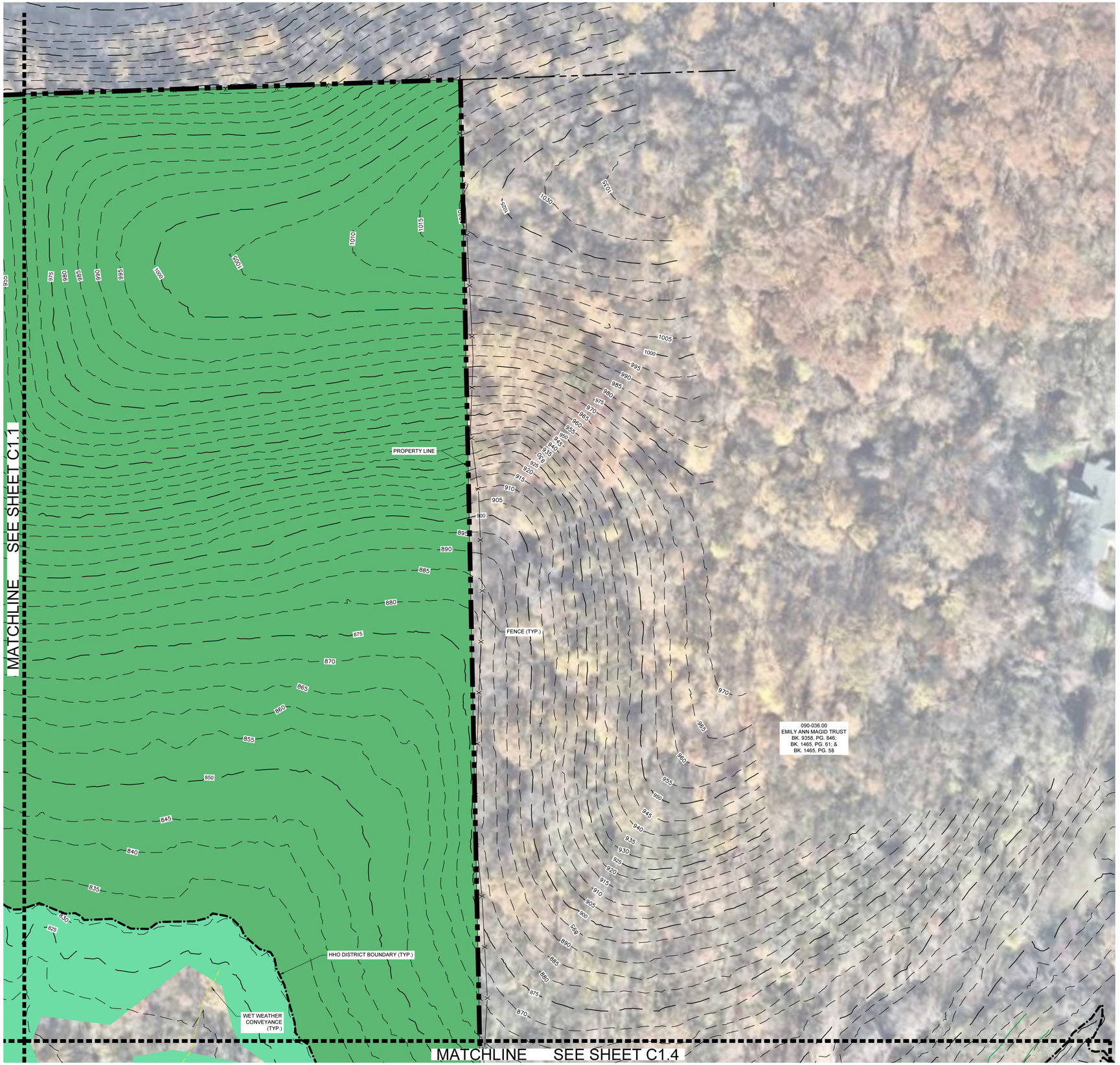
MARY McGOWAN — REGISTERED ENGINEER — AGRICULTURE — No. 121350 — STATE OF TENNESSEE
7/11/2025

Revision Date

ENLARGED EXISTING CONDITIONS

SHEET
C1.1

COF # 8704



LEGEND

- EXISTING POND
- EXISTING WETLAND
- ZONE 1 BUFFER
- ZONE 2 BUFFER
- HHO
- 500' HHO BUFFER
- WET WEATHER CONVEYANCE
- TOP OF BANK

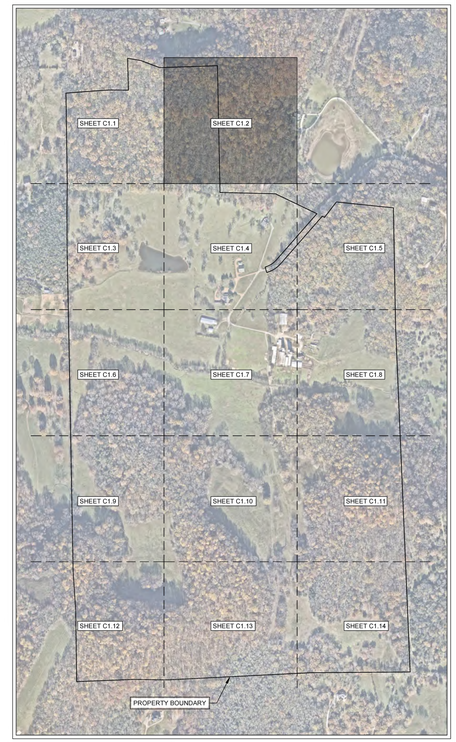
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A PORTION OF THE SOUTHEAST CORNER OF THE SITE OUTFALLS TO THE SOUTH.



SITE SLOPE TABLE

- 14% - 19.99%
- 20% and above

N

0' 50' 100' 150'

GAMBLE DESIGN COLLABORATIVE

DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

BOYLE
Building community since 1933.

Kimley»Horn

DesignStudio

sdco PARTNERS

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HARLIN PUD SUBDIVISION
DEVELOPMENT PLAN
Franklin, Williamson County, Tennessee

MARY McGOWAN — REGISTERED ENGINEER — AGRICULTURE — No. 126120 — STATE OF TENNESSEE
2025

Revision Date

ENLARGED EXISTING CONDITIONS

SHEET

C1.2

COF # 8704

MATCHLINE SEE SHEET C1.1

MATCHLINE SEE SHEET C1.4

MATCHLINE SEE SHEET C1.6

PARCEL 3

PARCEL 1 - TRACT 1

PARCEL 1 - TRACT 1
162.23± ACRES

WET WEATHER CONVEYANCE (TYP.)

HHO DISTRICT BOUNDARY (TYP.)

PROPERTY LINE

FENCE (TYP.)

TREE CANOPY

EXISTING FARM POND TO BE REMOVED

WET WEATHER CONVEYANCE TO BE REMOVED

500' HHO BUFFER

091-100.01
STEVEN F. SIPOVSKY &
RACHELLE R. SIPOVSKY
BK. 8216, PG. 988

091-100.00
MICHAEL BUBSER &
MIKA B. GARRETT
BK. 6422, PG. 974

091-099.00
JOHN ASBURY BACON HARLIN
REV LIVING TRUST
BK. 9090, PG. 659

LEGEND

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- EXISTING WETLAND
- ZONE 1 BUFFER
- ZONE 2 BUFFER
- HHO
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- TOP OF BANK

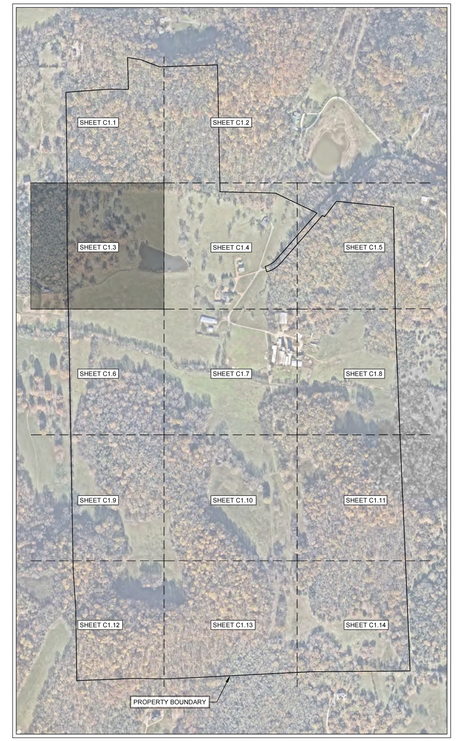
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A PORTION OF THE SOUTHEAST CORNER OF THE SITE OUTFALLS TO THE SOUTH.



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Kimley»Horn

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HARLIN PUD SUBDIVISION
DEVELOPMENT PLAN
Franklin, Williamson County, Tennessee

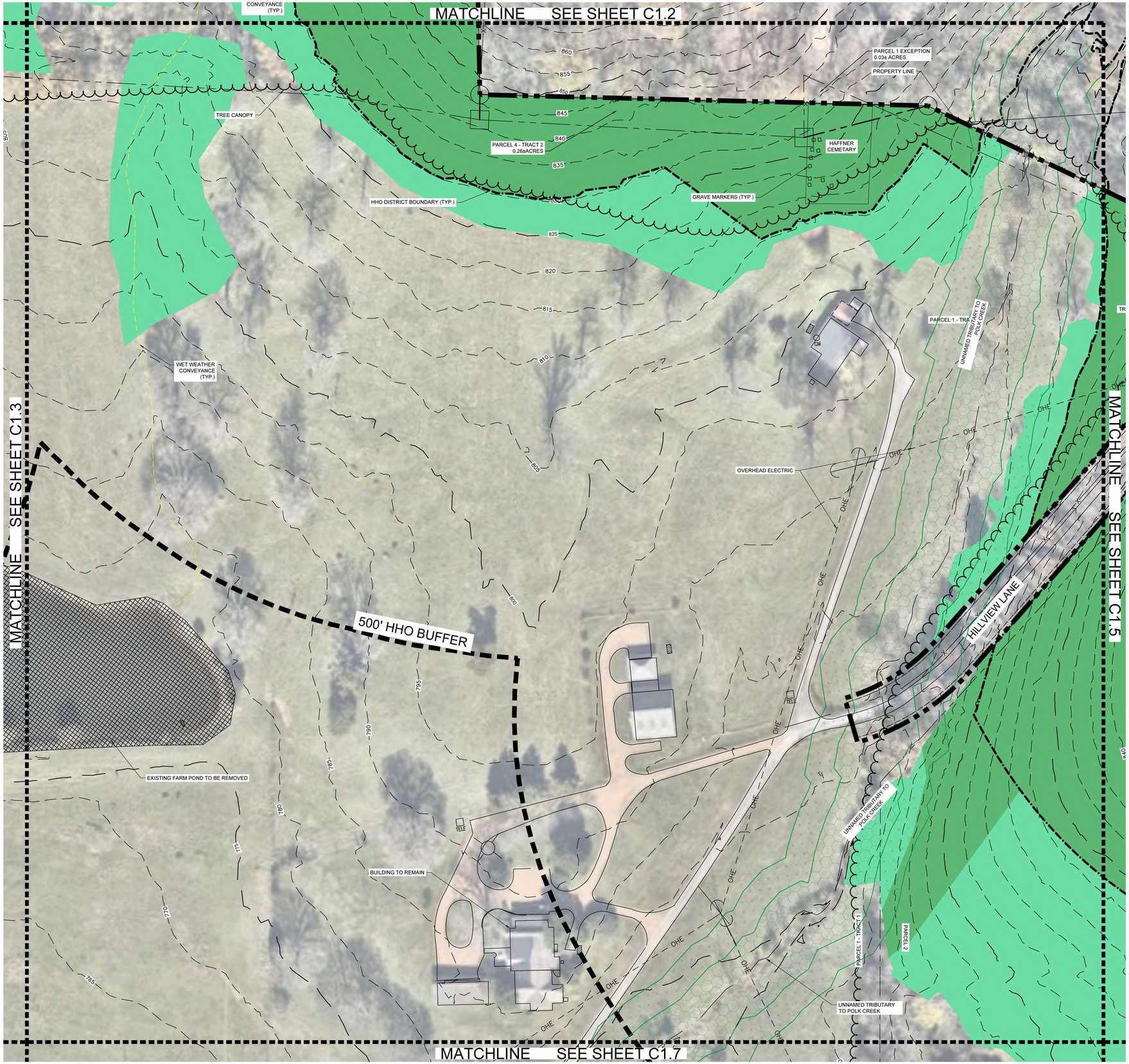
MARY McGOWAN WHITE
REGISTERED ENGINEER
AGRICULTURE
PROFESSIONAL ENGINEER
No. 127120
STATE OF TENNESSEE
2025

Revision Date

ENLARGED EXISTING CONDITIONS

SHEET
C1.3

COF # 8704



LEGEND

- EXISTING POND
- EXISTING WETLAND
- ZONE 1 BUFFER
- ZONE 2 BUFFER
- HHO
- 500' HHO BUFFER
- WET WEATHER CONVEYANCE
- TOP OF BANK

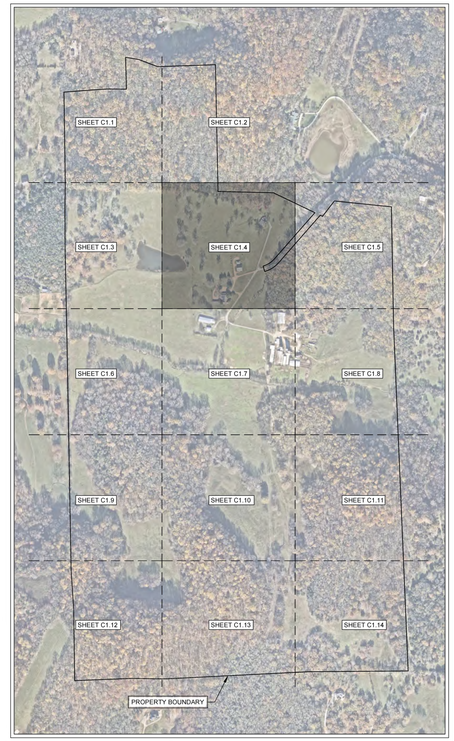
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N

0' 50' 100' 150'

GAMBLE DESIGN COLLABORATIVE

DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

BOYLE
Building community since 1933.

Kimley»Horn

DesignStudio

sdco PARTNERS

SHERIDAN PUBLIC RELATIONS LLC

HARLIN PUD SUBDIVISION
DEVELOPMENT PLAN
Franklin, Williamson County, Tennessee

MARY McGOWAN — REGISTERED ENGINEER — AGRICULTURE — No. 126121 — STATE OF TENNESSEE
2025

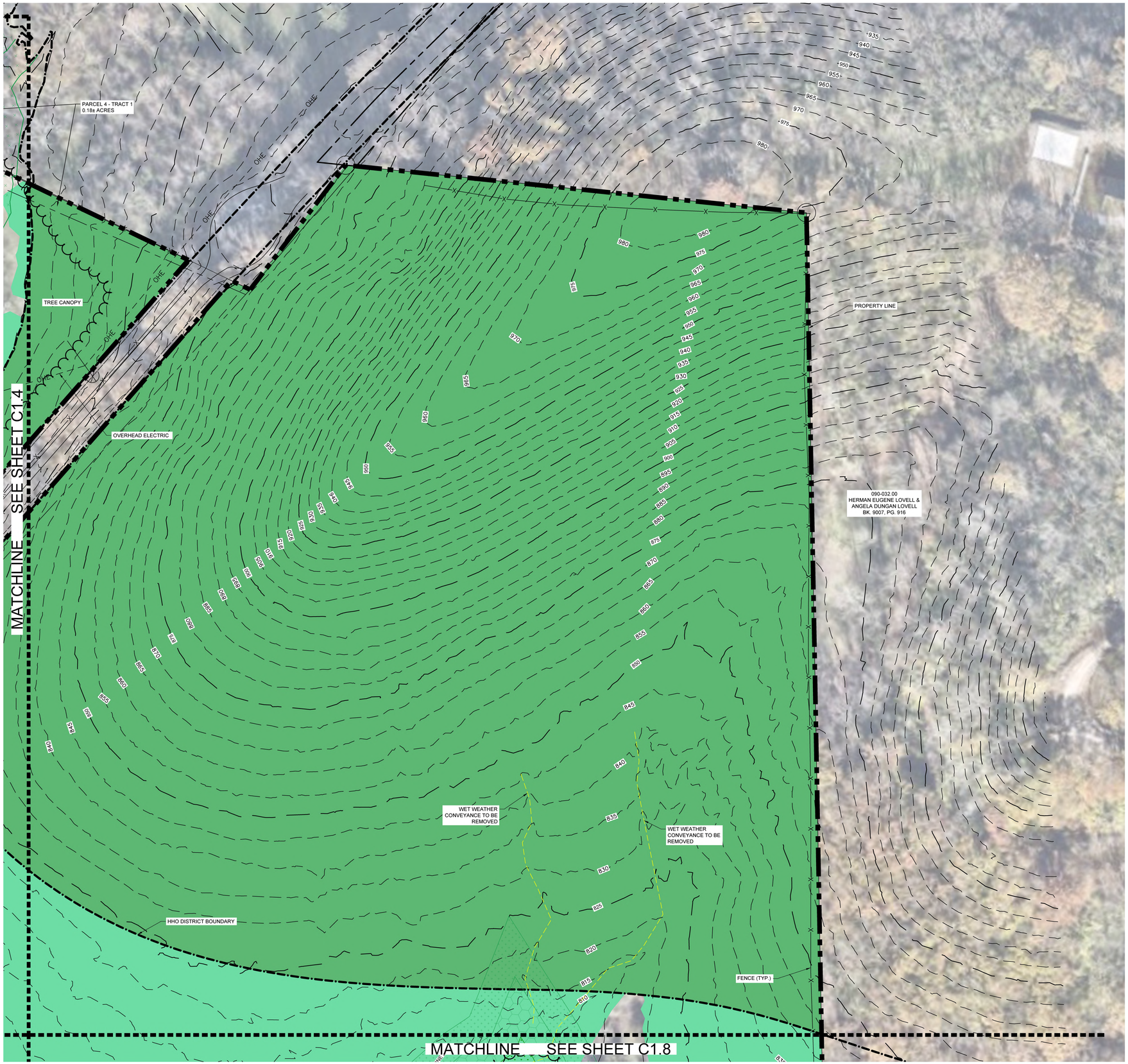
Revision Date

ENLARGED EXISTING CONDITIONS

SHEET

C1.4

COF # 8704



LEGEND

- EXISTING POND
- EXISTING WETLAND
- ZONE 1 BUFFER
- ZONE 2 BUFFER
- HHO
- 500' HHO BUFFER
- WET WEATHER CONVEYANCE
- TOP OF BANK

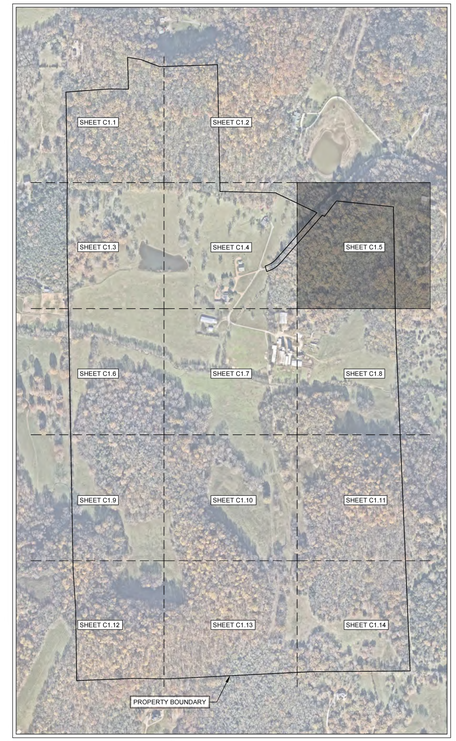
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A PORTION OF THE SOUTHEAST CORNER OF THE SITE OUTFALLS TO THE SOUTH.



SITE SLOPE TABLE

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- 20% and above

N

0' 50' 100' 150'

GAMBLE DESIGN COLLABORATIVE

DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

BOYLE
Building community since 1933.

Kimley»Horn

DesignStudio

sdco PARTNERS

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HARLIN PUD SUBDIVISION
DEVELOPMENT PLAN
Franklin, Williamson County, Tennessee

MARY McGOWAN REGISTERED ENGINEER STATE OF TENNESSEE 121320 2025

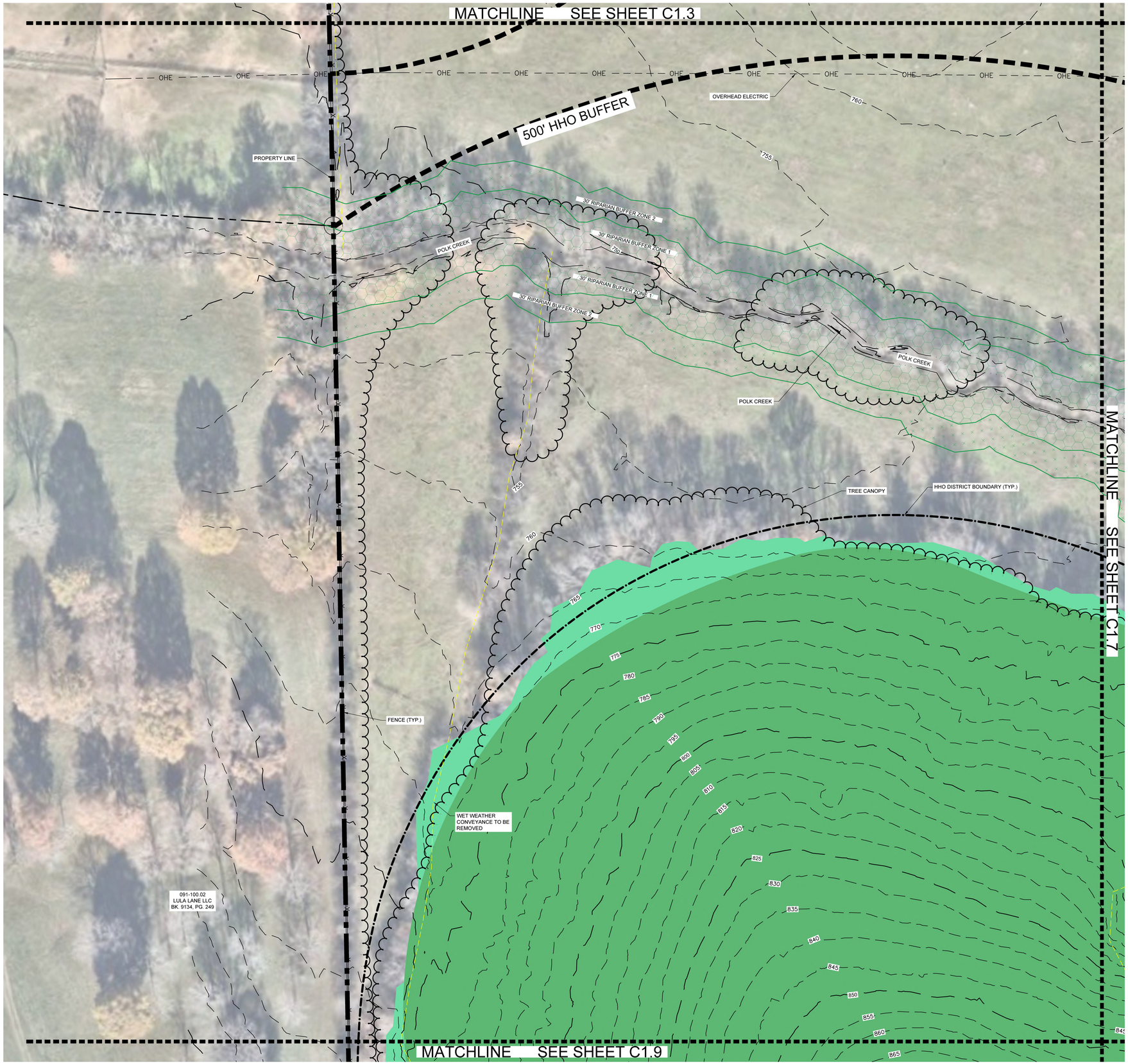
Revision Date

△ _____
△ _____
△ _____
△ _____

ENLARGED EXISTING CONDITIONS

SHEET
C1.5

COF # 8704



LEGEND

- EXISTING POND
- EXISTING WETLAND
- ZONE 1 BUFFER
- ZONE 2 BUFFER
- HHO
- 500' HHO BUFFER
- WET WEATHER CONVEYANCE
- TOP OF BANK

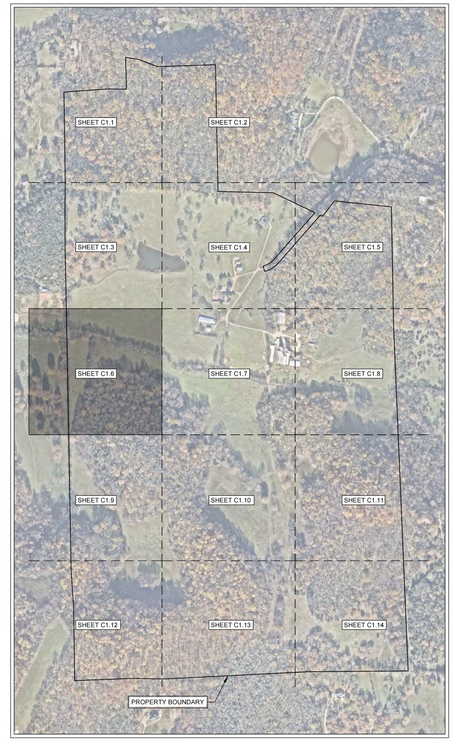
SURVEY NOTES

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5. THIS PROJECT IS NOT LOCATED IN A FLOOD HAZARD AREA ACCORDING TO FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP COMMUNITY NUMBER 470204, PANEL NUMBER 0195 SUFFIX F; 47187C0195F, DATED SEPTEMBER 29, 2006.

EXISTING STORMWATER NARRATIVE

THE EXISTING SITE IS AGRICULTURAL LAND WITH SIGNIFICANT HILLS AROUND THE SITE PERIMETER. STORMWATER RUNOFF FOR THIS SITE GENERALLY FLOWS FROM THE HILLS INTO THE TRIBUTARY STREAM IN THE MIDDLE OF THE SITE AND THEN OUTFLOWS TO THE WEST.

A PORTION OF THE SOUTHEAST CORNER OF THE SITE OUTFALLS TO THE SOUTH.



SITE SLOPE TABLE

- 14% - 19.99%
- 20% and above

N

0' 50' 100' 150'

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

HARLIN PUD SUBDIVISION
DEVELOPMENT PLAN
Franklin, Williamson County, Tennessee

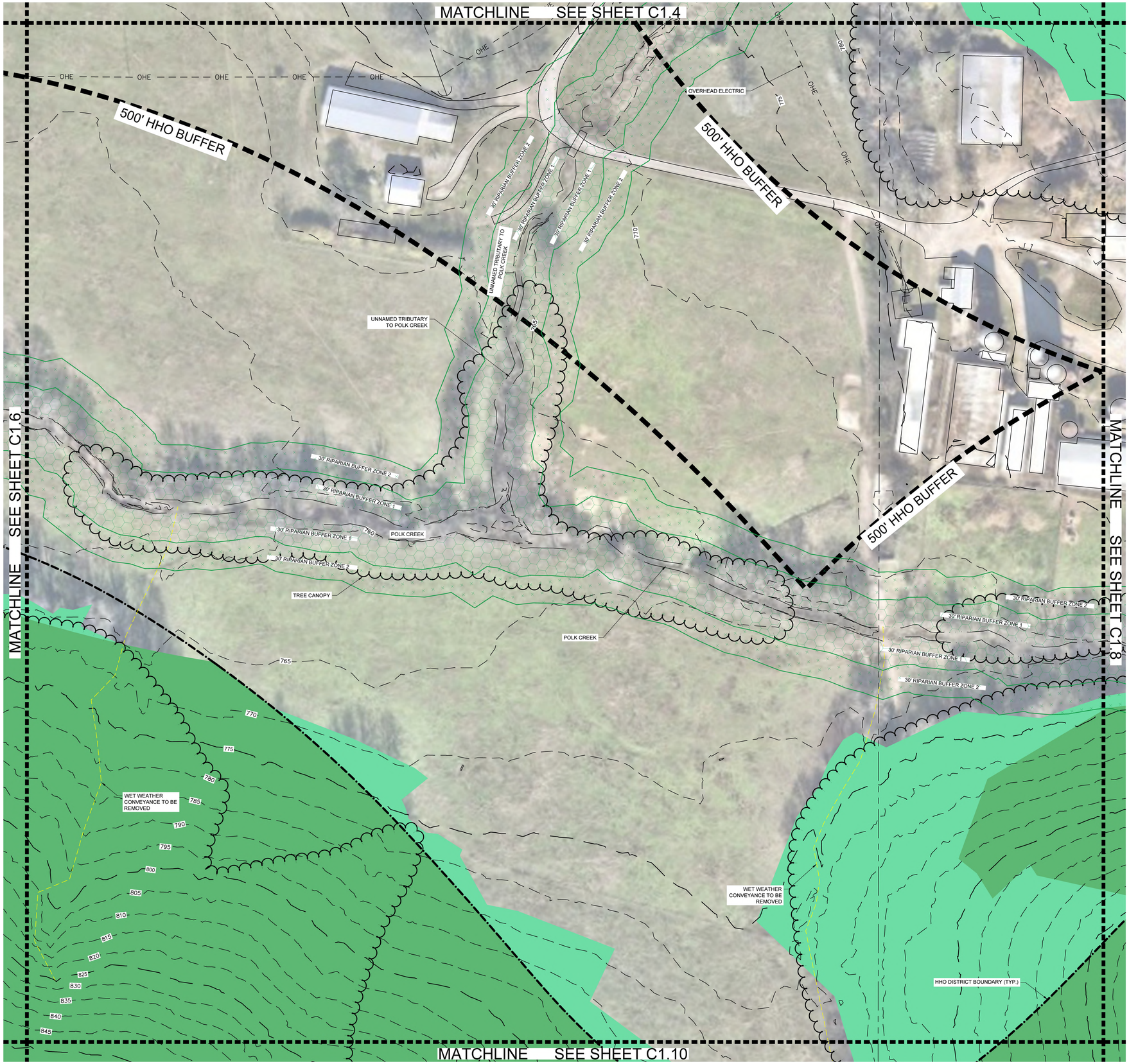
MARY McGOWAN LEE REGISTERED ENGINEER AGRICULTURE POWER & EQUIPMENT 125710 STATE OF TENNESSEE 2025

Revision Date

ENLARGED EXISTING CONDITIONS

SHEET
C1.6

COF # 8704



LEGEND

- EXISTING POND
- EXISTING WETLAND
- ZONE 1 BUFFER
- ZONE 2 BUFFER
- HHO
- 500' HHO BUFFER
- WET WEATHER CONVEYANCE
- TOP OF BANK

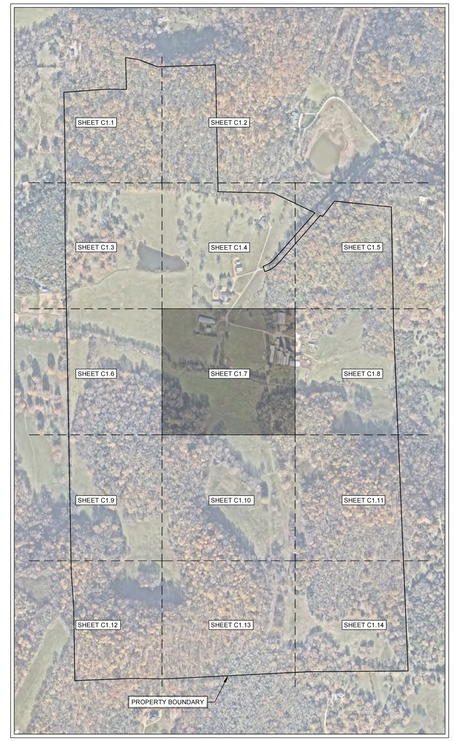
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A PORTION OF THE SOUTHEAST CORNER OF THE SITE OUTFALLS TO THE SOUTH.



SITE SLOPE TABLE

14% - 19.99%	
20% and above	

N

0' 50' 100' 150'

GAMBLE DESIGN COLLABORATIVE

DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

BOYLE
Building community since 1933.

Kimley»Horn

DesignStudio

sdco PARTNERS

SHERIDAN PUBLIC RELATIONS LLC

HARLIN PUD SUBDIVISION
DEVELOPMENT PLAN
Franklin, Williamson County, Tennessee

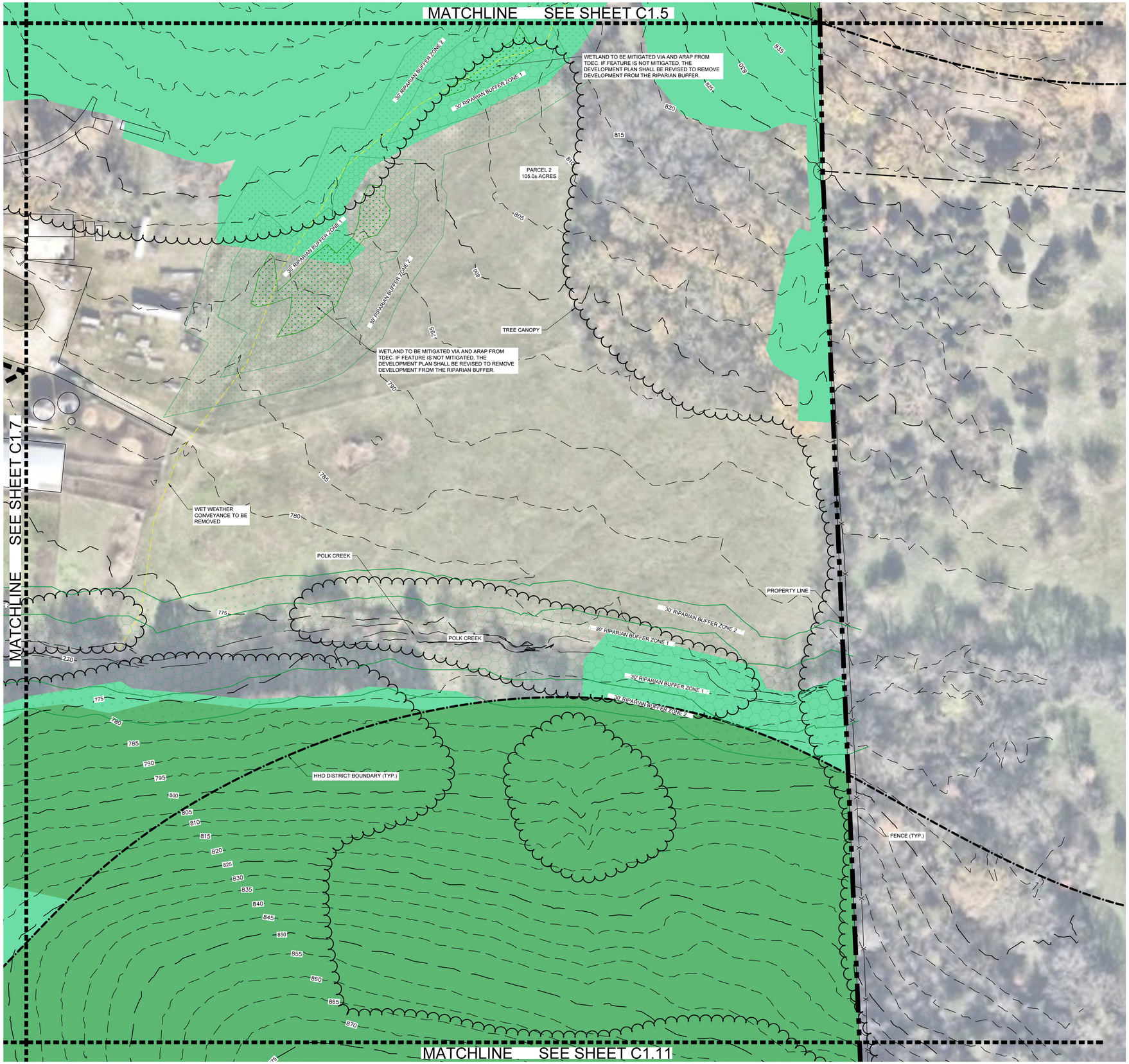
MARY McGOWAN REGISTERED ENGINEER AGRICULTURE & ENVIRONMENT No. 121320 STATE OF TENNESSEE
4/4/2025

Revision Date

ENLARGED EXISTING CONDITIONS

SHEET
C1.7

COF # 8704



LEGEND

- EXISTING POND
- EXISTING WETLAND
- ZONE 1 BUFFER
- ZONE 2 BUFFER
- HHO
- 500' HHO BUFFER
- WET WEATHER CONVEYANCE
- TOP OF BANK

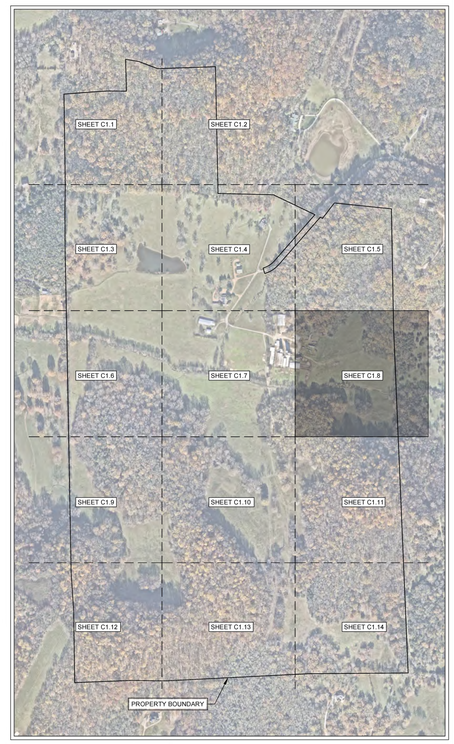
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A PORTION OF THE SOUTHEAST CORNER OF THE SITE OUTFALLS TO THE SOUTH.



SITE SLOPE TABLE

- 14% - 19.99%
- 20% and above

N

0' 50' 100' 150'

GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

BOYLE
Building community since 1933.

Kimley»Horn

DesignStudio

sdco PARTNERS

SHERIDAN PUBLIC RELATIONS LLC

HARLIN PUD SUBDIVISION
DEVELOPMENT PLAN
Franklin, Williamson County, Tennessee

MARY McGOWAN — REGISTERED ENGINEER — AGRICULTURAL — No. 121351 — STATE OF TENNESSEE — 2025

Revision Date

ENLARGED EXISTING CONDITIONS

SHEET

C1.8

COF # 8704

MATCHLINE SEE SHEET C1.6

MATCHLINE SEE SHEET C1.10

MATCHLINE SEE SHEET C1.12

PROPERTY LINE

HHO DISTRICT BOUNDARY (TYP.)

FENCE (TYP.)

WET WEATHER CONVEYANCE TO BE REMOVED

WET WEATHER CONVEYANCE TO BE REMOVED

TREE CANOPY

LEGEND

- EXISTING POND
- EXISTING WETLAND
- ZONE 1 BUFFER
- ZONE 2 BUFFER
- HHO
- 500' HHO BUFFER
- WET WEATHER CONVEYANCE
- TOP OF BANK

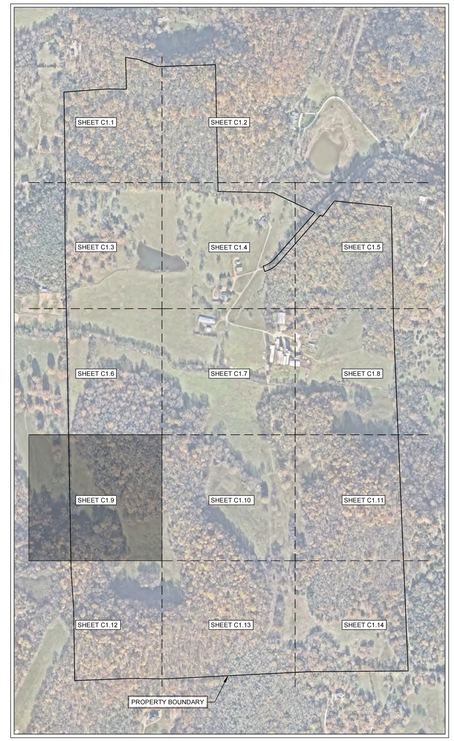
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A PORTION OF THE SOUTHEAST CORNER OF THE SITE OUTFALLS TO THE SOUTH.



SITE SLOPE TABLE

- 14% - 19.99%
- 20% and above

0' 50' 100' 150'

GAMBLE DESIGN COLLABORATIVE

DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

BOYLE
Building community since 1933.

Kimley»Horn

DesignStudio

sdco PARTNERS

SHERIDAN PUBLIC RELATIONS LLC

HARLIN PUD SUBDIVISION
DEVELOPMENT PLAN
Franklin, Williamson County, Tennessee

MARY McGOWAN REGISTERED ENGINEER STATE OF TENNESSEE 121320 AGRICULTURE 2025

Revision Date

ENLARGED EXISTING CONDITIONS

SHEET
C1.9

COF # 8704

MATCHLINE SEE SHEET C1.7

MATCHLINE SEE SHEET C1.9

MATCHLINE SEE SHEET C1.11

MATCHLINE SEE SHEET C1.13

HHO DISTRICT BOUNDARY (TYP.)

WET WEATHER CONVEYANCE TO BE REMOVED

TREE CANOPY

LEGEND

- EXISTING POND
- EXISTING WETLAND
- ZONE 1 BUFFER
- ZONE 2 BUFFER
- HHO
- 500' HHO BUFFER
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- TOP OF BANK

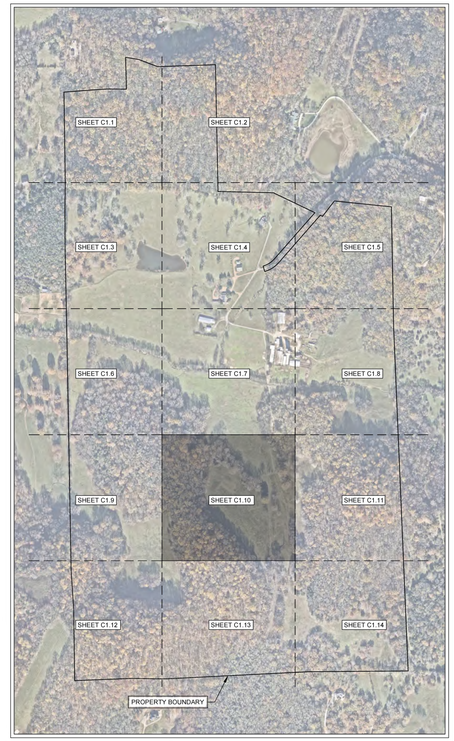
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A PORTION OF THE SOUTHEAST CORNER OF THE SITE OUTFALLS TO THE SOUTH.



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0' 50' 100' 150'

GAMBLE DESIGN COLLABORATIVE

DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

BOYLE

Building community since 1933.

Kimley»Horn

DesignStudio

sdco PARTNERS

SHERIDAN PUBLIC RELATIONS LLC

HARLIN PUD SUBDIVISION
DEVELOPMENT PLAN
Franklin, Williamson County, Tennessee

MARY McGOWAN — REGISTERED ENGINEER — AGRICULTURAL — No. 121950 — STATE OF TENNESSEE — 25 April 2025

Revision Date

ENLARGED EXISTING CONDITIONS

SHEET

C1.10

COF # 8704

MATCHLINE SEE SHEET C1.8

MATCHLINE SEE SHEET C1.10

MATCHLINE SEE SHEET C1.14

105-001.02
DAVID B. INGRAM
BK. 6857, PG. 78 &
BK. 3553, PG. 1

TREE CANOPY

HHO DISTRICT BOUNDARY (TYP.)

PROPERTY LINE

FENCE (TYP.)

LEGEND

- EXISTING POND
- EXISTING WETLAND
- ZONE 1 BUFFER
- ZONE 2 BUFFER
- HHO
- 500' HHO BUFFER
- WET WEATHER CONVEYANCE
- TOP OF BANK

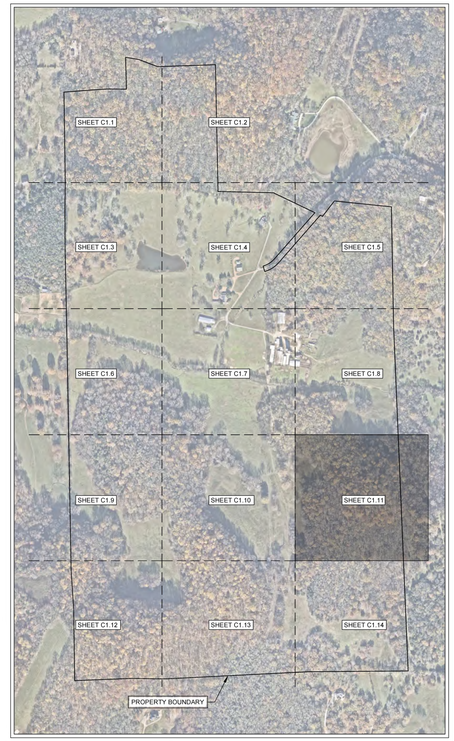
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A PORTION OF THE SOUTHEAST CORNER OF THE SITE OUTFALLS TO THE SOUTH.



SITE SLOPE TABLE

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	20% and above

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0' 50' 100' 150'

GAMBLE DESIGN COLLABORATIVE

DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

BOYLE
Building community since 1933.

Kimley»Horn

DesignStudio

sdco PARTNERS

SHERIDAN PUBLIC RELATIONS LLC

HARLIN PUD SUBDIVISION
DEVELOPMENT PLAN
Franklin, Williamson County, Tennessee

MARY McGOWAN — REGISTERED LANDSCAPE ARCHITECT — No. 12135 — STATE OF TENNESSEE — 11/11/2025

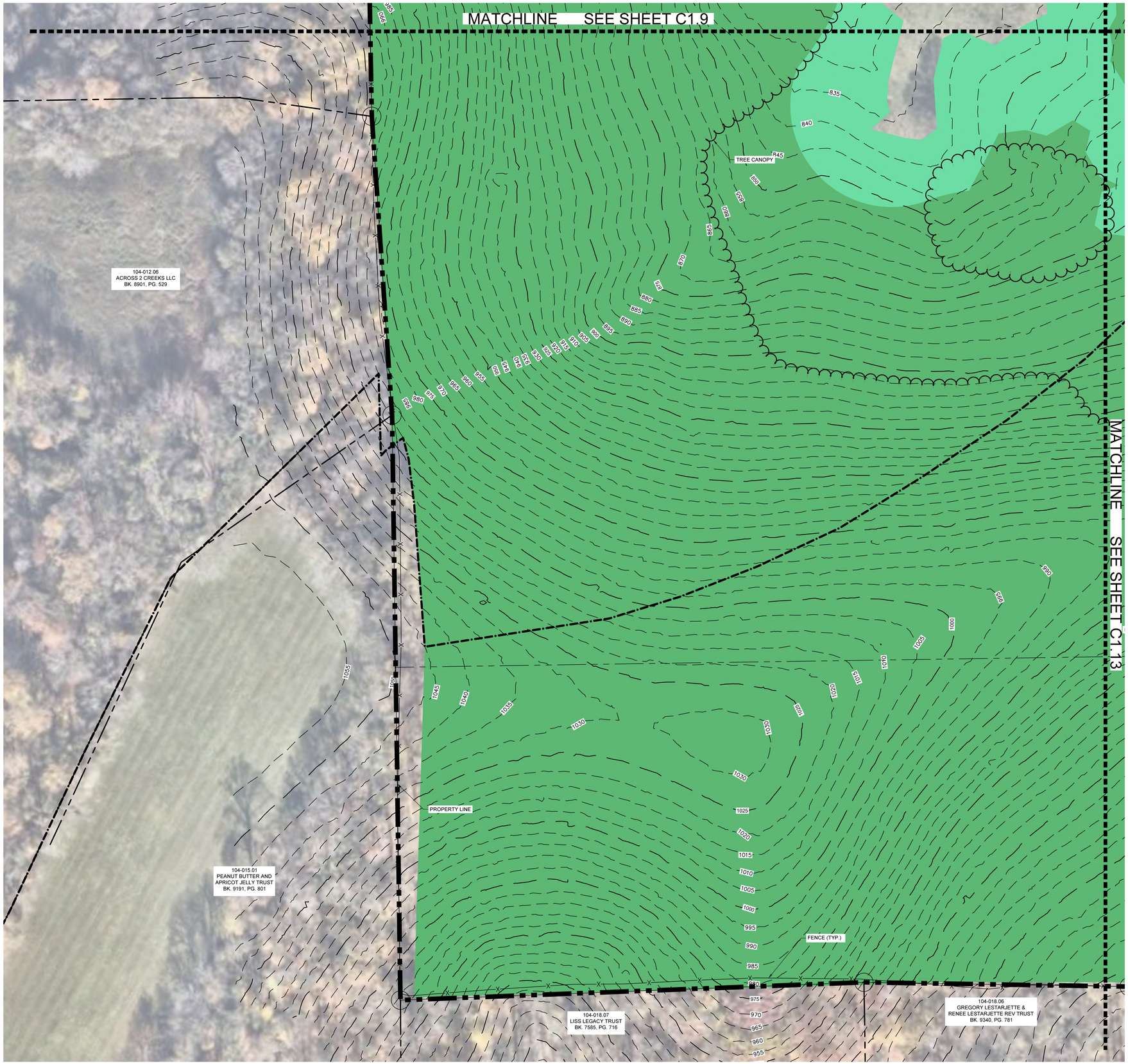
Revision Date

ENLARGED EXISTING CONDITIONS

SHEET

C1.11

COF # 8704



LEGEND

- EXISTING POND
- EXISTING WETLAND
- ZONE 1 BUFFER
- ZONE 2 BUFFER
- HHO
- 500' HHO BUFFER
- WET WEATHER CONVEYANCE
- TOP OF BANK

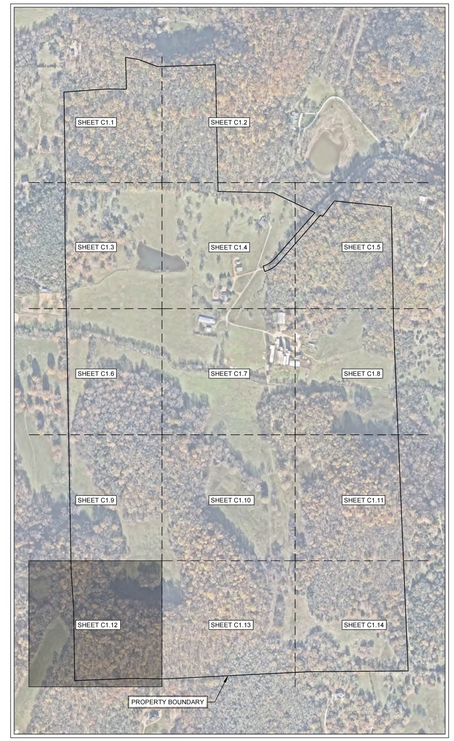
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SITE SLOPE TABLE

14% - 19.99%	
20% and above	

N

0' 50' 100' 150'

GAMBLE DESIGN COLLABORATIVE

DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

BOYLE

Building community since 1933.

Kimley»Horn

DesignStudio

sdco PARTNERS

SHERIDAN PUBLIC RELATIONS LLC

HARLIN PUD SUBDIVISION
DEVELOPMENT PLAN
Franklin, Williamson County, Tennessee

MARY McGOWAN REGISTERED ENGINEER STATE OF TENNESSEE 121320 2025

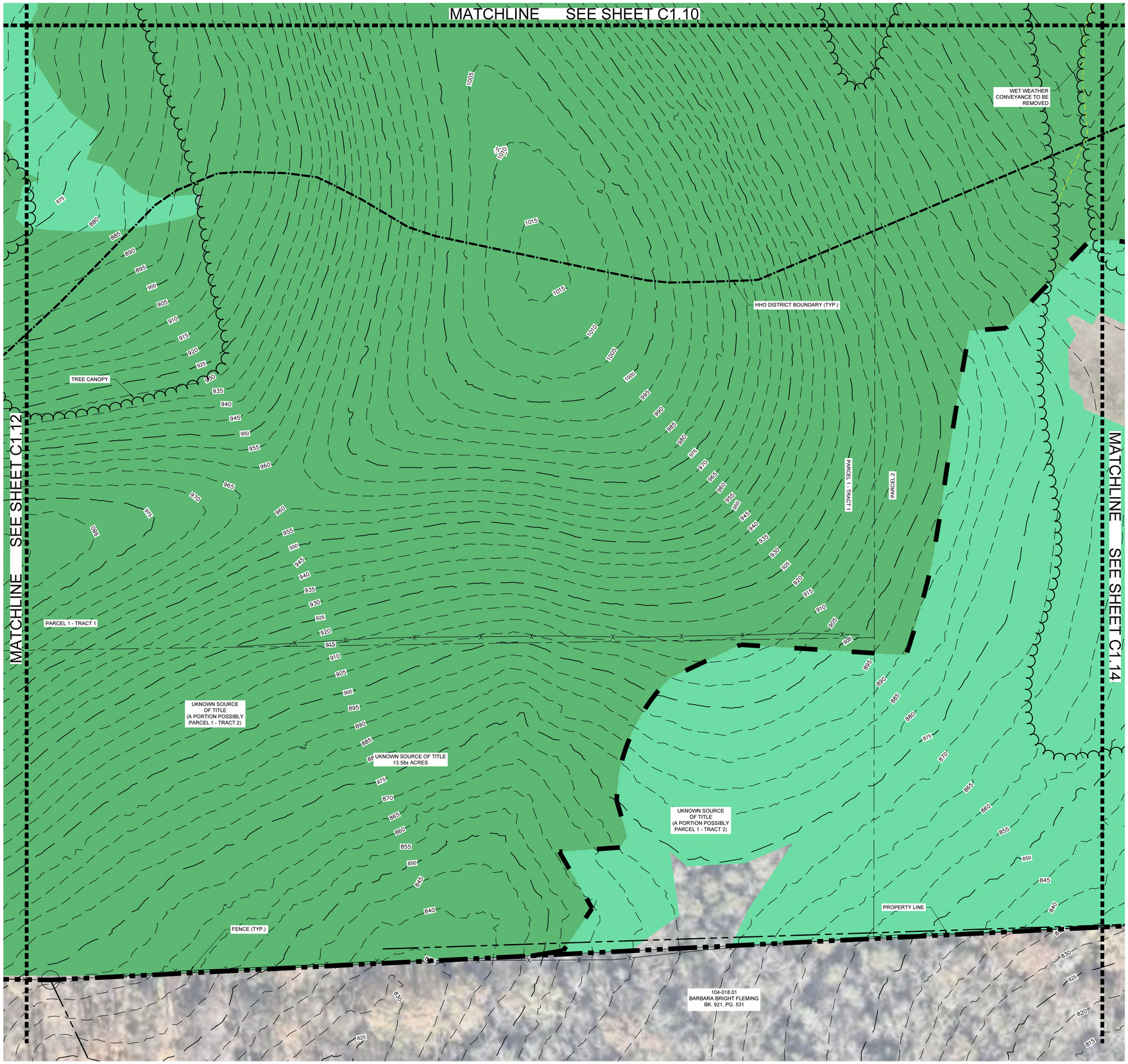
Revision Date

ENLARGED EXISTING CONDITIONS

SHEET

C1.12

COF # 8704



LEGEND

- EXISTING POND
- EXISTING WETLAND
- ZONE 1 BUFFER
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- HHO
- 500' HHO BUFFER
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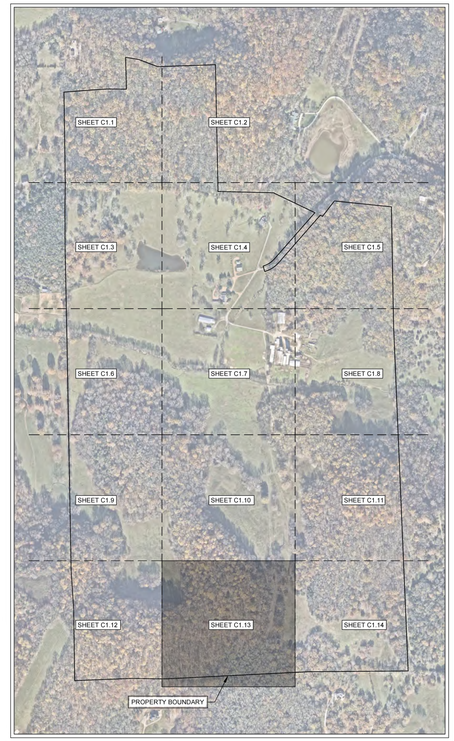
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A PORTION OF THE SOUTHEAST CORNER OF THE SITE OUTFALLS TO THE SOUTH.



SITE SLOPE TABLE

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- 20% and above

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

HARLIN PUD SUBDIVISION
DEVELOPMENT PLAN
Franklin, Williamson County, Tennessee

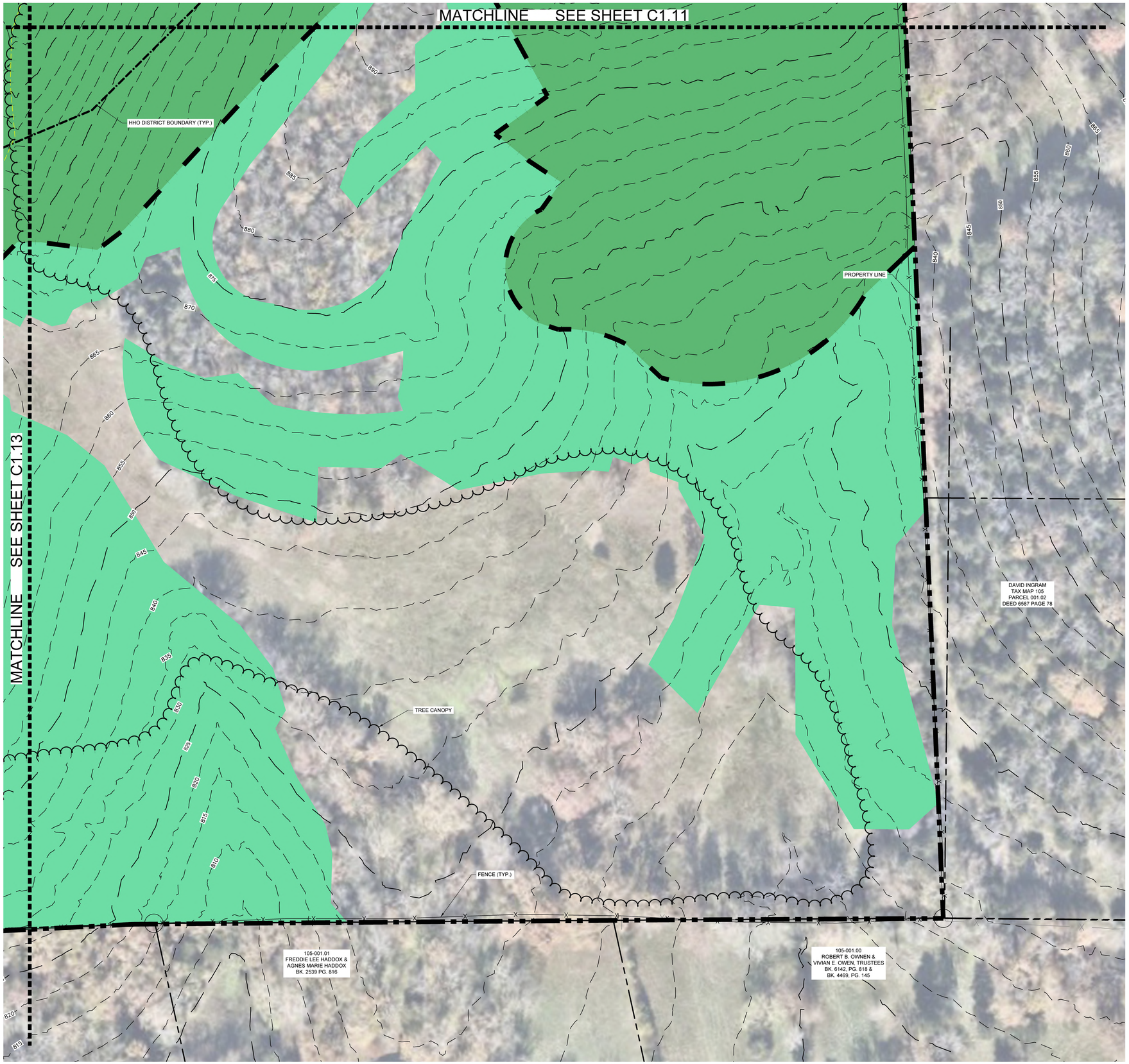
MARY McGOWAN REGISTERED ENGINEER DEPARTMENT OF AGRICULTURE No. 121320 STATE OF TENNESSEE 2025

Revision Date

ENLARGED EXISTING CONDITIONS

SHEET
C1.13

COF # 8704



LEGEND

- EXISTING POND
- EXISTING WETLAND
- ZONE 1 BUFFER
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- WET WEATHER CONVEYANCE
- TOP OF BANK

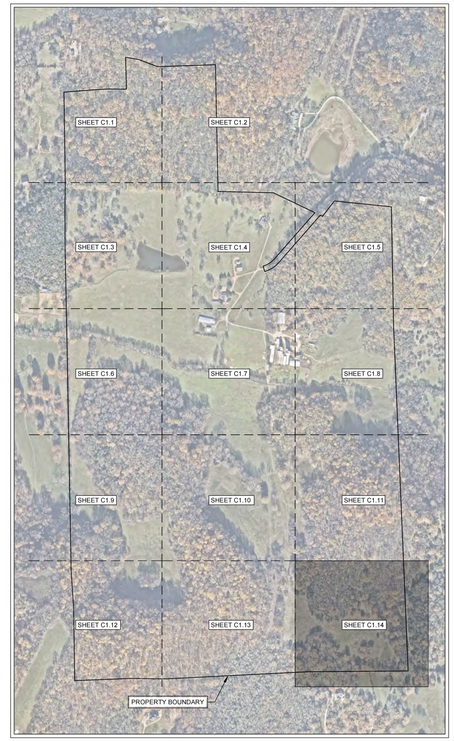
SURVEY NOTES

1. THE INFORMATION SHOWN ON THIS PLAN IS BASED UPON THE TENNESSEE STATE PLAN COORDINATE SYSTEM, AND NAD 83 DATUM.
2. BASE INFORMATION WAS TAKEN FROM AN ALTA SURVEY PREPARED BY ROGER HARRAH AT TWM DATED 02/12/2024 AND A TOPO SURVEY DATED 12/17/2024. THE INFORMATION PROVIDED SHALL BE FIELD VERIFIED PRIOR TO CONSTRUCTION. KIMLEY-HORN AND ASSOCIATES SHALL NOT BE HELD RESPONSIBLE FOR THE ACCURACY AND COMPLETENESS OF THE BASE INFORMATION SHOWN.
3. INFORMATION WAS ALSO TAKEN FROM THE CITY OF FRANKLIN GIS AND AERIAL PHOTOGRAPHS.
4. THE CONSULTANT HAS FOUND NO EVIDENCE OF THE MINERAL RIGHTS OF THIS PROPERTY BEING TRANSFERRED TO ANY PARTY OTHER THAN THE OWNER.
5. THIS PROJECT IS NOT LOCATED IN A FLOOD HAZARD AREA ACCORDING TO FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP COMMUNITY NUMBER 470204, PANEL NUMBER 0195 SUFFIX F; 47187C0195F, DATED SEPTEMBER 29, 2006.

EXISTING STORMWATER NARRATIVE

THE EXISTING SITE IS AGRICULTURAL LAND WITH SIGNIFICANT HILLS AROUND THE SITE PERIMETER. STORMWATER RUNOFF FOR THIS SITE GENERALLY FLOWS FROM THE HILLS INTO THE TRIBUTARY STREAM IN THE MIDDLE OF THE SITE AND THEN OUTFLOWS TO THE WEST.

A PORTION OF THE SOUTHEAST CORNER OF THE SITE OUTFALLS TO THE SOUTH.



SITE SLOPE TABLE

- 14% - 19.99%
- 20% and above

N

0' 50' 100' 150'

GAMBLE DESIGN COLLABORATIVE

DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

BOYLE
Building community since 1933.

Kimley»Horn

DesignStudio

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SHERIDAN PUBLIC RELATIONS LLC

HARLIN PUD SUBDIVISION
DEVELOPMENT PLAN
Franklin, Williamson County, Tennessee

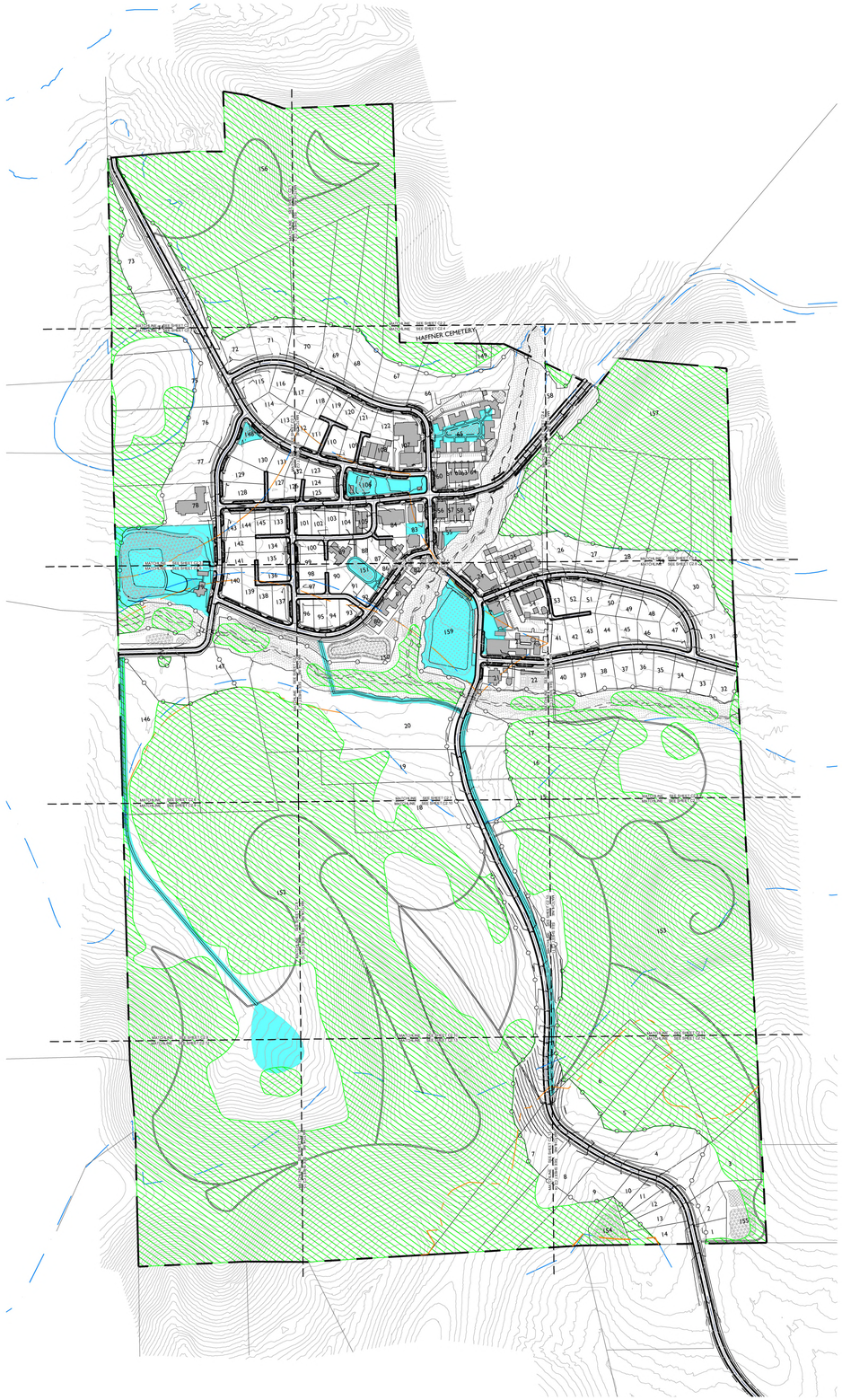
MARY McGOWAN
REGISTERED ENGINEER
AGRICULTURE
No. 121320
STATE OF TENNESSEE
2025

Revision Date

ENLARGED EXISTING CONDITIONS

SHEET
C1.14

COF # 8704



PERMITTED USES

AGRICULTURE USES:
Agricultural Uses
Community Gardens

RESIDENTIAL USES:
Duplexes
Live/Work Units
Multifamily Residential (small multifamily up to 12 units)
Single-Family Residential
Townhouses

RECREATION USES:
Active Recreation
Commercial Recreation
Neighborhood Amenities
Passive Parks and Open Space

CIVIC AND INSTITUTIONAL USES:
Places of Public Assembly

COMMERCIAL USES:
Event Venues
Hotels
Offices
Personal Services
Restaurants
Retail
Rural Retreats

KEY

- PRESERVED TREE CANOPY
- TREE PROTECTION FENCE
- 30' RIPARIAN BUFFER ZONE 1
- 30' RIPARIAN BUFFER ZONE 2
- BIORETENTION POND
- DETENTION POND
- LAKE
- PROPOSED HHO*
- PROPOSED 500' HHO BUFFER*
- HHO
- 500' HHO BUFFER
- OPEN SPACE

*SEE REZONING REQUEST FOR JUSTIFICATION

SITE DATA

HARLIN PUD SUBDIVISION, PD DEVELOPMENT PLAN

COF PROJECT NUMBER:	8704
SITE ACREAGE/SF:	311.21 AC / 13,556,105.01 SF
EXISTING ZONING:	MGA-1, RP-5, COUNTY
PROPOSED ZONING:	PD (0.78 / 32,000 / 80)
OVERLAY ZONING:	HHO, 500' HHO BUFFER
TAX MAP & PARCELS:	091-09900
ADDRESS:	1247 HILLVIEW LANE
PRIMARY USES:	PERMITTED USES ON SHEET C2.0
BUILDING HEIGHT RANGE:	SEE SHEET C2.0C

REGULATIONS

BUILDING TYPES APPLIED:
HOUSE, TOWNHOUSE, DUPLEX, MULTIFAMILY (SMALL-SCALE), COMMERCIAL/MIXED-USE

FRONTAGE TYPES APPLIED: YARD, LANDSCAPE

CONSTRUCTION TYPE: TYPE IV OR TYPE V

BUILDING HEIGHT:
SEE SHEET C2.0B FOR HEIGHT BREAKDOWN FOR BUILDINGS

MINIMUM LSA: 0.20

HISTORICAL RESOURCE TREATMENT: N/A

DWELLING UNIT COUNT, BY TYPE:
SEE TABLE BREAKDOWN ON SHEET C2.0B FOR DWELLING UNIT COUNT BY TYPE

PARKING REQUIRED: SEE CHART ON SHEET C2.0A
PARKING PROVIDED: SEE CHART ON SHEET C2.0A

SETBACKS:
SEE SHEETS C2.0C AND C2.0D FOR LOT SETBACKS

COMMERCIAL SF:
MIXED USE COMMERCIAL: 32,000 SF
HOTEL: 80 KEYS

PERMITTED USES
SEE SHEETS C2.0

TREE CANOPY RETENTION

OVERALL SITE AREA:	13,556,105 SF; 311.2 AC
TOTAL EXISTING TREE CANOPY:	63.1% OF SITE: (8,549,881 SF; 196.3 AC)
REQUIRED PRESERVATION:	18% OF EXISTING: (1,538,979 SF; 35.3 AC)
PROVIDED PRESERVATION:	70% OF EXISTING: (5,900,000 SF; 135.45 AC)

OPEN SPACE SET-ASIDE REQUIREMENT:

TOTAL SITE ACREAGE:	311.21 AC (13,556,105.1 SF)
SINGLE FAMILY LOT ACREAGE: *(OVER 30,000 SF)*	77.17 AC (3,361,790.0 SF)
ADJUSTED SITE ACREAGE:	234.0 AC (10,194,315.1 SF)
OPEN SPACE REQUIREMENT*: REQUIRED	5.0% OF ADJUSTED SITE AC: 11.70 AC (509,715.8 SF)
PROVIDED:	5.0% OF ADJUSTED SITE AC: 11.71 AC (510,194.5 SF)

**10% NATURAL AREA NOT REQUIRED FOR MIXED-USE PUDS*

OPEN SPACE VILLAGE GREEN REQUIREMENT:

MINIMUM OPEN SPACE REQUIREMENT:	70% OF SITE: (9,489,274 SF; 217.8 AC)
PROVIDED:	71.0% OF SITE: (9,618,970.4 SF; 220.8 AC)

IMPACT STATEMENT

WATER
WATER WILL BE CIRCULATED THROUGH THE SITE BY CONNECTING THE EXISTING HB&TS WATERLINES IN HILLVIEW LANE TO THE EAST AND LULA LANE TO THE WEST. AN ADDITIONAL WATER MAIN WILL BE BROUGHT FROM THE EXISTING HB&TS LINE AT COLEMAN ROAD TO THE SOUTH. WATER DESIGN IS CONCEPTUAL AND WILL BE COORDINATED WITH HB&TS

SANITARY SEWER
SANITARY SEWER SERVICE WILL CIRCULATE THROUGH THE SITE AND GRAVITY FLOW TO A PROPOSED LIFT STATION ON THE EAST SIDE OF THE SITE. A FORCE MAIN WILL DIVERT FLOW NORTHEAST THROUGH HILLVIEW LANE. THE FORCE MAIN ENDS NEAR THE MACK HATCHER CONNECTION, AND EFFLUENT WILL THEN GRAVITY FLOW TO AN EXISTING SEWER MANHOLE ALONG SAW MILL CREEK. A SECOND FORCE MAIN IS PROPOSED TO COLLECT THE LOTS ON THE SOUTHEAST SIDE OF THE SITE WITH A LIFT STATION PROPOSED ON THE COUNTY LOT ALONG COLEMAN ROAD. THIS FLOW WILL TIE TO THE GRAVITY LINE THAT IS THEN PUMPED TO HILLVIEW LANE. SANITARY SEWER DESIGN IS CONCEPTUAL AND WILL BE COORDINATED WITH THE CITY OF FRANKLIN.

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

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

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

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

REFUSE COLLECTION
REFUSE COLLECTION BY A COMBINATION OF CITY OF FRANKLIN COLLECTION SERVICES AND PRIVATE COLLECTION SERVICES

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

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

OFFSITE CONNECTIONS
WHERE STUB-OUTS TO OFFSITE CONNECTIONS ARE SHOWN A TEMPORARY TURN-AROUND WILL BE SHOWN AT SITE PLAN.

N

0' 300' 600' 900'

GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

BOYLE
Building community since 1933.

Kimley»Horn

DesignStudio

sdco PARTNERS

SHERIDAN PUBLIC RELATIONS LLC

HARLIN PUD SUBDIVISION
DEVELOPMENT PLAN
Franklin, Williamson County, Tennessee

JEFFREY A. ROSIAK REGISTERED AGRICULTURE LANDSCAPE ARCHITECT TENNESSEE

Revision Date
△ _____
△ _____
△ _____
△ _____

OVERALL DEVELOPMENT PLAN
SHEET
C2.0
COF # 8704



1 C2.0A MIXED-USE ENLARGEMENT | NORTH VILLAGE

N

0' 50' 100' 150'

Commercial & Mixed-Uses

North Village

		Development Plan Heights	Hotel (keys)	Office (sf)	Retail (sf)	Restaurant (sf)	Civic (patrons)	Outdoor Patio (sf)	Residential (units)	Hotel	Office	Retail	Restaurant	Civic	Outdoor Patio	Residential	Total	Parking Provided	
			Entitlements							Required Parking									
1	Hotel*	2-3	80	0	2,000	0	0	0		80	0	5	0	0	4	0	89	Surface	75
2	MU Building North	2-3	0	0	0	5,000	0	500	2	0	0	0	38	0	4	4	46	Parallel	85
3	MU Building South	2-3	0	0	4,000	0	0	0	4	0	0	10	0	0	0	8	18	Structured	29
4	Wine Bar / Liquor Store	1	0	0	3,000	0	0	500		0	0	8	0	0	4	0	12	Garage	12
5	Chapel / Town Hall (2,500 SF)	1	0	0	0	0	100	0		0	0	0	0	34	0	0	34		
6	Mail Room / Community	1	0	0	0	0	0	0		0	0	0	0	0	0	0	0		
7	Historic Home / Sales Center	1	0	0	0	0	0	0		0	0	0	0	0	0	0	0		
**	Jewel Box	1	0	0	0	500	0	0		0	0	0	4	0	0	0	4		
	SUBTOTAL		80	0	9,000	5,500	100	1,000	6								199		201

South Village

		Development Plan Heights	Hotel (keys)	Office (sf)	Retail (sf)	Restaurant (sf)	Civic (sf)	Outdoor Patio (sf)	Residential (units)	Hotel	Retail	Retail	Restaurant	Civic	Outdoor Patio	Residential	Total	Parking Provided	
			Entitlements							Required Parking									
A	MU Building Corner	2-3	0	5,000	2,500	0	0	0	8	0	15	7	0	0	0	16	38	Surface	48
B	MU Building Twin 1	2-3	0	0	0	2,500	0	500	2	0	0	0	19	0	4	4	27	Parallel	42
C	MU Building Twin 2	2-3	0	0	0	2,500	0	500	2	0	0	0	19	0	4	4	27	Structured	0
D	Jewel Box 1	1	0	0	1,000	0	0	0		0	0	3	0	0	0	0	3	Garage	24
E	Club Room Facility	2-3	0	0	0	0	0	0		0	0	0	0	0	0	0	0		
F	Jewel Box 2	1	0	0	1,500	0	0	0		0	0	4	0	0	0	0	4		
G	Pickle Ball Clubhouse	1	0	0	0	0	0	0		0	0	0	0	0	0	0	0		
	SUBTOTAL		0	5,000	5,000	5,000	0	1,000	12								99		114
	TOTALS		80	5,000	14,000	10,500	100	2,000	18								298		315

Notes:
* - Hotel may include spa, bar, restaurant or meeting space.
* - In addition to the Hospitality / Mixed Use the "Inn" parcel may be single family and the "Cottages" may be multifamily.
** - A "Jewel Box" for Commercial , or as a Neighborhood Amenity, uses shall be dashed in at the North Village Plaza. This use would fall within the PUD entitlements listed.
Outdoor Patio does not count towards entitlements, but only parking ratios.

Parking Matrix

	Minimum Parking Rate	
	Rate	Ratio
Residential*	Unit	2.00
Civic**	Occupant	0.33
Hotel	Guest Room	1.00
Retail	Per 1,000 sf	2.50
Office	Per 1,000 sf	2.85
Restaurant	Per 1,000 sf	7.50
Outdoor Dining	Per 1,000 sf	7.50

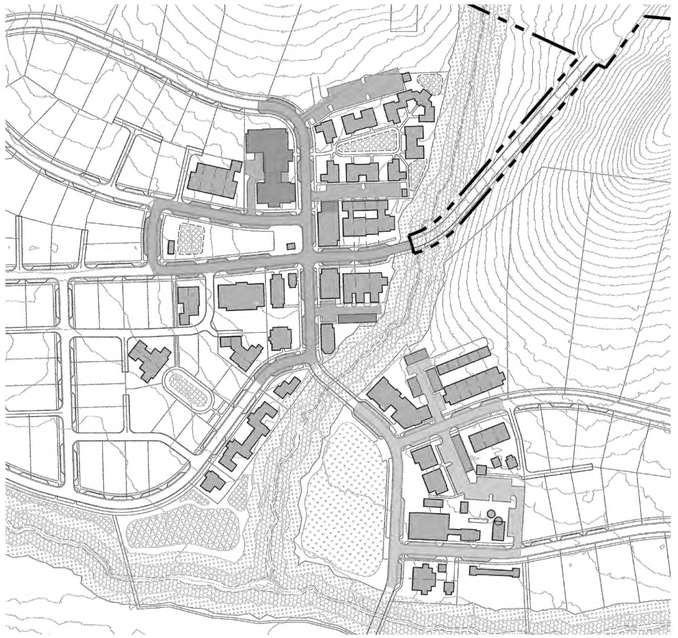
Notes:
* - All Residential unit types shall park at 2 stalls per unit and be provided off street.
** - Civic parking rates shall vary, but this listing is for assembly hall parking ratio.

Overall Parking Provided

	Counts
Surface	123
Parallel	261
Structured	29
Garage	36
TOTAL	449

MOS NOTE:
A MODIFICATION OF STANDARDS REQUEST IS INCLUDED IN THIS SUBMITTAL WHICH REQUESTS TO UTILIZE CFO PARKING MINIMUMS PER THE CITY OF FRANKLIN ZONING ORDINANCE.

ALSO INCLUDED IS MODIFICATION OF STANDARDS REQUEST TO DEFINE SMALL SCALE MULTIFAMILY PARKING REQUIREMENTS AS 2 SPACES PER UNIT.



PARKING DISTRIBUTION N.T.S

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

HARLIN PUD SUBDIVISION
DEVELOPMENT PLAN
Franklin, Williamson County, Tennessee

JEFFREY A. ROSIAK REGISTERED LANDSCAPE ARCHITECT 103525

Revision Date
△ _____
△ _____
△ _____
△ _____

MIXED USE ENLARGEMENT
SHEET
C2.0A
COF # 8704



1 C2.0B MIXED-USE ENLARGEMENT | SOUTH VILLAGE

✳ LIVE-WORK UNITS

Commercial & Mixed-Uses

North Village

		Development Plan Heights	Hotel (keys)	Office (sf)	Retail (sf)	Restaurant (sf)	Civic (patrons)	Outdoor Patio (sf)	Residential (units)	Hotel	Office	Retail	Restaurant	Civic	Outdoor Patio	Residential	Total	Parking Provided	
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7	Historic Home / Sales Center	1	0	0	0	0	0	0		0	0	0	0	0	0	0	0		
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F	Jewel Box 2	1	0	0	1,500	0	0	0		0	0	4	0	0	0	0	4		
G	Pickle Ball Clubhouse	1	0	0	0	0	0	0		0	0	0	0	0	0	0	0		
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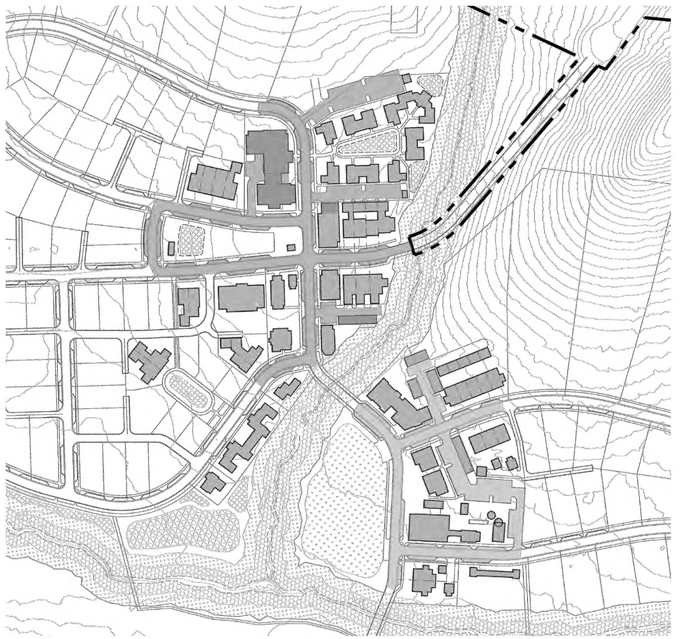
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ALSO INCLUDED IS MODIFICATION OF STANDARDS REQUEST TO DEFINE SMALL SCALE MULTIFAMILY PARKING REQUIREMENTS AS 2 SPACES PER UNIT (SIMILAR TO MULTIPLEX IN THE ZONING ORDINANCE).



PARKING DISTRIBUTION N.T.S

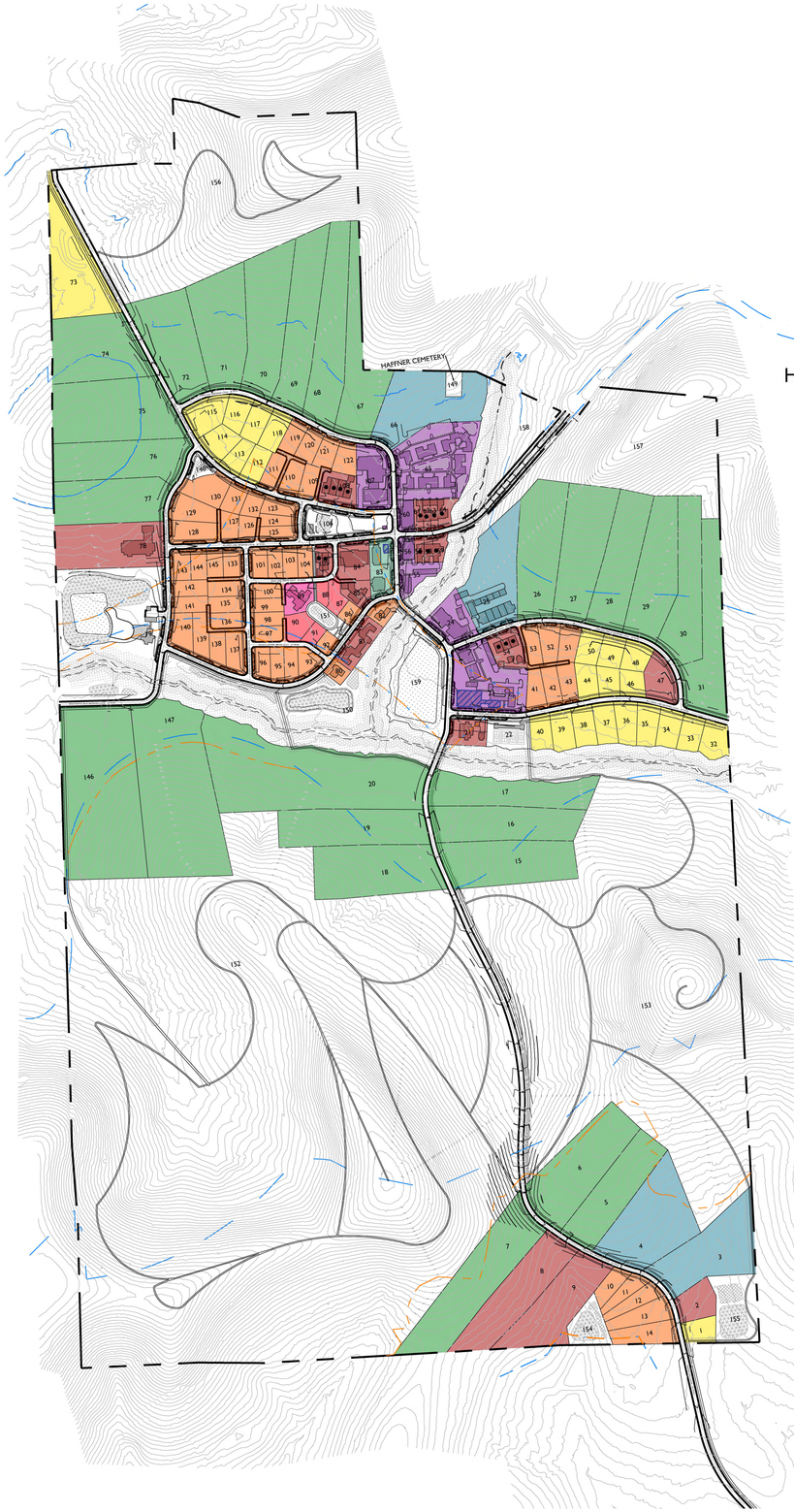
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HARLIN PUD SUBDIVISION
DEVELOPMENT PLAN
Franklin, Williamson County, Tennessee

JEFFREY A. ROSIAK REGISTERED LANDSCAPE ARCHITECT TENNESSEE 1230525

Revision Date
△ _____
△ _____
△ _____
△ _____

MIXED USE ENLARGEMENT
SHEET
C2.0B
COF # 8704



KEY

- PROPOSED HHO
- HHO
- PROPOSED 500' HHO BUFFER
- 500' HHO BUFFER
- SINGLE FAMILY HHO ESTATE (CRITICAL LOT)
- ATTACHED* RESIDENTIAL
- ATTACHED* RESIDENTIAL HHO ESTATE (CRITICAL LOT)
- SINGLE FAMILY (REAR /SIDE FACING GARAGE)
- COMMERCIAL / MIXED-USE
- SINGLE FAMILY COURTYARD
- CIVIC SPACES
- SINGLE FAMILY FRONT LOADED
- ATTACHED* RESIDENTIAL COURTYARD
- LIVE-WORK UNITS

*ATTACHED RESIDENTIAL IS CATEGORY THAT COULD CONTAIN THE FOLLOWING BUILDING TYPES: DUPLEX, TOWNHOME, SMALL SCALE MULTI-FAMILY, MIXED USE CONDO. (I.E. ANY RESIDENTIAL BUILDING TYPE THAT IS ALLOWABLE WITHIN VILLAGE GREEN BUT NOT DEFINED AS SINGLE-FAMILY)

N

0' 300' 600' 900'

Lot Takedown Chart

Lot Number	Use	Lot Type	Unit Count	SF	Keys	Height (stories)	Multifamily* Type	Commercial Type	Lot Pricing Category
1	Residential - SF	Front Load	1						Front Load (90')
2	Residential - MF	Multifamily*	3			2-2.5	Townhouses		Townhouse
3	Residential - MF	HHO Lot - Multifamily*	2			2-2.5	Duplex		Townhouse
4	Residential - MF	HHO Lot - Multifamily*	4			2-2.5	Townhouses		Townhouse
5	Residential - SF	HHO Lot - Single Family	1						HHO - Single Family (2 acre)
6	Residential - SF	HHO Lot - Single Family	1						HHO - Single Family (2 acre)
7	Residential - SF	HHO Lot - Single Family	1						HHO - Single Family (2 acre)
8	Residential - MF	HHO Lot - Multifamily*	4			2-2.5	Townhouses		Townhouse
9	Residential - MF	HHO Lot - Multifamily*	3			2-2.5	Townhouses		Townhouse
10	Residential - SF	Rear Load** **	1						Rear Load** ** (70')
11	Residential - SF	Rear Load** **	1						Rear Load** ** (70')
12	Residential - SF	Rear Load** **	1						Rear Load** ** (70')
13	Residential - SF	Rear Load** **	1						Rear Load** ** (70')
14	Residential - SF	Rear Load** **	1						Rear Load** ** (70')
15	Residential - SF	HHO Lot - Single Family	1						HHO - Single Family (2 acre)
16	Residential - SF	HHO Lot - Single Family	1						HHO - Single Family (2 acre)
17	Residential - SF	HHO Lot - Single Family	1						HHO - Single Family (2 acre)
18	Residential - SF	HHO Lot - Single Family	1						HHO - Single Family (2 acre)
19	Residential - SF	HHO Lot - Single Family	1						HHO - Single Family (2 acre)
20	Residential - SF	HHO Lot - Single Family	1						HHO - Single Family (5 acre)
21	Residential - MF	Multi Family*	2			2-2.5	Duplex		Townhouse
22	Community Amenity		0			1			No Land Basis
23	Mixed Use/ Civic/ Commercial	Mixed Use	4	7,500			Mixed Use	See Commercial & Mixed Use Summary Tab	Mixed Use Condos
24	Mixed Use	Mixed Use	8	7,500			Mixed Use	See Commercial & Mixed Use Summary Tab	Condo Flats
25	Residential - MF	HHO Lot - MultiFamily*	5			2-3	Townhouses		Townhouse
26	Residential - SF	HHO Lot - Single Family	1						HHO - Single Family (2 acre)
27	Residential - SF	HHO Lot - Single Family	1						HHO - Single Family (2 acre)
28	Residential - SF	HHO Lot - Single Family	1						HHO - Single Family (2 acre)
29	Residential - SF	HHO Lot - Single Family	1						HHO - Single Family (2 acre)
30	Residential - SF	HHO Lot - Single Family	1						HHO - Single Family (2 acre)
31	Residential - SF	HHO Lot - Single Family	1						HHO - Single Family (2 acre)
32	Residential - SF	Front Load	1						Front Load (90')
33	Residential - SF	Front Load	1						Front Load (90')
34	Residential - SF	Front Load	1						Front Load (90')
35	Residential - SF	Front Load	1						Front Load (90')
36	Residential - SF	Front Load	1						Front Load (90')
37	Residential - SF	Front Load	1						Front Load (90')
38	Residential - SF	Front Load	1						Front Load (90')
39	Residential - SF	Front Load	1						Front Load (90')
40	Residential - SF	Front Load	1						Front Load (90')
41	Residential - SF	Rear Load**	1						Rear Load** ** (70')
42	Residential - SF	Rear Load**	1						Rear Load** (70')
43	Residential - SF	Rear Load**	1						Rear Load** (70')
44	Residential - SF	Front Load	1						Front Load (90')
45	Residential - SF	Front Load	1						Front Load (90')
46	Residential - SF	Front Load	1						Front Load (90')
47	Residential - MF/ SF	HHO Lot - MultiFamily*	12			2-2.5	Small Scale Multifamily		Condo Flats
48	Residential - SF	Front Load	1						Front Load (90')
49	Residential - SF	Front Load	1						Front Load (90')
50	Residential - SF	Front Load	1						Front Load (90')
51	Residential - SF	Rear Load**	1						Rear Load** (70')
52	Residential - SF	Rear Load**	1						Rear Load** (70')
53	Residential - SF	Rear Load**	1						Rear Load** (70')
54	Residential - MF	Multi Family*	3			2-3	Townhouses		Townhouse
55	Commercial	Commercial	0	3,000		1-2		See Commercial & Mixed Use Summary Tab	No Land Basis
56	Mixed Use	Mixed Use	4	4,000		2-3	Mixed Use	See Commercial & Mixed Use Summary Tab	Mixed Use Condos
57	Residential - MF	Multi Family*	1			2-3	Townhouses		Townhouse
58	Residential - MF	Multi Family*	1			2-3	Townhouses		Townhouse
59	Residential - MF	Multi Family*	1			2-3	Townhouses		Townhouse
60	Mixed Use	Mixed Use	2	5,000		2-3	Mixed Use	See Commercial & Mixed Use Summary Tab	Mixed Use Condos
61	Residential - MF	Multi Family*	1			2-3	Townhouses		Townhouse
62	Residential - MF	Multi Family*	1			2-3	Townhouses		Townhouse
63	Residential - MF	Multi Family*	1			2-3	Townhouses		Townhouse
64	Residential - MF	Multi Family*	1			2-3	Townhouses		Townhouse
65	Hospitality / Mixed Use/ Residential - MF	Multi Family* - Courtyard	13		Keys***	1-2	Duplex/ Townhouses/ Small Scale Multifamily		Townhouse
66	Residential - MF/ SF	HHO Lot - MultiFamily*	12			2-2.5	Small Scale Multifamily		Condo Flats
67	Residential - SF	HHO Lot - Single Family	1						HHO - Single Family (2 acre)
68	Residential - SF	HHO Lot - Single Family	1						HHO - Single Family (2 acre)
69	Residential - SF	HHO Lot - Single Family	1						HHO - Single Family (2 acre)
70	Residential - SF	HHO Lot - Single Family	1						HHO - Single Family (2 acre)
71	Residential - SF	HHO Lot - Single Family	1						HHO - Single Family (2 acre)
72	Residential - SF	HHO Lot - Single Family	1						HHO - Single Family (2 acre)
73	Residential - SF	Front Load	1						HHO - Single Family (2 acre)
74	Residential - SF	HHO Lot - Single Family	1						HHO - Single Family (2 acre)
75	Residential - SF	HHO Lot - Single Family	1						HHO - Single Family (2 acre)
76	Residential - SF	HHO Lot - Single Family	1						HHO - Single Family (2 acre)
77	Residential - SF	HHO Lot - Single Family	1						HHO - Single Family (2 acre)
78	Residential - MF/ SF	HHO Lot - MultiFamily*	12			2-2.5	Small Scale Multifamily		Condo Flats
79	Community Amenity		0			1-2			No Land Basis
80	Residential - SF	Rear Load**	1						Rear Load** (70')
81	Residential - SF	Multi Family*	4			2-2.5	Townhouses		Townhouse
82	Residential - SF	Rear Load**	1					See Commercial & Mixed Use Summary Tab	Rear Load** (70')
83	Civic / Commercial	Civic	0	2,500		1-2			No Land Basis
84	Residential - MF/ Mixed Use	Multi Family*	12			2-3	Small Scale Multifamily		
85	Residential - MF	Multi Family*	2			2-2.5	Duplex		Townhouse
86	Residential - SF	Rear Load**	1						Rear Load** (70')
87	Residential - SF	Rear Load** - Courtyard	1						Rear Load** (70')
88	Residential - SF	Rear Load** - Courtyard	1						Rear Load** (70')
89	Residential - MF	Multi Family* - Courtyard	2			2-2.5	Duplex		Townhouse
90	Residential - SF	Rear Load** - Courtyard	1						Rear Load** (70')
91	Residential - SF	Rear Load** - Courtyard	1						Rear Load** (70')
92	Residential - SF	Rear Load**	1						Rear Load** (70')
93	Residential - SF	Rear Load**	1						Rear Load** (70')
94	Residential - SF	Rear Load**	1						Rear Load** (70')
95	Residential - SF	Rear Load**	1						Rear Load** (70')
96	Residential - SF	Rear Load**	1						Rear Load** (70')
97	Residential - SF	Rear Load**	1						Rear Load** (70')
98	Residential - SF	Rear Load**	1						Rear Load** (70')
99	Residential - SF	Rear Load**	1						Rear Load** (70')
100	Residential - SF	Rear Load**	1						Rear Load** (70')
101	Residential - SF	Rear Load**	1						Rear Load** (70')
102	Residential - SF	Rear Load**	1						Rear Load** (70')
103	Residential - SF	Rear Load**	1						Rear Load** (70')
104	Residential - SF	Rear Load**	1						Rear Load** (70')
105	Residential - MF	Multi Family*	2			2-2.5	Duplex		Rear Load** (70')
106	Civic / Commercial	Civic	0	500		1		See Commercial & Mixed Use Summary Tab	No Land Basis
107	Hospitality / Mixed Use/ Residential - SF	Hospitality	4	2,000	Keys***	2.5		See Commercial & Mixed Use Summary Tab	Hotel Key
108	Residential - MF	Multi Family*	4			2-3	Townhouses		Townhouse
109	Residential - SF	Rear Load**	1						Rear Load** (70')
110	Residential - SF	Rear Load**	1						Rear Load** (70')
111	Residential - SF	Rear Load**	1						Rear Load** (70')
112	Residential - SF	Front Load	1						Front Load (90')
113	Residential - SF	Front Load	1						Front Load (90')
114	Residential - SF	Front Load	1						Front Load (90')
115	Residential - SF	Front Load	1						Front Load (90')
116	Residential - SF	Front Load	1						Front Load (90')
117	Residential - SF	Front Load	1						Front Load (90')
118	Residential - SF	Front Load	1						Front Load (90')
119	Residential - SF	Rear Load**	1						Rear Load** (70')
120	Residential - SF	Rear Load**	1						Rear Load** (70')
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122	Residential - SF	Rear Load**	1						Rear Load** (70')
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124	Residential - SF	Rear Load**	1						Rear Load** (70')
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129	Residential - SF	Rear Load**	1						Rear Load** (70')
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133	Residential - SF	Rear Load**	1						Rear Load** (70')
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136	Residential - SF	Rear Load**	1						Rear Load** (70')
137	Residential - SF	Rear Load**	1						Rear Load** (70')
138	Residential - SF	Rear Load**	1						Rear Load** (70')
139	Residential - SF	Rear Load**	1						Rear Load** (70')
140	Residential - SF	Rear Load**	1						Rear Load** (70')
141	Residential - SF	Rear Load**	1						Rear Load** (70')
142	Residential - SF	Rear Load**	1						Rear Load** (70')
143	Residential - SF	Rear Load**	1						Rear Load** (70')
144	Residential - SF	Rear Load**	1						Rear Load** (70')
145	Residential - SF	Rear Load**	1						Rear Load** (70')
146	Residential - SF	HHO Lot - Single Family	1						HHO - Single Family (5 acre)
147	Residential - SF	HHO Lot - Single Family	1						HHO - Single Family (5 acre)
148	Open Space								No Land Basis
149	Open Space								
150	Open Space								
151	Open Space								
152	Open Space								
153	Open Space								
154	Open Space								
155	Open Space								
156	Open Space								
157	Open Space								
158	Open Space								
159	Open Space								
Total			242	32,000	80				

NOTE:
* "Multifamily" shall mean any form of attached residential buildings including Duplex, Townhouse, Farmstead Residential, or Small Scale Multifamily up to 12 attached residential dwelling units.
** Rear Load refers to Single Family Lots that have a side or rear facing garage accessed via a shared driveway easement
*** No more than 80 total hotel keys

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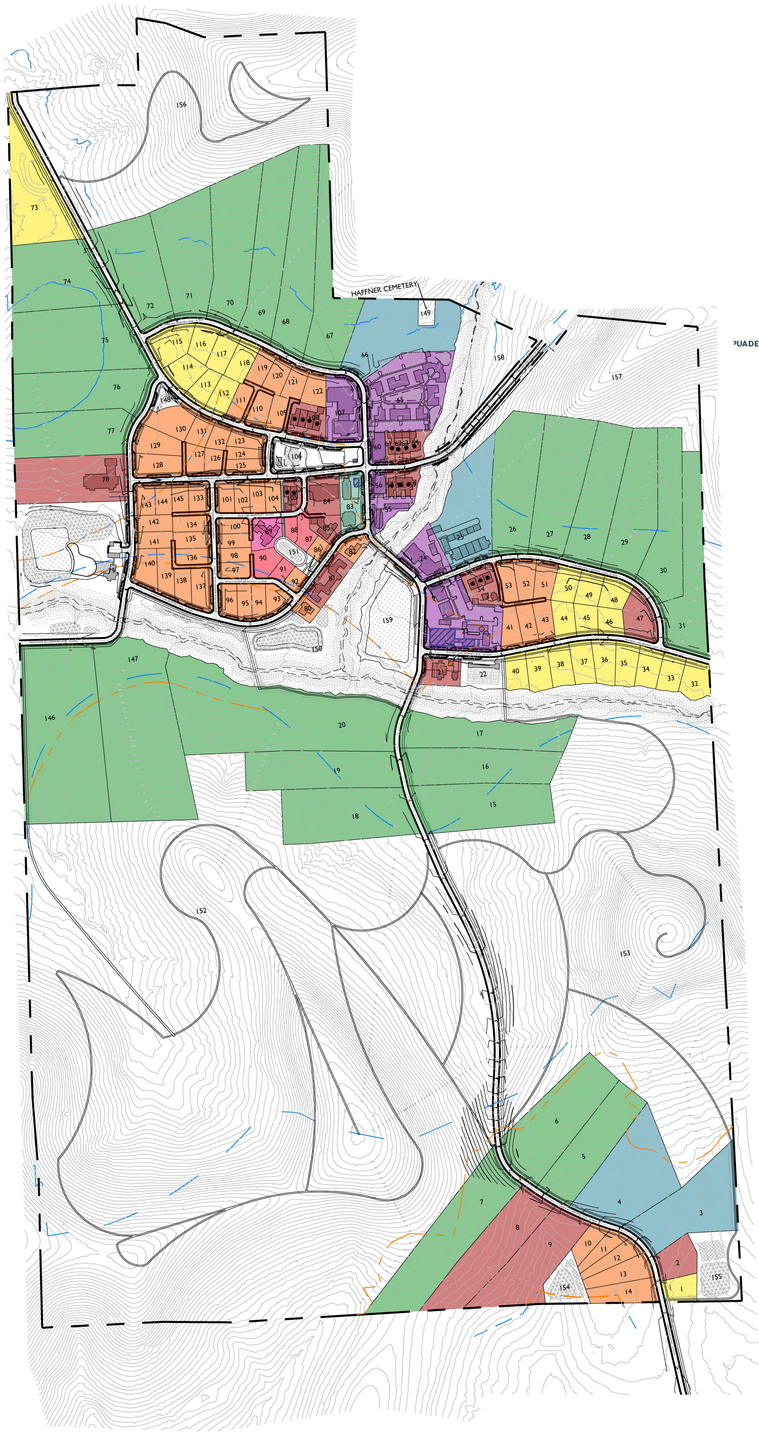
JEFFREY A. ROSIAK REGISTERED LANDSCAPE ARCHITECT TENNESSEE 103525

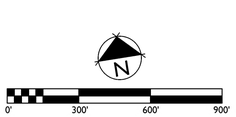
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SITE LAYOUT

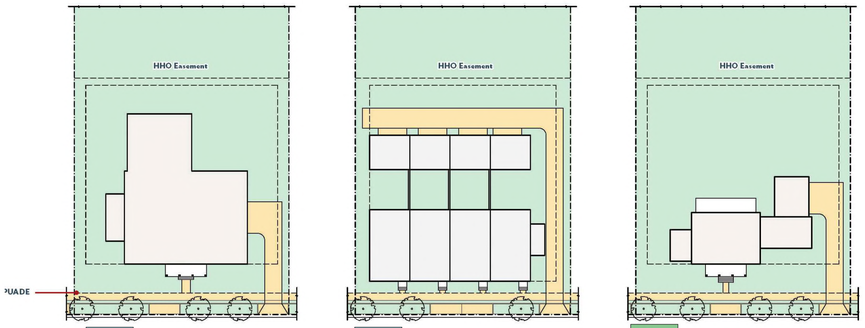
SHEET
C2.0C

COF # 8704





HHO ESTATE LOT DIAGRAMS:



MULTI-FAMILY
HHO ESTATE

Principal Setbacks
Front 20 ft. min. off PUADE
Side 8 ft. min.
Rear 5 ft. min. off HHO easement

Garage & Accessory Setbacks
Side 8 ft. min.
Rear 5 ft. min. off HHO easement

*Critical Lots

TOWNHOUSE
HHO ESTATE

Principal Setbacks
Front 8 ft. min. off PUADE
Side 8 ft. min.
Rear 5 ft. min. off HHO easement

Garage & Accessory Setbacks
Side 8 ft. min.
Rear 5 ft. min. off HHO easement

*Critical Lots

SINGLE FAMILY
HHO ESTATE

Principal Setbacks
Front 20 ft. min. off PUADE
Side 8 ft. min.
Rear 5 ft. min. off HHO easement

Garage & Accessory Setbacks
Side 8 ft. min.
Rear 5 ft. min. off HHO easement

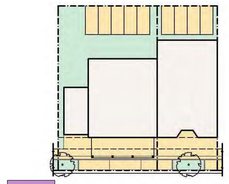
*Critical Lots

KEY

- PROPOSED HHO
- HHO
- PROPOSED 500' HHO BUFFER
- 500' HHO BUFFER
- SINGLE FAMILY HHO ESTATE (CRITICAL LOT)
- ATTACHED* RESIDENTIAL
- ATTACHED* RESIDENTIAL HHO ESTATE (CRITICAL LOT)
- SINGLE FAMILY (REAR /SIDE FACING GARAGE)
- COMMERCIAL / MIXED-USE
- SINGLE FAMILY COURTYARD
- CIVIC SPACES
- SINGLE FAMILY FRONT LOADED
- ATTACHED* RESIDENTIAL COURTYARD
- LIVE-WORK UNITS

*ATTACHED RESIDENTIAL IS CATEGORY THAT COULD CONTAIN THE FOLLOWING BUILDING TYPES: DUPLEX, TOWNHOME, SMALL SCALE MULTI-FAMILY, MIXED USE CONDO. (I.E. ANY RESIDENTIAL BUILDING TYPE THAT IS ALLOWABLE WITHIN VILLAGE GREEN BUT NOT DEFINED AS SINGLE-FAMILY)

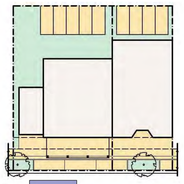
MIXED-USE, CIVIC, & COMMERCIAL:



COMMERCIAL /MIXED-USE

Principal Setbacks
Front 7 ft. min. off PUADE
Side 0 ft. min.
Rear 0 ft. min. or 5 ft. or 22 ft. off mews alley

Garage & Accessory Setbacks
Side 0 ft. min.
Rear 0 ft. min. off Shared Drive easement; 5 ft. or 22 ft. off mews alley



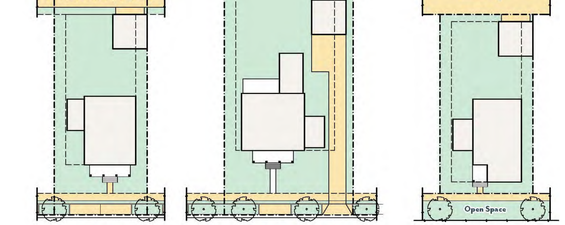
CIVIC

Principal Setbacks
Front 7 ft. min. off PUADE
Side 0 ft. min.
Rear 0 ft. min. or 5 ft. or 22 ft. off mews alley

Garage & Accessory Setbacks
Side 0 ft. min.
Rear 0 ft. min. off Shared Drive easement; 5 ft. or 22 ft. off mews alley

Appurtenance Encroachments into Setbacks & PUADE[Commercial/Mixed Use & Civic]
Front May encroach up to the PUADE
*Arcades, porticos, and awnings may extend into the PUADE, but no closer than 2 ft. from the face of curb
Side May encroach up to the PUADE
*Arcades, porticos, and awnings may extend into the PUADE, but no closer than 2 ft. from the face of curb
Rear Not permitted
*Steps may encroach up to the PUADE

SINGLE FAMILY LOT DIAGRAMS:



SINGLE FAMILY
REAR LOADED

Principal Setbacks
Front 20 ft. min. off front easement
Side 8 ft. min.
Rear 0 ft. min. off Shared Drive easement; 5 ft. or 22 ft. off mews alley

Garage & Accessory Setbacks
Side 0 ft. min.
Rear 0 ft. min. off Shared Drive easement; 5 ft. or 22 ft. off mews alley

SINGLE FAMILY
FRONT LOADED

Principal Setbacks
Front 30 ft. min. off front easement
Side 8 ft. min.
Rear 5 ft. min.

Garage & Accessory Setbacks
Side 5 ft. min.
Rear 5 ft. min.

SINGLE FAMILY
COURTYARD FRONTAGE

Principal Setbacks
Front 8 ft. min.
Side 8 ft. min.
Rear 5 ft. or 22 ft. off mews alley

Garage & Accessory Setbacks
Side 0 ft. min.
Rear 22 ft. off mews alley

Appurtenance Encroachments into Setbacks [Residential]
Front 8 ft. max
Side 2 ft. max, but no closer than 3 ft. from the lot line
Rear Not permitted
*Steps may encroach up to the PUADE

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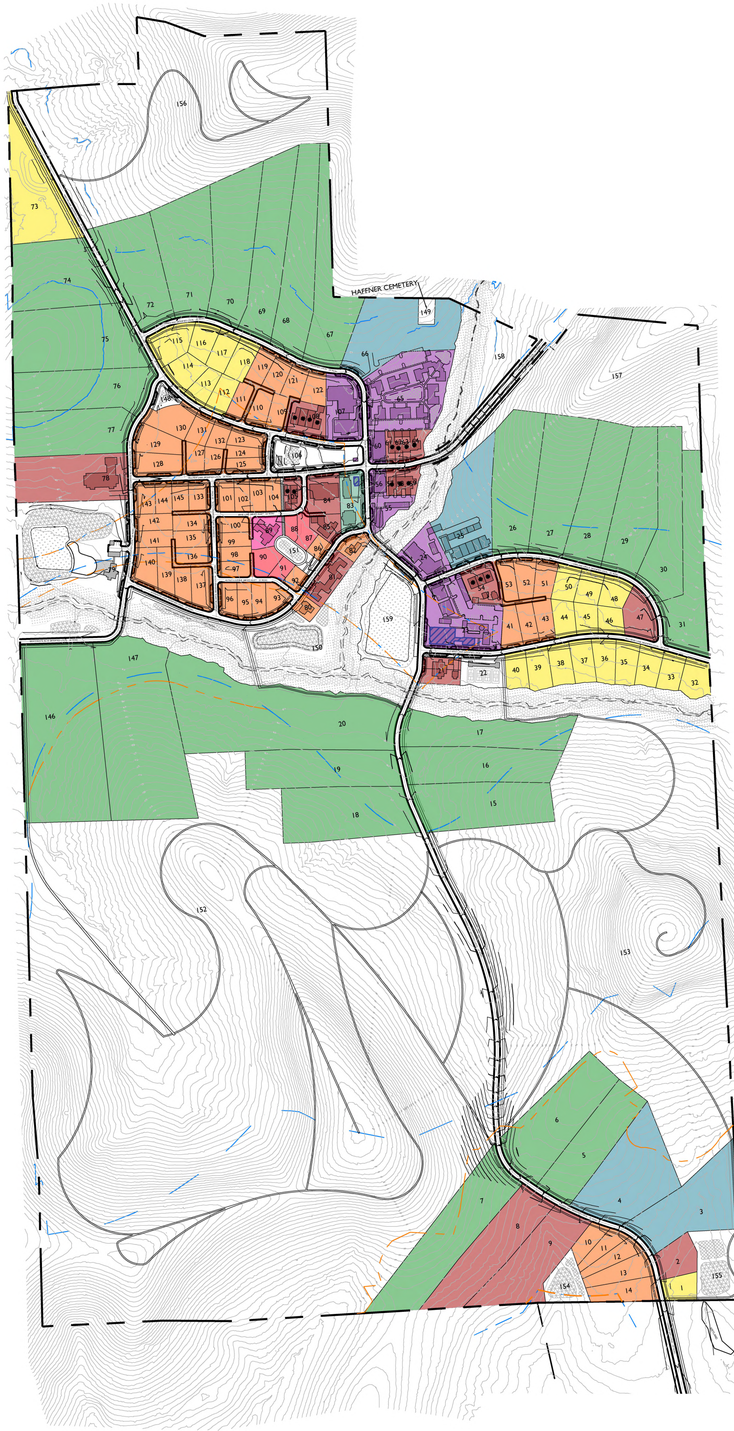
JEFFREY A. ROSATI
REGISTERED AGRICULTURE LANDSCAPE ARCHITECT
TENNESSEE
1325

Revision Date
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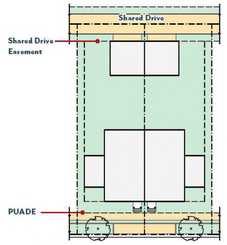
TYPICAL LOT BREAKDOWN

SHEET
C2.0D

COF # 8704



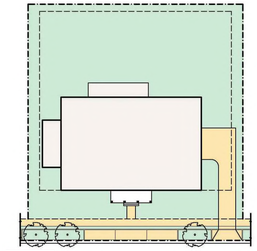
ATTACHED RESIDENTIAL LOT DIAGRAMS:



DUPLEX

Principal Setbacks
Front 8 ft. min. off PUADE
Side 5 ft. min. off lot line or PUADE
Rear 0 ft. min. off Shared Drive easement; 5 ft. or 22 ft. off mews alley

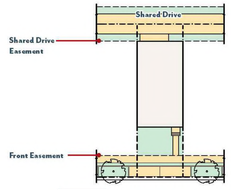
Garage & Accessory Setbacks
Side 0 ft. min.
Rear 0 ft. min. off Shared Drive easement; 5 ft. or 22 ft. off mews alley



MULTI-FAMILY

Principal Setbacks
Front 15 ft. min. off PUADE
Side 5 ft. min.
Rear 5 ft. min. or 5 ft. min. off Shared Drive easement or 5 ft. or 22 ft. off mews alley

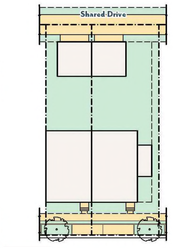
Garage & Accessory Setbacks
Side 5 ft. min.
Rear 5 ft. min. or 0 ft. min. off Shared Drive easement or 5 ft. or 22 ft. off mews alley



TOWNHOUSE
GARAGE UNDER

Principal Setbacks
Front 20 ft. min. off front easement
Side 0 ft. min.
Rear 0 ft. min. off Shared Drive easement; 5 ft. or 22 ft. off mews alley

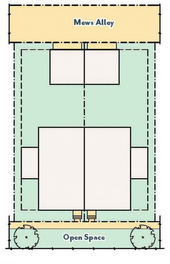
Garage & Accessory Setbacks
Side 0 ft. min.
Rear 0 ft. min. off Shared Drive easement



TOWNHOUSE

Principal Setbacks
Front 8 ft. min. off front easement
Side 0 ft. min. 5 ft. min. off lot line or side street easement for end cap units
Rear 0 ft. min. off Shared Drive easement; 5 ft. or 22 ft. off mews alley

Garage & Accessory Setbacks
Side 0 ft. min.
Rear 0 ft. min. off Shared Drive easement; 5 ft. or 22 ft. off mews alley



DUPLEX
COURTYARD FRONTAGE

Principal Setbacks
Front 8 ft. min.
Side 5 ft. min.
Rear 5 ft. or 22 ft. off mews alley

Garage & Accessory Setbacks
Side 0 ft. min.
Rear 22 ft. off mews alley

Appurtenance Encroachments into Setbacks [Residential]
Front 8 ft. max
Side 2 ft. max, but no closer than 3 ft. from the lot line
Rear Not permitted
*Steps may encroach up to the PUADE

KEY

- PROPOSED HHO
- HHO
- PROPOSED 500' HHO BUFFER
- 500' HHO BUFFER
- SINGLE FAMILY HHO ESTATE (CRITICAL LOT)
- ATTACHED* RESIDENTIAL
- ATTACHED* RESIDENTIAL HHO ESTATE (CRITICAL LOT)
- SINGLE FAMILY (REAR /SIDE FACING GARAGE)
- COMMERCIAL / MIXED-USE
- SINGLE FAMILY COURTYARD
- CIVIC SPACES
- SINGLE FAMILY FRONT LOADED
- ATTACHED* RESIDENTIAL COURTYARD
- LIVE-WORK UNITS

*ATTACHED RESIDENTIAL IS CATEGORY THAT COULD CONTAIN THE FOLLOWING BUILDING TYPES: DUPLEX, TOWNHOME, SMALL SCALE MULTI-FAMILY, MIXED USE CONDO. (I.E. ANY RESIDENTIAL BUILDING TYPE THAT IS ALLOWABLE WITHIN VILLAGE GREEN BUT NOT DEFINED AS SINGLE-FAMILY)

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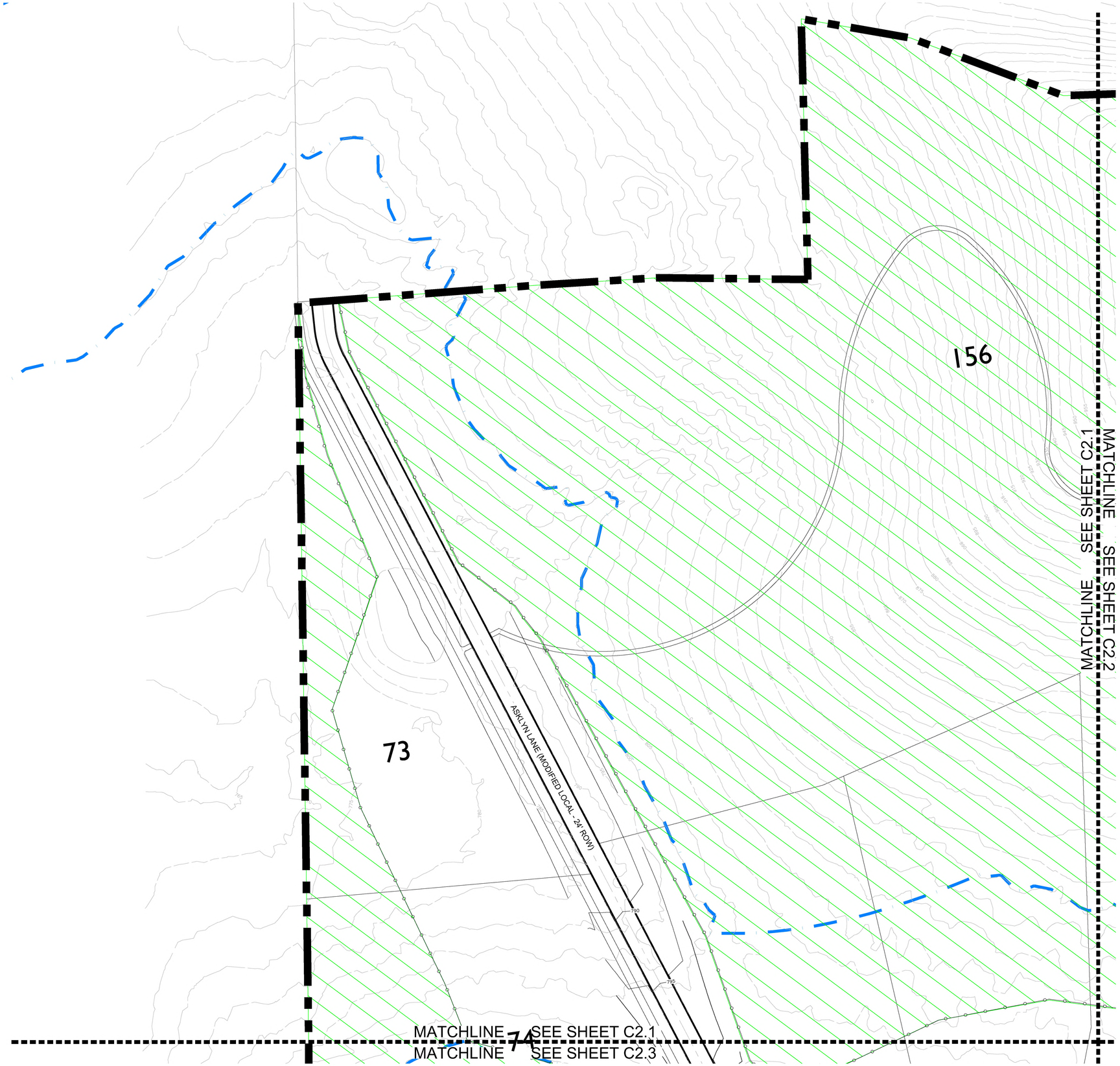
JEFFREY A. ROSIAK REGISTERED LANDSCAPE ARCHITECT 328

Revision Date
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TYPICAL LOT BREAKDOWN

SHEET
C2.0E

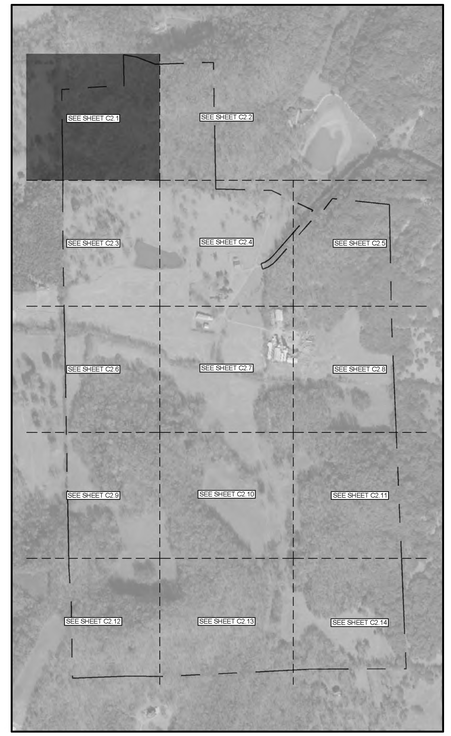
COF # 8704



KEY

- PRESERVED TREE CANOPY
- TREE PROTECTION FENCE
- 30' RIPARIAN BUFFER ZONE 1
- 30' RIPARIAN BUFFER ZONE 2
- BIORETENTION POND
- DETENTION POND
- LAKE
- PROPOSED HHO*
- PROPOSED 500' HHO BUFFER*
- HHO
- 500' HHO BUFFER
- OPEN SPACE

*SEE REZONING REQUEST FOR JUSTIFICATION



N

0' 50' 100' 150'

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DEVELOPMENT PLAN

Franklin, Williamson County, Tennessee

JEFFREY A. ROSIAK REGISTERED AGRICULTURE LANDSCAPE ARCHITECT 1925

Revision Date

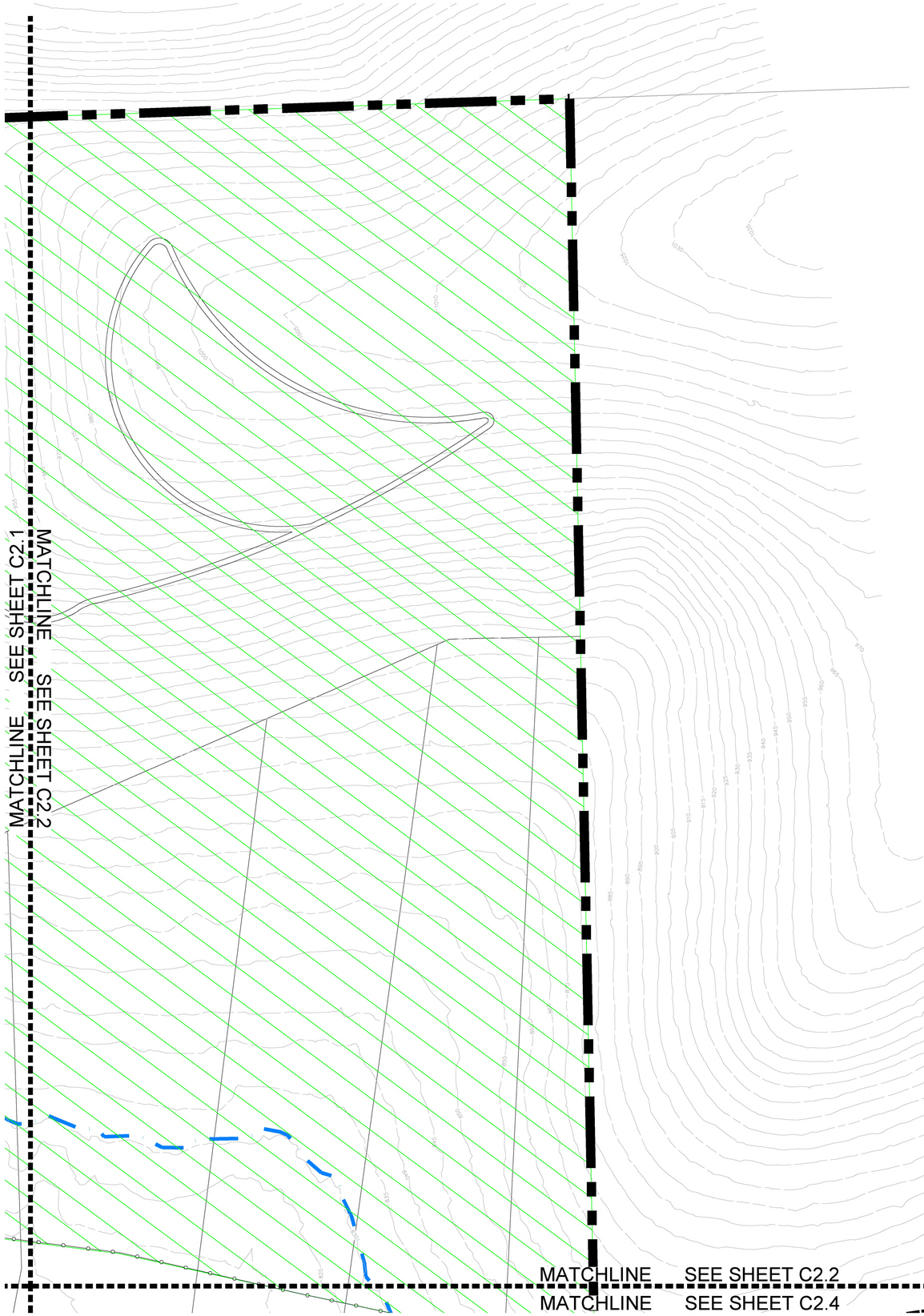
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DEVELOPMENT PLAN ENLARGEMENT

SHEET

C2.1

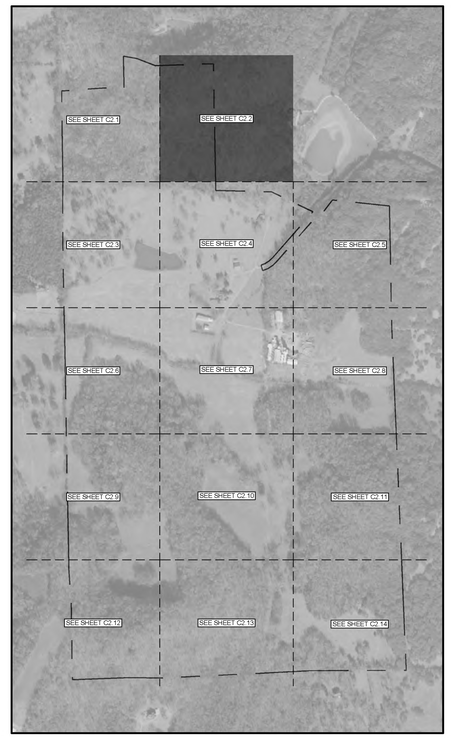
COF # 8704

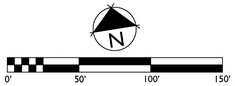


KEY

- PRESERVED TREE CANOPY
- TREE PROTECTION FENCE
- 30' RIPARIAN BUFFER ZONE 1
- 30' RIPARIAN BUFFER ZONE 2
- BIORETENTION POND
- DETENTION POND
- LAKE
- PROPOSED HHO*
- PROPOSED 500' HHO BUFFER*
- HHO
- 500' HHO BUFFER
- OPEN SPACE

*SEE REZONING REQUEST FOR JUSTIFICATION





GAMBLE DESIGN COLLABORATIVE

DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

BOYLE
Building community since 1933.

Kimley»Horn

DesignStudio

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PARTNERS

SHERIDAN
PUBLIC RELATIONS LLC

HARLIN PUD SUBDIVISION
DEVELOPMENT PLAN
Franklin, Williamson County, Tennessee

JEFFREY A. ROSIAK
REGISTERED
AGRICULTURE
TENNESSEE
LANDSCAPE ARCHITECT
1135

Revision Date

DEVELOPMENT PLAN ENLARGEMENT

SHEET
C2.2

COF # 8704

MATCHLINE SEE SHEET C2.1
MATCHLINE SEE SHEET C2.3

MATCHLINE SEE SHEET C2.3

MATCHLINE SEE SHEET C2.6

FARREN WAY (MODIFIED LOCAL - 26' ROW)

ASKLYN LANE (MODIFIED LOCAL - 26' ROW)

BRAITHWAITE BLVD (MODIFIED LOCAL - 26' ROW)

HILLVIEW LANE (MODIFIED LOCAL -

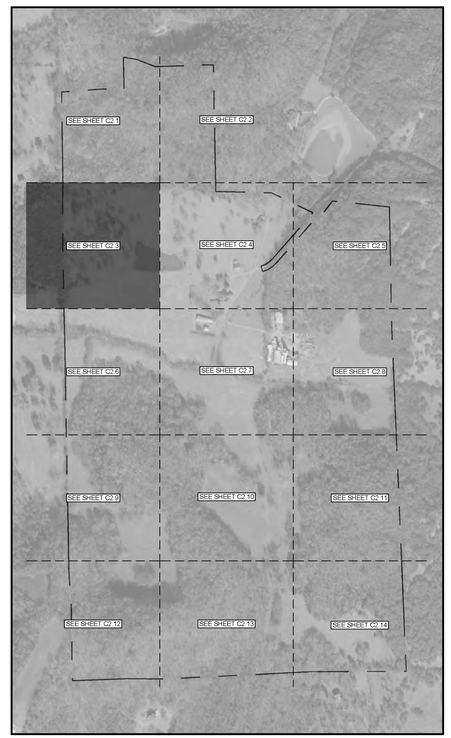
WONWITHE DRIVE (MODIFIED LOCAL - 26' ROW)

71 72 75 76 77 78 115 116 114 113 148 130 131 129 127 128 126 143 144 145 133 142 134 141 135

KEY

- PRESERVED TREE CANOPY
- TREE PROTECTION FENCE
- 30' RIPARIAN BUFFER ZONE 1
- 30' RIPARIAN BUFFER ZONE 2
- BIORETENTION POND
- DETENTION POND
- LAKE
- PROPOSED HHO*
- PROPOSED 500' HHO BUFFER*
- HHO
- 500' HHO BUFFER
- OPEN SPACE

*SEE REZONING REQUEST FOR JUSTIFICATION



0' 50' 100' 150'

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DEVELOPMENT PLAN
Franklin, Williamson County, Tennessee

JEFFREY A. ROSIAK REGISTERED AGRICULTURAL ENGINEER 2025

Revision Date

DEVELOPMENT PLAN ENLARGEMENT

SHEET
C2.3

COF # 8704

MATCHLINE SEE SHEET C2.2
MATCHLINE SEE SHEET C2.4

HAFFNER CEMETERY

70 69 68 67 66 65 149

117 118 119 120 121 122

FARREN WAY (MODIFIED LOCAL - 26' ROW)

UNNAMED TRIBUTARY TO POLK CREEK

MATCHLINE SEE SHEET C2.3

MATCHLINE SEE SHEET C2.5

12 111 110 109 108 107

32 123 124 125 126

ASKLYN LANE (MODIFIED LOCAL - 26' ROW)

WILLETH DRIVE (MODIFIED LOCAL - 26' ROW)

106

60 61 62 63 64

HILLVIEW LANE (MODIFIED LOCAL - 26' ROW)

ED LOCAL - 26' ROW)

FARREN WAY (MODIFIED LOCAL - 26' ROW)

56 57 58 59

101 102 103 104 105

84 83 55

UNNAMED TRIBUTARY TO POLK CREEK

BRAE LANE (MEWS ALLEY - 22' ROW)

WONWITHE DRIVE (MODIFIED LOCAL - 26' ROW)

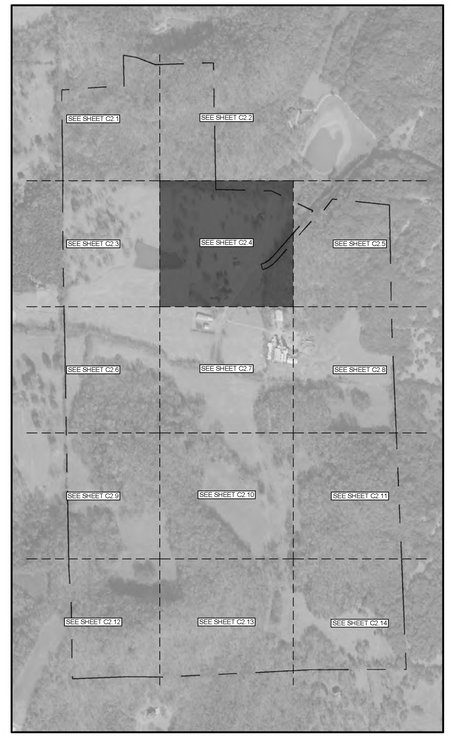
100 89 88 85 87 25 99

MATCHLINE SEE SHEET C2.4
MATCHLINE SEE SHEET C2.7

KEY

- PRESERVED TREE CANOPY
- TREE PROTECTION FENCE
- 30' RIPARIAN BUFFER ZONE 1
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- DETENTION POND
- LAKE
- PROPOSED HHO*
- PROPOSED 500' HHO BUFFER*
- HHO
- 500' HHO BUFFER
- OPEN SPACE

*SEE REZONING REQUEST FOR JUSTIFICATION



N

0' 50' 100' 150'

GAMBLE DESIGN COLLABORATIVE
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DEVELOPMENT PLAN
Franklin, Williamson County, Tennessee

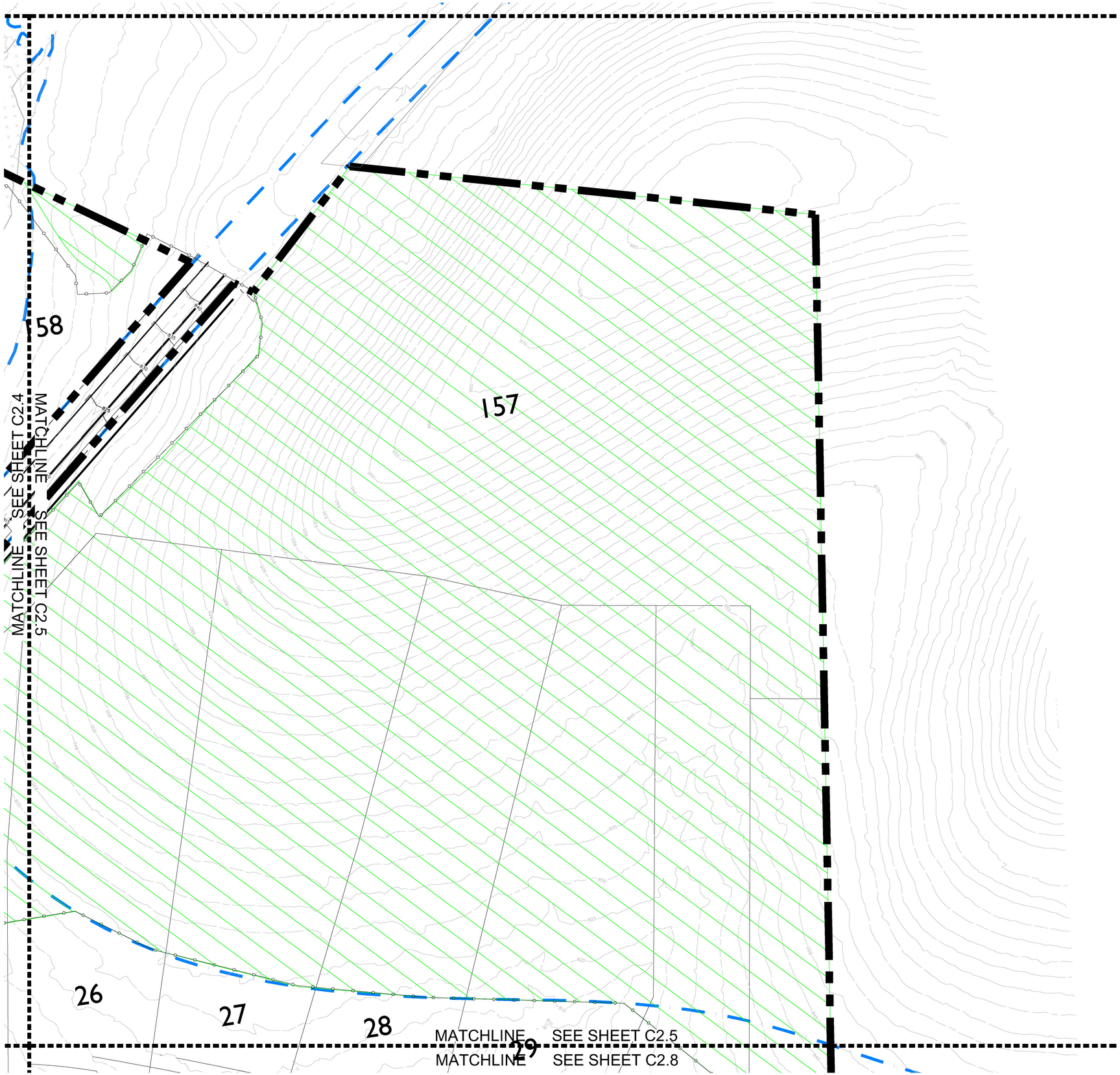
JEFFREY A. ROSIAK REGISTERED LANDSCAPE ARCHITECT 1732 AGRICULTURE CENTER 5/30/25

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

DEVELOPMENT PLAN ENLARGEMENT

SHEET
C2.4

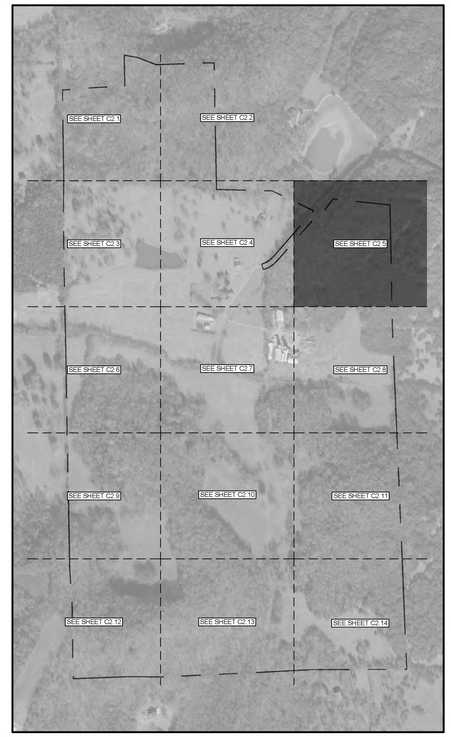
COF # 8704



KEY

- PRESERVED TREE CANOPY
- TREE PROTECTION FENCE
- 30' RIPARIAN BUFFER ZONE 1
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- BIORETENTION POND
- DETENTION POND
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- PROPOSED HHO*
- PROPOSED 500' HHO BUFFER*
- HHO
- 500' HHO BUFFER
- OPEN SPACE

*SEE REZONING REQUEST FOR JUSTIFICATION



N

0' 50' 100' 150'

GAMBLE DESIGN COLLABORATIVE

DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

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DEVELOPMENT PLAN

Franklin, Williamson County, Tennessee

JEFFREY A. ROSIAK REGISTERED LANDSCAPE ARCHITECT 1735 STATE OF TENNESSEE 11/05/25

Revision Date

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

DEVELOPMENT PLAN ENLARGEMENT

SHEET

C2.5

COF # 8704

MATCHLINE SEE SHEET C2.3

MATCHLINE SEE SHEET C2.6

BRAITHWAITE BLVD (MODIFIED LOCAL - 50' ROW)

WOODNOTE LANE (MODIFIED LOCAL - 25' ROW)

WONWITHE DRIVE (MODIFIED LOCAL - 26' ROW)

BRAITHWAITE BLVD (MODIFIED LOCAL - 24' ROW)

POLK CREEK

141

136

140

79

139

138

137

147

146

MATCHLINE SEE SHEET C2.7

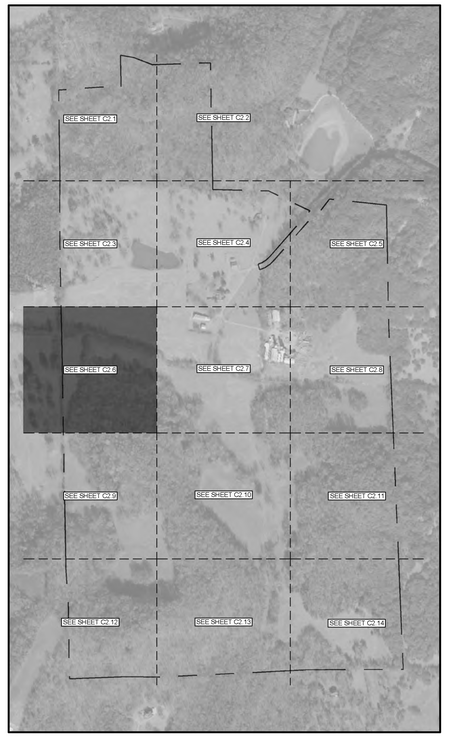
MATCHLINE SEE SHEET C2.6

MATCHLINE SEE SHEET C2.9

KEY

- PRESERVED TREE CANOPY
- TREE PROTECTION FENCE
- 30' RIPARIAN BUFFER ZONE 1
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- HHO
- 500' HHO BUFFER
- OPEN SPACE

*SEE REZONING REQUEST FOR JUSTIFICATION



N

0' 50' 100' 150'

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Franklin, Williamson County, Tennessee

JEFFREY A. ROSIAK REGISTERED LANDSCAPE ARCHITECT

Revision Date

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

DEVELOPMENT PLAN ENLARGEMENT

SHEET

C2.6

COF # 8704

MATCHLINE SEE SHEET C2.4
MATCHLINE SEE SHEET C2.7

ALFALFA AVENUE (MEWS ALLEY - 22' ROW)
WONWITHE DRIVE (MODIFIED LOCAL - 26' ROW)
WOODNOTE LANE (MODIFIED LOCAL - 26' ROW)
UNNAMED TRIBUTARY TO POLK CREEK
ONNLAND CIRCLE (MODIFIED LOCAL - 26' ROW)
FARREN WAY (MODIFIED LOCAL - 26' ROW)
SILO BEND LANE (MODIFIED LOCAL - 26' ROW)
POLK CREEK

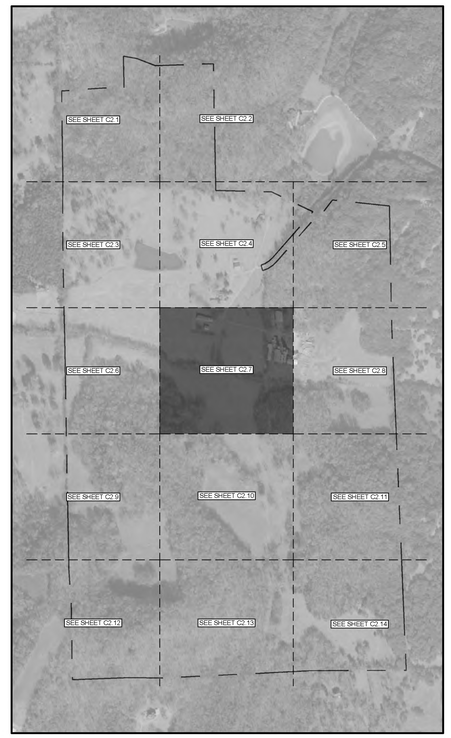
99 98 97 96 95 94 93 92 91 90 87 86 151 82 81 80 159 150 24 54 23 21 22 20 19 17 16 15

MATCHLINE SEE SHEET C2.6
MATCHLINE SEE SHEET C2.7
MATCHLINE SEE SHEET C2.8
MATCHLINE SEE SHEET C2.10

KEY

- PRESERVED TREE CANOPY
- TREE PROTECTION FENCE
- 30' RIPARIAN BUFFER ZONE 1
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- PROPOSED 500' HHO BUFFER*
- HHO
- 500' HHO BUFFER
- OPEN SPACE

*SEE REZONING REQUEST FOR JUSTIFICATION



N
0' 50' 100' 150'

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HARLIN PUD SUBDIVISION
DEVELOPMENT PLAN
Franklin, Williamson County, Tennessee

JEFFREY A. ROSIAK REGISTERED LANDSCAPE ARCHITECT 2325

Revision Date
△ _____
△ _____
△ _____
△ _____

DEVELOPMENT PLAN ENLARGEMENT
SHEET
C2.7
COF # 8704

MATCHLINE SEE SHEET C2.5

MATCHLINE SEE SHEET C2.8

ONNLAND CIRCLE (MODIFIED LOCAL - 26' ROW)

SILO BEND LANE (MODIFIED LOCAL - 26' ROW)

POLK CREEK

MATCHLINE SEE SHEET C2.7

MATCHLINE SEE SHEET C2.8

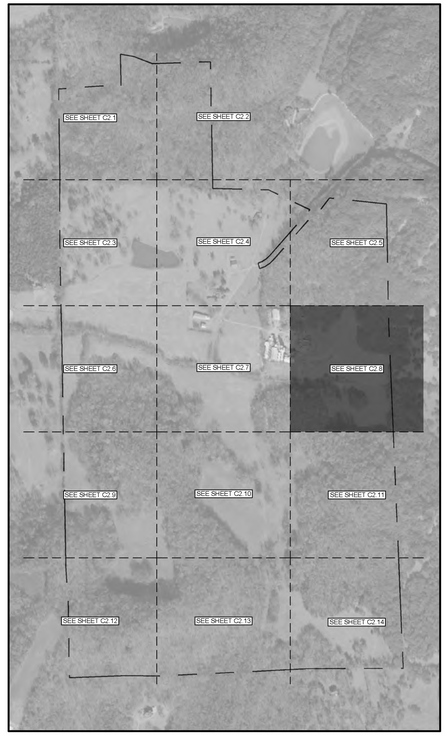
MATCHLINE SEE SHEET C2.8

MATCHLINE SEE SHEET C2.11

KEY

- PRESERVED TREE CANOPY
- TREE PROTECTION FENCE
- 30' RIPARIAN BUFFER ZONE 1
- 30' RIPARIAN BUFFER ZONE 2
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- DETENTION POND
- LAKE
- PROPOSED HHO*
- PROPOSED 500' HHO BUFFER*
- HHO
- 500' HHO BUFFER
- OPEN SPACE

*SEE REZONING REQUEST FOR JUSTIFICATION



N

0' 50' 100' 150'

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DEVELOPMENT PLAN
Franklin, Williamson County, Tennessee

JEFFREY A. ROSAK REGISTERED AGRICULTURE LANDSCAPE ARCHITECT 1325

Revision Date

DEVELOPMENT PLAN ENLARGEMENT

SHEET

C2.8

COF # 8704

MATCHLINE SEE SHEET C2.6

MATCHLINE SEE SHEET C2.9

152

MATCHLINE SEE SHEET C2.10

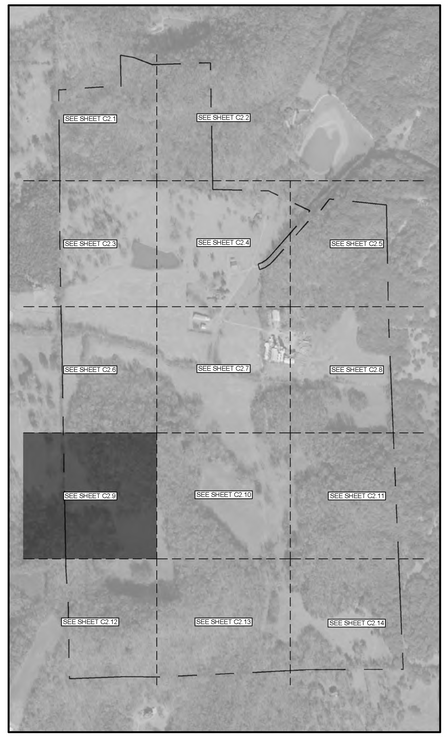
MATCHLINE SEE SHEET C2.9

MATCHLINE SEE SHEET C2.12

KEY

- PRESERVED TREE CANOPY
- TREE PROTECTION FENCE
- 30' RIPARIAN BUFFER ZONE 1
- 30' RIPARIAN BUFFER ZONE 2
- BIORETENTION POND
- DETENTION POND
- LAKE
- PROPOSED HHO*
- PROPOSED 500' HHO BUFFER*
- HHO
- 500' HHO BUFFER
- OPEN SPACE

*SEE REZONING REQUEST FOR JUSTIFICATION



N

0' 50' 100' 150'

GAMBLE DESIGN COLLABORATIVE

DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

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HARLIN PUD SUBDIVISION

DEVELOPMENT PLAN

Franklin, Williamson County, Tennessee

JEFFREY A. ROSAK REGISTERED LANDSCAPE ARCHITECT 1152 STATE OF TENNESSEE

Revision Date

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

DEVELOPMENT PLAN ENLARGEMENT

SHEET

C2.9

COF # 8704

MATCHLINE SEE SHEET C2.7
MATCHLINE SEE SHEET C2.10

18

15

MATCHLINE SEE SHEET C2.9
MATCHLINE SEE SHEET C2.10

MATCHLINE SEE SHEET C2.10
MATCHLINE SEE SHEET C2.11

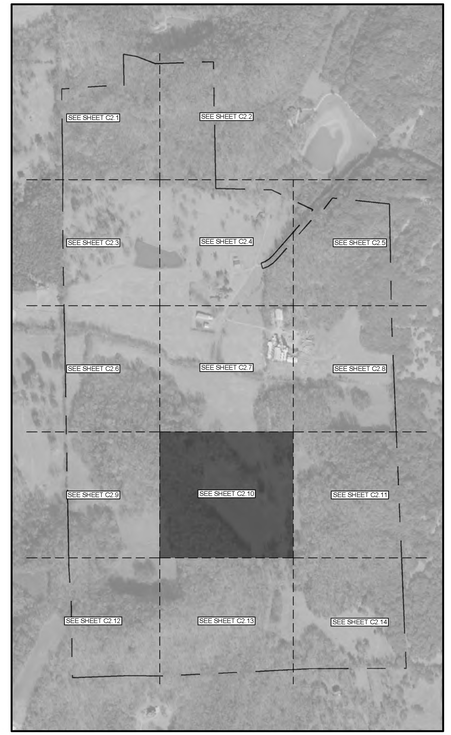
FARREN WAY (MODIFIED LOCAL - 24' ROW)

MATCHLINE SEE SHEET C2.10
MATCHLINE SEE SHEET C2.13

KEY

- PRESERVED TREE CANOPY
- TREE PROTECTION FENCE
- 30' RIPARIAN BUFFER ZONE 1
- 30' RIPARIAN BUFFER ZONE 2
- BIORETENTION POND
- DETENTION POND
- LAKE
- PROPOSED HHO*
- PROPOSED 500' HHO BUFFER*
- HHO
- 500' HHO BUFFER
- OPEN SPACE

*SEE REZONING REQUEST FOR JUSTIFICATION



N

0' 50' 100' 150'

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DEVELOPMENT PLAN
Franklin, Williamson County, Tennessee

JEFFREY A. ROSIAK
REGISTERED
LANDSCAPE ARCHITECT
10/25

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

DEVELOPMENT PLAN ENLARGEMENT

SHEET
C2.10

COF # 8704

MATCHLINE SEE SHEET C2.8

MATCHLINE SEE SHEET C2.11

MATCHLINE SEE SHEET C2.10

MATCHLINE SEE SHEET C2.11

153

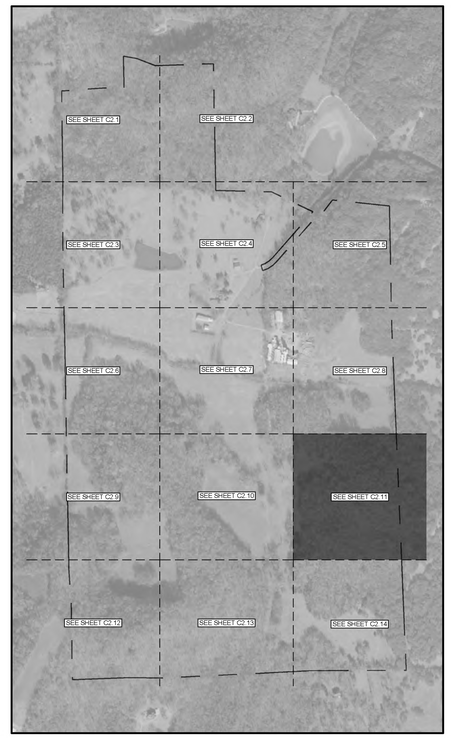
MATCHLINE SEE SHEET C2.11

MATCHLINE SEE SHEET C2.14

KEY

- PRESERVED TREE CANOPY
- TREE PROTECTION FENCE
- 30' RIPARIAN BUFFER ZONE 1
- 30' RIPARIAN BUFFER ZONE 2
- BIORETENTION POND
- DETENTION POND
- LAKE
- PROPOSED HHO*
- PROPOSED 500' HHO BUFFER*
- HHO
- 500' HHO BUFFER
- OPEN SPACE

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N

0' 50' 100' 150'

GAMBLE DESIGN COLLABORATIVE

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Franklin, Williamson County, Tennessee

JEFFREY A. ROSIAK REGISTERED AGRICULTURE LANDSCAPE ARCHITECT

Revision Date

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

DEVELOPMENT PLAN ENLARGEMENT

SHEET

C2.11

COF # 8704

MATCHLINE SEE SHEET C2.9

MATCHLINE SEE SHEET C2.12

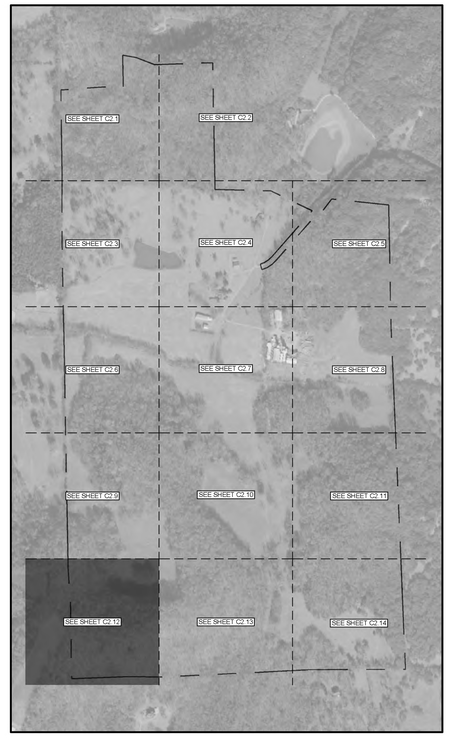
MATCHLINE SEE SHEET C2.12

MATCHLINE SEE SHEET C2.13

KEY

- PRESERVED TREE CANOPY
- TREE PROTECTION FENCE
- 30' RIPARIAN BUFFER ZONE 1
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N

0' 50' 100' 150'

GAMBLE DESIGN COLLABORATIVE

DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

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DEVELOPMENT PLAN

Franklin, Williamson County, Tennessee

JEFFREY A. ROSIAK REGISTERED AGRICULTURE LANDSCAPE ARCHITECT

Revision Date

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

DEVELOPMENT PLAN ENLARGEMENT

SHEET

C2.12

COF # 8704

MATCHLINE SEE SHEET C2.10

MATCHLINE SEE SHEET C2.13

MATCHLINE SEE SHEET C2.12

MATCHLINE SEE SHEET C2.13

MATCHLINE SEE SHEET C2.13

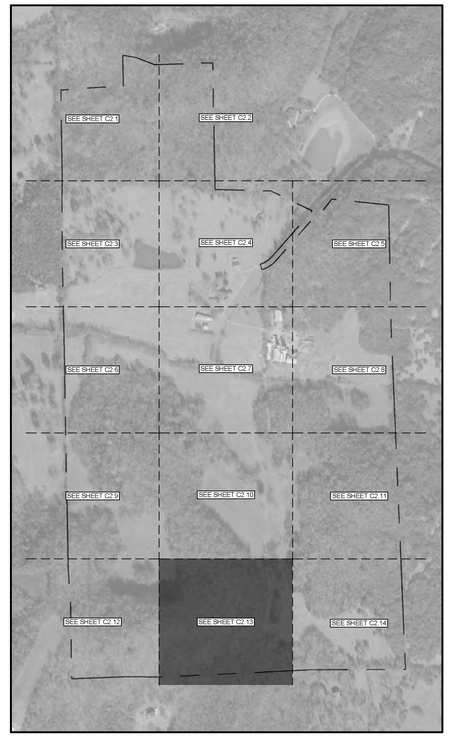
MATCHLINE SEE SHEET C2.14

7

KEY

- PRESERVED TREE CANOPY
- TREE PROTECTION FENCE
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DEVELOPMENT PLAN

Franklin, Williamson County, Tennessee

JEFFREY A. ROSIAK REGISTERED LANDSCAPE ARCHITECT 2525

Revision Date

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

DEVELOPMENT PLAN ENLARGEMENT

SHEET

C2.13

COF # 8704

MATCHLINE SEE SHEET C2.11

MATCHLINE SEE SHEET C2.14

MATCHLINE SEE SHEET C2.13

MATCHLINE SEE SHEET C2.14

FARREN WAY (MODIFIED LOCAL - 26' ROW)

FARREN WAY (

6

5

4

3

2

1

155

154

8

9

10

11

12

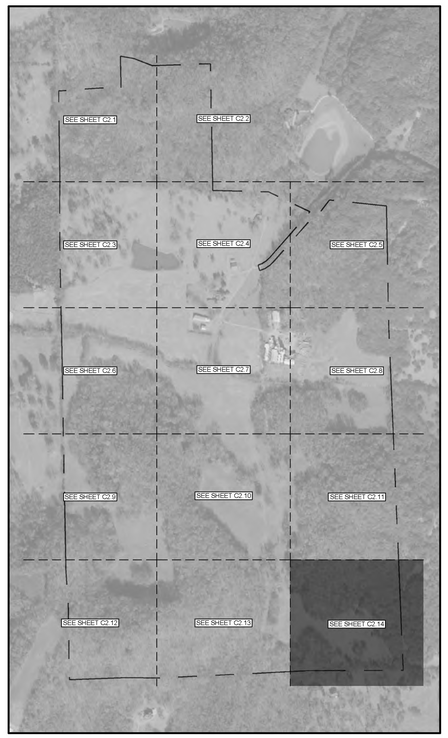
13

14

KEY

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N

0' 50' 100' 150'

GAMBLE DESIGN COLLABORATIVE

DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

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DEVELOPMENT PLAN

Franklin, Williamson County, Tennessee

JEFFREY A. ROSIAK REGISTERED AGRICULTURE TENNESSEE LANDSCAPE ARCHITECT 000525

Revision Date

DEVELOPMENT PLAN ENLARGEMENT

SHEET

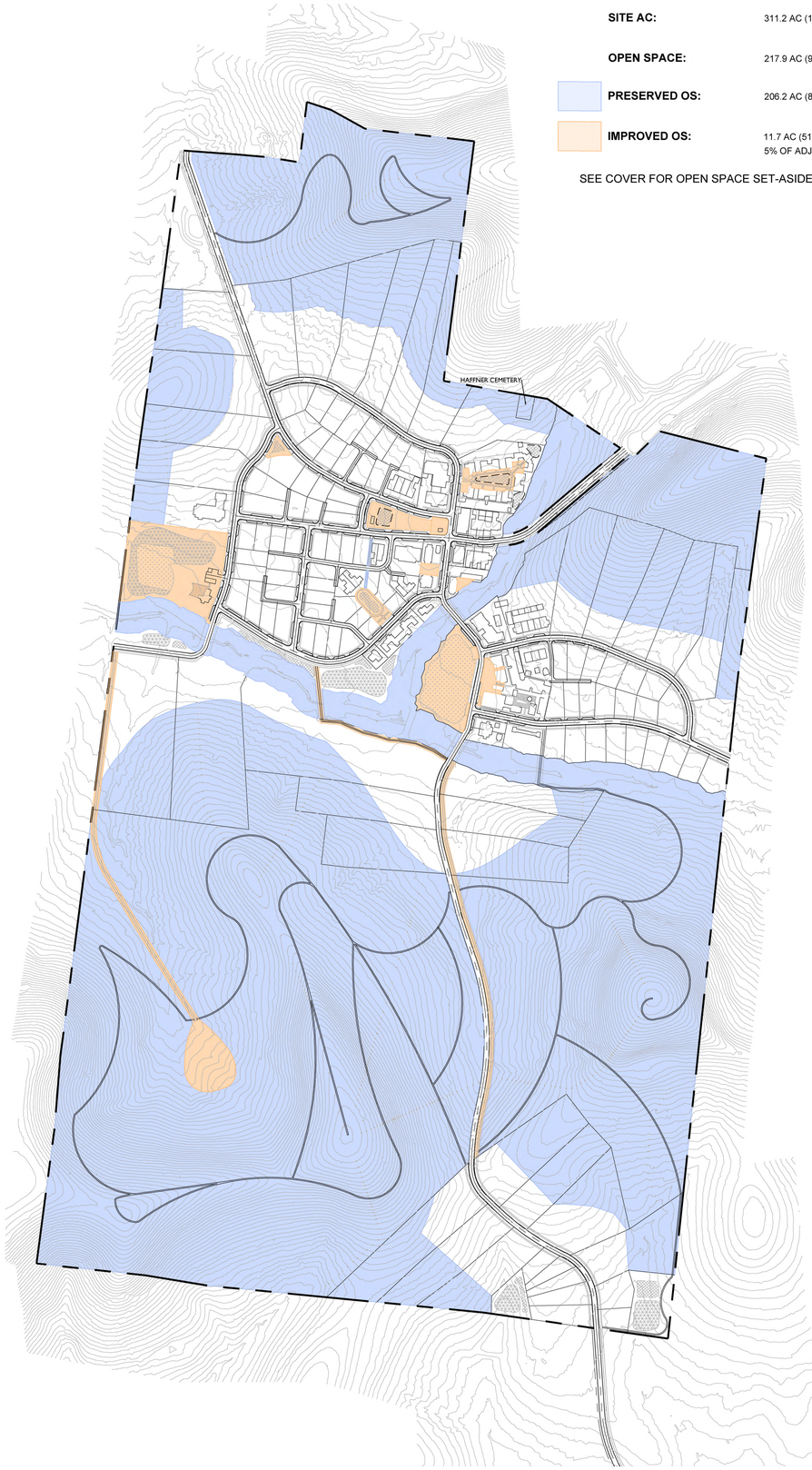
C2.14

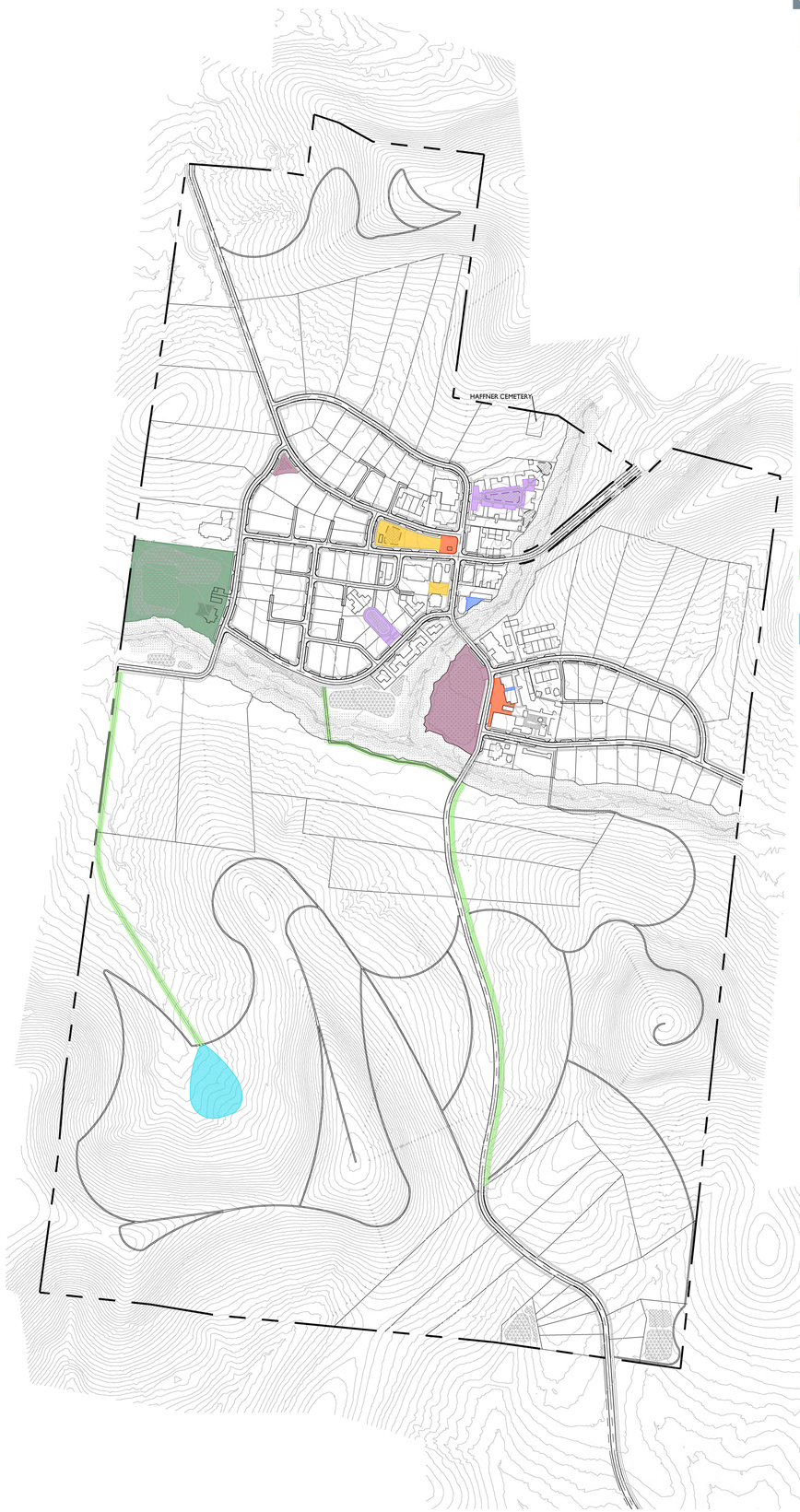
COF # 8704

OPEN SPACE

SITE AC:	311.2 AC (13,556,105 SF)
OPEN SPACE:	217.9 AC (9,489,372 SF; 70.0%)
PRESERVED OS:	206.2 AC (8,980,731 SF; 66.2%)
IMPROVED OS:	11.7 AC (510,194 SF; 3.8%; 5% OF ADJUSTED ACREAGE)

SEE COVER FOR OPEN SPACE SET-ASIDE REQUIREMENT





OPEN SPACE DESIGNATIONS

COURTYARD
- TRAILS
- BENCHES
- ENHANCED LANDSCAPE
- OPEN LAWN
- FIRE PIT / FOUNTAIN / SCULPTURE

SQUARE
- OPEN LAWN
- COMMUNITY BUILDING
- POST OFFICE

PLAZA
- HARDSCAPE SEATING / EVENT SPACE
- OPEN LAWN
- ENHANCED LANDSCAPE
- BENCHES
- GAZEBO / COMMUNITY BUILDING

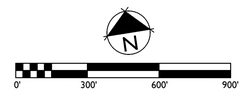
OUTDOOR DINING
- TABLES
- CHAIRS
- BENCHES
- PLANTERS

NEIGHBORHOOD AMENITY
- KIDS ZONE
- POOL
- FORMAL LAWN
- ENHANCED LANDSCAPE
- BENCHES
- RACKET SPORTS
- CLUBHOUSE

POCKET PACK
- TRAILS
- PEDESTRIAN BRIDGES
- BENCHES
- FIRE PIT / FOUNTAIN
- PONDS

GREENWAY
- TRAILS
- PEDESTRIAN BRIDGES
- BENCHES

NEIGHBORHOOD AMENITY / PASSIVE PARK
- PICNIC TABLES
- TREE HOUSE
- BENCHES
- LOW ROPES COURSE
- ZIP LINE
- GAGA BALL
- GARDEN SHED / TRELLIS / GATHERING SPACE
- NATURAL PLAY AREAS



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

HARLIN PUD SUBDIVISION
DEVELOPMENT PLAN
Franklin, Williamson County, Tennessee

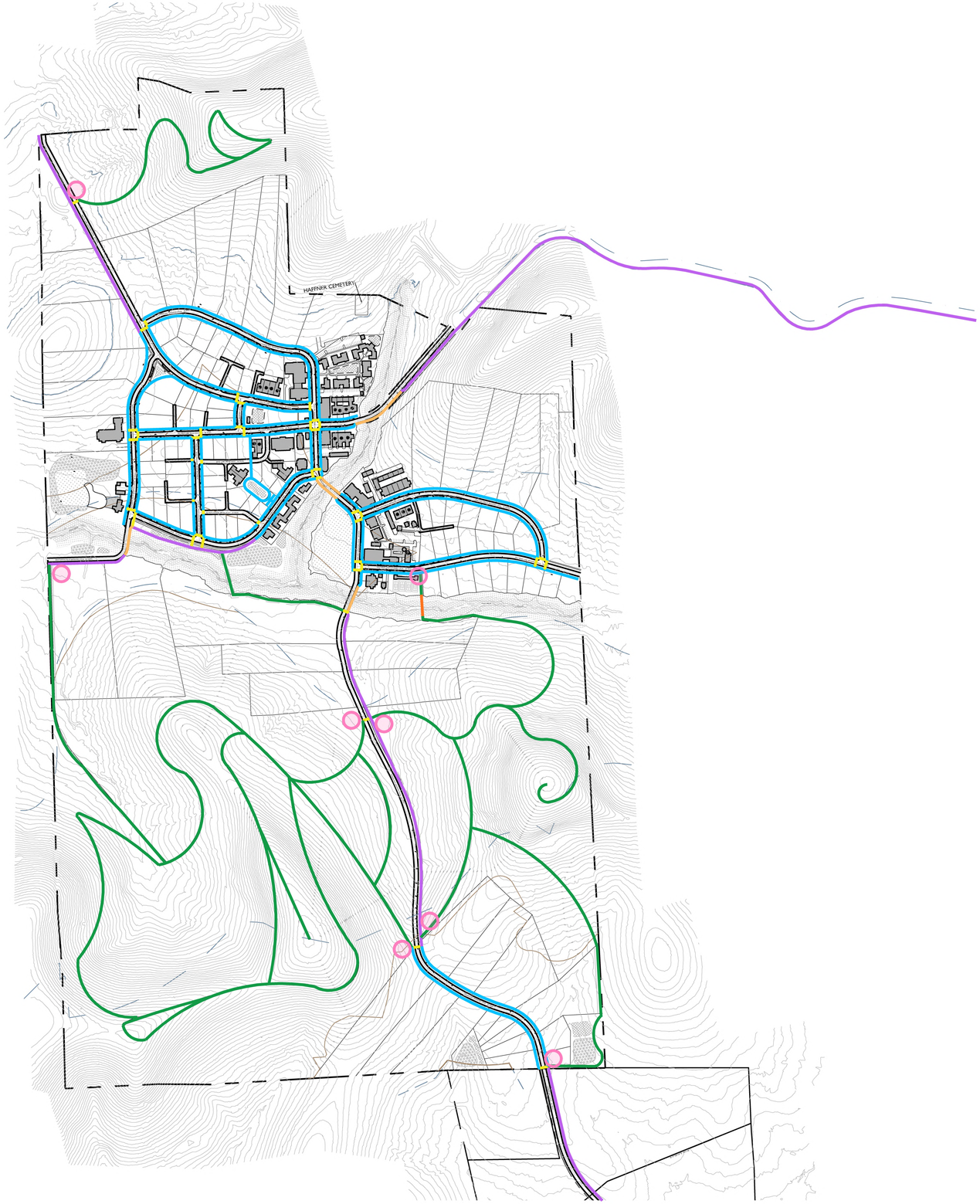


Revision Date
- △ _____
- △ _____
- △ _____
- △ _____

OPEN SPACE BREAKDOWN

SHEET
C2.15

COF # 8704



KEY

- PROPOSED HHO
- PROPOSED 500' HHO BUFFER
- HHO
- 500' HHO BUFFER
- PRIVATE TRAIL, OPEN TO THE PUBLIC
- MULTI-USE PATH / RURAL PATH
- SIDEWALK
- CROSSWALK
- SHARED BRIDGE
- PEDESTRIAN BRIDGE
- TRAILHEAD

N

0' 300' 600' 900'

GAMBLE DESIGN COLLABORATIVE

DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

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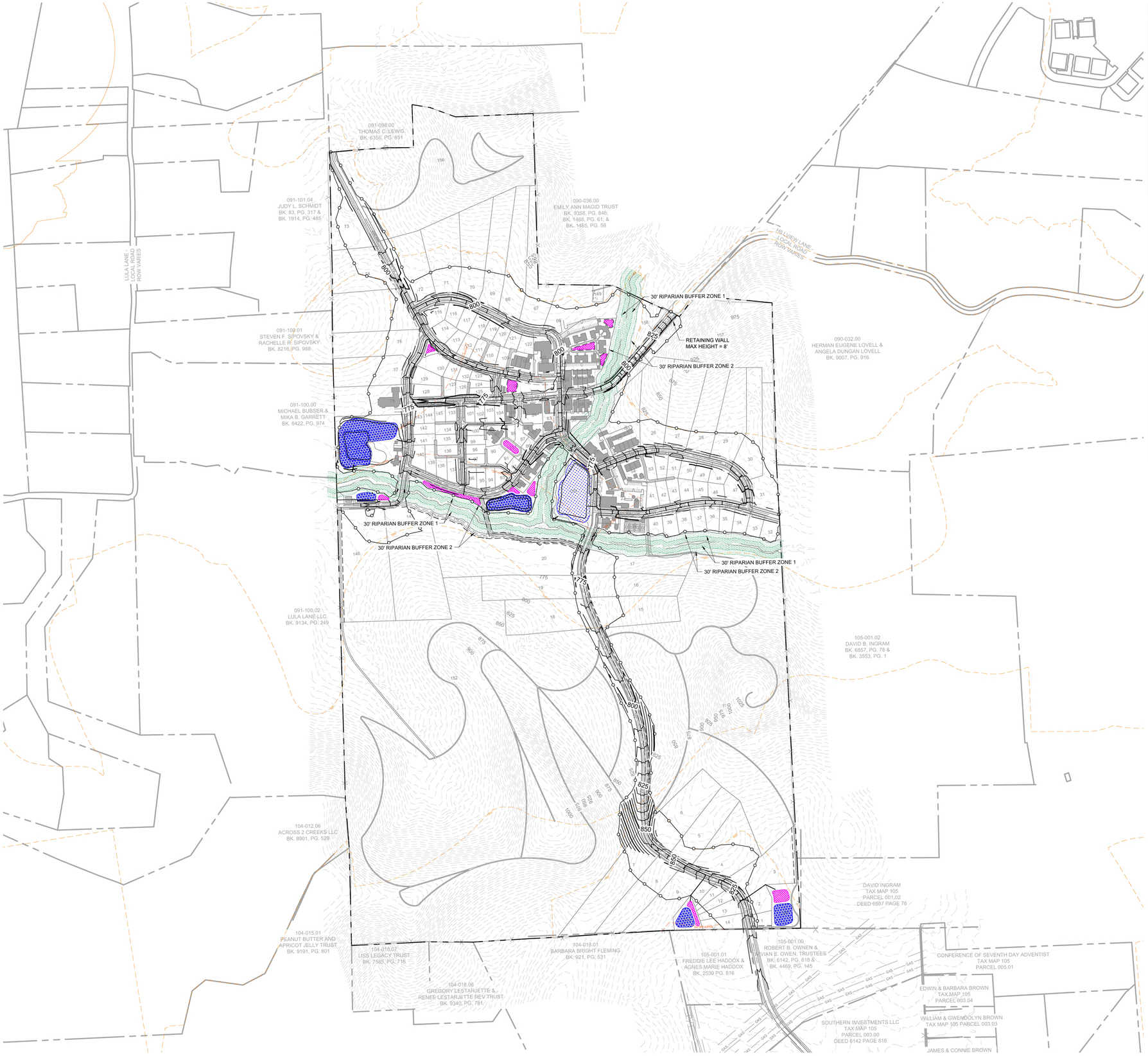
JEFFREY A. ROSIAK REGISTERED LANDSCAPE ARCHITECT 1135 STATE OF TENNESSEE 4/15/25

Revision Date

PEDESTRIAN NETWORK

SHEET
C2.16

COF # 8704



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- WET DETENTION
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- RIPARIAN ZONE 2 BUFFER
- HHO
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TOTAL SITE AREA =	+/-311 ACRES
TOTAL IMPERVIOUS AREA =	+/- 56 ACRES

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DesignStudio

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SHERIDAN PUBLIC RELATIONS LLC

HARLIN PUD SUBDIVISION
DEVELOPMENT PLAN
Franklin, Williamson County, Tennessee

MARY McGOWAN REGISTERED ENGINEER STATE OF TENNESSEE 121320 AGRICULTURE 2025

Revision Date

OVERALL GRADING AND DRAINAGE PLAN

SHEET

C3.0

COF # 8704

091-098.00
THOMAS C. LEWIS
BK. 6356, PG. 851

091-101.04
JUDY L. SCHMIDT
BK. 83, PG. 317 &
BK. 1914, PG. 485

156

73

74

HHO

HHO

ASHLYN LANE (MODIFIED LOCAL - 24' ROW)

790

795

MATCHLINE SEE SHEET C3.2

MATCHLINE SEE SHEET C3.3

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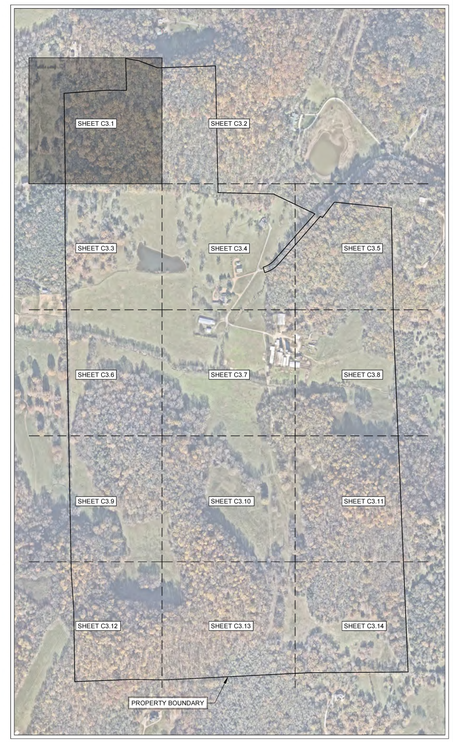
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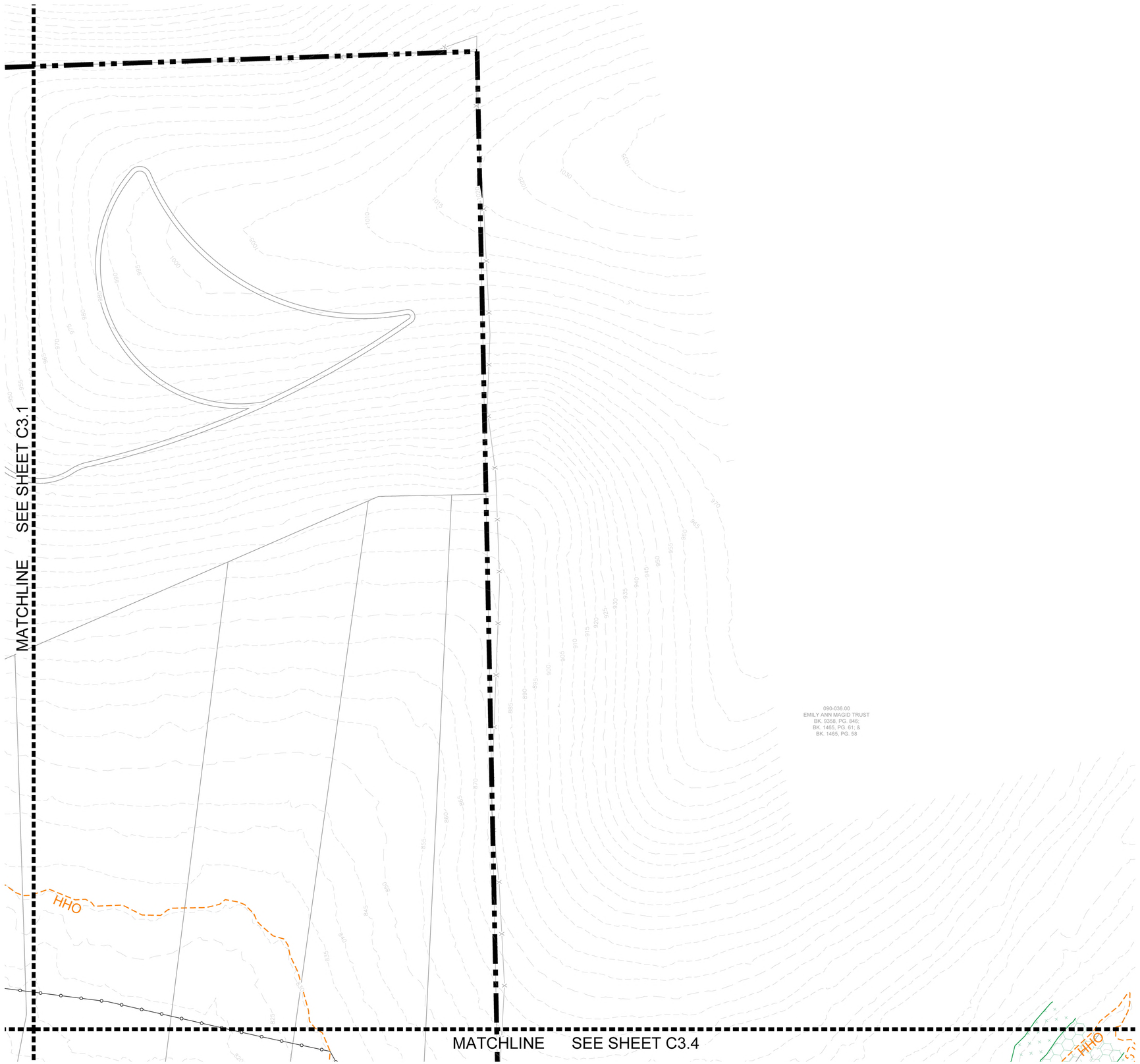
MARY McGOWAN
REGISTERED ENGINEER
AGRICULTURE
121325
STATE OF TENNESSEE
2025

Revision Date
△ _____
△ _____
△ _____
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ENLARGED GRADING AND DRAINAGE PLAN

SHEET
C3.1

COF # 8704



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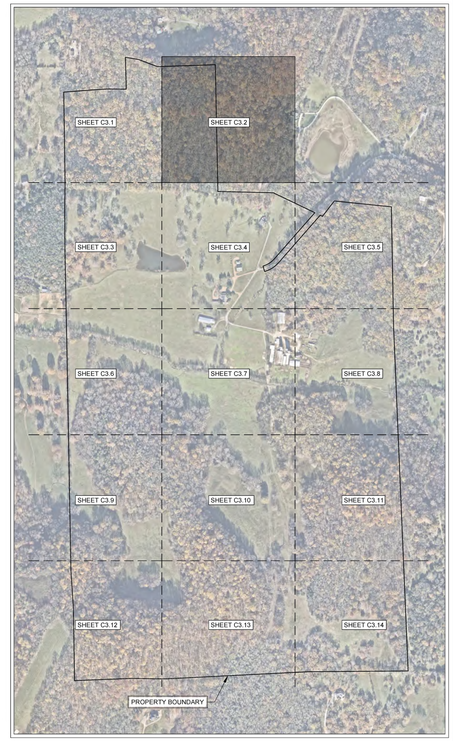
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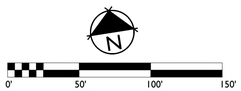
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DesignStudio

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PARTNERS

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PUBLIC RELATIONS LLC

HARLIN PUD SUBDIVISION
DEVELOPMENT PLAN
Franklin, Williamson County, Tennessee



Revision Date
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- △ _____
- △ _____

ENLARGED GRADING AND DRAINAGE PLAN

SHEET
C3.2
COF # 8704

MATCHLINE SEE SHEET C3.1

MATCHLINE SEE SHEET C3.6

MATCHLINE SEE SHEET C3.4

HHO

500' HHO BUFFER

ASKLYN LANE (MODIFIED LOCAL - 26' ROW)

BRAITHWAITE BLVD (MODIFIED LOCAL - 26' ROW)

HILLVIEW LANE (MODIFIED LOCAL -

WONWITHE DRIVE (MODIFIED LOCAL - 26' ROW)

091-100.01
STEVEN F. SIPOVSKY &
RACHELLE R. SIPOVSKY
BK. 8216, PG. 988

091-100.00
MICHAEL BUBSER &
MIKA B. GARRETT
BK. 6422, PG. 974

71 72 75 76 77 78 113 114 115 116 126 127 128 129 130 131 133 134 135 141 142 143 144 145 148

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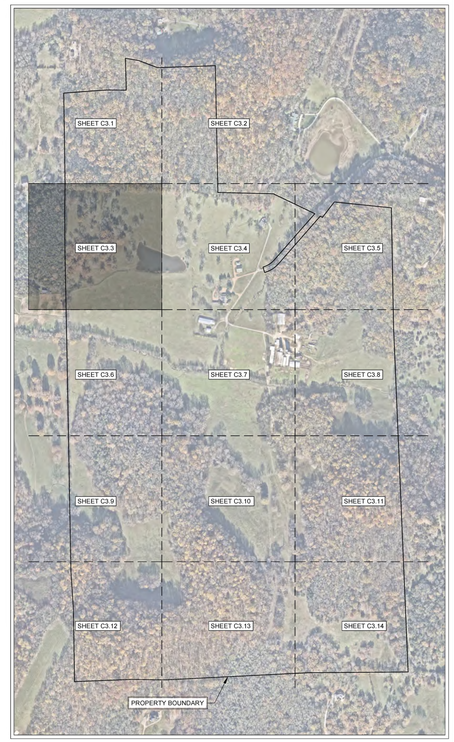
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MARY McGOWAN REGISTERED ENGINEER 121320 STATE OF TENNESSEE 2025

Revision Date
- △ _____
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ENLARGED GRADING AND DRAINAGE PLAN

SHEET
C3.3

COF # 8704

MATCHLINE SEE SHEET C3.2

MATCHLINE SEE SHEET C3.3

MATCHLINE SEE SHEET C3.5

MATCHLINE SEE SHEET C3.7

FARREN WAY (MODIFIED LOCAL - 26' ROW)

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HAFFNER CEMETARY

GREEN INFRASTRUCTURE EASEMENT

HHO

HHO BUFFER

UNNAMED TRIBUTARY TO POLK CREEK

EXISTING STREAM CROSSING

PROPERTY BOUNDARY

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6. ANY PROPOSED RETAINING WALL GREATER THAN 48" IN HEIGHT AS MEASURED FROM THE BOTTOM OF THE FOOTING SHALL BE A SEPARATE SUBMITTAL TO A BUILDING & NEIGHBORHOOD SERVICES FOR REVIEW, APPROVAL, AND PERMITTING. A MATERIAL AND COLOR SAMPLE SHALL BE SUBMITTED WITH THE BUILDING PLANS.

LEGEND

- WATER QUALITY
- DRY DETENTION
- WET DETENTION
- RIPARIAN ZONE 1 BUFFER
- RIPARIAN ZONE 2 BUFFER
- HHO
- 500' HHO BUFFER
- TREE PROTECTION FENCE

RIPARIAN BUFFER NOTE

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

SITE AREA TABLE

TOTAL SITE AREA =	+/-311 ACRES
TOTAL IMPERVIOUS AREA =	+/- 56 ACRES

STORMWATER NARRATIVE

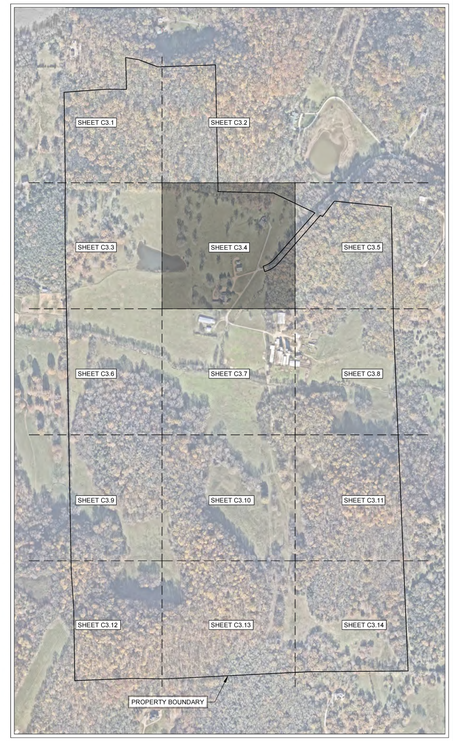
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0' 50' 100' 150'

GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

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Kimley»Horn

DesignStudio

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SHERIDAN PUBLIC RELATIONS LLC

HARLIN PUD SUBDIVISION
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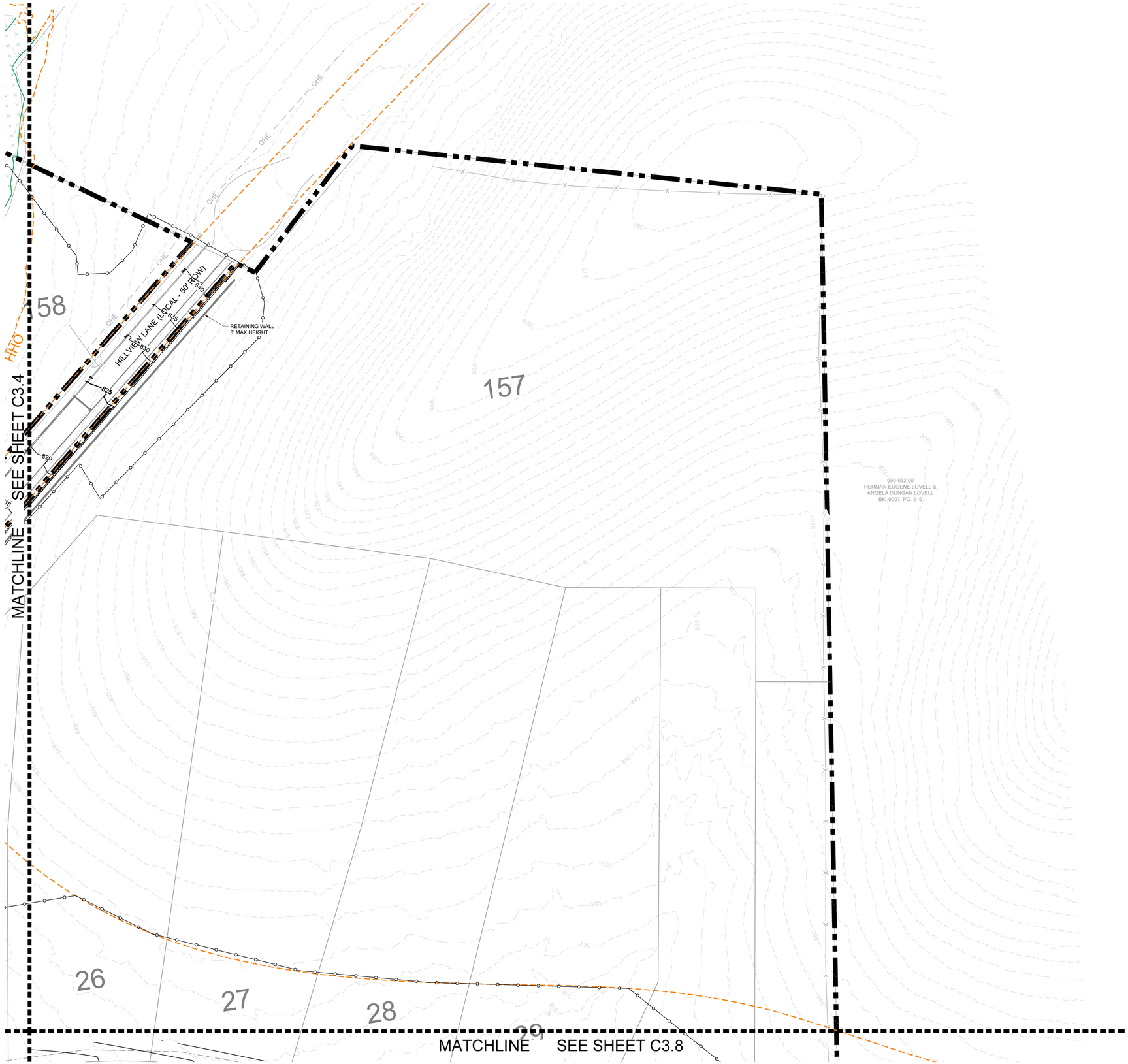
MARY McGOWAN REGISTERED ENGINEER AGRICULTURE TENNESSEE 121320 STATE OF TENNESSEE 2025

Revision Date

ENLARGED GRADING AND DRAINAGE PLAN

SHEET
C3.4

COF # 8704



COF GRADING & DRAINAGE GENERAL NOTES

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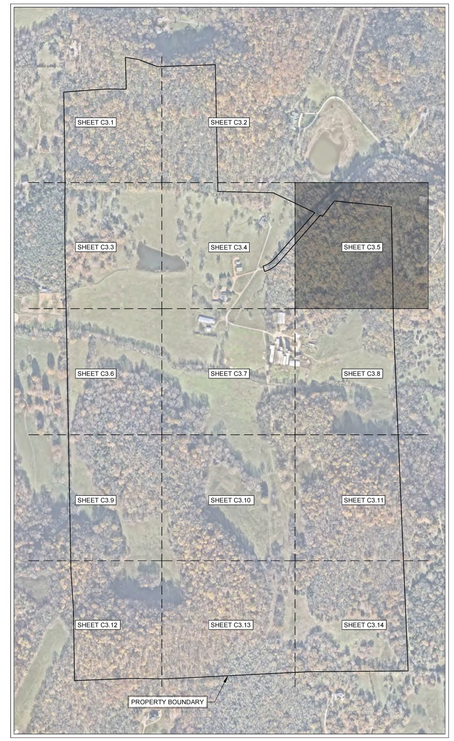
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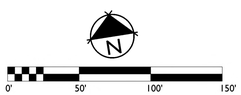
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HARLIN PUD SUBDIVISION
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Franklin, Williamson County, Tennessee

MARY McGOWAN REGISTERED ENGINEER AGRICULTURE No. 126.121320 STATE OF TENNESSEE
2025

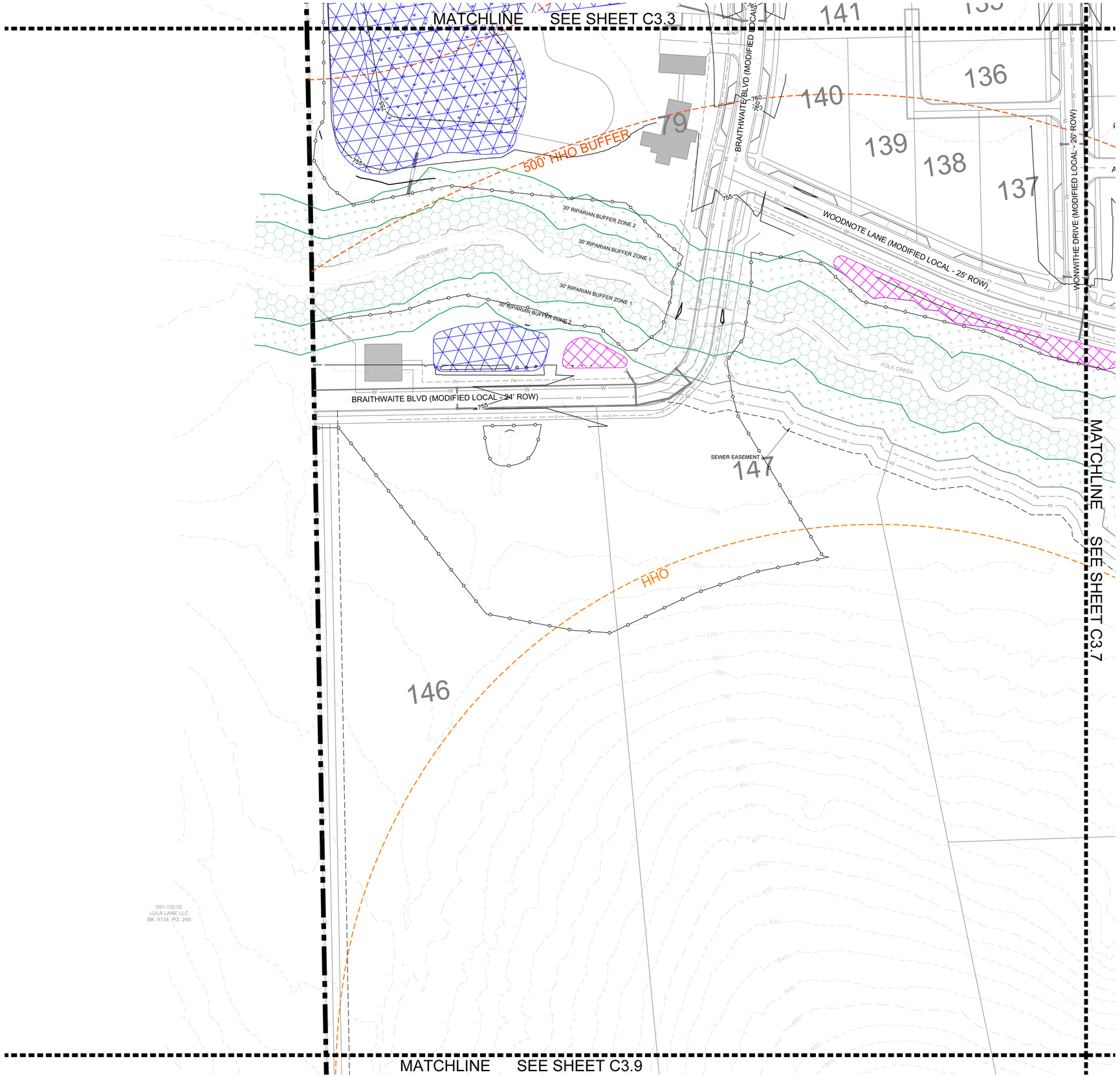
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ENLARGED GRADING AND DRAINAGE PLAN

SHEET

C3.5

COF # 8704



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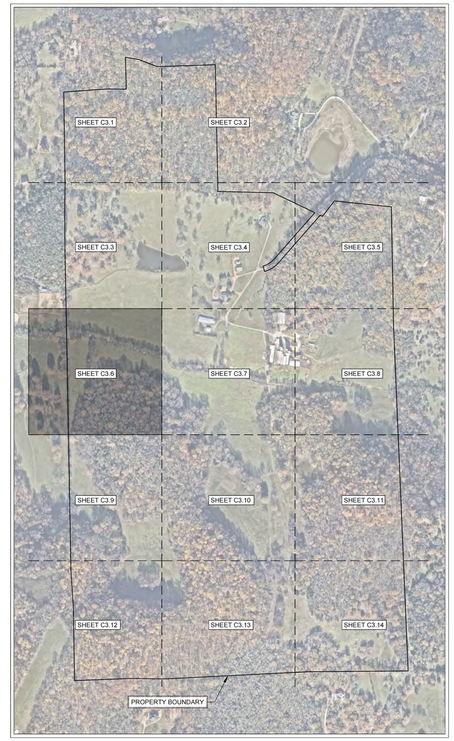
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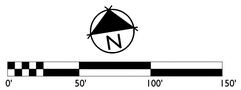
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DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

BOYLE
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DesignStudio

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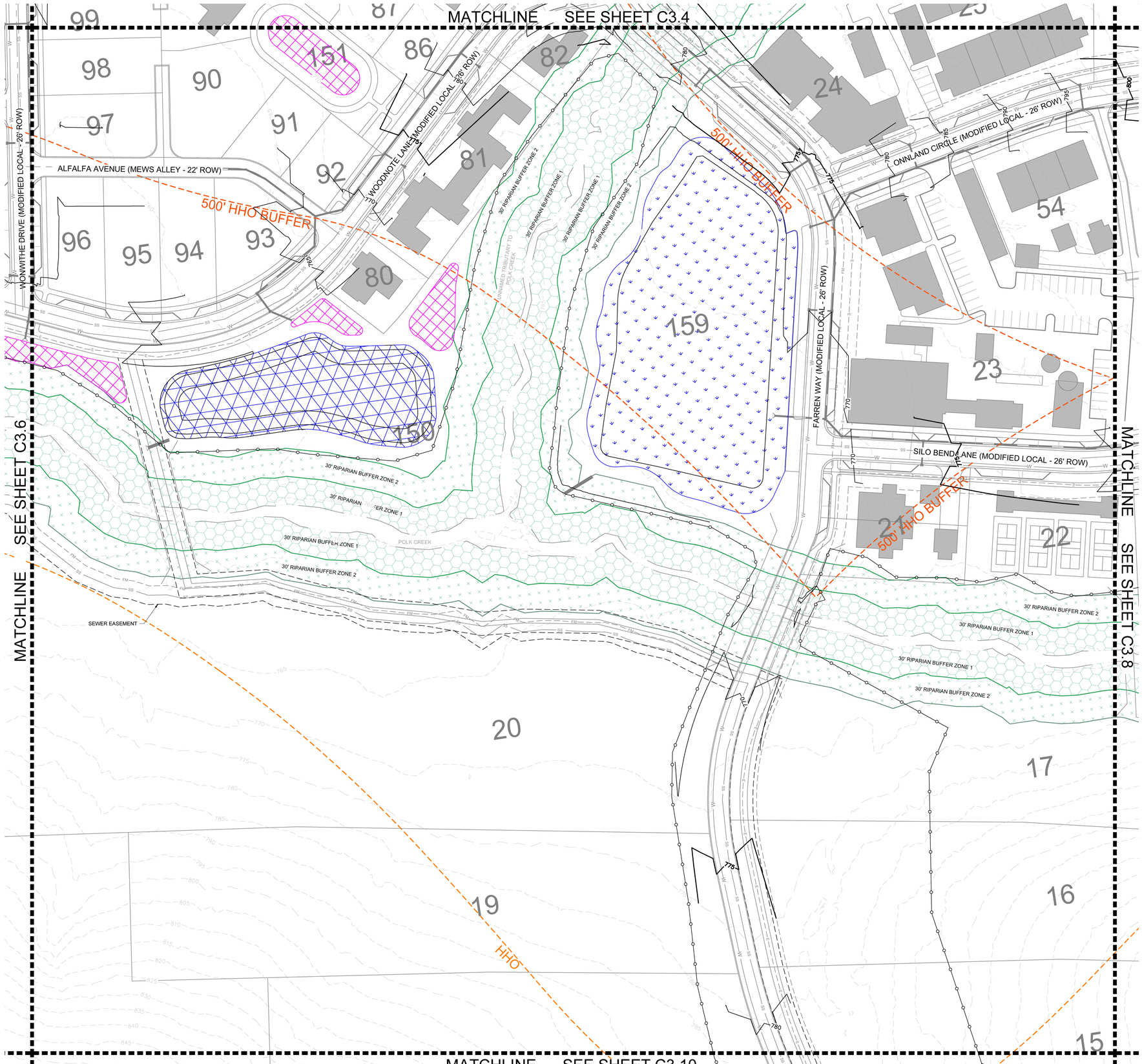
HARLIN PUD SUBDIVISION
DEVELOPMENT PLAN
Franklin, Williamson County, Tennessee

MARY McGOWAN REGISTERED ENGINEER STATE OF TENNESSEE 121320 2025

Revision Date
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- △ _____
- △ _____
- △ _____

ENLARGED GRADING AND DRAINAGE PLAN

SHEET
C3.6
COF # 8704



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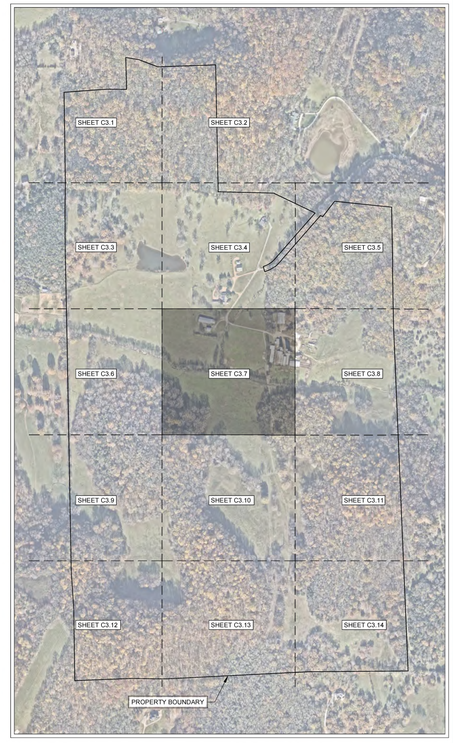
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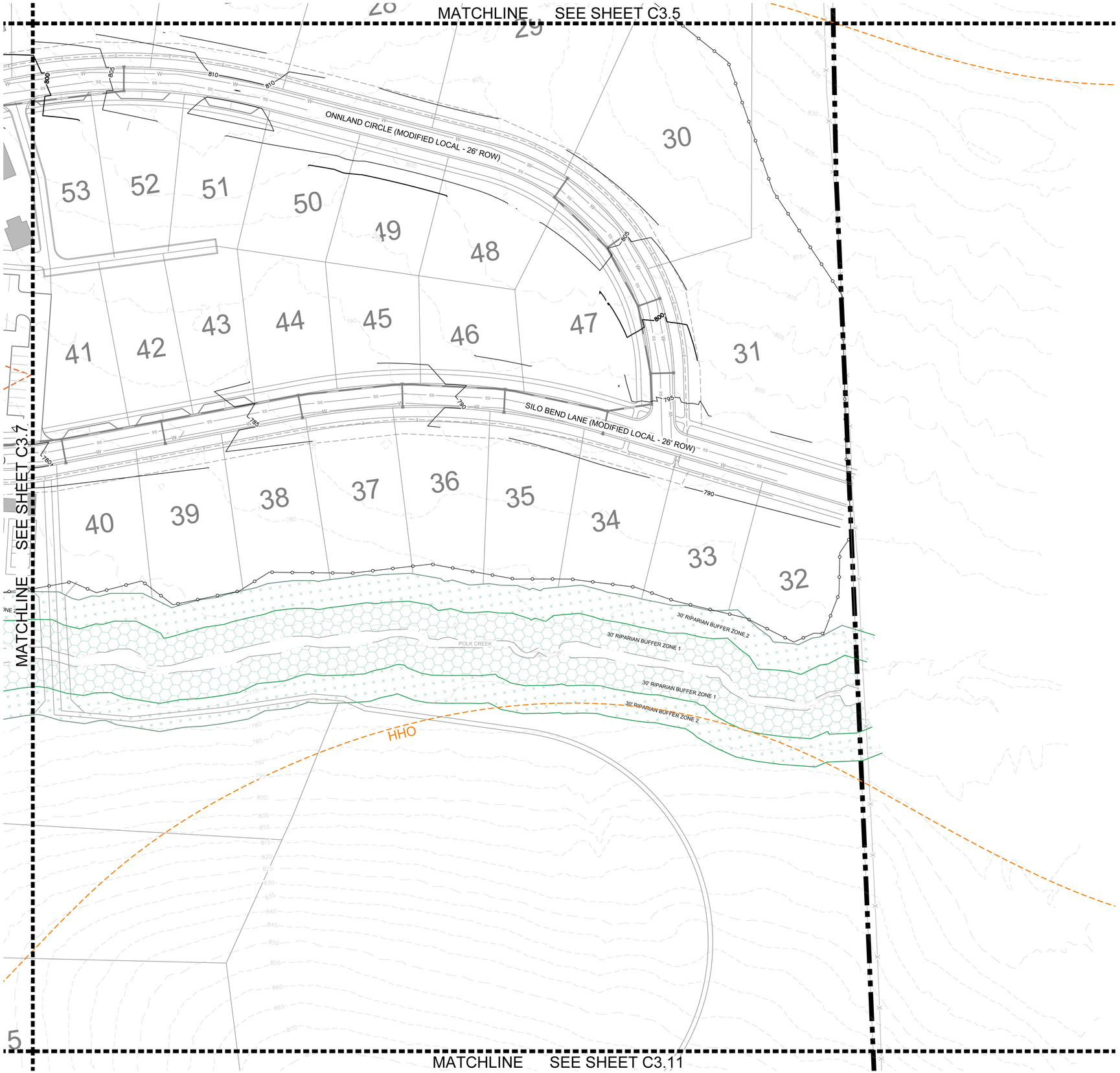
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MARY McGOWAN REGISTERED ENGINEER DEPARTMENT OF AGRICULTURE STATE OF TENNESSEE 2025

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ENLARGED GRADING AND DRAINAGE PLAN

SHEET
C3.7
COF # 8704



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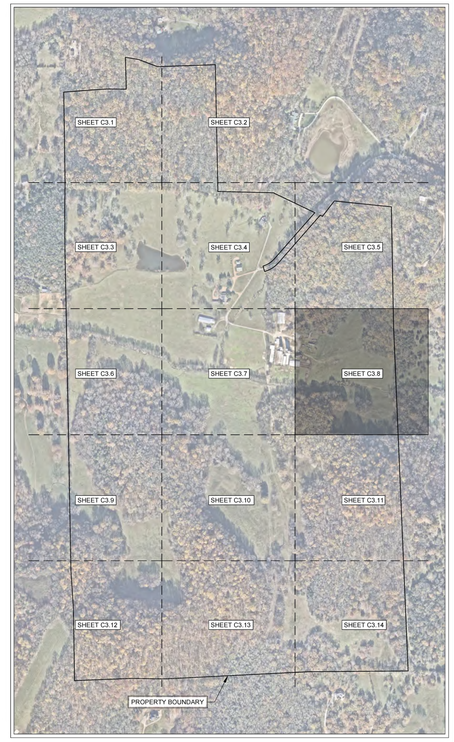
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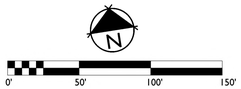
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GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

BOYLE
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Kimley»Horn

DesignStudio

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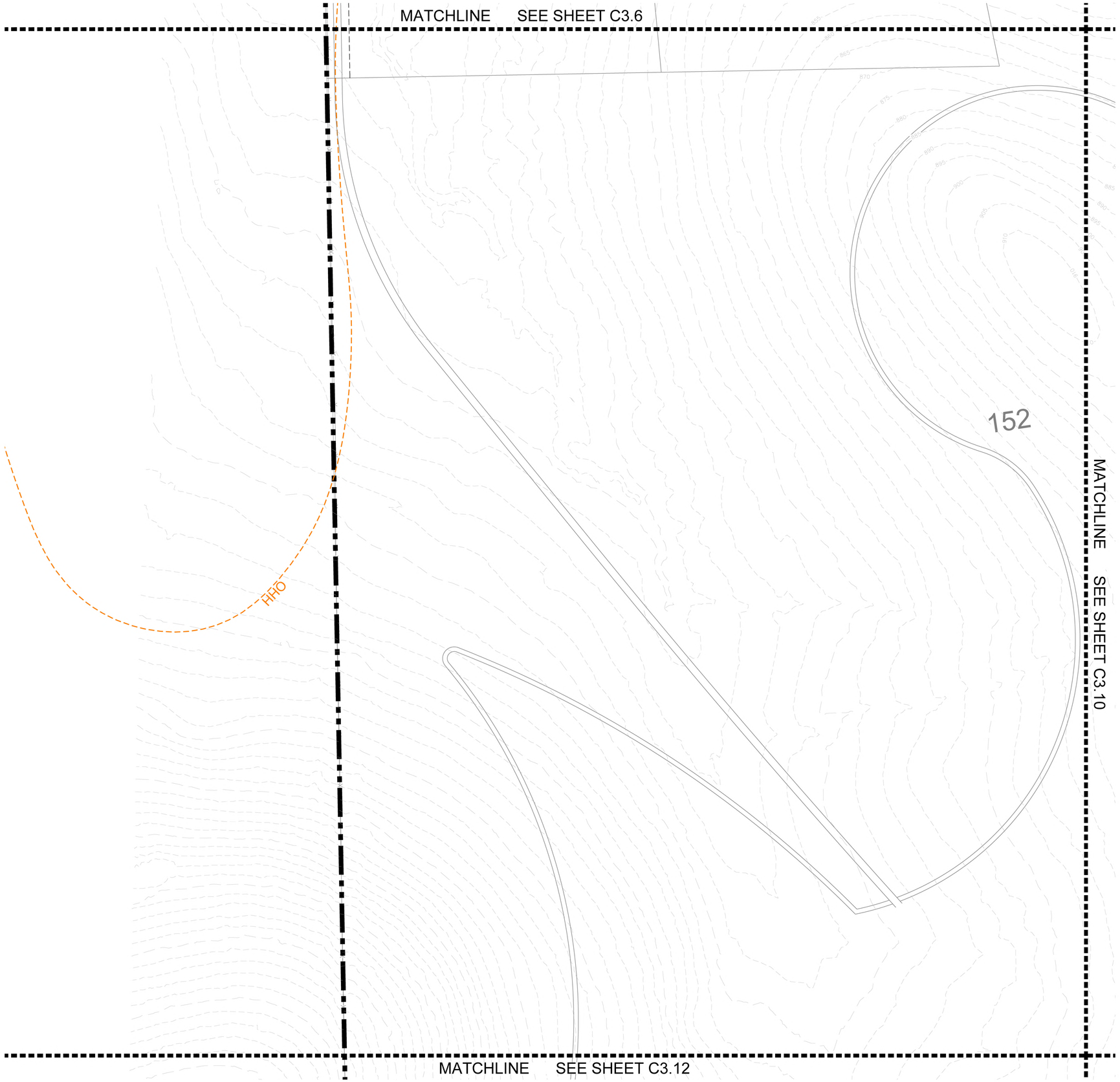
HARLIN PUD SUBDIVISION
DEVELOPMENT PLAN
Franklin, Williamson County, Tennessee

MARY McGOWAN REGISTERED ENGINEER AGRICULTURE No. 121320 STATE OF TENNESSEE 2025

Revision Date
1. _____
2. _____
3. _____
4. _____

ENLARGED GRADING AND DRAINAGE PLAN

SHEET
C3.8
COF # 8704



COF GRADING & DRAINAGE GENERAL NOTES

1. GRADING PERMIT IS REQUIRED FOR ANY PROJECT DISTURBING MORE THAN 10,000 SF, ADDING MORE THAN 5,000 SF OF IMPERVIOUS SURFACE OR FOR ANY SITE GRADING REQUIRING STOCKPILING OF MATERIAL.
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- WATER QUALITY
- DRY DETENTION
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- 500' HHO BUFFER
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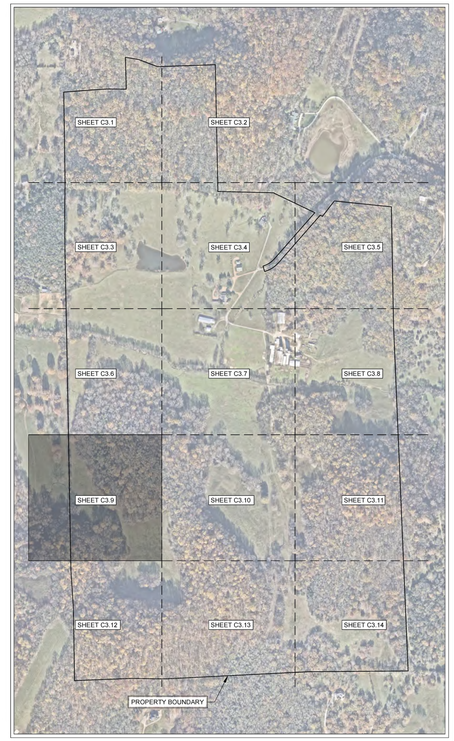
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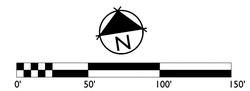
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SHERIDAN PUBLIC RELATIONS LLC

HARLIN PUD SUBDIVISION
DEVELOPMENT PLAN
Franklin, Williamson County, Tennessee



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△ _____
△ _____

ENLARGED GRADING AND DRAINAGE PLAN

SHEET

C3.9

COF # 8704

MATCHLINE SEE SHEET C3.7

MATCHLINE SEE SHEET C3.9

MATCHLINE SEE SHEET C3.11

MATCHLINE SEE SHEET C3.13

18

15

FARRENS WAY (MODIFIED LOCAL - 24' ROW)

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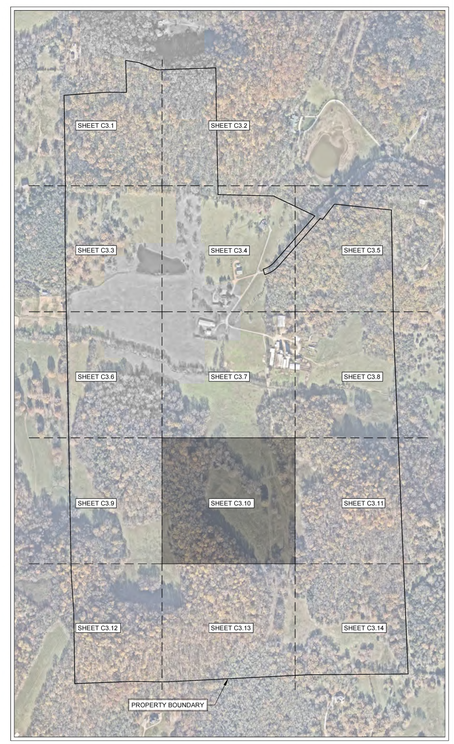
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0' 50' 100' 150'

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DesignStudio

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SHERIDAN PUBLIC RELATIONS LLC

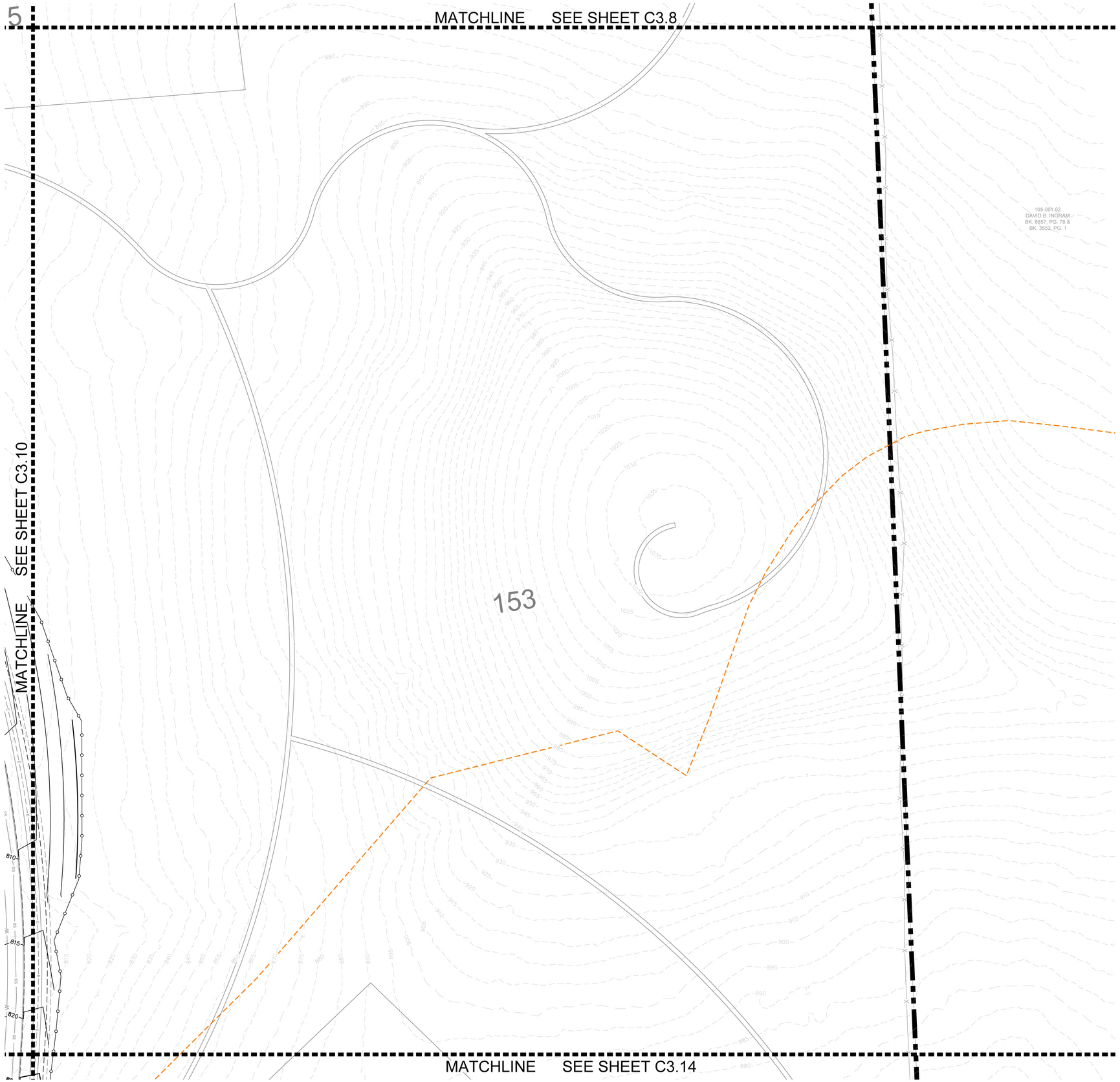
HARLIN PUD SUBDIVISION
DEVELOPMENT PLAN
Franklin, Williamson County, Tennessee

MARY McGOWAN WAITE
REGISTERED ENGINEER
STATE OF TENNESSEE
2025

Revision Date

ENLARGED GRADING AND DRAINAGE PLAN

SHEET
C3.10
COF # 8704



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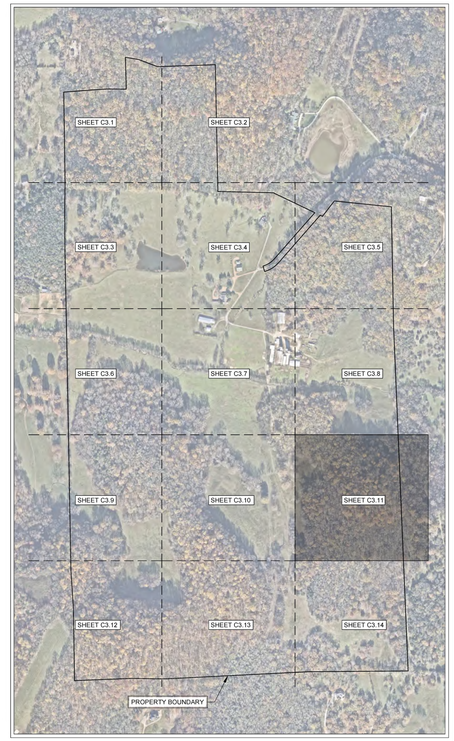
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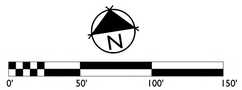
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HARLIN PUD SUBDIVISION
DEVELOPMENT PLAN
Franklin, Williamson County, Tennessee

MARY McGOWAN
REGISTERED ENGINEER
AGRICULTURE
COMMERCE
121320
STATE OF TENNESSEE
2025

Revision Date
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△ _____

ENLARGED GRADING AND DRAINAGE PLAN

SHEET
C3.11

COF # 8704

MATCHLINE SEE SHEET C3.9

MATCHLINE SEE SHEET C3.13

104-012.06
ACROSS 2 CREEKS LLC
BK. 8901, PG. 529

104-015.91
PEANUT BUTTER AND
APRICOT JELLY TRUST
BK. 9191, PG. 801

104-018.07
LISS LEGACY TRUST
BK. 7585, PG. 716

104-018.06
GREGORY LESTARJETTE &
RENEE LESTARJETTE REV TRUST
BK. 9340, PG. 781

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MARY McGOWAN REGISTERED ENGINEER IN AGRICULTURE 121320 STATE OF TENNESSEE
4/16/2025

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ENLARGED GRADING AND DRAINAGE PLAN

SHEET
C3.12

COF # 8704

MATCHLINE SEE SHEET C3.10

MATCHLINE SEE SHEET C3.12

MATCHLINE SEE SHEET C3.14

HHO

HHO

825

830

835

840

845

850

7

104-018.01
BARBARA BRIGHT FLEMING
BK. 921, PG. 531

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

SITE AREA TABLE

TOTAL SITE AREA =	+/-311 ACRES
TOTAL IMPERVIOUS AREA =	+/- 56 ACRES

STORMWATER NARRATIVE

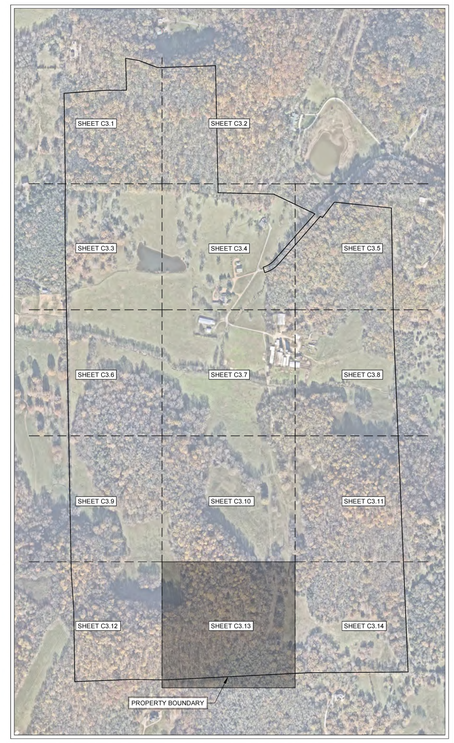
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STATEMENT OF IMPACTS

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STORMWATER WILL BE DETAINED IN ABOVE GROUND DETENTION PONDS SUCH THAT RUNOFF IN THE POST-DEVELOPMENT CONDITION WILL NOT EXCEED RUNOFF IN THE PRE-DEVELOPMENT CONDITION.



N

0' 50' 100' 150'

GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

BOYLE
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Kimley»Horn

DesignStudio

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DEVELOPMENT PLAN
Franklin, Williamson County, Tennessee

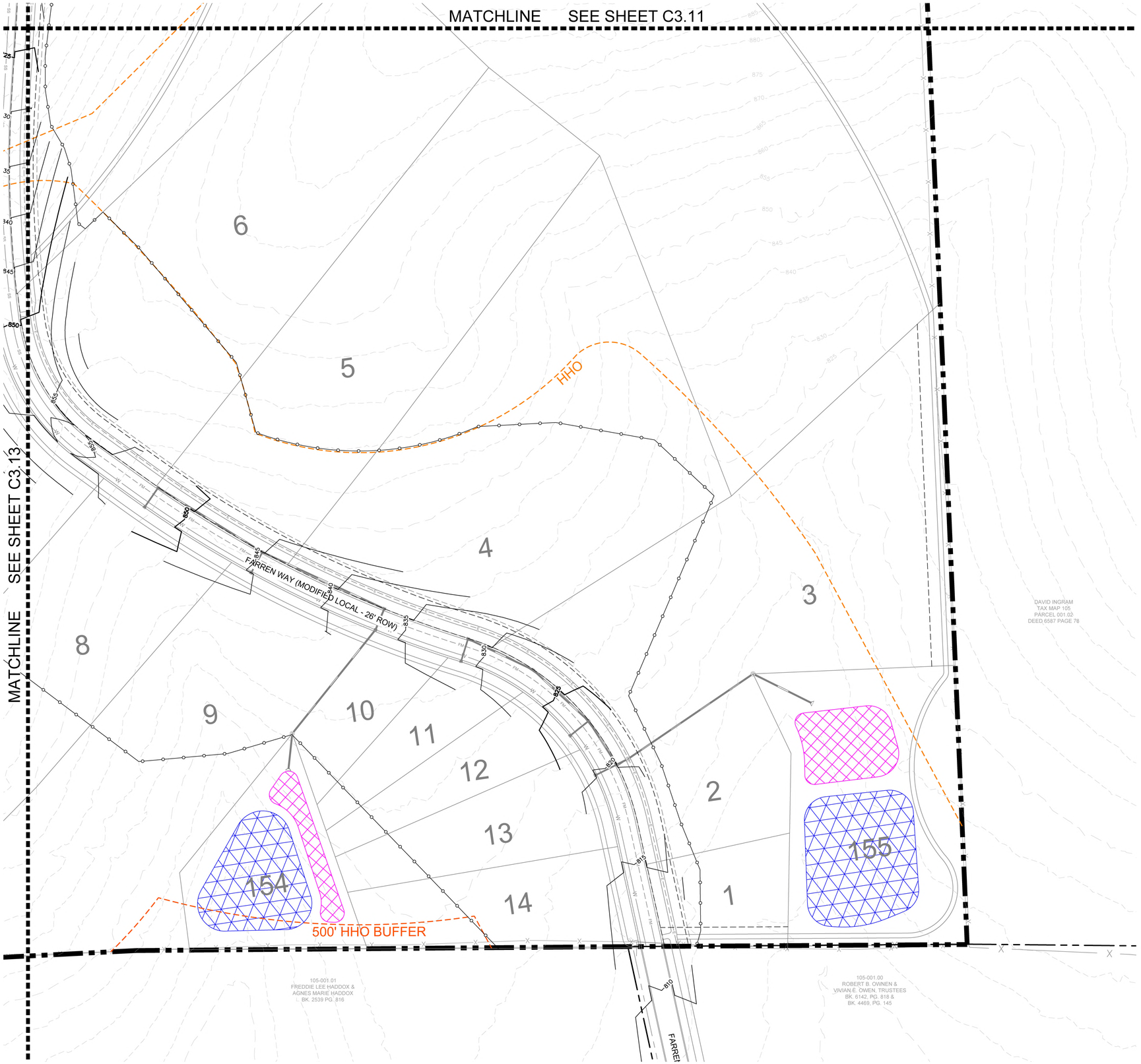
MARY McGOWAN REGISTERED ENGINEER IN AGRICULTURE No. 121320 STATE OF TENNESSEE 2025

Revision Date

ENLARGED GRADING AND DRAINAGE PLAN

SHEET
C3.13

COF # 8704



COF GRADING & DRAINAGE GENERAL NOTES

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

LEGEND

- WATER QUALITY
- DRY DETENTION
- WET DETENTION
- RIPARIAN ZONE 1 BUFFER
- RIPARIAN ZONE 2 BUFFER
- HHO
- 500' HHO BUFFER
- TREE PROTECTION FENCE

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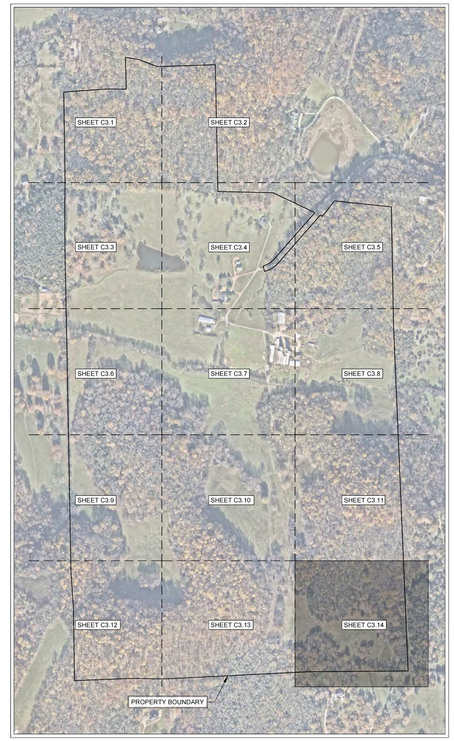
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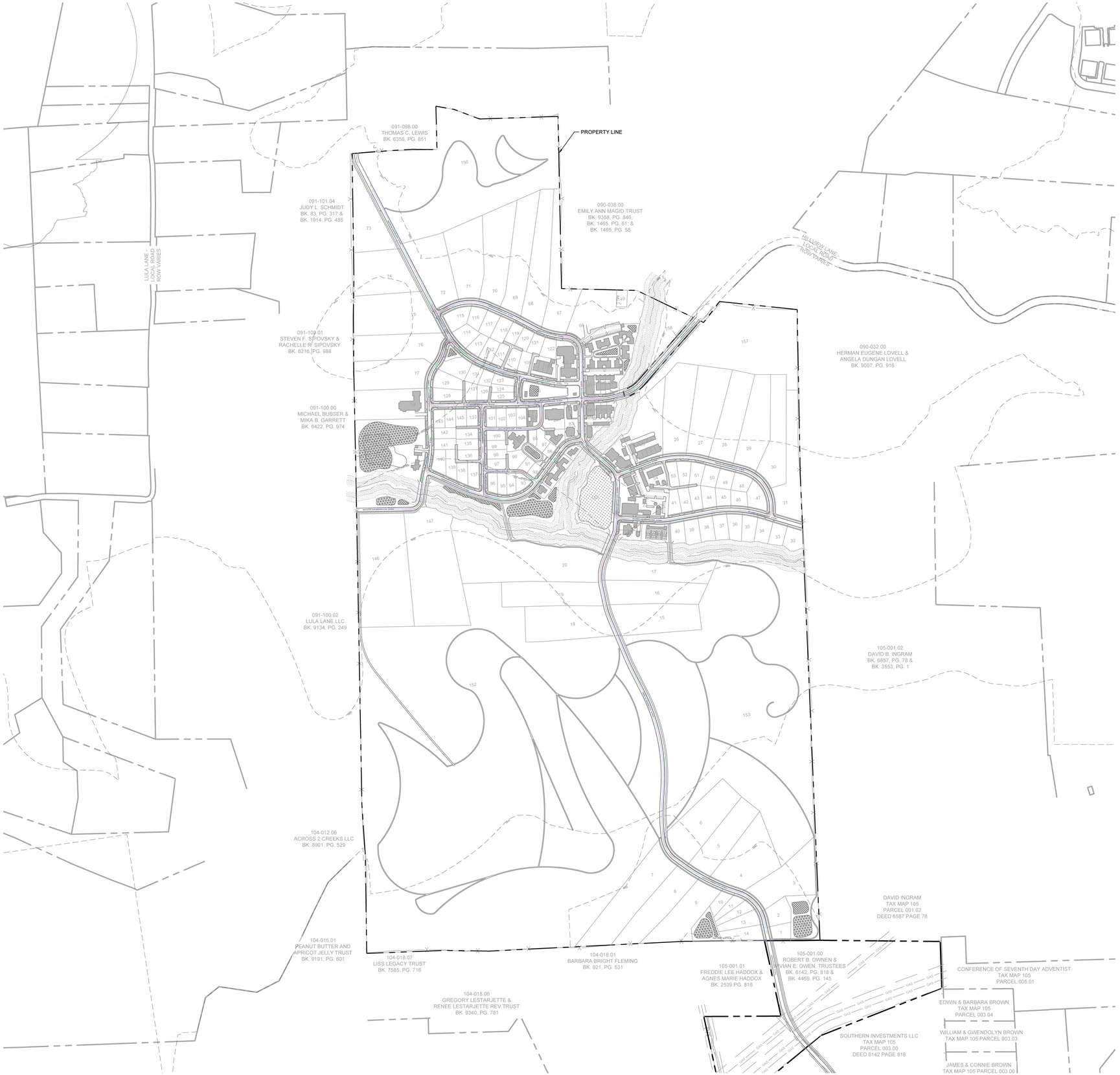
HARLIN PUD SUBDIVISION
DEVELOPMENT PLAN
Franklin, Williamson County, Tennessee

MARY McGOWAN
REGISTERED ENGINEER
AGRICULTURE
DESIGN
No. 121320
STATE OF TENNESSEE
2025

Revision Date

ENLARGED GRADING AND DRAINAGE PLAN

SHEET
C3.14
COF # 8704

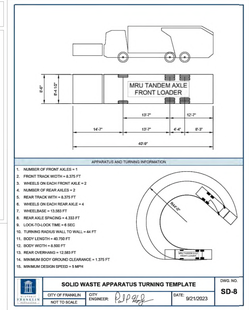


ROW & ACCESS GENERAL NOTES

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LEGEND

- WATER QUALITY
- DETENTION
- EXTENDED DETENTION
- RIPARIAN ZONE 1 BUFFER
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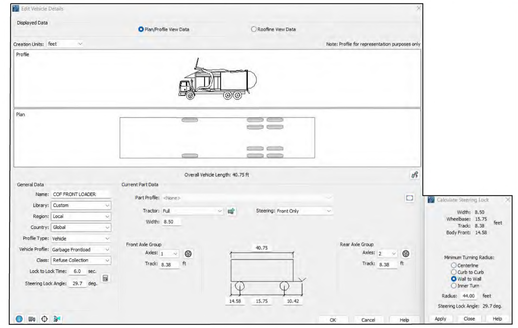


STATEMENT OF IMPACTS

THE TRAFFIC IMPACT STUDY INDICATES THAT OFF-SITE ROADWAY IMPROVEMENTS ALONG LEWISBURG PIKE WILL BE REQUIRED BASED ON THE PROJECTED TRIPS.

VEHICLE LEGEND

- VEHICLE FENDER PATH
- VEHICLE FRONT WHEEL PATH
- VEHICLE REAR WHEEL PATH



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HARLIN PUD SUBDIVISION
DEVELOPMENT PLAN
Franklin, Williamson County, Tennessee



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

OVERALL TRASH ROW AND ACCESS PLAN

SHEET
C4.0
COF # 8704

091-098.00
THOMAS C. LEWIS
BK. 6356, PG. 851

091-101.04
JUDY L. SCHMIDT
BK. 83, PG. 317 &
BK. 1914, PG. 485

156

73

74

HHO

HHO

ASKLYN LANE (MODIFIED LOCAL - 24' ROW)

MATCHLINE SEE SHEET C4.3

ROW & ACCESS GENERAL NOTES

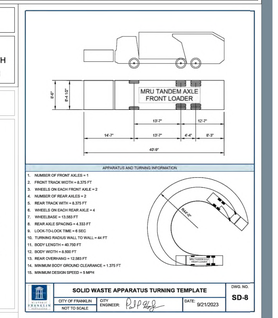
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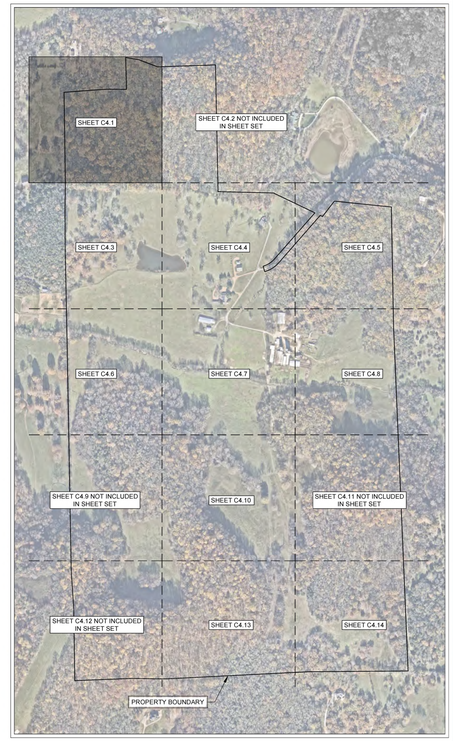
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HARLIN PUD SUBDIVISION
DEVELOPMENT PLAN
Franklin, Williamson County, Tennessee

MARY McGOWAN
REGISTERED ENGINEER
AGRICULTURE
121325
STATE OF TENNESSEE
9/21/2025

Revision Date

ENLARGED TRASH ROW AND ACCESS PLAN

SHEET
C4.1

COF # 8704



ROW & ACCESS GENERAL NOTES

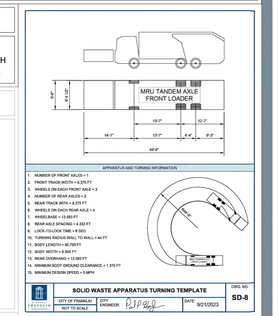
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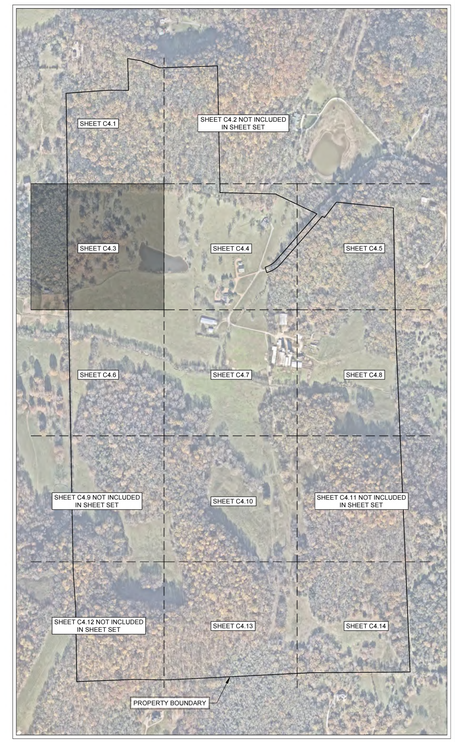
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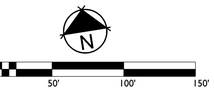
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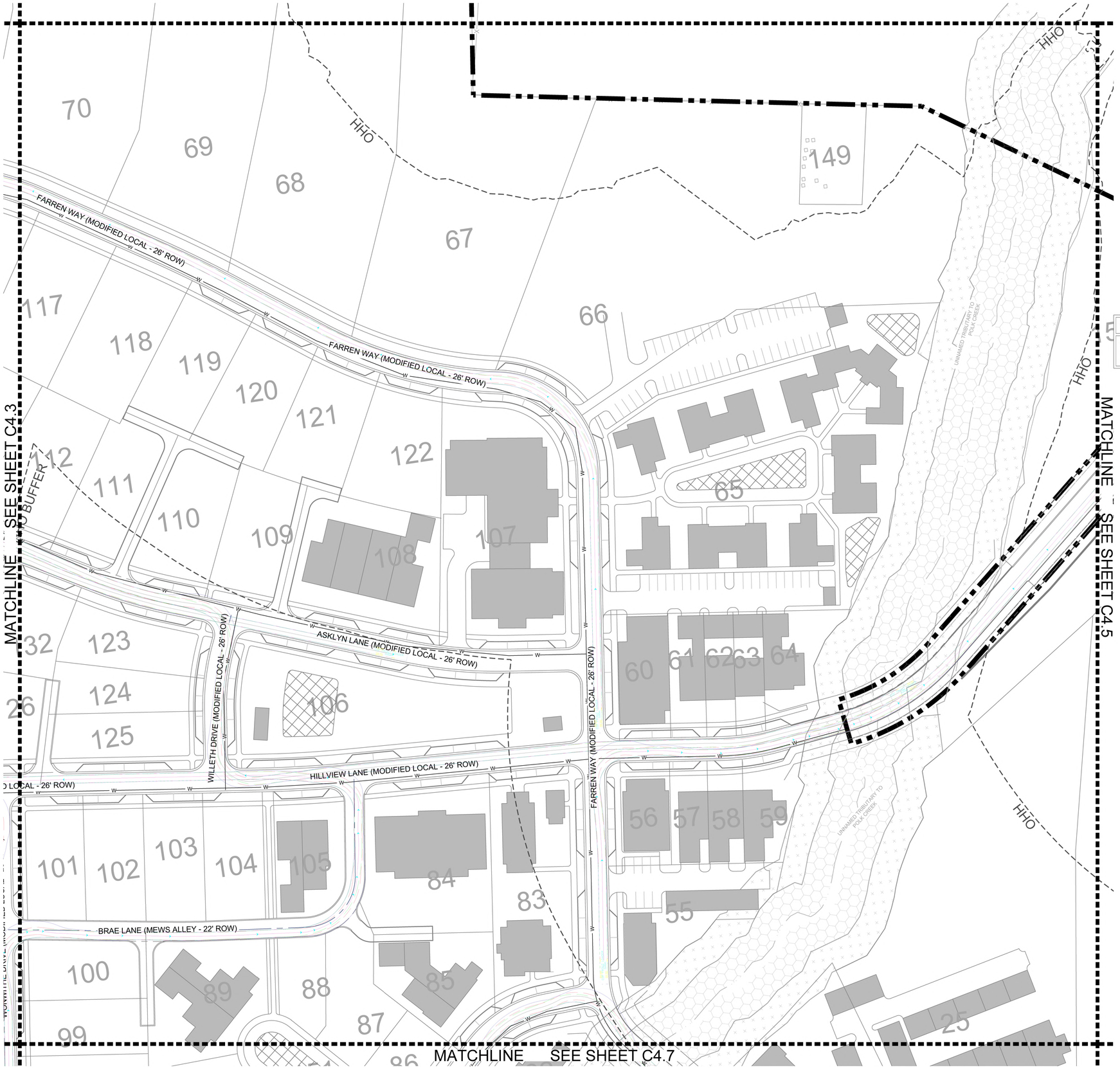
MARY McGOWAN — REGISTERED ENGINEER — AGRICULTURE — STATE OF TENNESSEE — 26 - 121320 — 2025

Revision Date
- △ _____
- △ _____
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ENLARGED TRASH ROW AND ACCESS PLAN

SHEET
C4.3

COF # 8704



ROW & ACCESS GENERAL NOTES

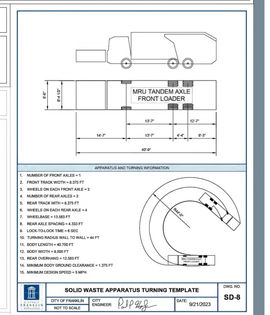
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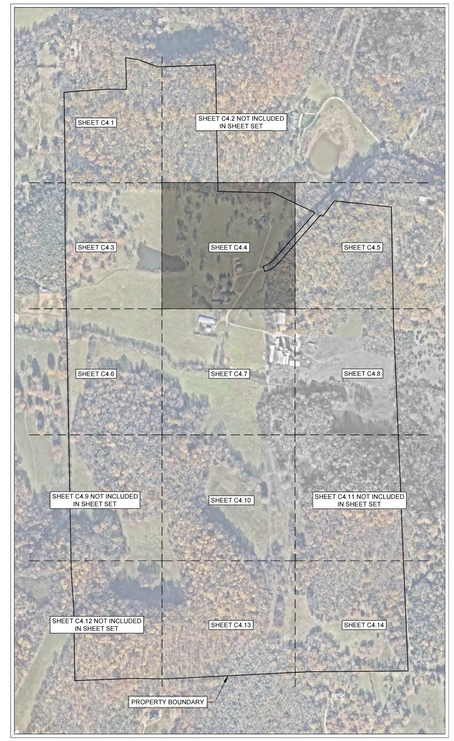
VEHICLE LEGEND

- VEHICLE FENDER PATH
- VEHICLE FRONT WHEEL PATH
- VEHICLE REAR WHEEL PATH

LEGEND

- WATER QUALITY
- DETENTION
- EXTENDED DETENTION
- RIPARIAN ZONE 1 BUFFER
- RIPARIAN ZONE 2 BUFFER
- HHO
- 500' HHO BUFFER





N

0' 50' 100' 150'

GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

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DEVELOPMENT PLAN
Franklin, Williamson County, Tennessee

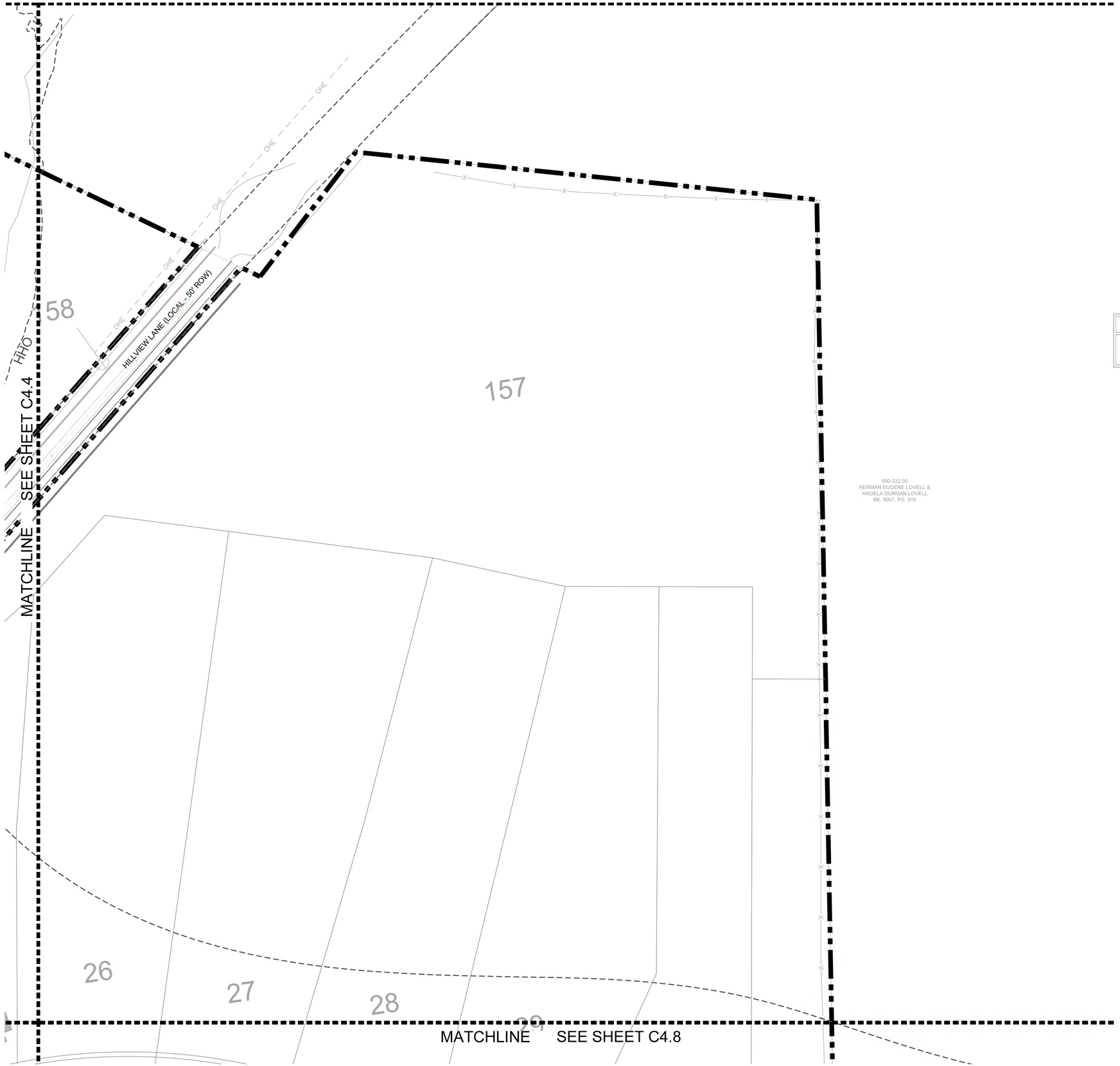
MARY McGOVAN — REGISTERED ENGINEER — STATE OF TENNESSEE — No. 121330 — 2025

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

ENLARGED TRASH ROW AND ACCESS PLAN

SHEET
C4.4

COF # 8704



ROW & ACCESS GENERAL NOTES

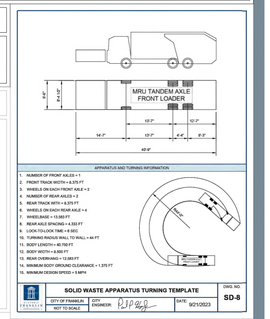
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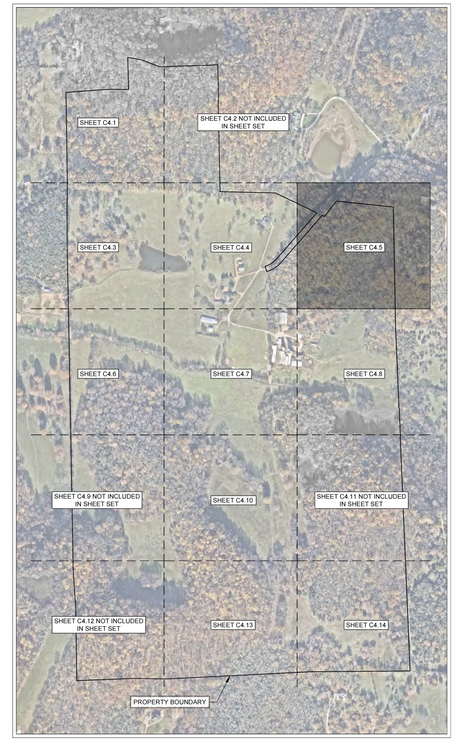
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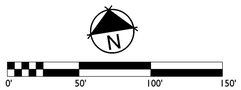
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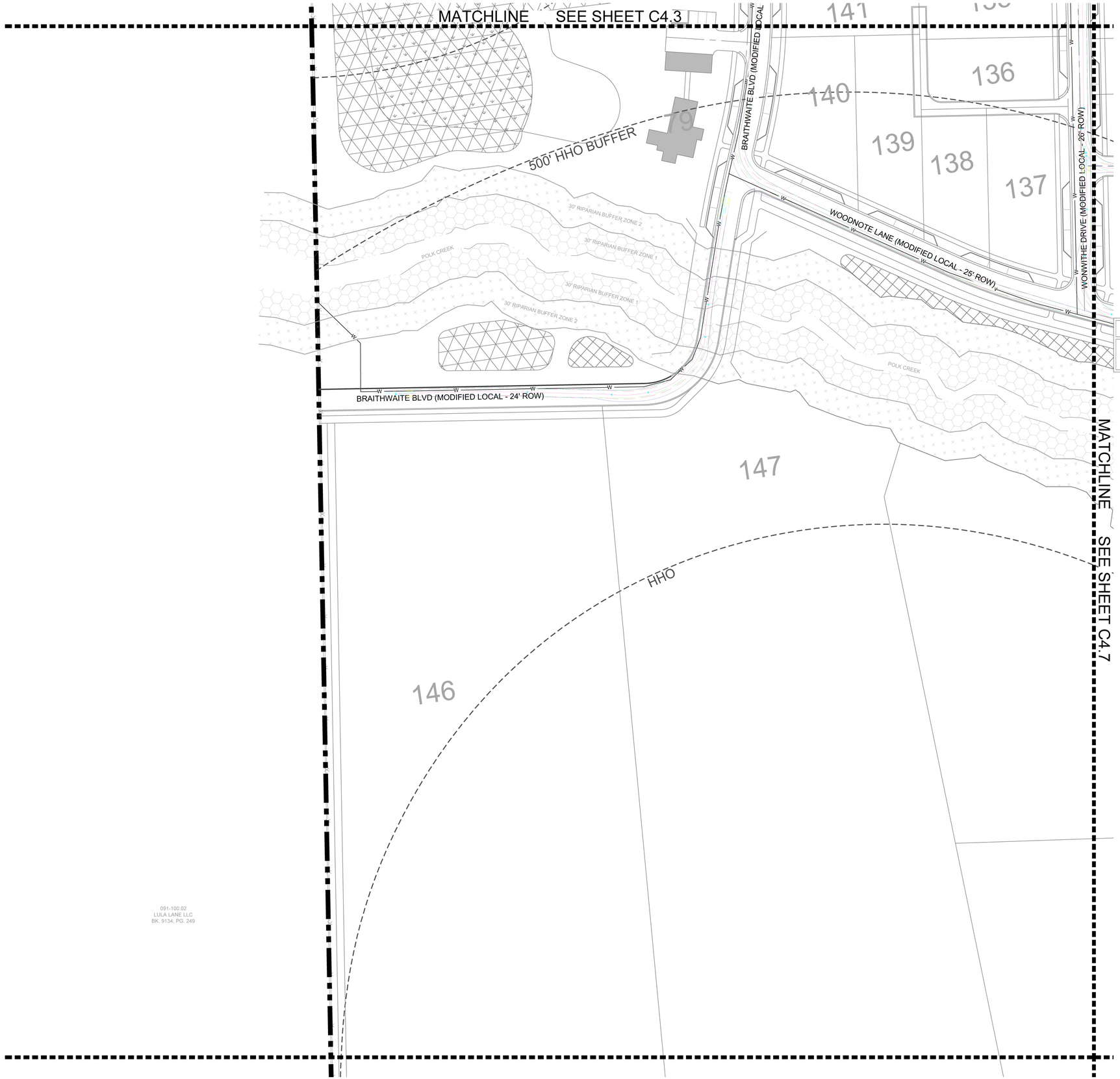
MARY McGOWAN
REGISTERED ENGINEER
AGRICULTURE
COMMERCE
No. 121320
STATE OF TENNESSEE
9/21/2025

Revision Date

ENLARGED TRASH ROW AND ACCESS PLAN

SHEET
C4.5

COF # 8704



ROW & ACCESS GENERAL NOTES

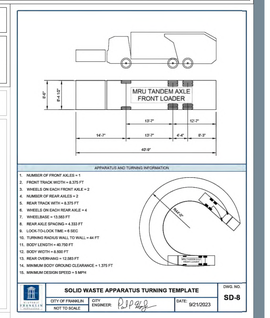
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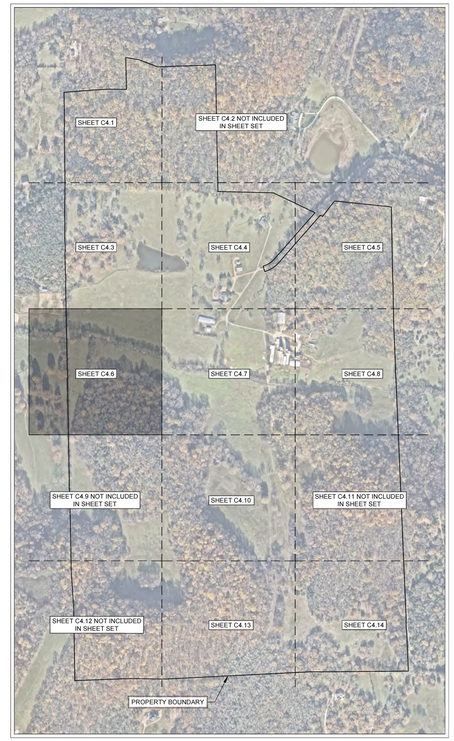
VEHICLE LEGEND

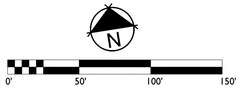
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DEVELOPMENT PLAN
Franklin, Williamson County, Tennessee

MARY McGONAGILL
REGISTERED ENGINEER
AGRICULTURE
121329
STATE OF TENNESSEE
2025

Revision Date

ENLARGED TRASH ROW AND ACCESS PLAN

SHEET
C4.6

COF # 8704

MATCHLINE SEE SHEET C4.4

MATCHLINE SEE SHEET C4.6

MATCHLINE SEE SHEET C4.8

MATCHLINE SEE SHEET C4.10

ALFALFA AVENUE (MEWS ALLEY - 22' ROW)

WOODNOTE LANE (MODIFIED LOCAL - 26' ROW)

WONWITHE DRIVE (MODIFIED LOCAL - 26' ROW)

ONNLAND CIRCLE (MODIFIED LOCAL - 26' ROW)

FARREN WAY (MODIFIED LOCAL - 26' ROW)

SILO BEND LANE (MODIFIED LOCAL - 26' ROW)

500' HHO BUFFER

HHO

UNNAMED TRIBUTARY TO POLK CREEK

POLK CREEK

30' RIPARIAN BUFFER ZONE 1

30' RIPARIAN BUFFER ZONE 2

99 98 97 96 95 94 93 92 91 90 87 86 151 82 81 80 159 150 24 54 23 22 20 19 17 16 15

ROW & ACCESS GENERAL NOTES

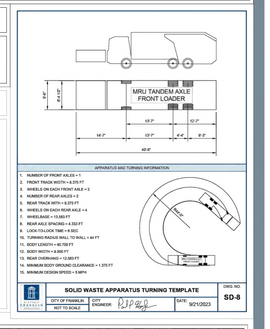
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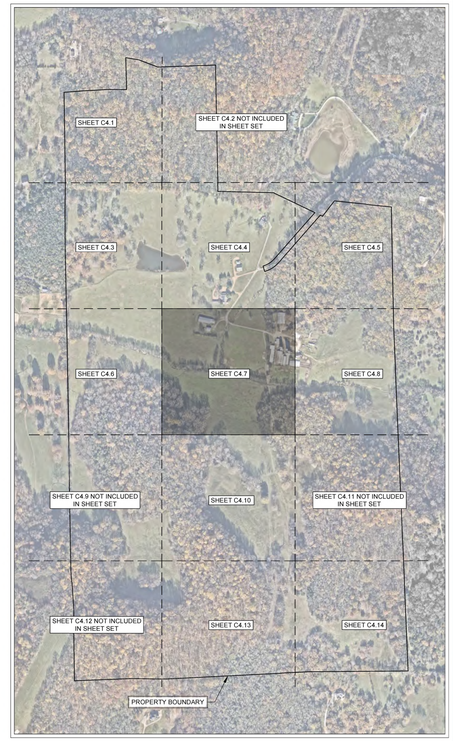
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MARY McGOVAN — LICENSED LANDSCAPE ARCHITECT — STATE OF TENNESSEE — No. 121330 — 2025

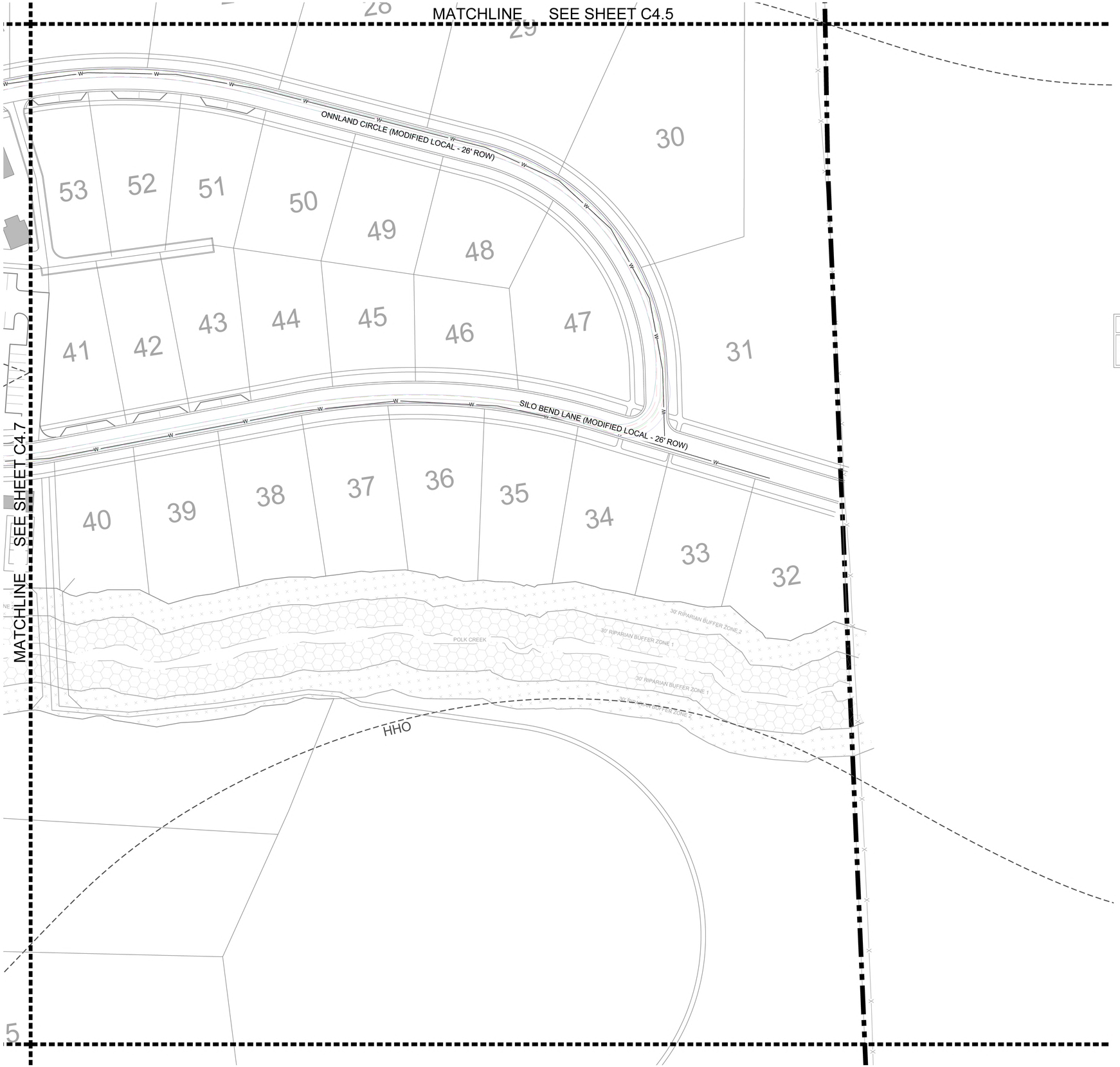
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C4.7

COF # 8704



ROW & ACCESS GENERAL NOTES

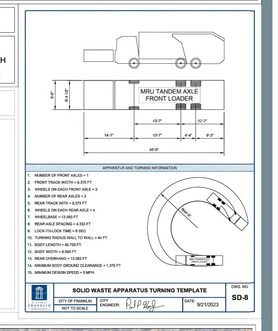
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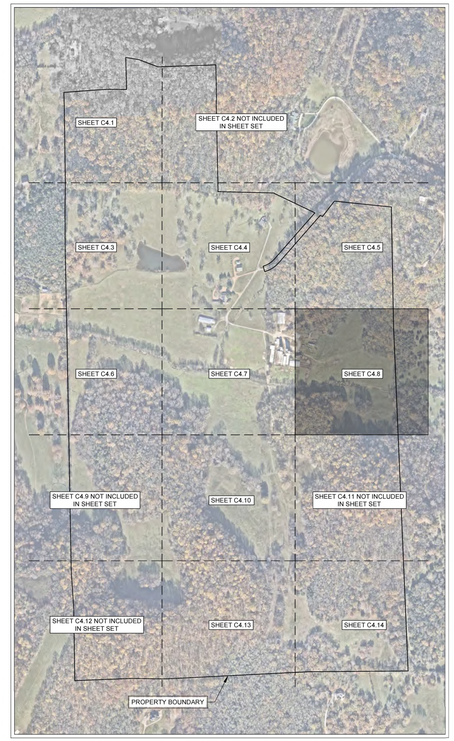
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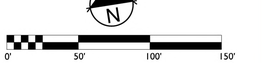
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HARLIN PUD SUBDIVISION
DEVELOPMENT PLAN
Franklin, Williamson County, Tennessee

MARY McGOWAN REGISTERED ENGINEER AGRICULTURE No. 121320 STATE OF TENNESSEE
9/21/2025

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

ENLARGED TRASH ROW AND ACCESS PLAN

SHEET
C4.8

COF # 8704

MATCHLINE SÈE SHEET C4.7

18

15

W

FARREN WAY (MODIFIED LOCAL- 24' ROW)

MATCHLINE SEE SHEET C4.13

ROW & ACCESS GENERAL NOTES

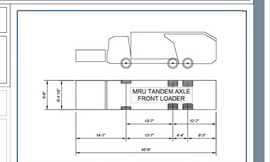
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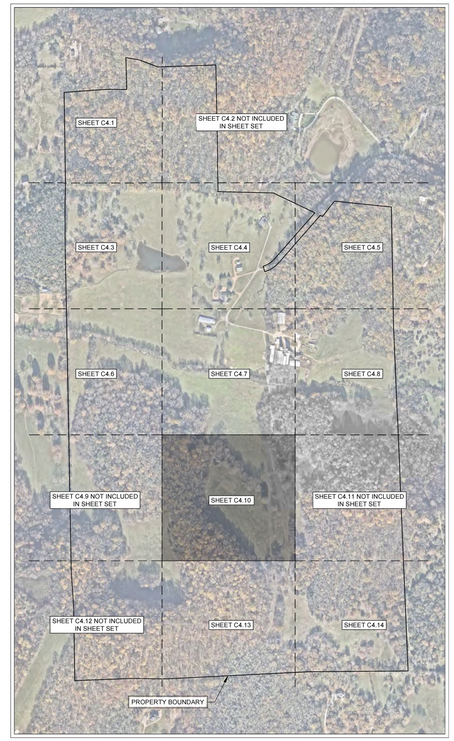
VEHICLE LEGEND

- VEHICLE FENDER PATH
- VEHICLE FRONT WHEEL PATH
- VEHICLE REAR WHEEL PATH

LEGEND

- WATER QUALITY
- DETENTION
- EXTENDED DETENTION
- RIPARIAN ZONE 1 BUFFER
- RIPARIAN ZONE 2 BUFFER
- HHO
- 500' HHO BUFFER





N

0' 50' 100' 150'

GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

BOYLE
Building community since 1933.

Kimley»Horn

DesignStudio

sdco PARTNERS

SHERIDAN PUBLIC RELATIONS LLC

HARLIN PUD SUBDIVISION
DEVELOPMENT PLAN
Franklin, Williamson County, Tennessee

MARY McGOWAN REGISTERED ENGINEER AGRICULTURE No. 121320 STATE OF TENNESSEE
11/7/2025

Revision Date

ENLARGED TRASH ROW AND ACCESS PLAN

SHEET

C4.10

COF # 8704

MATCHLINE SEE SHEET C4.10

HHO

HHO

MATCHLINE SEE SHEET C4.14

104-018.01
BARBARA BRIGHT FLEMING
BK. 921, PG. 531

ROW & ACCESS GENERAL NOTES

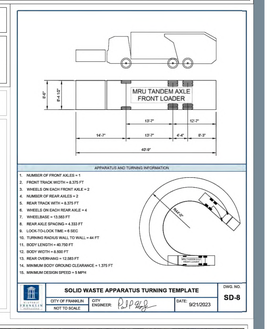
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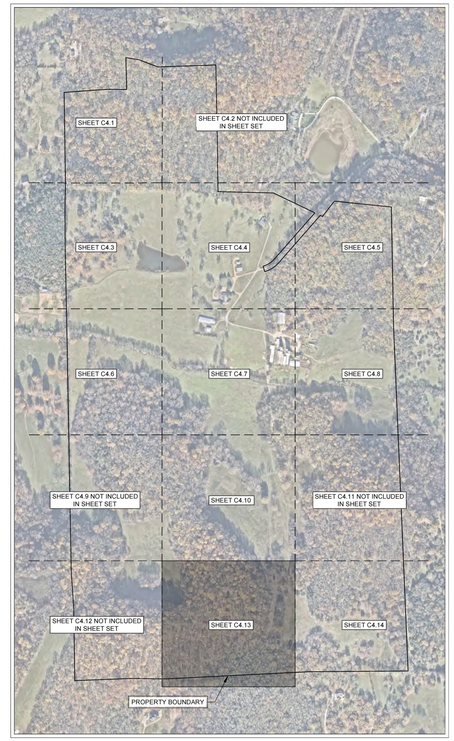
VEHICLE LEGEND

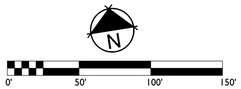
- VEHICLE FENDER PATH
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LEGEND

- WATER QUALITY
- DETENTION
- EXTENDED DETENTION
- RIPARIAN ZONE 1 BUFFER
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GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

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Kimley»Horn

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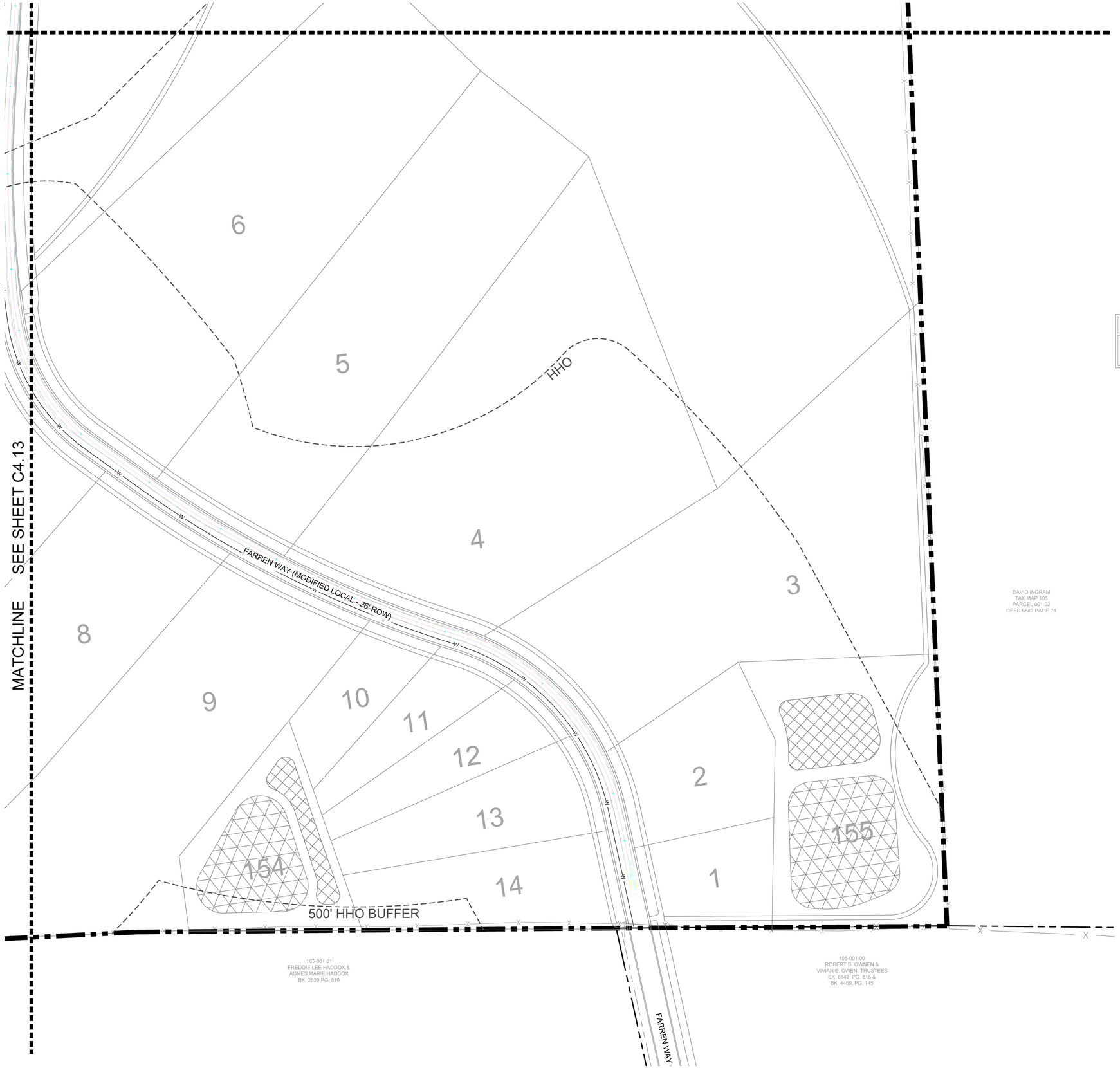
HARLIN PUD SUBDIVISION
DEVELOPMENT PLAN
Franklin, Williamson County, Tennessee

MARY McGOVAN REGISTERED LANDSCAPE ARCHITECT STATE OF TENNESSEE No. 121430 2025

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

ENLARGED TRASH ROW AND ACCESS PLAN

SHEET
C4.13
COF # 8704



ROW & ACCESS GENERAL NOTES

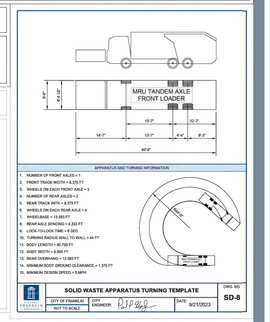
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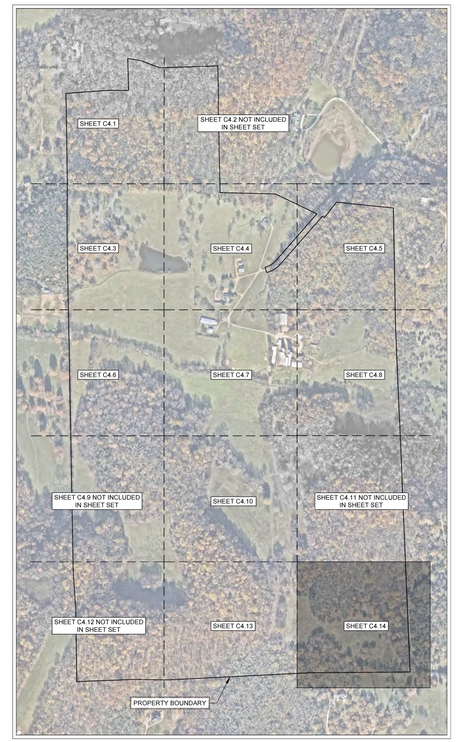
VEHICLE LEGEND

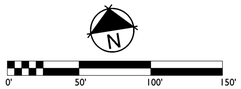
- VEHICLE FENDER PATH
- VEHICLE FRONT WHEEL PATH
- VEHICLE REAR WHEEL PATH

LEGEND

- WATER QUALITY
- DETENTION
- EXTENDED DETENTION
- RIPARIAN ZONE 1 BUFFER
- RIPARIAN ZONE 2 BUFFER
- HHO
- 500' HHO BUFFER







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

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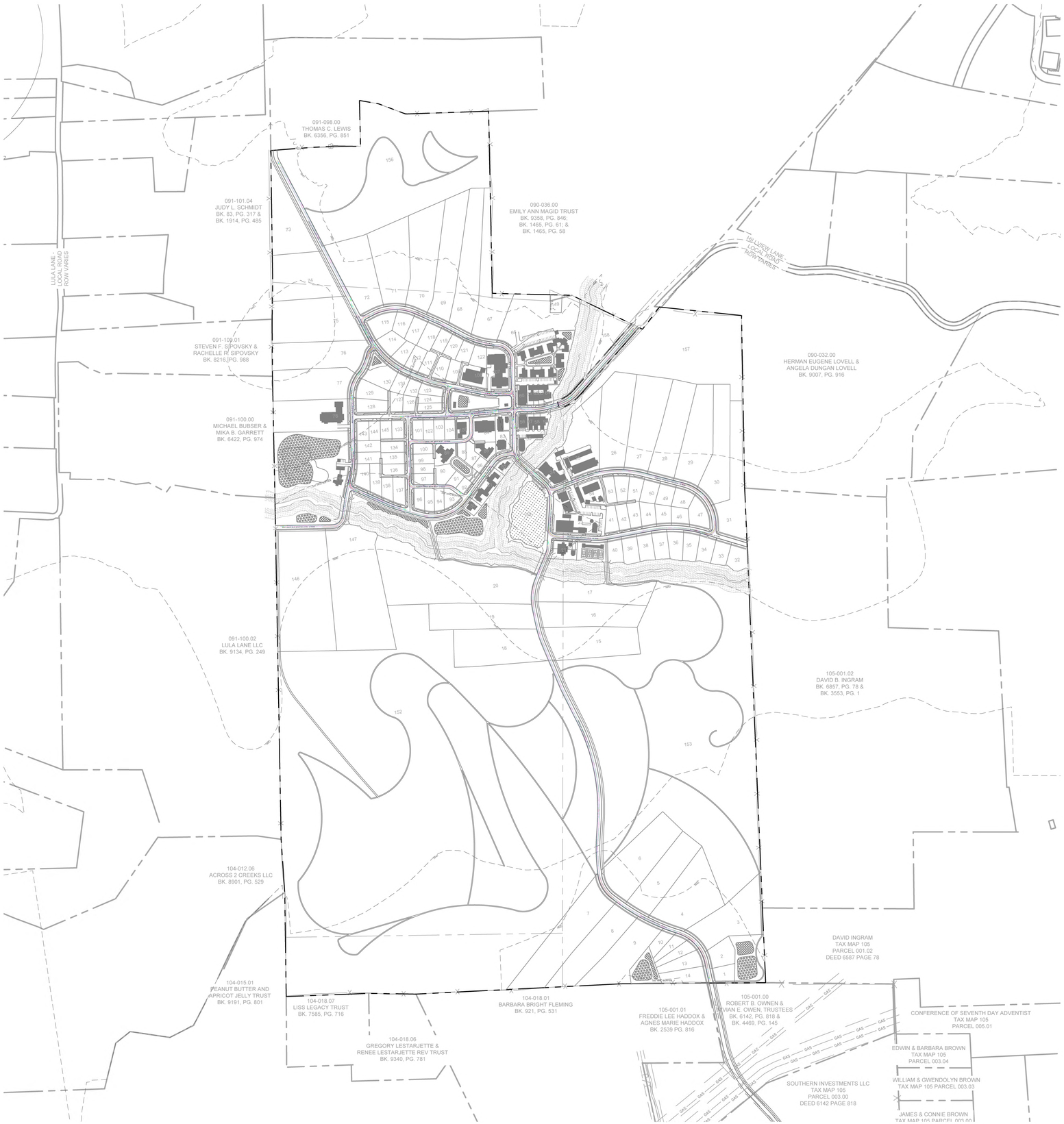
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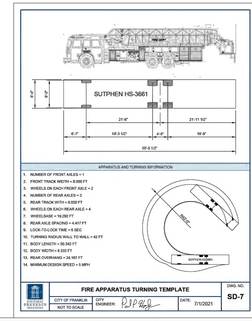
Revision Date

ENLARGED TRASH ROW AND ACCESS PLAN

SHEET
C4.14

COF # 8704





STATEMENT OF IMPACTS

THE TRAFFIC IMPACT STUDY INDICATES THAT OFF-SITE ROADWAY IMPROVEMENTS ALONG COLEMAN ROAD AND HILLVIEW LANE WILL BE REQUIRED BASED ON THE PROJECTED TRIPS.

VEHICLE LEGEND

- VEHICLE FENDER PATH
- VEHICLE FRONT WHEEL PATH
- VEHICLE REAR WHEEL PATH

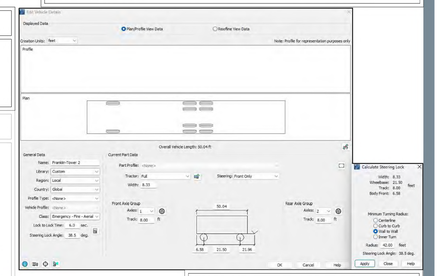
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FIRE FLOW TEST

FLOW TEST DATE: 01/17/2025
STATIC PRESSURE: 80 psi
RESIDUAL PRESSURE: 65 psi
FLOW RATE: 1250 gpm at 20 psi

TESTED BY TIM BYRAM AT HB&TS



LEGEND

- WATER QUALITY
- DETENTION
- EXTENDED DETENTION
- RIPARIAN ZONE 1 BUFFER
- RIPARIAN ZONE 2 BUFFER
- HHO
- 500' HHO BUFFER

NOTE

SITE TO COMPLY TO REGULATIONS AND REQUIREMENTS OF THE 2018 INTERNATIONAL FIRE CODE. REQUIRED FLOWS AND PRESSURES FOR FIRE FLOW ARE TO BE MET, DESIGN TO BE COORDINATED WITH HB&TS.

SPRINKLER NOTE

LOTS WHICH FRONT A MEWS SECTION ARE TO BE SPRINKLERED.
THIS CONDITION APPLIES SPECIFICALLY TO LOTS 87, 88, 89, 90, AND 91.

0' 300' 600' 900'

GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

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MARY McGOWAN
REGISTERED ENGINEER
AGRICULTURE
No. 121320
STATE OF TENNESSEE
7/1/2025

Revision Date
△ _____
△ _____
△ _____
△ _____

OVERALL FIRE ROW AND ACCESS PLAN

SHEET
C4.15

COF # 8704

091-098.00
THOMAS C. LEWIS
BK. 6356, PG. 851

091-101.04
JUDY L. SCHMIDT
BK. 83, PG. 317 &
BK. 1914, PG. 485

156

73

74

HHO

HHO

ASKLYN LANE (MODIFIED LOCAL - 24' ROW)

MATCHLINE SEE SHEET C4.18

NOTE

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ROW & ACCESS GENERAL NOTES

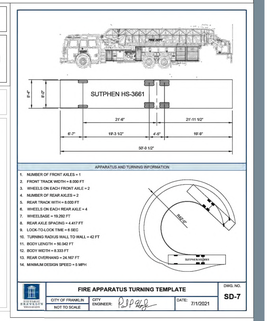
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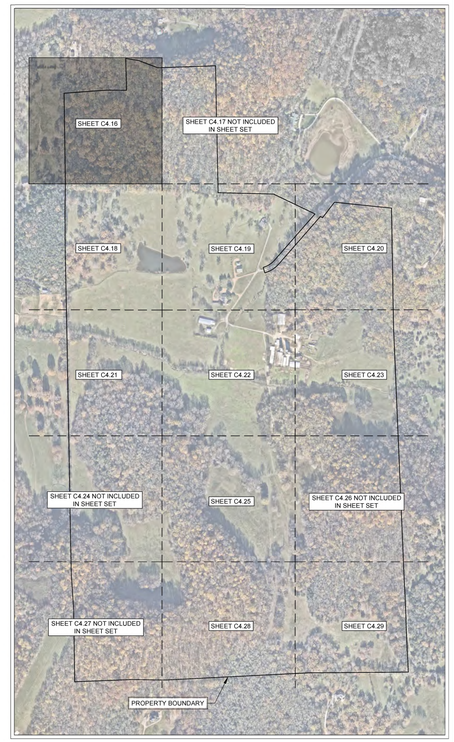
VEHICLE LEGEND

- VEHICLE FENDER PATH
- VEHICLE FRONT WHEEL PATH
- VEHICLE REAR WHEEL PATH

LEGEND

- WATER QUALITY
- DETENTION
- EXTENDED DETENTION
- RIPARIAN ZONE 1 BUFFER
- RIPARIAN ZONE 2 BUFFER
- HHO
- 500' HHO BUFFER





FIRE FLOW TEST

FLOW TEST DATE: 01/17/2025
STATIC PRESSURE: 80 psi
RESIDUAL PRESSURE: 65 psi
FLOW RATE: 1250 gpm at 20 psi

TESTED BY TIM BYRAM AT HB&TS

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0' 50' 100' 150'

GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

BOYLE
Building community since 1933.

Kimley»Horn

DesignStudio

sdco PARTNERS

SHERIDAN PUBLIC RELATIONS LLC

HARLIN PUD SUBDIVISION
DEVELOPMENT PLAN
Franklin, Williamson County, Tennessee

MARY McGOWAN REGISTERED ENGINEER ON INACTIVE STATUS No. 121320 STATE OF TENNESSEE
2025

Revision Date
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ENLARGED FIRE ROW AND ACCESS PLAN

SHEET
C4.16

COF # 8704



NOTE

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ROW & ACCESS GENERAL NOTES

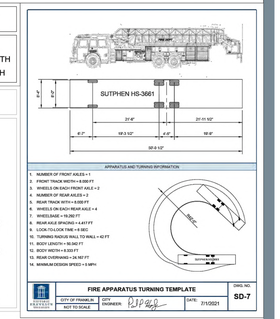
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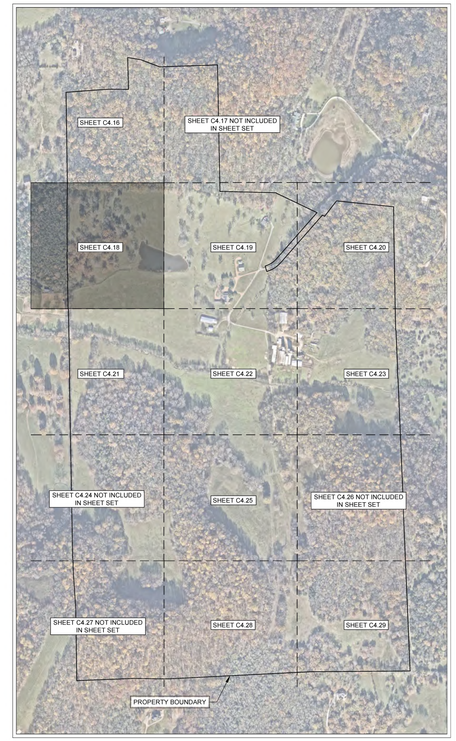
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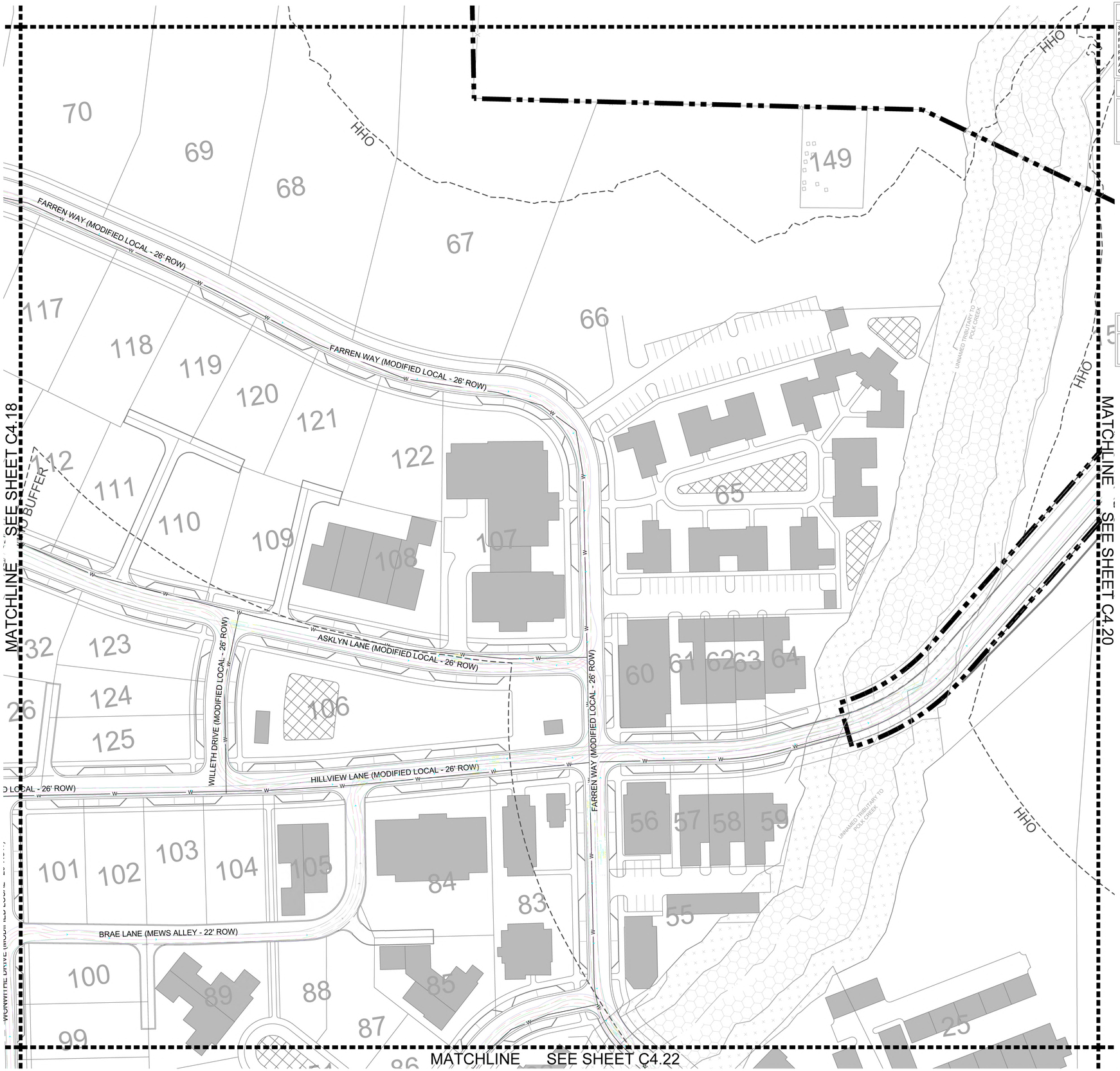
HARLIN PUD SUBDIVISION
DEVELOPMENT PLAN
Franklin, Williamson County, Tennessee

MARY McGOWAN REGISTERED ENGINEER No. 121320 STATE OF TENNESSEE
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ENLARGED FIRE ROW AND ACCESS PLAN

SHEET
C4.18
COF # 8704



NOTE

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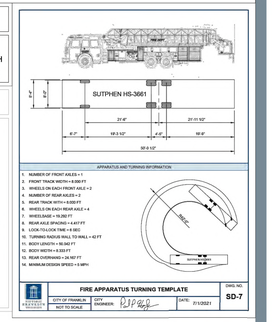
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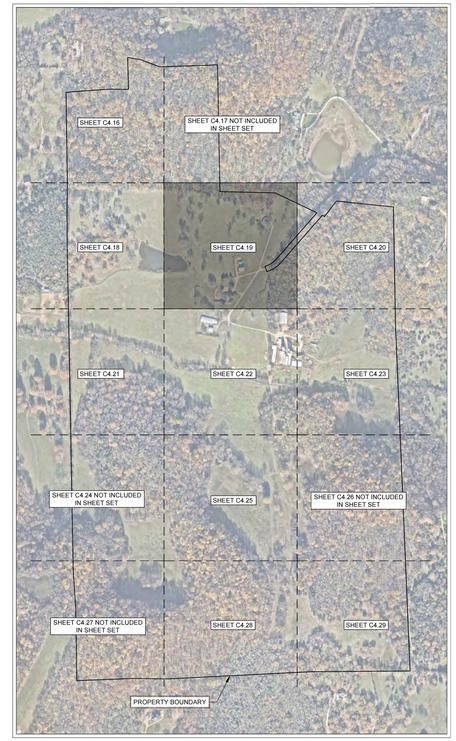
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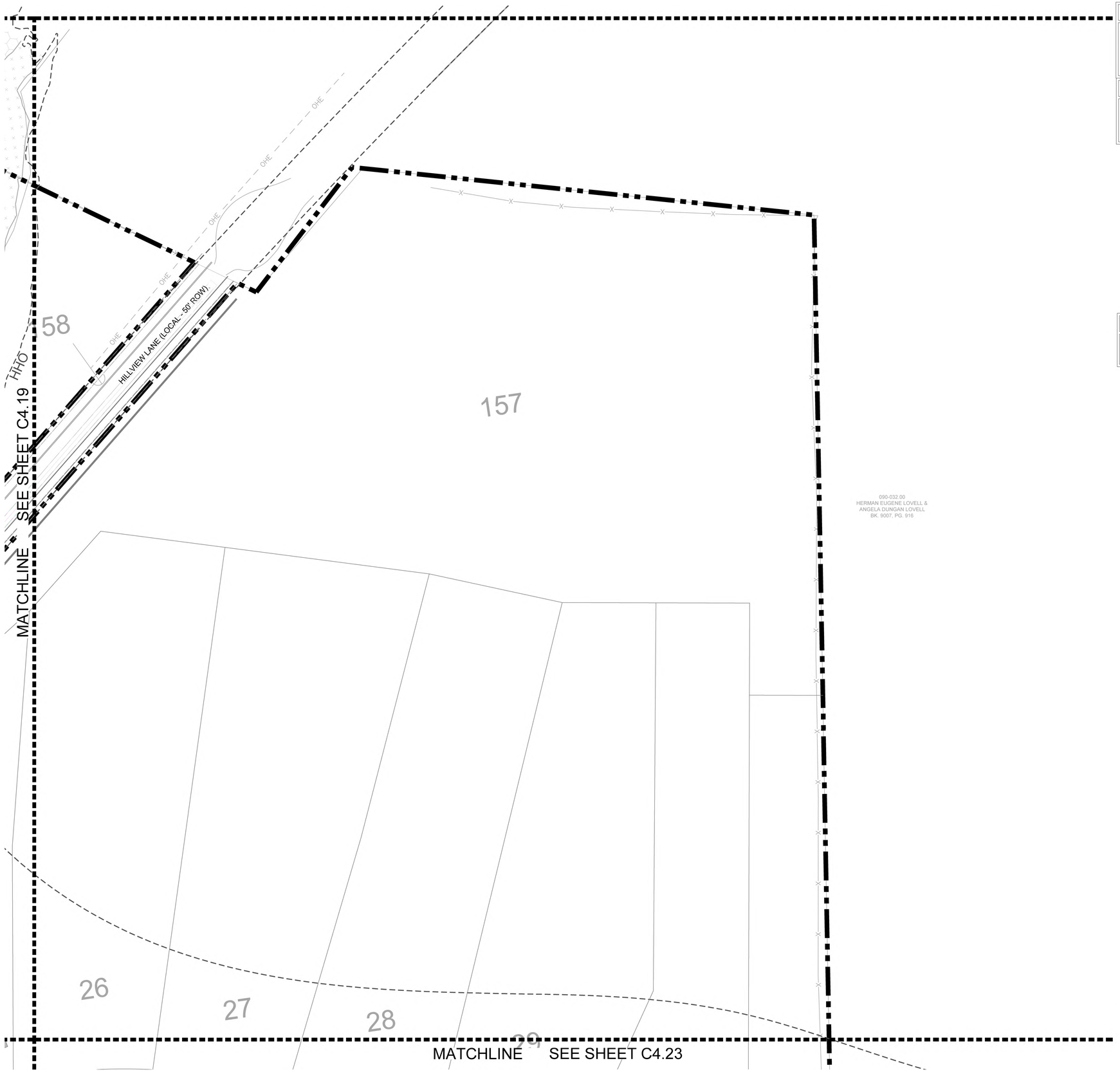
MARY McGOWAN — REGISTERED ENGINEER — AGRICULTURE — STATE OF TENNESSEE — 26.121320 — 2025

Revision Date
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ENLARGED FIRE ROW AND ACCESS PLAN

SHEET
C4.19

COF # 8704



NOTE

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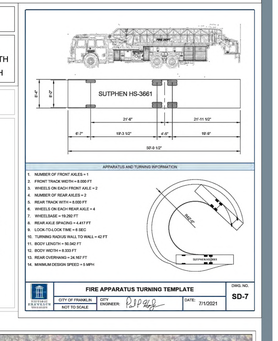
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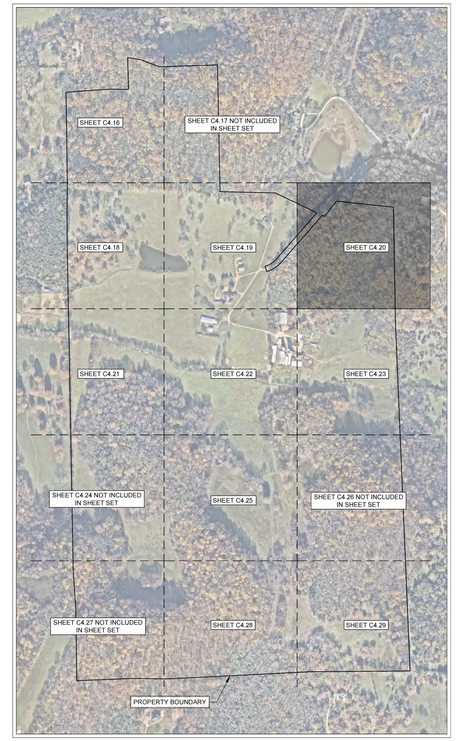
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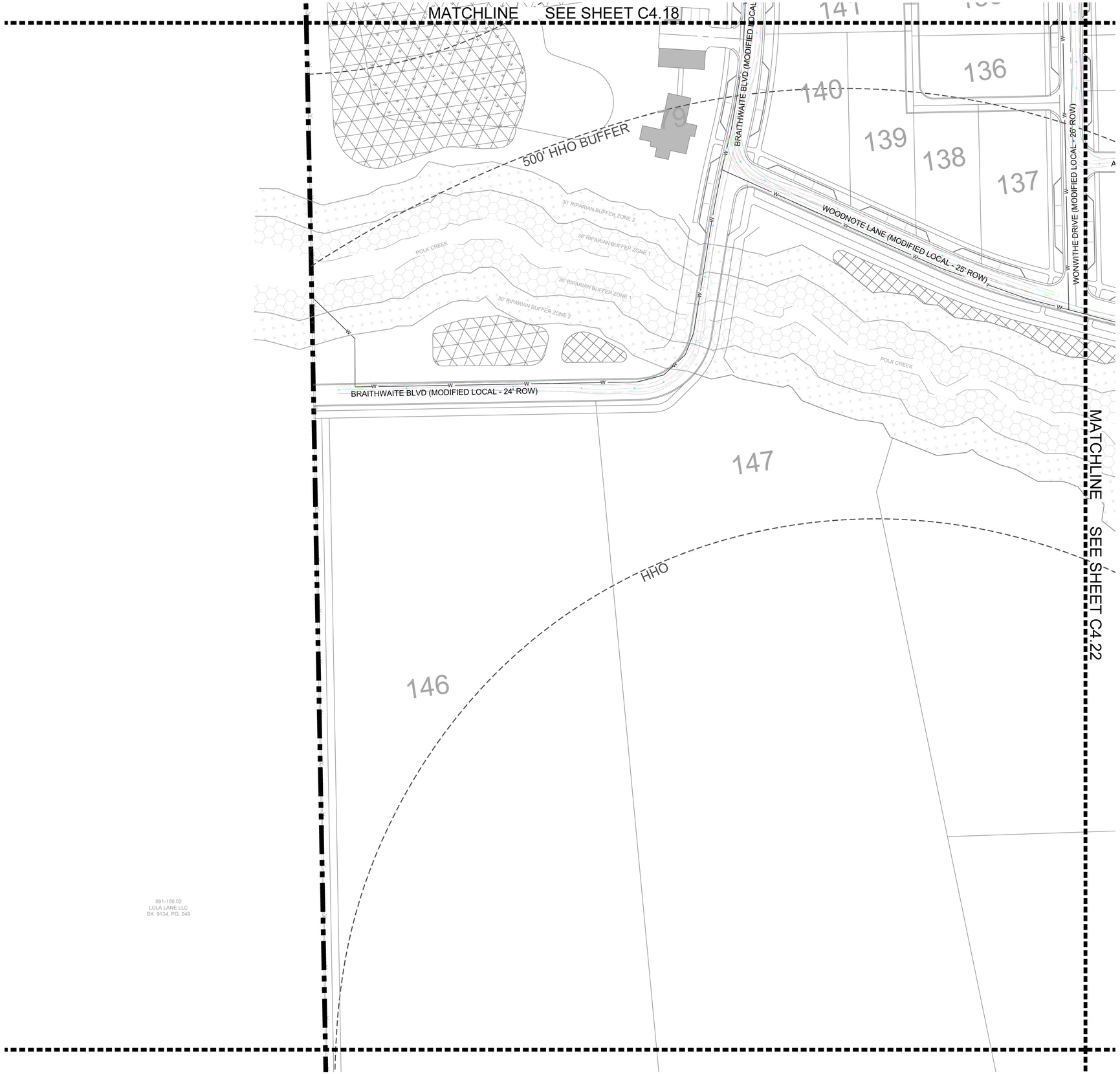
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12/31/2025

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ENLARGED FIRE ROW AND ACCESS PLAN

SHEET
C4.20

COF # 8704



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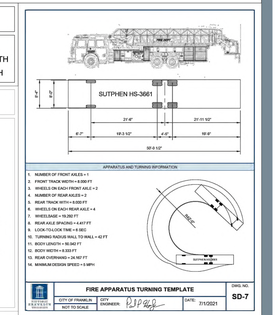
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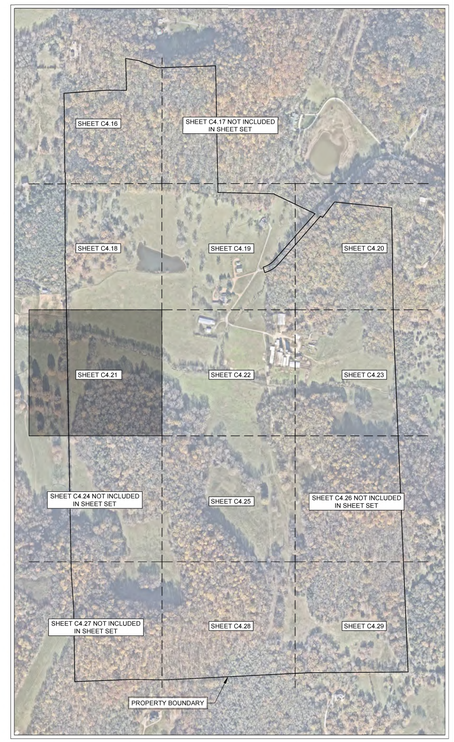
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FIRE FLOW TEST

FLOW TEST DATE: 01/17/2025
STATIC PRESSURE: 80 psi
RESIDUAL PRESSURE: 65 psi
FLOW RATE: 1250 gpm at 20 psi

TESTED BY TIM BYRAM AT HB&TS

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0' 50' 100' 150'

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

HARLIN PUD SUBDIVISION
DEVELOPMENT PLAN
Franklin, Williamson County, Tennessee

MARY MCGOWAN REGISTERED ENGINEER STATE OF TENNESSEE 121320 2025

Revision Date
△ _____
△ _____
△ _____
△ _____

ENLARGED FIRE ROW AND ACCESS PLAN

SHEET
C4.21

COF # 8704

MATCHLINE SEE SHEET C4.19

MATCHLINE SEE SHEET C4.21

MATCHLINE SEE SHEET C4.23

MATCHLINE SEE SHEET C4.25

WONWITHE DRIVE (MODIFIED LOCAL - 26' ROW)

ALFALFA AVENUE (MEWS ALLEY - 22' ROW)

WOODNOTE LANE (MODIFIED LOCAL - 26' ROW)

ONNLAND CIRCLE (MODIFIED LOCAL - 26' ROW)

FARREN WAY (MODIFIED LOCAL - 26' ROW)

SILO BEND LANE (MODIFIED LOCAL - 26' ROW)

500' HHO BUFFER

HHO

UNNAMED TRIBUTARY TO POLK CREEK

POLK CREEK

30' RIPARIAN BUFFER ZONE 1

30' RIPARIAN BUFFER ZONE 2

99 98 97 96 95 94 93 92 91 90 87 86 82 81 80 151 150 159 24 54 23 22 20 19 17 16 15

NOTE

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SPRINKLER NOTE

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ROW & ACCESS GENERAL NOTES

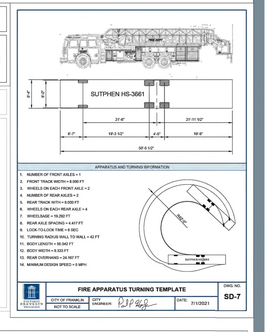
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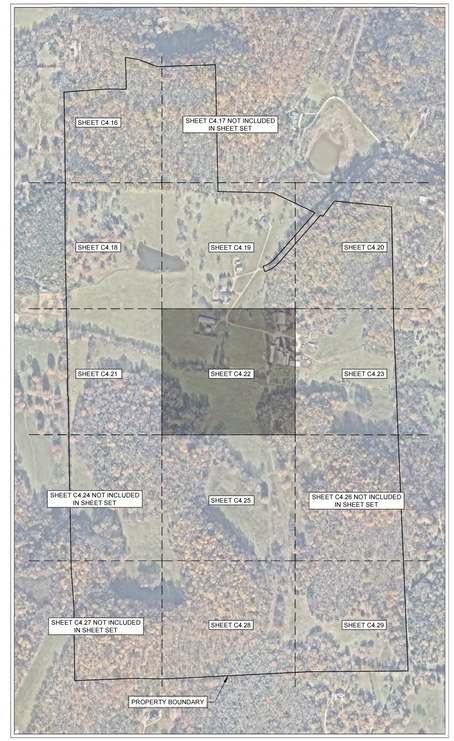
VEHICLE LEGEND

- VEHICLE FENDER PATH
- VEHICLE FRONT WHEEL PATH
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LEGEND

- WATER QUALITY
- DETENTION
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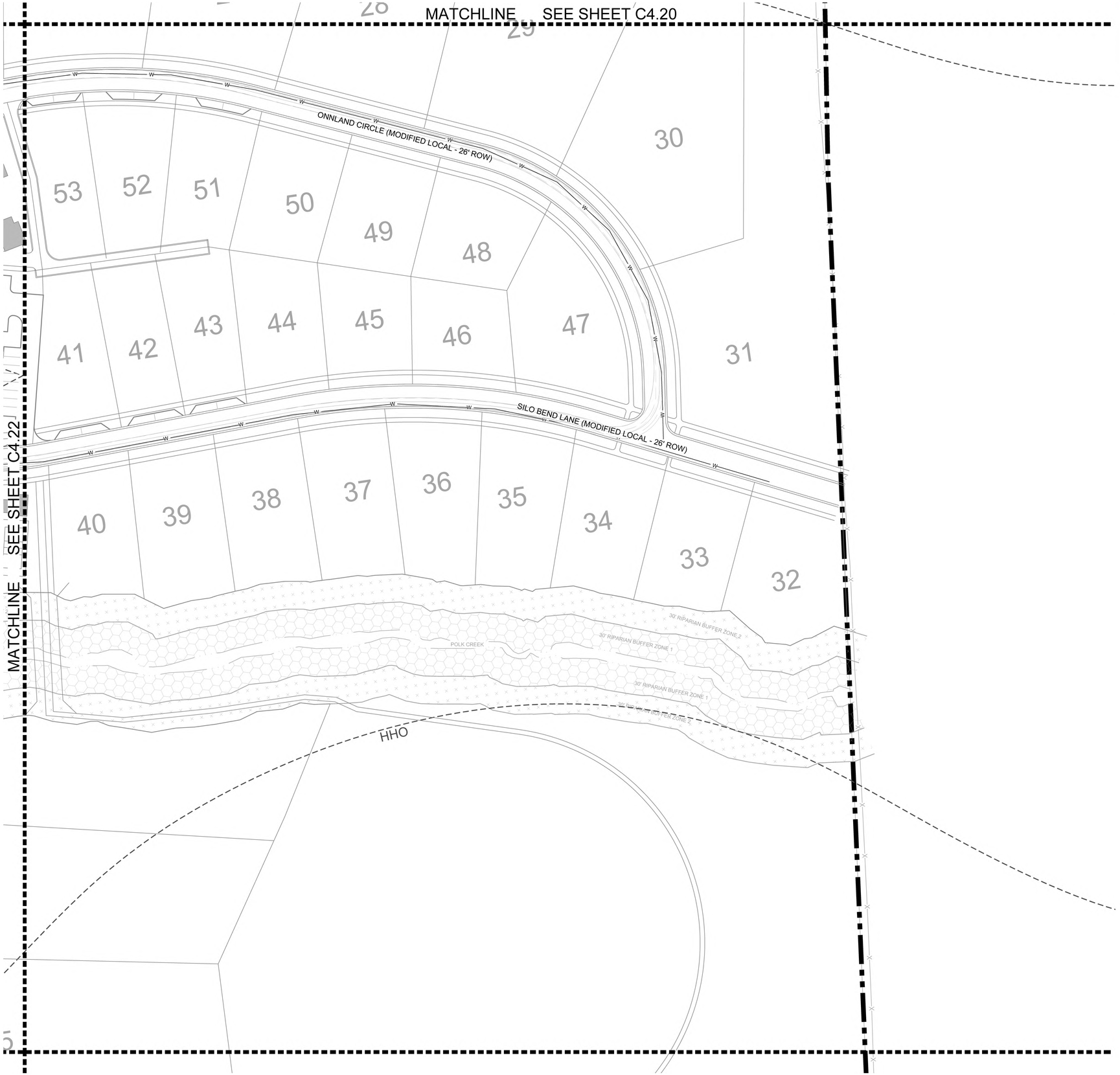
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ENLARGED FIRE ROW AND ACCESS PLAN

SHEET

C4.22

COF # 8704



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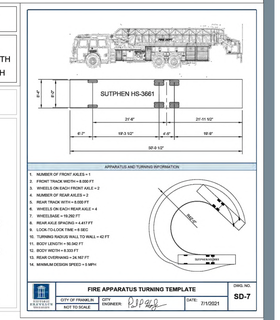
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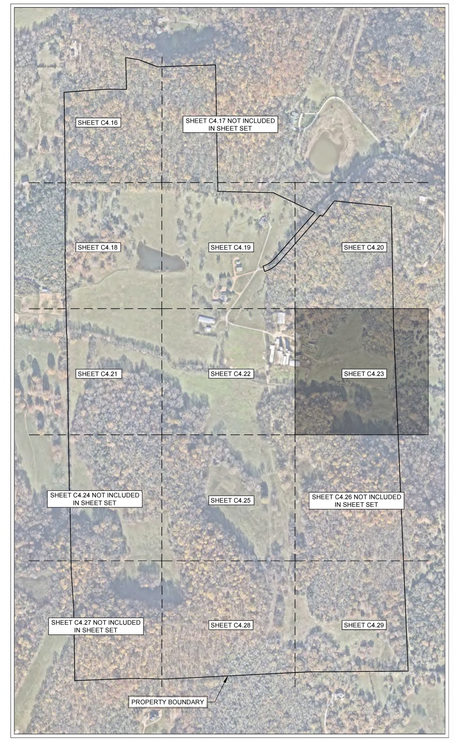
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LEGEND

- WATER QUALITY
- DETENTION
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Franklin, Williamson County, Tennessee

MARY McGOWAN REGISTERED ENGINEER AGRICULTURE No. 121320 STATE OF TENNESSEE
12/19/2025

Revision Date

ENLARGED FIRE ROW AND ACCESS PLAN

SHEET
C4.23

COF # 8704

MATCHLINE SEE SHEET C4.22

18

15

FARREN WAY (MODIFIED LOCAL - 24' ROW)

MATCHLINE SEE SHEET C4.28

NOTE

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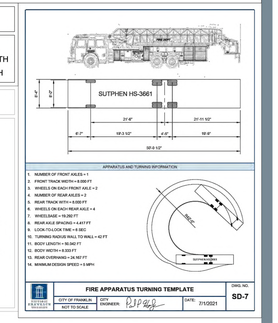
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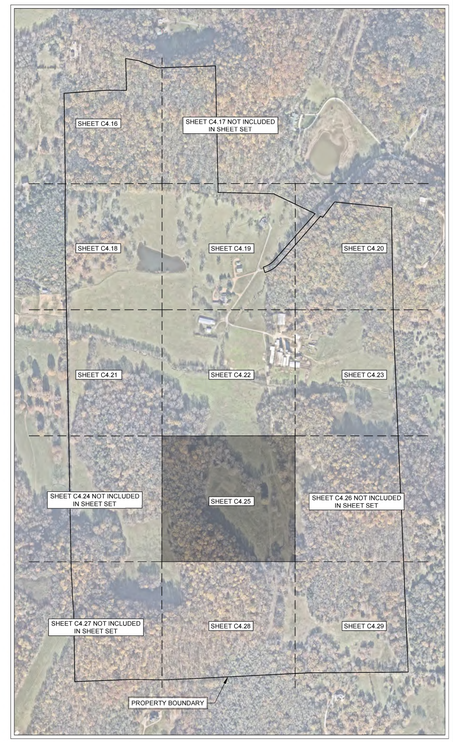
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ENLARGED FIRE ROW AND ACCESS PLAN

SHEET
C4.25

COF # 8704

MATCHLINE SEE SHEET C4.25

HHO

HHO

MATCHLINE SEE SHEET C4.29

7

104-018.01
BARBARA BRIGHT FLEMING
BK. 921, PG. 531

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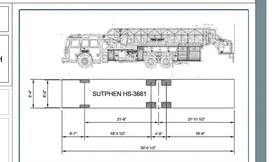
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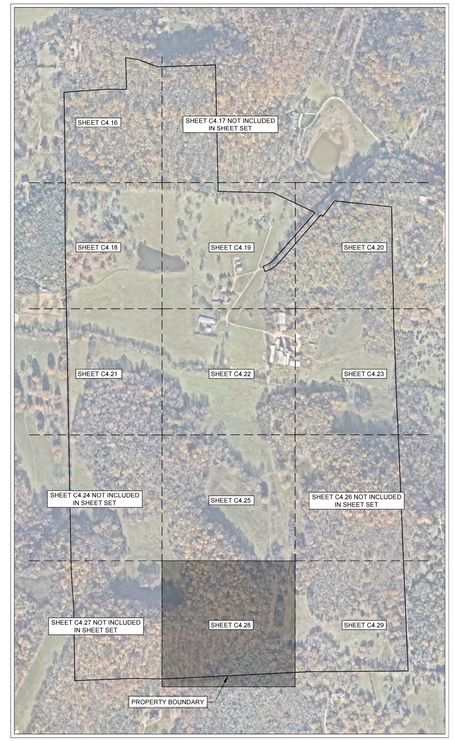
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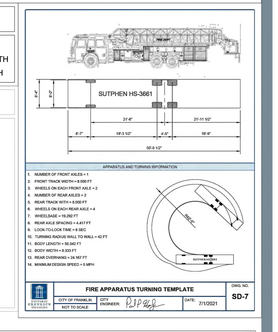
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3. CONSTRUCTION MATERIALS SHALL BE FULLY TESTED IN ACCORDANCE WITH THE DESIGNATIONS AND REQUIREMENTS WITHIN THE REFERENCED "TDOT STANDARD SPECIFICATIONS" SECTIONS, UNLESS OTHERWISE NOTED WITHIN THE "STANDARD SPECIFICATIONS" SECTION OF THE CITY OF FRANKLIN TRANSPORTATION & STREET TECHNICAL STANDARDS.
4. AN AUTHORIZED REPRESENTATIVE OF THE CITY SHALL MAKE A FINAL INSPECTION OF THE PROJECT AFTER COMPLETION TO DETERMINE ACCEPTABILITY OF THE WORK AND FOR RELEASE OF PERFORMANCE BONDS IF REQUIRED. BEFORE THIS FINAL INSPECTION CAN BE MADE, THE ENGINEER RESPONSIBLE FOR THE PROJECT SHALL CERTIFY IN WRITING TO THE CITY ENGINEER THAT THE WORK HAS BEEN COMPLETED IN ACCORDANCE WITH APPROVED PLANS AND SPECIFICATIONS.
5. LOCATING AND COORDINATION FOR THE RELOCATION OF EXISTING UTILITIES IS THE RESPONSIBILITY OF THE CONTRACTOR. TENNESSEE'S ONE-CALL AND THE CITY OF FRANKLIN UTILITY LOCATION SERVICE SHALL BE UTILIZED IN ADDITION TO COORDINATION WITH LOCAL UTILITY OWNERS. THE CONTRACTOR SHALL AT ALL TIMES PROTECT EXISTING UTILITIES AND WILL BE RESPONSIBLE FOR COSTS DUE TO DAMAGE CAUSED TO ANY UTILITY LINES.
6. ALL TEMPORARY STRIPING SHALL CONFORM TO "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION," PUBLISHED BY TDOT, THE LATEST REVISION EXCEPT AS HEREIN AMENDED. WHEN APPROVED, TEMPORARY STRIPING SHALL BE REQUIRED PRIOR TO THE OPENING OF A STREET FOR TRAVEL WHERE PAVEMENT AND/OR PERMANENT STRIPING CANNOT BE COMPLETED DUE TO WEATHER AND/OR TIME CONSTRAINTS.
7. THERMOPLASTIC PAVEMENT MARKINGS SHOULD BE USED ON ALL PUBLIC AND PRIVATE CITY STREET PROJECTS. THERMOPLASTIC TRAFFIC STRIPING AND PAVEMENT MARKINGS SHALL CONFORM TO SECTION 716.03 "THERMOPLASTIC PAVEMENT MARKINGS", OF THE TENNESSEE DEPARTMENT OF TRANSPORTATION SPECIFICATIONS (TDOT), AND TO THE CITY OF FRANKLIN TRANSPORTATION & STREET TECHNICAL STANDARDS.
8. STREETS AND ROADS SHALL BE IDENTIFIED WITH APPROVED SIGNS. TEMPORARY SIGNS SHALL BE INSTALLED AT EACH STREET INTERSECTION WHEN THE CONSTRUCTION OF THE NEW ROADWAYS ALLOWS PASSAGE BY VEHICLES. SIGNS SHALL BE OF AN APPROVED SIZE, WEATHER RESISTANT, AND MAINTAINED UNTIL REPLACED BY PERMANENT SIGNS.

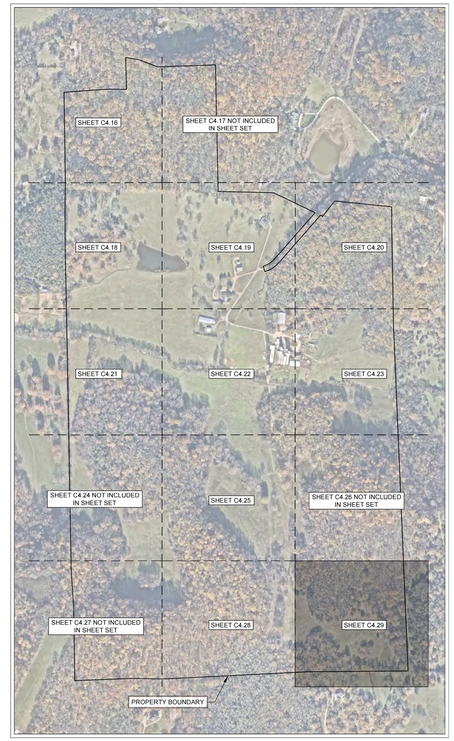
VEHICLE LEGEND

- VEHICLE FENDER PATH
- VEHICLE FRONT WHEEL PATH
- VEHICLE REAR WHEEL PATH

LEGEND

- WATER QUALITY
- DETENTION
- EXTENDED DETENTION
- RIPARIAN ZONE 1 BUFFER
- RIPARIAN ZONE 2 BUFFER
- HHO
- 500' HHO BUFFER

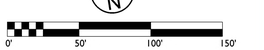




FIRE FLOW TEST

FLOW TEST DATE: 01/17/2025
STATIC PRESSURE: 80 psi
RESIDUAL PRESSURE: 65 psi
FLOW RATE: 1250 gpm at 20 psi

TESTED BY TIM BYRAM AT HB&TS



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

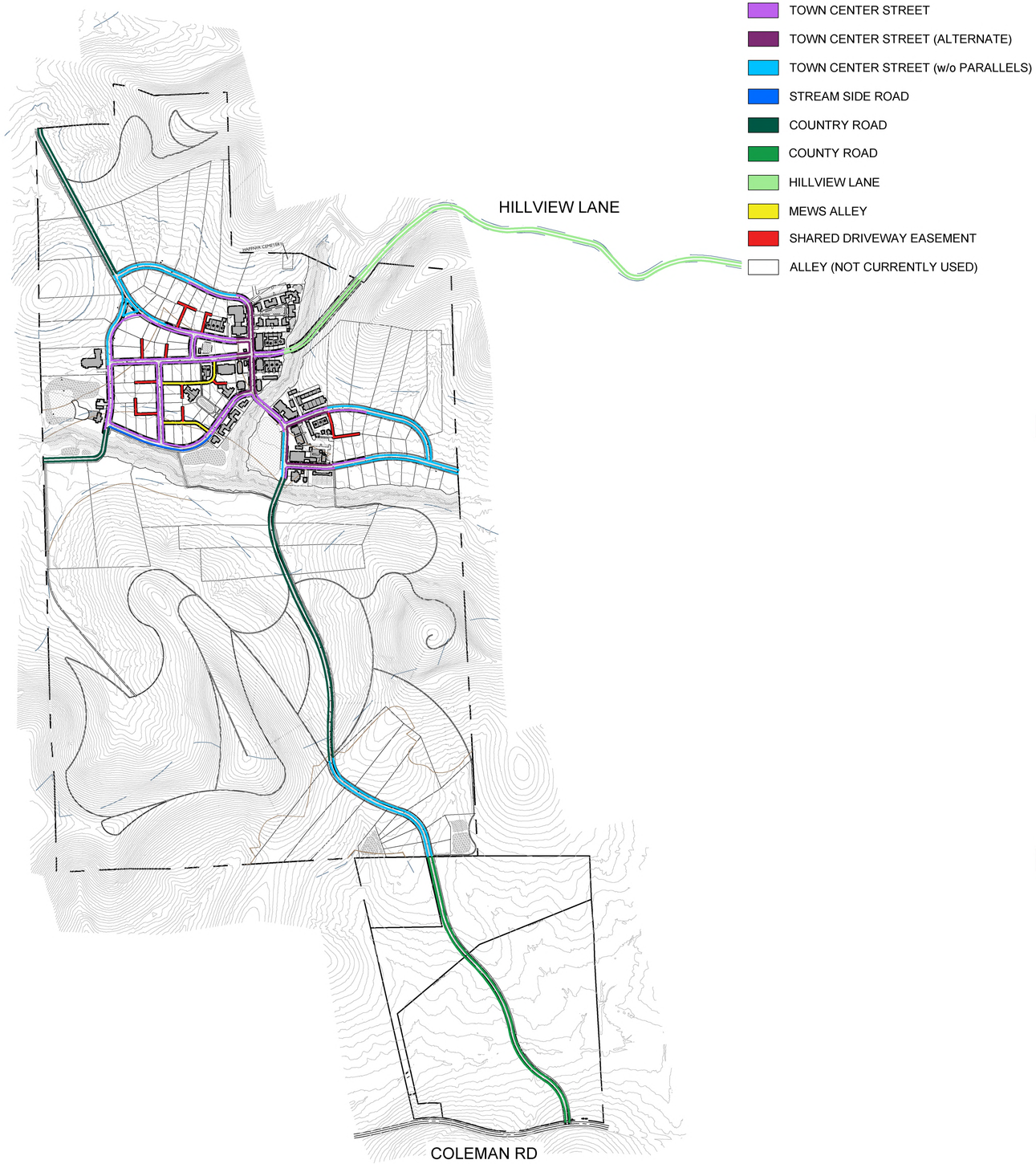
HARLIN PUD SUBDIVISION
DEVELOPMENT PLAN
Franklin, Williamson County, Tennessee

MARY McGOWAN REGISTERED ENGINEER STATE OF TENNESSEE 121320 AGRICULTURE 2025

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

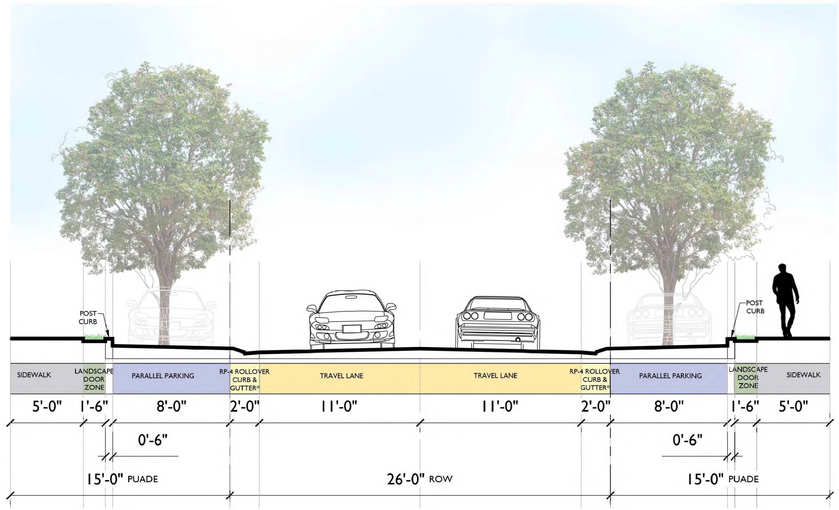
ENLARGED FIRE ROW AND ACCESS PLAN

SHEET
C4.29
COF # 8704



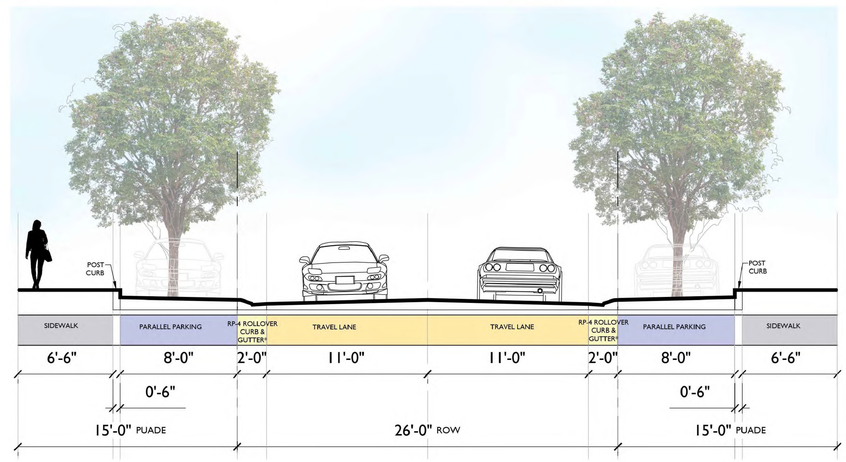
- TOWN CENTER STREET
- TOWN CENTER STREET (ALTERNATE)
- TOWN CENTER STREET (w/o PARALLELS)
- STREAM SIDE ROAD
- COUNTRY ROAD
- COUNTY ROAD
- HILLVIEW LANE
- MEWS ALLEY
- SHARED DRIVEWAY EASEMENT
- ALLEY (NOT CURRENTLY USED)

TOWN CENTER STREET



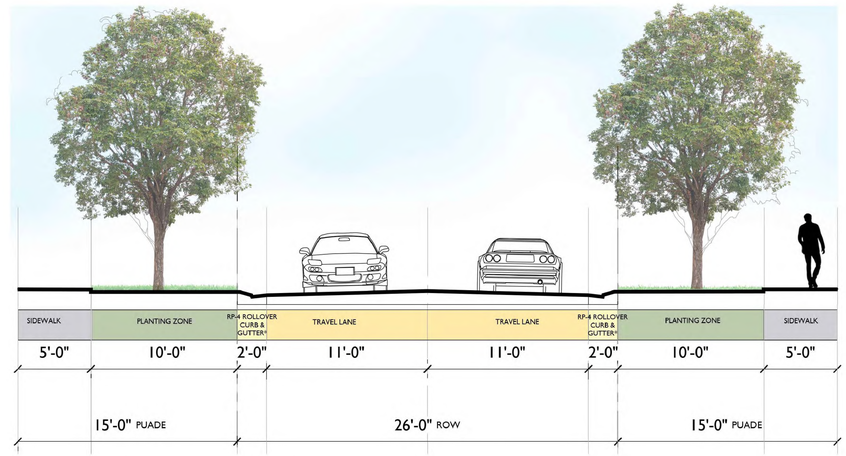
*THIS DETAIL IS FROM CITY OF FRANKLIN TECHNICAL STANDARDS: RP-4 LOCAL STREET ROLLOVER CURB AND GUTTER

TOWN CENTER STREET (ALTERNATE)



*THIS DETAIL IS FROM CITY OF FRANKLIN TECHNICAL STANDARDS: RP-4 LOCAL STREET ROLLOVER CURB AND GUTTER

TOWN CENTER STREET (w/o PARALLELS)



*THIS DETAIL IS FROM CITY OF FRANKLIN TECHNICAL STANDARDS: RP-4 LOCAL STREET ROLLOVER CURB AND GUTTER

0' 5' 10' 15'

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HARLIN PUD SUBDIVISION
DEVELOPMENT PLAN
Franklin, Williamson County, Tennessee

JEFFREY A. ROSIAK REGISTERED LANDSCAPE ARCHITECT 1135

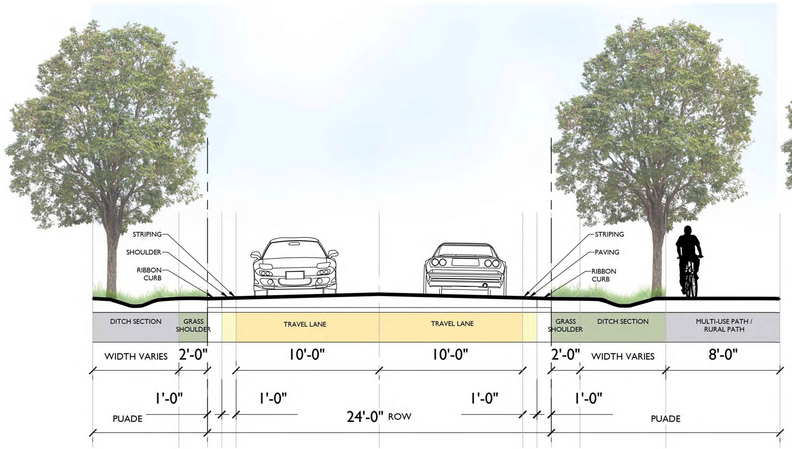
Revision Date
△ _____
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STREET NETWORK PLAN AND SECTIONS

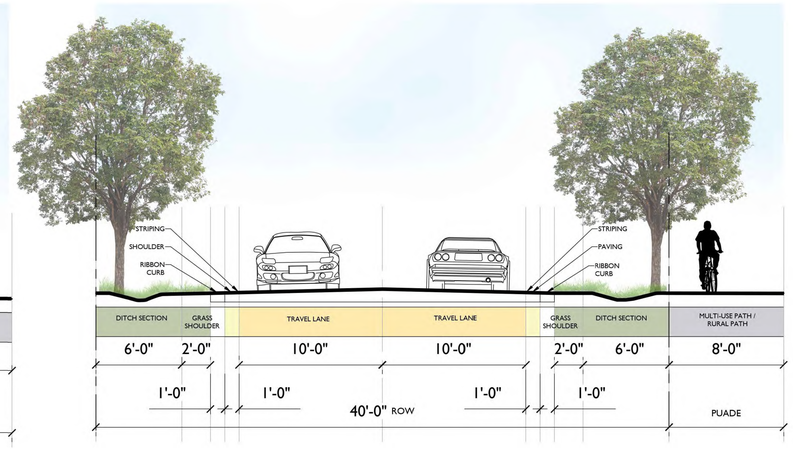
SHEET
C4.30

COF # 8704

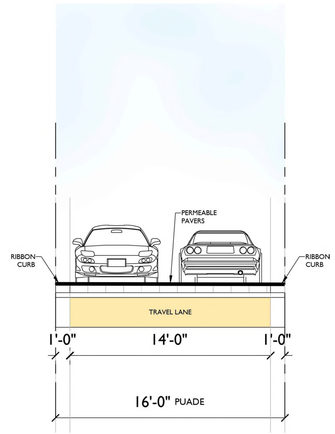
COUNTRY ROAD



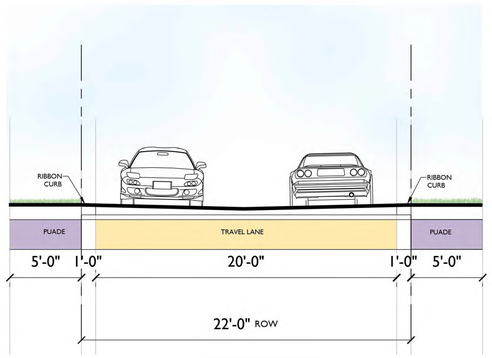
COUNTY ROAD



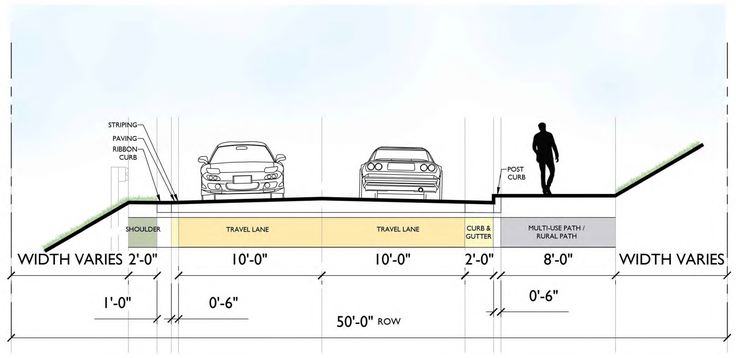
SHARED DRIVEWAY EASEMENT



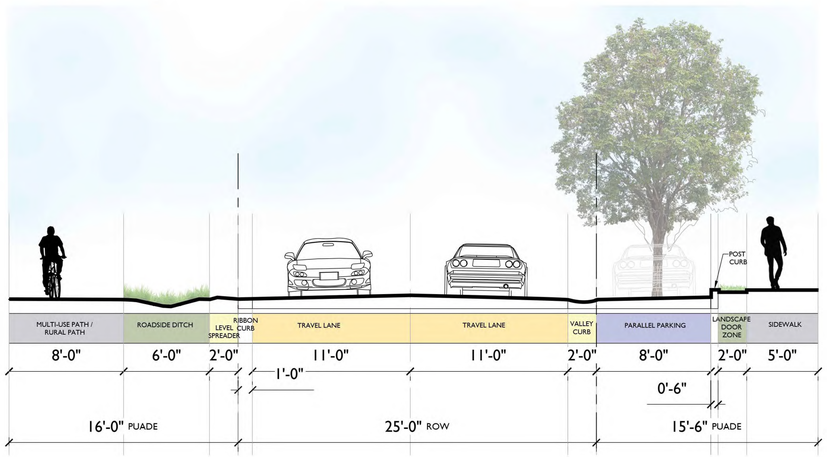
MEWS ALLEY



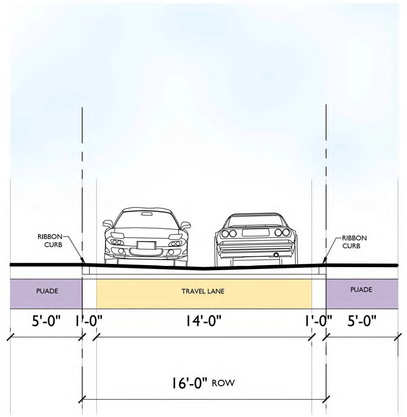
HILLVIEW LANE



STREAM SIDE ROAD



ALLEY (NOT CURRENTLY USED)



0' 5' 10' 15'

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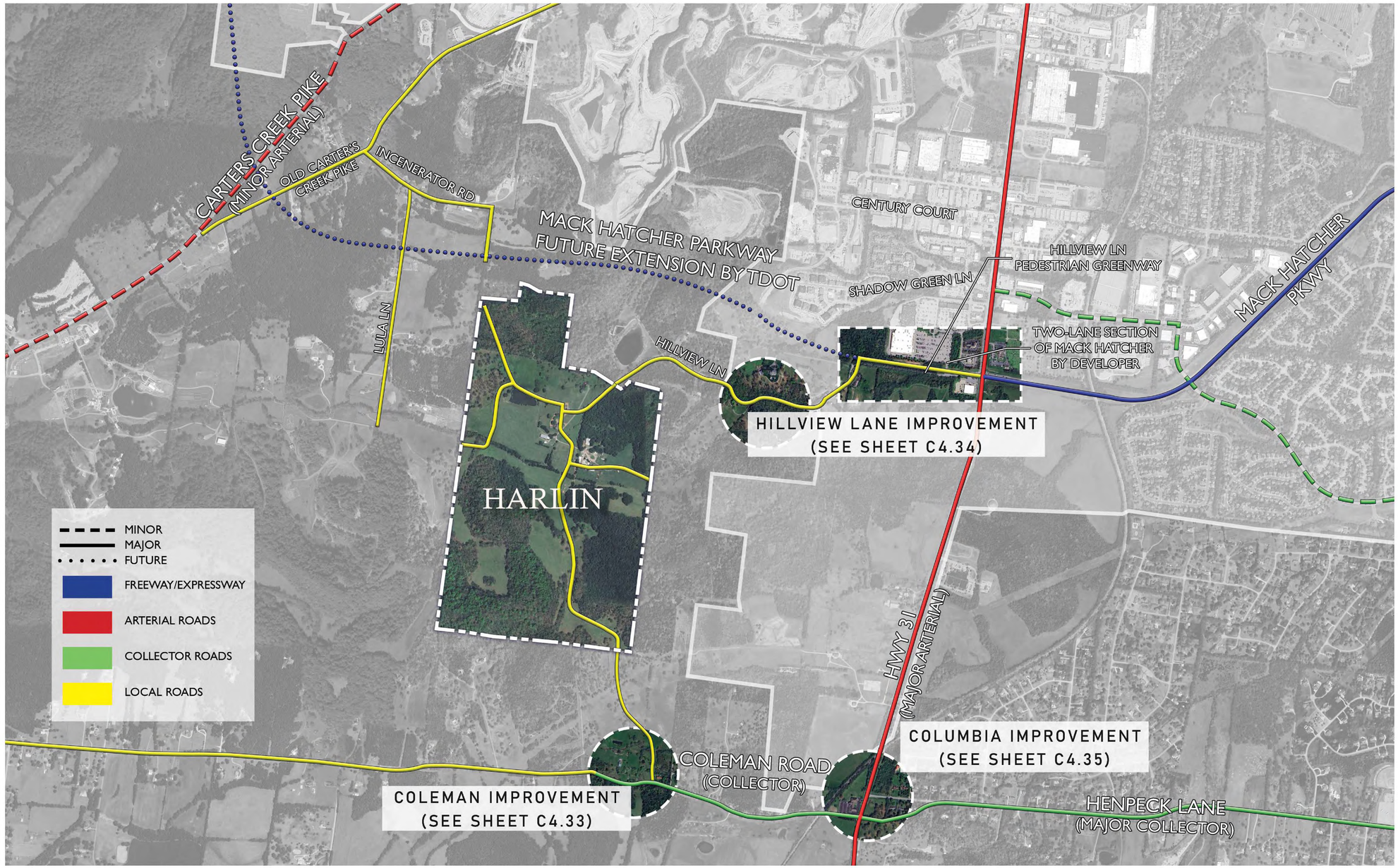
HARLIN PUD SUBDIVISION
DEVELOPMENT PLAN
Franklin, Williamson County, Tennessee

JEFFREY A. ROSIAK
REGISTERED
AGRICULTURE
TENNESSEE
LANDSCAPE ARCHITECT
#103525

Revision Date

STREET SECTIONS

SHEET
C4.31
COF # 8704



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Franklin, Williamson County, Tennessee

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AGRICULTURE
TENNESSEE
LANDSCAPE ARCHITECT
1325

Revision Date
△ _____
△ _____
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OFFSITE ROAD IMPROVEMENTS

SHEET
C4.32

COF # 8704

COLEMAN ROAD IMPROVEMENT



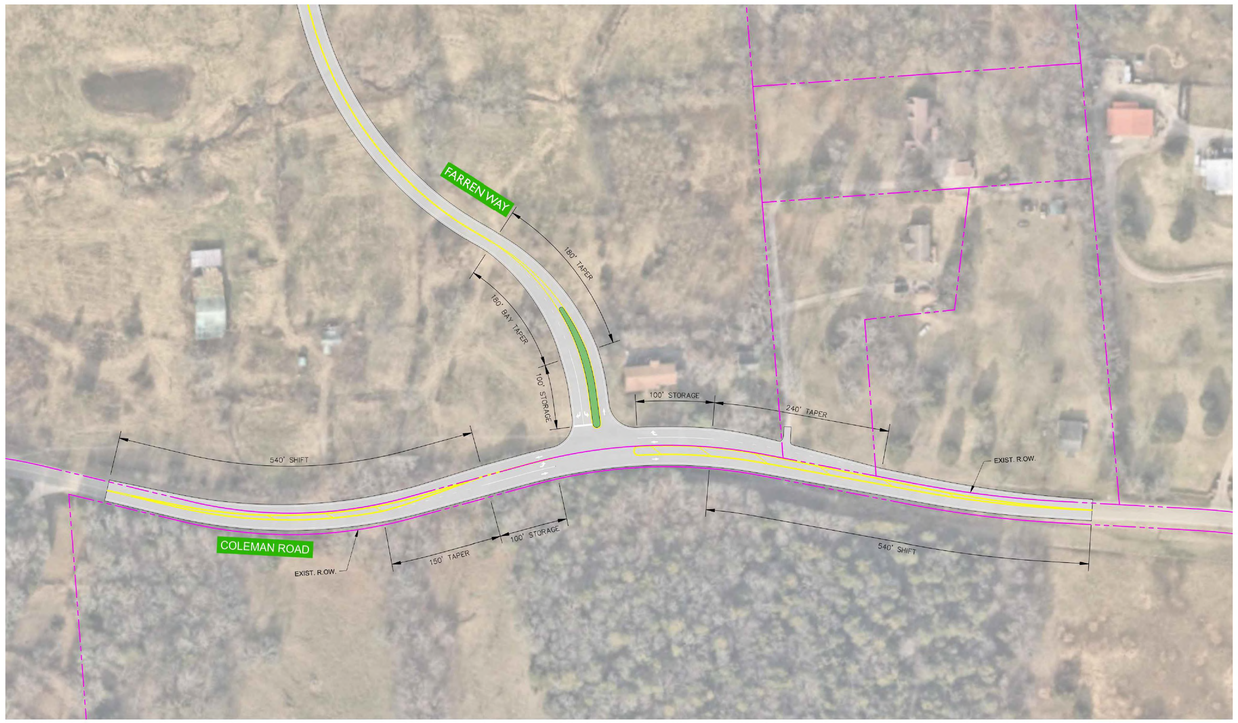
Location Key



Existing Conditions



Proposed Improvements



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DEVELOPMENT PLAN
Franklin, Williamson County, Tennessee

JEFFREY A. ROSIAK
REGISTERED
LANDSCAPE ARCHITECT
TENNESSEE
10525

Revision Date
△ _____
△ _____
△ _____
△ _____

OFFSITE ROAD IMPROVEMENTS

SHEET
C4.33

COF # 8704

HILLVIEW LANE & MACK HATCHER IMPROVEMENT

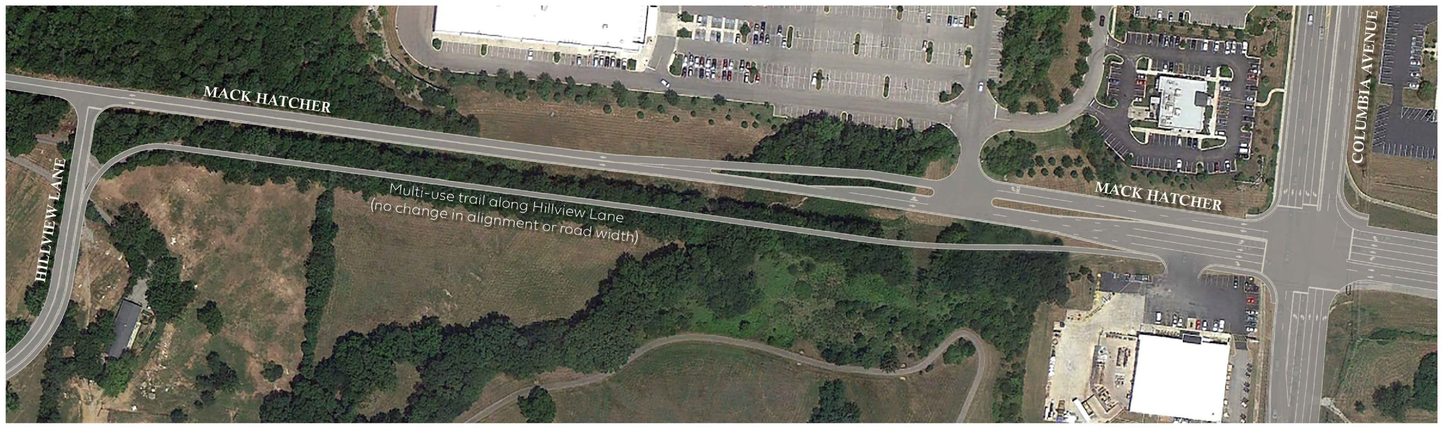




Location Key



Existing Conditions



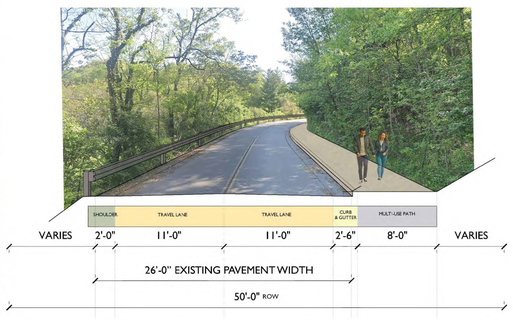
Proposed Improvements



Location Key



Existing Conditions



Proposed Improvements to Hillview Lane

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DEVELOPMENT PLAN
Franklin, Williamson County, Tennessee

JEFFREY A. ROSIAK REGISTERED LANDSCAPE ARCHITECT

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△ _____
△ _____
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OFFSITE ROAD IMPROVEMENTS

SHEET
C4.34

COF # 8704

COLEMAN ROAD & COLUMBIA PIKE IMPROVEMENT



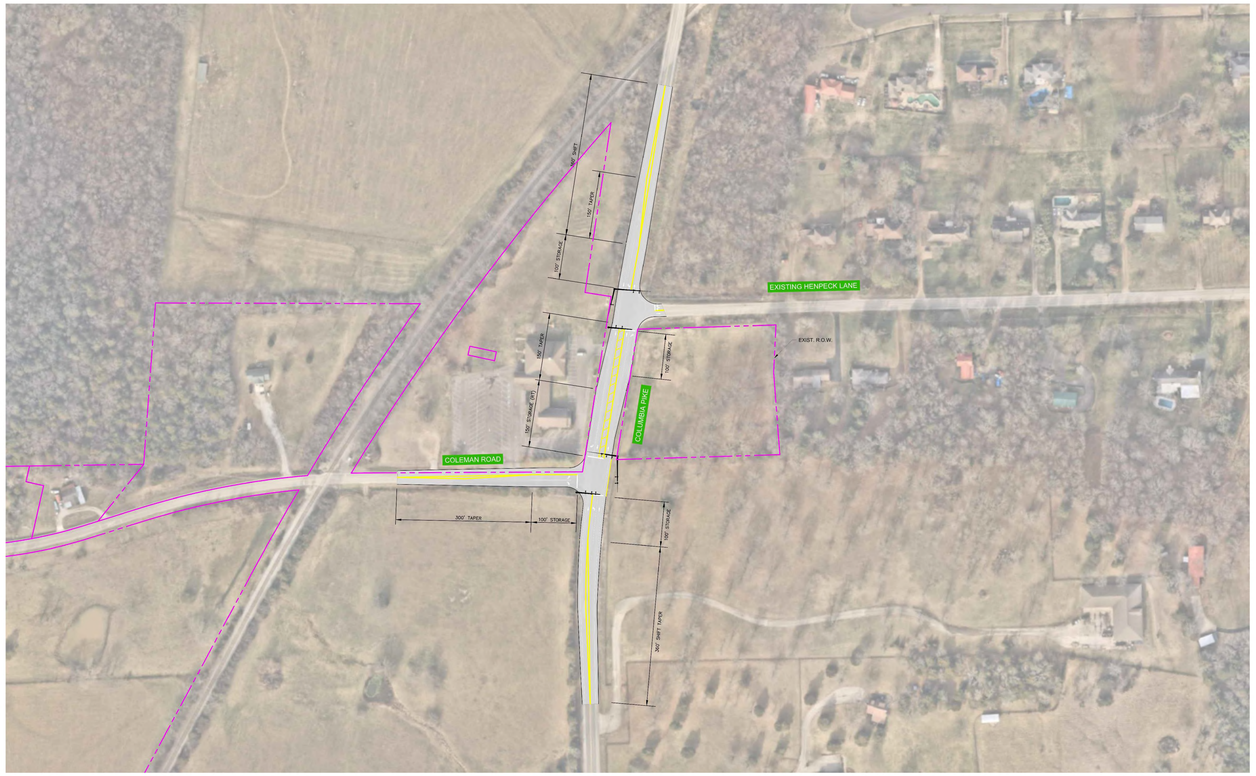
Location Key



Existing Conditions



Proposed Improvements



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DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

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DEVELOPMENT PLAN
Franklin, Williamson County, Tennessee

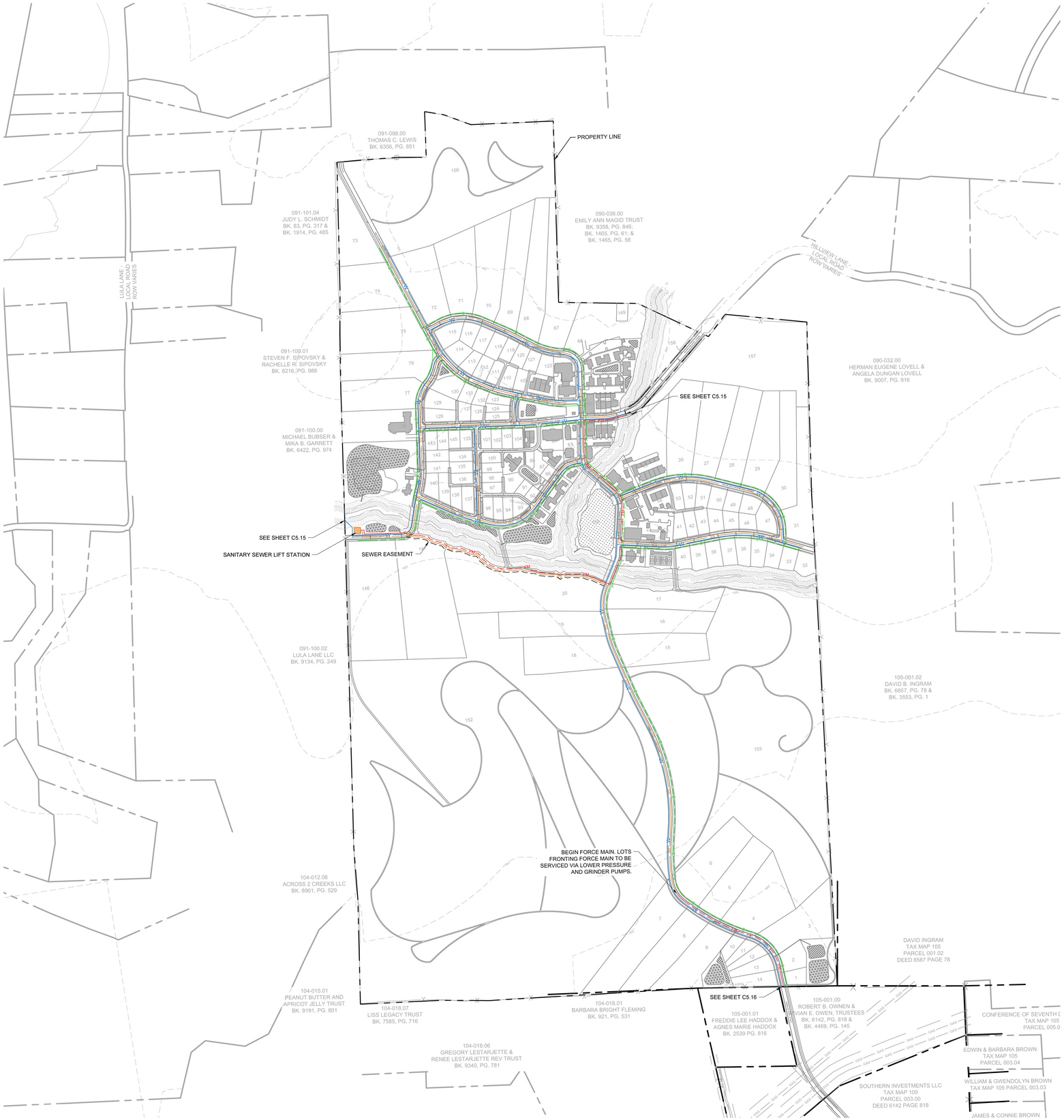
JEFFREY A. ROSIAK REGISTERED AGRICULTURE LANDSCAPE ARCHITECT

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

OFFSITE ROAD IMPROVEMENTS

SHEET
C4.35

COF # 8704



SPRINKLER NOTE

LOTS WHICH FRONT A MEWS SECTION ARE TO BE SPRINKLERED.
THIS CONDITION APPLIES SPECIFICALLY TO LOTS 87, 88, 89, 90, AND 91.

SITE LEGEND

- STORM PIPE
- W — WATER MAIN BY HB&TS
- G — GRAVITY SEWER LINE
- FM — FORCE MAIN SEWER LINE
- E — PROPOSED ELECTRICAL

SANITARY SEWER NOTE

ALL ON-SITE AND OFF-SITE SANITARY SEWER ALIGNMENT IS CONCEPTUAL ONLY AND NOT APPROVED WITH THE DEVELOPMENT PLAN. FINAL ALIGNMENT WILL BE DETERMINED AT SITE PLAN.

FIRE FLOW TEST

FLOW TEST DATE: 01/17/2025
STATIC PRESSURE: 80 psi
RESIDUAL PRESSURE: 65 psi
FLOW RATE: 1250 gpm at 20 psi

TESTED BY TIM BYRAM AT HB&TS

STATEMENT OF IMPACTS

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

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

UTILITY NOTES

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

AGENCY CONTACTS

WATER
HB & TS
505 DOWNS BLVD
FRANKLIN, TN 37064
PHONE: (615) 794-7796
CONTACT: CODY LOVETT

GAS
ATMOS ENERGY
200 NOAH DRIVE
FRANKLIN, TN 37064
PHONE: (615) 794-2596
CONTACT: BLAKE DAVIS

CITY OF FRANKLIN
109 3rd AVENUE SOUTH, FRANKLIN, TN 37067
CONTACT:
PLANNING : EMILY WRIGHT (615) 550-6739
ENGINEERING : LANCE FITTRO (615) 550-6676

ELECTRIC
MIDDLE TN ELECTRIC
2156 EDWARD CURD LN.
FRANKLIN, TN 37067
PHONE: (615) 595-4693
CONTACT: DALE HOOD

SANITARY SEWER
CITY OF FRANKLIN
124 LUMBER DRIVE
FRANKLIN, TN 37064
PHONE: (615) 794-4554
CONTACT: BEN MCNEIL

ENGINEER
KIMLEY-HORN AND ASSOCIATES, INC.
4031 ASPEN GROVE DRIVE
FRANKLIN, TENNESSEE 37067
PHONE: (615) 800-4004
CONTACT: MARY McGOWAN, P.E.

CABLE
COMCAST
2501 McGAVOCK PK,
SUITE 1206
NASHVILLE, TN 37214
PHONE: (615) 550-6855
CONTACT: PAULA BROOKS

TELEPHONE
AT&T
PHONE: (615) 595-7816
CONTACT: DAVID TUTTEROW

SURVEYOR
TWM INC.
390 MALLORY STATION ROAD
SUITE 100
FRANKLIN, TN 37067
PHONE: (615) 814-7414

LEGEND

- WATER QUALITY
- DRY DETENTION
- WET DETENTION
- RIPARIAN ZONE 1 BUFFER
- RIPARIAN ZONE 2 BUFFER
- HHO
- 500' HHO BUFFER

LOCATION OF FLOWED HYDRANT



SCALE: 1" = 100'

0' 300' 600' 900'

GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

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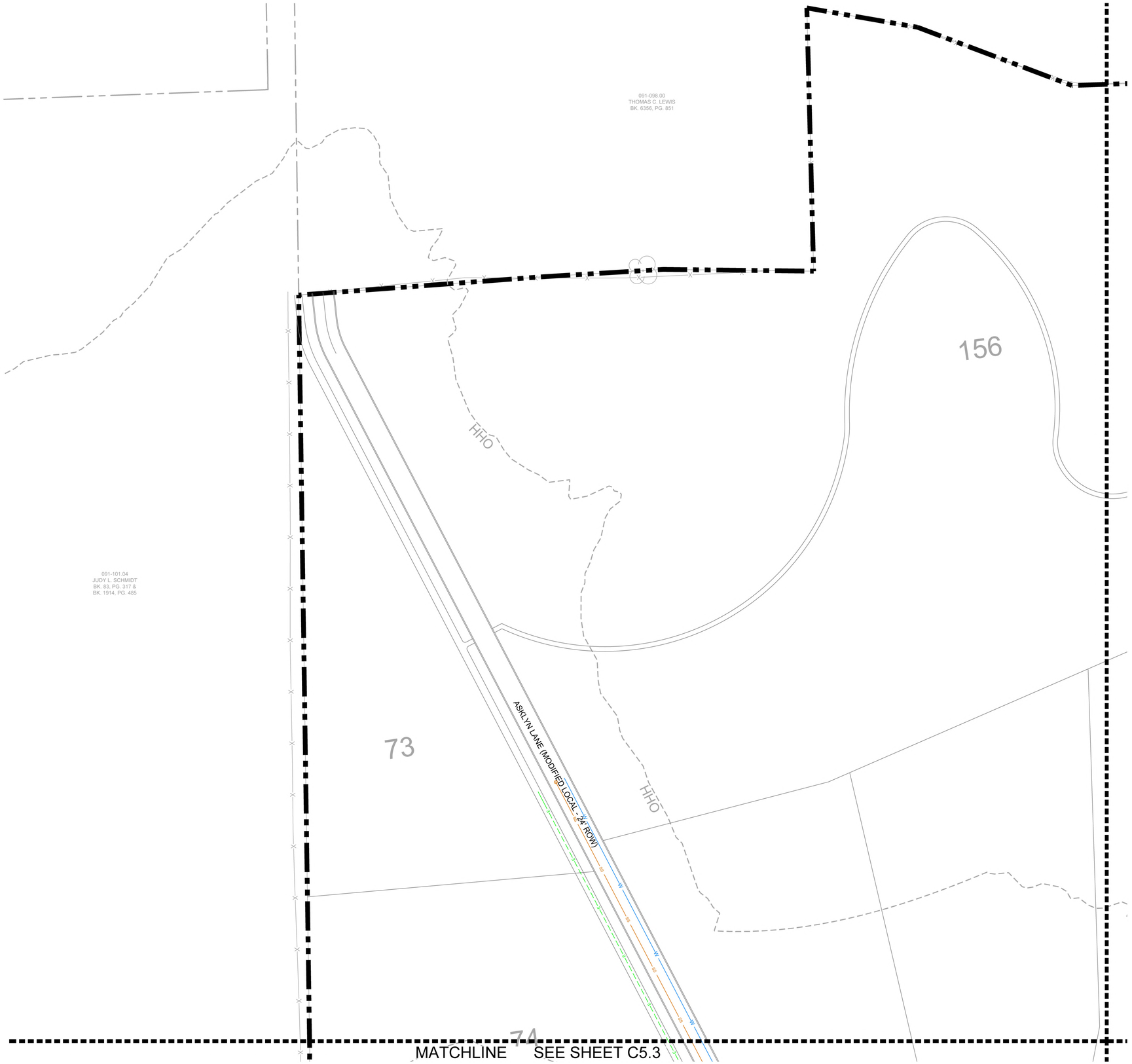
HARLIN PUD SUBDIVISION
DEVELOPMENT PLAN
Franklin, Williamson County, Tennessee

MARY McGOWAN
REGISTERED ENGINEER
STATE OF TENNESSEE
No. 121320
2025

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

OVERALL UTILITY PLAN

SHEET
C5.0
COF # 8704



SANITARY SEWER NOTE

ALL ON-SITE AND OFF-SITE SANITARY SEWER ALIGNMENT IS CONCEPTUAL ONLY AND NOT APPROVED WITH THE DEVELOPMENT PLAN. FINAL ALIGNMENT WILL BE DETERMINED AT SITE PLAN.

SITE LEGEND

- STORM PIPE
- W — WATER MAIN BY HB&TS
- SS — GRAVITY SEWER LINE
- FM — FORCE MAIN SEWER LINE
- E — PROPOSED ELECTRICAL

UTILITY NOTES

1. ALL PERSONS WHO UNDERTAKE THE CONSTRUCTION OF WATER, SEWER AND/OR RECLAIMED WATER LINES LOCATED IN, OR AFFECTING SERVICES PROVIDED BY THE CITY OF FRANKLIN SHALL COMPLY WITH THE REQUIREMENTS AND REGULATIONS SET FORTH IN THE "GENERAL REQUIREMENTS & TECHNICAL SPECIFICATIONS, WATER MANAGEMENT DEPARTMENT, CITY OF FRANKLIN, TENNESSEE" LATEST EDITION, ALONG WITH ANY AMENDMENTS, ADDITIONS, OR ALTERATION THAT MAY THEREAFTER BE ADOPTED BY THE BOARD OF MAYOR AND ALDERMEN BY RESOLUTION.
2. CONTRACTOR SHALL OBTAIN WATER & SEWER INFRASTRUCTURE INSTALLATION PERMIT PRIOR TO SCHEDULING REQUIRED PRE-CONSTRUCTION SITE MEETING. CONTRACTOR SHALL COMPLETE THE PRECONSTRUCTION SITE MEETING PRIOR TO COMMENCING WITH CONSTRUCTION.
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LEGEND

- WATER QUALITY
- DRY DETENTION
- WET DETENTION
- RIPARIAN ZONE 1 BUFFER
- RIPARIAN ZONE 2 BUFFER
- HHO
- 500' HHO BUFFER

FIRE FLOW TEST

FLOW TEST DATE: 01/17/2025
STATIC PRESSURE: 80 psi
RESIDUAL PRESSURE: 65 psi
FLOW RATE: 1250 gpm at 20 psi

TESTED BY TIM BYRAM AT HB&TS

SPRINKLER NOTE

LOTS WHICH FRONT A MEWS SECTION ARE TO BE SPRINKLERED.
THIS CONDITION APPLIES SPECIFICALLY TO LOTS 87, 88, 89, 90, AND 91.



GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

BOYLE
Building community since 1933.

Kimley»Horn

DesignStudio

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SHERIDAN PUBLIC RELATIONS LLC

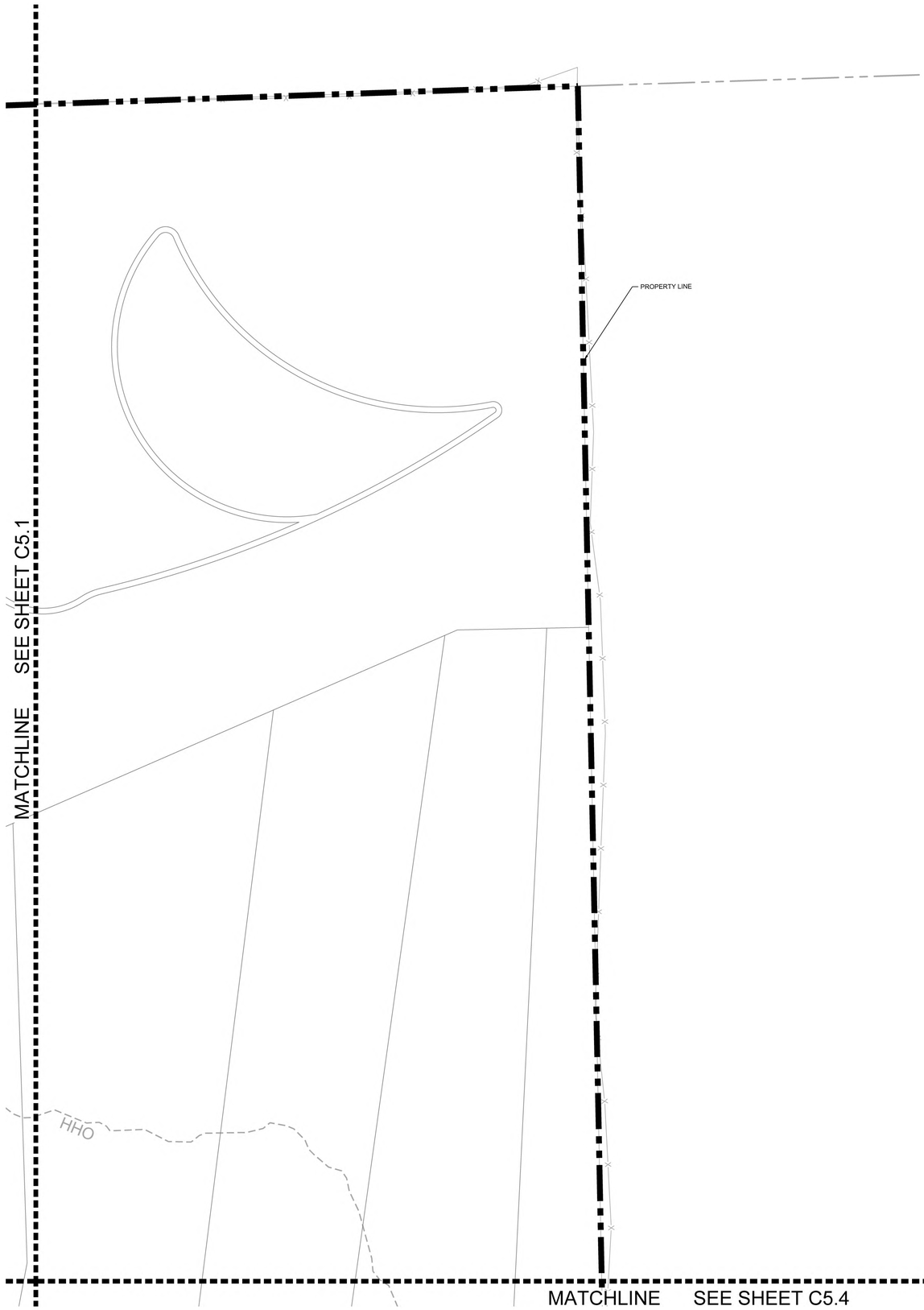
HARLIN PUD SUBDIVISION
DEVELOPMENT PLAN
Franklin, Williamson County, Tennessee

MARY McGOWAN — REGISTERED ENGINEER — AGRICULTURE — 121320 — STATE OF TENNESSEE — 10/10/2025

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

ENLARGED UTILITY PLAN

SHEET
C5.1
COF # 8704



SANITARY SEWER NOTE

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- STORM PIPE
- W — WATER MAIN BY HB&TS
- GRAVITY SEWER LINE
- FM — FORCE MAIN SEWER LINE
- E — PROPOSED ELECTRICAL

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- DRY DETENTION
- WET DETENTION
- RIPARIAN ZONE 1 BUFFER
- RIPARIAN ZONE 2 BUFFER
- HHO
- 500' HHO BUFFER

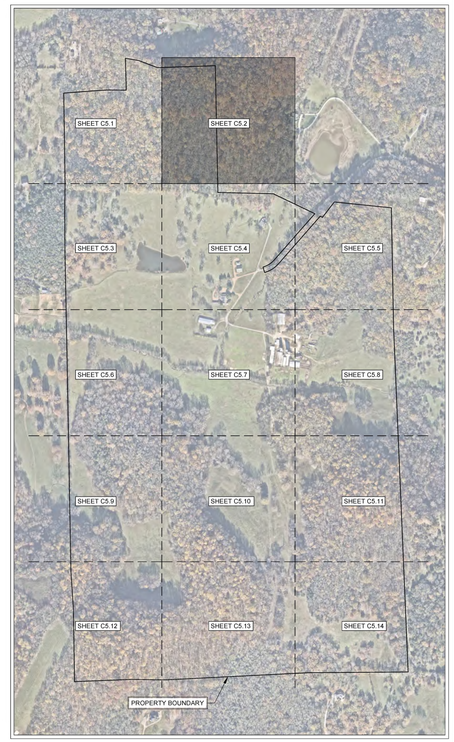
FIRE FLOW TEST

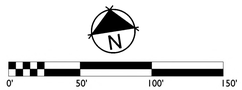
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DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE
BOYLE
Building community since 1933.
H
Kimley»Horn
DesignStudio
sdco PARTNERS
SHERIDAN PUBLIC RELATIONS LLC

HARLIN PUD SUBDIVISION
DEVELOPMENT PLAN
Franklin, Williamson County, Tennessee



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

ENLARGED UTILITY PLAN

SHEET
C5.2
COF # 8704

MATCHLINE SEE SHEET C5.1

MATCHLINE SEE SHEET C5.4

MATCHLINE SEE SHEET C5.6

ASHLYN LANE (MODIFIED LOCAL - 26' ROW)

BRAITHWAITE BLVD (MODIFIED LOCAL - 26' ROW)

HILLVIEW LANE (MODIFIED LOCAL - 2

WONWITHE DRIVE (MODIFIED LOCAL - 26' ROW)

FIED LOCAL - 26' ROW)

71 72 75 76 77 78 115 116 114 113 148 130 131 129 127 126 128 143 144 145 133 142 134 141 135

HHO

HHO

500' HHO BUFFER

091-100.01
STEVEN F. SIPOVSKY &
RACHELLE R. SIPOVSKY
BK. 8216, PG. 988

091-100.00
MICHAEL BUBSER &
MIKA B. GARRETT
BK. 6422, PG. 974

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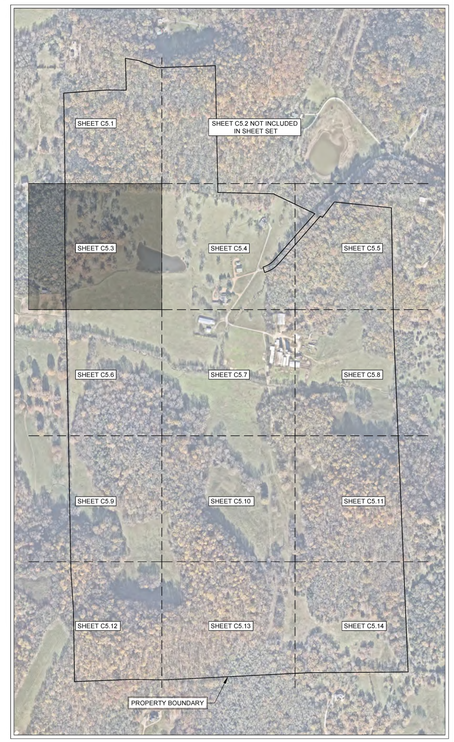
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N

0' 50' 100' 150'

GAMBLE DESIGN COLLABORATIVE

DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

BOYLE
Building community since 1933.

Kimley»Horn

DesignStudio

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SHERIDAN PUBLIC RELATIONS LLC

HARLIN PUD SUBDIVISION
DEVELOPMENT PLAN
Franklin, Williamson County, Tennessee

MARY McGOWAN REGISTERED ENGINEER STATE OF TENNESSEE 121370 12/31/2025

Revision Date

ENLARGED UTILITY PLAN

SHEET
C5.3
COF # 8704

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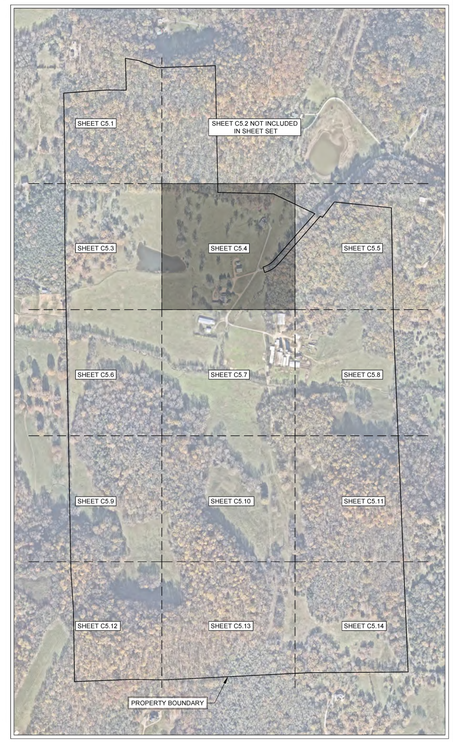
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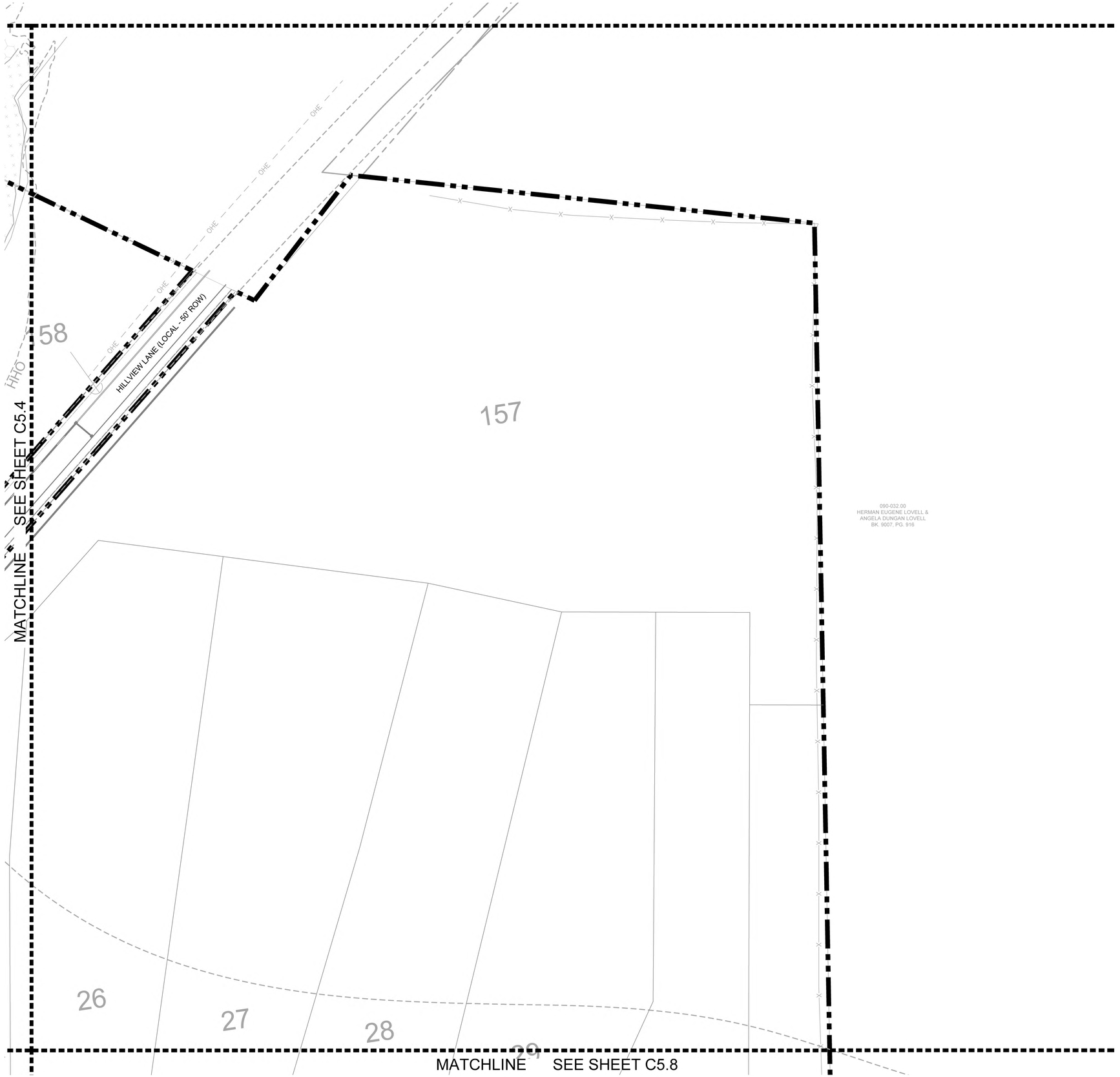
HARLIN PUD SUBDIVISION
DEVELOPMENT PLAN
Franklin, Williamson County, Tennessee

MARY McGOWAN — LICENSED PROFESSIONAL ENGINEER — AGRICULTURAL — STATE OF TENNESSEE — 121324 — 2025

Revision Date

ENLARGED UTILITY PLAN

SHEET
C5.4
COF # 8704



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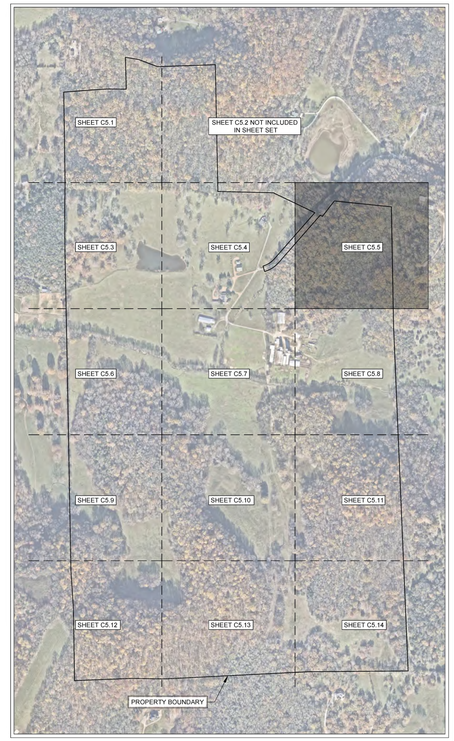
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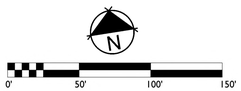
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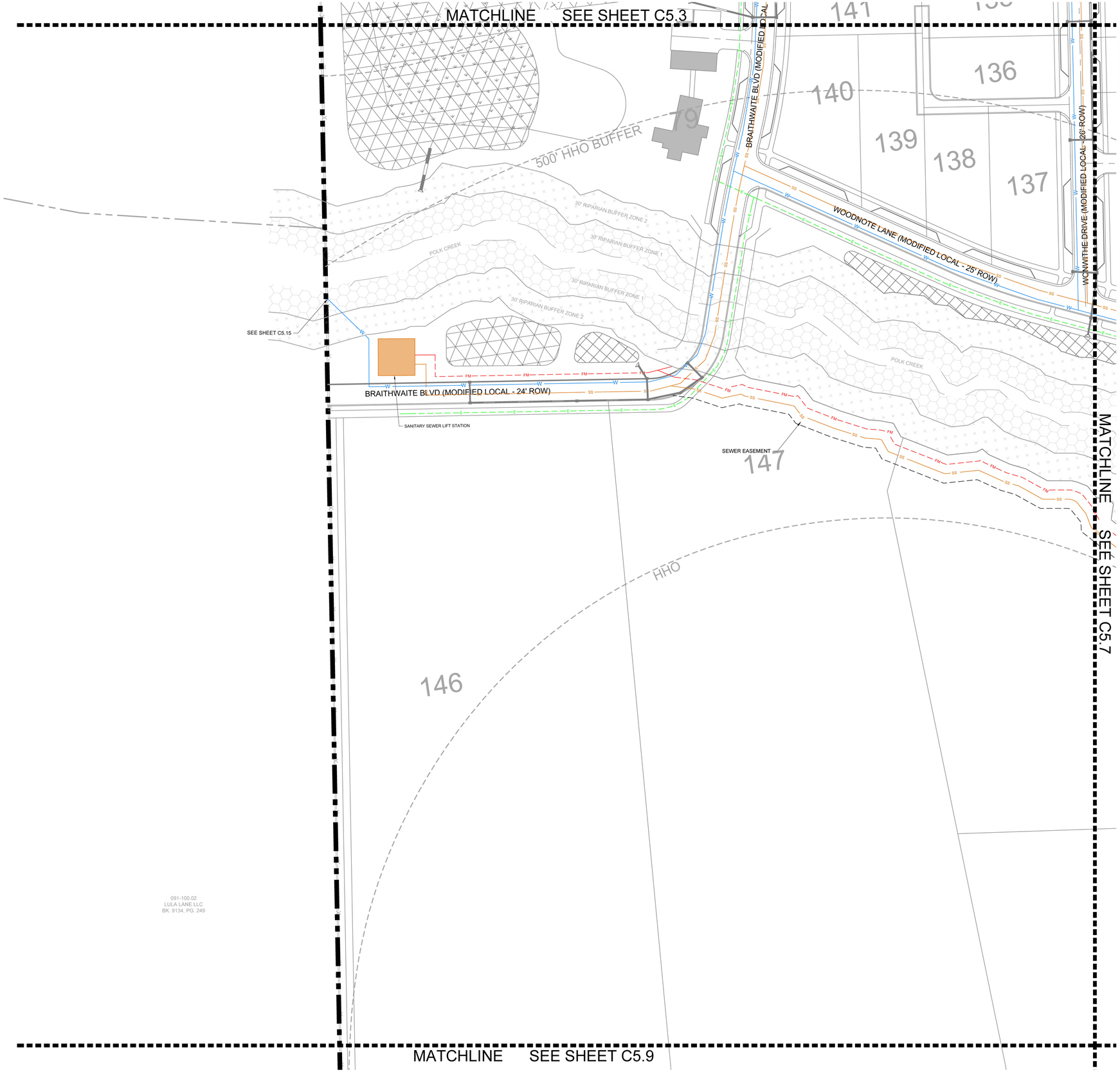
HARLIN PUD SUBDIVISION
DEVELOPMENT PLAN
Franklin, Williamson County, Tennessee

MARY McGOWAN REGISTERED ENGINEER STATE OF TENNESSEE No. 121320 2025

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

ENLARGED UTILITY PLAN

SHEET
C5.5
COF # 8704



SANITARY SEWER NOTE

ALL ON-SITE AND OFF-SITE SANITARY SEWER ALIGNMENT IS CONCEPTUAL ONLY AND NOT APPROVED WITH THE DEVELOPMENT PLAN. FINAL ALIGNMENT WILL BE DETERMINED AT SITE PLAN.

SITE LEGEND

- STORM PIPE
- WATER MAIN BY HB&TS
- GRAVITY SEWER LINE
- FORCE MAIN SEWER LINE
- PROPOSED ELECTRICAL

UTILITY NOTES

1. ALL PERSONS WHO UNDERTAKE THE CONSTRUCTION OF WATER, SEWER AND/OR RECLAIMED WATER LINES LOCATED IN, OR AFFECTING SERVICES PROVIDED BY THE CITY OF FRANKLIN SHALL COMPLY WITH THE REQUIREMENTS AND REGULATIONS SET FORTH IN THE "GENERAL REQUIREMENTS & TECHNICAL SPECIFICATIONS, WATER MANAGEMENT DEPARTMENT, CITY OF FRANKLIN, TENNESSEE" LATEST EDITION, ALONG WITH ANY AMENDMENTS, ADDITIONS, OR ALTERATION THAT MAY THEREAFTER BE ADOPTED BY THE BOARD OF MAYOR AND ALDERMEN BY RESOLUTION.
2. CONTRACTOR SHALL OBTAIN WATER & SEWER INFRASTRUCTURE INSTALLATION PERMIT PRIOR TO SCHEDULING REQUIRED PRE-CONSTRUCTION SITE MEETING. CONTRACTOR SHALL COMPLETE THE PRECONSTRUCTION SITE MEETING PRIOR TO COMMENCING WITH CONSTRUCTION.
3. CONTRACTOR SHALL OBTAIN AND KEEP ALL OF THE FOLLOWING ITEMS ON THE JOBSITE AT ALL TIMES DURING CONSTRUCTION:
   a. APPROVED, STAMPED AND SIGNED WATER AND/OR SEWER PLANS
   b. WATER & SEWER INFRASTRUCTURE INSTALLATION PERMIT, WITH ALL STEPS COMPLETED AND SIGNED BY APPROPRIATE CITY EMPLOYEES.
   c. COPY OF APPROVED AVAILABILITY REQUEST RESPONSE LETTER.
   d. A COPY OF ALL APPROVED CUT SHEETS.
4. ACCEPTANCE OF CITY OF FRANKLIN PUBLIC WATER INFRASTRUCTURE, SANITARY SEWER INFRASTRUCTURE AND/OR RECLAIMED WATER INFRASTRUCTURE SHALL BECOME THE RESPONSIBILITY OF THE CITY OF FRANKLIN, TN FOLLOWING APPROVAL FROM THE CITY OF FRANKLIN INSPECTORS AND ACCEPTANCE BY THE FRANKLIN MUNICIPAL PLANNING COMMISION. THE ACCEPTANCE DATE SHALL BE BASED ON THE DAY MAINTENANCE SURETIES ARE ESTABLISHED BY THE FRANKLIN MUNICIPAL PLANNING COMMISSION.
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8. UTILITIES LAYOUTS SHOWN IN THIS PLAN ARE CONCEPTUAL AND ARE SUBJECT TO CHANGE. UTILITY LAYOUTS ARE NOT APPROVED WITH APPROVAL OF THIS DEVELOPMENT PLAN, AND SHOULD BE COORDINATED WITH THE PRESIDING ENTITY.

LEGEND

- WATER QUALITY
- DRY DETENTION
- WET DETENTION
- RIPARIAN ZONE 1 BUFFER
- RIPARIAN ZONE 2 BUFFER
- HHO
- 500' HHO BUFFER

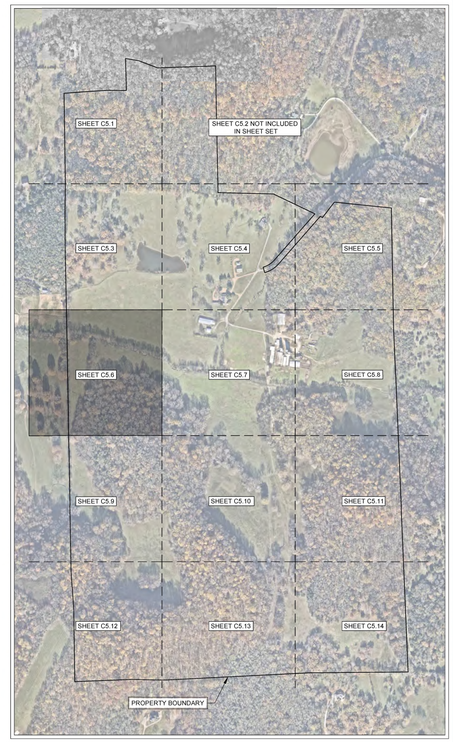
FIRE FLOW TEST

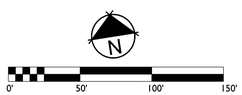
FLOW TEST DATE: 01/17/2025
STATIC PRESSURE: 80 psi
RESIDUAL PRESSURE: 65 psi
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TESTED BY TIM BYRAM AT HB&TS

SPRINKLER NOTE

LOTS WHICH FRONT A MEWS SECTION ARE TO BE SPRINKLERED.
THIS CONDITION APPLIES SPECIFICALLY TO LOTS 87, 88, 89, 90, AND 91.





GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

BOYLE
Building community since 1933.

Kimley»Horn

DesignStudio

sdco PARTNERS

SHERIDAN PUBLIC RELATIONS LLC

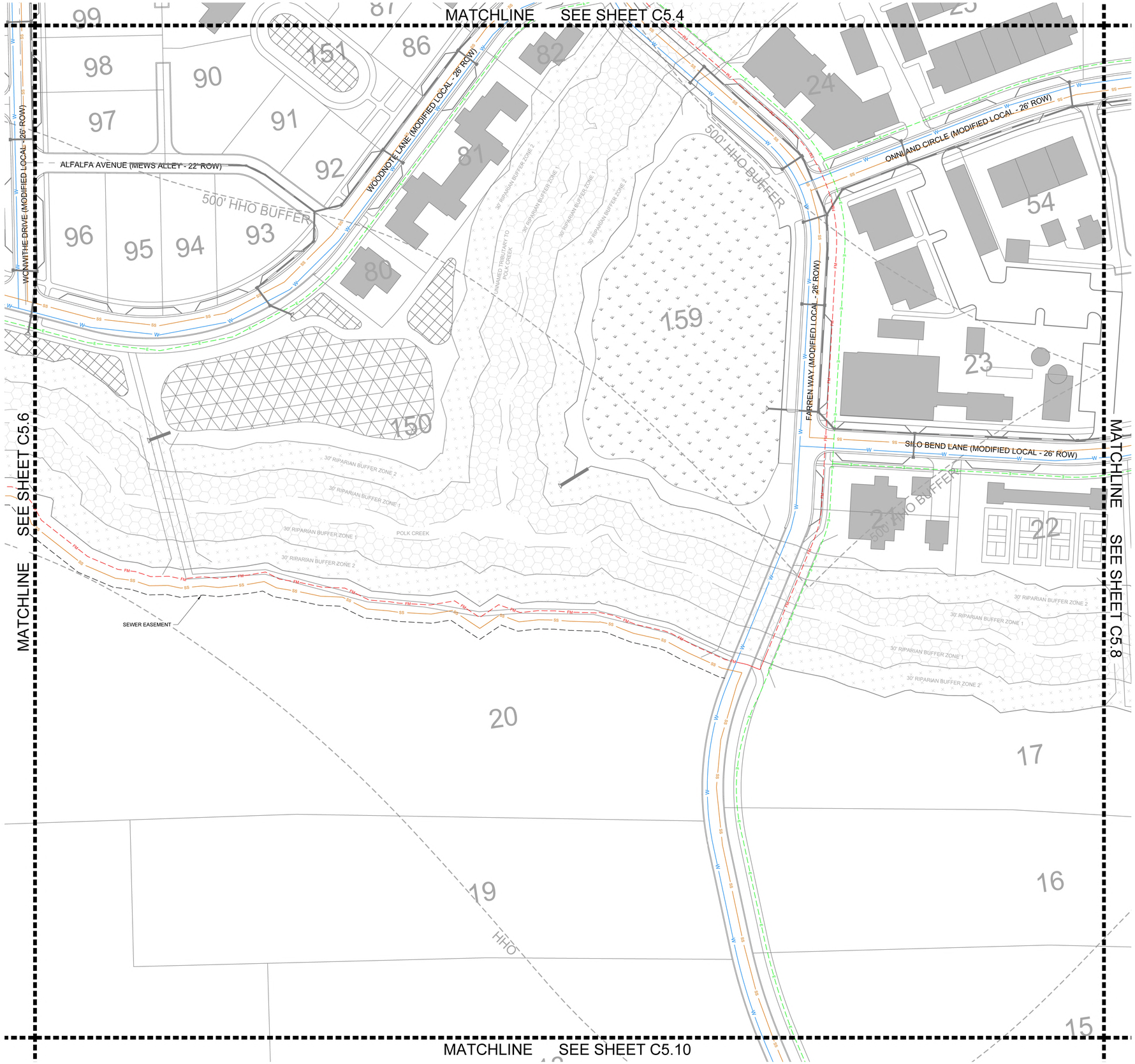
HARLIN PUD SUBDIVISION
DEVELOPMENT PLAN
Franklin, Williamson County, Tennessee

MARY McGOVAN — REGISTERED ENGINEER — DEPARTMENT OF AGRICULTURE — No. 121320 — STATE OF TENNESSEE
11/21/2025

Revision Date
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- △ _____
- △ _____
- △ _____

ENLARGED UTILITY PLAN

SHEET
C5.6
COF # 8704



SANITARY SEWER NOTE

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SITE LEGEND

- STORM PIPE
- WATER MAIN BY HB&TS
- GRAVITY SEWER LINE
- FORCE MAIN SEWER LINE
- PROPOSED ELECTRICAL

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- DRY DETENTION
- WET DETENTION
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- RIPARIAN ZONE 2 BUFFER
- HHO
- 500' HHO BUFFER

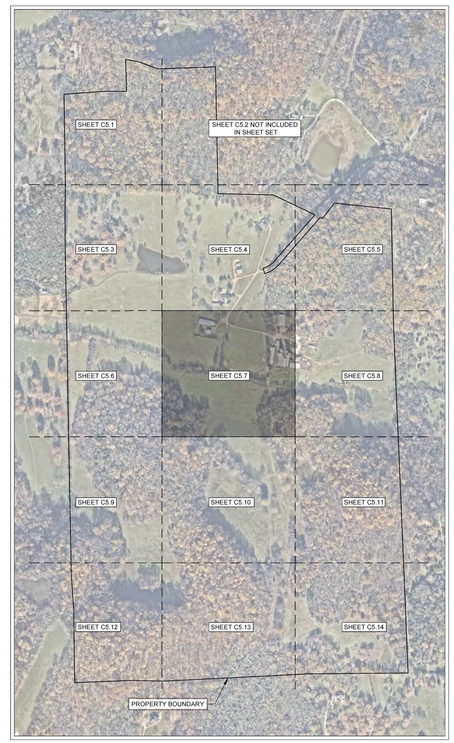
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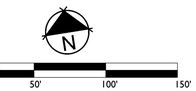
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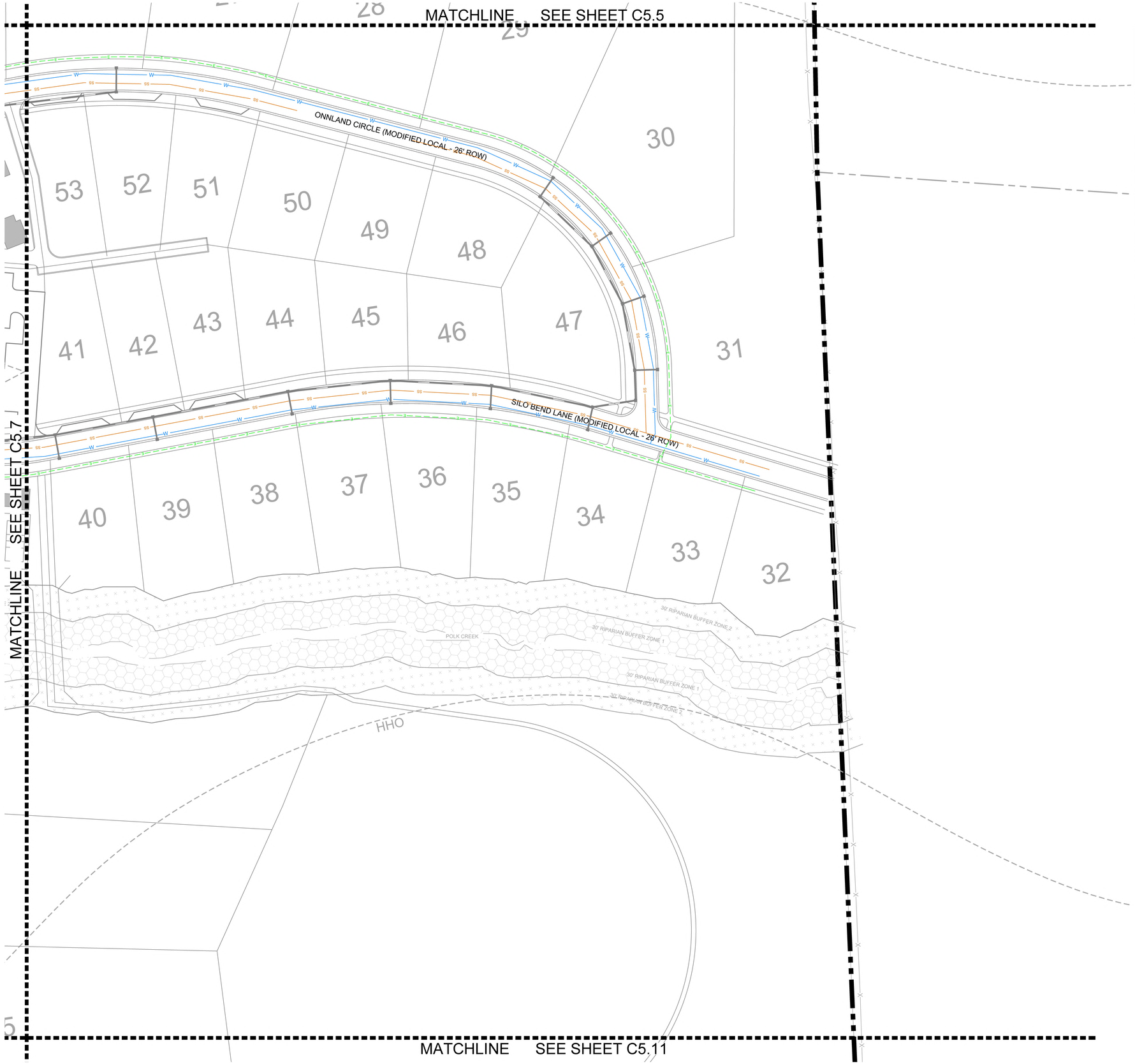
HARLIN PUD SUBDIVISION
DEVELOPMENT PLAN
Franklin, Williamson County, Tennessee



Revision Date
△ _____
△ _____
△ _____
△ _____

ENLARGED UTILITY PLAN

SHEET
C5.7
COF # 8704



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SITE LEGEND

- STORM PIPE
- WATER MAIN BY HB&TS
- GRAVITY SEWER LINE
- FORCE MAIN SEWER LINE
- PROPOSED ELECTRICAL

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LEGEND

- WATER QUALITY
- DRY DETENTION
- WET DETENTION
- RIPARIAN ZONE 1 BUFFER
- RIPARIAN ZONE 2 BUFFER
- HHO
- 500' HHO BUFFER

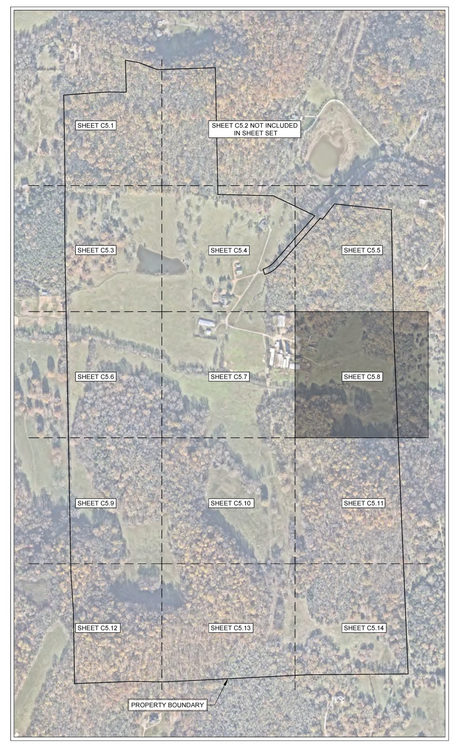
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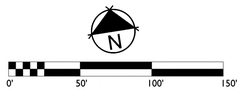
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GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

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Building community since 1933.

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HARLIN PUD SUBDIVISION
DEVELOPMENT PLAN
Franklin, Williamson County, Tennessee

MARY McGOWAN REGISTERED ENGINEER STATE OF TENNESSEE 121320 2025

Revision Date
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- △ _____
- △ _____
- △ _____

ENLARGED UTILITY PLAN

SHEET
C5.8
COF # 8704

MATCHLINE SEE SHEET C5.6

MATCHLINE SEE SHEET C5.10

MATCHLINE SEE SHEET C5.12

152

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SANITARY SEWER NOTE

ALL ON-SITE AND OFF-SITE SANITARY SEWER ALIGNMENT IS CONCEPTUAL ONLY AND NOT APPROVED WITH THE DEVELOPMENT PLAN. FINAL ALIGNMENT WILL BE DETERMINED AT SITE PLAN.

SITE LEGEND

- STORM PIPE
- W — WATER MAIN BY HB&TS
- SS — GRAVITY SEWER LINE
- FM — FORCE MAIN SEWER LINE
- E — PROPOSED ELECTRICAL

UTILITY NOTES

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LEGEND

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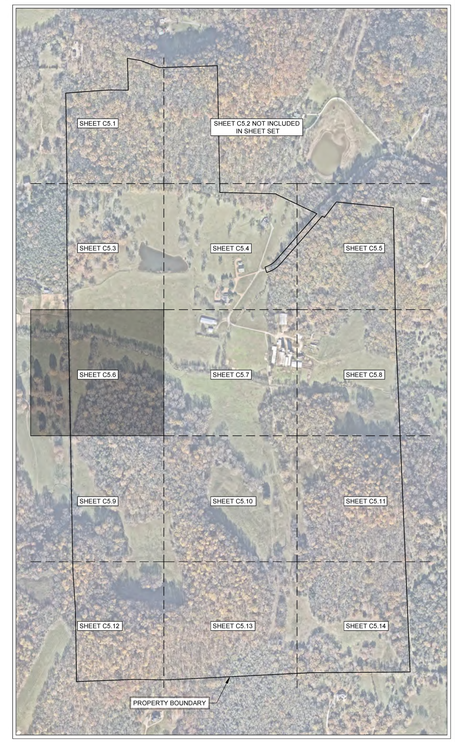
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N

0' 50' 100' 150'

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DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

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ENLARGED UTILITY PLAN

SHEET
C5.9

COF # 8704

MATCHLINE SEE SHEET C5.7

MATCHLINE SEE SHEET C5.9

MATCHLINE SEE SHEET C5.11

MATCHLINE SEE SHEET C5.13

18

15

FARREN WAY (MODIFIED LOCAL - 24' ROW)

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LEGEND

- WATER QUALITY
- DRY DETENTION
- WET DETENTION
- RIPARIAN ZONE 1 BUFFER
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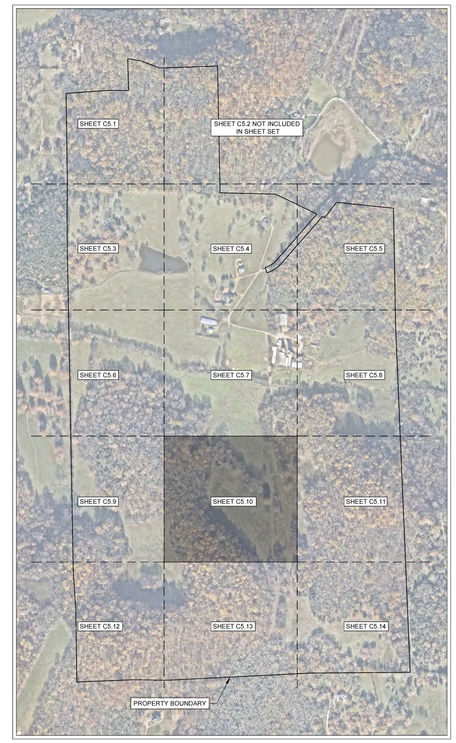
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STATIC PRESSURE: 80 psi
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TESTED BY TIM BYRAM AT HB&TS

SPRINKLER NOTE

LOTS WHICH FRONT A MEWS SECTION ARE TO BE SPRINKLERED.
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N

0' 50' 100' 150'

GAMBLE DESIGN COLLABORATIVE

DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

BOYLE
Building community since 1933.

Kimley»Horn

DesignStudio

sdco PARTNERS

SHERIDAN PUBLIC RELATIONS LLC

HARLIN PUD SUBDIVISION
DEVELOPMENT PLAN
Franklin, Williamson County, Tennessee

MARY McGOWAN REGISTERED ENGINEER AGRICULTURE & ENVIRONMENTAL ENGINEERING STATE OF TENNESSEE 2025

Revision Date

ENLARGED UTILITY PLAN

SHEET
C5.10
COF # 8704

5

MATCHLINE SEE SHEET C5.8

MATCHLINE SEE SHEET C5.10

MATCHLINE SEE SHEET C5.14

105-001.02
DAVID B. INGRAM
BK. 6857, PG. 78 &
BK. 3553, PG. 1

153

SANITARY SEWER NOTE

ALL ON-SITE AND OFF-SITE SANITARY SEWER ALIGNMENT IS CONCEPTUAL ONLY AND NOT APPROVED WITH THE DEVELOPMENT PLAN. FINAL ALIGNMENT WILL BE DETERMINED AT SITE PLAN.

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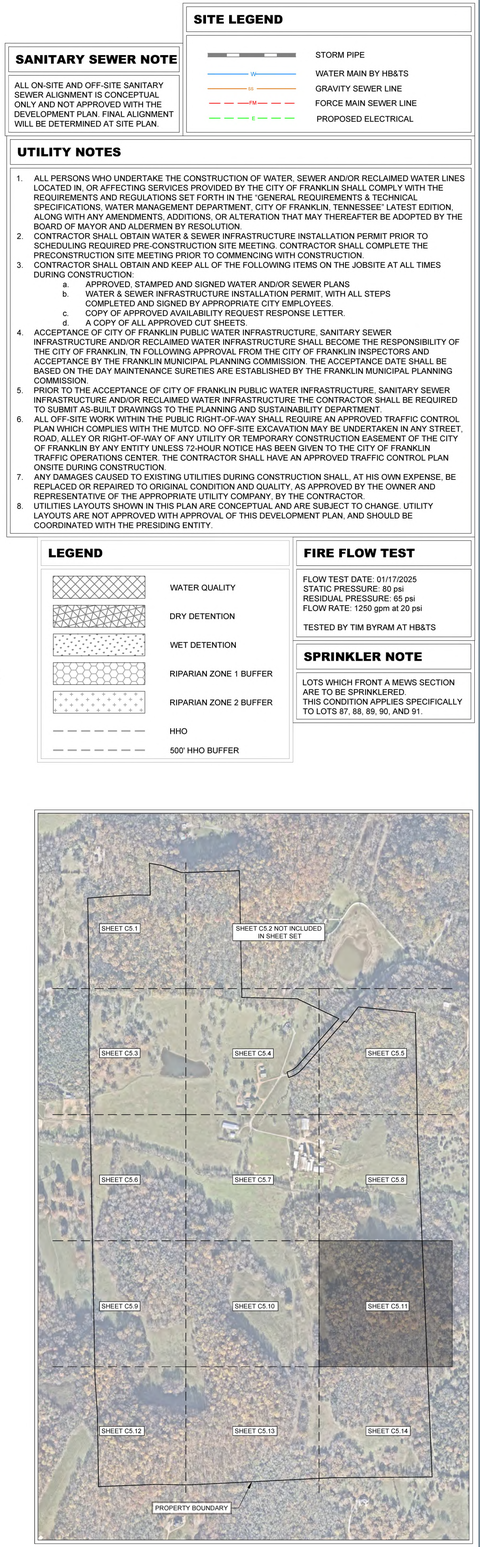
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sdco PARTNERS

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DEVELOPMENT PLAN
Franklin, Williamson County, Tennessee

MARY McGOWAN REGISTERED ENGINEER STATE OF TENNESSEE 121320 2025

Revision Date

ENLARGED UTILITY PLAN

SHEET
C5.11

COF # 8704

MATCHLINE SEE SHEET C5.9

MATCHLINE SEE SHEET C5.13

104-012.06
ACROSS 2 CREEKS LLC
BK. 8901, PG. 529

104-015.01
PEANUT BUTTER AND
APRICOT JELLY TRUST
BK. 9191, PG. 801

104-018.07
LISS LEGACY TRUST
BK. 7585, PG. 716

104-018.06
GREGORY LESTARJETTE &
RENEE LESTARJETTE REV TRUST
BK. 9340, PG. 781

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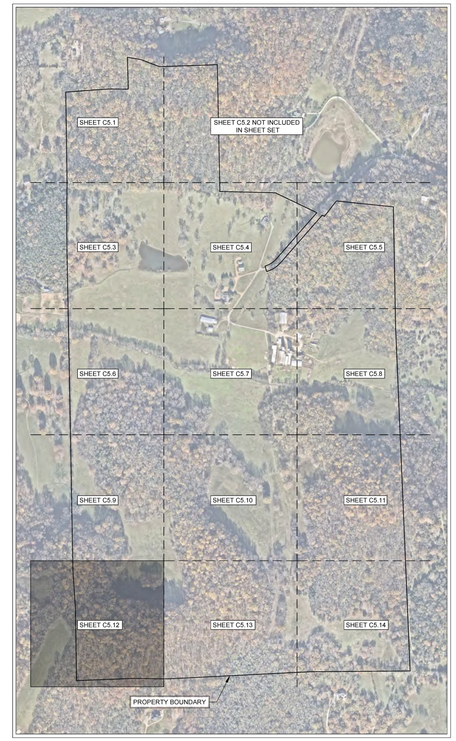
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DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

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Building community since 1933.

Kimley»Horn

DesignStudio

sdco PARTNERS

SHERIDAN PUBLIC RELATIONS LLC

HARLIN PUD SUBDIVISION
DEVELOPMENT PLAN
Franklin, Williamson County, Tennessee

MARY McGOWAN REGISTERED ENGINEER AGRICULTURE No. 121350 STATE OF TENNESSEE
12/19/2025

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

ENLARGED UTILITY PLAN

SHEET
C5.12
COF # 8704

MATCHLINE SEE SHEET C5.10

MATCHLINE SEE SHEET C5.12

MATCHLINE SEE SHEET C5.14

HHO

HHO

7

104-018.01
BARBARA BRIGHT FLEMING
BK. 921, PG. 531

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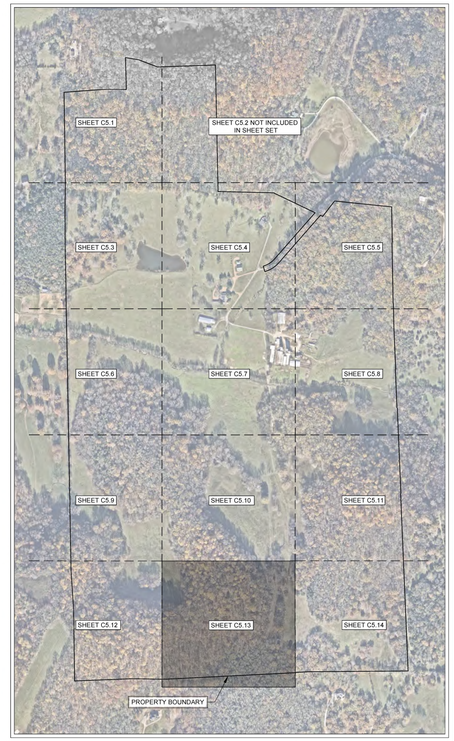
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HARLIN PUD SUBDIVISION
DEVELOPMENT PLAN
Franklin, Williamson County, Tennessee

MARY McGOWAN LEE
REGISTERED ENGINEER
STATE OF TENNESSEE
2025

Revision Date

ENLARGED UTILITY PLAN

SHEET
C5.13
COF # 8704

MATCHLINE SEE SHEET C5.11

MATCHLINE SEE SHEET C5.13

BEGIN FORCE MAIN. LOTS FRONTING FORCE MAIN TO BE SERVICED VIA LOWER PRESSURE SYSTEM AND GRINDER PUMPS.

FARREN WAY (MODIFIED LOCAL - 26' ROW)

500' HHO BUFFER

HHO

SEE SHEET C5.16

105-001.01
FREDDIE LEE HADDOX &
AGNES MARIE HADDOX
BK. 2539 PG. 816

105-001.00
ROBERT B. OWNEN &
VIVIAN E. OWEN, TRUSTEES
BK. 6142, PG. 818 &
BK. 4469, PG. 145

DAVID INGRAM
TAX MAP 105
PARCEL 001.02
DEED 6587 PAGE 78

FARREN WAY (L

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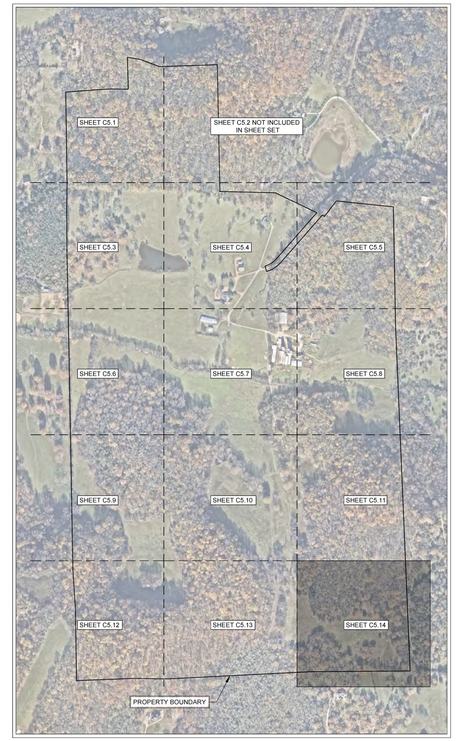
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Franklin, Williamson County, Tennessee

MARY McGOWAN REGISTERED ENGINEER AGRICULTURE 126.121320 STATE OF TENNESSEE
12/19/2025

Revision Date
1 _____
2 _____
3 _____
4 _____

ENLARGED UTILITY PLAN

SHEET
C5.14
COF # 8704



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MARY McGOWAN REGISTERED ENGINEER AGRICULTURE No. 121920 STATE OF TENNESSEE 2025

Revision Date

HILLVIEW LANE CONCEPTUAL OFFSITE UTILITIES

SHEET

C5.15

COF # 8704



GAMBLE DESIGN COLLABORATIVE

DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

BOYLE

Building community since 1933.

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SHERIDAN PUBLIC RELATIONS LLC

HARLIN PUD SUBDIVISION DEVELOPMENT PLAN

Franklin, Williamson County, Tennessee

MARY McGOWAN REGISTERED ENGINEER STATE OF TENNESSEE 121320 2025

Revision Date

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△ _____

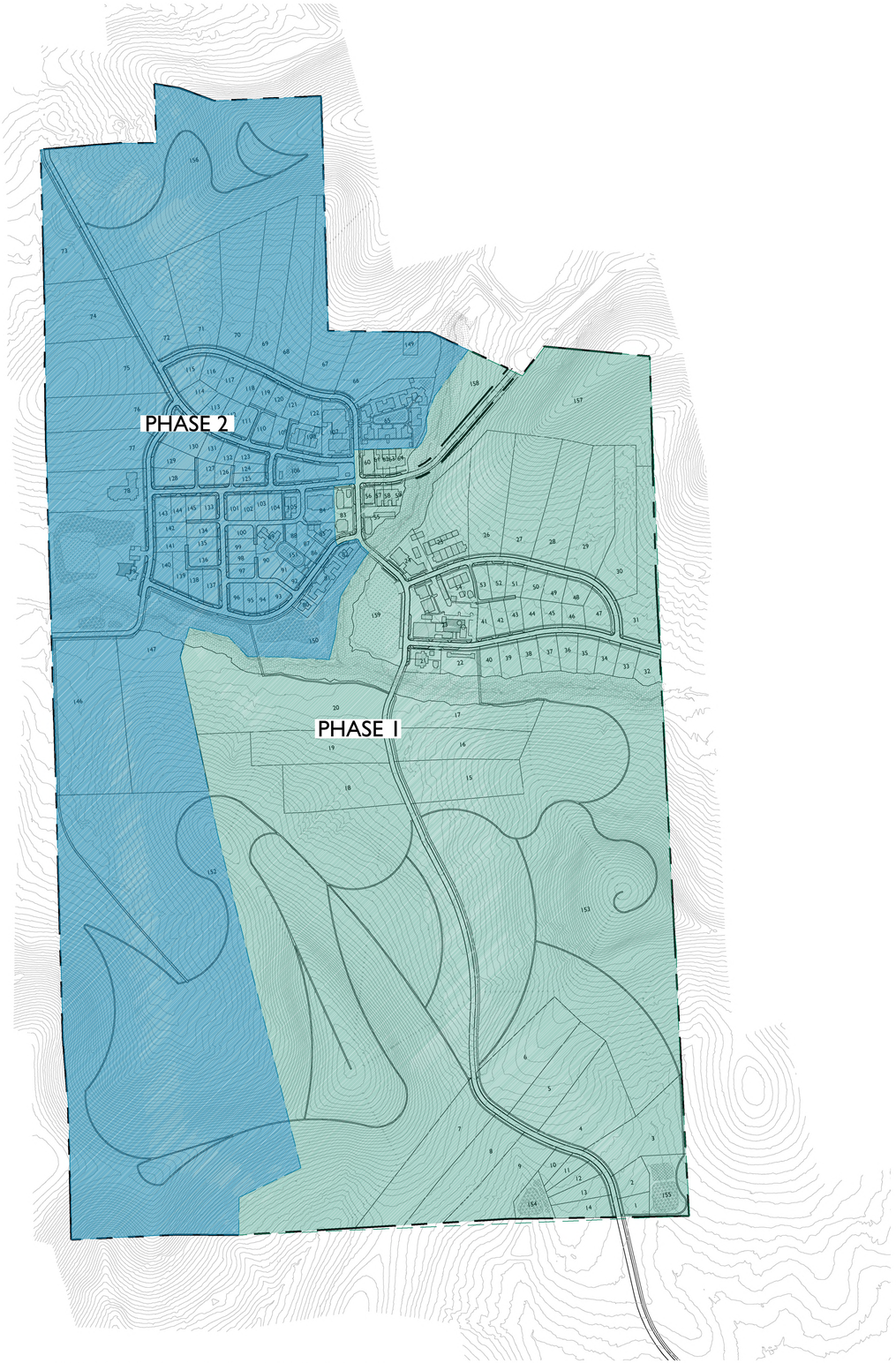
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COLEMAN ROAD CONCEPTUAL OFFSITE UTILITIES

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C5.16

COF # 8704



***NOTE:** SANITARY SEWER LIFT STATIONS WEST OF PHASE 1 MAY BE INCLUDED IN PHASE 1.*

0' 300' 600' 900'

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DEVELOPMENT PLAN
Franklin, Williamson County, Tennessee

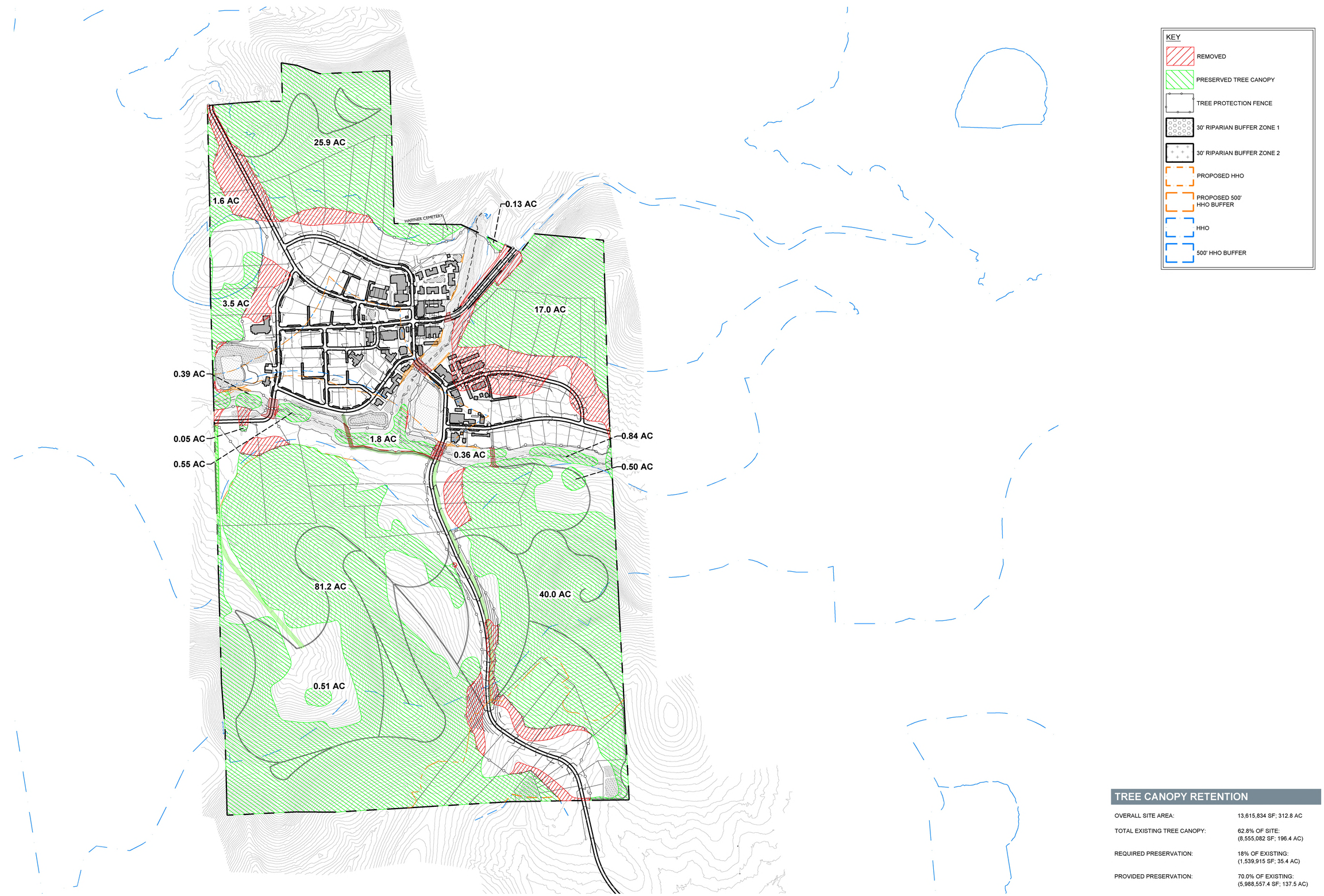
JEFFREY A. ROSIAK REGISTERED AGRICULTURE LANDSCAPE ARCHITECT 7/3/25

Revision Date
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PHASING PLAN

SHEET
C6.0

COF # 8704



KEY

- REMOVED
- PRESERVED TREE CANOPY
- TREE PROTECTION FENCE
- 30' RIPARIAN BUFFER ZONE 1
- 30' RIPARIAN BUFFER ZONE 2
- PROPOSED HHO
- PROPOSED 500' HHO BUFFER
- HHO
- 500' HHO BUFFER

TREE CANOPY RETENTION

OVERALL SITE AREA:	13,615,834 SF; 312.8 AC
TOTAL EXISTING TREE CANOPY:	62.8% OF SITE: (8,555,082 SF; 196.4 AC)
REQUIRED PRESERVATION:	18% OF EXISTING: (1,539,915 SF; 35.4 AC)
PROVIDED PRESERVATION:	70.0% OF EXISTING: (5,988,557.4 SF; 137.5 AC)

N

0' 300' 600' 900'

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HARLIN PUD SUBDIVISION
DEVELOPMENT PLAN
Franklin, Williamson County, Tennessee

JEFFREY A. ROSIAK REGISTERED LANDSCAPE ARCHITECT 1135

Revision Date

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

TREE PRESERVATION PLAN

SHEET

LI.0

COF # 8704



KEY

- AREAS OF PROPOSED RIPARIAN BUFFER IMPACTS - CROSSINGS
- AREAS OF PROPOSED RIPARIAN BUFFER IMPACTS - GENERAL
- PRESERVED TREE CANOPY
- 30' ZONE 1 RIPARIAN BUFFER
- 30' ZONE 2 RIPARIAN BUFFER

N

0' 300' 600' 900'

RIPARIAN BUFFER VARIANCE REQUEST

OVERALL SITE AREA:	312.8 AC
30' ZONE 1 RIPARIAN BUFFER (TOTAL SF):	300,290 SF
30' ZONE 2 RIPARIAN BUFFER (TOTAL SF):	293,691 SF
TOTAL: 593,981 SF	
PROPOSED RIPARIAN BUFFER ENCROACHMENT	
CROSSING:	34,442 SF
GENERAL:	12,000 SF
TOTAL: 46,442 SF	

PROPOSED COMPARABLE WATER QUALITY IMPROVEMENTS

THE APPLICANT PROPOSES TO MITIGATE ENCROACHED BUFFER AREAS WITH COMPARABLE IMPROVEMENTS. THE FOLLOWING DESCRIBES THE METHODS OF MITIGATION BY MEANS OF CATTLE CROSSING REMEDIATION, BUFFER AVERAGING, AND STREAM BANK EROSION REMEDIATION:

CATTLE CROSSING REMEDIATION:

EACH CATTLE CROSSING HAS A VARYING DEGREE OF DAMAGE, AND WILL REQUIRE VARYING DEGREES OF IMPROVEMENT

EACH CROSSING WILL BE INDIVIDUALLY ASSESSED. THE FOLLOWING GENERAL METHODS SHALL BE USED AS NECESSARY IN ORDER TO STABILIZE AND RESTORE THE STREAM BANKS:

- INSTALL EROSION BLANKETS/MATTING
- ADD SOIL TO TRENCHES CREATED BY EROSION
- INCORPORATE ROCKS AND BOULDERS TO DISPERSE WATER ENTERING THE BANK
- RE-ESTABLISH NATIVE PLANTINGS

STREAM IMPACT ON-SITE OBSERVATIONS:

FLOW OBSTRUCTION REMOVAL: AREAS OF OBSTRUCTION WILL ASSESSED AND BEST METHODS FOR REMOVAL WILL BE DETERMINED BASED ON THE LEAST AMOUNT OF IMPACT TO THE STREAMS AND BUFFERS.

THE GENERAL METHODS SHALL BE USED:

- INSTALL EROSION BLANKETS/MATTING ON ANY DISTURBED AREAS
- REMOVE OBSTRUCTION & HAUL OFF / RE-PURPOSED ON SITE

STREAM BANK EROSION REMEDIATION:

- STREAM BANK EROSION TO BE ASSESSED ON-SITE, GENERAL METHODS APPLIED:
  - INSTALL EROSION BLANKETS/MATTING
  - ADD SOIL TO TRENCHES CREATED BY EROSION
  - INCORPORATE ROCKS AND BOULDERS TO DISPERSE WATER ENTERING THE BANK
  - RE-ESTABLISH NATIVE PLANTINGS

BUFFER AVERAGING:

BUFFER AVERAGING WOULD CONSIST OF SETTING ASIDE AREAS OF NON-DISTURBED LAND ADJACENT TO STREAM BUFFERS TO ACCOUNT FOR A PORTION OF THE SQUARE FOOTAGE OF THE IMPACTS.

STREAM BUFFER NOTE:

ANY WORK SHALL BE COORDINATED WITH THE COF STORM WATER COORDINATOR AND WILL BE DEFINED FURTHER IN SITE PLAN SUBMITTAL DOCUMENTS. AT SITE PLAN, A SCHEDULE FOR URBAN RIPARIAN BUFFER ZONE ENHANCEMENT WILL BE APPLIED TO THIS AREA.

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HARLIN PUD SUBDIVISION
DEVELOPMENT PLAN
Franklin, Williamson County, Tennessee

JEFFREY A. ROSIAK REGISTERED LANDSCAPE ARCHITECT 1325

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

STREAM BUFFER VARIANCE REQUEST

SHEET
L2.0

COF # 8704



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Franklin, Williamson County, Tennessee

JEFFREY A. ROSIAK REGISTERED LANDSCAPE ARCHITECT 1525

Revision Date

STREAM BUFFER VARIANCE REQUEST ENLARGEMENT

SHEET
L2.1

COF # 8704



1 A1.0 CHAPEL NODE



2 A1.0 SOUTHERN NODE



3 A1.0 SILO NODE

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Franklin, Williamson County, Tennessee

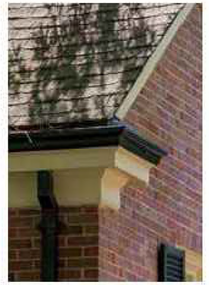
JEFFREY A. ROSIAK REGISTERED LANDSCAPE ARCHITECT 115325

Revision Date
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TYPICAL ARCHITECTURE

SHEET
A1.0

COF # 8704












SINGLE FAMILY PRECEDENT

GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE
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Franklin, Williamson County, Tennessee

JEFFREY A. ROSIAK REGISTERED LANDSCAPE ARCHITECT

Revision Date
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TYPICAL ARCHITECTURE SHEET
AI.1
COF # 8704



















TOWNHOUSE AND MULTI-FAMILY PRECEDENT

GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

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DEVELOPMENT PLAN
Franklin, Williamson County, Tennessee

JEFFREY A. ROSIAK REGISTERED LANDSCAPE ARCHITECT TENNESSEE 328

Revision Date
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TYPICAL ARCHITECTURE
SHEET
A1.2
COF # 8704

















NEIGHBORHOOD CENTER PRECEDENT

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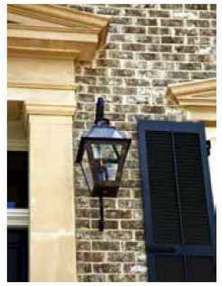
JEFFREY A. ROSIAK REGISTERED AGRICULTURE LANDSCAPE ARCHITECT

Revision Date
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TYPICAL ARCHITECTURE
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COF # 8704





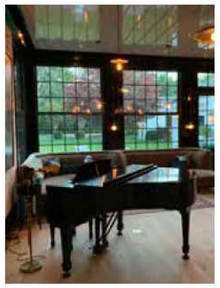
















HOTEL PRECEDENT

GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE
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HARLIN PUD SUBDIVISION
DEVELOPMENT PLAN
Franklin, Williamson County, Tennessee

JEFFREY A. ROSIAK REGISTERED AGRICULTURE LANDSCAPE ARCHITECT

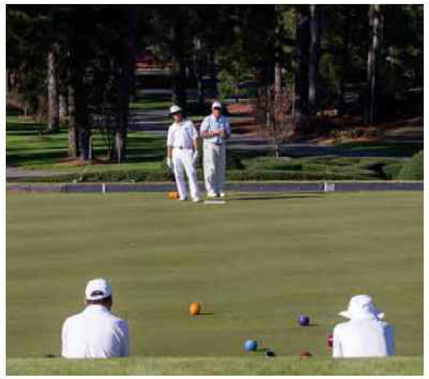
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TYPICAL ARCHITECTURE
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A1.4
COF # 8704










AMENITIES PRECEDENT

DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

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PUBLIC RELATIONS LLC

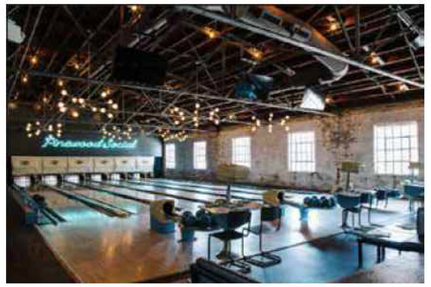
HARLIN PUD SUBDIVISION
DEVELOPMENT PLAN
Franklin, Williamson County, Tennessee

JEFFREY A. ROSIAK
REGISTERED
LANDSCAPE ARCHITECT
#1325

Revision Date
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TYPICAL ARCHITECTURE
SHEET
A1.5
COF # 8704



















AMENITIES PRECEDENT

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HARLIN PUD SUBDIVISION
DEVELOPMENT PLAN
Franklin, Williamson County, Tennessee

JEFFREY A. ROSIAK REGISTERED LANDSCAPE ARCHITECT

Revision Date
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TYPICAL ARCHITECTURE
SHEET
A1.6
COF # 8704

File #: 21-0410

DATE: June 23, 2025

TO: Board of Mayor and Aldermen

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

SUBJECT:

*Consideration Of COF Contract No. 2025-0110, With Boyle Investment Company For Parkland Impact Fee And Construction Agreement For Harlin PUD
WS 5/13/25; 6/24/25
BOMA 6/24/25, 6-0 to defer to 7/8/25

PURPOSE:

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

BACKGROUND/STAFF COMMENTS:

The Owner is in the process of developing Williamson County Property Tax Assessor's Map 091 Parcel 09900 ("Development Project"), located in Parkland Quadrant 3 of the City, consisting of 242 dwelling units on the property known as Harlin PUD. The Owner intends to develop or cause the development of appurtenances and parkland amenities ("Parkland Project") consisting of private amenities consisting of pool, formal landscaping, pickleball courts as well as public amenities including unpaved trails throughout preserved open space on approximately two hundred twenty (220) acres, all as more particularly shown and described on Exhibits A and B.

FINANCIAL IMPACT:

Parkland Impact Fees and Parkland Dedication requirements are based on the mathematical formulas and allocations set forth in the City's Parkland Dedication Ordinance: Ordinance 2016-25 and Franklin Municipal Code § 25-405 ("Ordinance"). The Parkland Impact Fee as set forth in the Ordinance is Five Thousand Two Hundred Sixty-Eight and 00/100 Dollars ($5,268.00) per dwelling unit. The total Parkland Impact Fee for Owner is One Million Two Hundred Seventy-Four Thousand Eight Hundred Fifty-Six and No/100 Dollars ($1,274,856.00). The Owner shall pay twenty-five percent (25%) of the Total Parkland Impact Fee obligation at the recording of the first final plat or the issuance of the first building permit when a plat is not required for any property that includes a structure with dwelling units, and the remaining seventy-five percent (75%) shall be paid per permit in the pro-rated amount of Three Thousand Nine Hundred Fifty-One and 00/100 ($3,951.00) until such time the total obligation has been satisfied.

RECOMMENDATION:

Staff recommends that the Board of Mayor and Aldermen approve COF Contract No. 2025-0110.

PARKLAND IMPACT FEE AND CONSTRUCTION AGREEMENT
FOR PRIVATE/PUBLIC USE BETWEEN
THE CITY OF FRANKLIN AND BOYLE NASHVILLE, LLC

CONTRACT NO. 2025-0110

This PARKLAND IMPACT FEE AND CONSTRUCTION AGREEMENT ("Agreement"), made and entered into this_____day of _____ 20__ by and between THE CITY OF FRANKLIN, TENNESSEE ("City") and BOYLE NASHVILLE, LLC ("Owner"), developer of that certain land known as Harlin PUD in Williamson County, Tennessee, as more particularly described in Exhibits A, B and C attached hereto pursuant to Title 25, Chapter 4 of the City of Franklin Municipal Code.

WITNESSETH:

WHEREAS, Owner is in the process of developing Williamson County Property Tax Assessor's Map 091 Parcel 09900 (the "Development Project"), located in Parkland Quadrant 3 of the City, consisting of two hundred forty-two (242) dwelling units on the property known as Harlin PUD; and

WHEREAS, Owner intends to develop or cause the development of appurtenances and parkland amenities ("Parkland Project") consisting of private amenities including a pool, formal landscaping, pickleball courts as well as public amenities including unpaved trails throughout preserved open space on approximately two hundred twenty (220) acres, all as more particularly shown and described on Exhibits A, B and C; and

WHEREAS, Parkland Impact Fees and Parkland Dedication requirements are based on the mathematical formulas and allocations set forth in the City's Parkland Dedication Ordinance: Ordinance 2025-04 and Franklin Municipal Code § 25-405 ("Ordinance"); and

WHEREAS, the Parkland Impact Fee as set forth in the Ordinance is Five Thousand Two Hundred Sixty-Eight and 00/100 Dollars ($5,268.00) per dwelling unit; and

WHEREAS, the total Parkland Impact Fee for Owner is One Million Two Hundred Seventy-Four Thousand Eight Hundred Fifty-Six and No/100 Dollars ($1,274,856.00); and

WHEREAS, Owner shall pay twenty-five percent (25%) of the Total Parkland Impact Fee obligation at the recording of the first final plat or the issuance of the first building permit when a plat is not required for any property that includes a structure with dwelling units, and the remaining seventy-five percent (75%) shall be paid per permit in the pro-rated amount of Three Thousand Nine Hundred Fifty-One and 00/100 ($3,951.00) until such time the total obligation has been satisfied. The twenty-five percent (25%) final fee payment and the pro-rated per dwelling unit payment shall only apply to phased platted developments. If the total number of dwelling units is equal to twelve (12) units or less, the total Parkland Impact Fee shall be paid up front. **For all developments platting together fees shall be paid in full**.

WHEREAS, Owner has requested to offset a portion of the costs of construction of these improvements against any Parkland Impact Fees due from the Development Project. The estimated amount of such eligible costs, and the potential offset, was determined by the Parks Department Director, or designee, on June 25, 2025, to be Nine Hundred Fifty Six Thousand One Hundred Forty-Two and No/100 Dollars ($956,142.00); and

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

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

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

I. AGREEMENT FOR PARKLAND CONSTRUCTION AND DEDICATION

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

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

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

4. The total estimated cost of land and/or easement dedication, design, and the cost of labor, equipment, supplies, and materials used to construct the Projects is Two Million Fifteen Thousand and No/100 Dollars ($2,015,000.00), as more particularly described in Exhibit C, and the estimated total offset to Owner is Nine Hundred Fifty Six Thousand One Hundred Forty-Two and No/100 Dollars ($956,142.00) upon submittal and approval of supporting documentation. Costs for the Public Project Amenities, including land value as determined by the predetermined land value in the Ordinance, shall be valued at One Hundred Percent (100%) of the total costs, and costs for the Private Project shall be valued at Fifty Percent (50%) of the total costs. Costs for both Public and Private Project Amenities shall be valued at twenty-five percent (25%) for Private Amenities and fifty percent (50%) for Public Amenities. The following costs are specifically excluded and not eligible for an offset: fiscal cost, including interest on money borrowed to finance the construction, cost for utility relocations, and other improvements that benefit the development.

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

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

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

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

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

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

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

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

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

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

within the specified time, the City reserves the right to remove all affected trees and landscaping and repair the area with notice to Owner and at the sole cost and expense of Owner. Owner shall submit payment for full cost and expense incurred by the City within forty-five (45) days of the date of the invoice.

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

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

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

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

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

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

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

In the case of the City:

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

In the case of Owner:
Boyle Nashville, LLC
200 Meridian Boulevard, Suite 250
Franklin, TN 37067

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

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

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

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

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

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

CITY OF FRANKLIN, TENNESSEE **Attest:**

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

Date:_____ Date:_____

STATE OF TENNESSEE)
)
COUNTY OF WILLIAMSON)

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

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

_____
NOTARY PUBLIC

My Commission Expires: _____

Approved as to form:

By: _____
J. Blake Harper
Staff Attorney

OWNER:
BOYLE NASHVILLE, LLC

By: _____

Name: _____

Title: _____

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

STATE OF _____)
)
COUNTY OF_____)

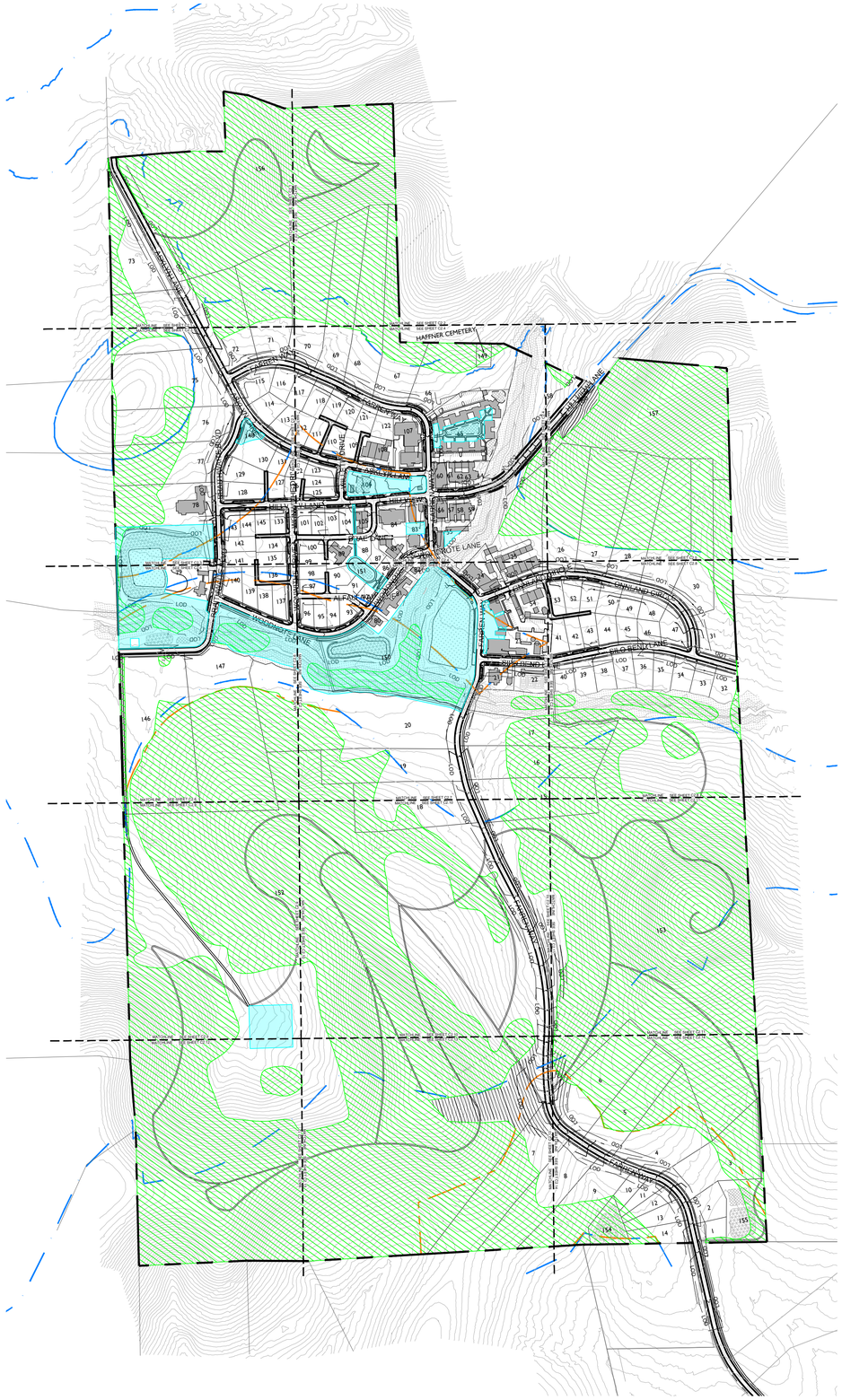
On_____, before me, _____,
Notary Public, personally appeared_____who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and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

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

WITNESS my hand and official seal.

_____
NOTARY PUBLIC

My Commission Expires: _____



PERMITTED USES

AGRICULTURE USES:
Agricultural Uses
Community Gardens

RESIDENTIAL USES:
Duplexes
Live/Work Units
Multifamily Residential (small multifamily up to 12 units)
Single-Family Residential
Townhouses

RECREATION USES:
Active Recreation
Commercial Recreation
Neighborhood Amenities
Passive Parks and Open Space

CIVIC AND INSTITUTIONAL USES:
Places of Public Assembly

COMMERCIAL USES:
Event Venues
Hotels
Offices
Personal Services
Restaurants
Retail
Rural Retreats

KEY

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

SITE DATA

HARLIN PUD SUBDIVISION, PD DEVELOPMENT PLAN

COF PROJECT NUMBER:	8704
SITE ACREAGE/SF:	311.21 AC / 13,556,105.01 SF
EXISTING ZONING:	MGA-1, RP-5, COUNTY
PROPOSED ZONING:	PD (0.78 / 32,000 / 80)
OVERLAY ZONING:	HHO, 500' HHO BUFFER
TAX MAP & PARCELS:	091-09900
ADDRESS:	1247 HILLVIEW LANE
PRIMARY USES:	PERMITTED USES ON SHEET C2.0
BUILDING HEIGHT RANGE:	SEE SHEET C2.0C

REGULATIONS

BUILDING TYPES APPLIED:
HOUSE, TOWNHOUSE, DUPLEX, COTTAGE COURT, MULTIFAMILY (SMALL-SCALE), COMMERCIAL/MIXED-USE

FRONTAGE TYPES APPLIED: YARD, LANDSCAPE

CONSTRUCTION TYPE: TYPE IV OR TYPE V

BUILDING HEIGHT:
SEE SHEET C2.0B FOR HEIGHT BREAKDOWN FOR BUILDINGS

MINIMUM LSA: 0.20

HISTORICAL RESOURCE TREATMENT: N/A

DWELLING UNIT COUNT, BY TYPE:
SEE TABLE BREAKDOWN ON SHEET C2.0B FOR DWELLING UNIT COUNT BY TYPE

PARKING REQUIRED: SEE CHART ON SHEET C2.0A
PARKING PROVIDED: SEE CHART ON SHEET C2.0A

SETBACKS:
SEE SHEETS C2.0C AND C2.0D FOR LOT SETBACKS

COMMERCIAL SF:
MIXED USE COMMERCIAL: 32,000 SF
HOTEL: 80 KEYS

TREE CANOPY RETENTION
OVERALL SITE AREA: 13,556,105 SF; 311.2 AC
TOTAL EXISTING TREE CANOPY: 63.1% OF SITE: (8,549,881 SF; 196.3 AC)
REQUIRED PRESERVATION: 18% OF EXISTING: (1,538,979 SF; 35.3 AC)
PROVIDED PRESERVATION: 70% OF EXISTING: (5,900,000 SF; 135.45 AC)

OPEN SPACE SET-ASIDE REQUIREMENT:
TOTAL SITE ACREAGE: 311.21 AC (13,556,105.1 SF)
SINGLE FAMILY LOT ACREAGE *(OVER 30,000 SF)*: 75.11 AC (3,271,795.8 SF)
REDUCED SITE ACREAGE: 236.10 AC (10,284,309.3 SF)
OPEN SPACE REQUIREMENT*: REQUIRED: 5% OF SITE: 11.80 AC (514,215.5 SF)
PROVIDED: 6.7% OF SITE: 20.8 AC (904,480.0 SF)

**10% NATURAL AREA NOT REQUIRED FOR MIXED-USE PUDS*

OPEN SPACE VILLAGE GREEN REQUIREMENT:
MINIMUM OPEN SPACE REQUIREMENT: 70% OF SITE: (9,489,274 SF; 217.8 AC)
PROVIDED: 71.0% OF SITE: (9,618,970.4 SF; 220.8 AC)

IMPACT STATEMENT

WATER
WATER WILL BE CIRCULATED THROUGH THE SITE BY CONNECTING THE EXISTING HB&TS WATERLINES IN HILLVIEW LANE TO THE EAST AND LULA LANE TO THE WEST. AN ADDITIONAL WATER MAIN WILL BE BROUGHT FROM THE EXISTING HB&TS LINE AT COLEMAN ROAD TO THE SOUTH. WATER DESIGN IS CONCEPTUAL AND WILL BE COORDINATED WITH HB&TS

SANITARY SEWER
SANITARY SEWER SERVICE WILL CIRCULATE THROUGH THE SITE AND GRAVITY FLOW TO A PROPOSED LIFT STATION ON THE EAST SIDE OF THE SITE. A FORCE MAIN WILL DIVERT FLOW NORTHEAST THROUGH HILLVIEW LANE. THE FORCE MAIN ENDS NEAR THE MACK HATCHER CONNECTION, AND EFFLUENT WILL THEN GRAVITY FLOW TO AN EXISTING SEWER MANHOLE ALONG SAW MILL CREEK. A SECOND FORCE MAIN IS PROPOSED TO COLLECT THE LOTS ON THE SOUTHEAST SIDE OF THE SITE WITH A LIFT STATION PROPOSED ON THE COUNTY LOT ALONG COLEMAN ROAD. THIS FLOW WILL TIE TO THE GRAVITY LINE THAT IS THEN PUMPED TO HILLVIEW LANE. SANITARY SEWER DESIGN IS CONCEPTUAL AND WILL BE COORDINATED WITH THE CITY OF FRANKLIN.

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

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

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

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

REFUSE COLLECTION
REFUSE COLLECTION BY A COMBINATION OF CITY OF FRANKLIN COLLECTION SERVICES AND PRIVATE COLLECTION SERVICES

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

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

Exhibit A - Parkland Dedication
Overall Development Plan

N

0' 300' 600' 900'

GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

BOYLE
Building community since 1933.

Kimley»Horn

DesignStudio

sdco PARTNERS

SHERIDAN PUBLIC RELATIONS LLC

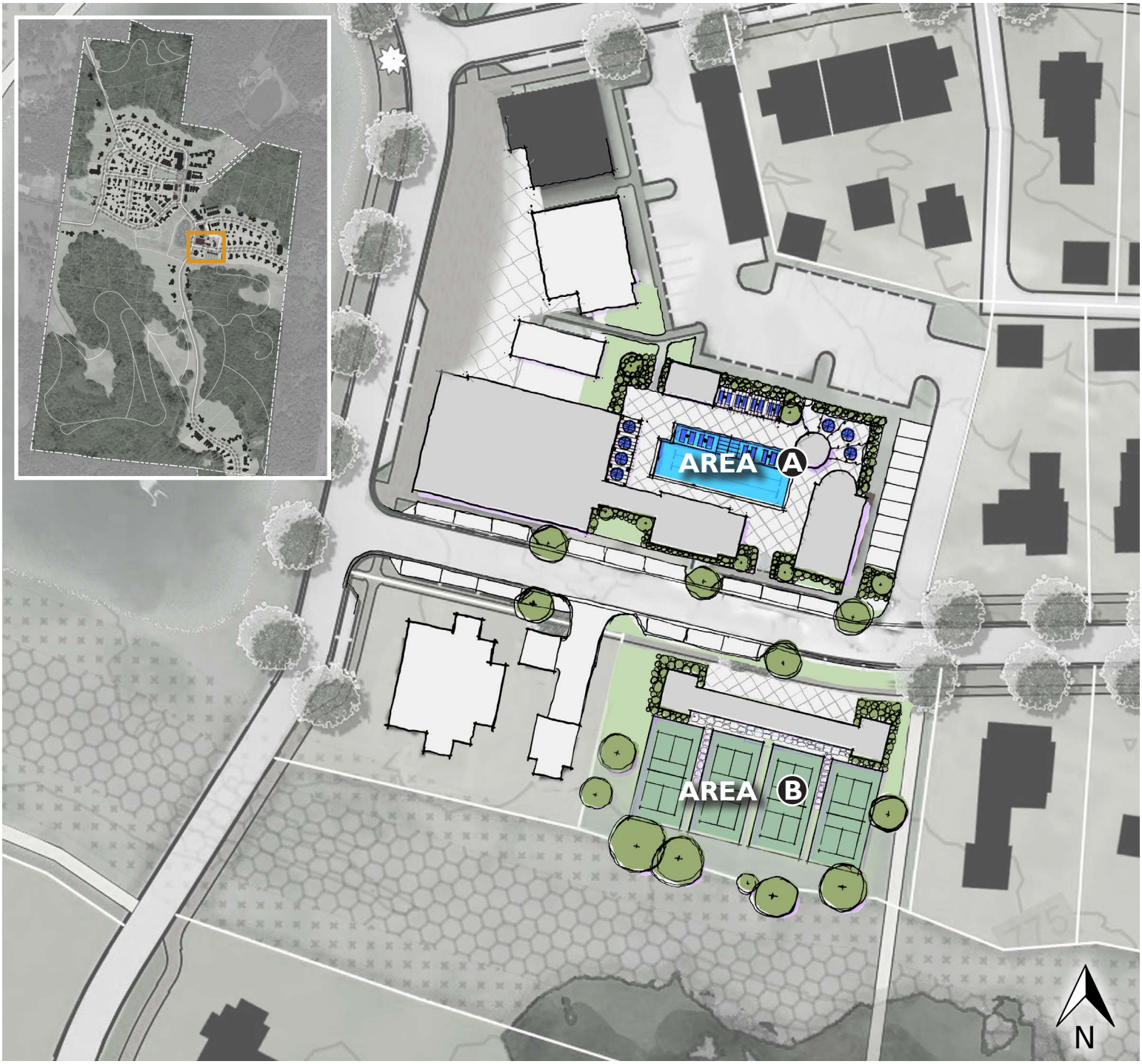
HARLIN PUD SUBDIVISION
DEVELOPMENT PLAN
Franklin, Williamson County, Tennessee

DRAKE A. REEDER REGISTERED LANDSCAPE ARCHITECT TENNESSEE NO. 1230

Revision Date
△ _____
△ _____
△ _____
△ _____

OVERALL DEVELOPMENT PLAN
SHEET
C2.0
COF # 8704

EXHIBIT B - AREAS A TO C PARK AMENITIES



PRIVATE AMENITY

PRIVATE PARKLAND - PRIVATELY MAINTAINED - 50% OFFSET

AREA A

TO INCLUDE:
COURTYARD
LANDSCAPING
POOL

DATA:
NEIGHBORHOOD AMENITY
14,648 SQ FT

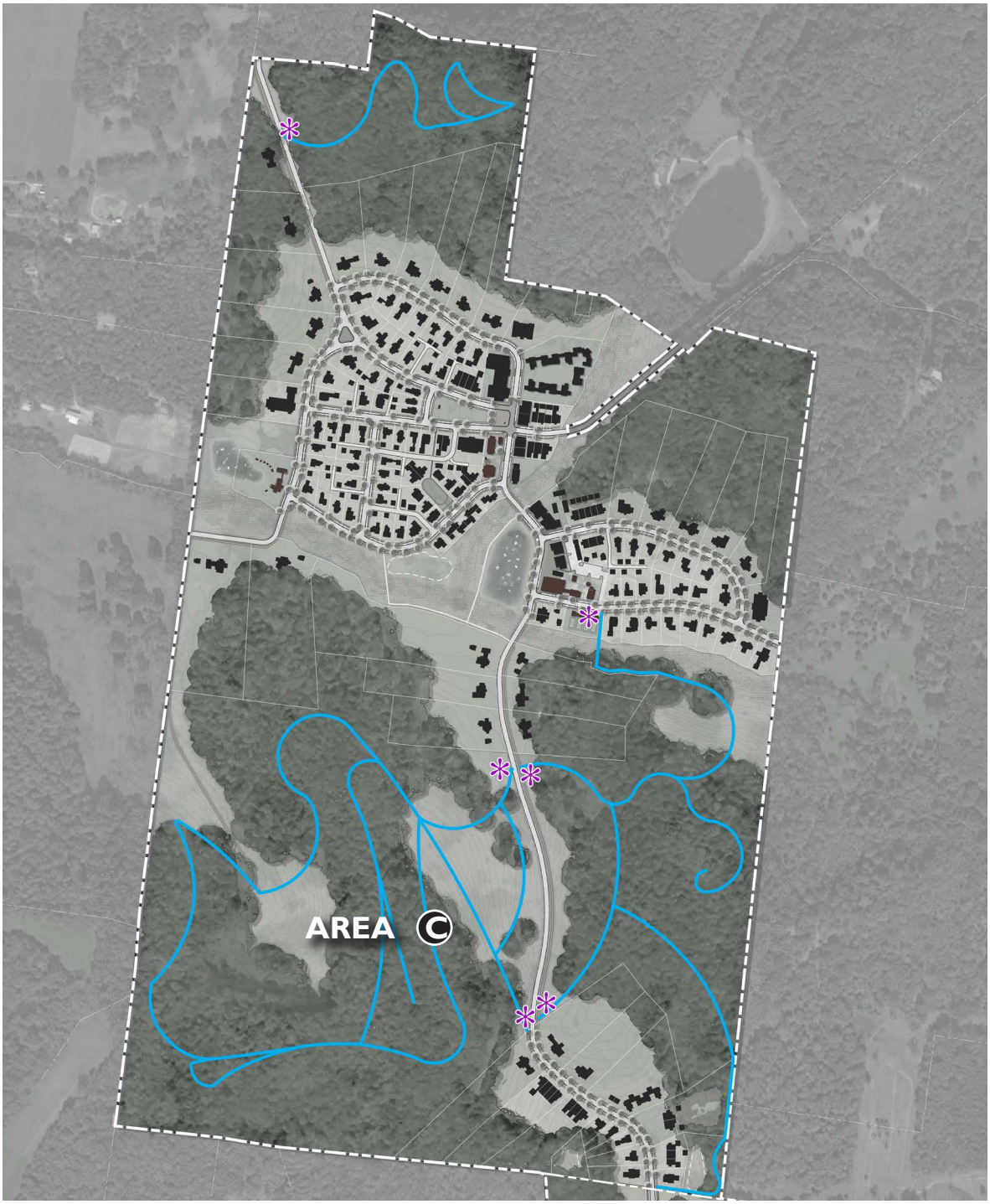
AREA B

TO INCLUDE:
PICKLEBALL
LANDSCAPING

DATA:
NEIGHBORHOOD AMENITY
21,947 SQ FT

BOYLE Building community since 1933. sdco PARTNERS Kimley»Horn GAMBLE DESIGN COLLABORATIVE SHERIDAN PUBLIC RELATIONS LLC HISTORICAL · CONCEPTS · ARCHITECTURE & PLANNING DesignStudio

EXHIBIT B - AREAS A TO C PARK AMENITIES



N

TRAILS
TRAILHEADS

TRAIL SYSTEM

PUBLIC/PRIVATE PARKLAND - PRIVATELY MAINTAINED - 75% OFFSET

AREA C

TO INCLUDE:
5' UNPAVED TRAILS

DATA:
20,500 LF
6 TRAILHEADS

BOYLE Building community since 1933. sdco PARTNERS Kimley»Horn GAMBLE DESIGN COLLABORATIVE SHERIDAN PUBLIC RELATIONS LLC HISTORICAL CONCEPTS ARCHITECTURE & PLANNING DesignStudio

EXHIBIT C - CONSTRUCTION ESTIMATES

Harlin Parkland Dedication

Description	Quantity	Percent Offset Allowed	Units	Cost/Unit	Impact Fee
Proposed Units	242		Units	$5,268.00	**$1,274,856.00**
Minimum Parkland Fee Payment:		25%			$318,714.00
Private Access, Privately Maintained Parkland Offset (Up to 50%):		50%			$637,428.00
Additional Public Access, Privately Maintained Parkland Offset (Up to 75%):		25%			$318,714.00

Parkland Reimbursement Cost

Key	Description	Quantity	Percent Offset	Units	Cost/Unit	Total
Private Parkland, 50% Construction Reimbursement [Private Access, Privately Maintained]						
AREA A	**Private Neighborhood Amenity**		50%			
	Town Center - Neighborhood Amenity			1	Estimate/Allowance	$1,000,000.00
	Courtyard					
	Landscaping					
	Pool					
	Lighting					
	Design Fees					
AREA B	**Private Neighborhood Amenity**		50%			
	Town Center - Neighborhood Amenity			1	Estimate/Allowance	$750,000.00
	Pickleball Courts					
	Restroom					
	Shade Structure					
	Lighting					
	Design Fees					
					Total Private Parkland Construction Cost :	$1,750,000.00
Public/Private Parkland, 75% Reimbursement [Public Access Easement, Privately Maintained]						
AREA C	**Public Multi - Use Trails**		75%			
	Construction Estimate Includes:					
	5' Unpaved Trail			20,500	$10 / LF	$205,000.00
	Trailheads			6	&10,000 / Trailhead	$60,000.00
					Total Public/Private Parkland Construction Cost:	$265,000.00

Parkland Offset Summary

Total Parkland Impact Fees	**$1,274,856.00**
Private Access, Privately Maintained Parkland Offset (Up to 50%)	$637,428.00
Additional Public Access, Privately Maintained Parkland Offset (Up to 75%):	$318,714.00
Maximum Parkland Offset Eligibility (Max 75% of Total Parkland Impact Fee):	**$956,142.00**
Total Proposed Parkland Expenditure	**$2,015,000.00**
Surplus Parkland Expenditure	**$1,058,858.00**

City of Franklin

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

File #: 21-0622

DATE: June 11, 2025

TO: Board of Mayor and Aldermen

FROM: Eric Stuckey, City Administrator
Paul Holzen, Director of Engineering
Jonathan Marston, Asst. Director of Engineering
David Hodnett, Staff Engineer

SUBJECT:

*Consideration Of Change Order 1 (Final Change Order) To COF Contract No. 2023-0335, With Jones Brothers Contractors, LLC For The Jordan Road Improvements Project Resulting In A Cost Increase Of $37,709.62
WS 6/10/25

PURPOSE:

The purpose of this memorandum is to provide information to the Franklin Board of Mayor and Aldermen (BOMA) concerning Change Order 1 to COF Contract No. 2023-0335.

BACKGROUND/STAFF COMMENTS:
Change Order No. 1 finalizes contract quantities for the Jordan Road Improvements Project. The Owner's Contingency fund was utilized to accommodate critical modifications, including lowering a 60" sewer casing pipe to facilitate future main installation, installing metal guardrail posts to enhance roadway safety, and regrading the Aspen Grove intersection to improve drainage and limit vehicle access to the multi-use path. These adjustments totaled $84,134.00 and were covered by the available $150,000.00 contingency allocation, leaving a remaining contingency balance of $65,866.00.

Also, as is typical with unit-price construction contracts, some items experienced quantity overruns, while others resulted in underruns. The final balance of the remaining line items resulted in a net overrun value of $3,575.62.

Additionally, the contractor achieved Substantial Completion on December 9, 2024, 100 days ahead of schedule, qualifying for the contract's early completion incentive of $100,000.00. However, incentives, such as this early completion bonus, are not included in the base contract total.

Combining these three (3) values, +$65,866.00, -$3,575.62, and -$100,000.00, results in a total cost INCREASE of $37,709.62.

Due to an error in preparing the change order documentation, this item was incorrectly presented to the BOMA as a cost decrease of $65,866.00. Staff sincerely apologizes for this error.

FINANCIAL IMPACT:

The financial impact of Change Order 1 is a cost INCREASE of $37,709.62, which brings the total construction contract ceiling to $2,537,552.62.

RECOMMENDATION:

Staff recommends that the Board of Mayor and Aldermen approve Change Order 1 to COF Contract No. 2023-0335.

Docusign Envelope ID: E3F15C2E-E6D8-498E-8B84-075862CF11F4

CHANGE ORDER NO.: 1

Owner:	**City of Franklin, TN**
Engineer:	**City of Franklin, TN (COF) serving as "Engineer"**
Contractor:	**Jones Brothers Contractors, LLC**
Project Name:	**Jordan Road Improvements**
Owner's Contract No.:	**COF Contract No. 2023-0335 (COF Project No. 2020-012)**
Date Issued:	**May 10, 2025**
Effective Date of Change Order:	**May 10, 2025**

The Contract is modified as follows upon execution of this Change Order:

Description: **This Change Order No. 1 balances the remaining contract quantities and accounts for the payment of the full Early Completion Bonus.**

A. Item COF-1 Owner's Contingency: The original contract included a $150,000 owner's contingency to cover unforeseen expenses during construction. It became necessary to use these funds for three (3) occurrences, which totaled $84,134.00:

1. **Additional lowering of the 60-inch sanitary sewer casing pipe at a cost of $42,578.00,**
2. **Addition of bolted guardrail posts at a cost of $11,846.25, and**
3. **Revised sidewalk and curb & gutter on the west side of the Jordan Road & Aspen Grove Drive intersection.**

This left a remaining balance of $65,866.00 in Item COF-1 Owner's Contingency.

B. Item COF-2 Early Completion Bonus: The contractor reached "Substantial Completion" on this project on December 9, 2024, which was well in advance of the required completion date of March 18, 2025. This qualified the contractor to receive the full Early Completion Bonus of $100,000 (i.e., $1,000 per day for a maximum of 100 days).

The cost of this possible bonus was not included in the base bid price and is an additional expense of $100,000.00.

C. Balance Remaining Contract Quantities: As is typical with unit-price construction contracts, some items experienced quantity overruns, while others resulted in underruns. The final balance of the remaining line items resulted in a net overrun value of $3,575.62

Combining these three (3) factors results in a net cost INCREASE of $37,709.62.

MODIFIED - EJCDC® C-941, Change Order.
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Law Dept approved (2) 06.25.25

Docusign Envelope ID: E3F15C2E-E6D8-498E-8B84-075862CF11F4

Attachments: **Attachment A from Jones Brothers Contractors, LLC**

Change in Contract Price	Change in Contract Times [State Contract Times as number of days]
Original Contract Price: $ **2,399,843.00**	Original Contract Times: Substantial Completion: **365 days** Ready for final payment: **425 days**
No Change from previously approved Change Orders No. 1 to No. **[Number of previous Change Order]**: **N/A** $ **N/A**	**No Change** from previously approved Change Orders No.1 to No. **[Number of previous Change Order]**: **N/A** Substantial Completion: **N/A** Ready for final payment: **N/A**
Contract Price prior to this Change Order: $ **2,399,843.00**	Contract Times prior to this Change Order: Substantial Completion: **365 days** Ready for final payment: **425 days**
Increase this Change Order: $ **37,709.62**	**Decrease** this Change Order: Substantial Completion: **100 days** Ready for final payment: **0 days (No Change)**
Contract Price incorporating this Change Order: $ **2,537,552.62**	Contract Times with all approved Change Orders: Substantial Completion: **265 days** Ready for final payment: **425 days**

Recommended by Engineer

By: **David L. Hodnett**
Signature: David Hodnett
9AAD7341B1A34F1...
Title: **Staff Engineer 2 (Project Manager)**
Date: 6/26/2025

Recommended by Department Director

By: **Paul Holzen**
Signature: Paul Holzen
EF8E6298A74948F...
Title: **Director of Engineering**
Date: 6/26/2025

Contractor Approval

By: Neil Johnson
Signed by:
Signature: Neil Johnson
E28FB6D1EB5E46E...
Title: Group Manager
Date: 6/26/2025

Authorized by Owner

By: **Dr. Ken Moore**
Signature:
Title: **Mayor**
Date:

MODIFIED - EJCDC® C-941, Change Order.
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City of Franklin

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

File #: 21-0777

DATE: July 2, 2025

TO: Board of Mayor and Aldermen

FROM: Eric Stuckey, City Administrator
Deb Faulkner, Police Chief

SUBJECT:

*Consideration Of Amendment 1 To COF Contract No. 2023-0033, With Axon Enterprise, Inc For Public Safety Surveillance Solutions With Related Equipment, Software, And Accessories

PURPOSE:

The purpose of this memorandum is to provide information to the Franklin Board of Mayor and Aldermen (BOMA) concerning Amendment 1 to COF Contract No. 2023-0033.

BACKGROUND/STAFF COMMENTS:

This amendment consolidates COF Contract 2018-0027 and COF Contract No. 2023-0033. This amendment will allow the City to lock in a 10-year contract with Axon for a cost savings of approximately $30,000/year. This amendment will allow for upgraded Tasers with virtual reality training, 270 body-worn cameras (as officers receive two each), 132 fleet cameras, unlimited Axon data storage, warranty, four TAP upgrades on the body-worn cameras and two TAP upgrades to fleet cameras during the life of the contract, CAD interaction with auto tagging on videos, GPS and live-streaming, Fusus RTCC interface, and 4 CID interview room systems.

FINANCIAL IMPACT:

The annual cost is $735,500. This contract will terminate on August 31, 2035.

RECOMMENDATION:

Staff recommends that the Board of Mayor and Aldermen approve Amendment 1 to COF Contract No. 2023-0033.

Docusign Envelope ID: 28E9B524-C595-45FE-925F-5D14C1FF42E0

AMENDMENT NO. 1 TO

COF CONTRACT NO. 2023-0033

ENTERED INTO by and between the CITY OF FRANKLIN, TENNESSEE (the "City") and AXON ENTERPRISE, INC. ("Axon") as of this _____ day of _____, 2025.

RECITALS:

WHEREAS, the City and Axon entered into an agreement (COF Contract No. 2018-0027) dated May 24, 2018 (the "Agreement"); and

WHEREAS, the City and Axon also entered into a second agreement (COF Contract No. 2023-0033) dated June 14, 2023 (the "Current Agreement"); and

WHEREAS, the purpose of both Agreements was to provide public safety video surveillance solutions with related Equipment, Software, and Accessories; and

WHEREAS, the parties desire to amend COF Contract No. 2023-0033 to consolidate the terms, obligations, and responsibilities of COF Contract No. 2018-0027 at a new total annual cost of Seven Hundred Thirty-Five Thousand Five Hundred and No/100 Dollars ($735,500.00); and

WHEREAS, the City and Axon desire to amend COF Contract No. 2023-0033 as set forth herein.

NOW, THEREFORE, in consideration of these premises and the mutual promises contained herein, it is agreed by and between the parties as follows:

1. **Supersession**: COF Contract No. 2018-0027 is hereby terminated, and its terms shall now be governed under this Amendment and the consolidated COF Contract No. 2023-0033.
2. Sourcewell Contract. Sourcewell Contract No. 010720-AXN has been replaced with Sourcewell Contract No. 101223-AXN, dated February 6, 2024. Any reference to the "Sourcewell Contract" shall mean Sourcewell Contract No. 101223-AXN.
3. **All Other Terms Unchanged:** Except as amended herein, all other provisions of COF Contract No. 2023-0033 remain in full force and effect.
4. The Agreement is hereby amended to add the services, equipment, and software identified in Attachment 1 at a total annual consolidated cost of Seven Hundred Thirty-Five Thousand Five Hundred and No/100 Dollars ($735,500.00).
5. The City will receive upgraded tasers (Taser 10) with virtual reality training, 270 body worn cameras, 132 fleet cameras, unlimited Axon data storage, warranty and four TAP upgrades on the body worn cameras and 2 TAP upgrades on the fleet cameras, CAD interaction with auto tagging on videos, GPS and live streaming, Fusus RTCC interface, and 4 CID interview room systems.
6. The parties desire to extend the term for an additional ten (10) years, terminating on August 31, 2035.
7. Waiver. Neither party's failure nor delay to exercise any of its rights or powers under this Amendment will constitute or be deemed a waiver or forfeiture of those rights or powers. For a waiver of a right or power to be effective, it must be in writing signed by the waiving party. An effective waiver of a right or power shall not be construed as either (a) a future or continuing waiver of that same right or power, or (b) the waiver of any other right or power.
8. Severability. If any term or provision of the Amendment is held to be illegal or unenforceable, the validity or enforceability of the remainder of the Amendment will not be affected.

Docusign Envelope ID: 28E9B524-C595-45FE-925F-5D14C1FF42E0

9. Precedence. In the event of conflict between this Amendment and the provisions of the previous Agreement(s), or any other contract, agreement or other document to which this Amendment may accompany or incorporate by reference, the provisions of this Amendment will, to the extent of such conflict (or to the extent the Agreement is silent), take precedence unless such document expressly states that it is amending this Amendment.
10. Entire Agreement. The Amendment between the parties supersedes any prior or contemporaneous communications, representations or agreements between the parties, whether oral or written, regarding the subject matter of the entire Amendment. The terms and conditions of this Amendment may not be changed except by an amendment expressly referencing this Amendment by section number and signed by an authorized representative of each party.
11. Additions/Modifications. If seeking any addition or modification to the Amendment, the parties agree to reference the specific paragraph number sought to be changed on any future document or purchase order issued in furtherance of the Amendment, however, an omission of the reference to same shall not affect its applicability. In no event shall either party be bound by any terms contained in any purchase order, acknowledgement, or other writings unless: (a) such purchase order, acknowledgement, or other writings specifically refer to the Amendment or to the specific clause they are intended to modify; (b) clearly indicate the intention of both parties to override and modify the Amendment; and (c) such purchase order, acknowledgement, or other writings are signed, with specific material clauses separately initialed, by authorized representatives of both parties.
12. Breach. Upon deliberate breach of the Amendment by either party, the non-breaching party shall be entitled to terminate the Amendment without notice, with all of the remedies it would have in the event of termination, and may also have such other remedies as it may be entitled to in law or in equity.
13. Survival. This Amendment shall survive the completion of or any termination of the original contract, revised contract, or agreement or other document to which it may accompany or incorporate by reference.
14. All other provisions of the Current Agreement, dated June 14, 2023 are unchanged and remain in full force and effect.

Docusign Envelope ID: 28E9B524-C595-45FE-925F-5D14C1FF42E0

CITY:

CITY OF FRANKLIN, TENNESSEE

By: _____
Dr. Ken Moore, Mayor

Date: _____

ATTEST:

By: _____
Angie Skarp, City Recorder

Date: _____

APPROVED AS TO FORM BY:

_____
J. Blake Harper, Assistant City Attorney

AXON ENTERPRISE, INC.

By: Signed by: Robert E. Driscoll, Jr. 55DAEBB131A4424...

Print Name & Title: Robert E. Driscoll, Jr., Deputy General Counsel

Date: 7/3/2025 | 10:39 AM MST

Axon Enterprise, Inc.
17800 N 85th St.
Scottsdale, Arizona 85255
United States
VAT: 86-0741227
Domestic: (800) 978-2737
International: +1.800.978.2737

Q-694373-45834BF

Issued: 06/26/2025

Quote Expiration: 08/29/2025

Estimated Contract Start Date: 08/01/2025

Account Number: 108051

Payment Terms: N30

Mode of Delivery: UPS-GND

Credit/Debit Amount: $0.00

SHIP TO	BILL TO
Franklin Police Department - TN 900 Columbia Ave Franklin, TN 37064-2832 USA	Franklin Police Department - TN 900 Columbia Ave Franklin TN 37064-2832 USA Email:

SALES REPRESENTATIVE	PRIMARY CONTACT
Bryan Fondrie Phone: 2623521354 Email: bfondrie@axon.com Fax:	Deborah Faulkner Phone: (615) 794-2513 Email: deb.faulkner@franklintn.gov Fax: (791) 6157913206

Quote Summary

Program Length	120 Months
TOTAL COST	$7,355,000.00
ESTIMATED TOTAL W/ TAX	$7,355,000.00

Discount Summary

Average Savings Per Year	$271,125.37
TOTAL SAVINGS	$2,711,253.68

Payment Summary

Date	Subtotal	Tax	Total
Jul 2025	$735,500.20	$0.00	$735,500.20
Aug 2025	($0.20)	$0.00	($0.20)
Jul 2026	$735,500.00	$0.00	$735,500.00
Jul 2027	$735,500.00	$0.00	$735,500.00
Jul 2028	$735,500.00	$0.00	$735,500.00
Jul 2029	$735,500.00	$0.00	$735,500.00
Jul 2030	$735,500.00	$0.00	$735,500.00
Jul 2031	$735,500.00	$0.00	$735,500.00
Jul 2032	$735,500.00	$0.00	$735,500.00
Jul 2033	$735,500.00	$0.00	$735,500.00
Jul 2034	$735,500.00	$0.00	$735,500.00
Total	**$7,355,000.00**	**$0.00**	**$7,355,000.00**

Docusign Envelope ID: 28E9B524-C595-45FE-925F-5D14C1FF42E0

Quote Unbundled Price:	**$10,016,549.15**
Quote List Price:	**$8,600,520.35**
Quote Subtotal:	**$7,355,000.00**

Pricing

All deliverables are detailed in Delivery Schedules section lower in proposal

Item	Description	Qty	Term	Unbundled	List Price	Net Price	Subtotal	Tax	Total
Program									
100552	TRANSFER CREDIT - GOODS	1			$1.00	($212,842.78)	($212,842.78)	$0.00	($212,842.78)
100846	TRUE UP - TASER 10 CERTIFICATION 10YR	5	1		$52.65	$0.00	$0.00	$0.00	$0.00
100553	TRANSFER CREDIT - SOFTWARE AND SERVICES	1			$1.00	$347,540.92	$347,540.92	$0.00	$347,540.92
V00020	UPGRADE BUNDLE - TASER SKILLS TO FULL VR	135	120	$21.93	$13.21	$13.21	$214,002.00	$0.00	$214,002.00
A00025	BUNDLE - AXON AIR BASIC PATROL	1	60			$261.09	$15,665.40	$0.00	$15,665.40
Fleet3B+TAPRe	Fleet 3 Basic + TAP Renewal	132	60	$151.79	$139.74	$139.74	$1,106,740.80	$0.00	$1,106,740.80
Fleet3B+TAPRe	Fleet 3 Basic + TAP Renewal	132	60	$151.04	$139.74	$184.16	$1,458,547.20	$0.00	$1,458,547.20
M00032	BUNDLE - OFFICER SAFETY PLAN 10 10YR	135	120	$305.43	$252.13	$188.58	$3,054,996.00	$0.00	$3,054,996.00
BWCamMBDTAP10Year	Body Worn Camera Multi-Bay Dock TAP 10 Year Bundle	6	120	$78.27	$39.98	$39.98	$28,785.60	$0.00	$28,785.60
BWCamTAP10Yr	Body Worn Camera TAP 10 Year Bundle	135	120	$46.71	$37.46	$37.46	$606,852.00	$0.00	$606,852.00
C00023	BUNDLE - TASER 10 CERTIFICATION PRO 10YR	5	120	$201.65	$120.06	$120.06	$72,036.00	$0.00	$72,036.00
A la Carte Hardware									
74056	AXON INTERVIEW - TOUCH PANEL WALL MOUNT	4			$64.00	$64.00	$256.00	$0.00	$256.00
74056	AXON INTERVIEW - TOUCH PANEL WALL MOUNT	4			$64.00	$76.80	$307.20	$0.00	$307.20
50118	AXON INTERVIEW - MIC - WIRED (STANDARD MIC)	4			$209.00	$250.80	$1,003.20	$0.00	$1,003.20
50298	AXON INTERVIEW - CAMERA - OVERT DOME	4			$985.00	$1,182.00	$4,728.00	$0.00	$4,728.00
50294	AXON INTERVIEW - SERVER - LITE	2			$2,934.00	$3,520.80	$7,041.60	$0.00	$7,041.60
50322	AXON INTERVIEW - TOUCH PANEL PRO	4			$2,532.00	$2,532.00	$10,128.00	$0.00	$10,128.00
50322	AXON INTERVIEW - TOUCH PANEL PRO	4			$2,532.00	$3,038.40	$12,153.60	$0.00	$12,153.60
H00002	AB4 Multi Bay Dock Bundle	23			$1,638.90	$0.00	$0.00	$0.00	$0.00
H00004	AB4 FLEX POV HARDWARE BUNDLE	10			$299.00	$0.00	$0.00	$0.00	$0.00
H00001	AB4 Camera Bundle	278			$899.00	$0.00	$0.00	$0.00	$0.00
A la Carte Software									
73449	AXON BODY - LICENSE - DEVICE CONNECTIVITY	135	120		$6.06	$0.00	$0.00	$0.00	$0.00
73447	AXON FUSUS - LICENSE - PLUS USER	135	120		$16.96	$0.00	$0.00	$0.00	$0.00
50043	AXON INTERVIEW - STREAMING SERVER MAINTENANCE - PER SERVER	2	120		$36.83	$36.64	$8,793.76	$0.00	$8,793.76
50039	AXON INTERVIEW - CLIENT SOFTWARE - MAINT. PER TOUCH PANEL	4	120		$31.50	$31.50	$15,120.00	$0.00	$15,120.00
50045	AXON EVIDENCE - STORAGE - INTERVIEW ROOM UNLIMITED	4	120		$124.80	$124.80	$59,904.00	$0.00	$59,904.00
73682	AXON EVIDENCE - AUTO TAGGING LICENSE	135	120		$12.12	$8.30	$134,499.15	$0.00	$134,499.15
80402	AXON FLEET - LICENSE - REAL-TIME LOCATION, ALERTS, & LIVESTREAM	132	120		$18.90	$18.90	$299,376.00	$0.00	$299,376.00
ProLicense	Pro License Bundle	10	120		$54.52	$54.03	$64,836.00	$0.00	$64,836.00
A la Carte Services									
85149	AXON TASER - 2 DAY PRODUCT SPECIFIC INSTRUCTOR COURSE	1			$6,786.00	$6,303.15	$6,303.15	$0.00	$6,303.15
101267	AXON VR - PSO - FULL INSTALLATION	1			$12,000.00	$12,000.00	$12,000.00	$0.00	$12,000.00
85170	AXON INTERVIEW - INSTALLATION - STANDARD (PER ROOM)	4			$5,000.00	$6,000.00	$24,000.00	$0.00	$24,000.00
A la Carte Warranties									

73390	AXON FLEET - CRADLEPOINT ROUTER TRANSFERRED WARRANTY	132	35	$0.00	$0.00	$0.00	$0.00	$0.00
101648	AXON INTERVIEW - EXT WARRANTY - 5 YEARS	4		$464.00	$556.80	$2,227.20	$0.00	$2,227.20
Total						**$7,355,000.00**	**$0.00**	**$7,355,000.00**

Delivery Schedule

Hardware

Bundle	Item	Description	QTY	Shipping Location	Estimated Delivery Date
AB4 Camera Bundle	100147	AXON BODY 4 - CAMERA - NA US FIRST RESPONDER BLK RAPIDLOCK	278	1	07/01/2025
AB4 Camera Bundle	100466	AXON BODY 4 - CABLE - USB-C TO USB-C	306	1	07/01/2025
AB4 Camera Bundle	100775	AXON BODY 4 - MAGNETIC DISCONNECT CABLE	306	1	07/01/2025
AB4 Camera Bundle	74028	AXON BODY - MOUNT - WING CLIP RAPIDLOCK	306	1	07/01/2025
AB4 FLEX POV HARDWARE BUNDLE	100200	AXON BODY 4 - FLEX POV MODULE	10	1	07/01/2025
AB4 FLEX POV HARDWARE BUNDLE	100852	AXON BODY 4 - C-CLIP - POV	10	1	07/01/2025
AB4 FLEX POV HARDWARE BUNDLE	100855	AXON BODY 4 - MOUNT - POV EPAULETTE	11	1	07/01/2025
AB4 FLEX POV HARDWARE BUNDLE	100958	AXON BODY 4 - FLEX POV MODULE CABLE 48 IN	10	1	07/01/2025
AB4 Multi Bay Dock Bundle	100206	AXON BODY 4 - 8 BAY DOCK	23	1	07/01/2025
AB4 Multi Bay Dock Bundle	70033	AXON - DOCK WALL MOUNT - BRACKET ASSY	23	1	07/01/2025
AB4 Multi Bay Dock Bundle	71019	AXON BODY - DOCK POWERCORD - NORTH AMERICA	23	1	07/01/2025
BUNDLE - AXON AIR BASIC PATROL	101738	AXON AIR - SKYDIO X10 PATROL HW KIT	1	1	07/01/2025
BUNDLE - OFFICER SAFETY PLAN 10 10YR	100681	AXON SIGNAL - SIDEARM SENSOR ONLY	135	1	07/01/2025
BUNDLE - OFFICER SAFETY PLAN 10 10YR	71044	AXON SIGNAL - BATTERY - CR2430 SINGLE PACK	270	1	07/01/2025
A la Carte	50322	AXON INTERVIEW - TOUCH PANEL PRO	4	1	07/01/2025
A la Carte	74056	AXON INTERVIEW - TOUCH PANEL WALL MOUNT	4	1	07/01/2025
BUNDLE - OFFICER SAFETY PLAN 10 10YR	100126	AXON VR - TACTICAL BAG	3	1	08/01/2025
BUNDLE - OFFICER SAFETY PLAN 10 10YR	100390	AXON TASER 10 - HANDLE - YELLOW CLASS 3R	4	2	08/01/2025
BUNDLE - OFFICER SAFETY PLAN 10 10YR	100390	AXON TASER 10 - HANDLE - YELLOW CLASS 3R	135	2	08/01/2025
BUNDLE - OFFICER SAFETY PLAN 10 10YR	100394	AXON TASER 10 - MAGAZINE - HALT TRAINING BLUE	8	1	08/01/2025
BUNDLE - OFFICER SAFETY PLAN 10 10YR	100396	AXON TASER 10 - MAGAZINE - INERT RED	5	1	08/01/2025
BUNDLE - OFFICER SAFETY PLAN 10 10YR	100399	AXON TASER 10 - CARTRIDGE - LIVE	2030	1	08/01/2025
BUNDLE - OFFICER SAFETY PLAN 10 10YR	100400	AXON TASER 10 - CARTRIDGE - HALT	950	1	08/01/2025
BUNDLE - OFFICER SAFETY PLAN 10 10YR	100401	AXON TASER 10 - CARTRIDGE - INERT	30	1	08/01/2025
BUNDLE - OFFICER SAFETY PLAN 10 10YR	100591	AXON TASER - CLEANING KIT	2	1	08/01/2025
BUNDLE - OFFICER SAFETY PLAN 10 10YR	100611	AXON TASER 10 - SAFARILAND HOLSTER - RH	135	1	08/01/2025
BUNDLE - OFFICER SAFETY PLAN 10 10YR	100623	ENHANCED HOOK-AND-LOOP TRAINING (HALT) SUIT (V2)	2	1	08/01/2025
BUNDLE - OFFICER SAFETY PLAN 10 10YR	100748	AXON VR - CONTROLLER - TASER 10	3	1	08/01/2025
BUNDLE - OFFICER SAFETY PLAN 10 10YR	101122	AXON VR - HOLSTER - T10 SAFARILAND GRAY - RH	3	1	08/01/2025
BUNDLE - OFFICER SAFETY PLAN 10 10YR	101455	AXON TASER 10 - REPLACEMENT TOOL KIT - INTERPOSER BUCKET	2	1	08/01/2025
BUNDLE - OFFICER SAFETY PLAN 10 10YR	101456	AXON TASER 10 - REPLACEMENT INTERPOSER BUCKET	2	1	08/01/2025
BUNDLE - OFFICER SAFETY PLAN 10 10YR	101755	AXON TASER 10 - MAGAZINE - LIVE DUTY BLACK V2	4	1	08/01/2025
BUNDLE - OFFICER SAFETY PLAN 10 10YR	101755	AXON TASER 10 - MAGAZINE - LIVE DUTY BLACK V2	135	1	08/01/2025
BUNDLE - OFFICER SAFETY PLAN 10 10YR	101757	AXON TASER 10 - MAGAZINE - LIVE TRAINING PURPLE V2	6	1	08/01/2025
BUNDLE - OFFICER SAFETY PLAN 10 10YR	20018	AXON TASER - BATTERY PACK - TACTICAL	4	1	08/01/2025
BUNDLE - OFFICER SAFETY PLAN 10 10YR	20018	AXON TASER - BATTERY PACK - TACTICAL	27	1	08/01/2025
BUNDLE - OFFICER SAFETY PLAN 10 10YR	20018	AXON TASER - BATTERY PACK - TACTICAL	135	1	08/01/2025
BUNDLE - OFFICER SAFETY PLAN 10 10YR	20378	AXON VR - HEADSET - HTC FOCUS 3	3	1	08/01/2025
BUNDLE - OFFICER SAFETY PLAN 10 10YR	70033	AXON - DOCK WALL MOUNT - BRACKET ASSY	1	1	08/01/2025

Hardware

Bundle	Item	Description	QTY	Shipping Location	Estimated Delivery Date
BUNDLE - OFFICER SAFETY PLAN 10 10YR	71019	AXON BODY - DOCK POWERCORD - NORTH AMERICA	1	1	08/01/2025
BUNDLE - OFFICER SAFETY PLAN 10 10YR	74200	AXON TASER - DOCK - SIX BAY PLUS CORE	1	1	08/01/2025
BUNDLE - OFFICER SAFETY PLAN 10 10YR	80087	AXON TASER - TARGET - CONDUCTIVE PROFESSIONAL RUGGEDIZED	2	1	08/01/2025
BUNDLE - OFFICER SAFETY PLAN 10 10YR	80090	AXON TASER - TARGET FRAME - PROFESSIONAL 27.5 IN X 75 IN	2	1	08/01/2025
BUNDLE - TASER 10 CERTIFICATION PRO 10YR	100126	AXON VR - TACTICAL BAG	1	1	08/01/2025
BUNDLE - TASER 10 CERTIFICATION PRO 10YR	100390	AXON TASER 10 - HANDLE - YELLOW CLASS 3R	5	2	08/01/2025
BUNDLE - TASER 10 CERTIFICATION PRO 10YR	100394	AXON TASER 10 - MAGAZINE - HALT TRAINING BLUE	4	1	08/01/2025
BUNDLE - TASER 10 CERTIFICATION PRO 10YR	100396	AXON TASER 10 - MAGAZINE - INERT RED	1	1	08/01/2025
BUNDLE - TASER 10 CERTIFICATION PRO 10YR	100399	AXON TASER 10 - CARTRIDGE - LIVE	100	1	08/01/2025
BUNDLE - TASER 10 CERTIFICATION PRO 10YR	100400	AXON TASER 10 - CARTRIDGE - HALT	50	1	08/01/2025
BUNDLE - TASER 10 CERTIFICATION PRO 10YR	100401	AXON TASER 10 - CARTRIDGE - INERT	10	1	08/01/2025
BUNDLE - TASER 10 CERTIFICATION PRO 10YR	100591	AXON TASER - CLEANING KIT	1	1	08/01/2025
BUNDLE - TASER 10 CERTIFICATION PRO 10YR	100611	AXON TASER 10 - SAFARILAND HOLSTER - RH	5	1	08/01/2025
BUNDLE - TASER 10 CERTIFICATION PRO 10YR	100623	ENHANCED HOOK-AND-LOOP TRAINING (HALT) SUIT (V2)	1	1	08/01/2025
BUNDLE - TASER 10 CERTIFICATION PRO 10YR	100748	AXON VR - CONTROLLER - TASER 10	1	1	08/01/2025
BUNDLE - TASER 10 CERTIFICATION PRO 10YR	100832	AXON VR - CONTROLLER - HANDGUN VR19H	1	1	08/01/2025
BUNDLE - TASER 10 CERTIFICATION PRO 10YR	101122	AXON VR - HOLSTER - T10 SAFARILAND GRAY - RH	1	1	08/01/2025
BUNDLE - TASER 10 CERTIFICATION PRO 10YR	101294	AXON VR - TABLET	1	1	08/01/2025
BUNDLE - TASER 10 CERTIFICATION PRO 10YR	101300	AXON VR - TABLET CASE	1	1	08/01/2025
BUNDLE - TASER 10 CERTIFICATION PRO 10YR	101455	AXON TASER 10 - REPLACEMENT TOOL KIT - INTERPOSER BUCKET	1	1	08/01/2025
BUNDLE - TASER 10 CERTIFICATION PRO 10YR	101456	AXON TASER 10 - REPLACEMENT INTERPOSER BUCKET	1	1	08/01/2025
BUNDLE - TASER 10 CERTIFICATION PRO 10YR	101755	AXON TASER 10 - MAGAZINE - LIVE DUTY BLACK V2	5	1	08/01/2025
BUNDLE - TASER 10 CERTIFICATION PRO 10YR	101757	AXON TASER 10 - MAGAZINE - LIVE TRAINING PURPLE V2	3	1	08/01/2025
BUNDLE - TASER 10 CERTIFICATION PRO 10YR	20018	AXON TASER - BATTERY PACK - TACTICAL	1	1	08/01/2025
BUNDLE - TASER 10 CERTIFICATION PRO 10YR	20018	AXON TASER - BATTERY PACK - TACTICAL	5	1	08/01/2025
BUNDLE - TASER 10 CERTIFICATION PRO 10YR	20378	AXON VR - HEADSET - HTC FOCUS 3	1	1	08/01/2025
BUNDLE - TASER 10 CERTIFICATION PRO 10YR	70033	AXON - DOCK WALL MOUNT - BRACKET ASSY	1	1	08/01/2025
BUNDLE - TASER 10 CERTIFICATION PRO 10YR	71019	AXON BODY - DOCK POWERCORD - NORTH AMERICA	1	1	08/01/2025
BUNDLE - TASER 10 CERTIFICATION PRO 10YR	74200	AXON TASER - DOCK - SIX BAY PLUS CORE	1	1	08/01/2025
BUNDLE - TASER 10 CERTIFICATION PRO 10YR	80087	AXON TASER - TARGET - CONDUCTIVE PROFESSIONAL RUGGEDIZED	1	1	08/01/2025
BUNDLE - TASER 10 CERTIFICATION PRO 10YR	80090	AXON TASER - TARGET FRAME - PROFESSIONAL 27.5 IN X 75 IN	1	1	08/01/2025
UPGRADE BUNDLE - TASER SKILLS TO FULL VR	100126	AXON VR - TACTICAL BAG	2	1	08/01/2025
UPGRADE BUNDLE - TASER SKILLS TO FULL VR	100748	AXON VR - CONTROLLER - TASER 10	2	1	08/01/2025
UPGRADE BUNDLE - TASER SKILLS TO FULL VR	100832	AXON VR - CONTROLLER - HANDGUN VR19H	5	1	08/01/2025
UPGRADE BUNDLE - TASER SKILLS TO FULL VR	101123	AXON VR - HOLSTER - T10 SAFARILAND GRAY - LH	2	1	08/01/2025
UPGRADE BUNDLE - TASER SKILLS TO FULL VR	101294	AXON VR - TABLET	5	1	08/01/2025
UPGRADE BUNDLE - TASER SKILLS TO FULL VR	101300	AXON VR - TABLET CASE	5	1	08/01/2025
UPGRADE BUNDLE - TASER SKILLS TO FULL VR	20378	AXON VR - HEADSET - HTC FOCUS 3	2	1	08/01/2025
BUNDLE - OFFICER SAFETY PLAN 10 10YR	100400	AXON TASER 10 - CARTRIDGE - HALT	680	1	08/01/2026
BUNDLE - TASER 10 CERTIFICATION PRO 10YR	100399	AXON TASER 10 - CARTRIDGE - LIVE	20	1	08/01/2026
BUNDLE - TASER 10 CERTIFICATION PRO 10YR	100400	AXON TASER 10 - CARTRIDGE - HALT	40	1	08/01/2026
BUNDLE - OFFICER SAFETY PLAN 10 10YR	100400	AXON TASER 10 - CARTRIDGE - HALT	670	1	08/01/2027
BUNDLE - TASER 10 CERTIFICATION PRO 10YR	100399	AXON TASER 10 - CARTRIDGE - LIVE	10	1	08/01/2027
BUNDLE - TASER 10 CERTIFICATION PRO 10YR	100400	AXON TASER 10 - CARTRIDGE - HALT	40	1	08/01/2027
Body Worn Camera Multi-Bay Dock TAP 10 Year Bundle	73689	AXON BODY - TAP REFRESH 1 - DOCK MULTI BAY	6	1	05/01/2028
Body Worn Camera TAP 10 Year Bundle	73309	AXON BODY - TAP REFRESH 1 - CAMERA	139	1	05/01/2028
BUNDLE - OFFICER SAFETY PLAN 10 10YR	101012	AXON VR - TAP REFRESH 1 - CONTROLLER	3	1	05/01/2028
BUNDLE - OFFICER SAFETY PLAN 10 10YR	20373	AXON VR - TAP REFRESH 1 - HEADSET	3	1	05/01/2028

Hardware

Bundle	Item	Description	QTY	Shipping Location	Estimated Delivery Date
BUNDLE - OFFICER SAFETY PLAN 10 10YR	73309	AXON BODY - TAP REFRESH 1 - CAMERA	139	1	05/01/2028
BUNDLE - OFFICER SAFETY PLAN 10 10YR	73689	AXON BODY - TAP REFRESH 1 - DOCK MULTI BAY	17	1	05/01/2028
BUNDLE - TASER 10 CERTIFICATION PRO 10YR	100210	AXON VR - TAP REFRESH 1 - TABLET	1	1	05/01/2028
BUNDLE - TASER 10 CERTIFICATION PRO 10YR	101009	AXON VR - TAP REFRESH 1 - SIDEARM CONTROLLER	1	1	05/01/2028
BUNDLE - TASER 10 CERTIFICATION PRO 10YR	101012	AXON VR - TAP REFRESH 1 - CONTROLLER	1	1	05/01/2028
BUNDLE - TASER 10 CERTIFICATION PRO 10YR	20373	AXON VR - TAP REFRESH 1 - HEADSET	1	1	05/01/2028
UPGRADE BUNDLE - TASER SKILLS TO FULL VR	100210	AXON VR - TAP REFRESH 1 - TABLET	5	1	05/01/2028
UPGRADE BUNDLE - TASER SKILLS TO FULL VR	101009	AXON VR - TAP REFRESH 1 - SIDEARM CONTROLLER	5	1	05/01/2028
UPGRADE BUNDLE - TASER SKILLS TO FULL VR	101012	AXON VR - TAP REFRESH 1 - CONTROLLER	2	1	05/01/2028
UPGRADE BUNDLE - TASER SKILLS TO FULL VR	20373	AXON VR - TAP REFRESH 1 - HEADSET	2	1	05/01/2028
Fleet 3 Basic + TAP Renewal	72040	AXON FLEET - TAP REFRESH 1 - 2 CAMERA KIT	3	1	06/01/2028
Fleet 3 Basic + TAP Renewal	72040	AXON FLEET - TAP REFRESH 1 - 2 CAMERA KIT	132	1	06/01/2028
BUNDLE - OFFICER SAFETY PLAN 10 10YR	100400	AXON TASER 10 - CARTRIDGE - HALT	680	1	08/01/2028
BUNDLE - TASER 10 CERTIFICATION PRO 10YR	100399	AXON TASER 10 - CARTRIDGE - LIVE	20	1	08/01/2028
BUNDLE - TASER 10 CERTIFICATION PRO 10YR	100400	AXON TASER 10 - CARTRIDGE - HALT	40	1	08/01/2028
BUNDLE - OFFICER SAFETY PLAN 10 10YR	100400	AXON TASER 10 - CARTRIDGE - HALT	670	1	08/01/2029
BUNDLE - TASER 10 CERTIFICATION PRO 10YR	100399	AXON TASER 10 - CARTRIDGE - LIVE	10	1	08/01/2029
BUNDLE - TASER 10 CERTIFICATION PRO 10YR	100400	AXON TASER 10 - CARTRIDGE - HALT	40	1	08/01/2029
Body Worn Camera Multi-Bay Dock TAP 10 Year Bundle	73688	AXON BODY - TAP REFRESH 2 - DOCK MULTI BAY	6	1	07/01/2030
Body Worn Camera TAP 10 Year Bundle	73310	AXON BODY - TAP REFRESH 2 - CAMERA	139	1	07/01/2030
BUNDLE - OFFICER SAFETY PLAN 10 10YR	73310	AXON BODY - TAP REFRESH 2 - CAMERA	139	1	07/01/2030
BUNDLE - OFFICER SAFETY PLAN 10 10YR	73688	AXON BODY - TAP REFRESH 2 - DOCK MULTI BAY	17	1	07/01/2030
A la Carte	50118	AXON INTERVIEW - MIC - WIRED (STANDARD MIC)	4	1	07/01/2030
A la Carte	50294	AXON INTERVIEW - SERVER - LITE	2	1	07/01/2030
A la Carte	50298	AXON INTERVIEW - CAMERA - OVERT DOME	4	1	07/01/2030
A la Carte	50322	AXON INTERVIEW - TOUCH PANEL PRO	4	1	07/01/2030
A la Carte	74056	AXON INTERVIEW - TOUCH PANEL WALL MOUNT	4	1	07/01/2030
BUNDLE - TASER 10 CERTIFICATION PRO 10YR	100211	AXON VR - TAP REFRESH 2 - TABLET	1	1	08/01/2030
BUNDLE - TASER 10 CERTIFICATION PRO 10YR	101010	AXON VR - TAP REFRESH 2 - SIDEARM CONTROLLER	1	1	08/01/2030
BUNDLE - TASER 10 CERTIFICATION PRO 10YR	101013	AXON VR - TAP REFRESH 2 - CONTROLLER	1	1	08/01/2030
BUNDLE - TASER 10 CERTIFICATION PRO 10YR	20374	AXON VR - TAP REFRESH 2 - HEADSET	1	1	08/01/2030
UPGRADE BUNDLE - TASER SKILLS TO FULL VR	100211	AXON VR - TAP REFRESH 2 - TABLET	5	1	08/01/2030
UPGRADE BUNDLE - TASER SKILLS TO FULL VR	101010	AXON VR - TAP REFRESH 2 - SIDEARM CONTROLLER	5	1	08/01/2030
UPGRADE BUNDLE - TASER SKILLS TO FULL VR	101013	AXON VR - TAP REFRESH 2 - CONTROLLER	5	1	08/01/2030
UPGRADE BUNDLE - TASER SKILLS TO FULL VR	20374	AXON VR - TAP REFRESH 2 - HEADSET	5	1	08/01/2030
BUNDLE - TASER 10 CERTIFICATION PRO 10YR	20242	AXON TASER - CERTIFICATION PROGRAM YEAR 6-10 HARDWARE	5	1	02/01/2031
BUNDLE - OFFICER SAFETY PLAN 10 10YR	20242	AXON TASER - CERTIFICATION PROGRAM YEAR 6-10 HARDWARE	135	1	05/01/2031
Body Worn Camera Multi-Bay Dock TAP 10 Year Bundle	73347	AXON BODY - TAP REFRESH 3 - DOCK MULTI BAY	6	1	05/01/2033
Body Worn Camera TAP 10 Year Bundle	73345	AXON BODY - TAP REFRESH 3 - CAMERA	139	1	05/01/2033
BUNDLE - OFFICER SAFETY PLAN 10 10YR	73345	AXON BODY - TAP REFRESH 3 - CAMERA	139	1	05/01/2033
BUNDLE - OFFICER SAFETY PLAN 10 10YR	73347	AXON BODY - TAP REFRESH 3 - DOCK MULTI BAY	17	1	05/01/2033
BUNDLE - TASER 10 CERTIFICATION PRO 10YR	100212	AXON VR - TAP REFRESH 3 - TABLET	1	1	05/01/2033
BUNDLE - TASER 10 CERTIFICATION PRO 10YR	101011	AXON VR - TAP REFRESH 3 - SIDEARM CONTROLLER	1	1	05/01/2033
BUNDLE - TASER 10 CERTIFICATION PRO 10YR	101014	AXON VR - TAP REFRESH 3 - CONTROLLER	1	1	05/01/2033
BUNDLE - TASER 10 CERTIFICATION PRO 10YR	20375	AXON VR - TAP REFRESH 3 - HEADSET	1	1	05/01/2033
UPGRADE BUNDLE - TASER SKILLS TO FULL VR	100212	AXON VR - TAP REFRESH 3 - TABLET	5	1	05/01/2033
UPGRADE BUNDLE - TASER SKILLS TO FULL VR	101011	AXON VR - TAP REFRESH 3 - SIDEARM CONTROLLER	5	1	05/01/2033
UPGRADE BUNDLE - TASER SKILLS TO FULL VR	101014	AXON VR - TAP REFRESH 3 - CONTROLLER	5	1	05/01/2033
UPGRADE BUNDLE - TASER SKILLS TO FULL VR	20375	AXON VR - TAP REFRESH 3 - HEADSET	5	1	05/01/2033
Fleet 3 Basic + TAP Renewal	72040	AXON FLEET - TAP REFRESH 1 - 2 CAMERA KIT	3	1	06/01/2033
Fleet 3 Basic + TAP Renewal	72040	AXON FLEET - TAP REFRESH 1 - 2 CAMERA KIT	132	1	06/01/2033

Hardware

Bundle	Item	Description	QTY	Shipping Location	Estimated Delivery Date
Body Worn Camera Multi-Bay Dock TAP 10 Year Bundle	73348	AXON BODY - TAP REFRESH 4 - DOCK MULTI BAY	6	1	07/01/2035
Body Worn Camera TAP 10 Year Bundle	73346	AXON BODY - TAP REFRESH 4 - CAMERA	139	1	07/01/2035
BUNDLE - OFFICER SAFETY PLAN 10 10YR	73346	AXON BODY - TAP REFRESH 4 - CAMERA	139	1	07/01/2035
BUNDLE - OFFICER SAFETY PLAN 10 10YR	73348	AXON BODY - TAP REFRESH 4 - DOCK MULTI BAY	17	1	07/01/2035

Software

Bundle	Item	Description	QTY	Estimated Start Date	Estimated End Date
BUNDLE - AXON AIR BASIC PATROL	100112	AXON AIR - EVIDENCE.COM LICENSE - PILOT DATA	1	08/01/2025	07/31/2030
BUNDLE - AXON AIR BASIC PATROL	101967	AXON AIR - SKYDIO BASIC PATROL SW KIT	1	08/01/2025	07/31/2030
BUNDLE - OFFICER SAFETY PLAN 10 10YR	101180	AXON TASER - DATA SCIENCE PROGRAM	135	08/01/2025	07/31/2035
BUNDLE - OFFICER SAFETY PLAN 10 10YR	101703	AXON VR - USER ACCESS - TASER SKILLS	135	08/01/2025	07/31/2035
BUNDLE - OFFICER SAFETY PLAN 10 10YR	20248	AXON TASER - EVIDENCE.COM LICENSE	2	08/01/2025	07/31/2035
BUNDLE - OFFICER SAFETY PLAN 10 10YR	20248	AXON TASER - EVIDENCE.COM LICENSE	135	08/01/2025	07/31/2035
BUNDLE - OFFICER SAFETY PLAN 10 10YR	73447	AXON FUSUS - LICENSE - PLUS USER	135	08/01/2025	07/31/2035
BUNDLE - OFFICER SAFETY PLAN 10 10YR	73449	AXON BODY - LICENSE - DEVICE CONNECTIVITY	135	08/01/2025	07/31/2035
BUNDLE - OFFICER SAFETY PLAN 10 10YR	73638	AXON STANDARDS - LICENSE	135	08/01/2025	07/31/2035
BUNDLE - OFFICER SAFETY PLAN 10 10YR	73683	AXON EVIDENCE - STORAGE - 10GB A LA CARTE	1350	08/01/2025	07/31/2035
BUNDLE - OFFICER SAFETY PLAN 10 10YR	73686	AXON EVIDENCE - STORAGE - UNLIMITED (AXON DEVICE)	135	08/01/2025	07/31/2035
BUNDLE - OFFICER SAFETY PLAN 10 10YR	73746	AXON EVIDENCE - ECOM LICENSE - PRO	1	08/01/2025	07/31/2035
BUNDLE - OFFICER SAFETY PLAN 10 10YR	73746	AXON EVIDENCE - ECOM LICENSE - PRO	135	08/01/2025	07/31/2035
BUNDLE - TASER 10 CERTIFICATION PRO 10YR	101180	AXON TASER - DATA SCIENCE PROGRAM	5	08/01/2025	07/31/2035
BUNDLE - TASER 10 CERTIFICATION PRO 10YR	20248	AXON TASER - EVIDENCE.COM LICENSE	1	08/01/2025	07/31/2035
BUNDLE - TASER 10 CERTIFICATION PRO 10YR	20248	AXON TASER - EVIDENCE.COM LICENSE	5	08/01/2025	07/31/2035
BUNDLE - TASER 10 CERTIFICATION PRO 10YR	20370	AXON VR - USER ACCESS - FULL VR	5	08/01/2025	07/31/2035
Fleet 3 Basic + TAP Renewal	80400	AXON EVIDENCE - FLEET VEHICLE LICENSE	132	08/01/2025	07/31/2030
Fleet 3 Basic + TAP Renewal	80410	AXON EVIDENCE - STORAGE - FLEET 1 CAMERA UNLIMITED	264	08/01/2025	07/31/2030
Pro License Bundle	73683	AXON EVIDENCE - STORAGE - 10GB A LA CARTE	30	08/01/2025	07/31/2035
Pro License Bundle	73746	AXON EVIDENCE - ECOM LICENSE - PRO	10	08/01/2025	07/31/2035
UPGRADE BUNDLE - TASER SKILLS TO FULL VR	101909	AXON VR - USER ACCESS - TASER SKILLS TO FULL VR UPGRADE	135	08/01/2025	07/31/2035
A la Carte	50039	AXON INTERVIEW - CLIENT SOFTWARE - MAINT. PER TOUCH PANEL	4	08/01/2025	07/31/2035
A la Carte	50043	AXON INTERVIEW - STREAMING SERVER MAINTENANCE - PER SERVER	2	08/01/2025	07/31/2035
A la Carte	50045	AXON EVIDENCE - STORAGE - INTERVIEW ROOM UNLIMITED	4	08/01/2025	07/31/2035
A la Carte	73447	AXON FUSUS - LICENSE - PLUS USER	135	08/01/2025	07/31/2035
A la Carte	73449	AXON BODY - LICENSE - DEVICE CONNECTIVITY	135	08/01/2025	07/31/2035
A la Carte	73682	AXON EVIDENCE - AUTO TAGGING LICENSE	135	08/01/2025	07/31/2035
A la Carte	80402	AXON FLEET - LICENSE - REAL-TIME LOCATION, ALERTS, & LIVESTREAM	132	08/01/2025	07/31/2035
Fleet 3 Basic + TAP Renewal	80400	AXON EVIDENCE - FLEET VEHICLE LICENSE	132	08/01/2030	07/31/2035
Fleet 3 Basic + TAP Renewal	80410	AXON EVIDENCE - STORAGE - FLEET 1 CAMERA UNLIMITED	264	08/01/2030	07/31/2035

Services

Bundle	Item	Description	QTY
BUNDLE - AXON AIR BASIC PATROL	12021	AXON AIR - PROFESSIONAL IMPLEMENTATION	1
BUNDLE - OFFICER SAFETY PLAN 10 10YR	100751	AXON TASER 10 - REPLACEMENT ACCESS PROGRAM - DUTY CARTRIDGE	135
BUNDLE - OFFICER SAFETY PLAN 10 10YR	101193	AXON TASER - ON DEMAND CERTIFICATION	1
BUNDLE - TASER 10 CERTIFICATION PRO 10YR	100751	AXON TASER 10 - REPLACEMENT ACCESS PROGRAM - DUTY CARTRIDGE	5
BUNDLE - TASER 10 CERTIFICATION PRO 10YR	101193	AXON TASER - ON DEMAND CERTIFICATION	1

Services

Bundle	Item	Description	QTY
Fleet 3 Basic + TAP Renewal	73392	AXON FLEET 3 - INSTALLATION - UPGRADE (PER VEHICLE)	132
Fleet 3 Basic + TAP Renewal	73392	AXON FLEET 3 - INSTALLATION - UPGRADE (PER VEHICLE)	132
A la Carte	101267	AXON VR - PSO - FULL INSTALLATION	1
A la Carte	85149	AXON TASER - 2 DAY PRODUCT SPECIFIC INSTRUCTOR COURSE	1
A la Carte	85170	AXON INTERVIEW - INSTALLATION - STANDARD (PER ROOM)	4

Warranties

Bundle	Item	Description	QTY	Estimated Start Date	Estimated End Date
Fleet 3 Basic + TAP Renewal	80495	AXON FLEET 3 - EXT WARRANTY - 2 CAMERA KIT	132	08/01/2025	07/31/2030
Fleet 3 Basic + TAP Renewal	80495	AXON FLEET 3 - EXT WARRANTY - 2 CAMERA KIT	3	08/01/2025	07/31/2030
A la Carte	101648	AXON INTERVIEW - EXT WARRANTY - 5 YEARS	4		
A la Carte	73390	AXON FLEET - CRADLEPOINT ROUTER TRANSFERRED WARRANTY	132	08/01/2025	06/30/2028
Body Worn Camera Multi-Bay Dock TAP 10 Year Bundle	80465	AXON BODY - TAP WARRANTY - MULTI BAY DOCK	6	07/01/2026	07/31/2035
Body Worn Camera TAP 10 Year Bundle	80464	AXON BODY - TAP WARRANTY - CAMERA	4	07/01/2026	07/31/2035
Body Worn Camera TAP 10 Year Bundle	80464	AXON BODY - TAP WARRANTY - CAMERA	135	07/01/2026	07/31/2035
BUNDLE - OFFICER SAFETY PLAN 10 10YR	80464	AXON BODY - TAP WARRANTY - CAMERA	135	07/01/2026	07/31/2035
BUNDLE - OFFICER SAFETY PLAN 10 10YR	80464	AXON BODY - TAP WARRANTY - CAMERA	4	07/01/2026	07/31/2035
BUNDLE - OFFICER SAFETY PLAN 10 10YR	80465	AXON BODY - TAP WARRANTY - MULTI BAY DOCK	17	07/01/2026	07/31/2035
BUNDLE - OFFICER SAFETY PLAN 10 10YR	100197	AXON VR - EXT WARRANTY - HEADSET	3	08/01/2026	07/31/2035
BUNDLE - OFFICER SAFETY PLAN 10 10YR	100704	AXON TASER 10 - EXT WARRANTY - HANDLE	4	08/01/2026	07/31/2035
BUNDLE - OFFICER SAFETY PLAN 10 10YR	100704	AXON TASER 10 - EXT WARRANTY - HANDLE	135	08/01/2026	07/31/2035
BUNDLE - OFFICER SAFETY PLAN 10 10YR	101007	AXON VR - EXT WARRANTY - CONTROLLER	3	08/01/2026	07/31/2035
BUNDLE - OFFICER SAFETY PLAN 10 10YR	80374	AXON TASER - EXT WARRANTY - BATTERY PACK T7/T10	4	08/01/2026	07/31/2035
BUNDLE - OFFICER SAFETY PLAN 10 10YR	80374	AXON TASER - EXT WARRANTY - BATTERY PACK T7/T10	27	08/01/2026	07/31/2035
BUNDLE - OFFICER SAFETY PLAN 10 10YR	80374	AXON TASER - EXT WARRANTY - BATTERY PACK T7/T10	135	08/01/2026	07/31/2035
BUNDLE - OFFICER SAFETY PLAN 10 10YR	80396	AXON TASER - EXT WARRANTY - DOCK SIX BAY T7/T10	1	08/01/2026	07/31/2035
BUNDLE - TASER 10 CERTIFICATION PRO 10YR	100197	AXON VR - EXT WARRANTY - HEADSET	1	08/01/2026	07/31/2035
BUNDLE - TASER 10 CERTIFICATION PRO 10YR	100213	AXON VR - EXT WARRANTY - TABLET	1	08/01/2026	07/31/2035
BUNDLE - TASER 10 CERTIFICATION PRO 10YR	100704	AXON TASER 10 - EXT WARRANTY - HANDLE	5	08/01/2026	07/31/2035
BUNDLE - TASER 10 CERTIFICATION PRO 10YR	101007	AXON VR - EXT WARRANTY - CONTROLLER	1	08/01/2026	07/31/2035
BUNDLE - TASER 10 CERTIFICATION PRO 10YR	101008	AXON VR - EXT WARRANTY - HANDGUN CONTROLLER	1	08/01/2026	07/31/2035
BUNDLE - TASER 10 CERTIFICATION PRO 10YR	80374	AXON TASER - EXT WARRANTY - BATTERY PACK T7/T10	1	08/01/2026	07/31/2035
BUNDLE - TASER 10 CERTIFICATION PRO 10YR	80374	AXON TASER - EXT WARRANTY - BATTERY PACK T7/T10	5	08/01/2026	07/31/2035
BUNDLE - TASER 10 CERTIFICATION PRO 10YR	80396	AXON TASER - EXT WARRANTY - DOCK SIX BAY T7/T10	1	08/01/2026	07/31/2035
UPGRADE BUNDLE - TASER SKILLS TO FULL VR	100197	AXON VR - EXT WARRANTY - HEADSET	2	08/01/2026	07/31/2035
UPGRADE BUNDLE - TASER SKILLS TO FULL VR	100213	AXON VR - EXT WARRANTY - TABLET	5	08/01/2026	07/31/2035
UPGRADE BUNDLE - TASER SKILLS TO FULL VR	101007	AXON VR - EXT WARRANTY - CONTROLLER	2	08/01/2026	07/31/2035
UPGRADE BUNDLE - TASER SKILLS TO FULL VR	101008	AXON VR - EXT WARRANTY - HANDGUN CONTROLLER	5	08/01/2026	07/31/2035
Fleet 3 Basic + TAP Renewal	80495	AXON FLEET 3 - EXT WARRANTY - 2 CAMERA KIT	3	12/01/2030	07/31/2035
Fleet 3 Basic + TAP Renewal	80495	AXON FLEET 3 - EXT WARRANTY - 2 CAMERA KIT	132	12/01/2030	07/31/2035

Shipping Locations

Location Number	Street	City	State	Zip	Country
1	900 Columbia Ave	Franklin	TN	37064-2832	USA
2	900 Columbia Ave	Franklin	TN	37064-2832	USA
2	900 Columbia Ave	Franklin	TN	37064-2832	USA

Payment Details

Jul 2025

Invoice Plan	Item	Description	Qty	Subtotal	Tax	Total
Year 1	100846	TRUE UP - TASER 10 CERTIFICATION 10YR	5	$0.00	$0.00	$0.00
Year 1	101267	AXON VR - PSO - FULL INSTALLATION	1	$998.52	$0.00	$998.52
Year 1	101648	AXON INTERVIEW - EXT WARRANTY - 5 YEARS	4	$185.33	$0.00	$185.33
Year 1	50039	AXON INTERVIEW - CLIENT SOFTWARE - MAINT. PER TOUCH PANEL	4	$1,258.14	$0.00	$1,258.14
Year 1	50043	AXON INTERVIEW - STREAMING SERVER MAINTENANCE - PER SERVER	2	$731.73	$0.00	$731.73
Year 1	50045	AXON EVIDENCE - STORAGE - INTERVIEW ROOM UNLIMITED	4	$4,984.62	$0.00	$4,984.62
Year 1	50118	AXON INTERVIEW - MIC - WIRED (STANDARD MIC)	4	$83.48	$0.00	$83.48
Year 1	50294	AXON INTERVIEW - SERVER - LITE	2	$585.93	$0.00	$585.93
Year 1	50298	AXON INTERVIEW - CAMERA - OVERT DOME	4	$393.42	$0.00	$393.42
Year 1	50322	AXON INTERVIEW - TOUCH PANEL PRO	4	$1,011.30	$0.00	$1,011.30
Year 1	50322	AXON INTERVIEW - TOUCH PANEL PRO	4	$842.75	$0.00	$842.75
Year 1	73390	AXON FLEET - CRADLEPOINT ROUTER TRANSFERRED WARRANTY	132	$0.00	$0.00	$0.00
Year 1	73447	AXON FUSUS - LICENSE - PLUS USER	135	$0.00	$0.00	$0.00
Year 1	73449	AXON BODY - LICENSE - DEVICE CONNECTIVITY	135	$0.00	$0.00	$0.00
Year 1	73682	AXON EVIDENCE - AUTO TAGGING LICENSE	135	$11,191.69	$0.00	$11,191.69
Year 1	74056	AXON INTERVIEW - TOUCH PANEL WALL MOUNT	4	$25.56	$0.00	$25.56
Year 1	74056	AXON INTERVIEW - TOUCH PANEL WALL MOUNT	4	$21.30	$0.00	$21.30
Year 1	80402	AXON FLEET - LICENSE - REAL-TIME LOCATION, ALERTS, & LIVESTREAM	132	$24,911.11	$0.00	$24,911.11
Year 1	85149	AXON TASER - 2 DAY PRODUCT SPECIFIC INSTRUCTOR COURSE	1	$524.49	$0.00	$524.49
Year 1	85170	AXON INTERVIEW - INSTALLATION - STANDARD (PER ROOM)	4	$1,997.04	$0.00	$1,997.04
Year 1	A00025	BUNDLE - AXON AIR BASIC PATROL	1	$1,303.54	$0.00	$1,303.54
Year 1	BWCamMBDTAP10Year	Body Worn Camera Multi-Bay Dock TAP 10 Year Bundle	6	$2,395.25	$0.00	$2,395.25
Year 1	BWCamTAP10Yr	Body Worn Camera TAP 10 Year Bundle	135	$50,496.22	$0.00	$50,496.22
Year 1	C00023	BUNDLE - TASER 10 CERTIFICATION PRO 10YR	5	$5,994.12	$0.00	$5,994.12
Year 1	Fleet3B+TAPRe	Fleet 3 Basic + TAP Renewal	132	$92,092.01	$0.00	$92,092.01
Year 1	Fleet3B+TAPRe	Fleet 3 Basic + TAP Renewal	132	$121,365.89	$0.00	$121,365.89
Year 1	H00001	AB4 Camera Bundle	278	$0.00	$0.00	$0.00
Year 1	H00002	AB4 Multi Bay Dock Bundle	23	$0.00	$0.00	$0.00
Year 1	H00004	AB4 FLEX POV HARDWARE BUNDLE	10	$0.00	$0.00	$0.00
Year 1	M00032	BUNDLE - OFFICER SAFETY PLAN 10 10YR	135	$254,206.52	$0.00	$254,206.52
Year 1	ProLicense	Pro License Bundle	10	$5,395.01	$0.00	$5,395.01
Year 1	V00020	UPGRADE BUNDLE - TASER SKILLS TO FULL VR	135	$17,807.09	$0.00	$17,807.09
Invoice Upon Fulfillment	100552	TRANSFER CREDIT - GOODS	1	($212,842.78)	$0.00	($212,842.78)
Invoice Upon Fulfillment	100553	TRANSFER CREDIT - SOFTWARE AND SERVICES	1	$347,540.92	$0.00	$347,540.92
Total				**$735,500.20**	**$0.00**	**$735,500.20**

Aug 2025

Invoice Plan	Item	Description	Qty	Subtotal	Tax	Total
Invoice Upon Fulfillment	A00025	BUNDLE - AXON AIR BASIC PATROL	1	($0.20)	$0.00	($0.20)
Invoice Upon Fulfillment	M00032	BUNDLE - OFFICER SAFETY PLAN 10 10YR	135	$0.00	$0.00	$0.00
Total				**($0.20)**	**$0.00**	**($0.20)**

Jul 2026

Invoice Plan	Item	Description	Qty	Subtotal	Tax	Total
Year 2	100846	TRUE UP - TASER 10 CERTIFICATION 10YR	5	$0.00	$0.00	$0.00
Year 2	101267	AXON VR - PSO - FULL INSTALLATION	1	$1,222.39	$0.00	$1,222.39
Year 2	101648	AXON INTERVIEW - EXT WARRANTY - 5 YEARS	4	$226.87	$0.00	$226.87
Year 2	50039	AXON INTERVIEW - CLIENT SOFTWARE - MAINT. PER TOUCH PANEL	4	$1,540.21	$0.00	$1,540.21
Year 2	50043	AXON INTERVIEW - STREAMING SERVER MAINTENANCE - PER SERVER	2	$895.78	$0.00	$895.78
Year 2	50045	AXON EVIDENCE - STORAGE - INTERVIEW ROOM UNLIMITED	4	$6,102.15	$0.00	$6,102.15
Year 2	50118	AXON INTERVIEW - MIC - WIRED (STANDARD MIC)	4	$102.19	$0.00	$102.19
Year 2	50294	AXON INTERVIEW - SERVER - LITE	2	$717.30	$0.00	$717.30
Year 2	50298	AXON INTERVIEW - CAMERA - OVERT DOME	4	$481.62	$0.00	$481.62
Year 2	50322	AXON INTERVIEW - TOUCH PANEL PRO	4	$1,031.69	$0.00	$1,031.69
Year 2	50322	AXON INTERVIEW - TOUCH PANEL PRO	4	$1,238.03	$0.00	$1,238.03
Year 2	73390	AXON FLEET - CRADLEPOINT ROUTER TRANSFERRED WARRANTY	132	$0.00	$0.00	$0.00
Year 2	73447	AXON FUSUS - LICENSE - PLUS USER	135	$0.00	$0.00	$0.00
Year 2	73449	AXON BODY - LICENSE - DEVICE CONNECTIVITY	135	$0.00	$0.00	$0.00
Year 2	73682	AXON EVIDENCE - AUTO TAGGING LICENSE	135	$13,700.83	$0.00	$13,700.83
Year 2	74056	AXON INTERVIEW - TOUCH PANEL WALL MOUNT	4	$31.29	$0.00	$31.29
Year 2	74056	AXON INTERVIEW - TOUCH PANEL WALL MOUNT	4	$26.08	$0.00	$26.08
Year 2	80402	AXON FLEET - LICENSE - REAL-TIME LOCATION, ALERTS, & LIVESTREAM	132	$30,496.10	$0.00	$30,496.10
Year 2	85149	AXON TASER - 2 DAY PRODUCT SPECIFIC INSTRUCTOR COURSE	1	$642.07	$0.00	$642.07
Year 2	85170	AXON INTERVIEW - INSTALLATION - STANDARD (PER ROOM)	4	$2,444.77	$0.00	$2,444.77
Year 2	A00025	BUNDLE - AXON AIR BASIC PATROL	1	$1,595.78	$0.00	$1,595.78
Year 2	BWCamMBDTAP10Year	Body Worn Camera Multi-Bay Dock TAP 10 Year Bundle	6	$2,932.26	$0.00	$2,932.26
Year 2	BWCamTAP10Yr	Body Worn Camera TAP 10 Year Bundle	135	$61,817.30	$0.00	$61,817.30
Year 2	C00023	BUNDLE - TASER 10 CERTIFICATION PRO 10YR	5	$7,337.99	$0.00	$7,337.99
Year 2	Fleet3B+TAPRe	Fleet 3 Basic + TAP Renewal	132	$112,738.76	$0.00	$112,738.76
Year 2	Fleet3B+TAPRe	Fleet 3 Basic + TAP Renewal	132	$148,575.75	$0.00	$148,575.75
Year 2	H00001	AB4 Camera Bundle	278	$0.00	$0.00	$0.00
Year 2	H00002	AB4 Multi Bay Dock Bundle	23	$0.00	$0.00	$0.00
Year 2	H00004	AB4 FLEX POV HARDWARE BUNDLE	10	$0.00	$0.00	$0.00
Year 2	M00032	BUNDLE - OFFICER SAFETY PLAN 10 10YR	135	$311,198.80	$0.00	$311,198.80
Year 2	ProLicense	Pro License Bundle	10	$6,604.55	$0.00	$6,604.55
Year 2	V00020	UPGRADE BUNDLE - TASER SKILLS TO FULL VR	135	$21,799.44	$0.00	$21,799.44
Total				**$735,500.00**	**$0.00**	**$735,500.00**

Jul 2027

Invoice Plan	Item	Description	Qty	Subtotal	Tax	Total
Year 3	100846	TRUE UP - TASER 10 CERTIFICATION 10YR	5	$0.00	$0.00	$0.00
Year 3	101267	AXON VR - PSO - FULL INSTALLATION	1	$1,222.39	$0.00	$1,222.39
Year 3	101648	AXON INTERVIEW - EXT WARRANTY - 5 YEARS	4	$226.87	$0.00	$226.87
Year 3	50039	AXON INTERVIEW - CLIENT SOFTWARE - MAINT. PER TOUCH PANEL	4	$1,540.21	$0.00	$1,540.21
Year 3	50043	AXON INTERVIEW - STREAMING SERVER MAINTENANCE - PER SERVER	2	$895.78	$0.00	$895.78
Year 3	50045	AXON EVIDENCE - STORAGE - INTERVIEW ROOM UNLIMITED	4	$6,102.15	$0.00	$6,102.15
Year 3	50118	AXON INTERVIEW - MIC - WIRED (STANDARD MIC)	4	$102.19	$0.00	$102.19
Year 3	50294	AXON INTERVIEW - SERVER - LITE	2	$717.30	$0.00	$717.30
Year 3	50298	AXON INTERVIEW - CAMERA - OVERT DOME	4	$481.62	$0.00	$481.62

Jul 2027

Invoice Plan	Item	Description	Qty	Subtotal	Tax	Total
Year 3	50322	AXON INTERVIEW - TOUCH PANEL PRO	4	$1,238.03	$0.00	$1,238.03
Year 3	50322	AXON INTERVIEW - TOUCH PANEL PRO	4	$1,031.69	$0.00	$1,031.69
Year 3	73390	AXON FLEET - CRADLEPOINT ROUTER TRANSFERRED WARRANTY	132	$0.00	$0.00	$0.00
Year 3	73447	AXON FUSUS - LICENSE - PLUS USER	135	$0.00	$0.00	$0.00
Year 3	73449	AXON BODY - LICENSE - DEVICE CONNECTIVITY	135	$0.00	$0.00	$0.00
Year 3	73682	AXON EVIDENCE - AUTO TAGGING LICENSE	135	$13,700.83	$0.00	$13,700.83
Year 3	74056	AXON INTERVIEW - TOUCH PANEL WALL MOUNT	4	$31.29	$0.00	$31.29
Year 3	74056	AXON INTERVIEW - TOUCH PANEL WALL MOUNT	4	$26.08	$0.00	$26.08
Year 3	80402	AXON FLEET - LICENSE - REAL-TIME LOCATION, ALERTS, & LIVESTREAM	132	$30,496.10	$0.00	$30,496.10
Year 3	85149	AXON TASER - 2 DAY PRODUCT SPECIFIC INSTRUCTOR COURSE	1	$642.07	$0.00	$642.07
Year 3	85170	AXON INTERVIEW - INSTALLATION - STANDARD (PER ROOM)	4	$2,444.77	$0.00	$2,444.77
Year 3	A00025	BUNDLE - AXON AIR BASIC PATROL	1	$1,595.78	$0.00	$1,595.78
Year 3	BWCamMBDTAP10Year	Body Worn Camera Multi-Bay Dock TAP 10 Year Bundle	6	$2,932.26	$0.00	$2,932.26
Year 3	BWCamTAP10Yr	Body Worn Camera TAP 10 Year Bundle	135	$61,817.30	$0.00	$61,817.30
Year 3	C00023	BUNDLE - TASER 10 CERTIFICATION PRO 10YR	5	$7,337.99	$0.00	$7,337.99
Year 3	Fleet3B+TAPRe	Fleet 3 Basic + TAP Renewal	132	$148,575.75	$0.00	$148,575.75
Year 3	Fleet3B+TAPRe	Fleet 3 Basic + TAP Renewal	132	$112,738.76	$0.00	$112,738.76
Year 3	H00001	AB4 Camera Bundle	278	$0.00	$0.00	$0.00
Year 3	H00002	AB4 Multi Bay Dock Bundle	23	$0.00	$0.00	$0.00
Year 3	H00004	AB4 FLEX POV HARDWARE BUNDLE	10	$0.00	$0.00	$0.00
Year 3	M00032	BUNDLE - OFFICER SAFETY PLAN 10 10YR	135	$311,198.80	$0.00	$311,198.80
Year 3	ProLicense	Pro License Bundle	10	$6,604.55	$0.00	$6,604.55
Year 3	V00020	UPGRADE BUNDLE - TASER SKILLS TO FULL VR	135	$21,799.44	$0.00	$21,799.44
Total				**$735,500.00**	**$0.00**	**$735,500.00**

Jul 2028

Invoice Plan	Item	Description	Qty	Subtotal	Tax	Total
Year 4	100846	TRUE UP - TASER 10 CERTIFICATION 10YR	5	$0.00	$0.00	$0.00
Year 4	101267	AXON VR - PSO - FULL INSTALLATION	1	$1,222.39	$0.00	$1,222.39
Year 4	101648	AXON INTERVIEW - EXT WARRANTY - 5 YEARS	4	$226.87	$0.00	$226.87
Year 4	50039	AXON INTERVIEW - CLIENT SOFTWARE - MAINT. PER TOUCH PANEL	4	$1,540.21	$0.00	$1,540.21
Year 4	50043	AXON INTERVIEW - STREAMING SERVER MAINTENANCE - PER SERVER	2	$895.78	$0.00	$895.78
Year 4	50045	AXON EVIDENCE - STORAGE - INTERVIEW ROOM UNLIMITED	4	$6,102.15	$0.00	$6,102.15
Year 4	50118	AXON INTERVIEW - MIC - WIRED (STANDARD MIC)	4	$102.19	$0.00	$102.19
Year 4	50294	AXON INTERVIEW - SERVER - LITE	2	$717.30	$0.00	$717.30
Year 4	50298	AXON INTERVIEW - CAMERA - OVERT DOME	4	$481.62	$0.00	$481.62
Year 4	50322	AXON INTERVIEW - TOUCH PANEL PRO	4	$1,031.69	$0.00	$1,031.69
Year 4	50322	AXON INTERVIEW - TOUCH PANEL PRO	4	$1,238.03	$0.00	$1,238.03
Year 4	73390	AXON FLEET - CRADLEPOINT ROUTER TRANSFERRED WARRANTY	132	$0.00	$0.00	$0.00
Year 4	73447	AXON FUSUS - LICENSE - PLUS USER	135	$0.00	$0.00	$0.00
Year 4	73449	AXON BODY - LICENSE - DEVICE CONNECTIVITY	135	$0.00	$0.00	$0.00
Year 4	73682	AXON EVIDENCE - AUTO TAGGING LICENSE	135	$13,700.83	$0.00	$13,700.83
Year 4	74056	AXON INTERVIEW - TOUCH PANEL WALL MOUNT	4	$26.08	$0.00	$26.08
Year 4	74056	AXON INTERVIEW - TOUCH PANEL WALL MOUNT	4	$31.29	$0.00	$31.29
Year 4	80402	AXON FLEET - LICENSE - REAL-TIME LOCATION, ALERTS, & LIVESTREAM	132	$30,496.10	$0.00	$30,496.10
Year 4	85149	AXON TASER - 2 DAY PRODUCT SPECIFIC INSTRUCTOR COURSE	1	$642.07	$0.00	$642.07
Year 4	85170	AXON INTERVIEW - INSTALLATION - STANDARD (PER ROOM)	4	$2,444.77	$0.00	$2,444.77
Year 4	A00025	BUNDLE - AXON AIR BASIC PATROL	1	$1,595.78	$0.00	$1,595.78
Year 4	BWCamMBDTAP10Year	Body Worn Camera Multi-Bay Dock TAP 10 Year Bundle	6	$2,932.26	$0.00	$2,932.26
Year 4	BWCamTAP10Yr	Body Worn Camera TAP 10 Year Bundle	135	$61,817.30	$0.00	$61,817.30
Year 4	C00023	BUNDLE - TASER 10 CERTIFICATION PRO 10YR	5	$7,337.99	$0.00	$7,337.99
Year 4	Fleet3B+TAPRe	Fleet 3 Basic + TAP Renewal	132	$148,575.75	$0.00	$148,575.75

Jul 2028

Invoice Plan	Item	Description	Qty	Subtotal	Tax	Total
Year 4	Fleet3B+TAPRe	Fleet 3 Basic + TAP Renewal	132	$112,738.76	$0.00	$112,738.76
Year 4	H00001	AB4 Camera Bundle	278	$0.00	$0.00	$0.00
Year 4	H00002	AB4 Multi Bay Dock Bundle	23	$0.00	$0.00	$0.00
Year 4	H00004	AB4 FLEX POV HARDWARE BUNDLE	10	$0.00	$0.00	$0.00
Year 4	M00032	BUNDLE - OFFICER SAFETY PLAN 10 10YR	135	$311,198.80	$0.00	$311,198.80
Year 4	ProLicense	Pro License Bundle	10	$6,604.55	$0.00	$6,604.55
Year 4	V00020	UPGRADE BUNDLE - TASER SKILLS TO FULL VR	135	$21,799.44	$0.00	$21,799.44
Total				**$735,500.00**	**$0.00**	**$735,500.00**

Jul 2029

Invoice Plan	Item	Description	Qty	Subtotal	Tax	Total
Year 5	100846	TRUE UP - TASER 10 CERTIFICATION 10YR	5	$0.00	$0.00	$0.00
Year 5	101267	AXON VR - PSO - FULL INSTALLATION	1	$1,222.39	$0.00	$1,222.39
Year 5	101648	AXON INTERVIEW - EXT WARRANTY - 5 YEARS	4	$226.87	$0.00	$226.87
Year 5	50039	AXON INTERVIEW - CLIENT SOFTWARE - MAINT. PER TOUCH PANEL	4	$1,540.21	$0.00	$1,540.21
Year 5	50043	AXON INTERVIEW - STREAMING SERVER MAINTENANCE - PER SERVER	2	$895.78	$0.00	$895.78
Year 5	50045	AXON EVIDENCE - STORAGE - INTERVIEW ROOM UNLIMITED	4	$6,102.15	$0.00	$6,102.15
Year 5	50118	AXON INTERVIEW - MIC - WIRED (STANDARD MIC)	4	$102.19	$0.00	$102.19
Year 5	50294	AXON INTERVIEW - SERVER - LITE	2	$717.30	$0.00	$717.30
Year 5	50298	AXON INTERVIEW - CAMERA - OVERT DOME	4	$481.62	$0.00	$481.62
Year 5	50322	AXON INTERVIEW - TOUCH PANEL PRO	4	$1,238.03	$0.00	$1,238.03
Year 5	50322	AXON INTERVIEW - TOUCH PANEL PRO	4	$1,031.69	$0.00	$1,031.69
Year 5	73390	AXON FLEET - CRADLEPOINT ROUTER TRANSFERRED WARRANTY	132	$0.00	$0.00	$0.00
Year 5	73447	AXON FUSUS - LICENSE - PLUS USER	135	$0.00	$0.00	$0.00
Year 5	73449	AXON BODY - LICENSE - DEVICE CONNECTIVITY	135	$0.00	$0.00	$0.00
Year 5	73682	AXON EVIDENCE - AUTO TAGGING LICENSE	135	$13,700.83	$0.00	$13,700.83
Year 5	74056	AXON INTERVIEW - TOUCH PANEL WALL MOUNT	4	$26.08	$0.00	$26.08
Year 5	74056	AXON INTERVIEW - TOUCH PANEL WALL MOUNT	4	$31.29	$0.00	$31.29
Year 5	80402	AXON FLEET - LICENSE - REAL-TIME LOCATION, ALERTS, & LIVESTREAM	132	$30,496.10	$0.00	$30,496.10
Year 5	85149	AXON TASER - 2 DAY PRODUCT SPECIFIC INSTRUCTOR COURSE	1	$642.07	$0.00	$642.07
Year 5	85170	AXON INTERVIEW - INSTALLATION - STANDARD (PER ROOM)	4	$2,444.77	$0.00	$2,444.77
Year 5	A00025	BUNDLE - AXON AIR BASIC PATROL	1	$1,595.78	$0.00	$1,595.78
Year 5	BWCamMBDTAP10Year	Body Worn Camera Multi-Bay Dock TAP 10 Year Bundle	6	$2,932.26	$0.00	$2,932.26
Year 5	BWCamTAP10Yr	Body Worn Camera TAP 10 Year Bundle	135	$61,817.30	$0.00	$61,817.30
Year 5	C00023	BUNDLE - TASER 10 CERTIFICATION PRO 10YR	5	$7,337.99	$0.00	$7,337.99
Year 5	Fleet3B+TAPRe	Fleet 3 Basic + TAP Renewal	132	$112,738.76	$0.00	$112,738.76
Year 5	Fleet3B+TAPRe	Fleet 3 Basic + TAP Renewal	132	$148,575.75	$0.00	$148,575.75
Year 5	H00001	AB4 Camera Bundle	278	$0.00	$0.00	$0.00
Year 5	H00002	AB4 Multi Bay Dock Bundle	23	$0.00	$0.00	$0.00
Year 5	H00004	AB4 FLEX POV HARDWARE BUNDLE	10	$0.00	$0.00	$0.00
Year 5	M00032	BUNDLE - OFFICER SAFETY PLAN 10 10YR	135	$311,198.80	$0.00	$311,198.80
Year 5	ProLicense	Pro License Bundle	10	$6,604.55	$0.00	$6,604.55
Year 5	V00020	UPGRADE BUNDLE - TASER SKILLS TO FULL VR	135	$21,799.44	$0.00	$21,799.44
Total				**$735,500.00**	**$0.00**	**$735,500.00**

Jul 2030

Invoice Plan	Item	Description	Qty	Subtotal	Tax	Total
Year 6	100846	TRUE UP - TASER 10 CERTIFICATION 10YR	5	$0.00	$0.00	$0.00
Year 6	101267	AXON VR - PSO - FULL INSTALLATION	1	$1,222.39	$0.00	$1,222.39
Year 6	101648	AXON INTERVIEW - EXT WARRANTY - 5 YEARS	4	$226.87	$0.00	$226.87
Year 6	50039	AXON INTERVIEW - CLIENT SOFTWARE - MAINT. PER TOUCH PANEL	4	$1,540.21	$0.00	$1,540.21

Jul 2030

Invoice Plan	Item	Description	Qty	Subtotal	Tax	Total
Year 6	50043	AXON INTERVIEW - STREAMING SERVER MAINTENANCE - PER SERVER	2	$895.78	$0.00	$895.78
Year 6	50045	AXON EVIDENCE - STORAGE - INTERVIEW ROOM UNLIMITED	4	$6,102.15	$0.00	$6,102.15
Year 6	50118	AXON INTERVIEW - MIC - WIRED (STANDARD MIC)	4	$102.19	$0.00	$102.19
Year 6	50294	AXON INTERVIEW - SERVER - LITE	2	$717.30	$0.00	$717.30
Year 6	50298	AXON INTERVIEW - CAMERA - OVERT DOME	4	$481.62	$0.00	$481.62
Year 6	50322	AXON INTERVIEW - TOUCH PANEL PRO	4	$1,031.69	$0.00	$1,031.69
Year 6	50322	AXON INTERVIEW - TOUCH PANEL PRO	4	$1,238.03	$0.00	$1,238.03
Year 6	73390	AXON FLEET - CRADLEPOINT ROUTER TRANSFERRED WARRANTY	132	$0.00	$0.00	$0.00
Year 6	73447	AXON FUSUS - LICENSE - PLUS USER	135	$0.00	$0.00	$0.00
Year 6	73449	AXON BODY - LICENSE - DEVICE CONNECTIVITY	135	$0.00	$0.00	$0.00
Year 6	73682	AXON EVIDENCE - AUTO TAGGING LICENSE	135	$13,700.83	$0.00	$13,700.83
Year 6	74056	AXON INTERVIEW - TOUCH PANEL WALL MOUNT	4	$26.08	$0.00	$26.08
Year 6	74056	AXON INTERVIEW - TOUCH PANEL WALL MOUNT	4	$31.29	$0.00	$31.29
Year 6	80402	AXON FLEET - LICENSE - REAL-TIME LOCATION, ALERTS, & LIVESTREAM	132	$30,496.10	$0.00	$30,496.10
Year 6	85149	AXON TASER - 2 DAY PRODUCT SPECIFIC INSTRUCTOR COURSE	1	$642.07	$0.00	$642.07
Year 6	85170	AXON INTERVIEW - INSTALLATION - STANDARD (PER ROOM)	4	$2,444.77	$0.00	$2,444.77
Year 6	A00025	BUNDLE - AXON AIR BASIC PATROL	1	$1,595.78	$0.00	$1,595.78
Year 6	BWCamMBDTAP10Year	Body Worn Camera Multi-Bay Dock TAP 10 Year Bundle	6	$2,932.26	$0.00	$2,932.26
Year 6	BWCamTAP10Yr	Body Worn Camera TAP 10 Year Bundle	135	$61,817.30	$0.00	$61,817.30
Year 6	C00023	BUNDLE - TASER 10 CERTIFICATION PRO 10YR	5	$7,337.99	$0.00	$7,337.99
Year 6	Fleet3B+TAPRe	Fleet 3 Basic + TAP Renewal	132	$148,575.75	$0.00	$148,575.75
Year 6	Fleet3B+TAPRe	Fleet 3 Basic + TAP Renewal	132	$112,738.76	$0.00	$112,738.76
Year 6	H00001	AB4 Camera Bundle	278	$0.00	$0.00	$0.00
Year 6	H00002	AB4 Multi Bay Dock Bundle	23	$0.00	$0.00	$0.00
Year 6	H00004	AB4 FLEX POV HARDWARE BUNDLE	10	$0.00	$0.00	$0.00
Year 6	M00032	BUNDLE - OFFICER SAFETY PLAN 10 10YR	135	$311,198.80	$0.00	$311,198.80
Year 6	ProLicense	Pro License Bundle	10	$6,604.55	$0.00	$6,604.55
Year 6	V00020	UPGRADE BUNDLE - TASER SKILLS TO FULL VR	135	$21,799.44	$0.00	$21,799.44
Total				**$735,500.00**	**$0.00**	**$735,500.00**

Jul 2031

Invoice Plan	Item	Description	Qty	Subtotal	Tax	Total
Year 7	100846	TRUE UP - TASER 10 CERTIFICATION 10YR	5	$0.00	$0.00	$0.00
Year 7	101267	AXON VR - PSO - FULL INSTALLATION	1	$1,222.39	$0.00	$1,222.39
Year 7	101648	AXON INTERVIEW - EXT WARRANTY - 5 YEARS	4	$226.87	$0.00	$226.87
Year 7	50039	AXON INTERVIEW - CLIENT SOFTWARE - MAINT. PER TOUCH PANEL	4	$1,540.21	$0.00	$1,540.21
Year 7	50043	AXON INTERVIEW - STREAMING SERVER MAINTENANCE - PER SERVER	2	$895.78	$0.00	$895.78
Year 7	50045	AXON EVIDENCE - STORAGE - INTERVIEW ROOM UNLIMITED	4	$6,102.15	$0.00	$6,102.15
Year 7	50118	AXON INTERVIEW - MIC - WIRED (STANDARD MIC)	4	$102.19	$0.00	$102.19
Year 7	50294	AXON INTERVIEW - SERVER - LITE	2	$717.30	$0.00	$717.30
Year 7	50298	AXON INTERVIEW - CAMERA - OVERT DOME	4	$481.62	$0.00	$481.62
Year 7	50322	AXON INTERVIEW - TOUCH PANEL PRO	4	$1,238.03	$0.00	$1,238.03
Year 7	50322	AXON INTERVIEW - TOUCH PANEL PRO	4	$1,031.69	$0.00	$1,031.69
Year 7	73390	AXON FLEET - CRADLEPOINT ROUTER TRANSFERRED WARRANTY	132	$0.00	$0.00	$0.00
Year 7	73447	AXON FUSUS - LICENSE - PLUS USER	135	$0.00	$0.00	$0.00
Year 7	73449	AXON BODY - LICENSE - DEVICE CONNECTIVITY	135	$0.00	$0.00	$0.00
Year 7	73682	AXON EVIDENCE - AUTO TAGGING LICENSE	135	$13,700.83	$0.00	$13,700.83
Year 7	74056	AXON INTERVIEW - TOUCH PANEL WALL MOUNT	4	$31.29	$0.00	$31.29
Year 7	74056	AXON INTERVIEW - TOUCH PANEL WALL MOUNT	4	$26.08	$0.00	$26.08
Year 7	80402	AXON FLEET - LICENSE - REAL-TIME LOCATION, ALERTS, & LIVESTREAM	132	$30,496.10	$0.00	$30,496.10
Year 7	85149	AXON TASER - 2 DAY PRODUCT SPECIFIC INSTRUCTOR COURSE	1	$642.07	$0.00	$642.07
Year 7	85170	AXON INTERVIEW - INSTALLATION - STANDARD (PER ROOM)	4	$2,444.77	$0.00	$2,444.77

Jul 2031

Invoice Plan	Item	Description	Qty	Subtotal	Tax	Total
Year 7	A00025	BUNDLE - AXON AIR BASIC PATROL	1	$1,595.78	$0.00	$1,595.78
Year 7	BWCamMBDTAP10Year	Body Worn Camera Multi-Bay Dock TAP 10 Year Bundle	6	$2,932.26	$0.00	$2,932.26
Year 7	BWCamTAP10Yr	Body Worn Camera TAP 10 Year Bundle	135	$61,817.30	$0.00	$61,817.30
Year 7	C00023	BUNDLE - TASER 10 CERTIFICATION PRO 10YR	5	$7,337.99	$0.00	$7,337.99
Year 7	Fleet3B+TAPRe	Fleet 3 Basic + TAP Renewal	132	$112,738.76	$0.00	$112,738.76
Year 7	Fleet3B+TAPRe	Fleet 3 Basic + TAP Renewal	132	$148,575.75	$0.00	$148,575.75
Year 7	H00001	AB4 Camera Bundle	278	$0.00	$0.00	$0.00
Year 7	H00002	AB4 Multi Bay Dock Bundle	23	$0.00	$0.00	$0.00
Year 7	H00004	AB4 FLEX POV HARDWARE BUNDLE	10	$0.00	$0.00	$0.00
Year 7	M00032	BUNDLE - OFFICER SAFETY PLAN 10 10YR	135	$311,198.80	$0.00	$311,198.80
Year 7	ProLicense	Pro License Bundle	10	$6,604.55	$0.00	$6,604.55
Year 7	V00020	UPGRADE BUNDLE - TASER SKILLS TO FULL VR	135	$21,799.44	$0.00	$21,799.44
Total				**$735,500.00**	**$0.00**	**$735,500.00**

Jul 2032

Invoice Plan	Item	Description	Qty	Subtotal	Tax	Total
Year 8	100846	TRUE UP - TASER 10 CERTIFICATION 10YR	5	$0.00	$0.00	$0.00
Year 8	101267	AXON VR - PSO - FULL INSTALLATION	1	$1,222.39	$0.00	$1,222.39
Year 8	101648	AXON INTERVIEW - EXT WARRANTY - 5 YEARS	4	$226.87	$0.00	$226.87
Year 8	50039	AXON INTERVIEW - CLIENT SOFTWARE - MAINT. PER TOUCH PANEL	4	$1,540.21	$0.00	$1,540.21
Year 8	50043	AXON INTERVIEW - STREAMING SERVER MAINTENANCE - PER SERVER	2	$895.78	$0.00	$895.78
Year 8	50045	AXON EVIDENCE - STORAGE - INTERVIEW ROOM UNLIMITED	4	$6,102.15	$0.00	$6,102.15
Year 8	50118	AXON INTERVIEW - MIC - WIRED (STANDARD MIC)	4	$102.19	$0.00	$102.19
Year 8	50294	AXON INTERVIEW - SERVER - LITE	2	$717.30	$0.00	$717.30
Year 8	50298	AXON INTERVIEW - CAMERA - OVERT DOME	4	$481.62	$0.00	$481.62
Year 8	50322	AXON INTERVIEW - TOUCH PANEL PRO	4	$1,238.03	$0.00	$1,238.03
Year 8	50322	AXON INTERVIEW - TOUCH PANEL PRO	4	$1,031.69	$0.00	$1,031.69
Year 8	73390	AXON FLEET - CRADLEPOINT ROUTER TRANSFERRED WARRANTY	132	$0.00	$0.00	$0.00
Year 8	73447	AXON FUSUS - LICENSE - PLUS USER	135	$0.00	$0.00	$0.00
Year 8	73449	AXON BODY - LICENSE - DEVICE CONNECTIVITY	135	$0.00	$0.00	$0.00
Year 8	73682	AXON EVIDENCE - AUTO TAGGING LICENSE	135	$13,700.83	$0.00	$13,700.83
Year 8	74056	AXON INTERVIEW - TOUCH PANEL WALL MOUNT	4	$26.08	$0.00	$26.08
Year 8	74056	AXON INTERVIEW - TOUCH PANEL WALL MOUNT	4	$31.29	$0.00	$31.29
Year 8	80402	AXON FLEET - LICENSE - REAL-TIME LOCATION, ALERTS, & LIVESTREAM	132	$30,496.10	$0.00	$30,496.10
Year 8	85149	AXON TASER - 2 DAY PRODUCT SPECIFIC INSTRUCTOR COURSE	1	$642.07	$0.00	$642.07
Year 8	85170	AXON INTERVIEW - INSTALLATION - STANDARD (PER ROOM)	4	$2,444.77	$0.00	$2,444.77
Year 8	A00025	BUNDLE - AXON AIR BASIC PATROL	1	$1,595.78	$0.00	$1,595.78
Year 8	BWCamMBDTAP10Year	Body Worn Camera Multi-Bay Dock TAP 10 Year Bundle	6	$2,932.25	$0.00	$2,932.25
Year 8	BWCamTAP10Yr	Body Worn Camera TAP 10 Year Bundle	135	$61,817.30	$0.00	$61,817.30
Year 8	C00023	BUNDLE - TASER 10 CERTIFICATION PRO 10YR	5	$7,337.99	$0.00	$7,337.99
Year 8	Fleet3B+TAPRe	Fleet 3 Basic + TAP Renewal	132	$112,738.76	$0.00	$112,738.76
Year 8	Fleet3B+TAPRe	Fleet 3 Basic + TAP Renewal	132	$148,575.76	$0.00	$148,575.76
Year 8	H00001	AB4 Camera Bundle	278	$0.00	$0.00	$0.00
Year 8	H00002	AB4 Multi Bay Dock Bundle	23	$0.00	$0.00	$0.00
Year 8	H00004	AB4 FLEX POV HARDWARE BUNDLE	10	$0.00	$0.00	$0.00
Year 8	M00032	BUNDLE - OFFICER SAFETY PLAN 10 10YR	135	$311,198.80	$0.00	$311,198.80
Year 8	ProLicense	Pro License Bundle	10	$6,604.55	$0.00	$6,604.55
Year 8	V00020	UPGRADE BUNDLE - TASER SKILLS TO FULL VR	135	$21,799.44	$0.00	$21,799.44
Total				**$735,500.00**	**$0.00**	**$735,500.00**

Jul 2033

Invoice Plan	Item	Description	Qty	Subtotal	Tax	Total
Year 9	100846	TRUE UP - TASER 10 CERTIFICATION 10YR	5	$0.00	$0.00	$0.00
Year 9	101267	AXON VR - PSO - FULL INSTALLATION	1	$1,222.39	$0.00	$1,222.39
Year 9	101648	AXON INTERVIEW - EXT WARRANTY - 5 YEARS	4	$226.87	$0.00	$226.87
Year 9	50039	AXON INTERVIEW - CLIENT SOFTWARE - MAINT. PER TOUCH PANEL	4	$1,540.21	$0.00	$1,540.21
Year 9	50043	AXON INTERVIEW - STREAMING SERVER MAINTENANCE - PER SERVER	2	$895.78	$0.00	$895.78
Year 9	50045	AXON EVIDENCE - STORAGE - INTERVIEW ROOM UNLIMITED	4	$6,102.15	$0.00	$6,102.15
Year 9	50118	AXON INTERVIEW - MIC - WIRED (STANDARD MIC)	4	$102.19	$0.00	$102.19
Year 9	50294	AXON INTERVIEW - SERVER - LITE	2	$717.30	$0.00	$717.30
Year 9	50298	AXON INTERVIEW - CAMERA - OVERT DOME	4	$481.62	$0.00	$481.62
Year 9	50322	AXON INTERVIEW - TOUCH PANEL PRO	4	$1,238.03	$0.00	$1,238.03
Year 9	50322	AXON INTERVIEW - TOUCH PANEL PRO	4	$1,031.69	$0.00	$1,031.69
Year 9	73390	AXON FLEET - CRADLEPOINT ROUTER TRANSFERRED WARRANTY	132	$0.00	$0.00	$0.00
Year 9	73447	AXON FUSUS - LICENSE - PLUS USER	135	$0.00	$0.00	$0.00
Year 9	73449	AXON BODY - LICENSE - DEVICE CONNECTIVITY	135	$0.00	$0.00	$0.00
Year 9	73682	AXON EVIDENCE - AUTO TAGGING LICENSE	135	$13,700.83	$0.00	$13,700.83
Year 9	74056	AXON INTERVIEW - TOUCH PANEL WALL MOUNT	4	$31.29	$0.00	$31.29
Year 9	74056	AXON INTERVIEW - TOUCH PANEL WALL MOUNT	4	$26.08	$0.00	$26.08
Year 9	80402	AXON FLEET - LICENSE - REAL-TIME LOCATION, ALERTS, & LIVESTREAM	132	$30,496.10	$0.00	$30,496.10
Year 9	85149	AXON TASER - 2 DAY PRODUCT SPECIFIC INSTRUCTOR COURSE	1	$642.07	$0.00	$642.07
Year 9	85170	AXON INTERVIEW - INSTALLATION - STANDARD (PER ROOM)	4	$2,444.77	$0.00	$2,444.77
Year 9	A00025	BUNDLE - AXON AIR BASIC PATROL	1	$1,595.78	$0.00	$1,595.78
Year 9	BWCamMBDTAP10Year	Body Worn Camera Multi-Bay Dock TAP 10 Year Bundle	6	$2,932.25	$0.00	$2,932.25
Year 9	BWCamTAP10Yr	Body Worn Camera TAP 10 Year Bundle	135	$61,817.30	$0.00	$61,817.30
Year 9	C00023	BUNDLE - TASER 10 CERTIFICATION PRO 10YR	5	$7,337.99	$0.00	$7,337.99
Year 9	Fleet3B+TAPRe	Fleet 3 Basic + TAP Renewal	132	$148,575.76	$0.00	$148,575.76
Year 9	Fleet3B+TAPRe	Fleet 3 Basic + TAP Renewal	132	$112,738.76	$0.00	$112,738.76
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Jul 2034

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Year 10	101267	AXON VR - PSO - FULL INSTALLATION	1	$1,222.39	$0.00	$1,222.39
Year 10	101648	AXON INTERVIEW - EXT WARRANTY - 5 YEARS	4	$226.87	$0.00	$226.87
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Jul 2034						
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Total				**$735,500.00**	**$0.00**	**$735,500.00**

Tax is estimated based on rates applicable at date of quote and subject to change at time of invoicing. If a tax exemption certificate should be applied, please submit prior to invoicing.

Contract Sourcewell #101223-AXN is incorporated by reference into the terms and conditions of this Agreement. In the event of conflict the terms of Axon's Master Services and Purchasing Agreement shall govern.

Terms and Conditions

Axon Enterprise Inc. Sales Terms and Conditions

This Quote is limited to and conditional upon your acceptance of the provisions set forth herein, Sourcewell Contract #101223-AXN, and COF Contract No. 2023-0033 between the Parties, dated June 14, 2023, , as well as the attached Statement of Work (SOW) for Axon Fleet and/or Axon Interview Room purchase, if applicable, to the extent it includes the products and services being purchased and does not conflict with the Axon Customer Experience Improvement Program Appendix as described below.

Cradlepoint Terms and Conditions:

By accepting this Quote including Cradlepoint products, Customer designates and authorizes Axon as its partner of record for purposes of Cradlepoint product renewals, support coordination, and other relevant functions. This designation applies to all Cradlepoint products acquired by Customer during the Subscription Term of this Quote whether directly from Cradlepoint, through Axon, or through any third-party vendor or distributor. Axon shall have no liability to Customer or any third party arising out of or relating to Axon's acts or omissions as the partner of record. Customer has the right to opt out of this authorization at any time by providing prior written notification to both Axon and Cradlepoint. Upon such notification, the designation will be removed. This authorization remains effective until formally removed in accordance with this section or as otherwise agreed between the parties in the Agreement.

Docusign Envelope ID: 28E9B524-C595-45FE-925F-5D14C1FF42E0

Acceptance of Terms:

Any purchase order issued in response to this Quote is subject solely to the above referenced terms and conditions. By signing below, you represent that you are lawfully able to enter into contracts. If you are signing on behalf of an entity (including but not limited to the company, municipality, or government agency for whom you work), you represent to Axon that you have legal authority to bind that entity. If you do not have this authority, please do not sign this Quote.

Exceptions to Standard Terms and Conditions

Agency has existing contract(s) originated via Quote(s):

Q-310275, Q-417079, Q-424751, Q-513264, Q-585047, Q-610894, Q-648209

Agency is terminating those contracts effective 8/1/2025 Any changes in this date will result in modification of the program value which may result in additional fees or credits due to or from Axon.

The parties agree that Axon is applying a Net Transfer Debit of $134,698.14

100% discounted body-worn camera and docking station hardware contained in this quote reflects a TAP replacement for hardware purchased under existing quotes aforementioned above. All TAP obligations from this contract will be considered fulfilled upon execution of this quote.

The balance of the below invoices are incorporated into the transfer SKU cost. The agency may still receive an invoice off their old contract but this invoice will be negated and cleared via an internal adjustment. The agency will only be responsible for the below invoice balance(s) as incorporated in this rewrite quote.

INV-401116 - Q-417079 - 6/1/2025 - $493,863.46

Q-610894 - Pending - 9/1/2024 - $852.00

Signature	Date Signed
	6/26/2025



City of Franklin

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

File #: 21-0725

DATE: June 17, 2025

TO: Board of Mayor and Aldermen

FROM: Eric Stuckey, City Administrator
Jessica Davey, Director of Billing & Licensing/Asst City Recorder

SUBJECT:

Consideration Of Ordinance 2025-21, An Ordinance To Amend Appendix A To The Franklin Municipal Code, Comprehensive Fees And Penalties, Chapter 3 - Municipal Court By Increasing The State Treasurer Fee For Training And Continuing Education from $1.00 To $2.00

PURPOSE:

The purpose of this memorandum is to provide information to the Franklin Board of Mayor and Aldermen (BOMA) concerning Ordinance 2025-21.

BACKGROUND/STAFF COMMENTS:

Tennessee Code Annotated section 16-18-304 previously mandated that municipal court clerks forward one dollar ($1.00) from court costs collected to the state treasurer for the purpose of providing training and continuing education courses for municipal court judges and clerks. Public Chapter 459 (2025) amended this statute, raising the designated fee from one dollar ($1.00) to two dollars ($2.00). The original one dollar ($1.00) fee was set in 2004, meaning this is the first increase in 21 years. This amendment ensures compliance with updated state legislation.

FINANCIAL IMPACT:

Passing this ordinance will save the city over $3,000.00 annually. For fiscal year 2025, city court has remitted $3,182.50 to the state treasurer for training fees as part of the court costs collected from defendants. This amount will begin to double effective July 1, 2025 and the city will incur the additional expense if this amendment to increase our court costs is not approved.

RECOMMENDATION:

Staff recommends that the Board of Mayor and Aldermen approve Ordinance 2025-21.

ORDINANCE 2025-21

AN ORDINANCE TO AMEND APPENDIX A TO THE FRANKLIN MUNICIPAL CODE, COMPREHENSIVE FEES AND PENALTIES, CHAPTER 3 – MUNICIPAL COURT BY INCREASING THE STATE TREASURER FEE FOR TRAINING AND CONTINUING EDUCATION FROM $1.00 TO $2.00.

WHEREAS, Tennessee Code Annotated, Section 16-18-304, directs municipal court clerks to forward one dollar ($1.00) from court costs collected to the state treasurer for the purpose of providing training and continuing education courses for municipal court judges and municipal court clerks; and

WHEREAS, Tennessee Code Annotated, Section 16-18-304, as amended by Public Chapter 459 (2025), increases the training and continuing education fee from one dollar ($1.00) to two dollars ($2.00); and

WHEREAS, the Board of Mayor and Aldermen finds it to be in the best interest of the City to amend appendix A to the Franklin Municipal Code, comprehensive fees and penalties, chapter 3 – municipal court to increase the state treasurer fee for training and continuing education from one dollar ($1.00) to two dollars ($2.00).

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

SECTION I. Appendix A to the Franklin Municipal Code, Comprehensive Fees and Penalties, Chapter 3 – Municipal Court, is hereby amended and approved to read as follows. Changed text is highlighted in **bold** and is highlighted for clarity:

Cases heard or a determination made	$75.00 ($45.00 clerk's fee and $30.00 officer's fee)
Collection agency service fee	Up to 40% of sum collected
Contempt of court	
Court and litigation	$10.00 plus court and litigation costs
City clerk	$35.00 plus any other applicable costs
Litigation tax	$13.75 when judgment is entered against defendant
Offenses	
Failure to appear	$10.00 plus court and litigation costs

Processing fee for credit and debit cards	Equal to the amount paid to third party processing entity but not greater than 5% of the sum collected
Returned checks, money orders, and nonpayment of credit and debit card transactions (Tennessee Code Annotated § 9-1-109)	Up to $20.00 or the amount of the check, whichever is less
State treasurer fee for training and continuing ed	**$2.00 all cases**
Electronic citation fee	$5.00

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

ATTEST:

By: _____
Angie Skarp
City Recorder

CITY OF FRANKLIN, TENNESSEE:

By: _____
Dr. Ken Moore
Mayor

Approved as to form by:

_____
William E. Squires
Assistant City Attorney

PASSED FIRST READING _____

PASSED SECOND READING: _____

City of Franklin

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

File #: 21-0716

DATE: June 12, 2025

TO: Board of Mayor and Aldermen

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

SUBJECT:

Presentation Of 2025 Franklin Community Survey Results

PURPOSE:

The purpose of this memorandum is to provide information to the Franklin Board of Mayor and Aldermen (BOMA) concerning the results of the 2025 Franklin Community Survey.

BACKGROUND/STAFF COMMENTS:

In 2016, the City of Franklin first contracted with the National Research Center (now Polco, Inc.) to survey Franklin residents via the use of their National Citizens Survey tool. This standardized, nationwide survey is used in hundreds and hundreds of cities of all sizes nationwide annually. The City of Franklin is able to use the results not only to gain insight into citizen attitudes about civic matters but also customer attitudes regarding services provided by the City. 2025 makes the fourth time we have used this same tool (2016, 2019 and 2022 being the previous times). We have generally waited about two and half years in between conducting the surveys. This year the surveys were sent out to 3,000 randomly selected households received beginning on March 17, 2025. Completed surveys were collected over the following eight weeks.

An additional opportunity to take the survey in a non- scientifically controlled manner was opened to the general public on April 14, 2025 for two weeks. Between the two opportunities, 1,060 responses were received (406 responses to the controlled/randomly-selected survey and 654 to the online non-controlled survey).

The full survey reports, verbatim responses to the Open-ended question asked in the survey and a formal presentation are attached to this item.

FINANCIAL IMPACT:

The cost for the survey came to $24,500 and is budgeted in General Expenses (110-82560-45900). The base of that figure - $15,500 is an annual subscription fee with Polco for their online survey tool;

the balance of $9,000 was for add-ons such as the open-ended question, benchmarking information on how Franklin stacks up against other cities and other customizations.

RECOMMENDATION:

Staff recommends that the Board of Mayor and Aldermen acknowledge receipt of the findings of the 2025 Franklin Community Survey.

HISTORIC
FRANKLIN
TENNESSEE

2025 Franklin Community Survey Results

July 8th, 2025

Outline

- Survey Methodology
- Survey Results
- Survey Comparisons
  - Custom Questions
  - Trends (2016 & 2019 & 2022 Community Survey Comparisons)
  - National & Custom Benchmarks
- Next Steps

Survey Methodology

City contracted with Polco and the National Research Center to conduct our fourth Franklin Community Survey since 2016.

*Scientifically-valid Survey:

- 3,000 total surveys were mailed to randomly selected households in Franklin.
- Households had options to either fill out the survey and mail it back or scan a QR code and fill out the survey online.
- Total Paper Surveys Returned: 192
- Total Online Responses: 214
- Total Responses: 406 (down 42 or 9.2% from 2022)

Scientifically Valid Response Rate: 13.8%

**All results shown in this presentation are based on the responses from the scientifically valid survey.*

Survey Methodology

Open Participation Survey:

- Made available to all citizens of Franklin for two weeks following the scientifically valid survey.

Total Open Participation Responses: 654 ***(up 437 or 301% from 2022)***

Total Responses from Both Surveys: 1,060

The National Community Survey

- Polco created the National Community Survey, which is designed to measure a community's "livability."
- This survey is taken across the country, and communities are benchmarked against each other.
- Through the NCS, Franklin is evaluated on the ten (10) central facets of a community:

National Community Survey

- Economy
- Mobility
- Community Design
- Utilities
- Safety
- Natural Environment
- Parks & Recreation
- Health & Wellness
- Education, Arts, and Culture
- Inclusivity & Engagement



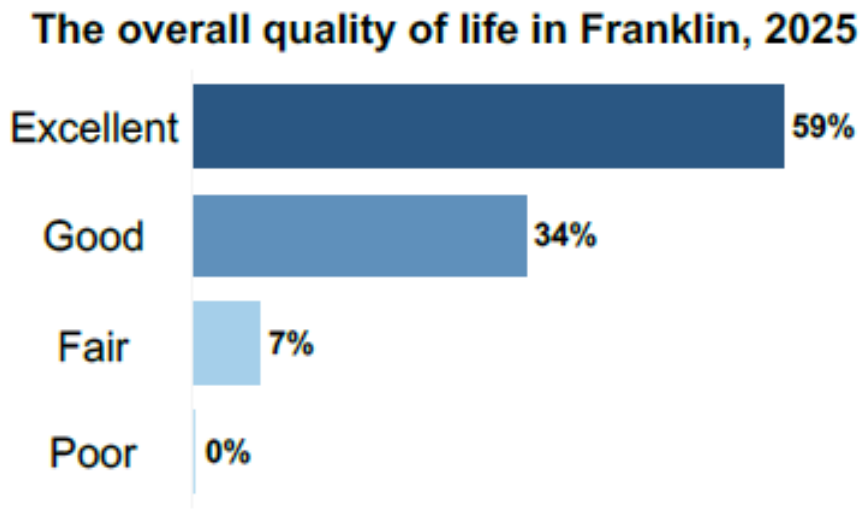
Key Takeaways – (*pg. 6*)

- Residents praise Franklin's leadership, with many related items surpassing national averages and increasing since 2022.
- Residents rate Franklin's economy very high, which far outpaces comparative communities across the country.
- While many aspects of Franklin remain highly rated, affordability and traffic continues to be a concern among residents.

Survey Results

Overall: Quality of Life

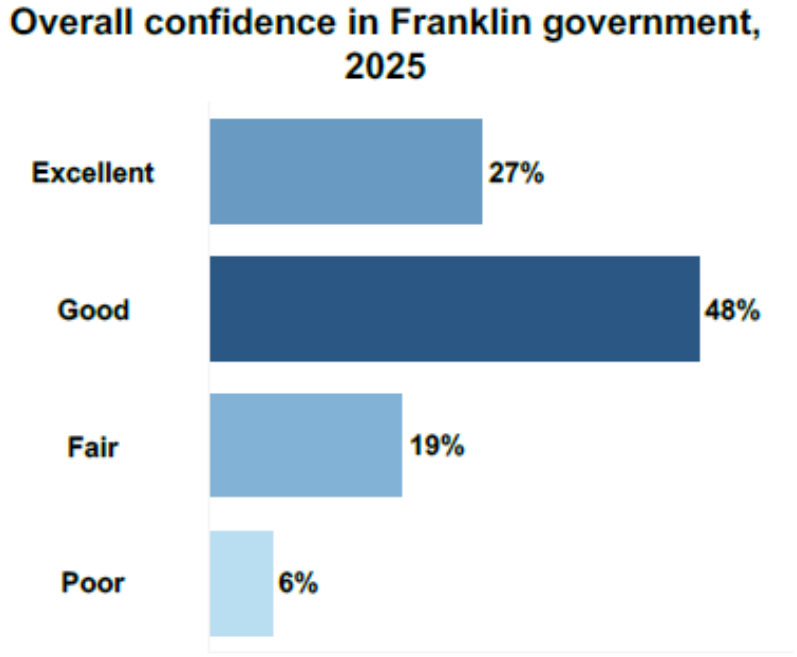
- Vast majority of survey respondents view the quality of life in Franklin as excellent or good (93% combined).
- Overall rating is lower compared to 2022, but it is still much higher than the national benchmark.
- 95% of residents rate Franklin as having an overall positive image or reputation (7th among other cities).



Survey Results

Overall: Governance

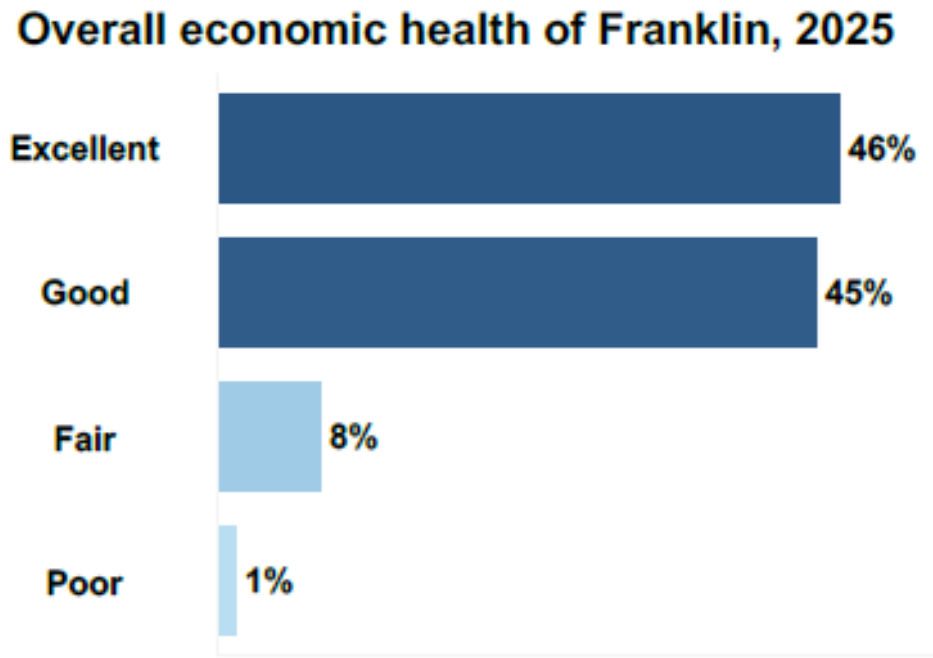
- Respondents have an increased level of confidence in Franklin's government (75%). This is up 7% from 2022.
- Significant increases in satisfaction of government services include:
  - Overall customer service by Franklin employees (5%)
  - Value of services for the taxes paid (8%)
  - Informing residents about issues facing the community (11%)
  - Acting in the best interest of the community (7%)



Survey Results

Facet: Economy

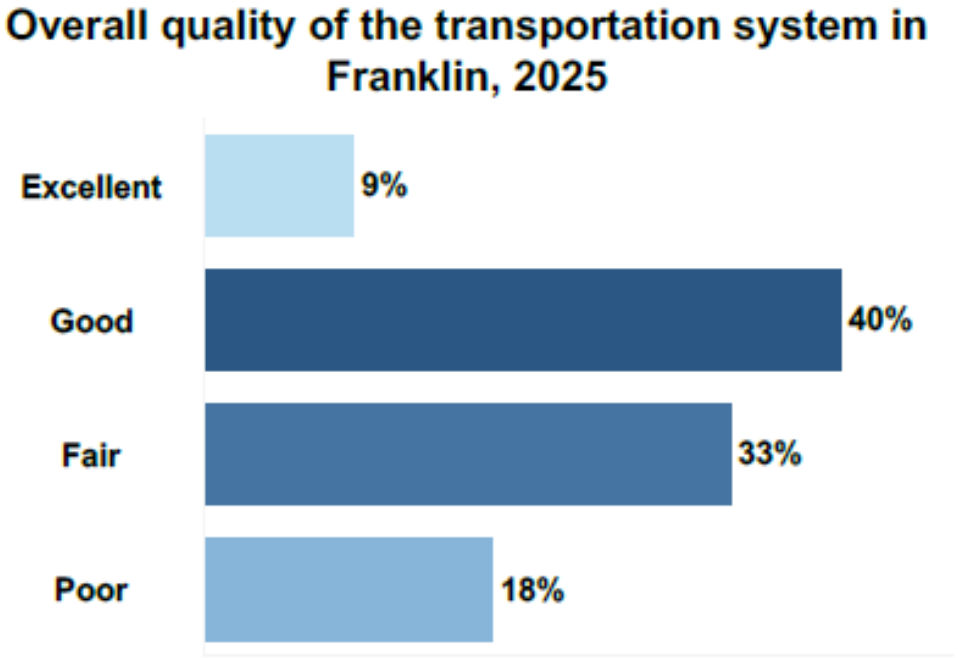
- Respondents' perception of the economy remains strong, however, there are concerns regarding employment opportunities and cost of living.
- Areas in which Franklin ranks much higher against national benchmarks include:
  - Vibrancy of downtown/commercial area
  - Employment opportunities
  - Shopping opportunities



Survey Results

Facet: Mobility

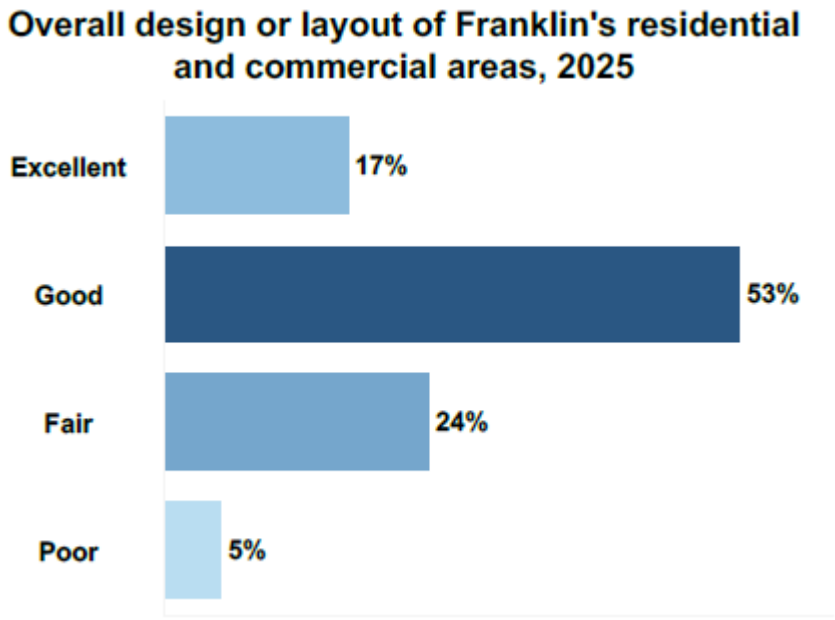
- Less than half of respondents rated the overall quality of the transportation system in Franklin as excellent or good (49%).
- This was a 20% decrease from 2022.
- Rankings for mobility are similar to national benchmark cities, except for bicycle travel and use of public transportation vs. driving.
- Street lighting, street cleaning, and sidewalk maintenance saw an increase in satisfaction and rank higher than national benchmark cities.



Survey Results

Facet: Community Design

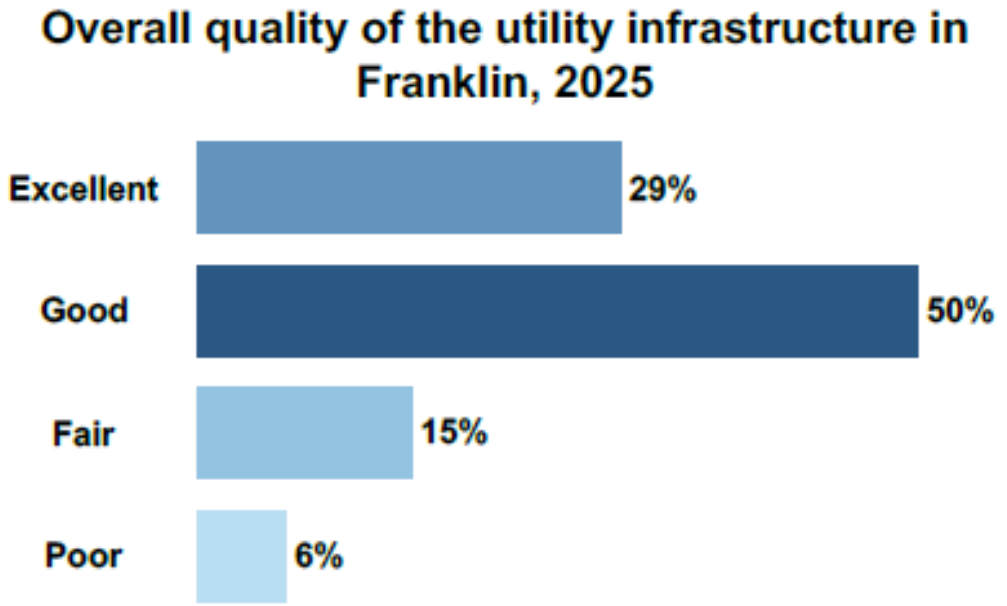
- Nearly three-fourths (70%) of respondents rated the overall design or layout of residential and commercial areas as excellent or good. This is down from 2019 and 2022.
- Almost all respondents (95%) of Franklin rated their neighborhood as a place to live as excellent or good.
  - Higher rating than 2019 and 2022.
- Well-designed neighborhoods (71%), well-planned commercial growth (58%), and code enforcement (77%) were rated higher than national benchmark communities.



Survey Results

Facet: Utilities

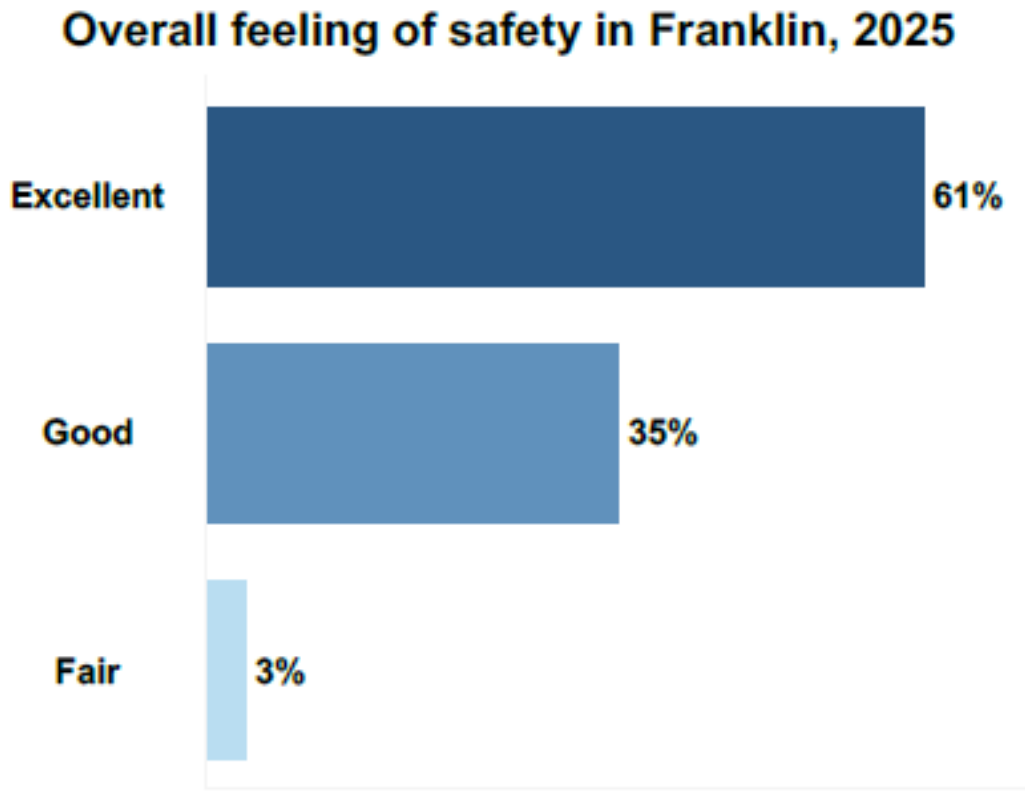
- Over three-fourths of respondents rated the overall quality of the utility infrastructure as excellent or good (79%).
  - Similar to other national benchmark communities
- Other facets of utility services rated higher than national benchmarks including:
  - Affordable high-speed internet
  - Electric and gas utility
  - Utility billing



Survey Results

Facet: Safety

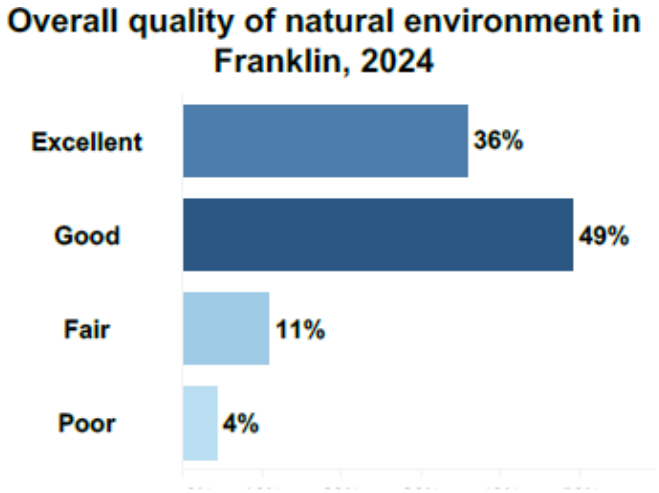
- Respondents continue to feel a high sense of safety in Franklin (97%).
- Almost all respondents (99%) rated a strong feeling of safety in neighborhoods and downtown/commercial areas during the day.
- Feeling of safety from fire, flood, or other natural disasters rated the lowest (79%).
  - Still similar with national benchmark communities.



Survey Results

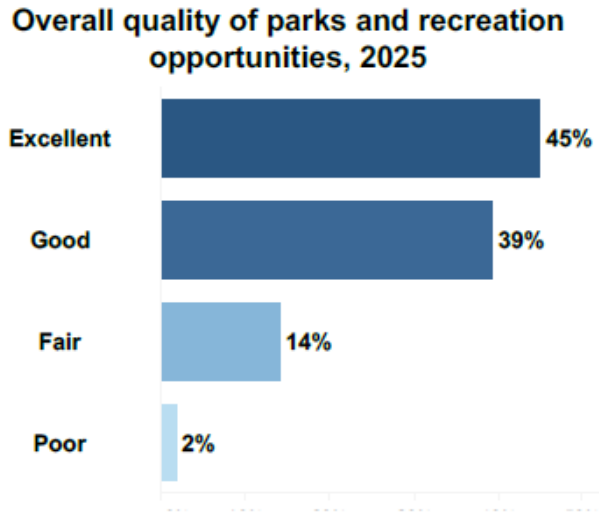
Facet: Natural Environment

- Over eighty percent (83%) of respondents rated the natural environment in Franklin as excellent or good.
  - Similar to national benchmarks.
- Cleanliness, water resources, and air quality all saw an increase in satisfaction from 2022.



Facet: Parks and Recreation

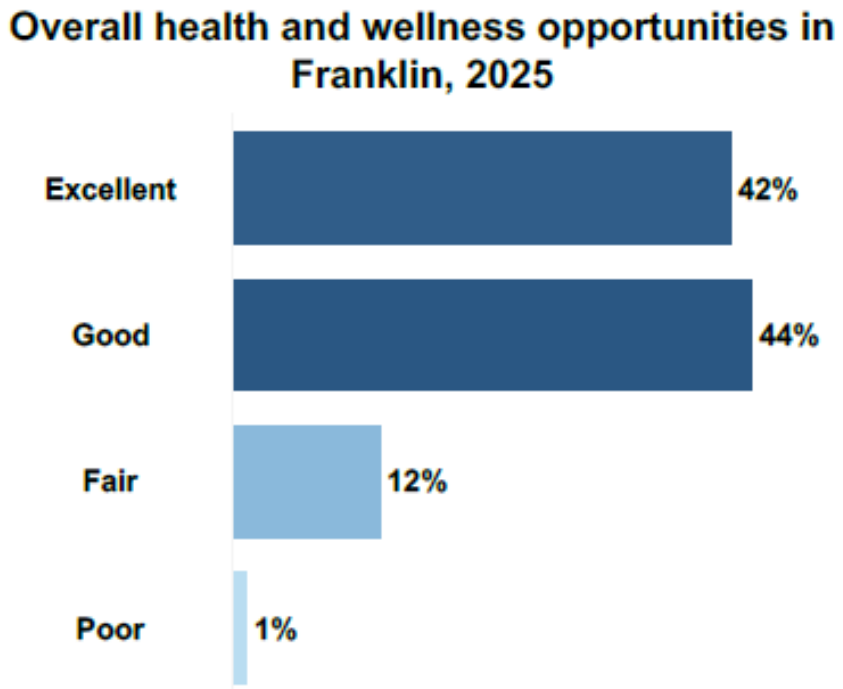
- Over eighty percent (84%) of respondents rated the quality of parks and recreation opportunities as excellent or good.
- Areas that were rated higher than national benchmarks include:
  - City parks
  - Fitness opportunities
  - Recreation centers or facilities



Survey Results

Facet: Health and Wellness

- 86% of respondents positively rate the overall health and wellness opportunities in Franklin.
- All aspect of health and wellness were rated higher than national benchmarks, except for respondents' perception of their own health.
- Availability of affordable quality mental health care saw the most positive increase at 69% (18% higher than 2022).



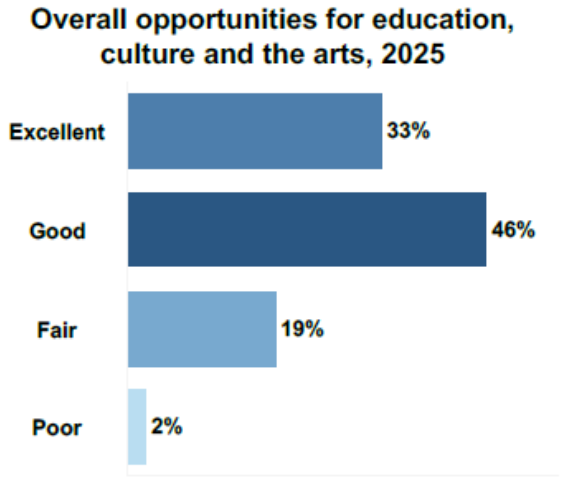
Survey Results

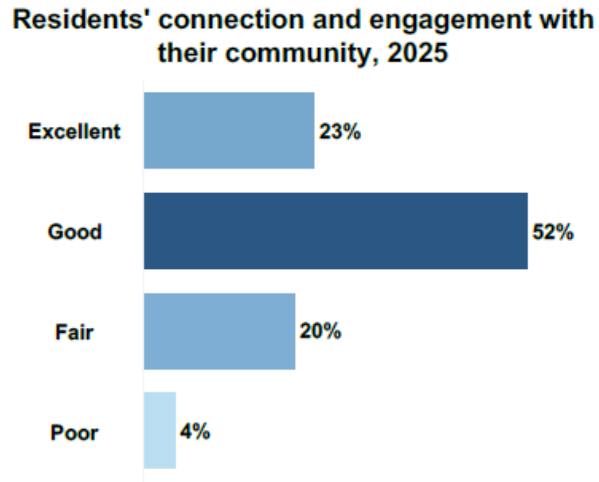
Facet: Education, Arts, and Culture

- Respondents perceive a slight decrease in overall opportunities for education, culture, and the arts.
- K-12 education and opportunities to attend cultural/arts/music activities were rated much higher than national benchmarks.

Facet: Inclusivity and Engagement

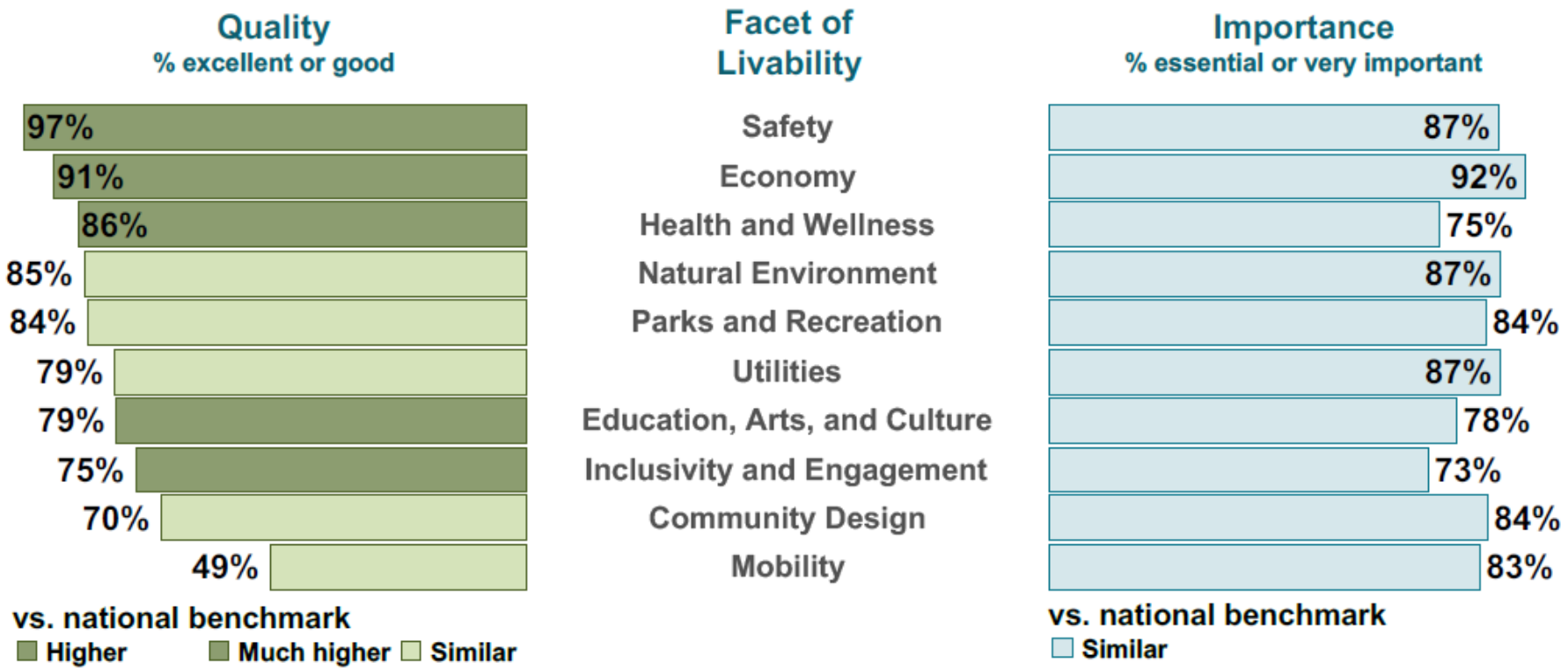
- Respondents' perception of residents' connection and engagement with their community remains high (75%).
- One notable decrease in satisfaction was how respondents viewed Franklin as a place to retire (73%).
  - 9% decrease from 2022.





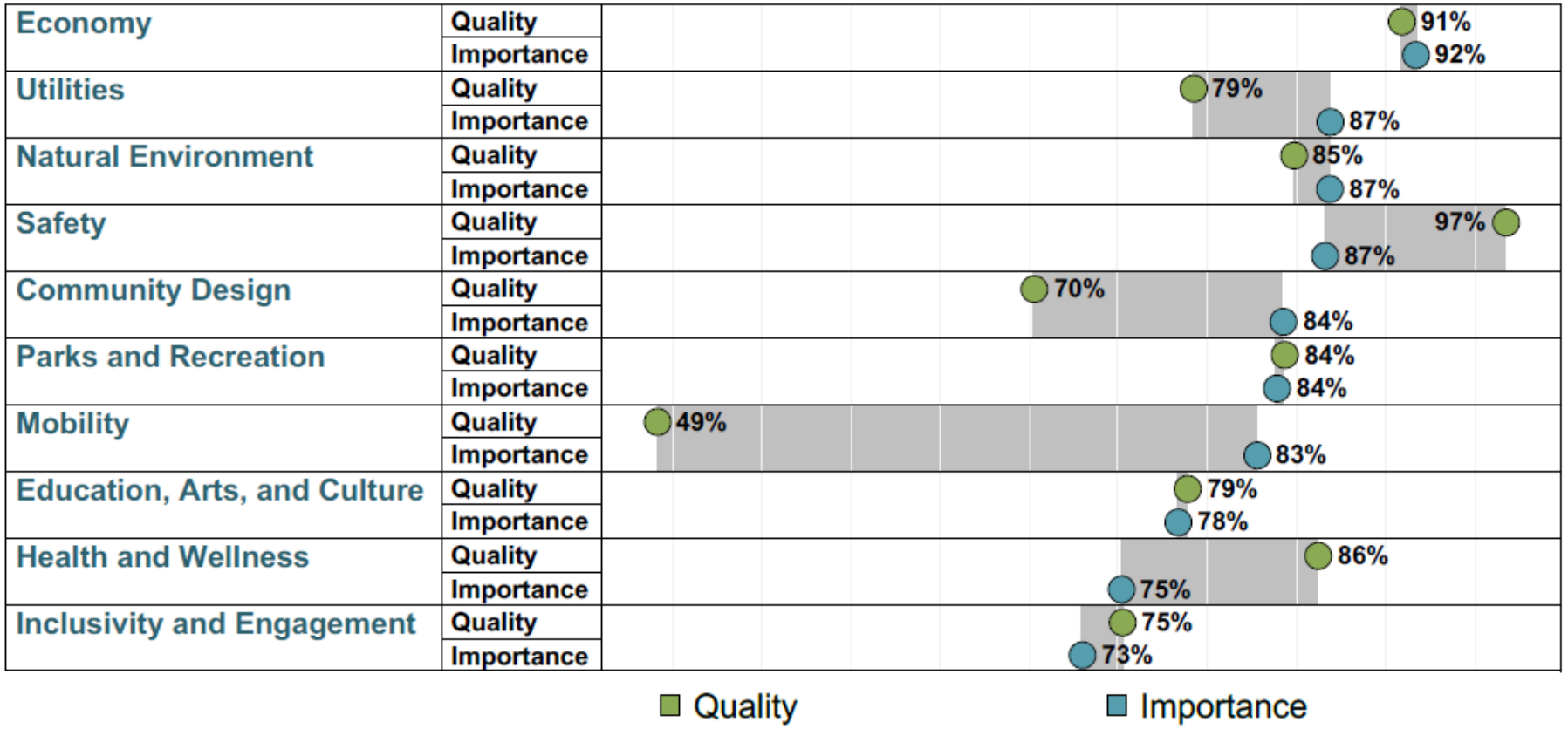
Quality & Importance of Each Facet *(pg. 8)*

The table below shows the proportion of residents who rated the community facets positively for quality and the priority (importance) placed on each. Also displayed is whether local quality ratings were lower, similar, or higher than communities across the country (the national benchmark).

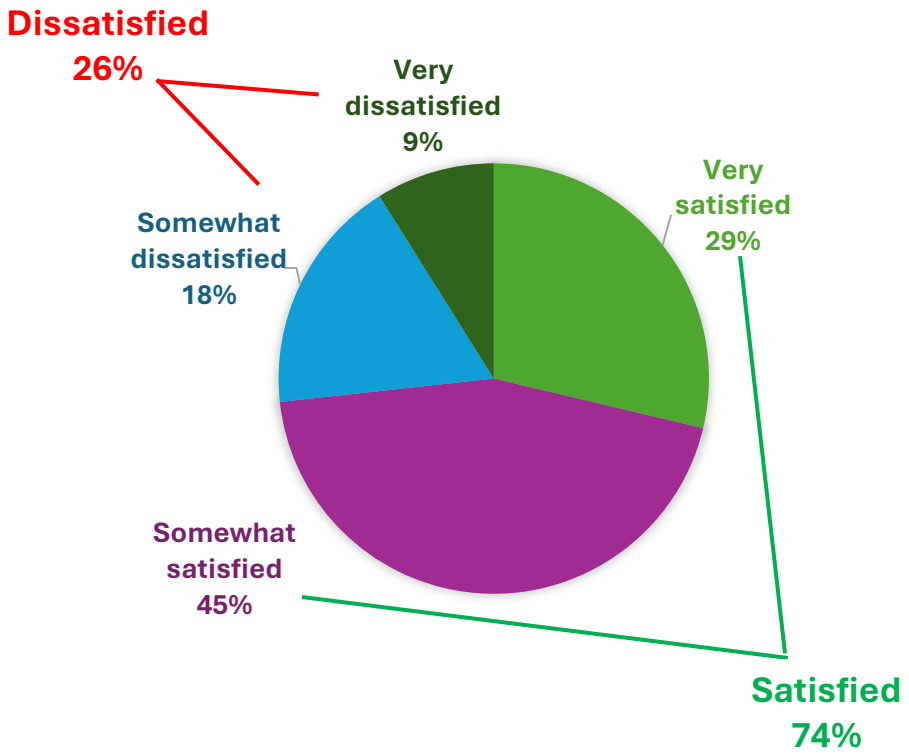


Quality & Importance – Gap Analysis *(pg. 8)*

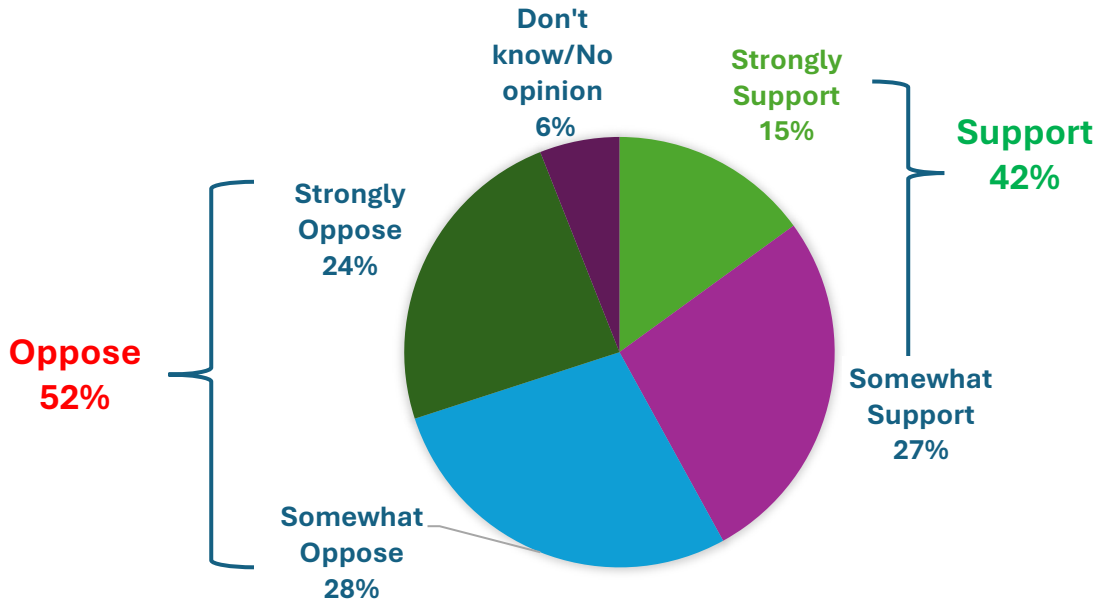
The gap analysis chart below shows the same data as above; however, this chart more clearly illustrates the comparative differences in quality and importance ratings for each facet, as well as the absolute ratings for each.



Question #13: Please rate your level of satisfaction with the City of Franklin's management of growth.

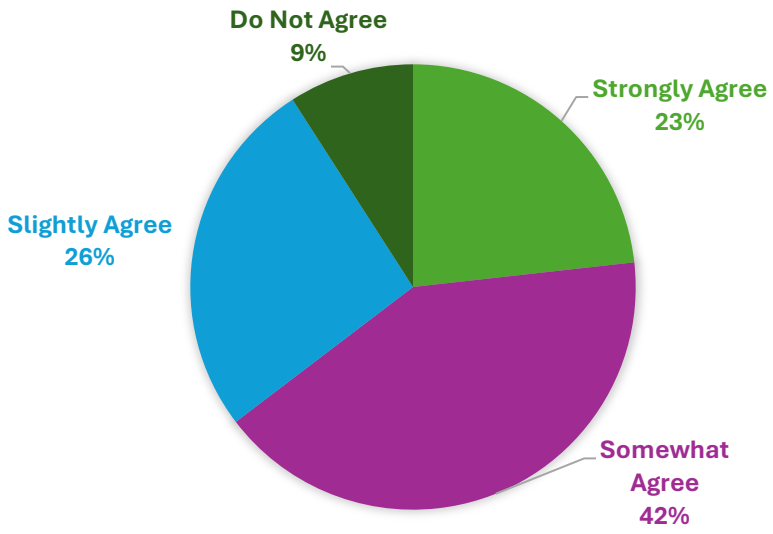


Question #14: How much would you support or oppose higher taxes or fees if local and state transportation projects could be completed in less time?

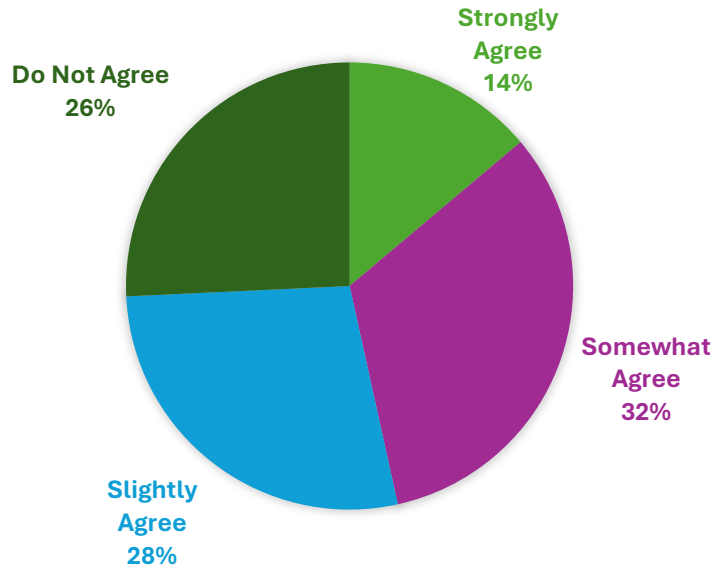


Question #15: How much would you agree if at all that each of the following amenities are needed in Franklin?

Additional Recreation Amenities

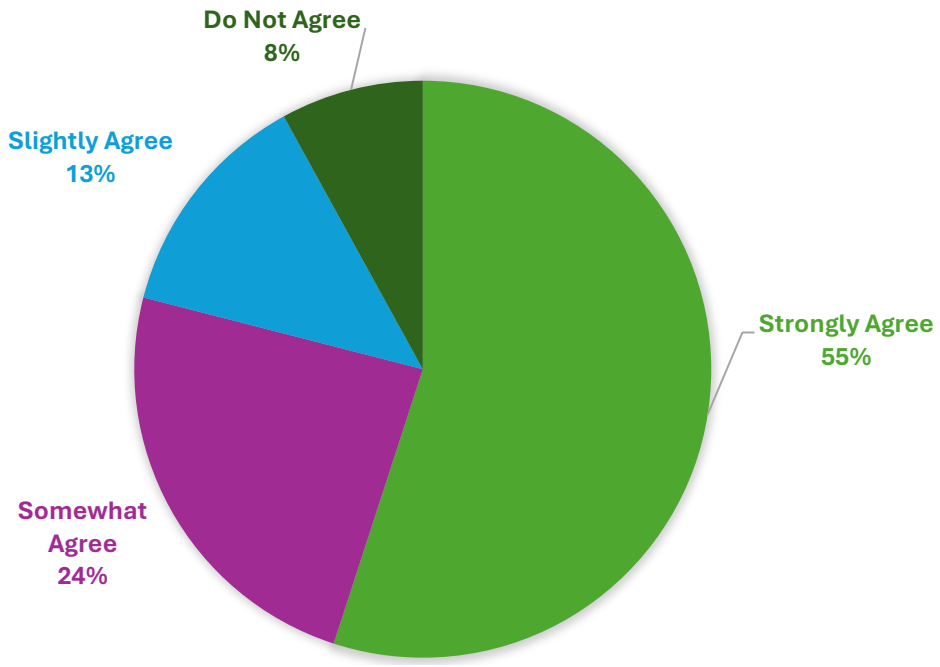


Unique Shopping Opportunities

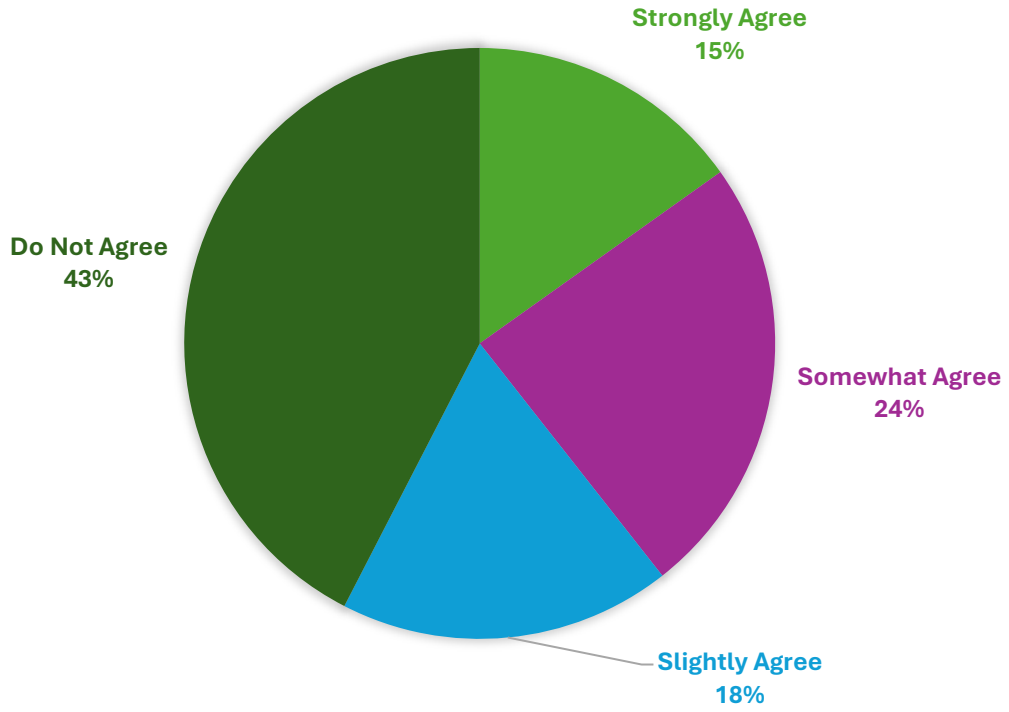


Question #15: How much would you agree if at all that each of the following amenities are needed in Franklin?

Dedicated Farmers Market

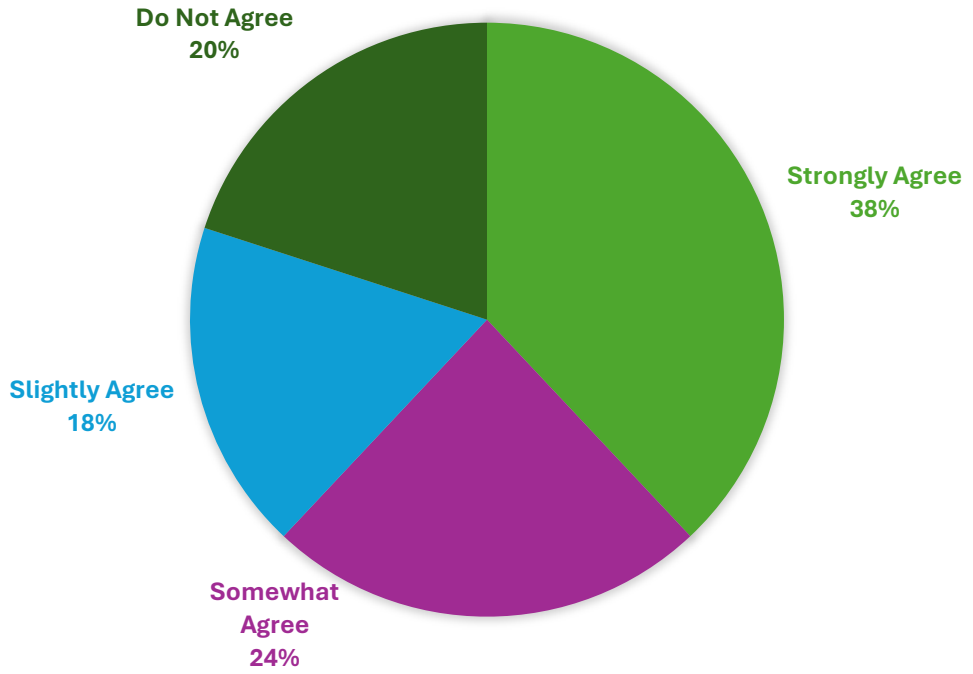


Large-Scale Sports & Entertainment Venue



Question #15: How much would you agree if at all that each of the following amenities are needed in Franklin?

Enhanced Transportation Options (Rail/Light-Rail/Air/Choice Lanes)



Open-Ended Question

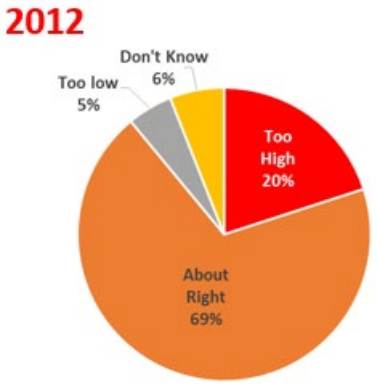
Aside from transportation (traffic) related issues, what is the most important challenge or problem facing Franklin today?	
Affordable housing/cost of living	38%
Growth management	27%
Traffic safety/Connectivity	17%
Education/Diversity	7%
Other	5%
Natural environment	3%
#N/A	3%
Safety/Code enforcement	1%
Health and wellness	1%

Survey Comparisons: 2012 – 2025

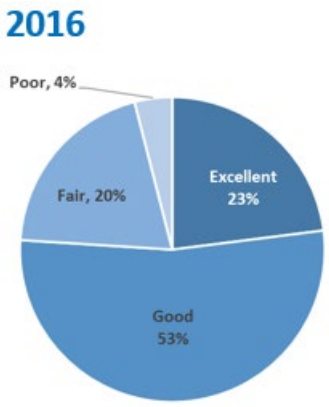
	2012	2016	2019	2022	2025
How would you describe the overall Quality of Life in the City?	94%	97%	97%	97%	93%
National Position / Percentile		Higher	Much Higher	Higher	Higher/98th
Are things in the City of Franklin moving in the right direction?	82%	73%	75%	66%	71%
National Position / Percentile		Similar	Higher	Similar	Higher/89th
How would you rate the job being done (quality of services provided) by the City Government?	83%	89%	93%	82%	90%
National Position / Percentile		Higher	Higher	Similar	Higher/95th
How would you rate the job being done (quality of services provided) by the Federal Government?	N/A	44%	53%	37%	42%
National Position / Percentile		Similar	Similar	Similar	Similar/66th

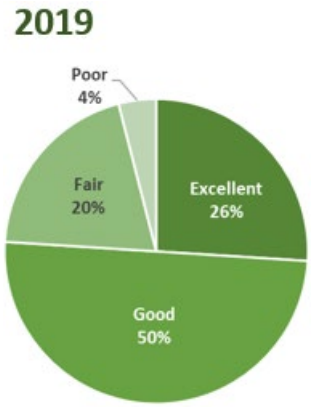
Survey Comparisons: 2012 – 2025

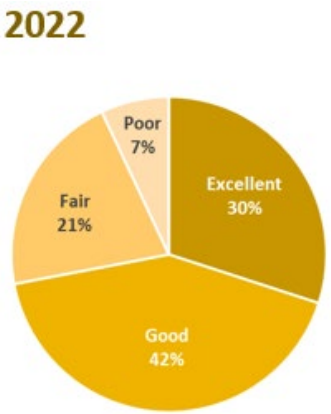
2012: For the services you receive, would you say that property taxes in Franklin are too high, about right, or too low?

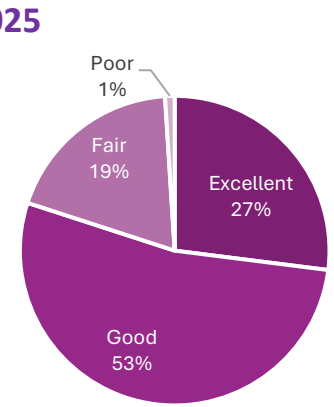


2016 – 2025: Please rate the following categories of Franklin government performance: The value of services for the taxes paid to Franklin.









Survey Comparisons: 2012 – 2025

Percent of Franklin residents rating the following issues as Excellent:

	2012 Meyer/ACS Survey	2016 NCS Survey	2019 NCS Survey	2022 NCS Survey	2025 NCS Survey
Neighborliness	20%	***27%***	***32%***	***36%***	***30%***
Economic Opportunity/Jobs	8%	***19%***	***37%***	***46%***	***28%***
Shopping	8%	***50%***	***58%***	***50%***	***45%***

Survey Comparisons: 2012 – 2025

Percent of Franklin residents rating the following issues as **Poor**:

	2012 Meyer/ACS Survey	2016 NCS Survey	2019 NCS Survey	2022 NCS Survey	2025 NCS Survey
Cost of Living	15%	*20%*	20%	*29%*	*33%*
Affordable Housing	11%	*35%*	*42%*	*58%*	*55%*
Transportation/ Traffic	16%	*29%*	*23%*	*22%*	*18%*
Level of Diversity	8%	*9%*	*10%*	*25%*	*16%*

Survey Comparisons

Polco/NRC's database of comparative resident opinion is comprised of resident perspectives gathered in surveys from over 600 communities whose residents evaluated the same kinds of topics on The National Community Survey™. The comparison evaluations are from the most recent survey completed in each community; most communities conduct surveys every year or in alternating years. The communities in the database represent a wide geographic and population range.

Survey Comparisons

Notable National Benchmark Comparisons Rankings:

The City of Franklin was much higher (Top 10) than other cities in:

Category	National Rank
Preservation of the historical or cultural character of the community.	2nd
Fire prevention and education	2nd
Availability of affordable quality mental health care.	3rd
Ambulance or emergency medical services	3rd
Code enforcement (weeds, abandoned buildings, etc.)	4th
Vibrancy of downtown/commercial area.	4th
The value of services for the taxes paid.	5th
The job Franklin government does at welcoming resident involvement.	5th

Survey Comparisons

Notable National Benchmark Comparisons Rankings:

The City of Franklin was much higher (Top 10) than other cities in:

Category	National Rank
Overall image or reputation of Franklin.	7th
Franklin as a place to work.	7th
Franklin as a place to visit.	7th
Overall appearance of Franklin.	8th
Overall economic health of Franklin.	8th
Overall quality of business and service establishments in Franklin.	8th
Economic development	10th

Survey Comparisons

Notable National Benchmark Comparisons Rankings:

The City of Franklin was much lower (200th or below) than other cities in:

Category	National Rank	Percentile
Ease of walking in Franklin	200	58th
Ease of travel by public transportation in Franklin	215	26th
Cost of living	221	29th
East of travel by car in Franklin	247	60th
Traffic flow on major streets	253	41st
Availability of affordable quality housing	262	20th
Ease of travel by bicycle in Franklin	268	37th

Next Steps

- Had meeting with Leadership Team members to disseminate detailed information from the survey out to departments for use in their daily operations.
- **Present to BOMA**
- Use this information in support of the continued update of **Franklin*Forward*** – The City's Strategic Plan.
- Encourage citizens to review the detailed reports and take citizen survey findings into account when allocating resources during current and future Budget processes.
- Integrate findings into FY 2026 Budget
- Plan to engage Franklin residents again with another survey in two years (2026/FY 2027).

THE NCS™

THE NATIONAL COMMUNITY SURVEY™

Franklin, TN

The National Community Survey

Report of Results
2025

Report by:

National Research Center

POWERED BY POLCO

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Charter Members AAPOR Transparency Initiative AMERICAN ASSOCIATION FOR PUBLIC OPINION RESEARCH

National Research Center at Polco is a charter member of the AAPOR Transparency Initiative, providing clear disclosure of our sound and ethical survey research practices.

About The NCS™

The National Community Survey™ (The NCS™) report is about the "livability" of Franklin. A livable community is a place that is not simply habitable, but that is desirable. It is not only where people do live, but where they want to live. The survey was developed by the experts from National Research Center at Polco.

Great communities are partnerships of the government, private sector, community-based organizations and residents, all geographically connected. The NCS captures residents' opinions considering ten central facets of a community:

- Economy
- Mobility
- Community Design
- Utilities
- Safety
- Natural Environment
- Parks and Recreation
- Health and Wellness
- Education, Arts, and Culture
- Inclusivity and Engagement

The report provides the opinions of a representative sample of 406 residents of the City of Franklin collected from March 17th, 2025 to April 28th, 2025. The margin of error around any reported percentage is 5% for all respondents and the response rate for the 2025 survey was 14%. Survey results were weighted so that the demographic profile of respondents was representative of the demographic profile of adults in Franklin.





How the results are reported

For the most part, the percentages presented in the following tabs represent the "percent positive." Most commonly, the percent positive is the combination of the top two most positive response options (i.e., excellent/good, very safe/somewhat safe, etc.). On many of the questions in the survey respondents may answer "don't know." The proportion of respondents giving this reply is shown in the full set of responses included in the tab "Complete data." However, these responses have been removed from the analyses presented in most of the tabs. In other words, the tables and graphs display the responses from respondents who had an opinion about a specific item.

Comparisons to benchmarks

NRC's database of comparative resident opinion is comprised of resident perspectives gathered in surveys from over 500 communities whose residents evaluated the same kinds of topics on The National Community Survey. The comparison evaluations are from the most recent survey completed in each community in the last five years. NRC adds the latest results quickly upon survey completion, keeping the benchmark data fresh and relevant. The communities in the database represent a wide geographic and population range. In each tab, Franklin's results are noted as being "higher" than the benchmark, "lower" than the benchmark, or "similar" to the benchmark, meaning that the average rating given by Franklin residents is statistically similar to or different (greater or lesser) than the benchmark. Being rated as "higher" or "lower" than the benchmark means that Franklin's average rating for a particular item was more than 10 points different than the benchmark. If a rating was "much higher" or "much lower," then Franklin's average rating was more than 20 points different when compared to the benchmark.

Trends over time

Trend data for Franklin represent important comparison data and should be examined for improvements or declines.[1] Deviations from stable trends over time represent opportunities for understanding how local policies, programs, or public information may have affected residents' opinions. Changes between survey years have been noted with an arrow and the percent difference. If the difference is greater than 6.7 percentage points between the 2022 and 2025 surveys, the change is statistically significant.

1. In 2020, The NCS survey was updated to include new and refreshed items. Consequently, some of the trends may be impacted due to wording modifications that could have potentially altered the meaning of the item for the respondent.

Methods

Selecting survey recipients

All households within the City of Franklin were eligible to participate in the survey. A list of all households within the zip codes serving Franklin was purchased from Polco's mailing vendor, Go-Dog Direct, based on updated listings from the United States Postal Service. Since some of the zip codes that serve the City of Franklin households may also serve addresses that lie outside of the community, the exact geographic location of each housing unit was compared to community boundaries using the most current municipal boundary file. Addresses located outside of the City of Franklin boundaries were removed from the list of potential households to survey. From that list, addresses were randomly selected as survey recipients, with multi-family housing units (defined as those with a unit number) sampled at a rate of 5:3 compared to single family housing units.

An individual within each household was randomly selected using the "birthday method". The birthday method selects a person within the household by asking the “person who most recently had a birthday” to complete the questionnaire. The underlying assumption in this method is that day of birth has no relationship to the way people respond to surveys. This instruction was contained in the introduction of the survey.

Conducting the survey

The 3,000 randomly selected households received mailings beginning on March 17th, 2025 and data collection for the survey remained open for 6 weeks. The first mailing was a postcard inviting the household to participate in the survey. The next mailing contained a cover letter with instructions, the survey questionnaire, and a postage-paid return envelope. All mailings included a web link to give residents the opportunity to respond to the survey online, as well as QR codes to further encourage participation. All follow-up mailings asked those who had not completed the survey to do so, and those who had already done so to refrain from completing the survey again.

About 2% of the 3,000 mailed invitations or surveys were returned because the household address was vacant or the postal service was unable to deliver the survey as addressed. Of the remaining 2,934 households that received the invitations to participate, 406 completed the survey, providing an overall response rate of 14%. The response rate was calculated using AAPOR’s response rate #2 for mailed surveys of unnamed persons.[2]

It is customary to describe the precision of estimates made from surveys by a “level of confidence” and accompanying “confidence interval” (or margin of error). A traditional level of confidence, and the one used here, is 95%. The 95% confidence interval can be any size and quantifies the sampling error or imprecision of the survey results because some residents’ opinions are relied on to estimate all residents’ opinions. The margin of error for the City of Franklin survey is no greater than plus or minus 5 percentage points around any given percent reported for all respondents (406 completed surveys).

In addition to the randomly selected “probability sample” of households, a link to an online open-participation survey was publicized by the City of Franklin. The open-participation survey was identical to the random sample survey, with two small updates; it asked a question to confirm the respondent was a resident of Franklin and also a question about where they heard about the survey. The open-participation survey was open to all city residents and became available on April 14th, 2025. The survey remained open for 2 weeks. The data presented in the following tabs exclude the open participation survey data, but a tab at the end provides the complete frequency of responses to questions by the open-participation respondents.

Analyzing the data

Responses from mailed surveys were entered into an electronic dataset using a “key and verify” method, where all responses are entered twice and compared to each other. Any discrepancies were resolved in comparison to the

original survey form. Range checks as well as other forms of quality control were also performed. Responses from surveys completed on Polco were downloaded and merged with the mailed survey responses.

The demographics of the survey respondents were compared to those found in the 2020 Census and 2023 American Community Survey estimates for adults in the City of Franklin. The primary objective of weighting survey data is to make the survey respondents reflective of the larger population of the community. The characteristics used for weighting were age, sex, race, Hispanic origin, housing type, and housing tenure. No adjustments were made for design effects. Weights were calculated using an iterative, multiplicative raking model known as the ANES Weighting Algorithm.[3] The results of the weighting scheme for the probability sample are presented in the following table.

NRC aligns demographic labels with those used by the U.S. Census for reporting purposes, when possible. Some categories (e.g., age, race/Hispanic origin, housing type, and length of residency) are combined into smaller subgroups.

		Unweighted	Weighted	Target [4]
Age	18-34	**7%**	**27%**	**28%**
	35-54	**27%**	**39%**	**39%**
	55+	**66%**	**34%**	**34%**
Hispanic origin	No, not of Hispanic, Latino/a/x, or Spanish origin	**97%**	**93%**	**93%**
	Yes, I consider myself to be of Hispanic, Latino/a/x, or Spanish origin	**3%**	**7%**	**7%**
Housing tenure	Own	**84%**	**64%**	**64%**
	Rent	**16%**	**36%**	**36%**
Housing type	Attached	**25%**	**40%**	**40%**
	Detached	**75%**	**60%**	**60%**
Race & Hispanic origin	Not white alone	**10%**	**24%**	**24%**
	White alone, not Hispanic or Latino	**90%**	**76%**	**76%**
Sex	Man	**45%**	**48%**	**48%**
	Woman	**55%**	**52%**	**52%**
Sex/age	Man 18-34	**3%**	**13%**	**13%**
	Man 35-54	**11%**	**20%**	**20%**
	Man 55+	**32%**	**15%**	**15%**
	Woman 18-34	**4%**	**15%**	**15%**
	Woman 35-54	**16%**	**19%**	**19%**
	Woman 55+	**34%**	**18%**	**18%**

The survey datasets were analyzed using all or some of a combination of the Statistical Package for the Social Sciences (SPSS), R, Python and Tableau. For the most part, the percentages presented in the reports represent the “percent positive.” The percent positive is the combination of the top two most positive response options (i.e., excellent/good, very safe/somewhat safe, essential/very important, etc.), or, in the case of resident behaviors/participation, the percent positive represents the proportion of respondents indicating “yes” or participating in an activity at least once a month.

On many of the questions in the survey respondents may answer “don’t know.” The proportion of respondents giving this reply is shown in the full set of responses included in the tab “Complete data”. However, these responses have been removed from the analyses presented in the reports. In other words, the tables and graphs display the responses from respondents who had an opinion about a specific item.

Contact

The City of Franklin funded this research. Please contact Michael Walters Young of the City of Franklin at michael.waltersyoung@franklintn.gov if you have any questions about the survey.

Study Limitations

All public opinion research is subject to unmeasured error. While the methodologies employed for this survey were designed to minimize this error as much as possible, these other sources of potential error should be acknowledged. **Non-response error** arises when those who were selected to participate in the survey did not do so, and may have different opinions or experiences than those who did respond. **Coverage error** refers to the possibility that some respondents that should have been included in the surveyed population were not (e.g., for a general resident survey, USPS mailing lists may exclude certain types of housing units, such as multi-family buildings where mail is delivered to a common area rather than to a specific unit (though this is rare), or where mail is received at a PO box instead of the at household's physical location. Finally, **recall bias** occurs when respondents may not perfectly remember their experiences in the past year (such as participation in social or civic events), and **social desirability bias** may cause respondents to answer in ways they think cast their responses in a more favorable light.

Survey Validity

See the Polco Knowledge Base article on survey validity at https://info.polco.us/knowledge/statistical-vali

2. See AAPOR's Standard Definitions for more information at https://aapor.org/standards-and-ethics/standard-definitions/
3. Pasek, J. (2014). ANES Weighting Algorithm. Retrieved from https://surveyinsights.org/wp-content/uploads/2014/07/Full-anesrake-paper.pdf
4. Targets come from the 2020 Census and 2023 American Community Survey

Key Findings

Highest-performing areas:

- Residents praise Franklin's leadership, with many related items surpassing national averages and increasing since 2022.
  - The value of services for the taxes paid to Franklin (72% to 80%)
  - Treating all residents fairly (65% to 76%)
  - The job Franklin government does at welcoming resident involvement (65% to 74%)

- The economy remains a community strength for Franklin, as many items received ratings much higher than the national benchmarks.
  - Franklin as a place to visit (94%)
  - Overall economic health (91%)
  - Vibrancy of downtown/commercial area (88%)

- Health and wellness opportunities received high praise from respondents and many items scored higher than national comparison communities.
  - Health services (87%)
  - Overall health and wellness opportunities (86%)
  - Availability of affordable quality health care (80%)

Lowest-performing areas:

- Although inline with national trends and on par with national benchmarks, affordability is concern for residents.
  - Availability of affordable quality childcare/preschool (45%)
  - Cost of living (29%)
  - Availability of affordable quality housing (20%)

- Ratings for ease of travel in Franklin indicate a potential focus area for the City.
  - Traffic flow on major streets (41%)
  - Ease of travel by bicycle (37%)
  - Ease of public transportation (26%)

Other notable results:

- In a question unique to Franklin's survey, residents were asked about their satisfaction with the City's management of growth, with 74% of respondents expressing they very or somewhat satisfied.

- Residents were split in their support of higher taxes or fees if local or state transportation projects could be completed in less time. A little more than 4 in 10 supported higher taxes or fees, while around 5 in 10 opposed.

- Residents were also asked if they agreed that various amenities were needed in Franklin. The top amenities residents strongly or somewhat agreed were needed were:
  - Dedicated Farmer's Market (79%)
  - Additional Recreation Amenities (64%)
  - Enhanced Transportation Options (62%)

Areas of greatest change since 2022:

Of the 123 evaluative questions included on both the 2022 and current survey iterations, 101 were statistically similar to previous results. Upward trends were seen in 20 items, while 2 ratings decreased since 2022. Changes are considered statistically significant if the 2025 rating was +/- 6.7% from the previous survey effort. The most significant of those trends are listed below.

Increases

- Availability of affordable quality mental health care (+18%)
- Snow removal (+17%)
- Bus or transit services (+13%)
- Treating all residents fairly (+12%)

· Informing residents about issues facing the community (+11%)

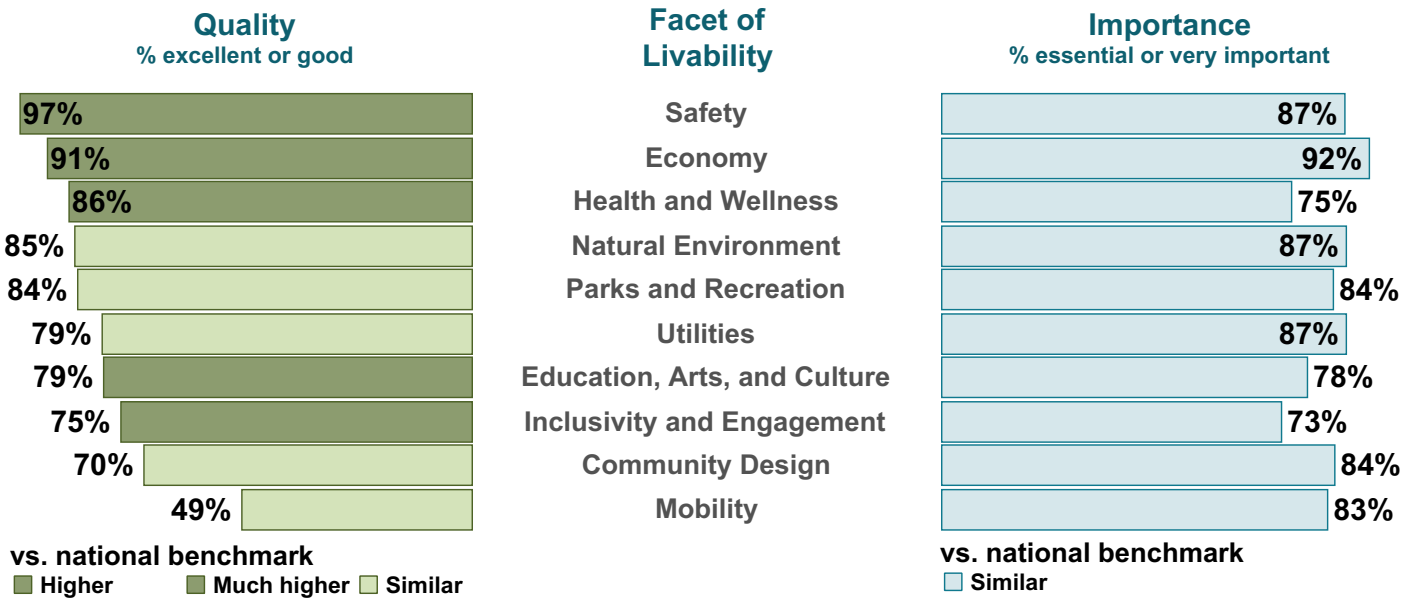
Decreases
· Franklin as a place to retire (-11%)
· Employment opportunities (-11%)

Facets of livability

Every jurisdiction must balance limited resources while meeting resident needs and striving to optimize community livability. To this end, it is helpful to know what aspects of the community are most important to residents and which they perceive as being of higher or lower quality. It is especially helpful to know when a facet of livability is considered of high importance but rated as lower quality, as this should be a top priority to address.

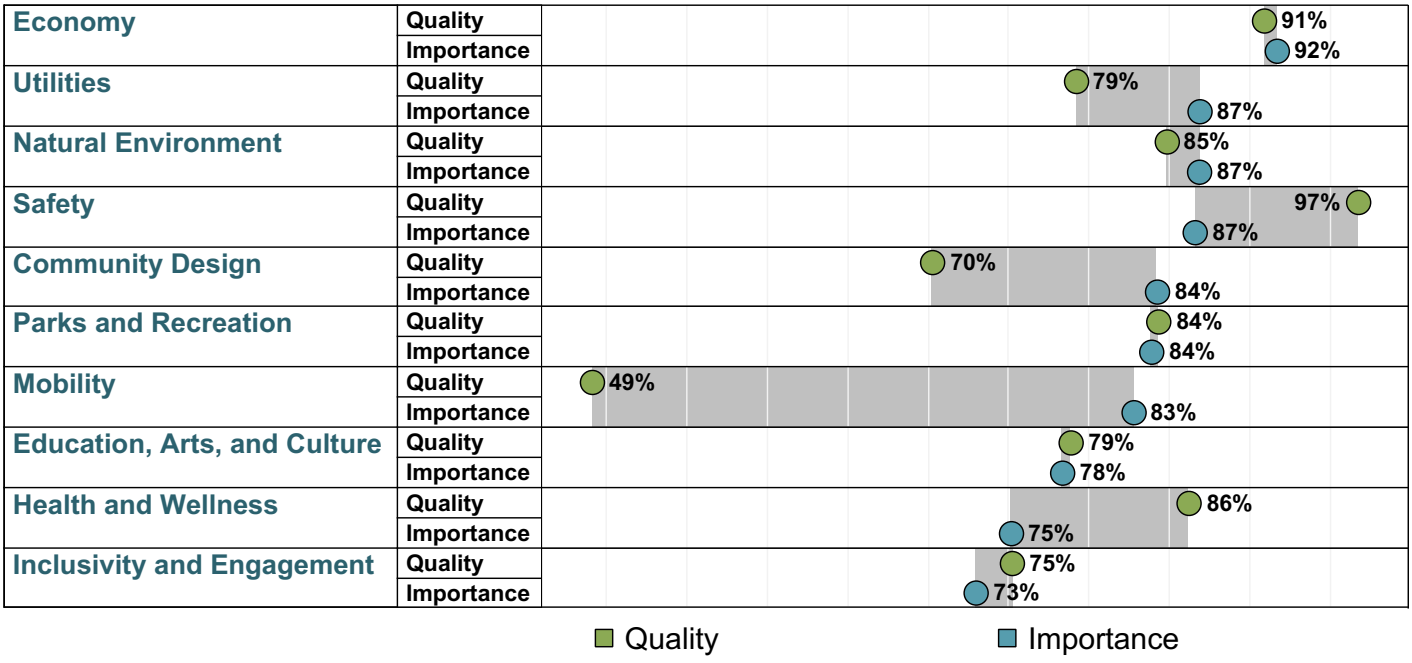
Quality and Importance by the Numbers

The table below shows the proportion of residents who rated the community facets positively for quality and the priority (importance) placed on each. Also displayed is whether local quality ratings were lower, similar, or higher than communities across the country (the national benchmark).



Quality/Importance Gap Analysis

The gap analysis chart below shows the same data as above; however, this chart more clearly illustrates the comparative differences in quality and importance ratings for each facet, as well as the absolute ratings for each.

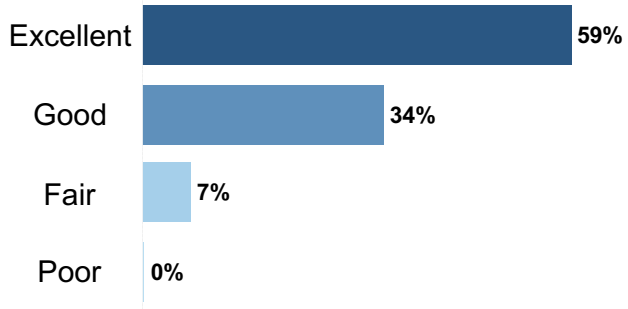


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Quality of Life

Measuring community livability starts with assessing the quality of life of those who live there, and ensuring that the community is attractive, accessible, and welcoming to all.

The overall quality of life in Franklin, 2025



Please rate each of the following aspects of quality of life in Franklin.
(% excellent or good)

	2019	2021	2023	2025	vs. national benchmark[8]
Franklin as a place to live	98%		95%	94%	Higher
The overall quality of life	97%		97%	93%	Higher

Please indicate how likely or unlikely you are to do each of the following.
(% very or somewhat likely)

	2019	2021	2023	2025	
Recommend living in Franklin to someone who asks	96%		94%	91%	Similar
Remain in Franklin for the next five years	91%		93%	90%	Similar

Please rate each of the following in the Franklin community.
(% excellent or good)

	2019	2021	2023	2025	
Overall image or reputation	96%		93%	95%	Much higher

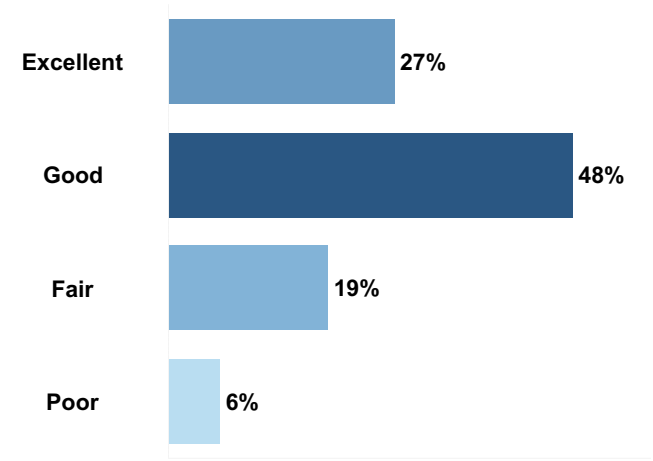
8. Comparison to the national benchmark is shown. If no comparison is available, this is left blank.

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Governance

Strong local governments produce results that meet the needs of residents while making the best use of available resources, and are responsive to the present and future needs of the community as a whole.

Overall confidence in Franklin government, 2025

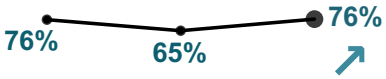


Please rate the quality of each of the following services in Franklin.
(% excellent or good)

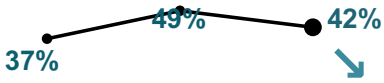
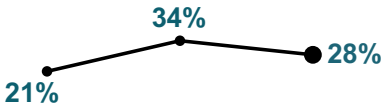
	2019	2021	2023	2025	vs. national benchmark[9]
Public information services	86%		71%	79% ↗	Similar
Overall customer service by Franklin employees	91%		89%	94%	Higher

Please rate the following categories of Franklin government performance.
(% excellent or good)

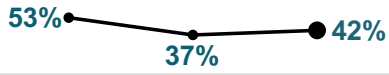
	2019	2021	2023	2025	
The value of services for the taxes paid to Franklin	76%		72%	80% ↗	Much higher
The overall direction that Franklin is taking	74%		66%	71%	Higher
The job Franklin government does at welcoming resident involvement	75%		65%	74% ↗	Higher
Overall confidence in Franklin government	75%		68%	75%	Higher
Generally acting in the best interest of the community	75%		68%	75% ↗	Higher
Being honest	78%		71%	76%	Higher
Being open and transparent to the public		65%		71%	Higher
Informing residents about issues facing the community		55%		66% ↗	Higher

Treating all residents fairly		Higher
Treating residents with respect		Higher

Please indicate whether or not you have done each of the following in the last 12 months.
(% excellent or good)

	2019 2021 2023 2025	
Attended a local public meeting		Similar
Contacted Franklin elected officials to express your opinion		Similar
Contacted the City of Franklin for help or information		Similar
Watched a local public meeting		Similar

Overall, how would you rate the quality of the services provided by each of the following?
(% excellent or good)

	2019 2021 2023 2025	
The City of Franklin		Higher
The Federal Government		Similar

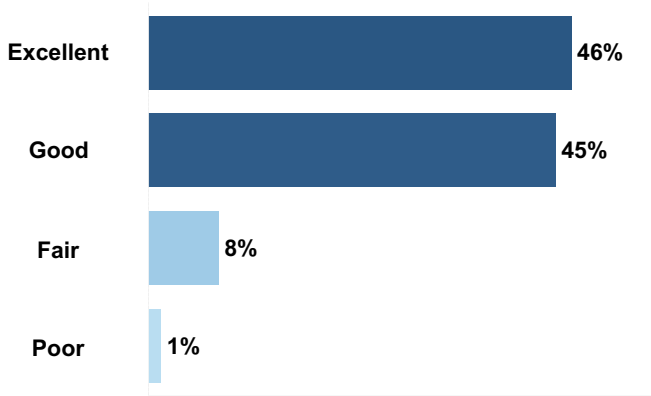
9. Comparison to the national benchmark is shown. If no comparison is available, this is left blank.

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Economy

Local governments work together with private and nonprofit businesses, and with the community at large, to foster sustainable growth, create jobs, and promote a thriving local economy.

Overall economic health of Franklin, 2025



Please rate each of the following characteristics as they relate to Franklin as a whole.
(% excellent or good)

	2019	2021	2023	2025	vs. national benchmark[10]
Overall economic health	94%		88%	91%	Much higher

Please rate each of the following aspects of quality of life in Franklin.
(% excellent or good)

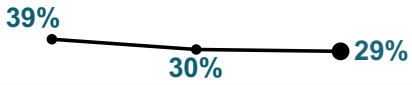
	2019	2021	2023	2025	
Franklin as a place to work	93%		88%	87%	Much higher
Franklin as a place to visit	94%		90%	94%	Much higher

Please rate the quality of each of the following services in Franklin.
(% excellent or good)

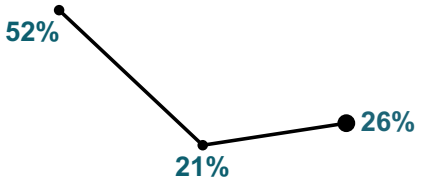
	2019	2021	2023	2025	
Economic development	84%		76%	82%	Higher

Please rate each of the following in the Franklin community.
(% excellent or good)

	2019	2021	2023	2025	
Overall quality of business and service establishments	92%		91%	89%	Higher
Variety of business and service establishments			85%	80%	Higher

Vibrancy of downtown/commercial area		Much higher
Employment opportunities		Much higher
Shopping opportunities		Much higher
Cost of living		Similar

What impact, if any, do you think the economy will have on your family income in the next 6 months? Do you think the impact will be:
(% very or somewhat positive)

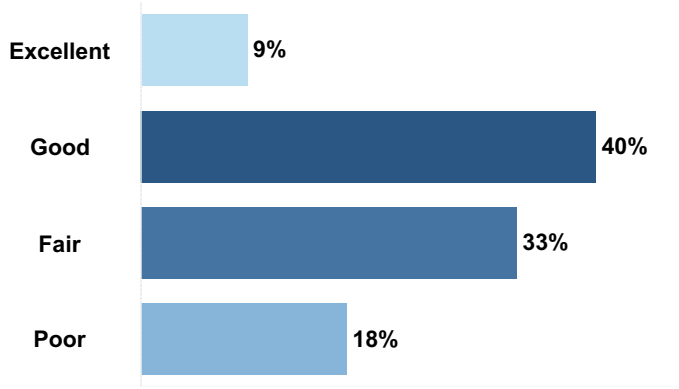
	2019 2021 2023 2025	
What impact, if any, do you think the economy will have on your family income in the next 6 months? Do you think the impact will be:		Similar

11. Comparison to the national benchmark is shown. If no comparison is available, this is left blank.

Mobility

The ease with which residents can move about their communities, whether for commuting, leisure, or recreation, plays a major role in the quality of life for all who live, work, and play in the community.

Overall quality of the transportation system in Franklin, 2025



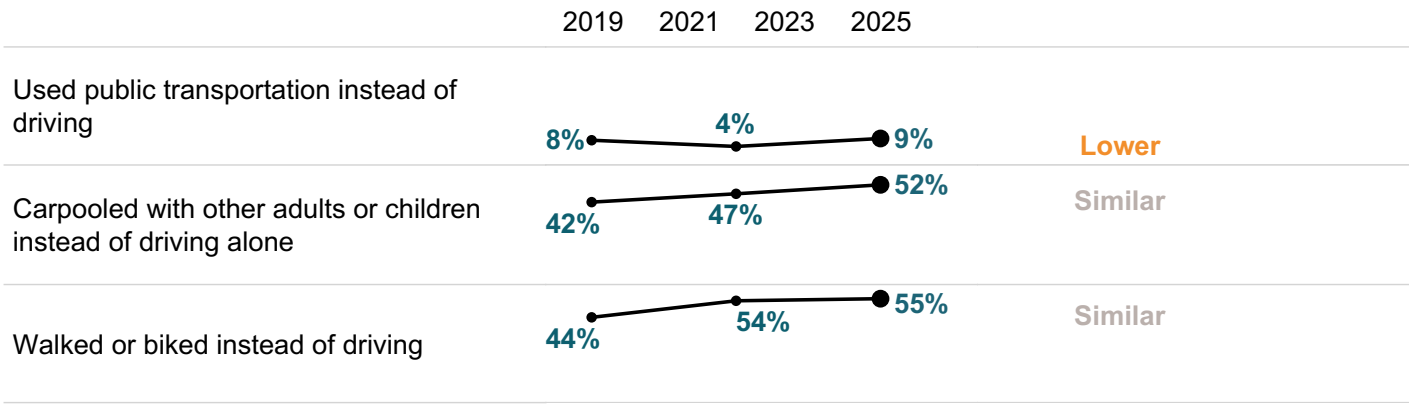
Please rate each of the following characteristics as they relate to Franklin as a whole.
(% excellent or good)

	2019	2021	2023	2025	vs. national benchmark[11]
Overall quality of the transportation system		48%		49%	Similar

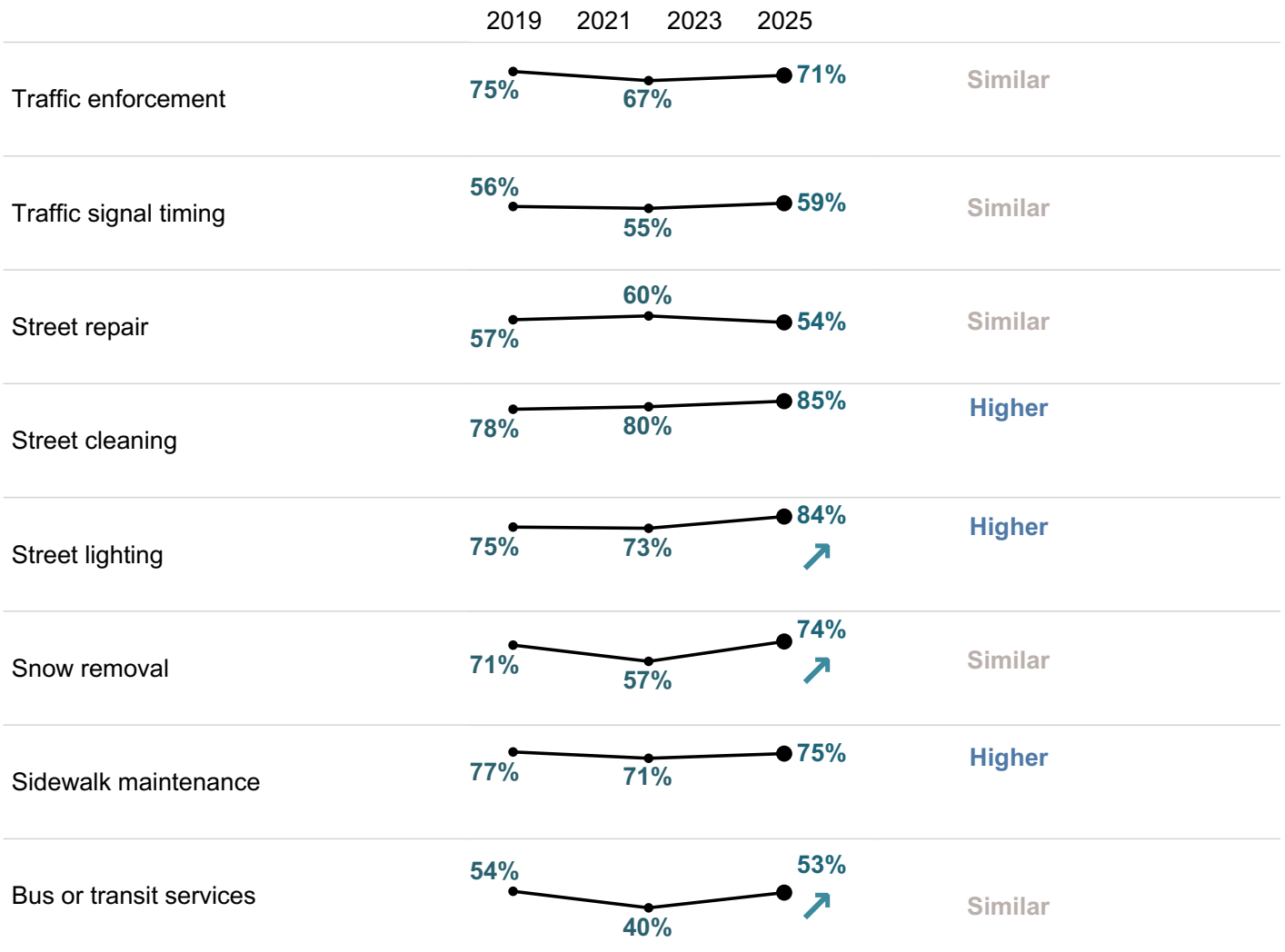
Please also rate each of the following in the Franklin community.
(% excellent or good)

	2019	2021	2023	2025	
Traffic flow on major streets	37%		38%	41%	Similar
Ease of public parking	47%		54%	54%	Similar
Ease of travel by car	56%		63%	60%	Similar
Ease of travel by public transportation	29%		26%	26%	Similar
Ease of travel by bicycle	36%		38%	37%	Lower
Ease of walking	67%		63%	58%	Similar

Please indicate whether or not you have done each of the following in the last 12 months.
(% yes)



Please rate the quality of each of the following services in Franklin.
(% excellent or good)



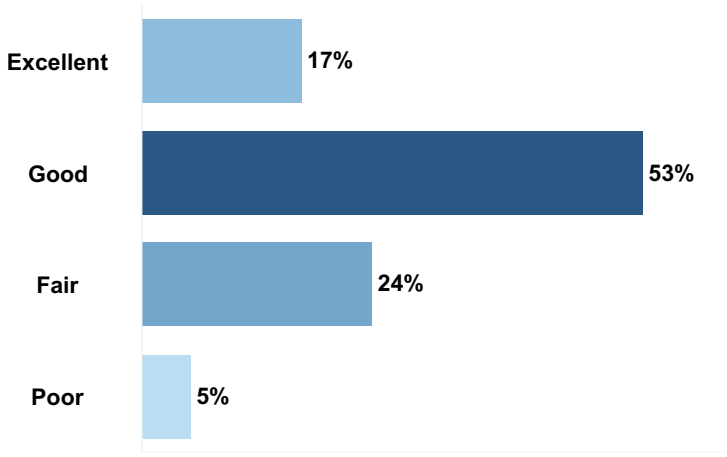
11. Comparison to the national benchmark is shown. If no comparison is available, this is left blank.

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Community Design

A well-designed community enhances the quality of life for its residents by encouraging smart land use and zoning, ensuring that affordable housing is accessible to all, and providing access to parks and other green spaces.

Overall design or layout of Franklin's residential and commercial areas, 2025



Please rate each of the following characteristics as they relate to Franklin as a whole.
(% excellent or good)

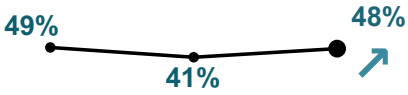
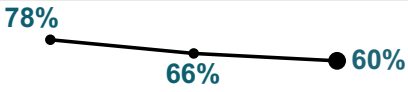
	2019	2021	2023	2025	vs. national benchmark[12]
Overall design or layout of residential and commercial areas	80%		75%	70%	Similar

Please rate each of the following aspects of quality of life in Franklin.
(% excellent or good)

	2019	2021	2023	2025	
Your neighborhood as a place to live	94%		93%	95%	Higher

Please also rate each of the following in the Franklin community.
(% excellent or good)

	2019	2021	2023	2025	
Well-planned residential growth		50%		50%	Similar
Well-planned commercial growth		60%		58%	Higher
Well-designed neighborhoods		71%		71%	Higher
Preservation of the historical or cultural character of the community		83%		84%	Higher

Public places where people want to spend time		Higher
Variety of housing options		Similar
Availability of affordable quality housing		Similar
Overall quality of new development		Similar
Overall appearance		Much higher

Please rate the quality of each of the following services in Franklin.
(% excellent or good)

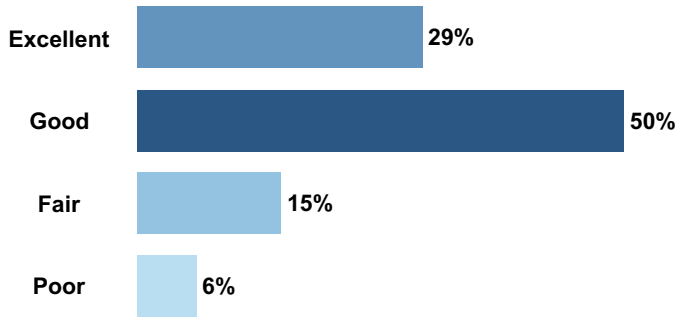
	2020 2022 2024 2026	
Land use, planning and zoning		Similar
Code enforcement		Much higher

12. Comparison to the national benchmark is shown. If no comparison is available, this is left blank.

Utilities

Services such as water, gas, electricity, and internet access play a vital role in ensuring the physical and economic health and well-being of the communities they serve.

Overall quality of the utility infrastructure in Franklin, 2025



Please rate each of the following characteristics as they relate to Franklin as a whole.
(% excellent or good)

	2019	2021	2023	2025	vs. national benchmark[13]
Overall quality of the utility infrastructure		77%		79%	Similar

Please rate the quality of each of the following services in Franklin.
(% excellent or good)

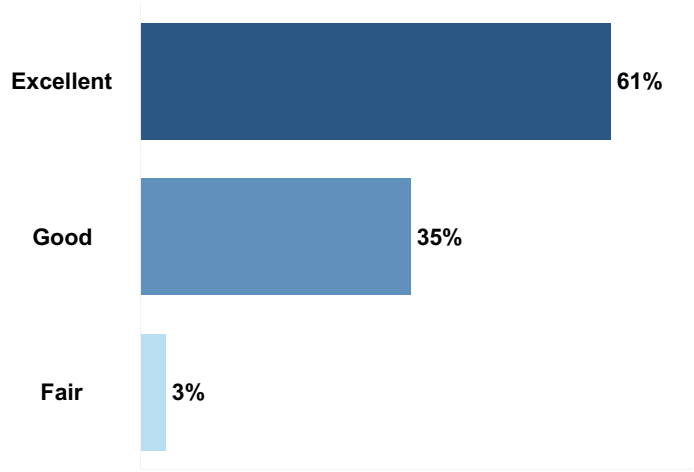
	2019	2021	2023	2025	
Affordable high-speed internet access		66%		75% ↗	Higher
Garbage collection	90%	88%		92%	Similar
Drinking water	76%	80%		75%	Similar
Sewer services	88%	89%		87%	Similar
Storm water management	78%	79%		81%	Similar
Power (electric and/or gas) utility	89%	90%		91%	Higher
Utility billing	80%	81%		85%	Higher

13. Comparison to the national benchmark is shown. If no comparison is available, this is left blank.

Safety

Public safety is often the most important task facing local governments. All residents should feel safe and secure in their neighborhoods and in the greater community, and providing robust safety-related services is essential to residents' quality of life.

Overall feeling of safety in Franklin, 2025



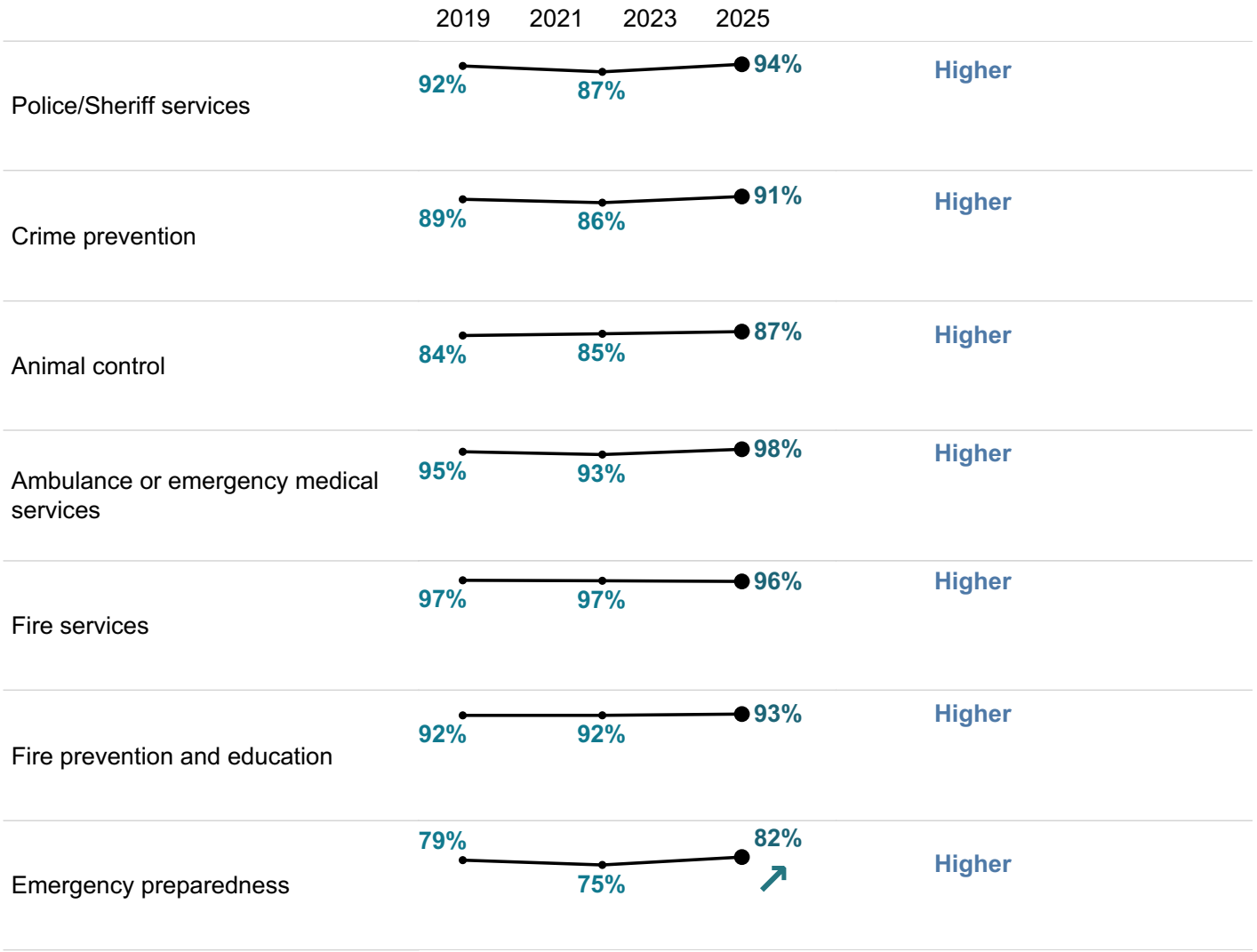
Please rate each of the following characteristics as they relate to Franklin as a whole.
(% excellent or good)

	2019	2021	2023	2025	vs. national benchmark[14]
Overall feeling of safety	95%		95%	97%	Higher

Please rate how safe or unsafe you feel:
(% very or somewhat safe)

	2019	2021	2023	2025	
In your neighborhood during the day	97%		99%	99%	Similar
In Franklin's downtown/commercial area during the day	97%		99%	97%	Similar
From property crime			92%	95%	Higher
From violent crime			94%	95%	Higher
From fire, flood, or other natural disaster			84%	79%	Similar

Please rate the quality of each of the following services in Franklin.
(% excellent or good)

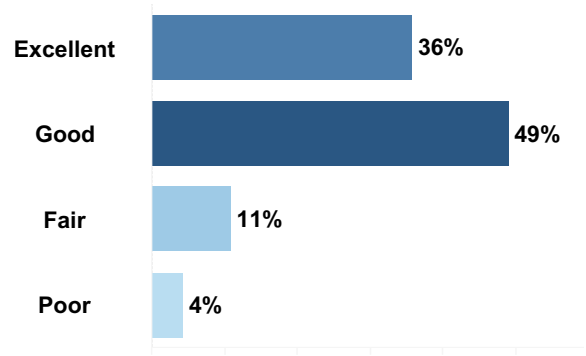


14. Comparison to the national benchmark is shown. If no comparison is available, this is left blank.

Natural Environment

The natural environment plays a vital role in the health and well-being of residents. The natural spaces in which residents live and experience their communities has a direct and profound effect on quality of life.

Overall quality of natural environment in Franklin, 2024



Please rate each of the following characteristics as they relate to Franklin as a whole.
(% excellent or good)

	2019	2021	2023	2025	vs. national benchmark[15]
Overall quality of natural environment	88%		83%	85%	Similar

Please also rate each of the following in the Franklin community.
(% excellent or good)

	2019	2021	2023	2025	
Cleanliness	92%		94%	95%	Higher
Water resources			57%	63%	Similar
Air quality	89%		87%	89%	Similar

Please rate the quality of each of the following services in Franklin.
(% excellent or good)

	2019	2021	2023	2025	
Preservation of natural areas	68%		67%	65%	Similar
Franklin open space	71%		68%	72%	Similar
Recycling	82%		60%	69% ↗	Similar
Yard waste pick-up	87%		80%	90% ↗	Higher

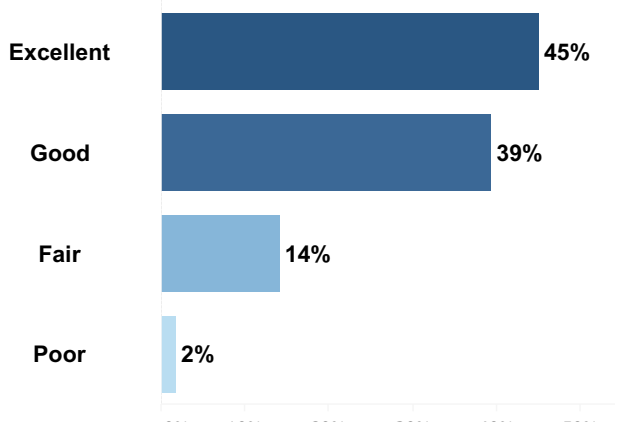
15. Comparison to the national benchmark is shown. If no comparison is available, this is left blank.

Parks and Recreation

"There are no communities that pride themselves on their quality of life, promote themselves as a desirable location for businesses to relocate, or maintain that they are environmental stewards of their natural resources, without such communities having a robust, active system of parks and recreation programs for public use and enjoyment."

- National Recreation and Park Association

Overall quality of parks and recreation opportunities, 2025



Please rate each of the following characteristics as they relate to Franklin as a whole.
(% excellent or good)

	2019	2021	2023	2025	vs. national benchmark[16]
Overall quality of parks and recreation opportunities		90%		84%	Similar

Please also rate each of the following in the Franklin community.
(% excellent or good)

	2019	2021	2023	2025	
Availability of paths and walking trails	67%	74%		79%	Similar
Fitness opportunities	83%	80%		82%	Higher
Recreational opportunities	84%	79%		82%	Similar

Please rate the quality of each of the following services in Franklin.
(% excellent or good)

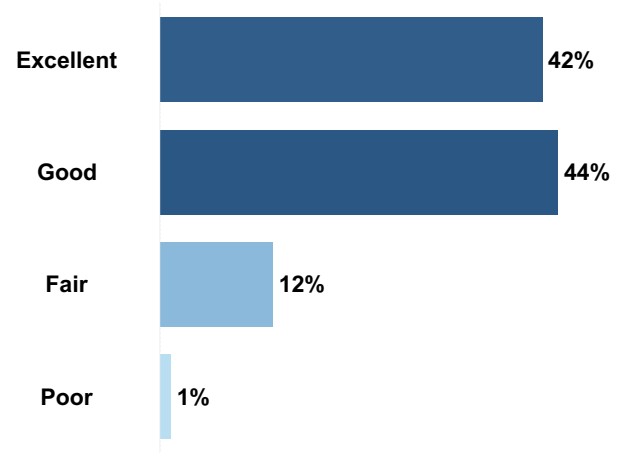
	2019	2021	2023	2025	
City parks	93%	85%		90%	Higher
Recreation programs or classes	87%	79%		89% ↗	Higher
Recreation centers or facilities	87%	80%		87% ↗	Higher

16. Comparison to the national benchmark is shown. If no comparison is available, this is left blank.

Health and Wellness

The characteristics of and amenities available in the communities in which people live has a direct impact on the health and wellness of residents, and thus, on their quality of life overall.

Overall health and wellness opportunities in Franklin, 2025



Please rate each of the following characteristics as they relate to Franklin as a whole.
(% excellent or good)

	2019	2021	2023	2025	vs. national benchmark[17]
Overall health and wellness opportunities	90%		84%	86%	Higher

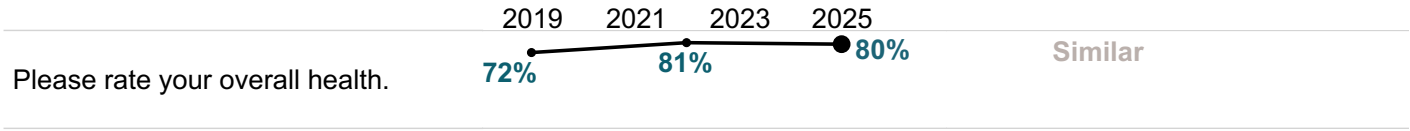
Please also rate each of the following in the Franklin community.
(% excellent or good)

	2019	2021	2023	2025	
Availability of affordable quality food	81%		68%	68%	Higher
Availability of affordable quality health care	80%		73%	71%	Higher
Availability of preventive health services	82%		78%	80%	Higher
Availability of affordable quality mental health care	67%		51%	69% ↗	Much higher

Please rate the quality of each of the following services in Franklin.
(% excellent or good)

	2019	2021	2023	2025	
Health services	88%		85%	87%	Higher

Please rate your overall health.
(% excellent or very good)



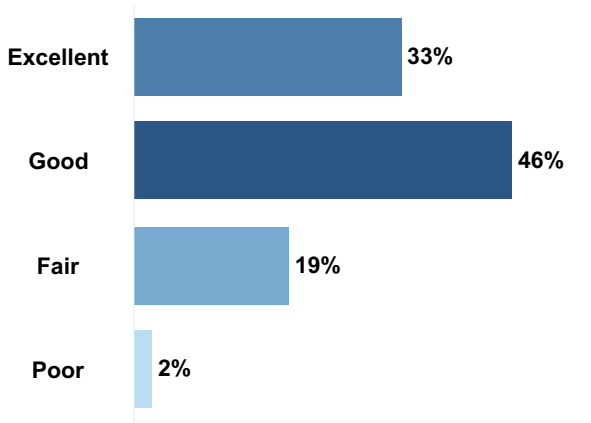
17. Comparison to the national benchmark is shown. If no comparison is available, this is left blank.

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Education, Arts, and Culture

Participation in the arts, in educational opportunities, and in cultural activities is linked to increased civic engagement, greater social tolerance, and enhanced enjoyment of the local community.

Overall opportunities for education, culture and the arts, 2025



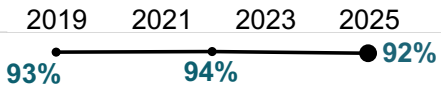
Please rate each of the following characteristics as they relate to Franklin as a whole.
(% excellent or good)

	2019	2021	2023	2025	vs. national benchmark[18]
Overall opportunities for education, culture, and the arts	90%		83%	79%	Higher

Please also rate each of the following in the Franklin community.
(% excellent or good)

	2019	2021	2023	2025	
Opportunities to attend cultural/arts/music activities	83%		79%	84%	Much higher
Community support for the arts		79%		82%	Higher
Availability of affordable quality childcare/preschool	66%		50%	45%	Similar
K-12 education	93%		87%	93%	Much higher
Adult educational opportunities	69%		60%	69% ↗	Similar
Opportunities to attend special events and festivals	85%		87%	89%	Higher

Please rate the quality of each of the following services in Franklin.
(% excellent or good)



Public library services		Similar

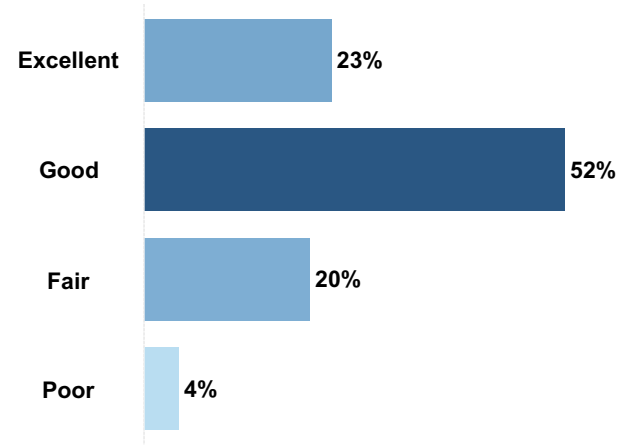
18. Comparison to the national benchmark is shown. If no comparison is available, this is left blank.

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Inclusivity and Engagement

Inclusivity refers to a cultural and environmental feeling of belonging; residents who feel invited to participate within their communities feel more included, involved, and engaged than those who do not.

Residents' connection and engagement with their community, 2025



Please rate each of the following characteristics as they relate to Franklin as a whole.
(% excellent or good)

	2019	2021	2023	2025	vs. national benchmark[19]
Residents' connection and engagement with their community		75%		75%	Higher

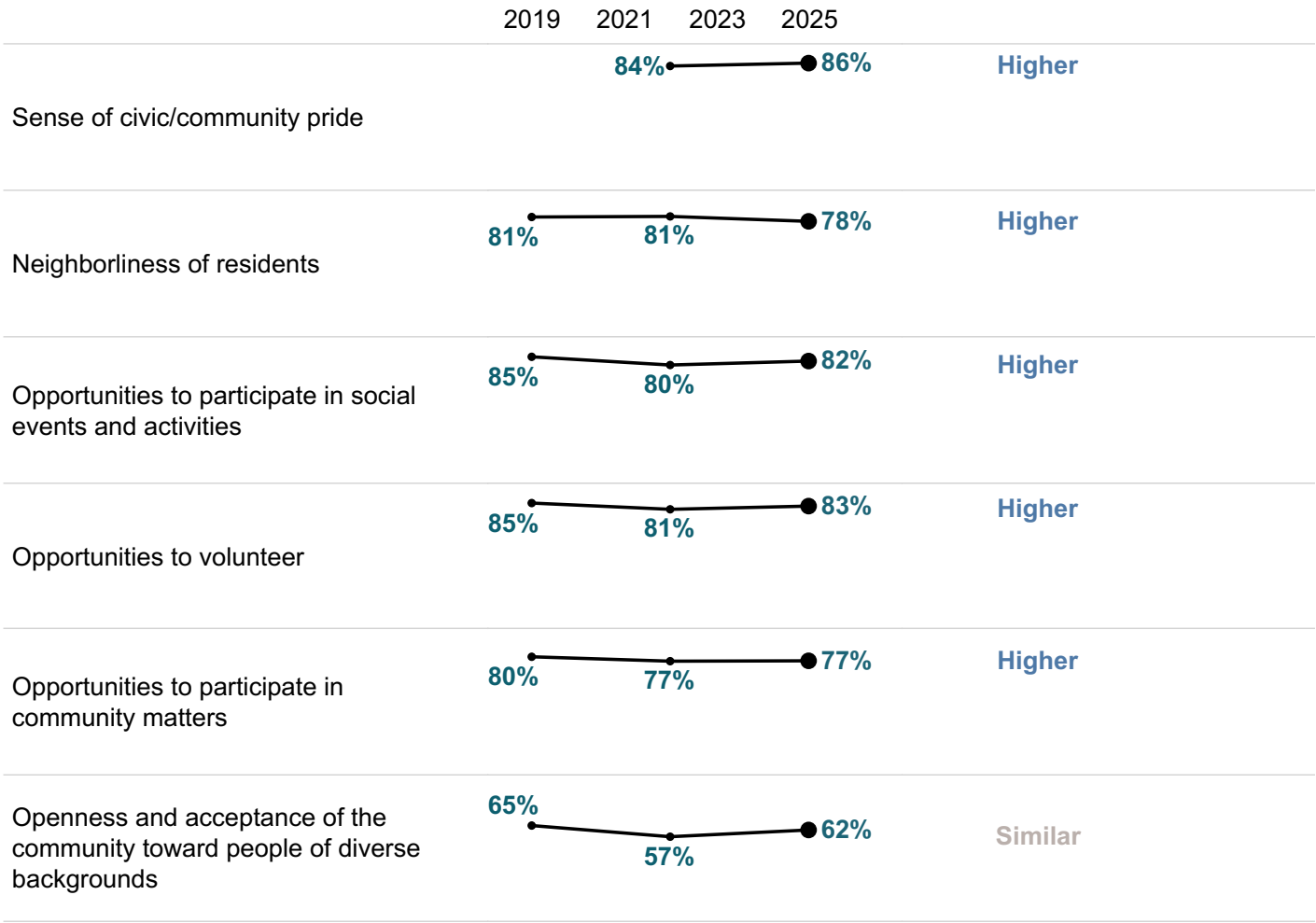
Please rate each of the following aspects of quality of life in Franklin.
(% excellent or good)

	2019	2021	2023	2025	
Franklin as a place to raise children	97%	96%		93%	Higher
Franklin as a place to retire	84%	84%		73% ↘	Higher
Sense of community	84%	84%		78%	Higher

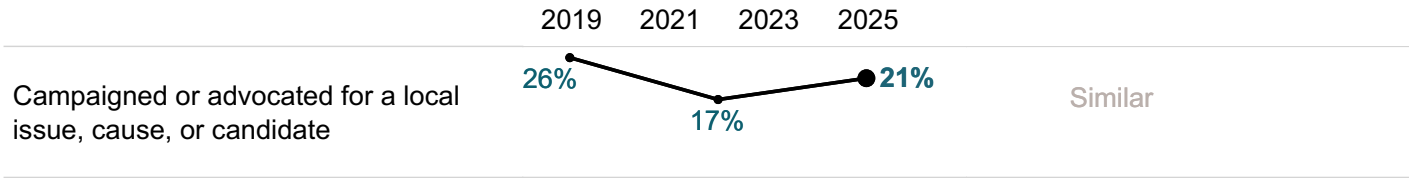
Please rate the job you feel the Franklin community does at each of the following.
(% excellent or good)

	2019	2021	2023	2025	
Making all residents feel welcome		74%		83% ↗	Higher
Attracting people from diverse backgrounds		54%		55%	Similar
Valuing/respecting residents from diverse backgrounds		59%		64%	Similar
Taking care of vulnerable residents		60%		64%	Similar

Please also rate each of the following in the Franklin community.
(% excellent or good)



Please indicate whether or not you have done each of the following in the last 12 months.
(% excellent or good)



19. Comparison to the national benchmark is shown. If no comparison is available, this is left blank.

Custom questions

Below are the complete set of responses to each custom question on the survey. By default, “don’t know” responses are excluded, but may be added to the table using the response filter below.

Include "don't know"
No

	Please rate your level of satisfaction with the City of Franklin's management of growth:	Very satisfied	29%
		Somewhat satisfied	45%
		Somewhat dissatisfied	18%
		Very dissatisfied	9%
	How much would you support or oppose higher taxes or fees if local and state transportation projects could be completed in less time?	Strongly support	15%
		Somewhat support	27%
		Somewhat oppose	28%
		Strongly oppose	24%
		Don't know/no opinion	6%
How much would you agree, if at all, that each of the following amenities are needed in Franklin?	Additional Recreation Amenities	Strongly agree	23%
		Somewhat agree	41%
		Slightly agree	26%
		Do not agree	9%
	Unique Shopping Opportunities	Strongly agree	14%
		Somewhat agree	33%
		Slightly agree	28%
		Do not agree	26%
	Dedicated Farmer's Market	Strongly agree	55%
		Somewhat agree	24%
		Slightly agree	13%
		Do not agree	8%
	Large-scale Sports & Entertainment Venue	Strongly agree	15%
		Somewhat agree	24%

	Slightly agree		18%
	Do not agree		42%
Enhanced Transportation Options (Rail/Light-rail/Air/Choice Lanes)	Strongly agree		38%
	Somewhat agree		24%
	Slightly agree		18%
	Do not agree		20%

Open-ended questions

Franklin included one open-ended questions on their survey. The verbatim responses were categorized by topic area and those topics are reported below with the percent of responses given in each category. Because some comments from residents covered more than a single topic, those verbatim responses are grouped by the first topic listed in each comment.

Aside from transportation (traffic) related issues, what is the most important challenge or problem facing Franklin today?

Affordable housing/cost of living	38%
Growth management	27%
Traffic safety/Connectivity	17%
Education/Diversity	7%
Other	5%
Natural environment	3%
#N/A	3%
Safety/Code enforcement	1%
Health and wellness	1%

The City of Franklin 2025 Community Survey

Please complete this survey if you are the adult (age 18 or older) in the household who most recently had a birthday (the year of birth does not matter). Your responses are confidential and no identifying information will be shared.

1. Please rate each of the following aspects of quality of life in Franklin.

	Excellent	Good	Fair	Poor	Don't know
Franklin as a place to live	1	2	3	4	5
Your neighborhood as a place to live	1	2	3	4	5
Franklin as a place to raise children	1	2	3	4	5
Franklin as a place to work	1	2	3	4	5
Franklin as a place to visit	1	2	3	4	5
Franklin as a place to retire	1	2	3	4	5
The overall quality of life in Franklin	1	2	3	4	5
Sense of community	1	2	3	4	5

2. Please rate each of the following characteristics as they relate to Franklin as a whole.

	Excellent	Good	Fair	Poor	Don't know
Overall economic health of Franklin	1	2	3	4	5
Overall quality of the transportation system (auto, bicycle, foot, bus) in Franklin	1	2	3	4	5
Overall design or layout of Franklin's residential and commercial areas (e.g., homes, buildings, streets, parks, etc.)	1	2	3	4	5
Overall quality of the utility infrastructure in Franklin (water, sewer, storm water, electric/gas, broadband)	1	2	3	4	5
Overall feeling of safety in Franklin	1	2	3	4	5
Overall quality of natural environment in Franklin	1	2	3	4	5
Overall quality of parks and recreation opportunities	1	2	3	4	5
Overall health and wellness opportunities in Franklin	1	2	3	4	5
Overall opportunities for education, culture, and the arts	1	2	3	4	5
Residents' connection and engagement with their community	1	2	3	4	5

3. Please indicate how likely or unlikely you are to do each of the following.

	Very likely	Somewhat likely	Somewhat unlikely	Very unlikely	Don't know
Recommend living in Franklin to someone who asks	1	2	3	4	5
Remain in Franklin for the next five years	1	2	3	4	5

4. Please rate how safe or unsafe you feel:

	Very safe	Somewhat safe	Neither safe nor unsafe	Somewhat unsafe	Very unsafe	Don't know
In your neighborhood during the day	1	2	3	4	5	6
In Franklin's downtown/commercial area during the day	1	2	3	4	5	6
From property crime	1	2	3	4	5	6
From violent crime	1	2	3	4	5	6
From fire, flood, or other natural disaster	1	2	3	4	5	6

5. Please rate the job you feel the Franklin community does at each of the following.

	Excellent	Good	Fair	Poor	Don't know
Making all residents feel welcome	1	2	3	4	5
Attracting people from diverse backgrounds	1	2	3	4	5
Valuing/respecting residents from diverse backgrounds	1	2	3	4	5
Taking care of vulnerable residents (elderly, disabled, homeless, etc.)	1	2	3	4	5

6. Please rate each of the following in the Franklin community.

	Excellent	Good	Fair	Poor	Don't know
Overall quality of business and service establishments in Franklin	1	2	3	4	5
Variety of business and service establishments in Franklin	1	2	3	4	5
Vibrancy of downtown/commercial area	1	2	3	4	5
Employment opportunities	1	2	3	4	5
Shopping opportunities	1	2	3	4	5
Cost of living in Franklin	1	2	3	4	5
Overall image or reputation of Franklin	1	2	3	4	5

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7. Please also rate each of the following in the Franklin community.

	Excellent	Good	Fair	Poor	Don't know
Traffic flow on major streets	1	2	3	4	5
Ease of public parking	1	2	3	4	5
Ease of travel by car in Franklin	1	2	3	4	5
Ease of travel by public transportation in Franklin	1	2	3	4	5
Ease of travel by bicycle in Franklin	1	2	3	4	5
Ease of walking in Franklin	1	2	3	4	5
Well-planned residential growth	1	2	3	4	5
Well-planned commercial growth	1	2	3	4	5
Well-designed neighborhoods	1	2	3	4	5
Preservation of the historical or cultural character of the community	1	2	3	4	5
Public places where people want to spend time	1	2	3	4	5
Variety of housing options	1	2	3	4	5
Availability of affordable quality housing	1	2	3	4	5
Overall quality of new development in Franklin	1	2	3	4	5
Overall appearance of Franklin	1	2	3	4	5
Cleanliness of Franklin	1	2	3	4	5
Water resources (beaches, lakes, ponds, riverways, etc.)	1	2	3	4	5
Air quality	1	2	3	4	5
Availability of paths and walking trails	1	2	3	4	5
Fitness opportunities (including exercise classes and paths or trails, etc.)	1	2	3	4	5
Recreational opportunities	1	2	3	4	5
Availability of affordable quality food	1	2	3	4	5
Availability of affordable quality health care	1	2	3	4	5
Availability of preventive health services	1	2	3	4	5
Availability of affordable quality mental health care	1	2	3	4	5
Opportunities to attend cultural/arts/music activities	1	2	3	4	5
Community support for the arts	1	2	3	4	5
Availability of affordable quality childcare/preschool	1	2	3	4	5
K-12 education	1	2	3	4	5
Adult educational opportunities	1	2	3	4	5
Sense of civic/community pride	1	2	3	4	5
Neighborliness of residents in Franklin	1	2	3	4	5
Opportunities to participate in social events and activities	1	2	3	4	5
Opportunities to attend special events and festivals	1	2	3	4	5
Opportunities to volunteer	1	2	3	4	5
Opportunities to participate in community matters	1	2	3	4	5
Openness and acceptance of the community toward people of diverse backgrounds	1	2	3	4	5

8. Please indicate whether or not you have done each of the following in the last 12 months.

	No	Yes
Contacted the City of Franklin (in-person, phone, email, or web) for help or information	1	2
Contacted Franklin elected officials (in-person, phone, email, or web) to express your opinion	1	2
Attended a local public meeting (of local elected officials like City Council or County Commissioners, advisory boards, town halls, HOA, neighborhood watch, etc.)	1	2
Watched (online or on television) a local public meeting	1	2
Volunteered your time to some group/activity in Franklin	1	2
Campaigned or advocated for a local issue, cause, or candidate	1	2
Voted in your most recent local election	1	2
Used bus, rail, subway, or other public transportation instead of driving	1	2
Carpooled with other adults or children instead of driving alone	1	2
Walked or biked instead of driving	1	2

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9. Please rate the quality of each of the following services in Franklin.

	Excellent	Good	Fair	Poor	Don't know
Public information services	1	2	3	4	5
Economic development	1	2	3	4	5
Traffic enforcement	1	2	3	4	5
Traffic signal timing	1	2	3	4	5
Street repair	1	2	3	4	5
Street cleaning	1	2	3	4	5
Street lighting	1	2	3	4	5
Snow removal	1	2	3	4	5
Sidewalk maintenance	1	2	3	4	5
Bus or transit services	1	2	3	4	5
Land use, planning, and zoning	1	2	3	4	5
Code enforcement (weeds, abandoned buildings, etc.)	1	2	3	4	5
Affordable high-speed internet access	1	2	3	4	5
Garbage collection	1	2	3	4	5
Drinking water	1	2	3	4	5
Sewer services	1	2	3	4	5
Storm water management (storm drainage, dams, levees, etc.)	1	2	3	4	5
Power (electric and/or gas) utility	1	2	3	4	5
Utility billing	1	2	3	4	5
Police/Sheriff services	1	2	3	4	5
Crime prevention	1	2	3	4	5
Animal control	1	2	3	4	5
Ambulance or emergency medical services	1	2	3	4	5
Fire services	1	2	3	4	5
Fire prevention and education	1	2	3	4	5
Emergency preparedness (services that prepare the community for natural disasters or other emergency situations)	1	2	3	4	5
Preservation of natural areas (open space, farmlands, and greenbelts)	1	2	3	4	5
Franklin open space	1	2	3	4	5
Recycling	1	2	3	4	5
Yard waste pick-up	1	2	3	4	5
City parks	1	2	3	4	5
Recreation programs or classes	1	2	3	4	5
Recreation centers or facilities	1	2	3	4	5
Health services	1	2	3	4	5
Public library services	1	2	3	4	5
Overall customer service by Franklin employees (police, receptionists, planners, etc.)	1	2	3	4	5

10. Please rate the following categories of Franklin government performance.

	Excellent	Good	Fair	Poor	Don't know
The value of services for the taxes paid to Franklin	1	2	3	4	5
The overall direction that Franklin is taking	1	2	3	4	5
The job Franklin government does at welcoming resident involvement	1	2	3	4	5
Overall confidence in Franklin government	1	2	3	4	5
Generally acting in the best interest of the community	1	2	3	4	5
Being honest	1	2	3	4	5
Being open and transparent to the public	1	2	3	4	5
Informing residents about issues facing the community	1	2	3	4	5
Treating all residents fairly	1	2	3	4	5
Treating residents with respect	1	2	3	4	5

11. Overall, how would you rate the quality of the services provided by each of the following?

	Excellent	Good	Fair	Poor	Don't know
The City of Franklin	1	2	3	4	5
The Federal Government	1	2	3	4	5

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12. Please rate how important, if at all, you think it is for the Franklin community to focus on each of the following in the coming two years.

	Essential	Very important	Somewhat important	Not at all important
Overall economic health of Franklin	1	2	3	4
Overall quality of the transportation system (auto, bicycle, foot, bus) in Franklin	1	2	3	4
Overall design or layout of Franklin's residential and commercial areas (e.g., homes, buildings, streets, parks, etc.)	1	2	3	4
Overall quality of the utility infrastructure in Franklin (water, sewer, storm water, electric/gas, broadband)	1	2	3	4
Overall feeling of safety in Franklin	1	2	3	4
Overall quality of natural environment in Franklin	1	2	3	4
Overall quality of parks and recreation opportunities	1	2	3	4
Overall health and wellness opportunities in Franklin	1	2	3	4
Overall opportunities for education, culture, and the arts	1	2	3	4
Residents' connection and engagement with their community	1	2	3	4

13. Please rate your level of satisfaction with the City of Franklin's management of growth:

❍ Very satisfied ❍ Somewhat satisfied ❍ Somewhat dissatisfied ❍ Very dissatisfied ❍ Don't know

14. How much would you support or oppose higher taxes or fees if local and state transportation projects could be completed in less time?

❍ Strongly support ❍ Somewhat support ❍ Somewhat oppose ❍ Strongly oppose ❍ Don't know/no opinion

15. How much would you agree, if at all, that each of the following amenities are needed in Franklin?

	Strongly agree	Somewhat agree	Slightly agree	Do not agree
Additional Recreation Amenities	1	2	3	4
Unique Shopping Opportunities	1	2	3	4
Dedicated Farmer's Market	1	2	3	4
Large-scale Sports & Entertainment Venue	1	2	3	4
Enhanced Transportation Options (Rail/Light-rail/Air/Choice Lanes)	1	2	3	4

16. Aside from transportation (traffic) related issues, what is the most important challenge or problem facing Franklin today?

_____

_____

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Our last questions are about you and your household.
Again, all of your responses to this survey are confidential and no identifying information will be shared.

D1. In general, how many times do you:

	Several times a day	Once a day	A few times a week	Every few weeks	Less often or never	Don't know
Access the internet from your home using a computer, laptop, or tablet computer	1	2	3	4	5	6
Access the internet from your cell phone	1	2	3	4	5	6
Visit social media sites such as Facebook, X (formerly Twitter), Nextdoor, etc.	1	2	3	4	5	6
Use or check email	1	2	3	4	5	6
Share your opinions online	1	2	3	4	5	6
Shop online	1	2	3	4	5	6

D2. Please rate your overall health.

❍ Excellent ❍ Very good ❍ Good ❍ Fair ❍ Poor

D3. What impact, if any, do you think the economy will have on your family income in the next 6 months? Do you think the impact will be:

❍ Very positive ❍ Somewhat positive ❍ Neutral ❍ Somewhat negative ❍ Very negative

D4. How many years have you lived in Franklin?

❍ Less than 2 years
❍ 2-5 years
❍ 6-10 years
❍ 11-20 years
❍ More than 20 years

D5. Which best describes the building you live in?

❍ Single-family detached home
❍ Townhouse or duplex (may share walls but no units above or below you)
❍ Condominium or apartment (have units above or below you)
❍ Mobile home
❍ Other

D6. Do you rent or own your home?

❍ Rent
❍ Own

D7. About how much is your monthly housing cost for the place you live (including rent, mortgage payment, property tax, property insurance, and homeowners' association (HOA) fees)?

❍ Less than $300
❍ $300 to $599
❍ $600 to $999
❍ $1,000 to $1,499
❍ $1,500 to $2,499
❍ $2,500 to $3,999
❍ $4,000 to $6,999
❍ $7,000 to $9,999
❍ $10,000 or more

D8. Do any children 17 or under live in your household?

❍ No ❍ Yes

D9. Are you or any other members of your household aged 65 or older?

❍ No ❍ Yes

D10. How much do you anticipate your household's total income before taxes will be for the current year? (Please include in your total income money from all sources for all persons living in your household.)

❍ Less than $25,000
❍ $25,000 to $49,999
❍ $50,000 to $74,999
❍ $75,000 to $99,999
❍ $100,000 to $149,999
❍ $150,000 to $199,999
❍ $200,000 to $299,999
❍ $300,000 or more

D11. Are you of Hispanic, Latino/a/x, or Spanish origin?

❍ No ❍ Yes

D12. What is your race? (Mark one or more races to indicate what race you consider yourself to be.)

❑ American Indian or Alaskan Native
❑ Asian
❑ Black or African American
❑ Native Hawaiian or Other Pacific Islander
❑ White
❑ A race not listed

D13. In which category is your age?

❍ 18-24 years
❍ 25-34 years
❍ 35-44 years
❍ 45-54 years
❍ 55-64 years
❍ 65-74 years
❍ 75 years or older

D14. What is your gender?

❍ Woman
❍ Man
❍ Identify in another way → go to D14a

D14a. If you identify in another way, how would you describe your gender?

❍ Agender/I don't identify with any gender
❍ Genderqueer/gender fluid
❍ Non-binary
❍ Transgender man
❍ Transgender woman
❍ Two-spirit
❍ Identify in another way

Thank you! Please return the completed survey in the postage-paid envelope to:
National Research Center, Inc., PO Box 549, Belle Mead, NJ 08502

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Complete Set of Frequencies

This dashboard contains a complete set of responses to each question on the survey. By default, "don't know" responses are excluded, but may be added to the table using the response filter to the right. In some tables, the percentages may not sum to 100%; this is either because the question permitted the respondent to "choose all that apply", or for a question that asked the respondent to select one answer, it is due to the customary practice of rounding values to the nearest whole number.

Community Design	**Please rate each of the following aspects of quality of life in Franklin.**	**Your neighborhood as a place to live**	Excellent	**56%** N=224
			Good	**40%** N=160
			Fair	**4%** N=16
			Poor	**1%** N=2
	Please rate each of the following characteristics as they relate to Franklin as a whole.	**Overall design or layout of residential and commercial areas**	Excellent	**17%** N=68
			Good	**53%** N=215
			Fair	**24%** N=99
			Poor	**5%** N=21
	Please also rate each of the following in the Franklin community.	**Well-planned residential growth**	Excellent	**12%** N=42
			Good	**38%** N=137
			Fair	**30%** N=108
			Poor	**21%** N=74
		Well-planned commercial growth	Excellent	**15%** N=53
			Good	**43%** N=150
			Fair	**30%** N=104
			Poor	**12%** N=42
		Well-designed neighborhoods	Excellent	**21%** N=81
			Good	**50%** N=190
			Fair	**24%** N=93
			Poor	**5%** N=19
		Preservation of the historical or cultural character of the community	Excellent	**44%** N=171
			Good	**39%** N=151
			Fair	**14%** N=54

Community Design	**Please also rate each of the following in the Franklin community.**	**Preservation of the historical or cultural character of the community**	Poor	2% N=9
		Public places where people want to spend time	Excellent	32% N=128
			Good	48% N=190
			Fair	17% N=68
			Poor	3% N=10
		Variety of housing options	Excellent	8% N=33
			Good	39% N=152
			Fair	29% N=111
			Poor	23% N=90
		Availability of affordable quality housing	Excellent	3% N=9
			Good	17% N=61
			Fair	26% N=92
			Poor	55% N=198
		Overall quality of new development	Excellent	13% N=47
			Good	47% N=171
			Fair	30% N=110
			Poor	9% N=34
		Overall appearance	Excellent	52% N=205
			Good	43% N=173
			Fair	5% N=19
			Poor	0% N=1
	Please rate the quality of each of the following services in Franklin.	**Land use, planning and zoning**	Excellent	12% N=35
			Good	39% N=115
			Fair	31% N=91
			Poor	18% N=54
		Code enforcement	Excellent	23% N=66

Community Design	**Please rate the quality of each of the following services in Franklin.**	**Code enforcement**	Good	**54%** N=154
			Fair	**17%** N=48
			Poor	**6%** N=16
	Please rate how important, if at all, you think it is for the Franklin community to focus on each of the following in the coming two years.	**Overall design or layout of residential and commercial areas**	Essential	**40%** N=157
			Very important	**45%** N=177
			Somewhat important	**14%** N=57
			Not at all important	**1%** N=6
Custom		**Please rate your level of satisfaction with the City of Franklin's management of growth:**	Very satisfied	**29%** N=101
			Somewhat satisfied	**45%** N=158
			Somewhat dissatisfied	**18%** N=62
			Very dissatisfied	**9%** N=33
		How much would you support or oppose higher taxes or fees if local and state transportation projects could be completed in less time?	Strongly support	**15%** N=62
			Somewhat support	**27%** N=110
			Somewhat oppose	**28%** N=111
			Strongly oppose	**24%** N=98
			Don't know/no opinion	**6%** N=23
	How much would you agree, if at all, that each of the following amenities are needed in Franklin?	**Additional Recreation Amenities**	Strongly agree	**23%** N=90
			Somewhat agree	**41%** N=160
			Slightly agree	**26%** N=101
			Do not agree	**9%** N=35
		Unique Shopping Opportunities	Strongly agree	**14%** N=53
			Somewhat agree	**33%** N=127
			Slightly agree	**28%** N=110
			Do not agree	**26%** N=100
		Dedicated Farmer's Market	Strongly agree	**55%** N=218
			Somewhat agree	**24%** N=96

Custom	**How much would you agree, if at all, that each of the following amenities are needed in Franklin?**	**Dedicated Farmer's Market**	Slightly agree	**13%** N=50
			Do not agree	**8%** N=30
		Large-scale Sports & Entertainment Venue	Strongly agree	**15%** N=59
			Somewhat agree	**24%** N=95
			Slightly agree	**18%** N=73
			Do not agree	**42%** N=167
		Enhanced Transportation Options (Rail/Light-rail/Air/Choice Lanes)	Strongly agree	**38%** N=151
			Somewhat agree	**24%** N=94
			Slightly agree	**18%** N=72
			Do not agree	**20%** N=81
Demographic	**Please indicate whether or not you have done each of the following in the last 12 months.**	**Voted in your most recent local election**	No	**22%** N=88
			Yes	**78%** N=312
	In general, how many times do you:	**Access the internet from your home**	Several times a day	**80%** N=316
			Once a day	**11%** N=45
			A few times a week	**6%** N=22
			Every few weeks	**1%** N=3
			Less often or never	**2%** N=8
		Access the internet from your cell phone	Several times a day	**88%** N=347
			Once a day	**8%** N=30
			A few times a week	**2%** N=7
			Every few weeks	**0%** N=
			Less often or never	**2%** N=9
		Visit social media sites	Several times a day	**61%** N=239
			Once a day	**12%** N=47
			A few times a week	**14%** N=53
			Every few weeks	**2%** N=9

Demographic	**In general, how many times do you:**	**Visit social media sites**	Less often or never	**11%** N=44
		Use or check email	Several times a day	**78%** N=299
			Once a day	**18%** N=70
			A few times a week	**2%** N=9
			Every few weeks	**1%** N=3
			Less often or never	**1%** N=5
		Share your opinions online	Several times a day	**6%** N=23
			Once a day	**3%** N=10
			A few times a week	**12%** N=45
			Every few weeks	**16%** N=60
			Less often or never	**64%** N=243
		Shop online	Several times a day	**15%** N=59
			Once a day	**9%** N=34
			A few times a week	**38%** N=146
			Every few weeks	**29%** N=112
			Less often or never	**10%** N=38
		How many years have you lived in Franklin?	Less than 2 years	**10%** N=40
			2-5 years	**23%** N=89
			6-10 years	**14%** N=56
			11-20 years	**21%** N=82
			More than 20 years	**32%** N=128
		Which best describes the building you live in?	Single-family detached home	**59%** N=232
			Townhouse or duplex (may share walls but no units above or below you)	**10%** N=40
			Condominium or apartment (have units above or below you)	**27%** N=107
			Mobile home	**2%** N=10
			Other	**1%** N=6

Demographic	**Do you rent or own your home?**	Rent	**36%** N=141
		Own	**64%** N=255
	About how much is your monthly housing cost for the place you live (including rent, mortgage payment, property tax, property insurance and homeowners' association (HOA) fees)?	Less than $300	**2%** N=7
		$300 to $599	**4%** N=15
		$600 to $999	**4%** N=16
		$1,000 to $1,499	**9%** N=34
		$1,500 to $2,499	**40%** N=154
		$2,500 to $3,999	**29%** N=113
		$4,000 to $6,999	**10%** N=39
		$7,000 to $9,999	**1%** N=2
		$10,000 or more	**2%** N=7
	Do any children 17 or under live in your household?	No	**68%** N=267
		Yes	**32%** N=127
	Are you or any other members of your household aged 65 or older?	No	**77%** N=304
		Yes	**23%** N=93
	How much do you anticipate your household's total income before taxes will be for the current year? (Please include in your total income money from all sources for all persons living in your household.)	Less than $25,000	**3%** N=12
		$25,000 to $49,999	**6%** N=23
		$50,000 to $74,999	**14%** N=52
		$75,000 to $99,999	**13%** N=51
		$100,000 to $149,999	**20%** N=75
		$150,000 to $199,999	**18%** N=70
		$200,000 to $299,999	**15%** N=59
		$300,000 or more	**10%** N=39
	Are you of Hispanic, Latino/a/x, or Spanish origin?	No, not of Hispanic, Latino/a/x, or Spanish origin	**93%** N=363
		Yes, I consider myself to be of Hispanic, Latino/a/x, or Spanish origin	**7%** N=28
	In which category is your age?	18-24 years	**4%** N=14

Demographic		**In which category is your age?**	25-34 years	**24%** N=94
			35-44 years	**13%** N=53
			45-54 years	**26%** N=101
			55-64 years	**11%** N=43
			65-74 years	**12%** N=48
			75 years or older	**11%** N=44
		What is your gender?	Woman	**52%** N=206
			Man	**48%** N=188
			Identify in another way	**0%** N=
Economy	**Please rate each of the following aspects of quality of life in Franklin.**	**Franklin as a place to work**	Excellent	**49%** N=167
			Good	**38%** N=130
			Fair	**12%** N=41
			Poor	**1%** N=4
		Franklin as a place to visit	Excellent	**66%** N=253
			Good	**28%** N=108
			Fair	**6%** N=24
			Poor	**0%** N=1
	Please rate each of the following characteristics as they relate to Franklin as a whole.	**Overall economic health**	Excellent	**46%** N=173
			Good	**45%** N=167
			Fair	**8%** N=29
			Poor	**1%** N=5
	Please rate each of the following in the Franklin community.	**Overall quality of business and service establishments**	Excellent	**46%** N=186
			Good	**43%** N=175
			Fair	**10%** N=39
			Poor	**1%** N=4
		Variety of business and service establishments	Excellent	**41%** N=166

Economy	**Please rate each of the following in the Franklin community.**	**Variety of business and service establishments**	Good	**38%** N=156
			Fair	**18%** N=71
			Poor	**3%** N=12
		Vibrancy of downtown/commercial area	Excellent	**53%** N=214
			Good	**35%** N=141
			Fair	**10%** N=40
			Poor	**1%** N=6
		Employment opportunities	Excellent	**28%** N=90
			Good	**41%** N=131
			Fair	**30%** N=97
			Poor	**1%** N=4
		Shopping opportunities	Excellent	**45%** N=181
			Good	**43%** N=171
			Fair	**10%** N=41
			Poor	**2%** N=8
		Cost of living	Excellent	**4%** N=17
			Good	**25%** N=98
			Fair	**38%** N=151
			Poor	**33%** N=130
	Please rate the quality of each of the following services in Franklin.	**Economic development**	Excellent	**27%** N=87
			Good	**55%** N=176
			Fair	**13%** N=42
			Poor	**4%** N=13
	Please rate how important, if at all, you think it is for the Franklin community to focus on each of the following in the coming two years.	**Overall economic health**	Essential	**50%** N=195
			Very important	**42%** N=166
			Somewhat important	**8%** N=33

Economy	**focus on each of the following in the coming two years.**	**Overall economic health**	Not at all important	**0%** N=
		What impact, if any, do you think the economy will have on your family income in the next 6 months? Do you think the impact will be:	Very positive	**10%** N=40
			Somewhat positive	**16%** N=62
			Neutral	**38%** N=149
			Somewhat negative	**28%** N=111
			Very negative	**8%** N=30
Education, Arts, and Culture	**Please rate each of the following characteristics as they relate to Franklin as a whole.**	**Overall opportunities for education, culture, and the arts**	Excellent	**33%** N=126
			Good	**46%** N=178
			Fair	**19%** N=73
			Poor	**2%** N=8
	Please also rate each of the following in the Franklin community.	**Opportunities to attend cultural/arts/music activities**	Excellent	**41%** N=158
			Good	**43%** N=164
			Fair	**14%** N=55
			Poor	**2%** N=9
		Community support for the arts	Excellent	**41%** N=141
			Good	**41%** N=139
			Fair	**15%** N=50
			Poor	**4%** N=12
		Availability of affordable quality childcare/preschool	Excellent	**18%** N=41
			Good	**27%** N=62
			Fair	**27%** N=61
			Poor	**28%** N=63
		K-12 education	Excellent	**57%** N=166
			Good	**36%** N=106
			Fair	**5%** N=13
			Poor	**3%** N=8

Education, Arts, and Culture	**Please also rate each of the following in the Franklin community.**	**Adult educational opportunities**	Excellent	**16%** N=35
			Good	**54%** N=120
			Fair	**20%** N=46
			Poor	**10%** N=23
		Opportunities to attend special events and festivals	Excellent	**47%** N=186
			Good	**42%** N=165
			Fair	**9%** N=35
			Poor	**2%** N=8
	Please rate the quality of each of the following services in Franklin.	**Public library services**	Excellent	**53%** N=191
			Good	**39%** N=142
			Fair	**6%** N=20
			Poor	**2%** N=8
	Please rate how important, if at all, you think it is for the Franklin community to focus on each of the following in the coming two years.	**Overall opportunities for education, culture, and the arts**	Essential	**32%** N=127
			Very important	**46%** N=183
			Somewhat important	**19%** N=75
			Not at all important	**3%** N=11
Governance	**Please indicate whether or not you have done each of the following in the last 12 months.**	**Contacted the City of Franklin for help or information**	No	**58%** N=232
			Yes	**42%** N=169
		Contacted Franklin elected officials to express your opinion	No	**79%** N=319
			Yes	**21%** N=82
		Attended a local public meeting	No	**71%** N=283
			Yes	**29%** N=115
		Watched a local public meeting	No	**72%** N=289
			Yes	**28%** N=111
	Please rate the quality of each of the following services in Franklin.	**Public information services**	Excellent	**23%** N=77
			Good	**56%** N=186

Governance	**Please rate the quality of each of the following services in Franklin.**	**Public information services**	Fair	**19%** N=63
			Poor	**2%** N=6
		Overall customer service by Franklin employees	Excellent	**44%** N=157
			Good	**50%** N=178
			Fair	**5%** N=17
			Poor	**1%** N=4
	Please rate the following categories of Franklin government performance.	**The value of services for the taxes paid to Franklin**	Excellent	**27%** N=101
			Good	**53%** N=194
			Fair	**19%** N=69
			Poor	**1%** N=4
		The overall direction that Franklin is taking	Excellent	**23%** N=87
			Good	**48%** N=184
			Fair	**19%** N=73
			Poor	**10%** N=36
		The job Franklin government does at welcoming resident involvement	Excellent	**29%** N=89
			Good	**46%** N=140
			Fair	**21%** N=64
			Poor	**5%** N=14
		Overall confidence in Franklin government	Excellent	**27%** N=94
			Good	**48%** N=169
			Fair	**19%** N=67
			Poor	**6%** N=21
		Generally acting in the best interest of the community	Excellent	**28%** N=99
			Good	**47%** N=163
			Fair	**18%** N=63
			Poor	**7%** N=23

Governance	**Please rate the following categories of Franklin government performance.**	**Being honest**	Excellent	**29%** N=93
			Good	**47%** N=148
			Fair	**18%** N=55
			Poor	**6%** N=19
		Being open and transparent to the public	Excellent	**23%** N=73
			Good	**48%** N=150
			Fair	**22%** N=70
			Poor	**7%** N=23
		Informing residents about issues facing the community	Excellent	**20%** N=65
			Good	**46%** N=151
			Fair	**24%** N=79
			Poor	**10%** N=31
		Treating all residents fairly	Excellent	**27%** N=87
			Good	**49%** N=158
			Fair	**15%** N=48
			Poor	**9%** N=28
		Treating residents with respect	Excellent	**32%** N=105
			Good	**50%** N=165
			Fair	**16%** N=52
			Poor	**3%** N=9
	Overall, how would you rate the quality of the services provided by each of the following?	**The City of Franklin**	Excellent	**36%** N=136
			Good	**54%** N=205
			Fair	**9%** N=35
			Poor	**1%** N=5
		The Federal Government	Excellent	**7%** N=26
			Good	**34%** N=123

Governance	**Overall, how would you rate the quality of the services provided by each of the following?**	**The Federal Government**	Fair	**31%** N=112
			Poor	**27%** N=98
Health and Wellness	**Please rate each of the following characteristics as they relate to Franklin as a whole.**	**Overall health and wellness opportunities**	Excellent	**42%** N=165
			Good	**44%** N=172
			Fair	**12%** N=49
			Poor	**1%** N=5
	Please also rate each of the following in the Franklin community.	**Availability of affordable quality food**	Excellent	**27%** N=110
			Good	**41%** N=163
			Fair	**25%** N=102
			Poor	**6%** N=26
		Availability of affordable quality health care	Excellent	**31%** N=116
			Good	**40%** N=147
			Fair	**21%** N=79
			Poor	**7%** N=27
		Availability of preventive health services	Excellent	**34%** N=118
			Good	**46%** N=161
			Fair	**18%** N=62
			Poor	**2%** N=8
		Availability of affordable quality mental health care	Excellent	**21%** N=55
			Good	**48%** N=124
			Fair	**24%** N=62
			Poor	**7%** N=18
	Please rate the quality of each of the following services in Franklin.	**Health services**	Excellent	**40%** N=130
			Good	**47%** N=152
			Fair	**11%** N=35
			Poor	**2%** N=6

Health and Wellness	**Please rate how important, if at all, you think it is for the Franklin community to focus on each of the following in the coming two years.**	**Overall health and wellness opportunities**	Essential	**30%** N=119
			Very important	**45%** N=182
			Somewhat important	**24%** N=98
			Not at all important	**0%** N=1
		Please rate your overall health.	Excellent	**42%** N=164
			Very good	**37%** N=145
			Good	**18%** N=71
			Fair	**2%** N=7
			Poor	**0%** N=1
Inclusivity and Engagement	**Please rate each of the following aspects of quality of life in Franklin.**	**Franklin as a place to raise children**	Excellent	**72%** N=265
			Good	**21%** N=79
			Fair	**6%** N=23
			Poor	**0%** N=2
		Franklin as a place to retire	Excellent	**46%** N=151
			Good	**28%** N=92
			Fair	**21%** N=69
			Poor	**6%** N=20
		Sense of community	Excellent	**37%** N=147
			Good	**41%** N=166
			Fair	**18%** N=73
			Poor	**4%** N=15
	Please rate each of the following characteristics as they relate to Franklin as a whole.	**Residents' connection and engagement with their community**	Excellent	**23%** N=89
			Good	**52%** N=201
			Fair	**20%** N=79
			Poor	**4%** N=17
	Please rate the job you feel the Franklin	**Making all residents feel welcome**	Excellent	**33%** N=127

Inclusivity and Engagement	**Please rate the job you feel the Franklin community does at each of the following.**	**Making all residents feel welcome**	Good	**50%** N=192
			Fair	**14%** N=54
			Poor	**3%** N=12
		Attracting people from diverse backgrounds	Excellent	**24%** N=88
			Good	**31%** N=115
			Fair	**29%** N=106
			Poor	**16%** N=61
		Valuing/respecting residents from diverse backgrounds	Excellent	**28%** N=103
			Good	**36%** N=135
			Fair	**26%** N=95
			Poor	**10%** N=38
		Taking care of vulnerable residents	Excellent	**26%** N=86
			Good	**38%** N=127
			Fair	**22%** N=74
			Poor	**14%** N=45
	Please also rate each of the following in the Franklin community.	**Sense of civic/community pride**	Excellent	**32%** N=120
			Good	**54%** N=206
			Fair	**12%** N=46
			Poor	**2%** N=8
		Neighborliness of residents	Excellent	**30%** N=121
			Good	**47%** N=188
			Fair	**19%** N=74
			Poor	**4%** N=15
		Opportunities to participate in social events and activities	Excellent	**35%** N=136
			Good	**47%** N=179
			Fair	**16%** N=60

Inclusivity and Engagement	**Please also rate each of the following in the Franklin community.**	**Opportunities to participate in social events and activities**	Poor	**2%** N=8
		Opportunities to volunteer	Excellent	**34%** N=102
			Good	**49%** N=147
			Fair	**16%** N=47
			Poor	**1%** N=4
		Opportunities to participate in community matters	Excellent	**29%** N=91
			Good	**48%** N=150
			Fair	**18%** N=56
			Poor	**5%** N=16
		Openness and acceptance of the community toward people of diverse backgrounds	Excellent	**22%** N=77
			Good	**40%** N=139
			Fair	**25%** N=87
			Poor	**14%** N=48
	Please indicate whether or not you have done each of the following in the last 12 months.	**Volunteered your time to some group/activity**	No	**56%** N=223
			Yes	**44%** N=179
		Campaigned or advocated for a local issue, cause, or candidate	No	**79%** N=314
			Yes	**21%** N=84
	Please rate how important, if at all, you think it is for the Franklin community to focus on each of the following in the coming two years.	**Residents' connection and engagement with their community**	Essential	**24%** N=96
			Very important	**49%** N=196
			Somewhat important	**24%** N=96
			Not at all important	**3%** N=12
Mobility	**Please rate each of the following characteristics as they relate to Franklin as a whole.**	**Overall quality of the transportation system**	Excellent	**9%** N=36
			Good	**40%** N=153
			Fair	**33%** N=126
			Poor	**18%** N=69
	Please also rate each of the following in the	**Traffic flow on major streets**	Excellent	**4%** N=16

Mobility	**Please also rate each of the following in the Franklin community.**	**Traffic flow on major streets**	Good	**37%** N=150
			Fair	**31%** N=124
			Poor	**28%** N=112
		Ease of public parking	Excellent	**20%** N=78
			Good	**35%** N=138
			Fair	**33%** N=131
			Poor	**13%** N=51
		Ease of travel by car	Excellent	**20%** N=80
			Good	**40%** N=160
			Fair	**28%** N=113
			Poor	**12%** N=49
		Ease of travel by public transportation	Excellent	**3%** N=7
			Good	**23%** N=52
			Fair	**31%** N=69
			Poor	**43%** N=98
		Ease of travel by bicycle	Excellent	**6%** N=15
			Good	**31%** N=86
			Fair	**33%** N=90
			Poor	**31%** N=84
		Ease of walking	Excellent	**19%** N=73
			Good	**39%** N=148
			Fair	**27%** N=105
			Poor	**15%** N=55
	Please indicate whether or not you have done each of the following in the last 12 months.	**Used public transportation instead of driving**	No	**91%** N=362
			Yes	**9%** N=36
		Carpooled with other adults or children instead of	No	**48%** N=194

Mobility	**Please indicate whether or not you have done each of the following in the last 12 months.**	**Carpooled with other adults or children instead of driving alone**	Yes	**52%** N=208
		Walked or biked instead of driving	No	**45%** N=181
			Yes	**55%** N=221
	Please rate the quality of each of the following services in Franklin.	**Traffic enforcement**	Excellent	**20%** N=72
			Good	**51%** N=182
			Fair	**20%** N=70
			Poor	**9%** N=32
		Traffic signal timing	Excellent	**14%** N=54
			Good	**45%** N=172
			Fair	**29%** N=110
			Poor	**12%** N=47
		Street repair	Excellent	**16%** N=66
			Good	**38%** N=151
			Fair	**34%** N=134
			Poor	**12%** N=48
		Street cleaning	Excellent	**40%** N=154
			Good	**45%** N=170
			Fair	**14%** N=53
			Poor	**1%** N=3
		Street lighting	Excellent	**29%** N=111
			Good	**55%** N=215
			Fair	**11%** N=43
			Poor	**5%** N=20
		Snow removal	Excellent	**26%** N=99
			Good	**48%** N=181
			Fair	**18%** N=68

Mobility	**Please rate the quality of each of the following services in Franklin.**	**Snow removal**	Poor	**8%** N=31
		Sidewalk maintenance	Excellent	**28%** N=106
			Good	**47%** N=176
			Fair	**19%** N=73
			Poor	**5%** N=19
		Bus or transit services	Excellent	**18%** N=36
			Good	**35%** N=69
			Fair	**28%** N=56
			Poor	**19%** N=37
	Please rate how important, if at all, you think it is for the Franklin community to focus on each of the following in the coming two years.	**Overall quality of the transportation system**	Essential	**35%** N=139
			Very important	**48%** N=193
			Somewhat important	**16%** N=63
			Not at all important	**2%** N=6
Natural Environment	**Please rate each of the following characteristics as they relate to Franklin as a whole.**	**Overall quality of natural environment**	Excellent	**36%** N=143
			Good	**49%** N=195
			Fair	**11%** N=43
			Poor	**4%** N=17
	Please also rate each of the following in the Franklin community.	**Cleanliness**	Excellent	**57%** N=228
			Good	**38%** N=151
			Fair	**5%** N=21
			Poor	**0%** N=1
		Water resources	Excellent	**16%** N=58
			Good	**47%** N=166
			Fair	**27%** N=97
			Poor	**10%** N=34
		Air quality	Excellent	**37%** N=144

Natural Environment	**Please also rate each of the following in the Franklin community.**	**Air quality**	Good	**52%** N=203
			Fair	**8%** N=31
			Poor	**3%** N=12
	Please rate the quality of each of the following services in Franklin.	**Preservation of natural areas**	Excellent	**32%** N=113
			Good	**34%** N=119
			Fair	**25%** N=89
			Poor	**9%** N=33
		Franklin open space	Excellent	**30%** N=104
			Good	**43%** N=150
			Fair	**21%** N=73
			Poor	**7%** N=25
		Recycling	Excellent	**24%** N=80
			Good	**46%** N=155
			Fair	**16%** N=56
			Poor	**14%** N=48
		Yard waste pick-up	Excellent	**43%** N=130
			Good	**47%** N=141
			Fair	**9%** N=27
			Poor	**1%** N=3
	Please rate how important, if at all, you think it is for the Franklin community to focus on each of the following in the coming two years.	**Overall quality of natural environment**	Essential	**40%** N=159
			Very important	**47%** N=185
			Somewhat important	**12%** N=49
			Not at all important	**1%** N=3
Parks and Recreation	**Please rate each of the following characteristics as they relate to Franklin as a whole.**	**Overall quality of parks and recreation opportunities**	Excellent	**45%** N=176
			Good	**39%** N=154
			Fair	**14%** N=55

Parks and Recreation	characteristics as they relate to Franklin as a whole.	Overall quality of parks and recreation opportunities	Poor	2% N=7
	Please also rate each of the following in the Franklin community.	Availability of paths and walking trails	Excellent	31% N=121
			Good	48% N=188
			Fair	16% N=63
			Poor	5% N=20
		Fitness opportunities	Excellent	43% N=165
			Good	38% N=145
			Fair	15% N=57
			Poor	3% N=13
		Recreational opportunities	Excellent	31% N=121
			Good	51% N=200
			Fair	17% N=65
			Poor	1% N=3
	Please rate the quality of each of the following services in Franklin.	City parks	Excellent	52% N=201
			Good	38% N=146
			Fair	9% N=36
			Poor	0% N=2
		Recreation programs or classes	Excellent	37% N=115
			Good	51% N=159
			Fair	10% N=31
			Poor	1% N=4
		Recreation centers or facilities	Excellent	42% N=146
			Good	44% N=153
			Fair	10% N=33
			Poor	4% N=12
	Please rate how important, if at all, you	Overall quality of parks and recreation opportunities	Essential	34% N=135

Parks and Recreation	**Please rate how important, if at all, you think it is for the Franklin community to focus on each of the following in the coming two years.**	**Overall quality of parks and recreation opportunities**	Very important	**50%** N=200
			Somewhat important	**16%** N=63
			Not at all important	**0%** N=1
Quality of Life	**Please rate each of the following aspects of quality of life in Franklin.**	**Franklin as a place to live**	Excellent	**65%** N=165
			Good	**28%** N=71
			Fair	**6%** N=15
			Poor	**0%** N=1
		The overall quality of life	Excellent	**59%** N=240
			Good	**34%** N=136
			Fair	**7%** N=27
			Poor	**0%** N=1
	Please indicate how likely or unlikely you are to do each of the following.	**Recommend living in Franklin to someone who asks**	Very likely	**61%** N=245
			Somewhat likely	**29%** N=116
			Somewhat unlikely	**4%** N=16
			Very unlikely	**6%** N=22
		Remain in Franklin for the next five years	Very likely	**63%** N=244
			Somewhat likely	**27%** N=104
			Somewhat unlikely	**5%** N=20
			Very unlikely	**5%** N=20
	Please rate each of the following in the Franklin community.	**Overall image or reputation**	Excellent	**62%** N=248
			Good	**32%** N=129
			Fair	**5%** N=21
			Poor	**0%** N=
Safety	**Please rate each of the following characteristics as they relate to Franklin as a whole.**	**Overall feeling of safety**	Excellent	**61%** N=248
			Good	**35%** N=142
			Fair	**3%** N=13

Safety	**Please rate how safe or unsafe you feel:**	**In your neighborhood during the day**	Very safe	91% N=370
			Somewhat safe	8% N=32
			Neither safe nor unsafe	1% N=2
			Somewhat unsafe	0% N=
		In Franklin's downtown/commercial area during the day	Very safe	81% N=322
			Somewhat safe	17% N=67
			Neither safe nor unsafe	3% N=11
			Somewhat unsafe	0% N=
		From property crime	Very safe	53% N=208
			Somewhat safe	42% N=167
			Neither safe nor unsafe	2% N=10
			Somewhat unsafe	3% N=11
		From violent crime	Very safe	72% N=289
			Somewhat safe	23% N=92
			Neither safe nor unsafe	3% N=13
			Somewhat unsafe	2% N=9
		From fire, flood, or other natural disaster	Very safe	36% N=144
			Somewhat safe	43% N=173
			Neither safe nor unsafe	13% N=54
			Somewhat unsafe	5% N=20
			Very unsafe	2% N=10
	Please rate the quality of each of the following services in Franklin.	**Police services**	Excellent	53% N=197
			Good	41% N=150
			Fair	5% N=20
			Poor	1% N=3
		Crime prevention	Excellent	47% N=169

Safety	**Please rate the quality of each of the following services in Franklin.**	**Crime prevention**	Good	**44%** N=159
			Fair	**7%** N=27
			Poor	**1%** N=4
		Animal control	Excellent	**43%** N=118
			Good	**44%** N=123
			Fair	**8%** N=23
			Poor	**5%** N=13
		Ambulance or emergency medical services	Excellent	**69%** N=208
			Good	**29%** N=88
			Fair	**2%** N=7
		Fire services	Excellent	**70%** N=222
			Good	**26%** N=84
			Fair	**4%** N=13
		Fire prevention and education	Excellent	**54%** N=135
			Good	**40%** N=100
			Fair	**5%** N=13
			Poor	**1%** N=4
		Emergency preparedness	Excellent	**41%** N=119
			Good	**41%** N=118
			Fair	**9%** N=27
			Poor	**8%** N=24
	Please rate how important, if at all, you think it is for the Franklin community to focus on each of the following in the coming two years.	**Overall feeling of safety**	Essential	**54%** N=215
			Very important	**33%** N=131
			Somewhat important	**10%** N=42
			Not at all important	**3%** N=12
Utilities	**Please rate each of the following**	**Overall quality of the utility infrastructure**	Excellent	**29%** N=115

Utilities	**Please rate each of the following characteristics as they relate to Franklin as a whole.**	**Overall quality of the utility infrastructure**	Good	**50%** N=197
			Fair	**15%** N=58
			Poor	**6%** N=24
	Please rate the quality of each of the following services in Franklin.	**Affordable high-speed internet access**	Excellent	**27%** N=96
			Good	**48%** N=169
			Fair	**19%** N=66
			Poor	**6%** N=23
		Garbage collection	Excellent	**46%** N=171
			Good	**46%** N=169
			Fair	**7%** N=27
			Poor	**1%** N=4
		Drinking water	Excellent	**31%** N=123
			Good	**44%** N=172
			Fair	**18%** N=71
			Poor	**7%** N=26
		Sewer services	Excellent	**38%** N=144
			Good	**49%** N=188
			Fair	**11%** N=41
			Poor	**2%** N=8
		Storm water management	Excellent	**33%** N=122
			Good	**48%** N=181
			Fair	**11%** N=42
			Poor	**8%** N=28
		Power (electric and/or gas) utility	Excellent	**45%** N=174
			Good	**46%** N=181
			Fair	**9%** N=35

Utilities	**Please rate the quality of each of the following services in Franklin.**	**Utility billing**	Excellent	**38%** N=144
			Good	**48%** N=184
			Fair	**13%** N=50
			Poor	**1%** N=5
	Please rate how important, if at all, you think it is for the Franklin community to focus on each of the following in the coming two years.	**Overall quality of the utility infrastructure**	Essential	**50%** N=201
			Very important	**37%** N=147
			Somewhat important	**11%** N=44
			Not at all important	**2%** N=9

Full Trends

This table contains the trends over time for the City of Franklin. The combined "percent positive" responses for each survey year are presented (e.g., excellent/good or yes). If an item was not included during an administration of the survey, no percentage will be shown in the table. If the difference between the 2022 and 2025 surveys is greater than 6.7 percentage points, the change is statistically significant.

It is important to note that in 2020, The NCS survey was updated to include new and refreshed items. Consequently, some of the trends may be impacted due to wording modifications that could have potentially altered the meaning of the item for the respondent.

			2016	2019	2022	2025
Governance	**Please indicate whether or not you have done each of the following in the last 12 months.**	Contacted the City of Franklin for help or information	37%	37%	49%	42% L
	Please rate the quality of each of the following services in Franklin.	Public information services	79%	86%	71%	79% H
	Please rate the following categories of Franklin government performance.	The value of services for the taxes paid to Franklin	77%	76%	72%	80% H
		The job Franklin government does at welcoming resident involvement	71%	75%	65%	74% H
		Generally acting in the best interest of the community	73%	75%	68%	75% H
		Informing residents about issues facing the community			55%	66% H
		Treating all residents fairly	72%	76%	65%	76% H
	Overall, how would you rate the quality of the services provided by each of the following?	The City of Franklin	93%	93%	82%	90% H
Economy	**Please rate each of the following in the Franklin community.**	Employment opportunities	76%	83%	79%	68% L
Mobility	**Please rate the quality of each of the following services in Franklin.**	Street lighting	74%	75%	73%	84% H

Mobility	**Please rate the quality of each of the following services in Franklin.**	Snow removal	**57%**	**71%**	**57%**	**74% H**
		Bus or transit services	**42%**	**54%**	**40%**	**53% H**
Community Design	**Please also rate each of the following in the Franklin community.**	Variety of housing options	**48%**	**49%**	**41%**	**48% H**
Utilities	**Please rate the quality of each of the following services in Franklin.**	Affordable high-speed internet access			**66%**	**75% H**
Safety	**Please rate the quality of each of the following services in Franklin.**	Emergency preparedness	**77%**	**79%**	**75%**	**82% H**
Parks and Recreation	**Please rate the quality of each of the following services in Franklin.**	Recreation programs or classes	**85%**	**87%**	**79%**	**89% H**
		Recreation centers or facilities	**84%**	**87%**	**80%**	**87% H**
Inclusivity and Engagement	**Please rate each of the following aspects of quality of life in Franklin.**	Franklin as a place to retire	**86%**	**84%**	**84%**	**73% L**
	Please rate the job you feel the Franklin community does at each of the following.	Making all residents feel welcome			**74%**	**83% H**
Education, Arts, and Culture	**Please also rate each of the following in the Franklin community.**	Adult educational opportunities	**65%**	**69%**	**60%**	**69% H**
Health and Wellness	**Please also rate each of the following in the Franklin community.**	Availability of affordable quality mental health care	**68%**	**67%**	**51%**	**69% H**
Natural Environment	**Please rate the quality of each of the following services in Franklin.**	Recycling	**76%**	**82%**	**60%**	**69% H**

Natural Environment	**Please rate the quality of each of the following services in Franklin.**	Yard waste pick-up	**86%**	**87%**	**80%**	**90% H**

National Benchmark Tables

This table contains the comparisons of Franklin's results to those from other communities. The first column shows the comparison of Franklin's rating to the benchmark. Franklin's results are noted as being “higher”, “lower” or “similar” to the benchmark, meaning that the average rating given by Franklin residents is statistically similar to or different than the benchmark. The second column is Franklin's “percent positive.” Most commonly, the percent positive is the combination of the top two most positive response options (i.e., excellent/good). The third column is the rank assigned to Franklin's rating among communities where a similar question was asked. The fourth column is the number of communities that asked a similar question. The fifth column shows the percentile for Franklin's result -- that is what percent of surveyed communities had a lower rating than Franklin.

				% positive	Rank	Number of communities	Percentile
Quality of Life	**Please rate each of the following aspects of quality of life in Franklin.**	Franklin as a place to live	Higher	94%	27	373	92%
		The overall quality of life in Franklin	Higher	93%	12	391	97%
	Please indicate how likely or unlikely you are to do each of the following.	Recommend living in Franklin to someone who asks	Similar	91%	95	332	71%
		Remain in Franklin for the next five years	Similar	90%	48	335	85%
	Please rate each of the following in the Franklin community.	Overall image or reputation of Franklin	Much higher	95%	7	368	98%
Governance	**Please indicate whether or not you have done each of the following in the last 12 months.**	Contacted the City of Franklin (in-person, phone, email, or web) for help or information	Similar	42%	243	340	28%
		Contacted Franklin elected officials (in-person, phone, email, or web) to express your opinion	Similar	21%	76	318	76%
		Attended a local public meeting (of local elected officials like City Council or County Commissioners, advisory boards, town halls, HOA, neighborhood watch, etc.)	Similar	29%	41	321	87%
		Watched (online or on television) a local public meeting	Similar	28%	90	313	71%
	Please rate the quality of each of the following services in Franklin.	Public information services	Similar	79%	38	336	88%
		Overall customer service by Franklin employees (police, receptionists, planners, etc.)	Higher	94%	15	370	96%

Governance	**Please rate the following categories of Franklin government performance.**	The value of services for the taxes paid to Franklin	Much higher	80%	5	380	98%
		The overall direction that Franklin is taking	Higher	71%	38	351	89%
		The job Franklin government does at welcoming resident involvement	Higher	74%	5	346	98%
		Overall confidence in Franklin government	Higher	75%	11	324	96%
		Generally acting in the best interest of the community	Higher	75%	19	328	94%
		Being honest	Higher	76%	20	320	94%
		Being open and transparent to the public	Higher	71%	30	306	90%
		Informing residents about issues facing the community	Higher	66%	36	309	88%
		Treating all residents fairly	Higher	76%	40	326	88%
		Treating residents with respect	Higher	81%	22	303	93%
	Overall, how would you rate the quality of the services provided by each of the following?	The City of Franklin	Higher	90%	16	369	95%
		The Federal Government	Similar	42%	106	313	66%
Economy	**Please rate each of the following aspects of quality of life in Franklin.**	Franklin as a place to work	Much higher	87%	7	369	98%
		Franklin as a place to visit	Much higher	94%	7	336	98%

Economy	**Please rate each of the following characteristics as they relate to Franklin as a whole.**	Overall economic health of Franklin	Much higher	91%	8	329	97%
	Please rate each of the following in the Franklin community.	Overall quality of business and service establishments in Franklin	Higher	89%	8	331	97%
		Variety of business and service establishments in Franklin	Higher	80%	9	302	97%
		Vibrancy of downtown/commercial area	Much higher	88%	4	315	99%
		Employment opportunities	Much higher	68%	8	343	97%
		Shopping opportunities	Much higher	88%	11	334	96%
		Cost of living in Franklin	Similar	29%	221	323	31%
	Please rate the quality of each of the following services in Franklin.	Economic development	Higher	82%	10	325	97%
	Please rate how important, if at all, you think it is for the Franklin community to focus on each of the following in the coming two years.	Overall economic health of Franklin	Similar	92%	61	313	80%
		What impact, if any, do you think the economy will have on your family income in the next 6 months? Do you think the impact will be:	Similar	26%	99	316	68%
Mobility	**Please rate each of the following characteristics as they relate to Franklin as a whole.**	Overall quality of the transportation system (auto, bicycle, foot, bus) in Franklin	Similar	49%	169	311	45%
	Please also rate each of the following in the Franklin community.	Traffic flow on major streets	Similar	41%	253	353	26%
		Ease of public parking	Similar	54%	166	318	47%
		Ease of travel by car in Franklin	Similar	60%	247	340	26%

Mobility	**Please also rate each of the following in the Franklin community.**	Ease of travel by public transportation in Franklin	Similar	26%	215	321	32%
		Ease of travel by bicycle in Franklin	Lower	37%	268	338	19%
		Ease of walking in Franklin	Similar	58%	200	342	40%
	Please indicate whether or not you have done each of the following in the last 12 months.	Used bus, rail, subway, or other public transportation instead of driving	Lower	9%	223	306	27%
		Carpooled with other adults or children instead of driving alone	Similar	52%	85	315	73%
		Walked or biked instead of driving	Similar	55%	190	316	40%
	Please rate the quality of each of the following services in Franklin.	Traffic enforcement	Similar	71%	66	363	81%
		Traffic signal timing	Similar	59%	107	321	66%
		Street repair	Similar	54%	97	368	73%
		Street cleaning	Higher	85%	6	333	98%
		Street lighting	Higher	84%	8	354	97%
		Snow removal	Similar	74%	108	290	62%
		Sidewalk maintenance	Higher	75%	15	332	95%
		Bus or transit services	Similar	53%	83	316	73%

Mobility	**Please rate how important, if at all, you think it is for the Franklin community to focus on each of the following in the coming two years.**	Overall quality of the transportation system (auto, bicycle, foot, bus) in Franklin	Similar	83%	50	300	83%
Community Design	**Please rate each of the following aspects of quality of life in Franklin.**	Your neighborhood as a place to live	Higher	95%	37	343	89%
	Please rate each of the following characteristics as they relate to Franklin as a whole.	Overall design or layout of Franklin's residential and commercial areas (e.g., homes, buildings, streets, parks, etc.)	Similar	70%	87	323	73%
	Please also rate each of the following in the Franklin community.	Well-planned residential growth	Similar	50%	124	303	59%
		Well-planned commercial growth	Higher	58%	45	302	85%
		Well-designed neighborhoods	Higher	71%	50	303	83%
		Preservation of the historical or cultural character of the community	Higher	84%	2	300	99%
		Public places where people want to spend time	Higher	80%	23	318	93%
		Variety of housing options	Similar	48%	154	331	53%
		Availability of affordable quality housing	Similar	20%	262	348	24%
		Overall quality of new development in Franklin	Similar	60%	87	338	74%
		Overall appearance of Franklin	Much higher	95%	8	347	97%
	Please rate the quality of each of the following services in Franklin.	Land use, planning, and zoning	Similar	51%	106	337	68%
		Code enforcement (weeds, abandoned buildings, etc.)	Much higher	77%	4	358	99%

Community Design	**Please rate how important, if at all, you think it is for the Franklin community to focus on each of the following in the coming two years.**	Overall design or layout of Franklin's residential and commercial areas (e.g., homes, buildings, streets, parks, etc.)	Similar	84%	57	313	82%
Utilities	**Please rate each of the following characteristics as they relate to Franklin as a whole.**	Overall quality of the utility infrastructure in Franklin (water, sewer, storm water, electric/gas, broadband)	Similar	79%	53	301	82%
	Please rate the quality of each of the following services in Franklin.	Affordable high-speed internet access	Higher	75%	15	298	95%
		Garbage collection	Similar	92%	43	343	87%
		Drinking water	Similar	75%	136	338	59%
		Sewer services	Similar	87%	69	328	79%
		Storm water management (storm drainage, dams, levees, etc.)	Similar	81%	88	346	74%
		Power (electric and/or gas) utility	Higher	91%	8	295	97%
		Utility billing	Higher	85%	4	312	99%
	Please rate how important, if at all, you think it is for the Franklin community to focus on each of the following in the coming two years.	Overall quality of the utility infrastructure in Franklin (water, sewer, storm water, electric/gas, broadband)	Similar	87%	175	300	42%
Safety	**Please rate each of the following characteristics as they relate to Franklin as a whole.**	Overall feeling of safety in Franklin	Higher	97%	17	357	95%
	Please rate how safe or unsafe you feel:	In your neighborhood during the day	Similar	99%	5	342	98%
		In Franklin's downtown/commercial area during the day	Similar	97%	32	332	90%
		From property crime	Higher	95%	17	310	94%

Safety	**Please rate how safe or unsafe you feel:**	From violent crime	Higher	95%	37	310	88%
		From fire, flood, or other natural disaster	Similar	79%	192	302	36%
	Please rate the quality of each of the following services in Franklin.	Police/Sheriff services	Higher	94%	6	385	98%
		Crime prevention	Higher	91%	15	361	95%
		Animal control	Higher	87%	6	338	98%
		Ambulance or emergency medical services	Higher	98%	3	347	99%
		Fire services	Higher	96%	4	363	99%
		Fire prevention and education	Higher	93%	2	330	99%
		Emergency preparedness (services that prepare the community for natural disasters or other emergency situations)	Higher	82%	16	328	95%
	Please rate how important, if at all, you think it is for the Franklin community to focus on each of the following in the coming two years.	Overall feeling of safety in Franklin	Similar	87%	219	313	30%
Parks and Recreation	**Please rate each of the following characteristics as they relate to Franklin as a whole.**	Overall quality of parks and recreation opportunities	Similar	84%	76	307	75%
	Please also rate each of the following in the Franklin community.	Availability of paths and walking trails	Similar	79%	137	346	60%
		Fitness opportunities (including exercise classes and paths or trails, etc.)	Higher	82%	52	320	84%
		Recreational opportunities	Similar	82%	67	338	80%

Parks and Recreation	**Please rate the quality of each of the following services in Franklin.**	City parks	Higher	90%	25	349	93%
		Recreation programs or classes	Higher	89%	16	336	95%
		Recreation centers or facilities	Higher	87%	28	326	91%
	Please rate how important, if at all, you think it is for the Franklin community to focus on each of the following in the coming two years.	Overall quality of parks and recreation opportunities	Similar	84%	73	301	76%
Inclusivity and Engagement	**Please rate each of the following aspects of quality of life in Franklin.**	Franklin as a place to raise children	Higher	93%	16	378	95%
		Franklin as a place to retire	Higher	73%	44	372	88%
		Sense of community	Higher	78%	20	348	94%
	Please rate each of the following characteristics as they relate to Franklin as a whole.	Residents' connection and engagement with their community	Higher	75%	23	304	92%
	Please rate the job you feel the Franklin community does at each of the following.	Making all residents feel welcome	Higher	83%	34	306	89%
		Attracting people from diverse backgrounds	Similar	55%	157	303	48%
		Valuing/respecting residents from diverse backgrounds	Similar	64%	127	304	58%
		Taking care of vulnerable residents (elderly, disabled, homeless, etc.)	Similar	64%	76	300	75%
	Please also rate each of the following in the Franklin community.	Sense of civic/community pride	Higher	86%	16	300	95%
		Neighborliness of residents in Franklin	Higher	78%	19	319	94%

Inclusivity and Engagement	**Please also rate each of the following in the Franklin community.**	Opportunities to participate in social events and activities	Higher	82%	13	327	96%
		Opportunities to volunteer	Higher	83%	31	325	90%
		Opportunities to participate in community matters	Higher	77%	21	324	93%
		Openness and acceptance of the community toward people of diverse backgrounds	Similar	62%	133	337	60%
	Please indicate whether or not you have done each of the following in the last 12 months.	Volunteered your time to some group/activity in Franklin	Higher	44%	53	323	83%
		Campaigned or advocated for a local issue, cause, or candidate	Similar	21%	84	313	73%
	Please rate how important, if at all, you think it is for the Franklin community to focus on each of the following in the coming two years.	Residents' connection and engagement with their community	Similar	73%	87	313	72%
Education, Arts, and Culture	**Please rate each of the following characteristics as they relate to Franklin as a whole.**	Overall opportunities for education, culture, and the arts	Higher	79%	49	329	85%
	Please also rate each of the following in the Franklin community.	Opportunities to attend cultural/arts/music activities	Much higher	84%	15	340	95%
		Community support for the arts	Higher	82%	18	300	94%
		Availability of affordable quality childcare/preschool	Similar	45%	126	327	61%
		K-12 education	Much higher	93%	14	337	96%
		Adult educational opportunities	Similar	69%	80	322	75%
		Opportunities to attend special events and festivals	Higher	89%	8	321	97%

Education, Arts, and Culture	**Please rate the quality of each of the following services in Franklin.**	Public library services	Similar	92%	95	345	72%
	Please rate how important, if at all, you think it is for the Franklin community to focus on each of the following in the coming two years.	Overall opportunities for education, culture, and the arts	Similar	78%	76	313	75%
Health and Wellness	**Please rate each of the following characteristics as they relate to Franklin as a whole.**	Overall health and wellness opportunities in Franklin	Higher	86%	26	325	92%
	Please also rate each of the following in the Franklin community.	Availability of affordable quality food	Higher	68%	43	317	86%
		Availability of affordable quality health care	Higher	71%	32	328	90%
		Availability of preventive health services	Higher	80%	6	314	98%
		Availability of affordable quality mental health care	Much higher	69%	3	318	99%
	Please rate the quality of each of the following services in Franklin.	Health services	Higher	87%	5	313	98%
	Please rate how important, if at all, you think it is for the Franklin community to focus on each of the following in the coming two years.	Overall health and wellness opportunities in Franklin	Similar	75%	146	313	53%
		Please rate your overall health.	Similar	80%	21	313	93%
Natural Environment	**Please rate each of the following characteristics as they relate to Franklin as a whole.**	Overall quality of natural environment in Franklin	Similar	85%	123	333	63%
	Please also rate each of the following in the Franklin community.	Cleanliness of Franklin	Higher	95%	11	342	97%
		Water resources (beaches, lakes, ponds, riverways, etc.)	Similar	63%	139	285	51%
		Air quality	Similar	89%	91	328	72%

Natural Environment	**Please rate the quality of each of the following services in Franklin.**	Preservation of natural areas (open space, farmlands, and greenbelts)	Similar	65%	94	320	70%
		Franklin open space	Similar	72%	74	315	76%
		Recycling	Similar	69%	191	346	44%
		Yard waste pick-up	Higher	90%	15	317	95%
	Please rate how important, if at all, you think it is for the Franklin community to focus on each of the following in the coming two years.	Overall quality of natural environment in Franklin	Similar	87%	92	313	70%

Question 16: Aside from transportation (traffic) related issues, what is the most important challenge or problem facing Franklin today?

Random Sample Verbatims

- Elimination of open/green/native spaces.
- Over populated.
Stop the growth! Stop building.
#1 If you don't complete mark hatches bypass quickly - sooner rather than later, you will need to re-route traffic around main street. #2 - Affordable childcare and housing options for our younger adults who want to live in a nice neighborhood and [?] a family.
* Too much development / overcrowded. * Losing historic feel. * Pricing long time residents out of being able to continue living in Franklin.
1. Public Education! The city is veering away from more wholesome and conservative principles (elementary students are exposed too early to complex and inappropriate issues and information). The number of our friends that have switched to homeschooling and private is wild and we will likely be joining after attempting public education for years. They hide it as well and communicate afterwards what they are learning in Life Skills! It has wreaked havoc on our kids. 2. Safety! We have watched theft and attempts at child abduction on the rise in our neighborhood in McKays with less police presence in the past 5 years. Solicitations as well that make us uneasy. It's concerning because we are close to 96/65 and 840 to get to 40. I stay outside and have watched cars speed off when they notice me near the children. I have called Franklin police for an issue and they took very long to show up and never actually came to talk to me. We are losing faith in the police presence based on similar experiences.
Ability to deal with the large number of new residents - and to provide opportunities for a more diverse population to live here.
Accepting of people who are not like them.
Additional health care and safety issues need to be address & due to growing senior citizen population.
Affordability
Affordability of housing whether rent or own.
Affordable child care public transportation to adjacent communities affordable health care.
Affordable housing
Affordable housing
Affordable housing
Affordable housing
Affordable housing
Affordable housing
Affordable housing
AFFORDABLE HOUSING - AFFORDABLE, NOT SUBSIDIZED AND NOT ALWAYS "LUXURY LIVING".
Affordable housing & diversity.
Affordable housing (home ownership).
affordable housing and affordable childcare for young families
Affordable housing and diverse cultural opportunities
Affordable housing for blue collar workers.
Affordable housing for middle to low income family's. Franklin has gotten to big for their britches! No affordable house for low income family's with children.
Affordable housing for seniors wanting to downsize
Affordable housing, and diversity.

Question 16: Aside from transportation (traffic) related issues, what is the most important challenge or problem facing Franklin today?

Random Sample Verbatims
Affordable housing, high gas prices
affordable housing, population growth
affordable housing.
Affordable housing.
AFFORDABLE HOUSING.
Affordable housing.
Affordable housing.
Affordable housing. Here living here but I'm certain un children will not be able to afford long here until they are 30+.
AFFORDABLE HOUSING... INCREASING PRICES DOES NOT ALLOW AVERAGE INCOME HOUSEHOLDS TO MIGRATE TO OUR COMMUNITY.
Affordable housing/childcare
All of this will change dramatically based on voters becoming tools of satan by voting for an ungodly greedy sinner that told us to drink bleach to get rid of COVID. Because of the financial wealth, Franklin, will be last affected. But horror and clevastation will come unless we repent.
Allowing growth while maintaining the small town feel. Keeping the downtown area unique & charming.
ALLOWING NEW SUBDIVISIONS WITHOUT REQUIRING IMPACT FEES TO IMPROVE ROADS AND INFRASTRUCTURES.
Besides traffic & making more 4 lane roads, prices of homes are strongly increasing making it more difficult to buy a home or start a family in Franklin.
Bigotry
Board of Mayor and Alderman approving housing thinking everyone needs to live downtown Franklin and allowing buildings in the wrong places to accomplish this. Every inch of land within two miles of historic downtown does not need to have a massive building plan. The Middle 8 is a classic example of this.
Building and Growth before infrastructure available
Building of too many apartment complexes. Including the approval of the middle 8. How can those projects get approved. School system and infrastructure was good but is not prepared for bringing people to all those Californians
City / state partnership building of roads ahead of development.
City planning for growth in business & residents whom want to relocate here.
Commercial/Housing growth management.
Communication by the city for projects on residential streets. No communication to residents right now
Congestion
Continue good community master planning and implementation; better cell service (towers, fiber, etc.)
continue to maintain/improve on all the question above
Continued respect of different opinions. More conservatives are moving into the area and want to control schools and stifle diversity. We need to ensure all voices are heard and that everyone leads with kindness. We should not be limiting people freedom to choice what to participate in because someone disagrees with it. They can choice not to
Controlled growth and management of all that comes with that growth. Balancing growth with nature/land - which is why many moved to Franklin = the beautiful farms and land... don't develop all the land!
Controlling growth and considering impact fees for apartment buildings.
COST OF AFFORDABLE HOMES.
Cost of homes - people who grew up here cant afford to live here anymore.

Question 16: Aside from transportation (traffic) related issues, what is the most important challenge or problem facing Franklin today?

Random Sample Verbatims
Cost of housing
Cost of housing.
Cost of housing.
Cost of living
Cost of living
Cost of living
Cost of living
Cost of living and affordability. I am 53 years old, born and raised in Franklin along with my younger brother. My parents moved here in 1969. My wife and her younger sister were born and raised here. Her father was a prominent doctor at Williamson Medical Center, who started his practice here in the 1970s, my mother in law was a nurse at Williamson Medical. My two high school aged children have little hope of being able to afford to move back to their hometown after college if they so choose. The growth and cost of living have made it impossible for our children to
COST OF LIVING IS 33% HIGHER THAN ANYWHERE ELSE IN TN.
Cost of living is too high. the growth is too much too fast affecting the quality of life.
Cost of living is very expensive.
Dealing with the influx of people and growth
DEBT.
Definitely affordable housing.
DENSITY.
deteriorating road conditions
Developing the infrastructure (roads) before the builders start building the homes. Improve efficiency of dept of motor vehicles and expand locations to obtain real id of drivers [?] or passports to AAA or libraries locations. Add library book drop off locations to various shopping centre locations around Franklin. There could be old post office letter drop boxes. Add bike lanes to roads / add shoulders to roads.
Development of roads and streets before new housing is developed. Roads always reem to be years after development of housing communities. Problem of people running red traffic lights.
Disappearing farmland.
Disappearing green space, over building.
Diversity
Does every open space have to go under construction ?
Don't clutter down town with too many new business. The look and feel needs to be help for the future. Since 1973 beauty and feel in our town has changed from a good small town to crowded stores. Please control this.
Don't know. Just moved here in october.
Don't want to lose the hometown feel by getting rid of farms, putting in tons of hotels downtown, etc
DRIVERLESS CARS ARE COMING SOON! PUBLIC TRANSIT WILL BECOME IRRELEVANT. DON'T WASTE MONEY ON PUBLIC TRANSIT. INSTEAD, PREPARE FOR DRIVERLESS CARS.
effectively managing growth and development
EFFECTIVELY MANAGING THE EXPLOSIVE GROWTH... RE: ROADS & HOUSING!
Electing conservatives to School Board and ALL other elected positions. Liberals have ruined Franklin.
Engaging newcomers
Equitable access to housing and opportunities for public service employees to live in Franklin.

Question 16: Aside from transportation (traffic) related issues, what is the most important challenge or problem facing Franklin today?

Random Sample Verbatims

Especially with the influx of newcomers, we are challenged to educate and reinforce the reasons that Franklin has been able to achieve success and community desirability, and what it continues to envision in the future. BOMA provides a foundational leadership from City government, but it is only successful in steering us in the right direction due to encouraged, welcomed citizen and non-profit involvement.
EVERYTHING IS TOO EXPENSIVE.
Everything is too expensive. Restaurants VERY expensive for the very poor quality that is standard. Very few exceptions. Franklin rec is great but can't get into any of the offered programs as they fill up in the first 2 minutes that registration opens. We don't have an amazing public pool with water slides and a lazy river etc.
Expanding retail spaces on the west side of franklin.
expensive, high cost of living
Explosive growth (county wide).
Franklin (esp. downtown) is losing it's charm and becoming a place only the mega - wealthy can afford. As a 25 year NCS educator there is no way possible I could afford a home if I were purchasing now. Franklin gasoline prices are at least a dollar more than nearby communities, not to mention food prices, maintenance, etc. When trades people discover you have a Franklin address their prices sky rocket.
Good public education for all citizens.
Greed / Artificial inflation of the housing market. A $130,000 house is just that... a $130,000 house. They recently built 2 houses that are only worth $300,000 in our neighborhood and they are trying to sell them for $1,500,000.
greenscape
Growing too fast and building too many neighborhoods and the beautiful open spaces
Growing too fast, too much multi-family housing, DEI in schools and other areas, zero health food stores and law enforcement targeting & harassing certain local businesses.
Growing too much too fast
Growth
Growth
Growth & planning our small city from 30 years ago but the same but it would be nice to work @ keeping its charm. Wish we had more rec. activities here without having to go to Nashville. i.e. Top golf, putt shack etc... Growth was really well planned when cool spring's was a vision. We grow into the streets not vice versa. Wish our sidewalks won 8% cannot into the bentwood sidewalk system. Lighting tunnels/bridges to safety cross streets.
Growth & traffic.
Growth and affordable housing.
Growth and expansion
Growth is out of control, there is no blade of grass left city taxes are too high for long term residents. How do you expect retirees to afford to live here? My taxes have tripled, but my house is still 1000 ftsq. At least freeze taxes for people 65 and older regardless of income or raise it to $100k. Columbia is the Franklin of 20 years ago.
Growth of extreme right in all phases of life here. Hate groups, militant christians, & other similar groups.
Growth that has escalated the Rental Apartments along with escalation of prices on homes. It is getting harder and harder for the middle class family to purchase a home or afford to rent an apartment in Franklin.
Growth vs maintaining quart atmosphere.
Growth, preservation of character, affordability.
growth, schools,

Question 16: Aside from transportation (traffic) related issues, what is the most important challenge or problem facing Franklin today?

Random Sample Verbatims

Growth; that is not coordinated with the public schools and places undue burden on them. Taxes are too low; fully fund the schools.
Having a senior center which provides classes, exercise, computer help, visiting space, tours, etc..
Health and safety
Healthy food restaurants
Helping pedestrians and bicyclists feel safe through a dedicated trail system, bike lanes, and reasonable speed
High cost of homes - too many apartments overcrowded - it's losing a small town feel.
High cost of living
High density "affordable" developments encroaching on available land will ruin the appeal and high quality of residents. Future tax revenues will be for expanded essential services like crime and safety with more bodies in lower tax brackets. ..... we don't need more bodies on smaller lots. The City of Irvine CA is a good example of managed tax revenues, zero crime, highly educated residents willing to pay Melloroos Tax to ensure quality and highly compensated city employees across the board. We need quality beautiful neighborhoods and less boxed in builder grade postage stamp lots/communities. Good Luck.
High taxes for special school district
holiday and tournament traffic issue. Need to slow down McEwn and Cool Springs .the need traccic light by Fire
Home prices.
Honestly... affordability but I know it's so worth it because it is SO nice here. I'm just 30 and can't stay here for long even though I'd absolutely loveeee to. I'll probably have to move out to Columbia soon. Hope to come back one day when I'm older and can afford it!!
Housing for senior that is affordable.
Housing prices and the quality that the builders are offering for said values. Tighter building, not permitting, regulations should be considered. You have a dozen million dollar homes per street with leaking rooftops and seams on trim that resemble a teenagers craftsmanship.
I know growth is necessary but it is overwhelming in Franklin.
I think our growth is happening too quickly. Every empty space is being built on.
I think the resources for poverty-aid are abundant but may be lacking in ability to keep up with the demands as this area becomes more expensive, pushing out natives from the area. The service is wonderful but I fear more and more people needing help as we grow.
I would like to see Mayor Dr. Ken Moore spend 100% of his time on traffic. Full stop. Drop everything. Traffic is the issue of the day.
If our schools are forced to continue to listen to those with the loudest voices and continue to ban books and ignore our diverse students, we're going to lose our good schools reputation.
I'm not against growth, but I am wondering if all the new apartments are really necessary? Will they be occupied?
The rising cost of single family homes is making it difficult for first time buyers to move here. I'm also seeing new, expensive homes being built in areas of Franklin where our less fortunate neighbors have been living for a very long time. Sadly, we will always have people with fewer means in this world. We need to be sure and provide housing for
Increased availability of undeveloped/natural spaces available for public use
INCREASED GROWTH AND DEVELOPMENT, INCREASED COST OF LIVING MAKES IT HARDER FOR RETIRED AND MIDDLE INCOME FAMILIES TO AFFORD TO LIVE IN FRANKLIN.
Influx of unwanted immigrant criminals.

Question 16: Aside from transportation (traffic) related issues, what is the most important challenge or problem facing Franklin today?

Random Sample Verbatims

Infrastructure
Infrastructure falling behind rapid growth, and traffic congestion
Infrastructure of roads as we are growing so fast.
I've lived in Franklin for 52yrs and I am blown away at the growth but mostly how expensive Franklin has become. I am blessed to be able to live here but I am living paycheck to paycheck and barely getting by. It is more expensive in this town vs surrounding towns - I don't understand the politics of it but I definitely don't have a California income,
Keeping crime at a low rate, particularly in our retail establishments.
Keeping small town charm and infrastructure with growing town
Keeping the character of Franklin. Growth without a long-term plan could ruin Franklin, the history and culture of living hell. Too much retail and commerce could be risky.
Keeping the charm of Franklin.
Keeping up with road expansion.
lack of affordable housing
Lack of affordable housing and minority people
Lack of affordable housing for first time home buyers, every first time home buyer client that comes to our team (we are #6 in middle TN) has to get money from family or they struggle to buy a home and can't get into the real estate market. We have to be able to develop highways/larger roads that can handle traffic and do more lower price developments further outside the city. We also need to do better with handling speeding, I am noticing this is a real problem in my neighborhood and it will lead to more crashes or kids hit.Farmland and green space is important, but if the working class gets priced out they either leave or don't move here. The geography is also important to factor with new developments (not a great idea to build low cost homes in the hills). If the city could offer incentives to developers to do low cost housing developments we would see more companies move here and more people (the huge influx of young professionals) happy and able to build a family and life here. I personally don't know any builders or developers that are focusing on low cost housing, we simply just need more supply for the middle and lower class if the city is going to continue to grow.Also we are seeing if it takes longer than 30-40 minutes for people to get to work downtown in Nashville it limits people wanting to live this far out, that drive compounded over peoples lives is a ton of time to lose sitting in a car.Sorry for the rant but just wanted to send this so you guys are having more
Lack of affordable housing.
Lack of affordable housing. I'm downtown Rotary and heard Mayor Anderson's pitch about lower property taxes due to higher valuations. This is a short fuse. Nothing good will come (or is coming) from all the neighborhoods that have starting prices in the 800s. Then again, these 800s don't want 350s or 400s near them. Bit of NIMBY if you will.
Lack of Bike paths and safe biking roads
Lack of diversity
Lack of enforcement of city ordinances: excessively loud vehicles, not enough police patrol in neighborhoods, gas/other prices much higher in Franklin than in neighboring cities. Overbuilding is a big problem: two houses on a lot where one house once was, resulting in no useable yard space.
Lack of keeping residents aware of upcoming changes and lack of transparency by developers.
Lack of sidewalks - often they just end half way through a block/neighborhood or there are none at all and some type of grocery story closer to downtown like a turnip truck.
Lack of sidewalks and crosswalk connectivity
Lack of Walkable and bike-friendly streets

Question 16: Aside from transportation (traffic) related issues, what is the most important challenge or problem facing Franklin today?

Random Sample Verbatims
Land use development: balance of commercial / office development and affordable housing.
Legalizing weed maybe
Less open land more buildings - losing the quaint culture in Franklin
Lock the doors and admit no more residents
Los carros mal parqueados en algunos carros
Losing our rural areas. The beauty of our county is being demolished with too much growth.
Low income housing.
Mainly need for more roads to set to & from quicker.
Maintain our positive momentum
Maintaining
Maintaining a strong, responsive attitude and actions for keeping Franklin the best city in [?] in which to work, live and educate its citizens!
Maintaining and growing our public school system as a high quality educational resource.
maintaining the charm/small town feel amidst growth, preserving and enhancing the natural environment amidst
Maintaining the conservative values of our city and not succumbing to the twisted agendas of the influx fleeing Blue States that will inevitable destroy our values.
making sure infrastructure is up to date to handle flooding, etc.
Manage growth
Management of growth; there are too many high density housing units which are adding to the traffic issues and over crowded schools (or the need to build more schools). A large number of apartments / condos also changes the character of Franklin.
Managing growth
Managing growth of new neighborhoods and commercial areas to incorporate a walking/biking/public transportation culture
managing high growth in region. Don't pack people/houses/apartments in too densely
Managing the quality and capacity of our transportation systems (roads and sidewalks).
Mangaing growth
Many empty business buildings every where with more being built taking away green space, heavy traffic getting worse every year , building too many home divisions taking away green space
Misinformation
more bike lanes, walking trails
More shopping and resturants in Franklin.
More sidewalks & cross walks.
More sidewalks available; growth is out of control
n/a
n/a
N/A.
Need programs that include people from different areas.
Need to complete Mchatcher by pass around Franklin.

Question 16: Aside from transportation (traffic) related issues, what is the most important challenge or problem facing Franklin today?

Random Sample Verbatims

Nice, Affordable housing for teachers, first responders, etc. My children grew up here and cannot afford to live here. My daughter is a single mom and works at a local school and no way she could live on her own here. Incentivize developers to set aside a certain percentage of their complex for low income families.
No comment.
No population growth control
No self control by Franklin in managing growth. Only developers benefit from the rapid expansion of Franklin while the residents are left to suffer. The City will not stop until every square inch of Williamson county is built out. Building right up to the sidewalk is not only ugly in the long run it also devalues our community. For example the Harpeth Hotel in downtown. Massive apartment complexes with no monies to improve infrastructure. City said last year at one point there was a water shortage. No kidding! What did the expect when they allow thousands of new residents to come in without contributing to the cost of infrastructure!
None that I can think of -
Nothing aside from transportation. This is by far the most important issue for Franklin. We NEED light rail (this is not just a Franklin issue).
nothing else other than traffic
Other neighborhoods don't get same attention as newer / higher ones.
Over - building, apartments, mega mansions, offices need more "affordable" housing opportunities for senior (not meaning assisted living places).
Over building apts. and homes to many apts. & homes.
Over building the community decreasing the charm.
Over building, uncontrolled growth. Will not stop until every square inch of land is built on.
Over crowding, parking & yes most importantly traffic need 1 way streets near downtown [?] Stewart.
Over development - we don't need a shopping center on every available sq. inch of land. Keep some green space! That's what attracted us to Franklin. It's what makes it special. Any town can be over-commercialized! & For a lower cost of living. Please don't squeeze things in everywhere. *Also, we need walking paths from battlefield* Park/carnton to downtown. It's unsafe to walk that stretch of Lewis burn PK.
Over development and disappearing farmland.
over development of apartments. You are using every patch of green space that is available---- this is a detriment to our community which used to be so lovely. See the NEW huge house at Liberty and Ralston, (driveway opens to Liberty,) for the latest example of this. And now there is another house or a garage going up in front of it! IT IS APPALLING! Franklin is beginning to be UGLY. Stop it. And while on that topic, why ask us about whether we attend meetings or not? After 34 years here I have given up. You never listen.
Over development of land.
Over development.
Over growth
Over growth.
Overall I think Franklin is a great place to live. As long as you continue to expand growth you need to better the transportation system. I know you didn't want this to be the answer but I feel that's all that is lacking in this great city.
Overall, I feel that the cost of living is too high especial concerns: cost of housing and cost of gas public transportation is extremely limited.
Overcrowded - afraid we will lost the "country" feel to new development.

Question 16: Aside from transportation (traffic) related issues, what is the most important challenge or problem facing Franklin today?

Random Sample Verbatims
Overcrowding and over priced.
Overcrowding with new homes and not enough lanes/roads to accommodate
Overgrowth, lack of preservation effort, local government greed
Overly dense development, annexation of county property to facilitate overly dense development
Overly inclusive with DEI and related agenda
Parking
PARKING ENFORCEMENT OF "NO RIGHT TURN ON RED".
PARKING.
People complaining about new development/other people moving here
People moving here
Personally - I would like to see more restaurants, dining.
PLEASE MAKE THEM MOVE THE SLAVE WALL ON DELRIO PIKE AWAY FROM THE ROAD, IT IS A HAZZARD. WE CALL IT THE CAN OPENER.
Political climate... Lack of gun regulation, overreach of school boards, elected officials unresponsive to or unwilling to listen to or address opposite views.
Political division of residents & extreme political person (for left/for right).
Poor planning for residential expansion (ex Lewisburg Pike)
Poorly constructed high-density housing developments to accommodate growth. Enough is enough! Also a dearth of affordable housing; young people who grew up here are finding they cannot afford to live here as adults.
Population growth & quality of city water.
Population increase, Franklin is growing faster than the city can keep up
Preservation of & access to green space.
Preservation of green spaces
Preventing crime. Preventing pollution.
PROTECTING OUR COMMUNITY FROM ILLEGAL GANG MEMERS AND RETAIL VIOLENCE. OUR POLICE DO A GREAT JOB BUT NEED TO ENSURE THEY HAVE ALL NEEDED RESOURCES.
Providing affordable housing.
Public perception. Perception of elected officials/policies being implemented such as school board going against teachers in WCS or public fallout surrounding Pride Week - being known as pushing religious values and curriculums into schools and onto community groups isn't what we need. Being picked up in state and national news outlets for things that don't showcase the best of what we have to offer won't be favorable.
Quality education.
Racism the Franklin community is extremely roost & not welcoming of anyone other than white people!
Rapid growth and affordable housing so people can afford to work and live in Franklin & Williamson county.
Real estate buying out homes by inticement of money, Homes are not affordable to rent or buy. Neighborhoods need to be able to plant, to grow fruit frees, to have privacy, and to have their own chickens for eggs. The rich are buying out land that others cannot buy because of price or status.
Redial growth.
Rent is too expensive
Retirees are leaving Franklin.
Right-wing lunatics dominating the political discourse.

Question 16: Aside from transportation (traffic) related issues, what is the most important challenge or problem facing Franklin today?

Random Sample Verbatims

RISE IN COST OF LIVING.
Rising cost of living and lack of high paying jobs
Rising costs of taxes, groceries, home maintenance, etc.
Rising home prices, and affordable housing for the young, aged, disabled, homeless
Rising housing prices.
Road development. It's irresponsible for government entities to continually approve developments without addressing the roads/traffic problems. Every level of government needs to be more diligent in developing road projects. Our politicians lack the professionalism to properly supervise and manage these types of projects in order to achieve cost effective results in a reasonable timeframe.
Roads to support traffic!
Ruining its character and reason many move here by continuing development of high density multi story housing and very large subdivisions. Keep Franklin good for those who already live here.
RUNAWAY GROWTH. DON'T ABIDE BY ZONING STANDARDS ALREADY 14 PLACE : ALLOW TOO MANY EXEMPTIONS! SOON WILL BE NO FARMS OR GREEN SPACE LEFT - BOMA HASN'T SEEN A NEW DEVELOPMENT PLAN THAT IT DOESN'T LIKE IN 20 YEARS! TOO MUCH ASPHALT & ROOFTOPS ONLY LEADS TO MORE: - TRAFFIC - POLUTION - FLOODING - CRIME - HIGHER TAXES - MORE NEED FOR SCHOOLS, POLICE, FIRE, TEACHERS - WAY TOO MANY APARTMENTS!! - NO AFFORDABLE HOUSING - BOMA ONLY WANTS IN HOMES & RICH PEOPLE.
Safety
Safety of children not having stop lights/stop signs in Sullivan Farms where people use as cut thru.
scale of growth and environmental preservation
Shootings, lots of strange people moving in, cost of living, no nightlife, no transportation to Nashville or airport [?] are so expensive, you built to much.
Sidewalks for pedestrians, bike paths, street parking, housing prices, better shopping & services downtown, preserving downtown charm.
Sidewalks in the areas just outside of downtown. There are several areas that are dangerous for pedestrians.
Slow down growth of county & city let people enjoy life in Franklin I have lived here all my life - born 1954-71yrs old.
SLOWING COMMERCIAL & RESIDENTIAL LEASE/RENT COSTS. ALSO, BUILDING MORE AFFORDABLE HOUSES, SEEMS LIKE YOU HAVE TO BE A MILLIONAIRE TO AFFORD A HOUSE IN FRANKLIN. FINALLY, THE COST OF GASOLINE WHICH IS TYPICALLY 60-80 HIGHER PER GALLON THAN MURFREESBORO - NOT FARI!
Sorry but it's traffic ! Lived here 15 years and it has become area of frustration.
Stop the development / housing madness. Timing farms into developments is not wise & short sighted. Why does southern land (& others), have free will into requiring / developing land? Due to the population increase there should be plenty of tax revenue coming in from casting residents lastly -> there are incomplete and in-accessible sidewalks & bicycle paths throughout the city. No sidewalk (continues) from downtown Franklin to much hatches & sidewalks start and stop all over the place short sighted.
Street maintenance.
street maintenance; slow progress on street construction projects
Suburban sprawl
Suggest an enhanced system to reach out to all residents on city planning issues.
Support for arts in public schools by the city is lacking. Schools represent the city on a national level, but the amount of support received does not support the school programs in their participation. Additional support for schools in

Question 16: Aside from transportation (traffic) related issues, what is the most important challenge or problem facing Franklin today?

Random Sample Verbatims

Supporting development at the correct density to maintain the character of the city
Taxes, losing great space.
Th cost of rent for businesses - running good stores & restaurants out of business.
The biggest issue is the factory smell from the magnetic wire factory, Essex Solutions, on Southeast Parkway. I am amazed we allow them to still do business in Franklin considering how often and how strong the smell is. I really hope that the city listens and reads this and does something about the smell as it really affects our quality of life
The cost of living in Franklin has grown to the point that retirees have a hard time meeting financial demands.
The cost of living is too high. We bought a home in the Historic District with young children, and nobody else our age can even afford to live here, especially since prices have increased so much since we bought 5 years ago. As much as we love our home and the area, buying in the Historic District is not a great choice for a family with young children. Our kids have nowhere to ride bikes and no kids to run around with. Most other cities that have similar areas have plenty of kids even though these types of neighborhoods are normally mixed. We love the area, love living in Franklin, love the people and the local government and even the public schools SO much, but this is the one thing I struggle with. I wish there was an association trying to connect the homeowners. It would also be nice if some of the battlefields were used to bring joy to the area with playgrounds, walking paths, exercise opportunities, maybe community yoga class, movie nights and more. There are no playgrounds directly in the historic district even though Pinkterton Park is close. I'm aware of the plans to improve sidewalks, which is very much appreciated. Overall, the area feels more built for tourism than for the community of homes that support it. I hate to complain because this is such an amazing City. To solve the problem, add a walkable grocery store and pharmacy, build playgrounds to encourage kids being active in the area, create more walking paths and sidewalks, host kids events outside of the festivals, have the Heritage Foundation (or anyone else) bring neighbors together by encouraging events in each segment of the downtown. It could also be really nice to improve the library and offer similar things to what they have in Chattanooga. They have a whole technology / art / creative space where kids and even entreprenuers can go in to learn new skills, 3D print, create custom tshirts, weave and all sorts of other stuff. Thanks for listening!
The development of residential neighborhoods with varying price points, not just "luxury" type developments.
THE FRANKLIN SPECIAL SCHOOL DISTRICT. WE SHOULD WE FOLDED INTO WILLIAMSON COUNTYY SCHOOL SYSTEM. THAT WOULD LOWER PROPERTY TAXES. IF THE U.S.A IS RANKED 40 WORLD WIDE ON EDUCATION AND FIRST ON COST PER PUPIL THERE IS NO NEED FOR THE FSSD.
THE INCREASED RATS OF PEOPLE MOVING TO FRANKLIN WHO HAVE NOT BEEN INFORMED OF OR ENCOURAGED TO ADOPT THE BEHAVIORS AND MANNERSIMS THAT HAVE MADE FRANKLIN A SPECIAL PLACE TO LIVE. Thanks for all your do for our wonderful city!
The infiltration of extreme right wing resident overtaking the school board.
The neck to represent more diversity of background, economic & educational status. I also believe Franklin can do much more to preserve & promote its historical sites, and the vary might place the fan has in American history.
The pace of development relative to infrastructure growth. Development seems unplanned and haphazard.
The people that work in Franklin can't all afford to live here so they don't show the same pride in the city. They like the city but cannot share in the overall community goals.
The roads are bumpy and not smooth. There are so many places downtown and around Franklin where sewage plates have sunk into the ground causing a problem for cars to drive over.
THERE ARE NO OTHER ISSUES MORE IMPORTANT THAN TRAFFIC. IT'S JUST TERRIBLE AND AFFECTS EVERY OTHER QUALITY OF LIFE ISSUE.

Question 16: Aside from transportation (traffic) related issues, what is the most important challenge or problem facing Franklin today?

Random Sample Verbatims

There are no sidewalks connecting Boyd mill from new hwy 96 to the soccer fields or baseball fields and creates a hazard for families trying to walk or run around frankling more sidewalks and bike lanes
To by a home to live in Franklin.
To much traffic.
To provide a safe and dependable water treatment plant, My water bill is never less than $110 and usually more, and tins not sure our drinking water is safe. My water bill is Nashville was under $50 dollars.
Too many apartments [?] increase in crime. Happened in area where I lived before.
Too many apartments being built. Cost of eating out is ridiculous and way overpriced.
Too many new builds (commercial & residential) before planning for roads to accommodate the increased traffic.
Too much growth
Too much growth and change from a small town culture.
Too much growth and ignoring the resident that already live here. The growth has ruined Franklin. Also, ignored areas of the city like Mack Hatcher south of hwy 96.
Too much growth for the infrastructure that is currently in place. Also, too many high density neighborhoods are being built. Green spaces and farm lands are disappearing.
Too much growth in too little a space we want trees not a million homes!!
Too much growth that doesn't preserve the historic small town feel of Franklin.
Too much growth, too fast, challenge with infrastructure improvements.
Too much growth, too many new subdivisions being built - we are losing all our greenspace and what made Franklin such a beautiful place to live
Too much growth. Suggest adding more sidewalks, more left-turn signals, brighter street lights, and adding glass recycling pickup.
Too much residential development and not enough roads.
Too much residential development of multi millionaire homes. There is NO AFFORDABLE options for working people. Thats why all the restaurants and stores can't get help. Average pay people can't live here. Stop acting like everyone here is a rich multi millionaire Republican. And stop turning public schools into places where books are banned and trying to make them Christian. Separate church and state in public domain.
Too much residential growth
Too much residential growth. We're losing our farm land and charm. Especially in the West haven area.
traffic (cars); population growth to rapid for city services to keep up with;
TRAFFIC IS MOST IMPORTANT. YOU CANNOT GET OUT OF MY SUBDIVISION ONTO 96 AT MOST TIME ANYDAY. THE TRAFFIC LIGHTS ARE A JOKE. PEOPLE RUN REDLIGHTS CONSTANTLY. I DON'T KNOW ANYONE CAN BUY A HOUSE OR RENT AN APARTMENT. HOUSES HAVE GONE UP 500% SINCE 1992. OUR GOVERNMENT THINKS. BUILD UNTIL WE COVER EVERY SPACE THEN WORRY ABOUT TRAFFIC, WATER, SEWER, SCHOOLS. I'VE LIVED HERE 47 YEARS & AS BAD AS THE GOOD OLD BOYS WERE IN 1979; I BELIEVE LOCAL GOVERNMENT HAS GOTTEN MUCH WORSE. NOT ONE OF YOU CARE ABOUT THE TOWN OR THE PEOPLE; ITS I HAVE MY AGENDA & THATS WHAT I'M DOING, SCREW YOU PEASANTS, I'M SMARTER THAN YOU! AT ELECTION TIME I VOTE FOR THE CHALLENGER BECUASE YOU HAD YOUR CHANCE & YOU FAILED.
traffic signal timing. Housing inspection is too arbitrary.
Traffic!!
TRAFFIC!!!

Question 16: Aside from transportation (traffic) related issues, what is the most important challenge or problem facing Franklin today?

Random Sample Verbatims
Transplant mentality/ animal control/ lots of unleashed large dogs lately. Dogs inside grocery stores as well.
Transportation for senior who can't drive all the time.
Trump.
Trump/Elon - get rid of them.
Try to keep the good restaurants and businesses open. So many have closed.
Turnover of businesses
unchecked groth
Under-funded schools.
Unhindered growth without infrastructure improvements. Also, growth without looking at the needs and concerns of existing residents.
Untenable cost of living for traditional middle class residents
utility infrastructure
Voter guides would be great! simple, easy to follow, synchronized with [?](timing).
Walkability & connectivity & preserving the "small town" charm.
Walkability! We live within a mile of a grocery and strip mall but there is a lack of sidewalks and safe crossing signals.
Water shortages in the summer
We are growing so fast!
We do not have enough tennis courts. Developers should have to be responsible for how many more residents they are putting onto our roads. Some rural areas have terrible traffic !
We have too many apartment communities and too fear green spaces. Instead of building new parks, stop destroying natural green space(undeveloped land).
We need a community center on this side of Franklin around the administrative building because a lot of people do not go to the recreation center and cannot afford to go, concern citizen for years, It is needed. Our kids have nothing to do during the summer time especially willing to discuss. M.N 615-457-7836.
We need sidewalks from our communities to downtown and traffic lights on Columbia Ave. for Rolling Hills church so others besides the parishioners of that church can use Columbia Ave. on Sundays. It is very rude the way the police handle that on Sundays letting the whole church out first before allowing other traffic to continue, they need to space that out better. Let 7 cars out from the church and 7 cars continue and switch back and forth in equal measure.
We need to preserve areas of land for natural habitat and not develop everything. We need larger sidewalks that encourage walkability, more bike trails for biking.
Won't measure a person's worth by the size of their wallet or how much is in it! Thanks!
Yes, traffic is a huge concern. Taking green space away for development is concerning as well.
You can't discount the worst one. It is the GDMF'ing traffic.

Question 16: Aside from transportation (traffic) related issues, what is the most important challenge or problem facing Franklin today?

Open Participation Verbatims

Franklin that we fell in love with Is no more. No more just regular folks raising families. The more you slam into this area the more crime! Just stop. Let us breathe! It's simply out of control.
No affordable housing. So many people that work here cannot afford to live anywhere in the city or county.
Not quite sure.
, Attainable housing and increasing housing stock without losing greenspace.
1) Traffic: Neighborhoods and commercial areas may be well planned, but we lack the broader infrastructure to support them. 2) Connected pathways: connect neighborhoods to commercial/recreational areas with safe walking/bike paths! I live in Ladd Over, with over 1,000 homes, that does not have a connecting path to the businesses by Carothers/Longpoint, or the upcoming Pearlene M. Bransford Complex.3) Wallet family activities: Invest in playgrounds, a splash pad - outdoor activities families/kids can go to. I see "what activities can I do with my kids" in multiple Franklin mom groups ALL THE TIME - This shouldn't happen for a place that claims to be all about
A county school board that works in opposition to the best interest of the school system. Lack of competitive salaries in some areas is a concern, as well as the exorbitant cost of housing.
Acceptance of all races and religions
Acceptance of all residents. Those who complain the loudest are the ones heard. Decisions are based on political divides and religious beliefs.
Acceptance of current residents that are Hispanics/potential illegal immigrants. I am concerned about those who have been here 10+, 20+ years with no criminal background being deported.
Adding too many subdivisions and apartments
Adjusting building code to the realities and more extremes from climate change.
Affordability
affordability
Affordability
Affordability
Affordability and overdevelopment
affordability and variety of housing options
Affordability of housing - finding a way to make housing more affordable without reducing quality of town.
Affordability, as my children won't be able to live where they grew up, and reputation. Franklin is not know to be welcoming to diverse populations.
Affordability.
Affordability. Too many apartments, not enough affordable townhomes and normal size single family homes. Too many huge $1 million plus homes.
Affordable family houses - not townhomes or apartments. Old fashioned houses with yards that your children can run & play in.
Affordable housing
affordable housing
Affordable housing
Affordable housing
Affordable housing
Affordable housing

Question 16: Aside from transportation (traffic) related issues, what is the most important challenge or problem facing Franklin today?

Open Participation Verbatims

Affordable housing
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Affordable housing
Affordable housing
Affordable housing
Affordable housing
Affordable housing
affordable housing
Affordable housing for everyone; accepting diversity
Affordable housing for middle class
Affordable housing for the working class. People who work here can't afford to live in Williamson County or Franklin. Home ownership for young families is essential to continue communities not just apartment living.
Affordable housing options
Affordable Housing!!!!!
Affordable housing.
Affordable living for all existing and future residents.
Affordable living for the poor, young adults just getting started and retired people on limited incomes - it is VERY expensive to live here.
Affordable workforce housing. It's important that our firefighters, police, school teachers & workers in our local establishments can afford to live here & be part of the community.
Affordable, safe, quality housing for Seniors and those with developmental disabilities., singles and young families and the continual building on all of the open green spaces. Rental prices are also outrageous.
All of the green spaces, natural areas, and hills are being ruined by overpriced and cramped housing. It takes away from the draw of Franklin, which is the beautiful natural spaces and scenic views. There need to be more restrictions on buildings and restrictions on what kinds of businesses are allowed. We need to focus on quality. We need to focus on preserving Franklin's natural spaces and utilize them in an eco friendly way.
Allowance of TOO much growth
Allowing low quality development, too much high density
Allowing to much growth less open space
Arrogant alderman don't listen to public only special interests.
Attracting business to the area
Balanced growth and maintaining a small town sense of community.
Balancing growth and open space preservation.
Balancing the influx of new citizens while maintaining Franklin's good standards

Question 16: Aside from transportation (traffic) related issues, what is the most important challenge or problem facing Franklin today?

Open Participation Verbatims

Being able to afford to live in franklin with the price of housing and then having your taxes go up because of the cost of your home.
Better planned growth; and the need to expand infrastructure to match this growth before the growth takes place.
Bigotry
Both my children attended FSSD schools and are currently attending or have graduated from Centennial. I would love to see renovations/cosmetic upgrades for these schools. The facilities are aging and there is a stark difference between the newer schools that have recently been built (with a much higher percentage of students coming from middle to upper class families) and these buildings which are really starting to show wear and tear.
Bringing in quality shopping and restaurants comparable to Nashville.
Building affordable homes, as opposed to apartments.
Building and engineering dept. Getting direct answers, as well as there inspection and surveying processes.
Business infrastructure - more grocery stores, restaurants, etc to support the growing population.
Californian's!!! I'm native Franklin, TN and what has happened the last 5 years is truly heart breaking.
Carefully managing growth, both residential and business, to preserve the charming, small town feel of Franklin and the quality of life for existing residents.
Challenge is to keep green space, hill views not 6 and 8 storied apartments. Challenge to broaden historic overlay to keep Franklin feeling like Franklin.
Changes to zoning must be made or this beautiful town will be overbuilt by developers purchasing large parcels of land/farms and turning open space into a ton of homes. Zoning changes specific to density allotments per parcel of land...if a farm is sold, there must be restrictions on the density allowed for the new owner.
Changing the uniqueness of this town.
Childcare is so expensive, as is the cost of homes in the area. We spend as much on childcare as we do on rent.
Christian Nationalism. Road Rage. Storm Drainage.
Christian Nationalists trying to undermine quality education in schools.
City of Franklin government officials, alderman, mayor need to have at least some integrity....they are all corrupt
Cleaning up the Harpeth for recreation. It is toxic for dogs right now.
Community morale
Concerned about DEI and Wokeness and LGBTQ +++. We don't need or want that junk. Don't you dare start bringing that stuff in.
connecting the community with the elderly, both at private assisted living and homes. much was lost due to pandemic and has not returned
Contain growth.
Continual approval of building without infrastructure to support the growth. If we cannot handle the traffic, stop approving the building.

Question 16: Aside from transportation (traffic) related issues, what is the most important challenge or problem facing Franklin today?

Open Participation Verbatims

Continued approval of new developments prior to infrastructures being built to sustain the increase in population.
I'm very concerned that water or lack of water will be an issue for Franklin as more and more developments are built. We are at capacity at our sewage treatment facility and now need an additional one. The increase in the water bills to facilitate this should be transferred to the developers. Our water in Franklin is not the best quality and has as much chlorine in it as a public pool. I've lived her for 30 years and have seen many changes. I realize growth will happen, but I fear the west side of the city will become gridlock very soon. We need to put on the brakes. Franklin leaders need to be fiscally responsible with our dollars and need to look at our debt.
Continued support and expansion of water and wastewater infrastructure
Continuing to build housing and businesses in spaces that will cause even more traffic congestion.
Continuous and rapid growth of infrastructure and houses/subdivisions without concern for maintaining natural aspects of city.
CONTROL our growth. It is out of control allowing development without proper infrastructure/horrible tariffic now
Controlling growth as our roads are severely behind.
Cost of growth and maintenance, I fear taxes will continue to balloon
Cost of living
Cost of living
Cost of living
Cost of living
Cost of living
Cost of living
Cost of living
Cost of living & cost of business. Small business owners (esp restaurants) are closing and chains are coming in. It takes away from the uniqueness and character of Franklin. Not to mention someone's livelihood
Cost of living for lower wage workers
Cost of living in Franklin is rapidly increasing, and I'm deeply concerned that I might be priced out of the area
Cost of living is out of control
Cost of living.
Cost of living. Increased noise levels.
Crime
Crimw
Cultural changes. Miss old Franklin. Increasing CRIME
Curbing growth and enlarging the historic overlay to stop the destruction of our quaint downtown...
CURTAILING GROWTH
Dealing with growth in a way that doesn't compromise the natural beauty (too many HOAs and large communities taking up beautiful land).
Demolition of natural/green spaces.
Dense population and over abundance of property renters instead of owners
Density must be reduced. All these apartments are creating a nightmare of TRAFFIC.
Density of homes
Destroying our green spaces and over developing, keep Franklin green and quaint.

Question 16: Aside from transportation (traffic) related issues, what is the most important challenge or problem facing Franklin today?

Open Participation Verbatims

Destruction of classic buildings and loss of farm land/green space for the sake of new development. Franklin is losing its charm and bucolic heritage to subdivisions.
Development and infrastructure. Too much residential development without infrastructure in place. Following rules relating to historic overlays, etc. Need much more affordable housing and I mean affordable, not $250,000 homes!
Development moving too fast
Diminishing open space
Disinformation
Diverse population.
Diversity
Diversity of housing options
Diversity of opinions and people
Diversity, inclusion.
Diversity. You have two goals, diversity and community engagement/safety, which are diametrically opposed. Feelings of safety, community involvement, and generally happiness decline as diversity grows. Pick heritage Americans who have been with Franklin for decades to make it what it is now.
Dumb People
Economic/debt issues. Rapid growth has changed the small town charm and friendliness. Need to stay true to our
Enforcement of codes. Stop irresponsible growth to accommodate buddies of city officials
Engaged, dedicated workforce. And quality parks (the current options are in need of serious repair).
Enough doctors and nurses and health facilities for the growing population.
Excessive growth is ruining the hometown vibe that Franklin had in the past.
Excessive growth, not affordable, no moderately priced housing options
Excessive growth...far too many people here now and Franklin has lost it's small town feel.
Excessive new residence building, particularly high rise apartment buildings
Excessive uncontrolled growth and traffic - but no one listens!
Expanding to quickly for the infrastructure to support
Extensive growth causing the disappearance of scenic countryside, ruining the small-town feel, and resulting in MASSIVE traffic issues. STOP building everywhere - it is horrible to see this City being ruined.
Extreme political environment- no compromise, no unity for the good of the community. Extreme views impacting public schools, neighborhoods and community unity
Extreme right wing conservatism influencing policies especially libraries and schools
Facisim
Fast growth, affordable housing
Fire

Question 16: Aside from transportation (traffic) related issues, what is the most important challenge or problem facing Franklin today?

Open Participation Verbatims

First, Franklin should consider appropriate growth not growth benefiting outside companies regardless of our ability to finance the roads , infrastructure, public services , safety. I'm not opposed to paying a little more taxes but not to just complete a project. Hopefully to develop a smart transportation system that makes sense, Why the Cool Springs Mall re development prior to Mallory being able to handle traffic or building developments and widening Columbia with no flow on Mack Hatcher. People are blowing through intersections because they are slowed by traffic without enough police force to have eyes on. Second, Franklin had a wonderful recreation parks system but now seems difficult to find the same reasonably priced offerings with availability of classes, sports and fields but they market Franklin to families as well as a great retirement city for seniors on fixed incomes.Third, increased flooding on Lewisburg Pike again near Carnton and the duration of the roadwork in downtown is making it difficult for citizens to

Franklin does not have the infrastructure in place for how fast it is growing (schools, teachers, healthcare providers, emergency staff, roads repaired, water, sewage etc.).

Franklin is losing it's small town charm. While growth needs to happen, it's sad when I go downtown and it's full of more and more places to eat for tourists and wealthy residents. Fortunately, I moved to Franklin earlier or I would never be able to afford to buy a home in Franklin today. The city needs to begin focusing on more affordable housing opportunities that aren't condos! About 12 years ago I was a part of a Habitat for Humanities group that build a home near downtown Franklin for a family in need. I'd love to see more of that being done to keep our community diverse and not a place that approves of tearing down older homes to replace them with mega mansions.

Franklin is vulnerable to coming under the control of extreme religious control, as is evident with current school

Franklin isn't Franklin anymore. Too much development is taking away from the quaint community. Too expensive.

Franklin needs to be more bike/walk friendly.

Franklin, Tennessee holds a profound place in American history, yet it risks losing the rich legacy that shaped it. As a pivotal site during the Civil War, where countless men gave their lives, Franklin stands as a testament to the struggles and sacrifices that define our nation's past. We must place greater focus on preserving and honoring this heritage by expanding landmarks, hosting more reenactments, and creating educational opportunities that bring the city's founding story to life. Without a renewed commitment, the cultural significance of Franklin may slowly be forgotten, and with it, the deep roots that connect us to our national identity.

Franklin's problem today is growing too fast and not looking at future results and issues for its local residents who created a beautiful small town and welcomed visitors. We are now bitter and wanting out. The community created is now filled with apartments, chain restaurants and price hikes matching large scale cities. I remember when an issue was Ben and Jerry's store front in downtown being too commercial with the large ice cream cone and The Golden Corral could not have their red awning. At that point I thought those issues were ridiculous. Now I understand. We have gone too far the other way. The worst thing that could happen to Franklin is large scale public transportation into Nashville. That would end Franklin as a small safe community. Actually unless you go downtown it is no longer a small community. It is like the suburbs of Atlanta. You just have to keep moving further away to find what we had 15 years ago in Franklin. Please stop the massive growth for 5 years to figure out what you are doing to our city and see how to move forward for our future residents. I am going to move away but I do want and hope this city figures out growth is not always going make life better. Locals will leave and the beautiful community once created by locals

Future crime from the onslaught of "affordable Housing" apartments.

Gentrification and pushing out low income and even middle class families.

Gentrification/Greed. Too many people moving here, too much ridiculous house prices, too much development.

Question 16: Aside from transportation (traffic) related issues, what is the most important challenge or problem facing Franklin today?

Open Participation Verbatims

Good affordable restaurants.
Government related issues, especially regarding DEI.
Greed. Huge houses going up on tiny lots.
Green space is disappearing. Stop building homes and residential areas. Beautiful Franklin is is just going to be a regular ole city soon. Nothing special with all this concrete.
Growing to fast
growing to fast and too many housing developments taking over open areas
Growing to quick with no real plan.
Growing too fast
Growth
growth
growth
Growth
Growth
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Growth
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Growth
Growth
Growth
Growth
Growth - losing identity
Growth and affordable housing
Growth and infrastructure to support it
Growth and perception of growth
Growth and traffic
Growth and Traffic congestion
Growth and traffic on roada
Growth is too fast, the Harper river is in terrible shape
Growth it is out of control
Growth of neighborhoods/density
Growth- please put a mortoreum on new residential construction, we need people to STOP moving here .
Growth without smart planning
Growth! We are growing too fast and infrastructure is not keeping up with the growth! Plus outside builders, who don't know anything about Franklin, are eating up all the green space! We were once a quiet, rural community. Now we have subdivisions everywhere!
Growth. Slow it down Need the infrastructure (roads, schools, medical) need to be upgraded before we add more

Question 16: Aside from transportation (traffic) related issues, what is the most important challenge or problem facing Franklin today?

Open Participation Verbatims

Growth. Too fast and too many people for the size of town.
Growth. Do you ever say "no" to a development? Can you produce a viable 10 - 30 year plan that shows how roads and services will keep up with new neighborhoods?Are you building schools to match the 10 - 30 year growth plan? Will we have the ability to find, acquire, and retain school staff to accommodate the 10 year plan for growth? Where will all of the continued new residents and visitors park in and around downtown? Do you have a parking plan for 10 year growth? Instead of new neighborhoods, start building schools, parking garages, and affordable housing for those that can keep Franklin moving steady for the foreseeable future.
Growth. We cannot keep building and inviting more to this community if we do not somehow work on traffic. Stop more building for a period to properly address the current residential issue.
Having our leaders manage (meaning not exploiting Franklin) to fast growth. Envision Franklin is driving this, but it clearly needs to be re-assessed. Having a survey that asks if quality on development needs attention doesn't necessarily mean BUILD MORE. Quality also means managing it both economically and for paced growth.
Increasing population drives more traffic problems - you can't make numbers go away with a lane change. New PUDs and new homes are hurting existing home sellers and is out of balance. Annexing areas into the city is not what the people want. I have heard many meetings where this is evident - leaders aren't listening to the people who make Franklin what it became and made it "favored". Franklin will quickly become driven in the ground and avoided if there isn't change in their approach that addressed much more moderate growth than what is being approved. I hear it all the time that Franklin isn't what it used to be - from Franklin residents and other Nashville area residents. We are slowly but surely losing our "sweet spot as a small town". I know leaders here this all the time but they seem to shrug it off. It's sad that a small group of alderman and leaders can overturn the heart of a city. My voting will
High cost of living
Home prices increasing to unattainable amounts
Housing
Housing affordability
Housing affordability
Housing affordability
Housing affordability and diversity
Housing cost
Housing costs
Housing is so expensive that our young adult children cannot afford to live here and too much growth. We don't want Franklin to be a little Nashville.
Housing need affordable options
Housing options
Housing options and affordability. This is a well run city!
How to make our ever-growing town feel like a tighter knit community.
Hyper growth! Infrastructure, mis management of natural water shed, causing erosion to property! Traffic is a disaster! Traffic lights are entirely to long!
I am very concerned about the many multi-family (apartments) that are being built. Expanding roads, and alternative forms of transportation seems to be an after thought.

Question 16: Aside from transportation (traffic) related issues, what is the most important challenge or problem facing Franklin today?

Open Participation Verbatims

I brought my family there on Saturday to the opening of Slice House. After we left we decided to have a fun family day and walk around the town and have coffee, ice cream and shop. I had to hear swearing and see **** Donald Trump signs. Absolutely an embarrassment for Franklin and for the idiot town manager who approved this. We decided to go home for the day!! I just moved to Franklin from the west coast to get away from this divisiveness and it felt like another woke California city on Saturday. You should never ever ever have approved political anything in downtown Franklin other than voting. It turned a family friendly did into a mini hatred mob. My answer would be the same if it were a pro Trump rally. This has no business in family friendly Franklin. Unless your goal is to form a city with with foul mouthed hatred protesters. Maybe it will take a fight between MAGA and the woke crowd for Franklin to get their
I do worry that some of the militia groups are gaining strength.
I don't feel that Franklin is a welcome community for diverse people. It isn't welcoming for the LGBT community, non-Christians, and many people of color. Bullying is schools hasn't seemed to improve and I'm not sure the Franklin government cares. I think a diverse community is stronger and more economically viable in the long term.
I think we could benefit by putting sidewalks all the way down Downs blvd to connect the soccer fields on Dows and Boyd Mill. This is an area where a lot of people walk but it is missing sidewalks. We have a beautiful historic town with a heritage foundation that doesn't have a preservationist and the CEO runs around spending the money on herself and parties. I realize this isn't a city of Franklin employee/company but their work or lack their of does impact
I wish you could please remove that statue in the middle of downtown Franklin! It's not erasing history. Put it in a museum. And then put something that brings the city together in its place! Don't keep this divisive statue. Times have changed. Again, not erasing history, just a change to reflect our current day and welcome attitude!!! Also, we need more affordable housing. Average families are having a hard time buying a house. I saw a sign on McEwen/Cool Springs about some new luxury condos for $1-2M! That's not right. We need more housing for regular
If you haven't read The Anxious Generation, then read it, and think about the types of things we need to put into place as a community in order to encourage our youth to flourish. Banning cell phones from public schools needs to happen yesterday. Our schools are amazing and are doing a fantastic job. Our teachers are top notch, but an overall tech plan of the type mentioned in The Anxious Generation must be planned from the top down or teachers' hands
I'm greatly concerned that Franklin has fallen in with other surrounding communities when it comes to their love of money over residents. If leaders aren't careful, Franklin will lose its small city charm (as it already is), and this wonderful town will no longer be the sought after place it once was. People moved here for the small town feel, and now we are rapidly growing into something fewer and fewer people want to be part of.
Increase in crime! The vehicle break ins all over Franklin at hotels and apartments (and in a lot of neighborhoods) is ridiculous. Also, stop building apartments. The infrastructure cannot handle all these additional people living in Cool Springs!!!
Increase in property crime, neighborhood car break-ins
Increase walkable connections
Infrastructure planning for growth
Instead of "maintaining the small town feel" and continuing to allow outsiders come in and run long term locals off. Focus more on trying to help and make things easier and more accessible for people that want to stay here.
It's feeling less and less safe to be out and about jogging or walking around, cars drive to fast, there are not good pedestrians crossings and much of the green space is being torn down. Franklin is loosing its charm.

Question 16: Aside from transportation (traffic) related issues, what is the most important challenge or problem facing Franklin today?

Open Participation Verbatims

Keeping a balance on political issues so community remains united. Quality of life is adversely affected whhen city is politically divided. Franklin has managed to navigate this well, thanks to exceptional leadership.
Keeping a small town image while trying to expand the Central downtown Franklin area.
Keeping the high quality of life that we have now with budgetary challenges.
Keeping the separation of church and state in government. STOP BANNING BOOKS. Align elections so we aren't off year randomly voting for things and no one shows up to vote.
lack of affordable housing and education in fssd
Lack of affordable housing and no longer has a small town feel. I built and sold a home in downtown Franklin in 2018 for $650,000. Someone came in from California, purchased it, and immediately sold it for 1.2 million. Since then it has sold for 2 million. This is ridiculous. I would love to leave Franklin, but have been here most of my life, as well as my entire family. This is no longer our Franklin. In my job, I encounter people every day that have moved here from California, Chicago, and other areas. They always comment they moved here because of the small town feel. Well, it
Lack of affordable housing is killing the town's ability to attract and keep younger residents
Lack of affordable housing that can fit more than 2-3 people and still have a yard.
Lack of consistent side walks, options for recreation for working adults
Lack of discipline in public education. The city needs and ALC for elementary students who are behavior problems!
Lack of diversity
Lack of diversity caused by lack of affordable housing and the MAGA-fication of Williamson county.
Lack of diversity in population / elected officials (aldermen)
Lack of funding for non profit organizations
Lack of housing that is affordable for working adults and families.
Lack of on street parking
Lack of side walks. Especially off of Columbia ave and downs. There have have been several accidents with pedestrians on Columbia in the last few years.
Lack of sidewalks to all resident to walk to shopping, entertainment, dining, recreation if you live in a subdivision that isn't Berry Farms, Westhaven, or similar.
Lack of traffic planning and developers not doing what they say, example Mack Hatcher
Lack of welcoming and respecting diversity
Lack of workforce/affordable housing options
Lacking new/clean playgrounds, activities for kids, museums. Franklin would also thrive with a riverwalk with outdoor patios, walking path, playground. Look into Naperville, IL- franklin would do great modeling after that city.
More big name stores downtown. Stay open later. Franklin is stuck in the past and needs to move forward. And what is being built is on top of each other with no parking or the infrastructure to support it. City planning is horrible.
Seems like you just take small parcels of land and fit as many buildings as you can. Look at Longpoint. Great idea-
Land use- so much of our beautiful countryside has been destroyed for subdivisions. Even my children have noticed that "we can't just have land". Sad.
Land use, housing, manufacturing, commercial, over building.
Large developers continuing to buy up large tracks of land to build developments. The open spaces and green spaces are disappearing and the area is way too over crowded.
Leaders are too focused on allowing growth with no infrastructure

Question 16: Aside from transportation (traffic) related issues, what is the most important challenge or problem facing Franklin today?

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LGBTQ parades & change in the overall culture over the past 5 years, affordability of living here, green space & farmlands being overdeveloped
Liberals in government with their ideological subversion
Logical control over the growth of the community. The good news is Franklin has earned a great reputation. The bad news is Franklin has earned a great reputation. As Tennessee native we came back to the area 13 years ago. Expansion is inevitable and generally a good thing. However, it appears to me the significant influx of new residents has significantly outpaced the infrastructure to support it. Look at the traffic on Split Log or Crockett as examples. You can ask to put transportation aside..... but it is the issue, and it seems to become more challenging every year.
Losing identity
Losing safety, peace and family core for the sake of woke agendas
Losing the local feel of community. Tourism has become too important. I hate losing green space and our skyline. Every space is filled with a new building or parking garage. It's just gross.
Loss of "mom and pop" shops and restaurants. It would be great for the city to promote locally-owned commercial use and resident-artisans at the street festivals (not just booths that are extended storefronts).
Loss of character / Events are now too crowded to enjoy attending.
Loss of farms, open space. Way too much building of houses with too small of lots and commercialization.
Loss of green space, too much new building when places sit empty.
Loss of open land; uncontrolled development
MAGA
Maintain Franklin's Charm Despite Huge Growth
Maintaining a sense of community when so many transplants appear to be uninterested in truly becoming a part of the community.
Maintaining its current reputation as a top place to live in America. Keeping our community safe and family friendly.
Maintaining our natural beauty- Protecting hills, historic places, and farms. Requiring new neighborhoods to have larger lot sizes and green spaces in order to preserve beauty.
Maintaining the character of the location while accommodating growth. New development should continue in the direction of Cool Springs.
Making sure all are welcomed
Making sure Franklin keeps its character by maintaining extremely high standards for any new housing developments. Also, new housing developments absolutely have to have middle class housing. It feels like all new developments cater only to $1m+ large houses on tiny plots. It's also very important to keep growth in the cool springs direction and green space west and southwest of Franklin open. I do have concerns with large developments on Columbia which is a road that can only be widened so far and can bottleneck easily.
Making sure infrastructure in utilities is ready for growth
Managed Growth
Managing growth
Managing growth
managing growth
Managing growth
Managing growth and affordable housing.

Question 16: Aside from transportation (traffic) related issues, what is the most important challenge or problem facing Franklin today?

Open Participation Verbatims

Managing growth and the stress on infrastructure, particularly roads
Managing growth and traffic
Managing growth of our city while maintaining our country feel
Managing growth well and preventing overcrowding
Managing growth!
Managing growth. Franklin is becoming a very popular place to live (for sound reasons!). We need to keep the balance going between sensible growth and destroying the very aspects of Franklin that people find most appealing.
Managing housing growth.
Managing rapid growth and development. Continuing to be good stewards of this wonderful city.
Managing the rate of growth
massive over developement
Mismanaged growth; too many neighborhoods popping up, too expensive
More green space, keeping houses out of flood prone areas ,building homes with with yards
More Third inclusive spaces that are affordable and relational
My biggest concern is that the public schools are struggling to retain and attract top talent. For decades, Franklin's schools have been elite and have attracted great families, but the quality appears to be moving in the wrong direction. The other big concern is the population density, which is increasing with multi-family dwellings and dense neighborhoods taking away some of the beautiful land--eg, Cool Springs & Mack Hatcher, Mack Hatcher & Franklin Rd, and new development popping up on Cotton Lane.
Na
Need more affordable housing
Need to find a way to integrate affordable, quality housing. Need a larger sports team/venue (Nashville Stars baseball?) to bring taxes in not on the backs of residents but those spending money in our area from our of the city
Neighborhood streets are not wide enough when cars park on them. Poor neighborhood planning.
Neighborhoods in wooded/rural areas of Franklin don't have as good of infrastructure as suburban areas and are usually last to see needed repair/improvement/upgrades.
Neighborhoods with no yards.
New neighborhoods being allowed to cram in so many huge houses on such little land. Also, we don't need more apartments.
No bike lanes and lack of trials.
No diversity, just grumpy old white people. Between that and the confederate statue in town square, I'm embarrassed to tell people I live here. Smaller issues: lack of sidewalks (can't walk to work even though it would make sense for me to); no adult activities or bars/clubs unless you go into Nashville, really nothing to do if you don't have or want kids. Worried the city is not set up to grow if these changes aren't made because the younger people
No new or expanded roads but keep adding housing
No other place to put this comment. I have been looking into bringing a small conference (<300) to Franklin, but I can't make it work because conference attendees look for walkable restaurant choices (that are not chain restaurants) and the downtown Franklin area's only hotel isn't even close to being affordable for something like this. Please bring a nice but affordable hotel with event space to downtown Franklin. It's such a perfect area to bring small conferences in and attract more tourism to the area.

Question 16: Aside from transportation (traffic) related issues, what is the most important challenge or problem facing Franklin today?

Open Participation Verbatims

Noise. Downtown living very noisy. Speeding vehicles, loud mufflers. No effort being made to minimize this.Trees disappearing. When lots redeveloped, entire lot covered by house. No open space or trees left. Character of town completely changed by this approach.When parks developed, trees and grass should be priority, not acres of hard scape. We have hard scape downtown. Parks should be an escape from this. Parks baking in summer sun are not really useable.Light pollution. Hillsboro Road and Franklin Road, as they approach downtown, look like airport runways. Maybe in the future, fewer lamp posts with light directed toward the ground would help?Summary, more of what Franklin once had; trees, shade, quiet; and less embellishment (which is costing us taxpayers).
None
Non-stop growth, destruction of viewsheds, lack of leadership in protecting zoning.
Not enough diversity
Not enough infrastructure to support the fast growing population. Signal need to design better.
Not enough moderate housing costs
Not enough police presence
Not enough schools. The hill view project needs to be pushed back until the infrastructure is in place. Columbia avenue is a terrible. Downs to Mack Hatcher took longer than my doctors appointment.
Open carry weapons. Violence isn't welcome in our community
Opposing TN views and supporting DEI and Health/Safety programs to support all residents
Our "leaders" are spending money right and left. Our debt continues to rise. Not many residents are aware of this but I am.I used to share my opinions via email to elected officials and either never heard back, board of education rep was disrespectful but more likely it doesn't make any difference what I say "they" are going to do what they want to do. This jail expense is preposterous!!!!!And there it is further down this page. There is only 1 gender to say otherwise
Our schools are the source of our prosperity and I worry that the unwarranted intrusion of politics will kill the golden
Out of control growth and favoritism towards construction companies.
Out of control growth!
Out of control growth, horrible traffic
Over building
Over- building , therefore adding too many more vehicles to an already stressed Franklin.
over crowded.
Over development
over development and population density projects
Over development not caring about the land, animals and environment. Stop building neighborhoods. Over crowed traffic caused by over development not keeping up with the roads. Potholes damaging cars. Traffic lights not Synced on Murfreesboro Road/96. I feel like developers are lining people's pockets in office so that they can destroy lands trees. Looking like a cookie cutter city. Lost its charm and tranquility by all the development Stop developing.
Over development of remaining green space, especially the over building of dense, multi-story apartment complexes. Very opposed to the dense, multi-story residential development planned near the Factory which will degrade the historic downtown Franklin area.
Over growth. Our roads and schools are getting over crowded. We need to stop the growth!!
Over growth. Ruin of farms, loss of our natural beauty and calm in town. All you see are roofs of houses and traffic. The beauty is gone

Question 16: Aside from transportation (traffic) related issues, what is the most important challenge or problem facing Franklin today?

Open Participation Verbatims

Over population. We are losing what made Franklin Franklin by destroying the beauty of Franklin to try and keep up with the mass migration of Californians and Northerners. They move here but don't assimilate to the culture that made Franklin Franklin. I've lived here my entire life and feel like it is changing for the worst every day.
Over reaching government control.
Overall, uninhibited growth. It's like the city officials cannot say no to anything so we just keep getting more condos, more apartments, more housing developments and the infrastructure is not in place (which you obviously know) to handle any growth, because it is not adequate to handle what we currently have - yet we still build, build, build. Poor planning, limited foresight and I've listened to enough meeting to feel as though residents' input absolutely does not
Overbuilding
Overbuilding. No infrastructure. Developers are dishonest,
Overcrowded, too expensive, no longer feels friendly, poor service, horrible traffic
Overcrowding
Overcrowding - Too much development too quickly. Preservation of our NATURAL greenspaces, rivers, creeks, and historical landmarks are being swallowed up by the push for hyper-growth. What makes Franklin so unique and beautiful is being destroyed by concrete building - surrounded by a few cement fountains. The City CAN SAY "NO" to unchecked growth - but unfortunately they believe in a "pro-growth at all cost" mindset. We are becoming another "me too" urban city. I would not recommend Franklin as a place top live. It is all very expensive (housing, food, gas, entertainment, restaurants) and what is the unique experience of living here?
Overcrowding and overdrvepoment has decreased quality of life. Because of so many people the wait for a doctors appointment can be a year or more. Is there a volunteer center in Franklin to coordinate opportunities.
Overcrowding. Overgrowth. Pricing generational families out of the market. Gavoring developers over the good of the area. That goes for ALL of Williamson County.
Over-crowding. The festivals, parades, etc my family once attended, even five years ago, are impossible to participate in due to the amount of people and lack of parking and infrastructure needed for the events.
Overdevelopment
Overdevelopment
Overdevelopment and growth
Over-development of high cost residential zones, new homes pricing out many who would want to move here.
Overgrown and the lack of respect for natives of Franklin.
overgrowth
Overgrowth and too much new housing construction - preserve more green space
Overgrowth/school quality
Overpopulation
Overpopulation and too much residential building
PARKING, PARKING, PARKING
Parks are abysmal and the ones we do have are small and lack anything useful for families (except Pinkerton).
People who don't understand how important continued growth and economic development is to the community.
Planning
Planning and infrastructure
Planning for all the people moving here.

Question 16: Aside from transportation (traffic) related issues, what is the most important challenge or problem facing Franklin today?

Open Participation Verbatims

Political climate and the government being taken over by far-right representatives that do not have the best interest of the city/its residents in mind.
Political division
Poor road conditions
Poor school board at the county level
Poor sidewalk connectivity. Too much land use dedicated to parking and long waits for pedestrians at traffic lights.
Poorly managed growth service focused to higher income areas. It
population
Population control
population growth
Population growth
Preservation of our farmland and open spaces. Developing all the open land especially with dense housing is not what is best for the citizens of Franklin. We need to stop altering the city master plan.
Preserving open space and a rural feel. Also the ability to bike through Franklin.
Preserving the natural environment and unchecked growth.
Prices for apartments are far too expensive and native locals can't afford to live here without multiple roommates.
Properly managing growth and preserving open/natural space
Protection from land grab of beautiful farms and development of high density low income housing. This drags value down of all homes and takes away from the overall beautiful look of Franklin that draws people here.
Providing for more affordable housing
Public playgrounds could use an update
Public service employees; i.e., nurses, teachers, police, fireman who serve Franklin begin able to afford to live in
Public transit. Rail option to Nashville is needed!
Putting affordable housing in Franklin.
Racism, Franklin is perceived as a White only city
Rapid development and rapidly growing tourism.
rapid growing continue to affect the quality of the services you provide. The accessibility and affordability of recreational activities have become way too expensive and people in low income communities do not have the same opportunities to enroll themselves or their children. The accessibility to these activities have become very hard to
Rapid growth and a terrible infrastructure. Cost of living.
Rapid growth no preservation of green
Rate of residential growth is changing the culture of Franklin. When my youngest graduates High School, my wife are leaving Franklin due to the growth.
Real estate availability and price
Recreation for families, specifically smaller kids
rent increases and making it more walkable
Residential and business growth without restriction or plan

Question 16: Aside from transportation (traffic) related issues, what is the most important challenge or problem facing Franklin today?

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Retaining Quality of Life during all the growth; preserving rural landscape,; not tolerating crime; and very concerning is the infiltration of fringe groups (both on the far left and the far right) and also the people moving here that see one thing wrong or one thing they don't like and getting on a band wagon or crusade and blowing up all the bridges we have built and all the good work that has been done to make Franklin special. Respectful dialogue and working together is starting to deteriorate and we must work to not tolerate this discord and work together to restore civil discourse, understanding and care for our fellow neighbors.
ridiculous growth
road improvement/widening construction prior to it becoming a problem
Road safety for pedestrians walking along 96
Safeguarding our children's innocence in regards to LGBTQ parades.
School zoning/overcrowding at high schools
Servuces
Sewer costs are ridiculous!
Shrinking black community and lack of diversity in the city
Sidewalk gaps for years in certain locations.
Sidewalks! Please add walking sidewalks across Mack Hatcher connecting Sullivan Farms and Polk Place and from Sullivan Farms to Mack Hatcher and to Columbia, headed into downtown. This would allow walkers to be active and explore the city!! Walk to coffee shops and restaurants and library! Enjoy our city
Slow down residential and commercial development
Smart development that can solve it's own problems rather than adding to current issues.
So crowded so much yraffic
Sprawl growth and lack of urban green space planning
State representatives (Blackburn, Ogles, Black) do nor represent the population. They are simply puppets and don't care what happens to us.
Still traffic. Overcrowding of residential areas. Neighborhoods without sidewalks.
STOP BUILDING APARTMENT BUILDINGS. There are too many people here! You're ruining this great city, and at this point, I can't wait to get out of here. You've ruined it with too much growth too fast. Franklin sucks now. Leaving my house is stressful.
Stop intruding on non city residents. Let those living in the UGB be removed and come solely under the governance of the County. Respect the residents and not wealthy donors. Control growth and stop expanding the city into the surrounding countryside. The lack of respect for residents by the local government is palpable. Only the wishes of developers and builders are actually listened to while BOMA pretends to listen to the residents. The infrastructure cannot support the currently approved development much less the development being currently considered. Until the waste water system, the water system and the roads are able to properly support the existing requirements further development should not even be considered. Our schools are bursting at the seems as the quality of education continues to decrease, despite the phony information provided by the school administrators. Of course I realize that the time I have spent on this survey is a waste and time I can never get back.
STOP OVER BUILDING AND RUNING THE BEAUTIFUL FARM LANDS. WE DO NOT NEED ANY MORE APARTMENT BUILDINGS! STOP OVER DEVELOPING!
Stop the high density building. Traffic is the biggest problem as a result of high density building.

Question 16: Aside from transportation (traffic) related issues, what is the most important challenge or problem facing Franklin today?

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suburban sprawl, too many high-income housing, not enough low-income housing, and houses are millions and sitting in tiny lots, if people want large homes, they should come with larger lots, it is silly looking.
Support of local small businesses. Big businesses seem to be able to "pay a fee" & get whatever they want from the city. This ends up hurting small businesses. Can't even start in on the ridiculous commercial rent prices in Franklin!
Taking away the small town feel, erasing the history of franklin
The amount of growth that has happened in the last few years, everything has gotten so crowded it's not enjoyable. I no longer go downtown or to the factory in the weekends because it is so over crowded. There is also a big political divide and if you do not agree you are treated differently. Also everything here is geared towards children or 50+ completely excluding the growing group of 20-40 year olds that live here. It is almost impossible to connect with anyone in that age group unless you have children or are involved in church.
The banning of books in libraries, defunding of public schools, overall decline in education, increase presence of white supremacists, increase aggression towards those of different political opinions, and racism.
The biggest challenge for Franklin residents is the Franklin and Williamson Co government officials who think they know better than the residents. We do not want or need light rail, "affordable" housing, or other urban projects in our small town. We like the small town community and the city govt wants to turn Franklin into Nashville-South. Just
The BOMA's approval of growth-related issues in Franklin. They continue to approve things without thinking about the infrastructure, parking or green spaces in Franklin.
The boundary laying of local high schools is quite frankly shameful. I dread my kids going to Centennial and will likely move before that time. The kids in apartment buildings and mobile home parks deserve to go to school. Franklin deserves to send them to the school closest to them. Instead, you've sanctioned crazy boundaries, bussing them across town to sacrifice Centennial at the expense of other high schools. It's shameful. And I hate it. Almost as much as I hate the awful public transportation or walkability.
The city annexing the county for apartments and dense residential development. It needs to stop. Franklin is no longer Franklin.
The city is growing too fast. It's doesn't feel like Franklin anymore. The cost of housing is astronomical. I am born and raised Franklinite, but I can only barely afford to live in Franklin, and that is because I split the costs.
The complete dilution of our culture thanks to the hundreds of thousands of transplants who have brought their bad habits here. Visit Franklin needs to dial it back, and the City of Franklin needs to say "no" to developers every once in a while. Ditch Envision Franklin and overhaul the Interstate Commerce zoning designation to scale it back.
The construction near Main Street is ridiculous
The cost of living has skyrocketed and as a single mom who moved here before the boom, I'm not sure if I can afford to live here anymore. This city only caters to dual income upper class families and it shows. I can't even begin to tell you how many hard working dual income and single income earning middle class families simply can't afford to stay. It's not the Franklin I moved here for, any more.
The cost of living is obscenely high. My husband and I are architects and even we can't buy a home here. It's really
The cost of living is too high.
The destruction of our natural, tree-filled land in favor of uncontrolled growth with obscenely ugly, high-rise apartment complexes. It's beginning to look like China. STOP IT!!
The experience of marginalization of minority groups (also women, LGBTQ people, non-white inhabitants)

Question 16: Aside from transportation (traffic) related issues, what is the most important challenge or problem facing Franklin today?

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The fact that the water dept refuses to allow residents to add an additional water meter at or near cost rather than charging sewer fees for irrigation system usage, is nothing more than taking advantage of its reaidents. It isn't right and they know it, yet they refuse to change it.
The focus appears to be on multi-family development; which, in my opinion, is not good for a city. Too much
The high housing prices
The increase of what seems to be people's inability to accept diversity, but rather wants to drive out anyone who does not look like them, agree with them, have the same religion, etc.
The infrastructure cannot keep up with the growth and development.. There are crater sized pot holes all over the city, the water coming into our home is somedays crystal blue and other days murky yellow, I have made multiple requests for officers to control speeding through our neighborhood with no follow through on their part. These are not growing pains, but rather signs that the city needs to pause and really reassess the path forward. The boom in development is harming the natural beauty and southern rhythms that made this city so special. A number of the people who moved here 6-10 years ago were looking for a break from the big city and the hustle, the traffic and the crime. Franklin is placing themselves on a path to have big city issues. without the infrastructure to support it. Development should serve the people who already live here as much as those you are hoping to draw in and in Franklin's case I believe it should be slowed down or you risk losing something that can never be regained.
The irresponsible growth before infrastructure is in place to support the growth. Bowing to what developers want and dismiss resident's concerns.
The loss of green space and farms. The majority of the new neighborhoods have tons of houses on very little land and it is destroying the feel of Franklin. We do not need every new neighborhood to be designed like Westhaven and Berry Farms. The congestion is adding up and it takes away from the charm of our city and is making it a place I do not
The Loss of the natural landscape that made Franklin desirable to begin with, and the loss of the personality of a small town. Franklin gov is "selling" small town but delivering large town amenities and feel. Too many apartments bringing mass people in, without preparing for mass people.
The middle 8 and how horrible it would be for our community and traffic.
The most important challenge affecting Franklin in my opinion is the wealth and attention that is coming into the area which leads to greenspaces being destroyed to make way for suburbs and an increasing amount of a 'Real Housewives of Beverly Hills' lifestyle.
The national political divide..
The number of people blindly supporting our current federal administration
The overgrowth and lack of infrastructure. Franklin is behind in building roads before allowing growth
The population is becoming too dense and therefore Franklin is becoming an undesirable place to live, but great place to enjoy for residents of Williamson County. My wife and I would love to live in Franklin but all new developments in our price range tend to be on less than a quarter acre and we require at least a third of an acre in our next home. I am not sure why you guys are trying to squeeze so many people into one place
The prevalent Christian Nationalism in our community is scary and is what causes me to fear violence and crime. It is also embarrassing to others who view Franklin from the outside. I think it is something that would cause me to move or not move here.

Question 16: Aside from transportation (traffic) related issues, what is the most important challenge or problem facing Franklin today?

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The problem of too much growth! My family and I live in a rural part of the county, and we are so tired of all of the growth that's happening. I understand that change happens and is sometimes a necessary thing, but I don't understand why every available piece of land has to be turned into a new subdivision or something like that. I would say most of us who live in the rural parts have been there for decades and are still living there for a reason and we don't want to have to deal with the increase of traffic and housing in what should be a quiet, peaceful place.
The quarry on downs blvd is running the street and the air we breathe.
The REAL City of Franklin is fading away to a "Little Hollywood". The city government is more concerned with tourist than they are with the actual citizens that have grown up here, live here, had children here, pay local taxes, and created Franklin. The beautiful city of Franklin, Tennessee is dead and has been replaced with a High Traffic, Thousands of Apartments, Tourist Central, and a "DRIVE THROUGH CITY". There have been numerous days when it has taken me 45 minutes to an hour to drive from the south end of Franklin to the Brentwood side. My solution: charge a toll to enter Hwy 31 just north of Thompson Station and just south of Brentwood. Locals will pay it to have our roads back and it will do away with all the individuals using Franklin roads that don't live here, don't contribute to our city, and generally just destroy the roads due to the volume of traffic. What is NOT the solution: asking local businesses to MOVE because we need wider roads to accommodate people that don't live here! People that are using Franklin as a "pass through town". If we charge a TOLL, the roads could be improved AND it would remove all
The reckless development of the area.
The rise in authoritarian government officials and lack of respect for lower class and immigrant populations. This city, county, and state is being run by far-right politicians who increasing only make decisions based on the upper class and fear-mongering. There is no way we can say the city of Franklin is developing or encouraging diversity given the rhetoric from the citizens and people they vote for. If you are not Christian or white, you feeling less and less part of the Franklin community. Beside the fact they are trying to dissolve the public education that makes Franklin a desirable place to live. Claim all you want this is a great place to live but the elected officials of this city and county
The rise of white nationalism in Franklin. Williamson County has done an extremely poor job at countering the racists and crazies that have moved here/feel welcomed here. A prime example was BOMA's failure to get rid of Gabrielle Hanson. It took local news and constituents to sound the alarm about Ms Hanson and had that not happened. I am fairly certain she would be the Mayor; not Ken Moore.Another issue is that we don't arrest and criminally charge these crazies. Nearly three years ago at the Juneteenth festival in downtown Franklin. That white supremacist group showed up wearing their white ski masks. We all know they were paying homage to the Klan with that choice. Instead of being arrested they were escorted away. They were shouting racist slurs and causing a public disturbance as well as threatening attendees. They were there to intimidate. That was a failure on the City of Franklin in dealing with these nutcases. The third issue is Westhaven. This issue would be better served for the Election Commission but the Westhaven poll center needs to be moved and shut down from that neighborhood. Every election we get crazies from that neighborhood who intimidate and threaten some of the campaign volunteers that are there. It is a failure on the City with dealing with that.I grew up in Franklin, was raised here. It has been my home. But Franklin's relationship with white supremacists is a major turn off for me wanting to spend my life here any longer. I look forward to moving so I can put my time in Franklin behind me. After Gabrielle Hanson doxxed me on Election Day a couple years ago while I was serving as a Poll Watcher for Organize Tennessee, I am still dealing with continued harassment when I'm out in public whether in downtown or at my local Publix. It's shame that I feel that I'm being run out of the town that raised me because its leaders continue to do nothing about the radicals in their own political party are allowed to run

Question 16: Aside from transportation (traffic) related issues, what is the most important challenge or problem facing Franklin today?

Open Participation Verbatims

The school board is trending to the right and losing focus of what their role should be.
The school board! They are single handily destroying Franklin's schools! The main reason 80-90% of people move here is because of the schools. You like those 1# spots we hold, well good luck keeping any of those with the way they are acting. They are an embarrassment, they've put us in public eye more than once shaming this amazing city andSchools.Also, the speeding/drag racing. Bev got those tiny "bumps" installed that were useless and did nothing but annoy everyone with the noise.
The seemingly unrestricted growth the city is allowing to happen. Including, but not limited to the new "Margin District" and new hotel at the Factory.
The takeover of extreme right-wing Christian Nationalists - it embarrassed the community in the last mayoral election and continues to do so under the current federal administration
The unplanned growth that your Mayor, Commissioners and BOMA keep wanting and forcing onto the people that don't want that. This used to be a great town but it has drastically dropped in the hometown feel. You kept asking about resident's engagement and community efforts but that's what you had with a smaller Franklin not with what you have now or continue to force onto the public.
The way minorities are being treated and targeted.
there are no affordable housing in the communities. there are vacant houses in the west main area that should be zoned residential that are now commercial. there are too many oversized houses in the natchez, granberry, west main area.there is property that housed mobile homes that has been removed to allow for unaffordable homes. it should be used for updated mobile homes, manufactured homes. People cannot afford to work and live here. there is a lack of food stores . you have to travel by car or bus to get to the grocery store. not one in walking distance.
There is a serious lack of amenities in the southern part of the city. Carothers parkway is taking too long to complete and lacks a bike lane and sidewalks, which would be nice.
There is far too much growth being approved before infrastructure is put in place. It is crippling the residents. Make these large corporations we shouldn't be allowing in the small town feel put in the infastructure BEFORE approving these projects. Also, keep the rent down in downtown to support mom and pop shops and not these big companies it ruins the allure of the city.
There needs to be an emphasis on organized renovation/remodeling/preservation vs taking our green spaces for new construction.

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There's a MAJOR lack of parks and recreational spaces for residents on east side of i65 in Franklin. Pinkerton is technically our closest park, but it's quite a trek—and frankly, it feels like it's over 100 years old. Meanwhile, the parks in Brentwood are beautifully maintained, new and much more accessible. We also have no biking or walking paths. Carothers Parkway is full sun, extremely loud, and unpleasant to walk along. You can't even carry on a conversation because of the traffic noise. Are there muffler laws in Franklin? There is definitely some drag racing that goes on at night on Carothers. It's loud and it's gone on for years. I feel like trees might help. While we're at it, could we bury those power lines? The traffic situation near Thales Academy is another major concern. That area was not designed for a school, and the drop-off/pick-up congestion creates daily headaches for residents. It doesn't seem like anyone has addressed the impact on the surrounding neighborhoods. The DMV is insanely busy right there by Thales and I'm shocked the city has allowed this to on unchecked. While we're talking about Carothers, it would be wonderful to see some investment in green space and walking paths near Lockwood Glen, Waters Edge, Ladd Park, Saint Marlo, and or Creekside Elementary. Where are families supposed to safely walk, bike, scooter, or roller skate on the east side of Franklin? Yes, I realize that a park is going in but it's been under construction for years. We need some walking paths now. We love our community, but we'd really appreciate thoughtful improvements that support
To much development too fast. This is a problem that started over 20yrs ago and not much has been done to address and improve the situation
To much growth. Destroy history.
Too any people moving in.
Too expensive , too many new builds , too many apts
Too many apartment building popping up that are too expensive. Would love to be able to retire in Franklin but there are no affordable housing options. We will have to leave the area.
too many apartment communities. And the in town commercial properties are too large or too square/close to the
Too many apartment units being built - need more owner occupied residences
Too many apartments
Too many apartments and other growth
Too many apartments being built. 30-years from now this will be remembered as a time the BOMA allowed a transition in this once beautiful and quant little city to turn itself into a very "mid" town. Very disappointed in the city officials to not better protect the city from this scourge.
Too many Apartments,Too many new Houses and no new infrastructure being built
Too many apartments. Loss of natural feel.
Too many Californians and newcomers killing the small town traditional values and vibe! Local can't afford to live here anymore! Growing too fast and only concerned with money and not preserving the way of life!!!
Too many Hines. Leave land open with large yards
Too many home being build
Too many new developments, both commercial and residential. Stop approving every request for new development. What made Franklin special is eroding. We're so overcrowded now that the community is suffering, yet you approve a new development every single time.
Too many new neighborhoods.. stretching infrastructure, less safe and taking our beautiful farm land!!

Question 16: Aside from transportation (traffic) related issues, what is the most important challenge or problem facing Franklin today?

Open Participation Verbatims

Too many people are moving to this area. It is no longer a great place to live because of all the transplants. They have ruined this charming and quaint town. Stop advertising this as a great place to live. You are attracting rude, obnoxious, arrogant and disrespectful people. I am a native, my family has been in this town since 1911 and there are too many people here but I refuse to let them run me out. The city and county sold your souls to the devil by allowing these developers to put houses on 1/4 acre lots. We need more neighborhoods like Green Valley and too many people moving here and losing the small town feel :)
Too many people moving in and therefore destroying the "hallmark card-like" image that Franklin had.
Too many people moving into the area
Too many people who think their opinions are the only ones that are right. I've lived here for over 40 years and it's just gone downhill with the amount of growth we've had in the amount of crazy people, especially in politics who have joined our community. I really appreciate the mayor and the board of alderman for Franklin.
Too many people, traffic. Just say no.
Too many people. Stop developing farmland and adding tract home developments-even the $5M tract homes. It's ugly and it's growing too fast and the city is losing its "hallmark town" appeal quickly. It's turning into Southern California in a hurry because of the number of new homes being built and the city's just seeing revenue from the growth and forgetting what made Franklin Franklin in the first place. Do not add public transportation and bike lane availability unless you want more and more people. Study states that have seen massive decline due to rapid growth before making decisions. If Franklin continues this development pace, there will be no native residents left in a few
Too many regulations/permits for new or exciting business's. Who can afford to start a small business here! Uh!
Too many residential buildings being built(houses, condos, apartments), need more sidewalks and bike lanes
Too much building not enough thought to future traffic issues.
Too much building not regarding our natural resources, green spaces, or open spaces.
too much building. too over-priced to live here for employees. road configuration is archaic and catastrophic
Too much development and population growth
Too much growth
Too much growth
Too much growth & development causing lack of small town charm & therefore more traffic, congestion, crowded areas, infrastructure issues...a snowball effect of issues.
Too much growth and the impact on everything
Too much growth at one time
Too much growth for the current infrastructure
Too much growth in short period of time, leading to expensive housing.
Too much growth of overpriced homes. Not a lot of things to do unless you head into Nashville.
Too much growth taking away from the special essence of Franklin
Too much growth too quickly. It's eliminating our green spaces and creating havoc and congestion on our roads. Would like more green spaces left alone and to focus on incentives to use empty commercial space.
Too much growth with housing and neighborhoods.
Too much growth without being fiscally sound
Too much growth!!! STOP it until you can catch up on the mess you have made.
Too much growth!!! Stop with all the apartments and condos already

Question 16: Aside from transportation (traffic) related issues, what is the most important challenge or problem facing Franklin today?

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Too much growth, too fast, loss of the character of main street (less family friendly)
Too much growth, too many people, and too much traffic has caused quality of life to decline in Franklin. Too many projects to develop both commercial and residential properties have been approved by our officials and it has not had a positive impact for those of us who moved to Franklin for the charm and small town feel.
Too much growth, too much development and not enough affordable housing.
Too much growth. Born and raised here and it's horrendous! Traffic, apartments everywhere. It's ugly now. It's like Franklin wants no green space left
Too much growth. Changing the reason people like it here. Mayor only cares about adding people to our city but he's ruining it.
Too much growth. End building for five years. Too crowded
too much growth-what is the tipping point? traffic, noise, not enjoyable walking downtown Franklin
too much housing and commercial building, taking away the natural landscape.
Too much land being over developed
Too much rapid growth that impacts the quality of life in Franklin. If things don't slow down, Franklin/Wiliiamson County will become like LA and its surrounding communities. Wondering the motives behind the decisions being made for such rapid growth.
Too much rapid growth.
Too much residential and commercial development too fast
Too much residential growth, too much green space being taken away from natural environments.
Too much residential growth. Ridiculous traffic. It's very upsetting to many
Too quick of residential and commercial growth without the infrastructure to support it
Traffic
Traffic
Traffic
Traffic is a result of the tremendous growth in a relatively short period of time, in Franklin & Williamson County. It appears more attention is paid to Build Build Build (revenue) than through plans for growth!
TRAFFIC IS AWFUL, This city can not sustain the rapid growth that is happening here. too little too late, makes me want to not retire here
Traffic on I-65 to Spring Hill, Traffic at South Royal Oaks and Mac Matcher, Traffic on Columbia Ave, underground, utilities, better and more sidewalks, more street escaping, tree, shrub, flower, plantings, litter pick up, Oak Meadow. Post office is so trashy and they do not keep up the exterior or their lawn maintenance. It's always covered with sticks and overgrown, grass and trash.
Traffic signals won't sync up causing extreme delays, cost of living
Traffic. If half the effort of encouraging tourism here was applied to traffic improvement, this would be a fantastic town to live in. It takes way too long to travel from one side of town to the other and there are very limited bus and Transplants moving here and loudly voicing liberal views - We have a Tesla and have been antagonized multiple times while simply running errands. Even called Nazis - which is especially hurtful as my husband's grandparents were literally held in concentration camps during WW2.

Question 16: Aside from transportation (traffic) related issues, what is the most important challenge or problem facing Franklin today?

Open Participation Verbatims

Trust in leadership and transparency. No One trust them. This survey is a prime example of something not needed and is a waste of time. We don't have subways and half the questions do not apply. As for the tax questions. It is clear this survey is outdated as an alderman has publicly stated get over it and just except it. This tax increase is just plan wrong. Has the government gotten this out of control.? Instead of giving new business millions in tax breaks this money should be used by the city to avoid tax increases to the locals. Someone needs to pull the strings to find out why money was spent on a rigged self serving survey. People try to complain and the city attorneys will not let them. City employees constantly berate citizens calling them stupid and requiring cognitive tests for a citizens who trys to
Turning Franklin into California
Two may new apartment complexes being developed.
Unbridled development. Developers and Unelected officials making the decisions that will dictate the direction of Franklin. Current rules and regulations are ignored.
Unbridled growth
Unchecked growth
Unchecked growth. The BOMA has yet to meet a developer they do not like.
Uncontrolled growth
Uncontrolled growth
Uncontrolled growth and lack of tax money to support the growth. What happens to all of he money from
Uncontrolled growth and too much density with not enough green space
Uncontrolled growth has destroyed the city
Uncontrolled growth! Infrastructure does not support the neighborhoods being approved. We need green space not more homes
Uncontrolled growth, overcrowding, over-building. Destroying the character and what everyone fell in love with about Franklin.
Uncontrolled growth.
Uncontrolled growth. The feeling of what Franklin was(what made it so appealing to begin with) is quickly declining.
Uncontrolled growth. Thousands of new apartments and very high density housing units.
Uncontrolled housing development
Unfettered growth
Unfettered growth and the loss of generational farm land
Unfettered growth.
Unfriendly welcome to new residents from out of state, particularly CA. (And we're from TN)
Unleashed animals
Unmanaged growth
Unmanaged single family development.
unrestrained growth and the stress it places on utilities, fire, police
Unwelcome attitudes toward diverse thought
Unwillingness to try to understand the differences of fellow neighbors.
Urban growth
VERY complicated policies for permits, etc. very over reaching
Walkability from surrounding areas (e.g., down Lewisburg, connecting to the battlefield)

Question 16: Aside from transportation (traffic) related issues, what is the most important challenge or problem facing Franklin today?

Open Participation Verbatims

Walkability on Columbia, and along Mack Hatcher from Columbia to Murfreesboro's Road.
Walking and biking paths and trails!!!!!!!
Water
Water quality
Water quality
Water supply, solid waste disposal, compassion, open mindedness
Way too many apartment complexes being built! Please stop allowing so many apartment buildings in Franklin
Way too many new developments like housing, apartments and retail. Growth is not planned well, nor properly controlled. All are very poorly designed with horrible narrow streets and bad parking. Examples are the Chipotle area on Carothers, the Starbucks area on Carothers next to Lifetime Fitness, the Waldo's area on Liberty Pike, etc. Berry Farms retail areas are also horrendously designed.
We are losing our farms and green spaces to overdeveloped residential and commercial spaces. Ex: clovercroft used to be a gorgeous quiet drive and now it is overpopulated with homes that are thrown up and no picturesque drive. It's
We are unaffordable for people without six-figure incomes, and I think that is not only limiting but makes Franklin a very insular community. The city has failed to assertively pursue affordable housing projects and as a native, seeing this town become whiter and more elite (and I am white) troubles me.
We have entirely too much growth and no infrastructure to support her
We need affordable housing
We need more diverse members in our community and less church involvement in political issues.
We need more diverse shopping options.
We need to keep Franklin a beautiful and diverse area where everyone feels welcome.
Welcoming EVERYONE
Westhaven getting too big, it's losing its charm. Also, too many other neighborhoods popping up in every piece of land. It has to stop. The zoning of Franklin, Independence and Centennial. Centennial Has the worst reputation of all Wilco schools and it's not fair that the zoning is rigged for all the lower income living is zoned for the same school.
While not considered essential by some, a town of Franklin's size should have a dedicated ARTS Center. Clearly, Music is supported in the area, but fine ARTS is underrepresented or supported. The ART Crawl is not being supported adequately by the Arts Council, and this once a month event is not enough to say the community is supporting artists. The Enrichment Center is too strict for community use-expensive and complicated. The Fine Arts Center has a classroom space, but it is closed unless there is a play. Why? Why not utilitze this space on a regluar basis? Harlinsdale, with its many outbuildings ,would be an awesome place for an Arts Center--space for artists to meet, a classroom, art gallery! Utilizing the spaces that you have, makes sense--and adds to community and tourism- There are opportunities being missed.Nolansville has a thriving ARTs community, supportive and excited to showcase area artists-- this brings the community together. As new residents of this area, but native Southerners, we are so disappointed in this one area is hugely lacking in Franklin! Even taking one of the many downtown "crafty" weekends, and creating a true fine arts destination, would be a step in the right direction.
Wish there was much more importance placed on land and nature preservation, less/more controlled development with homes that are not built on tiny lots, etc. I'm concerned about safety (Pinkerton Park, etc) and drug use in parks, Would like to see more parks and access areas for kids and families to utilize.
Zoning and overpopulation