City of Franklin

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

Meeting Agenda

Work Session

Tuesday, August 12, 2025 | **4:30 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. Presentation Of The Williamson County CCTE STEM Emerging Careers Camp

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

2. Consideration Of Event Permit For Centennial High School Homecoming Parade In Cool Springs On September 19, 2025

   Sponsors: Milissa Reierson, Monique McCullough

3. Consideration Of Event Permit For Franklin High School Homecoming Parade In Downtown Franklin On September 19, 2025

   Sponsors: Milissa Reierson, Monique McCullough

4. Consideration Of Event Permit For Turkey Trot Sponsored By Graceworks Ministries In Cool Springs Area On November 27, 2025

   Sponsors: Milissa Reierson, Monique McCullough

5. Consideration Of Resolution 2025-48, A Resolution To Approve A Mural At 1175 Meridian Blvd
   FPAC 5/21/25, 5-0
   Sponsors: Monique McCullough

6. *Consideration Of Ordinance 2025-28, An Ordinance To Amend The Budget Of The City Of Franklin For Fiscal Year 2025-2026. Establishing A Public Hearing On August 26, 2025

   Sponsors: Eric Stuckey, Michael Walters Young

7. *Consideration Of Ordinance 2025-22, An Ordinance To Rezone 27.19 Acres Planned (PD 21.8/850,000/700) District To Planned (PD 33.1/245,460/300) District For The Property Located South Of McEwen Drive And West Of Carothers Parkway (Aureum PUD Subdivision). Establishing A Public Hearing For September 9, 2025
   FMPC 7/24/25, 8-0
   Sponsors: Emily Wright, Amy Diaz-Barriga, Chelsea Randolph

8. Consideration Of Resolution 2025-53, A Resolution Approving A Revised Development Plan For Aureum PUD Subdivision With 4 Modifications Of Development Standards (Roof Forms And Signs) For The Property Located South Of East McEwen Drive And West Of Carothers Parkway. Establishing A Public Hearing For September 9, 2025
   FMPC 7/24/25 8-0; MOS1: 8-0; MOS2: 6-2; MOS3: 6-2; MOS4: 8-0
   Sponsors: Emily Wright, Amy Diaz-Barriga, Chelsea Randolph

9. *Consideration Of Ordinance 2025-20, An Ordinance To Rezone 103.93 Acres From Planned (PD 12.23/480,000/450) District To (PD 15.34/1,655,000/350) District For The Property Located At The Southeast Corner Of East McEwen Drive And Carothers Parkway (Ovation PUD Subdivision). Establishing A Public Hearing For September 9, 2025
   FMPC 7/24/25, 8-0
   Sponsors: Emily Wright, Amy Diaz-Barriga, Chelsea Randolph

10. Consideration Of Resolution 2025-52, As Amended, A Resolution Approving A Revised Development Plan For Ovation PUD Subdivision With 8 Modifications Of Development Standards (Building Type, Retaining Wall Height, And Parking Structures), For The Property Located At The Southeast Corner Of East McEwen Drive And Carothers Parkway. Establishing A Public Hearing For September 9, 2025
    FMPC 7/24/25, 8-0; MOS1: 8-0; MOS2: 8-0; MOS3: 8-0; MOS4: 7-1; MOS5: 7-1; MOS6: 8-0; MOS7: 8-0; MOS8: 8-0
    Sponsors: Emily Wright, Amy Diaz-Barriga, Chelsea Randolph

11. *Consideration Of Amendment 1 To COF Contract No. 2025-0166, With Gresham Smith For The TDOT Project Franklin Road Bridge Over The Harpeth River For The Amount Of $53,000, Reimbursable By TDOT

    Sponsors: Michelle Hatcher, Brian Goodwin, Patricia McNeese

12. *Consideration Of COF Contract No. 2025-0266, With Gresham Smith For TDOT Memorandum Of Understanding As Part Of Franklin Road Bridge Replacement Over Harpeth River

    Sponsors: Michelle Hatcher, Brian Goodwin, Patricia McNeese

13. *Consideration Of COF Contract No. 2025-0265, TDOT Utility Estimate Spreadsheet With TDOT And Gresham Smith For Water Line Relocation With The Franklin Road Bridge Over The Harpeth River

    Sponsors: Michelle Hatcher, Brian Goodwin, Patricia McNeese

14. *Consideration Of COF Contract No. 2025-0268, TDOT Utility Estimate Spreadsheet With TDOT And Gresham Smith For Sanitary Sewer Relocation With The Franklin Road Bridge Replacement Over The Harpeth River

    Sponsors: Michelle Hatcher, Brian Goodwin, Patricia McNeese

15. Consideration Of COF Contract No. 2025-0248, With LDA Engineering For Design Engineering Services For A Water Line From Mack Hatcher To Lewisburg Pike Through Sullivan Farms For An Amount Not To Exceed $290,000

    Sponsors: Michelle Hatcher

16. Consideration Of Ordinance 2025-23, An Ordinance To Amend Appendix A - Comprehension And Penalties, Chapter 25 - Parks To The Franklin Municipal Code, Concerning Establishing Rate Fees For Newly Established Parks Or Facilities Within The Franklin Parks System
    Finance 6/12/25

    Sponsors: Lisa Clayton, Paige Cruse, Suzanne Carter, Janey Mason

17. Consideration Of COF Contract No. 2025-0178, With Jewell Brothers Farms For Lease Agreement For Farming At Adkerson Creekside Property

    Sponsors: Lisa Clayton, Heather Eusebio

18. *Consideration Of Resolution 2025-60, A Resolution Authorizing City Of Franklin To Join The State Of Tennessee And Other Local Governments In Amending The Tennessee State-Subdivision Opioid Abatement Agreement And Approving The Related Settlement Agreements

    Sponsors: Shauna Billingsley

19. *Consideration Of Amendment 1 To COF Contract No. 2024-0331, A Professional Services Agreement With Windrow Phillips Group To Provide Lobbying And Advisory Services

    Sponsors: Shauna Billingsley

20. Discussion Of Proposed Harlin PUD Subdivision

    Sponsors: Eric Stuckey, Vernon Gerth

OTHER BUSINESS

ADJOURN

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

City of Franklin

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

File #: 21-04829

DATE: June 3, 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
Chelsea Randolph, Principal Planner

SUBJECT:

Presentation Of The Williamson County CCTE STEM Emerging Careers Camp

PURPOSE:

The purpose of this memorandum is to provide information to the Franklin Board of Mayor and Aldermen (BOMA) concerning the results of Day One of the Williamson County CCTE STEM Emerging Careers Camp, held May 30, 2025.

BACKGROUND/STAFF COMMENTS:

From architecture and engineering to graphic design and photography, rising seventh and eighth grade girls were introduced to numerous vocations at the 2025 Emerging Careers Camp. The camp, which was held May 27-30, is hosted each year by the Williamson County Schools (WCS) College, Career and Technical Education program.

Day three was the Land Development Challenge, in which the girls were given an RFP for a property on the corner of Mack Hatcher Memorial Parkway and Franklin Road, and were charged with finding a new use for the site. Each team of 4–6 girls was responsible for identifying a new use, identifying their development team, outlining their construction timeline, and providing a budget. At the end of the day, each team had to "pitch" their proposal to the panel of design professionals who provided guidance throughout the day. The volunteer design professionals were Katie Garrett (Landscape Architect) with Kiser+Vogrin Design, Mary McGowan (Civil Engineer) with Kimley-Horn and Associates, Rebecca Ozols Goss (Construction Manager) with Bell Construction, Sheena Francis (Marketing) with Kimley-Horn and Associates, Amy Diaz-Barriga (Planner), Assistant Director of Planning and Sustainability with the City of Franklin, and Chelsea Randolph (Planner) with the City of Franklin. The Mock RFP and overview used in the exercise are attached for reference. The girls did a great job on their crash course into the world of Land Development, and all the projects were unique takes for this future development site.

FINANCIAL IMPACT:

N/A

RECOMMENDATION:

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

Request for Proposal (RFP)

City of Franklin—Master Developer for New Development
at Mack Hatcher and Franklin Road

Issued: May 29, 2025

Due: May 29, 2025

Submit Responses to:

Procurement Manager/Owner's Representative:
Sheena Francis, by 1:30 PM CT for a Stage 1 Compliance Check

Compliant Proponents will move to Stage 2 and present their proposals to the Selection Committee on May 29, 2025, at 2:00 PM CT

Award Date: May 29, 2025

Solicitation Objective

To find a Master Developer ("Proponent") who can leverage their vision and finances to develop this vacant parcel of land. This development will require a creative developer who understands the importance of where this lot is in Franklin. Located within the Historic Overlay, developers are to transform this lot into a destination for the local community. Although a newly constructed development, this development must blend well into the unique historic aesthetic of Franklin and its surrounding historic landscape. Developers are encouraged to consider the local community's needs and alignment with the updated Envision Franklin Plan.

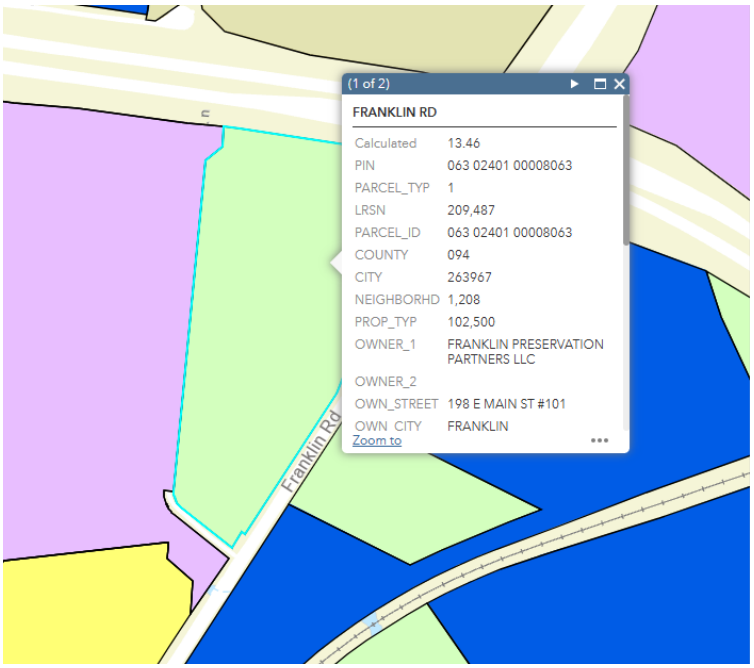
Scope Summary

This parcel was recently rezoned Civic Institutional (CI). The Proponent has two options for development.

Option 1: the Proponent can develop and maintain the city-owned development, in which case, it must be developable within the City of Franklin's ("Owner") Capital Improvements Plan (CIP) Budget of $21,000,000. The CIP budget must cover all developer and consultant fees and the total cost of construction resulting in a turn-key development upon completion for city/community use. The developer must complete the project and have a ribbon-cutting ceremony by November 30, 2026.

Option 2: the Proponent can purchase the land from the city for $3,000,000 and construct a development that will better the community. The new development commitment must encompass a capital expenditure that could appraise for at least $20,000,000. The developer must complete the project and have a ribbon-cutting ceremony by November 30, 2026.

The team should work within the current zoning to meet the required deadlines.



Solicitation Requirements

For Stage 1 of the procurement process, all Proponents must submit a response in the form of a presentation, addressing **all** the below sections to the Procurement Manager by May 29, 2025, 1:30 PM CT. Failure to address any of the below, or a late submittal, will deem the Proponent's proposal "non-compliant" and result in disqualification. All proposals deemed "compliant" will proceed to Stage 2 of the RFP which includes a presentation of the Proponent's proposal to the Selection Committee at 2:00 PM CT.

Proposal submissions must include all items listed below and follow the ordering outlined below:

1. Executive Summary—provide a concisely written 1-page/slide (maximum) summary of your proposed project for this site and why it is the most valuable option for the surrounding community. Why is your proposed project the best use of the City's asset?

2. Key Personnel—provide a quick background on the Proponent's key team members, and a quick overview of the Proponents company. Also, create an Organization Chart that outlines all Key Team Members (including consultants you will hire for this project and/or have already leveraged for your proposal). You should comment on what relevant experience your consultant team brings to this project.

3. Development Vision Outline—describe, using a combination of graphics and text, your proposed plan for the redevelopment of this parcel. Demonstrate how it aligns with both the Envision Franklin Plan, and the needs of the surrounding community.

4. Schedule—provide a project schedule including design, preconstruction, construction, through to opening day.

5. Fees & Cost Breakdown—the Proponent's proposal must include a breakdown of their project budget, including:
    - Lump Sum Fee for Design Services, including Landscape Architecture
    - Lump Sum Fee for Permitting and Municipalities
    - Lump Sum Fee for Construction Management Services
    - Lump Sum Cost of Construction (Core & Shell), including Hard and Softscape Landscaping
    - Lump Sum Budget remaining from overall budget for the fit-out, i.e., FF&E, fit-out fees, soft and hard costs, data/IT, contingency, and Shared Savings (optional). Have a reputable consultant validate that your budget remaining can adequately cover the required fit-out costs for a Class B level fit-out

    If you are developing for the city and the city maintains ownership, then your budget is $21,000,000. **If you are purchasing the land from the city and developing your own development,** then you must prove that your Total Cost to complete your planned project, including the land purchase, fits within your personal available budget ($30,000,000). You must prove that your development is at least a $20,000,000 investment in the community that is buildable by November 30, 2026.

Evaluation Criteria

1. Executive Summary

3 Points	2 Points	1 Point
• Extremely well written and concise Executive Summary • 1-Page/Slide only • Proponent's proposed project shows that the Proponent has done their due diligence and that their proposed project will fill a community need that will be very well utilized for 30+ years	• Relatively well written and somewhat concise Executive Summary (1-2 pages long) • Proponent's proposed project shows that the Proponent has somewhat done their due diligence and that their proposed project will fill a somewhat required community need that will be utilized for 30 or less years	• Poorly written and somewhat concise Executive Summary; or the Executive Summary is too ambiguous resulting in a lack of clarity • Proponent's proposed project does not show that the Proponent has done their due diligence and does not show reflect a project that will fill a required community need for 30+ years

2. Key Personnel

3 Points	2 Points	1 Point
• Well organized Organization Chart • Presentation addresses the relevant experience of the Proponent's Consultants and why they are the best consultant for this project site and proposed project type	• Somewhat well-organized Organization Chart • Presentation somewhat addresses the relevant experience of the Proponent's Consultants and why they are the best consultant for this project site and proposed project type	• The Organization Chart is missing roles and/or is not well organized • Presentation barely addresses the relevant experience of the Proponent's Consultants and why they are the best consultant for this project site and proposed project type

3. Development Vision Outline

3 Points	2 Points	1 Point
• The Proponent's project presents a creative solution for this redevelopment • The Proponent has very creatively presented their vision using text and diagrams • The Proponent has well outlined how their proposed redevelopment aligns with the Envision Franklin Plan and the needs of the surrounding community for 30+ years	• The Proponent's project presents a relatively creative solution for this redevelopment • The Proponent has somewhat creatively presented their vision using text and diagrams • The Proponent has somewhat outlined how their proposed redevelopment aligns with the Envision Franklin Plan and the needs of the surrounding community for 30+ years	• The Proponent's project does not present a realistic or creative solution for this redevelopment • The Proponent has not creatively presented their vision using text and diagrams • The Proponent has not outlined how their proposed redevelopment aligns with the Envision Franklin Plan and the needs of the surrounding community for 30+ years

4. Schedule

3 Points	2 Points	1 Point
• The Proponent's Schedule is reflective of a realistic timeline for design, preconstruction, construction, through to opening day	• The Proponent's Schedule is reflective of a somewhat realistic timeline for design, preconstruction, construction, through to opening day	• The Proponent's Schedule is not reflective of a realistic timeline for design, preconstruction, construction, through to opening day

5. Fees & Cost Breakdown

3 Points	2 Points	1 Point
• The Proponent's proposed Fees & Cost Breakdown is well organized and details each of the requested Lump Sum Fees accurately • The Proponent's Project is proven to be buildable within the Budget they have and considers well current market conditions • The Proponent has a decent (not too small or too large) Budget remaining for Fit-Out/Contingency and Shared Savings which can be shared amongst the Team • **Or,** the Proponent has proven ability to purchase the property from the city and construct a new development within their available total budget (min. $20M investment in community)	• The Proponent's proposed Fees & Cost Breakdown is somewhat organized and relatively well details each of the requested Lump Sum Fees accurately • The Proponent's Project is seemingly buildable within the Budget they have considering current market conditions • The Proponent has too much or too little Budget remaining for Fit-Out/Contingency and/or Shared Savings which can be shared amongst the Team • **Or,** the Proponent is nearly over their available total budget and/or not close to meeting the minimum $20M investment threshold in the community	• The Proponent's proposed Fees & Cost Breakdown is not well organized and doesn't detail well each of the requested Lump Sum Fees accurately • The Proponent's Project is not buildable within the Budget they have considering current market conditions • The Proponent has zero Budget remaining for Fit-Out/Contingency and/or Shared Savings which can be shared amongst the Team • **Or,** the Proponent is over their available total budget and/or far from meeting the minimum $20M investment threshold in the community

6. Overall Presentation

3 Points	2 Points	1 Point
• The Proponent's team presented very well and as an integrated team • The Proponent's team members equally contributed during the presentation and Q&A • The Proponent's presentation was aesthetically pleasing and easy to read	• The Proponent's team presented somewhat well and somewhat as an integrated team • The Proponent's team members somewhat equally contributed during the presentation and Q&A • The Proponent's presentation was somewhat aesthetically pleasing and easy to read	• The Proponent's team did not present as an integrated team • The Proponent's team members did not equally contribute during the presentation and Q&A • The Proponent's presentation was not easy to read

- End -

Williamson County STEM Students | May 2025

Introduction

The construction industry encompasses various sectors, including the Architecture/Engineering/Construction (A/E/C) sector. This sector offers a wide range of career opportunities beyond those visible at a construction site. Land development and building projects involve a complex process that requires diverse skillsets and technical expertise.

Today's CCTE Program Camp Day lets you explore the A/E/C sector during the early stages of land development, specifically the Request for Proposal (RFP) stage. We've created a mock RFP / "pretend" land development opportunity based on a real parcel of land currently without development plans in the City of Franklin. This exercise showcases career opportunities for female students in an otherwise male-dominated industry, highlighting the importance of collaboration among consultants over the life of a development project.

Case Summary for Mock RFP

The City of Franklin has engaged an Owner's Representative to issue and run an RFP process on behalf of City-owned land targeting private master development companies. The city would like developers to submit a proposal in response to this RFP which outlines their plan for developing a vacant parcel of land in the City of Franklin/Williamson County. Developers have two options for the type of development they will undertake, which is detailed in the mock RFP document. The development must ultimately align with the Franklin Municipal Planning Commission's (FMPC) adopted "Envision Franklin Plan".

Case "Facts" for the Mock RFP

- Please note, in reality the parcel of land we are looking at today is privately owned, but for the purposes of today's "Camp Day" Project please consider the city as the "Owner".
- You and your team are a Privately-owned Development Company
- You have $35,000,000 (total) to spend on your company's next development opportunity. That includes the purchasing of the land, due diligence, entitlement/re-zoning, site design and planning, building design, site work, building(s) core and shell construction, interior fit-out construction, FF&E, hardscaping and softscaping.
- Your company does not have architecture, engineering, and construction "in-house"—you will have to partner with consultants to help you develop a plan for this site that results in a winning proposal, but that also fits into your overall budget.
- Although in the real-world developers would probably not all partner with the exact same consultants, there can be overlaps if exclusivity teaming agreements are not in place. For this exercise, you will all be using/partnering with the same consultants who will maintain confidentiality related to what the other teams are working on.

Williamson County STEM Students | May 2025

Your Mock RFP Consultants (and their Real-Life Careers)

Name	Today, I am your:	Actual Profession / Title	Firm / Representative of
 Amy Diaz-Barriga AICP	City Planner, City of Franklin	*Assistant Director of Planning and Development and Sustainability*	*City of Franklin*
 Chelsea Randolph	City Planner, City of Franklin	*Principal Planner*	*City of Franklin*
 Katie Rudowsky PLA	Landscape Architect	*Landscape Architect, Partner*	*Kiser + Vogrin Design*
 Mary McGowan PE	Civil Engineer	*Civil Engineer, Vice President*	*Kimley-Horn and Associates*
 Rebecca Ozols Goss	Construction Manager	*Vice President of Growth and Strategy*	*BELL Construction*
 Sheena Francis	Procurement Manager / Owner's Representative	*Associate, Regional Growth Strategy Lead*	*Kimley-Horn and Associates*

Williamson County STEM Students | May 2025

Instructions

1. Listen closely to the 1-hour introduction and kick-off presentation.

2. Each team is a different Development Company, you will be competing against the other groups. Give yourselves a company name.

3. You will be given 3-hours *(2-hours pre-lunch, 1-hour post-lunch)* to prepare a winning proposal response *(in the form of a presentation)* for the mock RFP called *"City of Franklin—Master Developer for New Development at Mack Hatcher and Franklin Road."* You will partner with the consultants in the room *(who will be rotating between groups)* to help you prepare a response that aligns with the Envision Franklin Plan and that can be delivered within, or under, your available total budget and schedule.

   You must follow the instructions of the RFP very closely as the winning Development Company must pass Stage 1 (provide a compliant RFP response), to then be considered for Stage 2, presentations. If you fail to include any mandatory component of the RFP you could be disqualified during the initial compliance check.

4. Each team will be given 5 mins to present their RFP response during the 1-hour presentation session at the end of this Camp Day program.

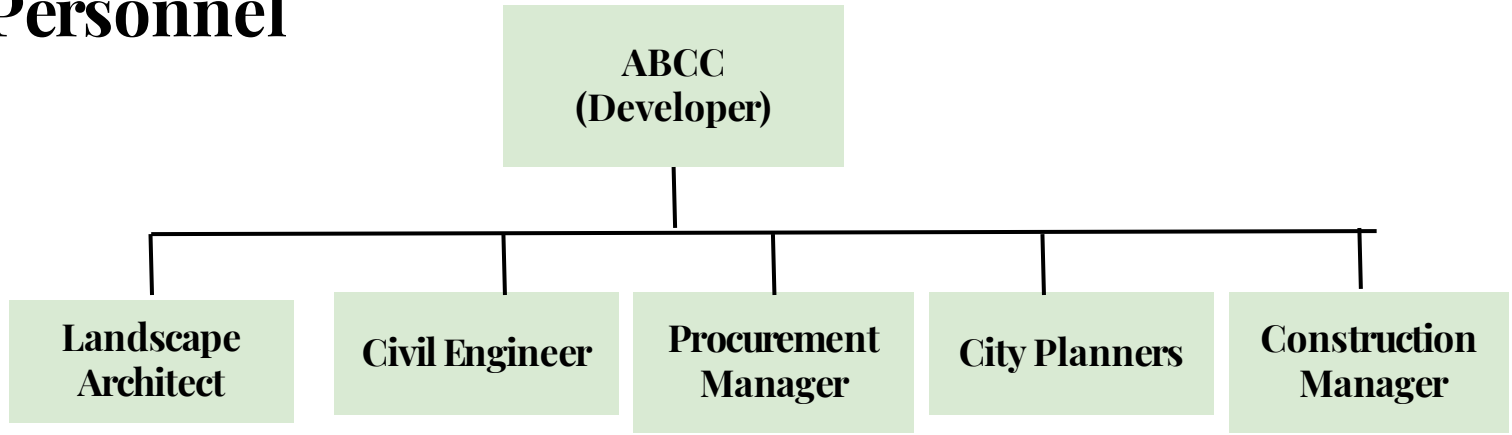
Public Library Project

Ashvi, Blakely, Cora, Charlotte

Executive Summary

Our property is within the Civic Institutional (CI) district. The use regulation falls under the category of essential services. Essential services requires at least 5% open space which we have incorporated through our flower garden. The main building is a public library. The parking we have utilized in design is landscape frontage.The parking will be located to the side of the building, with main entrances parallel to Mack Hatcher and Franklin Road, as well as an entrance next to the parking lot. The City of Franklin does not currently have a public library, so this would be a valuable addition to the community. The library would be developed on property owned by The City of Franklin.

Key Personnel



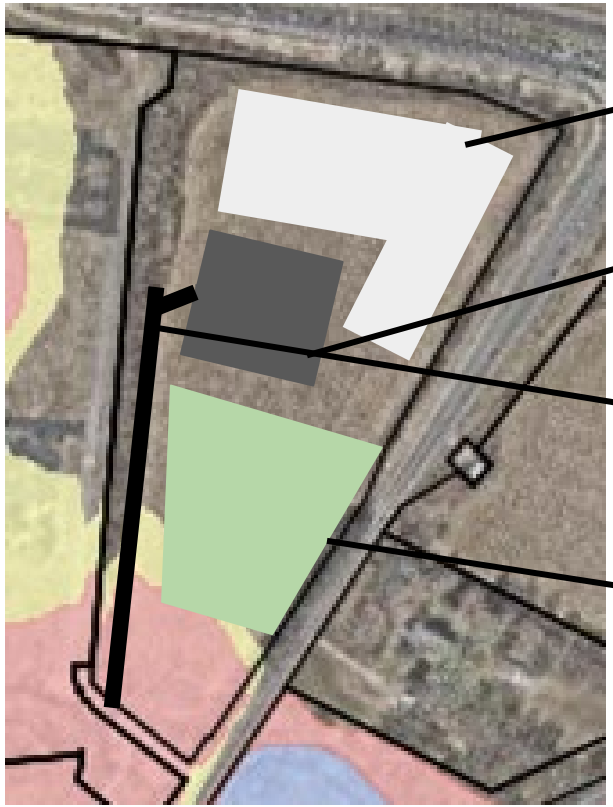
PROPONENT KEY TEAM MEMBERS

>*Blakely Smith*- Planner
>*Ashvi Perumpalli*- Designer
>*Charlotte Coonce*- Brainstormer
>*Cora Dusche*- Organizer

CONSULTANTS

Our Consultants all have relevant experience in their respective fields, and have been working for their companies for a long time.

Development Vision Outline



Library

The library would be a responsible and purposeful project that will enhance the community around it by providing a source of educational materials.

Parking Lot

The parking lot utilizes landscape frontage. It contains 50 stalls.

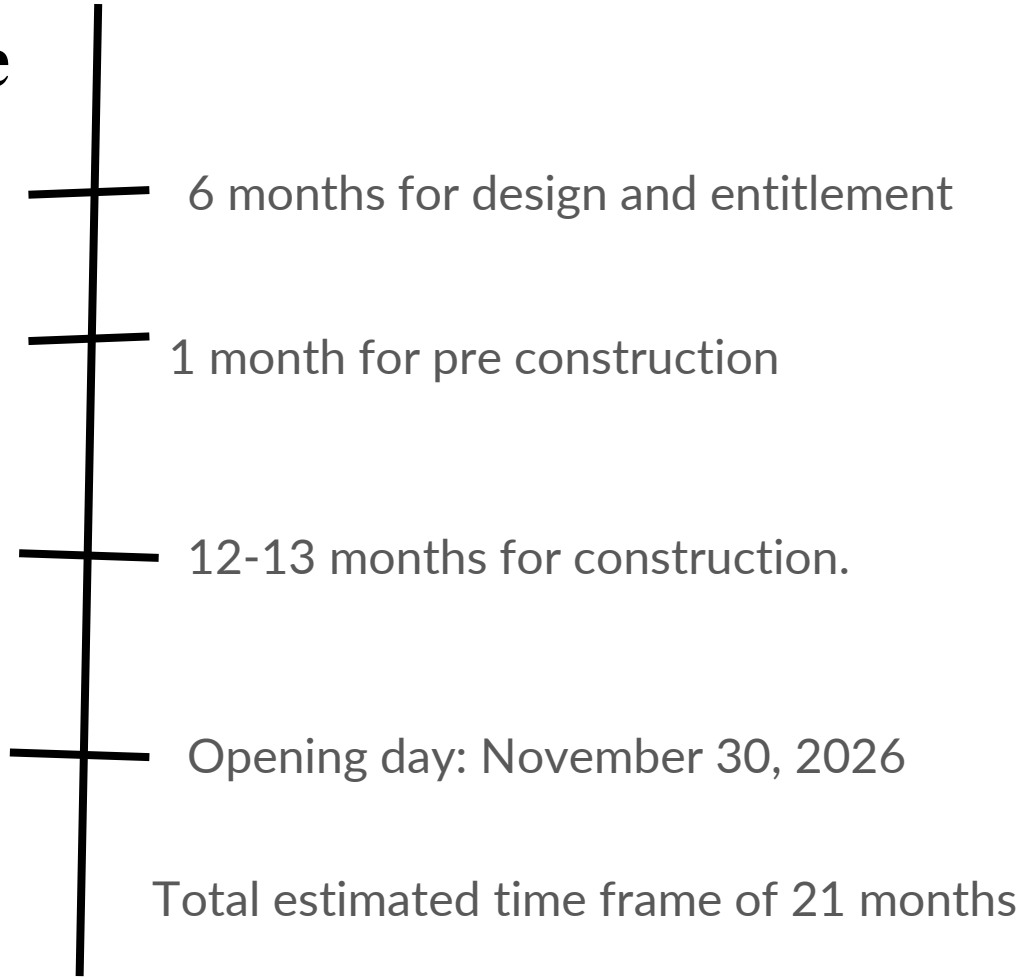
Driveway

The driveway will branch off McMahon Ln. It will stretch 852 feet into the lot. It will be the only entrance to the parking lot via car.

Flower Garden

The Flower Garden will add to Franklin's natural beauty, as said in the Envision Franklin Plan. It will display the use of creative articulation of the excess land on the lot.

Schedule


6 months for design and entitlement
1 month for pre construction
12-13 months for construction.
Opening day: November 30, 2026
Total estimated time frame of 21 months

Fees and Cost Breakdown

1,000,000-interior of building

8,000,000 building

1,000,000 city fees

14,200 driveway

250,000 parking lot

1,000,000 garden

2,520,000 consultant fee

2,000,000 earth work

1,000,000 utilities

*This would be a city owned development so our budget was 21,000,000.

TOTAL: $17,624,200

City of Franklin

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

File #: 21-0780

DATE: July 2, 2025

TO: Board of Mayor and Aldermen

FROM: Eric Stuckey, City Administrator
Milissa Reierson, Chief Communications Officer
Monique McCullough, Public Outreach Specialist

SUBJECT:

Consideration Of Event Permit For Centennial High School Homecoming Parade In Cool Springs On September 19, 2025

PURPOSE:

The purpose of this memorandum is to provide information to the Franklin Board of Mayor and Aldermen (BOMA) concerning the annual Centennial High School Homecoming Parade.

BACKGROUND/STAFF COMMENTS:

Centennial High School has requested an event permit for their annual homecoming parade scheduled for September 19, 2025. The event includes the closure of Mallory Lane between Liberty Pike and W. McEwen Drive. Estimated time is 2:00 p.m. - 2:45 p.m. Estimated attendance is 1,600.

FINANCIAL IMPACT:

The applicant would be responsible for extra-duty Police Officers who work the event. Centennial High School will work with the Williamson County Sheriff's Office for assistance with the street closure and traffic control.

RECOMMENDATION:

Staff recommends that the Board of Mayor and Aldermen approve the event with the following conditions:

- Applicant will provide a Good Neighbor letter which will be distributed to affected neighborhoods.
- Applicant will provide a certificate of insurance naming the City as additional insured.
- Applicant will work with the Williamson County Sheriff's Office to open/close streets and to provide security and traffic control.

OFFICE USE ONLY
Permit No:
_____

HISTORIC FRANKLIN TENNESSEE

City of Franklin
Special Event Permit Application

Application is Due 90 ***Days Prior*** *to Scheduled Event.*
Please read application carefully and fully complete each section.
A non-refundable application fee of $100 is due at time of filing.

Note: Filing this application does not guarantee that you request will be granted.

Please list all that apply: Parade/March

1. **Name/purpose of event:** Centennial High School Homecoming Parade
2. **Location Requested:** *(if Temporary Street Closure, list major roads to be closed)*:
   Parade location will be on Mallory Lane outside of Centennial High School (5050 Mallory Lane). Parade route is attached to this application when indicated.
   Major road closures will be Mallory Lane from Liberty Pike and Mallory Lane from McEwen for the duration of the parade.
   If possible, we would like to request the traffic signs to be posted at either end of the parade route to let people know about the road closure. In past years we have had two small digital signs from the city.
3. **Date or dates of event:** 08/29/2025 ***date changed to 09/19/2025 mlm***
4. **Start/End Times of Event:**
   The CHS Homecoming Parade will take place at 2:10 PM on Friday, August 29th 2025. Mallory Lane will be closed from the Mallory Lane and McEwen Drive intersection to the Southern - most entrance of CHS for approximately 30-40 minutes. The actual parade generally lasts 20 - 30 minutes however the police will be on site by approximately 2:00 pm. Officers working the parade will let traffic in and out until the actual start of the parade.

   What date/time will set-up begin? 8/29/2025 2:00 PM ***date changed to 09/19/2025 mlm***
   What date/time will tear-down be complete? 8/29/2025 2:50 PM
   **Note: Event is responsible for cost of staff required during this time (including Franklin Police Officers). Read Additional Requirements section for more information).*
5. **Time of Street Closure** *(if applicable):*
   2:00 PM - 2:47 PM
6. **An estimated number expected to attend during the course of the event:**
   Spectators/Attendees: 1,400 Event Staff/Volunteers:100 Total:1,500

7. **Name of applicant and Organization Requesting Permit** (at least one applicant must be a resident of the City of Franklin; or the organization must be located in the City limits of Franklin)**: Applicant / Organization Requesting Permit**
   Sarah Shapiro
   Williamson County Schools
   1320 West Main Street, Suite 202
   Franklin, TN 37064
   P:615-472-4040
   sarah.shapiro@wcs.edu
   Person in charge on day of event: Sarah Shapiro
   Cell: 615-854-3598 **E-mail address:** sarah.shapiro@wcs.edu
   Name and Cell Number of at least two others available on day of event:
   Name: Kevin Dyson **Cell:** 615-445-0390 **E-mail address:** kevin.dyson@wcs.edu
   Name: Parker Altman **Cell:** 615-525-1257 **E-mail address:** parker.altman@wcs.edu

8. **DETAILED description of the event** (include information regarding the appropriateness of the event for all ages. If available, include the names and descriptions of acts/performers) **:**
   The 2025 Centennial High School Homecoming Parade will take place on Friday August 29th 2025 to celebrate the ending of our Homecoming Spirit Week. This event is family friendly and is appropriate for all ages. Our Homecoming Parade showcases our many student groups, including our Marching Band, JROTC, sports teams, Student Council class floats (theme: Game Night, classic board games), our Cougar Den daycare children, and many student-led clubs.

9. **ENCLOSE A DETAILED PDF MAP** of the event site and/or route, detailing any temporary or permanent structures, street closures, parking, etc. If applicable, list the location, blocks, streets, and/or intersections in which such an event will occur.
   For large-scale events, a map or maps should be obtained from the City's GIS division.
   If also submitting a CAD file, please ensure that it is in DWG file format, and projected in TN State Plane NAD83

   Please detail any restricted parking areas on the event map.

   Event Map: CHS Homecoming Parade Route.pdf

10. **Please attach a list (in PDF format)** containing the names, addresses, and phone numbers of the Chairperson of the organization and all other persons involved in the management or control of the organization and/or committee.

    Administrative Contact List: CHS Administrators.pdf

11. **Where is your organization based?** Williamson County

12. **Is your organization authorized to do business in Tennessee?** Yes

13. **Is your organization a tax-exempt organization as described by the Internal Revenue Code Section 501(c)(3) or a not-for-profit organization?** Yes
    IRS tax exemption letter: Tax Exempt Letter 2025.pdf

14. **Will you charge an admission fee?** No
    Average admission fee:

15. **Will you charge a vendor particiation fee?** No
    Average vendor participaion fee?

16. **Total Estimated Revenue from vendors, ticket sales, and sponsorship to event organizer:**

17. **Will any charity, gratuity, or offers be solicited or accepted during the event?** No

18. **Is this event a fundraiser?** No
What organization will be the benefactor of event?
What percentage of funds will they receive?

19. **Will parking in the area of the event need to be restricted or prohibited?** No

20. **Will any sound amplification equipment be used during the event?** No

21. **Applicant must also include a copy of the insurance certificate indicating coverage and listing the City of Franklin as an additional insured**

***For stages, tents, etc. constructed on site prior to the event, that date must be included on the Certificate of Insurance provided to the City of Franklin. Stages MUST be removed from the site at end of the event. ***Rented inflatables/interactives that are set up and manned by the applicant must be included specifically in the applicant's Certificate of Insurance.

If you already have your insurance certificate, please upload it now in pdf format. Otherwise, your insurance certificate will need to be submitted before your event is approved.

Insurance Certificate:

22. **What, if any, vendors will be present at event?** (i.e. medical related, shirts, arts, etc.) **Please provide detailed list**.

23. **Will food, beverages, or merchandise be sold or given away?** No
Clean-up of the area is required. Please attach your clean-up and recycling plan, including name of clean-up provider with contact information for person who will be on on-site during event. See Question #26.
Clean Up Plan and Provider:

24. Events under 200 participants require a $250 refundable security deposit at the time of approval. For events over 200, a $1000 security deposit is required upon approval. If the applicant fails to restore the property to its prior condition, then the applicant shall be responsible to the City of Franklin for any costs incurred in restoring the property after the event. Surrender of the deposit in no way relieves the applicant of the responsibility for any costs incurred by the City of Franklin in excess of the deposit. Applicant's event coordinator or representative and a City of Franklin representative will conduct a Pre-Event meeting prior to event date for Pre-Event Check List Site Review. *At the end of the event, a Post-Event Check List shall be completed by the Applicant's event coordinator, or representative, and a City of Franklin representative to re-assess the site for trash and damage, and to secure with caution tape and signage (provided by event group) any tents left for removal.* Damage deposit will be refunded after a satisfactory Post Event Check List has been completed and signed off on by both the City of Franklin and organization requesting event. **NOTE*: Events that include deep frying cooking oil operations are required to have a grease pit on-site and contract with a grease waste hauler to handle the grease waste and removal of the grease pit. A copy of this agreement shall be filed along with this application. The primary event sponsor is required to remove all cooking grease from the site immediately after the event. Illegal dumping of cooking grease will be prosecuted. *Please read Additional Requirements section of this application for more information.*

25. **Will you require a temporary water tap?** No
If yes, please list exact locations:

26. **Will alcohol, beer, and/or wine be given away or sold?** No
If yes, a permit from the relevant board is required. Please read Additional Requirements section of this application for more information.

27. **Will your event include tents or other temporary structures, propane use, or open flames?** No
Tents 400 sq. ft. or larger (or, if cooking operations are under the tent, 200 sq. ft. or larger) require a special inspection from the Franklin Fire Department. All tents must meet the requirements of Chapter 31 of the International Fire Code. Tents 20-ft by 20-ft or larger much have an approved label or documentation showing the tent fabric meets all flammability requirements. Tents larger than 400-SF must be inspected and approved by the fire department before the event opens. All cooking operations must be inspected and approved by the fire department before the event opens. Cooking operations will be periodically inspected throughout the event. Tents should be taken down on the date the event has ended. ***Please read the Additional Requirements section of this application for more information***.

28. **Attach Good Neighbor Letter and Mailing List used.** *Please read Additional Requirements section of this application for more information.*
    Good Neighbor Letter: Parade Letter 2025.pdf
    Good Neighbor Letter Mailing List: Impacted Parade Businesses.pdf

HISTORIC
FRANKLIN
TENNESSEE

Rules and Regulations

Please Read All Attachments Before Signing Application.

1) I/We agree to abide by all ordinances and regulations of the City of Franklin and all State and Federal Laws.
2) I/We agree to abide by all conditions placed upon the event by the City Administrator and the Board of Mayor and Aldermen.
3) I/We do swear or affirm that all of the information given in this application is true and complete.
4) I/We do swear or affirm that the organization is located in the city limits of Franklin and/or one of the applicants is a resident of the City of Franklin, Tennessee.
5) I/We do hereby agree to assume the defense of and indemnify and save harmless the City, its mayor, aldermen, boards, commissions, officers, employees and agents, from all suits, actions, damages or claims to which the City may be subjected of any kind or nature whatsoever resulting from, caused by, arising out of or as a consequence of such event and the activities permitted in connection there with.
6) I/We agree to submit a certificate of insurance prior to the event in an amount determined by the City naming the City of Franklin and its employees as additional insured. The City may require the sponsor and/or vendor provide higher levels of insurance, coverage, and policies as deemed reasonable and necessary based on specific event risk factors and review by the City's insurer.
7) I/We agree, if holding the special event on City property, to return the site to its pre-event condition at the conclusion of the event.
8) I/We agree to provide a copy of the signed Event Application to any vendors, planners, and related parties associated with the event to ensure they are familiar with the guidelines set forth herein.
9) I/We understand and acknowledge that all vendors, acts, performers, organizers, and patrons must not violate any laws pertaining to adult entertainment as defined by Tennessee State law.
10) I/We understand that I/we assume the responsibility of the actions of any vendors, planners, and related parties for this event.
11) I/We understand that granting of Special Event Permit does not imply granting of other permits that are separately required.
12) The application for an event permit shall be filed not less than 90 days nor more than 364 days prior to the scheduled date of such event. Suggested filing is at least 180 days prior to scheduled event. Events should not be advertised or promoted until an event permit has been obtained from the City. Failure to file in a timely manner may result in denial of a permit.
13) I/We understand that event permit holders may be responsible for 100 percent of the costs incurred by the City for staff time and resources.

Sarah Shapiro

BY: _____ Student Council Sponsor Date: 6/2/25
(Signature and title – must be officer of organization) Centennial High

Approved by the Board of Mayor and Aldermen on_____, 20____

_____ _____
Dr. Ken Moore, Mayor Eric S. Stuckey, City Administrator

04/2024

Event Name: Centennial High School Homecoming Parade

Signature: _____

FORM C

HISTORIC FRANKLIN TENNESSEE

Buildings, Structures, & Power Sources

If your special event includes any of the following, you may need to obtain a permit from the Building and Neighborhood Services Department. Please check any that apply.

Building permits and/or inspections also may be required whenever deemed necessary, due to unique conditions, shoddy construction, substandard assembly or set-up, unqualified assemblers, lack of maintenance, or dilapidation of equipment, materials or systems.

All Permit applications are subject to permit fees.

If you have any questions about whether you need to apply for a permit from the Building & Neighborhood Services Department, please call 615-794-7012.

HISTORIC FRANKLIN TENNESSEE

Sound Amplification

In accordance with Title 11 Chapter 4 of the Franklin Municipal Code (*Offenses Against the Peace and Quiet*), amplification of sound located in or within 100 feet of a residential property line which is plainly audible is prohibited between the hours of 10:00 p.m. and 7:00 a.m. Sunday through Thursday and between the hours of 11:00 p.m. and 7:00 a.m. Friday and Saturday except for special events where a special permit has been obtained from the City of Franklin authorizing such event. In the event that a special event permit has been obtained from the City of Franklin, no other amplification of sound will be permitted within the area of the special event except that which has been applied for and authorized by the city pursuant to the permit application.

Applicant/Organization: Sarah Shapiro - Williamson County Schools
Event Name: Centennial High School Homecoming Parade
Event Date(s): 08/29/2025

1. **Time amplification equipment will be used:** From: To:
2. **Exact locations sound amplification equipment will be used** *(i.e. stage located on Second Avenue). Provide map/layout if necessary.*:

   Sound Amplification Map:
3. **For what purpose will sound amplification be used?** *Please list all that apply*:
4. **Type of Amplifier:**
5. **Number of Amplifiers:** **Number of Speakers:** **Number of Performers:**
6. **Name and Cell Number of at least two coordinators who will monitor the sound level and respond to complaints and violations:**

   Name: **Cell:** **E-Mail:**
   Name: **Cell:** **E-Mail:**

Authorized Signature: Sarah Shapiro **Date:** 06/02/2025

The City of Franklin's Municipal Code (Title 11, Chapter 4) allows for exceptions to the City's noise standards for City authorized or sponsored events. However, the City retains the right to ask for a change of an event's location or time in an attempt to decrease the number of people impacted by event noise. The City may refuse a special event application based on noise complaints by neighboring businesses and residents. The City therefore encourages event-holders to work with neighbors to alleviate negative impacts wherever possible. At minimum, you should plan to point speakers away from residences.


BrickTop's
Brixx Wood Fired Pizza + Craft Bar
Toyota of Cool Springs
First Watch
Whole Foods Market
Mallory Ln
Drury Plaza Hotel Nashville Franklin
65
Callib Ct
Road Closure needed
Mallory Lane
Pink Mullet Salon Mallory
Sonic Drive-In
Callahan Pl
Logans Cir
Stanwick Dr
Centennial High School Performing Arts Center
Huffines Ridge Dr
Oscar's Taco Shop
Parade start and end
Centennial High School Tennis Courts
Cool Springs Car Wash
Road Closure needed
Mallory Lane
CVS
Pike
The Harper A
Liberty Pike
Dale Ct
Freedom Dr
Liberty Pi


CHS Homecoming
Parade Route 2025
W McEwen Dr
Access
Lasalle Ct
Calib Ct
Vienna Ct
Callahan Pl
Fletcher Ct
Calgary Ct
Huffine Manor Cir
Ericksen Ct
Mallory Ln
Stanwick Dr
Interstate 65 Hwy N
CENTENNIAL
COUGARS
START/
FINISH
HISTORIC
FRANKLIN
TENNESSEE
Barriers
Route
FRANKLIN DISCLAIMER
This map was created by the City of Franklin's IT Department and was compiled from the most authentic information available. The City is not responsible for any errors or omissions contained hereon. All data and materials Copyright © 2025. All Rights Reserved.

Staff Conditions:

Staff recommends that the Board of Mayor and Aldermen approve the event with the following conditions:

- Applicant will provide a Good Neighbor letter which will be distributed to affected neighborhoods.
- Applicant will provide a certificate of insurance naming the City as additional insured.
- Applicant will work with the Williamson County Sheriff's Office to open/close streets and to provide security and traffic control.

City of Franklin

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

File #: 21-0947

DATE: July 28, 2025

TO: Board of Mayor and Aldermen

FROM: Eric Stuckey, City Administrator
Milissa Reierson, Chief Communications Officer
Monique McCullough, Public Outreach Specialist

SUBJECT:

Consideration Of Event Permit For Franklin High School Homecoming Parade In Downtown Franklin On September 19, 2025

PURPOSE:

The purpose of this memorandum is to provide information to the Franklin Board of Mayor and Aldermen (BOMA) concerning the Franklin High School Homecoming Parade.

BACKGROUND/STAFF COMMENTS:

Franklin High School has requested an event permit for their annual Homecoming Parade on September 19, 2025. The parade stages along West Main Street from Five Points to (approximately) 11th Avenue. The parade begins at 10:30 a.m. The parade route goes down Main Street to 3rd Ave North and ends at Bicentennial Park. Estimated attendance is 2,200.

FINANCIAL IMPACT:

Franklin High School is responsible for paying for any extra-duty Police Officers used to provide during the parade.

RECOMMENDATION:

Staff recommends that the Board of Mayor and Aldermen approve this event with the following conditions:

- Applicant will provide certificate of insurance naming the City as additional insured.
- Applicant will work with School Resource Officers and the Williamson County Sheriff's Office for traffic control and security.

OFFICE USE ONLY
Permit No:
_____

HISTORIC FRANKLIN TENNESSEE

City of Franklin
Special Event Permit Application

Application is Due 90 ***Days Prior*** *to Scheduled Event.*
Please read application carefully and fully complete each section.
A non-refundable application fee of $100 is due at time of filing.

Note: Filing this application does not guarantee that you request will be granted.

Please list all that apply: Parade/March

1. **Name/purpose of event:** Franklin High School Homecoming Parade 2025
2. **Location Requested:** *(if Temporary Street Closure, list major roads to be closed)*:

   Main Street needs to be closed from 10:20-11:00 AM or earlier if parade ends before 11:00 AM. Parade will exit left onto 3rd Avenue.

3. **Date or dates of event:** 09/19/2025
4. **Start/End Times of Event:**

   Parade Set-Up: begins at 9:15 am on the right side of W. Main Street extending to 11th Avenue (please see attached parade map).

   Parade Starts: 10:30 am

   Parade Ends: 11:00 am

   What date/time will set-up begin? 9/19/2025 9:15 AM
   What date/time will tear-down be complete? 9/19/2025 11:00 AM
   **Note: Event is responsible for cost of staff required during this time (including Franklin Police Officers). Read Additional Requirements section for more information).*

5. **Time of Street Closure** *(if applicable):*

   Main Street needs to be closed from 10:20 am - 11:00 am or earlier if the parade ends before 11:00. Parade will exit left onto 3rd Avenue.

6. **An estimated number expected to attend during the course of the event:**
   Spectators/Attendees: 2,000 Event Staff/Volunteers:200 Total:2,200

7. **Name of applicant and Organization Requesting Permit** (at least one applicant must be a resident of the City of Franklin; or the organization must be located in the City limits of Franklin)**: Applicant / Organization Requesting Permit**
   Blake Lannom
   Franklin High School
   810 Hillsboro Road
   Franklin, TN 37214
   P:615-472-4450
   blake.lannom@wcs.edu
   Person in charge on day of event: Blake Lannom
   Cell: 615-513-4844 **E-mail address:** blake.lannom@wcs.edu
   Name and Cell Number of at least two others available on day of event:
   Name: Ray Scheetz **Cell:** 601-307-4342 **E-mail address:** ray1@wsc.edu
   Name: Shane Pantall **Cell:** 615-428-6462 **E-mail address:** shanep@wcs.edu

8. **DETAILED description of the event** (include information regarding the appropriateness of the event for all ages. If available, include the names and descriptions of acts/performers) **:**
   Franklin High School Parade (including teams, clubs, and class floats)

9. **ENCLOSE A DETAILED PDF MAP** of the event site and/or route, detailing any temporary or permanent structures, street closures, parking, etc. If applicable, list the location, blocks, streets, and/or intersections in which such an event will occur.
   For large-scale events, a map or maps should be obtained from the City's GIS division.
   If also submitting a CAD file, please ensure that it is in DWG file format, and projected in TN State Plane NAD83

   Please detail any restricted parking areas on the event map.

   Event Map: 2025 FHS Homecoming Parade Route Map.pdf

10. **Please attach a list (in PDF format)**containing the names, addresses, and phone numbers of the Chairperson of the organization and all other persons involved in the management or control of the organization and/or committee.

    Administrative Contact List: Franklin High School Administrative Contact List 2025.pdf

11. **Where is your organization based?** Williamson County
12. **Is your organization authorized to do business in Tennessee?** Yes
13. **Is your organization a tax-exempt organization as described by the Internal Revenue Code Section 501(c)(3) or a not-for-profit organization?** Yes
    IRS tax exemption letter: FHS Tax Exempt Form 2024.pdf
14. **Will you charge an admission fee?** No
    Average admission fee:
15. **Will you charge a vendor particiation fee?** No
    Average vendor participaion fee?
16. **Total Estimated Revenue from vendors, ticket sales, and sponsorship to event organizer:**
17. **Will any charity, gratuity, or offers be solicited or accepted during the event?** No
18. **Is this event a fundraiser?** No
    What organization will be the benefactor of event?
    What percentage of funds will they receive?
19. **Will parking in the area of the event need to be restricted or prohibited?** No

20. **Will any sound amplification equipment be used during the event?** No

21. **Applicant must also include a copy of the insurance certificate indicating coverage and listing the City of Franklin as an additional insured**

    ***For stages, tents, etc. constructed on site prior to the event, that date must be included on the Certificate of Insurance provided to the City of Franklin. Stages MUST be removed from the site at end of the event. ***Rented inflatables/interactives that are set up and manned by the applicant must be included specifically in the applicant's Certificate of Insurance.

    If you already have your insurance certificate, please upload it now in pdf format. Otherwise, your insurance certificate will need to be submitted before your event is approved.

    Insurance Certificate:

22. **What, if any, vendors will be present at event?** (i.e. medical related, shirts, arts, etc.) **Please provide detailed list**.

23. **Will food, beverages, or merchandise be sold or given away?** No
    Clean-up of the area is required. Please attach your clean-up and recycling plan, including name of clean-up provider with contact information for person who will be on on-site during event. See Question #26.
    Clean Up Plan and Provider:

24. Events under 200 participants require a $250 refundable security deposit at the time of approval. For events over 200, a $1000 security deposit is required upon approval. If the applicant fails to restore the property to its prior condition, then the applicant shall be responsible to the City of Franklin for any costs incurred in restoring the property after the event. Surrender of the deposit in no way relieves the applicant of the responsibility for any costs incurred by the City of Franklin in excess of the deposit. Applicant's event coordinator or representative and a City of Franklin representative will conduct a Pre-Event meeting prior to event date for Pre-Event Check List Site Review. *At the end of the event, a Post-Event Check List shall be completed by the Applicant's event coordinator, or representative, and a City of Franklin representative to re-assess the site for trash and damage, and to secure with caution tape and signage (provided by event group) any tents left for removal.* Damage deposit will be refunded after a satisfactory Post Event Check List has been completed and signed off on by both the City of Franklin and organization requesting event. **NOTE*: Events that include deep frying cooking oil operations are required to have a grease pit on-site and contract with a grease waste hauler to handle the grease waste and removal of the grease pit. A copy of this agreement shall be filed along with this application. The primary event sponsor is required to remove all cooking grease from the site immediately after the event. Illegal dumping of cooking grease will be prosecuted. *Please read Additional Requirements section of this application for more information.*

25. **Will you require a temporary water tap?** No
    If yes, please list exact locations:

26. **Will alcohol, beer, and/or wine be given away or sold?** No
    If yes, a permit from the relevant board is required. Please read Additional Requirements section of this application for more information.

27. **Will your event include tents or other temporary structures, propane use, or open flames?** No
    Tents 400 sq. ft. or larger (or, if cooking operations are under the tent, 200 sq. ft. or larger) require a special inspection from the Franklin Fire Department. All tents must meet the requirements of Chapter 31 of the International Fire Code. Tents 20-ft by 20-ft or larger much have an approved label or documentation showing the tent fabric meets all flammability requirements. Tents larger than 400-SF must be inspected and approved by the fire department before the event opens. All cooking operations must be inspected and approved by the fire department before the event opens. Cooking operations will be periodically inspected throughout the event. Tents should be taken down on the date the event has ended. ***Please read the Additional Requirements section of this application for more information***.

28. **Attach Good Neighbor Letter and Mailing List used.** *Please read Additional Requirements section of this application for more information.*
    Good Neighbor Letter: Good Neighbor Letter 2025.pdf
    Good Neighbor Letter Mailing List:

HISTORIC
FRANKLIN
TENNESSEE

Rules and Regulations

Please Read All Attachments Before Signing Application.

1) I/We agree to abide by all ordinances and regulations of the City of Franklin and all State and Federal Laws.
2) I/We agree to abide by all conditions placed upon the event by the City Administrator and the Board of Mayor and Aldermen.
3) I/We do swear or affirm that all of the information given in this application is true and complete.
4) I/We do swear or affirm that the organization is located in the city limits of Franklin and/or one of the applicants is a resident of the City of Franklin, Tennessee.
5) I/We do hereby agree to assume the defense of and indemnify and save harmless the City, its mayor, aldermen, boards, commissions, officers, employees and agents, from all suits, actions, damages or claims to which the City may be subjected of any kind or nature whatsoever resulting from, caused by, arising out of or as a consequence of such event and the activities permitted in connection there with.
6) I/We agree to submit a certificate of insurance prior to the event in an amount determined by the City naming the City of Franklin and its employees as additional insured. The City may require the sponsor and/or vendor provide higher levels of insurance, coverage, and policies as deemed reasonable and necessary based on specific event risk factors and review by the City's insurer.
7) I/We agree, if holding the special event on City property, to return the site to its pre-event condition at the conclusion of the event.
8) I/We agree to provide a copy of the signed Event Application to any vendors, planners, and related parties associated with the event to ensure they are familiar with the guidelines set forth herein.
9) I/We understand and acknowledge that all vendors, acts, performers, organizers, and patrons must not violate any laws pertaining to adult entertainment as defined by Tennessee State law.
10) I/We understand that I/we assume the responsibility of the actions of any vendors, planners, and related parties for this event.
11) I/We understand that granting of Special Event Permit does not imply granting of other permits that are separately required.
12) The application for an event permit shall be filed not less than 90 days nor more than 364 days prior to the scheduled date of such event. Suggested filing is at least 180 days prior to scheduled event. Events should not be advertised or promoted until an event permit has been obtained from the City. Failure to file in a timely manner may result in denial of a permit.
13) I/We understand that event permit holders may be responsible for 100 percent of the costs incurred by the City for staff time and resources.

BY: _____, Faculty Sponsor for FNS Student Council Date: 6.1.2025
(Signature and title – must be officer of organization)

Approved by the Board of Mayor and Aldermen on _____, 20____

_____ Dr. Ken Moore, Mayor

_____ Eric S. Stuckey, City Administrator

04/2024

Event Name: Franklin High School Homecoming Parade 2025

Signature: _____

FORM C

Buildings, Structures, & Power Sources

If your special event includes any of the following, you may need to obtain a permit from the Building and Neighborhood Services Department. Please check any that apply.

Building permits and/or inspections also may be required whenever deemed necessary, due to unique conditions, shoddy construction, substandard assembly or set-up, unqualified assemblers, lack of maintenance, or dilapidation of equipment, materials or systems.

All Permit applications are subject to permit fees.

If you have any questions about whether you need to apply for a permit from the Building & Neighborhood Services Department, please call 615-794-7012.

Event Name: Franklin High School Homecoming Parade 2025

Signature: _____

HISTORIC FRANKLIN TENNESSEE

FORM D

Sound Amplification

In accordance with Title 11 Chapter 4 of the Franklin Municipal Code (*Offenses Against the Peace and Quiet*), amplification of sound located in or within 100 feet of a residential property line which is plainly audible is prohibited between the hours of 10:00 p.m. and 7:00 a.m. Sunday through Thursday and between the hours of 11:00 p.m. and 7:00 a.m. Friday and Saturday except for special events where a special permit has been obtained from the City of Franklin authorizing such event. In the event that a special event permit has been obtained from the City of Franklin, no other amplification of sound will be permitted within the area of the special event except that which has been applied for and authorized by the city pursuant to the permit application.

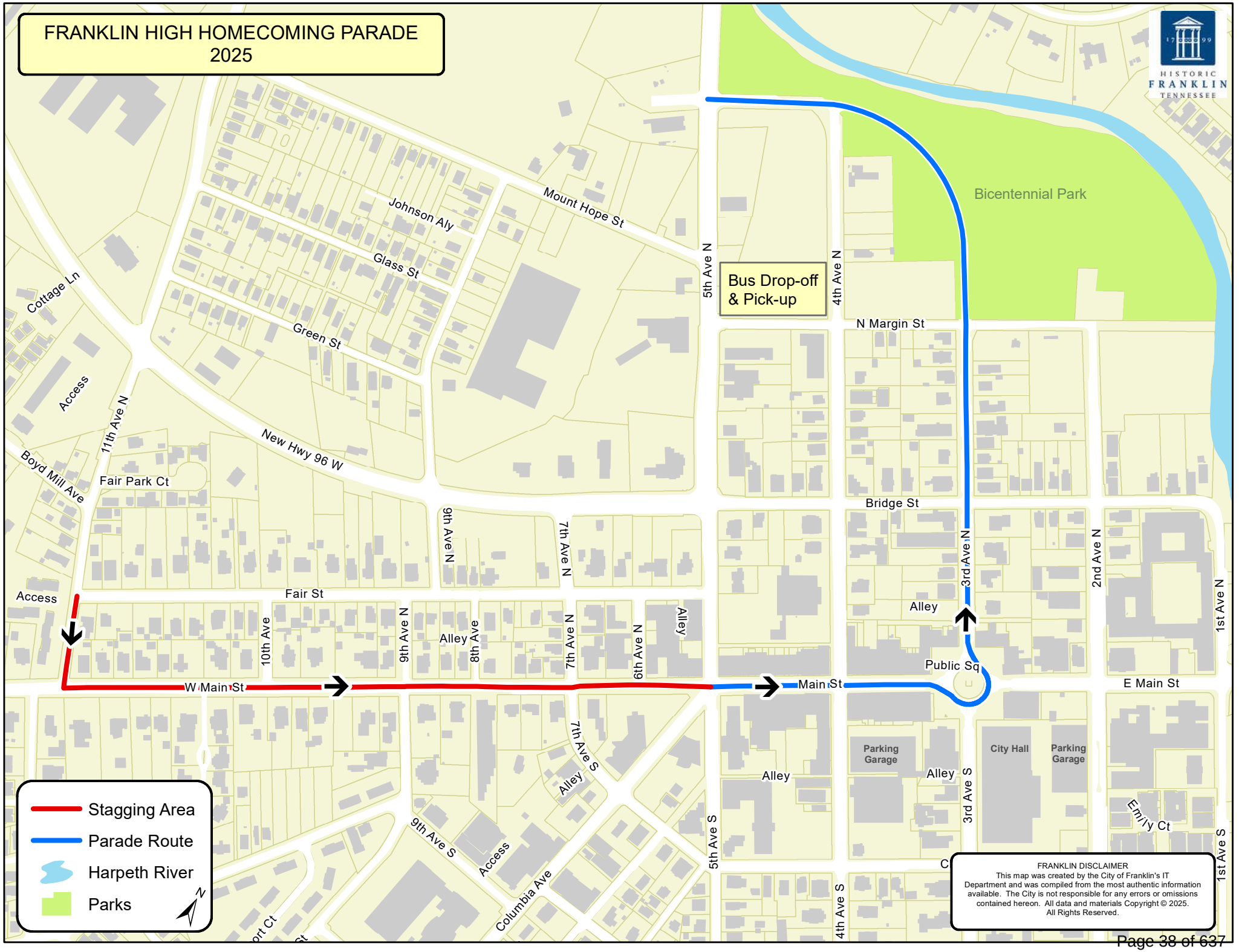
Applicant/Organization: Blake Lannom - Franklin High School
Event Name: Franklin High School Homecoming Parade 2025
Event Date(s): 09/19/2025

1. **Time amplification equipment will be used:** From: To:
2. **Exact locations sound amplification equipment will be used** *(i.e. stage located on Second Avenue). Provide map/layout if necessary.*:

   Sound Amplification Map:
3. **For what purpose will sound amplification be used?** *Please list all that apply*:
4. **Type of Amplifier:**
5. **Number of Amplifiers:** **Number of Speakers:** **Number of Performers:**
6. **Name and Cell Number of at least two coordinators who will monitor the sound level and respond to complaints and violations:**
   Name: **Cell:** **E-Mail:**
   Name: **Cell:** **E-Mail:**

Authorized Signature: Blake Lannom **Date:** 06/02/2025

The City of Franklin's Municipal Code (Title 11, Chapter 4) allows for exceptions to the City's noise standards for City authorized or sponsored events. However, the City retains the right to ask for a change of an event's location or time in an attempt to decrease the number of people impacted by event noise. The City may refuse a special event application based on noise complaints by neighboring businesses and residents. The City therefore encourages event-holders to work with neighbors to alleviate negative impacts wherever possible. At minimum, you should plan to point speakers away from residences.


FRANKLIN HIGH HOMECOMING PARADE
2025
HISTORIC FRANKLIN TENNESSEE
Bicentennial Park
Bus Drop-off & Pick-up
Mount Hope St
Johnson Aly
Glass St
Green St
Cottage Ln
Access
11th Ave N
New Hwy 96 W
Boyd Mill Ave
Fair Park Ct
5th Ave N
4th Ave N
N Margin St
Bridge St
3rd Ave N
2nd Ave N
1st Ave N
9th Ave N
7th Ave N
6th Ave N
Alley
Fair St
10th Ave
8th Ave
W Main St
Main St
E Main St
Public Sq
Parking Garage
City Hall
7th Ave S
9th Ave S
5th Ave S
4th Ave S
3rd Ave S
Emily Ct
Columbia Ave
Stagging Area
Parade Route
Harpeth River
Parks
N
FRANKLIN DISCLAIMER
This map was created by the City of Franklin's IT Department and was compiled from the most authentic information available. The City is not responsible for any errors or omissions contained hereon. All data and materials Copyright © 2025. All Rights Reserved.

Staff Conditions:

Staff recommends that the Board of Mayor and Aldermen approve this event with the following conditions:

- Applicant will provide certificate of insurance naming the City as additional insured.
- Applicant will work with School Resource Officers and the Williamson County Sheriff's Office for traffic control and security.

HISTORIC FRANKLIN TENNESSEE

City of Franklin

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

File #: 21-0778

DATE: July 2, 2025

TO: Board of Mayor and Aldermen

FROM: Eric Stuckey, City Administrator
Milissa Reierson, Chief Communications Officer
Monique McCullough, Public Outreach Specialist

SUBJECT:

Consideration Of Event Permit For Turkey Trot Sponsored By Graceworks Ministries In Cool Springs Area On November 27, 2025

PURPOSE:

The purpose of this memorandum is to outline recommendations for the Turkey Trot Run sponsored by Graceworks Ministries in the Cool Springs Area on Thanksgiving Day, November 27, 2025.

BACKGROUND/STAFF COMMENTS:

Graceworks Ministries has submitted an application for their annual Turkey Trot on November 27th (Thanksgiving Day). The event consists of a 10K, 5K, and 1K Run/Walk and is expected to have up to 6,000 participants. All runs and walks begin and end 3000 Meridian Blvd. Streets around the area will begin to close at approximately 6:30 a.m. The first race begins at 7 a.m. All streets should be open by 12 Noon.

One hundred percent of the proceeds benefit Graceworks Ministries.

FINANCIAL IMPACT:

The applicant is responsible for hiring extra-duty Police Officers who work the event.

RECOMMENDATION:

Staff recommends approval of this event with the following conditions:

- Applicant shall meet with staff to go over routes at least 30 days before event.
- Applicant will provide a Good Neighbor letter which will be distributed to affected neighborhoods.
- Applicant will notify Cool Springs Galleria and other affected retail and commercial locations of road closure times

- Applicant will work with affected hotels on notifying their guests and employees of road closure times and providing an option for them to enter and exit the hotels.

Risk Management:

- Applicant will provide a certificate of insurance naming the City as additional insured.

Police Department:

- Applicant will hire required number of extra-duty Franklin Police Officers
- Applicant will provide volunteers to assist with event

Sanitation and Environmental Services Department:

- Applicant will provide volunteers to clean up during and after event.

OFFICE USE ONLY
Permit No:
_____

HISTORIC FRANKLIN TENNESSEE

City of Franklin
Special Event Permit Application

Application is Due 90 ***Days Prior*** *to Scheduled Event.*
Please read application carefully and fully complete each section.
A non-refundable application fee of $100 is due at time of filing.

Note: Filing this application does not guarantee that you request will be granted.

Please list all that apply: Turkey Trot

1. **Name/purpose of event:** Turkey Trot Franklin Benefiting GraceWorks
2. **Location Requested:** *(if Temporary Street Closure, list major roads to be closed)***:**
   Meridian Blvd (north and south) Carothers Pkwy (east side of the road heading north), Baker's Bridge Ave (north side of Baker Bridge going west). South side of Baker's Bridge headed east. Market Exchange Court to straight on International Drive, Carothers' Parkway headed south, Mallory Lane (east side headed south), Galleria Blvd, International Drive, Market Exchange Court, Nichol Mill Lane.
3. **Date or dates of event:** 11/27/2025
4. **Start/End Times of Event:**
   4 a.m. until 12 p.m. with race times from 7:00 a.m. until 10:00 a.m.

   What date/time will set-up begin? 11/27/2025 4:00 AM
   What date/time will tear-down be complete? 11/27/2025 11:30 AM
   **Note: Event is responsible for cost of staff required during this time (including Franklin Police Officers). Read Additional Requirements section for more information).*
5. **Time of Street Closure** *(if applicable):*
   6:30 a.m. until 9:45 a.m.
6. **An estimated number expected to attend during the course of the event:**
   Spectators/Attendees: 6,000 Event Staff/Volunteers:150 Total:6,150

7. **Name of applicant and Organization Requesting Permit** (at least one applicant must be a resident of the City of Franklin; or the organization must be located in the City limits of Franklin)**: Applicant / Organization Requesting Permit**
   Melissa Holland
   GraceWorks Ministries, Inc.
   104 Southwest Parkway
   Franklin, TN 37064
   P:6156497758
   mholland@graceworkstn.org
   Person in charge on day of event: Melissa Holland
   Cell: 615-649-7758 or 972-358-7403 **E-mail address:** mholland@graceworkstn.org
   Name and Cell Number of at least two others available on day of event:
   Name: John Thompson **Cell:** 615-579-7892 **E-mail address:** jthompson@graceworkstn.org
   Name: Alicia Bell, CEO **Cell:** 615-509-3325 **E-mail address:** abell@graceworkstn.org

8. **DETAILED description of the event** (include information regarding the appropriateness of the event for all ages. If available, include the names and descriptions of acts/performers) **:**
   This is the 26th Anniversary of the Franklin Turkey Trot benefiting GraceWorks. The event includes a 10k, 5k, and Kid's Turkey Chase

   The 10k will start at 7:00 a.m., the 5k will start at 8:00 a.m. and the Kids Turkey Chase should start at approximately 9:00 a.m.

   We experienced a record number of participants in 2024 with 4,239 runners and walkers. This event is a GraceWorks fundraiser that provides food, shelter, and support for our Neighbors in need. We anticipate 5,000 runners/walkers this year.

   This event is appropriate for individuals of all ages.

9. **ENCLOSE A DETAILED PDF MAP** of the event site and/or route, detailing any temporary or permanent structures, street closures, parking, etc. If applicable, list the location, blocks, streets, and/or intersections in which such an event will occur.
   For large-scale events, a map or maps should be obtained from the City's GIS division.
   If also submitting a CAD file, please ensure that it is in DWG file format, and projected in TN State Plane NAD83

   Please detail any restricted parking areas on the event map.

   Event Map: Turkey Trot 5K & 10K_COF Map.pdf

10. **Please attach a list (in PDF format)**containing the names, addresses, and phone numbers of the Chairperson of the organization and all other persons involved in the management or control of the organization and/or committee.

    Administrative Contact List: Turkey Trot 2024 Contacts for City of Franklin .docx

11. **Where is your organization based?** Williamson County
12. **Is your organization authorized to do business in Tennessee?** Yes
13. **Is your organization a tax-exempt organization as described by the Internal Revenue Code Section 501(c)(3) or a not-for-profit organization?** Yes
    IRS tax exemption letter: 501c3 letter.pdf
14. **Will you charge an admission fee?** Yes
    Average admission fee: 45.00
15. **Will you charge a vendor particiation fee?** No
    Average vendor participaion fee?
16. **Total Estimated Revenue from vendors, ticket sales, and sponsorship to event organizer:**
17. **Will any charity, gratuity, or offers be solicited or accepted during the event?** Yes

18. **Is this event a fundraiser?** Yes
What organization will be the benefactor of event? GraceWorks Ministries
What percentage of funds will they receive? 100%

19. **Will parking in the area of the event need to be restricted or prohibited?** Yes

20. **Will any sound amplification equipment be used during the event?** Yes

21. **Applicant must also include a copy of the insurance certificate indicating coverage and listing the City of Franklin as an additional insured**

***For stages, tents, etc. constructed on site prior to the event, that date must be included on the Certificate of Insurance provided to the City of Franklin. Stages MUST be removed from the site at end of the event. ***Rented inflatables/interactives that are set up and manned by the applicant must be included specifically in the applicant's Certificate of Insurance.

If you already have your insurance certificate, please upload it now in pdf format. Otherwise, your insurance certificate will need to be submitted before your event is approved.

Insurance Certificate:

22. **What, if any, vendors will be present at event?** (i.e. medical related, shirts, arts, etc.) **Please provide detailed list**.
Start 2 Finish will facilitate all race activities for GraceWorks from the starting line to the finish line.

FusionSite will provide portable toilets.

Bradymade Events to provide audio services

23. **Will food, beverages, or merchandise be sold or given away?** Yes
Clean-up of the area is required. Please attach your clean-up and recycling plan, including name of clean-up provider with contact information for person who will be on on-site during event. See Question #26.
Clean Up Plan and Provider: Turkey Trot Cleanup Plan 2025.docx

24. Events under 200 participants require a $250 refundable security deposit at the time of approval. For events over 200, a $1000 security deposit is required upon approval. If the applicant fails to restore the property to its prior condition, then the applicant shall be responsible to the City of Franklin for any costs incurred in restoring the property after the event. Surrender of the deposit in no way relieves the applicant of the responsibility for any costs incurred by the City of Franklin in excess of the deposit. Applicant's event coordinator or representative and a City of Franklin representative will conduct a Pre-Event meeting prior to event date for Pre-Event Check List Site Review. *At the end of the event, a Post-Event Check List shall be completed by the Applicant's event coordinator, or representative, and a City of Franklin representative to re-assess the site for trash and damage, and to secure with caution tape and signage (provided by event group) any tents left for removal.* Damage deposit will be refunded after a satisfactory Post Event Check List has been completed and signed off on by both the City of Franklin and organization requesting event. **NOTE*: Events that include deep frying cooking oil operations are required to have a grease pit on-site and contract with a grease waste hauler to handle the grease waste and removal of the grease pit. A copy of this agreement shall be filed along with this application. The primary event sponsor is required to remove all cooking grease from the site immediately after the event. Illegal dumping of cooking grease will be prosecuted. *Please read Additional Requirements section of this application for more information.*

25. **Will you require a temporary water tap?** No
If yes, please list exact locations:

26. **Will alcohol, beer, and/or wine be given away or sold?** No
If yes, a permit from the relevant board is required. Please read Additional Requirements section of this application for more information.

27. **Will your event include tents or other temporary structures, propane use, or open flames?** Yes
Tents 400 sq. ft. or larger (or, if cooking operations are under the tent, 200 sq. ft. or larger) require a special inspection from the Franklin Fire Department. All tents must meet the requirements of Chapter 31 of the International Fire Code. Tents 20-ft by 20-ft or larger much have an approved label or documentation showing the tent fabric meets all flammability requirements. Tents larger than 400-SF must be inspected and approved by the fire department before the event opens. All cooking operations must be inspected and approved by the fire department before the event opens. Cooking operations will be periodically inspected throughout the event. Tents should be taken down on the date the event has ended. ***Please read the Additional Requirements section of this application for more information***.

28. **Attach Good Neighbor Letter and Mailing List used.** *Please read Additional Requirements section of this application for more information.*
Good Neighbor Letter: Good Neighbor Letter 2025.docx
Good Neighbor Letter Mailing List:

HISTORIC
FRANKLIN
TENNESSEE

Rules and Regulations

Please Read All Attachments Before Signing Application.

1) I/We agree to abide by all ordinances and regulations of the City of Franklin and all State and Federal Laws.

2) I/We agree to abide by all conditions placed upon the event by the City Administrator and the Board of Mayor and Aldermen.

3) I/We do swear or affirm that all of the information given in this application is true and complete.

4) I/We do swear or affirm that the organization is located in the city limits of Franklin and/or one of the applicants is a resident of the City of Franklin, Tennessee.

5) I/We do hereby agree to assume the defense of and indemnify and save harmless the City, its mayor, aldermen, boards, commissions, officers, employees and agents, from all suits, actions, damages or claims to which the City may be subjected of any kind or nature whatsoever resulting from, caused by, arising out of or as a consequence of such event and the activities permitted in connection there with.

6) I/We agree to submit a certificate of insurance prior to the event in an amount determined by the City naming the City of Franklin and its employees as additional insured. The City may require the sponsor and/or vendor provide higher levels of insurance, coverage, and policies as deemed reasonable and necessary based on specific event risk factors and review by the City's insurer.

7) I/We agree, if holding the special event on City property, to return the site to its pre-event condition at the conclusion of the event.

8) I/We agree to provide a copy of the signed Event Application to any vendors, planners, and related parties associated with the event to ensure they are familiar with the guidelines set forth herein.

9) I/We understand and acknowledge that all vendors, acts, performers, organizers, and patrons must not violate any laws pertaining to adult entertainment as defined by Tennessee State law.

10) I/We understand that I/we assume the responsibility of the actions of any vendors, planners, and related parties for this event.

11) I/We understand that granting of Special Event Permit does not imply granting of other permits that are separately required.

12) The application for an event permit shall be filed not less than 90 days nor more than 364 days prior to the scheduled date of such event. Suggested filing is at least 180 days prior to scheduled event. Events should not be advertised or promoted until an event permit has been obtained from the City. Failure to file in a timely manner may result in denial of a permit.

13) I/We understand that event permit holders may be responsible for 100 percent of the costs incurred by the City for staff time and resources.

BY: John V. Thomas VP External Affairs Date: 5/19/25
(Signature and title – must be officer of organization)

Approved by the Board of Mayor and Aldermen on _____, 20____

Dr. Ken Moore, Mayor

Eric S. Stuckey, City Administrator

04/2024

Event Name: Turkey Trot Franklin Benefiting GraceWorks

Signature: _____

HISTORIC FRANKLIN TENNESSEE

FORM C

Buildings, Structures, & Power Sources

If your special event includes any of the following, you may need to obtain a permit from the Building and Neighborhood Services Department. Please check any that apply.

Building permits and/or inspections also may be required whenever deemed necessary, due to unique conditions, shoddy construction, substandard assembly or set-up, unqualified assemblers, lack of maintenance, or dilapidation of equipment, materials or systems.

All Permit applications are subject to permit fees.

If you have any questions about whether you need to apply for a permit from the Building & Neighborhood Services Department, please call 615-794-7012.

Sound Amplification

In accordance with Title 11 Chapter 4 of the Franklin Municipal Code (*Offenses Against the Peace and Quiet*), amplification of sound located in or within 100 feet of a residential property line which is plainly audible is prohibited between the hours of 10:00 p.m. and 7:00 a.m. Sunday through Thursday and between the hours of 11:00 p.m. and 7:00 a.m. Friday and Saturday except for special events where a special permit has been obtained from the City of Franklin authorizing such event. In the event that a special event permit has been obtained from the City of Franklin, no other amplification of sound will be permitted within the area of the special event except that which has been applied for and authorized by the city pursuant to the permit application.

Applicant/Organization: Melissa Holland - GraceWorks Ministries, Inc.
Event Name: Turkey Trot Franklin Benefiting GraceWorks
Event Date(s): 11/27/2025

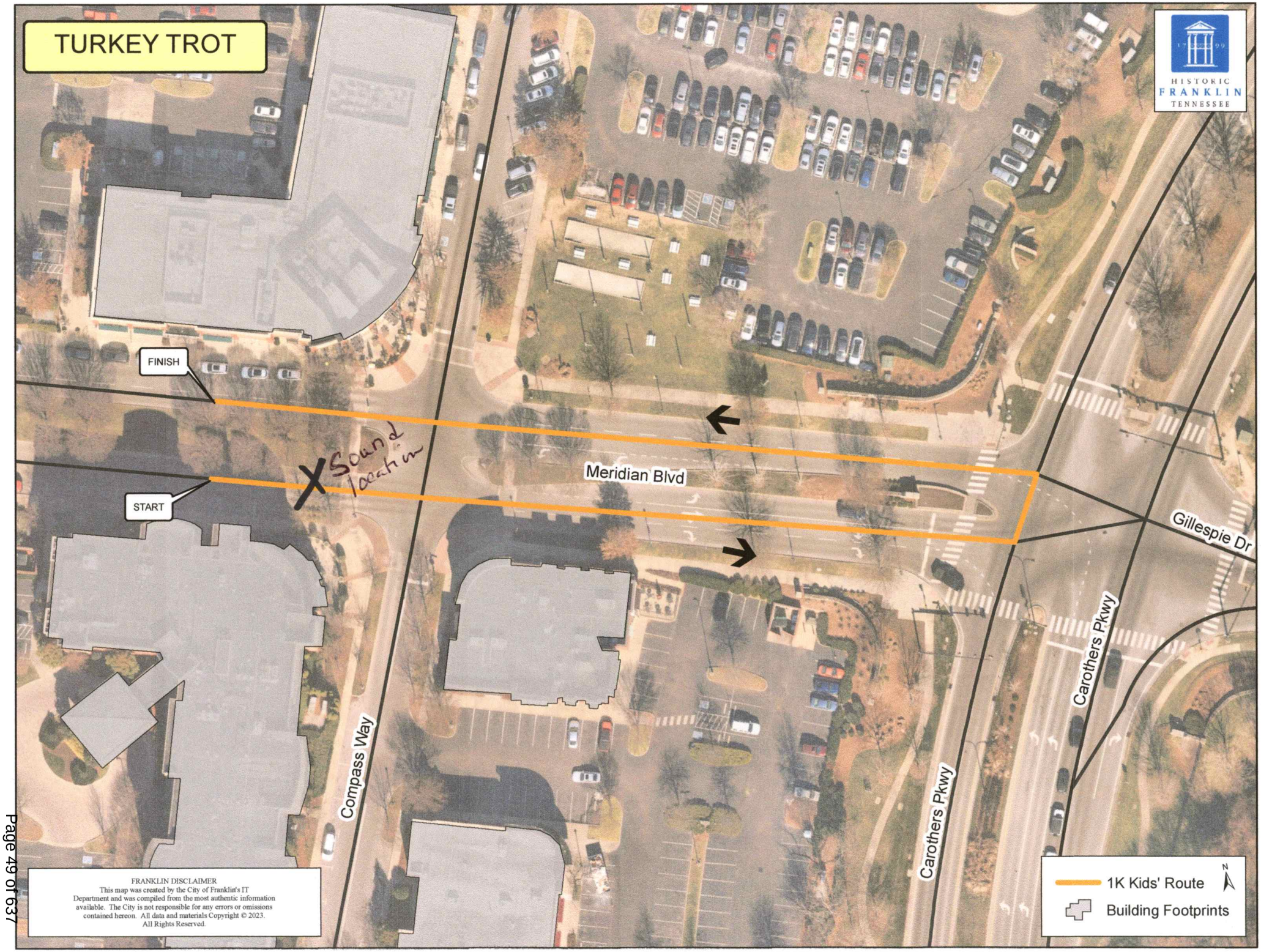
1. **Time amplification equipment will be used:** From: 6:30 AM To: 9:45 AM
2. **Exact locations sound amplification equipment will be used** *(i.e. stage located on Second Avenue). Provide map/layout if necessary.*:
   A microphone with speakers will be located on Meridian Blvd between the start and finish line.

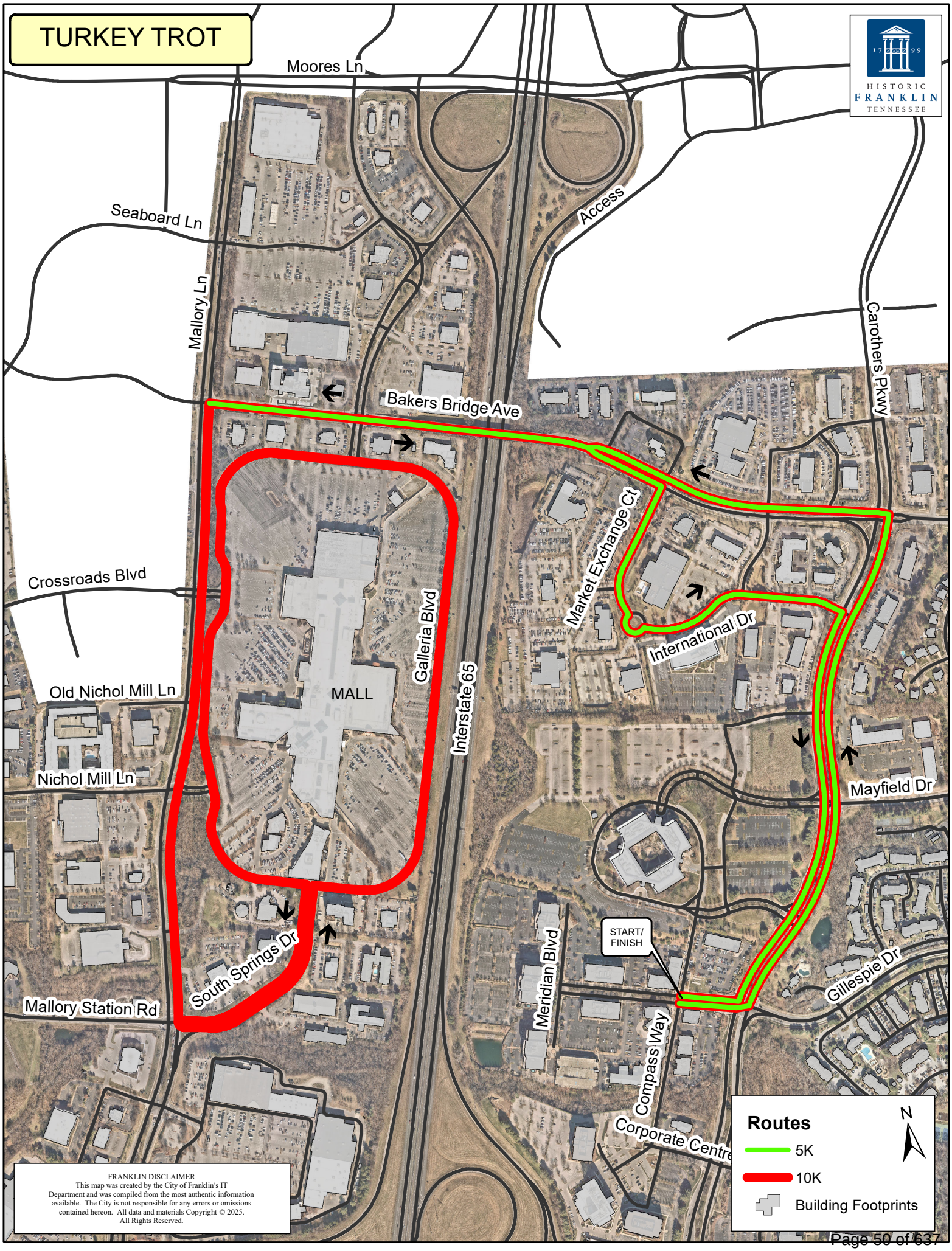
   Sound Amplification Map: Turkey Trot Sound Location.pdf
3. **For what purpose will sound amplification be used?** *Please list all that apply*:
   Announcements/Speeches,Band/Singers,Music and singing of The National Anthem
4. **Type of Amplifier:** Fixed,PA System
5. | | | |
   |---|---|---|
   | **Number of Amplifiers:** TBD by Bradymade | **Number of Speakers:** TBD by Bradymade | **Number of Performers:** 1 person will sing The National Anthem |
6. **Name and Cell Number of at least two coordinators who will monitor the sound level and respond to complaints and violations:**

Name: Matt Brady	**Cell:** 615-236-6378	**E-Mail:** matt@bradymade.com
Name: Andrew Wester	**Cell:** 507-316-8444	**E-Mail:** andrew@bradymade.com

Authorized Signature: Melissa Holland **Date:** 05/19/2025

The City of Franklin's Municipal Code (Title 11, Chapter 4) allows for exceptions to the City's noise standards for City authorized or sponsored events. However, the City retains the right to ask for a change of an event's location or time in an attempt to decrease the number of people impacted by event noise. The City may refuse a special event application based on noise complaints by neighboring businesses and residents. The City therefore encourages event-holders to work with neighbors to alleviate negative impacts wherever possible. At minimum, you should plan to point speakers away from residences.


TURKEY TROT
HISTORIC FRANKLIN TENNESSEE
FINISH
START
Sound location
Meridian Blvd
Gillespie Dr
Carothers Pkwy
Carothers Pkwy
Compass Way
FRANKLIN DISCLAIMER
This map was created by the City of Franklin's IT Department and was compiled from the most authentic information available. The City is not responsible for any errors or omissions contained hereon. All data and materials Copyright © 2023. All Rights Reserved.
1K Kids' Route
Building Footprints
N


TURKEY TROT
HISTORIC FRANKLIN TENNESSEE
Moores Ln
Seaboard Ln
Mallory Ln
Access
Carothers Pkwy
Bakers Bridge Ave
Crossroads Blvd
Old Nichol Mill Ln
Nichol Mill Ln
MALL
Galleria Blvd
Interstate 65
Market Exchange Ct
International Dr
Mayfield Dr
South Springs Dr
Mallory Station Rd
START/ FINISH
Meridian Blvd
Compass Way
Corporate Centre
Gillespie Dr
Routes
5K
10K
Building Footprints
N
FRANKLIN DISCLAIMER
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Turkey Trot 2025 Cleanup Plan

- We have multiple trash cans at Race Central, start/finish Line, and on the route.
- PICA lets us use their trash/recycle bins on site.
- Our Race Central Cleanup Crew will pick up trash/signs/etc., at the main event area around the Meridian Boyle Property.
- Our Route Cleanup Crew will pick up all trash cans/trash/water stations/signs etc., on the route.

Staff Conditions:

Staff recommends approval of this event with the following conditions:

- Applicant shall meet with staff to go over routes at least 30 days before event.
- Applicant will provide a Good Neighbor letter which will be distributed to affected neighborhoods.
- Applicant will notify Cool Springs Galleria and other affected retail and commercial locations of road closure times
- Applicant will work with affected hotels on notifying their guests and employees of road closure times and providing an option for them to enter and exit the hotels.

Risk Management:

- Applicant will provide a certificate of insurance naming the City as additional insured.

Police Department:

- Applicant will hire required number of extra-duty Franklin Police Officers
- Applicant will provide volunteers to assist with event

Sanitation and Environmental Services Department:

- Applicant will provide volunteers to clean up during and after event.

HISTORIC FRANKLIN TENNESSEE

City of Franklin

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

File #: 21-0948

DATE: July 28, 2025

TO: Board of Mayor and Aldermen

FROM: Eric Stuckey, City Administrator
Monique McCullough, Public Outreach Specialist

SUBJECT:

Consideration Of Resolution 2025-48, A Resolution To Approve A Mural At 1175 Meridian Blvd
FPAC 5/21/25, 5-0

PURPOSE:

The purpose of this memorandum is to provide information to the Franklin Board of Mayor and Aldermen (BOMA) concerning Resolution 2025-48, approving a Mural at 1175 Meridian Blvd.

BACKGROUND/STAFF COMMENTS:

The City of Franklin Public Arts Commission (FPAC) was established in 2017 to provide guidance and oversight for art projects which are for public display, outdoors in the City of Franklin. The Commission makes recommendations concerning all aspects of public art to the Board of Mayor and Aldermen. This includes artwork in any media that has been planned and executed with the intention of being staged on private, non-residential property for viewing from the public right-of-way.

Meridian Cool Springs/Boyle Investment Company presented a proposal for murals at 1175 Meridian Blvd. The artwork will be stenciled to the storefronts currently occupied by Cajun Steamer and the Eastern Peak restaurants. The artist is Anthony Billups of Music City Murals.

FINANCIAL IMPACT:

There is no financial impact on the City. Meridian Cool Springs/Boyle Investment Company is responsible for the mural, including any future maintenance or upkeep.

RECOMMENDATION:

The Franklin Public Arts Commission voted to recommend approval of the mural to the Board of Mayor and Aldermen.

RESOLUTION 2025-48

A RESOLUTION APPROVING A MURAL AT 1175 MERIDIAN BLVD

WHEREAS, Meridian Cool Springs/Boyle Investment Company, submitted a proposal for a mural on their building at 1175 Meridian Blvd. to the Franklin Public Arts Commission; and

WHEREAS, two storefronts at this address will be stenciled with art that relates to the tenants; and

WHEREAS, Boyle Investment Company has commissioned the artist Anthony Billups of Music City Murals to paint the mural; and

WHEREAS, the Franklin Public Arts Commission was established to review and make recommendations concerning all aspects of public art and is recommending approval of the mural to Board of Mayor and Aldermen as proposed in Exhibit A attached hereto; and

WHEREAS, the Board of Mayor and Aldermen believes it is in the best interest of the City of Franklin to approve the proposed mural.

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

SECTION 1. Based on the recommendation for approval by the Franklin Public Arts Commission, the proposed mural at 1175 Meridian Blvd. is hereby approved.

SECTION 2. The mural shall be the responsibility of Boyle Investment Company.

SECTION 3. Boyle Investment Company shall be fully responsible for the maintenance of the mural, including the removal of graffiti.

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: _____
J. Blake Harper
Assistant City Attorney

Law Dept approved (2) 08.04.25

HISTORIC FRANKLIN TENNESSEE

CITY STAFF
Received by: _____
Date: _____

APPLICATION FOR PLACING ARTWORK ON CITY OF FRANKLIN PROPERTY

Thank you for your interest in placing artwork on property owned by the City of Franklin.
Please complete and submit this application, along with the proposal, to:

Franklin Public Art Commission
City of Franklin
109 Third Avenue South
Franklin, TN 37064

Please review the attached Policies and Procedures. For assistance, please contact the Public Outreach Specialist at 615-550-6606 or CityofFranklin@FranklinTN.gov. The Franklin Public Art Commission reserves the right to request additional information in order to process an exhibition proposal.

APPLICANT		
Name(s)/Organization: Meridian Cool Springs / Boyle Investment Company		
Contact: Marina Murphy		
Address: 1175 Meridian Blvd.		
City: Franklin	State: TN	Zip: 37064
Phone: 423-646-7876	Fax:	
Email: mmurphy@boyle.com	Website: meridiancoolsprings.com	
Conflicts of Interest (disclose any active contracts or contract negotiations with the City):		

PROPOSED ARTWORK

Title of proposed artwork or exhibition

N/A

Labeling - *include artist's name, date of creation, materials used (optional), short explanation of work (optional), donor's name, when applicable*

As part of our efforts to rebrand and bring new energy to the Meridian Cool Springs campus we have been painting retail/restaurant storefronts and replacing awnings. We would like to stencil two storefronts with art that relate to the tenants.

We are partnering with Anthony Billups of Music City Murals to paint the concepts. Our timeline will be based on City approval of concept.

Meridian Cool Springs will be funding 100% of the project.

(Optional) Proposed City-owned site for placement:

Participants (list anyone that will be involved in the project):

Boyle Investment Company
Meridian Cool Springs
Music City Murals

ARTWORK DETAILS

Please attach a proposal that includes the following:

1. Narrative description of the artwork or project including:
    a. Concept
    b. Aesthetic vision
    c. Artist involvement
    d. Materials
    e. Processes
    f. Durability
    g. Other relevant information
2. Timeline and detailed installation plan (including specific required components for installation)
3. Budget and funding (explain project budget and how it will be funded)
4. Maintenance plan while the piece is on display (whether temporary or permanent)
5. Qualifications including:
    a. Artist(s) resume/bio
    b. Examples of past exhibits or similar projects
6. Visuals including:
    a. Sketches, photographs, or other documentation of sufficient descriptive clarity to indicate the nature of the proposed art including an accurate description of colors
    b. (If applicable) Digital, color images of artworks in exhibition
    c. A site plan clearly showing the dimensions and the location of the art and its relation to pedestrian path of travel on the site and in the vicinity, including adjacent rights-of-way.
    d. An elevation or perspective rendering showing the streetscape view of the art including the street elevations of adjacent properties
    e. Digital images of past exhibits or similar projects
    f. Maquette or rendering of artwork(s)

Submit application and supporting materials to:
Franklin Public Art Commission
City of Franklin
109 Third Avenue South
Franklin, TN 37064

Or electronically at: CityofFranklin@FranklinTN.gov

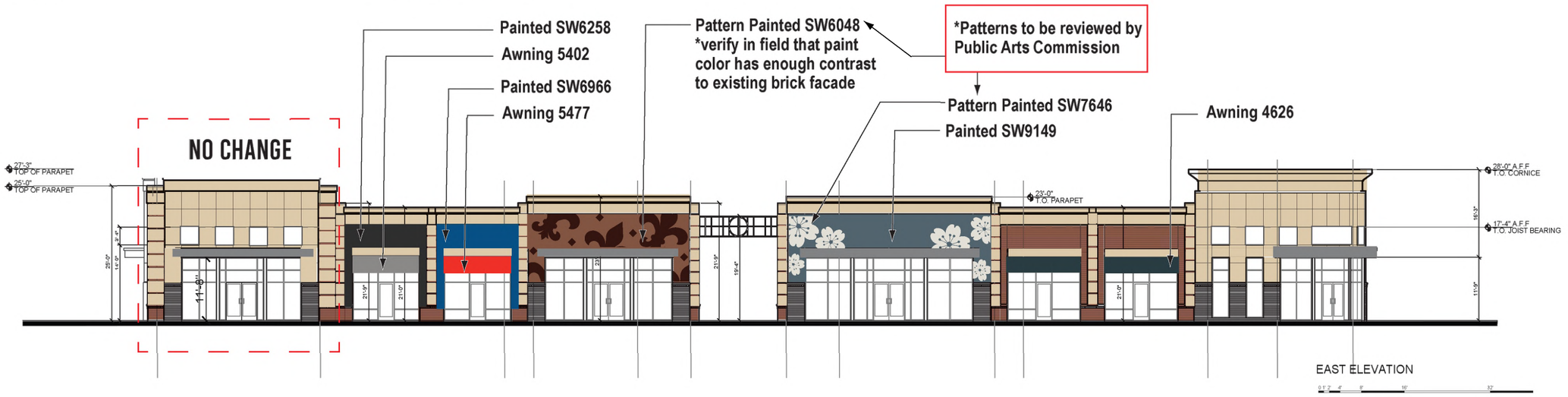
APPLICANT'S AUTHORIZATION TO INITIATE REVIEW OF AN EXHIBITION PROPOSAL

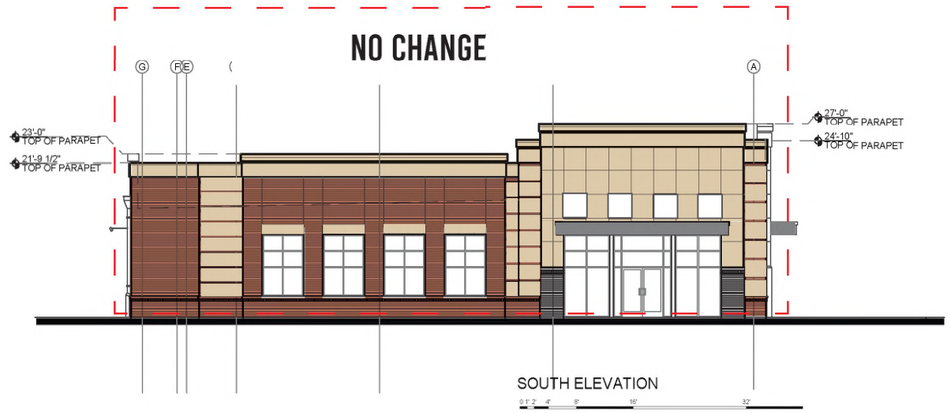
Authorized signature: Marina Murphy	Signature of Legal Guardian if Artist is a minor:
Print name: Marina Murphy	Date: 3/13/2025

1175 BUILDINGS

FULL ELEVATION

*All brick colors and canopies to remain unchanged unless noted otherwise







AWNING COLOR

4626 NAVY

5477 CANVAS LOGO RED

5402 CANVAS GRANITE

Storefront patterns to be painted by Athony Billups. Portfolio link: https://www.instagram.com/musiccitymurals
Project will be funded through Meridian Cool Springs.
Display is permanent and will be managed by Boyle Investment Company. Touch ups will be executed as necessary.
Installation to take place upon FPAC approval. No additional components for installation other than a lift are required.

MAIN PAINT COLORS

SW9149

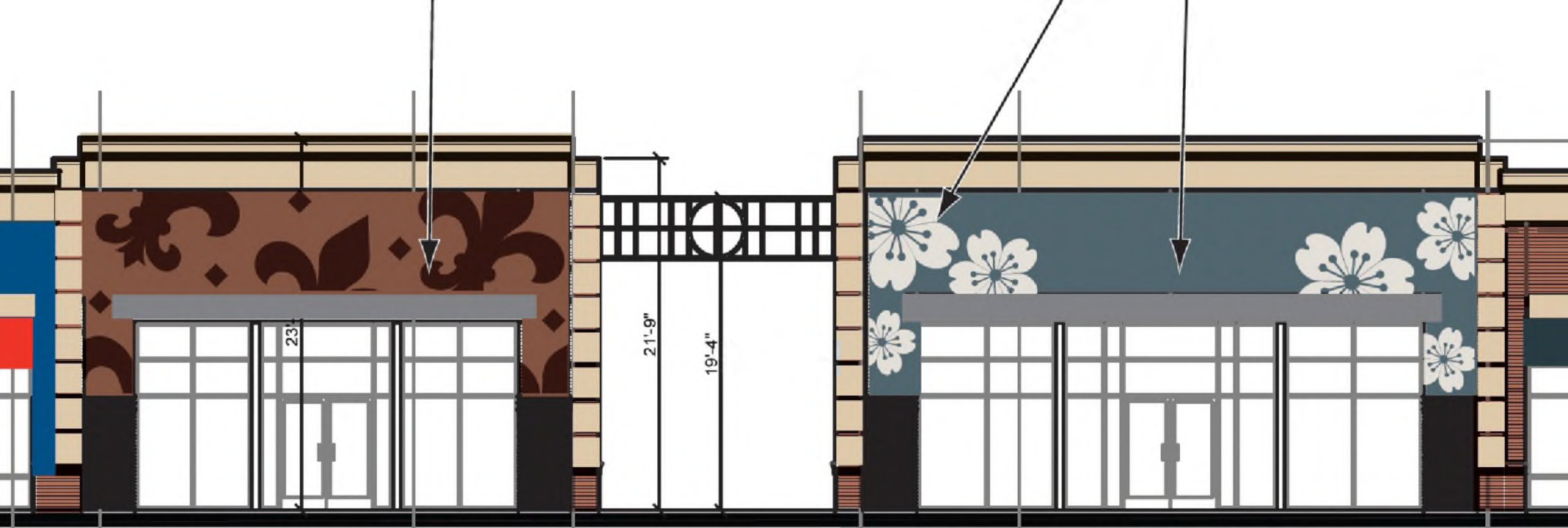
SW7646

SW6258

SW6966

SW6048

© 2024 COOPER CARRY


21'-9"
19'-4"

HISTORIC FRANKLIN TENNESSEE

CITY STAFF
Received by:
Date:

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Music City Murals

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Franklin, TN 37064

Or electronically at: CityofFranklin@FranklinTN.gov

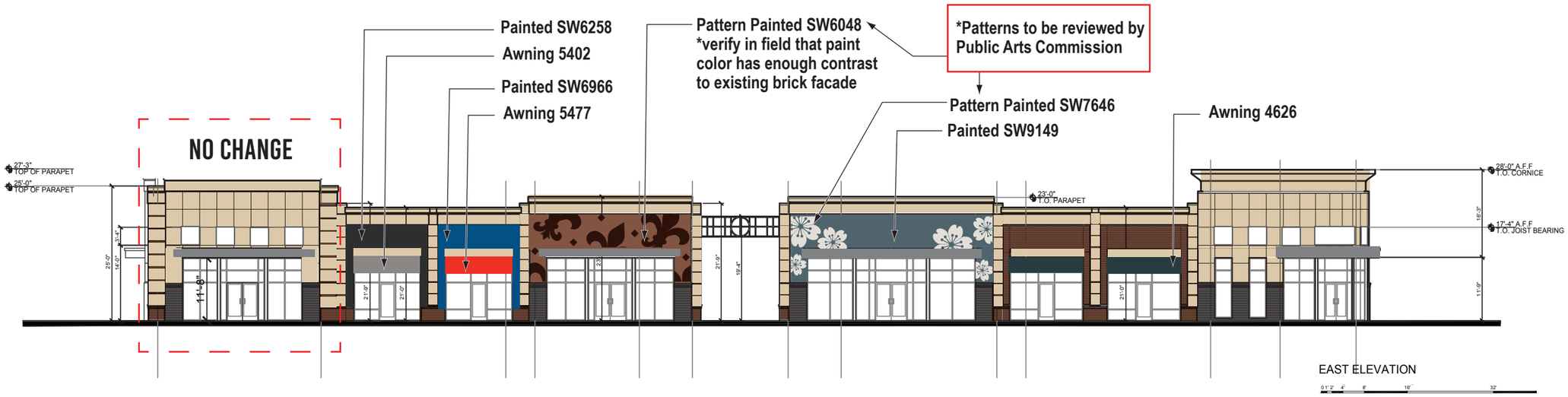
APPLICANT'S AUTHORIZATION TO INITIATE REVIEW OF AN EXHIBITION PROPOSAL

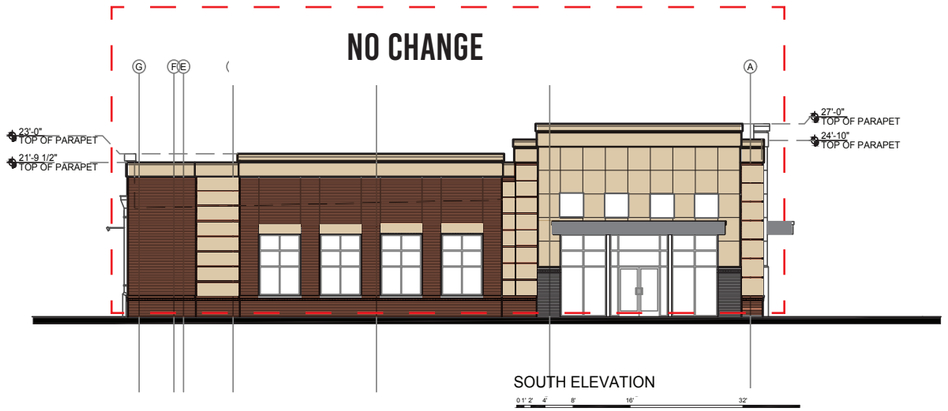
Authorized signature: Marina Murphy	Signature of Legal Guardian if Artist is a minor:
Print name: Marina Murphy	Date: 3/13/2025

1175 BUILDINGS

FULL ELEVATION

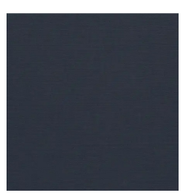
*All brick colors and canopies to remain unchanged unless noted otherwise







AWNING COLOR



4626 NAVY



5477 CANVAS LOGO RED



5402 CANVAS GRANITE

Storefront patterns to be painted by Athony Billups. Portfolio link: https://www.instagram.com/musiccitymurals
Project will be funded through Meridian Cool Springs.
Display is permanent and will be managed by Boyle Investment Company. Touch ups will be executed as necessary.
Installation to take place upon FPAC approval. No additional components for installation other than a lift are required.

MAIN PAINT COLORS

SW9149



SW7646

SW6258



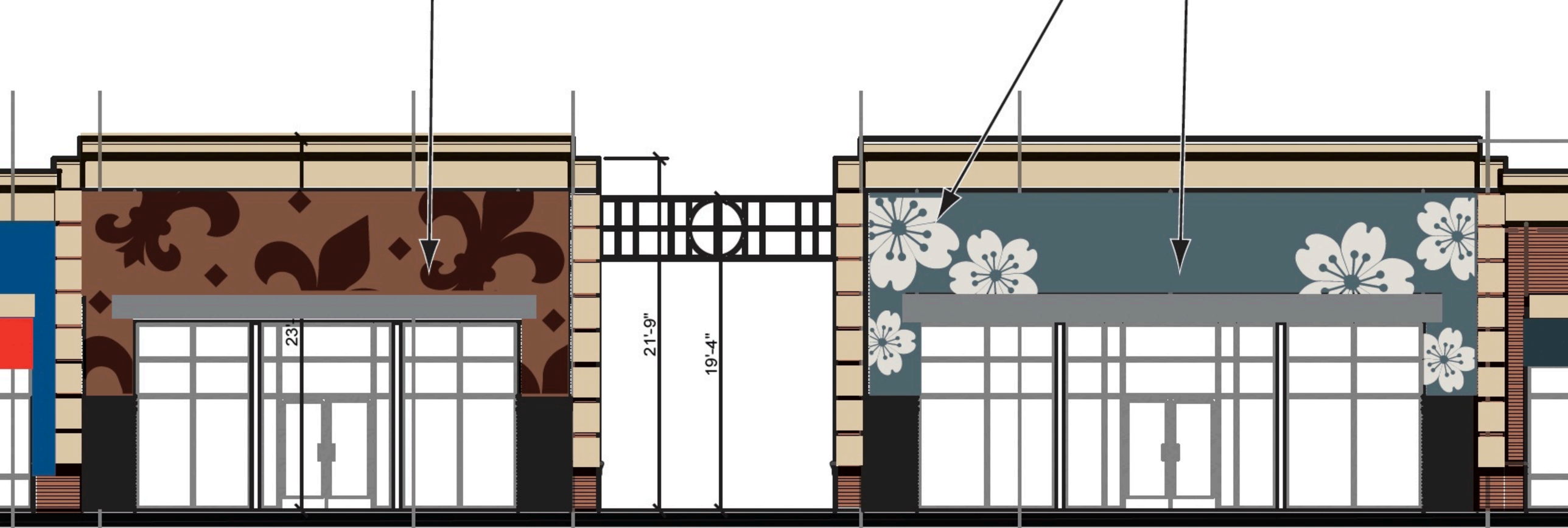
SW6966



SW6048



© 2024 COOPER CARRY


23
21'-9"
19'-4"


CAJUN STEAMER
BAR GRILL
Budweiser
108
CAJUN STEAMER
BAR GRILL
"Laissez les bon Temps roulez!"
Please See Hostess For Seating
Michelob ULTRA
RESERVED PARKING
15 MIN
ONLY


The Eastern Peak
ASIAN CUISINE
106
RESERVED PARKING
VAN ACCESSIBLE

File #: 21-0842

DATE: July 18, 2025

TO: Budget & Finance Committee

FROM: Eric Stuckey, City Administrator
Michael Walters Young, Chief Budget & Performance Officer

SUBJECT:

*Consideration Of Ordinance 2025-28, An Ordinance To Amend The Budget Of The City Of Franklin For Fiscal Year 2025-2026. Establishing A Public Hearing On August 26, 2025

PURPOSE:

The purpose of this memorandum is to provide information to the Franklin Board of Mayor and Aldermen (BOMA) concerning DRAFT Ordinance 2025-28, An Ordinance To Amend The Budget Of The City Of Franklin For Fiscal Year 2025-2026.

BACKGROUND/STAFF COMMENTS:
The State Comptroller has provided guidance that budget amendments are to be on the cash basis and must occur prior to fiscal year end (June 30) to ensure no fund has a deficit fund balance or deficit cash balance at year end.

In order to stay ahead of this responsibility, staff is proposing three budget amendments. They are split across various funds, but include:

1) **Distribution of Annual Wage Increases**
2) **Carry-over/Minor Expense Items**
3) **Property Tax Rate Corrections**
4) **Capital Purchases**

By Fund the impacts of these amendments are:

A. General Fund:
i. Revenues: Decrease of $2,204,898. This decrease is attributable to three items:
1. Property Tax Revenue: Decrease of $2,498,453. This decrease is attributable to the setting of a lower tax rate ($0.2960/$100 of assessed value) on third and final reading of Ordinance 2015-14 on June 24th, 2025 than the rate which the budget was approved ($.3200/$100 of assessed value) approved on third and final reading of Ordinance 2015-13 (also on June 24, 2025. This correction to the revenue assumption will result in a lower transfer to the Capital Projects Fund and does not impact on any operations or budgetary transactions to date. This action also will not impact the

issuance of property tax bills at the City rate of $0.2960/$100 of assessed value later in October 2025.
2. Use of Fund Balance: Increase of $288,555. This increase will be used several “carry-over” items in the operations budgets of certain general fund departments. These items (software purchases namely) were originally budgeted in FY 2025, but execution of the software agreements or complete installation will not occur until FY 2026. Therefore, the appropriations from the last fiscal year fell to the fund balance and will be re-appropriated.
3. Contributions – Other: Increase of $5,000. A local citizen donated $5,000 to the Franklin Police Department for equipment purchases. A matching expense is reflected in the Police – Patrol budget.
ii. Expenses: Decrease of $2,204,898. That decrease is attributable to three amendments as follows:
1. Distribution of Annual Wage Increases: Redistribution of $2,635,746 to all General Fund departments to fund the annual Cost of Living (COLA) and merit-based pay adjustments effective July 1, 2025. As a reminder, the FY 2026 Annual Operating and Capital Budget included a 2.5% COLA for all employees and between a 0.5% to 2.5% merit adjustment for City employee’s dependent upon their annual evaluation scores.
2. Carry-over/Minor Expense Items: $293,555 in multiple departments. This accounts for several increases/decreases, but the major categories are: $176,652 in transfers to the Road Impact Fund ($146,524) and Parkland Dedication Fund ($30,128) to reimburse those funds for the actions of Resolution 2020-186 which reimbursed the Franklin Housing Authority for those respective fees upon completion of the Cherokee PUD; $111,903 in carry-over expenses for software, and $5,000 in misc. expense appropriations.
3. Property Tax Rate Corrections: Decrease of $2,498,453. This decrease is attributable to the setting of a lower tax rate ($0.2960/$100 of assessed value). After this reduction, the General Fund Contribution to the Capital Projects Fund for Fiscal Year 2026 will be $7,813.217.

B. Sanitation & Environmental Services Fund:
i. Revenues: Increase of $800,644 from use of fund balance.
ii. Expenses: The expense changes are divided between two amendments as follows:
1. Distribution of Annual Wage Increases: Redistribution of $352,574 between the three divisions.
2. Carry-over/ Minor Expense Items: Increase of $800,644 for two (2) automated side loaders originally budgeted in FY 2025 but will not be received until FY 2026.

C. Road Impact Fund:
i. Revenues: Increase of $146,524 from transfer from the General Fund.
ii. Expenses:
2. Carry-over/Minor Expense Items: Increase of $146,524 to reimburse those funds for the actions of Resolution 2020-186 which reimbursed the Franklin Housing Authority for those respective fees upon completion of the Cherokee PUD.

D. City Facilities Tax Fund:
i. Expenses:
2. Carry-over/Minor Expense Items: Increase of $8,668 due to cost increases in a new automated side loader for Sanitation and Environmental Services budgeted in the FY 2026 budget.

E. Stormwater Fund:
i. Expenses: The expense changes but are divided between the two amendments as follows:
1. Distribution of Annual Wage Increases: Increase of $103,050 between the two divisions – Streets and Engineering.

F. Hotel Motel Fund:
i. Expenses:

2. Carry-over/Minor Expense Items: Increase of $70,000 due to cost increases and change orders in the purchase of the new Vehicle Barrier System for festivals and events approved in the FY 2026 Operating Budget.
4. Capital Purchases: Increase of $2,025,000 for the purchase of the home at Creekside (approved unanimously by the Board of Mayor and Aldermen as part of COF Contract #2025-0246 on July 8, 2025).

G. Parkland Dedication Fund:
i. Revenues: Increase of $30,128 from transfer from the General Fund.
ii. Expenses:
2. Carry-over/Minor Expense Items: Increase of $30,128 to reimburse those funds for the actions of Resolution 2020-186 which reimbursed the Franklin Housing Authority for those respective fees upon completion of the Cherokee PUD.

H. Community Development Block Grant (CDBG) Fund:
i. Revenues: Increase of $250,000 from use of Fund Balance.
ii. Expenses:
2. Carry-over/Minor Expense Items: Increase of $250,000 for CDBG operations. This increase of $250,000 comes from the reimbursement of funds previously awarded to Community Housing Partnership and will allow these funds to be spent on other related purposes in FY 2026.

I. Capital Projects Fund:
i. Revenues: Decrease of $473,453 from:
3. Property Tax Rate Corrections: Decrease of $2,498,453 from transfer from General Fund. This decrease is attributable to the setting of a lower tax rate ($0.2960/$100 of assessed value). After this reduction, the General Fund Contribution to the Capital Projects Fund for Fiscal Year 2026 will be $7,813.217.
4. Capital Purchases: Increase of transfer from Hotel/Motel Fund of $2,025,000 for the purchase of the home at Creekside (approved unanimously by the Board of Mayor and Aldermen as part of COF Contract #2025-0246 on July 8, 2025).
ii. Expenses:
4. Capital Purchases: Increase of $2,025,000 for the purchase of the home at Creekside (approved unanimously by the Board of Mayor and Aldermen as part of COF Contract #2025-0246 on July 8, 2025).

J. Water Management Fund:
i. Expenses: The expense changes are divided between two amendments as follows:
1. Distribution of Annual Wage Increases: Increase of $554,820 between the six operational divisions of the Water Management fund.
2. Carry-over/Minor Expense Items: Increase of $75,000 for design services for capital improvements budgeted in FY 2025 but not executed until FY 2026.

This is the first budget amendment during this Fiscal Year to the budget. We envision at least two more during the Fiscal Year.

FINANCIAL IMPACT:

The amendments, as proposed, would result in:

1. General Fund: No Change.
2. Sanitation & Environmental Services Fund: No Change.
3. Road Impact Fund: No Change.

4. City Facilities Tax Fund: Decrease of Fund Balance of $8,668.
5. Stormwater Fund: No Change.
6. Hotel/Motel Fund: Decrease of Fund Balance of $2,095,000.
7. Parkland Dedication Fund: No Change.
8. CDBG Fund: No Change.
9. Capital Projects Fund: Decrease of Fund Balance of 2,498,453.
10. Water & Wastewater Funds: Decrease of Fund Balance of $75,000.

RECOMMENDATION:

Staff recommends that Ordinance 2025-28 be recommended for approval by the Board of Mayor and Aldermen.

ORDINANCE NO. 2025-28

AN ORDINANCE TO AMEND THE BUDGET OF THE CITY OF FRANKLIN FOR FISCAL YEAR 2025-2026

WHEREAS, the City Charter, Article VIII, provides for adoption of an annual budget for departments of the City of Franklin; and

WHEREAS, an annual budget process appropriating funds to the various departments and divisions of the City government for the fiscal year beginning July 1, 2025 has been completed in accordance with state law and local ordinances; and

WHEREAS, the Board of Mayor and Aldermen find it is in the best interests of the citizens of the City of Franklin to modify the annual budget from time to time.

NOW, THEREFORE BE IT ORDAINED, by the Board of Mayor and Aldermen of the City of Franklin, Tennessee:

SECTION I: That the annual budget for the City of Franklin for the Fiscal Year 2025-2026 shall be amended and does allocate and appropriate additional funding as follows:

GENERAL FUND	[Amendments 1, 2, 3]	
REVENUE		
Property Tax Revenue	Decrease	$(2,498,453)
Use of Fund Balance	Increase	$ 288,555
Contributions – Other	Increase	$ 5,000
EXPENDITURES		
Court Personnel	Increase	$ 20,549
Administration Personnel	Increase	$ 56,672
Billing & Licensing Personnel	Increase	$ 55,124
Project & Facilities Personnel	Increase	$ 40,666
Communications Personnel	Increase	$ 24,440
Communications Operations	Increase	$ 31,000
Information Technology Personnel	Increase	$ 199,160
Information Technology Operations	Increase	$ 62,403
Emergency Management Personnel	Increase	$ 7,840
Budget & Performance Personnel	Increase	$ 30,180
Law Personnel	Increase	$ 35,738
Finance Personnel	Increase	$ 69,779
Engineering Personnel	Increase	$ 184,850
Traffic Operations Center Personnel	Increase	$ 41,933
Human Resources Personnel	Increase	$ 81,121
Human Resources Operations	Increase	$ 18,500
Planning & Sustainability Personnel	Increase	$ 137,753
Building & Neighborhood Services Personnel	Increase	$ 277,709
Police - Admin Personnel	Increase	$ 133,652
Police - CID Personnel	Increase	$ 49,715
Police - Patrol Personnel	Increase	$ 207,240
Police - Patrol – Expenses	Increase	$ 5,000
Fire Personnel	Increase	$ 513,512
Streets - Maintenance Personnel	Increase	$ 247,740
Streets - Traffic Personnel	Increase	$ 39,660
Streets - Fleet Personnel	Increase	$ 50,264
Parks Personnel	Increase	$ 221,447
General Expenses Personnel	Decrease	$(2,635,746)

General Expenses Operations	Increase	$ 43,813
Economic Development	Decrease	$ (33,813)
Transfers to Other Funds	Increase	$(2,422,801)
Net Increase (Decrease) to Total General Fund Balance		**$ -**

SANITATION & ENVIRONMENTAL SERVICES FUND [Amendment 1, 2]

REVENUE

Use of Fund Balance	Increase	$ 800,644

EXPENDITURES

SES Administration Personnel	Increase	$ 173,648
SES Collection Personnel	Increase	$ 131,351
SES Collection Capital	Increase	$ 800,644
SES Disposal Personnel	Increase	$ 47,575
SES General Personnel	Decrease	$ (352,574)
Net Increase (Decrease) to Sanitation & Environmental Services Fund Balance		**$ -**

ROAD IMPACT FUND [Amendment 2]

REVENUE

Transfer from General Fund	Increase	$ 146,524

EXPENDITURES

Net Increase (Decrease) to Road Impact Fund Balance		**$ 146,524**

CITY FACILITIES TAX FUND [Amendment 2]

REVENUE

EXPENDITURES

New Automated Side Loader - SES	Increase	$ 8,668
Net Increase (Decrease) to City Facilities Tax Fund Balance		**$ (8,668)**

STORMWATER FUND [Amendment 1]

REVENUE

EXPENDITURES

Stormwater - Streets Personnel	Increase	$ 77,659
Stormwater - Engineering Personnel	Increase	$ 25,390
Stormwater - General Personnel	Decrease	$ (103,050)
Net Increase (Decrease) to Stormwater Fund Balance		**$ -**

HOTEL/MOTEL FUND	[Amendments 2, 4]	
REVENUE		
EXPENDITURES		
Transfer to Capital Projects	Increase	$ 2,025,000
Vehicle Barrier System	Increase	$ 70,000
Net Increase (Decrease) to Hotel/Motel Tax Fund Balance		**$(2,095,000)**
PARKLAND DEDICATION FUND	[Amendment 2]	
REVENUE		
Transfer from General Fund	Increase	$ 30,128
EXPENDITURES		
Net Increase (Decrease) to Parkland Dedication Fund Balance		**$ 30,128**
COMMUNITY DEVELOPMENT BLOCK GRANT FUND	[Amendment 2]	
REVENUE		
Use of Fund Balance	Increase	$ 250,000
EXPENDITURES		
CDBG Operations	Increase	$ 250,000
Net Increase (Decrease) to Community Development Block Grant Fund Balance		**$ -**
CAPITAL PROJECTS FUND	[Amendments 3, 4]	
REVENUE		
Transfer from General Fund	Decrease	$(2,498,453)
Transfer from Hotel/Motel Fund	Increase	$ 2,025,000
EXPENDITURES		
Creekside Home Purchase	Increase	$ 2,025,000
Net Increase (Decrease) to Capital Projects Fund Balance		**$(2,498,453)**
WATER & WASTEWATER FUND	[Amendments 1, 2]	
REVENUE		
EXPENDITURES		
Utility Billing Personnel	Increase	$ 12,542
Water Distribution Personnel	Increase	$ 94,378

Water Distribution Operations	Increase	$ 75,000
Water Plant Personnel	Increase	$ 89,088
Water General Personnel	Decrease	$ (196,008)
Utility Administration Personnel	Increase	$ 74,760
WasteWater Collection Personnel	Increase	$ 135,215
WasteWater Plant Personnel	Increase	$ 148,837
Wastewater General Personnel	Decrease	$ (358,811)

Net Increase (Decrease) to Total Water & Sewer Fund Balance		**$ (75,000)**

SECTION II: That each department of the City shall limit its expenditures to the amount appropriated; that any changes or amendments to the appropriations set forth in the budget shall be made in accordance with the City Code, Article VIII.

SECTION III: That this Ordinance shall take effect on after the passage of the Third and Final Reading; the health, safety and welfare of the citizens of the City of Franklin requiring it.

ATTEST: **CITY OF FRANKLIN, TENNESSEE:**

By: _____ **By:** _____

ANGIE SKARP **DR. KEN MOORE**
City Recorder **Mayor**

Approved as to form:

_____
Shauna R. Billingsley, City Attorney

PASSED FIRST READING: _____
PUBLIC HEARING: _____
PASSED SECOND READING: _____
PASSED THIRD READING: _____

Ordinance 2025-28
Amending the FY 2026 Budget

August 26, 2025
Board of Mayor and Alderman

HISTORIC FRANKLIN TENNESSEE

City of Franklin, Tennessee

FY 2026 Operating Budget

Ordinance 2025-28

Amendments

1) Distribution of Annual Wage Increases
2) Carry-over/Minor Expense Items
3) Property Tax Rate Corrections
4) Capital Purchases

HISTORIC FRANKLIN TENNESSEE

City of Franklin, Tennessee

FY 2026 Operating Budget

Ordinance 2025-28

Amendments By Fund

- General Fund:

Expenses: Net change of zero dollars. The change in total budgeted activity, however, is a decrease of $2,204,898. That change is attributable to the first three amendments as follows:

⇆ **1. Distribution of Annual Wage Increases: Redistribution of $2,635,746 to all General Fund departments to fund the annual Cost of Living (COLA) and merit based pay adjustments effective July 1, 2025. As a reminder, the FY 2026 Annual Operating and Capital Budget included:**

- **2.5% COLA for all employees**
- **0.5% to 2.5% merit adjustment**

HISTORIC FRANKLIN TENNESSEE

City of Franklin, Tennessee

FY 2026 Operating Budget

Ordinance 2025-28

Amendments By Fund

- General Fund:

⇧ **2. Carry-over/Minor Expense Items: Increase of $293,555 in multiple departments. This accounts for several increases /decreases, but the major categories are:**
- $176,652 in transfers to the Road Impact Fund ($146,524) and Parkland Dedication Fund ($30,128) to reimburse those funds for the actions of Resolution 2020-186 which reimbursed the Franklin Housing Authority for those respective fees upon completion of the Cherokee PUD;
- $111,903 in carry-over expenses for software;
- $5,000 in misc. expense appropriations.

HISTORIC FRANKLIN TENNESSEE

City of Franklin, Tennessee

FY 2026 Operating Budget

Ordinance 2025-28

Amendments By Fund

- General Fund:

⇧ **3. Transfer to Capital Projects Fund/Property Tax Revenue: Decrease of $2,498,453. This decrease is attributable to the setting of a lower tax rate ($0.2960/$100 of assessed value) on third and final reading of Ordinance 2015-14 on June 24th, 2025 than the rate which the budget was approved ($.3200/$100 of assessed value) approved on third and final reading of Ordinance 2015-13 (also on June 24, 2025.**

This correction does not impact any operations or budgetary transactions to date, nor impact the issuance of property tax bills in October 2025.

HISTORIC FRANKLIN TENNESSEE

City of Franklin, Tennessee

FY 2026 Operating Budget

Ordinance 2025-28

Amendments By Fund

- Sanitation & Environmental Services Fund:

⇧ Revenues: Increase of $800,644 from use of fund balance

Expenses: The expense changes but are divided between two amendments as follows:

⇆ 1. Distribution of Annual Wage Increases: Redistribution of $352,574 between the three divisions

⇧ 2. Carry-over/ Minor Expense Items: Increase of $800,644 for two (2) automated side loaders originally budgeted in FY 2025 but will not be received until FY 2026

HISTORIC FRANKLIN TENNESSEE

City of Franklin, Tennessee

FY 2026 Operating Budget

Ordinance 2025-28

Amendments By Fund

- City Facilities Tax Fund:

Expenses:

⇧ **2. Carry-over/Minor Expense Items: Increase of $8,668 due to cost increases in a new automated sideloader for Sanitation and Environmental Services budgeted in the FY 2026 budget**

- Stormwater Fund

Expenses:

⇆ **1. Distribution of Annual Wage Increases: Annual Wage Increases: Redistribution of $173,071 to all Stormwater departments to fund the annual Cost of Living (COLA) and merit based pay adjustments effective July 1, 2024**

HISTORIC FRANKLIN TENNESSEE

City of Franklin, Tennessee

FY 2026 Operating Budget

Ordinance 2025-28

Amendments By Fund

- Hotel/Motel Fund

Expenses:

⇧ **2. Carry-over/Minor Expense Items: Increase of $70,000 due to cost increases and change orders in the purchase of the new Vehicle Barrier System for festivals and events approved in the FY 2026 Operating Budget**

⇧ **4. Capital Purchases: Increase of $2,025,000 for the purchase of the home at Creekside (approved unanimously by the Board of Mayor and Aldermen as part of COF Contract #2025-0246 on July 8, 2025)**

HISTORIC FRANKLIN TENNESSEE

City of Franklin, Tennessee

FY 2026 Operating Budget

Ordinance 2025-28

Amendments By Fund

Parkland Dedication Fund:

⇧ Revenues: Increase of $30,128 from a transfer from the General Fund.

⇧ Expenses: Increase of $30,128

2. Carry-over/Minor Expense Items: Increase of $30,128 to reimburse the Franklin Housing Authority fees paid (Cherokee PUD)

Community Development Block Grant (CDBG) Fund:

⇧ Revenues: Increase of $250,000 from use of Fund Balance

⇧ Expenses:

2. Carry-over/Minor Expense Items: Increase of $250,000 for from the reimbursement of fund previously awarded to Community Housing Partnership and will allow these funds to be spent on other related purposes in FY 2026

HISTORIC FRANKLIN TENNESSEE

City of Franklin, Tennessee

FY 2026 Operating Budget

Ordinance 2025-28

Amendments By Fund

- Capital Projects Fund

Revenues: Decrease of $473,453 from:

⇩ 3. Property Tax Rate Corrections: Decrease of $2,498,453 from transfer from General Fund. This decrease is attributable to the setting of a lower tax rate ($0.2960/$100 of assessed value). After this reduction, the General Fund Contribution to the Capital Projects Fund for Fiscal Year 2026 will be $7,813.217.

⇧ 4. Capital Purchases: Increase of transfer from Hotel/Motel Fund of $2,025,000 for the purchase of the home at Creekside (approved unanimously by the Board of Mayor and Aldermen as part of COF Contract #2025-0246 on July 8, 2025).

Expenses:

⇧ 4. Capital Purchases: Increase of $2,025,000 for Creekside purchase

Ordinance 2025-28
Amendments By Fund
- Water Management Fund

Expenses: The expense changes but are divided between two amendments as follows:

⇆ **1. Distribution of Annual Wage Increases: Increase of $554,820 between the six operational divisions of the Water Management fund.**

⇧ **2. Carry-over/Minor Expense Items: Increase of $75,000 for design services for capital improvements budgeted in FY 2025 but not executed until FY 2026.**

HISTORIC FRANKLIN TENNESSEE

City of Franklin, Tennessee

FY 2026 Operating Budget

Ordinance 2025-28

Fund Balance Changes

1. General Fund: No Change.
2. Sanitation & Environmental Services Fund: No Change.
3. Road Impact Fund: No Change.
4. City Facilities Tax Fund: Decrease of Fund Balance of $8,668.
5. Stormwater Fund: No Change.
6. Hotel/Motel Fund: Decrease of Fund Balance of $2,095,000.
7. Parkland Dedication Fund: No Change.
8. CDBG Fund: No Change.
9. Capital Projects Fund: Decrease of Fund Balance of 2,498,453.
10. Water & Wastewater Funds: Decrease of Fund Balance of $75,000.

HISTORIC FRANKLIN TENNESSEE

City of Franklin, Tennessee

FY 2026 Operating Budget

Questions

HISTORIC FRANKLIN TENNESSEE

MEMORANDUM

August 8, 2025

TO: Board of Mayor and Aldermen

FROM: Eric Stuckey, City Administrator
Michael Walters Young, Chief Budget & Performance Officer

RE: Consideration of Ordinance 2025-28, 1st Quarter FY 2026 Budget Amendments

Purpose

The purpose of this item is to amend the Fiscal Year 2026 Budget for compliance with State budgeting guidance regarding:

1. Ensuring authorizations in place to balance each fund's budget on a cash basis on June 30, 2026.

Background

The State Comptroller has provided guidance that budget amendments are to be on the cash basis and must occur prior to fiscal year end (June 30) to ensure no fund has a deficit fund balance or deficit cash balance at year end.

In order to stay ahead of this responsibility, staff is proposing three budget amendments. They are split across various funds, but include:

1) Distribution of Annual Wage Increases
2) Carry-over/Minor Expense Items
3) Property Tax Rate Corrections
4) Capital Purchases

By Fund the impacts of these amendments are:

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3. Contributions – Other: Increase of $5,000. A local citizen donated $5,000 to the Franklin Police Department for equipment purchases. A matching expense is reflected in the Police – Patrol budget.

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ii. Expenses:
2. Carry-over/Minor Expense Items: Increase of $146,524 to reimburse those funds for the actions of Resolution 2020-186 which reimbursed the

Franklin Housing Authority for those respective fees upon completion of the Cherokee PUD.

D. City Facilities Tax Fund:
    i. Expenses:
        2. Carry-over/Minor Expense Items: Increase of $8,668 due to cost increases in a new automated side loader for Sanitation and Environmental Services budgeted in the FY 2026 budget.

E. Stormwater Fund:
    i. Expenses: The expense changes but are divided between the two amendments as follows:
        1. Distribution of Annual Wage Increases: Increase of $103,050 between the two divisions – Streets and Engineering.

F. Hotel Motel Fund:
    i. Expenses:
        2. Carry-over/Minor Expense Items: Increase of $70,000 due to cost increases and change orders in the purchase of the new Vehicle Barrier System for festivals and events approved in the FY 2026 Operating Budget.
        4. Capital Purchases: Increase of $2,025,000 for the purchase of the home at Creekside (approved unanimously by the Board of Mayor and Aldermen as part of COF Contract #2025-0246 on July 8, 2025).

G. Parkland Dedication Fund:
    i. Revenues: Increase of $30,128 from transfer from the General Fund.
    ii. Expenses:
        2. Carry-over/Minor Expense Items: Increase of $30,128 to reimburse those funds for the actions of Resolution 2020-186 which reimbursed the Franklin Housing Authority for those respective fees upon completion of the Cherokee PUD.

H. Community Development Block Grant (CDBG) Fund:
    i. Revenues: Increase of $250,000 from use of Fund Balance.
    ii. Expenses:
        2. Carry-over/Minor Expense Items: Increase of $250,000 for CDBG operations. This increase of $250,000 comes from the reimbursement of funds previously awarded to Community Housing Partnership and will allow these funds to be spent on other related purposes in FY 2026.

I. Capital Projects Fund:
    i. Revenues: Decrease of $473,453 from:
        3. Property Tax Rate Corrections: Decrease of $2,498,453 from transfer from General Fund. This decrease is attributable to the setting of a lower tax rate ($0.2960/$100 of assessed value). After this reduction, the General Fund Contribution to the Capital Projects Fund for Fiscal Year 2026 will be $7,813.217.
        4. Capital Purchases: Increase of transfer from Hotel/Motel Fund of $2,025,000 for the purchase of the home at Creekside (approved unanimously by the Board of Mayor and Aldermen as part of COF Contract #2025-0246 on July 8, 2025).

ii. Expenses:
    4. Capital Purchases: Increase of $2,025,000 for the purchase of the home at Creekside (approved unanimously by the Board of Mayor and Aldermen as part of COF Contract #2025-0246 on July 8, 2025).

J. Water Management Fund:
    i. Expenses: The expense changes are divided between two amendments as follows:
        1. Distribution of Annual Wage Increases: Increase of $554,820 between the six operational divisions of the Water Management fund.
        2. Carry-over/Minor Expense Items: Increase of $75,000 for design services for capital improvements budgeted in FY 2025 but not executed until FY 2026.

This is the first budget amendment during this Fiscal Year to the budget. We envision at least two more during the Fiscal Year.

Financial Impact

The amendments, as proposed, would result in:

1. General Fund: No Change.
2. Sanitation & Environmental Services Fund: No Change.
3. Road Impact Fund: No Change.
4. City Facilities Tax Fund: Decrease of Fund Balance of $8,668.
5. Stormwater Fund: No Change.
6. Hotel/Motel Fund: Decrease of Fund Balance of $2,095,000.
7. Parkland Dedication Fund: No Change.
8. CDBG Fund: No Change.
9. Capital Projects Fund: Decrease of Fund Balance of 2,498,453.
10. Water & Wastewater Funds: Decrease of Fund Balance of $75,000.

Options

1. Approve amendment(s) as proposed.

2. Make changes to the amendment(s) where desired.

Recommendation

Staff recommends approval of the amendments.

File #: 21-0757

DATE: July 24, 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
Chelsea Randolph, Principal Planner

SUBJECT:

*Consideration Of Ordinance 2025-22, An Ordinance To Rezone 27.19 Acres Planned (PD 21.8/850,000/700) District To Planned (PD 33.1/245,460/300) District For The Property Located South Of McEwen Drive And West Of Carothers Parkway (Aureum PUD Subdivision). Establishing A Public Hearing For September 9, 2025
FMPC 7/24/25, 8-0

PURPOSE:

PROJECT INFORMATION
COF Project Number: 8850
Applicant: Greg Gamble, Gamble Design Collaborative
Owner: Ralph Knauss, Southstar

BACKGROUND/STAFF COMMENTS:
The applicant is requesting to rezone 27.19 Acres from Planned (PD 21.8/850,000/700) District to Planned (PD 33.1/245,460/300) District for the property located south of McEwen Drive and west of Carothers Parkway to accommodate the proposed development plan. The development plan has been submitted concurrently. Envision Franklin places this property in the Regional Commerce Design Concept.

The Regional Commerce Design concept states that these areas "contains high-intensity activity centers that attract large numbers of people and employers from both within and outside the City. These areas include major employment and revenue generators that are valuable community resources." Envision Franklin's Regional Commerce Design Concept also states that, "New developments should have integrated designs with coordinated access, amenities, and cohesive architecture that fits within the context of the corridor." A separate development plan Resolution (2025-53) is being considered with this rezoning. The proposed mix of uses (Multifamily Residential, Office, and Commercial) as outlined in the Aureum PUD Development Plan (Resolution 2025-53) meets the intent of the Regional Commerce Design Concept by providing activated streetscapes and comprehensive site planning.

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 by a vote of 8-0.
Staff recommends that the Board of Mayor and Aldermen approve Ordinance 2025-22.

ORDINANCE 2025-22

AN ORDINANCE TO REZONE 27.19 ACRES FROM PLANNED (PD 21.8/850,000/700) DISTRICT TO PLANNED (PD 33.1/245,460/300) DISTRICT FOR THE PROPERTY LOCATED SOUTH OF MCEWEN DRIVE AND WEST OF CAROTHERS PARKWAY (AUREUM PUD SUBDIVISION)

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

WHEREAS, the Planned PD 33.1/245,460/300) District provides zoning for land uses compatible with both the Franklin Land Use Plan and surrounding development; and

WHEREAS, the Board of Mayor and Aldermen (BOMA) of the City of Franklin, Tennessee, adopted Resolution 2025-53, approving a Planned Unit Development (PUD) Development Plan as required by the Franklin Zoning Ordinance; and

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

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

SECTION I. That the following described property shall be, and is hereby, rezoned from its present zoning classification of Planned (PD 21.8/850,000/700) District to Planned (PD 33.1/245,460/300) District:

PREMISES CONSIDERED

Map-Parcel	Acres
062-01802	15.25
062-01903	5.05
062-01816	3.47
Total	27.19

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

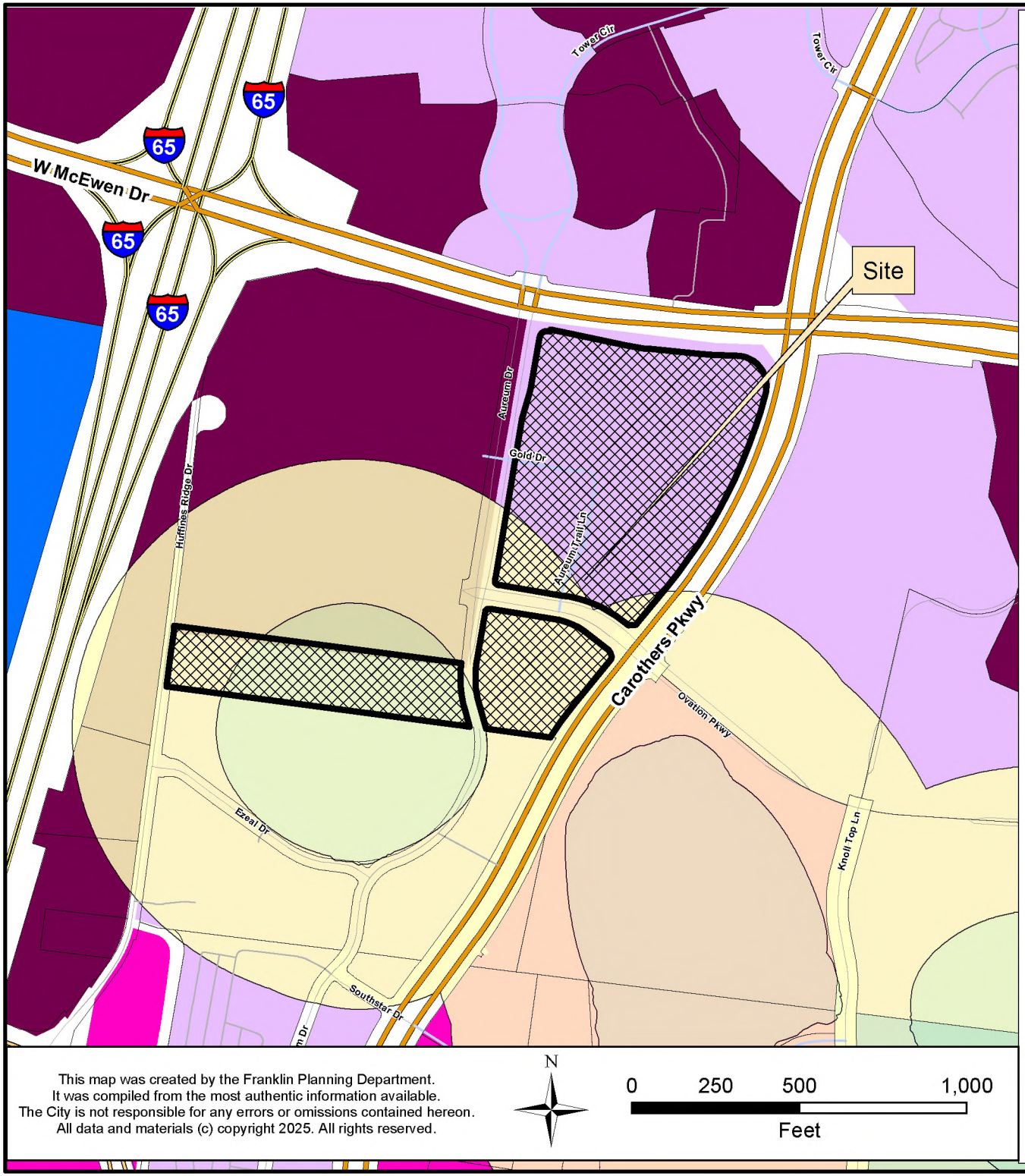
PLANNING COMMISSION RECOMMENDED: _____

PASSED FIRST READING: _____

PUBLIC HEARING HELD: _____

PASSED SECOND READING: _____

PASSED THIRD READING: _____



AUREUM PUD SUBDIVISION
ORDINANCE 2025-22
RESOLUTION 2025-53

Project Information
Existing Zoning: PD (21.8 / 850,000 / 700)
Proposed Zoning: PD (33.1 / 245,460 / 300)
Overlay Districts: HHO, 500' Buffer of Hillside
Site Acreage: 27.19 acres
Proposed Number of Dwelling Units: 900
Proposed Nonresidential SF: 245,460 SF
Hotel Keys: 300

Legend

- Aureum 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

AUREUM PUD SUBDIVISION

REZONING REQUEST - (PD 33.1 / 245,460 / 300)

Franklin, Williamson County, Tennessee

SHEET INDEX

C0.0	COVER SHEET
C1.0	EXISTING CONDITIONS

DEVELOPMENT TEAM

APPLICANT & LANDSCAPE ARCHITECT:
GAMBLE DESIGN COLLABORATIVE
JEFF ROSIAK, PLA
3020 STANSBERRY LANE, SUITE 201
FRANKLIN, TN 37069
615-545-4121
JEFF@GDC-TN.COM

DEVELOPER / OWNER:
SOUTHSTAR, LLC
GLENN S. MCGEHEE
800 CRESCENT CENTRE DRIVE, SUITE 440
FRANKLIN, TN 37067
615-472-8993
GMCGEHEE@SOUTHSTARCO.COM

ENGINEER:
RAGAN SMITH
EVAN FOSTER
315 WOODLAND ST
NASHVILLE, TN 37206
615-244-8591
EFOSTER@RAGANSMITH.COM

ARCHITECT:
NELSON WORLDWIDE, LLC
JEREMY HULL
1055 HOWELL MILL ROAD, SUITE 1250
ATLANTA, GA 30318
770-209-9393
JHULL@NELSONWW.COM



NOT TO SCALE

SITE DATA

AUREUM PUD SUBDIVISION, REZONING

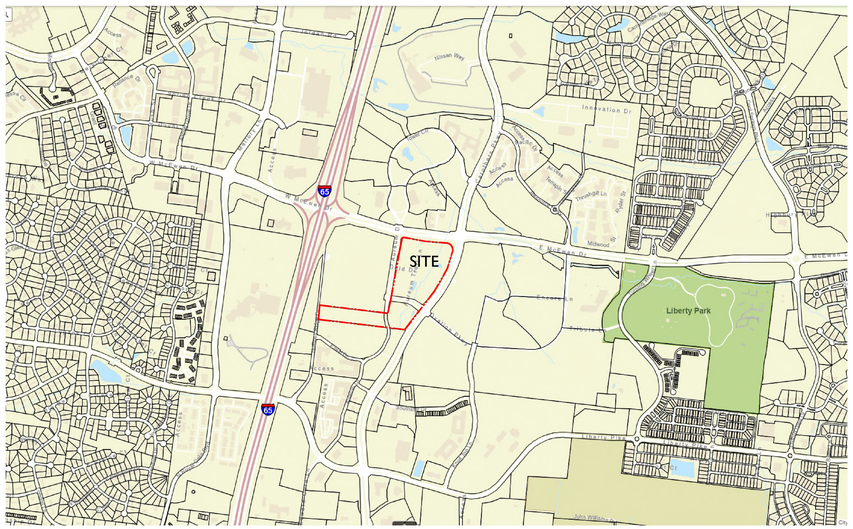
PROJECT NUMBER:	8850
SITE ACREAGE/SF:	27.19 AC / 1,184,425 SF
EXISTING ZONING:	PLANNED DISTRIT (PD 21.8 / 850,000 / 700)
PROPOSED ZONING:	PLANNED DISTRICT (PD 33.1 / 245,460 / 300)
APPLICABLE DEVELOPMENT STANDARD:	EITHER APPLY
PROPOSED DEVELOPMENT STANDARD:	TRADITIONAL*
APPLICABLE OVERLAYS:	HTO, HHO', 500' HHO BUFFER
MAP / PARCELS:	062 / 18.02, 18.16, 19.03
ADDRESS:	TBD
EXISTING LAND USE:	VACANT (REGIONAL COMMERCE PER ENV. FRANKLIN)
PROPOSED LAND USE:	MIXED-USE

***TRADITIONAL DEVELOPMENT STANDARDS:**
THIS DEVELOPMENT PLAN INCORPORATES THE TRADITIONAL DEVELOPMENT STANDARDS. DEVELOPMENT ON LOTS OR SITES ARE DESIGNATED AS EITHER TRADITIONAL OR CONVENTIONAL MUST USE EITHER TRADITIONAL OR CONVENTIONAL STANDARDS, AND MUST NOT MIX THE TWO. THE TRADITIONAL DESIGN STANDARDS ARE THE MOST APPROPRIATE FOR THE AUREUM DEVELOPMENT PLAN WHERE THE FOLLOWING CHARACTERISTICS ARE SATISFIED.

1. A MODIFIED GRID STREET SYSTEM WITH A PREVALENT USE OF ALLEYS AND USE OF CUL-DE-SAC STREETS ONLY WHERE TOPOGRAPHY OR OTHER NATURAL CONSTRAINTS EXIST;
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VICINITY MAP



N

NOT TO SCALE

JEFFREY A. ROSIAK
REGISTERED
LANDSCAPE ARCHITECT
TENNESSEE NO. 328
07.18.25

INITIAL SUBMITTAL:	2025-06-04
RESUBMITTAL:	2025-07-03
COF #	8851

GAMBLE DESIGN COLLABORATIVE

DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

SITE DATA

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SOIL SURVEY		
SOIL SYMBOL	SOIL NAME	DESCRIPTION
ArC2	Armour Silt Loam	5–12% slopes, eroded
Hu	Huntington Silt Loam	Phosphatic
MbC2	Maury Silt Loam	2–5% slopes, eroded
MoD	Ashwood–Mimosa–Rock outcrop complex	5–15% slopes
StC2	Stiversville Silt Loam	5–12% slopes, eroded
StD2	Stiversville Silt Loam	12–20% slopes, eroded
W	Water	

Slopes Table			
Number	Minimum Slope	Maximum Slope	Color
1	14.00%	19.99%	
2	20.00%	100.00%	

EXISTING GRADING & DRAINAGE DATA CHART:

DRAINAGE:
SITE AREA: 27.19 AC
IMPERVIOUS AREA: 21.24AC
DISTURBED AREA: 27.09 AC
Existing Rv VALUE: .14
PEAK FLOW RUNOFF:
SITE PEAK FLOWS WILL BE DETERMINED AT SITE PLAN DEVELOPMENT. PEAK FLOW ATTENUATION WILL OCCUR ON SITE, AND DISCHARGE FROM THE SITE WILL NOT BE INCREASED.

0 100 200 300

NOTE:
BEARINGS SHOWN HEREON ARE BASED ON THE TENNESSEE STATE PLANE COORDINATE SYSTEM, ZONE 5301, FIPSZONE 4100; NAD 83 DATUM.

GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

SOUTHSTAR

RaganSmith
a Pape-Dawson company

NELSON

AUREUM PUD SUBDIVISION
REZONING REQUEST
Franklin, Williamson County, Tennessee

JEFFREY A. BOBAK
REGISTERED
TENNESSEE NO. 346
LANDSCAPE ARCHITECT
07.18.25

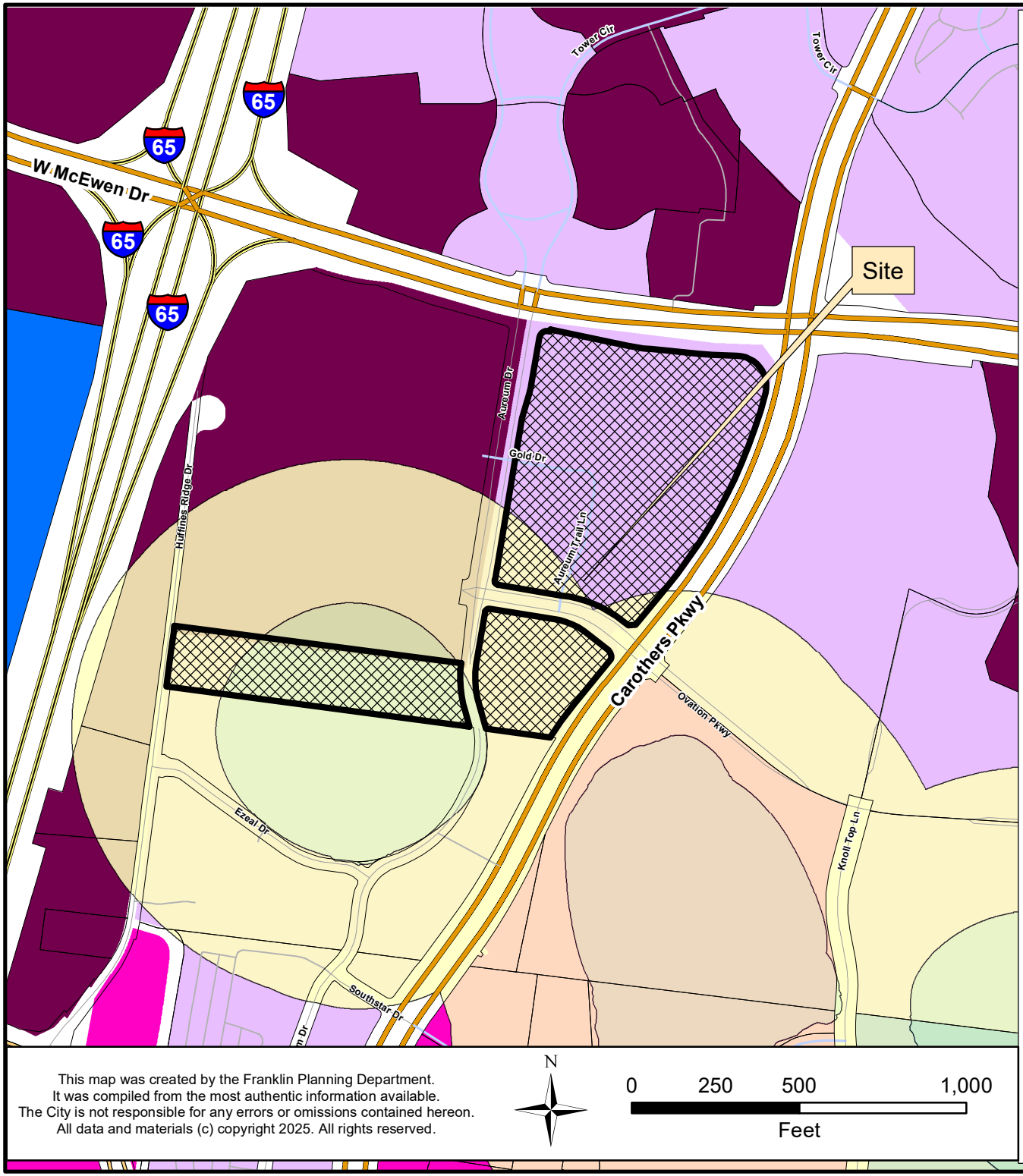
Revision Date
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EXISTING CONDITIONS

SHEET
CI.0

COF: 8850

G:\21\8850\CIVIL ENGINEERING\PD SHEETS\21 PUD EXIST.DWG
PLOTTED BY BRENT DIEKLER ON: 7/22/2025 5:47 PM LAST UPDATED BY KAILEN ON: 7/22/2025 5:38 PM



AUREUM PUD SUBDIVISION
ORDINANCE 2025-22
RESOLUTION 2025-53

Project Information
Existing Zoning: PD (21.8 / 850,000 / 700)
Proposed Zoning: PD (33.1 / 245,460 / 300)
Overlay Districts: HTO, HHO, 500' Buffer of Hillside
Site Acreage: 27.19 acres
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Feet

HISTORIC FRANKLIN TENNESSEE

AUREUM PUD SUBDIVISION

REZONING REQUEST - (PD 33.1 / 245,460 / 300)

Franklin, Williamson County, Tennessee

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C1.0	EXISTING CONDITIONS

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3020 STANSBERRY LANE, SUITE 201
FRANKLIN, TN 37069
615-545-4121
JEFF@GDC-TN.COM

DEVELOPER / OWNER:
SOUTHSTAR, LLC
GLENN S. MCGEHEE
800 CRESCENT CENTRE DRIVE, SUITE 440
FRANKLIN, TN 37067
615-472-8993
GMCGEHEE@SOUTHSTARCO.COM

ENGINEER:
RAGAN SMITH
EVAN FOSTER
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NASHVILLE, TN 37206
615-244-8591
EFOSTER@RAGANSMITH.COM

ARCHITECT:
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JEREMY HULL
1055 HOWELL MILL ROAD, SUITE 1250
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770-209-9393
JHULL@NELSONWW.COM



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SITE DATA

AUREUM PUD SUBDIVISION, REZONING

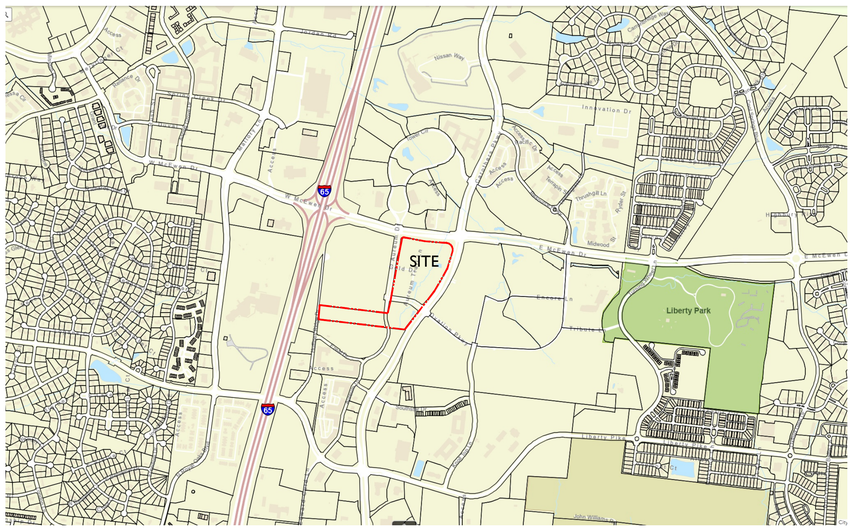
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PROPOSED DEVELOPMENT STANDARD:	TRADITIONAL*
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MAP / PARCELS:	062 / 18.02, 18.16, 19.03
ADDRESS:	TBD
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PROPOSED LAND USE:	MIXED-USE

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VICINITY MAP



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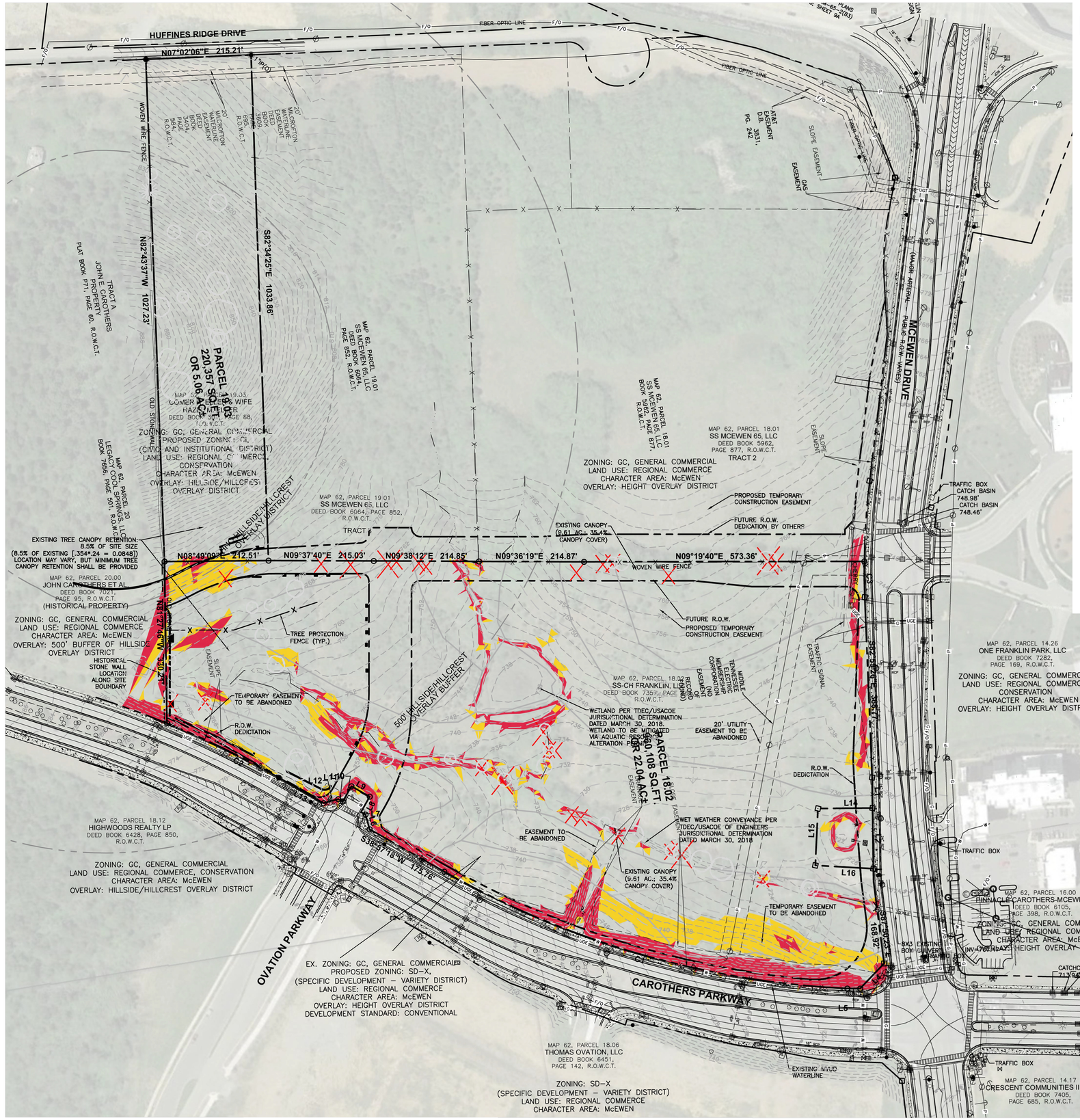
NOT TO SCALE

JEFFREY A. ROSIAK
LANDSCAPE ARCHITECT
STATE OF TENNESSEE NO. 328
07.18.25

INITIAL SUBMITTAL:	2025-06-04
RESUBMITTAL:	2025-07-03
COF #	8851

GAMBLE DESIGN COLLABORATIVE

DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE



SITE DATA

AUREUM PUD SUBDIVISION, REZONING

PROJECT NUMBER:	8850
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MAP / PARCELS:	062 / 18.02, 18.16, 19.03
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PROPOSED LAND USE:	MIXED-USE

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1. A MODIFIED GRID STREET SYSTEM WITH A PREVALENT USE OF ALLEYS AND USE OF CUL-DE-SAC STREETS ONLY WHERE TOPOGRAPHY OR OTHER NATURAL CONSTRAINTS EXIST;
2. LOTS WITH VARIABLE SIZES, WIDTHS, AND ORIENTATIONS IN PROXIMITY TO ONE ANOTHER ALONG WITH THE PROVISION OF FORMAL OPEN SPACES;
3. HUMAN-SCALED BUILDINGS WITH HIGH QUALITY EXTERIOR MATERIALS LOCATED WITHIN PROXIMITY OR ADJACENT TO THE PRIMARY STREETS THEY FRONT;
4. PEDESTRIAN AND TRANSIT ORIENTATION, WITH WIDESPREAD PROVISION OF ON-STREET PARKING AND OFF-STREET SURFACE PARKING AREAS LOCATED BESIDE OR BEHIND BUILDINGS;
5. INTEGRATED RESIDENTIAL AND NONRESIDENTIAL LAND USES LOCATED IN THE SAME BUILDING OR IN PROXIMITY TO ONE ANOTHER WITHOUT EXTENSIVE BUFFERING.

OPEN SPACE REQUIREMENTS TO FOLLOW THE TRADITIONAL DEVELOPMENT STANDARDS
PARKING REQUIREMETNS ARE TO FOLLOW THE TRADITIONAL DEVELOPMENT STANDARDS.
ALL ARCHITECTURAL REQUIREMENTS ARE TO FOLLOW THE TRADITIONAL DEVELOPMENT STANDARDS.

SOIL SURVEY		
SOIL SYMBOL	SOIL NAME	DESCRIPTION
ArC2	Armour Silt Loam	5–12% slopes, eroded
Hu	Huntington Silt Loam	Phosphatic
MbC2	Maury Silt Loam	2–5% slopes, eroded
MoD	Ashwood–Mimosa–Rock outcrop complex	5–15% slopes
StC2	Stiversville Silt Loam	5–12% slopes, eroded
StD2	Stiversville Silt Loam	12–20% slopes, eroded
W	Water	

Slopes Table			
Number	Minimum Slope	Maximum Slope	Color
1	14.00%	19.99%	
2	20.00%	100.00%	

EXISTING GRADING & DRAINAGE DATA CHART:

DRAINAGE:
SITE AREA: 27.19 AC
IMPERVIOUS AREA: 21.24AC
DISTURBED AREA: 27.09 AC
Existing Rv VALUE: .14
PEAK FLOW RUNOFF:
SITE PEAK FLOWS WILL BE DETERMINED AT SITE PLAN DEVELOPMENT. PEAK FLOW ATTENUATION WILL OCCUR ON SITE, AND DISCHARGE FROM THE SITE WILL NOT BE INCREASED.

NOTE:
BEARINGS SHOWN HEREON ARE BASED ON THE TENNESSEE STATE PLANE COORDINATE SYSTEM, ZONE 5301, FIPSZONE 4100; NAD 83 DATUM.

GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

SOUTHSTAR

RaganSmith
a Pape-Dawson company

NELSON

AUREUM PUD SUBDIVISION
REZONING REQUEST
Franklin, Williamson County, Tennessee

JEFFREY A. POPAK
REGISTERED
LANDSCAPE ARCHITECT
TENNESSEE NO. 346
LANDSCAPE ARCHITECT
CI1.25

Revision Date
1 _____
2 _____
3 _____
4 _____

EXISTING CONDITIONS

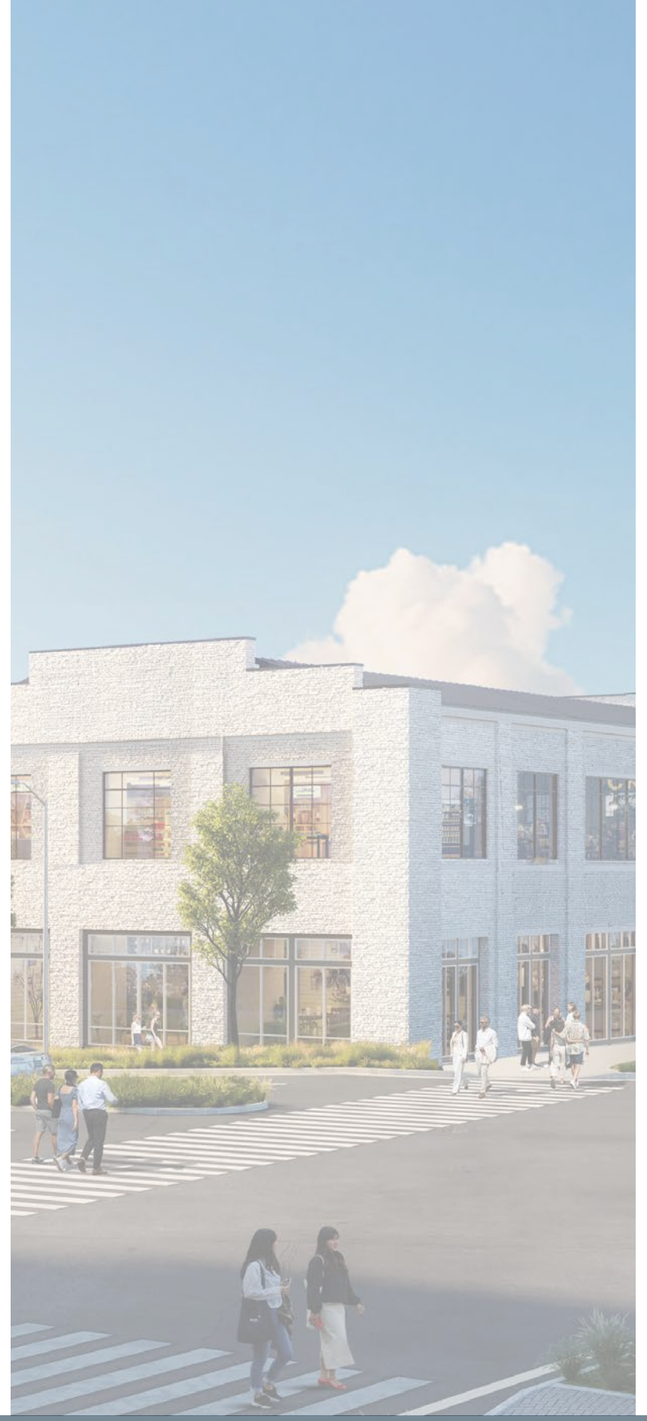
SHEET
CI.0

COF: 8850

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LAST UPDATED BY KAILEN ON 20220825 5:38 PM









NELSON

RaganSmith

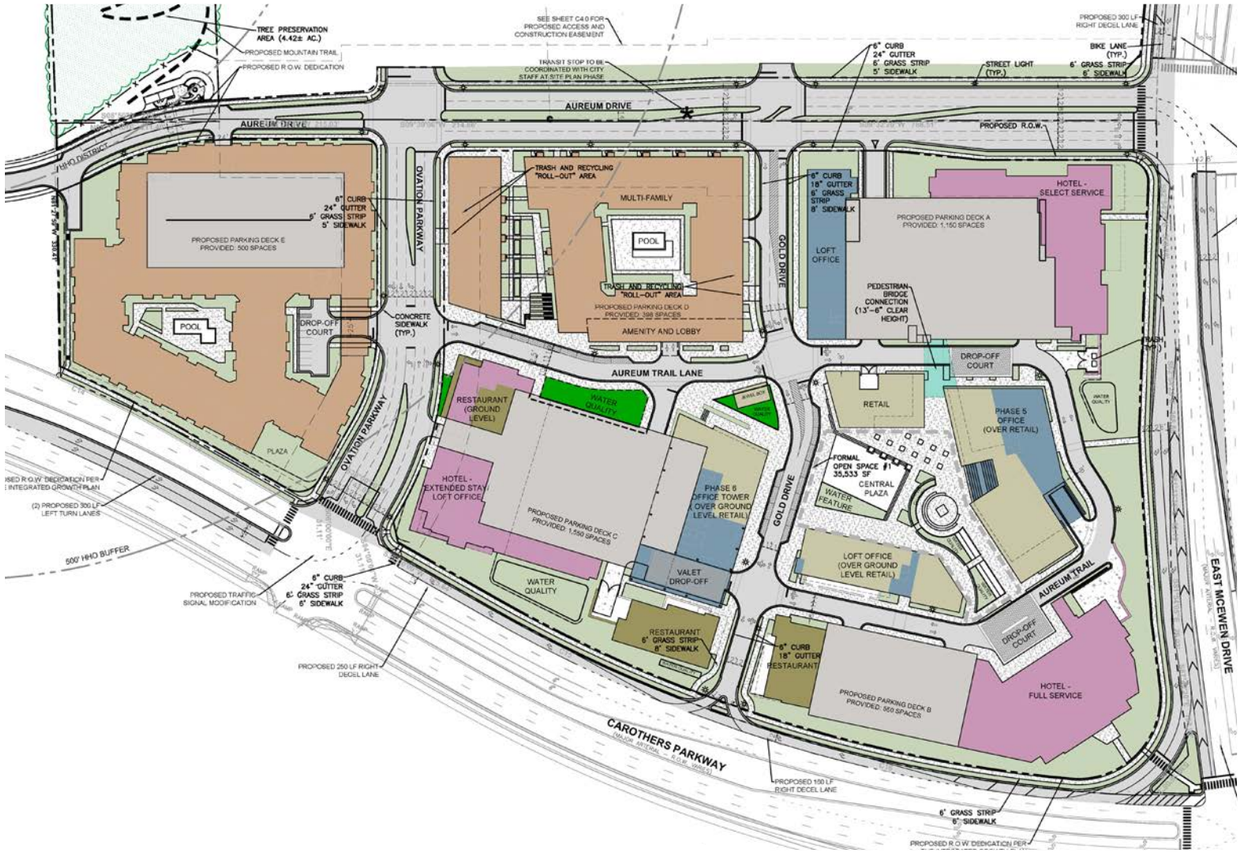
AUREUM DEVELOPMENT PLAN REVISION 3

FMPC - 2025/07/24

SOUTHSTAR

GAMBLE DESIGN COLLABORATIVE

APPROVED DESIGN



Data

- 480 Homes
- 700 Hotel Rooms
- 100,000 SF Retail / Restaurant
- 750,000 SF Office

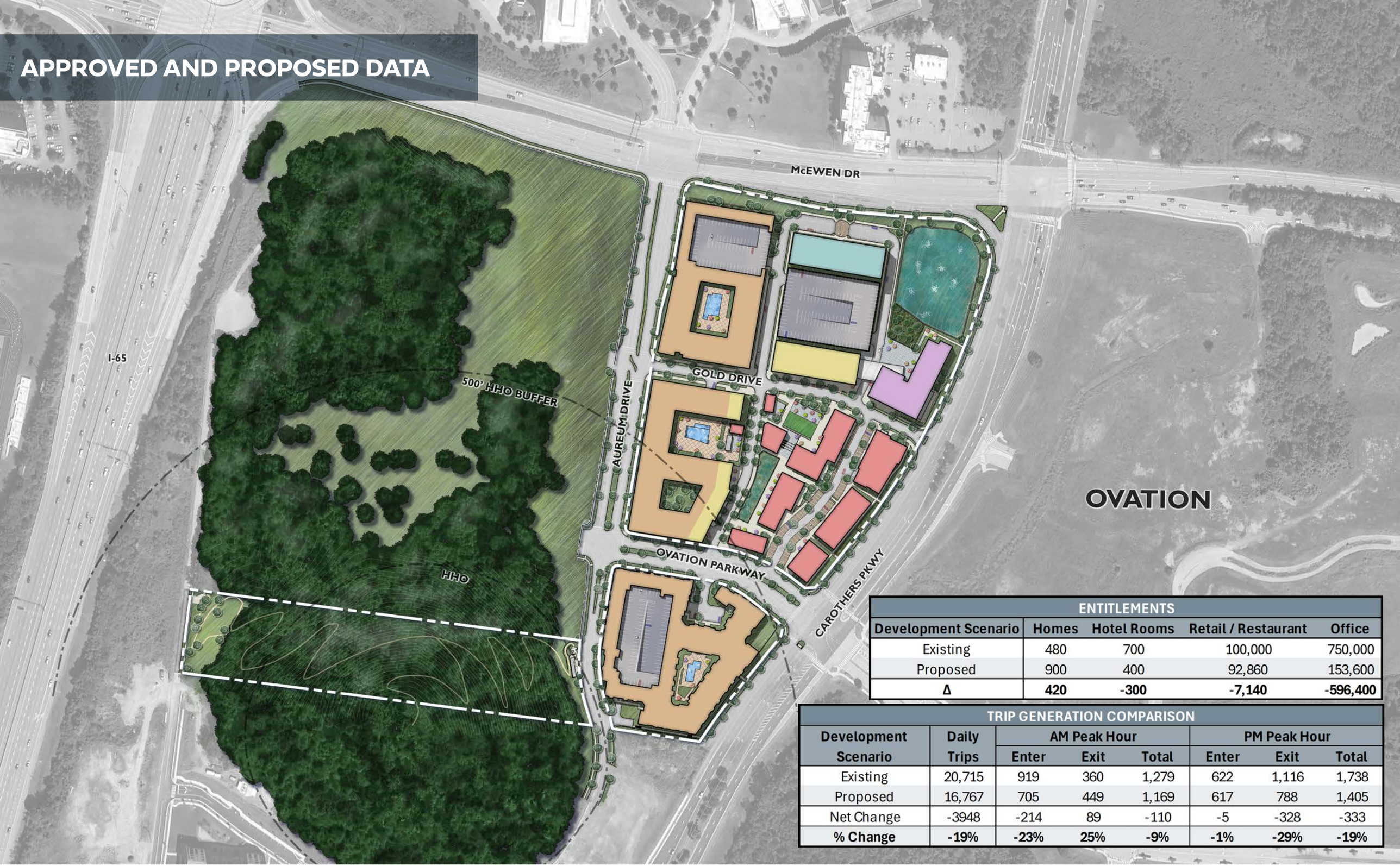
PROPOSED DESIGN



Data

- 900 Homes
- 400 Hotel Rooms
- 92,860 SF Retail / Restaurant
- 153,600 SF Office

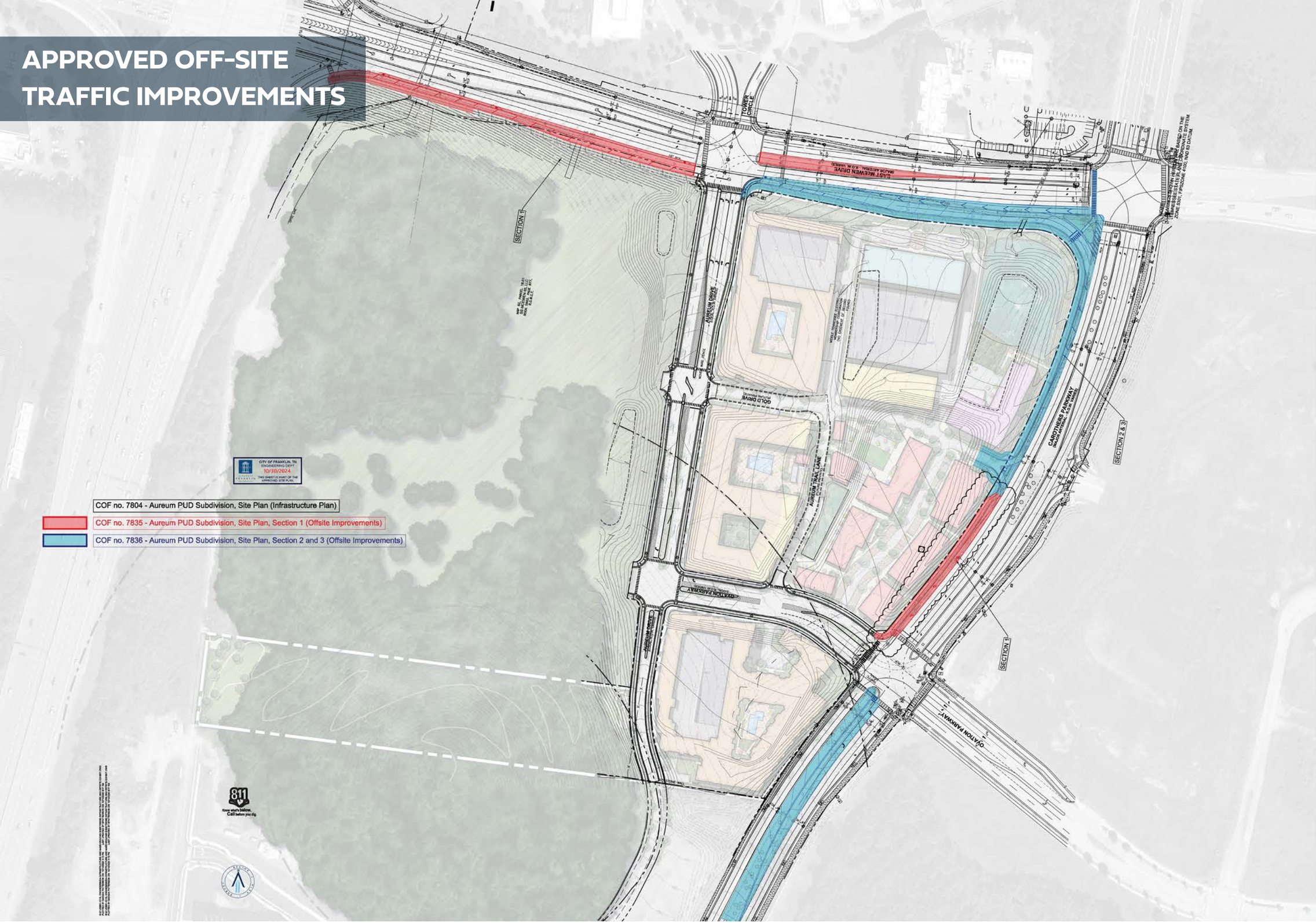
APPROVED AND PROPOSED DATA



ENTITLEMENTS				
Development Scenario	**Homes**	**Hotel Rooms**	**Retail / Restaurant**	**Office**
Existing	480	700	100,000	750,000
Proposed	900	400	92,860	153,600
Δ	**420**	**-300**	**-7,140**	**-596,400**

TRIP GENERATION COMPARISON							
Development Scenario	**Daily Trips**	**AM Peak Hour**			**PM Peak Hour**		
		Enter	**Exit**	**Total**	**Enter**	**Exit**	**Total**
Existing	20,715	919	360	1,279	622	1,116	1,738
Proposed	16,767	705	449	1,169	617	788	1,405
Net Change	-3948	-214	89	-110	-5	-328	-333
% Change	**-19%**	**-23%**	**25%**	**-9%**	**-1%**	**-29%**	**-19%**

APPROVED OFF-SITE TRAFFIC IMPROVEMENTS



COF no. 7804 - Aureum PUD Subdivision, Site Plan (Infrastructure Plan)

COF no. 7835 - Aureum PUD Subdivision, Site Plan, Section 1 (Offsite Improvements)

COF no. 7836 - Aureum PUD Subdivision, Site Plan, Section 2 and 3 (Offsite Improvements)

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

RaganSmith
a Pape-Dawson company

CITY OF FRANKLIN # 7804

AUREUM PUD SUBDIVISION, REV. 1, SITE PLAN

FOR

SS-CH FRANKLIN, LLC

CITY OF FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

Scale: 1" = 60'

Date: JULY 03, 2024

Approved By: W.L.H.

Revisions:

3	2024.10.14	SP AMENDMENT

Drawing Title:

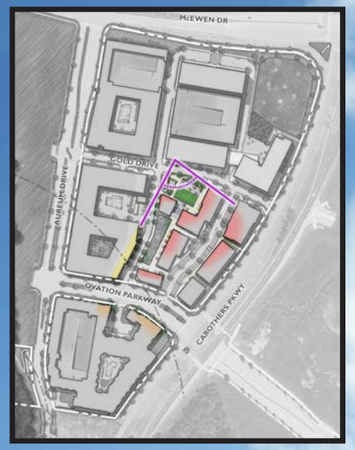
INFRASTRUCTURE AND OFF-SITE ROADWAY PHASING EXHIBIT

Drawing No.

C0.01

Project No.

21-0085


McEWEN DR
AUREUM DRIVE
GOLD DRIVE
GYATION PARKWAY
CAROTHERS PKWY


McEWEN DR
AUREUM PARKWAY
GOLD DRIVE
OYATION PARKWAY
CARDTHERS PKWY


McEWEN DR
AUREUM PARKWAY
GOLD DRIVE
AVIATION PARKWAY
HWY

OS CONTEXT


SPENCER CREEK
HARVEY BRANCH
CAROTHERS GREENWAY
FRANKLIN MOUNTAIN
BIKE TRAILS
LIBERTY
PARK

MODIFICATIONS OF STANDARDS

1. MOS 5.3.5(3)(E) ROOF FORMS:

Amend to allow flat roofs in addition to pitched roof for attached residential structures. Pitched roofs are not applicable for all urban structures.

PREVIOUSLY APPROVED

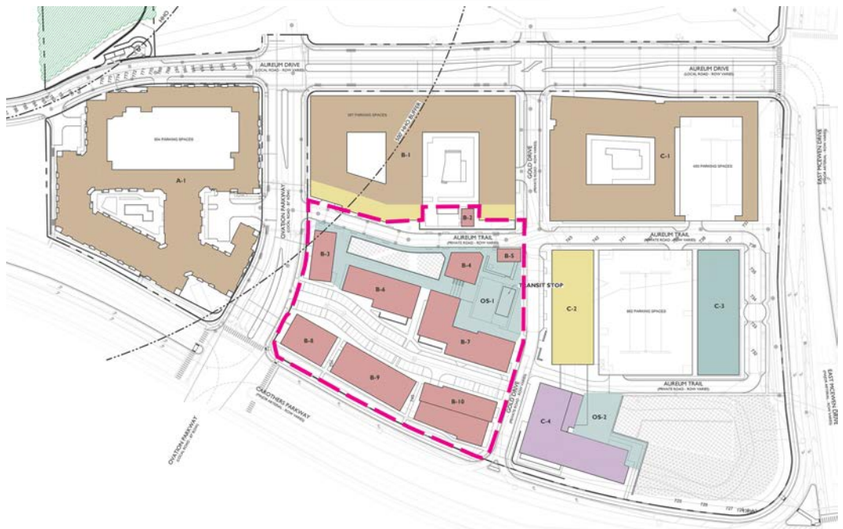
2. MOS 5.3.6(9)(C) ROOF FORMS:

Amend to allow pitched or gabled roofs in addition to flat or low-pitched roofs for Nonresidential and Mixed-Use structures. Pitched roofs are requested in the Village Center zone as designated below. These roof-types create a distinct and appropriate visual style that will create a unique and attractive character for the Aureum Village Center (permitted locations highlighted below).



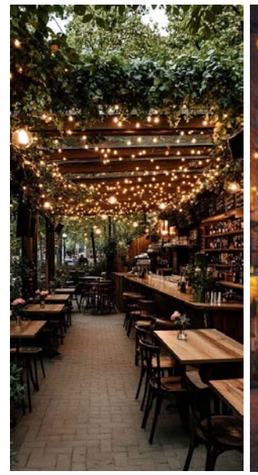


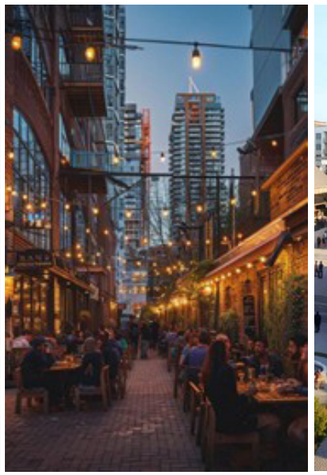




5. MOS 5.12.9(13) SIGNS PROHIBITED IN ALL BASE DISTRICTS:

Allow String Lights as an appropriate lighting solution in pedestrian-oriented areas, dining areas, and amenity spaces within the development. String lights will be permitted in zones designated below. There shall be no sting lights or other hanging obstructions within public ROW or spanning Fire Access Lanes.









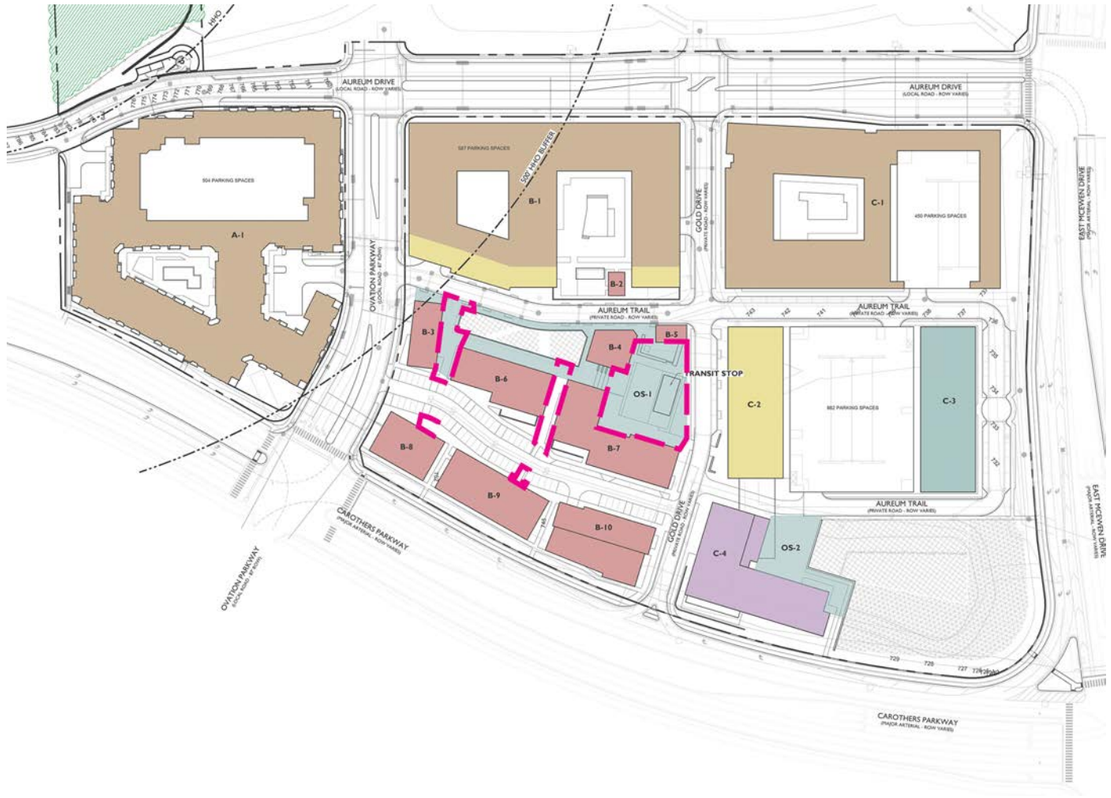
MODIFICATIONS OF STANDARDS

3. MOS 5.12.5(6)(C) PROHIBITED SIGNAGE: Modification to allow a maximum of (3) Digital, Interactive wayfinding screen panels in the designated zones within the Village Center. These signs are an appropriate design solution for pedestrian navigation and way finding in the Village Center (permitted locations highlighted below).









MODIFICATIONS OF STANDARDS

4. MOS 5.12.5(6)(C) PROHIBITED SIGNAGE

Modification to allow for Neon Lighting, LED Lighting to be used as internal illumination when the sign has 3-dimensional depth (within a channel or when used to reinforce the design of the sign), or when used as back-lighting to create a halo lighting effect.





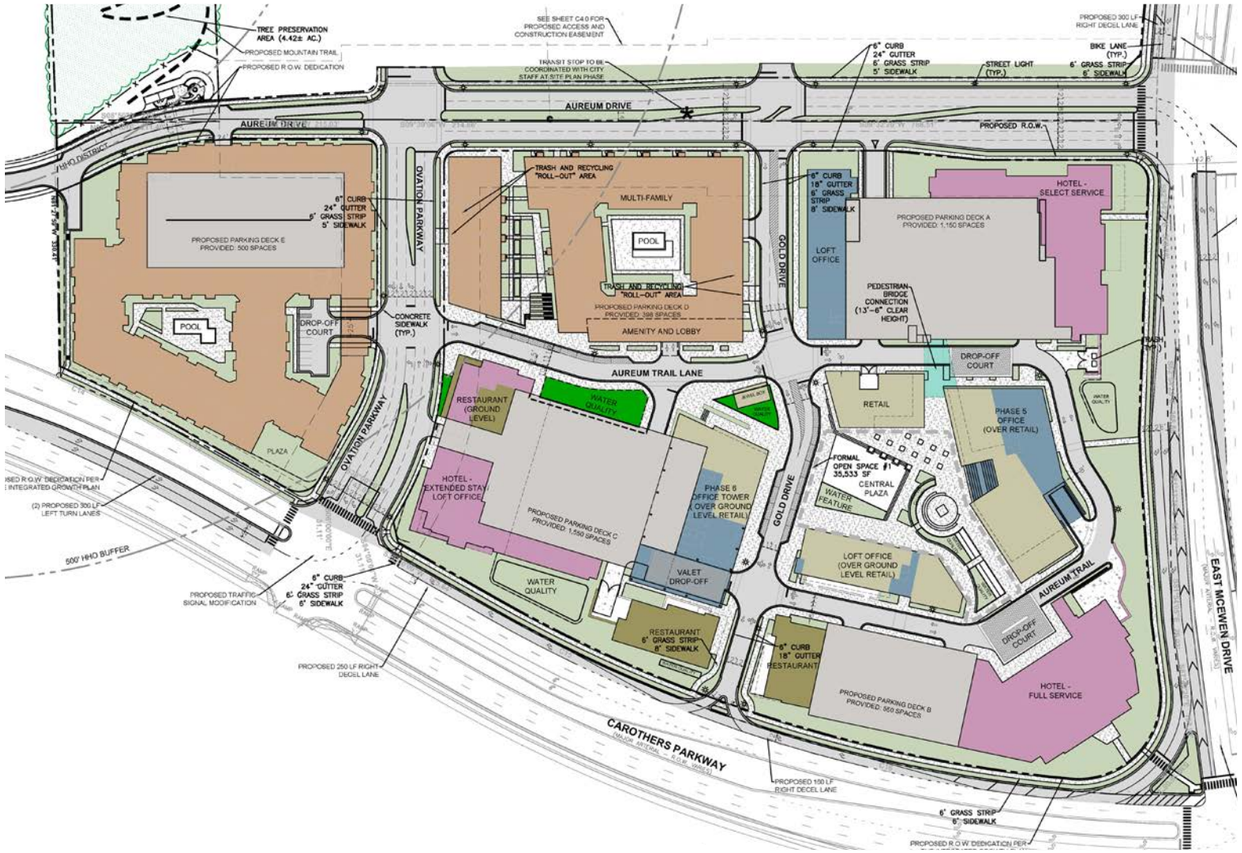








APPROVED DESIGN



Data

- 480 Homes
- 700 Hotel Rooms
- 100,000 SF Retail / Restaurant
- 750,000 SF Office

PROPOSED DESIGN



Data

- 900 Homes
- 400 Hotel Rooms
- 92,860 SF Retail / Restaurant
- 153,600 SF Office

File #: 21-0755

DATE: July 24, 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
Chelsea Randolph, Principal Planner

SUBJECT:

Consideration Of Resolution 2025-53, A Resolution Approving A Revised Development Plan For Aureum PUD Subdivision With 4 Modifications Of Development Standards (Roof Forms And Signs) For The Property Located South Of East McEwen Drive And West Of Carothers Parkway. Establishing A Public Hearing For September 9, 2025
FMPC 7/24/25 8-0; MOS1: 8-0; MOS2: 6-2; MOS3: 6-2; MOS4: 8-0

PURPOSE:

PROJECT INFORMATION
COF Project Number: 8851
Applicant: Greg Gamble, Gamble Design Collaborative
Owner:Ralph Knauss, Southstar

BACKGROUND/STAFF COMMENTS:
The applicant has submitted a development plan revision for Aureum PUD Subdivision, a multi-phase, mixed-use development located south of East McEwen Drive and west of Carothers Parkway. The applicant is proposing 900 multifamily dwelling units, 245,460 square feet of nonresidential space, and 300 hotel rooms for a site that is composed of 27.19 acres. The proposed development plan is vested and has been reviewed under the July 2018 Zoning Ordinance.

As detailed in the associated rezoning, Ordinance (2025-22), Envision Franklin places these parcels within the Regional Commerce Design concept states that these areas "contains high-intensity activity centers that attract large numbers of people and employers from both within and outside the City. These areas include major employment and revenue generators that are valuable community resources." The Regional Commerce Design Concept also states that, "New developments should have integrated designs with coordinated access, amenities, and cohesive architecture that fits within the context of the corridor." The proposed mix of uses (Multifamily Residential, Office, and Commercial) as outlined in the Aureum PUD Development Plan meets the intent and guiding principles of the Regional Commerce Design Concept by providing activated streetscapes and comprehensive site planning.

A parking study has been submitted that analyzes the parking needs throughout the development in comparison to the requirements of the vested zoning ordinance. The applicant has incorporated shared parking that will be utilized. The shared parking study meets the requirements of Chapter 5.9.11(2), which outlines that an alternative parking plan may be utilized with the justification that "includes information on the size and type of the proposed

development, the composition of tenants, the anticipated rate of parking turnover, and the anticipated peak parking and traffic loads for all uses that will be sharing off-street parking spaces." Staff supports the proposed shared parking analysis, based on National Parking publications. The shared parking utilization will support parking efficiency over convenience, but does provide for a small surplus during the allocated peak utilization time frame. The residential uses are part of the proposed share factor, and are not assigned dedicated spaces.

The traffic impact analysis has been submitted and reviewed and Staff agrees with all proposed improvements. The parkland agreement will be executed and will coincide with this development plan when the development plan is considered by the BOMA.

MODIFICATION OF STANDARDS:
There are four Modification of Standards (MOS) requests for this plan. This plan also has an existing MOS that was previously approved by BOMA on June 11, 2019, with the original Aureum PUD Subdivision Development Plan.

MOS #1: Requesting a modification of standards to allow pitched or gabled roofs in addition to flat or low-pitched roofs for non-residential and mixed-use structures. Pitched roofs are requested in the Village Center zone as designated within the development plan and the MOS exhibit (attached to staff report).

> Chapter 5.3.6(9)(c) states, "Flat or low-pitched roofs with parapet walls are encouraged within traditional areas; however, sloped roofs are permitted as necessary as a transitional feature, as allowed in Subsection 5.3.4, Transitional Features." The zoning ordinance has more recently been updated to allow for pitched or gabled roofs so this request is now consistent with the intent of the zoning ordinance. Staff recommends approval of MOS #1.

MOS #2: Requesting a modification of standards to allow a maximum of (3) digital, interactive wayfinding screen panels in the designated zones within the Village Center as designated within the development plan and the MOS exhibit (attached to staff report).

> Chapter 5.12.9(5) states, "The following signs are prohibited in all zoning districts: Moving signs" as well as, Chapter 5.12.5(6)(c) states, "Exposed neon and LED that are visible are prohibited for signs and shall not be incorporated into the design of a principal or accessory structure." Moving signs of any kind and LED and exposed neon are not allowed per the current ordinance and have been prohibited since the last major update to the signage standards. We are not able to regulate the content of signs and moving digital signs opens up the possibility for scrolling ads, or some other information not related to business names, directory information, etc. The request to allow prohibited moving signs for digital, interactive screen panels is not consistent with the purpose and intent of not only the vested zoning ordinance but also the current zoning ordinance. Staff recommends disapproval of MOS #2.

MOS #3: Requesting a modification of standards to allow for neon lighting, LED lighting to be used as internal illumination when the sign has a 3-dimensional depth (within a channel or when used to reinforce the design of the sign), or when used as back-lighting to create halo lighting effect.

> Chapter 5.12.5(6)(c) states, "Exposed neon and LED that are visible are prohibited for signs and shall not be incorporated into the design of a principal or accessory structure. " The current zoning ordinance also prohibits these types of illumination. The request to allow prohibited sign illumination is not consistent with the purpose and intent of not only the vested zoning ordinance but also the current zoning ordinance. Staff recommends disapproval of MOS #3.

MOS #4: Requesting a modification of standards to allow string lighting as an appropriate lighting solution in pedestrian-oriented areas, dining areas, and amenity spaces within the development. String lights will be permitted in designated zones within the development plan and the MOS exhibits (attached to staff report). There shall be no string lights or other hanging obstructions within the public ROW or spanning fire access lanes.

> Chapter 5.12.9(13) states, "Signs Prohibited in All Base Districts - The following signs shall be prohibited and may neither be erected nor maintained: String Lights." The zoning ordinance has more recently been updated to allow string lights. The request to allow string lights is now consistent with the intent of the zoning ordinance. Staff recommends approval of MOS #4.

PROJECT CONSIDERATIONS:

The vested and approved development plan utilizes the Conventional Design Standards as opposed to the Traditional Design Standards. The zoning ordinance that this plan is vested in allowed for this property to use either Traditional or Conventional Design Standards (characteristics of each have been included below). With this revision, the applicant has adjusted the design standard being utilized to the Traditional Design Standard. This change is notable only primarily because it reduces the parking requirements as well as the open space requirement from 5% to 3%.

(1) Traditional Areas

Portions of the city designated as traditional areas typically include development with the following characteristics:

(a) A modified grid street system with a prevalent use of alleys and use of cul-de-sac streets only where topography or other natural constraints exist;

(b) Lots with variable sizes, widths, and orientations in proximity to one another along with the provision of formal open spaces;

(c) Human-scaled buildings with high quality exterior materials located within proximity or adjacent to the primary streets they front;

(d) Pedestrian and transit orientation, with widespread provision of on-street parking and off-street surface parking areas located beside or behind buildings; and

(e) Integrated residential and nonresidential land uses located in the same building or in proximity to one another without extensive buffering.

(2) Conventional Areas

Portions of the city designated as conventional areas typically include development with the following characteristics:

(a) Curvilinear streets with cul-de-sacs and some alleys serving narrow lots or areas subject to environmental constraints;

(b) Lots with relatively uniform widths and sizes along with formal and informal open space areas;

(c) Both pedestrian and automobile-oriented streetscapes including some lots fronted by surface parking lots located between the street and the building they serve;

(d) Nonresidential developments typically set back from the streets they front and extended in strip form along streets; and

(e) Segregation of different land uses into groups of similar type separated from other types by buffering and location.

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:

The Planning Commission recommended approval, with conditions, by a vote of 8-0, including the MOS votes of MOS 1 (8-0), MOS 2 (6-2), MOS 3 (6-2), MOS 4 (8-0).
Staff recommends that the Board of Mayor and Aldermen approve Resolution 2025-53, with conditions.

RESOLUTION 2025-53

A RESOLUTION APPROVING A REVISED DEVELOPMENT PLAN FOR AUREUM PUD SUBDIVISION WITH 4 MODIFICATIONS OF DEVELOPMENT STANDARDS (ROOF FORMS AND SIGNS), FOR THE PROPERTY LOCATED SOUTH OF EAST MCEWEN DRIVE AND WEST OF CAROTHERS PARKWAY.

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

(a) Reducing or eliminating the inflexibility that sometimes results from strict application of zoning standards that were designed primarily for individual lots;

(b) Allowing greater freedom in selecting the means to provide access, light, open space, and design amenities;

(c) Encouraging a sensitive design that respects the surrounding established land use character and natural or man-made features of the site including, but not limited to, trees, historic features, streams, hillsides, and floodplains;

(d) Promoting quality design and environmentally sensitive development by allowing development to take advantage of special site characteristics, locations, and land uses; and

(e) Allowing deviations from certain zoning standards that would otherwise apply if not contrary to the general spirit and intent of this ordinance; and

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

WHEREAS, BOMA originally rezoned the subject Property as part of Ordinance 2019-10 on June 25, 2019 and originally approved a Development Plan for the subject property as part of Resolution 2019-31 on June 11, 2019 and the last Development Plan Revision approved by the FMPC for the subject property as part of Resolution 2024-42 on June 27, 2024; and

WHEREAS, in accordance with the provisions of the City of Franklin, Tennessee, Zoning Ordinance, and as required by *Tennessee Code Annotated* § 13-4-310, as amended, the approval of the Development Plan by the BOMA in Resolution 2019-31, initiated a vesting period during which the development standards adopted by the City, and in effect on the date of approval, remain the standards applicable to the approved PUD Development Plan; and

WHEREAS, the property owner is now wishing to revise the Development Plan and amend the zoning on the property to correspond with the entitlements shown on the Revised Development Plan; and

WHEREAS, amendments to Development Plans approved on, or after January 1, 2015, shall be reviewed pursuant to the requirements of the Franklin Zoning Ordinance Subsection 2.4.2 (15; and

WHEREAS, BOMA has, or will, approve the amended zoning for the Property as part of Ordinance 2025-22.

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

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

PREMISES CONSIDERED

Map-Parcel	Acres
062-01802	15.25
062-01903	5.05
062-01816	3.47
Total	27.19

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

SECTION III: That the overall entitlements, as amended, for the Aureum PUD Subdivision are as follows:

Entitlements	Aureum PUD Subdivision
Original Base Zone District	PD 21.8/850,000/700
Requested Base Zone District	PD 33.1/245,460/300
Other Zoning Overlays	HHO, HTO, 500 ft. Buffer of HHO
Character Area Overlay	MECO-4
Development Standard	Either (Traditional)
Number of Dwelling Units	900
Number of Nonresidential Square Footage	245, 460 SF
Number of Hotel Rooms	300
Connectivity Index	1.66, 2.33 provided
Open Space Requirements	3%
Number of Phases in Development	3
Vested Development Plan Approval	Resolution No. 2019-31 Date of approval: June 11, 2019
Approved Modification of Development Standards	MOS 1: 5.3.5(3)(e): Attached residential structures shall incorporate pitched roofs.

	Amend to allow flat roofs in addition to pitched roofs. *Approved*
Development Plan Revision Number	3

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

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

MOS 1: **Roof Forms on Nonresidential and Mixed-Use Structures.** Approved: _____ Denied: _____	5.3.6(9)(c): Roof Forms - Flat or low-pitched roofs with parapet walls are encouraged within traditional areas; however, sloped roofs are permitted as necessary as a transitional feature as allowed in Subsection 5.3.4, Transitional Features. Request to permit pitched or gabled roofs in addition to flat or low-pitched roofs for Nonresidential and Mixed-Use structures. Pitched roofs are requested in the "Village Center Zone" as designated on the development plan. Staff recommended *approval*.
MOS 2: **Sign Illumination and Moving Signs** Approved: _____ Denied: _____	5.12.5 (6)(c): Illumination (Prohibited Signage) - Exposed neon and LED that is visible is prohibited for signs and shall not be incorporated into the design of a principal or accessory structure. 5.12.9(5): (Signs Prohibited in All Districts) The following signs shall be prohibited and may neither be erected nor maintained: 5. Moving signs. Request to permit a maximum of 3 digital, interactive screen panels and restricted to the "Village Center.

	Staff recommended dis*approval*.
MOS 3: **Sign Illumination** Approved: _____ Denied: _____	5.12.5 (6)(c): Illumination (Prohibited Signage) - Exposed neon and LED that is visible is prohibited for signs and shall not be incorporated into the design of a principal or accessory structure. Request to permit neon lighting, LED lighting to be used as internal illumination when the sign has 3-dimensional depth (within a channel or when used to reinforce the design of the sign), or when used as back-lighting to create a halo lighting effect. Staff recommended dis*approval*.
MOS 4: **Signs Prohibited in All Base Districts** Approved: _____ Denied: _____	5.12.9(13) Signs Prohibited in All Base Districts - The following signs shall be prohibited and may neither be erected nor maintained: (13) String Lighting Request to permit string lighting in designated areas per the development plan. String lighting is not requested over fire access lanes or within public right-of-way. Staff recommended *approval*.

SECTION VI. That this Resolution shall take effect from and after the passage of Ordinance 2025-22 on third and final reading, the health, safety, and welfare of the citizens requiring it.

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

ATTEST:

By: _____
Angie Skarp
City Recorder

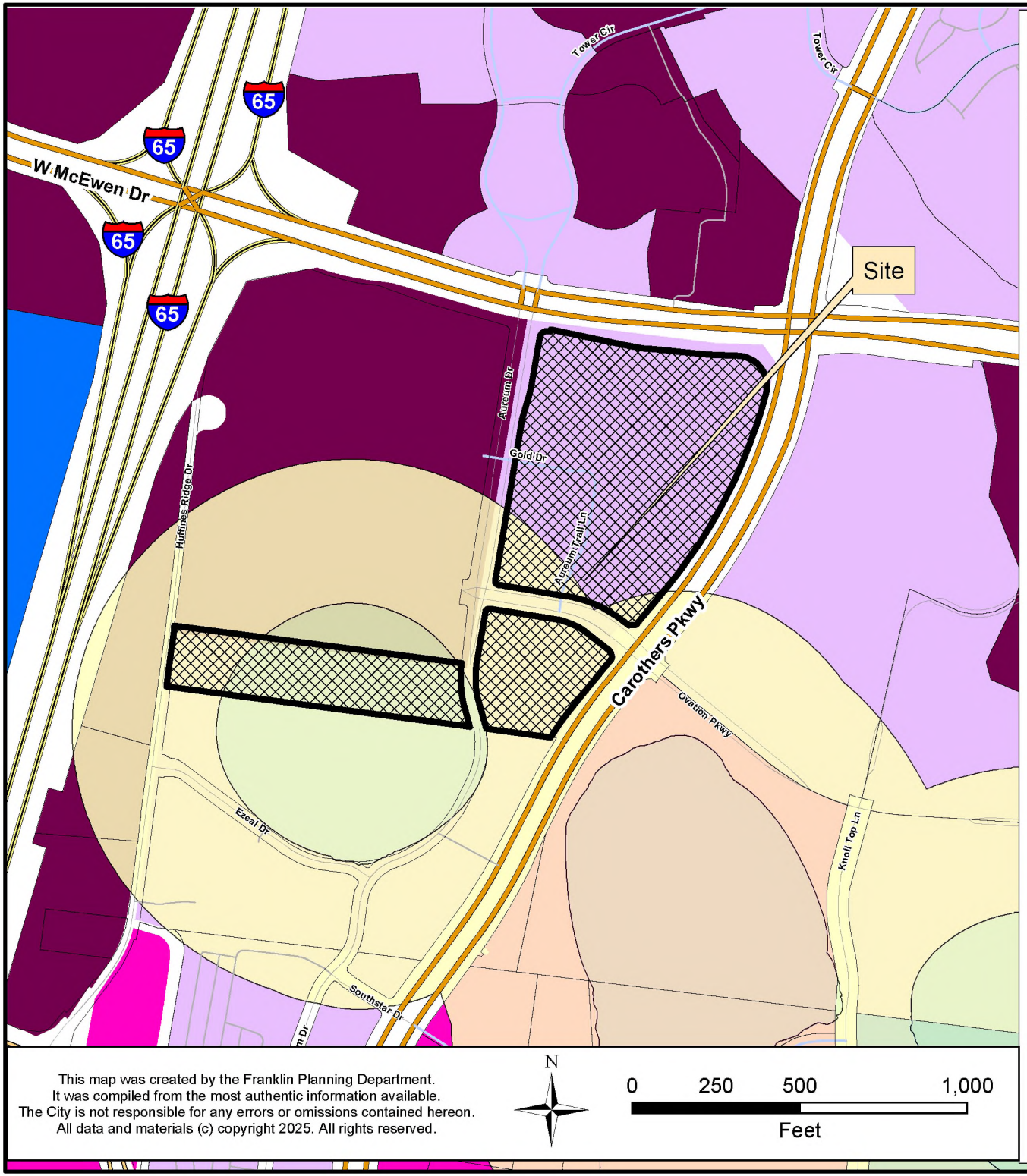
CITY OF FRANKLIN, TN:

By: _____
Dr. Ken Moore
Mayor

Approved as to form by:

_____
Shauna R. Billingsley
City Attorney

PREAPPLICATION CONFERENCE:	June 3, 2025
BOMA/FMPC JOINT CONCEPTUAL WORKSHOP:	June 26, 2025
NEIGHBORHOOD MEETING:	June 4, 2025
PLANNING COMMISSION RECOMMENDED APPROVAL:	_____
PUBLIC HEARING AND BOMA APPROVAL:	_____



AUREUM PUD SUBDIVISION
ORDINANCE 2025-22
RESOLUTION 2025-53

Project Information
Existing Zoning: PD (21.8 / 850,000 / 700)
Proposed Zoning: PD (33.1 / 245,460 / 300)
Overlay Districts: HHO, 500' Buffer of Hillside
Site Acreage: 27.19 acres
Proposed Number of Dwelling Units: 900
Proposed Nonresidential SF: 245,460 SF
Hotel Keys: 300

Legend

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

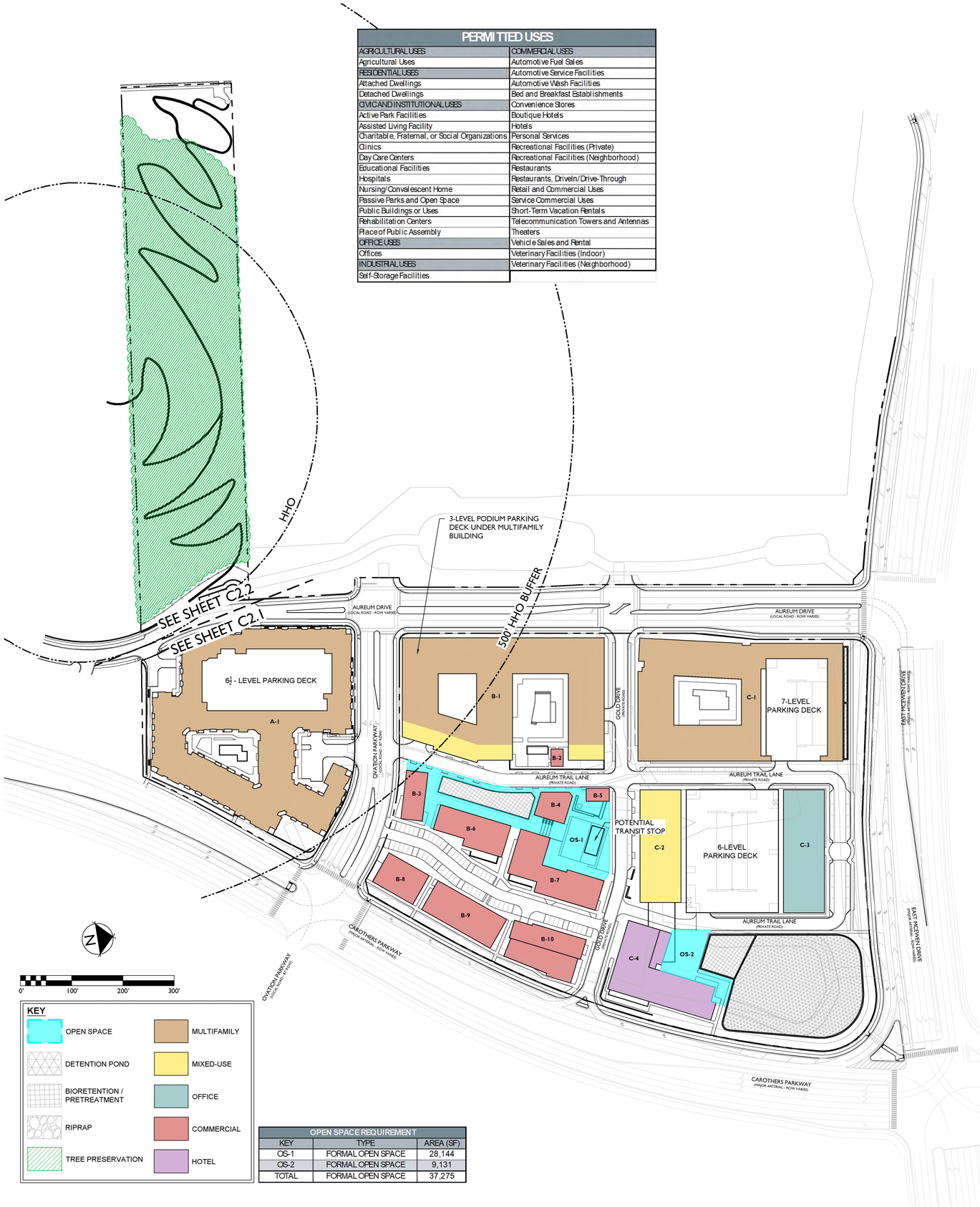
This map was created by the Franklin Planning Department.
It was compiled from the most authentic information available.
The City is not responsible for any errors or omissions contained hereon.
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N

0 250 500 1,000
Feet

HISTORIC FRANKLIN TENNESSEE

PERMITTED USES	
AGRICULTURAL USES	COMMERCIAL USES
Agricultural Uses	Automotive Fuel Sales
RESIDENTIAL USES	Automotive Service Facilities
Attached Dwellings	Automotive Wash Facilities
Detached Dwellings	Bed and Breakfast Establishments
CIVIC AND INSTITUTIONAL USES	Convenience Stores
Active Park Facilities	Boutique Hotels
Assisted Living Facility	Hotels
Charitable, Fraternal, or Social Organizations	Personal Services
Clinics	Recreational Facilities (Private)
Day Care Centers	Recreational Facilities (Neighborhood)
Educational Facilities	Restaurants
Hospitals	Restaurants, DriveIn/Drive-Through
Nursing/Convalescent Home	Retail and Commercial Uses
Passive Parks and Open Space	Service Commercial Uses
Public Buildings or Uses	Short-Term Vacation Rentals
Rehabilitation Centers	Telecommunication Towers and Antennas
Place of Public Assembly	Theaters
OFFICE USES	Vehicle Sales and Rental
Offices	Veterinary Facilities (Indoor)
INDUSTRIAL USES	Veterinary Facilities (Neighborhood)
Self-Storage Facilities	



KEY

- OPEN SPACE
- DETENTION POND
- BIORETENTION / PRETREATMENT
- RIPRAP
- TREE PRESERVATION
- MULTIFAMILY
- MIXED-USE
- OFFICE
- COMMERCIAL
- HOTEL

OPEN SPACE REQUIREMENT		
KEY	TYPE	AREA (SF)
OS-1	FORMAL OPEN SPACE	28,144
OS-2	FORMAL OPEN SPACE	9,131
TOTAL	FORMAL OPEN SPACE	37,275

SITE DATA

AUREUM PUD SUBDIVISION, DEVELOPMENT PLAN, REVISION 3

PROJECT NUMBER:	8851
SITE ACREAGE/SF:	27.19 AC / 1,184,425 SF
EXISTING ZONING:	PLANNED DISTRIT (PD 21.8 / 850,000 / 700)
PROPOSED ZONING:	PLANNED DISTRICT (PD 33.1 / 245,460 / 300)
APPLICABLE DEVELOPMENT STANDARD:	EITHER APPLY
PROPOSED DEVELOPMENT STANDARD:	TRADITIONAL* (SEE SHEET C0.0 FOR JUSTIFICATION)
APPLICABLE OVERLAYS:	HTO, HHO', 500' HHO BUFFER
MAP / PARCELS:	062 / 18.02, 18.16, 19.03
ADDRESS:	TBD
EXISTING LAND USE:	VACANT (REGIONAL COMMERCE PER ENV. FRANKLIN)
PROPOSED LAND USE:	MIXED-USE

REGULATIONS

BUILDING TYPES APPLIED:
ATTACHED RESIDENTIAL, COMMERCIAL

ANTICIPATED ROW DEDICATION:
3.66 AC (159,577 SF)

ADJUSTED SITE ACREAGE:
23.53 AC (1,024,848 SF) (TBD AT SITE PLAN)

BUILDING HEIGHT:
1-9 STORIES W/ ROOFTOP AMENITIES AS ALLOWED ON 8-STORIES)

DWELLING UNIT COUNT, BY TYPE:
MULTIFAMILY: 900

TREE CANOPY RETENTION:

EX TREE CANOPY:	35.4% / 418,744 SF / 9.61 AC
TREE CANOPY RETENTION REQUIRED:	24% / 100,499 SF / 2.31 AC
TREE CANOPY RETENTION PROVIDED:	46% / 192,659 SF / 4.42 AC

SPECIMEN TREE REPLACEMENT:

SPECIMEN TREE CALIPER REMOVED:	652
TOTAL EXEMPT ACCESS ESMT CALIPERS TO BE REMOVED:	-98
ADJUSTED TREE CALIPERS REMOVED:	554
SPECIMEN TREE DBH REPLACEMENT:	1,108
CALIPER INCHES PROVIDED PHASE 1:	45
CALIPER INCHES TO BE PROVIDED IN REMAINING PHASES:	1063

OPEN SPACE:

REQUIRED OPEN SPACE:	3% OF SITE (35,533 SF; 0.82 AC)
PROVIDED OS:	3.6% OF SITE (37,275 SF; 0.86 AC)

PARKLAND IMPACT FEES: SEE SHEET C2.3

LANDSCAPE SURFACE RATIO:

MIN. LSR:	0.20
PROVIDED LSR:	0.27 (TBD AT SITE PLAN)

PARKING REQUIRED:	SEE SHEET C2.1
PARKING PROVIDED:	SEE SHEET C2.1
BIKE PARKING REQUIRED:	SEE SHEET C4.2

SETBACKS APPLIED TO OVERALL SITE BOUNDARY:

PERIMETER SETBACKS (FROM R.O.W./BOUNDARY):

E. MCEWEN DRIVE:	15' MIN.
CAROTHERS PARKWAY:	15' MIN.
OVATION PKWY:	0' MIN.***
SOUTHERN BOUNDARY:	15' MIN.

INTERNAL SETBACKS:

FRONT:	
PUBLIC ROAD:	0' MIN. (FROM R.O.W.)
OPEN SPACE/PLAZA:	0' MIN.
AUREUM TRAIL:	0' MIN. (FROM FACE OF CURB)
REAR:	0' MIN.
SIDE:	0' MIN.

***BALCONIES SHALL BE ALLOWED TO EXTEND INTO THE PUBLIC ROW OVER THE SIDEWALK/PLANTERS AND INTO THE PRIVATE DRIVES/SIDEWALK/PLANTERS BUT SHALL MEET UTILITY PROVIDERS AND FIRE MARSHALL CLEARANCE REQUIREMENTS. APPROVAL FROM THE UTILITY PROVIDERS AND FIRE MARSHALL SHALL BE OBTAINED WITH THE SITE PLAN APPROVAL TO VERIFY CLEARANCE REQUIREMENTS ARE BEING MET.

FIRE HYDRANTS: ALL HYDRANTS TO BE PRIVATE

TRANSIT LOCATION: FINAL LOCATION TO BE DETERMINED AT SITE PLAN IN COORDINATION WITH COF ENGINEERING DEPARTMENT.

IMPACT STATEMENT

WATER
MALLORY VALLEY UTILITY DISTRICT IS THE WATER PROVIDER TO THIS PARCEL. FIRE FLOW DATA INDICATES THAT DOMESTIC, FIRE AND IRRIGATION DEMANDS CAN BE MET FOR THE DEVELOPMENT OF THE PROPERTY. MALLORY VALLEY AND THEIR ENGINEERS WILL PROVIDE THE DESIGNS FOR ANY NEW CONNECTIONS TO THE 12" WATER LINE STUB LOCATED SOUTH OF MCEWEN DRIVE AND THE 18" WATER LINE LOCATED WEST OF CAROTHERS PARKWAY. MAXIMUM ANTICIPATED GPD FOR THIS DEVELOPMENT IS 306 GPM. A TWO (2) HYDRANT FLOW TEST WAS PERFORMED ON JANUARY 27, 2022 BY HETHCOAT & DAVIS, INC. THE READ HYDRANT PROVIDED A STATIC PRESSURE OF 156 PSI AND A RESIDUAL PRESSURE OF 150 PSI. THE FLOW HYDRANT PROVIDED A STATIC PRESSURE OF 145 PSI AND A RESIDUAL PRESSURE OF 135 PSI.

SANITARY SEWER
THE CITY OF FRANKLIN PROVIDES SEWER SERVICE FOR THE DEVELOPMENT. CURRENTLY, PUBLIC SEWER LINES ARE BEING INSTALLED PER COF #7804. THE MAXIMUM ANTICIPATED DEMAND FOR THIS DEVELOPMENT IS 1,068 SFUE.

RECLAIMED WATER LINE
CURRENTLY NO WATER REUSE LINES EXIST ON THE EAST SIDE OF INTERSTATE 65 AND THIS PROJECT WILL NOT BE REQUIRED TO IMPROVE EXISTING PUBLIC INFRASTRUCTURE.

DRAINAGE FACILITIES
CURRENTLY, ALL SITE STORMWATER FLOWS TO A CULVERT UNDER MCEWEN DRIVE NEAR THE NORTHEAST CORNER OF THE PARCEL. THE EXISTING ONSITE DETENTION AND WATER QUALITY FEATURES ARE BEING INSTALLED PER COF #7804. THE PROPOSED SD-X DEVELOPMENT WILL MEET THE CITY OF FRANKLIN'S STORMWATER ORDINANCE FOR WATER QUALITY AND QUANTITY ON-SITE.

STORMWATER
GREEN INFRASTRUCTURE PRACTICES ARE SHOWN FOR DESIGN INTENT ONLY AND ARE NOT INTENDED TO REPRESENT THE FINAL DESIGN. FUTURE STORMWATER DESIGN WILL COMPLY WITH CITY OF FRANKLIN BEST MANAGEMENT PRACTICES STORMWATER MANAGEMENT MANUAL AS WELL AS ALTERNATE BMPS SUPPORTED BY CITY STAFF INCLUDING PERVIOUS PAVERS, BIO-RETENTION AREAS AND DETENTION PONDS. ADDITIONAL METHODS MAY BE PROPOSED AT SITE PLAN SUBMITTALS, AND ARE UNDERSTOOD TO NEED STAFF APPROVAL PRIOR TO IMPLEMENTATION.

ELECTRICITY
MIDDLE TENNESSEE ELECTRIC IS THE ELECTRICAL PROVIDER FOR THIS PROPERTY.

GAS
ATMOS IS THE NATURAL GAS PROVIDER FOR THIS PROPERTY.

REFUSE COLLECTION
REFUSE COLLECTION BY A COMBINATION OF CITY OF FRANKLIN COLLECTION SERVICES AND PRIVATE COLLECTION SERVICES

STREET NETWORK
MCEWEN DRIVE, TO THE NORTH OF THE PROPERTY, AND CAROTHERS PARKWAY, TO THE EAST OF THE PROPERTY, ARE CLASSIFIED AS MAJOR ARTERIAL ROADS ON THE CURRENT MAJOR THOROUGHFARE PLAN. OFF-SITE ROADWAY IMPROVEMENTS CONSISTENT WITH THE INTEGRATED GROWTH PLAN ARE PROPOSED WITH THE PUD AND OUTLINED IN THE TRAFFIC IMPACT STUDY. INTERNAL PROPOSED DRIVES PROVIDE CONNECTIVITY THROUGH THE DEVELOPMENT FROM THE MAJOR ARTERIAL ROADS TO THE ADJACENT PARCELS.

BUILDING KEY							
GROUP	BUILDING	CONSTRUCTION TYPE	STORIES	PERMITTED BUILDING USES	COMMERCIAL/ OFFICE SF	KEYS	MULTI-FAMILY/ CONDO (UNITS)
A	1	2	5	MULTIFAMILY			296
B	1	1	6-8	MULTIFAMILY/ COMMERCIAL/ RESTAURANT/ RETAIL			280
	2	2	1-2	COMMERCIAL/ RESTAURANT/ RETAIL	800		
	3	2	1-2	COMMERCIAL/ RESTAURANT/ RETAIL	8,000		
	4	2	1-2	COMMERCIAL/ RESTAURANT/ RETAIL	3,300		
	5	2	1	COMMERCIAL/ RESTAURANT/ RETAIL	1,100		
	6	2	1-2	COMMERCIAL/ RESTAURANT/ RETAIL	7,500		
	7	2	1-2	COMMERCIAL/ RESTAURANT/ RETAIL	19,400		
	8	2	2-3	COMMERCIAL/ RESTAURANT/ RETAIL	5,850		
	9	2	2-3	COMMERCIAL/ RESTAURANT/ RETAIL	9,225		
	10	2	2-3	COMMERCIAL/ RESTAURANT/ RETAIL	20,000		
			SUBTOTAL		***75,175***		***280***
C	1	1	6-8	MULTIFAMILY			280
	2	1	3-5	MULTIFAMILY/ COMMERCIAL/ RESTAURANT/ RETAIL/ OFFICE	46,685		44
	3	1	6-9	OFFICE	123,600		
	4	1	6-9	HOTEL		300	
			SUBTOTAL		***170,285***	***300***	***324***
TOTALS					**245,460**	**300**	**900**

GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE
SOUTHSTAR
RaganSmith
a Pape-Dawson company
NELSON

AUREUM PUD SUBDIVISION
DEVELOPMENT PLAN REVISION 3
Franklin, Williamson County, Tennessee

JEFFREY A. ROSIAK
REGISTERED
TENNESSEE NO. 328
LANDSCAPE ARCHITECT
4.18.25

Revision Date
1. _____
2. _____
3. _____
4. _____

OVERALL DEVELOPMENT PLAN

SHEET
C2.0

COF: 8851

AUREUM PUD SUBDIVISION

DEVELOPMENT PLAN, REVISION 3 (PD 33.1 / 245,460 / 300)

Franklin, Williamson County, Tennessee

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C0.1	MODIFICATION OF STANDARDS
C0.2	2024-06-06 APPROVED DEVELOPMENT PLAN
C1.0	EXISTING CONDITIONS
C2.0	OVERALL DEVELOPMENT PLAN
C2.1	DEVELOPMENT PLAN ENLARGEMENT
C2.2	DEVELOPMENT PLAN ENLARGEMENT
C2.3	PREVIOUSLY APPROVED PARKLAND DEDICATION
C2.4	PARKLAND DEDICATION
C2.5	FUTURE IGP PLAN
C3.0	OVERALL GRADING AND DRAINAGE PLAN
C3.1	ENLARGED GRADING AND DRAINAGE PLAN
C3.2	ENLARGED GRADING AND DRAINAGE PLAN
C4.0	OVERALL ROW AND ACCESS PLAN
C4.1	OVERALL ROW AND ACCESS PLAN
C4.2	ENLARGED ROW AND ACCESS PLAN
C4.3	ENLARGED ROW AND ACCESS PLAN
C4.4	STREET NETWORK PLAN AND SECTIONS
C4.5	STREET SECTIONS
C4.6	PREVIOUSLY APPROVED STREET SECTIONS
C5.0	OVERALL UTILITY PLAN
C5.0	ENLARGED UTILITY PLAN
C5.2	ENLARGED UTILITY PLAN
C6.0	PHASING PLAN
C6.1	PARKING PHASING
L1.0	APPROVED TREE PRESERVATION PLAN
A1.0	ARCHITECTURE CHARACTER
A1.1	ARCHITECTURE CHARACTER
A1.2	ARCHITECTURE CHARACTER
A1.3	ARCHITECTURE CHARACTER

DEVELOPMENT TEAM

APPLICANT & LANDSCAPE ARCHITECT:
GAMBLE DESIGN COLLABORATIVE
JEFF ROSIAK, PLA
3020 STANSBERRY LANE, SUITE 201
FRANKLIN, TN 37069
615-545-4121
JEFF@GDC-TN.COM

DEVELOPER / OWNER:
SOUTHSTAR, LLC
GLENN S. MCGEHEE
800 CRESCENT CENTRE DRIVE, SUITE 440
FRANKLIN, TN 37067
615-472-8993
GMCGEHEE@SOUTHSTARCO.COM

ENGINEER:
RAGAN SMITH
EVAN FOSTER
315 WOODLAND ST
NASHVILLE, TN 37206
615-244-8591
EFOSTER@RAGANSMITH.COM

ARCHITECT:
NELSON WORLDWIDE, LLC
JEREMY HULL
1055 HOWELL MILL ROAD, SUITE 1250
ATLANTA, GA 30318
770-209-9393
JHULL@NELSONWW.COM



NOT TO SCALE

ENVISION FRANKLIN COMPLIANCE

CONSISTENT WITH THE MAJOR OBJECTIVES OF ENVISION FRANKLIN, AUREUM IS INTENDED TO BE AN INTEGRAL COMMUNITY FOR THE RESIDENTS, EMPLOYEES, AND VISITORS THROUGH CAREFULLY CRAFTED DESIGN SPECIFIC TO THE DEVELOPMENT. AUREUM WILL ATTRACT A VARIETY OF BUSINESS OPPORTUNITIES FOR COMMERCIAL DEVELOPMENT AND RESIDENTIAL OPPORTUNITIES BY PROVIDING AN EXCEPTIONAL MIXED-USE ENVIRONMENT FOR ALL TO ENJOY.

AUREUM IS LOCATED AT THE SOUTHWEST CORNER OF CAROTHERS PARKWAY AND EAST MCEWEN DRIVE AND ADJACENT TO I-65 CORRIDOR. THIS PROMINENT LOCATION ALLOWS THE DEVELOPMENT TO BE DESIGNED TOWARDS HIGHER INTENSITY DEVELOPMENT, TALLER BUILDINGS, AND A MIX OF USES. AUREUM IS IDENTIFIED AS "REGIONAL COMMERCE" IN ENVISION FRANKLIN "DESIGN CONCEPTS MAP," AND IS IN ACCORDANCE WITH THE "REGIONAL COMMERCE" DESCRIPTION SET FORTH BY ENVISION FRANKLIN PUBLICATION AS "HIGH INTENSITY ACTIVITY CENTERS THAT ATTRACT LARGE NUMBERS OF PEOPLE AND EMPLOYERS FROM BOTH WITHIN AND OUTSIDE THE CITY." CLOSE PROXIMITY TO I-65 CORRIDOR AND HIGH-PROFILE PRESENCE ALONG BOTH MCEWEN DRIVE AND CAROTHERS PARKWAY WILL DRIVE THE STANDARDS OF AUREUM AND ITS SURROUNDING AREAS TO BE UNPARALLELED.

THE AUREUM SITE IS CURRENTLY UNDERUTILIZED, VACANT, AND CONTAINS SPARSE EXISTING VEGETATION. THE PROPOSED DEVELOPMENT WILL SEEK TO MAXIMIZE THE SITE'S LAND USE POTENTIAL BY CONVERTING UNDERUTILIZED LAND INTO VIBRANT MIXED-USE COMMUNITY WITH DEFINING ARCHITECTURAL BUILDINGS, WALKWAYS THAT ENGAGE PEDESTRIAN CIRCULATION, AND INTEGRATED PARKING STRUCTURES SHARED AMONGST THE USERS. AUREUM WILL INCLUDE A VARIETY OF PUBLIC SPACES SUCH AS PLAZAS, COURTYARDS, AND PEDESTRIAN SHARED STREETS, ALL EASILY ACCESSIBLE FROM AN INTERCONNECTED NETWORK OF SIDEWALKS AND PATHS.

AUREUM WILL FEATURE NEW MEDIUM- TO HIGH-DENSITY RESIDENTIAL HOUSING. INCORPORATING ADDITIONAL RESIDENTIAL USES WILL ENHANCE THE ECONOMIC VIABILITY OF BOTH THIS PROJECT AND THE SURROUNDING COMMERCIAL DEVELOPMENTS. EXISTING SINGLE- AND MULTI-FAMILY NEIGHBORHOODS IN THE SURROUNDING AREA, AS WELL AS THE NUMEROUS COMMERCIAL BUSINESSES, WILL BENEFIT FROM A VARIETY OF NEW RESTAURANTS, SHOPS, AND EMPLOYMENT OPPORTUNITIES WITHIN AUREUM.

IMPACT STATEMENT

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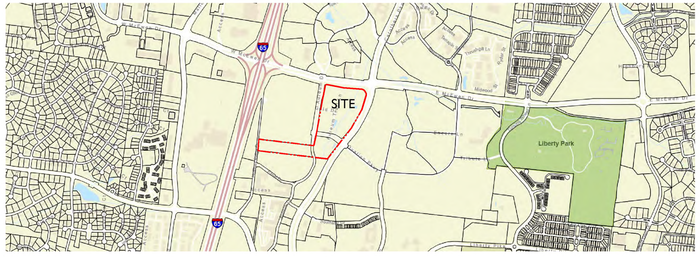
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ATMOS IS THE NATURAL GAS PROVIDER FOR THIS PROPERTY.

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REFUSE COLLECTION BY A COMBINATION OF CITY OF FRANKLIN COLLECTION SERVICES AND PRIVATE COLLECTION SERVICES

STREET NETWORK
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VICINITY MAP



NOT TO SCALE

PREVIOUSLY APPROVED MOS - COF 6910

1. **MOS 5.3.5(3)(e) Roof Forms** – Amend to allow flat roofs in addition to pitched roof for attached residential structures. Pitched roofs are not applicable for all urban structures. **PREVIOUSLY APPROVED**

PROPOSED MODIFICATION OF STANDARDS

2. **MOS 5.3.6(9)(c) Roof Forms** – Amend to allow pitched or gabled roofs in addition to flat or low-pitched roofs for Nonresidential and Mixed-Use structures. Pitched roofs are requested in the Village Center zone as designated below. These roof-types create a distinct and appropriate visual style that will create a unique and attractive character for the Aureum Village Center (permitted locations highlighted below).

3. **MOS 5.12.5(6)(c) Prohibited Signage** – Modification to allow a maximum of (3) Digital, Interactive wayfinding screen panels in the designated zones within the Village Center. These signs are an appropriate design solution for pedestrian navigation and way finding in the Village Center (permitted locations highlighted below).

4. **MOS 5.12.5(6)(c) Prohibited Signage** – Modification to allow for Neon Lighting, LED Lighting to be used as internal illumination when the sign has 3-dimensional depth (within a channel or when used to reinforce the design of the sign), or when used as back-lighting to create a halo lighting effect.

5. **MOS 5.12.9(13) Signs Prohibited in All Base Districts** – Allow String Lights as an appropriate lighting solution in pedestrian-oriented areas, dining areas, and amenity spaces within the development. String lights will be permitted in zones designated below. There shall be no sting lights or other hanging obstructions within public ROW or spanning Fire Access Lanes.

COMPREHENSIVE REVIEW AT SITE PLAN:

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

VESTING STANDARDS

THE ORIGINAL DEVELOPMENT PLAN (COF: 6810) WAS APPROVED UNDER THE 07-01-2018 ZONING ORDINANCE:

ZONING ORDINANCE:	07-01-2018
SUBDIVISION REGULATIONS:	02-28-2013
HISTORIC DISTRICT DESIGN GUIDELINES:	N/A
TRANSPORTATION AND STREET TECHNICAL STANDARDS:	04-25-2017
STORMWATER BMP MANUAL:	01-01-2016
TECHNICAL SPECIFICATIONS FOR UTILITY INSTALLATION:	12-10-2013
MUNICIPAL CODE:	10-23-2018

JEFFREY A. ROSIAK REGISTERED TENNESSEE NO. 343 LANDSCAPE ARCHITECT 6.28.25

PRE-APP SUBMITTAL:	2025-05-23
INITIAL SUBMITTAL:	2025-06-04
RESUBMITTAL:	2025-07-03
ONE STOP:	
COF #	8851

GAMBLE DESIGN COLLABORATIVE

DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

SITE DATA

AUREUM PUD SUBDIVISION, DEVELOPMENT PLAN, REVISION 3

PROJECT NUMBER:	8851
SITE ACREAGE/SF:	27.19 AC / 1,184,425 SF
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PROPOSED ZONING:	PLANNED DISTRICT (PD 33.1 / 245,460 / 300)
APPLICABLE DEVELOPMENT STANDARD:	EITHER APPLY
PROPOSED DEVELOPMENT STANDARD:	TRADITIONAL* (SEE SHEET C0.0 FOR JUSTIFICATION)
APPLICABLE OVERLAYS:	HTO, HHO', 500' HHO BUFFER
MAP / PARCELS:	062 / 18.02, 18.16, 19.03
ADDRESS:	TBD
EXISTING LAND USE:	VACANT (REGIONAL COMMERCE PER ENV. FRANKLIN)
PROPOSED LAND USE:	MIXED-USE

PARKING SUMMARY:
PARKING WILL BE PROVIDED VIA ON-STREET SPACES AND PARKING STRUCTURES THROUGHOUT THE DEVELOPMENT. THE TRAFFIC IMPACT STUDY WILL BE SUBMITTED AT INITIAL SUBMITTAL BY RAGAN-SMITH ASSOCIATES. THE TOTAL PARKING PROVIDED WILL BE SUBJECT TO A FULL SHARED PARKING ANALYSIS. SHARED PARKING WILL UTILIZE 31.17% SHARED SPACES.

ACCESSIBLITY INFORMATION:
CURB RAMPS AND ACCESSIBLE ROUTES TO BE PROVIDED WITH CONSTRUCTION PLAN PHASE.

SURVEY INFORMATION:
BOUNDARY INFORMATION FOR PARCEL 18.01 AS SHOWN ON WILLIAMSON COUNTY PROPERTY MAP 62, WAS TAKEN FROM A SURVEY PREPARED BY RAGAN SMITH ASSOCIATES INC, DATED APRIL 11, 2011. BOUNDARY INFORMATION FOR PARCEL 18.02 AS SHOWN ON WILLIAMSON COUNTY PROPERTY MAP 62, WAS TAKEN FROM A SURVEY PREPARED BY BARGE WAGGONER SUMNER & CANNON, INC, DATED DECEMBER 14, 2011. BOUNDARY INFORMATION FOR PARCEL 19.01 AS SHOWN ON WILLIAMSON COUNTY PROPERTY MAP 62, WAS TAKEN FROM A SURVEY PREPARED BY RAGAN SMITH ASSOCIATES INC, DATED APRIL 11, 2011. BOUNDARY INFORMATION FOR PARCEL 19.02 AS SHOWN ON WILLIAMSON COUNTY PROPERTY MAP 62, WAS TAKEN FROM A SURVEY PREPARED BY RAGAN SMITH ASSOCIATES INC, DATED APRIL 11, 2011. BOUNDARY INFORMATION FOR PARCEL 19.03 AS SHOWN ON WILLIAMSON COUNTY PROPERTY MAP 62, WAS TAKEN OR DERIVED FROM DEED OF RECORD IN BOOK 301, PAGE 88, DATE UNKNOWN AND THE ABOVE REFERENCED SURVEYS.

TOPOGRAPHIC INFORMATION FOR PARCEL 18.01 AS SHOWN ON WILLIAMSON COUNTY PROPERTY MAP 62, WAS TAKEN FROM A SURVEY PREPARED BY RAGAN SMITH ASSOCIATES INC, DATED OCTOBER 31, 2012. TOPOGRAPHIC INFORMATION FOR PARCEL 18.02 AS SHOWN ON WILLIAMSON COUNTY PROPERTY MAP 62, WAS TAKEN FROM A SURVEY PREPARED BY BARGE WAGGONER SUMNER & CANNON, INC, DATED DECEMBER 14, 2011. TOPOGRAPHIC INFORMATION FOR PARCEL 19.01 AS SHOWN ON WILLIAMSON COUNTY PROPERTY MAP 62, WAS TAKEN FROM A SURVEY PREPARED BY RAGAN SMITH ASSOCIATES INC, DATED AUGUST 30, 2013. TOPOGRAPHIC INFORMATION FOR PARCEL 19.02 AS SHOWN ON WILLIAMSON COUNTY PROPERTY MAP 62, WAS TAKEN FROM A SURVEY PREPARED BY KEVIN A. EDMONSON, RLS, DATED MAY 5, 2007. TOPOGRAPHIC INFORMATION FOR PARCEL 19.03 AS SHOWN ON WILLIAMSON COUNTY PROPERTY MAP 62, WAS TAKEN FROM A SURVEY PREPARED BY RAGAN SMITH ASSOCIATES INC., DATED AUGUST 30, 2013 AND FROM WILLIAMSON COUNTY GIS CONTOURS.

PLAT REFERENCE:
NONE

DEED REFERENCE:
BEING THE SAME PROPERTY CONVEYED TO SS-CH FRANKLIN, LLC BY QUITCLAIM DEED FROM VANDERBILT UNIVERSITY MEDICAL CENTER BY DEED OF RECORD IN BOOK 7357, PAGE 667, REGISTER'S OFFICE WILLIAMSON COUNTY, TENNESSEE.

MINERAL RIGHTS:
AT THE PRESENT TIME, PROPERTY TITLE REFERENCE DOES NOT REFLECT ANY MINERAL RIGHTS ON THE SUBJECT PROPERTY.

FLOOD INFORMATION:
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. 47187C0212G, WITH AN EFFECTIVE DATE OF DECEMBER 20, 2024, WHICH MAKES UP A PART OF THE NATIONAL FLOOD ADMINISTRATION REPORT: COMMUNITY No. 470206, PANEL NO. 0212, SUFFIX G, 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 DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

STATEMENT OF ARCHITECTURAL INTENT:
SEE STATEMENT OF ARCHITECTURAL IMPACT ON SHEET A1.0 FOR CONCEPTUAL MASSING.

DEVELOPMENT PHASING:
MASTER DEVELOPER RESERVES THE RIGHT TO ADJUST PHASING BASED ON MARKET CONDITIONS. PHASING IS SUBJECT TO CHANGE BEYOND WHAT IS SHOWN PRELIMINARILY WITH THE PUD PLANS.

USE PHASING:
USE LOCATIONS/MASSING SHOWN ON THE CONCEPTUAL LAYOUT MAY VARY AT FINAL SITE PLAN BASED ON MARKET CONDITIONS. USES MAY NOT EXCEED MAXIMUM DENSITY SHOWN WITH THIS APPLICATION. PUBLIC ROADWAY ACCESS POINTS ARE SUBJECT TO MINOR ADJUSTMENTS AT SITE PLAN DEVELOPMENT.

***TRADITIONAL DEVELOPMENT STANDARDS:**
THIS DEVELOPMENT PLAN INCORPORATES THE TRADITIONAL DEVELOPMENT STANDARDS. DEVELOPMENT ON LOTS OR SITES ARE DESIGNATED AS EITHER TRADITIONAL OR CONVENTIONAL MUST USE EITHER TRADITIONAL OR CONVENTIONAL STANDARDS, AND MUST NOT MIX THE TWO. THE TRADITIONAL DESIGN STANDARDS ARE THE MOST APPROPRIATE FOR THE AUREUM DEVELOPMENT PLAN WHERE THE FOLLOWING CHARACTERISTICS ARE SATISFIED.

1. A MODIFIED GRID STREET SYSTEM WITH A PREVALENT USE OF ALLEYS AND USE OF CUL-DE-SAC STREETS ONLY WHERE TOPOGRAPHY OR OTHER NATURAL CONSTRAINTS EXIST;
2. LOTS WITH VARIABLE SIZES, WIDTHS, AND ORIENTATIONS IN PROXIMITY TO ONE ANOTHER ALONG WITH THE PROVISION OF FORMAL OPEN SPACES;
3. HUMAN-SCALED BUILDINGS WITH HIGH QUALITY EXTERIOR MATERIALS LOCATED WITHIN PROXIMITY OR ADJACENT TO THE PRIMARY STREETS THEY FRONT;
4. PEDESTRIAN AND TRANSIT ORIENTATION, WITH WIDESPREAD PROVISION OF ON-STREET PARKING AND OFF-STREET SURFACE PARKING AREAS LOCATED BESIDE OR BEHIND BUILDINGS;
5. INTEGRATED RESIDENTIAL AND NONRESIDENTIAL LAND USES LOCATED IN THE SAME BUILDING OR IN PROXIMITY TO ONE ANOTHER WITHOUT EXTENSIVE BUFFERING.

OPEN SPACE REQUIREMENTS TO FOLLOW THE TRADITIONAL DEVELOPMENT STANDARDS
PARKING REQUIREMETNS ARE TO FOLLOW THE TRADITIONAL DEVELOPMENT STANDARDS.
ALL ARCHITECTURAL REQUIREMENTS ARE TO FOLLOW THE TRADITIONAL DEVELOPMENT STANDARDS.

REGULATIONS

BUILDING TYPES APPLIED:
ATTACHED RESIDENTIAL, COMMERCIAL

ANTICIPATED ROW DEDICATION:
3.66 AC (159,577 SF)

ADJUSTED SITE ACREAGE:
23.53 AC (1,024,848 SF) (TBD AT SITE PLAN)

BUILDING HEIGHT:
1-9 STORIES W/ ROOFTOP AMENITIES AS ALLOWED ON 8-STORIES)

DWELLING UNIT COUNT, BY TYPE:

MULTIFAMILY:	900

TREE CANOPY RETENTION:

EX TREE CANOPY:	35.4% / 418,744 SF / 9.61 AC
TREE CANOPY RETENTION REQUIRED:	24% / 100,499 SF / 2.31 AC
TREE CANOPY RETENTION PROVIDED:	46% / 192,659 SF / 4.42 AC

SPECIMEN TREE REPLACEMENT:

SPECIMEN TREE CALIPER REMOVED:	652
TOTAL EXEMPT ACCESS ESMT CALIPERS TO BE REMOVED:	-98
ADJUSTED TREE CALIPERS REMOVED:	554
SPECIMEN TREE DBH REPLACEMENT:	1,108
CALIPER INCHES PROVIDED PHASE 1:	45
CALIPER INCHES TO BE PROVIDED IN REMAINING PHASES:	1063

OPEN SPACE:

REQUIRED OPEN SPACE:	3% OF SITE (35,533 SF; 0.82 AC)
PROVIDED OS:	3.6% OF SITE (37,275 SF; 0.86 AC)

PARKLAND IMPACT FEES: SEE SHEET C2.3

LANDSCAPE SURFACE RATIO:

MIN. LSR:	0.20
PROVIDED LSR:	0.27 (TBD AT SITE PLAN)

PARKING REQUIRED:	SEE SHEET C2.1
PARKING PROVIDED:	SEE SHEET C2.1
BIKE PARKING REQUIRED:	SEE SHEET C4.2

SETBACKS APPLIED TO OVERALL SITE BOUNDARY:

PERIMETER SETBACKS (FROM R.O.W./BOUNDARY):	
E. MCEWEN DRIVE:	15' MIN.
CAROTHERS PARKWAY:	15' MIN.
OVATION PKWY:	0' MIN.***
SOUTHERN BOUNDARY:	15' MIN.
INTERNAL SETBACKS:	
FRONT:	
PUBLIC ROAD:	0' MIN. (FROM R.O.W.)
OPEN SPACE/PLAZA:	0' MIN.
AUREUM TRAIL:	0' MIN. (FROM FACE OF CURB)
REAR:	0' MIN.
SIDE:	0' MIN.

***BALCONIES SHALL BE ALLOWED TO EXTEND INTO THE PUBLIC ROW OVER THE SIDEWALK/PLANTERS AND INTO THE PRIVATE DRIVE/SIDEWALK/PLANTERS BUT SHALL MEET UTILITY PROVIDERS AND FIRE MARSHALL CLEARANCE REQUIREMENTS. APPROVAL FROM THE UTILITY PROVIDERS AND FIRE MARSHALL SHALL BE OBTAINED WITH THE SITE PLAN APPROVAL TO VERIFY CLEARANCE REQUIREMENTS ARE BEING MET.

FIRE HYDRANTS: ALL HYDRANTS TO BE PRIVATE

TRANSIT LOCATION: FINAL LOCATION TO BE DETERMINED AT SITE PLAN IN COORDINATION WITH COF ENGINEERING DEPARTMENT.

APPROVED MOS - COF 6910

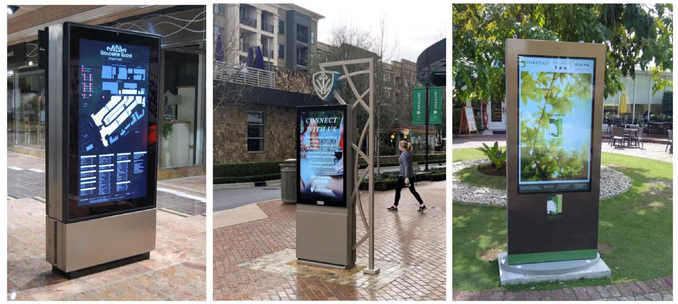
1. **MOS 5.3.5(3)(e) Roof Forms** – Amend to allow flat roofs in addition to pitched roof for attached residential structures. Pitched roofs are not applicable for all urban structures. **PREVIOUSLY APPROVED**

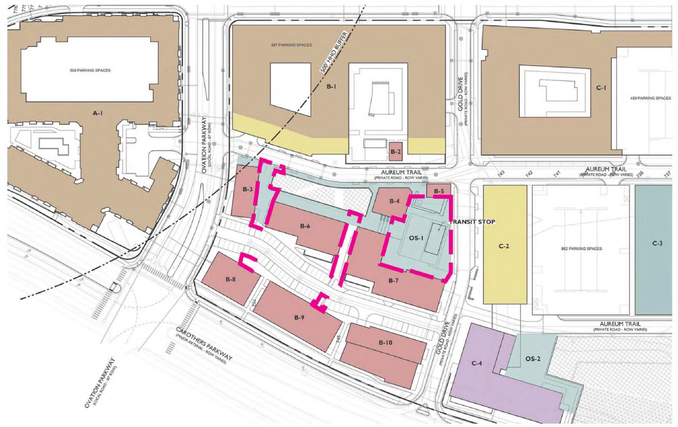
2. **MOS 5.3.6(9)(c) Roof Forms –** Amend to allow pitched or gabled roofs in addition to flat or low-pitched roofs for Nonresidential and Mixed-Use structures. Pitched roofs are requested in the Village Center zone as designated below. These roof-types create a distinct and appropriate visual style that will create a unique and attractive character for the Aureum Village Center (permitted locations highlighted below).





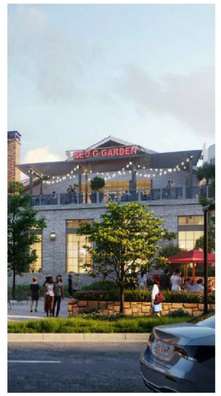
3. **MOS 5.12.5(6)(c) Prohibited Signage** – Modification to allow a maximum of (3) Digital, Interactive wayfinding screen panels in the designated zones within the Village Center. These signs are an appropriate design solution for pedestrian navigation and way finding in the Village Center (permitted locations highlighted below).





4. **MOS 5.12.5(6)(c) Prohibited Signage** – Modification to allow for Neon Lighting, LED Lighting to be used as internal illumination when the sign has 3-dimensional depth (within a channel or when used to reinforce the design of the sign), or when used as back-lighting to create a halo lighting effect.













5. **MOS 5.12.9(13) Signs Prohibited in All Base Districts** – Allow String Lights as an appropriate lighting solution in pedestrian-oriented areas, dining areas, and amenity spaces within the development. String lights will be permitted in zones designated below. There shall be no sting lights or other hanging obstructions within public ROW or spanning Fire Access Lanes.









GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE
SOUTHSTAR
RaganSmith
a Pape-Dawson company
NELSON

AUREUM PUD SUBDIVISION
DEVELOPMENT PLAN REVISION 3
Franklin, Williamson County, Tennessee

JEFFREY A. POPLAK
REGISTERED
TENNESSEE NO.
LANDSCAPE ARCHITECT
6.18.25

Revision Date
△ _____
△ _____
△ _____
△ _____

MODIFICATION OF STANDARDS

SHEET
C0.1
COF: 8851

DEVELOPMENT PLAN OFFSET AGREEMENTS:

1) PARKLAND DEDICATION: SEE SHEET C2.2 FOR OFFSET REQUESTS.
2) ROADWAY IMPACT FEE: SEE SHEET C2.3 FOR OFFSET REQUESTS.

KEY
- MULTI-FAMILY
- OFFICE
- HOTEL
- RESTAURANT/RETAIL
- GARAGE
- CANOPY

HUFFINES RIDGE

ZONING: GC, GENERAL COMMERCIAL
LAND USE: REGIONAL COMMERCE, CONSERVATION
CHARACTER AREA: McEWEN
OVERLAY: HILLSIDE/HILLCREST OVERLAY DISTRICT

PROPOSED MOUNTAIN TRAIL

ZONING: PD, PLANNED DISTRICT
DESIGN CONCEPT: REGIONAL COMMERCE
CHARACTER AREA: MCEWEN
DEVELOPMENT STANDARD: CONVENTIONAL
OVERLAYS: HISTORIC PRESERVATION, HILLSIDE, & 500' BUFFER OF HILLSIDE OVERLAYS

TRANSIT STOP TO BE COORDINATED WITH CITY STAFF AT SITE PLAN PHASE

SEE SHEET C4.0 FOR PROPOSED ACCESS AND CONSTRUCTION EASEMENT

500' HHO BUFFER

MOS # 1:
MOS 5.3.5(3)(e) Roof Forms-
Amend to allow flat roofs in addition to pitched roofs. Pitched roofs are not applicable for all urban architecture.

ZONING: RC-12, REGIONAL COMMERCE 12
DESIGN CONCEPT: REGIONAL COMMERCE
CHARACTER AREA: MCEWEN
DEVLOPMENT STANDARD: CONVENTIONAL
OVERLAYS: HILLSIDE & 500' BUFFER OF HILLSIDE OVERLAYS

PROPOSED 300 LF RIGHT DECEL LANE

SEE C2.3 FOR PROPOSED IGP IMPROVEMENTS BEYOND

ZONING: RC-12, REGIONAL COMMERCE 12
DESIGN CONCEPT: REGIONAL COMMERCE
CHARACTER AREA: MCEWEN
DEVLOPMENT STANDARD: CONVENTIONAL
OVERLAYS: N/A

SEE TIS AND SHEET C2.1 FOR PROPOSED OFF-SITE IMPROVEMENTS

PROPOSED R.O.W. DEDICATION

AUREUM DRIVE

AUREUM DRIVE

PROPOSED PARKING DECK E
PROVIDED: 500 SPACES

TRASH AND RECYCLING "ROLL-OUT" AREA

PROPOSED PARKING DECK D
PROVIDED: 398 SPACES

PROPOSED PARKING DECK A
PROVIDED: 1,150 SPACES

PROPOSED TRAFFIC SIGNAL MODIFICATION

(2) PROPOSED 225 LF LEFT TURN LANES

ZONING: RC-12, REGIONAL COMMERCE 12
DESIGN CONCEPT: REGIONAL COMMERCE
CHARACTER AREA: MCEWEN
DEVLOPMENT STANDARD: CONVENTIONAL
OVERLAYS: N/A

AUREUM TRAIL LANE

GOLD DRIVE

PROPOSED PARKING DECK C
PROVIDED: 1,550 SPACES

SEE TIS AND SHEET C2.1 FOR PROPOSED OFF-SITE IMPROVEMENTS AND SIGNAL MODIFICATION

AUREUM TRAIL

PROPOSED R.O.W. DEDICATION PER THE INTEGRATED GROWTH PLAN

(2) PROPOSED 300 LF LEFT TURN LANES

500' HHO BUFFER

ZONING: RC-6, REGIONAL COMMERCE 6
DESIGN CONCEPT: REGIONAL COMMERCE
CHARACTER AREA: MCEWEN
DEVLOPMENT STANDARD: CONVENTIONAL
OVERLAYS: HILLSIDE & 500' BUFFER OF HILLSIDE OVERLAYS

PROPOSED TRAFFIC SIGNAL MODIFICATION

PROPOSED 250 LF RIGHT DECEL LANE

EAST MCEWEN DRIVE

PROPOSED PARKING DECK B
PROVIDED: 550 SPACES

ZONING: RC-12, REGIONAL COMMERCE 12
DESIGN CONCEPT: REGIONAL COMMERCE
CHARACTER AREA: MCEWEN
DEVLOPMENT STANDARD: CONVENTIONAL
OVERLAYS: FLOOD FRINGE & FLOODWAY OVERLAYS

EX. ZONING: PD, PLANNED DISTRICT
DESIGN CONCEPT: REGIONAL COMMERCE
CHARACTER AREA: MCEWEN
DEVLOPMENT STANDARD: CONVENTIONAL
OVERLAYS: HILLSIDE & 500' BUFFER OF HILLSIDE OVERLAYS

CAROTHERS PARKWAY

PROPOSED 160 LF RIGHT DECEL LANE

PROPOSED R.O.W. DEDICATION PER THE INTEGRATED GROWTH PLAN

ZONING: PD, PLANNED DISTRICT
DESIGN CONCEPT: REGIONAL COMMERCE
CHARACTER AREA: MCEWEN
DEVLOPMENT STANDARD: CONVENTIONAL
OVERLAYS: FLOOD FRINGE & 500' BUFFER OF HILLSIDE OVERLAYS

0 100 200 300

NOTE:
BEARINGS SHOWN HEREON ARE BASED ON THE TENNESSEE STATE PLANE COORDINATE SYSTEM, ZONE 5301, FIPSZONE 4100; NAD 83 DATUM.

SHARED PARKING ANALYSIS

USE	Density	Hotel Assembly Area Occu.	Outdoor Seats	Staff	COF Parking Ratio (PER 1000 SF or Keys or BR)	COF Parking Req per Ratio	COF Parking Ratio (.67/Seat)	COF Parking Ratio (1/Employee)	COF Parking Ratio (.25/Occu.)	COF Overall Parking Req by Use	PARKING PROVIDED PHASE 1	PARKING PROVIDED PHASE 2	PARKING PROVIDED PHASE 3	PARKING PROVIDED PHASE 4	PARKING PROVIDED PHASE 5	PARKING PROVIDED PHASE 6	ULI Unadjusted Parking Demand	ULI Shared Parking Reduction	ULI Recommended Parking
Retail	70,000				3.33	233				233									
Restaurant	30,000		90	90	10.00	300	60	90		450									
Office (Tower)	500,000				4.00	2,000				2,000									
Office (Loft)	250,000				4.00	1,000				1,000									
Hotel (Full Service)	300	1,300		25	1.00	300		25	325	650	500	398	1,150	1,550	0	550	4,872	17.04%	4,042
Hotel (Limited)	200	0		25	1.00	200		25	0	225									
Hotel (Extended)	200	0		25	1.00	200		25	0	225									
Multi-Family (Phase 1)	304				1.5/2.5/3	578				578									
Multi-Family (Phase2)	176				1.5/2.5/3	326				326									
TOTAL										5,688	4,148								
									COF SHARED:	27.07%									

Multi-Family PH 1: Assumes (44) Studio Units, (138) 1 BR, & (122) 2BR
Multi-Family PH 2: Assumes 69% 1 BR, 22% 2BR, & 9% 3BR

(SEE APPROVED SHARED PARKING ANALYSIS FOR MAXIMUM SHARED RATIO)

ENVISION FRANKLIN COMPLIANCE

CONSISTENT WITH THE MAJOR OBJECTIVES OF ENVISION FRANKLIN, AUREUM IS INTENDED TO BE AN INTEGRAL COMMUNITY FOR THE RESIDENTS, EMPLOYEES, AND VISITORS THROUGH CAREFULLY CRAFTED DESIGN SPECIFIC TO THE DEVELOPMENT. AUREUM WILL ATTRACT A VARIETY OF BUSINESS OPPORTUNITIES FOR COMMERCIAL DEVELOPMENT AND RESIDENTIAL OPPORTUNITIES BY PROVIDING AN EXCEPTIONAL MIXED-USE ENVIRONMENT FOR ALL TO ENJOY.

AUREUM IS LOCATED AT THE SOUTHWEST CORNER OF CAROTHERS PARKWAY AND EAST MCEWEN DRIVE AND ADJACENT TO I-65 CORRIDOR. THIS PROMINENT LOCATION ALLOWS THE DEVELOPMENT TO BE DESIGNED TOWARDS HIGHER INTENSITY DEVELOPMENT, TALLER BUILDINGS, AND A MIX OF USES. AUREUM IS IDENTIFIED AS "REGIONAL COMMERCE" IN ENVISION FRANKLIN "DESIGN CONCEPTS MAP," AND IS IN ACCORDANCE WITH THE "REGIONAL COMMERCE" DESCRIPTION SET FORTH BY ENVISION FRANKLIN PUBLICATION AS "HIGH INTENSITY ACTIVITY CENTERS THAT ATTRACT LARGE NUMBERS OF PEOPLE AND EMPLOYERS FROM BOTH WITHIN AND OUTSIDE THE CITY." CLOSE PROXIMITY TO I-65 CORRIDOR AND HIGH-PROFILE PRESENCE ALONG BOTH MCEWEN DRIVE AND CAROTHERS PARKWAY WILL DRIVE THE STANDARDS OF AUREUM AND ITS SURROUNDING AREAS TO BE UNPARALLELED.

THE AUREUM SITE IS CURRENTLY UNDERUTILIZED, VACANT, AND CONTAINS SPARSE EXISTING VEGETATION. THE PROPOSED DEVELOPMENT WILL SEEK TO MAXIMIZE THE SITE'S LAND USE POTENTIAL BY CONVERTING UNDERUTILIZED LAND INTO VIBRANT MIXED-USE COMMUNITY WITH DEFINING ARCHITECTURAL BUILDINGS, WALKWAYS THAT ENGAGE PEDESTRIAN CIRCULATION, AND INTEGRATED PARKING STRUCTURES SHARED AMONGST THE USERS. AUREUM WILL INCLUDE A VARIETY OF PUBLIC SPACES SUCH AS PLAZAS, COURTYARDS, AND PEDESTRIAN SHARED STREETS, ALL EASILY ACCESSIBLE FROM AN INTERCONNECTED NETWORK OF SIDEWALKS AND PATHS.

AUREUM WILL FEATURE NEW MEDIUM TO HIGH-DENSITY RESIDENTIAL HOUSING, INCORPORATING ADDITIONAL RESIDENTIAL USES WILL ENHANCE THE ECONOMIC VIABILITY OF BOTH THIS PROJECT AND THE SURROUNDING COMMERCIAL DEVELOPMENTS. EXISTING SINGLE- AND MULTI-FAMILY NEIGHBORHOODS IN THE SURROUNDING AREA, AS WELL, AS THE NUMEROUS COMMERCIAL BUSINESSES, WILL BENEFIT FROM A VARIETY OF NEW RESTAURANTS, SHOPS, AND EMPLOYMENT OPPORTUNITIES WITHIN AUREUM.

STATEMENT OF IMPACT:

POLICE, FIRE, & REC FACILITIES' - THE SITE IS LOCATED 4.8 MILES FROM THE DOWNTOWN FRANKLIN POLICE HEADQUARTERS AND APPROXIMATELY 1 MILE FROM FIRE STATION 6 LOCATED AT 1061 COOL SPRINGS BOULEVARD. THE SITE IS 0.6 MILES FROM LIBERTY PARK AND ASSOCIATED DOG PARK; 4.1 MILES TO PINKERTON PARK. TRASH COLLECTION AND RECYCLING FACILITIES ARE SHOWN ON PUD PLAN AND WILL BE DETAILED WITH THE FUTURE SITE PLANS. REFUSE COLLECTION FOR THE MULTIFAMILY WILL BE PRIVATE. OTHER MIXED USES PROPOSED WITHIN THE DEVELOPMENT WILL UTILIZE CITY OF FRANKLIN REFUSE COLLECTION SERVICES.

OPEN SPACE REQUIREMENT CHART

Minimum Open Space Requirement: 3 % Required
Site Acreage: 27.19 Acres Open Space Acreage Required: 0.82 Acres
Formal Open Space (3% of gross development area): 35,533 square feet
Informal Open Space (0% of gross development area): 0 square feet

Formal Open Space Provided:

Key	Classification	Type	Area of Open Space	Paved Area	Percent Paved Impervious
Area 1	Formal	TBD	35,533 s.f.	28,601 s.f.	79%(100% Permitted)
Total Provided: 35,533 s.f.					

CONCEPTUAL ILLUSTRATION NOTE:

THE OFFSITE ROADWAY IMPROVEMENTS AND NEW TRANSPORTATION ELEMENTS SHOWN ON THIS PLAN FOR THE AUREUM SITE ARE CONCEPTUAL LAYOUTS INTENDED TO ILLUSTRATE THE REQUIRED IMPROVEMENTS OR DESIRED DESIGN FEATURES. THE SPECIFIC GEOMETRIC DESIGN AND CONSTRUCTION DETAILS FOR THE OFFSITE IMPROVEMENTS AND NEW TRANSPORTATION ELEMENTS AT AUREUM WILL BE COMPLETED AT THE SITE PLAN STAGE FOR AUREUM. THE DESIGN OF THE OFFSITE IMPROVEMENTS AND NEW TRANSPORTATION ELEMENTS WILL BE COORDINATED WITH AND REVIEWED/APPROVED BY CITY STAFF AS IS TYPICAL FOR DEVELOPMENT SITE PLANS IN THE CITY OF FRANKLIN.

SITE DATA CHART:

PROJECT INFORMATION:

NAME:	AUREUM
CITY OF FRANKLIN PROJECT NUMBER:	TBD
SUBDIVISION / LOT #:	AUREUM PUD SUBDIVISION, REVISION 2
MAP / PARCEL:	062 / 18.02, 19.03
STREET ADDRESS:	TBD FRANKLIN WILLIAMSON TN
CIVIL DISTRICT:	8TH
EXISTING ZONING:	PLANNED DISTRICT (PD 17.65 DUA/650,000 SF/700 KEYS)
CHARACTER AREA OVERLAY:	MECO-4
PROPOSED ZONING:	PLANNED DISTRICT (PD 17.65 DUA/650,000 SF/700 KEYS)
OTHER APPLICABLE OVERLAYS:	HTO, HHO, 500' HHO BUFFER
APPLICABLE DEVELOPMENT STANDARD:	EITHER APPLY
PROPOSED DEVELOPMENT STANDARD:	CONVENTIONAL
EXISTING LAND USE:	VACANT (REGIONAL COMMERCE PER ENV. FRANKLIN)
ACREAGE (SQUARE FOOTAGE) OF SITE:	27.19 AC. (1,184,425± S.F.)

OWNERS/DEVELOPERS:	APPLICANT:
SS-CH FRANKLIN, LLC	RAGAN-SMITH ASSOCIATES, INC.
501 CORPORATE CENTER DR. SUITE 315	315 WOODLAND STREET
FRANKLIN, TN 37067	NASHVILLE, TN 37206
(615) 472-8016	(615) 244-8591
GLENN MCGEHEE	SCOTTY BERNICK
ROBERT G. SCHAEDLE III	SBERNICK@RAGANSMITH.COM
GMCGEHEE@SOUTHSTARCO.COM	
RSCHAEDLE@CHARTWELLHOSPITALITY.COM	

MINIMUM REQUIRED BUILDING SETBACK LINES:

PERIMETER SETBACKS (FROM R.O.W./BOUNDARY):

E. MCEWEN DRIVE:	15' MIN.
CAROTHERS PARKWAY:	15' MIN.
TOWER CIRLCE:	0' MIN. (***BALCONIES ALLOWED TO EXTEND INTO R.O.W. SEE NOTE)
OVATION PKWY:	0' MIN. (***BALCONIES ALLOWED TO EXTEND INTO R.O.W. SEE NOTE)
EDWARD CURD LANE:	0' MIN. (***BALCONIES ALLOWED TO EXTEND INTO R.O.W. SEE NOTE)
SOUTHERN BOUNDARY:	15' MIN.

INTERNAL SETBACKS:

FRONT (PUBLIC ROAD):	0' MIN. (FROM R.O.W.)
FRONT (AUREUM TRAIL, SOUTH OF GOLDEN WAY):	8' MIN. (FROM FACE OF CURB)
FRONT (AUREUM TRAIL, NORTH OF GOLDEN WAY):	8' MIN. (FROM FACE OF CURB)
FRONT (OPEN SPACE/PLAZA):	0' MIN.
SIDE:	0' MIN.
REAR:	0' MIN.

***BALCONIES SHALL BE ALLOWED TO EXTEND INTO THE PUBLIC R.O.W. OVER THE SIDEWALK/PLANTERS AND INTO THE PRIVATE DRIVE SIDEWALK/PLANTERS BUT SHALL MEET UTILITY PROVIDERS AND FIRE MARSHAL CLEARANCE REQUIREMENTS. APPROVAL FROM THE UTILITY PROVIDERS AND FIRE MARSHAL SHALL BE OBTAINED WITH SITE PLAN APPROVAL TO VERIFY CLEARANCE REQUIREMENTS ARE BEING MET.

ANTICIPATED R.O.W. DEDICATION:	3.66 AC (159,577 S.F.)
ADJUSTED SITE ACREAGE:	23.53 AC (1,024,848 S.F.) (TBD AT SITE PLAN PHASE)

PROJECT DENSITY:

NON-RESIDENTIAL SF / HOTEL KEYS:	
OFFICE:	750,000 S.F.
RETAIL/RESTAURANT:	100,000 S.F.
HOTEL KEYS (SF):	700 KEYS (525,000 S.F.)
TOTAL:	1,375,100 SF (INCLUDES 700 HOTEL KEYS)
ATTACHED RESIDENTIAL UNITS:	480 MULTIFAMILY UNITS (525,000 S.F.)
OVERALL DENSITY:	17.65 [480 UNITS / 27.19 AC]
NET DENSITY (MINUS R.O.W.)	20.40 [480 UNITS/ 23.53 AC]
NET DENSITY (MINUS R.O.W. & OVERLAY):	24.36 [480 UNITS/ 19.70 AC]
BUILDING HEIGHT:	1 - 12 STORIES (W/ROOFTOP AMENITIES AS ALLOWED ON 12-STORIES)
PARKING REQUIREMENT:	(SEE OVERALL PARKING CHART, SHEET C2.0)
PARKING PROVIDED:	(SEE OVERALL PARKING CHART, SHEET C2.0)
MIN. LANDSCAPE SURFACE RATIO (LSR):	20
PROV. LANDSCAPE SURFACE RATION:	31 (TBD AT SITE PLAN, MUST MEET MIN. LSR)

TREE CANOPY:

EX. TREE CANOPY % / SF / AC:	35.4% / 418,744 S.F. / 9.61 AC
EX. TREE CANOPY % / SF / AC:	8.5% [354X.24] / 100,629 S.F. / 2.31 AC
PROP. TREE CANOPY % / SF / AC:	16.2% / 192,659 S.F. / 4.42 AC (EXCLUDING FUTURE R.O.W.)
EXISTING SPECIMEN TREE DBH:	744 DBH
SPECIMEN TREE DBH TO REMAIN:	48 DBH
SPECIMEN TREE DBH REMOVAL:	696 DBH
EXEMPTION WITHIN R.O.W.:	(382 DBH)
ADJUSTED DBH REPLACEMENT:	314 DBH (696-382)
SPECIMEN TREE REPLACEMENT:	628 DBH (314 X 2)

OPEN SPACE:	(SEE OPEN SPACE CHARTS, SHEET C2.0)
TOTAL:	0.82 AC. (3%)
IIINFORMAL:	0 AC. - N/A

PARKING SUMMARY:

PARKING WILL BE PROVIDED VIA ON-STREET SPACES AND PARKING STRUCTURES THROUGHOUT THE DEVELOPMENT. THE TRAFFIC IMPACT STUDY WILL BE SUBMITTED AT INITIAL SUBMITTAL BY RAGAN-SMITH ASSOCIATES (UPDATED: APRIL 4, 2019). THE TOTAL PARKING PROVIDED WILL BE SUBJECT TO A FULL SHARED PARKING ANALYSIS. SHARED PARKING WILL UTILIZE 30% SHARED SPACES.

ACCESSIBILITY INFORMATION:

CURB RAMPS AND ACCESSIBLE ROUTES TO BE PROVIDED WITH CONSTRUCTION PLAN PHASE.

SURVEY INFORMATION:

BOUNDARY INFORMATION FOR PARCEL 18.01 AS SHOWN ON WILLIAMSON COUNTY PROPERTY MAP 62, WAS TAKEN FROM A SURVEY PREPARED BY RAGAN SMITH ASSOCIATES INC. DATED APRIL 11, 2011. BOUNDARY INFORMATION FOR PARCEL 18.02 AS SHOWN ON WILLIAMSON COUNTY PROPERTY MAP 62, WAS TAKEN FROM A SURVEY PREPARED BY BARGE WAGGONER SUMNER & CANNON, INC. DATED DECEMBER 14, 2011. BOUNDARY INFORMATION FOR PARCEL 18.01 AS SHOWN ON WILLIAMSON COUNTY PROPERTY MAP 62, WAS TAKEN FROM A SURVEY PREPARED BY RAGAN SMITH ASSOCIATES INC. DATED APRIL 11, 2011. BOUNDARY INFORMATION FOR PARCEL 19.02 AS SHOWN ON WILLIAMSON COUNTY PROPERTY MAP 62, WAS TAKEN FROM A SURVEY PREPARED BY RAGAN SMITH ASSOCIATES INC. DATED APRIL 11, 2011. BOUNDARY INFORMATION FOR PARCEL 19.03 AS SHOWN ON WILLIAMSON COUNTY PROPERTY MAP 62, WAS TAKEN OR DERIVED FROM DEED OF RECORD IN BOOK 301, PAGE 88. DATE UNKNOWN AND THE ABOVE REFERENCED SURVEYS.

TOPOGRAPHIC INFORMATION FOR PARCEL 18.01 AS SHOWN ON WILLIAMSON COUNTY PROPERTY MAP 62, WAS TAKEN FROM A SURVEY PREPARED BY RAGAN SMITH ASSOCIATES INC. DATED OCTOBER 31, 2012. TOPOGRAPHIC INFORMATION FOR PARCEL 18.02 AS SHOWN ON WILLIAMSON COUNTY PROPERTY MAP 62, WAS TAKEN FROM A SURVEY PREPARED BY BARGE WAGGONER SUMNER & CANNON, INC. DATED DECEMBER 14, 2011. TOPOGRAPHIC INFORMATION FOR PARCEL 19.01 AS SHOWN ON WILLIAMSON COUNTY PROPERTY MAP 62, WAS TAKEN FROM A SURVEY PREPARED BY RAGAN SMITH ASSOCIATES INC. DATED AUGUST 30, 2013. TOPOGRAPHIC INFORMATION FOR PARCEL 19.02 AS SHOWN ON WILLIAMSON COUNTY PROPERTY MAP 62, WAS TAKEN FROM A SURVEY PREPARED BY KEVIN A. EDMONSON, RLS, DATED MAY 5, 2007. TOPOGRAPHIC INFORMATION FOR PARCEL 19.03 AS SHOWN ON WILLIAMSON COUNTY PROPERTY MAP 62, WAS TAKEN FROM A SURVEY PREPARED BY RAGAN SMITH ASSOCIATES INC . DATED AUGUST 30, 2013 AND FROM WILLIAMSON COUNTY GIS CONTOURS.

PLAT REFERENCE:

NONE

DEED REFERENCE:

BEING THE SAME PROPERTY CONVEYED TO SS-CH FRANKLIN, LLC BY QUITCLAIM DEED FROM VANDERBILT UNIVERSITY MEDICAL CENTER BY DEED OF RECORD IN BOOK 7357, PAGE 667, REGISTER'S OFFICE WILLIAMSON COUNTY, TENNESSEE.

MINERAL RIGHTS INFORMATION:

AT THE PRESENT TIME, PROPERTY TITLE REFERENCE DOES NOT REFLECT ANY MINERAL RIGHTS ON THE SUBJECT PROPERTY.

FLOOD INFORMATION:

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. 47187C0312F AND 47187C0220F, BOTH WITH AN EFFECTIVE DATE OF SEPTEMBER 29, 2006, WHICH MAKES UP A PART OF THE NATIONAL FLOOD ADMINISTRATION REPORT; COMMUNITY No. 470206, PANEL NO. 0212, 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 DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.
ACREAGE (SQUARE FOOTAGE) OF SITE: 27.19 AC. (1,184,425± S.F.)

STATEMENT OF ARCHITECTURAL INTENT:

SEE STATEMENT OF ARCHITECTURAL IMPACT ON SHEET A1.0 FOR CONCEPTUAL MASSING.

DEVELOPMENT PHASING:

MASTER DEVELOPER RESERVES THE RIGHT TO ADJUST PHASING BASED ON MARKET CONDITIONS. PHASING IS SUBJECT TO CHANGE BEYOND WHAT IS SHOWN PRELIMINARILY WITH THE PUD PLANS.

USE PHASING:

USE LOCATIONS/MASSING SHOWN ON THE CONCEPTUAL LAYOUT MAY VARY AT FINAL SITE PLAN BASED ON MARKET CONDITIONS. USES MAY NOT EXCEED MAXIMUM DENSITY SHOWN WITH THIS APPLICATION. PUBLIC ROADWAY ACCESS POINTS ARE SUBJECT TO MINOR ADJUSTMENTS AT SITE PLAN DEVELOPMENT.

NOTE:
BEARINGS SHOWN HEREON ARE BASED ON THE TENNESSEE STATE PLANE COORDINATE SYSTEM, ZONE 5301, FIPSZONE 4100; NAD 83 DATUM.

APPROVED DEVELOPMENT PLAN - COF 8490

RaganSmith
Nashville - Murfreesboro - Chattanooga
ragansmith.com

SCOTT MICHAEL BERNICK
REGISTERED
TENNESSEE NO. 344
LANDSCAPE ARCHITECT

GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

SOUTHSTAR

RaganSmith
a Pape-Dawson company

NELSON

CITY OF FRANKLIN #8490
AUREUM PUD SUBDIVISION, DEVELOPMENT PLAN, REVISION 2
FOR
SS-CH FRANKLIN, LLC
CITY OF FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

Scale:	1" = 100'
Date:	JUNE 6, 2024
Approved By:	S. BERNICK
Revisions:	

JEFFREY A. POPAK
REGISTERED
TENNESSEE NO. 336
LANDSCAPE ARCHITECT
CMA 8.25

Drawing Title:
OVERALL DEVELOPMENT PLAN

Drawing No.
C2.0

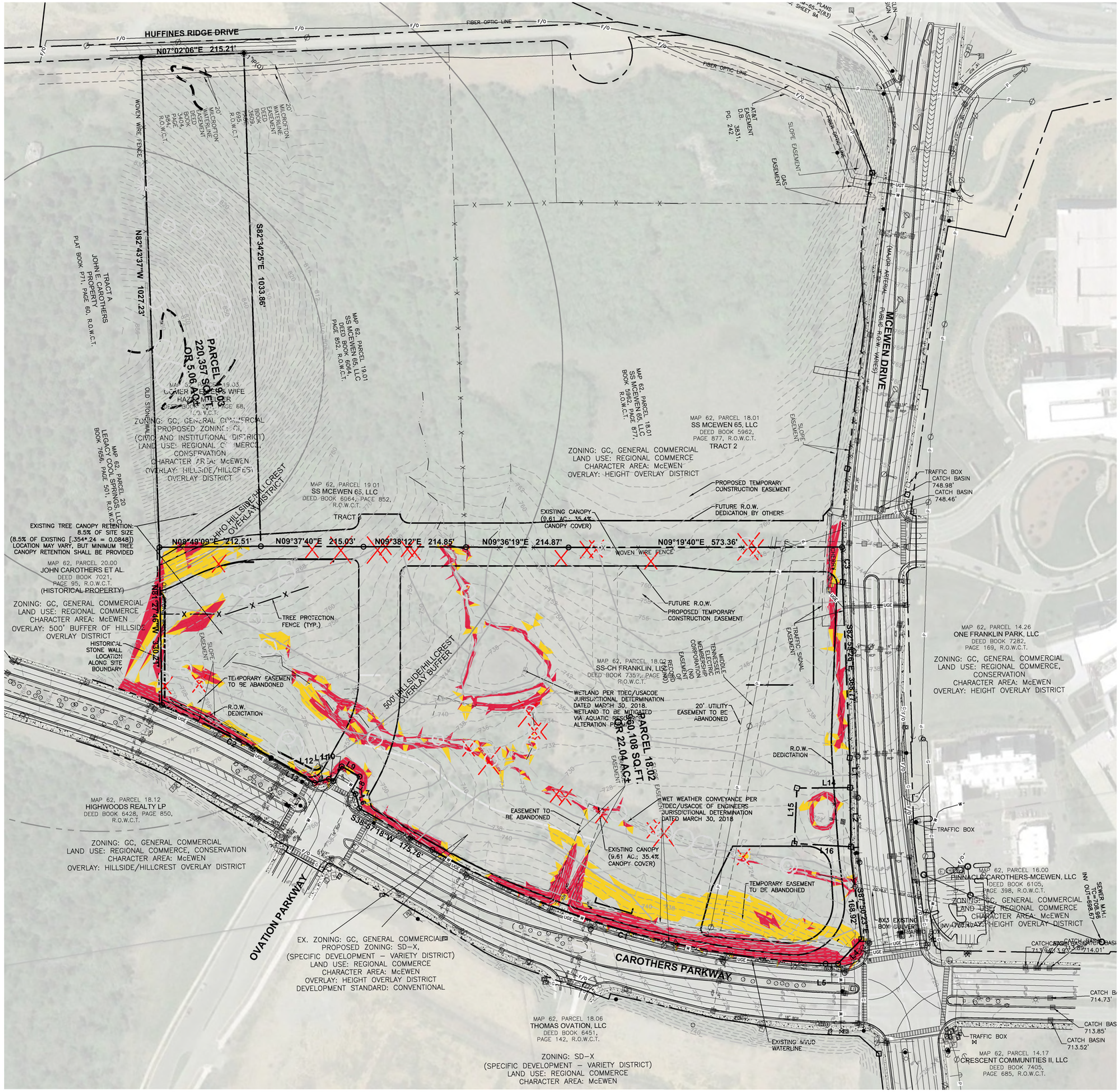
Project No.
24-0107

Revision Date
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2024-06-06 APPROVED DEVELOPMENT PLAN

SHEET
C0.2
COF: 8851

AUREUM PUD SUBDIVISION
DEVELOPMENT PLAN REVISION 3
Franklin, Williamson County, Tennessee



SURVEY INFORMATION

BOUNDARY INFORMATION FOR PARCEL 18.01 AS SHOWN ON WILLIAMSON COUNTY PROPERTY MAP 62, WAS TAKEN FROM A SURVEY PREPARED BY RAGAN SMITH ASSOCIATES, LLC, DATED APRIL 11, 2017. TOPOGRAPHIC INFORMATION FOR PARCEL 18.01 AS SHOWN ON WILLIAMSON COUNTY PROPERTY MAP 62, WAS TAKEN FROM A SURVEY PREPARED BY RAGAN SMITH ASSOCIATES, LLC, DATED OCTOBER 31, 2012.

BOUNDARY & TOPOGRAPHIC INFORMATION FOR PARCELS 18.02, 18.16 AND 19.03 AS SHOWN ON WILLIAMSON COUNTY PROPERTY MAP 62, WAS TAKEN FROM A SURVEY PREPARED BY RAGAN SMITH ASSOCIATES, LLC, DATED SEPTEMBER 27, 2019.

SOIL SURVEY		
SOIL SYMBOL	SOIL NAME	DESCRIPTION
ArC2	Armour Silt Loam	5–12% slopes, eroded
Hu	Huntington Silt Loam	Phosphatic
MbC2	Maury Silt Loam	2–5% slopes, eroded
MoD	Ashwood–Mimosa–Rock outcrop complex	5–15% slopes
StC2	Stiversville Silt Loam	5–12% slopes, eroded
StD2	Stiversville Silt Loam	12–20% slopes, eroded
W	Water	

Slopes Table			
Number	Minimum Slope	Maximum Slope	Color
1	14.00%	19.99%	
2	20.00%	100.00%	

EXISTING GRADING & DRAINAGE DATA CHART:

DRAINAGE:
SITE AREA: 27.19 AC
IMPERVIOUS AREA: 21.24AC
DISTURBED AREA: 27.09 AC
Existing Rv VALUE: .14
PEAK FLOW RUNOFF:
SITE PEAK FLOWS WILL BE DETERMINED AT SITE PLAN DEVELOPMENT. PEAK FLOW ATTENUATION WILL OCCUR ON SITE, AND DISCHARGE FROM THE SITE WILL NOT BE INCREASED.

0 100 200 300

NOTE:
BEARINGS SHOWN HEREON ARE BASED ON THE TENNESSEE STATE PLANE COORDINATE SYSTEM, ZONE 5301, FIPSZONE 4100; NAD 83 DATUM.

GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE
SOUTHSTAR
RaganSmith
a Pape-Dawson company
NELSON
EVAN BLAKE FOSTER
REGISTERED ENGINEER
AGRICULTURE
No. 120457
STATE OF TENNESSEE

COF# 8851

AUREUM PUD SUBDIVISION
DEVELOPMENT PLAN REVISION 3

Franklin, Williamson County, Tennessee

Revision Date

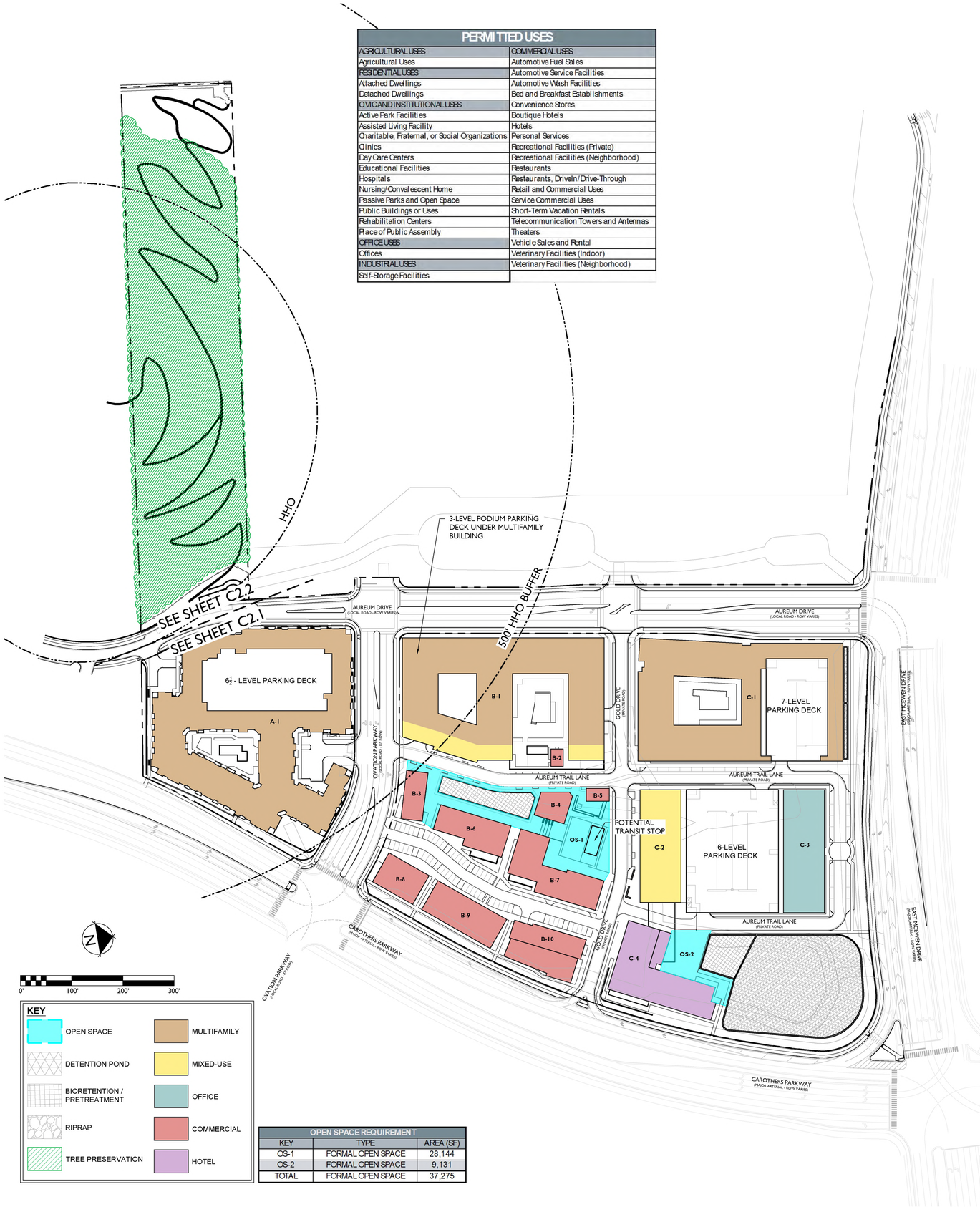
OVERALL EXISTING CONDITIONS PLAN

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COF: 8851

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PLOTTED BY KAIDEN KLEIN ON 10/2020 10:41 AM LAST UPDATED BY KKLEIN ON 9/25/2020 12:57 PM

PERMITTED USES	
AGRICULTURAL USES	COMMERCIAL USES
Agricultural Uses	Automotive Fuel Sales
RESIDENTIAL USES	Automotive Service Facilities
Attached Dwellings	Automotive Wash Facilities
Detached Dwellings	Bed and Breakfast Establishments
CIVIC AND INSTITUTIONAL USES	Convenience Stores
Active Park Facilities	Boutique Hotels
Assisted Living Facility	Hotels
Charitable, Fraternal, or Social Organizations	Personal Services
Clinics	Recreational Facilities (Private)
Day Care Centers	Recreational Facilities (Neighborhood)
Educational Facilities	Restaurants
Hospitals	Restaurants, DriveIn/Drive-Through
Nursing/Convalescent Home	Retail and Commercial Uses
Passive Parks and Open Space	Service Commercial Uses
Public Buildings or Uses	Short-Term Vacation Rentals
Rehabilitation Centers	Telecommunication Towers and Antennas
Place of Public Assembly	Theaters
OFFICE USES	Vehicle Sales and Rental
Offices	Veterinary Facilities (Indoor)
INDUSTRIAL USES	Veterinary Facilities (Neighborhood)
Self-Storage Facilities	



OPEN SPACE REQUIREMENT		
KEY	TYPE	AREA (SF)
OS-1	FORMAL OPEN SPACE	28,144
OS-2	FORMAL OPEN SPACE	9,131
TOTAL	FORMAL OPEN SPACE	37,275

SITE DATA

AUREUM PUD SUBDIVISION, DEVELOPMENT PLAN, REVISION 3

PROJECT NUMBER:	8851
SITE ACREAGE/SF:	27.19 AC / 1,184,425 SF
EXISTING ZONING:	PLANNED DISTRIT (PD 21.8 / 850,000 / 700)
PROPOSED ZONING:	PLANNED DISTRICT (PD 33.1 / 245,460 / 300)
APPLICABLE DEVELOPMENT STANDARD:	EITHER APPLY
PROPOSED DEVELOPMENT STANDARD:	TRADITIONAL* (SEE SHEET C0.0 FOR JUSTIFICATION)
APPLICABLE OVERLAYS:	HTO, HHO', 500' HHO BUFFER
MAP / PARCELS:	062 / 18.02, 18.16, 19.03
ADDRESS:	TBD
EXISTING LAND USE:	VACANT (REGIONAL COMMERCE PER ENV. FRANKLIN)
PROPOSED LAND USE:	MIXED-USE

REGULATIONS

BUILDING TYPES APPLIED:
ATTACHED RESIDENTIAL, COMMERCIAL

ANTICIPATED ROW DEDICATION:
3.66 AC (159,577 SF)

ADJUSTED SITE ACREAGE:
23.53 AC (1,024,848 SF) (TBD AT SITE PLAN)

BUILDING HEIGHT:
1-9 STORIES W/ ROOFTOP AMENITIES AS ALLOWED ON 8-STORIES)

DWELLING UNIT COUNT, BY TYPE:
MULTIFAMILY: 900

TREE CANOPY RETENTION:

EX TREE CANOPY:	35.4% / 418,744 SF / 9.61 AC
TREE CANOPY RETENTION REQUIRED:	24% / 100,499 SF / 2.31 AC
TREE CANOPY RETENTION PROVIDED:	46% / 192,659 SF / 4.42 AC

SPECIMEN TREE REPLACEMENT:

SPECIMEN TREE CALIPER REMOVED:	652
TOTAL EXEMPT ACCESS ESMT CALIPERS TO BE REMOVED:	-98
ADJUSTED TREE CALIPERS REMOVED:	554
SPECIMEN TREE DBH REPLACEMENT:	1,108
CALIPER INCHES PROVIDED PHASE 1:	45
CALIPER INCHES TO BE PROVIDED IN REMAINING PHASES:	1063

OPEN SPACE:

REQUIRED OPEN SPACE:	3% OF SITE (35,533 SF; 0.82 AC)
PROVIDED OS:	3.6% OF SITE (37,275 SF; 0.86 AC)

PARKLAND IMPACT FEES: SEE SHEET C2.3

LANDSCAPE SURFACE RATIO:

MIN. LSR:	0.20
PROVIDED LSR:	0.27 (TBD AT SITE PLAN)

PARKING REQUIRED:	SEE SHEET C2.1
PARKING PROVIDED:	SEE SHEET C2.1
BIKE PARKING REQUIRED:	SEE SHEET C4.2

SETBACKS APPLIED TO OVERALL SITE BOUNDARY:

PERIMETER SETBACKS (FROM R.O.W./BOUNDARY):	
E. MCEWEN DRIVE:	15' MIN.
CAROTHERS PARKWAY:	15' MIN.
OVATION PKWY:	0' MIN.***
SOUTHERN BOUNDARY:	15' MIN.
INTERNAL SETBACKS:	
FRONT:	
PUBLIC ROAD:	0' MIN. (FROM R.O.W.)
OPEN SPACE/PLAZA:	0' MIN.
AUREUM TRAIL:	0' MIN. (FROM FACE OF CURB)
REAR:	0' MIN.
SIDE:	0' MIN.

***BALCONIES SHALL BE ALLOWED TO EXTEND INTO THE PUBLIC ROW OVER THE SIDEWALK/PLANTERS AND INTO THE PRIVATE DRIVES/SIDEWALK/PLANTERS BUT SHALL MEET UTILITY PROVIDERS AND FIRE MARSHALL CLEARANCE REQUIREMENTS. APPROVAL FROM THE UTILITY PROVIDERS AND FIRE MARSHALL SHALL BE OBTAINED WITH THE SITE PLAN APPROVAL TO VERIFY CLEARANCE REQUIREMENTS ARE BEING MET.

FIRE HYDRANTS: ALL HYDRANTS TO BE PRIVATE

TRANSIT LOCATION: FINAL LOCATION TO BE DETERMINED AT SITE PLAN IN COORDINATION WITH COF ENGINEERING DEPARTMENT.

IMPACT STATEMENT

WATER
MALLORY VALLEY UTILITY DISTRICT IS THE WATER PROVIDER TO THIS PARCEL. FIRE FLOW DATA INDICATES THAT DOMESTIC, FIRE AND IRRIGATION DEMANDS CAN BE MET FOR THE DEVELOPMENT OF THE PROPERTY. MALLORY VALLEY AND THEIR ENGINEERS WILL PROVIDE THE DESIGNS FOR ANY NEW CONNECTIONS TO THE 12" WATER LINE STUB LOCATED SOUTH OF MCEWEN DRIVE AND THE 18" WATER LINE LOCATED WEST OF CAROTHERS PARKWAY. MAXIMUM ANTICIPATED GPD FOR THIS DEVELOPMENT IS 306 GPM. A TWO (2) HYDRANT FLOW TEST WAS PERFORMED ON JANUARY 27, 2022 BY HETHCOAT & DAVIS, INC. THE READ HYDRANT PROVIDED A STATIC PRESSURE OF 156 PSI AND A RESIDUAL PRESSURE OF 150 PSI. THE FLOW HYDRANT PROVIDED A STATIC PRESSURE OF 145 PSI AND A RESIDUAL PRESSURE OF 135 PSI.

SANITARY SEWER
THE CITY OF FRANKLIN PROVIDES SEWER SERVICE FOR THE DEVELOPMENT. CURRENTLY, PUBLIC SEWER LINES ARE BEING INSTALLED PER COF #7804. THE MAXIMUM ANTICIPATED DEMAND FOR THIS DEVELOPMENT IS 1,068 SFUE.

RECLAIMED WATER LINE
CURRENTLY NO WATER REUSE LINES EXIST ON THE EAST SIDE OF INTERSTATE 65 AND THIS PROJECT WILL NOT BE REQUIRED TO IMPROVE EXISTING PUBLIC INFRASTRUCTURE.

DRAINAGE FACILITIES
CURRENTLY, ALL SITE STORMWATER FLOWS TO A CULVERT UNDER MCEWEN DRIVE NEAR THE NORTHEAST CORNER OF THE PARCEL. THE EXISTING ONSITE DETENTION AND WATER QUALITY FEATURES ARE BEING INSTALLED PER COF #7804. THE PROPOSED SD-X DEVELOPMENT WILL MEET THE CITY OF FRANKLIN'S STORMWATER ORDINANCE FOR WATER QUALITY AND QUANTITY ON-SITE.

STORMWATER
GREEN INFRASTRUCTURE PRACTICES ARE SHOWN FOR DESIGN INTENT ONLY AND ARE NOT INTENDED TO REPRESENT THE FINAL DESIGN. FUTURE STORMWATER DESIGN WILL COMPLY WITH CITY OF FRANKLIN BEST MANAGEMENT PRACTICES STORMWATER MANAGEMENT MANUAL AS WELL AS ALTERNATE BMPS SUPPORTED BY CITY STAFF INCLUDING PERVIOUS PAVERS, BIO-RETENTION AREAS AND DETENTION PONDS. ADDITIONAL METHODS MAY BE PROPOSED AT SITE PLAN SUBMITTALS, AND ARE UNDERSTOOD TO NEED STAFF APPROVAL PRIOR TO IMPLEMENTATION.

ELECTRICITY
MIDDLE TENNESSEE ELECTRIC IS THE ELECTRICAL PROVIDER FOR THIS PROPERTY.

GAS
ATMOS IS THE NATURAL GAS PROVIDER FOR THIS PROPERTY.

REFUSE COLLECTION
REFUSE COLLECTION BY A COMBINATION OF CITY OF FRANKLIN COLLECTION SERVICES AND PRIVATE COLLECTION SERVICES

STREET NETWORK
MCEWEN DRIVE, TO THE NORTH OF THE PROPERTY, AND CAROTHERS PARKWAY, TO THE EAST OF THE PROPERTY, ARE CLASSIFIED AS MAJOR ARTERIAL ROADS ON THE CURRENT MAJOR THOROUGHFARE PLAN. OFF-SITE ROADWAY IMPROVEMENTS CONSISTENT WITH THE INTEGRATED GROWTH PLAN ARE PROPOSED WITH THE PUD AND OUTLINED IN THE TRAFFIC IMPACT STUDY. INTERNAL PROPOSED DRIVES PROVIDE CONNECTIVITY THROUGH THE DEVELOPMENT FROM THE MAJOR ARTERIAL ROADS TO THE ADJACENT PARCELS.

BUILDING KEY							
GROUP	BUILDING	CONSTRUCTION TYPE	STORIES	PERMITTED BUILDING USES	COMMERCIAL/ OFFICE SF	KEYS	MULTI-FAMILY/ CONDO (UNITS)
A	1	2	5	MULTIFAMILY			296
B	1	1	6-8	MULTIFAMILY / COMMERCIAL / RESTAURANT/ RETAIL			280
	2	2	1-2	COMMERCIAL / RESTAURANT/ RETAIL	800		
	3	2	1-2	COMMERCIAL / RESTAURANT/ RETAIL	8,000		
	4	2	1-2	COMMERCIAL / RESTAURANT/ RETAIL	3,300		
	5	2	1	COMMERCIAL / RESTAURANT/ RETAIL	1,100		
	6	2	1-2	COMMERCIAL / RESTAURANT/ RETAIL	7,500		
	7	2	1-2	COMMERCIAL / RESTAURANT/ RETAIL	19,400		
	8	2	2-3	COMMERCIAL / RESTAURANT/ RETAIL	5,850		
	9	2	2-3	COMMERCIAL / RESTAURANT/ RETAIL	9,225		
	10	2	2-3	COMMERCIAL / RESTAURANT/ RETAIL	20,000		
			SUBTOTAL		***75,175***		***280***
C	1	1	6-8	MULTIFAMILY			280
	2	1	3-5	MULTIFAMILY / COMMERCIAL / RESTAURANT/ RETAIL / OFFICE	46,685		44
	3	1	6-9	OFFICE	123,600		
	4	1	6-9	HOTEL		300	
			SUBTOTAL		***170,285***	***300***	***324***
TOTALS					**245,460**	**300**	**900**

GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE
SOUTHSTAR
RaganSmith
a Pape-Dawson company
NELSON

AUREUM PUD SUBDIVISION
DEVELOPMENT PLAN REVISION 3
Franklin, Williamson County, Tennessee

JEFFREY A. ROSIAK
REGISTERED
TENNESSEE NO. 338
LANDSCAPE ARCHITECT
4.18.25

Revision Date
1 _____
2 _____
3 _____
4 _____

OVERALL DEVELOPMENT PLAN

SHEET
C2.0

COF: 8851



CONCEPTUAL TRANSIT STOP (FINAL DESIGN AND LOCATION TO BE DETERMINED AT SITE PLAN)

SHARED PARKING ANALYSIS

USE	DENSITY	HOTEL ASSEMBLY AREA OCCUPANCY	OUTDOOR SEATING	STAFF	COF PARKING RATIO (PER 1000 SF / KEYS / ER)	COF PARKING REQ PER RATIO	COF PARKING RATIO (0.67 / SEAT)	COF PARKING RATIO (1 / EMPLOYEE)	COF PARKING RATIO (0.25 / OCCUPANCY)	COF OVERALL PARKING REQ BY USE	PARKING PROVIDED PHASE 1	PARKING PROVIDED PHASE 2	PARKING PROVIDED PHASE 3	ULI UNADJUSTED PARKING DEMAND*	ULI SHARED PARKING RATIO*	ULI RECOMMENDED PARKING*
Retail	65,760				2.50	164				164						
Restaurant	26,100		90	90	7.50	196	60	68		324						
Office	153,600				2.85	438				438						
Hotel	300	1,300		25	1.00	300		19	221	540						
Multi-Family *(Building A)*	296 *(188 1BR, 93 2BR, 15 3BR)*				1.5/2.5/3	560				560	504	651	1,338	3,194	27.08%	2,329
Multi-Family *(Building B)*	280 *(178 1BR, 88 2BR, 14 3BR)*				1.5/2.5/3	529				529						
Multi-Family *(Building C)*	280 *(178 1BR, 88 2BR, 14 3BR)*				1.5/2.5/3	529				529						
Condo	44 *(2BR)*				2.50	110				110						
TOTAL										3,194		2,493				
									COF SHARED:			**21.95%**				

** ULI Parking recommendations based on highest demand period (weekend).*

GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE
SOUTHSTAR
RaganSmith
a Pape-Dawson company
NELSON

AUREUM PUD SUBDIVISION
DEVELOPMENT PLAN REVISION 3
Franklin, Williamson County, Tennessee

JEFFREY A. ROSAK
REGISTERED
TENNESSEE NO. 346
LANDSCAPE ARCHITECT
4.18.25

Revision Date
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△ _____
△ _____
△ _____

DEVELOPMENT PLAN ENLARGEMENT

SHEET
C2.1

COF: 8851



GAMBLE DESIGN COLLABORATIVE

DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

SOUTHSTAR

RaganSmith
a Pape-Dawson company

NELSON

AUREUM PUD SUBDIVISION
DEVELOPMENT PLAN REVISION 3

Franklin, Williamson County, Tennessee

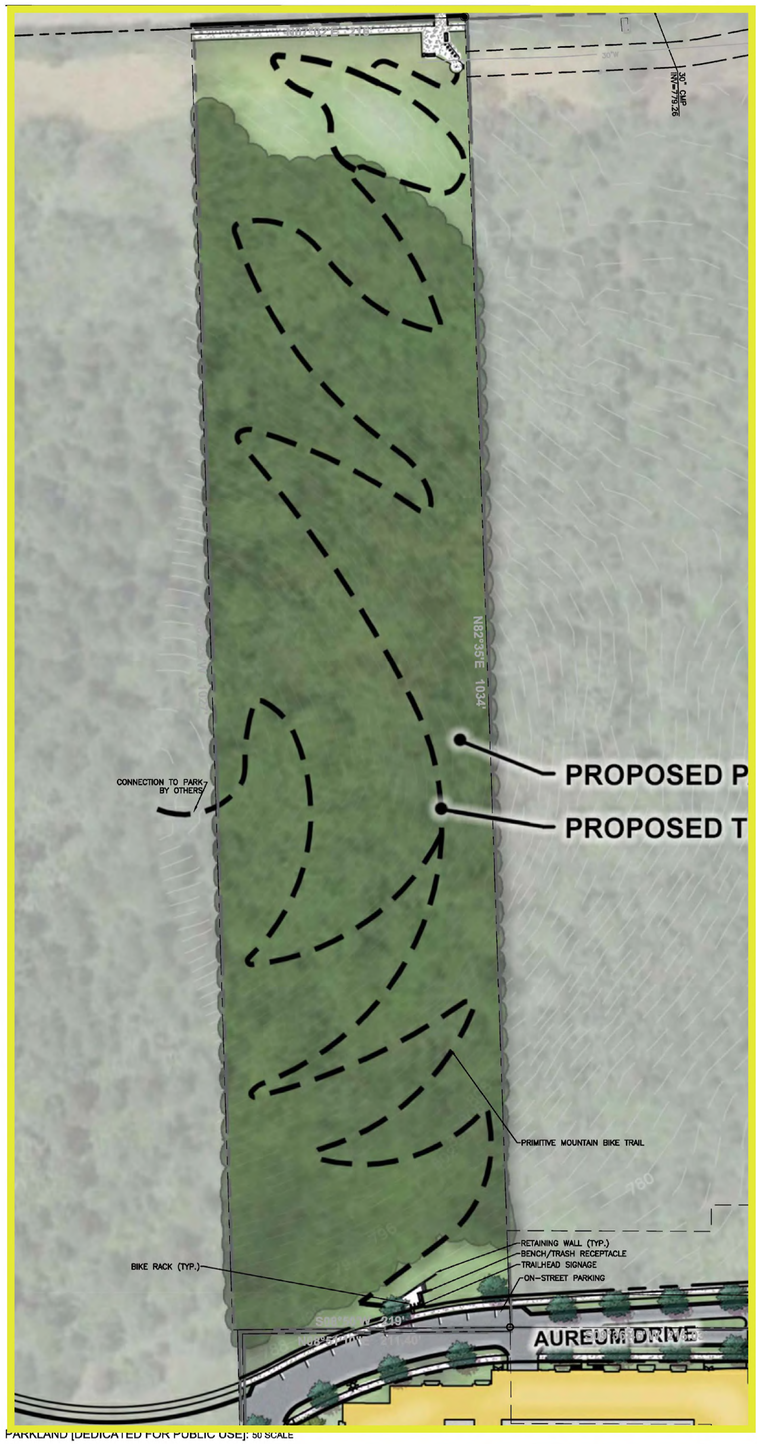
JEFFREY A. ROSAK
REGISTERED
TENNESSEE NO. 346
LANDSCAPE ARCHITECT
8.18.25

Revision Date
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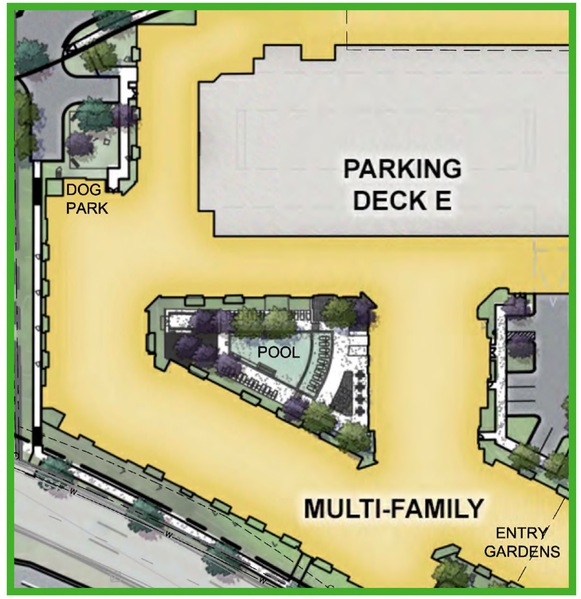
DEVELOPMENT PLAN ENLARGEMENT

SHEET
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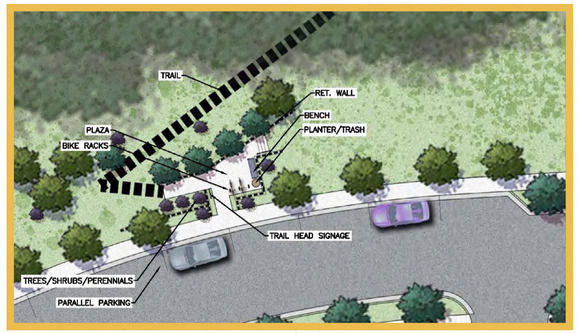
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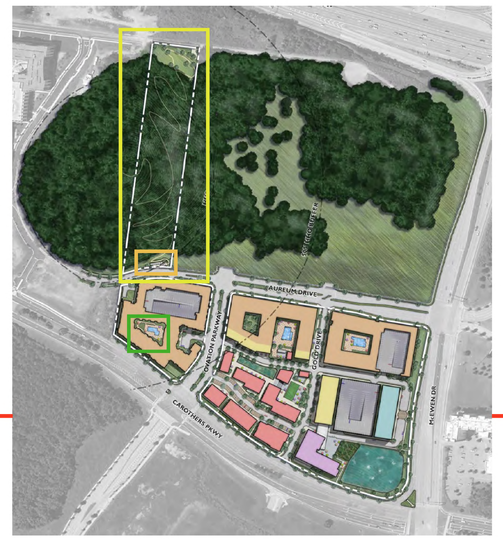
PARKLAND [DEDICATED FOR PUBLIC USE]: 50 SCALE



MULTI-FAMILY (PHASE 1) AMENITY [PRIVATE]: 40 SCALE



PARKLAND TRAILHEAD [DEDICATED FOR PUBLIC USE]: 10 SCALE



PARKLAND KEY MAP

Aureum Parkland Dedication Calculations

Parkland Impact Fee Calculations

Description	Qty.	Units	cost/unit	Required Impact Fee
Multi-Family Units	296	Units	$ 4,304.00	$ 1,273,984.00

Parkland Land Dedication / Set-aside Calculations

Description	Qty.	Units	Remarks
Acreage Required (For Pulic Park Dedication)	5	ac	As Approved by BOMA
Acreage Provided (For Public Park Dedication)	5.15	ac	
Acreage Provided Value (Actual Purchase Cost)	$ 1,300,000.00		Plus Closing/Legal/Survey/Title Fees
Public for Public Use (100% of Off-Set Allowed)			
5.15 Public Park: Land Dedication Value (100%)	5.15	Ac.	$ 62,121.00 $ 319,923.15
Private for Public Use (75% of Off-Set Allowed)			
Plaza: Land Set-aside Value (75%)	0.00	Ac.	$ 62,121.00 $ -
Private for Private Use (25% of Off-Set Allowed)			
Multi-family (Phase 1): Land Set-aside Value (25%)	0.25	Ac.	$ 62,121.00 $ 3,882.56

Construction of Public Park Improvements in Lieu of Parkland Impact Fee Off-sets

Description	Qty.	Units	cost/unit	Total
Land Acquistion Cost:				
Legal, Survey, Title, Closing	1	ls	$ 40,000.00	$ 40,000.00
Land Financing Cost Prior to Const. (3yr@5%)	1	ls	$ 195,000.00	$ 195,000.00
Total Land Acquisition Cost:				**$ 235,000.00**
Parkland Improvement Costs:				
Parkland Construction Drawing Design Cost	1	ls	$ 125,000.00	$ 125,000.00
Park - Trail Improvements:				
Primitive Bike/Hiking Trail (on-site)	2,900	lf	$ 15.00	$ 43,500.00
Primitive Bike/Hiking Trail (off-site)	100	ac	$ 20.00	$ 2,000.00
Trail Grading, Clearing, Grubbing	27,000	sf	$ 1.80	$ 48,600.00
Park Appurtenances				
Benches	4	ea	$ 2,500.00	$ 10,000.00
Trash Receptacles	1	ea	$ 1,200.00	$ 1,200.00
Bike Racks (For up to 22 Bikes, 2 bikes per Rack)	11	ea	$ 500.00	$ 5,500.00
Trail Head Map Kiosk	2	ea	$ 7,500.00	$ 15,000.00
Trail Head Plaza	1,600	sf	$ 15.00	$ 24,000.00
Plaza Hardscape & Parallel Parking				
Asphalt (Parallel Parking)	165	sy	$ 65.00	$ 10,725.00
Concrete Sidewalk	2,700	sf	$ 6.00	$ 16,200.00
Steps/Ramp/Handrails	1	ls	$ 7,500.00	$ 7,500.00
Curb/Gutter	500	lf	$ 15.00	$ 7,500.00
Light Poles	3	ea	$ 3,200.00	$ 9,600.00
Parking/Amenity Grading, Clearing, Grubbing	1	ea	$ 55,000.00	$ 55,000.00
Storm Pipe	100	lf	$ 105.00	$ 10,500.00
Storm Inlets	2	ea	$ 4,800.00	$ 9,600.00
Utility Connections (Water/Sewer)	1	ls	$ 35,000.00	$ 35,000.00
Retaining Wall	2,200	sf	$ 35.00	$ 77,000.00
Landscaping				
3" Cal. Canopy Trees (Parking Lot Islands)	12	ea	$ 550.00	$ 6,600.00
2" Cal. Understory Trees (Accent Plantings)	12	ea	$ 400.00	$ 4,800.00
36" Ht. Shrubs (Parking Lot Screening)	50	ea	$ 180.00	$ 9,000.00
Perennials	75	ea	$ 15.00	$ 1,125.00
Seed	27,000	sf	$ 0.25	$ 6,750.00
Construction Supervision and Management	1	ls	$ 108,000.00	$ 108,000.00
Construction Inspection Costs - Consultants	1	ls	$ 25,000.00	$ 25,000.00
Construction Financing Costs (1-Year)	1	ls	$ 115,000.00	$ 115,000.00
Total Public Park Improvements Cost:				**$ 1,024,700.00**

Construction of Private Park and Recreation Amenities Improvements in Lieu of Parkland Impact Fee Off-sets (Not Open to Public)

Description	Qty.	Units	25% cost/unit	Total
Private Recreation Amenities (Courtyards/Dog Park/Gardens)				
Multi-family (Phase 1) [Cost - 25% x $1,000,000]	1	ls	$ 250,000.00	$ 250,000.00
Total Private Park Improvements Cost [25%]:				**$ 250,000.00**

Parkland Dedication Offset Calculations

Description	Qty.	Units	cost/unit	Total
Parkland Land Dedication / Set-aside Value:				$ 323,805.71
Public & Private Parkland Construction Cost Total:				$ 1,274,700.00
Total Proposed Parkland Dedication				$ 1,598,505.71
Required Parkland Dedication				$ 1,273,984.00
Parkland Dedication Balance				$ (324,521.71)

NOTE: **The Aureum Parkland Dedication Calculations were developed based upon the following key assumptions:**

1. The actual Land Acquisition Cost will be $1,300,000.00 however reimbursement for Land Dedication will be $319,923.00 based upon the current Parkland Dedication Ordinance eligible value of $62,121.00 per acre and 5.15 acres of parkland Area;
2. Closing Costs resulting from the land acquisition for legal, survey, title, taxes, recording, etc. will be +/-$40,000.00;
3. Due to Aureum Construction Phasing/Sequencing, Aureum Development Team will need to hold land for 3 years following acquisition prior to beginning any physical Parkland Dedication Improvements. This will result in land financing costs of $195,000.00 based upon 3 years interest at 5% of purchase price;
4. Design costs related to civil, architectural, landscape and trail design costs of the Parkland Improvements will be $125,000.00;
5. Construction of Parkland Improvements will begin in year 4 following acquisition and will require 1 year to construct. Construction financing costs including the cost of the land in year 4 are estimated at $115,000.00;
6. Private Recreational Facilities for the pool, deck, furnishings and amenities for Aureum's planned multi-family apartments will be approximately $1,000,000.00. Per the ordinance, these costs are eligible to be offset at 25% or a total of $250,000.00;
7. Elements/Features listed in schedule above are for design intent and may vary at the Site Plan phase. As such, costs provided may vary also. All elements/features used to make Parkland Improvement shall count towards the 100% offset.

NOTE:
BEARINGS SHOWN HEREON ARE BASED ON THE TENNESSEE STATE PLANE COORDINATE SYSTEM, ZONE 5301, FIPSZONE 4100; NAD 83 DATUM.

APPROVED PARKLAND PLAN - COF 8490

RaganSmith
Nashville - Murfreesboro - Chattanooga
ragansmith.com

CITY OF FRANKLIN #8490
AUREUM PUD SUBDIVISION, DEVELOPMENT PLAN, REVISION 3
FOR
SS-CH FRANKLIN, LLC
CITY OF FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

Scale: AS NOTED
Date: JANUARY 13, 2024
Approved By: S. BERNICK
Revisions:

Drawing Title:
ENLARGED PARKLAND PLAN

Drawing No.
C2.2
Project No.
24-0107

GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE
SOUTHSTAR
RaganSmith
a Pape-Dawson company
NELSON

AUREUM PUD SUBDIVISION
DEVELOPMENT PLAN REVISION 3
Franklin, Williamson County, Tennessee

JEFFREY A. BERNAK
REGISTERED
LANDSCAPE ARCHITECT
TENNESSEE NO. 346
01.03.25

Revision Date
△ _____
△ _____
△ _____
△ _____

PREVIOUSLY APPROVED PARKLAND DEDICATION
SHEET
C2.3
COF: 8851



BUILDING B-1 POOL



BUILDING B-1 SECONDARY AMENITY



BUILDING C-1 POOL



PARKLAND KEY MAP



PHASE 2 PLAZA

PREVIOUSLY APPROVED PARKLAND DEDICATION AGREEMENT (See Sheet C2.3)

Parkland Impact Fees		
Parkland Impact Fee Calculation		
296 Multifamily Units @ $4,304 per unit	$	1,273,984
Subtotal of Parkland Impact Fees	$	1,273,984
Parkland Impact Fee Offsets		
Land Dedication		
Public Park for Public Use (Park): 5.15ac @ $62,121	$	319,923
Private for Public Use	$	-
Private for Private Use (A-1 pool): 0.25ac @ $62,121	$	3,883
Construction of Public Park	$	1,024,700
Construction of Private Park		
A-1 Multi-Family Phase 1 (pool): $1,000,000	$	1,000,000
Subtotal of Offsets	$	2,348,506
Summary		
Subtotal of Parkland Impact Fee	$	1,273,984
Subtotal of Offsets	$	2,348,506
Parkland Dedication Balance	$	**(1,074,522)**

PROPOSED ADDITIONAL PARKLAND DEDICATION AGREEMENT

Parkland Impact Fees		
Parkland Impact Fee Calculation		
604 Multifamily Units @ $5,268 per unit (Additional units over 296 Originally Approved)	$	3,181,872
Subtotal of Parkland Impact Fees	$	3,181,872
Parkland Impact Fee Offsets		
Land Dedication		
Public Park for Public Use	$	-
Private for Public Use (Public Plaza): 0.82ac at $62,121/ac	$	51,001
Private for Private Use		
B-1 Residential Amenity (pool): 0.48ac @ $62,121/ac	$	29,507
B-1 Res. Amenity (amenity 2): 0.15 ac @ $62,121/ac	$	9,473
C-1 Residential Amenity (pool): 0.28 ac @ $62,121/ac	$	17,574
Construction of Private Park open to Public		
Plaza Space and Boardwalk ($2,400,000	$	2,400,000
Construction of Private Park		
B-1 Multi-Family Amenity($1,500,000	$	1,500,000
B-1 Multi-Family Amenity 2 ($500,000	$	500,000
C-1 Multi-Family ($1,250,000	$	1,250,000
Subtotal of Private Parks	$	**5,757,556**
Summary		
Previously Approved Subtotal of Parkland Impact Fees	$	1,273,984
Proposed (NEW) Subtotal of Parkland Impact Fee	$	3,181,872
Previously Approved Subtotal of Offsets	$	2,348,506
Proposed (New) Subtotal of Offsets	$	5,757,556
Parkland Dedication Balance	$	**(3,650,206)**

*PER CONVERSATIONS WITH PARK STAFF, THE PARKLAND AGREEMENT THAT WAS APPROVED ON 6/11/2025 FOR THE PREVIOUSLY APPROVED 296 UNITS FEE OF $1,273,984.00 WILL BE PAYED WITH PERMIT FOR THE FIRST PHASE. AT THE TIME THAT THE DEVELOPMENT PLAN AND ZONING IS APPROVED, THE REMAINING 604 UNITS WILL REQUIRE A FEE PAYMENT AT TIME OF FINAL PLAT FOR 25% OF THE $3,181,872.00 (OR $795,468) PLUS A PRO-RATED COST PER PROPOSED UNIT TO BE PLATTED AT THE TIME OF FINAL PLAT.

GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE
SOUTHSTAR
RaganSmith
a Pape-Dawson company
NELSON

AUREUM PUD SUBDIVISION
DEVELOPMENT PLAN REVISION 3
Franklin, Williamson County, Tennessee

JEFFREY A. BRZOSKA
REGISTERED LANDSCAPE ARCHITECT
STATE OF TENNESSEE NO. 346
LANDSCAPE ARCHITECT
6.18.25

Revision Date
1 _____
2 _____
3 _____
4 _____

PARKLAND DEDICATION

SHEET
C2.4

COF: 8851



DESIGN STANDARDS NOTE:
AT THE SITE PLAN STAGE, ALL ROADWAY IMPROVEMENTS SHALL BE DESIGNED IN ACCORDANCE WITH THE APPROPRIATE COMMON STANDARDS AS ESTABLISHED BY (A) THE CITY OF FRANKLIN TRANSPORTATION AND STREET TECHNICAL STANDARDS, (B) THE AASHTO POLICY ON GEOMETRIC DESIGN OF HIGHWAYS AND STREETS, AND (C) THE TENNESSEE DEPARTMENT OF TRANSPORTATION DESIGN GUIDELINES AND STANDARD DETAILS. FEATURES SUCH AS TAPER LENGTHS, HORIZONTAL AND VERTICAL GEOMETRY, CLEAR ZONES, GUARDRAIL REQUIREMENTS, ETC., SHALL BE EVALUATED IN GREATER DETAIL AT THE SITE PLAN STAGE AND WILL BE REQUIRED TO CONFORM TO THE ACCEPTED STANDARD IN ORDER TO ENSURE PUBLIC SAFETY AND WELL-BEING, AS WELL AS THE CONTINUED FUNCTIONALITY OF THE EXISTING AND PROPOSED STREET NETWORKS.

CONCEPTUAL ILLUSTRATION NOTE:
THE OFFSITE ROADWAY IMPROVEMENTS AND NEW TRANSPORTATION ELEMENTS SHOWN ON THIS PLAN FOR THE AUREUM SITE ARE CONCEPTUAL LAYOUTS INTENDED TO ILLUSTRATE THE REQUIRED IMPROVEMENTS OR DESIRED DESIGN FEATURES. THE SPECIFIC GEOMETRIC DESIGN AND CONSTRUCTION DETAILS FOR THE OFFSITE IMPROVEMENTS AND NEW TRANSPORTATION ELEMENTS AT AUREUM WILL BE COMPLETED AT THE SITE PLAN STAGE FOR AUREUM. THE DESIGN OF THE OFFSITE IMPROVEMENTS AND NEW TRANSPORTATION ELEMENTS WILL BE COORDINATED WITH AND REVIEWED/APPROVED BY CITY STAFF AS IS TYPICAL FOR DEVELOPMENT SITE PLANS IN THE CITY OF FRANKLIN.

0 100 200 300

NOTE:
BEARINGS SHOWN HEREON ARE BASED ON THE TENNESSEE STATE PLANE COORDINATE SYSTEM, ZONE 5301, FIPSZONE 4100; NAD 83 DATUM.

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PLOTTED BY: KAIDEN KLEIN ON: 7/3/2025 10:41 AM LAST UPDATED BY: KLEIN ON: 7/3/2025 9:19 AM

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DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE
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NELSON

EVAN BLAKE FOSTER
REGISTERED ENGINEER
No. 120457
STATE OF TENNESSEE

COF# 8851
AUREUM PUD SUBDIVISION
DEVELOPMENT PLAN REVISION 3
Franklin, Williamson County, Tennessee

Revision Date
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FUTURE IGP PLAN

SHEET
C2.5

COF: 8851



STATEMENT OF IMPACTS:

DRAINAGE FACILITIES: CURRENTLY, ALL SITE STORMWATER FLOWS TO A CULVERT UNDER MCEWEN DRIVE NEAR THE NORTHEAST CORNER OF THE PARCEL. CURRENTLY DETENTION AND WATER QUALITY FEATURES ARE BEING INSTALLED PER COF #7804. THE PROPOSED DEVELOPMENT PLAN WILL MEET THE CITY OF FRANKLIN'S STORMWATER ORDINANCE FOR WATER QUALITY AND QUANTITY ON-SITE. EACH INDIVIDUAL PHASE OF THE DEVELOPMENT PLAN WILL ALSO FOLLOW CITY OF FRANKLIN DEVELOPMENT STANDARDS.

STORMWATER NARRATIVE

GREEN INFRASTRUCTURE PRACTICES ARE SHOWN FOR DESIGN INTENT ONLY AND ARE NOT INTENDED TO REPRESENT THE FINAL DESIGN. FUTURE STORMWATER DESIGN WILL COMPLY WITH CITY OF FRANKLIN BEST MANAGEMENT PRACTICES STORMWATER MANAGEMENT MANUAL AS WELL AS ALTERNATE BMPS SUPPORTED BY CITY STAFF INCLUDING PERVIOUS PAVERS, BIO-RETENTION AREAS AND DETENTION PONDS. ADDITIONAL METHODS MAY BE PROPOSED AT SITE PLAN SUBMITTALS, AND ARE UNDERSTOOD TO NEED STAFF APPROVAL PRIOR TO IMPLEMENTATION.

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. ENVIRONMENTAL PERMITTING PER JURISDICTIONAL DETERMINATION FROM TDEC/USACOE SHALL BE DONE WITH SITE PLANS.
7. THE PROPOSED BUILDINGS HAVE VARYING FINISHED FLOOR ELEVATIONS. THESE ELEVATIONS ARE NOT CURRENTLY SET AND WILL BE FURTHER DEVELOPED AS EACH PHASE IS DEVELOPED.

EXISTING GRADING & DRAINAGE DATA CHART:

DRAINAGE:
SITE AREA: 27.19 AC
IMPERVIOUS AREA: 21.24AC
DISTURBED AREA: 27.09 AC
Existing Rv VALUE: .14
PEAK FLOW RUNOFF:
SITE PEAK FLOWS WILL BE DETERMINED AT SITE PLAN DEVELOPMENT. PEAK FLOW ATTENUATION WILL OCCUR ON SITE, AND DISCHARGE FROM THE SITE WILL NOT BE INCREASED.

HATCH LEGEND:

- PROPOSED BUILDING
- CONCRETE WALK
- CONCRETE PAVEMENT
- HARDSCAPE
- FORMAL OPEN SPACE
- PERVIOUS PAVERS
- DETENTION POND
- BIORETENTION AREA
- GREEN SPACE AREA

0 100 200 300

NOTE:
BEARINGS SHOWN HEREON ARE BASED ON THE TENNESSEE STATE PLANE COORDINATE SYSTEM, ZONE 5301, FIPSZONE 4100; NAD 83 DATUM.

GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE
SOUTHSTAR
RaganSmith
a Pape-Dawson company
NELSON

EVAN BLAKE FOSTER REGISTERED ENGINEER AGRICULTURE STRUCTURAL CIVIL No. 120457 STATE OF TENNESSEE

COF# 8851
AUREUM PUD SUBDIVISION
DEVELOPMENT PLAN REVISION 3
Franklin, Williamson County, Tennessee

Revision Date
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OVERALL GRADING & DRAINAGE PLAN
SHEET
C3.0
COF: 8851

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PLOTTED BY KADEN KLEIN ON: 7/2/2025 10:41 AM LAST UPDATED BY: KKLEIN ON: 7/2/2025 9:52 AM

AUREUM DRIVE
(LOCAL ROAD - ROW VARIES)

AUREUM DRIVE
(LOCAL ROAD - ROW VARIES)

EAST MCEWEN DRIVE
(MAJOR ARTERIAL - ROW VARIES)

OVATION PARKWAY
(LOCAL ROAD - 67' ROW)

GOLD DRIVE
(PRIVATE ROAD)

AUREUM TRAIL LANE
(PRIVATE ROAD)

CAROTHERS PARKWAY
(MAJOR ARTERIAL - ROW VARIES)

RETAINING WALL (TYP.)

TREE PROTECTION FENCE (TYP.)

A-1

B-1

B-2

B-3

B-4

B-5

B-6

B-7

B-8

B-9

B-10

C-1

C-2

C-3

C-4

OS-1

OS-2

RETAINING WALL MAX HEIGHT ± 9.0' (TYP.)

RETAINING WALL MAX HEIGHT ±7.5' (TYP.)

PRETREATMENT AREA

BIORETENTION AREA (TYP.)

PERVIOUS PAVERS (TYP.)

PERVIOUS PAVERS
(TYP.)

BIORETENTION AREA (PRETREATMENT PROVIDED VIA WQU'S)

RETAINING WALL MAX HEIGHT ±4.5' (TYP.)

RETAINING WALL MAX HEIGHT ±7.0' (TYP.)

DETENTION WET POND

INTERCEPT OFFSITE FLOWS FROM ACROSS CAROTHERS PARKWAY AND CONNECT TO STORM BYPASS LINE

NOTE:
BEARINGS SHOWN HEREON ARE BASED ON THE TENNESSEE STATE PLANE COORDINATE SYSTEM, ZONE 5301, FIPSZONE 4100; NAD 83 DATUM.

AutoDrive (Dimensions: ft, deg)
Minimum radius 32.808 Inner Wheel
Clearance offset 1.640
Turn onto bearing
Pick alignment...
Override Rear Steering
Show Settings
Turn On Spot
Help

0 50 100 150

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PLOTTED BY KAIDEN ALLEN ON 7/3/2025 10:42 AM LAST UPDATED BY ALLEN ON 7/3/2025 9:43 AM

GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

SOUTHSTAR

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EVAN BLAKE FOSTER
REGISTERED ENGINEER
No. 120451
STATE OF TENNESSEE
7/3/2025

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Franklin, Williamson County, Tennessee

Revision Date

ENLARGED GRADING & DRAINAGE PLAN
SHEET
C3.1

COF: 8851

HUFFINES RIDGE

HUFFINES RIDGE DRIVE

BENCHMARK
EL=782.33

IR(N)
NAIL&BOX

IR(N)

30" CMP
INV=779.26

20' MILCROFTON EASEMENT D.B. 3609, PG 695 (21)

20' MILCROFTON EASEMENT D.B. 3609, PG 702 (16)

PROJECT BENCH MARK
CHISELED "X" ON FIRE HYDRANT
ELEV=806.00

(33' PUBLIC R.O.W.)

IR(N)

C1

C2

WATER LINE EASEMENT
D.B.3517, PG 886 (10)

ATT&MC EASEMENT
D.B. 4040, PG 947 (12)
D.B. 3786, PG 747 (12)
D.B. 3755, PG 543 (12)

AT&T EASEMENT
D.B. 3831, PG. 242, (18)

FIBER OPTIC LINE

GAS EASEMENT
D.B. 3629, PG. 1 (11)

DRIVEWAY

NOTE:
BEARINGS SHOWN HEREON ARE BASED ON THE TENNESSEE STATE PLANE COORDINATE SYSTEM, ZONE 5301, FIPSZONE 4100; NAD 83 DATUM.

0 50 100 150

N07°02'51"E 429.55

N07°02'E 216'

N82°35'E 103.51'

S82°57'W 102'

HHD HILLSIDE/HILLCREST OVERLAY DISTRICT

500 FT HILLSIDE/HILLCREST OVERLAY BUFFER

TREE PROTECTION FENCE (TYP.)

RETAINING WALL (TYP.)

AUREUM DRIVE
(LOCAL ROAD - ROW VARIES)

N07°33'46"W 215.02'

S09°39'05"W 214.86'

S05°32'20"W 88.51'

AUREUM DRIVE
(LOCAL ROAD - ROW VARIES)

RETAINING WALL MAX HEIGHT ±7.5'
(TYP.)

TG: 744.79

TG: 737.50

GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

SOUTHSTAR

RaganSmith
a Pape-Dawson company

NELSON

EVAN BLAKE FOSTER
REGISTERED ENGINEER
AGRICULTURE
CRUMES
No. 120457
STATE OF TENNESSEE

COF# 8851

AUREUM PUD SUBDIVISION
DEVELOPMENT PLAN REVISION 3

Franklin, Williamson County, Tennessee

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ENLARGED GRADING & DRAINAGE PLAN

SHEET
C3.2

COF: 8851

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PLOTTED BY: KAYDEN KLEIN ON: 7/5/2023 10:42 AM LAST UPDATED BY: KKLEIN ON: 7/5/2023 8:52 AM



STATEMENT OF IMPACTS:

STREET NETWORK: MCEWEN DRIVE, TO THE NORTH OF THE PROPERTY, AND CAROTHERS PARKWAY, TO THE EAST OF THE PROPERTY, ARE CLASSIFIED AS MAJOR ARTERIAL ROADS ON THE CURRENT MAJOR THOROUGHFARE PLAN. OFF-SITE ROADWAY IMPROVEMENTS CONSISTENT WITH THE THE INTEGRATED GROWTH PLAN ARE PROPOSED WITH THE PUD AND OUTLINED IN THE MAY 2025 TRAFFIC IMPACT STUDY UPDATE. INTERNAL PROPOSED DRIVES PROVIDE CONNECTIVITY THROUGH THE DEVELOPMENT FROM THE MAJOR ARTERIAL ROADS TO THE ADJACENT PARCELS.

ROADWAY NETWORK NARRATIVE

THE EXISTING ROADWAY NETWORK IN THE PROJECT VICINITY CONSISTS OF MAJOR ARTERIALS AND PRIVATE ROADWAYS.

- **EAST MCEWEN DRIVE** IS CLASSIFIED AS A MAJOR ARTERIAL THAT PROVIDES ACCESS TO INTERSTATE 65. EAST MCEWEN DRIVE IS ORIENTED IN AN EAST-WEST DIRECTION AND THE POSTED SPEED LIMIT IN THE STUDY AREA IS 40 MPH.
- **CAROTHERS PARKWAY** IS CLASSIFIED AS A MAJOR ARTERIAL. CAROTHERS PARKWAY IS ORIENTED IN A NORTH-SOUTH DIRECTION AND THE POSTED SPEED LIMIT IS 40 MPH.
- **AUREUM DRIVE** IS A LOCAL ROADWAY THAT PROVIDES DIRECT ACCESS TO AUREUM AND TO THE CAROTHERS CROSSING DEVELOPMENT SOUTH OF AUREUM. AUREUM DRIVE IS ORIENTED IN AN NORTH-SOUTH DIRECTION AND THE POSTED SPEED LIMIT IS 30 MPH.
- **OVATION PARKWAY** IS A LOCAL ROADWAY THAT PROVIDES DIRECT ACCESS TO THE OVATION DEVELOPMENT EAST OF CAROTHERS PARKWAY AND TO AUREUM WEST OF CAROTHERS PARKWAY. OVATION PARKWAY IS ORIENTED IN AN EAST-WEST DIRECTION AND THE POSTED SPEED LIMIT IS 30 MPH.

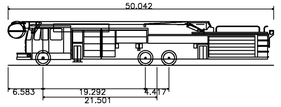
ROW & ACCESS GENERAL NOTES

1. PRIOR TO BEGINNING ANY CONSTRUCTION, THE DEVELOPER AND/OR CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS AS REQUIRED BY LAW. SUCH PERMITS MAY INCLUDE, BUT ARE NOT LIMITED TO, THOSE REQUIRED BY STATE OF TENNESSEE, WILLIAMSON COUNTY AND OTHER CITY OF FRANKLIN AGENCIES.
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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 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. AT THE SITE PLAN STAGE, ALL ROADWAY IMPROVEMENTS SHALL BE DESIGNED IN ACCORDANCE WITH THE APPROPRIATE COMMON STANDARDS AS ESTABLISHED BY:
   (A)THE CITY OF FRANKLIN TRANSPORTATION AND STREET TECHNICAL STANDARDS
   (B)THE AASHTO POLICY ON GEOMETRIC DESIGN OF HIGHWAYS AND STREETS, AND
   (C) THE TENNESSEE DEPARTMENT OF TRANSPORTATION DESIGN GUIDELINES AND STANDARD DETAILS.
   FEATURES SUCH AS TAPER LENGTHS, HORIZONTAL AND VERTICAL GEOMETRY, CLEAR ZONES, GUARDRAIL REQUIREMENTS, ETC., SHALL BE EVALUATED IN GREATER DETAIL AT THE SITE PLAN STAGE AND WILL BE REQUIRED TO CONFORM TO THE ACCEPTED STANDARD IN ORDER TO ENSURE PUBLIC SAFETY AND WELL-BEING, AS WELL AS THE CONTINUED FUNCTIONALITY OF THE EXISTING AND PROPOSED STREET NETWORKS.
9. ROADS SHALL BE COMPLETED AND INSPECTED BEFORE A BUILDING PERMIT IS ISSUED.
10. ROADS MUST BE CONSTRUCTED TO MINIMIZE EROSION IMPACTS
11. ROADS SHALL BE A MINIMUM OF 20-FEET WIDE.
12. ACCESS ROADS SHALL TERMINATE NOT LESS THAN 150-FEET FROM ANY PORTION OF A STRUCTURE.
13. TURNAROUNDS REQUIRED FOR ACCESS ROADS LONGER THAN 150-FEET
14. ROADS SHALL BE AN ALL-WEATHER SURFACE CAPABLE OF SUPPORTING 80,000 POUNDS.
15. CONSTRUCTION SHALL BE A MINIMUM OF 8-INCHES COMPACTED TYPE A GRANULAR STONE OR EQUIVALENT INCLUDING PROVISIONS FOR STORM DRAINAGE, LIGHT AND LANE MARKINGS, DEVICES AND SIGNAGE.
16. IF A SEWER MANHOLE IS LOCATED IN THE GRAVEL AREA, THE MANHOLE MUST BE PROTECTED TO PREVENT DAMAGING MANHOLE. METHODS OF PROTECTING THE MANHOLE SHALL BE APPROVED BY THE WATER DEPARTMENT AND MAY INCLUDE INSTALLING AN ASPHALT RING AROUND THE MANHOLE, PAVING THE AREA AROUND THE MANHOLE OR OTHER METHOD AS APPROVED BY THE WATER DEPARTMENT.
17. UNDERGROUND FIRE MAIN SHOP DRAWINGS MUST BE SUBMITTED TO THE FIRE DEPARTMENT FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION . BE ADVISED THAT APPROVAL OF THE SITE/UTILITY PLANS. PLANS MUST BE PREPARED BY A TN LICENSED FIRE PROTECTION CONTRACTOR AND BE SUBMITTED THROUGH THE CITY'S GEOCIVIX ELECTRONIC PLAN REVIEW SITE: https://franklintn.geocivicx.com/secure/
18. PLANS MUST BE APPROVED BY THE ENGINEERING PREPARING THE STANDARD OF CARE/DESIGN INTENT.

FIRE LANE NOTES:

PUBLIC PROPERTY: WHERE FIRE LANES MAY BE BLOCKED BY PARKED VEHICLES, APPROVED SIGNS OR OTHER APPROVED MARKINGS SAYING **NO PARKING FIRE LANE** MUST BE INSTALLED AND MAINTAINED AS DIRECTED BY THE FIRE CODE OFFICIAL. (IFC 503.3)
PRIVATE PROPERTY: WHERE PARKED CARS MAY NARROW THE FIRE LANE TO LESS THAN 20-FEET, THE FIRE LANES SHALL BE MARKED IN ACCORDANCE WITH MUNICIPAL ORDINANCE, 7-225. FIRE LANES SHALL BE MARKED WITH SIGNS ADJACENT TO THE CURB AND PAVEMENT MARKINGS READING **FIRE LANE-NO PARKING** VISIBLE FROM THE NORMAL LANE OF TRAFFIC AND PAINTED YELLOW OR WHITE OR AS APPROVED BY THE FIRE MARSHAL. A MAXIMUM OF 50-FEET ALTERNATING BETWEEN SIGNS AND PAVEMENT MARKINGS SHALL BE REQUIRED ALONG THE ENTIRE LENGTH OF THE FIRE LANE. PLACEMENT SUBJECT TO APPROVAL BY THE FIRE MARSHAL.

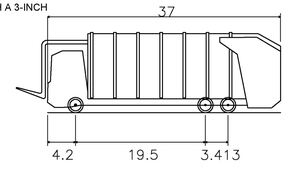
SIZE OF LETTERING ON PAVEMENT SHALL BE 18-INCHES HIGH WITH A 3-INCH BRUSH STROKE.



Franklin Fire SD-7 (Tower 2 Truck)

Overall Length	50.042ft
Overall Width	8.333ft
Overall Body Height	8.303ft
Min Body Ground Clearance	0.627ft
Track Width	8.000ft
Lock-to-lock time	6.00s
Wall to Wall Turning Radius	42.000ft

Note: Design Speed is 5mph

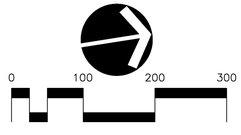


Front Load Trash Truck

Overall Length	37.000ft
Overall Width	8.0833ft
Overall Body Height	12.500ft
Min Body Ground Clearance	0.698ft
Track Width	6.500ft
Curb to Curb Turning Radius	46.000ft

TRUCK BUMPER OVERHANG
TRUCK TIRE ROUTE
PUBLIC ROW
PRIVATE ROADS

TRUCK BUMPER OVERHANG
TRUCK TIRE ROUTE



KEY
LOADING/UNLOADING ZONE
FIRELANE MARKING

NOTE:
BEARINGS SHOWN HEREON ARE BASED ON THE TENNESSEE STATE PLANE COORDINATE SYSTEM, ZONE 5301, FIPSZONE 4100; NAD 83 DATUM.

FIRE NOTE:
UNDERGROUND FIRE MAIN SHOP DRAWINGS MUST BE SUBMITTED TO THE FIRE DEPARTMENT FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION. BE ADVISED THAT APPROVAL OF THE UNDERGROUND FIRE MAIN PLANS IS SEPARATE FROM THE APPROVAL OF THE SITE / UTILITY PLANS. PLANS MUST BE PREPARED BY A TN LICENSED FIRE PROTECTION CONTRACTOR AND BE SUBMITTED THROUGH THE CITY'S GEOCIVIX ELECTRONIC PLAN REVIEW SITE:

https://franklintn.geocivix.com/secure/

PLANS MUST BE APPROVED BY THE ENGINEER PREPARING THE STANDARD OF CARE / DESIGN INTENT.

FIRE HYDRANT FLOW TEST DATA

PROJECT NAME: AUREUM
DATE: 02/26/2025
PROJECT LOCATION: FRANKLIN, TN
PERFORMED BY: PARKER HOWELL, JON LYNN, AND JUSTIN MAXWELL, MVUD

TEST 1:
RESIDUAL HYDRANT NUMBER: 2078
LOCATION: CAROTHERS PKWY
STATIC PRESSURE: 150 PSI
RESIDUAL PRESSURE: 146 PSI

FLOWING HYDRANT NUMBER: 2085
LOCATION: AUREUM DR
STATIC PRESSURE: 136 PSI
FLOW RATE: 1229 GAL/MIN

G:\2-0000\-CIVIL ENGINEERING\PS SHEETS\01 PUD ACCESS ROW.DWG
PLOTTED BY: KADEN KLEIN ON: 7/3/2025 10:42 AM LAST UPDATED BY: KLEIN ON: 7/3/2025 9:59 AM

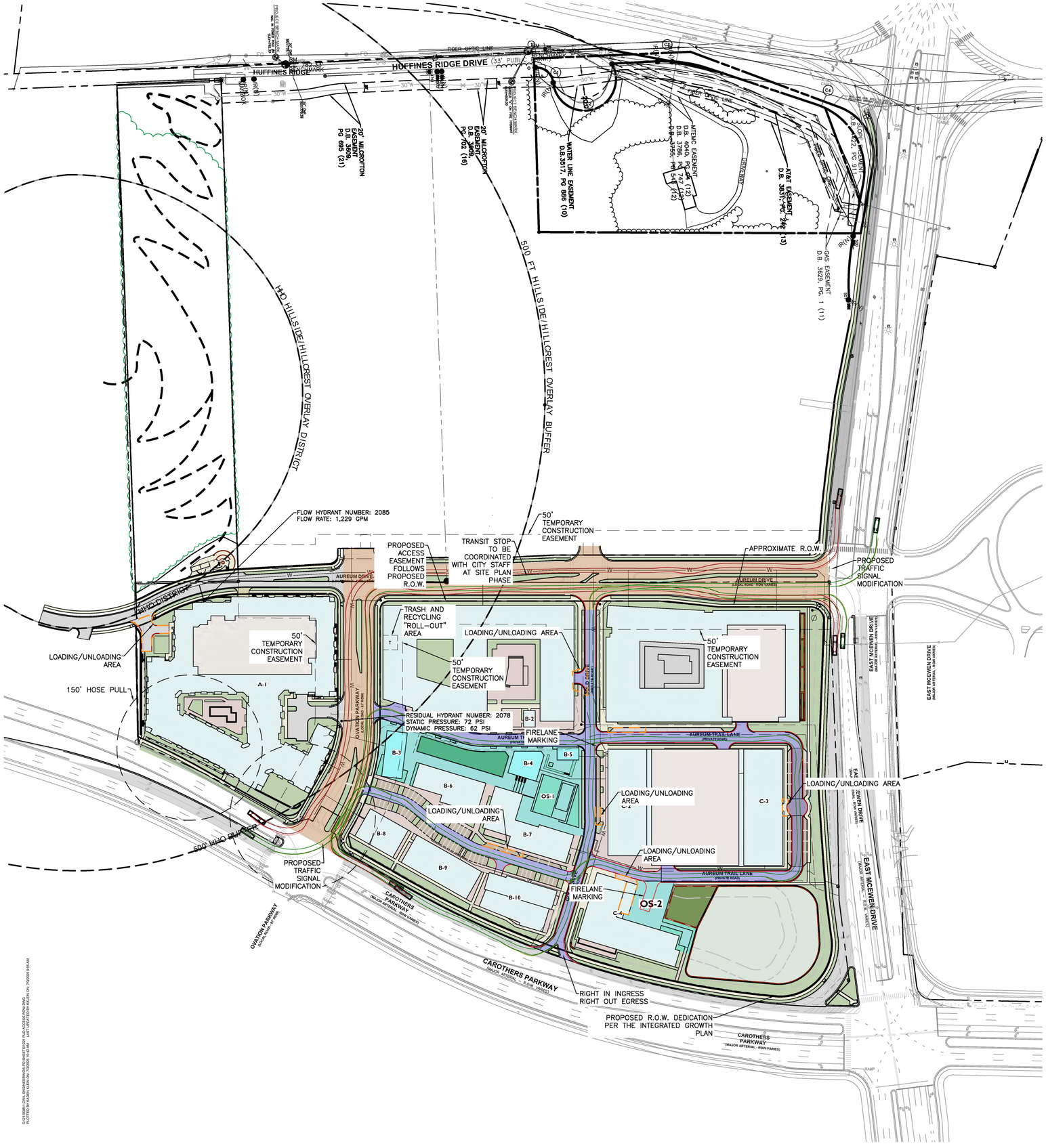
GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE
SOUTHSTAR
RaganSmith
a Pape-Dawson company
NELSON

EVAN BLAKE FOSTER
REGISTERED ENGINEER
AGRICULTURE
COMMERCE
No. 120457
STATE OF TENNESSEE

COF# 8851
AUREUM PUD SUBDIVISION
DEVELOPMENT PLAN REVISION 3
Franklin, Williamson County, Tennessee

Revision Date
1 _____
2 _____
3 _____
4 _____
5 _____
6 _____

OVERALL R.O.W & ACCESS PLAN
SHEET
C4.0
COF: 8851



STATEMENT OF IMPACTS:

STREET NETWORK: MCEWEN DRIVE, TO THE NORTH OF THE PROPERTY, AND CAROTHERS PARKWAY, TO THE EAST OF THE PROPERTY, ARE CLASSIFIED AS MAJOR ARTERIAL ROADS ON THE CURRENT MAJOR THOROUGHFARE PLAN. OFF-SITE ROADWAY IMPROVEMENTS CONSISTENT WITH THE INTEGRATED GROWTH PLAN ARE PROPOSED WITH THE PUD AND OUTLINED IN THE MAY 2025 TRAFFIC IMPACT STUDY UPDATE. INTERNAL PROPOSED DRIVES PROVIDE CONNECTIVITY THROUGH THE DEVELOPMENT FROM THE MAJOR ARTERIAL ROADS TO THE ADJACENT PARCELS.

ROADWAY NETWORK NARRATIVE

THE EXISTING ROADWAY NETWORK IN THE PROJECT VICINITY CONSISTS OF MAJOR ARTERIALS AND PRIVATE ROADWAYS.

- **EAST MCEWEN DRIVE** IS CLASSIFIED AS A MAJOR ARTERIAL THAT PROVIDES ACCESS TO INTERSTATE 65. EAST MCEWEN DRIVE IS ORIENTED IN AN EAST-WEST DIRECTION AND THE POSTED SPEED LIMIT IN THE STUDY AREA IS 40 MPH.
- **CAROTHERS PARKWAY** IS CLASSIFIED AS A MAJOR ARTERIAL. CAROTHERS PARKWAY IS ORIENTED IN A NORTH-SOUTH DIRECTION AND THE POSTED SPEED LIMIT IS 40 MPH.
- **AUREUM DRIVE** IS A LOCAL ROADWAY THAT PROVIDES DIRECT ACCESS TO AUREUM AND TO THE CAROTHERS CROSSING DEVELOPMENT SOUTH OF AUREUM. AUREUM DRIVE IS ORIENTED IN AN NORTH-SOUTH DIRECTION AND THE POSTED SPEED LIMIT IS 30 MPH.
- **OVATION PARKWAY** IS A LOCAL ROADWAY THAT PROVIDES DIRECT ACCESS TO THE OVATION DEVELOPMENT EAST OF CAROTHERS PARKWAY AND TO AUREUM WEST OF CAROTHERS PARKWAY. OVATION PARKWAY IS ORIENTED IN AN EAST-WEST DIRECTION AND THE POSTED SPEED LIMIT IS 30 MPH.

ROW & ACCESS GENERAL NOTES

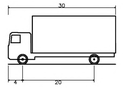
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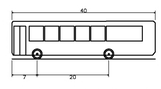
SIZE OF LETTERING ON PAVEMENT SHALL BE 18-INCHES HIGH WITH A 3-INCH BRUSH STROKE.

Note: Design Speed is 5mph



SU–30 – Single Unit Truck

Overall Length	30.000ft
Overall Width	8.000ft
Overall Body Height	13.500ft
Min Body Ground Clearance	1.367ft
Track Width	8.000ft
Lock-to-lock time	5.00s
Curb to Curb Turning Radius	41.800ft



S–BUS–40 – Large School Bus (84 pass.)

Overall Length	40.000ft
Overall Width	8.000ft
Overall Body Height	10.500ft
Min Body Ground Clearance	1.070ft
Track Width	8.000ft
Lock-to-lock time	5.00s
Curb to Curb Turning Radius	39.100ft

TRUCK BUMPER OVERHANG
TRUCK TIRE ROUTE
PUBLIC ROW
PRIVATE ROADS
BUS BUMPER OVERHANG
BUS TIRE ROUTE

KEY
LOADING/UNLOADING ZONE
FIRELANE MARKING

0 100 200 300

NOTE:
BEARINGS SHOWN HEREON ARE BASED ON THE TENNESSEE STATE PLANE COORDINATE SYSTEM, ZONE 5301, FIPSZONE 4100; NAD 83 DATUM.

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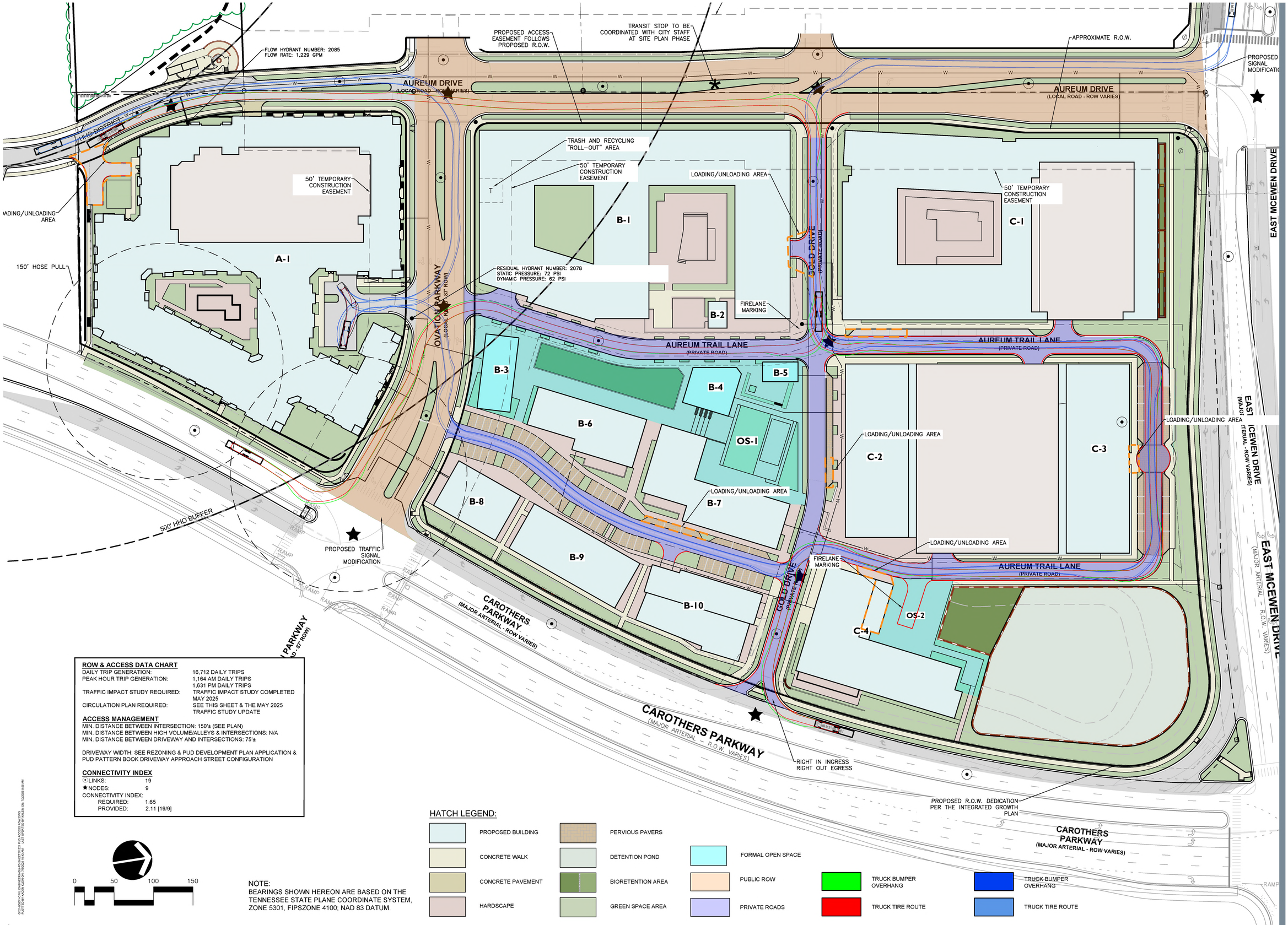
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SOUTHSTAR
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NELSON

EVAN BLAKE FOSTER
REGISTERED ENGINEER
AGRICULTURE
CRUMLEY
No. 120457
STATE OF TENNESSEE

COF# 8851
AUREUM PUD SUBDIVISION
DEVELOPMENT PLAN REVISION 3
Franklin, Williamson County, Tennessee

Revision Date
1 _____
2 _____
3 _____
4 _____
5 _____
6 _____

OVERALL R.O.W & ACCESS PLAN
SHEET
C4.1
COF: 8851



ROW & ACCESS DATA CHART

DAILY TRIP GENERATION:	16,712 DAILY TRIPS
PEAK HOUR TRIP GENERATION:	1,164 AM DAILY TRIPS 1,631 PM DAILY TRIPS
TRAFFIC IMPACT STUDY REQUIRED:	TRAFFIC IMPACT STUDY COMPLETED MAY 2025
CIRCULATION PLAN REQUIRED:	SEE THIS SHEET & THE MAY 2025 TRAFFIC STUDY UPDATE

ACCESS MANAGEMENT

MIN. DISTANCE BETWEEN INTERSECTION: 150'± (SEE PLAN)
MIN. DISTANCE BETWEEN HIGH VOLUME/ALLEYS & INTERSECTIONS: N/A
MIN. DISTANCE BETWEEN DRIVEWAY AND INTERSECTIONS: 75'±

DRIVEWAY WIDTH: SEE REZONING & PUD DEVELOPMENT PLAN APPLICATION & PUD PATTERN BOOK DRIVEWAY APPROACH STREET CONFIGURATION

CONNECTIVITY INDEX

⊙LINKS:	19
★NODES:	9
CONNECTIVITY INDEX:	
REQUIRED:	1.65
PROVIDED:	2.11 [19/9]

HATCH LEGEND:

- PROPOSED BUILDING
- CONCRETE WALK
- CONCRETE PAVEMENT
- HARDSCAPE
- PERVIOUS PAVERS
- DETENTION POND
- BIORETENTION AREA
- GREEN SPACE AREA
- FORMAL OPEN SPACE
- PUBLIC ROW
- PRIVATE ROADS
- TRUCK BUMPER OVERHANG
- TRUCK TIRE ROUTE
- TRUCK BUMPER OVERHANG
- TRUCK TIRE ROUTE

0 50 100 150

NOTE:
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LAST UPDATED BY KALLEN ON 7/9/2025 9:55 AM

GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

SOUTHSTAR

RaganSmith
a Pape-Dawson company

NELSON

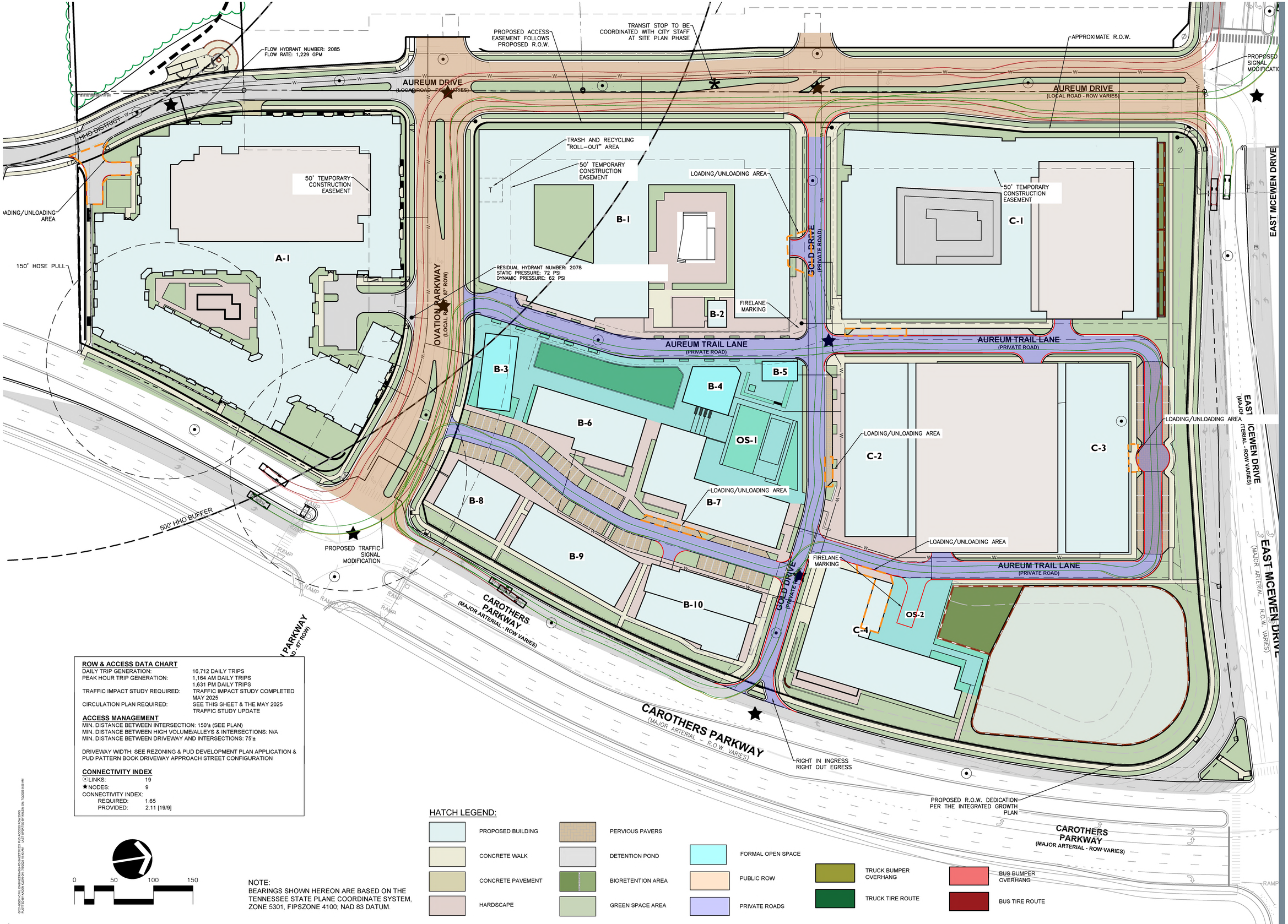
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ENLARGED R.O.W & ACCESS PLAN
SHEET
C4.2

COF: 8851



ROW & ACCESS DATA CHART

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MIN. DISTANCE BETWEEN DRIVEWAY AND INTERSECTIONS: 75'±

DRIVEWAY WIDTH: SEE REZONING & PUD DEVELOPMENT PLAN APPLICATION & PUD PATTERN BOOK DRIVEWAY APPROACH STREET CONFIGURATION

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- BUS BUMPER OVERHANG
- BUS TIRE ROUTE

G:\21-0886\CIVIL ENGINEERING\04-PD SHEETS\21-0886 PUD ACCESS ROW.DWG
PLOTTED BY KADEN KLEIN ON 7/9/2025 10:42 AM
LAST UPDATED BY KKLEIN ON 7/9/2025 9:55 AM

GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

SOUTHSTAR

RaganSmith
a Pape-Dawson company

NELSON

EVAN BLAKE FOSTER
REGISTERED ENGINEER
No. 120457
STATE OF TENNESSEE

COF# 8851

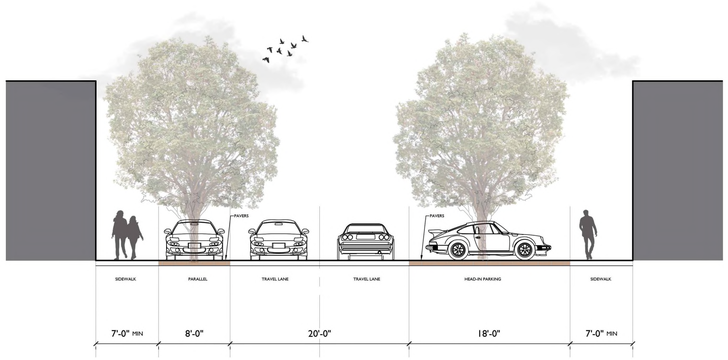
AUREUM PUD SUBDIVISION
DEVELOPMENT PLAN REVISION 3

Franklin, Williamson County, Tennessee

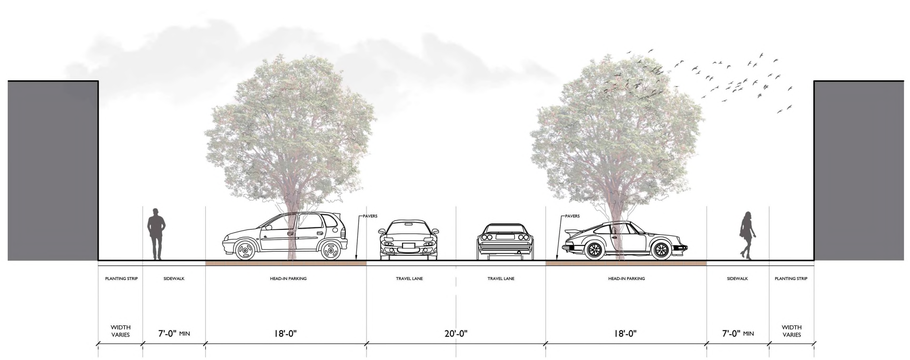
Revision Date

ENLARGED R.O.W & ACCESS PLAN
SHEET
C4.3

COF: 8851

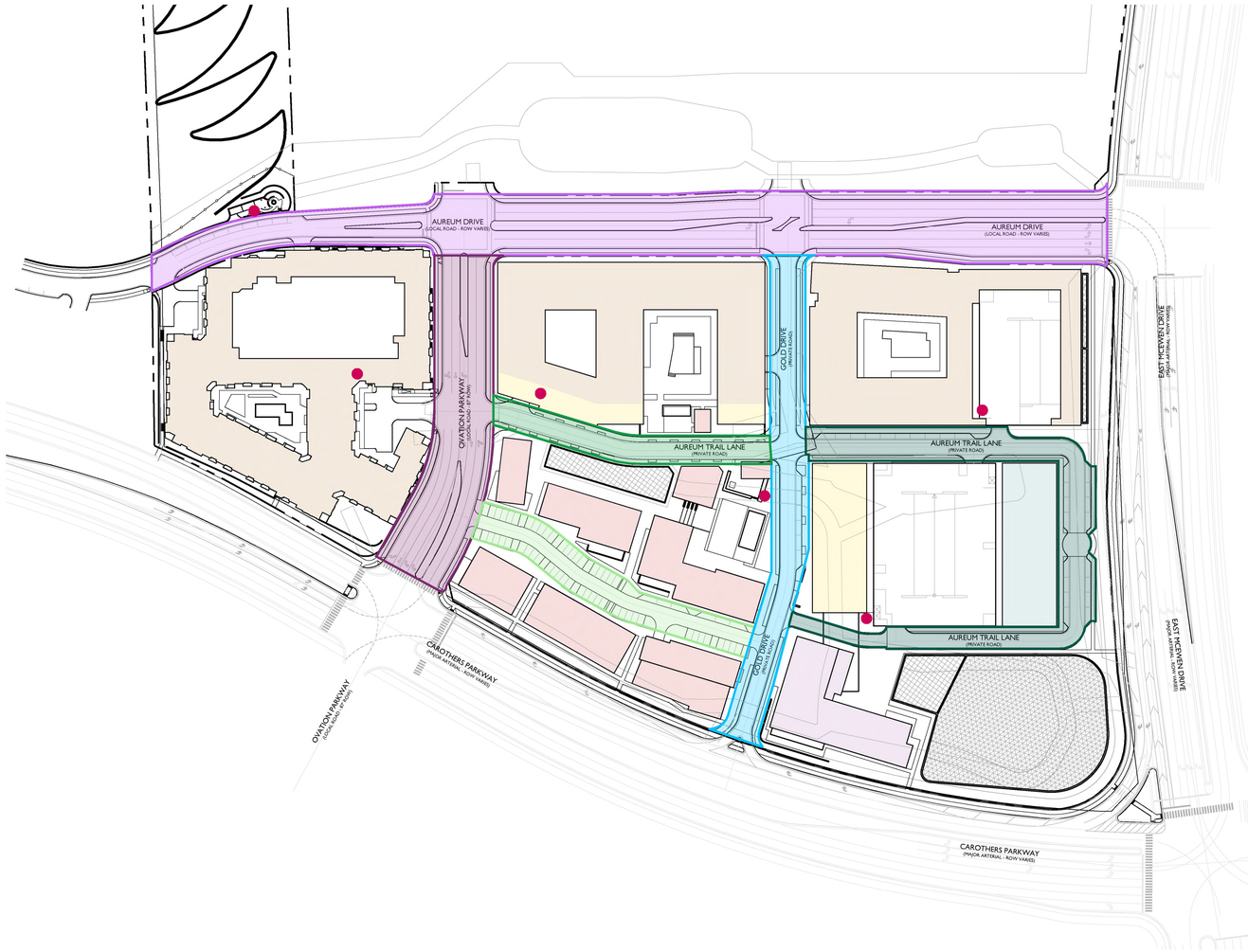


ENHANCED DRIVE AISLE - PARALLEL PARKING



ENHANCED DRIVE AISLE - HEAD-IN PARKING

0' 8' 16' 32'



BIKE PARKING

249 BIKE PARKING SPACES REQUIRED
● BIKE PARKING LOCATIONS





- AUREUM DRIVE
- OVATION PARKWAY
- GOLD DRIVE
- AUREUM TRAIL NORTH OF GOLD DRIVE
- AUREUM TRAIL SOUTH OF GOLD DRIVE
- ENHANCED DRIVE AISLE

0' 100' 200' 300'

N

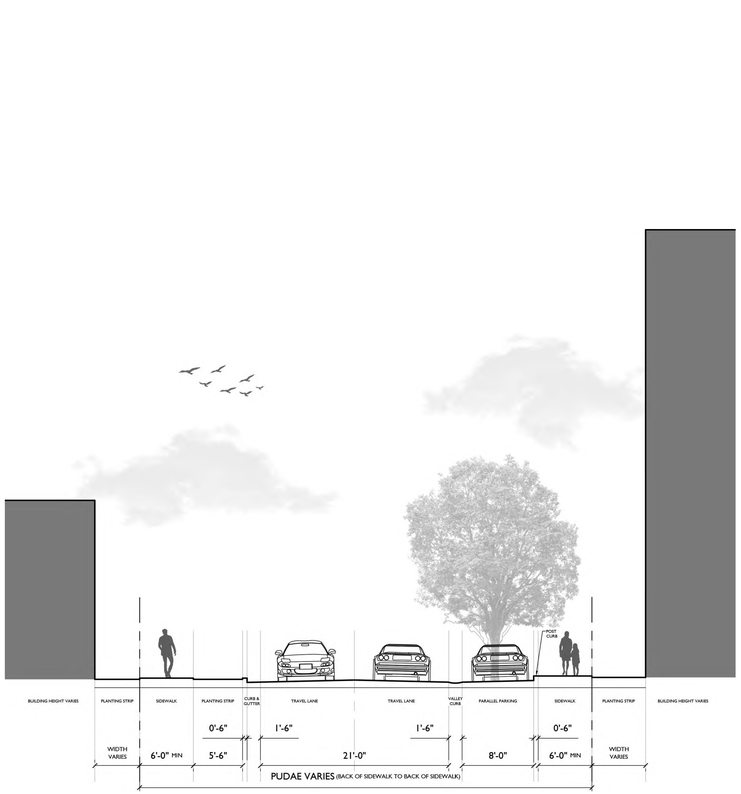
GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE
SOUTHSTAR
RaganSmith
a Pape-Dawson company
NELSON

AUREUM PUD SUBDIVISION
DEVELOPMENT PLAN REVISION 3
Franklin, Williamson County, Tennessee

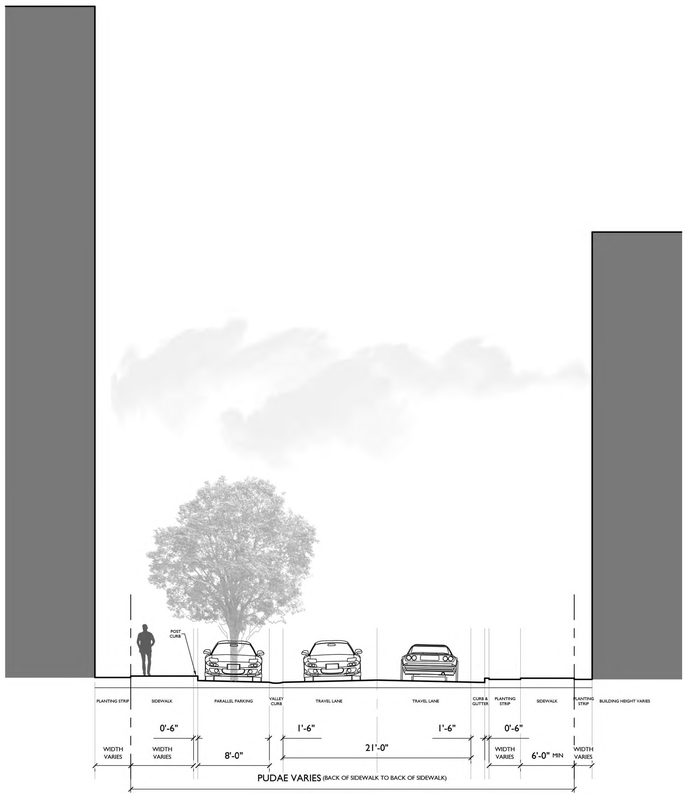
JEFFREY A. ROSAK
REGISTERED
TENNESSEE NO. 346
LANDSCAPE ARCHITECT
6.18.25

Revision Date
△ _____
△ _____
△ _____
△ _____

STREET NETWORK PLAN AND SECTIONS
SHEET
C4.4
COF: 8851



GOLD DRIVE*



AUREUM TRAIL - NORTH OF GOLD DRIVE*



AUREUM TRAIL - SOUTH OF GOLD DRIVE*

0' 8' 16' 32'

* TABLES AND CHAIRS AS WELL AS ARCHITECTURAL FEATURES, SUCH AS AWNINGS AND BALCONIES, MAY EXTEND INTO PUDAE.

GAMBLE DESIGN COLLABORATIVE

DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

SOUTHSTAR

RaganSmith
a Pape-Dawson company

NELSON

AUREUM PUD SUBDIVISION
DEVELOPMENT PLAN REVISION 3
Franklin, Williamson County, Tennessee

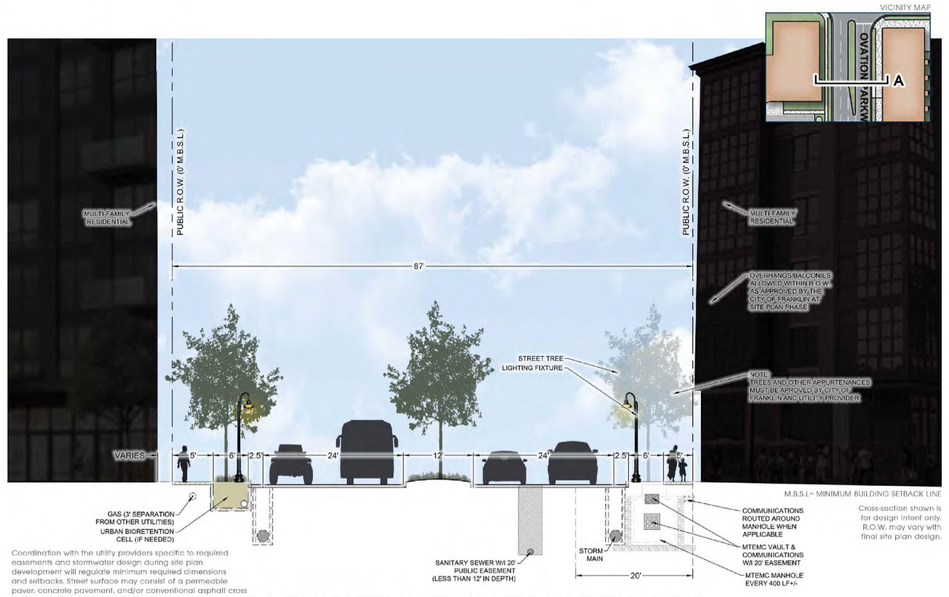
JEFFREY A. PODIAK
REGISTERED
TENNESSEE NO. 000
LANDSCAPE ARCHITECT
10.8.25

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

STREET SECTIONS

SHEET
C4.5

COF: 8851



OVATION PARKWAY CROSS SECTION (PUBLIC R.O.W.)



AUREUM DRIVE CROSS SECTION (PUBLIC R.O.W.)



MODIFIED BY PROPOSED PLAN

AUREUM TRAIL LANE [SOUTH OF GOLD DRIVE] & GOLD DRIVE CROSS SECTION (PRIVATE)



MODIFIED BY PROPOSED PLAN

AUREUM TRAIL DRIVE [NORTH OF GOLD DRIVE] CROSS SECTION (PRIVATE)

NOTE:
CROSS-SECTIONS SHOWN ARE FOR DESIGN INTENT ONLY. MAY VARY WITH FINAL SITE PLAN DESIGN.

NOTE:
BEARINGS SHOWN HEREON ARE BASED ON THE TENNESSEE STATE PLANE COORDINATE SYSTEM, ZONE 5301, FIPSZONE 4100; NAD 83 DATUM.

APPROVED STREET SECTIONS - COF 8490

GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE
SOUTHSTAR
RaganSmith
a Pape-Dawson company
NELSON

RaganSmith
Nashville - Murfreesboro - Chattanooga
ragansmith.com
SCOTT MICHAEL BERNICK REGISTERED LANDSCAPE ARCHITECT STATE OF TENNESSEE NO. 329 05/03/25

CITY OF FRANKLIN #8490
AUREUM PUD SUBDIVISION, DEVELOPMENT PLAN, REVISION 2
FOR
SS-CH FRANKLIN, LLC
CITY OF FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

Scale:	NO SCALE
Date:	JUNE 6, 2024
Approved By:	S. BERNICK
Revisions:	

Drawing Title:
CROSS SECTIONS

Drawing No.
A1.4

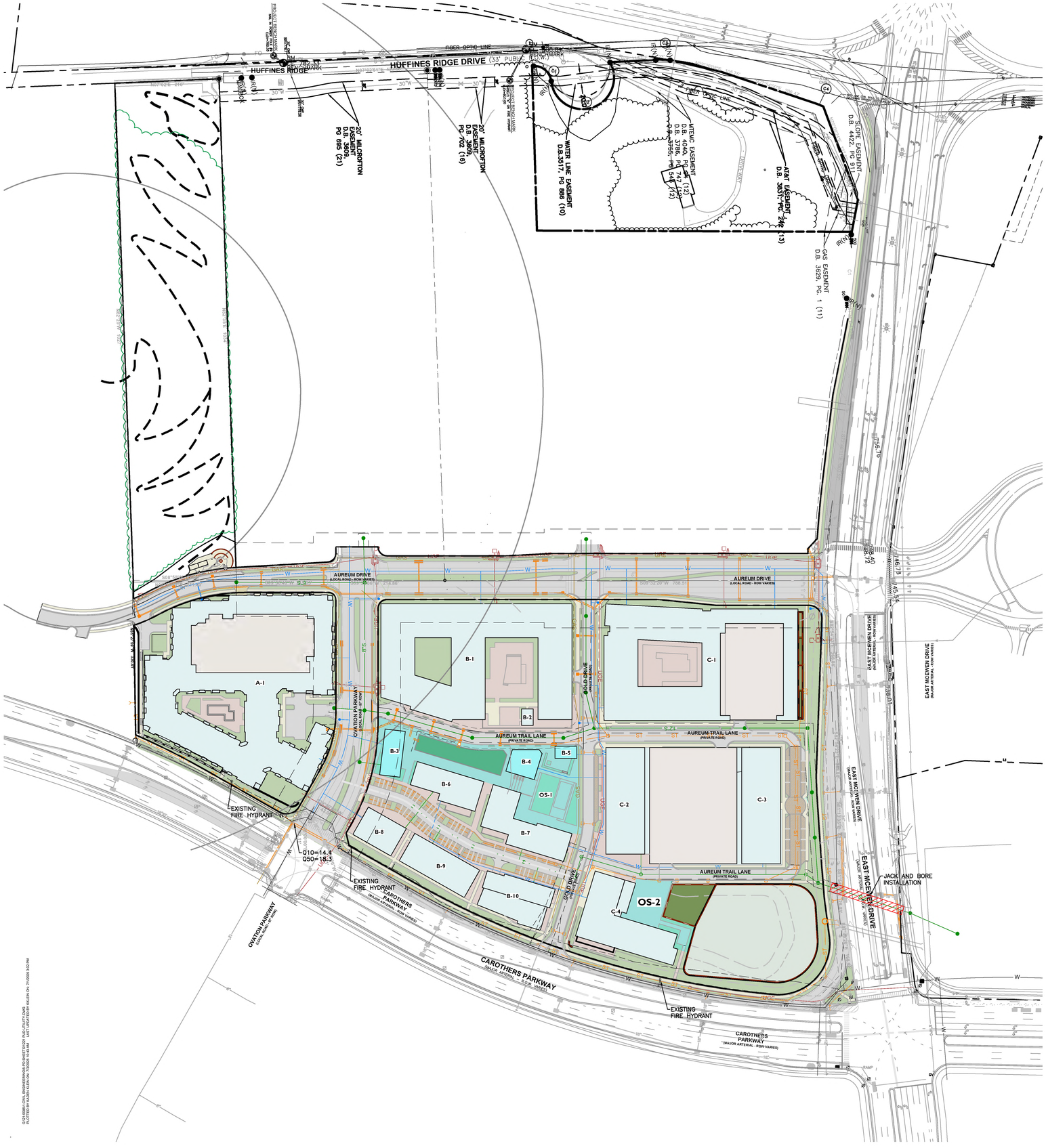
Project No.
24-0107

AUREUM PUD SUBDIVISION
DEVELOPMENT PLAN REVISION 3
Franklin, Williamson County, Tennessee

JEFFREY A. PODLAK REGISTERED LANDSCAPE ARCHITECT STATE OF TENNESSEE NO. 329 05.16.25

Revision Date
△ _____
△ _____
△ _____
△ _____

PREVIOUSLY APPROVED STREET SECTIONS
SHEET
C4.6
COF: 8851



GAS — GAS

S — SANITARY SEWER (20' EASEMENT)

W — WATER (10' EASEMENT)

UGE — ELECTRIC (20' EASEMENT)

ST — STORM SEWER

JACK AND BORE INSTALLATION

NOTE:
ALL BUILDING BORDERING RIGHT-OF-WAY TO BE SERVICED WITH WATER AND ELECTRIC FROM THE RIGHT OF WAY.

STATEMENT OF IMPACTS:

1. WATER FACILITIES: MALLORY VALLEY UTILITY DISTRICT IS THE WATER PROVIDER FOR THIS PARCEL. FIRE FLOW DATA INDICATES THAT DOMESTIC, FIRE AND IRRIGATION DEMANDS CAN BE MET FOR THE DEVELOPMENT OF THE PROPERTY. MALLORY VALLEY AND THEIR ENGINEERS WILL PROVIDE THE DESIGNS FOR ANY NEW CONNECTIONS TO THE 12" WATER LINE STUB LOCATED SOUTH OF MCEWEN DRIVE AND THE 18" WATER LINE LOCATED WEST OF CAROTHERS PARKWAY. MAXIMUM ANTICIPATED GPD FOR THIS DEVELOPMENT IS 306 GPM. A TWO-HYDRANT FLOW TEST WAS PERFORMED ON JANUARY 27, 2022 BY BRADLEY MCCANN (MVUD) AND HUNTER PATTON (H&D). DURING THE TEST, THE READ HYDRANT SHOWED STATIC AND RESIDUAL PRESSURES OF 156 AND 150 PSI. THE FLOW HYDRANT SHOWED STATIC AND RESIDUAL PRESSURES OF 145 AND 135 PSI WITH A 1,199 GPM FLOWRATE.
2. SEWER FACILITIES: THE CITY OF FRANKLIN PROVIDES SEWER AND SERVICE FOR THE DEVELOPMENT. CURRENTLY PUBLIC SEWER LINES ARE BEING INSTALLED PER COF #7804. THE MAXIMUM ANTICIPATED DEMAND FOR THIS DEVELOPMENT IS 1,068 SFUE
3. REPURIFIED (REUSE) WATER FACILITIES: CURRENTLY NO WATER REUSE LINES EXIST ON THE EAST SIDE OF INTERSTATE 65 AND THIS PROJECT WILL NOT BE REQUIRED TO IMPROVE EXISTING PUBLIC INFRASTRUCTURE.
4. ELECTRICITY FACILITIES: MIDDLE TENNESSEE ELECTRIC IS THE ELECTRICAL PROVIDER FOR THIS PROPERTY.
5. GAS FACILITIES: ATMOS IS THE NATURAL GAS PROVIDER FOR THIS PROPERTY.

UTILITY NARRATIVE:

THE DEVELOPMENT IS INTENDED TO BE SERVED BY PUBLIC SEWER, PUBLIC WATER, UNDERGROUND ELECTRIC, AND GAS THROUGHOUT. CURRENTLY, AUTHORITIES THAT WILL BE ASSISTING IN THE DETAILS OF THESE SERVICES ARE MALLORY VALLEY UTILITY DISTRICT, CITY OF FRANKLIN SEWER, MIDDLE TENNESSEE ELECTRIC MEMBERSHIP CORPORATION, AND ATMOS ENERGY.

WATER & SEWER GENERAL NOTES

1. ALL PERSONS WHO UNDERTAKE THE CONSTRUCTION OF WATER, SEWER AND/OR RECLAIMED WATER LINES LOCATED IN, OR AFFECTING SERVICES PROVIDED BY THE CITY OF FRANKLIN SHALL COMPLY WITH THE REQUIREMENTS AND REGULATIONS SET FORTH IN THE "GENERAL REQUIREMENTS & TECHNICAL SPECIFICATIONS, WATER MANAGEMENT DEPARTMENT, CITY OF FRANKLIN, TENNESSEE" LATEST EDITION, ALONG WITH ANY AMENDMENTS, ADDITIONS, OR ALTERATION THAT MAY THEREAFTER BE ADOPTED BY THE BOARD OF MAYOR AND ALDERMEN BY RESOLUTION.
2. CONTRACTOR SHALL OBTAIN WATER & SEWER INFRASTRUCTURE INSTALLATION PERMIT PRIOR TO SCHEDULING REQUIRED PRE-CONSTRUCTION SITE MEETING. CONTRACTOR SHALL COMPLETE THE PRE-CONSTRUCTION SITE MEETING PRIOR TO COMMENCING WITH CONSTRUCTION.
3. CONTRACTOR SHALL OBTAIN AND KEEP ALL OF THE FOLLOWING ITEMS ON THE JOBSITE AT ALL TIMES DURING CONSTRUCTION:
   a. APPROVED, STAMPED AND SIGNED WATER AND/OR SEWER PLANS
   b. WATER & SEWER INFRASTRUCTURE INSTALLATION PERMIT, WITH ALL STEPS COMPLETED AND SIGNED BY APPROPRIATE CITY EMPLOYEES.
   c. COPY OF APPROVED AVAILABILITY REQUEST RESPONSE LETTER.
   d. A COPY OF ALL APPROVED CUT SHEETS.
4. ACCEPTANCE OF CITY OF FRANKLIN PUBLIC WATER INFRASTRUCTURE, SANITARY SEWER INFRASTRUCTURE AND/OR RECLAIMED WATER INFRASTRUCTURE SHALL BECOME THE RESPONSIBILITY OF THE CITY OF FRANKLIN, TN FOLLOWING APPROVAL FROM THE CITY OF FRANKLIN INSPECTORS AND ACCEPTANCE BY THE FRANKLIN MUNICIPAL PLANNING COMMISSION. THE ACCEPTANCE DATE SHALL BE BASED ON THE DAY MAINTENANCE SURETIES ARE ESTABLISHED BY THE FRANKLIN MUNICIPAL PLANNING COMMISSION.
5. PRIOR TO THE ACCEPTANCE OF CITY OF FRANKLIN PUBLIC WATER INFRASTRUCTURE, SANITARY SEWER INFRASTRUCTURE AND/OR RECLAIMED WATER INFRASTRUCTURE THE CONTRACTOR SHALL BE REQUIRED TO SUBMIT AS-BUILT DRAWINGS TO THE 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

LIGHTING NOTE:
ALL STREET LIGHTS SHALL HAVE A LED LIGHT SOURCE.

UTILITY NOTE:
UTILITY PHASING & LOCATIONS SHOWN ARE CONCEPTUAL. SPECIFIC ALIGNMENT & PHASING TO BE COORDINATED AND APPROVED WITH THE UTILITY PROVIDERS.

FIRE NOTE:
UNDERGROUND FIRE MAIN SHOP DRAWINGS MUST BE SUBMITTED TO THE FIRE DEPARTMENT FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION. BE ADVISED THAT APPROVAL OF THE UNDERGROUND FIRE MAIN PLANS IS SEPARATE FROM THE APPROVAL OF THE SITE / UTILITY PLANS. PLANS MUST BE PREPARED BY A TN LICENSED FIRE PROTECTION CONTRACTOR AND BE SUBMITTED THROUGH THE CITY'S GEOCIVIX ELECTRONIC PLAN REVIEW SITE:

https://franklintn.geocivix.com/secure/

PLANS MUST BE APPROVED BY THE ENGINEER PREPARING THE STANDARD OF CARE / DESIGN INTENT.

WATER & SEWER DATA CHART

FACILITY TYPE:	MIXED USE, SEWER
UNIT FLOW IN GPD:	(SEE AVAILABILITY REQUEST)
NUMBER OF UNITS:	(SEE AVAILABILITY REQUEST)
TOTAL FLOW IN GPD:	503,700 GPD (SEWER PREVIOUSLY APPROVED)
	306 GPM (WATER PREVIOUSLY APPROVED)

UTILITY PROVIDERS

SEWER:	FRANKLIN, TN WATER MANAGEMENT DEPARTMENT: 615-794-4554
WATER:	MALLORY VALLEY UTILITY DISTRICT: 615-628-0237
GAS:	ATMOS ENERGY: 615-566-3073
ELECTRIC:	MIDDLE TENNESSEE ELECTRIC MEMBERSHIP CORPORATION: 1-877-777-9020

FIRE HYDRANT FLOW TEST DATA

PROJECT NAME: AUREUM
DATE: 02/26/2025
PROJECT LOCATION: FRANKLIN, TN
PERFORMED BY: PARKER HOWELL, JON LYNN, AND JUSTIN MAXWELL, MVUD

TEST 1:
RESIDUAL HYDRANT NUMBER: 2078
LOCATION: CAROTHERS PKWY
STATIC PRESSURE: 150 PSI
RESIDUAL PRESSURE: 146 PSI

FLOWING HYDRANT NUMBER: 2085
LOCATION: AUREUM DR
STATIC PRESSURE: 136 PSI
FLOW RATE: 1229 GAL/MIN

NOTE:
BEARINGS SHOWN HEREON ARE BASED ON THE TENNESSEE STATE PLANE COORDINATE SYSTEM, ZONE 5301, FIPSZONE 4100; NAD 83 DATUM.

0 100 200 300

GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE
SOUTHSTAR
RaganSmith
a Pape-Dawson company
NELSON
EVAN BLAKE FOSTER
REGISTERED ENGINEER
AGRICULTURE
CERTIFICATE No. 120457
STATE OF TENNESSEE

COF# 8851
AUREUM PUD SUBDIVISION
DEVELOPMENT PLAN REVISION 3
Franklin, Williamson County, Tennessee

Revision Date
△ _____
△ _____
△ _____
△ _____
△ _____
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OVERALL UTILITY PLAN

SHEET
C5.0

COF: 8851

G:\2-10000\CIVIL ENGINEERING\PS SHEETS\01 PUD UTILITY.DWG
PLOTTED BY KAIDEN KLEIN ON: 7/1/2025 10:12 AM
LAST UPDATED BY KKLEIN ON: 7/1/2025 3:02 PM

AUREUM DRIVE
(LOCAL ROAD - ROW VARIES)

AUREUM DRIVE
(LOCAL ROAD - ROW VARIES)

EAST MCEWEN DRIVE
(MAJOR ARTERIAL - ROW VARIES)

OVATION PARKWAY
(LOCAL ROAD - 87' ROW)

GOLD DRIVE
(PRIVATE ROAD)

AUREUM TRAIL LANE
(PRIVATE ROAD)

AUREUM TRAIL LANE
(PRIVATE ROAD)

CAROTHERS PARKWAY
(MAJOR ARTERIAL - R.O.W. VARIES)

CAROTHERS PARKWAY
(MAJOR ARTERIAL - R.O.W. VARIES)

CAROTHERS PARKWAY
(MAJOR ARTERIAL - R.O.W. VARIES)

OVATION PARKWAY
(LOCAL ROAD - 87' ROW)

A-1
B-1
B-2
B-3
B-4
B-5
B-6
B-7
B-8
B-9
B-10
C-1
C-2
C-3
C-4
OS-1
OS-2

N81°27'59"W 330.41'
S08°50'W
N09°32'20"E 214.30'
S09°32'40"W 215.03'
S09°32'06"W 214.86'
S09°32'20"W 788.51'
S82°54'23"E 368.86'
S82°54'23"E 368.86'
S81°13'35"E 62.19'
S87°29'20"E 168.89'
S84°40'00"W 43.00'
S39°40'00"W 31.11'
S39°40'00"W 31.11'
S39°40'00"W 31.11'
S39°40'00"W 31.11'
Q10=14.4
Q50=18.3

EXISTING FIRE HYDRANT
EXISTING FIRE HYDRANT
EXISTING FIRE HYDRANT

GAS
SANITARY SEWER (20' EASEMENT)
WATER (10' EASEMENT)
ELECTRIC (20' EASEMENT)
STORM SEWER

0 50 100 150

NOTE:
BEARINGS SHOWN HEREON ARE BASED ON THE TENNESSEE STATE PLANE COORDINATE SYSTEM, ZONE 5301, FIPSZONE 4100; NAD 83 DATUM.

HATCH LEGEND:

- PROPOSED BUILDING
- CONCRETE WALK
- CONCRETE PAVEMENT
- HARDSCAPE
- PERVIOUS PAVERS
- DETENTION POND
- BIORETENTION AREA
- GREEN SPACE AREA
- FORMAL OPEN SPACE

G:\21-0886\CIVIL ENGINEERING\SHEETS\22 PUD UTILITY.DWG
PLOTTED BY KAIDEN ALLEN ON 7/5/2023 10:44 AM
LAST UPDATED BY ALLEN ON 7/5/2023 3:03 PM

GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

SOUTHSTAR

RaganSmith
a Pape-Dawson company

NELSON

EVAN BLAKE FOSTER
REGISTERED ENGINEER
AGRICULTURE
CRUMLEY
No. 120457
STATE OF TENNESSEE

COF# 8851

AUREUM PUD SUBDIVISION
DEVELOPMENT PLAN REVISION 3

Franklin, Williamson County, Tennessee

Revision Date

ENLARGED UTILITY PLAN
SHEET
C5.1

COF: 8851

HUFFINES RIDGE

HUFFINES RIDGE DRIVE

N07°02'51"E 425.05'

N07°02'E 216'

BENCHMARK
EL. 782.33'

IR(N)
MAILBOX

IR(N)

30' CMP
INV=779.26

30"W

20'

20' MILCROFTON EASEMENT
D.B. 3809,
PG 693 (21)

20' MILCROFTON EASEMENT
D.B. 3809,
PG 702 (10)

PROJECT BENCH MARK
CHISELD "X" ON FIRE HYDRANT
ELEV=806.00

IR(N)

C1

C2

WATER LINE EASEMENT
D.B.3517, PG 886 (10)

0 50 100 150

NOTE:
BEARINGS SHOWN HEREON ARE BASED ON THE TENNESSEE STATE PLANE COORDINATE SYSTEM, ZONE 5301, FIPSZONE 4100; NAD 83 DATUM.

MTENC EASEMENT
D.B. 4040, PG 94 (12)
D.B. 3786, PG 741 (12)
D.B. 3755, PG 540 (12)

DRIVE-WAY

AT&T EASEMENT
D.B. 3831, PG. 242 (12)

N79°10'24"E

FIBER OPTIC LINE

GAS EASEMENT
D.B. 3629, PG. 1 (11)

N82°25'W 1027'

N82°35'E 1034'

S08°50'W

N08°50'E 211.40'

S89°39'40"W 215.03'

S89°50'06"W 214.86'

S09°32'20"W 788.51

N09°50'E 303.52'

AUREUM DRIVE
(LOCAL ROAD - ROW VARIES)

AUREUM DRIVE
(LOCAL ROAD - ROW VARIES)

UGE
GAS
W
S-S
SAN
D.I.
C.O.
T.P.
F.H.
S.V.
B.V.
T.B.

G:\2018\8851\CIVIL ENGINEERING\C5.2 ENLARGED UTILITY PLAN.DWG
PLOTTED BY AIDEN KLEIN ON: 7/5/2022 10:44 AM
LAST UPDATED BY AIDEN ON: 7/5/2022 3:53 PM

GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

SOUTHSTAR

RaganSmith
a Pape-Dawson company

NELSON

EVAN BLAKE FOSTER
REGISTERED ENGINEER
AGRICULTURE
CRUMLEY
No. 120457
STATE OF TENNESSEE

COF# 8851

AUREUM PUD SUBDIVISION
DEVELOPMENT PLAN REVISION 3

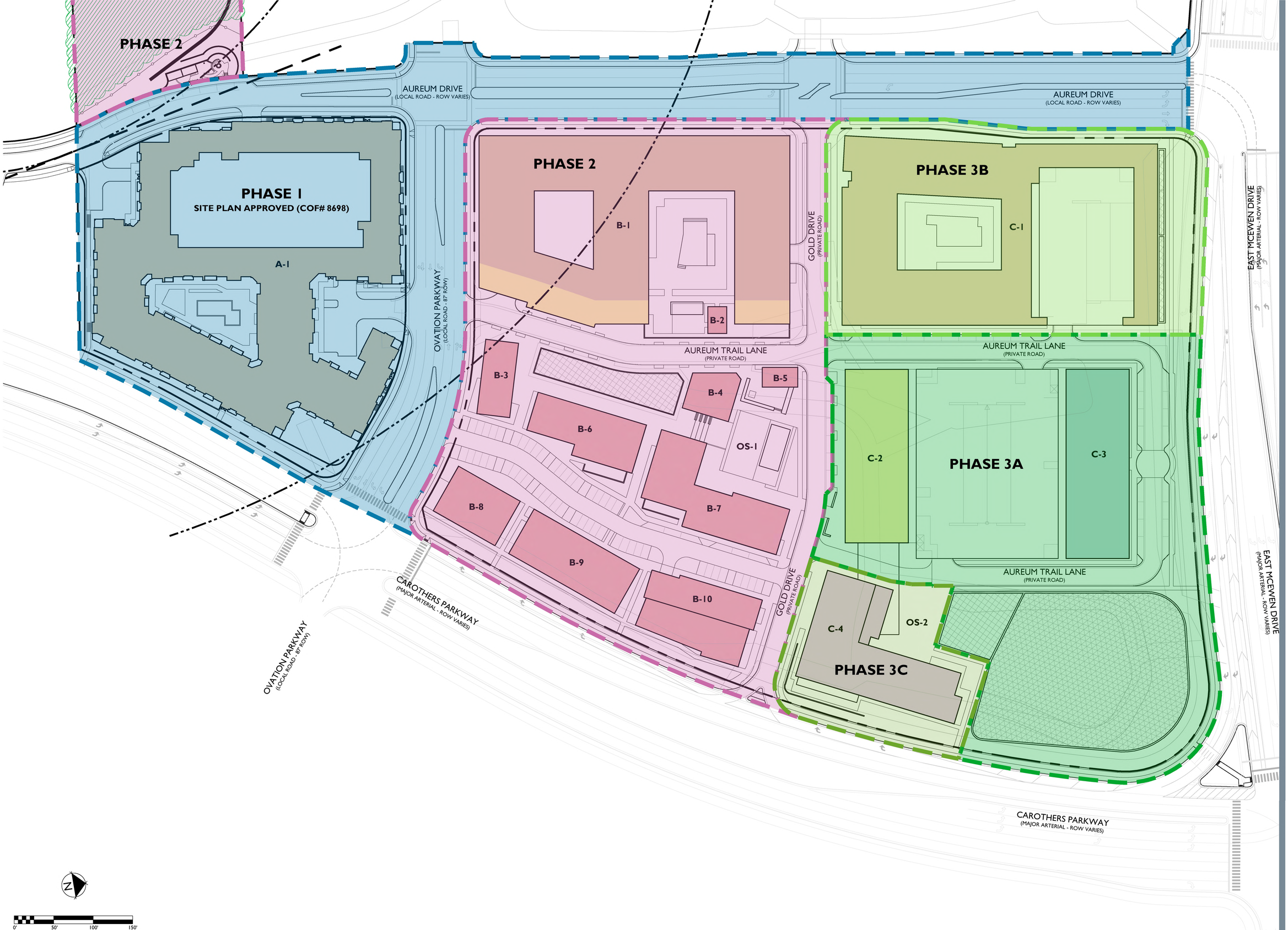
Franklin, Williamson County, Tennessee

Revision	Date	
1	2022.02.07	PER CITY CONDITIONS OF APPROVAL
2	2022.01.06	PER CITY COMMENTS
3	2021.12.13	PER CITY COMMENTS
4	2021.11.29	PER ARCHITECTURE
5	2019.07.01	PER CITY COA COMMENTS
6	2019.09.04	PER CITY COMMENT

ENLARGED UTILITY PLAN

SHEET
C5.2

COF: 8851



GAMBLE DESIGN COLLABORATIVE

DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

SOUTHSTAR

RaganSmith
a Pape-Dawson company

NELSON

AUREUM PUD SUBDIVISION
DEVELOPMENT PLAN REVISION 3

Franklin, Williamson County, Tennessee

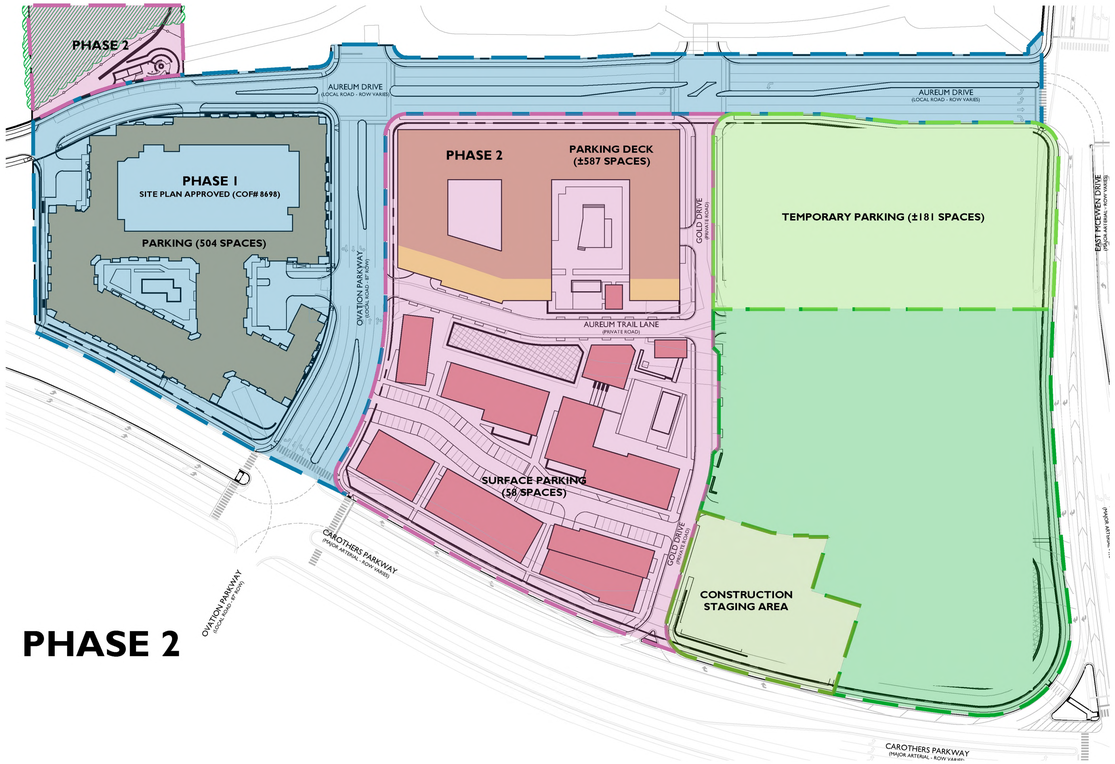
JEFFREY A. POSIAK
REGISTERED
LANDSCAPE ARCHITECT
TENNESSEE NO. 366
7.18.25

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

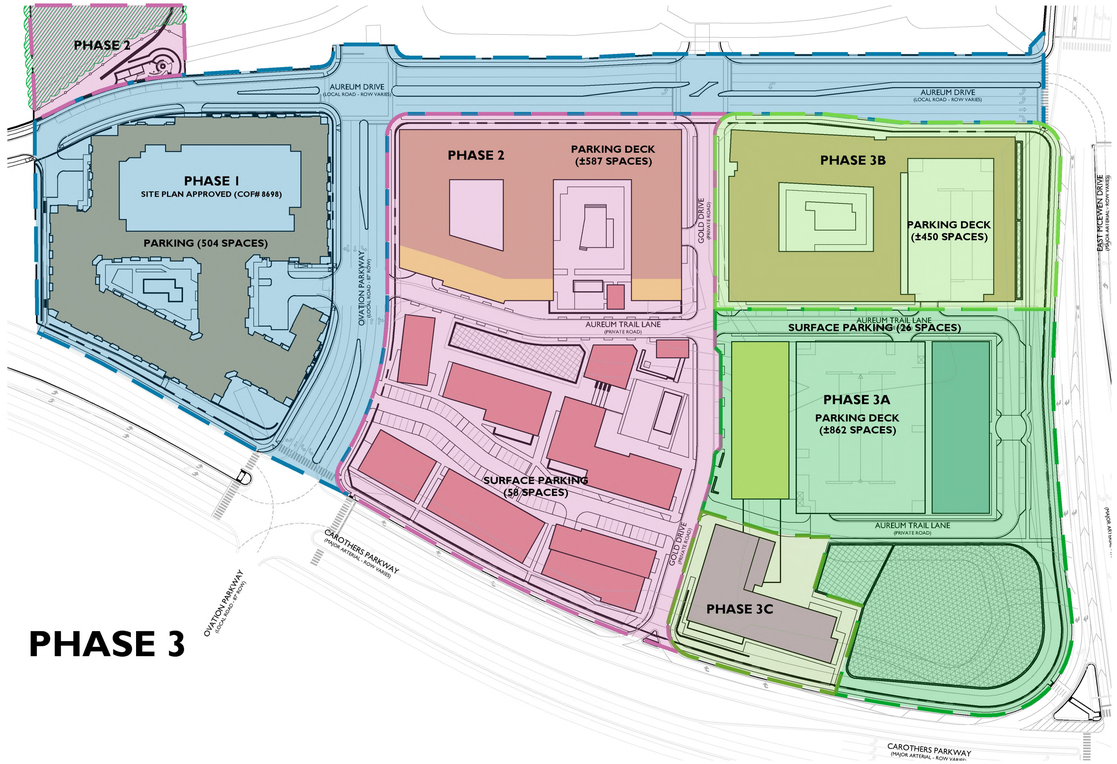
PHASING PLAN

SHEET
C6.0

COF: 8851



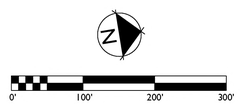
PHASE 2



PHASE 3

PHASED PARKING			
Completed Phase	ULI Parking Required	Permanent Parking Provided	Temporary Parking
1 (Site Plan Previously Approved)	568	504	Site Plan Approved
2	1,336	1149	187
3A	1,858	2037	0
3B	2,654	2493	All Parking Built*
3C	3,194	2493	All Parking Built*

**Permanent parking meets ULI recommendations based upon highest demand period (weekend).*



***UNTIL USE AND PARKING SHARE RATIOS ARE COMPLETED, TEMPORARY PARKING WILL CONFORM TO MINIMUM ULI PARKING STANDARDS.**

GAMBLE DESIGN COLLABORATIVE

DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

SOUTHSTAR

RaganSmith
a Pape-Dawson company

NELSON

AUREUM PUD SUBDIVISION
DEVELOPMENT PLAN REVISION 3

Franklin, Williamson County, Tennessee

JEFFREY A. ROSAK
REGISTERED
TENNESSEE NO. 346
LANDSCAPE ARCHITECT
6.18.25

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

PARKING PHASING

SHEET
C6.1

COF: 8851

SITE DATA

AUREUM PUD SUBDIVISION, DEVELOPMENT PLAN, REVISION 3

PROJECT NUMBER:	8851
SITE ACREAGE/SF:	27.19 AC / 1,184,425 SF
EXISTING ZONING:	PLANNED DISTRIT (PD 21.8 / 850,000 / 700)
PROPOSED ZONING:	PLANNED DISTRICT (PD 33.1 / 245,460 / 300)
APPLICABLE DEVELOPMENT STANDARD:	EITHER APPLY
PROPOSED DEVELOPMENT STANDARD:	TRADITIONAL* (SEE SHEET C0.0 FOR JUSTIFICATION)
APPLICABLE OVERLAYS:	HTO, HHO', 500' HHO BUFFER
MAP / PARCELS:	062 / 18.02, 18.16, 19.03
ADDRESS:	TBD
EXISTING LAND USE:	VACANT (REGIONAL COMMERCE PER ENV. FRANKLIN)
PROPOSED LAND USE:	MIXED-USE

REGULATIONS

BUILDING TYPES APPLIED:
ATTACHED RESIDENTIAL, COMMERCIAL

ANTICIPATED ROW DEDICATION:
3.66 AC (159,577 SF)

ADJUSTED SITE ACREAGE:
23.53 AC (1,024,848 SF) (TBD AT SITE PLAN)

BUILDING HEIGHT:
1-9 STORIES W/ ROOFTOP AMENITIES AS ALLOWED ON 8-STORIES)

DWELLING UNIT COUNT, BY TYPE:

MULTIFAMILY:	900

TREE CANOPY RETENTION:

EX TREE CANOPY:	35.4% / 418,744 SF / 9.61 AC
TREE CANOPY RETENTION REQUIRED:	24% / 100,499 SF / 2.31 AC
TREE CANOPY RETENTION PROVIDED:	46% / 192,659 SF / 4.42 AC

SPECIMEN TREE REPLACEMENT:

SPECIMEN TREE CALIPER REMOVED:	652
TOTAL EXEMPT ACCESS ESMT CALIPERS TO BE REMOVED:	-98
ADJUSTED TREE CALIPERS REMOVED:	554
SPECIMEN TREE DBH REPLACEMENT:	1,108
CALIPER INCHES PROVIDED PHASE 1:	45
CALIPER INCHES TO BE PROVIDED IN REMAINING PHASES:	1063

OPEN SPACE:

REQUIRED OPEN SPACE:	3% OF SITE (35,533 SF; 0.82 AC)
PROVIDED OS:	3.6% OF SITE (37,275 SF; 0.86 AC)

PARKLAND IMPACT FEES: SEE SHEET C2.3

LANDSCAPE SURFACE RATIO:

MIN. LSR:	0.20
PROVIDED LSR:	0.27 (TBD AT SITE PLAN)

PARKING REQUIRED: SEE SHEET C2.1
PARKING PROVIDED: SEE SHEET C2.1
BIKE PARKING REQUIRED: SEE SHEET C4.2

SETBACKS APPLIED TO OVERALL SITE BOUNDARY:

PERIMETER SETBACKS (FROM R.O.W./BOUNDARY):

E. MCEWEN DRIVE:	15' MIN.
CAROTHERS PARKWAY:	15' MIN.
OVATION PKWY:	0' MIN.***
SOUTHERN BOUNDARY:	15' MIN.

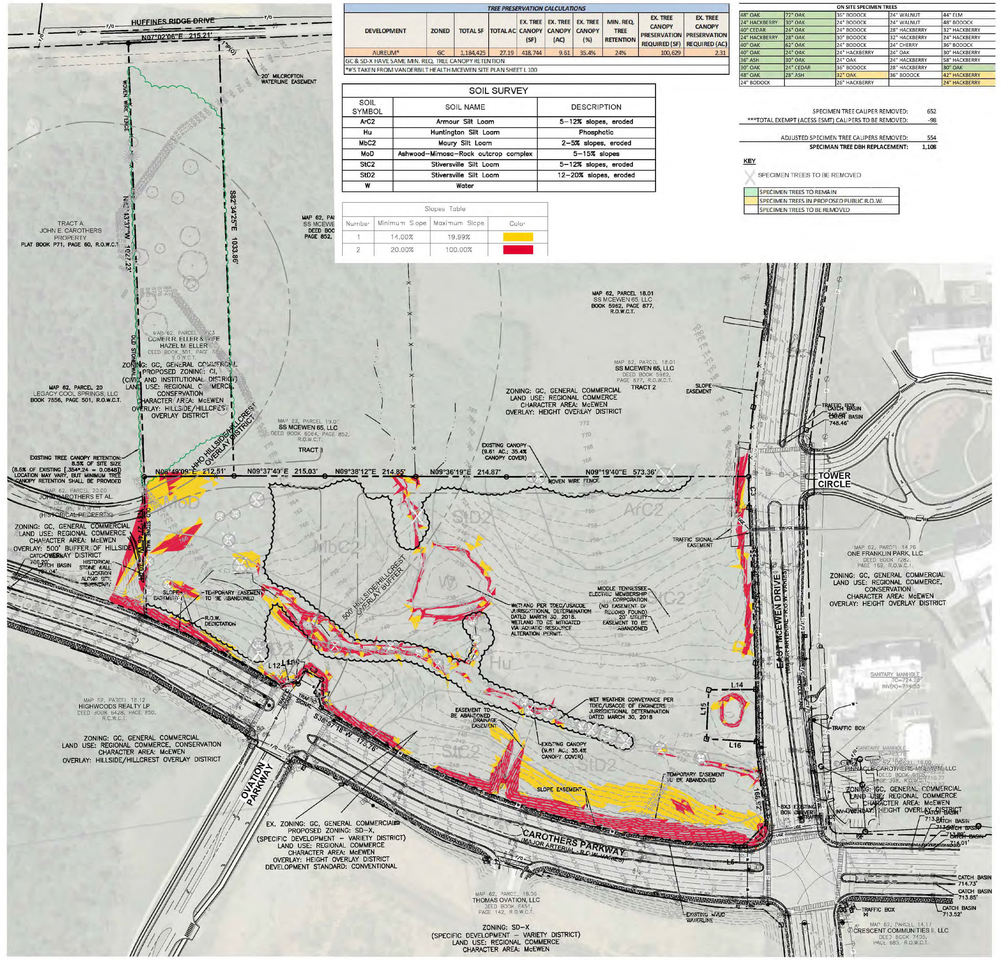
INTERNAL SETBACKS:

FRONT:	
PUBLIC ROAD:	0' MIN. (FROM R.O.W.)
OPEN SPACE/PLAZA:	0' MIN.
AUREUM TRAIL:	0' MIN. (FROM FACE OF CURB)
REAR:	0' MIN.
SIDE:	0' MIN.

***BALCONIES SHALL BE ALLOWED TO EXTEND INTO THE PUBLIC ROW OVER THE SIDEWALK/PLANTERS AND INTO THE PRIVATE DRIVE/SIDEWALK/PLANTERS BUT SHALL MEET UTILITY PROVIDERS AND FIRE MARSHALL CLEARANCE REQUIREMENTS. APPROVAL FROM THE UTILITY PROVIDERS AND FIRE MARSHALL SHALL BE OBTAINED WITH THE SITE PLAN APPROVAL TO VERIFY CLEARANCE REQUIREMENTS ARE BEING MET.

FIRE HYDRANTS: ALL HYDRANTS TO BE PRIVATE

TRANSIT LOCATION: FINAL LOCATION TO BE DETERMINED AT SITE PLAN IN COORDINATION WITH COF ENGINEERING DEPARTMENT.


HUFFINES RIDGE DRIVE
N07°02'06"E 215.21'
20' MILCROFTON WATERLINE EASEMENT
MAP 62, PARCEL 19.03
SS MCEWEN 65, LLC
DEED BOOK 8524, PAGE 852, R.O.W.C.T.
TRACT A
JOHN E. CAROTHERS
PROPERTY
PLAT BOOK P71, PAGE 60, R.O.W.C.T.
S82°24'27"E 1031.58'
MAP 62, PARCEL 20
LEGACY COOL SPRINGS, LLC
BOOK 7556, PAGE 501, R.O.W.C.T.
MAP 62, PARCEL 19.01
SS MCEWEN 65, LLC
DEED BOOK 8524, PAGE 852, R.O.W.C.T.
TRACT I
MAP 62, PARCEL 19.02
CHARLIE ELLER & WIFE
HAZEL M. ELLER
DEED BOOK 3011, PAGE 900
ZONING: GC, GENERAL COMMERCIAL
PROPOSED ZONING: CI,
CIVIC AND INSTITUTIONAL DISTRICT
LAND USE: REGIONAL C. MCEWEN
CONSERVATION
CHARACTER AREA: McEWEN
OVERLAY: HILLSIDE/HILLCREST
OVERLAY DISTRICT
HILLSIDE/HILLCREST OVERLAY DISTRICT
EXISTING TREE CANOPY RETENTION:
9.56 AC OF SITE SIZE
(9.56 OF EXISTING 2.39AP.24 = 0.08462)
LOCATION MAY VARY, BUT MINIMUM TREE
CANOPY RETENTION SHALL BE PROVIDED
MAP 62, PARCEL 19.04
CAROTHERS ET AL
DEED BOOK 3011, PAGE 900
R.O.W.C.T.
N09°48'05"E 212.51'
N09°37'45"E 215.03'
N09°38'12"E 214.85'
N09°36'19"E 214.87'
N09°19'40"E 573.36'
WOVEN WIRE FENCE
ZONING: GC, GENERAL COMMERCIAL
LAND USE: REGIONAL COMMERCE
CHARACTER AREA: McEWEN
OVERLAY: HILLSIDE/HILLCREST OVERLAY DISTRICT
500' HILLSIDE/HILLCREST OVERLAY BUFFER
SLOPE EASEMENT
TEMPORARY EASEMENT TO BE ABANDONED
R.O.W. DEDICATION
EXISTING TREE CANOPY RETENTION:
9.56 AC OF SITE SIZE
(9.56 OF EXISTING 2.39AP.24 = 0.08462)
LOCATION MAY VARY, BUT MINIMUM TREE
CANOPY RETENTION SHALL BE PROVIDED
MAP 62, PARCEL 19.04
CAROTHERS ET AL
DEED BOOK 3011, PAGE 900
R.O.W.C.T.
ZONING: GC, GENERAL COMMERCIAL
LAND USE: REGIONAL COMMERCE
CHARACTER AREA: McEWEN
OVERLAY: 500' BUFFER OF HILLSIDE
CATCHMENT OVERLAY DISTRICT
HISTORICAL
STONE WALL
TAXUS
HEDGE
SLOPE EASEMENT
TEMPORARY EASEMENT TO BE ABANDONED
R.O.W. DEDICATION
MAP 62, PARCEL 19.02
HIGHWOODS REALTY LP
DEED BOOK 5426, PAGE 850, R.O.W.C.T.
ZONING: GC, GENERAL COMMERCIAL
LAND USE: REGIONAL COMMERCE, CONSERVATION
CHARACTER AREA: McEWEN
OVERLAY: HILLSIDE/HILLCREST OVERLAY DISTRICT
OVATION PARKWAY
EX. ZONING: GC, GENERAL COMMERCIAL
PROPOSED ZONING: SD-X,
(SPECIFIC DEVELOPMENT - VARIETY DISTRICT)
LAND USE: REGIONAL COMMERCE
CHARACTER AREA: McEWEN
OVERLAY: HEIGHT OVERLAY DISTRICT
DEVELOPMENT STANDARD: CONVENTIONAL
CAROTHERS PARKWAY
MAJOR ARTERIAL
MAP 62, PARCEL 19.01
THOMAS OVATION, LLC
DEED BOOK 8451, PAGE 142, R.O.W.C.T.
ZONING: SD-X
(SPECIFIC DEVELOPMENT - VARIETY DISTRICT)
LAND USE: REGIONAL COMMERCE
CHARACTER AREA: McEWEN
EXISTING MUDD WATERLINE
MAP 62, PARCEL 18.01
SS MCEWEN 65, LLC
DEED BOOK 8582, PAGE 877, R.O.W.C.T.
ZONING: GC, GENERAL COMMERCIAL
LAND USE: REGIONAL COMMERCE
CHARACTER AREA: McEWEN
OVERLAY: HEIGHT OVERLAY DISTRICT
TRACT 2
EXISTING CANOPY (0.61 AC; 35.4% CANOPY COVER)
SLOPE EASEMENT
TRAFFIC SIGNAL EASEMENT
TRAFFIC BOX
CATCH BASIN
CATCH BASIN
TOWER CIRCLE
MAP 62, PARCEL 18.16
ONE FRANKLIN PARK, LLC
DEED BOOK 7361, PAGE 150, R.O.W.C.T.
ZONING: GC, GENERAL COMMERCIAL
LAND USE: REGIONAL COMMERCE, CONSERVATION
CHARACTER AREA: McEWEN
OVERLAY: HEIGHT OVERLAY DISTRICT
EAST MCEWEN DRIVE
MIDDLE TENNESSEE ELECTRIC MEMBERSHIP CORPORATION (NO EASEMENT OF RECORD FOUND)
EASEMENT TO BE ABANDONED
WETLAND PER TDEC/USACOE JURISDICTIONAL DETERMINATION DATED MARCH 30, 2018
WETLAND TO BE MITIGATED VIA AQUATIC RESOURCE ALTERATION PERMIT
WET WEATHER CONVEYANCE PER TDEC/USACOE OF ENGINEERS JURISDICTIONAL DETERMINATION DATED MARCH 30, 2018
EXISTING CANOPY (9.61 AC; 35.4% CANOPY COVER)
TEMPORARY EASEMENT TO BE ABANDONED
SLOPE EASEMENT
SANITARY MANHOLE
RIM=719.53
INV(N)=714.03
TRAFFIC BOX
MAP 62, PARCEL 18.02
ONE FRANKLIN PARK, LLC
DEED BOOK 7361, PAGE 150, R.O.W.C.T.
ZONING: GC, GENERAL COMMERCIAL
LAND USE: REGIONAL COMMERCE
CHARACTER AREA: McEWEN
OVERLAY: HEIGHT OVERLAY DISTRICT
CATCH BASIN
714.72'
CATCH BASIN
713.85'
CATCH BASIN
713.52'
MAP 62, PARCEL 18.17
CRESCENT COMMUNITIES II, LLC
DEED BOOK 7450, PAGE 580, R.O.W.C.T.
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CENTRAL PLAZA

NOTE:
IMAGES DO NOT ENTITLE THE DEVELOPMENT TO A PARTICULAR ARCHITECTURAL STYLE, FACADE, OR ELEMENT. ALL ARCHITECTURE MUST MEET REQUIREMENTS OF THE ZONING ORDINANCE AT TIME OF SITE PLAN SUBMITTAL. ALL ARCHITECTURE MUST MEET REQUIREMENTS OF SECTION 5.3.6 OF THE ZONING ORDINANCE AT TIME OF SITE PLAN UNLESS AN MOS HAS BEEN SPECIFICALLY REQUESTED WITH THIS SUBMITTAL.

GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE
SOUTHSTAR
RaganSmith
a Pape-Dawson company
NELSON

AUREUM PUD SUBDIVISION
DEVELOPMENT PLAN REVISION 3
Franklin, Williamson County, Tennessee



Revision Date
△ _____
△ _____
△ _____
△ _____

ARCHITECTURE CHARACTER
SHEET
A1.0
COF: 8851



CORNER OF OVATION AND CAROTHERS PARKWAY

NOTE:
IMAGES DO NOT ENTITLE THE DEVELOPMENT TO A PARTICULAR ARCHITECTURAL STYLE, FACADE, OR ELEMENT. ALL ARCHITECTURE MUST MEET REQUIREMENTS OF THE ZONING ORDINANCE AT TIME OF SITE PLAN SUBMITTAL. ALL ARCHITECTURE MUST MEET REQUIREMENTS OF SECTION 5.3.6 OF THE ZONING ORDINANCE AT TIME OF SITE PLAN UNLESS AN MOS HAS BEEN SPECIFICALLY REQUESTED WITH THIS SUBMITTAL.

GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

SOUTHSTAR

RaganSmith
a Pape-Dawson company

NELSON

AUREUM PUD SUBDIVISION
DEVELOPMENT PLAN REVISION 3
Franklin, Williamson County, Tennessee

JEFFREY A. ROMAK
REGISTERED
TENNESSEE NO. 346
LANDSCAPE ARCHITECT
6.18.25

Revision Date
△ _____
△ _____
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△ _____

ARCHITECTURE CHARACTER SHEET
AI.1
COF: 8851



CORNER OF OVATION PARKWAY AND GOLD DRIVE

NOTE:
IMAGES DO NOT ENTITLE THE DEVELOPMENT TO A PARTICULAR ARCHITECTURAL STYLE, FACADE, OR ELEMENT. ALL ARCHITECTURE MUST MEET REQUIREMENTS OF THE ZONING ORDINANCE AT TIME OF SITE PLAN SUBMITTAL. ALL ARCHITECTURE MUST MEET REQUIREMENTS OF SECTION 5.3.6 OF THE ZONING ORDINANCE AT TIME OF SITE PLAN UNLESS AN MOS HAS BEEN SPECIFICALLY REQUESTED WITH THIS SUBMITTAL.

GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE
SOUTHSTAR
RaganSmith
a Pape-Dawson company
NELSON

AUREUM PUD SUBDIVISION
DEVELOPMENT PLAN REVISION 3
Franklin, Williamson County, Tennessee



Revision Date
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ARCHITECTURE CHARACTER
SHEET
A1.2
COF: 8851



PEDESTRIAN VIEW OF CENTRAL PLAZA

NOTE:
IMAGES DO NOT ENTITLE THE DEVELOPMENT TO A PARTICULAR ARCHITECTURAL STYLE, FACADE, OR ELEMENT. ALL ARCHITECTURE MUST MEET REQUIREMENTS OF THE ZONING ORDINANCE AT TIME OF SITE PLAN SUBMITTAL. ALL ARCHITECTURE MUST MEET REQUIREMENTS OF SECTION 5.3.6 OF THE ZONING ORDINANCE AT TIME OF SITE PLAN UNLESS AN MOS HAS BEEN SPECIFICALLY REQUESTED WITH THIS SUBMITTAL.

GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

SOUTHSTAR

RaganSmith
a Pape-Dawson company

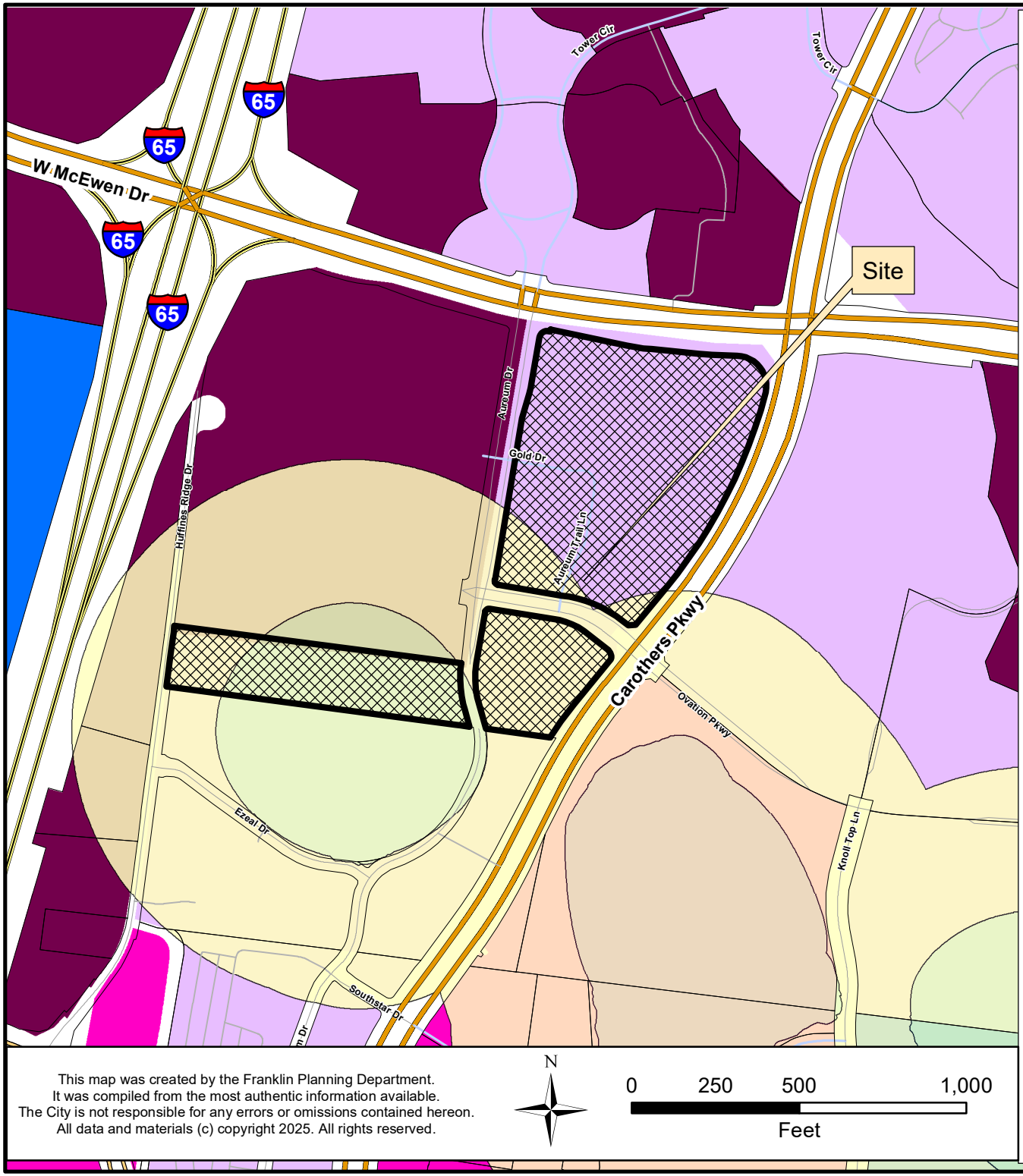
NELSON

AUREUM PUD SUBDIVISION
DEVELOPMENT PLAN REVISION 3
Franklin, Williamson County, Tennessee

JEFFREY A. ADAMIAK
REGISTERED
LANDSCAPE ARCHITECT
TENNESSEE NO. 346
8.18.25

Revision Date
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ARCHITECTURE CHARACTER SHEET
A1.3
COF: 8851



AUREUM PUD SUBDIVISION
ORDINANCE 2025-22
RESOLUTION 2025-53

Project Information
Existing Zoning: PD (21.8 / 850,000 / 700)
Proposed Zoning: PD (33.1 / 245,460 / 300)
Overlay Districts: HTO, HHO, 500' Buffer of Hillside
Site Acreage: 27.19 acres
Proposed Number of Dwelling Units: 900 Proposed
Nonresidential SF: 245,460 SF
Hotel Keys: 300

Legend

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

This map was created by the Franklin Planning Department.
It was compiled from the most authentic information available.
The City is not responsible for any errors or omissions contained hereon.
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N

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HISTORIC FRANKLIN TENNESSEE

COF no: 8851

CONDITIONS OF APPROVAL:

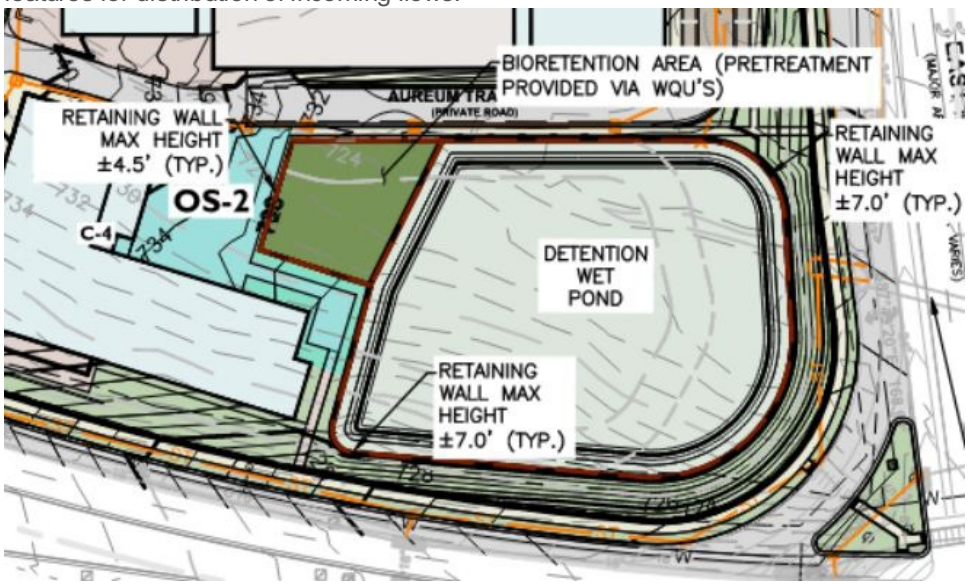
Open Issues: 24 These issues are currently being filtered

Engineering - Development Plan Checklist

General Issues

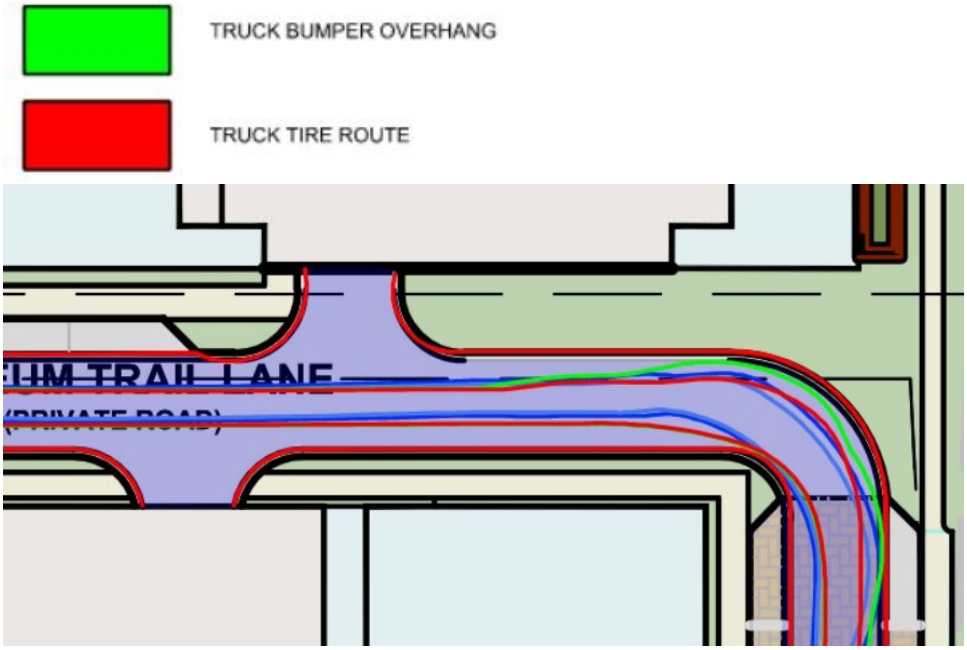
42. No Mega-Bio

lance.fittro@franklintn.gov The previous comment has not been addressed. Applicant shall include the clarification of design intent on the plans **by showing conceptual break-up of bioretention having contributing drainage area in excess of limitations in the BMP Manual on the plans as well.** Applicant is likewise advised that while water quality units may be utilized for pretreatment, flow-based treatment practices typically do not dissipate velocity as effectively as properly-sized forebays. Velocity dissipation will be required for all flows entering bioretention as necessary for long-term maintenance, in spite of notes such as that shown below. Where limitations in the BMP Manual are exceeded for a single stormwater management feature, these shall be broken up into separate features for distribution of incoming flows.



47. Autoturn Input

lance.fittro@franklintn.gov Where the autoturn analysis uses a red line to indicate the truck tire route, a red line should not also be used to indicate curb / edge of pavement. Applicant shall correct to clearly indicate fire apparatus wheel tracks around the northern loop of Aureum Trail Lane.



58. Stormwater Inlets

joe.marlo@franklintn.gov *Comment to remain open as a Condition of Approval, but **does not hinder approval of the Development Plan.***

At Site Plan, stormwater inlets along public and private thoroughfares shall be located at curb locations. Where curb is modified by this revision, previously constructed infrastructure, including inlets and pipe, shall be removed and new infrastructure installed at the new curb location.

61. ADA Pedestrian Crossings

joe.marlo@franklintn.gov *Comment to remain open as a Condition of Approval, but **does not hinder approval of the Development Plan.***

The ADA pedestrian crossings shown on the development plan do not meet Accessibility Guidelines for Pedestrian Facilities in the Public Right-of-Way (PROWAG) and are not approved.

At Site Plan, Applicant shall revise pedestrian crossings to meet PROWAG standards.

62. Autoturn

joe.marlo@franklintn.gov *Exhibit provided on C4.1 shows the Single Unit Truck and School Bus vehicles using the full width of the road to navigate through the site, similar what a firetruck may do in an emergency. The intent of the exhibit is to demonstrate that these non-emergency vehicles can navigate the non-standard street geometry proposed without leaving their lane. Please revise accordingly.*

Due to the density and non-standard street sections proposed, Applicant shall provide Autoturn exhibits for the following design vehicles and demonstrate that the vehicles can navigate the street network proposed without lane departure.

For exhibit clarity, please show right turns only when possible. Vehicles shall stay in their lane.

Autoturn Vehicle Exhibits:

- Single Unit Truck (AASHTO SU-30) along all public and private streets and alleys
- School Bus (AASHTO S-BUS 40) along all potential bus routes.

65. ADA On-Street Parking

joe.marlo@franklintn.gov *Comment to remain open as a Condition of Approval, but **does not hinder approval of the Development Plan.***

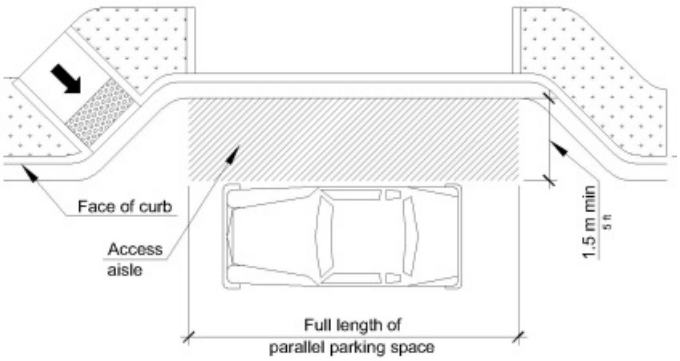
The Applicant shall be aware that the on-street parking layout currently shown on the Development Plan does not appear to accommodate required ADA on-street parking spaces, which, once implemented at Site Plan, will likely affect street, sidewalk, and potentially building layouts.

At Site Plan, where on-street parking is provided and is metered or designated by signs or pavement markings, Applicant shall provide accessible on-street parking spaces meeting the following:

1. Construction and quantity of accessible on-street parking spaces shall comply with the "*Accessibility Guidelines for Pedestrian Facilities in the Public Right-of-Way*" by the United States Access Board.
2. A 5'-0" access aisle shall be provided at each accessible on-street parking space exclusive of the gutter and in addition to the 8'-0" minimum stall width. The access aisle shall be provided regardless of the location of the space along the block face.
3. Curb flares promoting vehicular entry/exit shall be provided at each end of the accessible space exclusive of the 22'-0" stall length to accommodate parking against the curb line.
4. Additional ROW / Easement shall be dedicated as necessary to accommodate the accessible on-street parking space and sidewalk beyond.

TABLE R211 ON-STREET PARKING SPACES

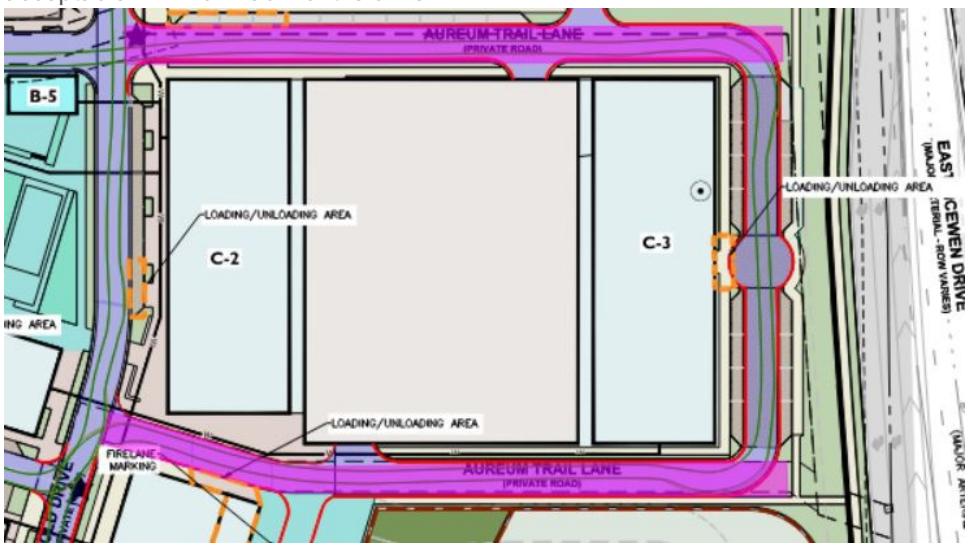
Total number of metered or designated parking spaces	Minimum required number of *accessible* parking spaces
1 to 25	1.
26 to 50	2.
51 to 75	3.
76 to 100	4.
101 to 150	5.
151 to 200	6.
201 and over	4 percent of total.



68. Street Standards

lance.fittro@franklintn.gov The included Request for Modification of Engineering Standards to reduce the minimum centerline radius of the private street, Aureum Trail Lane, to 25' is not approved.

As discussed in the meeting with Engineering and Fire staff following resubmittal of these plans, Applicant shall indicate the portions of Aureum Trail Lane north of the intersection with Gold Drive as an "Internal Drive" on the plans having a minimum width of 26' (as measured from face-of-curb to face-of-curb) for the eastern and western legs (pink highlight below) as required for Fire access. The northern portion of the loop may be reduced to 20' width. All other design standards for Internal Drives as identified in the Zoning Ordinance (minimum lane widths, sidewalks, parallel parking, etc) shall be met, with Autoturn analysis of COF fire apparatus turning movements governing the acceptable minimum radii for the drive.



70. Stormwater Easements

lance.fittro@franklintn.gov The previous comment has not been addressed. Applicant shall show and label easements associated with stormwater management features and storm pipe on the development plan, and ensure appropriate setbacks from ROW, structures and utilities are conceptually provided on the development plan, to be verified with future site plans.

74. Transit

jimmy.wiseman@franklintn.gov A preliminary meeting was held with the developers of Ovation and Aureum to discuss transit in this area. This region has been identified as a major priority by WeGo, Franklin Transit Authority and other regional transit partners. The developers have shown interest in working with Staff and these entities to incorporate transit elements into their respective developments. Prior to One Stop and the next site plan submittal, the applicant shall meet with Engineering, Planning and the regional transit representatives to plan for this area. Transit elements shall be included in the appropriate site plans going forward unless otherwise determined by the City Traffic Engineer or designee.

FIRE--Planning--DRT

General Issues

19. Fire Flow

stephen.otero@Franklintn.gov What is the residual PSI for the flowing hydrant? Please put this in the plans so I can determine the fire flow at 20 PSI.

FIRE HYDRANT FLOW TEST DATA

PROJECT NAME: AUREUM
DATE: 02/26/2025
PROJECT LOCATION: FRANKLIN, TN
PERFORMED BY: PARKER HOWELL, JON LYNN, AND JUSTIN MAXWELL, MVUD

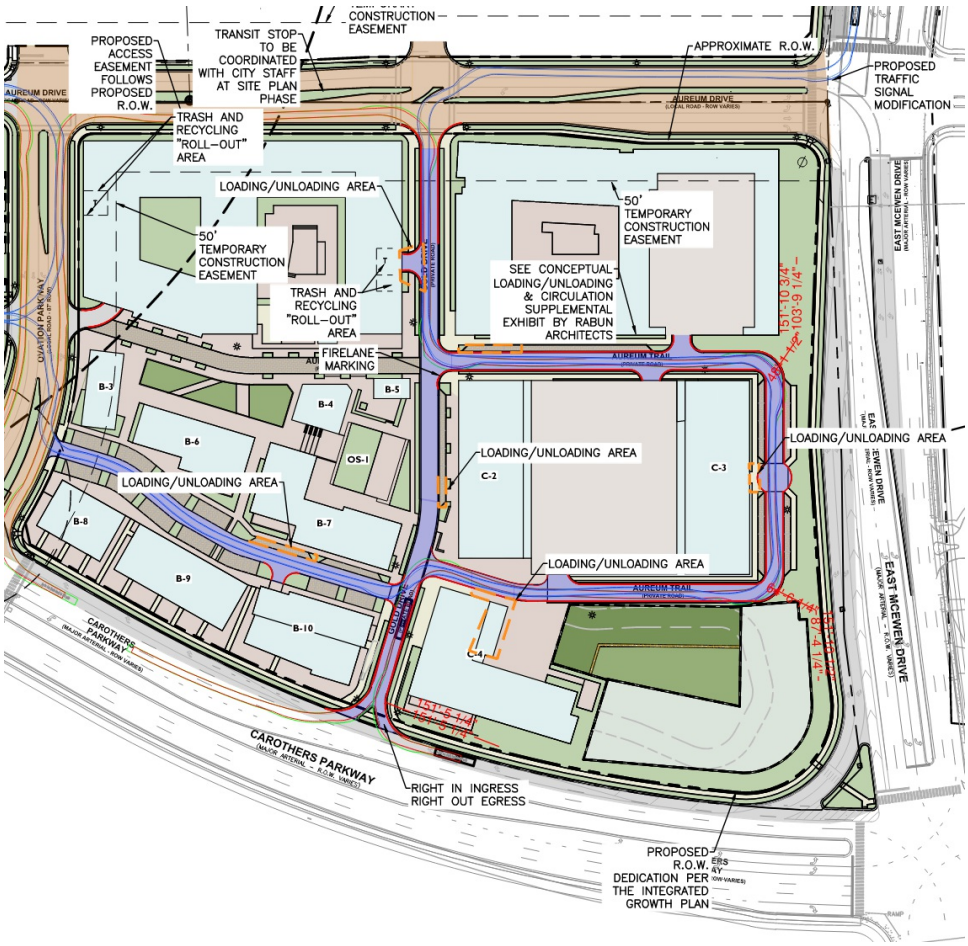
TEST 1:
RESIDUAL HYDRANT NUMBER: 2078
LOCATION: CAROTHERS PKWY
STATIC PRESSURE: 150 PSI
RESIDUAL PRESSURE: 146 PSI

FLOWING HYDRANT NUMBER: 2085
LOCATION: AUREUM DR
STATIC PRESSURE: 136 PSI
FLOW RATE: 1229 GAL/MIN

[Edited By Stephen Otero]

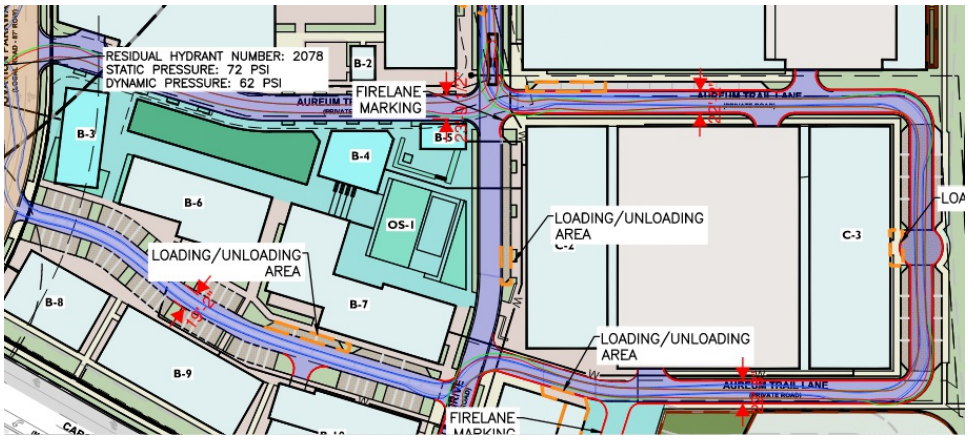
71. Fire lanes

stephen.otero@Franklintn.gov Fire lanes on Aureum Trail must be 26' wide on the East and West sides of the structure.



72. Fire Lane Widths

stephen.otero@Franklintn.gov The fire lanes shown below must be 26' wide. This was discussed at the in-person meeting we had with GDC and Southstar. The one exception may be the street with the B buildings. If these buildings do not exceed 30' height, they can remain at 20'. Your table shows some of the B building being 2-3 stories, which could trigger the 26' wide fire lanes.



[Edited By Stephen Otero]

Parks

General Issues

2. Parkland information

kevinl@franklintn.gov Parks

With the new ordinance changes going into effect on July 1, the amended Parkland Impact Fee Ordinance requires that all Parkland Impact Fee Agreements align with the submitted Development Plans, specifically regarding dwelling unit counts.

Exhibits were sent in to Parks on 7-10-25 at 3:38pm, however if the Parkland Agreement is not ready come Work Session you will be asked to **"defer"** until we have a law approved agreement. The work session is Aug 12th, and we will need the law approved version signed by the applicant no later than Aug 6th . All this to say, Law has a 30–45-day turnaround and we will try to submit what was sent early next week to Law.
[Edited By Kevin Lindsey]

Planning

General Issues

22. Envision Franklin

chelsea.randolph@franklintn.gov *Comment to remain open as a Condition of Approval, but **does not hinder approval of the Development Plan.***
Chapter 6.8 of the Franklin Zoning Ordinance requires pedestrian connections to all ground floor dwelling units of the Multifamily building type. This will be reviewed with Site Plan submittal.

26. MOS 3 - Chapter 5.3.6 (9)(c) - Roof Forms

chelsea.randolph@franklintn.gov

MOS 5.3.6(9)(c) Roof Forms – Amend to allow pitched or gabled roofs in addition to flat or low-pitched roofs for Nonresidential and Mixed-Use structures. Pitched roofs are requested in the Village Center zone as designated below. These roof-types create a distinct and appropriate visual style that will create a unique and attractive character for the Aureum Village Center (permitted locations highlighted below).

Staff can support this MOS with the restrictions laid out in the language of the request. The current zoning ordinance allows for pitched or gabled roofs so with the additional information The applicant has provided information to support that the MOS protects the overall purposes of the zoning ordinance.

27. MOS 4 - Chapter 5.12.5(6)(c) - Prohibited Signage

chelsea.randolph@franklintn.gov

MOS 3 - AS LABELED ON PLANS

Request:

MOS 5.12.5(6)(c) Prohibited Signage – Allow for Neon Lighting, LED Lighting when used as Building Mounted signs as an appropriate sign type in the pedestrian-oriented, mixed-use core of the development.

Staff does not support this MOS due to its' contradiction of the purpose and intent of the zoning ordinance. The information provided by the applicant does not address how the MOS protects the overall purposes of the zoning ordinance while allowing a prohibited signs that are still not allowed in today's ordinance.

28. MOS 5 - Chapter 5.12.5 (6) (c)

chelsea.randolph@franklintn.gov

MOS 4 - AS LABELED ON PLANS

Request:

MOS 5.12.5(6)(c) Prohibited Signage – Allow for Neon Lighting, LED Lighting when used as Building Mounted signs as an appropriate sign type in the pedestrian-oriented, mixed-use core of the development.

Staff does not support this MOS due to its' contradiction of the purpose and intent of the zoning ordinance. The information provided by the applicant does not address how the MOS protects the overall purposes of the zoning ordinance while allowing a prohibited signs that are still not allowed in today's ordinance.

29. MOS 6 - Chapter 5.12.9 (13)

chelsea.randolph@franklintn.gov

MOS 5 - AS LABELED ON PLANS

Request:

MOS 5.12.9(13) Signs Prohibited in All Base Districts – Allow String Lights as an appropriate lighting solution in pedestrian-oriented areas, dining areas, and amenity spaces within the development. String lights will be permitted in zones designated below. There shall be no sting lights or other hanging obstructions within public ROW or spanning Fire Access Lanes.

Staff can support this MOS. The current zoning ordinance allows for string lights.

54. Shared parking analysis

chelsea.randolph@franklintn.gov Applicant shall sign and record a shared parking agreement (per Chapter 5.9.11B(ii)). Please see requirement language below:

(ii) A Shared Parking Plan shall be enforced through a written agreement among all owners of record. An attested copy of the agreement between the owners of record must be recorded. Recordation of the agreement shall take place prior to issuance of a Certificate of Occupancy for any use to be served by the shared parking area. A shared parking agreement may be revoked only if all required off-street parking spaces will be provided in accordance with the requirements of Table 5-9, Minimum Off-Street Parking Standards.

67. Phasing

chelsea.randolph@franklintn.gov Applicant shall update the note below:

"Until use and parking share ratios are completed, temporary parking will conform to minimum ULI Parking standards."

to the following:

"Until use and parking share ratios are completed, temporary parking will conform to minimum City of Franklin parking standards."

Water/Sewer

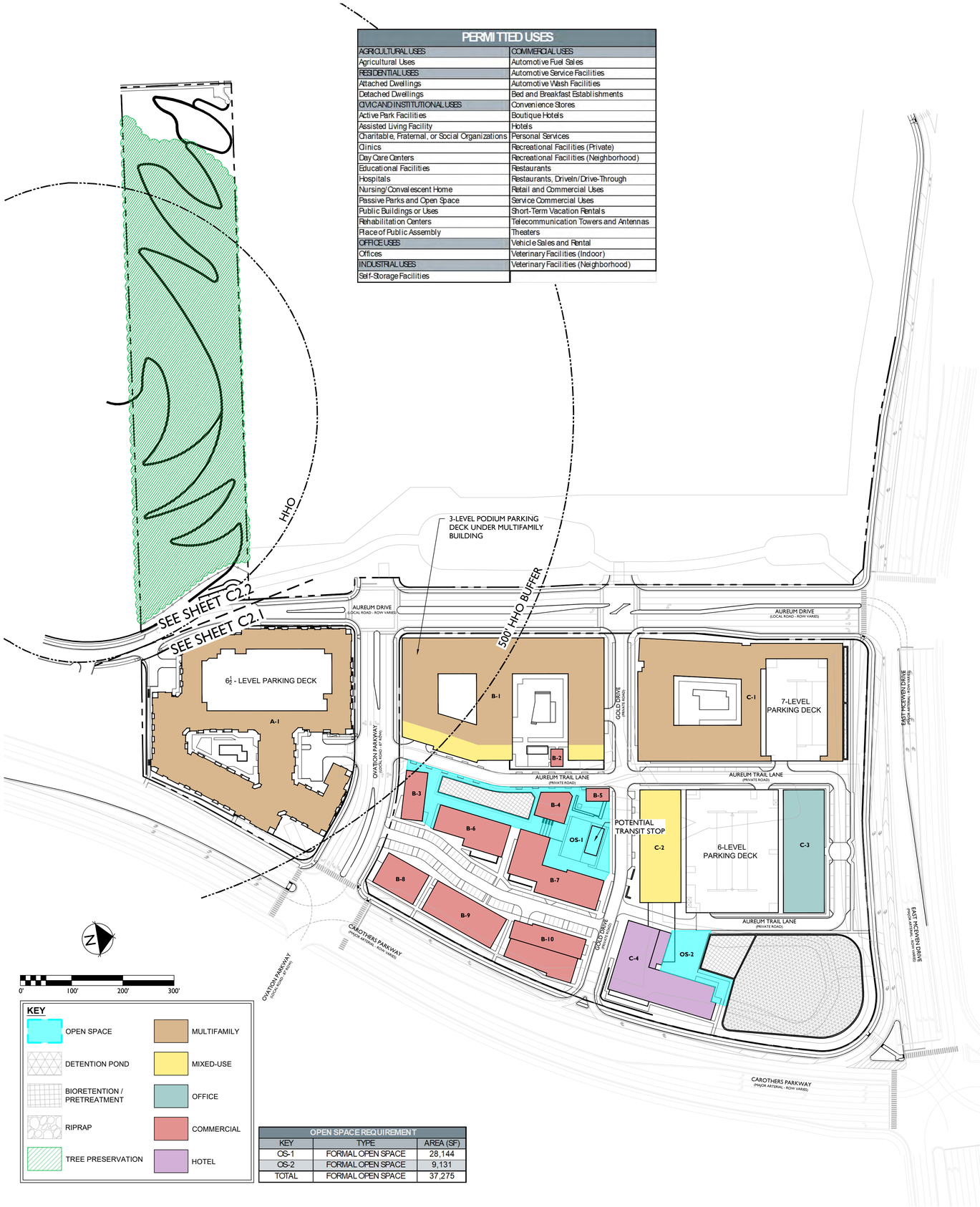
General Issues

73. Sewer near pavers

scott.andrews@franklintn.gov ***This is a new comment of an advisory nature.***

Applicant shall keep in mind at site plan the depth of sewer and easement width for the sewer shown below, in addition to its proximity to the permeable pavers. If the edges of the easement align with the start of the permeable pavers, there shall be a delineation, such as a concrete wall, between the easement and pavers so excavating the full width of the easement does not have a detrimental affect on the pavers' substrate and treatment area and WMD will not have issues with drainage entering the excavated area or having to replace bioretention material.
[Edited By Scott Andrews]

PERMITTED USES	
AGRICULTURAL USES	COMMERCIAL USES
Agricultural Uses	Automotive Fuel Sales
RESIDENTIAL USES	Automotive Service Facilities
Attached Dwellings	Automotive Wash Facilities
Detached Dwellings	Bed and Breakfast Establishments
CIVIC AND INSTITUTIONAL USES	Convenience Stores
Active Park Facilities	Boutique Hotels
Assisted Living Facility	Hotels
Charitable, Fraternal, or Social Organizations	Personal Services
Clinics	Recreational Facilities (Private)
Day Care Centers	Recreational Facilities (Neighborhood)
Educational Facilities	Restaurants
Hospitals	Restaurants, DriveIn/Drive-Through
Nursing/Convalescent Home	Retail and Commercial Uses
Passive Parks and Open Space	Service Commercial Uses
Public Buildings or Uses	Short-Term Vacation Rentals
Rehabilitation Centers	Telecommunication Towers and Antennas
Place of Public Assembly	Theaters
OFFICE USES	Vehicle Sales and Rental
Offices	Veterinary Facilities (Indoor)
INDUSTRIAL USES	Veterinary Facilities (Neighborhood)
Self-Storage Facilities	



KEY

- OPEN SPACE
- DETENTION POND
- BIORETENTION / PRETREATMENT
- RIPRAP
- TREE PRESERVATION
- MULTIFAMILY
- MIXED-USE
- OFFICE
- COMMERCIAL
- HOTEL

OPEN SPACE REQUIREMENT		
KEY	TYPE	AREA (SF)
OS-1	FORMAL OPEN SPACE	28,144
OS-2	FORMAL OPEN SPACE	9,131
TOTAL	FORMAL OPEN SPACE	37,275

SITE DATA

AUREUM PUD SUBDIVISION, DEVELOPMENT PLAN, REVISION 3

PROJECT NUMBER:	8851
SITE ACREAGE/SF:	27.19 AC / 1,184,425 SF
EXISTING ZONING:	PLANNED DISTRIT (PD 21.8 / 850,000 / 700)
PROPOSED ZONING:	PLANNED DISTRICT (PD 33.1 / 245,460 / 300)
APPLICABLE DEVELOPMENT STANDARD:	EITHER APPLY
PROPOSED DEVELOPMENT STANDARD:	TRADITIONAL* (SEE SHEET C0.0 FOR JUSTIFICATION)
APPLICABLE OVERLAYS:	HTO, HHO', 500' HHO BUFFER
MAP / PARCELS:	062 / 18.02, 18.16, 19.03
ADDRESS:	TBD
EXISTING LAND USE:	VACANT (REGIONAL COMMERCE PER ENV. FRANKLIN)
PROPOSED LAND USE:	MIXED-USE

REGULATIONS

BUILDING TYPES APPLIED:
ATTACHED RESIDENTIAL, COMMERCIAL

ANTICIPATED ROW DEDICATION:
3.66 AC (159,577 SF)

ADJUSTED SITE ACREAGE:
23.53 AC (1,024,848 SF) (TBD AT SITE PLAN)

BUILDING HEIGHT:
1-9 STORIES W/ ROOFTOP AMENITIES AS ALLOWED ON 8-STORIES)

DWELLING UNIT COUNT, BY TYPE:
MULTIFAMILY: 900

TREE CANOPY RETENTION:

EX TREE CANOPY:	35.4% / 418,744 SF / 9.61 AC
TREE CANOPY RETENTION REQUIRED:	24% / 100,499 SF / 2.31 AC
TREE CANOPY RETENTION PROVIDED:	46% / 192,659 SF / 4.42 AC

SPECIMEN TREE REPLACEMENT:

SPECIMEN TREE CALIPER REMOVED:	652
TOTAL EXEMPT ACCESS ESMT CALIPERS TO BE REMOVED:	-98
ADJUSTED TREE CALIPERS REMOVED:	554
SPECIMEN TREE DBH REPLACEMENT:	1,108
CALIPER INCHES PROVIDED PHASE 1:	45
CALIPER INCHES TO BE PROVIDED IN REMAINING PHASES:	1063

OPEN SPACE:

REQUIRED OPEN SPACE:	3% OF SITE (35,533 SF; 0.82 AC)
PROVIDED OS:	3.6% OF SITE (37,275 SF; 0.86 AC)

PARKLAND IMPACT FEES: SEE SHEET C2.3

LANDSCAPE SURFACE RATIO:

MIN. LSR:	0.20
PROVIDED LSR:	0.27 (TBD AT SITE PLAN)

PARKING REQUIRED:	SEE SHEET C2.1
PARKING PROVIDED:	SEE SHEET C2.1
BIKE PARKING REQUIRED:	SEE SHEET C4.2

SETBACKS APPLIED TO OVERALL SITE BOUNDARY:

PERIMETER SETBACKS (FROM R.O.W./BOUNDARY):

E. MCEWEN DRIVE:	15' MIN.
CAROTHERS PARKWAY:	15' MIN.
OVATION PKWY:	0' MIN.***
SOUTHERN BOUNDARY:	15' MIN.

INTERNAL SETBACKS:

FRONT:	
PUBLIC ROAD:	0' MIN. (FROM R.O.W.)
OPEN SPACE/PLAZA:	0' MIN.
AUREUM TRAIL:	0' MIN. (FROM FACE OF CURB)
REAR:	0' MIN.
SIDE:	0' MIN.

***BALCONIES SHALL BE ALLOWED TO EXTEND INTO THE PUBLIC ROW OVER THE SIDEWALK/PLANTERS AND INTO THE PRIVATE DRIVE/SIDEWALK/PLANTERS BUT SHALL MEET UTILITY PROVIDERS AND FIRE MARSHALL CLEARANCE REQUIREMENTS. APPROVAL FROM THE UTILITY PROVIDERS AND FIRE MARSHALL SHALL BE OBTAINED WITH THE SITE PLAN APPROVAL TO VERIFY CLEARANCE REQUIREMENTS ARE BEING MET.

FIRE HYDRANTS: ALL HYDRANTS TO BE PRIVATE

TRANSIT LOCATION: FINAL LOCATION TO BE DETERMINED AT SITE PLAN IN COORDINATION WITH COF ENGINEERING DEPARTMENT.

IMPACT STATEMENT

WATER
MALLORY VALLEY UTILITY DISTRICT IS THE WATER PROVIDER TO THIS PARCEL. FIRE FLOW DATA INDICATES THAT DOMESTIC, FIRE AND IRRIGATION DEMANDS CAN BE MET FOR THE DEVELOPMENT OF THE PROPERTY. MALLORY VALLEY AND THEIR ENGINEERS WILL PROVIDE THE DESIGNS FOR ANY NEW CONNECTIONS TO THE 12" WATER LINE STUB LOCATED SOUTH OF MCEWEN DRIVE AND THE 18" WATER LINE LOCATED WEST OF CAROTHERS PARKWAY. MAXIMUM ANTICIPATED GPD FOR THIS DEVELOPMENT IS 306 GPM. A TWO (2) HYDRANT FLOW TEST WAS PERFORMED ON JANUARY 27, 2022 BY HETHCOAT & DAVIS, INC. THE READ HYDRANT PROVIDED A STATIC PRESSURE OF 156 PSI AND A RESIDUAL PRESSURE OF 150 PSI. THE FLOW HYDRANT PROVIDED A STATIC PRESSURE OF 145 PSI AND A RESIDUAL PRESSURE OF 135 PSI.

SANITARY SEWER
THE CITY OF FRANKLIN PROVIDES SEWER SERVICE FOR THE DEVELOPMENT. CURRENTLY, PUBLIC SEWER LINES ARE BEING INSTALLED PER COF #7804. THE MAXIMUM ANTICIPATED DEMAND FOR THIS DEVELOPMENT IS 1,068 SFUE.

RECLAIMED WATER LINE
CURRENTLY NO WATER REUSE LINES EXIST ON THE EAST SIDE OF INTERSTATE 65 AND THIS PROJECT WILL NOT BE REQUIRED TO IMPROVE EXISTING PUBLIC INFRASTRUCTURE.

DRAINAGE FACILITIES
CURRENTLY, ALL SITE STORMWATER FLOWS TO A CULVERT UNDER MCEWEN DRIVE NEAR THE NORTHEAST CORNER OF THE PARCEL. THE EXISTING ONSITE DETENTION AND WATER QUALITY FEATURES ARE BEING INSTALLED PER COF #7804. THE PROPOSED SD-X DEVELOPMENT WILL MEET THE CITY OF FRANKLIN'S STORMWATER ORDINANCE FOR WATER QUALITY AND QUANTITY ON-SITE.

STORMWATER
GREEN INFRASTRUCTURE PRACTICES ARE SHOWN FOR DESIGN INTENT ONLY AND ARE NOT INTENDED TO REPRESENT THE FINAL DESIGN. FUTURE STORMWATER DESIGN WILL COMPLY WITH CITY OF FRANKLIN BEST MANAGEMENT PRACTICES STORMWATER MANAGEMENT MANUAL AS WELL AS ALTERNATE BMPS SUPPORTED BY CITY STAFF INCLUDING PERVIOUS PAVERS, BIO-RETENTION AREAS AND DETENTION PONDS. ADDITIONAL METHODS MAY BE PROPOSED AT SITE PLAN SUBMITTALS, AND ARE UNDERSTOOD TO NEED STAFF APPROVAL PRIOR TO IMPLEMENTATION.

ELECTRICITY
MIDDLE TENNESSEE ELECTRIC IS THE ELECTRICAL PROVIDER FOR THIS PROPERTY.

GAS
ATMOS IS THE NATURAL GAS PROVIDER FOR THIS PROPERTY.

REFUSE COLLECTION
REFUSE COLLECTION BY A COMBINATION OF CITY OF FRANKLIN COLLECTION SERVICES AND PRIVATE COLLECTION SERVICES

STREET NETWORK
MCEWEN DRIVE, TO THE NORTH OF THE PROPERTY, AND CAROTHERS PARKWAY, TO THE EAST OF THE PROPERTY, ARE CLASSIFIED AS MAJOR ARTERIAL ROADS ON THE CURRENT MAJOR THOROUGHFARE PLAN. OFF-SITE ROADWAY IMPROVEMENTS CONSISTENT WITH THE INTEGRATED GROWTH PLAN ARE PROPOSED WITH THE PUD AND OUTLINED IN THE TRAFFIC IMPACT STUDY. INTERNAL PROPOSED DRIVES PROVIDE CONNECTIVITY THROUGH THE DEVELOPMENT FROM THE MAJOR ARTERIAL ROADS TO THE ADJACENT PARCELS.

BUILDING KEY							
GROUP	BUILDING	CONSTRUCTION TYPE	STORIES	PERMITTED BUILDING USES	COMMERCIAL/ OFFICE SF	KEYS	MULTI-FAMILY/ CONDO (UNITS)
A	1	2	5	MULTIFAMILY			296
B	1	1	6-8	MULTIFAMILY / COMMERCIAL / RESTAURANT/ RETAIL			280
	2	2	1-2	COMMERCIAL / RESTAURANT/ RETAIL	800		
	3	2	1-2	COMMERCIAL / RESTAURANT/ RETAIL	8,000		
	4	2	1-2	COMMERCIAL / RESTAURANT/ RETAIL	3,300		
	5	2	1	COMMERCIAL / RESTAURANT/ RETAIL	1,100		
	6	2	1-2	COMMERCIAL / RESTAURANT/ RETAIL	7,500		
	7	2	1-2	COMMERCIAL / RESTAURANT/ RETAIL	19,400		
	8	2	2-3	COMMERCIAL / RESTAURANT/ RETAIL	5,850		
	9	2	2-3	COMMERCIAL / RESTAURANT/ RETAIL	9,225		
	10	2	2-3	COMMERCIAL / RESTAURANT/ RETAIL	20,000		
			SUBTOTAL		***75,175***		***280***
C	1	1	6-8	MULTIFAMILY			280
	2	1	3-5	MULTIFAMILY / COMMERCIAL / RESTAURANT/ RETAIL / OFFICE	46,685		44
	3	1	6-9	OFFICE	123,600		
	4	1	6-9	HOTEL		300	
			SUBTOTAL		***170,285***	***300***	***324***
TOTALS					**245,460**	**300**	**900**

GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

SOUTHSTAR

RaganSmith
a Pape-Dawson company

NELSON

AUREUM PUD SUBDIVISION
DEVELOPMENT PLAN REVISION 3
Franklin, Williamson County, Tennessee

JEFFREY A. ROSLAK
REGISTERED
TENNESSEE NO. 328
LANDSCAPE ARCHITECT
4.18.25

Revision Date
1. _____
2. _____
3. _____
4. _____

OVERALL DEVELOPMENT PLAN

SHEET
C2.0

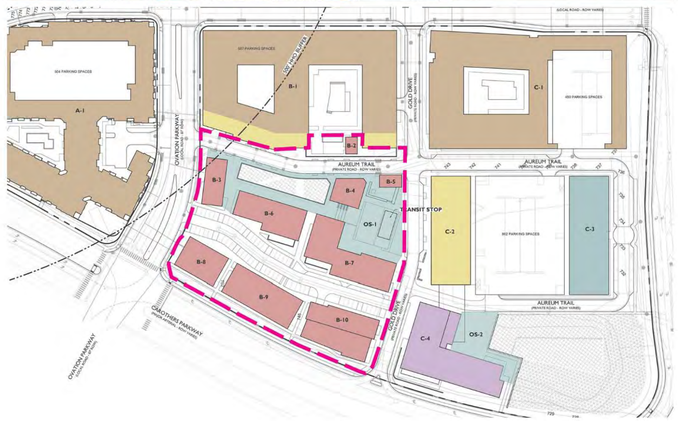
COF: 8851

APPROVED MOS - COF 6910

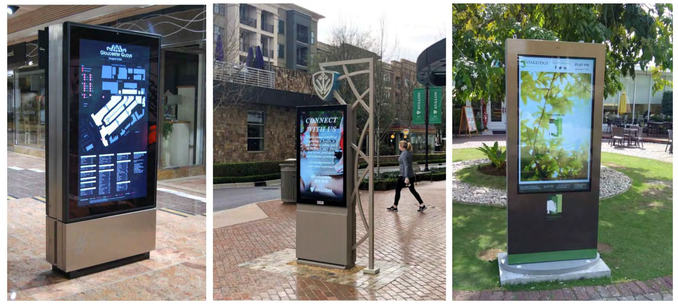
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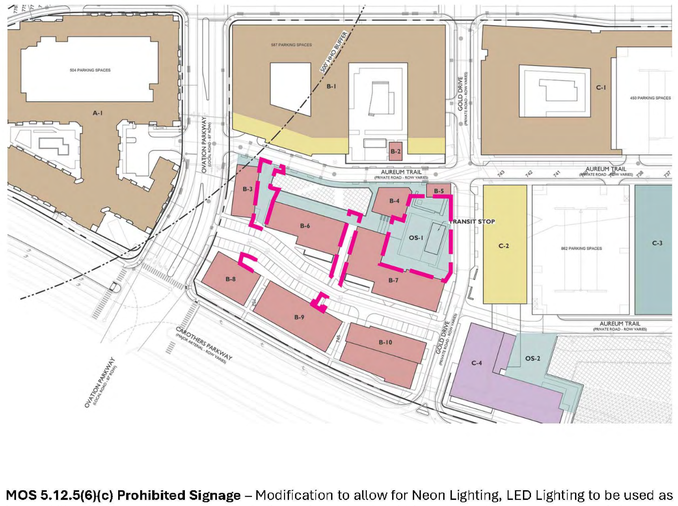
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3. **MOS 5.12.5(6)(c) Prohibited Signage –** Modification to allow a maximum of (3) Digital, Interactive wayfinding screen panels in the designated zones within the Village Center. These signs are an appropriate design solution for pedestrian navigation and way finding in the Village Center (permitted locations highlighted below).

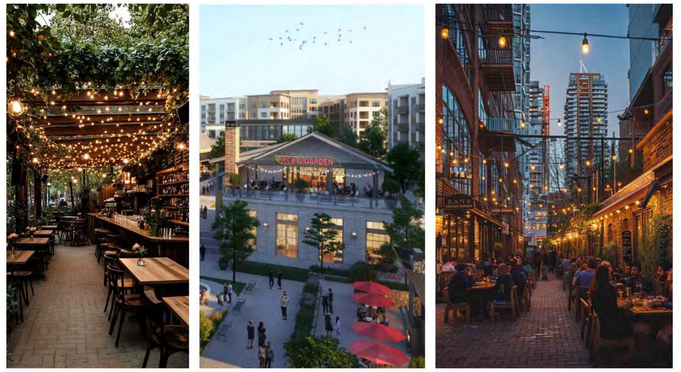


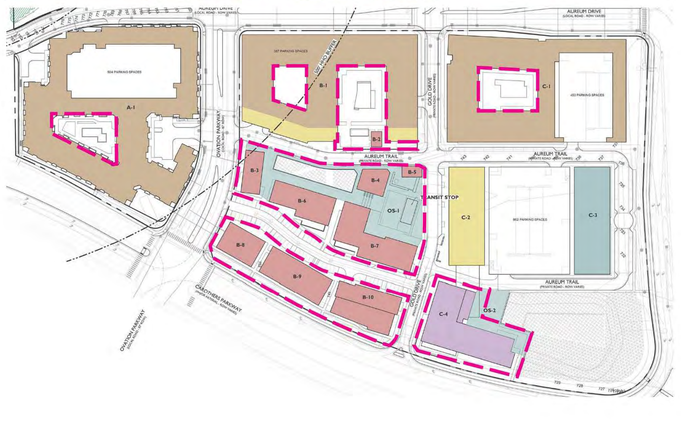


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5. **MOS 5.12.9(13) Signs Prohibited in All Base Districts** – Allow String Lights as an appropriate lighting solution in pedestrian-oriented areas, dining areas, and amenity spaces within the development. String lights will be permitted in zones designated below. There shall be no sting lights or other hanging obstructions within public ROW or spanning Fire Access Lanes.





GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE
SOUTHSTAR
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a Pape-Dawson company
NELSON

AUREUM PUD SUBDIVISION
DEVELOPMENT PLAN REVISION 3
Franklin, Williamson County, Tennessee

JEFFREY A. POPLAK
REGISTERED
TENNESSEE NO.
LANDSCAPE ARCHITECT
6.18.25

Revision Date
△ _____
△ _____
△ _____
△ _____

MODIFICATION OF STANDARDS

SHEET
C0.1
COF: 8851

SHEET INDEX

C0.0	COVER SHEET
C0.1	MODIFICATION OF STANDARDS
C0.2	2024-06-06 APPROVED DEVELOPMENT PLAN
C1.0	EXISTING CONDITIONS
C2.0	OVERALL DEVELOPMENT PLAN
C2.1	DEVELOPMENT PLAN ENLARGEMENT
C2.2	DEVELOPMENT PLAN ENLARGEMENT
C2.3	PREVIOUSLY APPROVED PARKLAND DEDICATION
C2.4	PARKLAND DEDICATION
C2.5	FUTURE IGP PLAN
C3.0	OVERALL GRADING AND DRAINAGE PLAN
C3.1	ENLARGED GRADING AND DRAINAGE PLAN
C3.2	ENLARGED GRADING AND DRAINAGE PLAN
C4.0	OVERALL ROW AND ACCESS PLAN
C4.1	OVERALL ROW AND ACCESS PLAN
C4.2	ENLARGED ROW AND ACCESS PLAN
C4.3	ENLARGED ROW AND ACCESS PLAN
C4.4	STREET NETWORK PLAN AND SECTIONS
C4.5	STREET SECTIONS
C4.6	PREVIOUSLY APPROVED STREET SECTIONS
C5.0	OVERALL UTILITY PLAN
C5.0	ENLARGED UTILITY PLAN
C5.2	ENLARGED UTILITY PLAN
C6.0	PHASING PLAN
C6.1	PARKING PHASING
L1.0	APPROVED TREE PRESERVATION PLAN
A1.0	ARCHITECTURE CHARACTER
A1.1	ARCHITECTURE CHARACTER
A1.2	ARCHITECTURE CHARACTER
A1.3	ARCHITECTURE CHARACTER

DEVELOPMENT TEAM

APPLICANT & LANDSCAPE ARCHITECT:
GAMBLE DESIGN COLLABORATIVE
JEFF ROSIAK, PLA
3020 STANSBERRY LANE, SUITE 201
FRANKLIN, TN 37069
615-545-4121
JEFF@GDC-TN.COM

DEVELOPER / OWNER:
SOUTHSTAR, LLC
GLENN S. MCGEHEE
800 CRESCENT CENTRE DRIVE, SUITE 440
FRANKLIN, TN 37067
615-472-8993
GMCGEHEE@SOUTHSTARCO.COM

ENGINEER:
RAGAN SMITH
EVAN FOSTER
315 WOODLAND ST
NASHVILLE, TN 37206
615-244-8591
EFOSTER@RAGANSMITH.COM

ARCHITECT:
NELSON WORLDWIDE, LLC
JEREMY HULL
1055 HOWELL MILL ROAD, SUITE 1250
ATLANTA, GA 30318
770-209-9393
JHULL@NELSONWW.COM

ENVISION FRANKLIN COMPLIANCE

CONSISTENT WITH THE MAJOR OBJECTIVES OF ENVISION FRANKLIN, AUREUM IS INTENDED TO BE AN INTEGRAL COMMUNITY FOR THE RESIDENTS, EMPLOYEES, AND VISITORS THROUGH CAREFULLY CRAFTED DESIGN SPECIFIC TO THE DEVELOPMENT. AUREUM WILL ATTRACT A VARIETY OF BUSINESS OPPORTUNITIES FOR COMMERCIAL DEVELOPMENT AND RESIDENTIAL OPPORTUNITIES BY PROVIDING AN EXCEPTIONAL MIXED-USE ENVIRONMENT FOR ALL TO ENJOY.

AUREUM IS LOCATED AT THE SOUTHWEST CORNER OF CAROTHERS PARKWAY AND EAST MCEWEN DRIVE AND ADJACENT TO I-65 CORRIDOR. THIS PROMINENT LOCATION ALLOWS THE DEVELOPMENT TO BE DESIGNED TOWARDS HIGHER INTENSITY DEVELOPMENT, TALLER BUILDINGS, AND A MIX OF USES. AUREUM IS IDENTIFIED AS "REGIONAL COMMERCE" IN ENVISION FRANKLIN "DESIGN CONCEPTS MAP," AND IS IN ACCORDANCE WITH THE "REGIONAL COMMERCE" DESCRIPTION SET FORTH BY ENVISION FRANKLIN PUBLICATION AS "HIGH INTENSITY ACTIVITY CENTERS THAT ATTRACT LARGE NUMBERS OF PEOPLE AND EMPLOYERS FROM BOTH WITHIN AND OUTSIDE THE CITY." CLOSE PROXIMITY TO I-65 CORRIDOR AND HIGH-PROFILE PRESENCE ALONG BOTH MCEWEN DRIVE AND CAROTHERS PARKWAY WILL DRIVE THE STANDARDS OF AUREUM AND ITS SURROUNDING AREAS TO BE UNPARALLELED.

THE AUREUM SITE IS CURRENTLY UNDERUTILIZED, VACANT, AND CONTAINS SPARSE EXISTING VEGETATION. THE PROPOSED DEVELOPMENT WILL SEEK TO MAXIMIZE THE SITE'S LAND USE POTENTIAL BY CONVERTING UNDERUTILIZED LAND INTO VIBRANT MIXED-USE COMMUNITY WITH DEFINING ARCHITECTURAL BUILDINGS, WALKWAYS THAT ENGAGE PEDESTRIAN CIRCULATION, AND INTEGRATED PARKING STRUCTURES SHARED AMONGST THE USERS. AUREUM WILL INCLUDE A VARIETY OF PUBLIC SPACES SUCH AS PLAZAS, COURTYARDS, AND PEDESTRIAN SHARED STREETS, ALL EASILY ACCESSIBLE FROM AN INTERCONNECTED NETWORK OF SIDEWALKS AND PATHS.

AUREUM WILL FEATURE NEW MEDIUM- TO HIGH-DENSITY RESIDENTIAL HOUSING. INCORPORATING ADDITIONAL RESIDENTIAL USES WILL ENHANCE THE ECONOMIC VIABILITY OF BOTH THIS PROJECT AND THE SURROUNDING COMMERCIAL DEVELOPMENTS. EXISTING SINGLE- AND MULTI-FAMILY NEIGHBORHOODS IN THE SURROUNDING AREA, AS WELL AS THE NUMEROUS COMMERCIAL BUSINESSES, WILL BENEFIT FROM A VARIETY OF NEW RESTAURANTS, SHOPS, AND EMPLOYMENT OPPORTUNITIES WITHIN AUREUM.

IMPACT STATEMENT

WATER
MALLORY VALLEY UTILITY DISTRICT IS THE WATER PROVIDER TO THIS PARCEL. FIRE FLOW DATA INDICATES THAT DOMESTIC, FIRE AND IRRIGATION DEMANDS CAN BE MET FOR THE DEVELOPMENT OF THE PROPERTY. MALLORY VALLEY AND THEIR ENGINEERS WILL PROVIDE THE DESIGNS FOR ANY NEW CONNECTIONS TO THE 12" WATER LINE STUB LOCATED SOUTH OF MCEWEN DRIVE AND THE 18" WATER LINE LOCATED WEST OF CAROTHERS PARKWAY. MAXIMUM ANTICIPATED GPD FOR THIS DEVELOPMENT IS 306 GPM. A TWO (2) HYDRANT FLOW TEST WAS PERFORMED ON JANUARY 27, 2022 BY HETHCOAT & DAVIS, INC. THE READ HYDRANT PROVIDED A STATIC PRESSURE OF 156 PSI AND A RESIDUAL PRESSURE OF 150 PSI. THE FLOW HYDRANT PROVIDED A STATIC PRESSURE OF 145 PSI AND A RESIDUAL PRESSURE OF 135 PSI.

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RECLAIMED WATER LINE
CURRENTLY NO WATER REUSE LINES EXIST ON THE EAST SIDE OF INTERSTATE 65 AND THIS PROJECT WILL NOT BE REQUIRED TO IMPROVE EXISTING PUBLIC INFRASTRUCTURE.

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CURRENTLY, ALL SITE STORMWATER FLOWS TO A CULVERT UNDER MCEWEN DRIVE NEAR THE NORTHEAST CORNER OF THE PARCEL. THE EXISTING ONSITE DETENTION AND WATER QUALITY FEATURES ARE BEING INSTALLED PER COF #7804. THE PROPOSED SD-X DEVELOPMENT WILL MEET THE CITY OF FRANKLIN'S STORMWATER ORDINANCE FOR WATER QUALITY AND QUANTITY ON-SITE.

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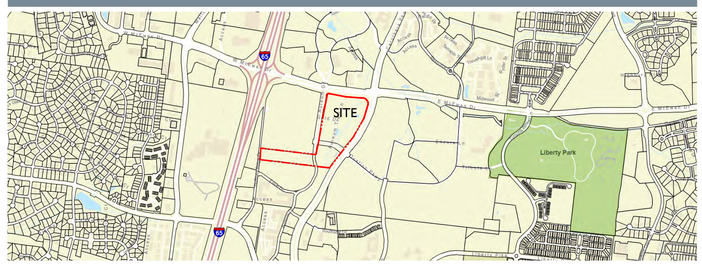
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VICINITY MAP



NOT TO SCALE

AUREUM PUD SUBDIVISION

DEVELOPMENT PLAN, REVISION 3 (PD 33.1 / 245,460 / 300)

Franklin, Williamson County, Tennessee



NOT TO SCALE

PREVIOUSLY APPROVED MOS - COF 6910

1. **MOS 5.3.5(3)(e) Roof Forms** – Amend to allow flat roofs in addition to pitched roof for attached residential structures. Pitched roofs are not applicable for all urban structures. **PREVIOUSLY APPROVED**

PROPOSED MODIFICATION OF STANDARDS

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VESTING STANDARDS

THE ORIGINAL DEVELOPMENT PLAN (COF: 6810) WAS APPROVED UNDER THE 07-01-2018 ZONING ORDINANCE:

ZONING ORDINANCE:	07-01-2018
SUBDIVISION REGULATIONS:	02-28-2013
HISTORIC DISTRICT DESIGN GUIDELINES:	N/A
TRANSPORTATION AND STREET TECHNICAL STANDARDS:	04-25-2017
STORMWATER BMP MANUAL:	01-01-2016
TECHNICAL SPECIFICATIONS FOR UTILITY INSTALLATION:	12-10-2013
MUNICIPAL CODE:	10-23-2018

COMPREHENSIVE REVIEW AT SITE PLAN:

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

JEFFREY A. ROSIAK REGISTERED LANDSCAPE ARCHITECT TENNESSEE NO. 328 2025

PRE-APP SUBMITTAL:	2025-05-23
INITIAL SUBMITTAL:	2025-06-04
RESUBMITTAL:	2025-07-03
ONE STOP:	
COF #	8851

GAMBLE DESIGN COLLABORATIVE

DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

SITE DATA

AUREUM PUD SUBDIVISION, DEVELOPMENT PLAN, REVISION 3

PROJECT NUMBER:	8851
SITE ACREAGE/SF:	27.19 AC / 1,184,425 SF
EXISTING ZONING:	PLANNED DISTRIT (PD 21.8 / 850,000 / 700)
PROPOSED ZONING:	PLANNED DISTRICT (PD 33.1 / 245,460 / 300)
APPLICABLE DEVELOPMENT STANDARD:	EITHER APPLY
PROPOSED DEVELOPMENT STANDARD:	TRADITIONAL* (SEE SHEET C0.0 FOR JUSTIFICATION)
APPLICABLE OVERLAYS:	HTO, HHO', 500' HHO BUFFER
MAP / PARCELS:	062 / 18.02, 18.16, 19.03
ADDRESS:	TBD
EXISTING LAND USE:	VACANT (REGIONAL COMMERCE PER ENV. FRANKLIN)
PROPOSED LAND USE:	MIXED-USE

PARKING SUMMARY:
PARKING WILL BE PROVIDED VIA ON-STREET SPACES AND PARKING STRUCTURES THROUGHOUT THE DEVELOPMENT. THE TRAFFIC IMPACT STUDY WILL BE SUBMITTED AT INITIAL SUBMITTAL BY RAGAN-SMITH ASSOCIATES. THE TOTAL PARKING PROVIDED WILL BE SUBJECT TO A FULL SHARED PARKING ANALYSIS. SHARED PARKING WILL UTILIZE 31.17% SHARED SPACES.

ACCESSIBLITY INFORMATION:
CURB RAMPS AND ACCESSIBLE ROUTES TO BE PROVIDED WITH CONSTRUCTION PLAN PHASE.

SURVEY INFORMATION:
BOUNDARY INFORMATION FOR PARCEL 18.01 AS SHOWN ON WILLIAMSON COUNTY PROPERTY MAP 62, WAS TAKEN FROM A SURVEY PREPARED BY RAGAN SMITH ASSOCIATES INC, DATED APRIL 11, 2011. BOUNDARY INFORMATION FOR PARCEL 18.02 AS SHOWN ON WILLIAMSON COUNTY PROPERTY MAP 62, WAS TAKEN FROM A SURVEY PREPARED BY BARGE WAGGONER SUMNER & CANNON, INC, DATED DECEMBER 14, 2011. BOUNDARY INFORMATION FOR PARCEL 19.01 AS SHOWN ON WILLIAMSON COUNTY PROPERTY MAP 62, WAS TAKEN FROM A SURVEY PREPARED BY RAGAN SMITH ASSOCIATES INC, DATED APRIL 11, 2011. BOUNDARY INFORMATION FOR PARCEL 19.02 AS SHOWN ON WILLIAMSON COUNTY PROPERTY MAP 62, WAS TAKEN FROM A SURVEY PREPARED BY RAGAN SMITH ASSOCIATES INC, DATED APRIL 11, 2011. BOUNDARY INFORMATION FOR PARCEL 19.03 AS SHOWN ON WILLIAMSON COUNTY PROPERTY MAP 62, WAS TAKEN OR DERIVED FROM DEED OF RECORD IN BOOK 301, PAGE 88, DATE UNKNOWN AND THE ABOVE REFERENCED SURVEYS.

TOPOGRAPHIC INFORMATION FOR PARCEL 18.01 AS SHOWN ON WILLIAMSON COUNTY PROPERTY MAP 62, WAS TAKEN FROM A SURVEY PREPARED BY RAGAN SMITH ASSOCIATES INC, DATED OCTOBER 31, 2012. TOPOGRAPHIC INFORMATION FOR PARCEL 18.02 AS SHOWN ON WILLIAMSON COUNTY PROPERTY MAP 62, WAS TAKEN FROM A SURVEY PREPARED BY BARGE WAGGONER SUMNER & CANNON, INC, DATED DECEMBER 14, 2011. TOPOGRAPHIC INFORMATION FOR PARCEL 19.01 AS SHOWN ON WILLIAMSON COUNTY PROPERTY MAP 62, WAS TAKEN FROM A SURVEY PREPARED BY RAGAN SMITH ASSOCIATES INC, DATED AUGUST 30, 2013. TOPOGRAPHIC INFORMATION FOR PARCEL 19.02 AS SHOWN ON WILLIAMSON COUNTY PROPERTY MAP 62, WAS TAKEN FROM A SURVEY PREPARED BY KEVIN A. EDMONSON, RLS, DATED MAY 5, 2007. TOPOGRAPHIC INFORMATION FOR PARCEL 19.03 AS SHOWN ON WILLIAMSON COUNTY PROPERTY MAP 62, WAS TAKEN FROM A SURVEY PREPARED BY RAGAN SMITH ASSOCIATES INC., DATED AUGUST 30, 2013 AND FROM WILLIAMSON COUNTY GIS CONTOURS.

PLAT REFERENCE:
NONE

DEED REFERENCE:
BEING THE SAME PROPERTY CONVEYED TO SS-CH FRANKLIN, LLC BY QUITCLAIM DEED FROM VANDERBILT UNIVERSITY MEDICAL CENTER BY DEED OF RECORD IN BOOK 7357, PAGE 667, REGISTER'S OFFICE WILLIAMSON COUNTY, TENNESSEE.

MINERAL RIGHTS:
AT THE PRESENT TIME, PROPERTY TITLE REFERENCE DOES NOT REFLECT ANY MINERAL RIGHTS ON THE SUBJECT PROPERTY.

FLOOD INFORMATION:
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. 47187C0212G, WITH AN EFFECTIVE DATE OF DECEMBER 20, 2024, WHICH MAKES UP A PART OF THE NATIONAL FLOOD ADMINISTRATION REPORT: COMMUNITY No. 470206, PANEL NO. 0212, SUFFIX G, 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 DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

STATEMENT OF ARCHITECTURAL INTENT:
SEE STATEMENT OF ARCHITECTURAL IMPACT ON SHEET A1.0 FOR CONCEPTUAL MASSING.

DEVELOPMENT PHASING:
MASTER DEVELOPER RESERVES THE RIGHT TO ADJUST PHASING BASED ON MARKET CONDITIONS. PHASING IS SUBJECT TO CHANGE BEYOND WHAT IS SHOWN PRELIMINARILY WITH THE PUD PLANS.

USE PHASING:
USE LOCATIONS/MASSING SHOWN ON THE CONCEPTUAL LAYOUT MAY VARY AT FINAL SITE PLAN BASED ON MARKET CONDITIONS. USES MAY NOT EXCEED MAXIMUM DENSITY SHOWN WITH THIS APPLICATION. PUBLIC ROADWAY ACCESS POINTS ARE SUBJECT TO MINOR ADJUSTMENTS AT SITE PLAN DEVELOPMENT.

***TRADITIONAL DEVELOPMENT STANDARDS:**
THIS DEVELOPMENT PLAN INCORPORATES THE TRADITIONAL DEVELOPMENT STANDARDS. DEVELOPMENT ON LOTS OR SITES ARE DESIGNATED AS EITHER TRADITIONAL OR CONVENTIONAL MUST USE EITHER TRADITIONAL OR CONVENTIONAL STANDARDS, AND MUST NOT MIX THE TWO. THE TRADITIONAL DESIGN STANDARDS ARE THE MOST APPROPRIATE FOR THE AUREUM DEVELOPMENT PLAN WHERE THE FOLLOWING CHARACTERISTICS ARE SATISFIED.

1. A MODIFIED GRID STREET SYSTEM WITH A PREVALENT USE OF ALLEYS AND USE OF CUL-DE-SAC STREETS ONLY WHERE TOPOGRAPHY OR OTHER NATURAL CONSTRAINTS EXIST;
2. LOTS WITH VARIABLE SIZES, WIDTHS, AND ORIENTATIONS IN PROXIMITY TO ONE ANOTHER ALONG WITH THE PROVISION OF FORMAL OPEN SPACES;
3. HUMAN-SCALED BUILDINGS WITH HIGH QUALITY EXTERIOR MATERIALS LOCATED WITHIN PROXIMITY OR ADJACENT TO THE PRIMARY STREETS THEY FRONT;
4. PEDESTRIAN AND TRANSIT ORIENTATION, WITH WIDESPREAD PROVISION OF ON-STREET PARKING AND OFF-STREET SURFACE PARKING AREAS LOCATED BESIDE OR BEHIND BUILDINGS;
5. INTEGRATED RESIDENTIAL AND NONRESIDENTIAL LAND USES LOCATED IN THE SAME BUILDING OR IN PROXIMITY TO ONE ANOTHER WITHOUT EXTENSIVE BUFFERING.

OPEN SPACE REQUIREMENTS TO FOLLOW THE TRADITIONAL DEVELOPMENT STANDARDS
PARKING REQUIREMETNS ARE TO FOLLOW THE TRADITIONAL DEVELOPMENT STANDARDS.
ALL ARCHITECTURAL REQUIREMENTS ARE TO FOLLOW THE TRADITIONAL DEVELOPMENT STANDARDS.

REGULATIONS

BUILDING TYPES APPLIED:
ATTACHED RESIDENTIAL, COMMERCIAL

ANTICIPATED ROW DEDICATION:
3.66 AC (159,577 SF)

ADJUSTED SITE ACREAGE:
23.53 AC (1,024,848 SF) (TBD AT SITE PLAN)

BUILDING HEIGHT:
1-9 STORIES W/ ROOFTOP AMENITIES AS ALLOWED ON 8-STORIES)

DWELLING UNIT COUNT, BY TYPE:
MULTIFAMILY: 900

TREE CANOPY RETENTION:

EX TREE CANOPY:	35.4% / 418,744 SF / 9.61 AC
TREE CANOPY RETENTION REQUIRED:	24% / 100,499 SF / 2.31 AC
TREE CANOPY RETENTION PROVIDED:	46% / 192,659 SF / 4.42 AC

SPECIMEN TREE REPLACEMENT:

SPECIMEN TREE CALIPER REMOVED:	652
TOTAL EXEMPT ACCESS ESMT CALIPERS TO BE REMOVED:	-98
ADJUSTED TREE CALIPERS REMOVED:	554
SPECIMEN TREE DBH REPLACEMENT:	1,108
CALIPER INCHES PROVIDED PHASE 1:	45
CALIPER INCHES TO BE PROVIDED IN REMAINING PHASES:	1063

OPEN SPACE:

REQUIRED OPEN SPACE:	3% OF SITE (35,533 SF; 0.82 AC)
PROVIDED OS:	3.6% OF SITE (37,275 SF; 0.86 AC)

PARKLAND IMPACT FEES: SEE SHEET C2.3

LANDSCAPE SURFACE RATIO:

MIN. LSR:	0.20
PROVIDED LSR:	0.27 (TBD AT SITE PLAN)

PARKING REQUIRED:	SEE SHEET C2.1
PARKING PROVIDED:	SEE SHEET C2.1
BIKE PARKING REQUIRED:	SEE SHEET C4.2

SETBACKS APPLIED TO OVERALL SITE BOUNDARY:

PERIMETER SETBACKS (FROM R.O.W./BOUNDARY):	
E. MCEWEN DRIVE:	15' MIN.
CAROTHERS PARKWAY:	15' MIN.
OVATION PKWY:	0' MIN.***
SOUTHERN BOUNDARY:	15' MIN.
INTERNAL SETBACKS:	
FRONT:	
PUBLIC ROAD:	0' MIN. (FROM R.O.W.)
OPEN SPACE/PLAZA:	0' MIN.
AUREUM TRAIL:	0' MIN. (FROM FACE OF CURB)
REAR:	0' MIN.
SIDE:	0' MIN.

***BALCONIES SHALL BE ALLOWED TO EXTEND INTO THE PUBLIC ROW OVER THE SIDEWALK/PLANTERS AND INTO THE PRIVATE DRIVE/SIDEWALK/PLANTERS BUT SHALL MEET UTILITY PROVIDERS AND FIRE MARSHALL CLEARANCE REQUIREMENTS. APPROVAL FROM THE UTILITY PROVIDERS AND FIRE MARSHALL SHALL BE OBTAINED WITH THE SITE PLAN APPROVAL TO VERIFY CLEARANCE REQUIREMENTS ARE BEING MET.

FIRE HYDRANTS: ALL HYDRANTS TO BE PRIVATE

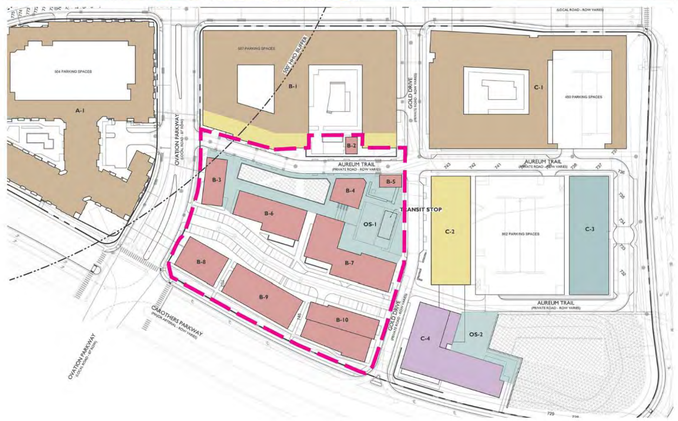
TRANSIT LOCATION: FINAL LOCATION TO BE DETERMINED AT SITE PLAN IN COORDINATION WITH COF ENGINEERING DEPARTMENT.

APPROVED MOS - COF 6910

1. **MOS 5.3.5(3)(e) Roof Forms –** Amend to allow flat roofs in addition to pitched roof for attached residential structures. Pitched roofs are not applicable for all urban structures. **PREVIOUSLY APPROVED**

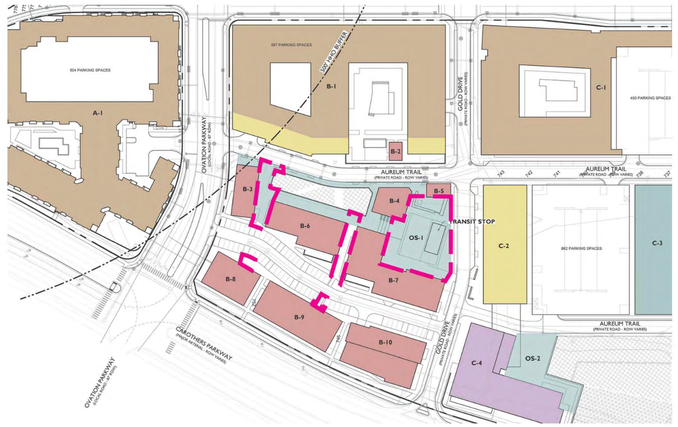
2. **MOS 5.3.6(9)(c) Roof Forms –** Amend to allow pitched or gabled roofs in addition to flat or low-pitched roofs for Nonresidential and Mixed-Use structures. Pitched roofs are requested in the Village Center zone as designated below. These roof-types create a distinct and appropriate visual style that will create a unique and attractive character for the Aureum Village Center (permitted locations highlighted below).



3. **MOS 5.12.5(6)(c) Prohibited Signage –** Modification to allow a maximum of (3) Digital, Interactive wayfinding screen panels in the designated zones within the Village Center. These signs are an appropriate design solution for pedestrian navigation and way finding in the Village Center (permitted locations highlighted below).



4. **MOS 5.12.5(6)(c) Prohibited Signage** – Modification to allow for Neon Lighting, LED Lighting to be used as internal illumination when the sign has 3-dimensional depth (within a channel or when used to reinforce the design of the sign), or when used as back-lighting to create a halo lighting effect.





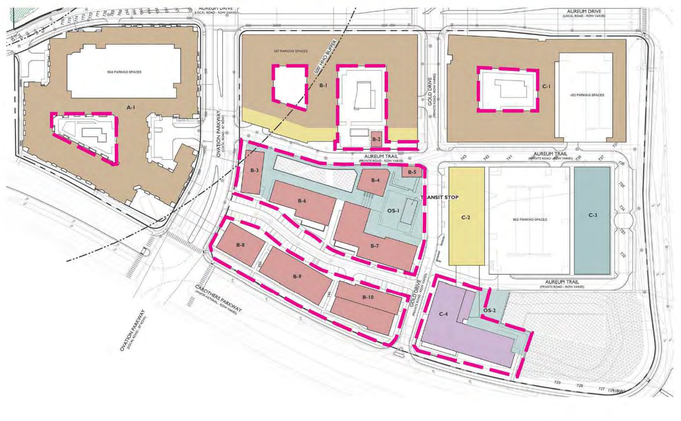







5. **MOS 5.12.9(13) Signs Prohibited in All Base Districts** – Allow String Lights as an appropriate lighting solution in pedestrian-oriented areas, dining areas, and amenity spaces within the development. String lights will be permitted in zones designated below. There shall be no sting lights or other hanging obstructions within public ROW or spanning Fire Access Lanes.



GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE
SOUTHSTAR
RaganSmith
a Pape-Dawson company
NELSON

AUREUM PUD SUBDIVISION
DEVELOPMENT PLAN REVISION 3
Franklin, Williamson County, Tennessee

JEFFREY A. POPLAK
REGISTERED
TENNESSEE NO.
LANDSCAPE ARCHITECT
6.18.25

Revision Date
△ _____
△ _____
△ _____
△ _____

MODIFICATION OF STANDARDS

SHEET
C0.1
COF: 8851

DEVELOPMENT PLAN OFFSET AGREEMENTS:

1) PARKLAND DEDICATION: SEE SHEET C2.2 FOR OFFSET REQUESTS.
2) ROADWAY IMPACT FEE: SEE SHEET C2.3 FOR OFFSET REQUESTS.

KEY
- MULTI-FAMILY
- OFFICE
- HOTEL
- RESTAURANT/RETAIL
- GARAGE
- CANOPY

SHARED PARKING ANALYSIS

USE	Density	Hotel Assembly Area Occu.	Outdoor Seats	Staff	COF Parking Ratio (PER 1000 SF or Keys or BR)	COF Parking Req per Ratio	COF Parking Ratio (.67/Seat)	COF Parking Ratio (1/Employee)	COF Parking Ratio (.25/Occu.)	COF Overall Parking Req by Use	PARKING PROVIDED PHASE 1	PARKING PROVIDED PHASE 2	PARKING PROVIDED PHASE 3	PARKING PROVIDED PHASE 4	PARKING PROVIDED PHASE 5	PARKING PROVIDED PHASE 6	ULI Unadjusted Parking Demand	ULI Shared Parking Reduction	ULI Recommended Parking
Retail	70,000				3.33	233				233									
Restaurant	30,000		90	90	10.00	300	60	90		450									
Office (Tower)	500,000				4.00	2,000				2,000									
Office (Loft)	250,000				4.00	1,000				1,000									
Hotel (Full Service)	300	1,300		25	1.00	300		25	325	650	500	398	1,150	1,550	0	550	4,872	17.04%	4,042
Hotel (Limited)	200	0		25	1.00	200		25	0	225									
Hotel (Extended)	200	0		25	1.00	200		25	0	225									
Multi-Family (Phase 1)	304				1.5/2.5/3	578				578									
Multi-Family (Phase2)	176				1.5/2.5/3	326				326									
TOTAL										5,688	4,148								
									COF SHARED:		27.07%								

Multi-Family PH 1: Assumes (44) Studio Units, (138) 1 BR, & (122) 2BR
Multi-Family PH 2: Assumes 69% 1 BR, 22% 2BR, & 9% 3BR

(SEE APPROVED SHARED PARKING ANALYSIS FOR MAXIMUM SHARED RATIO)

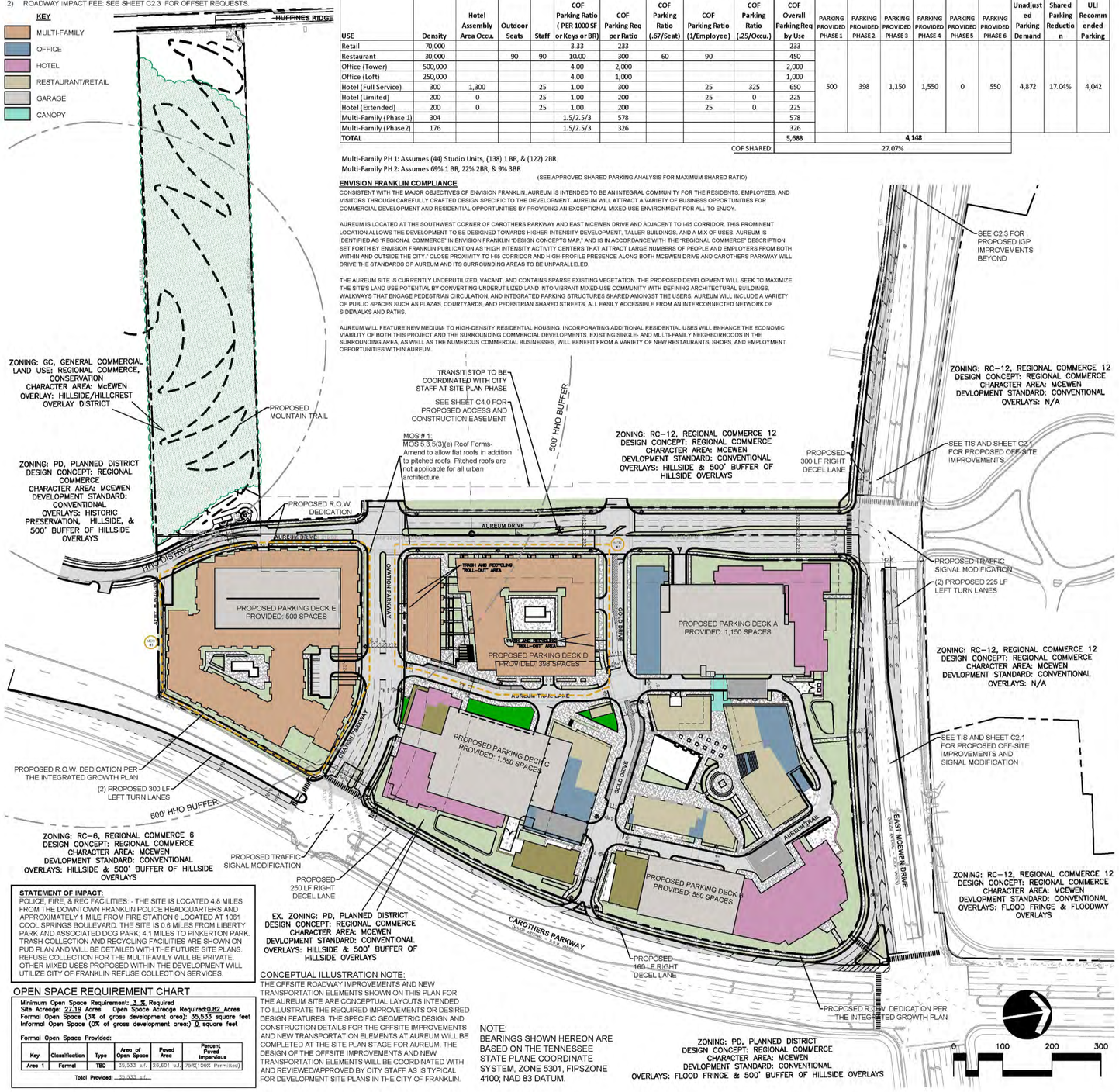
ENVISION FRANKLIN COMPLIANCE

CONSISTENT WITH THE MAJOR OBJECTIVES OF ENVISION FRANKLIN, AUREUM IS INTENDED TO BE AN INTEGRAL COMMUNITY FOR THE RESIDENTS, EMPLOYEES, AND VISITORS THROUGH CAREFULLY CRAFTED DESIGN SPECIFIC TO THE DEVELOPMENT. AUREUM WILL ATTRACT A VARIETY OF BUSINESS OPPORTUNITIES FOR COMMERCIAL DEVELOPMENT AND RESIDENTIAL OPPORTUNITIES BY PROVIDING AN EXCEPTIONAL MIXED-USE ENVIRONMENT FOR ALL TO ENJOY.

AUREUM IS LOCATED AT THE SOUTHWEST CORNER OF CAROTHERS PARKWAY AND EAST MCEWEN DRIVE AND ADJACENT TO I-65 CORRIDOR, THIS PROMINENT LOCATION ALLOWS THE DEVELOPMENT TO BE DESIGNED TOWARDS HIGHER INTENSITY DEVELOPMENT, TALLER BUILDINGS, AND A MIX OF USES. AUREUM IS IDENTIFIED AS "REGIONAL COMMERCE" IN ENVISION FRANKLIN "DESIGN CONCEPTS MAP," AND IS IN ACCORDANCE WITH THE "REGIONAL COMMERCE" DESCRIPTION SET FORTH BY ENVISION FRANKLIN PUBLICATION AS "HIGH INTENSITY ACTIVITY CENTERS THAT ATTRACT LARGE NUMBERS OF PEOPLE AND EMPLOYERS FROM BOTH WITHIN AND OUTSIDE THE CITY." CLOSE PROXIMITY TO I-65 CORRIDOR AND HIGH-PROFILE PRESENCE ALONG BOTH MCEWEN DRIVE AND CAROTHERS PARKWAY WILL DRIVE THE STANDARDS OF AUREUM AND ITS SURROUNDING AREAS TO BE UNPARALLELED.

THE AUREUM SITE IS CURRENTLY UNDERUTILIZED, VACANT, AND CONTAINS SPARSE EXISTING VEGETATION. THE PROPOSED DEVELOPMENT WILL SEEK TO MAXIMIZE THE SITE'S LAND USE POTENTIAL BY CONVERTING UNDERUTILIZED LAND INTO VIBRANT MIXED-USE COMMUNITY WITH DEFINING ARCHITECTURAL BUILDINGS, WALKWAYS THAT ENGAGE PEDESTRIAN CIRCULATION, AND INTEGRATED PARKING STRUCTURES SHARED AMONGST THE USERS. AUREUM WILL INCLUDE A VARIETY OF PUBLIC SPACES SUCH AS PLAZAS, COURTYARDS, AND PEDESTRIAN SHARED STREETS. ALL EASILY ACCESSIBLE FROM AN INTERCONNECTED NETWORK OF SIDEWALKS AND PATHS.

AUREUM WILL FEATURE NEW MEDIUM- TO HIGH-DENSITY RESIDENTIAL HOUSING, INCORPORATING ADDITIONAL RESIDENTIAL USES WILL ENHANCE THE ECONOMIC VIABILITY OF BOTH THIS PROJECT AND THE SURROUNDING COMMERCIAL DEVELOPMENTS. EXISTING SINGLE- AND MULTI-FAMILY NEIGHBORHOODS IN THE SURROUNDING AREA, AS WELL, AS THE NUMEROUS COMMERCIAL BUSINESSES, WILL BENEFIT FROM A VARIETY OF NEW RESTAURANTS, SHOPS, AND EMPLOYMENT OPPORTUNITIES WITHIN AUREUM.



STATEMENT OF IMPACT:
POLICE, FIRE, & REC FACILITIES' - THE SITE IS LOCATED 4.8 MILES FROM THE DOWNTOWN FRANKLIN POLICE HEADQUARTERS AND APPROXIMATELY 1 MILE FROM FIRE STATION 6 LOCATED AT 1061 COOL SPRINGS BOULEVARD. THE SITE IS 0.6 MILES FROM LIBERTY PARK AND ASSOCIATED DOG PARK; 4.1 MILES TO PINKERTON PARK. TRASH COLLECTION AND RECYCLING FACILITIES ARE SHOWN ON PUD PLAN AND WILL BE DETAILED WITH THE FUTURE SITE PLANS. REFUSE COLLECTION FOR THE MULTIFAMILY WILL BE PRIVATE. OTHER MIXED USES PROPOSED WITHIN THE DEVELOPMENT WILL UTILIZE CITY OF FRANKLIN REFUSE COLLECTION SERVICES.

OPEN SPACE REQUIREMENT CHART

Minimum Open Space Requirement: 3 % Required
Site Acreage: 27.19 Acres Open Space Acreage Required:0.82 Acres
Formal Open Space (3% of gross development area): 35,533 square feet
Informal Open Space (0% of gross development area): 0 square feet

Formal Open Space Provided:

Key	Classification	Type	Area of Open Space	Paved Area	Percent Paved Impervious
Area 1	Formal	TBD	35,533 s.f.	29,601 s.f.	79%(100% Permitted)
Total Provided:			35,533 s.f.		

CONCEPTUAL ILLUSTRATION NOTE:
THE OFFSITE ROADWAY IMPROVEMENTS AND NEW TRANSPORTATION ELEMENTS SHOWN ON THIS PLAN FOR THE AUREUM SITE ARE CONCEPTUAL LAYOUTS INTENDED TO ILLUSTRATE THE REQUIRED IMPROVEMENTS OR DESIRED DESIGN FEATURES. THE SPECIFIC GEOMETRIC DESIGN AND CONSTRUCTION DETAILS FOR THE OFFSITE IMPROVEMENTS AND NEW TRANSPORTATION ELEMENTS AT AUREUM WILL BE COMPLETED AT THE SITE PLAN STAGE FOR AUREUM. THE DESIGN OF THE OFFSITE IMPROVEMENTS AND NEW TRANSPORTATION ELEMENTS WILL BE COORDINATED WITH AND REVIEWED/APPROVED BY CITY STAFF AS IS TYPICAL FOR DEVELOPMENT SITE PLANS IN THE CITY OF FRANKLIN.

NOTE:
BEARINGS SHOWN HEREON ARE BASED ON THE TENNESSEE STATE PLANE COORDINATE SYSTEM, ZONE 5301, FIPSZONE 4100; NAD 83 DATUM.

SITE DATA CHART:

PROJECT INFORMATION:

NAME:	AUREUM
CITY OF FRANKLIN PROJECT NUMBER:	TBD
SUBDIVISION / LOT #:	AUREUM PUD SUBDIVISION, REVISION 2
MAP / PARCEL:	062 / 18.02, 18.03
STREET ADDRESS:	TBD FRANKLIN WILLIAMSON TN
CIVIL DISTRICT:	8TH
EXISTING ZONING:	PLANNED DISTRICT (PD 17.65 DUA/650,000 SF/700 KEYS)
CHARACTER AREA OVERLAY:	MECO-4
PROPOSED ZONING:	PLANNED DISTRICT (PD 17.65 DUA/650,000 SF/700 KEYS)
OTHER APPLICABLE OVERLAYS:	HTO, HHO, 500' HHO BUFFER
APPLICABLE DEVELOPMENT STANDARD:	EITHER APPLY
PROPOSED DEVELOPMENT STANDARD:	CONVENTIONAL
EXISTING LAND USE:	VACANT (REGIONAL COMMERCE PER ENV. FRANKLIN)
ACREAGE (SQUARE FOOTAGE) OF SITE:	27.19 AC. (1,184,425± S.F.)

OWNERS/DEVELOPERS:	APPLICANT:
SS-CH FRANKLIN, LLC	RAGAN-SMITH ASSOCIATES, INC.
501 CORPORATE CENTER DR. SUITE 315	315 WOODLAND STREET
FRANKLIN, TN 37067	NASHVILLE, TN 37206
(615) 472-8916	(615) 244-8591
GLENN MCGEHEE	SCOTTY BERNICK
ROBERT G. SCHAEDLE III	SBERNICK@RAGANSMITH.COM
GMCGEHEE@SOUTHSTARCO.COM	
RSCHAEDLE@CHARTWELLHOSPITALITY.COM	

MINIMUM REQUIRED BUILDING SETBACK LINES:

PERIMETER SETBACKS (FROM R.O.W./BOUNDARY):
- E. MCEWEN DRIVE: 15' MIN.
- CAROTHERS PARKWAY: 15' MIN.
- TOWER CIRLCE: 0' MIN. (***BALCONIES ALLOWED TO EXTEND INTO R.O.W. SEE NOTE)
- OVATION PKWY: 0' MIN. (***BALCONIES ALLOWED TO EXTEND INTO R.O.W. SEE NOTE)
- EDWARD CURD LANE: 0' MIN. (***BALCONIES ALLOWED TO EXTEND INTO R.O.W. SEE NOTE)
- SOUTHERN BOUNDARY: 15' MIN.

INTERNAL SETBACKS:
- FRONT (PUBLIC ROAD): 0' MIN. (FROM R.O.W.)
- FRONT (AUREUM TRAIL, SOUTH OF GOLDEN WAY): 8' MIN. (FROM FACE OF CURB)
- FRONT (AUREUM TRAIL, NORTH OF GOLDEN WAY): 8' MIN. (FROM FACE OF CURB)
- FRONT (OPEN SPACE/PLAZA): 0' MIN.
- SIDE: 0' MIN.
- REAR: 0' MIN.

***BALCONIES SHALL BE ALLOWED TO EXTEND INTO THE PUBLIC R.O.W. OVER THE SIDEWALK/PLANTERS AND INTO THE PRIVATE DRIVE SIDEWALK/PLANTERS BUT SHALL MEET UTILITY PROVIDERS AND FIRE MARSHAL CLEARANCE REQUIREMENTS. APPROVAL FROM THE UTILITY PROVIDERS AND FIRE MARSHAL SHALL BE OBTAINED WITH SITE PLAN APPROVAL TO VERIFY CLEARANCE REQUIREMENTS ARE BEING MET.

ANTICIPATED R.O.W. DEDICATION:	3.66 AC (159,577 S.F.)
ADJUSTED SITE ACREAGE:	23.53 AC (1,024,848 S.F.) (TBD AT SITE PLAN PHASE)

PROJECT DENSITY:

NON-RESIDENTIAL SF / HOTEL KEYS:	
OFFICE:	750,000 S.F.
RETAIL/RESTAURANT:	100,000 S.F.
HOTEL KEYS (SF):	700 KEYS (525,000 S.F.)
TOTAL:	1,375,100 SF (INCLUDES 700 HOTEL KEYS)
ATTACHED RESIDENTIAL UNITS:	480 MULTIFAMILY UNITS (525,000 S.F.)
OVERALL DENSITY:	17.65 [480 UNITS / 27.19 AC]
NET DENSITY (MINUS R.O.W.)	20.40 [480 UNITS/ 23.53 AC]
NET DENSITY (MINUS R.O.W. & OVERLAY):	24.36 [480 UNITS/ 19.70 AC]
BUILDING HEIGHT:	1 - 12 STORIES (W/ROOFTOP AMENITIES AS ALLOWED ON 12-STORIES)
PARKING REQUIREMENT:	(SEE OVERALL PARKING CHART, SHEET C2.0)
PARKING PROVIDED:	(SEE OVERALL PARKING CHART, SHEET C2.0)
MIN. LANDSCAPE SURFACE RATIO (LSR):	20
PROV. LANDSCAPE SURFACE RATION:	31 (TBD AT SITE PLAN, MUST MEET MIN. LSR)
TREE CANOPY:	
EX. TREE CANOPY % / SF / AC:	35.4% / 418,744 S.F. / 9.61 AC
EX. TREE CANOPY % / SF / AC:	8.5% [354X.24] / 100,629 S.F. / 2.31 AC
PROP. TREE CANOPY % / SF / AC:	16.2% / 192,059 S.F. / 4.42 AC (EXCLUDING FUTURE R.O.W.)
EXISTING SPECIMEN TREE DBH:	744 DBH
SPECIMEN TREE DBH TO REMAIN:	48 DBH
SPECIMEN TREE DBH REMOVAL:	696 DBH
EXEMPTION WITHIN R.O.W.:	(382 DBH)
ADJUSTED DBH REPLACEMENT:	314 DBH (696-382)
SPECIMEN TREE REPLACEMENT:	628 DBH (314 X 2)
OPEN SPACE:	(SEE OPEN SPACE CHARTS, SHEET C2.0)
TOTAL:	0.82 AC. (3%)
INFORMAL:	0 AC. - N/A

PARKING SUMMARY:
PARKING WILL BE PROVIDED VIA ON-STREET SPACES AND PARKING STRUCTURES THROUGHOUT THE DEVELOPMENT. THE TRAFFIC IMPACT STUDY WILL BE SUBMITTED AT INITIAL SUBMITTAL BY RAGAN-SMITH ASSOCIATES (UPDATED: APRIL 4, 2019). THE TOTAL PARKING PROVIDED WILL BE SUBJECT TO A FULL SHARED PARKING ANALYSIS. SHARED PARKING WILL UTILIZE 30% SHARED SPACES.

ACCESSIBILITY INFORMATION:
CURB RAMPS AND ACCESSIBLE ROUTES TO BE PROVIDED WITH CONSTRUCTION PLAN PHASE.

SURVEY INFORMATION:
BOUNDARY INFORMATION FOR PARCEL 18.01 AS SHOWN ON WILLIAMSON COUNTY PROPERTY MAP 62, WAS TAKEN FROM A SURVEY PREPARED BY RAGAN SMITH ASSOCIATES INC. DATED APRIL 11, 2011. BOUNDARY INFORMATION FOR PARCEL 18.02 AS SHOWN ON WILLIAMSON COUNTY PROPERTY MAP 62, WAS TAKEN FROM A SURVEY PREPARED BY BARGE WAGGONER SUMNER & CANNON, INC. DATED DECEMBER 14, 2011. BOUNDARY INFORMATION FOR PARCEL 19.01 AS SHOWN ON WILLIAMSON COUNTY PROPERTY MAP 62, WAS TAKEN FROM A SURVEY PREPARED BY RAGAN SMITH ASSOCIATES INC. DATED APRIL 11, 2011. BOUNDARY INFORMATION FOR PARCEL 19.02 AS SHOWN ON WILLIAMSON COUNTY PROPERTY MAP 62, WAS TAKEN FROM A SURVEY PREPARED BY RAGAN SMITH ASSOCIATES INC. DATED APRIL 11, 2011. BOUNDARY INFORMATION FOR PARCEL 19.03 AS SHOWN ON WILLIAMSON COUNTY PROPERTY MAP 62, WAS TAKEN OR DERIVED FROM DEED OF RECORD IN BOOK 301, PAGE 88. DATE UNKNOWN AND THE ABOVE REFERENCED SURVEYS.

TOPOGRAPHIC INFORMATION FOR PARCEL 18.01 AS SHOWN ON WILLIAMSON COUNTY PROPERTY MAP 62, WAS TAKEN FROM A SURVEY PREPARED BY RAGAN SMITH ASSOCIATES INC. DATED OCTOBER 31, 2012. TOPOGRAPHIC INFORMATION FOR PARCEL 18.02 AS SHOWN ON WILLIAMSON COUNTY PROPERTY MAP 62, WAS TAKEN FROM A SURVEY PREPARED BY BARGE WAGGONER SUMNER & CANNON, INC. DATED DECEMBER 14, 2011. TOPOGRAPHIC INFORMATION FOR PARCEL 19.01 AS SHOWN ON WILLIAMSON COUNTY PROPERTY MAP 62, WAS TAKEN FROM A SURVEY PREPARED BY RAGAN SMITH ASSOCIATES INC. DATED AUGUST 30, 2013. TOPOGRAPHIC INFORMATION FOR PARCEL 19.02 AS SHOWN ON WILLIAMSON COUNTY PROPERTY MAP 62, WAS TAKEN FROM A SURVEY PREPARED BY KEVIN A. EDMONSON, RLS, DATED MAY 5, 2007. TOPOGRAPHIC INFORMATION FOR PARCEL 19.03 AS SHOWN ON WILLIAMSON COUNTY PROPERTY MAP 62, WAS TAKEN FROM A SURVEY PREPARED BY RAGAN SMITH ASSOCIATES INC., DATED AUGUST 30, 2013 AND FROM WILLIAMSON COUNTY GIS CONTOURS.

PLAT REFERENCE:
NONE

DEED REFERENCE:
BEING THE SAME PROPERTY CONVEYED TO SS-CH FRANKLIN, LLC BY QUITCLAIM DEED FROM VANDERBILT UNIVERSITY MEDICAL CENTER BY DEED OF RECORD IN BOOK 7357, PAGE 697, REGISTER'S OFFICE WILLIAMSON COUNTY, TENNESSEE.

MINERAL RIGHTS INFORMATION:
AT THE PRESENT TIME, PROPERTY TITLE REFERENCE DOES NOT REFLECT ANY MINERAL RIGHTS ON THE SUBJECT PROPERTY.

FLOOD INFORMATION:
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. 47187C0212F AND 47187C0220F, BOTH WITH AN EFFECTIVE DATE OF SEPTEMBER 29, 2006, WHICH MAKES UP A PART OF THE NATIONAL FLOOD ADMINISTRATION REPORT: COMMUNITY NO. 470206, PANEL NO. 0212, 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 DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.
ACREAGE (SQUARE FOOTAGE) OF SITE: 27.19 AC. (1,184,425± S.F.)

STATEMENT OF ARCHITECTURAL INTENT:
SEE STATEMENT OF ARCHITECTURAL IMPACT ON SHEET A1.0 FOR CONCEPTUAL MASSING.

DEVELOPMENT PHASING:
MASTER DEVELOPER RESERVES THE RIGHT TO ADJUST PHASING BASED ON MARKET CONDITIONS. PHASING IS SUBJECT TO CHANGE BEYOND WHAT IS SHOWN PRELIMINARILY WITH THE PUD PLANS.

USE PHASING:
USE LOCATION/MASSING SHOWN ON THE CONCEPTUAL LAYOUT MAY VARY AT FINAL SITE PLAN BASED ON MARKET CONDITIONS. USES MAY NOT EXCEED MAXIMUM DENSITY SHOWN WITH THIS APPLICATION. PUBLIC ROADWAY ACCESS POINTS ARE SUBJECT TO MINOR ADJUSTMENTS AT SITE PLAN DEVELOPMENT.

NOTE:
BEARINGS SHOWN HEREON ARE BASED ON THE TENNESSEE STATE PLANE COORDINATE SYSTEM, ZONE 5301, FIPSZONE 4100; NAD 83 DATUM.

APPROVED DEVELOPMENT PLAN - COF 8490

GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE
SOUTHSTAR
RaganSmith
a Pape-Dawson company
NELSON

RaganSmith
Nashville - Murfreesboro - Chattanooga
ragansmith.com

SCOTT MICHAEL BERNICK REGISTERED LANDSCAPE ARCHITECT TENNESSEE NO. 371 LANDSCAPE ARCHITECT

CITY OF FRANKLIN #8490
AUREUM PUD SUBDIVISION, DEVELOPMENT PLAN, REVISION 2
FOR
SS-CH FRANKLIN, LLC
CITY OF FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

Scale: 1" = 100'
Date: JUNE 6, 2024
Approved By: S. BERNICK
Revisions:

JEFFREY A. POLLACK REGISTERED ENGINEER TENNESSEE NO. 116 LANDSCAPE ARCHITECT CPA 8.25

Drawing Title:
OVERALL DEVELOPMENT PLAN

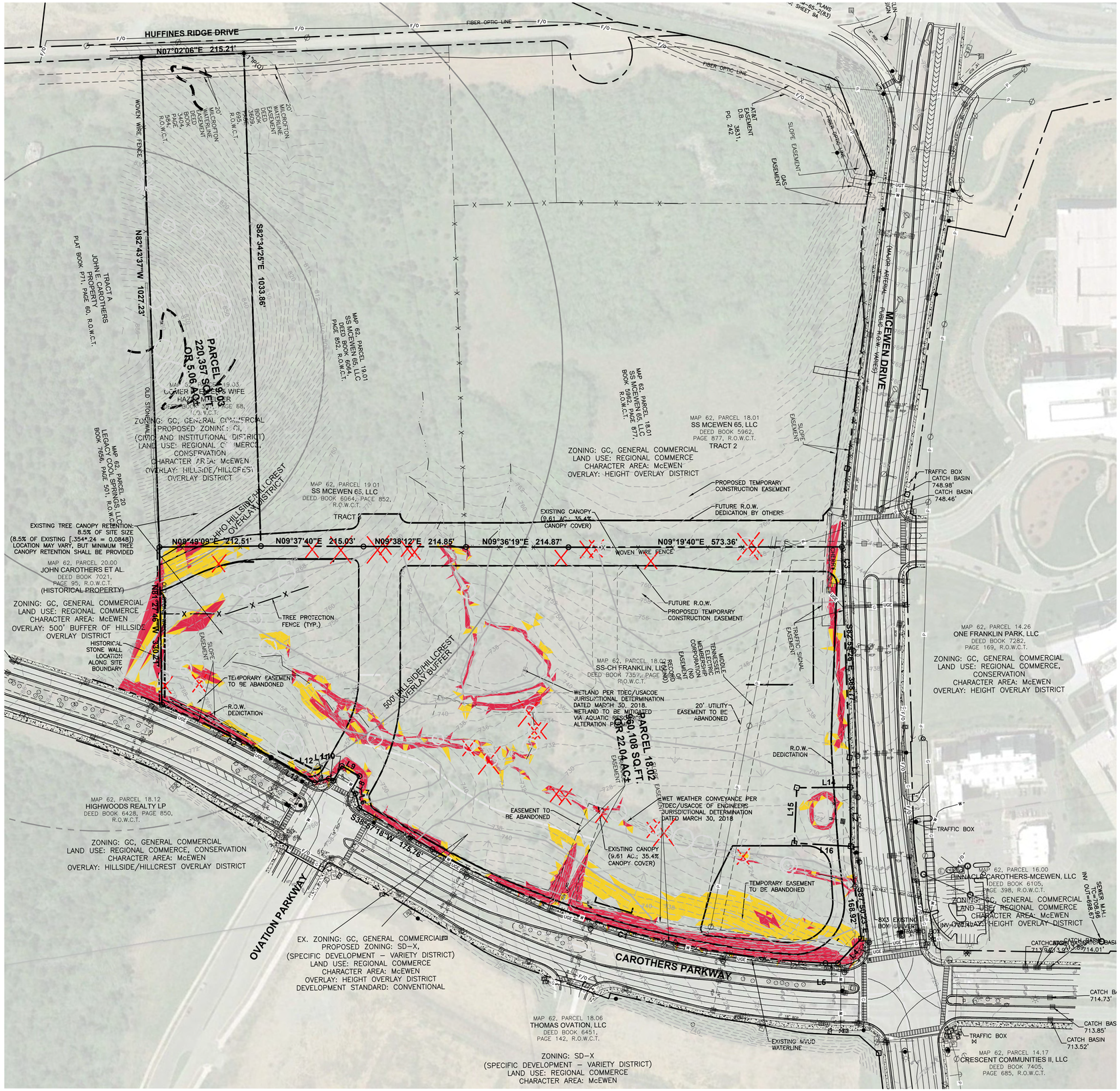
Drawing No.
C2.0

Project No.
24-0107

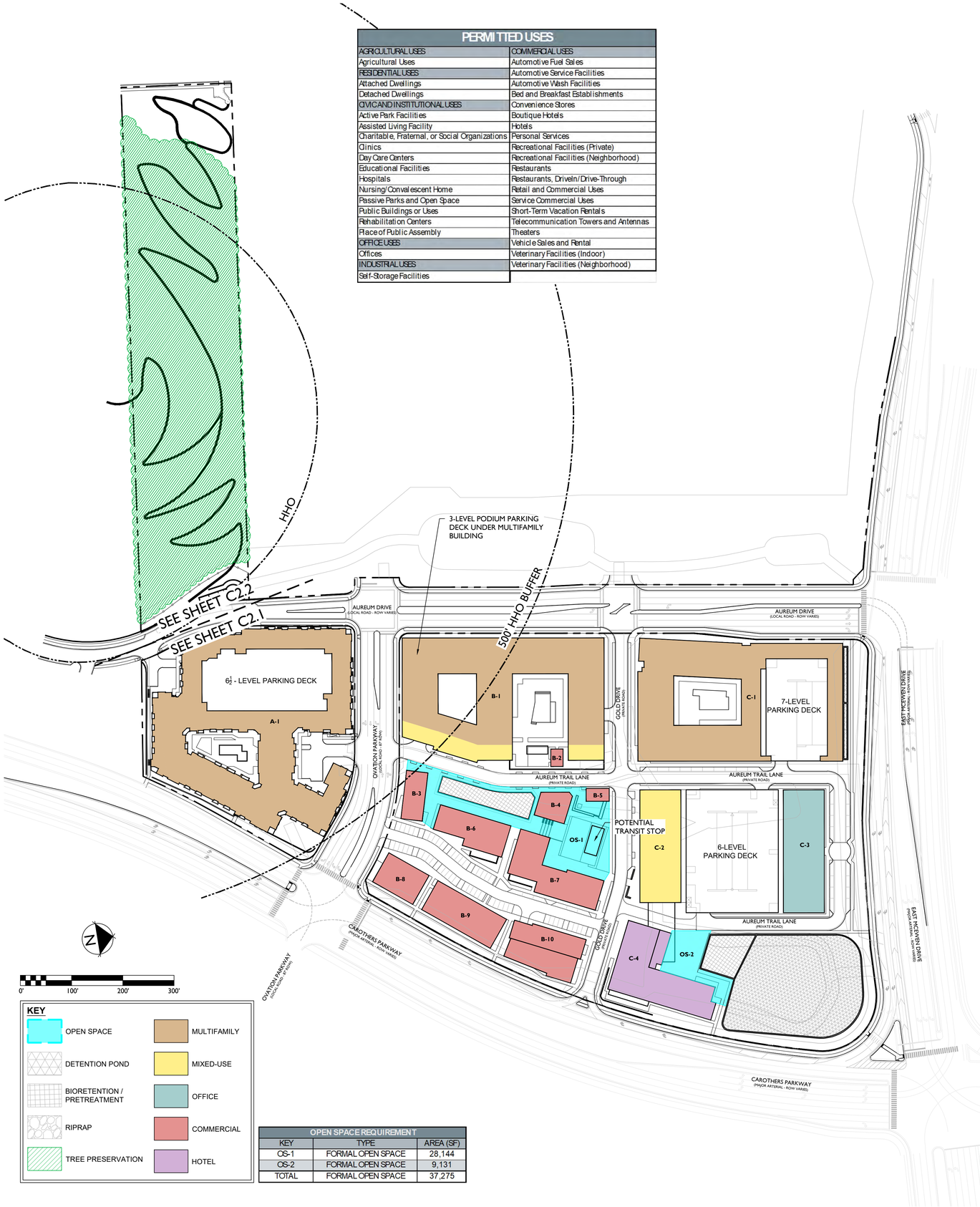
AUREUM PUD SUBDIVISION
DEVELOPMENT PLAN REVISION 3
Franklin, Williamson County, Tennessee

Revision Date
2024-06-06 APPROVED DEVELOPMENT PLAN

SHEET
C0.2
COF: 8851


HUFFINES RIDGE DRIVE
N07°02'06"E 215.21'
F/O
FIBER OPTIC LINE
WOVEN WIRE FENCE
N82°43'37"W 1027.23'
S82°34'25"E 1033.86'
TRACT A
JOHN E. CAROTHERS PROPERTY
PLAT BOOK P71, PAGE 60, R.O.W.C.T.
MAP 62, PARCEL 19.03
CORMER & WIFE HAYMEIER
DEED BOOK 5911, PAGE 68, R.O.W.C.T.
ZONING: GC, GENERAL COMMERCIAL
PROPOSED ZONING: CI, (CIVIC AND INSTITUTIONAL DISTRICT)
LAND USE: REGIONAL COMMERCIAL, CONSERVATION
CHARACTER AREA: McEWEN
OVERLAY: HILLSIDE/HILLCREST OVERLAY DISTRICT
PARCEL 18.02
220,357 SQ.FT.
OR 5.06 AC±
MAP 62, PARCEL 19.01
SS MCEWEN 65, LLC
DEED BOOK 6064, PAGE 852, R.O.W.C.T.
TRACT 1
MAP 62, PARCEL 15.01
SS MCEWEN 65, LLC
DEED BOOK 6064, PAGE 852, R.O.W.C.T.
MAP 62, PARCEL 18.01
SS MCEWEN 65, LLC
DEED BOOK 5962, PAGE 877, R.O.W.C.T.
TRACT 2
ZONING: GC, GENERAL COMMERCIAL
LAND USE: REGIONAL COMMERCE
CHARACTER AREA: McEWEN
OVERLAY: HEIGHT OVERLAY DISTRICT
MCEWEN DRIVE
(MAJOR ARTERIAL PUBLIC R.O.W. VARIES)
AT&T EASEMENT D.B. 4831, PG. 242
SLOPE EASEMENT
GAS EASEMENT
TRAFFIC BOX
CATCH BASIN 748.98'
CATCH BASIN 748.46'
PROPOSED TEMPORARY CONSTRUCTION EASEMENT
FUTURE R.O.W. DEDICATION BY OTHERS
EXISTING CANOPY (9.61 AC.; 35.4% CANOPY COVER)
EXISTING TREE CANOPY RETENTION: 8.5% OF SITE SIZE (8.5% OF EXISTING [.354*.24 = 0.0848]) LOCATION MAY VARY, BUT MINIMUM TREE CANOPY RETENTION SHALL BE PROVIDED
MAP 62, PARCEL 20.00
JOHN CAROTHERS ET AL.
DEED BOOK 7021, PAGE 95, R.O.W.C.T.
(HISTORICAL PROPERTY)
ZONING: GC, GENERAL COMMERCIAL
LAND USE: REGIONAL COMMERCE
CHARACTER AREA: McEWEN
OVERLAY: 500' BUFFER OF HILLSIDE OVERLAY DISTRICT
HISTORICAL STONE WALL LOCATION ALONG SITE BOUNDARY
N08°49'09"E 212.51'
N09°37'40"E 215.03'
N09°38'12"E 214.85'
N09°36'19"E 214.87'
N09°19'40"E 573.36'
WOVEN WIRE FENCE
FUTURE R.O.W.
PROPOSED TEMPORARY CONSTRUCTION EASEMENT
TREE PROTECTION FENCE (TYP.)
SLOPE EASEMENT
TEMPORARY EASEMENT TO BE ABANDONED
R.O.W. DEDICTATION
500' HILLSIDE/HILLCREST OVERLAY BUFFER
MAP 62, PARCEL 18.12
HIGHWOODS REALTY LP
DEED BOOK 6428, PAGE 850, R.O.W.C.T.
ZONING: GC, GENERAL COMMERCIAL
LAND USE: REGIONAL COMMERCE, CONSERVATION
CHARACTER AREA: McEWEN
OVERLAY: HILLSIDE/HILLCREST OVERLAY DISTRICT
OVATION PARKWAY
EX. ZONING: GC, GENERAL COMMERCIAL
PROPOSED ZONING: SD–X, (SPECIFIC DEVELOPMENT – VARIETY DISTRICT)
LAND USE: REGIONAL COMMERCE
CHARACTER AREA: McEWEN
OVERLAY: HEIGHT OVERLAY DISTRICT
DEVELOPMENT STANDARD: CONVENTIONAL
MAP 62, PARCEL 18.02
SS-CH FRANKLIN, LLC
DEED BOOK 7357, PAGE 242, R.O.W.C.T.
WETLAND PER TDEC/USACOE JURISDICTIONAL DETERMINATION DATED MARCH 30, 2018. WETLAND TO BE MITIGATED VIA AQUATIC RESOURCE ALTERATION PERMIT
20' UTILITY EASEMENT TO BE ABANDONED
TENNESSEE VALLEY AUTHORITY EASEMENT
MIDDLE TENNESSEE ELECTRIC MEMBERSHIP CORPORATION EASEMENT
TRAFFIC SIGNAL EASEMENT
PARCEL 18.02
560,108 SQ.FT.
OR 22.04 AC±
WET WEATHER CONVEYANCE PER TDEC/USACOE OF ENGINEERS JURISDICTIONAL DETERMINATION DATED MARCH 30, 2018
EASEMENT TO BE ABANDONED
EXISTING CANOPY (9.61 AC.; 35.4% CANOPY COVER)
TEMPORARY EASEMENT TO BE ABANDONED
R.O.W. DEDICTATION
MAP 62, PARCEL 14.26
ONE FRANKLIN PARK, LLC
DEED BOOK 7282, PAGE 169, R.O.W.C.T.
ZONING: GC, GENERAL COMMERCIAL
LAND USE: REGIONAL COMMERCE, CONSERVATION
CHARACTER AREA: McEWEN
OVERLAY: HEIGHT OVERLAY DISTRICT
TRAFFIC BOX
MAP 62, PARCEL 16.00
FINNACLE CAROTHERS-MCEWEN, LLC
DEED BOOK 6105, PAGE 398, R.O.W.C.T.
ZONING: GC, GENERAL COMMERCIAL
LAND USE: REGIONAL COMMERCE
CHARACTER AREA: McEWEN
OVERLAY: HEIGHT OVERLAY DISTRICT
8X3 EXISTING BOX (6" WATER)
INV=706.42±
SEWER M.H.: OUT=698.67
INV=708.96
CATCH BASIN 713.64'
CATCH BASIN 714.01'
CATCH BA 714.73'
CATCH BAS 713.85'
CATCH BASIN 713.52'
TRAFFIC BOX
MAP 62, PARCEL 14.17
CRESCENT COMMUNITIES II, LLC
DEED BOOK 7405, PAGE 685, R.O.W.C.T.
MAP 62, PARCEL 18.06
THOMAS OVATION, LLC
DEED BOOK 6451, PAGE 142, R.O.W.C.T.
ZONING: SD–X
(SPECIFIC DEVELOPMENT – VARIETY DISTRICT)
LAND USE: REGIONAL COMMERCE
CHARACTER AREA: McEWEN
EXISTING 8"WD WATERLINE
S36°57'18"W 175.76'
S53°29'25"E 168.32'
L1 L2 L3 L4 L5 L6 L7 L8 L9 L10 L11 L12 L13 L14 L15 L16
C1 C2 C3 C4 C5 C6 C7 C8 C9 C10 C11 C12 C13 C14 C15 C16 C17 C18 C19 C20 C21 C22 C23 C24 C25 C26 C27 C28 C29 C30 C31 C32 C33 C34 C35 C36 C37 C38 C39 C40 C41 C42 C43 C44 C45 C46 C47 C48 C49 C50 C51 C52 C53 C54 C55 C56 C57 C58 C59 C60 C61 C62 C63 C64 C65 C66 C67 C68 C69 C70 C71 C72 C73 C74 C75 C76 C77 C78 C79 C80 C81 C82 C83 C84 C85 C86 C87 C88 C89 C90 C91 C92 C93 C94 C95 C96 C97 C98 C99 C100 C101 C102 C103 C104 C105 C106 C107 C108 C109 C110 C111 C112 C113 C114 C115 C116 C117 C118 C119 C120 C121 C122 C123 C124 C125 C126 C127 C128 C129 C130 C131 C132 C133 C134 C135 C136 C137 C138 C139 C140 C141 C142 C143 C144 C145 C146 C147 C148 C149 C150 C151 C152 C153 C154 C155 C156 C157 C158 C159 C160 C161 C162 C163 C164 C165 C166 C167 C168 C169 C170 C171 C172 C173 C174 C175 C176 C177 C178 C179 C180 C181 C182 C183 C184 C185 C186 C187 C188 C189 C190 C191 C192 C193 C194 C195 C196 C197 C198 C199 C200 C201 C202 C203 C204 C205 C206 C207 C208 C209 C210 C211 C212 C213 C214 C215 C216 C217 C218 C219 C220 C221 C222 C223 C224 C225 C226 C227 C228 C229 C230 C231 C232 C233 C234 C235 C236 C237 C238 C239 C240 C241 C242 C243 C244 C245 C246 C247 C248 C249 C250 C251 C252 C253 C254 C255 C256 C257 C258 C259 C260 C261 C262 C263 C264 C265 C266 C267 C268 C269 C270 C271 C272 C273 C274 C275 C276 C277 C278 C279 C280 C281 C282 C283 C284 C285 C286 C287 C288 C289 C290 C291 C292 C293 C294 C295 C296 C297 C298 C299 C300 C301 C302 C303 C304 C305 C306 C307 C308 C309 C310 C311 C312 C313 C314 C315 C316 C317 C318 C319 C320 C321 C322 C323 C324 C325 C326 C327 C328 C329 C330 C331 C332 C333 C334 C335 C336 C337 C338 C339 C340 C341 C342 C343 C344 C345 C346 C347 C348 C349 C350 C351 C352 C353 C354 C355 C356 C357 C358 C359 C360 C361 C362 C363 C364 C365 C366 C367 C368 C369 C370 C371 C372 C373 C374 C375 C376 C377 C378 C379 C380 C381 C382 C383 C384 C385 C386 C387 C388 C389 C390 C391 C392 C393 C394 C395 C396 C397 C398 C399 C400 C401 C402 C403 C404 C405 C406 C407 C408 C409 C410 C411 C412 C413 C414 C415 C416 C417 C418 C419 C420 C421 C422 C423 C424 C425 C426 C427 C428 C429 C430 C431 C432 C433 C434 C435 C436 C437 C438 C439 C440 C441 C442 C443 C444 C445 C446 C447 C448 C449 C450 C451 C452 C453 C454 C455 C456 C457 C458 C459 C460 C461 C462 C463 C464 C465 C466 C467 C468 C469 C470 C471 C472 C473 C474 C475 C476 C477 C478 C479 C480 C481 C482 C483 C484 C485 C486 C487 C488 C489 C490 C491 C492 C493 C494 C495 C496 C497 C498 C499 C500 C501 C502 C503 C504 C505 C506 C507 C508 C509 C510 C511 C512 C513 C514 C515 C516 C517 C518 C519 C520 C521 C522 C523 C524 C525 C526 C527 C528 C529 C530 C531 C532 C533 C534 C535 C536 C537 C538 C539 C540 C541 C542 C543 C544 C545 C546 C547 C548 C549 C550 C551 C552 C553 C554 C555 C556 C557 C558 C559 C560 C561 C562 C563 C564 C565 C566 C567 C568 C569 C570 C571 C572 C573 C574 C575 C576 C577 C578 C579 C580 C581 C582 C583 C584 C585 C586 C587 C588 C589 C590 C591 C592 C593 C594 C595 C596 C597 C598 C599 C600 C601 C602 C603 C604 C605 C606 C607 C608 C609 C610 C611 C612 C613 C614 C615 C616 C617 C618 C619 C620 C621 C622 C623 C624 C625 C626 C627 C628 C629 C630 C631 C632 C633 C634 C635 C636 C637 C638 C639 C640 C641 C642 C643 C644 C645 C646 C647 C648 C649 C650 C651 C652 C653 C654 C655 C656 C657 C658 C659 C660 C661 C662 C663 C664 C665 C666 C667 C668 C669 C670 C671 C672 C673 C674 C675 C676 C677 C678 C679 C680 C681 C682 C683 C684 C685 C686 C687 C688 C689 C690 C691 C692 C693 C694 C695 C696 C697 C698 C699 C700 C701 C702 C703 C704 C705 C706 C707 C708 C709 C710 C711 C712 C713 C714 C715 C716 C717 C718 C719 C720 C721 C722 C723 C724 C725 C726 C727 C728 C729 C730 C731 C732 C733 C734 C735 C736 C737 C738 C739 C740 C741 C742 C743 C744 C745 C746 C747 C748 C749 C750 C751 C752 C753 C754 C755 C756 C757 C758 C759 C760 C761 C762 C763 C764 C765 C766 C767 C768 C769 C770 C771 C772 C773 C774 C775 C776 C777 C778 C779 C780 C781 C782 C783 C784 C785 C786 C787 C788 C789 C790 C791 C792 C793 C794 C795 C796 C797 C798 C799 C800 C801 C802 C803 C804 C805 C806 C807 C808 C809 C810 C811 C812 C813 C814 C815 C816 C817 C818 C819 C820 C821 C822 C823 C824 C825 C826 C827 C828 C829 C830 C831 C832 C833 C834 C835 C836 C837 C838 C839 C840 C841 C842 C843 C844 C845 C846 C847 C848 C849 C850 C851 C852 C853 C854 C855 C856 C857 C858 C859 C860 C861 C862 C863 C864 C865 C866 C867 C868 C869 C870 C871 C872 C873 C874 C875 C876 C877 C878 C879 C880 C881 C882 C883 C884 C885 C886 C887 C888 C889 C890 C891 C892 C893 C894 C895 C896 C897 C898 C899 C900 C901 C902 C903 C904 C905 C906 C907 C908 C909 C910 C911 C912 C913 C914 C915 C916 C917 C918 C919 C920 C921 C922 C923 C924 C925 C926 C927 C928 C929 C930 C931 C932 C933 C934 C935 C936 C937 C938 C939 C940 C941 C942 C943 C944 C945 C946 C947 C948 C949 C950 C951 C952 C953 C954 C955 C956 C957 C958 C959 C960 C961 C962 C963 C964 C965 C966 C967 C968 C969 C970 C971 C972 C973 C974 C975 C976 C977 C978 C979 C980 C981 C982 C983 C984 C985 C986 C987 C988 C989 C990 C991 C992 C993 C994 C995 C996 C997 C998 C999 C1000 C1001 C1002 C1003 C1004 C1005 C1006 C1007 C1008 C1009 C1010 C1011 C1012 C1013 C1014 C1015 C1016 C1017 C1018 C1019 C1020 C1021 C1022 C1023 C1024 C1025 C1026 C1027 C1028 C1029 C1030 C1031 C1032 C1033 C1034 C1035 C1036 C1037 C1038 C1039 C1040 C1041 C1042 C1043 C1044 C1045 C1046 C1047 C1048 C1049 C1050 C1051 C1052 C1053 C1054 C1055 C1056 C1057 C1058 C1059 C1060 C1061 C1062 C1063 C1064 C1065 C1066 C1067 C1068 C1069 C1070 C1071 C1072 C1073 C1074 C1075 C1076 C1077 C1078 C1079 C1080 C1081 C1082 C1083 C1084 C1085 C1086 C1087 C1088 C1089 C1090 C1091 C1092 C1093 C1094 C1095 C1096 C1097 C1098 C1099 C1100 C1101 C1102 C1103 C1104 C1105 C1106 C1107 C1108 C1109 C1110 C1111 C1112 C1113 C1114 C1115 C1116 C1117 C1118 C1119 C1120 C1121 C1122 C1123 C1124 C1125 C1126 C1127 C1128 C1129 C1130 C1131 C1132 C1133 C1134 C1135 C1136 C1137 C1138 C1139 C1140 C1141 C1142 C1143 C1144 C1145 C1146 C1147 C1148 C1149 C1150 C1151 C1152 C1153 C1154 C1155 C1156 C1157 C1158 C1159 C1160 C1161 C1162 C1163 C1164 C1165 C1166 C1167 C1168 C1169 C1170 C1171 C1172 C1173 C1174 C1175 C1176 C1177 C1178 C1179 C1180 C1181 C1182 C1183 C1184 C1185 C1186 C1187 C1188 C1189 C1190 C1191 C1192 C1193 C1194 C1195 C1196 C1197 C1198 C1199 C1200 C1201 C1202 C1203 C1204 C1205 C1206 C1207 C1208 C1209 C1210 C1211 C1212 C1213 C1214 C1215 C1216 C1217 C1218 C1219 C1220 C1221 C1222 C1223 C1224 C1225 C1226 C1227 C1228 C1229 C1230 C1231 C1232 C1233 C1234 C1235 C1236 C1237 C1238 C1239 C1240 C1241 C1242 C1243 C1244 C1245 C1246 C1247 C1248 C1249 C1250 C1251 C1252 C1253 C1254 C1255 C1256 C1257 C1258 C1259 C1260 C1261 C1262 C1263 C1264 C1265 C1266 C1267 C1268 C1269 C1270 C1271 C1272 C1273 C1274 C1275 C1276 C1277 C1278 C1279 C1280 C1281 C1282 C1283 C1284 C1285 C1286 C1287 C1288 C1289 C1290 C1291 C1292 C1293 C1294 C1295 C1296 C1297 C1298 C1299 C1300 C1301 C1302 C1303 C1304 C1305 C1306 C1307 C1308 C1309 C1310 C1311 C1312 C1313 C1314 C1315 C1316 C1317 C1318 C1319 C1320 C1321 C1322 C1323 C1324 C1325 C1326 C1327 C1328 C1329 C1330 C1331 C1332 C1333 C1334 C1335 C1336 C1337 C1338 C1339 C1340 C1341 C1342 C1343 C1344 C1345 C1346 C1347 C1348 C1349 C1350 C1351 C1352 C1353 C1354 C1355 C1356 C1357 C1358 C1359 C1360 C1361 C1362 C1363 C1364 C1365 C1366 C1367 C1368 C1369 C1370 C1371 C1372 C1373 C1374 C1375 C1376 C1377 C1378 C1379 C1380 C1381 C1382 C1383 C1384 C1385 C1386 C1387 C1388 C1389 C1390 C1391 C1392 C1393 C1394 C1395 C1396 C1397 C1398 C1399 C1400 C1401 C1402 C1403 C1404 C1405 C1406 C1407 C1408 C1409 C1410 C1411 C1412 C1413 C1414 C1415 C1416 C1417 C1418 C1419 C1420 C1421 C1422 C1423 C1424 C1425 C1426 C1427 C1428 C1429 C1430 C1431 C1432 C1433 C1434 C1435 C1436 C1437 C1438 C1439 C1440 C1441 C1442 C1443 C1444 C1445 C1446 C1447 C1448 C1449 C1450 C1451 C1452 C1453 C1454 C1455 C1456 C1457 C1458 C1459 C1460 C1461 C1462 C1463 C1464 C1465 C1466 C1467 C1468 C1469 C1470 C1471 C1472 C1473 C1474 C1475 C1476 C1477 C1478 C1479 C1480 C1481 C1482 C1483 C1484 C1485 C1486 C1487 C1488 C1489 C1490 C1491 C1492 C1493 C1494 C1495 C1496 C1497 C1498 C1499 C1500 C1501 C1502 C1503 C1504 C1505 C1506 C1507 C1508 C1509 C1510 C1511 C1512 C1513 C1514 C1515 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C1682 C1683 C1684 C1685 C1686 C1687 C1688 C1689 C1690 C1691 C1692 C1693 C1694 C1695 C1696 C1697 C1698 C1699 C1700 C1701 C1702 C1703 C1704 C1705 C1706 C1707 C1708 C1709 C1710 C1711 C1712 C1713 C1714 C1715 C1716 C1717 C1718 C1719 C1720 C1721 C1722 C1723 C1724 C1725 C1726 C1727 C1728 C1729 C1730 C1731 C1732 C1733 C1734 C1735 C1736 C1737 C1738 C1739 C1740 C1741 C1742 C1743 C1744 C1745 C1746 C1747 C1748 C1749 C1750 C1751 C1752 C1753 C1754 C1755 C1756 C1757 C1758 C1759 C1760 C1761 C1762 C1763 C1764 C1765 C1766 C1767 C1768 C1769 C1770 C1771 C1772 C1773 C1774 C1775 C1776 C1777 C1778 C1779 C1780 C1781 C1782 C1783 C1784 C1785 C1786 C1787 C1788 C1789 C1790 C1791 C1792 C1793 C1794 C1795 C1796 C1797 C1798 C1799 C1800 C1801 C1802 C1803 C1804 C1805 C1806 C1807 C1808 C1809 C1810 C1811 C1812 C1813 C1814 C1815 C1816 C1817 C1818 C1819 C1820 C1821 C1822 C1823 C1824 C1825 C1826 C1827 C1828 C1829 C1830 C1831 C1832 C1833 C1834 C1835 C1836 C1837 C1838 C1839 C1840 C1841 C1842 C1843 C1844 C1845 C1846 C1847 C1848 C1849 C1850 C1851 C1852 C1853 C1854 C1855 C1856 C1857 C1858 C1859 C1860 C1861 C1862 C1863 C1864 C1865 C1866 C1867 C1868 C1869 C1870 C1871 C1872 C1873 C1874 C1875 C1876 C1877 C1878 C1879 C1880 C1881 C1882 C1883 C1884 C1885 C1886 C1887 C1888 C1889 C1890 C1891 C1892 C1893 C1894 C1895 C1896 C1897 C1898 C1899 C1900 C1901 C1902 C1903 C1904 C1905 C1906 C1907 C1908 C1909 C1910 C1911 C1912 C1913 C1914 C1915 C1916 C1917 C1918 C1919 C1920 C1921 C1922 C1923 C1924 C1925 C1926 C1927 C1928 C1929 C1930 C1931 C1932 C1933 C1934 C1935 C1936 C1937 C1938 C1939 C1940 C1941 C1942 C1943 C1944 C1945 C1946 C1947 C1948 C1949 C1950 C1951 C1952 C1953 C1954 C1955 C1956 C1957 C1958 C1959 C1960 C1961 C1962 C1963 C1964 C1965 C1966 C1967 C1968 C1969 C1970 C1971 C1972 C1973 C1974 C1975 C1976 C1977 C1978 C1979 C1980 C1981 C1982 C1983 C1984 C1985 C1986 C1987 C1988 C1989 C1990 C1991 C1992 C1993 C1994 C1995 C1996 C1997 C1998 C1999 C2000 C2001 C2002 C2003 C2004 C2005 C2006 C2007 C2008 C2009 C2010 C2011 C2012 C2013 C2014 C2015 C2016 C2017 C2018 C2019 C2020 C2021 C2022 C2023 C2024 C2025 C2026 C2027 C2028 C2029 C2030 C2031 C2032 C2033 C2034 C2035 C2036 C2037 C2038 C2039 C2040 C2041 C2042 C2043 C2044 C2045 C2046 C2047 C2048 C2049 C2050 C2051 C2052 C2053 C2054 C2055 C2056 C2057 C2058 C2059 C2060 C2061 C2062 C2063 C2064 C2065 C2066 C2067 C2068 C2069 C2070 C2071 C2072 C2073 C2074 C2075 C2076 C2077 C2078 C2079 C2080 C2081 C2082 C2083 C2084 C2085 C2086 C2087 C2088 C2089 C2090 C2091 C2092 C2093 C2094 C2095 C2096 C2097 C2098 C2099 C2100 C2101 C2102 C2103 C2104 C2105 C2106 C2107 C2108 C2109 C2110 C2111 C2112 C2113 C2114 C2115 C2116 C2117 C2118 C2119 C2120 C2121 C2122 C2123 C2124 C2125 C2126 C2127 C2128 C2129 C2130 C2131 C2132 C2133 C2134 C2135 C2136 C2137 C2138 C2139 C2140 C2141 C2142 C2143 C2144 C2145 C2146 C2147 C2148 C2149 C2150 C2151 C2152 C2153 C2154 C2155 C2156 C2157 C2158 C2159 C2160 C2161 C2162 C2163 C2164 C2165 C2166 C2167 C2168 C2169 C2170 C2171 C2172 C2173 C2174 C2175 C2176 C2177 C2178 C2179 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PERMITTED USES	
AGRICULTURAL USES	COMMERCIAL USES
Agricultural Uses	Automotive Fuel Sales
RESIDENTIAL USES	Automotive Service Facilities
Attached Dwellings	Automotive Wash Facilities
Detached Dwellings	Bed and Breakfast Establishments
CIVIC AND INSTITUTIONAL USES	Convenience Stores
Active Park Facilities	Boutique Hotels
Assisted Living Facility	Hotels
Charitable, Fraternal, or Social Organizations	Personal Services
Clinics	Recreational Facilities (Private)
Day Care Centers	Recreational Facilities (Neighborhood)
Educational Facilities	Restaurants
Hospitals	Restaurants, DriveIn/Drive-Through
Nursing/Convalescent Home	Retail and Commercial Uses
Passive Parks and Open Space	Service Commercial Uses
Public Buildings or Uses	Short-Term Vacation Rentals
Rehabilitation Centers	Telecommunication Towers and Antennas
Place of Public Assembly	Theaters
OFFICE USES	Vehicle Sales and Rental
Offices	Veterinary Facilities (Indoor)
INDUSTRIAL USES	Veterinary Facilities (Neighborhood)
Self-Storage Facilities	



KEY

- OPEN SPACE
- DETENTION POND
- BIORETENTION / PRETREATMENT
- RIPRAP
- TREE PRESERVATION
- MULTIFAMILY
- MIXED-USE
- OFFICE
- COMMERCIAL
- HOTEL

OPEN SPACE REQUIREMENT		
KEY	TYPE	AREA (SF)
OS-1	FORMAL OPEN SPACE	28,144
OS-2	FORMAL OPEN SPACE	9,131
TOTAL	FORMAL OPEN SPACE	37,275

SITE DATA

AUREUM PUD SUBDIVISION, DEVELOPMENT PLAN, REVISION 3

PROJECT NUMBER:	8851
SITE ACREAGE/SF:	27.19 AC / 1,184,425 SF
EXISTING ZONING:	PLANNED DISTRIT (PD 21.8 / 850,000 / 700)
PROPOSED ZONING:	PLANNED DISTRICT (PD 33.1 / 245,460 / 300)
APPLICABLE DEVELOPMENT STANDARD:	EITHER APPLY
PROPOSED DEVELOPMENT STANDARD:	TRADITIONAL* (SEE SHEET C0.0 FOR JUSTIFICATION)
APPLICABLE OVERLAYS:	HTO, HHO', 500' HHO BUFFER
MAP / PARCELS:	062 / 18.02, 18.16, 19.03
ADDRESS:	TBD
EXISTING LAND USE:	VACANT (REGIONAL COMMERCE PER ENV. FRANKLIN)
PROPOSED LAND USE:	MIXED-USE

REGULATIONS

BUILDING TYPES APPLIED:
ATTACHED RESIDENTIAL, COMMERCIAL

ANTICIPATED ROW DEDICATION:
3.66 AC (159,577 SF)

ADJUSTED SITE ACREAGE:
23.53 AC (1,024,848 SF) (TBD AT SITE PLAN)

BUILDING HEIGHT:
1-9 STORIES W/ ROOFTOP AMENITIES AS ALLOWED ON 8-STORIES)

DWELLING UNIT COUNT, BY TYPE:
MULTIFAMILY: 900

TREE CANOPY RETENTION:

EX TREE CANOPY:	35.4% / 418,744 SF / 9.61 AC
TREE CANOPY RETENTION REQUIRED:	24% / 100,499 SF / 2.31 AC
TREE CANOPY RETENTION PROVIDED:	46% / 192,659 SF / 4.42 AC

SPECIMEN TREE REPLACEMENT:

SPECIMEN TREE CALIPER REMOVED:	652
TOTAL EXEMPT ACCESS ESMT CALIPERS TO BE REMOVED:	-98
ADJUSTED TREE CALIPERS REMOVED:	554
SPECIMEN TREE DBH REPLACEMENT:	1,108
CALIPER INCHES PROVIDED PHASE 1:	45
CALIPER INCHES TO BE PROVIDED IN REMAINING PHASES:	1063

OPEN SPACE:

REQUIRED OPEN SPACE:	3% OF SITE (35,533 SF; 0.82 AC)
PROVIDED OS:	3.6% OF SITE (37,275 SF; 0.86 AC)

PARKLAND IMPACT FEES: SEE SHEET C2.3

LANDSCAPE SURFACE RATIO:

MIN. LSR:	0.20
PROVIDED LSR:	0.27 (TBD AT SITE PLAN)

PARKING REQUIRED:	SEE SHEET C2.1
PARKING PROVIDED:	SEE SHEET C2.1
BIKE PARKING REQUIRED:	SEE SHEET C4.2

SETBACKS APPLIED TO OVERALL SITE BOUNDARY:

PERIMETER SETBACKS (FROM R.O.W./BOUNDARY):

E. MCEWEN DRIVE:	15' MIN.
CAROTHERS PARKWAY:	15' MIN.
OVATION PKWY:	0' MIN.***
SOUTHERN BOUNDARY:	15' MIN.

INTERNAL SETBACKS:

FRONT:	
PUBLIC ROAD:	0' MIN. (FROM R.O.W.)
OPEN SPACE/PLAZA:	0' MIN.
AUREUM TRAIL:	0' MIN. (FROM FACE OF CURB)
REAR:	0' MIN.
SIDE:	0' MIN.

***BALCONIES SHALL BE ALLOWED TO EXTEND INTO THE PUBLIC ROW OVER THE SIDEWALK/PLANTERS AND INTO THE PRIVATE DRIVE/SIDEWALK/PLANTERS BUT SHALL MEET UTILITY PROVIDERS AND FIRE MARSHALL CLEARANCE REQUIREMENTS. APPROVAL FROM THE UTILITY PROVIDERS AND FIRE MARSHALL SHALL BE OBTAINED WITH THE SITE PLAN APPROVAL TO VERIFY CLEARANCE REQUIREMENTS ARE BEING MET.

FIRE HYDRANTS: ALL HYDRANTS TO BE PRIVATE

TRANSIT LOCATION: FINAL LOCATION TO BE DETERMINED AT SITE PLAN IN COORDINATION WITH COF ENGINEERING DEPARTMENT.

IMPACT STATEMENT

WATER
MALLORY VALLEY UTILITY DISTRICT IS THE WATER PROVIDER TO THIS PARCEL. FIRE FLOW DATA INDICATES THAT DOMESTIC, FIRE AND IRRIGATION DEMANDS CAN BE MET FOR THE DEVELOPMENT OF THE PROPERTY. MALLORY VALLEY AND THEIR ENGINEERS WILL PROVIDE THE DESIGNS FOR ANY NEW CONNECTIONS TO THE 12" WATER LINE STUB LOCATED SOUTH OF MCEWEN DRIVE AND THE 18" WATER LINE LOCATED WEST OF CAROTHERS PARKWAY. MAXIMUM ANTICIPATED GPD FOR THIS DEVELOPMENT IS 306 GPM. A TWO (2) HYDRANT FLOW TEST WAS PERFORMED ON JANUARY 27, 2022 BY HETHCOAT & DAVIS, INC. THE READ HYDRANT PROVIDED A STATIC PRESSURE OF 156 PSI AND A RESIDUAL PRESSURE OF 150 PSI. THE FLOW HYDRANT PROVIDED A STATIC PRESSURE OF 145 PSI AND A RESIDUAL PRESSURE OF 135 PSI.

SANITARY SEWER
THE CITY OF FRANKLIN PROVIDES SEWER SERVICE FOR THE DEVELOPMENT. CURRENTLY, PUBLIC SEWER LINES ARE BEING INSTALLED PER COF #7804. THE MAXIMUM ANTICIPATED DEMAND FOR THIS DEVELOPMENT IS 1,068 SFUE.

RECLAIMED WATER LINE
CURRENTLY NO WATER REUSE LINES EXIST ON THE EAST SIDE OF INTERSTATE 65 AND THIS PROJECT WILL NOT BE REQUIRED TO IMPROVE EXISTING PUBLIC INFRASTRUCTURE.

DRAINAGE FACILITIES
CURRENTLY, ALL SITE STORMWATER FLOWS TO A CULVERT UNDER MCEWEN DRIVE NEAR THE NORTHEAST CORNER OF THE PARCEL. THE EXISTING ONSITE DETENTION AND WATER QUALITY FEATURES ARE BEING INSTALLED PER COF #7804. THE PROPOSED SD-X DEVELOPMENT WILL MEET THE CITY OF FRANKLIN'S STORMWATER ORDINANCE FOR WATER QUALITY AND QUANTITY ON-SITE.

STORMWATER
GREEN INFRASTRUCTURE PRACTICES ARE SHOWN FOR DESIGN INTENT ONLY AND ARE NOT INTENDED TO REPRESENT THE FINAL DESIGN. FUTURE STORMWATER DESIGN WILL COMPLY WITH CITY OF FRANKLIN BEST MANAGEMENT PRACTICES STORMWATER MANAGEMENT MANUAL AS WELL AS ALTERNATE BMPS SUPPORTED BY CITY STAFF INCLUDING PERVIOUS PAVERS, BIO-RETENTION AREAS AND DETENTION PONDS. ADDITIONAL METHODS MAY BE PROPOSED AT SITE PLAN SUBMITTALS, AND ARE UNDERSTOOD TO NEED STAFF APPROVAL PRIOR TO IMPLEMENTATION.

ELECTRICITY
MIDDLE TENNESSEE ELECTRIC IS THE ELECTRICAL PROVIDER FOR THIS PROPERTY.

GAS
ATMOS IS THE NATURAL GAS PROVIDER FOR THIS PROPERTY.

REFUSE COLLECTION
REFUSE COLLECTION BY A COMBINATION OF CITY OF FRANKLIN COLLECTION SERVICES AND PRIVATE COLLECTION SERVICES

STREET NETWORK
MCEWEN DRIVE, TO THE NORTH OF THE PROPERTY, AND CAROTHERS PARKWAY, TO THE EAST OF THE PROPERTY, ARE CLASSIFIED AS MAJOR ARTERIAL ROADS ON THE CURRENT MAJOR THOROUGHFARE PLAN. OFF-SITE ROADWAY IMPROVEMENTS CONSISTENT WITH THE INTEGRATED GROWTH PLAN ARE PROPOSED WITH THE PUD AND OUTLINED IN THE TRAFFIC IMPACT STUDY. INTERNAL PROPOSED DRIVES PROVIDE CONNECTIVITY THROUGH THE DEVELOPMENT FROM THE MAJOR ARTERIAL ROADS TO THE ADJACENT PARCELS.

BUILDING KEY							
GROUP	BUILDING	CONSTRUCTION TYPE	STORIES	PERMITTED BUILDING USES	COMMERCIAL/ OFFICE SF	KEYS	MULTI-FAMILY/ CONDO (UNITS)
A	1	2	5	MULTIFAMILY			296
B	1	1	6-8	MULTIFAMILY / COMMERCIAL / RESTAURANT/ RETAIL			280
	2	2	1-2	COMMERCIAL / RESTAURANT/ RETAIL	800		
	3	2	1-2	COMMERCIAL / RESTAURANT/ RETAIL	8,000		
	4	2	1-2	COMMERCIAL / RESTAURANT/ RETAIL	3,300		
	5	2	1	COMMERCIAL / RESTAURANT/ RETAIL	1,100		
	6	2	1-2	COMMERCIAL / RESTAURANT/ RETAIL	7,500		
	7	2	1-2	COMMERCIAL / RESTAURANT/ RETAIL	19,400		
	8	2	2-3	COMMERCIAL / RESTAURANT/ RETAIL	5,850		
	9	2	2-3	COMMERCIAL / RESTAURANT/ RETAIL	9,225		
	10	2	2-3	COMMERCIAL / RESTAURANT/ RETAIL	20,000		
			SUBTOTAL		***75,175***		***280***
C	1	1	6-8	MULTIFAMILY			280
	2	1	3-5	MULTIFAMILY / COMMERCIAL / RESTAURANT/ RETAIL / OFFICE	46,685		44
	3	1	6-9	OFFICE	123,600		
	4	1	6-9	HOTEL		300	
			SUBTOTAL		***170,285***	***300***	***324***
TOTALS					**245,460**	**300**	**900**

GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

SOUTHSTAR

RaganSmith
a Pape-Dawson company

NELSON

AUREUM PUD SUBDIVISION
DEVELOPMENT PLAN REVISION 3
Franklin, Williamson County, Tennessee

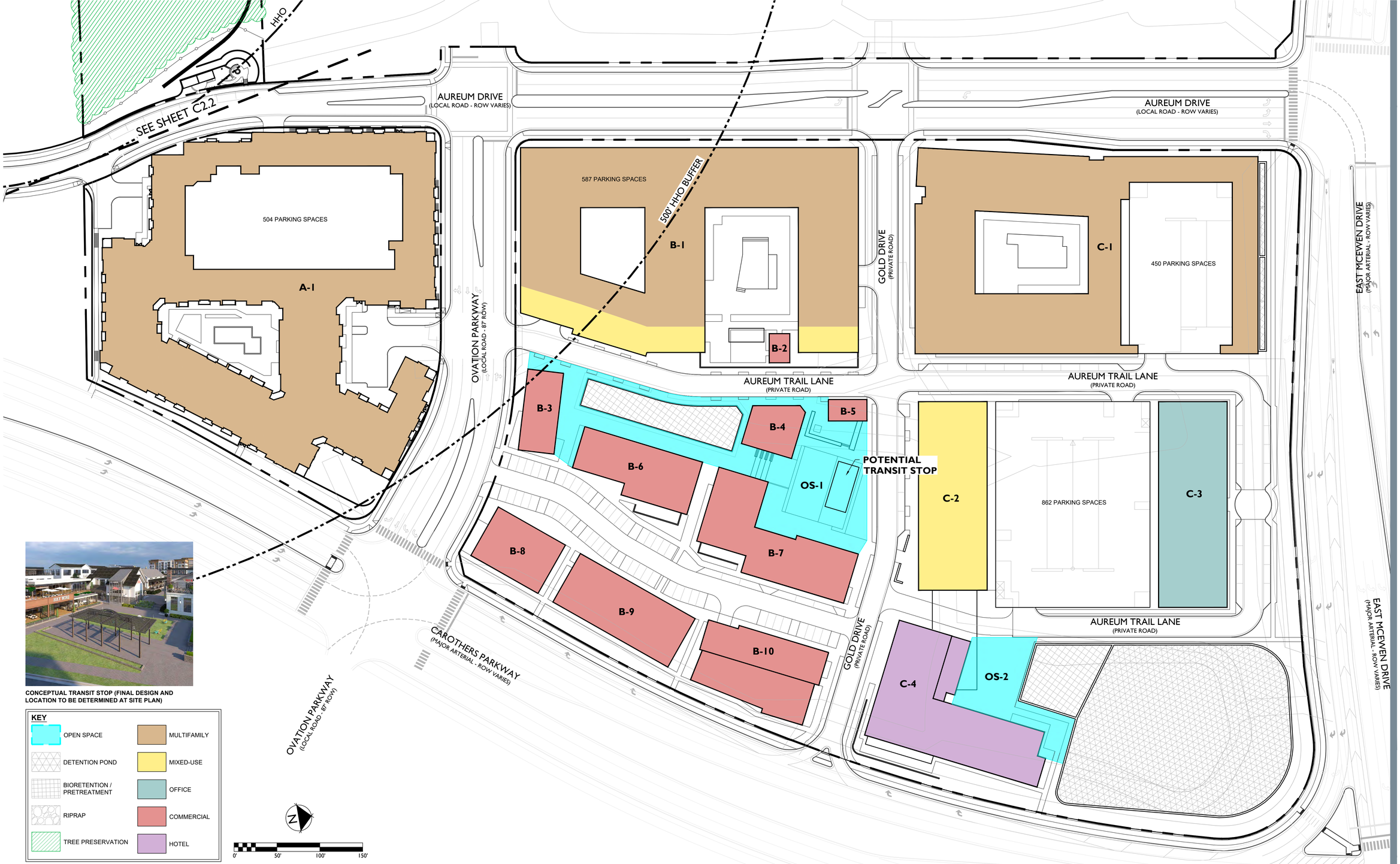
JEFFREY A. ROSIAK
REGISTERED
TENNESSEE NO. 328
LANDSCAPE ARCHITECT
4.18.25

Revision Date
1. _____
2. _____
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OVERALL DEVELOPMENT PLAN

SHEET
C2.0

COF: 8851



CONCEPTUAL TRANSIT STOP (FINAL DESIGN AND LOCATION TO BE DETERMINED AT SITE PLAN)

KEY

- OPEN SPACE
- DETENTION POND
- BIORETENTION / PRETREATMENT
- RIPRAP
- TREE PRESERVATION
- MULTIFAMILY
- MIXED-USE
- OFFICE
- COMMERCIAL
- HOTEL

SHARED PARKING ANALYSIS

USE	DENSITY	HOTEL ASSEMBLY AREA OCCUPANCY	OUTDOOR SEATING	STAFF	COF PARKING RATIO (PER 1000 SF / KEYS / ER)	COF PARKING REQ PER RATIO	COF PARKING RATIO (0.67 / SEAT)	COF PARKING RATIO (1 / EMPLOYEE)	COF PARKING RATIO (0.25 / OCCUPANCY)	COF OVERALL PARKING REQ BY USE	PARKING PROVIDED PHASE 1	PARKING PROVIDED PHASE 2	PARKING PROVIDED PHASE 3	ULI UNADJUSTED PARKING DEMAND*	ULI SHARED PARKING RATIO*	ULI RECOMMENDED PARKING*
Retail	65,760				2.50	164				164						
Restaurant	26,100		90	90	7.50	196	60	68		324						
Office	153,600				2.85	438				438						
Hotel	300	1,300		25	1.00	300		19	221	540						
Multi-Family *(Building A)*	296 *(188 1BR, 93 2BR, 15 3BR)*				1.5/2.5/3	560				560	504	651	1,338	3,194	27.08%	2,329
Multi-Family *(Building B)*	280 *(178 1BR, 88 2BR, 14 3BR)*				1.5/2.5/3	529				529						
Multi-Family *(Building C)*	280 *(178 1BR, 88 2BR, 14 3BR)*				1.5/2.5/3	529				529						
Condo	44 *(2BR)*				2.50	110				110						
TOTAL										**3,194**	**2,493**					
									COF SHARED:	**21.95%**						

** ULI Parking recommendations based on highest demand period (weekend).*

GAMBLE DESIGN COLLABORATIVE

DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

SOUTHSTAR

RaganSmith
a Pape-Dawson company

NELSON

AUREUM PUD SUBDIVISION
DEVELOPMENT PLAN REVISION 3

Franklin, Williamson County, Tennessee

JEFFREY A. POSIAK
REGISTERED
TENNESSEE NO. 336
LANDSCAPE ARCHITECT
7.18.25

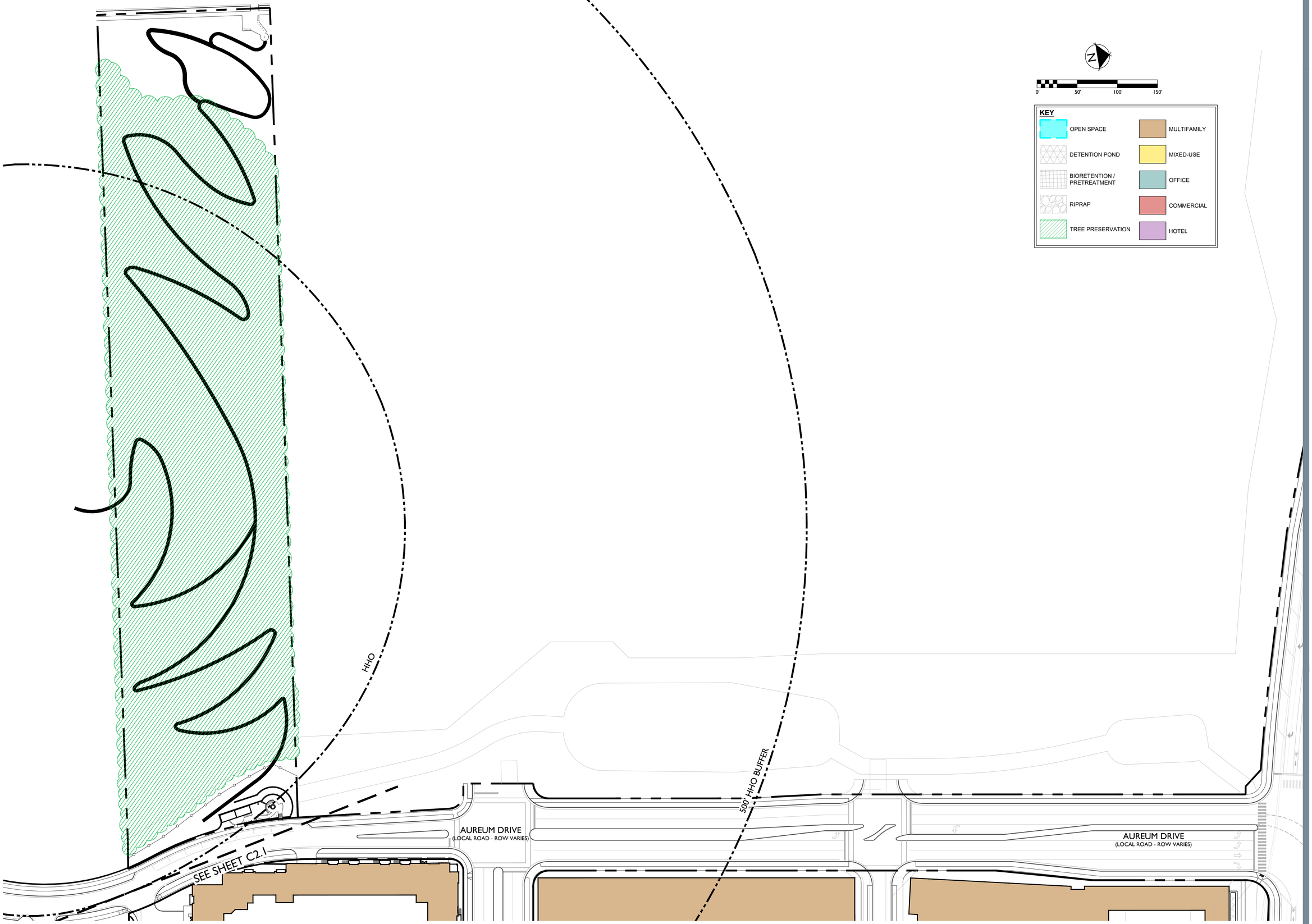
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DEVELOPMENT PLAN ENLARGEMENT

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C2.1

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0' 50' 100' 150'

KEY

- OPEN SPACE
- DETENTION POND
- BIORETENTION / PRETREATMENT
- RIPRAP
- TREE PRESERVATION
- MULTIFAMILY
- MIXED-USE
- OFFICE
- COMMERCIAL
- HOTEL

GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE
SOUTHSTAR
RaganSmith
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NELSON

AUREUM PUD SUBDIVISION
DEVELOPMENT PLAN REVISION 3

Franklin, Williamson County, Tennessee

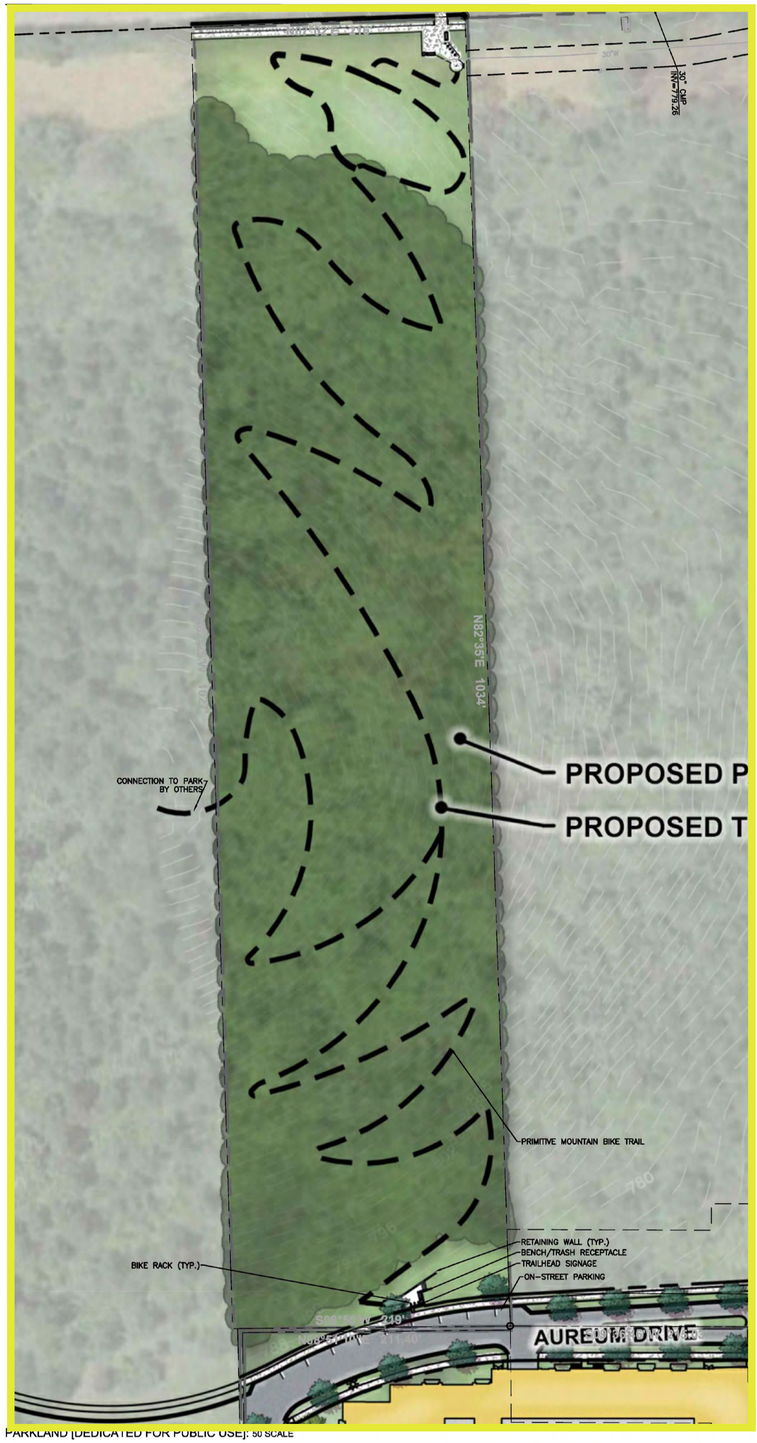
JEFFREY A. ROSAK
REGISTERED
TENNESSEE NO. 346
LANDSCAPE ARCHITECT
6.18.25

Revision Date
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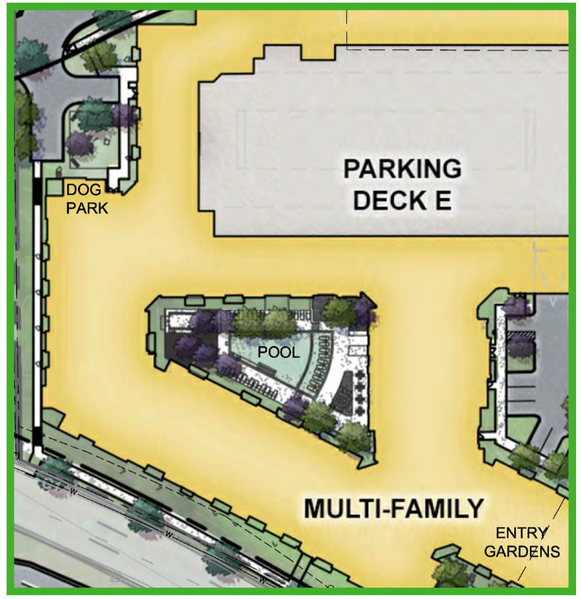
DEVELOPMENT PLAN ENLARGEMENT

SHEET
C2.2

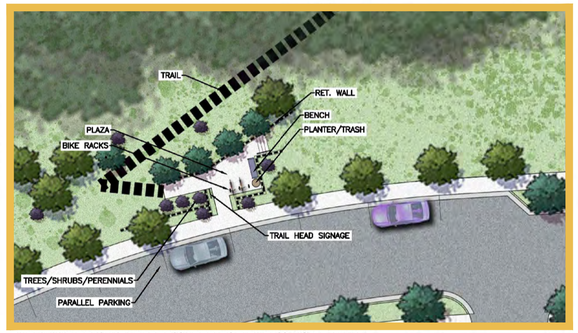
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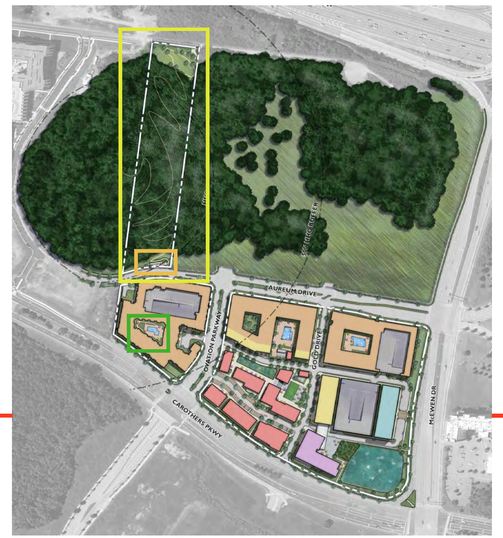
PARKLAND [DEDICATED FOR PUBLIC USE]: 80 SCALE



MULTI-FAMILY (PHASE 1) AMENITY [PRIVATE]: 40 SCALE



PARKLAND TRAILHEAD [DEDICATED FOR PUBLIC USE]: 10 SCALE



PARKLAND KEY MAP

Aureum Parkland Dedication Calculations

Parkland Impact Fee Calculations

Description	Qty.	Units	cost/unit	Required Impact Fee
Multi-Family Units	296	Units	$ 4,304.00	$ 1,273,984.00

Parkland Land Dedication / Set-aside Calculations

Description	Qty.	Units	Remarks
Acreage Required (For Pulic Park Dedication)	5	ac	As Approved by BOMA
Acreage Provided (For Public Park Dedication)	5.15	ac	
Acreage Provided Value (Actual Purchase Cost)	$ 1,300,000.00		Plus Closing/Legal/Survey/Title Fees
Public for Public Use (100% of Off-Set Allowed)			
5.15 Public Park: Land Dedication Value (100%)	5.15	Ac.	$ 62,121.00 $ 319,923.15
Private for Public Use (75% of Off-Set Allowed)			
Plaza: Land Set-aside Value (75%)	0.00	Ac.	$ 62,121.00 $ -
Private for Private Use (25% of Off-Set Allowed)			
Multi-family (Phase 1): Land Set-aside Value (25%)	0.25	Ac.	$ 62,121.00 $ 3,882.56

Construction of Public Park Improvements in Lieu of Parkland Impact Fee Off-sets

Description	Qty.	Units	cost/unit	Total
Land Acquistion Cost:				
Legal, Survey, Title, Closing	1	ls	$ 40,000.00	$ 40,000.00
Land Financing Cost Prior to Const. (3yr@5%)	1	ls	$ 195,000.00	$ 195,000.00
Total Land Acquisition Cost:				**$ 235,000.00**
Parkland Improvement Costs:				
Parkland Construction Drawing Design Cost	1	ls	$ 125,000.00	$ 125,000.00
Park - Trail Improvements:				
Primitive Bike/Hiking Trail (on-site)	2,900	lf	$ 15.00	$ 43,500.00
Primitive Bike/Hiking Trail (off-site)	100	ac	$ 20.00	$ 2,000.00
Trail Grading, Clearing, Grubbing	27,000	sf	$ 1.80	$ 48,600.00
Park Appurtenances				
Benches	4	ea	$ 2,500.00	$ 10,000.00
Trash Receptacles	1	ea	$ 1,200.00	$ 1,200.00
Bike Racks (For up to 22 Bikes, 2 bikes per Rack)	11	ea	$ 500.00	$ 5,500.00
Trail Head Map Kiosk	2	ea	$ 7,500.00	$ 15,000.00
Trail Head Plaza	1,600	sf	$ 15.00	$ 24,000.00
Plaza Hardscape & Parallel Parking				
Asphalt (Parallel Parking)	165	sy	$ 65.00	$ 10,725.00
Concrete Sidewalk	2,700	sf	$ 6.00	$ 16,200.00
Steps/Ramp/Handrails	1	ls	$ 7,500.00	$ 7,500.00
Curb/Gutter	500	lf	$ 15.00	$ 7,500.00
Light Poles	3	ea	$ 3,200.00	$ 9,600.00
Parking/Amenity Grading, Clearing, Grubbing	1	ea	$ 55,000.00	$ 55,000.00
Storm Pipe	100	lf	$ 105.00	$ 10,500.00
Storm Inlets	2	ea	$ 4,800.00	$ 9,600.00
Utility Connections (Water/Sewer)	1	ls	$ 35,000.00	$ 35,000.00
Retaining Wall	2,200	sf	$ 35.00	$ 77,000.00
Landscaping				
3" Cal. Canopy Trees (Parking Lot Islands)	12	ea	$ 550.00	$ 6,600.00
2" Cal. Understory Trees (Accent Plantings)	12	ea	$ 400.00	$ 4,800.00
36" Ht. Shrubs (Parking Lot Screening)	50	ea	$ 180.00	$ 9,000.00
Perennials	75	ea	$ 15.00	$ 1,125.00
Seed	27,000	sf	$ 0.25	$ 6,750.00
Construction Supervision and Management	1	ls	$ 108,000.00	$ 108,000.00
Construction Inspection Costs - Consultants	1	ls	$ 25,000.00	$ 25,000.00
Construction Financing Costs (1-Year)	1	ls	$ 115,000.00	$ 115,000.00
Total Public Park Improvements Cost:				**$ 1,024,700.00**

Construction of Private Park and Recreation Amenities Improvements in Lieu of Parkland Impact Fee Off-sets (Not Open to Public)

Description	Qty.	Units	25% cost/unit	Total
Private Recreation Amenities (Courtyards/Dog Park/Gardens)				
Multi-family (Phase 1) [Cost - 25% x $1,000,000]	1	ls	$ 250,000.00	$ 250,000.00
Total Private Park Improvements Cost [25%]:				**$ 250,000.00**

Parkland Dedication Offset Calculations

Description	Qty.	Units	cost/unit	Total
Parkland Land Dedication / Set-aside Value:				$ 323,805.71
Public & Private Parkland Construction Cost Total:				$ 1,274,700.00
Total Proposed Parkland Dedication				$ 1,598,505.71
Required Parkland Dedication				$ 1,273,984.00
Parkland Dedication Balance				$ (324,521.71)

NOTE: **The Aureum Parkland Dedication Calculations were developed based upon the following key assumptions:**

1. The actual Land Acquisition Cost will be $1,300,000.00 however reimbursement for Land Dedication will be $319,923.00 based upon the current Parkland Dedication Ordinance eligible value of $62,121.00 per acre and 5.15 acres of parkland Area;
2. Closing Costs resulting from the land acquisition for legal, survey, title, taxes, recording, etc. will be +/- $40,000.00;
3. Due to Aureum Construction Phasing/Sequencing, Aureum Development Team will need to hold land for 3 years following acquisition prior to beginning any physical Parkland Dedication Improvements. This will result in land financing costs of $195,000.00 based upon 3 years interest at 5% of purchase price;
4. Design costs related to civil, architectural, landscape and trail design costs of the Parkland Improvements will be $125,000.00;
5. Construction of Parkland Improvements will begin in year 4 following acquisition and will require 1 year to construct. Construction financing costs including the cost of the land in year 4 are estimated at $115,000.00;
6. Private Recreational Facilities for the pool, deck, furnishings and amenities for Aureum's planned multi-family apartments will be approximately $1,000,000.00. Per the ordinance, these costs are eligible to be offset at 25% or a total of $250,000.00;
7. Elements/Features listed in schedule above are for design intent and may vary at the Site Plan phase. As such, costs provided may vary also. All elements/features used to make Parkland Improvement shall count towards the 100% offset.

NOTE:
BEARINGS SHOWN HEREON ARE BASED ON THE TENNESSEE STATE PLANE COORDINATE SYSTEM, ZONE 5301, FIPSZONE 4100; NAD 83 DATUM.

APPROVED PARKLAND PLAN - COF 8490

RaganSmith
Nashville - Murfreesboro - Chattanooga
ragansmith.com

CITY OF FRANKLIN #8490
AUREUM PUD SUBDIVISION, DEVELOPMENT PLAN, REVISION 3
FOR
SS-CH FRANKLIN, LLC
CITY OF FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

Scale: AS NOTED
Date: JANUARY 13, 2024
Approved By: S. BERNICK
Revisions:

Drawing Title:
ENLARGED PARKLAND PLAN

Drawing No.
C2.2

Project No.
24-0107

GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE
SOUTHSTAR
RaganSmith
a Pape-Dawson company
NELSON

AUREUM PUD SUBDIVISION
DEVELOPMENT PLAN REVISION 3
Franklin, Williamson County, Tennessee

JEFFREY A. BERNAK
REGISTERED
LANDSCAPE ARCHITECT
TENNESSEE NO. 328
CPBS.25

Revision Date
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PREVIOUSLY APPROVED PARKLAND DEDICATION
SHEET
C2.3
COF: 8851



BUILDING B-1 POOL



BUILDING B-1 SECONDARY AMENITY



BUILDING C-1 POOL



PARKLAND KEY MAP



PHASE 2 PLAZA

PREVIOUSLY APPROVED PARKLAND DEDICATION AGREEMENT (See Sheet C2.3)

Parkland Impact Fees		
Parkland Impact Fee Calculation		
296 Multifamily Units @ $4,304 per unit	$	1,273,984
Subtotal of Parkland Impact Fees	$	1,273,984
Parkland Impact Fee Offsets		
Land Dedication		
Public Park for Public Use (Park): 5.15ac @ $62,121	$	319,923
Private for Public Use	$	-
Private for Private Use (A-1 pool): 0.25ac @ $62,121	$	3,883
Construction of Public Park	$	1,024,700
Construction of Private Park		
A-1 Multi-Family Phase 1 (pool): $1,000,000	$	1,000,000
Subtotal of Offsets	$	2,348,506
Summary		
Subtotal of Parkland Impact Fee	$	1,273,984
Subtotal of Offsets	$	2,348,506
Parkland Dedication Balance	$	**(1,074,522)**

PROPOSED ADDITIONAL PARKLAND DEDICATION AGREEMENT

Parkland Impact Fees		
Parkland Impact Fee Calculation		
604 Multifamily Units @ $5,268 per unit	$	3,181,872
(Additional units over 296 Originally Approved)		
Subtotal of Parkland Impact Fees	$	3,181,872
Parkland Impact Fee Offsets		
Land Dedication		
Public Park for Public Use	$	-
Private for Public Use (Public Plaza): 0.82ac at $62,121/ac	$	51,001
Private for Private Use		
B-1 Residential Amenity (pool): 0.48ac @ $62,121/ac	$	29,507
B-1 Res. Amenity (amenity 2): 0.15 ac @ $62,121/ac	$	9,473
C-1 Residential Amenity (pool): 0.28 ac @ $62,121/ac	$	17,574
Construction of Private Park open to Public		
Plaza Space and Boardwalk ($2,400,000	$	2,400,000
Construction of Private Park		
B-1 Multi-Family Amenity($1,500,000	$	1,500,000
B-1 Multi-Family Amenity 2 ($500,000	$	500,000
C-1 Multi-Family ($1,250,000	$	1,250,000
Subtotal of Private Parks	$	**5,757,556**
Summary		
Previously Approved Subtotal of Parkland Impact Fees	$	1,273,984
Proposed (NEW) Subtotal of Parkland Impact Fee	$	3,181,872
Previously Approved Subtotal of Offsets	$	2,348,506
Proposed (New) Subtotal of Offsets	$	5,757,556
Parkland Dedication Balance	$	**(3,650,206)**

*PER CONVERSATIONS WITH PARK STAFF, THE PARKLAND AGREEMENT THAT WAS APPROVED ON 6/11/2025 FOR THE PREVIOUSLY APPROVED 296 UNITS FEE OF $1,273,984.00 WILL BE PAYED WITH PERMIT FOR THE FIRST PHASE. AT THE TIME THAT THE DEVELOPMENT PLAN AND ZONING IS APPROVED, THE REMAINING 604 UNITS WILL REQUIRE A FEE PAYMENT AT TIME OF FINAL PLAT FOR 25% OF THE $3,181,872.00 (OR $795,468) PLUS A PRO-RATED COST PER PROPOSED UNIT TO BE PLATTED AT THE TIME OF FINAL PLAT.

GAMBLE DESIGN COLLABORATIVE

DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

SOUTHSTAR

RaganSmith
a Pape-Dawson company

NELSON

AUREUM PUD SUBDIVISION
DEVELOPMENT PLAN REVISION 3

Franklin, Williamson County, Tennessee

JEFFREY A. BRZOSTEK
REGISTERED
TENNESSEE NO. 346
LANDSCAPE ARCHITECT
10.8.25

Revision Date
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PARKLAND DEDICATION

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PLOTTED BY KAIDEN KLEINOW, 7/3/2025 10:41 AM LAST UPDATED BY KLEINOW, 7/3/2025 9:19 AM

DESIGN STANDARDS NOTE:
AT THE SITE PLAN STAGE, ALL ROADWAY IMPROVEMENTS SHALL BE DESIGNED IN ACCORDANCE WITH THE APPROPRIATE COMMON STANDARDS AS ESTABLISHED BY (A) THE CITY OF FRANKLIN TRANSPORTATION AND STREET TECHNICAL STANDARDS, (B) THE AASHTO POLICY ON GEOMETRIC DESIGN OF HIGHWAYS AND STREETS, AND (C) THE TENNESSEE DEPARTMENT OF TRANSPORTATION DESIGN GUIDELINES AND STANDARD DETAILS. FEATURES SUCH AS TAPER LENGTHS, HORIZONTAL AND VERTICAL GEOMETRY, CLEAR ZONES, GUARDRAIL REQUIREMENTS, ETC., SHALL BE EVALUATED IN GREATER DETAIL AT THE SITE PLAN STAGE AND WILL BE REQUIRED TO CONFORM TO THE ACCEPTED STANDARD IN ORDER TO ENSURE PUBLIC SAFETY AND WELL-BEING, AS WELL AS THE CONTINUED FUNCTIONALITY OF THE EXISTING AND PROPOSED STREET NETWORKS.

CONCEPTUAL ILLUSTRATION NOTE:
THE OFFSITE ROADWAY IMPROVEMENTS AND NEW TRANSPORTATION ELEMENTS SHOWN ON THIS PLAN FOR THE AUREUM SITE ARE CONCEPTUAL LAYOUTS INTENDED TO ILLUSTRATE THE REQUIRED IMPROVEMENTS OR DESIRED DESIGN FEATURES. THE SPECIFIC GEOMETRIC DESIGN AND CONSTRUCTION DETAILS FOR THE OFFSITE IMPROVEMENTS AND NEW TRANSPORTATION ELEMENTS AT AUREUM WILL BE COMPLETED AT THE SITE PLAN STAGE FOR AUREUM. THE DESIGN OF THE OFFSITE IMPROVEMENTS AND NEW TRANSPORTATION ELEMENTS WILL BE COORDINATED WITH AND REVIEWED/APPROVED BY CITY STAFF AS IS TYPICAL FOR DEVELOPMENT SITE PLANS IN THE CITY OF FRANKLIN.

0 100 200 300

NOTE:
BEARINGS SHOWN HEREON ARE BASED ON THE TENNESSEE STATE PLANE COORDINATE SYSTEM, ZONE 5301, FIPSZONE 4100; NAD 83 DATUM.

GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE
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NELSON

EVAN BLAKE FOSTER REGISTERED ENGINEER AGRICULTURE COMMERCE No. 120451 STATE OF TENNESSEE

COF# 8851
AUREUM PUD SUBDIVISION
DEVELOPMENT PLAN REVISION 3
Franklin, Williamson County, Tennessee

Revision Date
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FUTURE IGP PLAN

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COF: 8851



STATEMENT OF IMPACTS:

DRAINAGE FACILITIES: CURRENTLY, ALL SITE STORMWATER FLOWS TO A CULVERT UNDER MCEWEN DRIVE NEAR THE NORTHEAST CORNER OF THE PARCEL. CURRENTLY DETENTION AND WATER QUALITY FEATURES ARE BEING INSTALLED PER COF #7804. THE PROPOSED DEVELOPMENT PLAN WILL MEET THE CITY OF FRANKLIN'S STORMWATER ORDINANCE FOR WATER QUALITY AND QUANTITY ON-SITE. EACH INDIVIDUAL PHASE OF THE DEVELOPMENT PLAN WILL ALSO FOLLOW CITY OF FRANKLIN DEVELOPMENT STANDARDS.

STORMWATER NARRATIVE

GREEN INFRASTRUCTURE PRACTICES ARE SHOWN FOR DESIGN INTENT ONLY AND ARE NOT INTENDED TO REPRESENT THE FINAL DESIGN. FUTURE STORMWATER DESIGN WILL COMPLY WITH CITY OF FRANKLIN BEST MANAGEMENT PRACTICES STORMWATER MANAGEMENT MANUAL AS WELL AS ALTERNATE BMPS SUPPORTED BY CITY STAFF INCLUDING PERVIOUS PAVERS, BIO-RETENTION AREAS AND DETENTION PONDS. ADDITIONAL METHODS MAY BE PROPOSED AT SITE PLAN SUBMITTALS, AND ARE UNDERSTOOD TO NEED STAFF APPROVAL PRIOR TO IMPLEMENTATION.

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. ENVIRONMENTAL PERMITTING PER JURISDICTIONAL DETERMINATION FROM TDEC/USACOE SHALL BE DONE WITH SITE PLANS.
7. THE PROPOSED BUILDINGS HAVE VARYING FINISHED FLOOR ELEVATIONS. THESE ELEVATIONS ARE NOT CURRENTLY SET AND WILL BE FURTHER DEVELOPED AS EACH PHASE IS DEVELOPED.

EXISTING GRADING & DRAINAGE DATA CHART:

DRAINAGE:
SITE AREA: 27.19 AC
IMPERVIOUS AREA: 21.24AC
DISTURBED AREA: 27.09 AC
Existing Rv VALUE: .14
PEAK FLOW RUNOFF:
SITE PEAK FLOWS WILL BE DETERMINED AT SITE PLAN DEVELOPMENT. PEAK FLOW ATTENUATION WILL OCCUR ON SITE, AND DISCHARGE FROM THE SITE WILL NOT BE INCREASED.

HATCH LEGEND:

- PROPOSED BUILDING
- CONCRETE WALK
- CONCRETE PAVEMENT
- HARDSCAPE
- FORMAL OPEN SPACE
- PERVIOUS PAVERS
- DETENTION POND
- BIORETENTION AREA
- GREEN SPACE AREA

0 100 200 300

NOTE:
BEARINGS SHOWN HEREON ARE BASED ON THE TENNESSEE STATE PLANE COORDINATE SYSTEM, ZONE 5301, FIPSZONE 4100; NAD 83 DATUM.

GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE
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EVAN BLAKE FOSTER REGISTERED ENGINEER AGRICULTURE TENNESSEE No. 120457 STATE OF TENNESSEE

COF# 8851
AUREUM PUD SUBDIVISION
DEVELOPMENT PLAN REVISION 3
Franklin, Williamson County, Tennessee

Revision Date
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OVERALL GRADING & DRAINAGE PLAN
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PLOTTED BY KADEN KLEIN ON: 7/3/2025 10:41 AM LAST UPDATED BY KKLEIN ON: 7/3/2025 9:32 AM

AUREUM DRIVE
(LOCAL ROAD - ROW VARIES)

AUREUM DRIVE
(LOCAL ROAD - ROW VARIES)

EAST MCEWEN DRIVE
(MAJOR ARTERIAL - ROW VARIES)

OVATION PARKWAY
(LOCAL ROAD - 57' ROW)

GOLD DRIVE
(PRIVATE ROAD)

AUREUM TRAIL LANE
(PRIVATE ROAD)

CAROTHERS PARKWAY
(MAJOR ARTERIAL - ROW VARIES)

CAROTHERS PARKWAY
(MAJOR ARTERIAL - R.O.W. VARIES)

A-1

B-1

B-2

B-3

B-4

B-5

B-6

B-7

B-8

B-9

B-10

C-1

C-2

C-3

C-4

OS-1

OS-2

RETAINING WALL (TYP.)

RETAINING WALL MAX HEIGHT ±7.5' (TYP.)

RETAINING WALL MAX HEIGHT ± 9.0' (TYP.)

RETAINING WALL MAX HEIGHT ±4.5' (TYP.)

RETAINING WALL MAX HEIGHT ±7.0' (TYP.)

PRETREATMENT AREA

BIORETENTION AREA (TYP.)

PERVIOUS PAVERS (TYP.)

BIORETENTION AREA (PRETREATMENT PROVIDED VIA WQU'S)

DETENTION WET POND

INTERCEPT OFFSITE FLOWS FROM ACROSS CAROTHERS PARKWAY AND CONNECT TO STORM BYPASS LINE

NOTE:
BEARINGS SHOWN HEREON ARE BASED ON THE TENNESSEE STATE PLANE COORDINATE SYSTEM, ZONE 5301, FIPSZONE 4100; NAD 83 DATUM.

0 50 100 150

AutoDrive (Dimensions: ft, deg)
Minimum radius 32.808 Inner Wheel
Clearance offset 1.640
Turn onto bearing
Override Rear Steering
Show Settings
Pick alignment...
Turn On Spot
Help

G:\2-16885-CIVIL ENGINEERING\5-PD SHEETS\1227 PUD GRADES.DWG
PLOTTED BY KAIDEN ALLEN ON 7/3/2025 10:42 AM LAST UPDATED BY KALLEN ON 7/3/2025 9:43 AM

GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

SOUTHSTAR

RaganSmith
a Pape-Dawson company

NELSON

EVAN BLAKE FOSTER
REGISTERED ENGINEER
AGRI-PLEX
CRUMLEY
No. 120451
STATE OF TENNESSEE

COF# 8851
AUREUM PUD SUBDIVISION
DEVELOPMENT PLAN REVISION 3
Franklin, Williamson County, Tennessee

Revision Date

ENLARGED GRADING & DRAINAGE PLAN
SHEET
C3.1

COF: 8851

HUFFINES RIDGE

HUFFINES RIDGE DRIVE

N07°02'51"E 429.55'

N07°02'E 216'

RIM=
EL. 782.33'
BENCHMARK

IR(N)
NAILBOX

IR(N)

30" CMP
INV=779.26

20' MILCROFTON EASEMENT D.B. 3609, PG 695 (21)

20' MILCROFTON EASEMENT D.B. 3609, PG 702 (16)

PROJECT BENCH MARK
CHISELED "X" ON FIRE HYDRANT
ELEV=806.00

(33' PUBLIC R.O.W.)

IR(N)

C1

C2

WATER LINE EASEMENT
D.B.3517, PG 886 (10)

AT&T/MC EASEMENT
D.B. 4040, PG 947 (12)
D.B. 3796, PG 747 (12)
D.B. 3755, PG 543 (12)

AT&T EASEMENT
D.B. 3831, PG. 242, (18)

GAS EASEMENT
D.B. 3629, PG. 1 (11)

DRIVEWAY

0 50 100 150

NOTE:
BEARINGS SHOWN HEREON ARE BASED ON THE TENNESSEE STATE PLANE COORDINATE SYSTEM, ZONE 5301, FIPSZONE 4100; NAD 83 DATUM.

500 FT HILLSIDE/HILLCREST OVERLAY BUFFER

HHO HILLSIDE/HILLCREST OVERLAY DISTRICT

N82°35'E 1034'

S82°35'W 1027'

TREE PROTECTION FENCE (TYP.)

RETAINING WALL (TYP.)

AUREUM DRIVE
(LOCAL ROAD - ROW VARIES)

S09°39'06"W 214.86'

N82°37'46"W 715.02'

S09°32'20"W 88.5'

AUREUM DRIVE
(LOCAL ROAD - ROW VARIES)

RETAINING WALL MAX HEIGHT ±7.5'
(TYP.)

TG: 744.75

TG: 737.50

D:\PROFESSIONAL ENGINEERING\S-PD SHEETS\327 PUD GRADES.DWG
PLOTTED BY KAELEN KLEIN ON: 7/3/2025 10:42 AM LAST UPDATED BY KLEIN ON: 7/3/2025 9:02 AM

GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

SOUTHSTAR

RaganSmith
a Pape-Dawson company

NELSON

EVAN BLAKE FOSTER
REGISTERED ENGINEER
AGRICULTURE
COMMERCE
No. 120457
STATE OF TENNESSEE

COF# 8851

AUREUM PUD SUBDIVISION
DEVELOPMENT PLAN REVISION 3

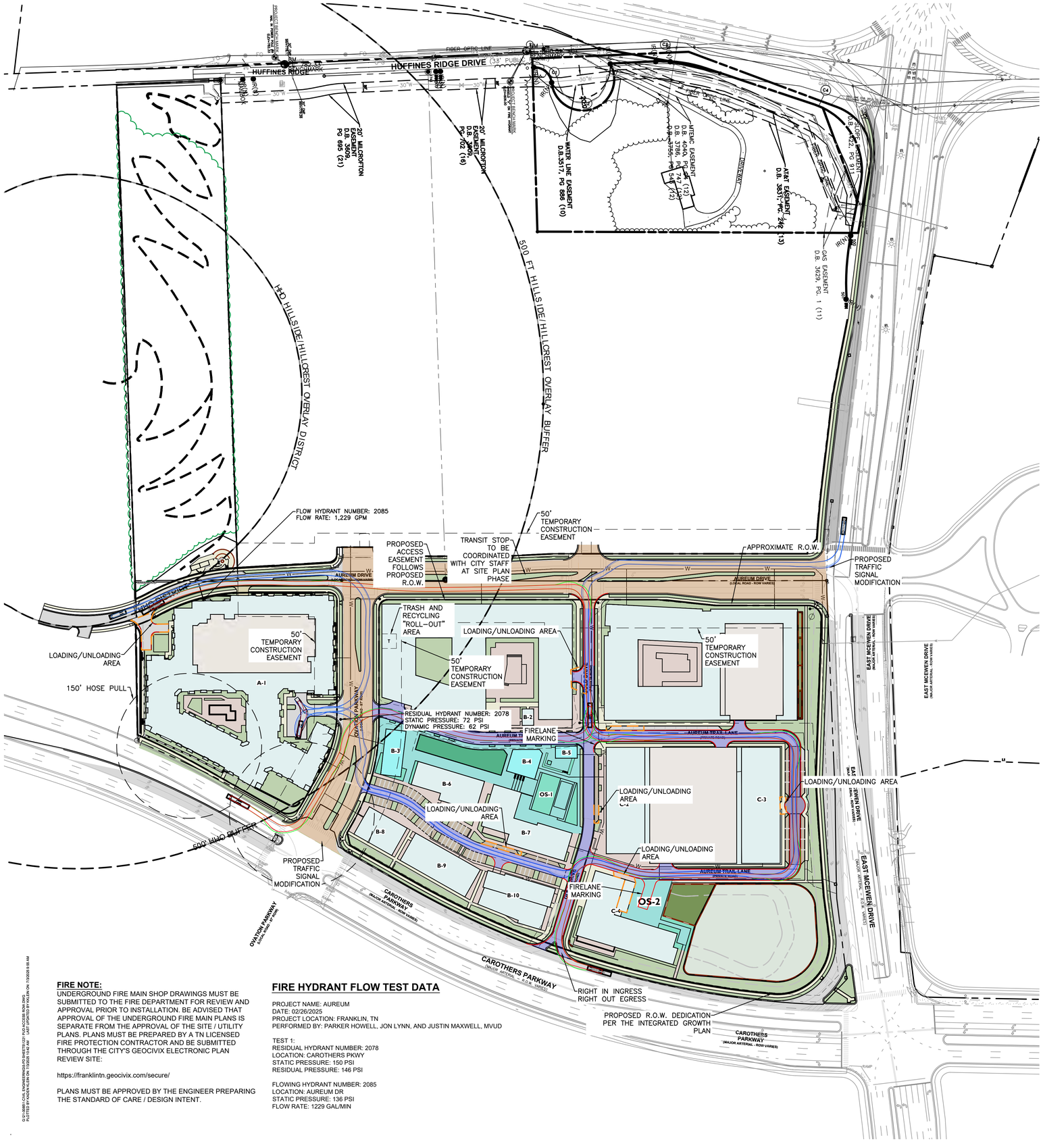
Franklin, Williamson County, Tennessee

Revision Date

ENLARGED GRADING & DRAINAGE PLAN

SHEET
C3.2

COF: 8851



STATEMENT OF IMPACTS:

STREET NETWORK: MCEWEN DRIVE, TO THE NORTH OF THE PROPERTY, AND CAROTHERS PARKWAY, TO THE EAST OF THE PROPERTY, ARE CLASSIFIED AS MAJOR ARTERIAL ROADS ON THE CURRENT MAJOR THOROUGHFARE PLAN. OFF-SITE ROADWAY IMPROVEMENTS CONSISTENT WITH THE INTEGRATED GROWTH PLAN ARE PROPOSED WITH THE PUD AND OUTLINED IN THE MAY 2025 TRAFFIC IMPACT STUDY UPDATE. INTERNAL PROPOSED DRIVES PROVIDE CONNECTIVITY THROUGH THE DEVELOPMENT FROM THE MAJOR ARTERIAL ROADS TO THE ADJACENT PARCELS.

ROADWAY NETWORK NARRATIVE

THE EXISTING ROADWAY NETWORK IN THE PROJECT VICINITY CONSISTS OF MAJOR ARTERIALS AND PRIVATE ROADWAYS.

- **EAST MCEWEN DRIVE** IS CLASSIFIED AS A MAJOR ARTERIAL THAT PROVIDES ACCESS TO INTERSTATE 65. EAST MCEWEN DRIVE IS ORIENTED IN AN EAST-WEST DIRECTION AND THE POSTED SPEED LIMIT IN THE STUDY AREA IS 40 MPH.
- **CAROTHERS PARKWAY** IS CLASSIFIED AS A MAJOR ARTERIAL. CAROTHERS PARKWAY IS ORIENTED IN A NORTH-SOUTH DIRECTION AND THE POSTED SPEED LIMIT IS 40 MPH.
- **AUREUM DRIVE** IS A LOCAL ROADWAY THAT PROVIDES DIRECT ACCESS TO AUREUM AND TO THE CAROTHERS CROSSING DEVELOPMENT SOUTH OF AUREUM. AUREUM DRIVE IS ORIENTED IN AN NORTH-SOUTH DIRECTION AND THE POSTED SPEED LIMIT IS 30 MPH.
- **OVATION PARKWAY** IS A LOCAL ROADWAY THAT PROVIDES DIRECT ACCESS TO THE OVATION DEVELOPMENT EAST OF CAROTHERS PARKWAY AND TO AUREUM WEST OF CAROTHERS PARKWAY. OVATION PARKWAY IS ORIENTED IN AN EAST-WEST DIRECTION AND THE POSTED SPEED LIMIT IS 30 MPH.

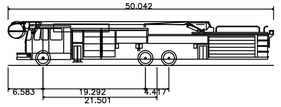
ROW & ACCESS GENERAL NOTES

1. PRIOR TO BEGINNING ANY CONSTRUCTION, THE DEVELOPER AND/OR CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS AS REQUIRED BY LAW. SUCH PERMITS MAY INCLUDE, BUT ARE NOT LIMITED TO, THOSE REQUIRED BY STATE OF TENNESSEE, WILLIAMSON COUNTY AND OTHER CITY OF FRANKLIN AGENCIES.
2. ALL OFF-SITE WORK WITHIN THE PUBLIC RIGHT-OF-WAY SHALL REQUIRE AN APPROVED TRAFFIC CONTROL PLAN WHICH COMPLIES WITH THE MUTCD. NO OFF-SITE EXCAVATION MAY BE UNDERTAKEN IN ANY STREET, ROAD, ALLEY OR RIGHT-OF-WAY OF ANY UTILITY OR TEMPORARY CONSTRUCTION EASEMENT OF THE CITY OF FRANKLIN BY ANY ENTITY UNLESS 72-HOUR NOTICE HAS BEEN GIVEN TO THE CITY OF FRANKLIN TRAFFIC OPERATIONS CENTER. THE CONTRACTOR SHALL HAVE AN APPROVED TRAFFIC CONTROL PLAN ONSITE DURING CONSTRUCTION.
3. CONSTRUCTION MATERIALS SHALL BE FULLY TESTED IN ACCORDANCE WITH THE DESIGNATIONS AND REQUIREMENTS WITHIN THE REFERENCED "TDOT STANDARD SPECIFICATIONS" SECTIONS, UNLESS OTHERWISE NOTED WITHIN THE "STANDARD SPECIFICATIONS" SECTION OF THE CITY OF FRANKLIN TRANSPORTATION & STREET TECHNICAL STANDARDS.
4. AN AUTHORIZED REPRESENTATIVE OF THE CITY SHALL MAKE A FINAL INSPECTION OF THE PROJECT AFTER COMPLETION TO DETERMINE ACCEPTABILITY OF THE WORK AND FOR RELEASE OF PERFORMANCE BONDS IF REQUIRED. BEFORE THIS FINAL INSPECTION CAN BE MADE, THE ENGINEER RESPONSIBLE FOR THE PROJECT SHALL CERTIFY IN WRITING TO THE CITY ENGINEER THAT THE WORK HAS BEEN COMPLETED IN ACCORDANCE WITH APPROVED PLANS AND SPECIFICATIONS.
5. LOCATING AND COORDINATION FOR THE RELOCATION OF EXISTING UTILITIES IS THE RESPONSIBILITY OF THE CONTRACTOR. TENNESSEE'S ONE-CALL AND THE CITY OF FRANKLIN UTILITY LOCATION SERVICE SHALL BE UTILIZED IN ADDITION TO COORDINATION WITH LOCAL UTILITY OWNERS. THE CONTRACTOR SHALL AT ALL TIMES PROTECT EXISTING UTILITIES AND WILL BE RESPONSIBLE FOR COSTS DUE TO DAMAGE CAUSED TO ANY UTILITY LINES.
6. ALL TEMPORARY STRIPING SHALL CONFORM TO "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION," PUBLISHED BY TDOT, THE LATEST REVISION EXCEPT AS HEREIN AMENDED. WHEN APPROVED, TEMPORARY STRIPING SHALL BE REQUIRED PRIOR TO THE OPENING OF A STREET FOR TRAVEL WHERE PAVEMENT AND/OR PERMANENT STRIPING CANNOT BE COMPLETED DUE TO WEATHER AND/OR TIME CONSTRAINTS.
7. THERMOPLASTIC PAVEMENT MARKINGS SHOULD BE USED ON ALL PUBLIC AND PRIVATE CITY STREET PROJECTS. THERMOPLASTIC TRAFFIC STRIPING AND PAVEMENT MARKINGS SHALL CONFORM 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. AT THE SITE PLAN STAGE, ALL ROADWAY IMPROVEMENTS SHALL BE DESIGNED IN ACCORDANCE WITH THE APPROPRIATE COMMON STANDARDS AS ESTABLISHED BY:
   (A)THE CITY OF FRANKLIN TRANSPORTATION AND STREET TECHNICAL STANDARDS
   (B)THE AASHTO POLICY ON GEOMETRIC DESIGN OF HIGHWAYS AND STREETS, AND
   (C) THE TENNESSEE DEPARTMENT OF TRANSPORTATION DESIGN GUIDELINES AND STANDARD DETAILS.
   FEATURES SUCH AS TAPER LENGTHS, HORIZONTAL AND VERTICAL GEOMETRY, CLEAR ZONES, GUARDRAIL REQUIREMENTS, ETC., SHALL BE EVALUATED IN GREATER DETAIL AT THE SITE PLAN STAGE AND WILL BE REQUIRED TO CONFORM TO THE ACCEPTED STANDARD IN ORDER TO ENSURE PUBLIC SAFETY AND WELL-BEING, AS WELL AS THE CONTINUED FUNCTIONALITY OF THE EXISTING AND PROPOSED STREET NETWORKS.
9. ROADS SHALL BE COMPLETED AND INSPECTED BEFORE A BUILDING PERMIT IS ISSUED.
10. ROADS MUST BE CONSTRUCTED TO MINIMIZE EROSION IMPACTS
11. ROADS SHALL BE A MINIMUM OF 20-FEET WIDE.
12. ACCESS ROADS SHALL TERMINATE NOT LESS THAN 150-FEET FROM ANY PORTION OF A STRUCTURE.
13. TURNAROUNDS REQUIRED FOR ACCESS ROADS LONGER THAN 150-FEET
14. ROADS SHALL BE AN ALL-WEATHER SURFACE CAPABLE OF SUPPORTING 80,000 POUNDS.
15. CONSTRUCTION SHALL BE A MINIMUM OF 8-INCHES COMPACTED TYPE A GRANULAR STONE OR EQUIVALENT INCLUDING PROVISIONS FOR STORM DRAINAGE, LIGHT AND LANE MARKINGS, DEVICES AND SIGNAGE.
16. IF A SEWER MANHOLE IS LOCATED IN THE GRAVEL AREA, THE MANHOLE MUST BE PROTECTED TO PREVENT DAMAGING MANHOLE. METHODS OF PROTECTING THE MANHOLE SHALL BE APPROVED BY THE WATER DEPARTMENT AND MAY INCLUDE INSTALLING AN ASPHALT RING AROUND THE MANHOLE, PAVING THE AREA AROUND THE MANHOLE OR OTHER METHOD AS APPROVED BY THE WATER DEPARTMENT.
17. UNDERGROUND FIRE MAIN SHOP DRAWINGS MUST BE SUBMITTED TO THE FIRE DEPARTMENT FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION . BE ADVISED THAT APPROVAL OF THE SITE/UTILITY PLANS. PLANS MUST BE PREPARED BY A TN LICENSED FIRE PROTECTION CONTRACTOR AND BE SUBMITTED THROUGH THE CITY'S GEOCIVIX ELECTRONIC PLAN REVIEW SITE: https://franklintn.geocivicx.com/secure/
18. PLANS MUST BE APPROVED BY THE ENGINEERING PREPARING THE STANDARD OF CARE/DESIGN INTENT.

FIRE LANE NOTES:

PUBLIC PROPERTY: WHERE FIRE LANES MAY BE BLOCKED BY PARKED VEHICLES, APPROVED SIGNS OR OTHER APPROVED MARKINGS SAYING **NO PARKING FIRE LANE** MUST BE INSTALLED AND MAINTAINED AS DIRECTED BY THE FIRE CODE OFFICIAL. (IFC 503.3)
PRIVATE PROPERTY: WHERE PARKED CARS MAY NARROW THE FIRE LANE TO LESS THAN 20-FEET, THE FIRE LANES SHALL BE MARKED IN ACCORDANCE WITH MUNICIPAL ORDINANCE, 7-225. FIRE LANES SHALL BE MARKED WITH SIGNS ADJACENT TO THE CURB AND PAVEMENT MARKINGS READING **FIRE LANE-NO PARKING** VISIBLE FROM THE NORMAL LANE OF TRAFFIC AND PAINTED YELLOW OR WHITE OR AS APPROVED BY THE FIRE MARSHAL. A MAXIMUM OF 50-FEET ALTERNATING BETWEEN SIGNS AND PAVEMENT MARKINGS SHALL BE REQUIRED ALONG THE ENTIRE LENGTH OF THE FIRE LANE. PLACEMENT SUBJECT TO APPROVAL BY THE FIRE MARSHAL.

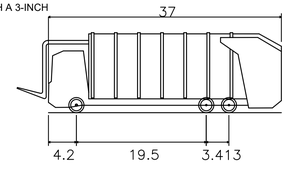
SIZE OF LETTERING ON PAVEMENT SHALL BE 18-INCHES HIGH WITH A 3-INCH BRUSH STROKE.



Franklin Fire SD-7 (Tower 2 Truck)

Overall Length	50.042ft
Overall Width	8.333ft
Overall Body Height	8.303ft
Min Body Ground Clearance	0.627ft
Track Width	8.000ft
Lock-to-lock time	6.00s
Wall to Wall Turning Radius	42.000ft

Note: Design Speed is 5mph



Front Load Trash Truck

Overall Length	37.000ft
Overall Width	8.0833ft
Overall Body Height	12.500ft
Min Body Ground Clearance	0.698ft
Track Width	6.500ft
Curb to Curb Turning Radius	46.000ft

TRUCK BUMPER OVERHANG
TRUCK TIRE ROUTE
PUBLIC ROW
PRIVATE ROADS

TRUCK BUMPER OVERHANG
TRUCK TIRE ROUTE

KEY
LOADING/UNLOADING ZONE
FIRELANE MARKING

0 100 200 300

NOTE:
BEARINGS SHOWN HEREON ARE BASED ON THE TENNESSEE STATE PLANE COORDINATE SYSTEM, ZONE 5301, FIPSZONE 4100; NAD 83 DATUM.

FIRE NOTE:
UNDERGROUND FIRE MAIN SHOP DRAWINGS MUST BE SUBMITTED TO THE FIRE DEPARTMENT FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION. BE ADVISED THAT APPROVAL OF THE UNDERGROUND FIRE MAIN PLANS IS SEPARATE FROM THE APPROVAL OF THE SITE / UTILITY PLANS. PLANS MUST BE PREPARED BY A TN LICENSED FIRE PROTECTION CONTRACTOR AND BE SUBMITTED THROUGH THE CITY'S GEOCIVIX ELECTRONIC PLAN REVIEW SITE:

https://franklintn.geocivix.com/secure/

PLANS MUST BE APPROVED BY THE ENGINEER PREPARING THE STANDARD OF CARE / DESIGN INTENT.

FIRE HYDRANT FLOW TEST DATA

PROJECT NAME: AUREUM
DATE: 02/26/2025
PROJECT LOCATION: FRANKLIN, TN
PERFORMED BY: PARKER HOWELL, JON LYNN, AND JUSTIN MAXWELL, MVUD

TEST 1:
RESIDUAL HYDRANT NUMBER: 2078
LOCATION: CAROTHERS PKWY
STATIC PRESSURE: 150 PSI
RESIDUAL PRESSURE: 146 PSI

FLOWING HYDRANT NUMBER: 2085
LOCATION: AUREUM DR
STATIC PRESSURE: 136 PSI
FLOW RATE: 1229 GAL/MIN

G:\2-00851-CIVIL ENGINEERING\5-PS SHEETS\01-PUD ACCESS ROW.DWG
LAST UPDATED BY KOLEIN ON: 7/3/2025 8:58 AM
PLOTTED BY KOLEIN ON: 7/3/2025 10:42 AM

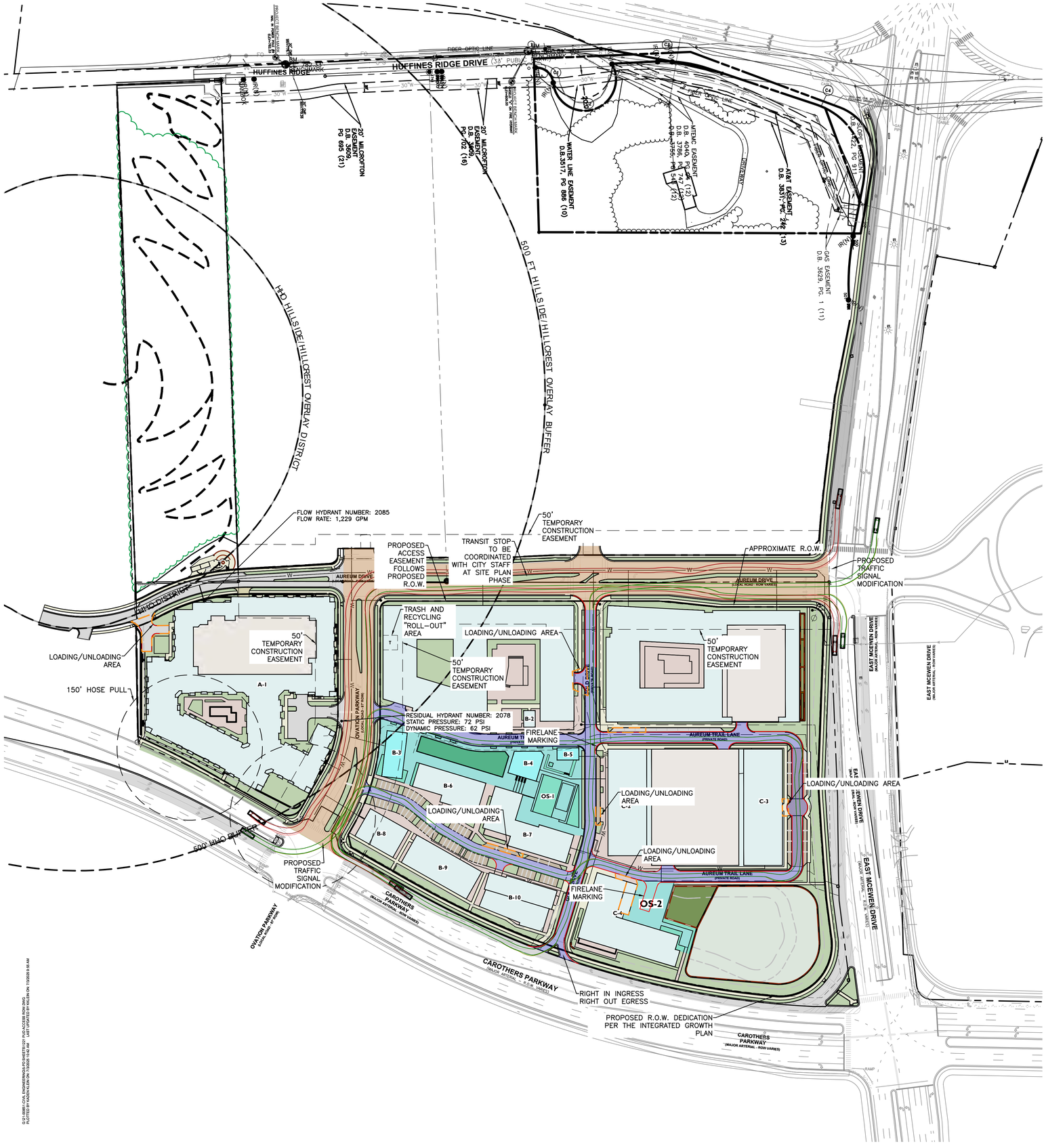
GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE
SOUTHSTAR
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EVAN BLAKE FOSTER
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AGRICULTURE
COMMERCE
No. 120451
STATE OF TENNESSEE

COF# 8851
AUREUM PUD SUBDIVISION
DEVELOPMENT PLAN REVISION 3
Franklin, Williamson County, Tennessee

Revision Date

OVERALL R.O.W & ACCESS PLAN
SHEET
C4.0
COF: 8851



STATEMENT OF IMPACTS:

STREET NETWORK: MCEWEN DRIVE, TO THE NORTH OF THE PROPERTY, AND CAROTHERS PARKWAY, TO THE EAST OF THE PROPERTY, ARE CLASSIFIED AS MAJOR ARTERIAL ROADS ON THE CURRENT MAJOR THOROUGHFARE PLAN. OFF-SITE ROADWAY IMPROVEMENTS CONSISTENT WITH THE INTEGRATED GROWTH PLAN ARE PROPOSED WITH THE PUD AND OUTLINED IN THE MAY 2025 TRAFFIC IMPACT STUDY UPDATE. INTERNAL PROPOSED DRIVES PROVIDE CONNECTIVITY THROUGH THE DEVELOPMENT FROM THE MAJOR ARTERIAL ROADS TO THE ADJACENT PARCELS.

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ROW & ACCESS GENERAL NOTES

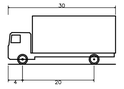
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11. ROADS SHALL BE A MINIMUM OF 20-FEET WIDE.
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17. UNDERGROUND FIRE MAIN SHOP DRAWINGS MUST BE SUBMITTED TO THE FIRE DEPARTMENT FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION. BE ADVISED THAT APPROVAL OF THE SITE/UTILITY PLANS. PLANS MUST BE PREPARED BY A TN LICENSED FIRE PROTECTION CONTRACTOR AND BE SUBMITTED THROUGH THE CITY'S GEOCIVIX ELECTRONIC PLAN REVIEW SITE: https://franklintn.geocivicx.com/secure/
18. PLANS MUST BE APPROVED BY THE ENGINEERING PREPARING THE STANDARD OF CARE/DESIGN INTENT.

FIRE LANE NOTES:

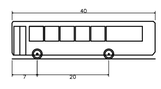
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PRIVATE PROPERTY: WHERE PARKED CARS MAY NARROW THE FIRE LANE TO LESS THAN 20-FEET, THE FIRE LANES SHALL BE MARKED IN ACCORDANCE WITH MUNICIPAL ORDINANCE, 7-225. FIRE LANES SHALL BE MARKED WITH SIGNS ADJACENT TO THE CURB AND PAVEMENT MARKINGS READING **FIRE LANE-NO PARKING** VISIBLE FROM THE NORMAL LANE OF TRAFFIC AND PAINTED YELLOW OR WHITE OR AS APPROVED BY THE FIRE MARSHAL. A MAXIMUM OF 50-FEET ALTERNATING BETWEEN SIGNS AND PAVEMENT MARKINGS SHALL BE REQUIRED ALONG THE ENTIRE LENGTH OF THE FIRE LANE. PLACEMENT SUBJECT TO APPROVAL BY THE FIRE MARSHAL.

SIZE OF LETTERING ON PAVEMENT SHALL BE 18-INCHES HIGH WITH A 3-INCH BRUSH STROKE.

Note: Design Speed is 5mph



SU-30 – Single Unit Truck	
Overall Length	30.000ft
Overall Width	8.000ft
Overall Body Height	13.500ft
Min Body Ground Clearance	1.367ft
Track Width	8.000ft
Lock-to-lock time	5.00s
Curb to Curb Turning Radius	41.800ft



S-BUS-40 – Large School Bus (84 pass.)	
Overall Length	40.000ft
Overall Width	8.000ft
Overall Body Height	10.500ft
Min Body Ground Clearance	1.070ft
Track Width	8.000ft
Lock-to-lock time	5.00s
Curb to Curb Turning Radius	39.100ft

TRUCK BUMPER OVERHANG
TRUCK TIRE ROUTE
PUBLIC ROW
PRIVATE ROADS
BUS BUMPER OVERHANG
BUS TIRE ROUTE

0 100 200 300

KEY
LOADING/UNLOADING ZONE
FIRELANE MARKING

NOTE:
BEARINGS SHOWN HEREON ARE BASED ON THE TENNESSEE STATE PLANE COORDINATE SYSTEM, ZONE 5301, FIPSZONE 4100; NAD 83 DATUM.

G:\21-0085\1-CIVIL ENGINEERING\5-PS SHEETS\01 PUD ACCESS ROW.DWG
PLOTTED BY: KADEN KLEIN ON: 7/3/2025 10:42 AM LAST UPDATED BY: KLEIN ON: 7/3/2025 9:58 AM

GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE
SOUTHSTAR
RaganSmith
a Pape-Dawson company
NELSON

EVAN BLAKE FOSTER
REGISTERED ENGINEER
AGRICULTURE
COMMERCE
No. 120457
STATE OF TENNESSEE

COF# 8851
AUREUM PUD SUBDIVISION
DEVELOPMENT PLAN REVISION 3
Franklin, Williamson County, Tennessee

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

OVERALL R.O.W & ACCESS PLAN
SHEET
C4.1
COF: 8851

FLOW HYDRANT NUMBER: 2085
FLOW RATE: 1,229 GPM

PROPOSED ACCESS EASEMENT FOLLOWS PROPOSED R.O.W.

TRANSIT STOP TO BE COORDINATED WITH CITY STAFF AT SITE PLAN PHASE

APPROXIMATE R.O.W.

PROPOSED SIGNAL MODIFICATIO

AUREUM DRIVE
(LOCAL ROAD - ROW VARIES)

AUREUM DRIVE
(LOCAL ROAD - ROW VARIES)

EAST MCEWEN DRIVE

TRASH AND RECYCLING "ROLL-OUT" AREA

50' TEMPORARY CONSTRUCTION EASEMENT

LOADING/UNLOADING AREA

50' TEMPORARY CONSTRUCTION EASEMENT

LOADING/UNLOADING AREA

150' HOSE PULL

A-1

B-1

C-1

RESIDUAL HYDRANT NUMBER: 2078
STATIC PRESSURE: 72 PSI
DYNAMIC PRESSURE: 62 PSI

GOLD DRIVE
(PRIVATE ROAD)

FIRELANE MARKING

B-2

AUREUM TRAIL LANE
(PRIVATE ROAD)

AUREUM TRAIL LANE
(PRIVATE ROAD)

B-3

B-4

B-5

B-6

OS-1

C-2

C-3

LOADING/UNLOADING AREA

LOADING/UNLOADING AREA

EAST MCEWEN DRIVE
(MAJOR ARTERIAL - ROW VARIES)

B-8

B-7

B-9

B-10

FIRELANE MARKING

LOADING/UNLOADING AREA

AUREUM TRAIL LANE
(PRIVATE ROAD)

OS-2

C-4

500' HHO BUFFER

PROPOSED TRAFFIC SIGNAL MODIFICATION

CAROTHERS PARKWAY
(MAJOR ARTERIAL - ROW VARIES)

CAROTHERS PARKWAY
(MAJOR ARTERIAL - R.O.W. VARIES)

RIGHT IN INGRESS
RIGHT OUT EGRESS

PROPOSED R.O.W. DEDICATION PER THE INTEGRATED GROWTH PLAN

CAROTHERS PARKWAY
(MAJOR ARTERIAL - ROW VARIES)

EAST MCEWEN DRIVE
(MAJOR ARTERIAL - R.O.W. VARIES)

RAMP

ROW & ACCESS DATA CHART

DAILY TRIP GENERATION:	16,712 DAILY TRIPS
PEAK HOUR TRIP GENERATION:	1,164 AM DAILY TRIPS 1,631 PM DAILY TRIPS
TRAFFIC IMPACT STUDY REQUIRED:	TRAFFIC IMPACT STUDY COMPLETED MAY 2025
CIRCULATION PLAN REQUIRED:	SEE THIS SHEET & THE MAY 2025 TRAFFIC STUDY UPDATE

ACCESS MANAGEMENT

MIN. DISTANCE BETWEEN INTERSECTION: 150'± (SEE PLAN)
MIN. DISTANCE BETWEEN HIGH VOLUME/ALLEYS & INTERSECTIONS: N/A
MIN. DISTANCE BETWEEN DRIVEWAY AND INTERSECTIONS: 75'±

DRIVEWAY WIDTH: SEE REZONING & PUD DEVELOPMENT PLAN APPLICATION & PUD PATTERN BOOK DRIVEWAY APPROACH STREET CONFIGURATION

CONNECTIVITY INDEX

⊙LINKS:	19
★NODES:	9
CONNECTIVITY INDEX:	
REQUIRED:	1.65
PROVIDED:	2.11 [19/9]

0 50 100 150

NOTE:
BEARINGS SHOWN HEREON ARE BASED ON THE TENNESSEE STATE PLANE COORDINATE SYSTEM, ZONE 5301, FIPSZONE 4100; NAD 83 DATUM.

HATCH LEGEND:

- PROPOSED BUILDING
- CONCRETE WALK
- CONCRETE PAVEMENT
- HARDSCAPE
- PERVIOUS PAVERS
- DETENTION POND
- BIORETENTION AREA
- GREEN SPACE AREA
- FORMAL OPEN SPACE
- PUBLIC ROW
- PRIVATE ROADS
- TRUCK BUMPER OVERHANG
- TRUCK TIRE ROUTE
- TRUCK BUMPER OVERHANG
- TRUCK TIRE ROUTE

G:\2-08851-CIVIL ENGINEERING\4-PD SHEETS\1ST PUD ACCESS ROW.DWG
PLOTTED BY KAIDEN KLEIN ON 7/3/2025 10:43 AM
LAST UPDATED BY KLEIN ON 7/3/2025 9:55 AM

GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

SOUTHSTAR

RaganSmith
a Pape-Dawson company

NELSON

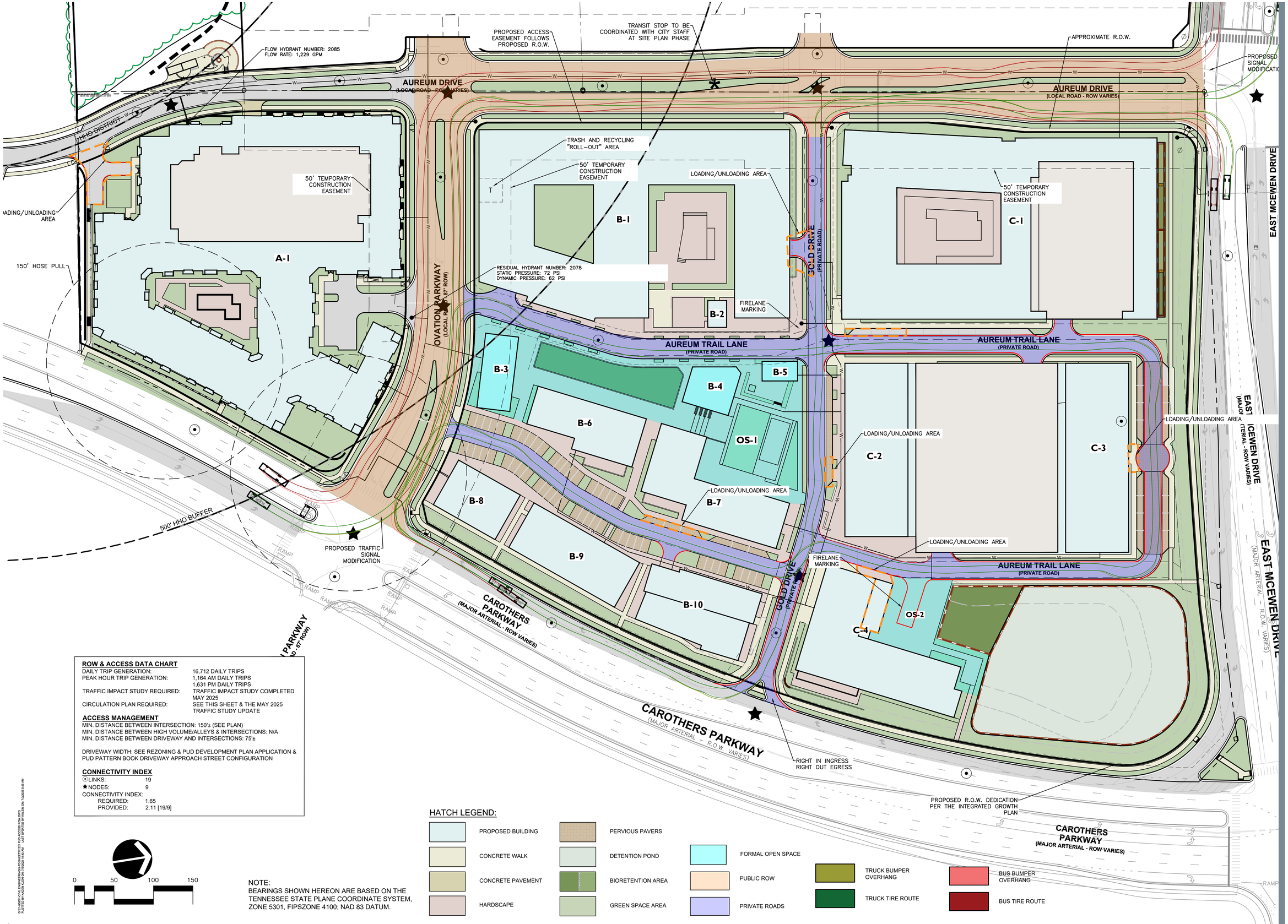
EVAN BLAKE FOSTER
REGISTERED ENGINEER
AGRICULTURE
CRUMLEY
No. 120451
STATE OF TENNESSEE

COF# 8851
AUREUM PUD SUBDIVISION
DEVELOPMENT PLAN REVISION 3
Franklin, Williamson County, Tennessee

Revision Date
1 _____
2 _____
3 _____
4 _____
5 _____
6 _____

ENLARGED R.O.W & ACCESS PLAN
SHEET
C4.2

COF: 8851



ROW & ACCESS DATA CHART

DAILY TRIP GENERATION:	16,712 DAILY TRIPS
PEAK HOUR TRIP GENERATION:	1,164 AM DAILY TRIPS 1,631 PM DAILY TRIPS
TRAFFIC IMPACT STUDY REQUIRED:	TRAFFIC IMPACT STUDY COMPLETED MAY 2025
CIRCULATION PLAN REQUIRED:	SEE THIS SHEET & THE MAY 2025 TRAFFIC STUDY UPDATE

ACCESS MANAGEMENT

MIN. DISTANCE BETWEEN INTERSECTION: 150'± (SEE PLAN)
MIN. DISTANCE BETWEEN HIGH VOLUME/ALLEYS & INTERSECTIONS: N/A
MIN. DISTANCE BETWEEN DRIVEWAY AND INTERSECTIONS: 75'±

DRIVEWAY WIDTH: SEE REZONING & PUD DEVELOPMENT PLAN APPLICATION & PUD PATTERN BOOK DRIVEWAY APPROACH STREET CONFIGURATION

CONNECTIVITY INDEX

⊙LINKS:	19
★NODES:	9
CONNECTIVITY INDEX:	
REQUIRED:	1.65
PROVIDED:	2.11 [19/9]

0 50 100 150

NOTE:
BEARINGS SHOWN HEREON ARE BASED ON THE TENNESSEE STATE PLANE COORDINATE SYSTEM, ZONE 5301, FIPSZONE 4100; NAD 83 DATUM.

HATCH LEGEND:

- PROPOSED BUILDING
- CONCRETE WALK
- CONCRETE PAVEMENT
- HARDSCAPE
- PERVIOUS PAVERS
- DETENTION POND
- BIORETENTION AREA
- GREEN SPACE AREA
- FORMAL OPEN SPACE
- PUBLIC ROW
- PRIVATE ROADS
- TRUCK BUMPER OVERHANG
- TRUCK TIRE ROUTE
- BUS BUMPER OVERHANG
- BUS TIRE ROUTE

D:\2-18881-CIVIL ENGINEERING\4-PD SHEETS\1-2021 PUD ACCESS ROW.DWG
PLOTTED BY KAIDEN ALLEN ON 7/3/2025 10:43 AM LAST UPDATED BY KALLEN ON 7/3/2025 9:55 AM

GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

SOUTHSTAR

RaganSmith
a Pape-Dawson company

NELSON

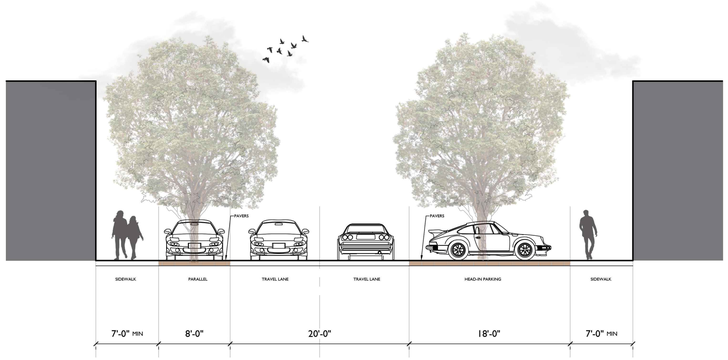
EVAN BLAKE FOSTER
REGISTERED ENGINEER
AGRICULTURE
COMMERCE
No. 120451
STATE OF TENNESSEE

COF# 8851
AUREUM PUD SUBDIVISION
DEVELOPMENT PLAN REVISION 3
Franklin, Williamson County, Tennessee

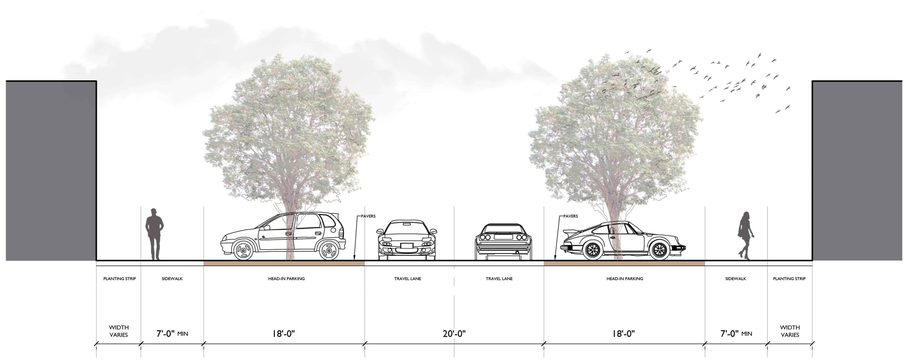
Revision Date

ENLARGED R.O.W & ACCESS PLAN
SHEET
C4.3

COF: 8851

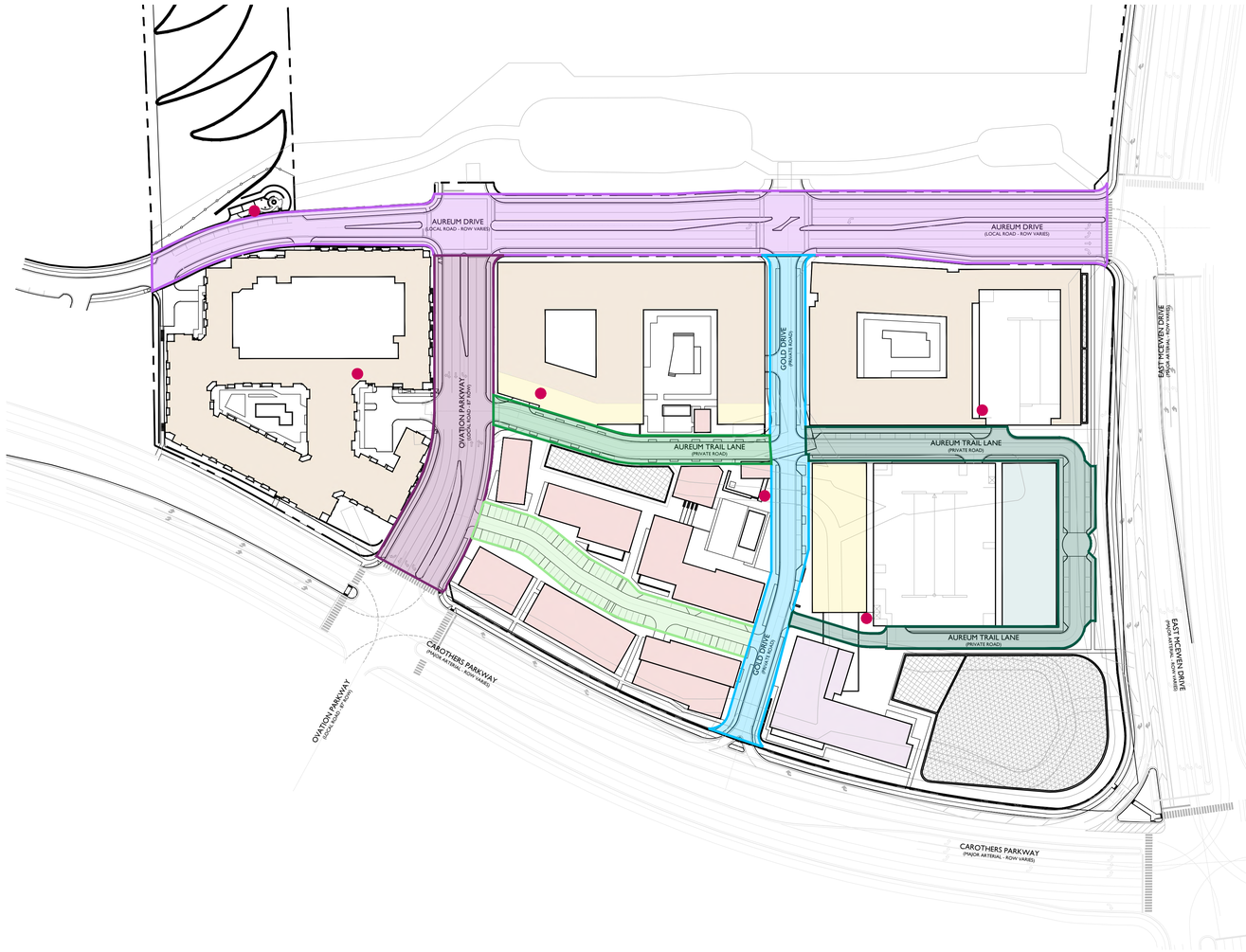


ENHANCED DRIVE AISLE - PARALLEL PARKING



ENHANCED DRIVE AISLE - HEAD-IN PARKING

0' 8' 16' 32'



BIKE PARKING

249 BIKE PARKING SPACES REQUIRED
● BIKE PARKING LOCATIONS





- AUREUM DRIVE
- OVATION PARKWAY
- GOLD DRIVE
- AUREUM TRAIL NORTH OF GOLD DRIVE
- AUREUM TRAIL SOUTH OF GOLD DRIVE
- ENHANCED DRIVE AISLE

0' 100' 200' 300'

N

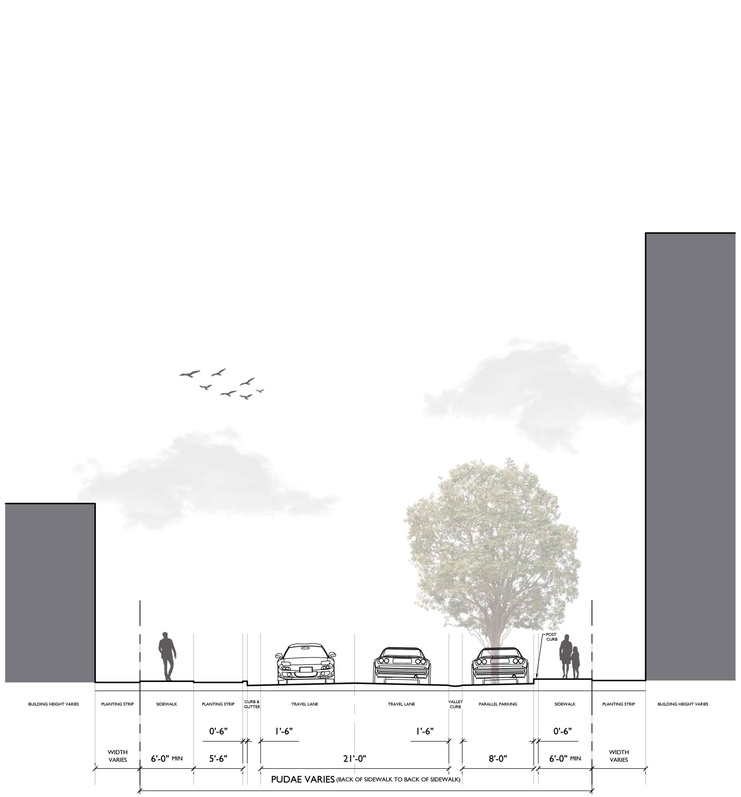
GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE
SOUTHSTAR
RaganSmith
a Pape-Dawson company
NELSON

AUREUM PUD SUBDIVISION
DEVELOPMENT PLAN REVISION 3
Franklin, Williamson County, Tennessee

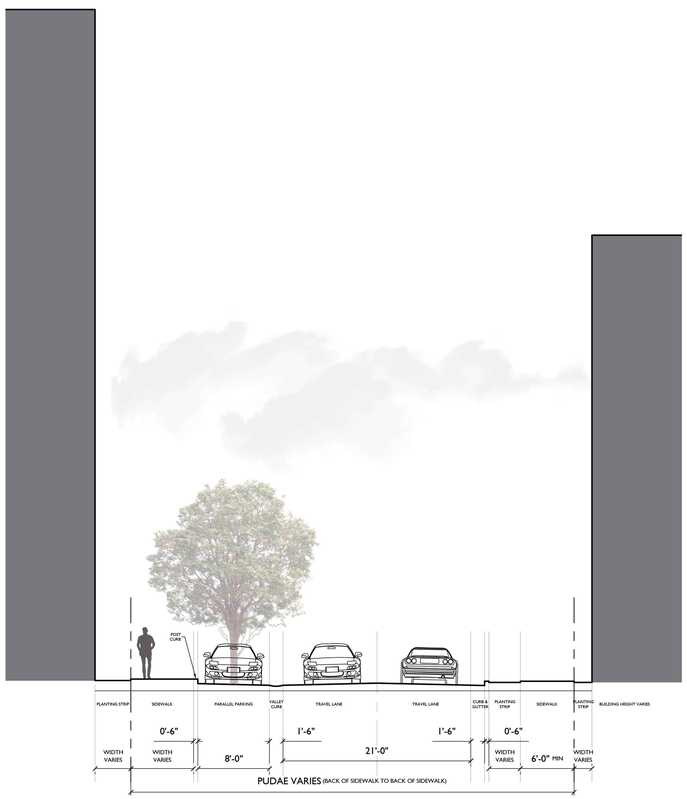
JEFFREY A. ROSAK
REGISTERED
TENNESSEE NO. 886
LANDSCAPE ARCHITECT
6.18.25

Revision Date
△ _____
△ _____
△ _____
△ _____

STREET NETWORK PLAN AND SECTIONS
SHEET
C4.4
COF: 8851



GOLD DRIVE*



AUREUM TRAIL - NORTH OF GOLD DRIVE*



AUREUM TRAIL - SOUTH OF GOLD DRIVE*

0' 8' 16' 32'

* TABLES AND CHAIRS AS WELL AS ARCHITECTURAL FEATURES, SUCH AS AWNINGS AND BALCONIES, MAY EXTEND INTO PUDAE.

GAMBLE DESIGN COLLABORATIVE

DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

SOUTHSTAR

RaganSmith
a Pape-Dawson company

NELSON

AUREUM PUD SUBDIVISION
DEVELOPMENT PLAN REVISION 3
Franklin, Williamson County, Tennessee

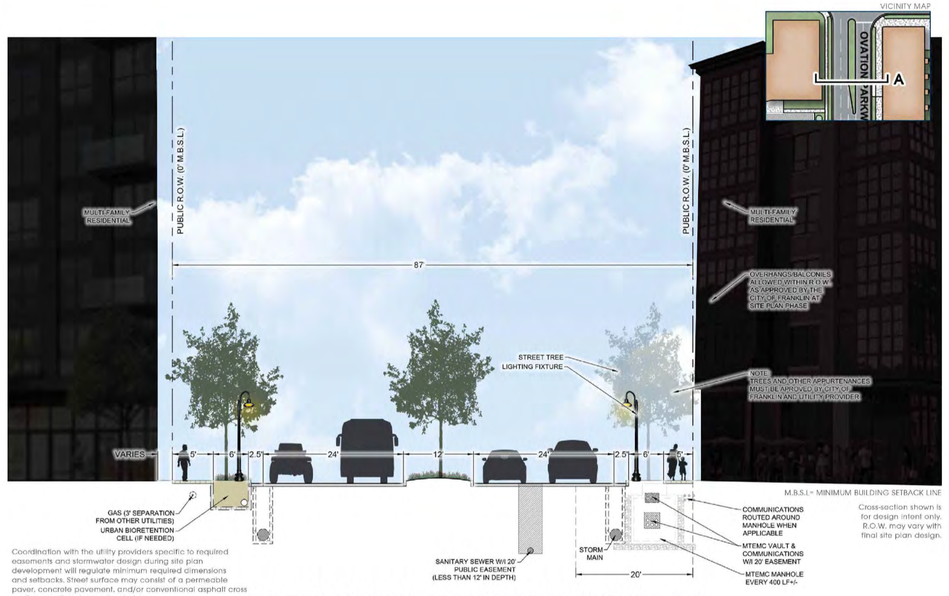
JEFFREY A. ROSIAK
REGISTERED
TENNESSEE NO. 368
LANDSCAPE ARCHITECT
6.18.25

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

STREET SECTIONS

SHEET
C4.5

COF: 8851



OVATION PARKWAY CROSS SECTION (PUBLIC R.O.W.)



AUREUM DRIVE CROSS SECTION (PUBLIC R.O.W.)



AUREUM TRAIL LANE [SOUTH OF GOLD DRIVE] & GOLD DRIVE CROSS SECTION (PRIVATE)



AUREUM TRAIL DRIVE [NORTH OF GOLD DRIVE] CROSS SECTION (PRIVATE)

NOTE:
CROSS-SECTIONS SHOWN ARE FOR DESIGN INTENT ONLY. MAY VARY WITH FINAL SITE PLAN DESIGN.

NOTE:
BEARINGS SHOWN HEREON ARE BASED ON THE TENNESSEE STATE PLANE COORDINATE SYSTEM, ZONE 5301, FIPSZONE 4100; NAD 83 DATUM.

APPROVED STREET SECTIONS - COF 8490

GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE
SOUTHSTAR
RaganSmith
a Pape-Dawson company
NELSON

RaganSmith
Nashville - Murfreesboro - Chattanooga
ragansmith.com

SCOTT MICHAEL BERNICK — REGISTERED — 6/6/2024 — STATE OF TENNESSEE — LANDSCAPE ARCHITECT

CITY OF FRANKLIN #8490
AUREUM PUD SUBDIVISION, DEVELOPMENT PLAN, REVISION 2
FOR
SS-CH FRANKLIN, LLC
CITY OF FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

Scale:	NO SCALE
Date:	JUNE 6, 2024
Approved By:	S. BERNICK
Revisions:	

Drawing Title:
CROSS SECTIONS

Drawing No.
A1.4

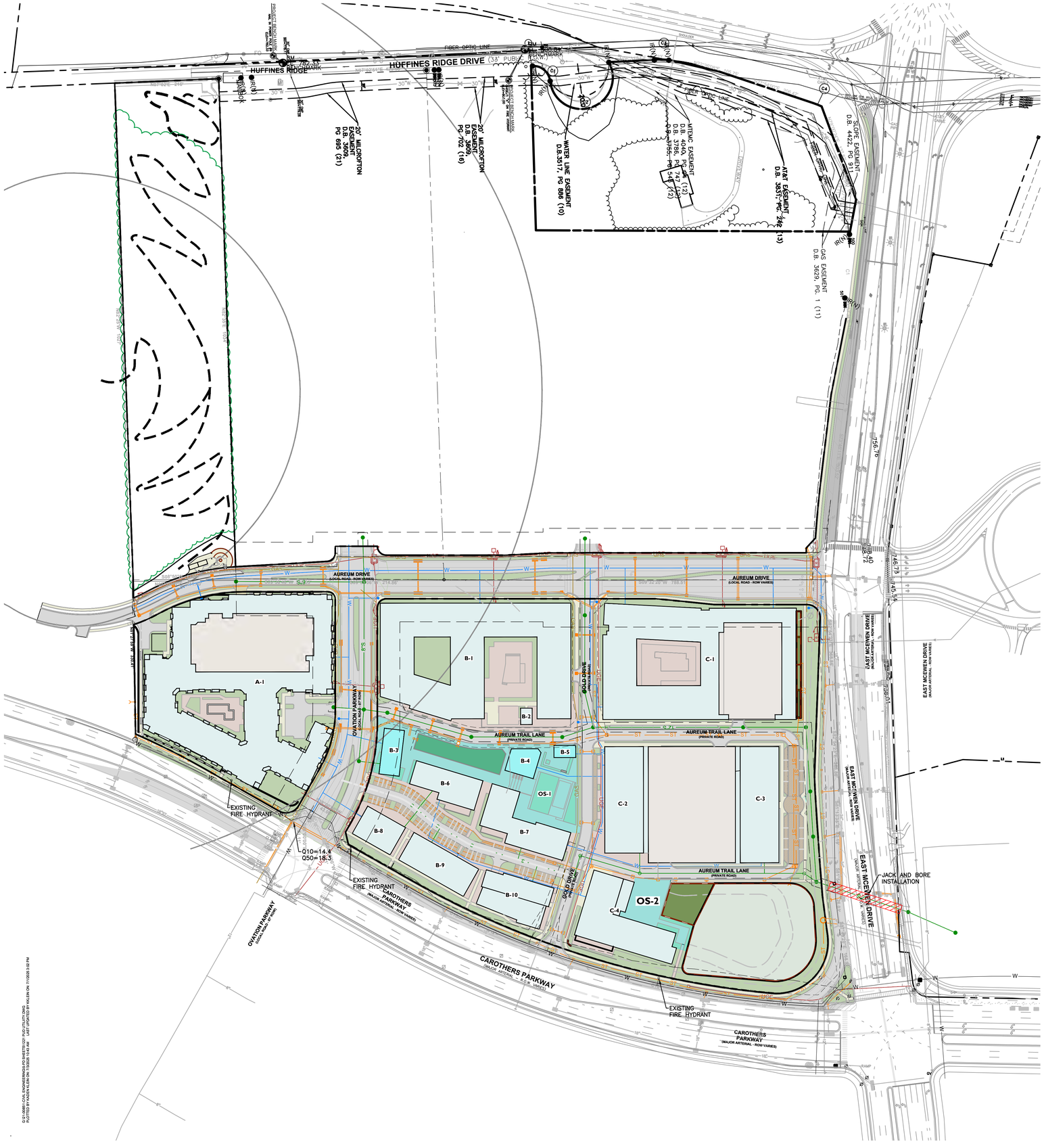
Project No.
24-0107

AUREUM PUD SUBDIVISION
DEVELOPMENT PLAN REVISION 3
Franklin, Williamson County, Tennessee

JEFFREY A. POLIAK — REGISTERED — TENNESSEE NO. 329 — LANDSCAPE ARCHITECT — CPNB.25

Revision Date
△ _____
△ _____
△ _____
△ _____

PREVIOUSLY APPROVED STREET SECTIONS
SHEET
C4.6
COF: 8851



GAS — GAS

S — SANITARY SEWER (20' EASEMENT)

W — WATER (10' EASEMENT)

UGE — ELECTRIC (20' EASEMENT)

ST ST — STORM SEWER

JACK AND BORE INSTALLATION

NOTE:
ALL BUILDING BORDERING RIGHT-OF-WAY TO BE SERVICED WITH WATER AND ELECTRIC FROM THE RIGHT OF WAY.

STATEMENT OF IMPACTS:

1. WATER FACILITIES: MALLORY VALLEY UTILITY DISTRICT IS THE WATER PROVIDER FOR THIS PARCEL. FIRE FLOW DATA INDICATES THAT DOMESTIC, FIRE AND IRRIGATION DEMANDS CAN BE MET FOR THE DEVELOPMENT OF THE PROPERTY. MALLORY VALLEY AND THEIR ENGINEERS WILL PROVIDE THE DESIGNS FOR ANY NEW CONNECTIONS TO THE 12" WATER LINE STUB LOCATED SOUTH OF MCEWEN DRIVE AND THE 18" WATER LINE LOCATED WEST OF CAROTHERS PARKWAY. MAXIMUM ANTICIPATED GPD FOR THIS DEVELOPMENT IS 306 GPM. A TWO-HYDRANT FLOW TEST WAS PERFORMED ON JANUARY 27, 2022 BY BRADLEY MCCANN (MVUD) AND HUNTER PATTON (H&D). DURING THE TEST, THE READ HYDRANT SHOWED STATIC AND RESIDUAL PRESSURES OF 156 AND 150 PSI. THE FLOW HYDRANT SHOWED STATIC AND RESIDUAL PRESSURES OF 145 AND 135 PSI WITH A 1,199 GPM FLOWRATE.
2. SEWER FACILITIES: THE CITY OF FRANKLIN PROVIDES SEWER AND SERVICE FOR THE DEVELOPMENT. CURRENTLY PUBLIC SEWER LINES ARE BEING INSTALLED PER COF #7804. THE MAXIMUM ANTICIPATED DEMAND FOR THIS DEVELOPMENT IS 1,068 SFUE
3. REPURIFIED (REUSE) WATER FACILITIES: CURRENTLY NO WATER REUSE LINES EXIST ON THE EAST SIDE OF INTERSTATE 65 AND THIS PROJECT WILL NOT BE REQUIRED TO IMPROVE EXISTING PUBLIC INFRASTRUCTURE.
4. ELECTRICITY FACILITIES: MIDDLE TENNESSEE ELECTRIC IS THE ELECTRICAL PROVIDER FOR THIS PROPERTY.
5. GAS FACILITIES: ATMOS IS THE NATURAL GAS PROVIDER FOR THIS PROPERTY.

UTILITY NARRATIVE:

THE DEVELOPMENT IS INTENDED TO BE SERVED BY PUBLIC SEWER, PUBLIC WATER, UNDERGROUND ELECTRIC, AND GAS THROUGHOUT. CURRENTLY, AUTHORITIES THAT WILL BE ASSISTING IN THE DETAILS OF THESE SERVICES ARE MALLORY VALLEY UTILITY DISTRICT, CITY OF FRANKLIN SEWER, MIDDLE TENNESSEE ELECTRIC MEMBERSHIP CORPORATION, AND ATMOS ENERGY.

WATER & SEWER GENERAL NOTES

1. ALL PERSONS WHO UNDERTAKE THE CONSTRUCTION OF WATER, SEWER AND/OR RECLAIMED WATER LINES LOCATED IN, OR AFFECTING SERVICES PROVIDED BY THE CITY OF FRANKLIN SHALL COMPLY WITH THE REQUIREMENTS AND REGULATIONS SET FORTH IN THE "GENERAL REQUIREMENTS & TECHNICAL SPECIFICATIONS, WATER MANAGEMENT DEPARTMENT, CITY OF FRANKLIN, TENNESSEE" LATEST EDITION, ALONG WITH ANY AMENDMENTS, ADDITIONS, OR ALTERATION THAT MAY THEREAFTER BE ADOPTED BY THE BOARD OF MAYOR AND ALDERMEN BY RESOLUTION.
2. CONTRACTOR SHALL OBTAIN WATER & SEWER INFRASTRUCTURE INSTALLATION PERMIT PRIOR TO SCHEDULING REQUIRED PRE-CONSTRUCTION SITE MEETING. CONTRACTOR SHALL COMPLETE THE PRE-CONSTRUCTION SITE MEETING PRIOR TO COMMENCING WITH CONSTRUCTION.
3. CONTRACTOR SHALL OBTAIN AND KEEP ALL OF THE FOLLOWING ITEMS ON THE JOBSITE AT ALL TIMES DURING CONSTRUCTION:
   a. APPROVED, STAMPED AND SIGNED WATER AND/OR SEWER PLANS
   b. WATER & SEWER INFRASTRUCTURE INSTALLATION PERMIT, WITH ALL STEPS COMPLETED AND SIGNED BY APPROPRIATE CITY EMPLOYEES.
   c. COPY OF APPROVED AVAILABILITY REQUEST RESPONSE LETTER.
   d. A COPY OF ALL APPROVED CUT SHEETS.
4. ACCEPTANCE OF CITY OF FRANKLIN PUBLIC WATER INFRASTRUCTURE, SANITARY SEWER INFRASTRUCTURE AND/OR RECLAIMED WATER INFRASTRUCTURE SHALL BECOME THE RESPONSIBILITY OF THE CITY OF FRANKLIN, TN FOLLOWING APPROVAL FROM THE CITY OF FRANKLIN INSPECTORS AND ACCEPTANCE BY THE FRANKLIN MUNICIPAL PLANNING COMMISSION. THE ACCEPTANCE DATE SHALL BE BASED ON THE DAY MAINTENANCE SURETIES ARE ESTABLISHED BY THE FRANKLIN MUNICIPAL PLANNING COMMISSION.
5. PRIOR TO THE ACCEPTANCE OF CITY OF FRANKLIN PUBLIC WATER INFRASTRUCTURE, SANITARY SEWER INFRASTRUCTURE AND/OR RECLAIMED WATER INFRASTRUCTURE THE CONTRACTOR SHALL BE REQUIRED TO SUBMIT AS-BUILT DRAWINGS TO THE 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

LIGHTING NOTE:
ALL STREET LIGHTS SHALL HAVE A LED LIGHT SOURCE.

UTILITY NOTE:
UTILITY PHASING & LOCATIONS SHOWN ARE CONCEPTUAL.
SPECIFIC ALIGNMENT & PHASING TO BE COORDINATED AND APPROVED WITH THE UTILITY PROVIDERS.

FIRE NOTE:
UNDERGROUND FIRE MAIN SHOP DRAWINGS MUST BE SUBMITTED TO THE FIRE DEPARTMENT FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION. BE ADVISED THAT APPROVAL OF THE UNDERGROUND FIRE MAIN PLANS IS SEPARATE FROM THE APPROVAL OF THE SITE / UTILITY PLANS. PLANS MUST BE PREPARED BY A TN LICENSED FIRE PROTECTION CONTRACTOR AND BE SUBMITTED THROUGH THE CITY'S GEOCIVIX ELECTRONIC PLAN REVIEW SITE:

https://franklintn.geocivix.com/secure/

PLANS MUST BE APPROVED BY THE ENGINEER PREPARING THE STANDARD OF CARE / DESIGN INTENT.

WATER & SEWER DATA CHART

FACILITY TYPE:	MIXED USE, SEWER
UNIT FLOW IN GPD:	(SEE AVAILABILITY REQUEST)
NUMBER OF UNITS:	(SEE AVAILABILITY REQUEST)
TOTAL FLOW IN GPD:	503,700 GPD (SEWER PREVIOUSLY APPROVED)
	306 GPM (WATER PREVIOUSLY APPROVED)

UTILITY PROVIDERS

SEWER:	FRANKLIN, TN WATER MANAGEMENT DEPARTMENT: 615-794-4554
WATER:	MALLORY VALLEY UTILITY DISTRICT: 615-628-0237
GAS:	ATMOS ENERGY: 615-566-3073
ELECTRIC:	MIDDLE TENNESSEE ELECTRIC MEMBERSHIP CORPORATION: 1-877-777-9020

FIRE HYDRANT FLOW TEST DATA

PROJECT NAME: AUREUM
DATE: 02/26/2025
PROJECT LOCATION: FRANKLIN, TN
PERFORMED BY: PARKER HOWELL, JON LYNN, AND JUSTIN MAXWELL, MVUD

TEST 1:
RESIDUAL HYDRANT NUMBER: 2078
LOCATION: CAROTHERS PKWY
STATIC PRESSURE: 150 PSI
RESIDUAL PRESSURE: 146 PSI

FLOWING HYDRANT NUMBER: 2085
LOCATION: AUREUM DR
STATIC PRESSURE: 136 PSI
FLOW RATE: 1229 GAL/MIN

NOTE:
BEARINGS SHOWN HEREON ARE BASED ON THE TENNESSEE STATE PLANE COORDINATE SYSTEM, ZONE 5301, FIPSZONE 4100; NAD 83 DATUM.

0 100 200 300

GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE
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No. 120457
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AUREUM PUD SUBDIVISION
DEVELOPMENT PLAN REVISION 3
Franklin, Williamson County, Tennessee

Revision Date
1 _____
2 _____
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4 _____
5 _____
6 _____

OVERALL UTILITY PLAN

SHEET
C5.0

COF: 8851

G:\2-08851.COA_ENGINEERING\5-PS SHEETS\C5.0 PUD UTILITY.DWG
PLOTTED BY KAZEN KLEIN ON 7/1/2025 10:43 AM LAST UPDATED BY KKLEIN ON 7/1/2025 5:58 PM

AUREUM DRIVE
(LOCAL ROAD - ROW VARIES)

AUREUM DRIVE
(LOCAL ROAD - ROW VARIES)

EAST MCEWEN DRIVE
(MAJOR ARTERIAL - ROW VARIES)

OVATION PARKWAY
(LOCAL ROAD - 87' ROW)

GOLD DRIVE
(PRIVATE ROAD)

AUREUM TRAIL LANE
(PRIVATE ROAD)

AUREUM TRAIL LANE
(PRIVATE ROAD)

CAROTHERS PARKWAY
(MAJOR ARTERIAL - R.O.W. VARIES)

CAROTHERS PARKWAY
(MAJOR ARTERIAL - ROW VARIES)

OVATION PARKWAY
(LOCAL ROAD - 87' ROW)

CAROTHERS PARKWAY
(MAJOR ARTERIAL - ROW VARIES)

AUREUM TRAIL LANE
(PRIVATE ROAD)

CAROTHERS PARKWAY
(MAJOR ARTERIAL - ROW VARIES)

EAST MCEWEN DRIVE
(MAJOR ARTERIAL - R.O.W. VARIES)

A-1
B-1
B-2
B-3
B-4
B-5
B-6
B-7
B-8
B-9
B-10
C-1
C-2
C-3
C-4
OS-1
OS-2

EXISTING FIRE HYDRANT

EXISTING FIRE HYDRANT

EXISTING FIRE HYDRANT

Q10=14.4
Q50=18.3

N81°27'59"W 330.41'

S08°50'W

N09°32'20"E 214.30'

S09°32'20"W 215.03'

S09°32'20"W 214.86'

S09°32'20"W 788.51'

S82°54'23"E 368.86'

S82°54'23"E 368.86'

S81°13'35"E 62.19'

S81°13'35"E 26.02'

S87°29'20"E 168.89'

S39°00'00"W 43.08'

S84°00'00"W 311.11'

S39°00'00"W 399.90'

GAS GAS

S S SANITARY SEWER (20' EASEMENT)

W W WATER (10' EASEMENT)

UGE UGE ELECTRIC (20' EASEMENT)

ST ST STORM SEWER

0 50 100 150

NOTE:
BEARINGS SHOWN HEREON ARE BASED ON THE TENNESSEE STATE PLANE COORDINATE SYSTEM, ZONE 5301, FIPSZONE 4100; NAD 83 DATUM.

HATCH LEGEND:

- PROPOSED BUILDING
- CONCRETE WALK
- CONCRETE PAVEMENT
- HARDSCAPE
- PERVIOUS PAVERS
- DETENTION POND
- BIORETENTION AREA
- GREEN SPACE AREA
- FORMAL OPEN SPACE

G:\2-JOBS\1-CIVIL ENGINEERING\5-PD SHEETS\107 TVD UTILITY.DWG
PLOTTED BY KAIDEN KLEIN ON 7/3/2025 10:44 AM
LAST UPDATED BY KLEIN ON 7/1/2025 3:03 PM

GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

SOUTHSTAR

RaganSmith
a Pape-Dawson company

NELSON

EVAN BLAKE FOSTER
REGISTERED ENGINEER
AGRICULTURE
CRUMLEY
No. 120451
STATE OF TENNESSEE

COF# 8851
AUREUM PUD SUBDIVISION
DEVELOPMENT PLAN REVISION 3
Franklin, Williamson County, Tennessee

Revision Date

ENLARGED UTILITY PLAN
SHEET
C5.1

COF: 8851

HUFFINES RIDGE

HUFFINES RIDGE DRIVE

N07°02'51"E 425.66'

N07°02'E 216'

EL. 782.33'
BENCHMARK

IR(N)
MAILBOX

IR(N)

30' CMP
INV=779.26

30'W

20'

20' MILCROFTON
EASEMENT
D.B. 3609,
PG 689 (21)

20' MILCROFTON
EASEMENT
D.B. 3609,
PG 702 (16)

PROJECT BENCH MARK
CHISELED "X" ON FIRE HYDRANT
ELEV=806.00

IRS(N)

C1

C2

WATER LINE EASEMENT
D.B.3517, PG 886 (10)

0 50 100 150

NOTE:
BEARINGS SHOWN HEREON ARE BASED ON THE TENNESSEE STATE PLANE COORDINATE SYSTEM, ZONE 5301, FIPSZONE 4100; NAD 83 DATUM.

MTEMC EASEMENT
D.B. 4040, PG 94 (12)
D.B. 3786, PG 741 (12)
D.B. 3755, PG 543 (12)

DRIVE-WAY

AT&T EASEMENT
D.B. 3831, PG. 242 (10)

N72°10'24"E 303.52'

TELE

FIBER OPTIC LINE

FOC

GAS EASEMENT
D.B. 3629, PG. 1 (11)

N82°25'W 1027'

N82°35'E 1034'

S08°50'W 211.40'

N08°50'E 211.40'

S69°30'40"W 215.93'

S69°30'06"W 214.86'

S09°32'20"W 788.51

AUREUM DRIVE
(LOCAL ROAD - ROW VARIES)

AUREUM DRIVE
(LOCAL ROAD - ROW VARIES)

S 303.52'

G:\2-Jobs\COL ENGINEERING\2-PD SHEETS\1221 TVD UTILITY.DWG
PLOTTED BY AIDEN KLEIN ON 7/3/2020 10:44 AM LAST UPDATED BY KLEIN ON 7/1/2020 3:03 PM

GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

SOUTHSTAR

RaganSmith
a Pape-Dawson company

NELSON

EVAN BLAKE FOSTER
REGISTERED ENGINEER
AGRICULTURE
COMMERCE
No. 120457
STATE OF TENNESSEE

COF# 8851

AUREUM PUD SUBDIVISION
DEVELOPMENT PLAN REVISION 3

Franklin, Williamson County, Tennessee

Revision	Date	
7	2022.02.07	PER CITY CONDITIONS OF APPROVAL
6	2022.01.06	PER CITY COMMENTS
5	2021.12.13	PER CITY COMMENTS
4	2021.11.29	PER ARCHITECTURE
3	2019.07.01	PER CITY COA COMMENTS
2	2019.09.04	PER CITY COMMENT

ENLARGED UTILITY PLAN

SHEET
C5.2

COF: 8851

PHASE 2

AUREUM DRIVE
(LOCAL ROAD - ROW VARIES)

AUREUM DRIVE
(LOCAL ROAD - ROW VARIES)

PHASE 1
SITE PLAN APPROVED (COF# 8698)

A-1

OVATION PARKWAY
(LOCAL ROAD - 87' ROW)

PHASE 2

B-1

B-2

GOLD DRIVE
(PRIVATE ROAD)

PHASE 3B

C-1

EAST MCEWEN DRIVE
(MAJOR ARTERIAL - ROW VARIES)

AUREUM TRAIL LANE
(PRIVATE ROAD)

AUREUM TRAIL LANE
(PRIVATE ROAD)

B-3

B-4

B-5

B-6

OS-1

C-2

PHASE 3A

C-3

B-8

B-7

B-9

B-10

GOLD DRIVE
(PRIVATE ROAD)

AUREUM TRAIL LANE
(PRIVATE ROAD)

EAST MCEWEN DRIVE
(MAJOR ARTERIAL - ROW VARIES)

CAROTHERS PARKWAY
(MAJOR ARTERIAL - ROW VARIES)

C-4

OS-2

PHASE 3C

OVATION PARKWAY
(LOCAL ROAD - 87' ROW)

CAROTHERS PARKWAY
(MAJOR ARTERIAL - ROW VARIES)

CAROTHERS PARKWAY
(MAJOR ARTERIAL - ROW VARIES)

N

0' 50' 100' 150'

GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

SOUTHSTAR

RaganSmith
a Pape-Dawson company

NELSON

AUREUM PUD SUBDIVISION
DEVELOPMENT PLAN REVISION 3

Franklin, Williamson County, Tennessee

JEFFREY A. PODLAK
REGISTERED
TENNESSEE NO. 330
LANDSCAPE ARCHITECT
6/18/25

Revision Date

PHASING PLAN

SHEET
C6.0

COF: 8851

PHASE 2

AUREUM DRIVE
(LOCAL ROAD - ROW VARIES)

AUREUM DRIVE
(LOCAL ROAD - ROW VARIES)

PHASE 1
SITE PLAN APPROVED (COF# 8698)

A-1

OVATION PARKWAY
(LOCAL ROAD - 87' ROW)

PHASE 2

B-1

B-2

GOLD DRIVE
(PRIVATE ROAD)

PHASE 3B

C-1

EAST MCEWEN DRIVE
(MAJOR ARTERIAL - ROW VARIES)

AUREUM TRAIL LANE
(PRIVATE ROAD)

AUREUM TRAIL LANE
(PRIVATE ROAD)

B-3

B-4

B-5

B-6

OS-1

C-2

PHASE 3A

C-3

B-8

B-7

B-9

B-10

GOLD DRIVE
(PRIVATE ROAD)

AUREUM TRAIL LANE
(PRIVATE ROAD)

EAST MCEWEN DRIVE
(MAJOR ARTERIAL - ROW VARIES)

C-4

OS-2

PHASE 3C

CAROTHERS PARKWAY
(MAJOR ARTERIAL - ROW VARIES)

OVATION PARKWAY
(LOCAL ROAD - 87' ROW)

CAROTHERS PARKWAY
(MAJOR ARTERIAL - ROW VARIES)

CAROTHERS PARKWAY
(MAJOR ARTERIAL - ROW VARIES)

N

0' 50' 100' 150'

GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

SOUTHSTAR

RaganSmith
a Pape-Dawson company

NELSON

AUREUM PUD SUBDIVISION
DEVELOPMENT PLAN REVISION 3

Franklin, Williamson County, Tennessee

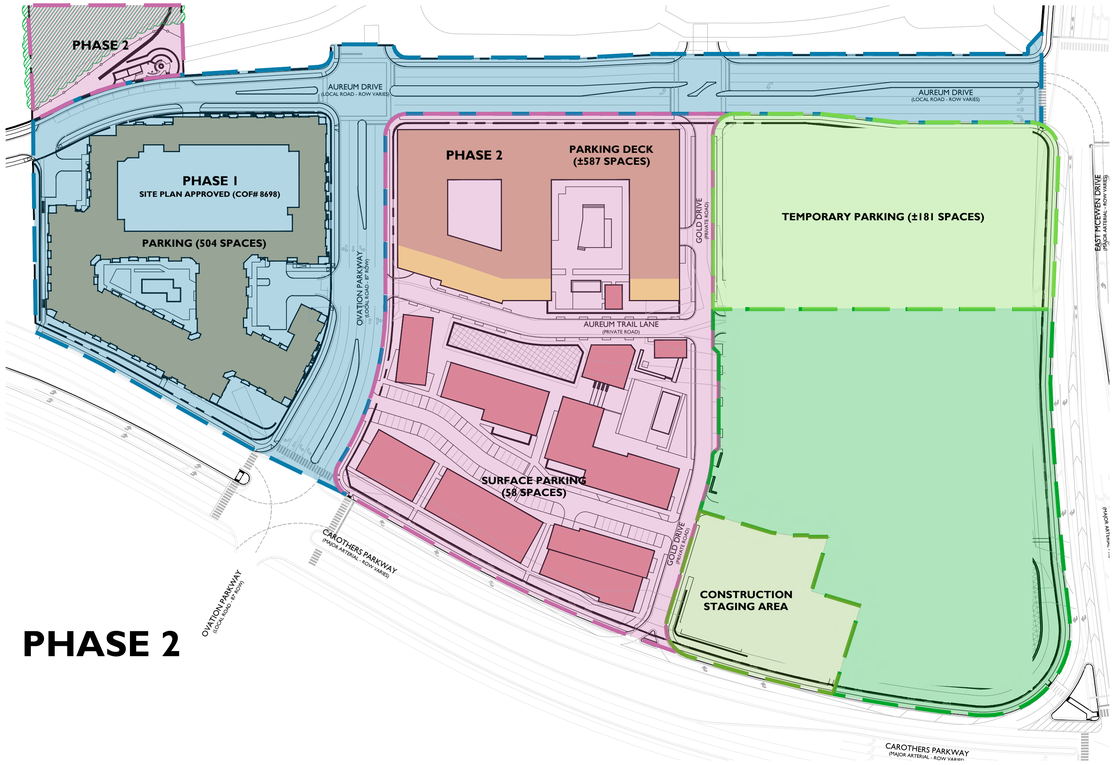
JEFFREY A. PODLAK
REGISTERED
TENNESSEE NO. 336
LANDSCAPE ARCHITECT
6/18/25

Revision Date

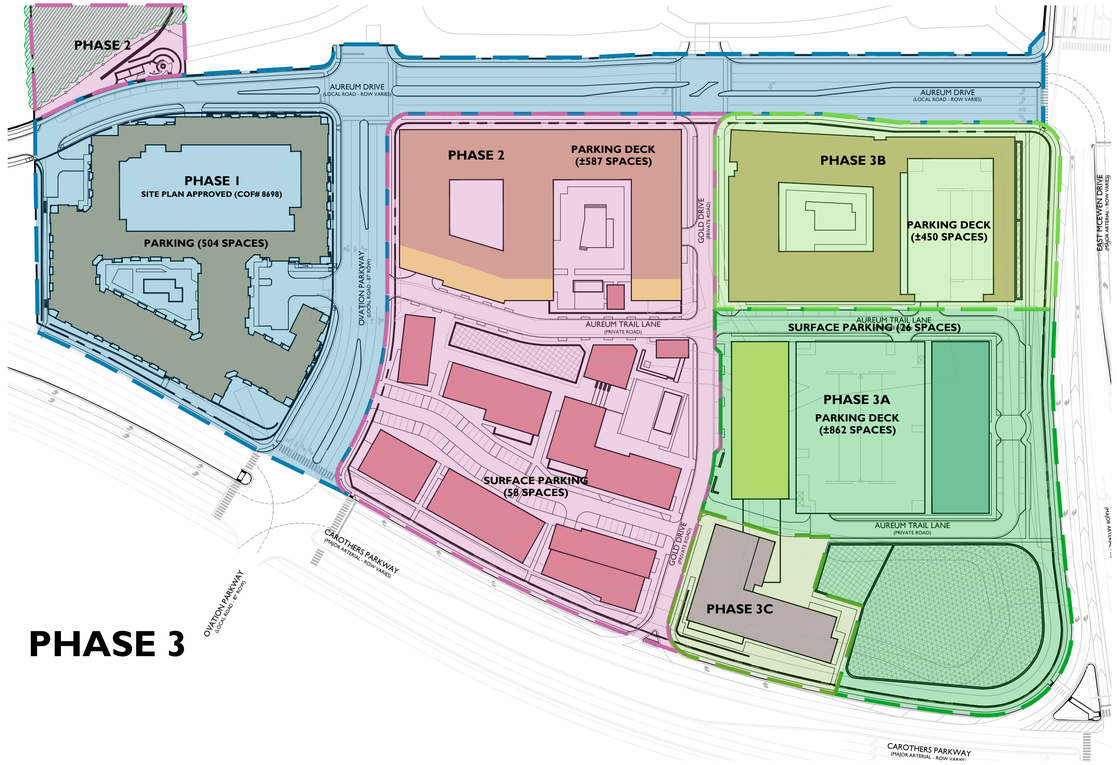
PHASING PLAN

SHEET
C6.0

COF: 8851



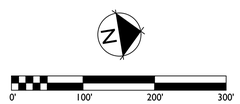
PHASE 2



PHASE 3

PHASED PARKING			
Completed Phase	ULI Parking Required	Permanent Parking Provided	Temporary Parking
1 (Site Plan Previously Approved)	568	504	Site Plan Approved
2	1,336	1149	187
3A	1,858	2037	0
3B	2,654	2493	All Parking Built*
3C	3,194	2493	All Parking Built*

**Permanent parking meets ULI recommendations based upon highest demand period (weekend).*



***UNTIL USE AND PARKING SHARE RATIOS ARE COMPLETED, TEMPORARY PARKING WILL CONFORM TO MINIMUM ULI PARKING STANDARDS.**

GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE
SOUTHSTAR
RaganSmith
a Pape-Dawson company
NELSON

AUREUM PUD SUBDIVISION
DEVELOPMENT PLAN REVISION 3
Franklin, Williamson County, Tennessee

JEFFREY A. ROSAK
REGISTERED
TENNESSEE NO. 346
LANDSCAPE ARCHITECT
6.18.25

Revision Date
1 _____
2 _____
3 _____
4 _____

PARKING PHASING

SHEET
C6.1
COF: 8851

SITE DATA

AUREUM PUD SUBDIVISION, DEVELOPMENT PLAN, REVISION 3

PROJECT NUMBER:	8851
SITE ACREAGE/SF:	27.19 AC / 1,184,425 SF
EXISTING ZONING:	PLANNED DISTRIT (PD 21.8 / 850,000 / 700)
PROPOSED ZONING:	PLANNED DISTRICT (PD 33.1 / 245,460 / 300)
APPLICABLE DEVELOPMENT STANDARD:	EITHER APPLY
PROPOSED DEVELOPMENT STANDARD:	TRADITIONAL* (SEE SHEET C0.0 FOR JUSTIFICATION)
APPLICABLE OVERLAYS:	HTO, HHO', 500' HHO BUFFER
MAP / PARCELS:	062 / 18.02, 18.16, 19.03
ADDRESS:	TBD
EXISTING LAND USE:	VACANT (REGIONAL COMMERCE PER ENV. FRANKLIN)
PROPOSED LAND USE:	MIXED-USE

REGULATIONS

BUILDING TYPES APPLIED:
ATTACHED RESIDENTIAL, COMMERCIAL

ANTICIPATED ROW DEDICATION:
3.66 AC (159,577 SF)

ADJUSTED SITE ACREAGE:
23.53 AC (1,024,848 SF) (TBD AT SITE PLAN)

BUILDING HEIGHT:
1-9 STORIES W/ ROOFTOP AMENITIES AS ALLOWED ON 8-STORIES)

DWELLING UNIT COUNT, BY TYPE:

MULTIFAMILY:	900

TREE CANOPY RETENTION:

EX TREE CANOPY:	35.4% / 418,744 SF / 9.61 AC
TREE CANOPY RETENTION REQUIRED:	24% / 100,499 SF / 2.31 AC
TREE CANOPY RETENTION PROVIDED:	46% / 192,659 SF / 4.42 AC

SPECIMEN TREE REPLACEMENT:

SPECIMEN TREE CALIPER REMOVED:	652
TOTAL EXEMPT ACCESS ESMT CALIPERS TO BE REMOVED:	-98
ADJUSTED TREE CALIPERS REMOVED:	554
SPECIMEN TREE DBH REPLACEMENT:	1,108
CALIPER INCHES PROVIDED PHASE 1:	45
CALIPER INCHES TO BE PROVIDED IN REMAINING PHASES:	1063

OPEN SPACE:

REQUIRED OPEN SPACE:	3% OF SITE (35,533 SF; 0.82 AC)
PROVIDED OS:	3.6% OF SITE (37,275 SF; 0.86 AC)

PARKLAND IMPACT FEES: SEE SHEET C2.3

LANDSCAPE SURFACE RATIO:

MIN. LSR:	0.20
PROVIDED LSR:	0.27 (TBD AT SITE PLAN)

PARKING REQUIRED: SEE SHEET C2.1
PARKING PROVIDED: SEE SHEET C2.1
BIKE PARKING REQUIRED: SEE SHEET C4.2

SETBACKS APPLIED TO OVERALL SITE BOUNDARY:
PERIMETER SETBACKS (FROM R.O.W./BOUNDARY):

E. MCEWEN DRIVE:	15' MIN.
CAROTHERS PARKWAY:	15' MIN.
OVATION PKWY:	0' MIN.***
SOUTHERN BOUNDARY:	15' MIN.

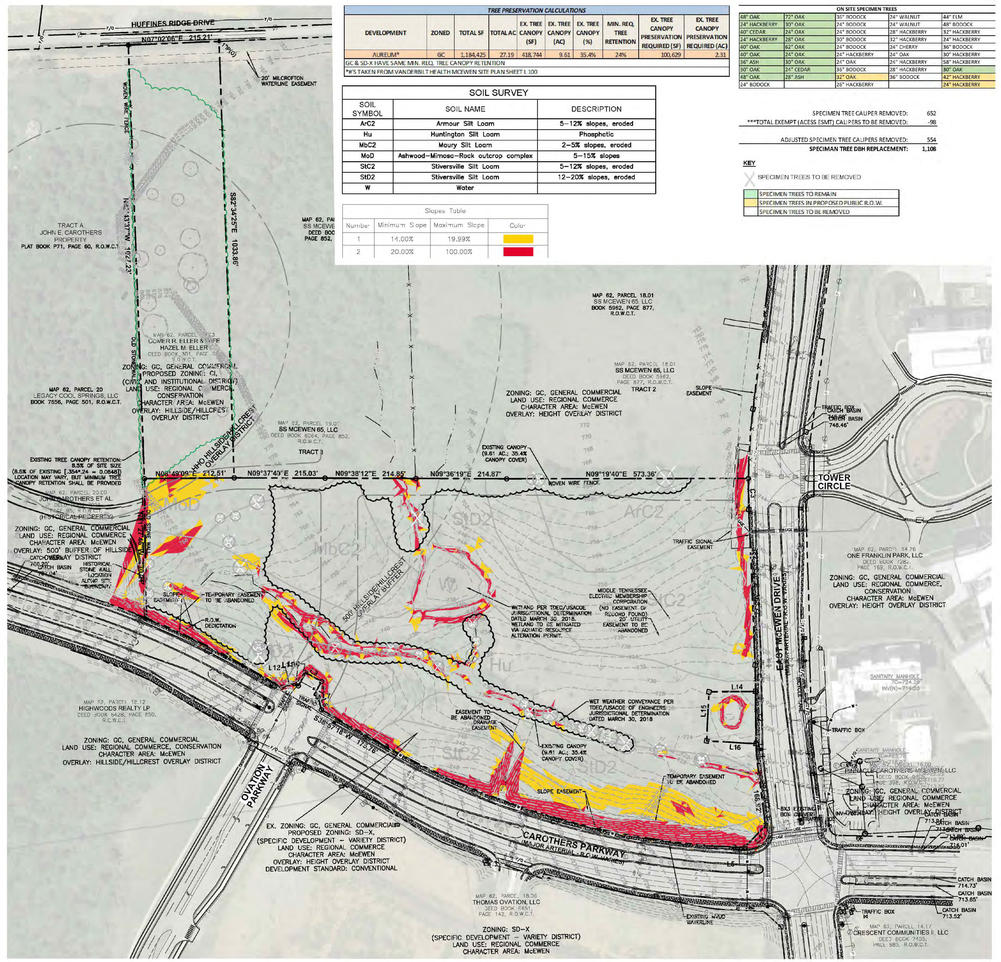
INTERNAL SETBACKS:

FRONT:	
PUBLIC ROAD:	0' MIN. (FROM R.O.W.)
OPEN SPACE/PLAZA:	0' MIN.
AUREUM TRAIL:	0' MIN. (FROM FACE OF CURB)
REAR:	0' MIN.
SIDE:	0' MIN.

***BALCONIES SHALL BE ALLOWED TO EXTEND INTO THE PUBLIC ROW OVER THE SIDEWALK/PLANTERS AND INTO THE PRIVATE DRIVE/SIDEWALK/PLANTERS BUT SHALL MEET UTILITY PROVIDERS AND FIRE MARSHALL CLEARANCE REQUIREMENTS. APPROVAL FROM THE UTILITY PROVIDERS AND FIRE MARSHALL SHALL BE OBTAINED WITH THE SITE PLAN APPROVAL TO VERIFY CLEARANCE REQUIREMENTS ARE BEING MET.

FIRE HYDRANTS: ALL HYDRANTS TO BE PRIVATE

TRANSIT LOCATION: FINAL LOCATION TO BE DETERMINED AT SITE PLAN IN COORDINATION WITH COF ENGINEERING DEPARTMENT.



TREE PRESERVATION CALCULATIONS

DEVELOPMENT	ZONED	TOTAL SF	TOTAL AC	EX. TREE CANOPY (SF)	EX. TREE CANOPY (AC)	EX. TREE CANOPY (%)	MIN. REQ. TREE RETENTION	EX. TREE CANOPY PRESERVATION REQUIRED (SF)	EX. TREE CANOPY PRESERVATION REQUIRED (AC)
AUREUM*	GC	1,184,425	27.19	418,744	9.61	35.4%	24%	100,629	2.31

GC & SD-X HAVE SAME MIN. REQ. TREE CANOPY RETENTION
*MTS TAKEN FROM VANDERBILT-HEALTH-MCEWEN SITE PLAN SHEET L 100

SOIL SURVEY

SOIL SYMBOL	SOIL NAME	DESCRIPTION
ArC2	Armour Silt Loam	5–12% slopes, eroded
Hu	Huntington Silt Loam	Phosphatic
MbC2	Mourry Silt Loam	2–5% slopes, eroded
MoD	Ashwood–Mimosa–Rock outcrop complex	5–15% slopes
StC2	Stiversville Silt Loam	5–12% slopes, eroded
StD2	Stiversville Silt Loam	12–20% slopes, eroded
W	Water	

Slopes Table

Number	Minimum Slope	Maximum Slope	Color
1	14.00%	19.99%	
2	20.00%	100.00%	

ON SITE SPECIMEN TREES

58" OAK	72" OAK	32" BOXOCK	24" WALNUT	44" SYM
24" HACKBERRY	50" OAK	24" BOXOCK	24" WALNUT	48" BOOCK
40" CEDAR	24" OAK	24" BOXOCK	28" HACKBERRY	42" HACKBERRY
24" HACKBERRY	28" OAK	30" BOXOCK	32" HACKBERRY	24" HACKBERRY
40" OAK	42" OAK	24" BOXOCK	24" CHERRY	36" BOOCK
50" OAK	24" OAK	24" HACKBERRY	24" OAK	36" HACKBERRY
36" ASH	30" OAK	24" OAK	24" HACKBERRY	58" HACKBERRY
30" OAK	27" CEDAR	24" BOOCK	28" HACKBERRY	36" OAK
48" OAK	28" ASH	42" OAK	36" BOOCK	42" HACKBERRY
24" BOOCK		30" HACKBERRY		24" HACKBERRY

SPECIMEN TREE CALIPER REMOVED: 652
***TOTAL EXEMPT ACCESS (TAAT) CALIPERS TO BE REMOVED: -98
ADJUSTED SPECIMEN TREE CALIPERS REMOVED: 554
SPECIMAN TREE DBH REPLACEMENT: 1,108

KEY
SPECIMEN TREES TO BE REMOVED
SPECIMEN TREES TO REMAIN
SPECIMEN TREES IN PROPOSED PUBLIC R.O.W.
SPECIMEN TREES TO BE REMOVED

SITE DATA CHART:

PROJECT INFORMATION:

SUBDIVISION:	AUREUM PUD SUB, REV. 1
LOT #:	N/A
STREET ADDRESS:	TBD
MAP:	062
PARCEL:	18.02, 19.03
CIVIL DISTRICT:	8TH
ACREAGE (SQUARE-FOOTAGE) OF SITE:	27.19 AC. (1,184,425± S.F.)

EXISTING ZONING INFORMATION:

ZONING:	PD (PLANNED DISTRICT)
EXISTING APPLICABLE OVERLAYS:	HTO, HHO, 500' HHO BUFFER
CHARACTER AREA OVERLAY:	MECO-4
APPLICABLE DEVELOPMENT STANDARD:	EITHER APPLY
PROPOSED DEVELOPMENT STANDARD:	CONVENTIONAL
EXISTING LAND USE:	VACANT

EXISTING TREE CANOPY:

EX. TREE CANOPY S.F.:	418,744 S.F.
EX. TREE CANOPY AC:	9.61 AC
EX. TREE CANOPY %:	35.4%

TREE SAVE AREA:

TREE SAVE AREA REQ.	40,590 S.F.
TREE SAVE AREA PROVIDED	40,590 S.F.

SURVEY INFORMATION:
BOUNDARY AND TOPOGRAPHIC INFORMATION TAKEN FROM FIELD RUN SURVEY PERFORMED BY BY RAGANSMITH-ASSOCIATES, INC., DATED SEPTEMBER 21, 2018. BEARINGS SHOWN BASE ON TENNESSEE STATE PLANE COORDINATES N.A.D. 83 GRID NORTH. VERTICAL DATUM N.A.V.D. 88

PLAT REFERENCE:
NONE

DEED REFERENCE:
BEING THE SAME PROPERTY CONVEYED TO SS-CH FRANKLIN, LLC BY QUITCLAIM DEED FROM VANDERBILT UNIVERSITY MEDICAL CENTER BY DEED OF RECORD IN BOOK 7357, PAGE 687, REGISTER'S OFFICE WILLIAMSON COUNTY, TENNESSEE

MINERAL RIGHTS INFORMATION:
THE DEED FOR THIS PROPERTY SITE REFERENCE DOES NOT REFLECT ANY MINERAL RIGHTS ON THE SUBJECT PROPERTY.

FLOOD INFORMATION:
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. 47187C0121F, WITH AN EFFECTIVE DATE OF SEPTEMBER 29, 2006, WHICH MAKES UP A PART OF THE NATIONAL FLOOD ADMINISTRATION REPORT. COMMUNITY No. 470204, PANEL No. 0121, SUFFIX 'F'. ZONE 'X' IS IN THE CURRENT FLOOD INSURANCE RATE MAP FOR THE COMMUNITY IN WHICH SAID PREMISES IS SITUATED. SAID MAP DEFINES ZONE 'X' UNDER 'OTHER AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

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

0 100 200

CITY OF FRANKLIN, TN TRANSMITTAL COPY 10/30/2024 THIS SHEET IS NOT PART OF THE APPROVED SITE PLAN

NOTE:
BEARINGS SHOWN HEREON ARE BASED ON THE TENNESSEE STATE PLANE COORDINATE SYSTEM, ZONE 5301, FIPSZONE 4100, NAD 83 DATUM.

RaganSmith
Nashville - Murfreesboro - Chattanooga
ragansmith.com

CITY OF FRANKLIN # 7804

AUREUM PUD SUBDIVISION, REV. 1, SITE PLAN
FOR
SS-CH FRANKLIN, LLC
CITY OF FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

Scale:	1"=-60'
Date:	March 14, 2022
Approved By:	S.M.B.

Revisions:
1 05/05/2022 PER CITY COMMENTS
2 08/02/2023 PER CITY COMMENTS

Drawing Title:
TREE PRESERVATION PLAN

Drawing No.
L1.0

Project No.
21-0085

APPROVED TREE PRESERVATION PLAN - COF 7840

GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE
SOUTHSTAR
RaganSmith
a Pape-Dawson company
NELSON

AUREUM PUD SUBDIVISION
DEVELOPMENT PLAN REVISION 3
Franklin, Williamson County, Tennessee

JEFFREY A. BRUNK REGISTERED LANDSCAPE ARCHITECT TENNESSEE NO. 346 LANDSCAPE ARCHITECT 08.25

Revision Date
1 _____
2 _____
3 _____
4 _____

APPROVED TREE PRESERVATION PLAN

SHEET
L1.0
COF: 8851



CENTRAL PLAZA

NOTE:
IMAGES DO NOT ENTITLE THE DEVELOPMENT TO A PARTICULAR ARCHITECTURAL STYLE, FACADE, OR ELEMENT. ALL ARCHITECTURE MUST MEET REQUIREMENTS OF THE ZONING ORDINANCE AT TIME OF SITE PLAN SUBMITTAL. ALL ARCHITECTURE MUST MEET REQUIREMENTS OF SECTION 5.3.6 OF THE ZONING ORDINANCE AT TIME OF SITE PLAN UNLESS AN MOS HAS BEEN SPECIFICALLY REQUESTED WITH THIS SUBMITTAL.

GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

SOUTHSTAR

RaganSmith
a Pape-Dawson company

NELSON

AUREUM PUD SUBDIVISION
DEVELOPMENT PLAN REVISION 3
Franklin, Williamson County, Tennessee

JEFFREY A. DUSAK
REGISTERED
TENNESSEE NO. 338
LANDSCAPE ARCHITECT
6.18.25

Revision Date
△ _____
△ _____
△ _____
△ _____

ARCHITECTURE CHARACTER
SHEET
A1.0
COF: 8851



CORNER OF OVATION AND CAROTHERS PARKWAY

NOTE:
IMAGES DO NOT ENTITLE THE DEVELOPMENT TO A PARTICULAR ARCHITECTURAL STYLE, FACADE, OR ELEMENT. ALL ARCHITECTURE MUST MEET REQUIREMENTS OF THE ZONING ORDINANCE AT TIME OF SITE PLAN SUBMITTAL. ALL ARCHITECTURE MUST MEET REQUIREMENTS OF SECTION 5.3.6 OF THE ZONING ORDINANCE AT TIME OF SITE PLAN UNLESS AN MOS HAS BEEN SPECIFICALLY REQUESTED WITH THIS SUBMITTAL.

GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

SOUTHSTAR

RaganSmith
a Pape-Dawson company

NELSON

AUREUM PUD SUBDIVISION
DEVELOPMENT PLAN REVISION 3
Franklin, Williamson County, Tennessee

JEFFREY A. ROMAK
REGISTERED
TENNESSEE NO. 346
LANDSCAPE ARCHITECT
8.18.25

Revision Date
△ _____
△ _____
△ _____
△ _____

ARCHITECTURE CHARACTER SHEET

AI.1

COF: 8851



CORNER OF OVATION PARKWAY AND GOLD DRIVE

NOTE:
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GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE
SOUTHSTAR
RaganSmith
a Pape-Dawson company
NELSON

AUREUM PUD SUBDIVISION
DEVELOPMENT PLAN REVISION 3
Franklin, Williamson County, Tennessee



Revision Date
△ _____
△ _____
△ _____
△ _____

ARCHITECTURE CHARACTER
SHEET
A1.2
COF: 8851



PEDESTRIAN VIEW OF CENTRAL PLAZA

NOTE:
IMAGES DO NOT ENTITLE THE DEVELOPMENT TO A PARTICULAR ARCHITECTURAL STYLE, FACADE, OR ELEMENT. ALL ARCHITECTURE MUST MEET REQUIREMENTS OF THE ZONING ORDINANCE AT TIME OF SITE PLAN SUBMITTAL. ALL ARCHITECTURE MUST MEET REQUIREMENTS OF SECTION 5.3.6 OF THE ZONING ORDINANCE AT TIME OF SITE PLAN UNLESS AN MOS HAS BEEN SPECIFICALLY REQUESTED WITH THIS SUBMITTAL.

GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE
SOUTHSTAR
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AUREUM PUD SUBDIVISION
DEVELOPMENT PLAN REVISION 3
Franklin, Williamson County, Tennessee

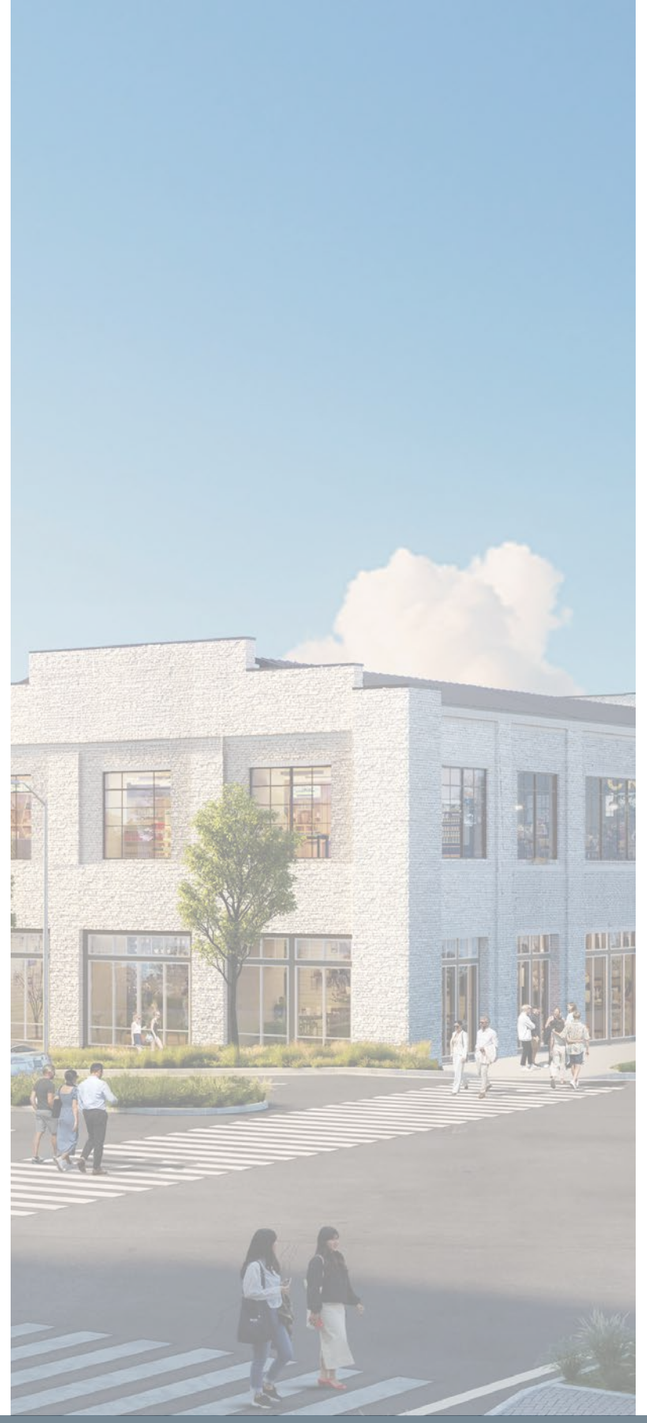
JEFFREY A. ROMAK
REGISTERED
LANDSCAPE ARCHITECT
TENNESSEE NO. 346
CA 8.25

Revision Date
△ _____
△ _____
△ _____
△ _____

ARCHITECTURE CHARACTER SHEET
A1.3
COF: 8851









NELSON

RaganSmith

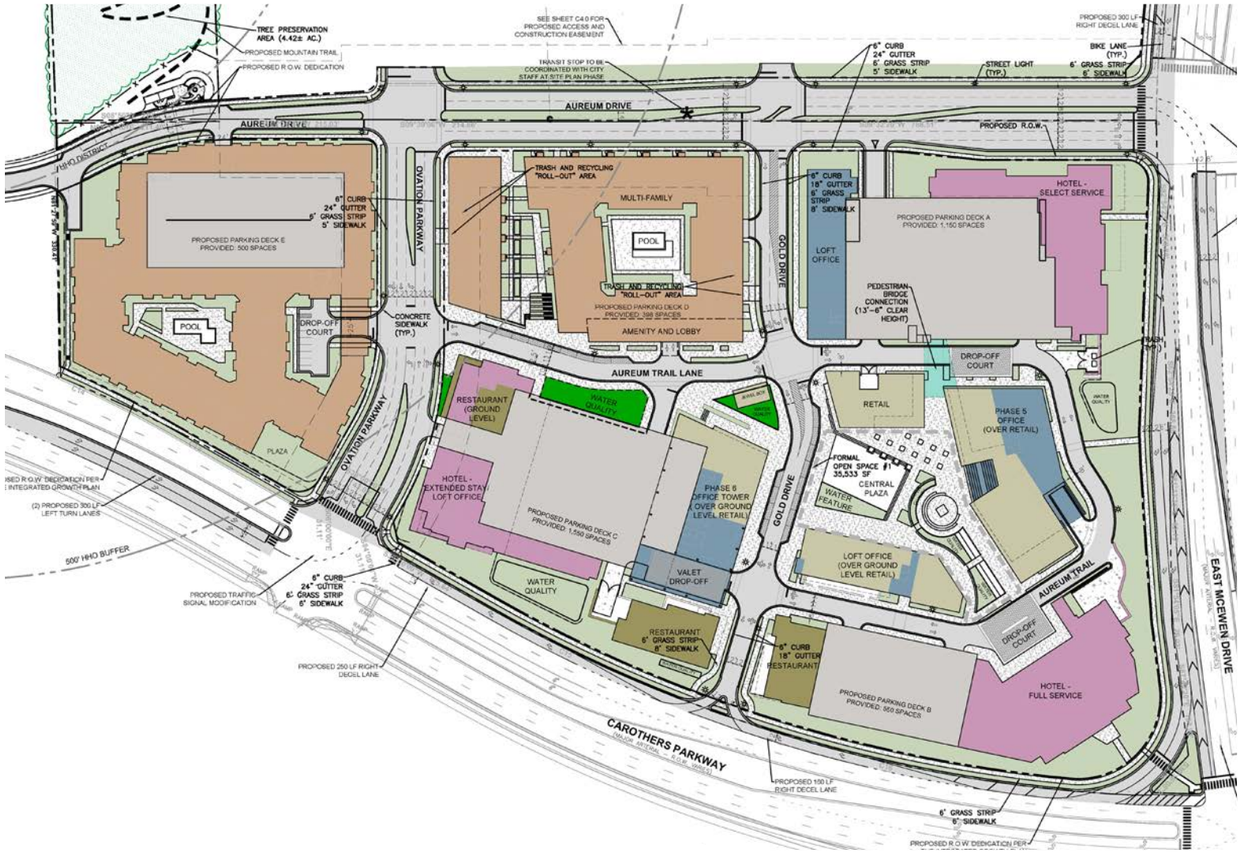
AUREUM DEVELOPMENT PLAN REVISION 3

FMPC - 2025/07/24

SOUTHSTAR

GAMBLE DESIGN COLLABORATIVE

APPROVED DESIGN



Data

- 480 Homes
- 700 Hotel Rooms
- 100,000 SF Retail / Restaurant
- 750,000 SF Office

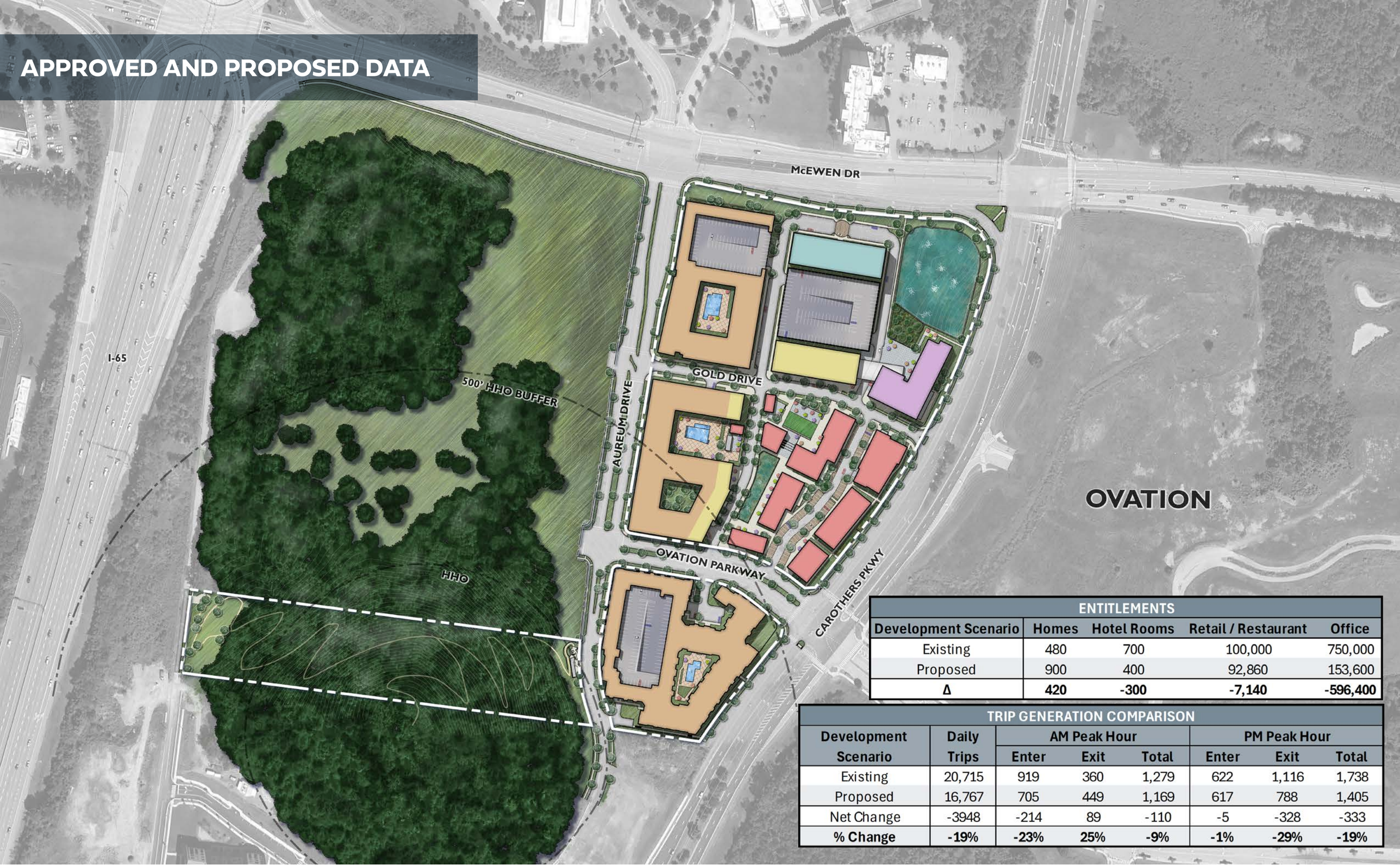
PROPOSED DESIGN



Data

- 900 Homes
- 400 Hotel Rooms
- 92,860 SF Retail / Restaurant
- 153,600 SF Office

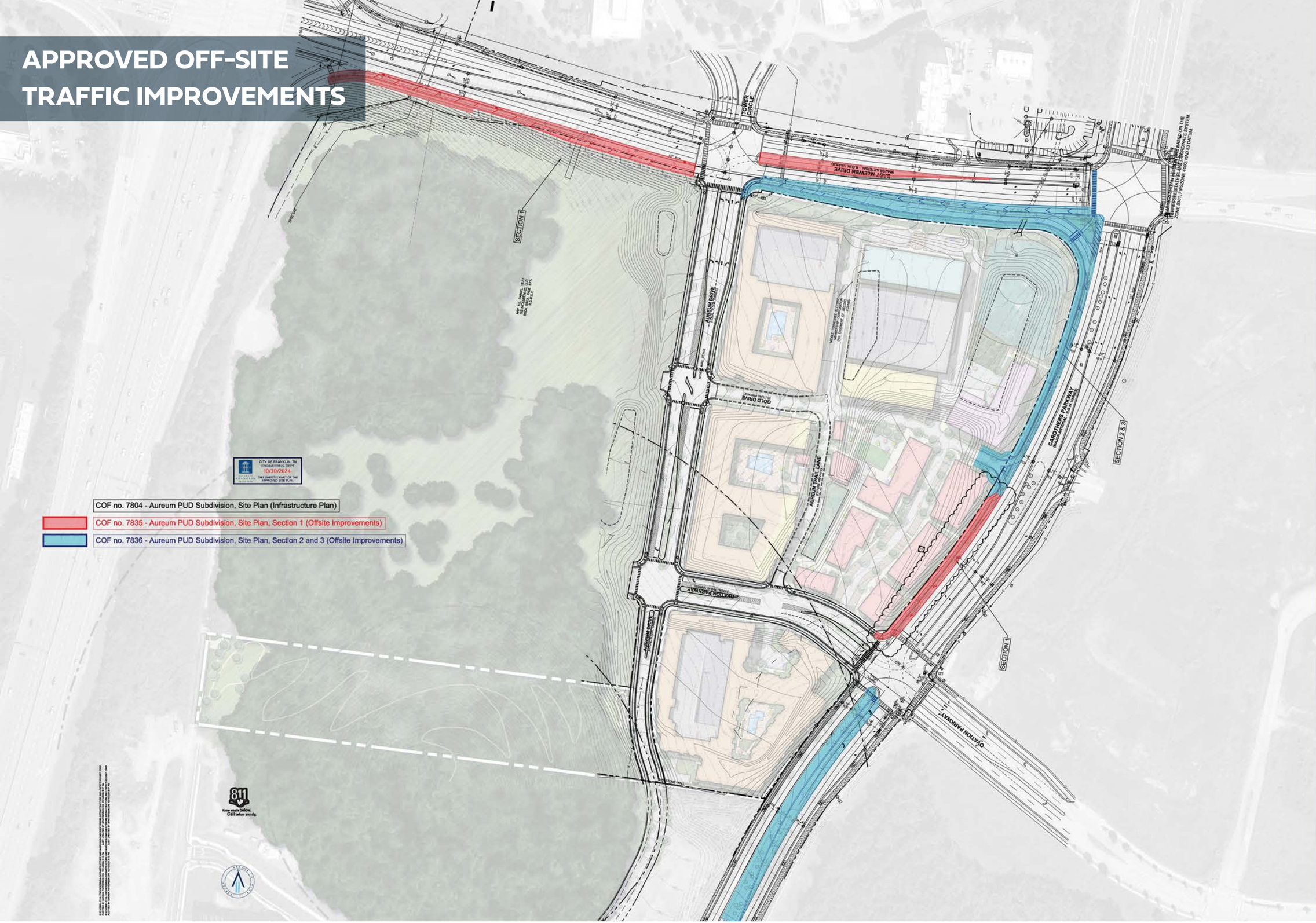
APPROVED AND PROPOSED DATA



ENTITLEMENTS				
Development Scenario	**Homes**	**Hotel Rooms**	**Retail / Restaurant**	**Office**
Existing	480	700	100,000	750,000
Proposed	900	400	92,860	153,600
Δ	**420**	**-300**	**-7,140**	**-596,400**

TRIP GENERATION COMPARISON							
Development Scenario	**Daily Trips**	**AM Peak Hour**			**PM Peak Hour**		
		Enter	**Exit**	**Total**	**Enter**	**Exit**	**Total**
Existing	20,715	919	360	1,279	622	1,116	1,738
Proposed	16,767	705	449	1,169	617	788	1,405
Net Change	-3948	-214	89	-110	-5	-328	-333
% Change	**-19%**	**-23%**	**25%**	**-9%**	**-1%**	**-29%**	**-19%**

APPROVED OFF-SITE TRAFFIC IMPROVEMENTS



RaganSmith
a Pape-Dawson company

CITY OF FRANKLIN # 7804

AUREUM PUD SUBDIVISION, REV. 1, SITE PLAN

FOR

SS-CH FRANKLIN, LLC

CITY OF FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

Scale: 1" = 60'

Date: JULY 03, 2024

Approved By: W.L.H.

Revisions:

3	2024.10.14	SP AMENDMENT

Drawing Title:

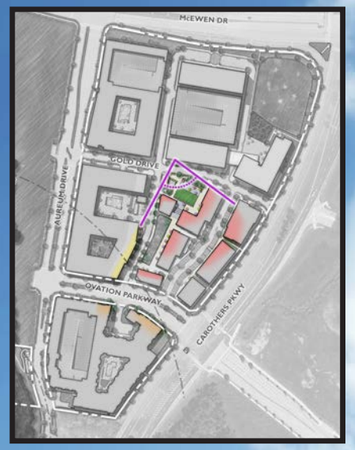
INFRASTRUCTURE AND OFF-SITE ROADWAY PHASING EXHIBIT

Drawing No.

C0.01

Project No.

21-0085


McEWEN DR
AUREUM DRIVE
GOLD DRIVE
GYATION PARKWAY
CAROTHERS PKWY


McEWEN DR
AUREUM PARKWAY
GOLD DRIVE
OYATION PARKWAY
CARDTHERS PKWY


McEWEN DR
AUREUM PARKWAY
GOLD DRIVE
AVIATION PARKWAY
HWY

OS CONTEXT


SPENCER CREEK
HARVEY BRANCH
CAROTHERS GREENWAY
FRANKLIN MOUNTAIN
BIKE TRAILS
LIBERTY
PARK

MODIFICATIONS OF STANDARDS

1. MOS 5.3.5(3)(E) ROOF FORMS:

Amend to allow flat roofs in addition to pitched roof for attached residential structures. Pitched roofs are not applicable for all urban structures.

PREVIOUSLY APPROVED

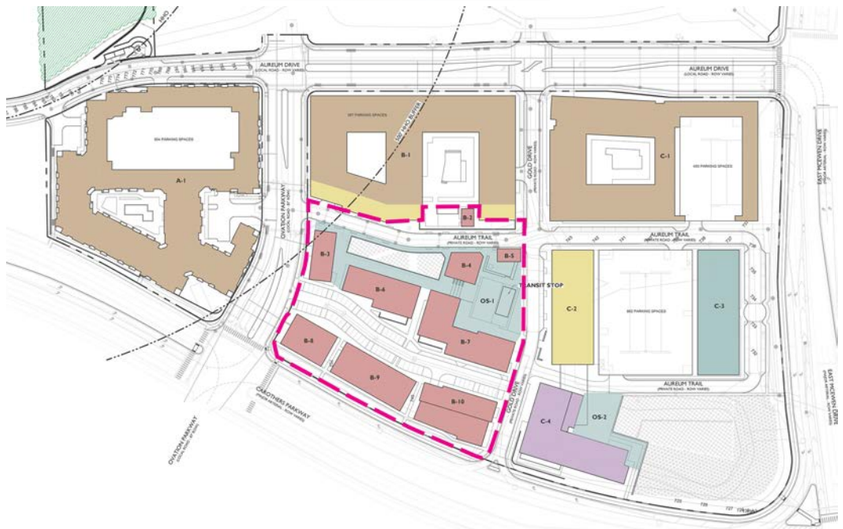
2. MOS 5.3.6(9)(C) ROOF FORMS:

Amend to allow pitched or gabled roofs in addition to flat or low-pitched roofs for Nonresidential and Mixed-Use structures. Pitched roofs are requested in the Village Center zone as designated below. These roof-types create a distinct and appropriate visual style that will create a unique and attractive character for the Aureum Village Center (permitted locations highlighted below).



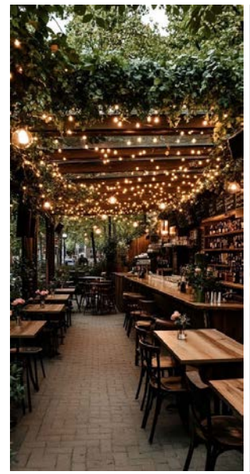


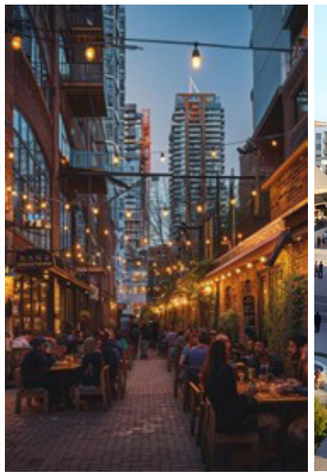




5. MOS 5.12.9(13) SIGNS PROHIBITED IN ALL BASE DISTRICTS:

Allow String Lights as an appropriate lighting solution in pedestrian-oriented areas, dining areas, and amenity spaces within the development. String lights will be permitted in zones designated below. There shall be no sting lights or other hanging obstructions within public ROW or spanning Fire Access Lanes.









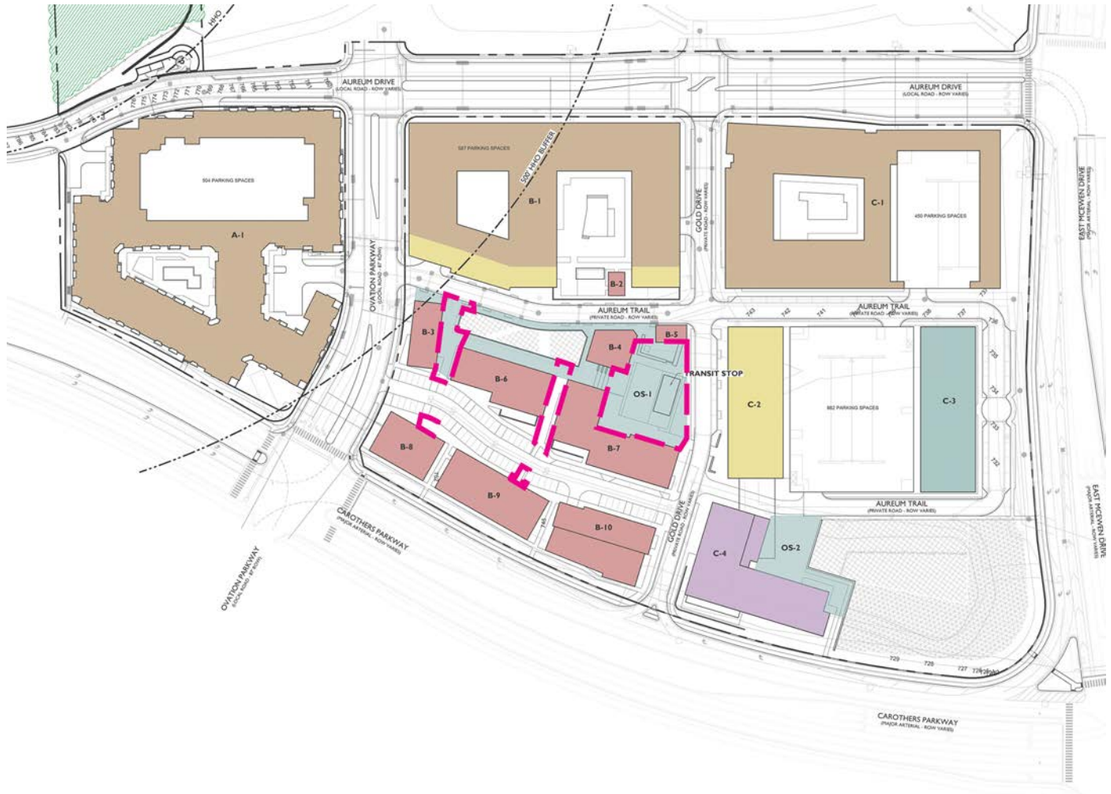
MODIFICATIONS OF STANDARDS

3. MOS 5.12.5(6)(C) PROHIBITED SIGNAGE: Modification to allow a maximum of (3) Digital, Interactive wayfinding screen panels in the designated zones within the Village Center. These signs are an appropriate design solution for pedestrian navigation and way finding in the Village Center (permitted locations highlighted below).









4. MOS 5.12.5(6)(C) PROHIBITED SIGNAGE

Modification to allow for Neon Lighting, LED Lighting to be used as internal illumination when the sign has 3-dimensional depth (within a channel or when used to reinforce the design of the sign), or when used as back-lighting to create a halo lighting effect.





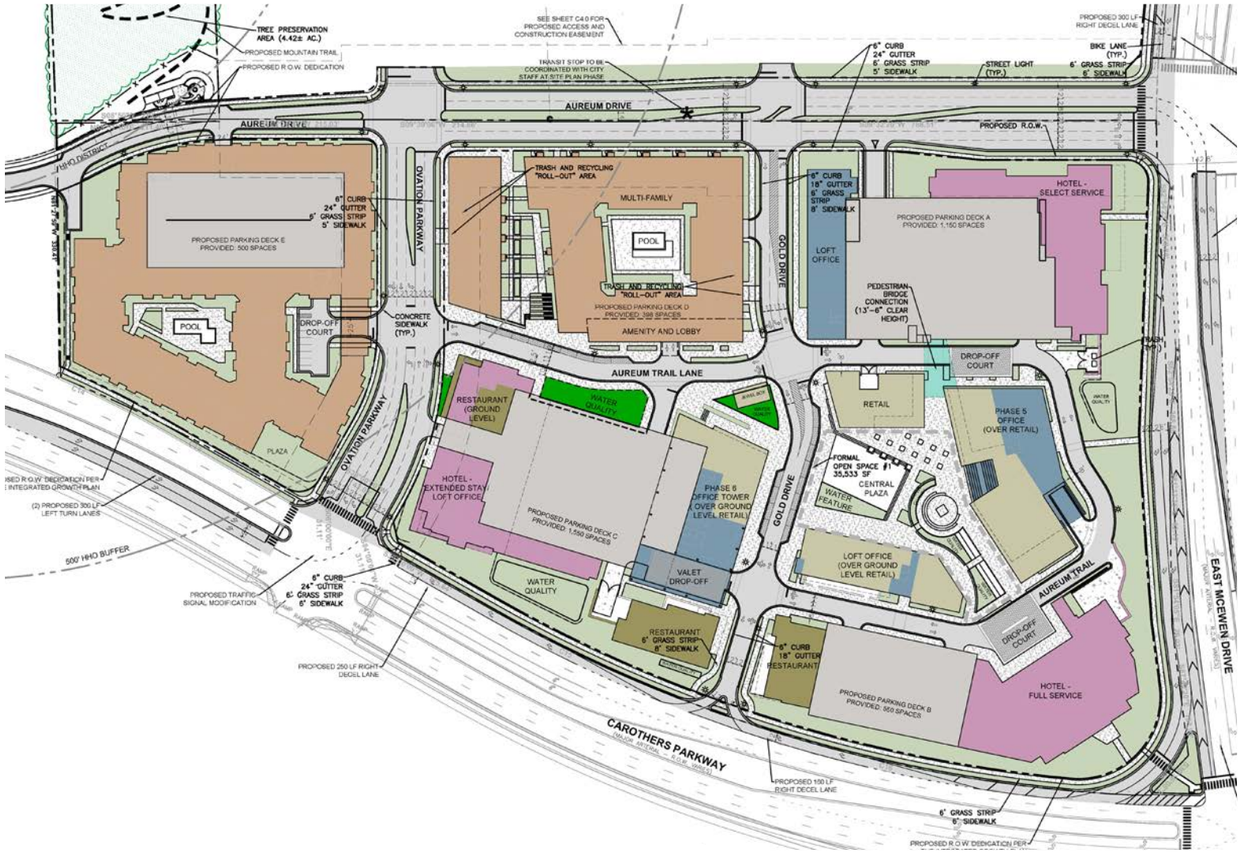








APPROVED DESIGN



Data

- 480 Homes
- 700 Hotel Rooms
- 100,000 SF Retail / Restaurant
- 750,000 SF Office

PROPOSED DESIGN



Data

- 900 Homes
- 400 Hotel Rooms
- 92,860 SF Retail / Restaurant
- 153,600 SF Office

City of Franklin

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

File #: 21-0758

DATE: July 24, 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
Chelsea Randolph, Principal Planner

SUBJECT:

*Consideration Of Ordinance 2025-20, An Ordinance To Rezone 103.93 Acres From Planned (PD 12.23/480,000/450) District To (PD 15.34/1,655,000/350) District For The Property Located At The Southeast Corner Of East McEwen Drive And Carothers Parkway (Ovation PUD Subdivision). Establishing A Public Hearing For September 9, 2025
FMPC 7/24/25, 8-0

PURPOSE:

PROJECT INFORMATION
COF Project Number: 8848
Applicant: Greg Gamble, Gamble Design Collaborative
Owner: Alex Chambers, Highwoods Realty LP

BACKGROUND/STAFF COMMENTS:
The applicant is requesting to rezone 103.933 Acres from Planned (PD 12.23/480,000/450) District to Planned (PD 15.05/1,655,000/350) District for the property located at the southeast corner of East McEwen Drive and Carothers Parkway to accommodate the proposed development plan. The development plan has been submitted concurrently. Envision Franklin places this property in the Regional Commerce Design Concept.

The Regional Commerce Design concept states that these areas "contains high-intensity activity centers that attract large numbers of people and employers from both within and outside the City. These areas include major employment and revenue generators that are valuable community resources." Envision Franklin's Regional Commerce Design Concept also states that, "New developments should have integrated designs with coordinated access, amenities, and cohesive architecture that fits within the context of the corridor." A separate development plan Resolution (2025-52) is being considered with this rezoning. The proposed mix of uses (Attached Residential, Office, and Commercial) as outlined in the Ovation PUD Development Plan (Resolution 2025-52) meets the intent of the Regional Commerce Design Concept by providing activated streetscapes and comprehensive site planning.

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 by a vote of 8-0.
Staff recommends that the Board of Mayor and Aldermen approve Ordinance 2025-20.

ORDINANCE 2025-20

AN ORDINANCE TO REZONE 103.933 ACRES FROM PLANNED (PD 12.23/480,000/450) DISTRICT TO (PD 15.34/1,655,000/350) DISTRICT FOR THE PROPERTY LOCATED AT THE SOUTHEAST CORNER OF EAST MCEWEN DRIVE AND CAROTHERS PARKWAY (Ovation PUD Subdivision)

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

WHEREAS, the Planned (PD 15.34/1,655,000/350) District provides zoning for land uses compatible with both the Franklin Land Use Plan and surrounding development; and

WHEREAS, the Board of Mayor and Aldermen (BOMA) of the City of Franklin, Tennessee, adopted Resolution 2025-52, approving a Planned Unit Development (PUD) Development Plan as required by the Franklin Zoning Ordinance; and

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

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

SECTION I. That the following described property shall be, and is hereby, rezoned from its present zoning classification of Planned (PD 12.23/480,000/450) District to Planned (PD 15.34/1,655,000/350) District:

PREMISES CONSIDERED

Map-Parcel	Acres
062-01809	42.58
062-01807	14.31
062-01806	24.00
062-01811	10.51
062-01810	11.44
062-01813	0.003
062-01814	1.09
Total	103.933

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

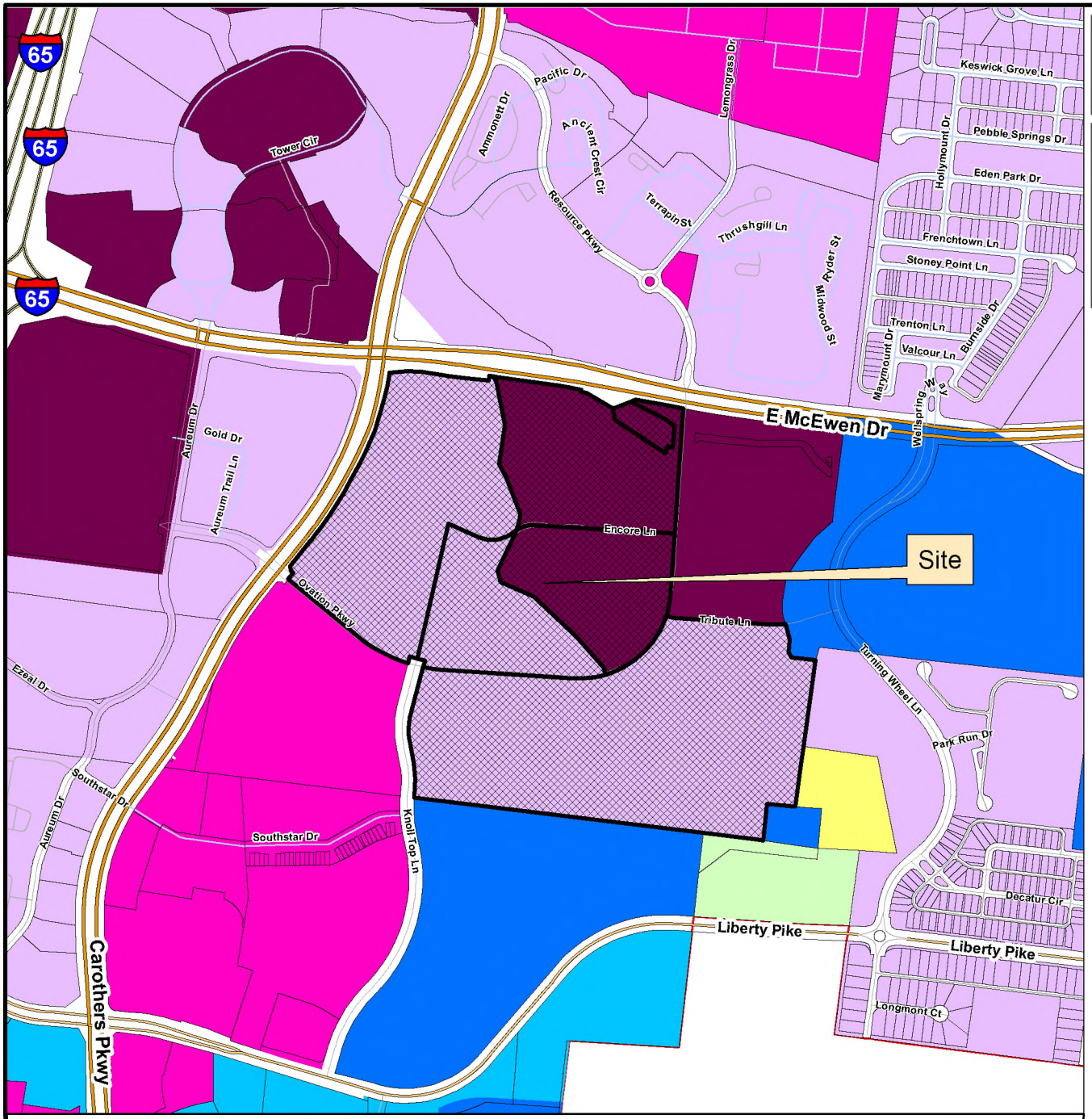
PLANNING COMMISSION RECOMMENDED: _____

PASSED FIRST READING: _____

PUBLIC HEARING HELD: _____

PASSED SECOND READING: _____

PASSED THIRD READING: _____



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

OVATION PUD SUBDIVISION
ORDINANCE 2025-20
RESOLUTION 2025-52

Project Information
Existing Zoning: SD-X (12.23 DUA/480,00 SF/450 Keys), RC12
Proposed Zoning: PD (15.34 DUA / 1,655,000 SF/ 350 Keys)
Overlay Districts: FWO, FFO, HHO, 500' Buffer of Hillside
Site Acreage: 103.933 acres
Proposed Number of Dwelling Units: 1594
Proposed Nonresidential Square Footage: 1,655,000 SF

Legend

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

HISTORIC FRANKLIN TENNESSEE

ACREAGE CHART	
MAP-PARCEL	ACRES
062 01806 00008062	24.00
062 01807 00008062	14.31
062 01809 00008062	42.58
062 01810 00008062	11.44
062 01811 00008062	10.51
062 01813 00008062	0.003
062 01814 00008062	1.09
TOTAL:	103.933

PARCEL 7
MAP: 062 0813 00008062
0.003 ACRES

PARCEL 8
MAP: 062 01814 00008062
1.09 ACRES

PARCEL 2
MAP: 062 01807 00008062
14.31 ACRES

PARCEL 1
MAP: 062 01806 00008062
24.00 ACRES

PARCEL 5
MAP: 062 01810 00008062
11.44 ACRES

PARCEL 6
MAP: 062 01811 00008062
10.51 ACRES

PARCEL 4
MAP: 062 01809 00008062
42.58 ACRES

Kimley»Horn

OVATION PUD SUBDIVISION

REZONING EXHIBIT

JUNE 25TH, 2025

0 75 150 300 450

NORTH

OVATION PUD SUBDIVISION

REZONING REQUEST - PD(15.34 DUA; 1,655,000 SF; 350 KEYS)

Franklin, Williamson County, Tennessee

SHEET INDEX

C1.0	EXISTING CONDITIONS
C1.1	EXISTING CONDITIONS ENLARGEMENT
C1.2	EXISTING CONDITIONS ENLARGEMENT
C1.3	EXISTING CONDITIONS ENLARGEMENT
C1.4	EXISTING CONDITIONS ENLARGEMENT
C1.5	EXISTING CONDITIONS ENLARGEMENT
C1.6	EXISTING CONDITIONS ENLARGEMENT
C1.7	EXISTING CONDITIONS ENLARGEMENT

DEVELOPMENT TEAM

OWNER/DEVELOPER:
HIGHWOODS REALTY LP
CONTACT: ALEX CHAMBERS
3322 WEST AVENUE SUITE 600
NASHVILLE, TN 37203
(615)340-1239

DEVELOPMENT PARTNER:
CENTERCAL PROPERTIES, LLC
TOLL BROTHERS

APPLICANT & LANDSCAPE ARCHITECT:
GAMBLE DESIGN COLLABORATIVE
CONTACT: GREG GAMBLE
3020 STANSBERRY LANE, SUITE 201
FRANKLIN, TN
(615) 975-5765

CIVIL ENGINEER:
KIMLEY-HORN
CONTACT: GRAY HARRISON
4031 ASPEN GROVE DRIVE, SUITE 200
FRANKLIN, TN 37067
(615)564-2701

EXECUTIVE ARCHITECT:
HASTINGS ARCHITECTURE
CONTACT: CHUCK GANNAWAY
225 POLK AVENUE SUITE 100
NASHVILLE, TN 37203
(615)329-1399

RESIDENTIAL CONCEPT ARCHITECT
DWELL DESIGN STUDIO

RETAIL CONCEPT ARCHITECT
MICHAEL HSU OFFICE OF ARCHITECTURE

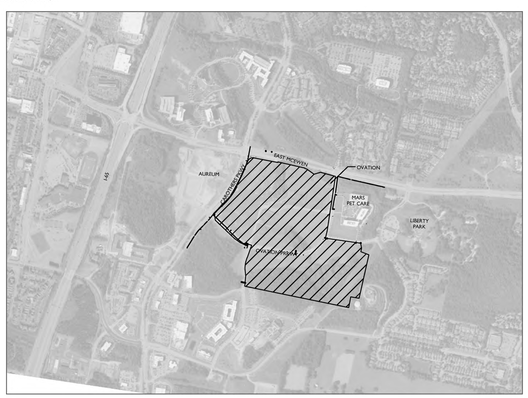
LANDSCAPE CONCEPT ARCHITECT
AO

VESTING STANDARDS

ZONING ORDINANCE:	JANUARY 1, 2025
SUBDIVISION REGULATIONS:	JANUARY 1, 2022
TRANSPORTATION AND STREET TECHNICAL STANDARDS:	JULY 1, 2021
STORMWATER BMP MANUAL:	JULY 1, 2021
TECHNICAL SPECIFICATIONS FOR UTILITY INSTALLATION:	OCTOBER 13, 2020
MUNICIPAL CODE:	MAY 30, 2022

COMPREHENSIVE REVIEW AT SITE PLAN:

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



NOT TO SCALE



MODIFICATION OF STANDARDS

APPROVED - STORMWATER APPEALS BOARD VARIANCE

Stormwater Appeals Board Variance Request
Approved on January 17, 2013
Associated with Ovation PUD Development Plan COF #4543

The project shall meet all conditions set forth by the Stormwater Appeals Board ruling dated 12-17-2013 and the letter to Ryan McMaster RE: Ovation Revised Development Plan dated 3-1-2023.

REQUESTED MOS DEVELOPMENT PLAN REV. 2

MOS 1 - Section 9.6.5: Block Length. To allow the block encompassing the Wetland Park to be 3,600 LF.

MOS 2 - Section 6.6: Roof Elements. To permit flat roofs with parapets for town homes.

MOS 3 - Section 6.9: Building Elements - Retail Storefronts. To allow Retail Storefronts on Commercial / Mixed-Use buildings up to 50% without transom windows up to 50% without knee walls.

MOS 4 - Section 6.10: Primary Materials on Facade. To allow up to three of the following: Brick, natural stone, cultured stone, or pre-cast concrete as primary material on a facade for a large scale office building.

MOS 5 - Section 6.9: Primary Materials on Facade. To allow up to three of the following: Brick, natural stone, cultured stone, smooth wood siding, fiber cement siding, or pre-cast concrete as primary material on a facade for a commercial/mixed-use building where office is a primary use.

MOS 6 - Section 13.2.5.A - Retaining Walls for Multifamily, Nonresidential, and Mixed Uses. Request to eliminate the requirement of planting at the base of the retaining wall behind building J since the wall will be placed in close proximity to an established riparian buffer. The evergreen shrub requirement conflicts with the native plant requirement as directed in Franklin's Best Management Practice Stormwater Management Manual.

MOS 7 - Section 13.2.5: Maximum Height of Retaining Walls. To increase the maximum retaining wall height to a maximum height of 22 feet for one wall behind building J and to a maximum of 16 feet for one wall adjacent to Brook Meadow Lane.

MOS 9 - Section 10.5.2 A - Parking Structures . Request to place a parking structure parallel to the Carothers Parkway and the McEwen Drive Right of Ways.

ROAD IMPACT FEES
THE OVATION PUD WAS ENTITLED IN 2014 AND IS GRAND-FATHERED IN PURSUANT TO ORDINANCE 2023-41

SITE DATA

OVATION PUD SUBDIVISION, DEVELOPMENT PLAN, REVISION 2

COF PROJECT NUMBER:	8848
SITE ACREAGE/SF:	103.93 AC
EXISTING ZONING:	SD-X (12.23 DUA / 450 KEYS/ 480,00 SF OF COMMERCIAL) RC12
PROPOSED ZONING:	PD (15.34 DUA/ 1,655,000 SF/ 350 KEYS)
OVERLAY ZONING:	FWO, FFO, HHO, 500FT BUFFER
TAX MAP & PARCELS:	MAP 62, PARCELS: 18.06, 18.07, 18.09, 18.10, 18.11, 18.14
ADDRESS:	SE CORNER, INTERSECTION OF EAST MCEWEN DRIVE & S. CAROTHERS PKWY, FRANKLIN, WILLIAMSON COUNTY
VESTING:	

REGULATIONS

BUILDING TYPES APPLIED:
COMMERCIAL/MIXED USE; LARGE SCALE OFFICE BUILDING; MULTI-FAMILY; TOWNHOUSE
FRONTAGE TYPES APPLIED:
- URBAN - ALL MULTI-FAMILY BUILDINGS
- LANDSCAPE - ALL OTHER BUILDING TYPES

SETBACKS APPLIED TO OVERALL SITE BOUNDARY:
- FRONT: 10'
- SIDE: 15'
- REAR: 25'

SETBACKS TOWNHOMES:
- FRONT: 5'
- SIDE: 7.5'; 15' MIN. BETWEEN BUILDINGS
- REAR: 5'

SETBACKS INTERIOR LOTS:
- FRONT, SIDE, REAR: 0

DWELLING UNIT COUNT: 1594 UNITS
- MULTI-FAMILY: 1525
- TOWNHOUSE: 69

COMMERCIAL SF: 1,655,000 SF
- SEE PERMITTED USES SHEET C2.0

HOTEL KEYS: 350 KEYS

BUILDING HEIGHT: 1-12 STORIES *SEE C2.0 FOR DETAILS

MINIMUM LSA: 0.2

TREE CANOPY RETENTION: 24% OF EXISTING CANOPY
EXISTING CANOPY: 24.86 AC; 24% OF SITE AREA
CANOPY PRESERVED: 19.37 AC; 78% OF EXISTING CANOPY

OPEN SPACE REQUIREMENT:
OPEN SPACE SF REQUIRED: 5%
NATURAL AREA SF REQUIRED: NONE

PARKING REQUIRED, BY USE:
- REQUIRED PER COF: 8,890 PARKING SPACES; *SEE C2.0
- REQUIRED PER SHARED PARKING: 6,974
- PROVIDED: 7,612 SPACES

HISTORIC RESOURCE TREATMENT: N

BUILDING CODE DATA

BUILDING SQUARE FOOTAGE IN ACCORDANCE WITH CHAPTER 5 OF THE IBC.

BUILDING OCCUPANCY IN ACCORDANCE WITH CHAPTER 3 OF THE IBC.

CONSTRUCTION TYPE IN ACCORDANCE WITH CHAPTER 6 OF THE IBC.

SEE SHEET C2.0

IMPACT STATEMENT

WATER
The development will be served via Mallory Valley Utility District Water.
- Usage: The development will include both residential and commercial units, requiring a higher volume of water for daily operations.
- Infrastructure: The development is currently adjacent to an 8" and 12" MVUD main. It will necessitate the removal of existing water main and rerouting through the site.
-

SANITARY SEWER
The development will be served via City of Franklin Sewer.
- Capacity: The mixed-use nature means there will be a varied range of wastewater generated, a capacity request has been submitted to the city of Franklin. Per the submitted sewer availability request, it is estimated that this development will demand 2,508.6 SFUE's or 878,010 GPD.
- Infrastructure: The construction of new lines, will be required to accommodate the development. The development proposes the removal and realignment of existing sewer main to outfall to the existing 12" main located at the northeast corner of the site.

RECLAIMED WATER LINE
The development will not be served by reclaimed water.

STORMWATER AND DRAINAGE FACILITIES
Stormwater management is crucial for the site given its layout and flow direction.
- Flow Management: Stormwater will flow from south to north, necessitating effective capture, treatment, and release systems.
- Bioretention and Detention: The inclusion of bioretention, detention ponds, underground detention structures, and the yet-to-be constructed wetland system will help manage runoff and provide water quality per City of Franklin Standards
- Infrastructure: Creating appropriate drainage systems and ensuring the ponds are integrated effectively within the development plan is essential for effective stormwater management. Approximately 45 acres of impervious area is proposed on the site.

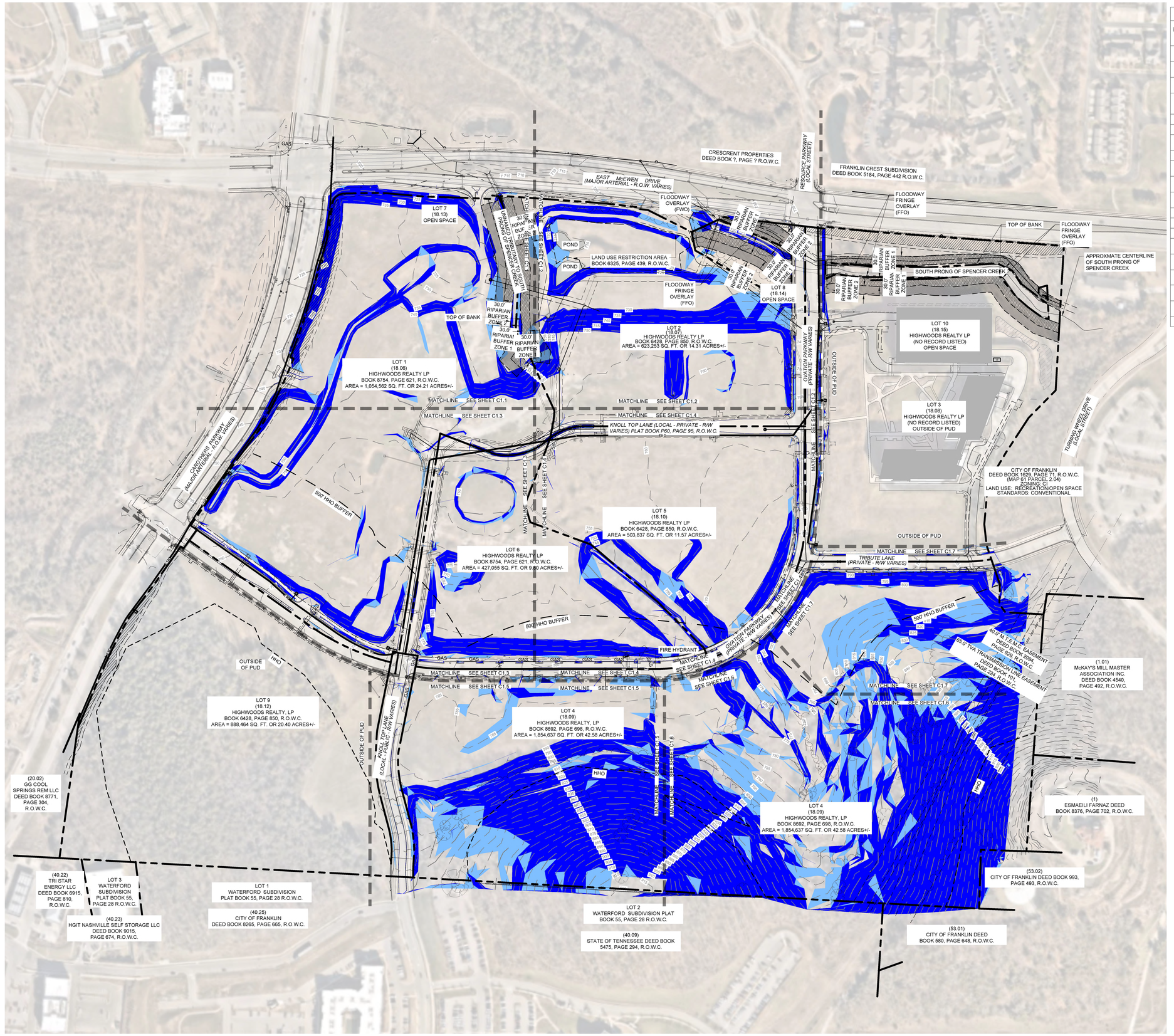
STREETS
- Traffic Flow: Increased traffic on Carothers Parkway and McEwen Drive will necessitate improvements to road capacity, traffic signal systems, as identified with the TIS. Per the TIS, it is estimated that this development will contribute 34,266 total daily trips (2,785 peak trips and 3,345 PM peak trips).
- Connectivity: Enhanced connectivity, including pedestrian pathways, bike lanes, and public transit options, will be incorporated to reduce congestion and promote alternative transportation modes. The development proposes the use of 2 existing right-in-right-out curb cuts along Carothers Parkway and McEwen Drive, and various other connection points along the private Ovation Parkway.

PRE-APP SUBMITTAL: MAY 23, 2025
INITIAL SUBMITTAL: JUNE 9, 2025
RESUBMITTAL: July 3, 2025

ONE STOP:

COF # 8848:

DRAKE A. REEDER REGISTERED LANDSCAPE ARCHITECT TENNESSEE NO. 329 09.08.25



SOIL REPORT			
MAP UNIT SYMBOL	MAP UNIT NAME	ACRES OF AOI	% OF AOI
ArB2	ARMOUR SILT LOAM, 2 TO 5 PERCENT SLOPES, ERODED	10.6	6.9%
ArC2	ARMOUR SITL LOAM, 5 TO 12 PERCENT SLOPES, ERODED	12.1	7.8%
BrD2	BRAXTON CHERTY SILT LOAM, 12 TO 20 PERCENT SLOPES, ERODED	0.6	0.4%
BsD3	BRAXTON CHERTY SILTY CLAY LOAM, 12 TO 20 PERCENT SLOPES, SEVERE ERODED	6.2	4.0%
Eg	EGAM SILT LOAM, PHOSPHATIC	1.3	0.8%
Gu	GULLIED LAND	1.2	0.8%
HbC2	HAMPSHIRE SILT LOAM, 5 TO 12 PERCENT SLOPES, ERODED	3.6	2.4%
Hu	HUNTINGTON SILT LOAM, PHOSPHATIC	30.8	20.0%
MbB2	MAURY SILT LOAM, 2 TO 5 PERCENT SLOPES, ERODED	5.8	3.7%
MbC2	MAURY SILT LOAM, 5 TO 12 PERCENT SLOPES, ERODED	0.1	0.1%
MoD	ASHWOOD-MIMOSA-ROCK OUTCROP COMPLEX, 5 TO 15 PERCENT SLOPES	7.0	4.5%
Mp	MINE PITS AT DUMPS	0.0	0.0%
Mr	MINE LAND, RECLAIMED	0.4	0.3%
Rc	ROCKLAND	28.3	18.3%
StC3	STIVERSVILLE CLAY LOAM, 5 TO 12 PERCENT SLOPES, SEVERELY ERODED	7.9	5.1%
StD3	STIVERSVILLE CLAY LOAM, 12 TO 20 PERCENT SLOPES, SEVERELY ERODED	15.6	10.1%
StB2	STIVERSVILLE SILT LOAM, 2 TO 5 PERCENT SLOPES	4.1	2.7%
StC2	STRIVERSVILLE SILT LOAM, 5 TO 12 PERCENT SLOPES, ERODED	13.9	9.0%
StD2	STIVERSVILLE SILT LOAM, 12 TO 20 PERCENT SLOPES, ERODED	1.6	1.0%
W	WATER	3.2	2.1%

SURVEY NOTES

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STORMWATER NARRATIVE

STORMWATER RUNOFF FOR THIS SITE ENCOUNTERS HEAVILY WOODED GENTLY SLOPING HILLSIDE THROUGHOUT THE PROPERTY. FLOW TRAVELS VIA SHEET FLOW AND SHALLOW CHANNEL FLOW IN ONE OF THREE DIRECTIONS, NOTED ABOVE WITH OUTFALL LABELS. OUTFALL #1 IS AN EXISTING INLET ALONG CAROTHERS PARKWAY, OUTFALL #2 IS AN EXISTING INLET ALONG LIBERTY PIKE, OUTFALL #3 IS UNKNOWN WOODED AREAS.

OUTFALLS #1 AND #2 WILL BE UTILIZED IN THE DEVELOPMENT OF THIS SITE.

EXISTING CONDITIONS LEGEND

- ZONE 1 BUFFER
- ZONE 2 BUFFER
- HHO
- 500' HHO BUFFER
- TOP OF BANK

SITE SLOPE TABLE

- 14% - 19.99%
- 20% and above

GRAPHIC SCALE IN FEET
0 75 150 300

NORTH

CENTERCAL PROPERTIES, LLC

Highwoods

OVATION PUD SUBDIVISION REZONING

Franklin, Williamson County, Tennessee

OVATION
FRANKLIN, TN

WILLIAM GRAY HARRISON
REGISTERED ENGINEER
AGENT FOR KIMLEY-HORN
No. 137819
STATE OF TENNESSEE

INITIAL SUBMITTAL: XXXXXXXXX

Revision Date
1 _____
2 _____
3 _____
4 _____

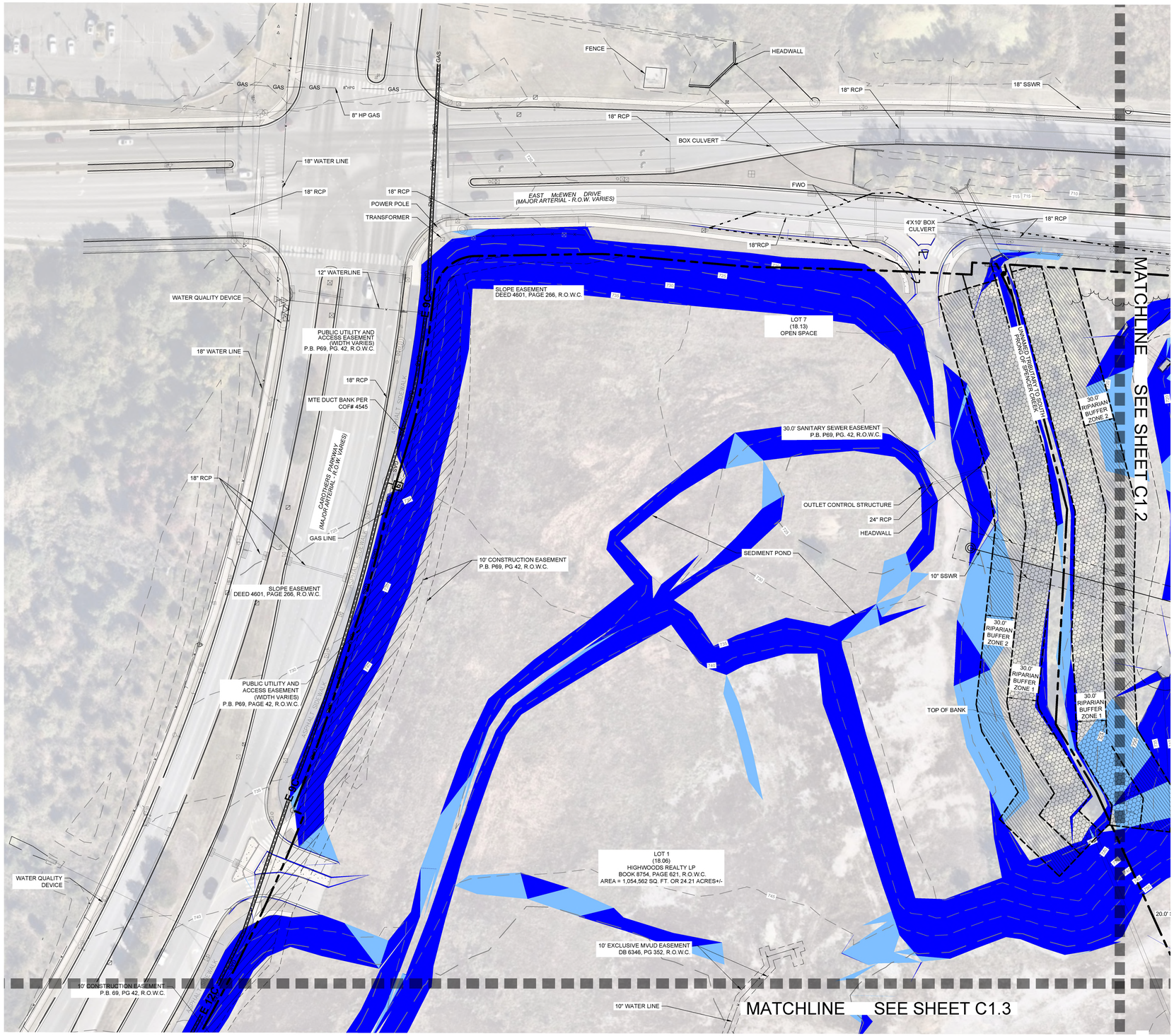
OVERALL EXISTING CONDITIONS

SHEET
C1.0

COF # 8849

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SITE SLOPE TABLE

	14% - 19.99%
	20% and above



GRAPHIC SCALE IN FEET
0 25 50 100

NORTH

CENTERCAL PROPERTIES, LLC

Highwoods

OVATION PUD SUBDIVISION REZONING

Franklin, Williamson County, Tennessee

OVATION
FRANKLIN, TN

WILLIAM GRAY HARRISON
REGISTERED ENGINEER
AGRICULTURE & ENVIRONMENTAL
COLUMBIA
No. 121219
STATE OF TENNESSEE

INITIAL SUBMITTAL: XXXXXXXXX

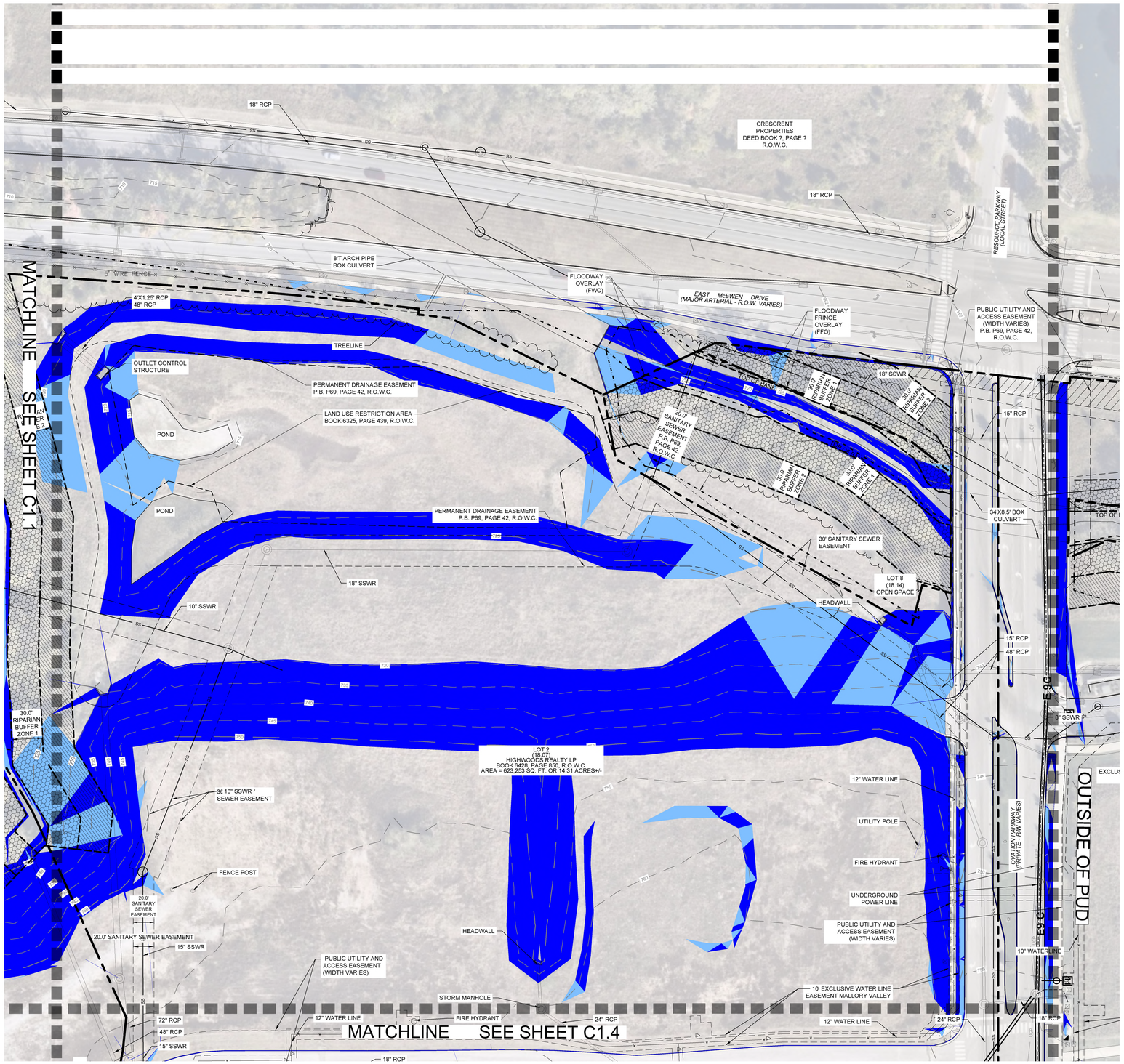
Revision Date
- △ _____
- △ _____
- △ _____
- △ _____

ENLARGED EXISTING CONDITIONS

SHEET
C1.1

COF # 8849

Drawing name: K:\FRA_LDEV\118471000 - Ovation\4-CADD\PlanSheets\1-Development Plan\Rezoning\C1.1 OVERALL EXISTING CONDITIONS - OVATION REZONING PACKAGE.dwg C1.1 ENLARGED EXISTING CONDITIONS Jul 03, 2025 9:20am by: James.Parker



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EXISTING CONDITIONS LEGEND

- ZONE 1 BUFFER
- ZONE 2 BUFFER
- HHO
- 500' HHO BUFFER
- TOP OF BANK

SITE SLOPE TABLE

- 14% - 19.99%
- 20% and above



GRAPHIC SCALE IN FEET
0 25 50 100

NORTH

CENTERCAL PROPERTIES, LLC

Highwoods

OVATION PUD SUBDIVISION REZONING

Franklin, Williamson County, Tennessee

OVATION
FRANKLIN, TN

WILLIAM GRAY HARRISON
REGISTERED ENGINEER
AGRICULTURE
COMMERCE
No. 137818
STATE OF TENNESSEE

INITIAL SUBMITTAL: XXXXXXXX

Revision Date

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4 _____

ENLARGED EXISTING CONDITIONS

SHEET
C1.2

COF # 8849

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Drawing name: K:\FRA_LDEV\118471000 - Ovation\4-CADD\PlanSheets\1-Development Plan\Rezoning\C1.1 OVERALL EXISTING CONDITIONS - OVATION REZONING PACKAGE.dwg C1.2 ENLARGED EXISTING CONDITIONS Jul 03, 2025 9:20am by: James.Parker

MATCHLINE SEE SHEET C1.1

MATCHLINE SEE SHEET C1.4

MATCHLINE SEE SHEET C1.5

OUTSIDE OF PUD

10' EXCLUSIVE MVUD EASEMENT DB 6346, PG 352, R.O.W.C.

10' CONSTRUCTION EASEMENT P.B. 69, PG 42, R.O.W.C.

10" WATER LINE

SSWR MANHOLE

PUBLIC UTILITY AND ACCESS EASEMENT (WIDTH VARIES) P.B. P69, PG. 42, R.O.W.C.

EDGE OF PAVEMENT

10' EXCLUSIVE MVUD EASEMENT DB 6346, PG 352, R.O.W.C.

12" SSWR

18" STORM

18" WATER LINE

GAS LINE

CAROTHERS PARKWAY (MAJOR ARTERIAL - R/W VARIES)

10" SSWR

10' EXCLUSIVE MVUD EASEMENT DB 6346, PG 352, R.O.W.C.

48" RCP

SLOPE EASEMENT DEED 4601, PG 266, R.O.W.C.

SEDIMENT BASIN

24" RCP

PUBLIC UTILITY AND ACCESS EASEMENT (WIDTH VARIES) P.B. P69, PG. 42, R.O.W.C.

24" RCP

10" WATER LINE

STORM MANHOLE

FIRE HYDRANT

GAS LINE

UNDERGROUND COMMUNICATIONS

HEADWALL

24" RCP

500' HHO BUFFER

E 12C

E9 C

KNOLL TOP LANE (LOCAL - PRIVATE - R/W VARIES) PLAT BOOK P69, PAGE 96, R.O.W.C.

OUTLET CONTROL STRUCTURE

SEDIMENT BASIN

48" RCP

10" SSWR

10' EXCLUSIVE MVUD EASEMENT DB 6346, PG 352, R.O.W.C.

PUBLIC UTILITY AND ACCESS EASEMENT (WIDTH VARIES) P.B. P69, P.C. 42, R.O.W.C.

EDGE OF PAVEMENT

STORM INLET

12" WATER LINE

PUBLIC UTILITY AND ACCESS EASEMENT (WIDTH VARIES) P.B. P69, PG. 42, R.O.W.C.

10' EXCLUSIVE MVUD EASEMENT DB 6346, PG. 352, R.O.W.C.

8" WATER LINE

LOT 6
HIGHWOODS REALTY LP
BOOK 8754, PAGE 621, R.O.W.C.
AREA = 427,055 SQ. FT. OR 9.80 ACRES+/-

PUBLIC UTILITY AND ACCESS EASEMENT (WIDTH VARIES) P.B. P69, PG. 42, R.O.W.C.

OVATION PARKWAY (PRIVATE - R/W VARIES)

10' EXCLUSIVE MVUD EASEMENT DB 6346, PG 352, R.O.W.C.

12" WATER LINE

E 9C

HEADWALL

18" RCP

PUBLIC 12" WATER LINE EASEMENT (WIDTH VARIES) P.B. P69, P. 42, R.O.W.C. 8" WATER LINE

E9-C UNDERGROUND POWER AND CONCRETE DUCT BANK

500' HHO BUFFER

10' EXCLUSIVE WATER LINE EASEMENT MALLORY VALLEY DB. 6346, PG. 352, R.O.W.C.

FIRE HYDRANT

42" RCP

GAS LINE

18" RCP

GAS

30" RCP

10" PVC

PUBLIC UTILITY AND ACCESS EASEMENT (WIDTH VARIES) P.B. P69, PG. 42, 24" RCP

OVATION PARKWAY (PRIVATE - R/W VARIES)

10" WATER LINE

GAS LINE

HHO

HEADWALL

PUBLIC UTILITY AND ACCESS EASEMENT (WIDTH VARIES) PB. P60, PG. 95, R.O.W.C.

SEDIMENT BASIN

LOT 9
(18.12)
HIGHWOODS REALTY, LP
BOOK 6428, PAGE 850, R.O.W.C.
AREA = 888,464 SQ. FT. OR 20.40 ACRES+/-

SURVEY NOTES

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STORMWATER NARRATIVE

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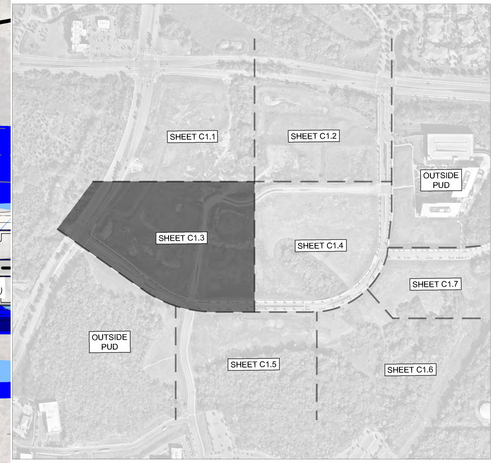
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EXISTING CONDITIONS LEGEND

- ZONE 1 BUFFER
- ZONE 2 BUFFER
- HHO
- 500' HHO BUFFER
- TOP OF BANK

SITE SLOPE TABLE

	14% - 19.99%
	20% and above



GRAPHIC SCALE IN FEET
0 25 50 100

NORTH

CENTERCAL PROPERTIES, LLC

Highwoods

OVATION PUD SUBDIVISION REZONING

Franklin, Williamson County, Tennessee

OVATION
FRANKLIN, TN

WILLIAM GRAY HARRISON
REGISTERED ENGINEER
No. 127819
STATE OF TENNESSEE

INITIAL SUBMITTAL: XXXXXXXX

Revision Date
1 _____
2 _____
3 _____
4 _____

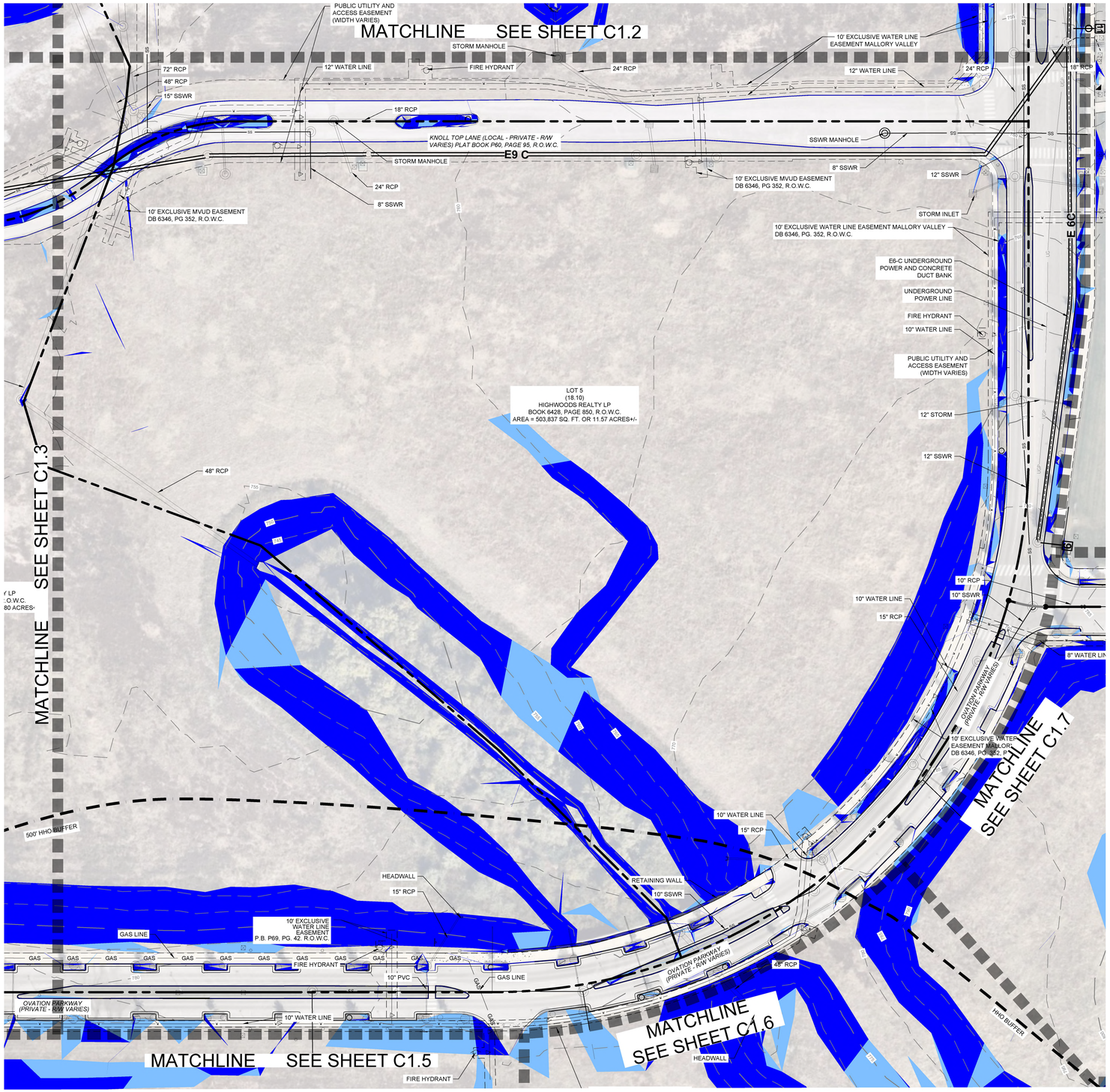
ENLARGED EXISTING CONDITIONS

SHEET
C1.3

COF # 8849

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EXISTING CONDITIONS LEGEND

- ZONE 1 BUFFER
- ZONE 2 BUFFER
- HHO
- 500' HHO BUFFER
- TOP OF BANK

SITE SLOPE TABLE

- 14% - 19.99%
- 20% and above



GRAPHIC SCALE IN FEET
0 25 50 100

NORTH

CENTERCAL PROPERTIES, LLC

Highwoods

OVATION PUD SUBDIVISION REZONING

Franklin, Williamson County, Tennessee

OVATION
FRANKLIN, TN

WILLIAM GRAY HARRISON
REGISTERED ENGINEER
AGRICULTURE & COMMERCE
No. 121818
STATE OF TENNESSEE

INITIAL SUBMITTAL: XXXXXXXXX

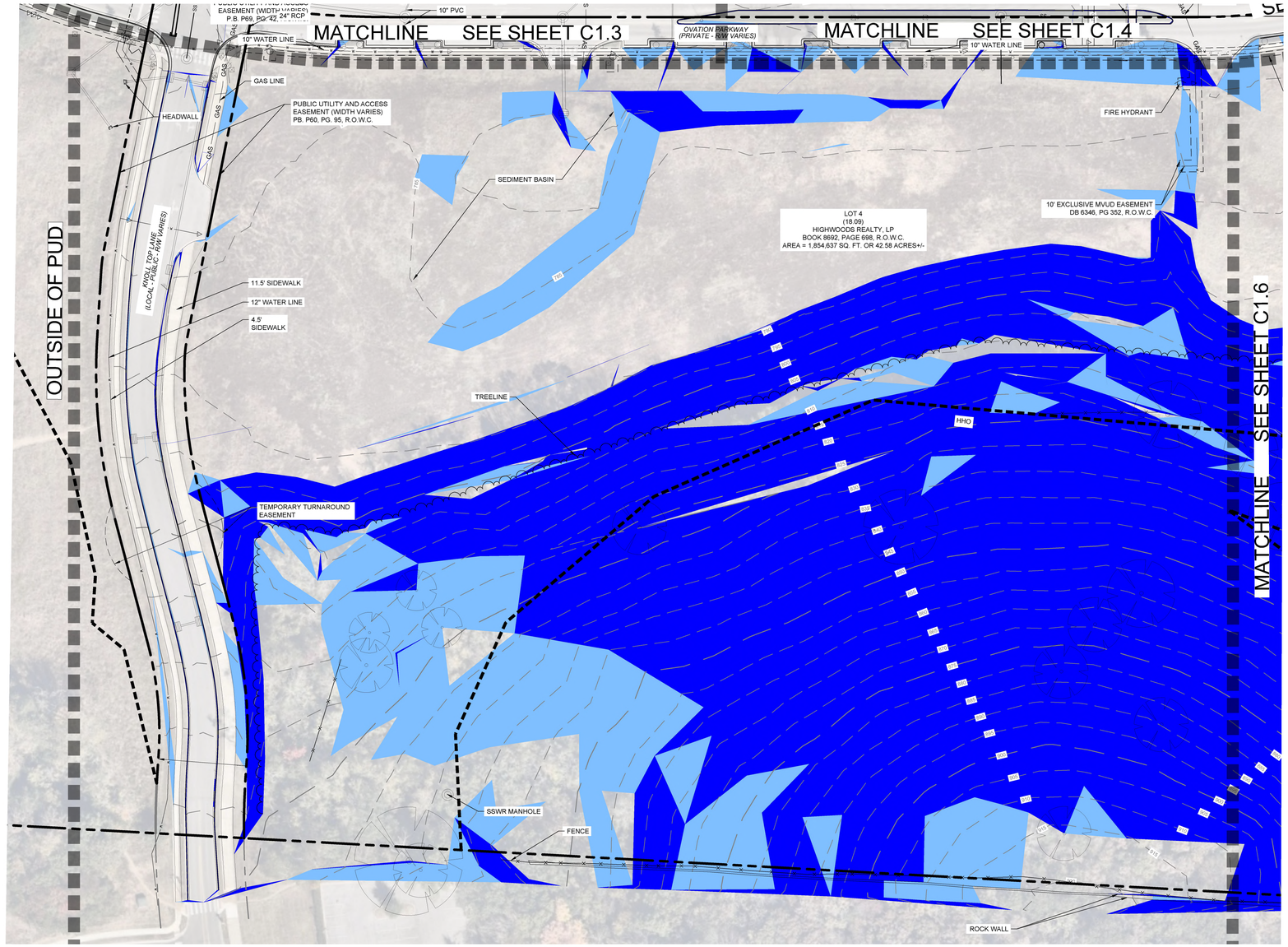
Revision Date

ENLARGED EXISTING CONDITIONS

SHEET
C1.4

COF # 8849

Drawing name: K:\FRA_LDEV\118471000 - Ovation\4-CADD\PlanSheets\1-Development Plan\Rezoning\C1.1 OVERALL EXISTING CONDITIONS - OVATION REZONING PACKAGE.dwg C1.4 ENLARGED EXISTING CONDITIONS Jul 03, 2025 9:21am by: James.Parker



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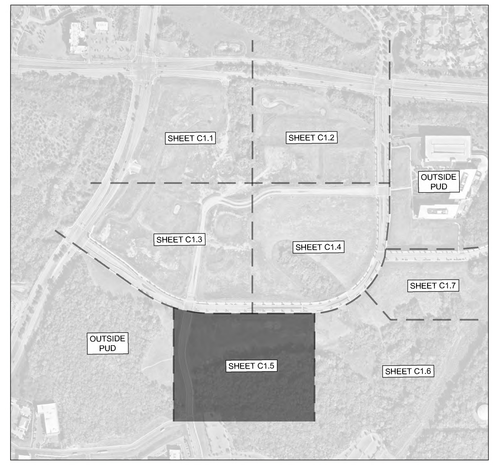
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- ZONE 1 BUFFER
- ZONE 2 BUFFER
- HHO
- 500' HHO BUFFER
- TOP OF BANK

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- 14% - 19.99%
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GRAPHIC SCALE IN FEET
0 25 50 100

NORTH

CENTERCAL PROPERTIES, LLC

Highwoods

OVATION PUD SUBDIVISION REZONING

Franklin, Williamson County, Tennessee

OVATION
FRANKLIN, TN

WILLIAM GRAY HARRISON
REGISTERED ENGINEER
No. 127939
STATE OF TENNESSEE

INITIAL SUBMITTAL: XXXXXXXXX

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- △ _____
- △ _____
- △ _____
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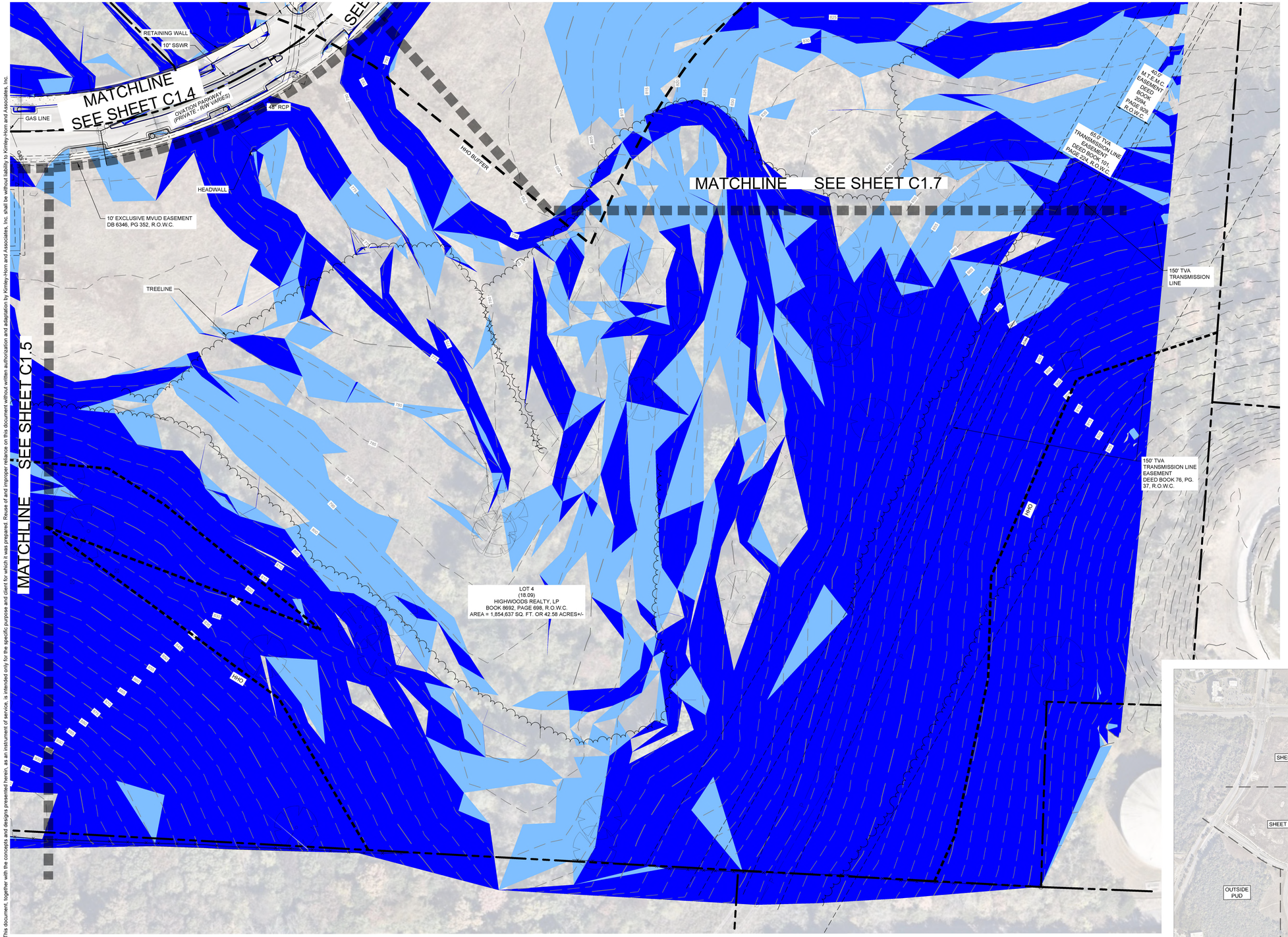
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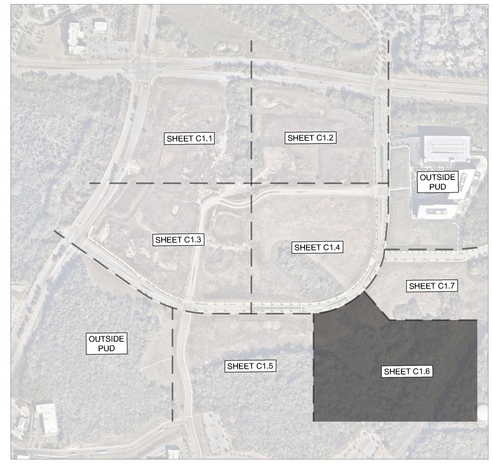
SHEET
C1.5

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- ZONE 2 BUFFER
- HHO
- 500' HHO BUFFER
- TOP OF BANK

SITE SLOPE TABLE

- 14% - 19.99%
- 20% and above

GRAPHIC SCALE IN FEET
0 25 50 100

NORTH

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CENTERCAL PROPERTIES, LLC

Highwoods

OVATION PUD SUBDIVISION REZONING

Franklin, Williamson County, Tennessee

OVATION
FRANKLIN, TN

WILLIAM GRAY HARRISON REGISTERED ENGINEER No. 127819 STATE OF TENNESSEE

INITIAL SUBMITTAL: XXXXXXXX

Revision Date
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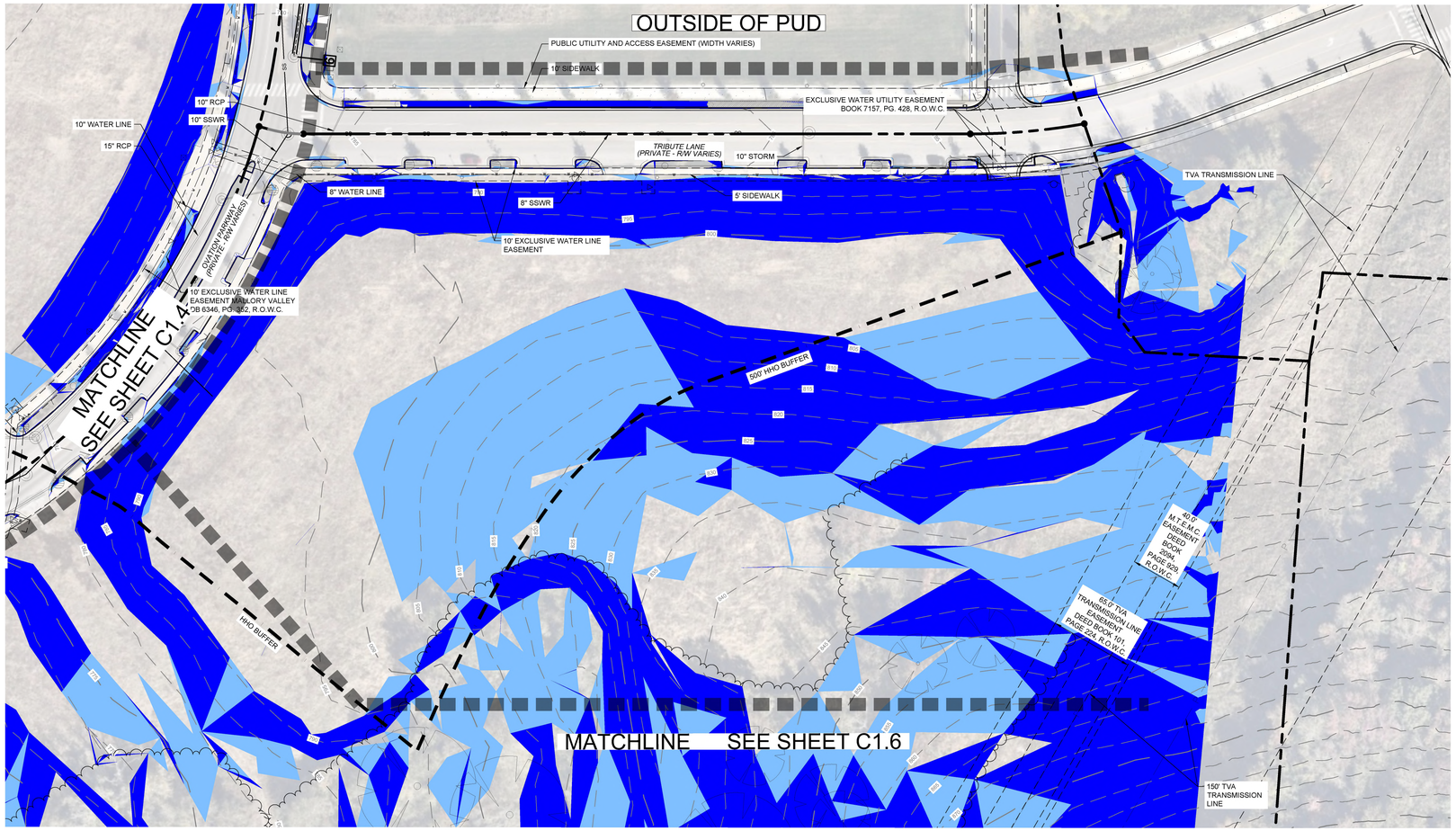
ENLARGED EXISTING CONDITIONS

SHEET
C1.6

COF # 8849

Drawing name: K:\FRA_LDEV\118471000 - Ovation\4-CADD\PlanSheets\1-Development Plan\Rezoning\C1.1 OVERALL EXISTING CONDITIONS - OVATION REZONING PACKAGE.dwg C1.6 ENLARGED EXISTING CONDITIONS Jul 03, 2025 9:21am by: James.Parker

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STORMWATER RUNOFF FOR THIS SITE ENCOUNTERS HEAVILY WOODED GENTLY SLOPING HILLSIDE THROUGHOUT THE PROPERTY. FLOW TRAVELS VIA SHEET FLOW AND SHALLOW CHANNEL FLOW IN ONE OF THREE DIRECTIONS, NOTED ABOVE WITH OUTFALL LABELS. OUTFALL #1 IS AN EXISTING INLET ALONG CAROTHERS PARKWAY, OUTFALL #2 IS AN EXISTING INLET ALONG LIBERTY PIKE, OUTFALL #3 IS UNKNOWN WOODED AREAS.

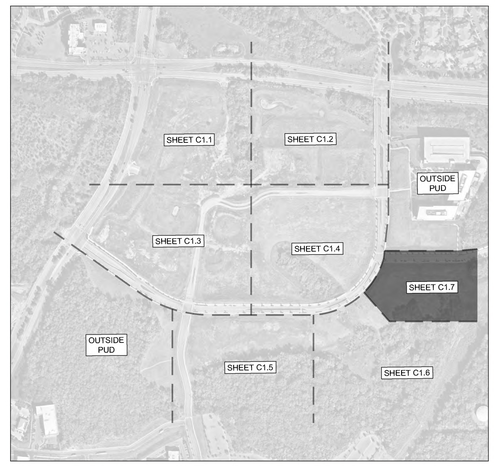
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EXISTING CONDITIONS LEGEND

- ZONE 1 BUFFER
- ZONE 2 BUFFER
- HHO
- 500' HHO BUFFER
- TOP OF BANK

SITE SLOPE TABLE

- 14% - 19.99%
- 20% and above



GRAPHIC SCALE IN FEET
0 25 50 100

NORTH

CENTERCAL PROPERTIES, LLC

Highwoods

OVATION PUD SUBDIVISION REZONING

Franklin, Williamson County, Tennessee

OVATION
FRANKLIN, TN

WILLIAM GRAY HARRISON
REGISTERED ENGINEER
AGRICULTURE
COLUMBIA
No. 137219
STATE OF TENNESSEE

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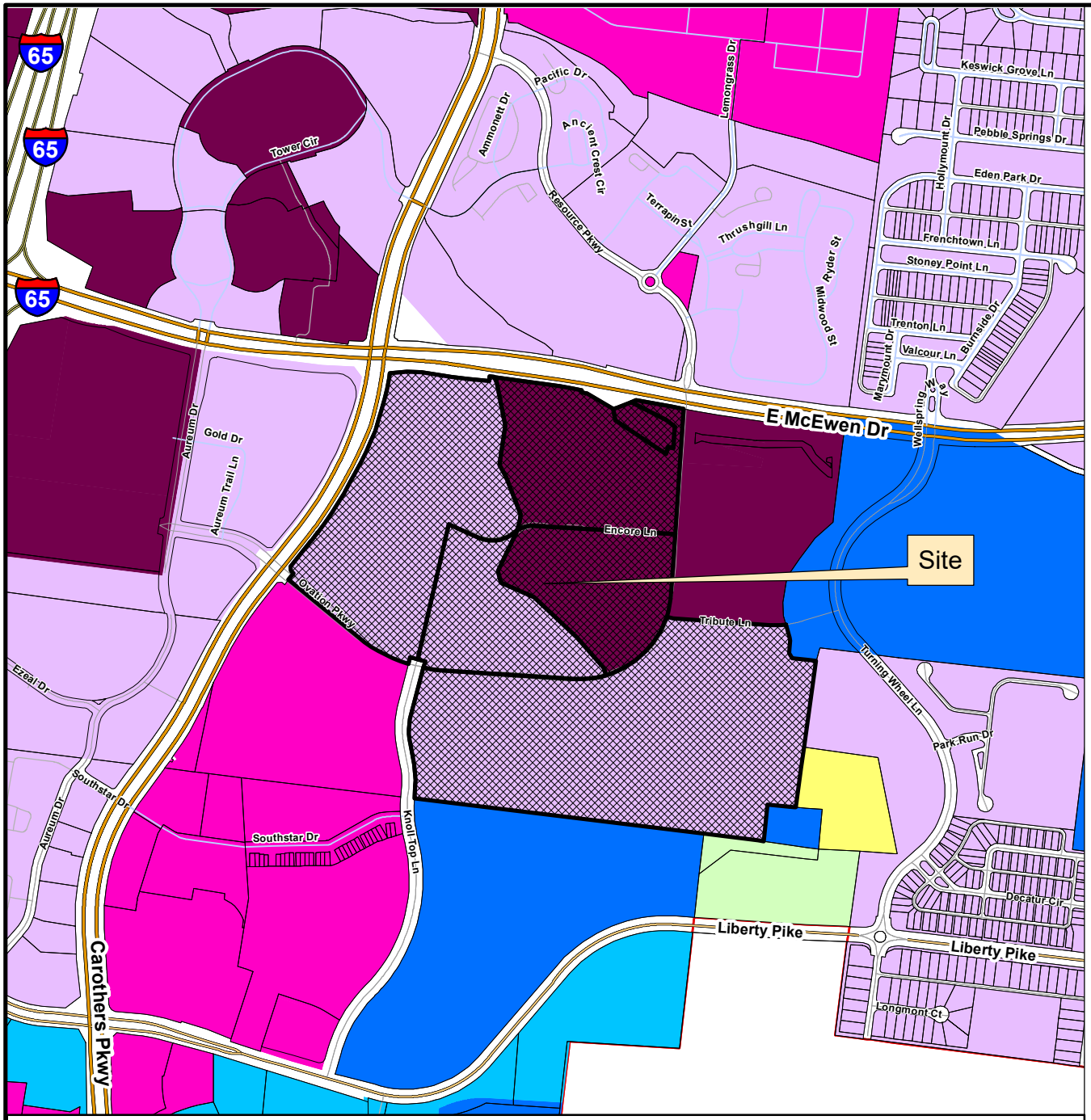
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It was compiled from the most authentic information available.
The City is not responsible for any errors or omissions contained hereon.
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0 250 500 1,000

Feet

OVATION PUD SUBDIVISION
ORDINANCE 2025-20
RESOLUTION 2025-52

Project Information
Existing Zoning: SD-X (12.23 DUA/480,00 SF/450 Keys), RC12
Proposed Zoning: PD (15.34 DUA / 1,655,000 SF/ 350 Keys)
Overlay Districts: FWO, FFO, HHO, 500' Buffer of Hillside
Site Acreage: 103.933 acres
Proposed Number of Dwelling Units: 1594
Proposed Nonresidential Square Footage: 1,655,000 SF

Legend

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

HISTORIC FRANKLIN TENNESSEE

OVATION PUD SUBDIVISION

REZONING REQUEST - PD(15.34 DUA; 1,655,000 SF; 350 KEYS)

Franklin, Williamson County, Tennessee

SHEET INDEX

C1.0	EXISTING CONDITIONS
C1.1	EXISTING CONDITIONS ENLARGEMENT
C1.2	EXISTING CONDITIONS ENLARGEMENT
C1.3	EXISTING CONDITIONS ENLARGEMENT
C1.4	EXISTING CONDITIONS ENLARGEMENT
C1.5	EXISTING CONDITIONS ENLARGEMENT
C1.6	EXISTING CONDITIONS ENLARGEMENT
C1.7	EXISTING CONDITIONS ENLARGEMENT

DEVELOPMENT TEAM

OWNER/DEVELOPER:
HIGHWOODS REALTY LP
CONTACT: ALEX CHAMBERS
3322 WEST AVENUE SUITE 600
NASHVILLE, TN 37203
(615)340-1239

DEVELOPMENT PARTNER:
CENTERCAL PROPERTIES, LLC
TOLL BROTHERS

APPLICANT & LANDSCAPE ARCHITECT:
GAMBLE DESIGN COLLABORATIVE
CONTACT: GREG GAMBLE
3020 STANSBERRY LANE, SUITE 201
FRANKLIN, TN
(615) 975-5765

CIVIL ENGINEER:
KIMLEY-HORN
CONTACT: GRAY HARRISON
4031 ASPEN GROVE DRIVE, SUITE 200
FRANKLIN, TN 37067
(615)564-2701

EXECUTIVE ARCHITECT:
HASTINGS ARCHITECTURE
CONTACT: CHUCK GANNAWAY
225 POLK AVENUE SUITE 100
NASHVILLE, TN 37203
(615)329-1399

RESIDENTIAL CONCEPT ARCHITECT
DWELL DESIGN STUDIO

RETAIL CONCEPT ARCHITECT
MICHAEL HSU OFFICE OF ARCHITECTURE

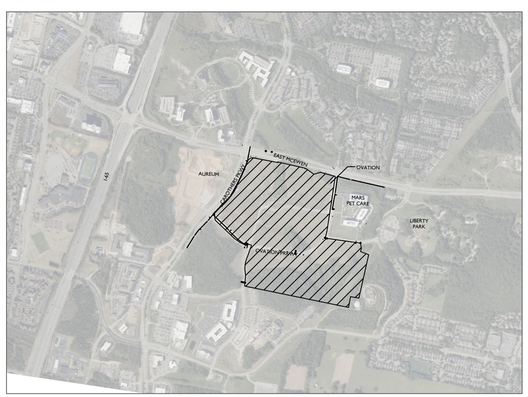
LANDSCAPE CONCEPT ARCHITECT
AO

VESTING STANDARDS

ZONING ORDINANCE:	JANUARY 1, 2025
SUBDIVISION REGULATIONS:	JANUARY 1, 2022
TRANSPORTATION AND STREET TECHNICAL STANDARDS:	JULY 1, 2021
STORMWATER BMP MANUAL:	JULY 1, 2021
TECHNICAL SPECIFICATIONS FOR UTILITY INSTALLATION:	OCTOBER 13, 2020
MUNICIPAL CODE:	MAY 30, 2022

COMPREHENSIVE REVIEW AT SITE PLAN:

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



NOT TO SCALE



MODIFICATION OF STANDARDS

APPROVED - STORMWATER APPEALS BOARD VARIANCE

Stormwater Appeals Board Variance Request
Approved on January 17, 2013
Associated with Ovation PUD Development Plan COF #4543

The project shall meet all conditions set forth by the Stormwater Appeals Board ruling dated 12-17-2013 and the letter to Ryan McMaster RE: Ovation Revised Development Plan dated 3-1-2023.

REQUESTED MOS DEVELOPMENT PLAN REV. 2

MOS 1 - Section 9.6.5: Block Length. To allow the block encompassing the Wetland Park to be 3,600 LF.

MOS 2 - Section 6.6: Roof Elements. To permit flat roofs with parapets for town homes.

MOS 3 - Section 6.9: Building Elements - Retail Storefronts. To allow Retail Storefronts on Commercial / Mixed-Use buildings up to 50% without transom windows up to 50% without knee walls.

MOS 4 - Section 6.10: Primary Materials on Facade. To allow up to three of the following: Brick, natural stone, cultured stone, or pre-cast concrete as primary material on a facade for a large scale office building.

MOS 5 - Section 6.9: Primary Materials on Facade. To allow up to three of the following: Brick, natural stone, cultured stone, smooth wood siding, fiber cement siding, or pre-cast concrete as primary material on a facade for a commercial/mixed-use building where office is a primary use.

MOS 6 - Section 13.2.5.A - Retaining Walls for Multifamily, Nonresidential, and Mixed Uses. Request to eliminate the requirement of planting at the base of the retaining wall behind building J since the wall will be placed in close proximity to an established riparian buffer. The evergreen shrub requirement conflicts with the native plant requirement as directed in Franklin's Best Management Practice Stormwater Management Manual.

MOS 7 - Section 13.2.5: Maximum Height of Retaining Walls. To increase the maximum retaining wall height to a maximum height of 22 feet for one wall behind building J and to a maximum of 16 feet for one wall adjacent to Brook Meadow Lane.

MOS 9 - Section 10.5.2 A - Parking Structures . Request to place a parking structure parallel to the Carothers Parkway and the McEwen Drive Right of Ways.

ROAD IMPACT FEES
THE OVATION PUD WAS ENTITLED IN 2014 AND IS GRAND-FATHERED IN PURSUANT TO ORDINANCE 2023-41

SITE DATA

OVATION PUD SUBDIVISION, DEVELOPMENT PLAN, REVISION 2

COF PROJECT NUMBER:	8848
SITE ACREAGE/SF:	103.93 AC
EXISTING ZONING:	SD-X (12.23 DUA / 450 KEYS/ 480,00 SF OF COMMERCIAL) RC12
PROPOSED ZONING:	PD (15.34 DUA/ 1,655,000 SF/ 350 KEYS)
OVERLAY ZONING:	FWO, FFO, HHO, 500FT BUFFER
TAX MAP & PARCELS:	MAP 62, PARCELS: 18.06, 18.07, 18.09, 18.10, 18.11, 18.14
ADDRESS:	SE CORNER, INTERSECTION OF EAST MCEWEN DRIVE & S. CAROTHERS PKWY, FRANKLIN, WILLIAMSON COUNTY
VESTING:	

REGULATIONS

BUILDING TYPES APPLIED:
COMMERCIAL/MIXED USE; LARGE SCALE OFFICE BUILDING; MULTI-FAMILY; TOWNHOUSE
FRONTAGE TYPES APPLIED:
- URBAN - ALL MULTI-FAMILY BUILDINGS
- LANDSCAPE - ALL OTHER BUILDING TYPES

SETBACKS APPLIED TO OVERALL SITE BOUNDARY:
- FRONT: 10'
- SIDE: 15'
- REAR: 25'

SETBACKS TOWNHOMES:
- FRONT: 5'
- SIDE: 7.5'; 15' MIN. BETWEEN BUILDINGS
- REAR: 5'

SETBACKS INTERIOR LOTS:
- FRONT, SIDE, REAR: 0

DWELLING UNIT COUNT: 1594 UNITS
- MULTI-FAMILY: 1525
- TOWNHOUSE: 69

COMMERCIAL SF: 1,655,000 SF
- SEE PERMITTED USES SHEET C2.0

HOTEL KEYS: 350 KEYS

BUILDING HEIGHT: 1-12 STORIES *SEE C2.0 FOR DETAILS

MINIMUM LSA: 0.2

TREE CANOPY RETENTION: 24% OF EXISTING CANOPY
EXISTING CANOPY: 24.86 AC; 24% OF SITE AREA
CANOPY PRESERVED: 19.37 AC; 78% OF EXISTING CANOPY

OPEN SPACE REQUIREMENT:
OPEN SPACE SF REQUIRED: 5%
NATURAL AREA SF REQUIRED: NONE

PARKING REQUIRED, BY USE:
- REQUIRED PER COF: 8,890 PARKING SPACES; *SEE C2.0
- REQUIRED PER SHARED PARKING: 6,974
- PROVIDED: 7,612 SPACES

HISTORIC RESOURCE TREATMENT: N

BUILDING CODE DATA

BUILDING SQUARE FOOTAGE IN ACCORDANCE WITH CHAPTER 5 OF THE IBC.

BUILDING OCCUPANCY IN ACCORDANCE WITH CHAPTER 3 OF THE IBC.

CONSTRUCTION TYPE IN ACCORDANCE WITH CHAPTER 6 OF THE IBC.

SEE SHEET C2.0

IMPACT STATEMENT

WATER
The development will be served via Mallory Valley Utility District Water.
- Usage: The development will include both residential and commercial units, requiring a higher volume of water for daily operations.
- Infrastructure: The development is currently adjacent to an 8" and 12" MVUD main. It will necessitate the removal of existing water main and rerouting through the site.
-

SANITARY SEWER
The development will be served via City of Franklin Sewer.
- Capacity: The mixed-use nature means there will be a varied range of wastewater generated, a capacity request has been submitted to the city of Franklin. Per the submitted sewer availability request, it is estimated that this development will demand 2,508.6 SFUE's or 878,010 GPD.
- Infrastructure: The construction of new lines, will be required to accommodate the development. The development proposes the removal and realignment of existing sewer main to outfall to the existing 12" main located at the northeast corner of the site.

RECLAIMED WATER LINE
The development will not be served by reclaimed water.

STORMWATER AND DRAINAGE FACILITIES
Stormwater management is crucial for the site given its layout and flow direction.
- Flow Management: Stormwater will flow from south to north, necessitating effective capture, treatment, and release systems.
- Bioretention and Detention: The inclusion of bioretention, detention ponds, underground detention structures, and the yet-to-be constructed wetland system will help manage runoff and provide water quality per City of Franklin Standards
- Infrastructure: Creating appropriate drainage systems and ensuring the ponds are integrated effectively within the development plan is essential for effective stormwater management. Approximately 45 acres of impervious area is proposed on the site.

STREETS
- Traffic Flow: Increased traffic on Carothers Parkway and McEwen Drive will necessitate improvements to road capacity, traffic signal systems, as identified with the TIS. Per the TIS, it is estimated that this development will contribute 34,266 total daily trips (2,785 peak trips and 3,345 PM peak trips).
- Connectivity: Enhanced connectivity, including pedestrian pathways, bike lanes, and public transit options, will be incorporated to reduce congestion and promote alternative transportation modes. The development proposes the use of 2 existing right-in-right-out curb cuts along Carothers Parkway and McEwen Drive, and various other connection points along the private Ovation Parkway.

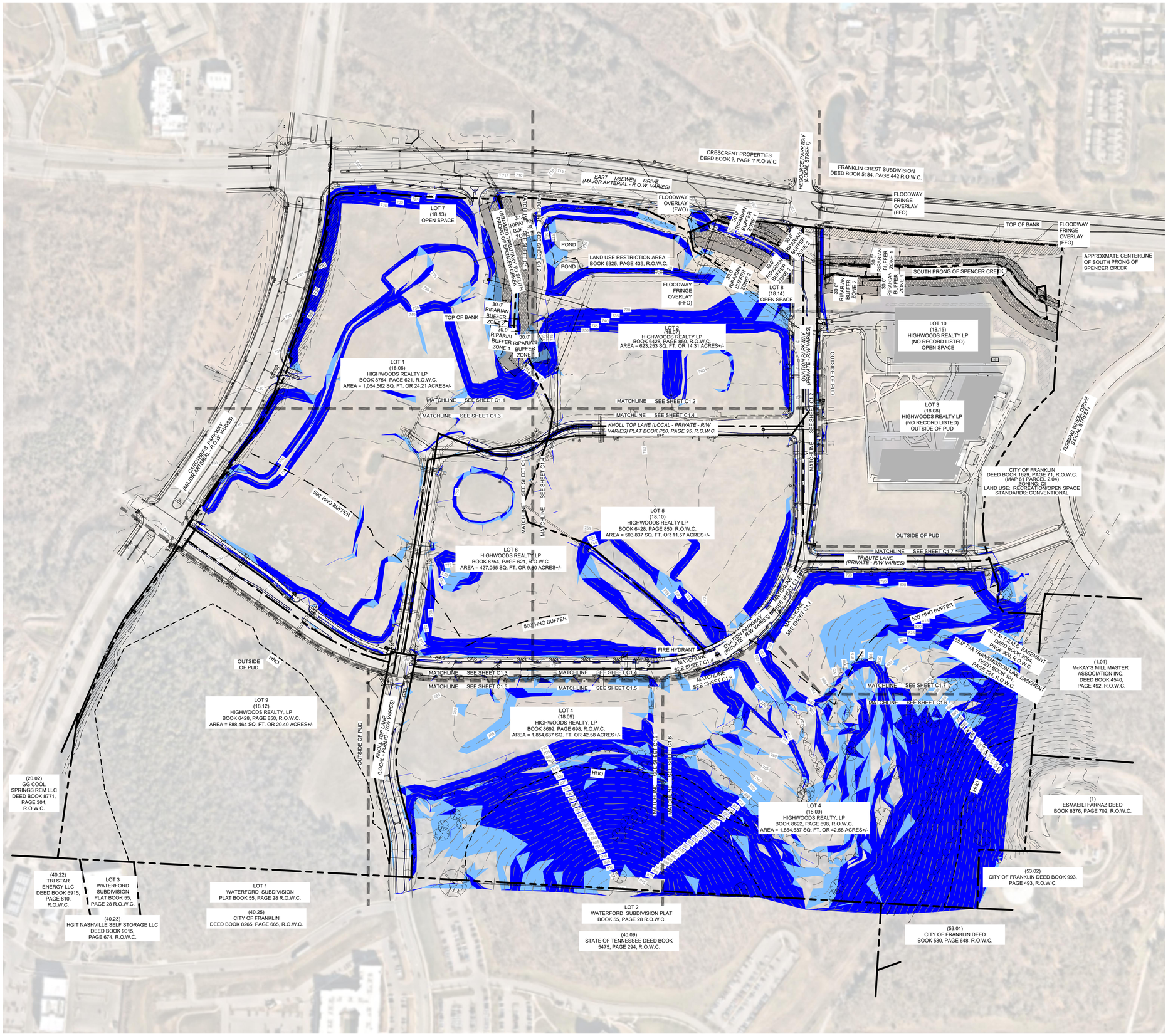
PRE-APP SUBMITTAL: MAY 23, 2025
INITIAL SUBMITTAL: JUNE 9, 2025
RESUBMITTAL: July 3, 2025

ONE STOP:

COF # 8848:

DRAKE A. REEDER REGISTERED LANDSCAPE ARCHITECT TENNESSEE NO. 328 09.18.25

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SOIL REPORT			
MAP UNIT SYMBOL	MAP UNIT NAME	ACRES OF AOI	% OF AOI
ArB2	ARMOUR SILT LOAM, 2 TO 5 PERCENT SLOPES, ERODED	10.6	6.9%
ArC2	ARMOUR SITL LOAM, 5 TO 12 PERCENT SLOPES, ERODED	12.1	7.8%
BrD2	BRAXTON CHERTY SILT LOAM, 12 TO 20 PERCENT SLOPES, ERODED	0.6	0.4%
BsD3	BRAXTON CHERTY SILTY CLAY LOAM, 12 TO 20 PERCENT SLOPES, SEVERE ERODED	6.2	4.0%
Eg	EGAM SILT LOAM, PHOSPHATIC	1.3	0.8%
Gu	GULLIED LAND	1.2	0.8%
HbC2	HAMPSHIRE SILT LOAM, 5 TO 12 PERCENT SLOPES, ERODED	3.6	2.4%
Hu	HUNTINGTON SILT LOAM, PHOSPHATIC	30.8	20.0%
MbB2	MAURY SILT LOAM, 2 TO 5 PERCENT SLOPES, ERODED	5.8	3.7%
MbC2	MAURY SILT LOAM, 5 TO 12 PERCENT SLOPES, ERODED	0.1	0.1%
MoD	ASHWOOD-MIMOSA-ROCK OUTCROP COMPLEX, 5 TO 15 PERCENT SLOPES	7.0	4.5%
Mp	MINE PITS AT DUMPS	0.0	0.0%
Mr	MINE LAND, RECLAIMED	0.4	0.3%
Rc	ROCKLAND	28.3	18.3%
StC3	STIVERSVILLE CLAY LOAM, 5 TO 12 PERCENT SLOPES, SEVERELY ERODED	7.9	5.1%
StD3	STIVERSVILLE CLAY LOAM, 12 TO 20 PERCENT SLOPES, SEVERELY ERODED	15.6	10.1%
StB2	STIVERSVILLE SILT LOAM, 2 TO 5 PERCENT SLOPES	4.1	2.7%
StC2	STRIVERSVILLE SILT LOAM, 5 TO 12 PERCENT SLOPES, ERODED	13.9	9.0%
StD2	STIVERSVILLE SILT LOAM, 12 TO 20 PERCENT SLOPES, ERODED	1.6	1.0%
W	WATER	3.2	2.1%

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No. 121919
STATE OF TENNESSEE

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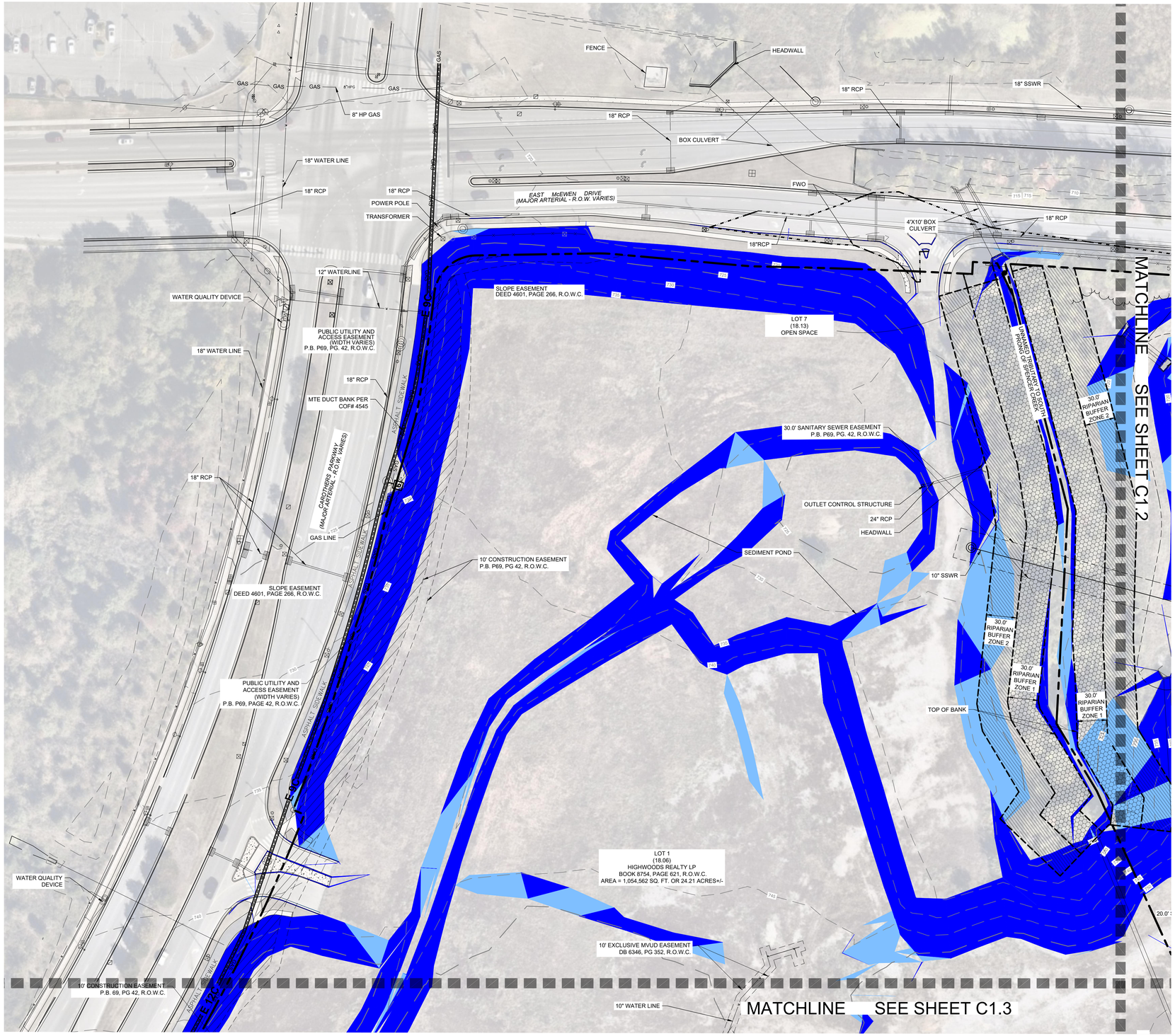
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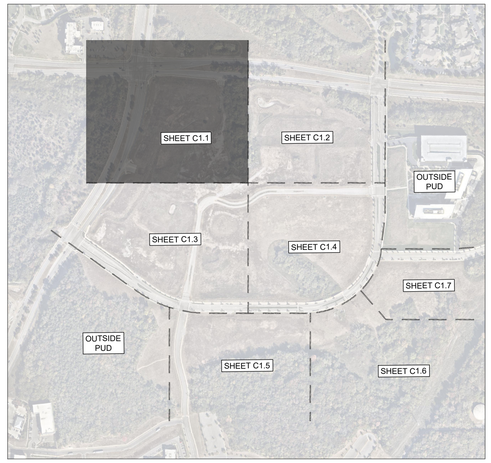
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WILLIAM GRAY HARRISON
REGISTERED ENGINEER
AGENT OF RECORD
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STATE OF TENNESSEE

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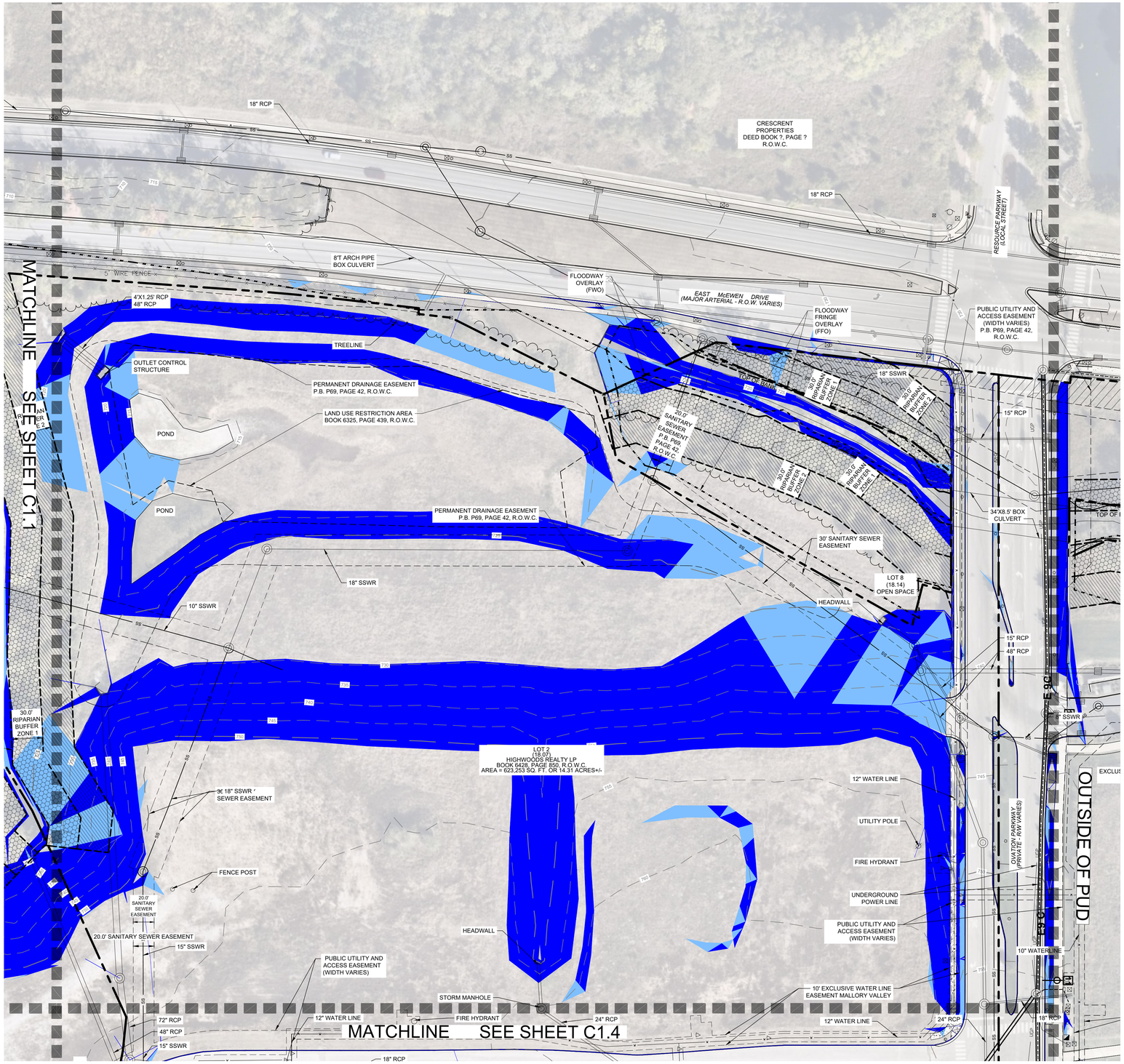
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STORMWATER NARRATIVE

STORMWATER RUNOFF FOR THIS SITE ENCOUNTERS HEAVILY WOODED GENTLY SLOPING HILLSIDE THROUGHOUT THE PROPERTY. FLOW TRAVELS VIA SHEET FLOW AND SHALLOW CHANNEL FLOW IN ONE OF THREE DIRECTIONS, NOTED ABOVE WITH OUTFALL LABELS. OUTFALL #1 IS AN EXISTING INLET ALONG CAROTHERS PARKWAY. OUTFALL #2 IS AN EXISTING INLET ALONG LIBERTY PIKE, OUTFALL #3 IS UNKNOWN WOODED AREAS.

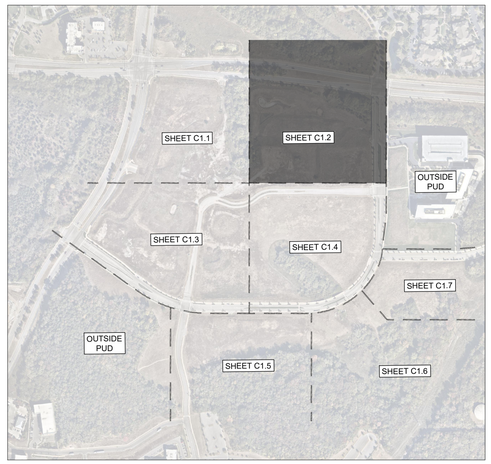
OUTFALLS #1 AND #2 WILL BE UTILIZED IN THE DEVELOPMENT OF THIS SITE.

EXISTING CONDITIONS LEGEND

- ZONE 1 BUFFER
- ZONE 2 BUFFER
- HHO
- 500' HHO BUFFER
- TOP OF BANK

SITE SLOPE TABLE

- 14% - 19.99%
- 20% and above



GRAPHIC SCALE IN FEET
0 25 50 100

NORTH

CENTERCAL PROPERTIES, LLC

Highwoods

OVATION PUD SUBDIVISION REZONING

Franklin, Williamson County, Tennessee

OVATION
FRANKLIN, TN

WILLIAM GRAY HARRISON
REGISTERED ENGINEER
AGENT OF RECORD
No. 127918
STATE OF TENNESSEE

INITIAL SUBMITTAL: XXXXXXXX

Revision Date

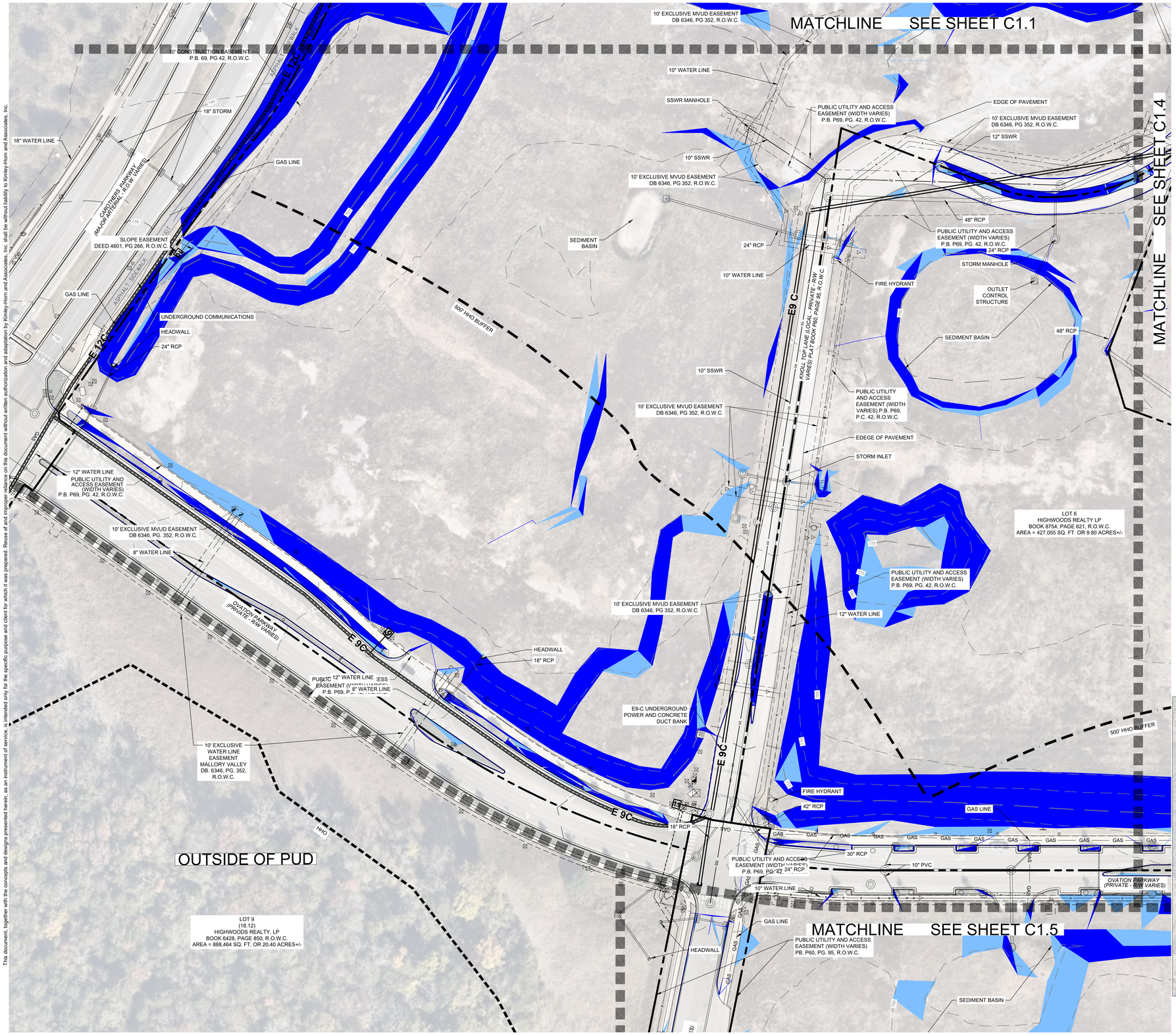
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3. _____
4. _____

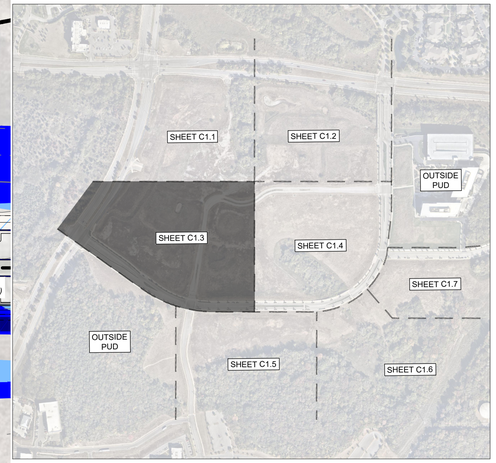
ENLARGED EXISTING CONDITIONS

SHEET
C1.2

COF # 8849

Drawing name: K:\FRA_LDEV\118471000 - Ovation\4-CADD\PlanSheets\1-Development Plan\Rezoning\C1.1 OVERALL EXISTING CONDITIONS - OVATION REZONING PACKAGE.dwg C1.2 ENLARGED EXISTING CONDITIONS Jul 03, 2025 9:20am by: James.Parker





GRAPHIC SCALE IN FEET
0 25 50 100

NORTH

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- ZONE 1 BUFFER
- ZONE 2 BUFFER
- HHO
- 500' HHO BUFFER
- TOP OF BANK

SITE SLOPE TABLE

	14% - 19.99%
	20% and above

CENTERCAL PROPERTIES, LLC

Highwoods

OVATION PUD SUBDIVISION REZONING

Franklin, Williamson County, Tennessee

OVATION
FRANKLIN, TN

WILLIAM GRAY HARRISON
REGISTERED ENGINEER
AGENT OF RECORD
No. 121919
STATE OF TENNESSEE

INITIAL SUBMITTAL: XXXXXXXXX

Revision Date
1 _____
2 _____
3 _____
4 _____

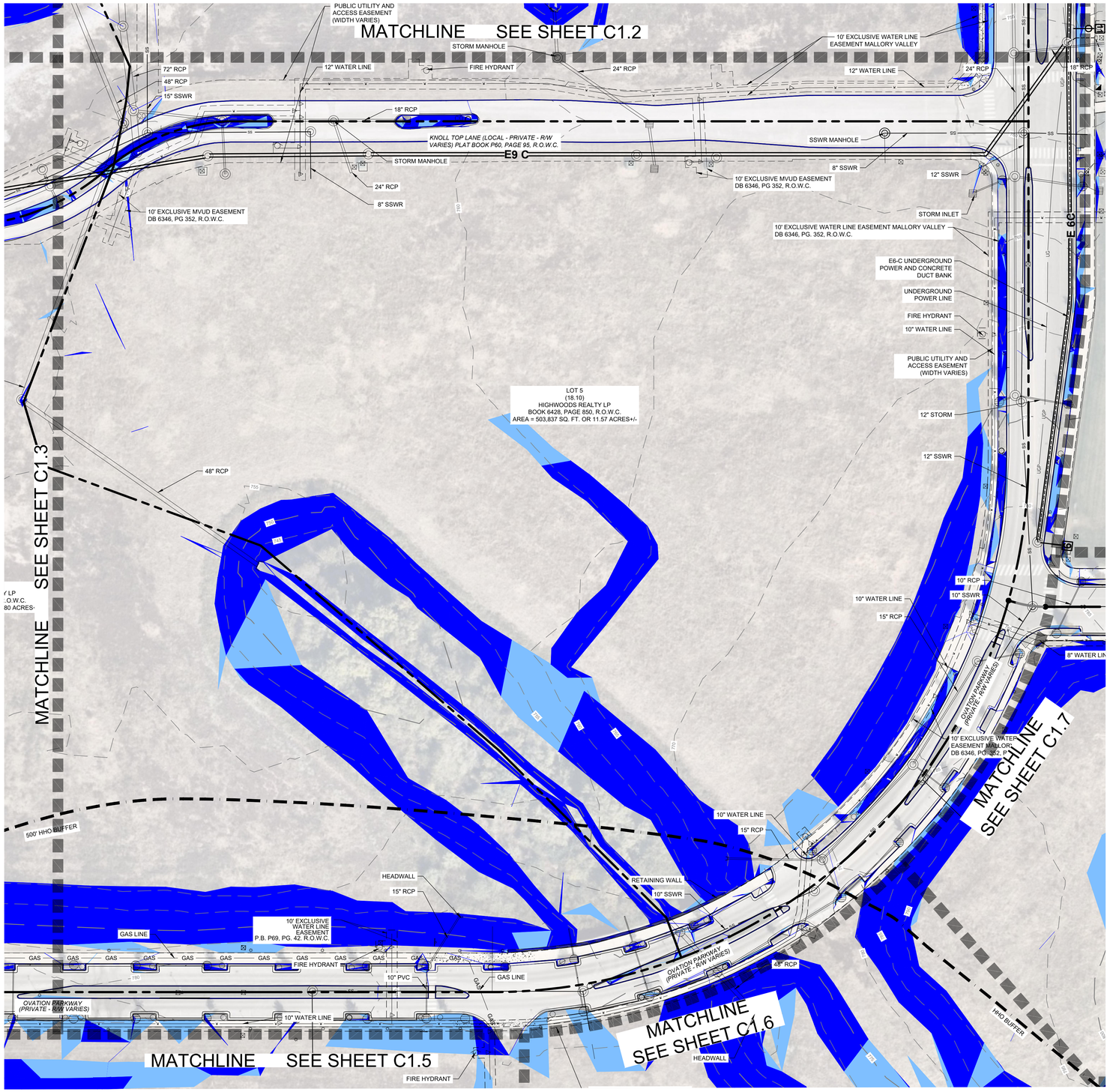
ENLARGED EXISTING CONDITIONS

SHEET
C1.3

COF # 8849

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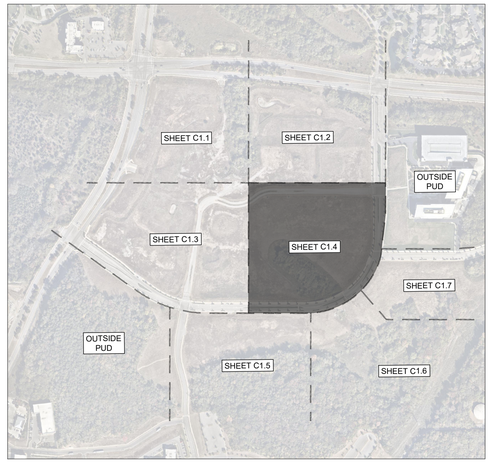
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- TOP OF BANK

SITE SLOPE TABLE

- 14% - 19.99%
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GRAPHIC SCALE IN FEET
0 25 50 100

NORTH

CENTERCAL PROPERTIES, LLC

Highwoods

OVATION PUD SUBDIVISION REZONING

Franklin, Williamson County, Tennessee

OVATION
FRANKLIN, TN

WILLIAM GRAY HARRISON
REGISTERED ENGINEER
AGRICULTURE
COMMERCE
No. 127818
STATE OF TENNESSEE

INITIAL SUBMITTAL: XXXXXXXXX

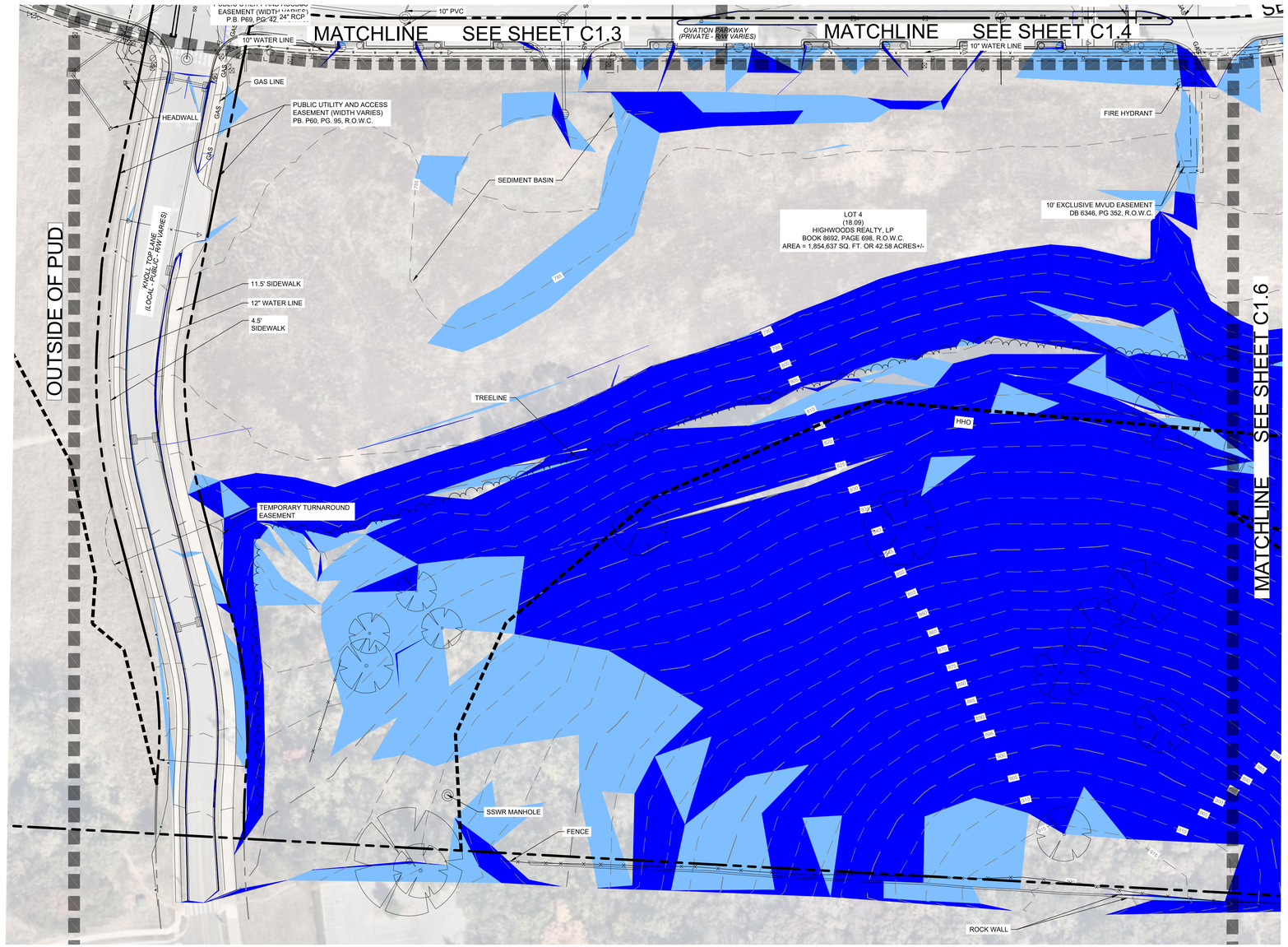
Revision Date

ENLARGED EXISTING CONDITIONS

SHEET
C1.4

COF # 8849

Drawing name: K:\FRA_LDEV\118471000 - Ovation\4-CADD\PlanSheets\1-Development Plan\Rezoning\C1.1 OVERALL EXISTING CONDITIONS - OVATION REZONING PACKAGE.dwg C1.4 ENLARGED EXISTING CONDITIONS Jul 03, 2025 9:21am by: James.Parker



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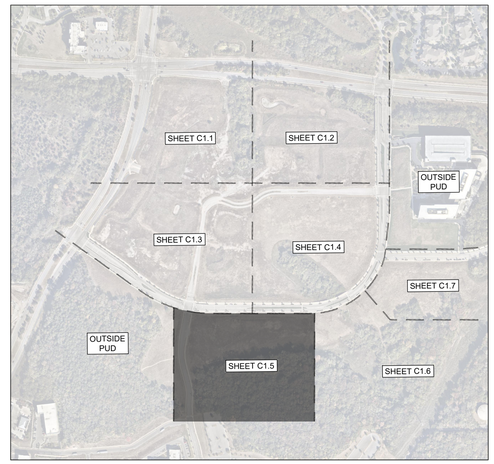
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- ZONE 2 BUFFER
- HHO
- 500' HHO BUFFER
- TOP OF BANK

SITE SLOPE TABLE

- 14% - 19.99%
- 20% and above



GRAPHIC SCALE IN FEET
0 25 50 100

NORTH

CENTERCAL PROPERTIES, LLC

Highwoods

OVATION PUD SUBDIVISION REZONING

Franklin, Williamson County, Tennessee

OVATION
FRANKLIN, TN

WILLIAM GRAY HARRISON
REGISTERED ENGINEER
STATE OF TENNESSEE
No. 127919

INITIAL SUBMITTAL: XXXXXXXXX

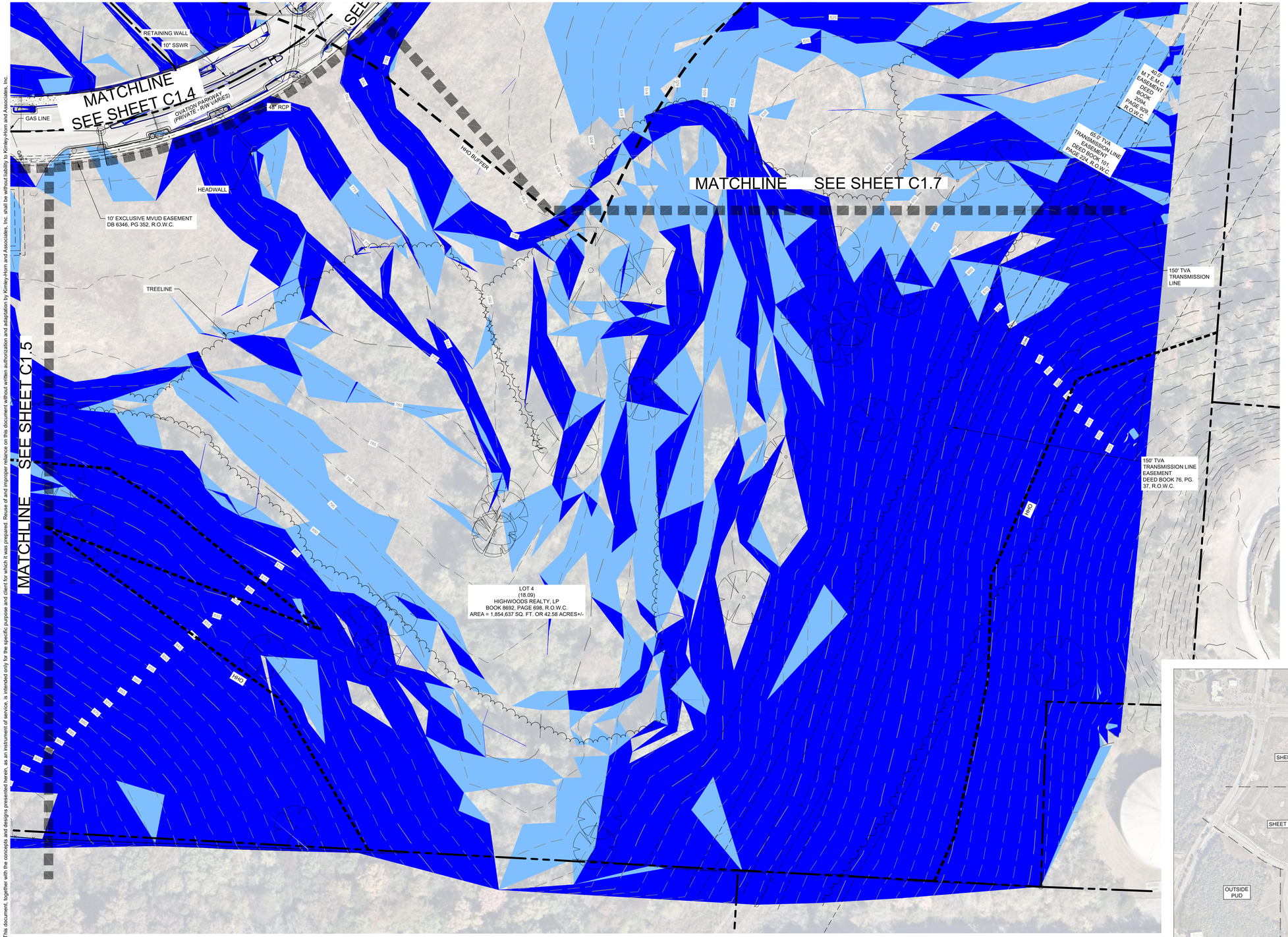
Revision Date

ENLARGED EXISTING CONDITIONS

SHEET
C1.5

COF # 8849

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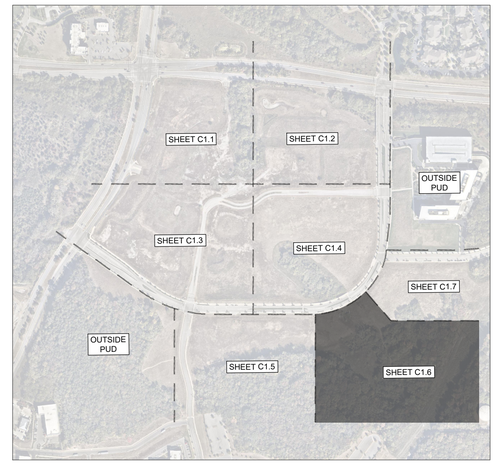
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- ZONE 2 BUFFER
- HHO
- 500' HHO BUFFER
- TOP OF BANK

SITE SLOPE TABLE

- 14% - 19.99%
- 20% and above



GRAPHIC SCALE IN FEET
0 25 50 100

NORTH

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CENTERCAL PROPERTIES, LLC

Highwoods

OVATION PUD SUBDIVISION REZONING

Franklin, Williamson County, Tennessee

OVATION
FRANKLIN, TN

WILLIAM GRAY HARRISON
REGISTERED ENGINEER
No. 127839
STATE OF TENNESSEE

INITIAL SUBMITTAL: XXXXXXXXX

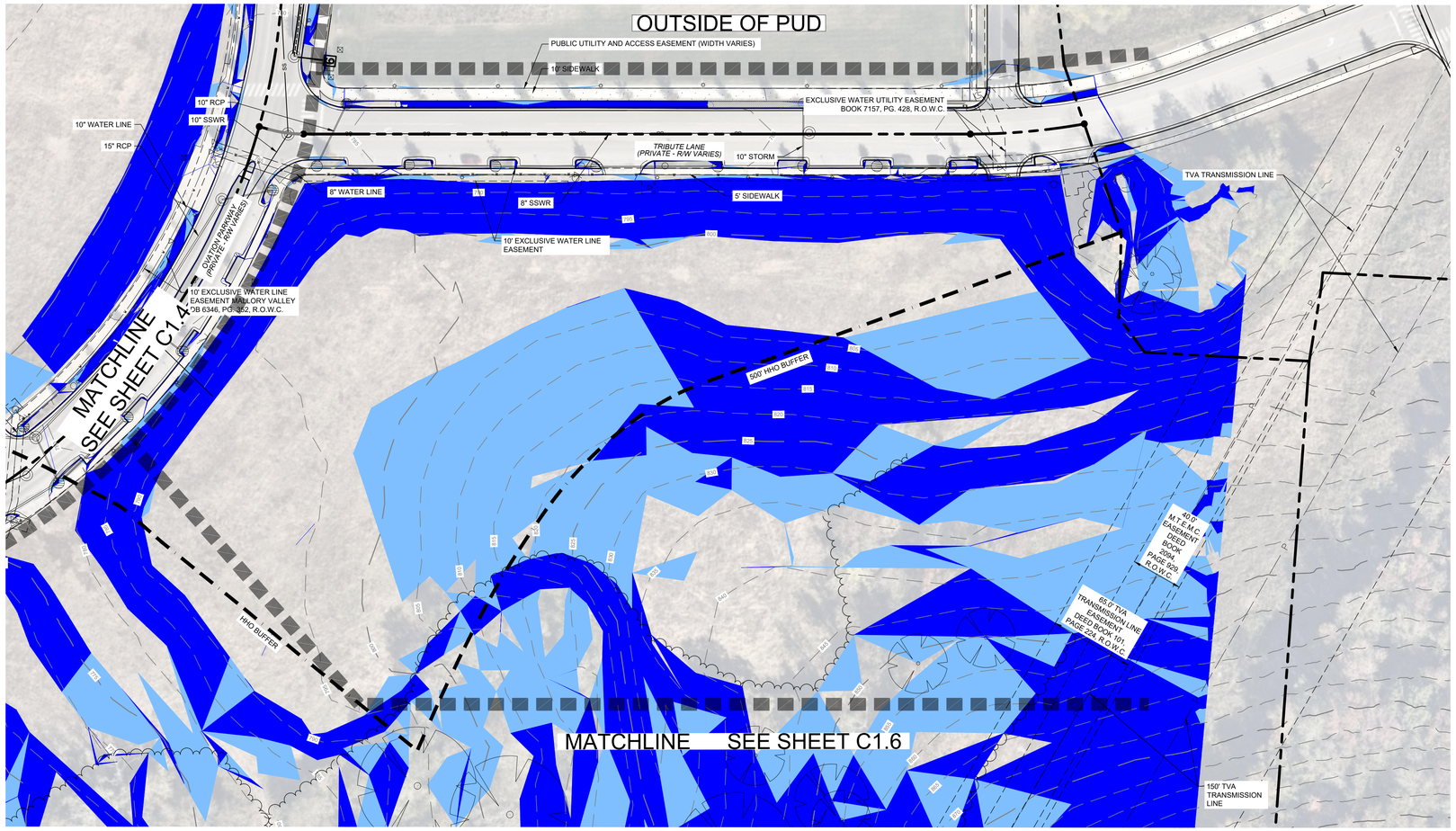
Revision Date
- △ _____
- △ _____
- △ _____
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ENLARGED EXISTING CONDITIONS

SHEET
C1.6

COF # 8849

Drawing name: K:\FRA_LDEV\118471000 - Ovation\4-CADD\PlanSheets\1-Development Plan\Rezoning\C1.1 OVERALL EXISTING CONDITIONS - OVATION REZONING PACKAGE.dwg C1.6 ENLARGED EXISTING CONDITIONS Jul 03, 2025 9:21am by: James.Parker



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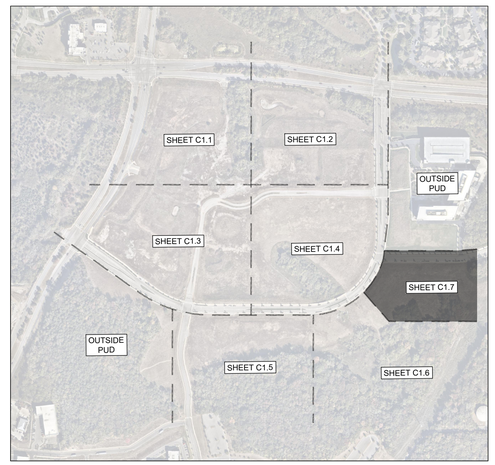
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- HHO
- 500' HHO BUFFER
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SITE SLOPE TABLE

- 14% - 19.99%
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GRAPHIC SCALE IN FEET
0 25 50 100

NORTH

CENTERCAL PROPERTIES, LLC

Highwoods

OVATION PUD SUBDIVISION REZONING

Franklin, Williamson County, Tennessee

OVATION
FRANKLIN, TN

WILLIAM GRAY HARRISON
REGISTERED ENGINEER
AGRICULTURAL ENGINEER
No. 127919
STATE OF TENNESSEE
07/03/2025

INITIAL SUBMITTAL: XXXXXXXXX

Revision Date
- △ _____
- △ _____
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- △ _____

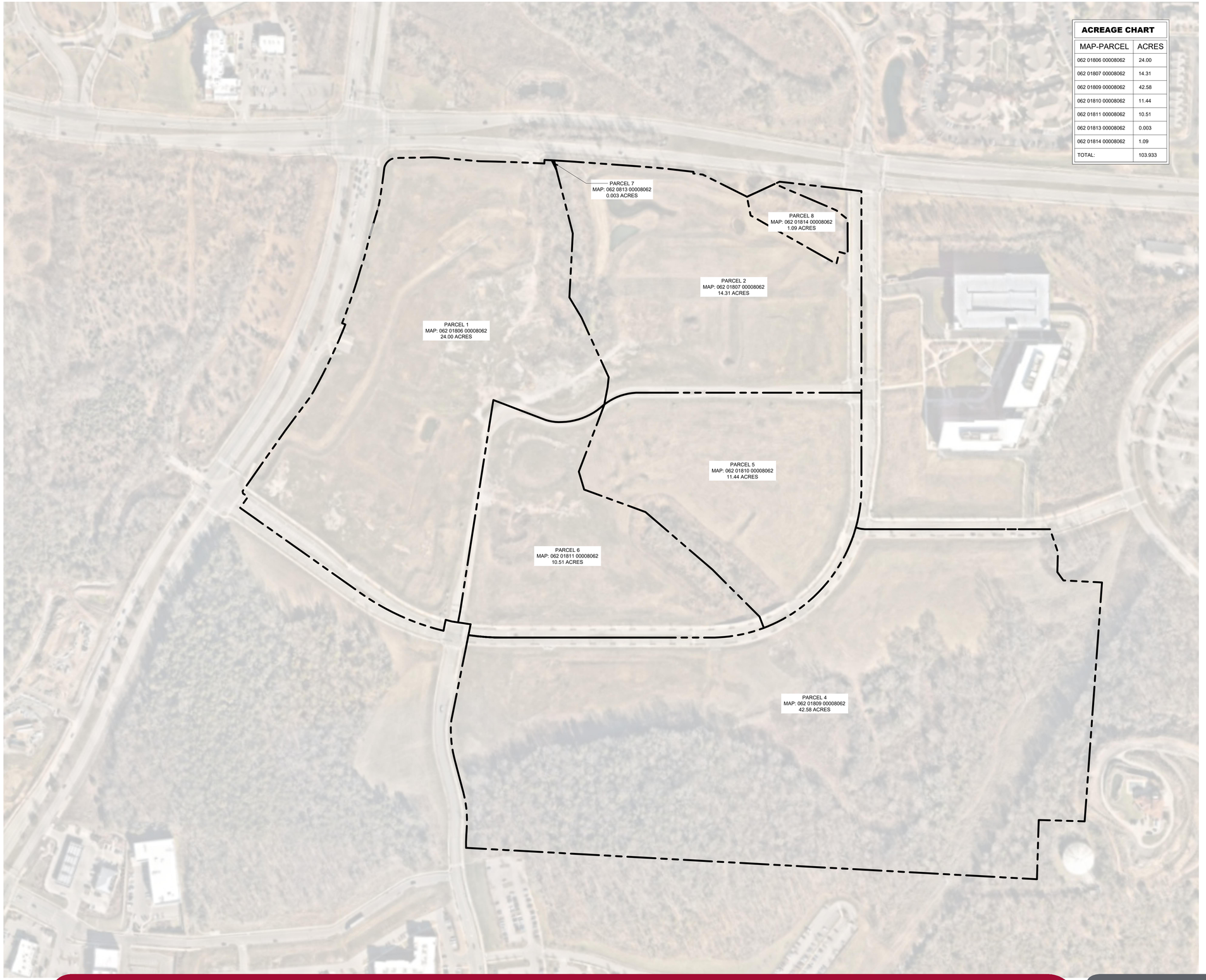
ENLARGED EXISTING CONDITIONS

SHEET
C1.7

COF # 8849

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ACREAGE CHART	
MAP-PARCEL	ACRES
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062 01809 00008062	42.58
062 01810 00008062	11.44
062 01811 00008062	10.51
062 01813 00008062	0.003
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TOTAL:	103.933



Kimley»Horn

OVATION PUD SUBDIVISION

REZONING EXHIBIT

JUNE 25TH, 2025

0 75 150 300 450

NORTH

OVATION

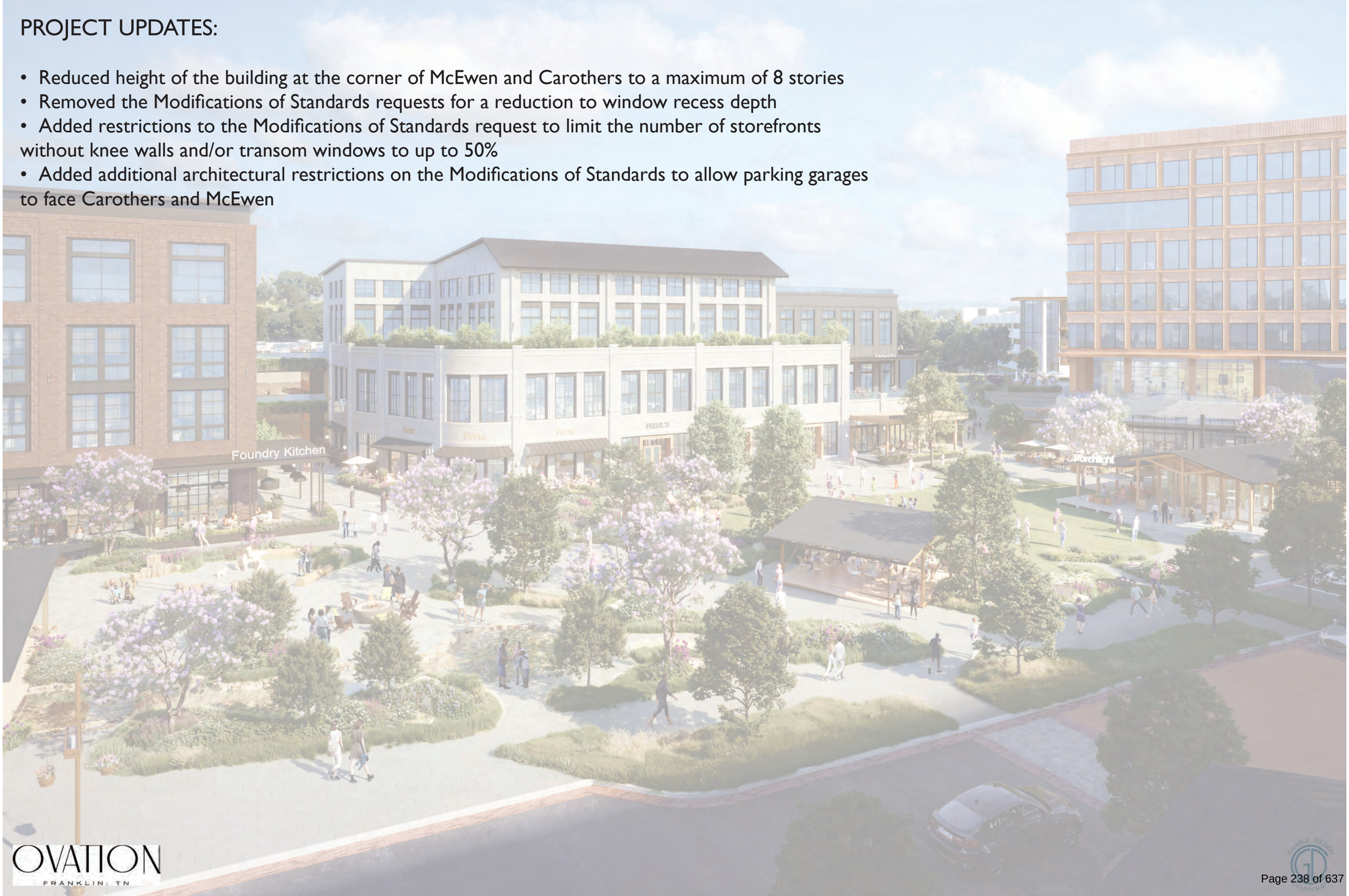
FRANKLIN, TN

Highwoods

CENTERCAL

PROJECT UPDATES:

- Reduced height of the building at the corner of McEwen and Carothers to a maximum of 8 stories
- Removed the Modifications of Standards requests for a reduction to window recess depth
- Added restrictions to the Modifications of Standards request to limit the number of storefronts without knee walls and/or transom windows to up to 50%
- Added additional architectural restrictions on the Modifications of Standards to allow parking garages to face Carothers and McEwen

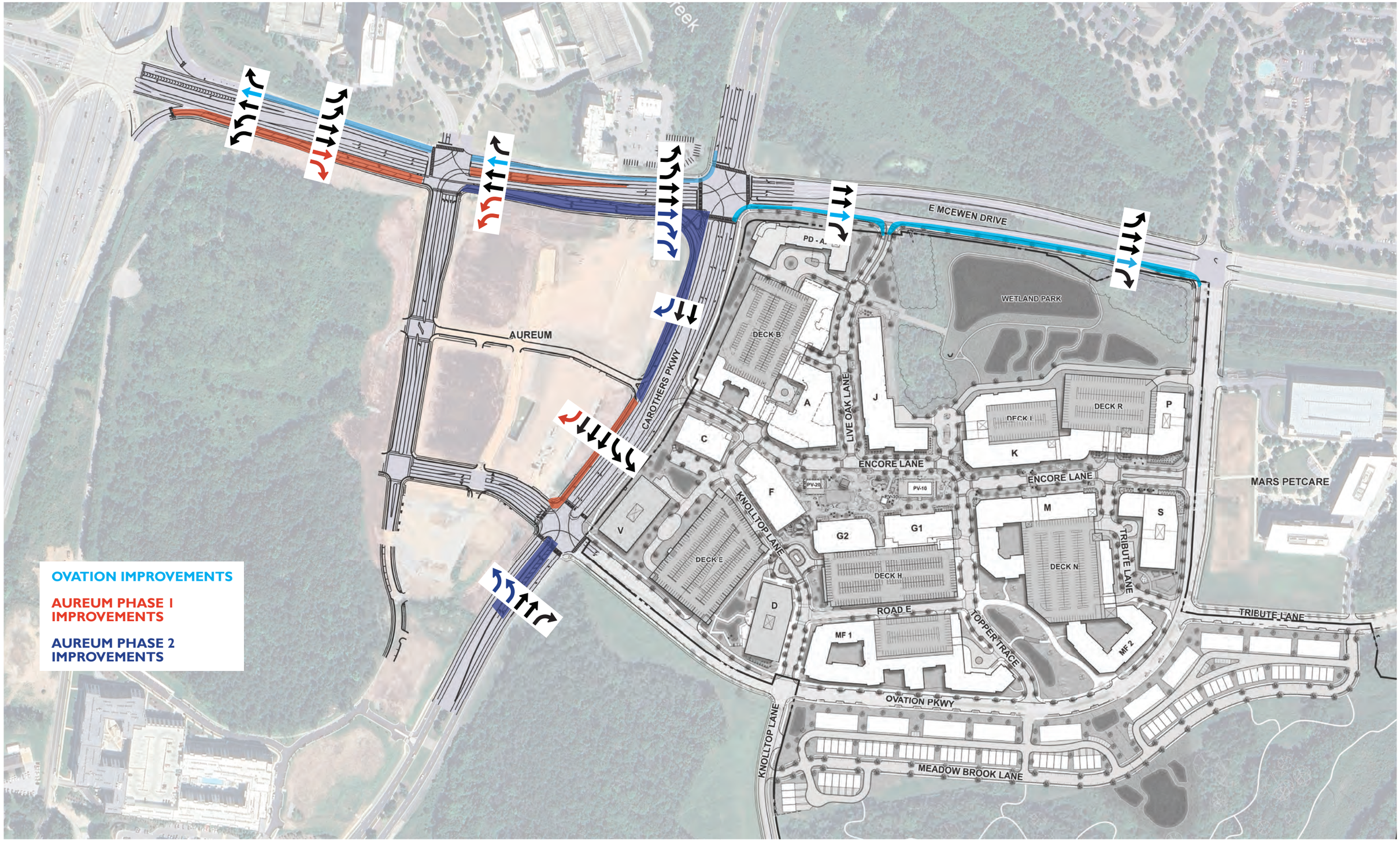


OVATION
FRANKLIN, TN



OVATION | MASTERPLAN
FRANKLIN, TN

Highwoods
CENTERCAL PROPERTIES, LLC



OVATION | OFF-SITE IMPROVEMENTS

FRANKLIN, TN

Highwoods

CENTERCAL PROPERTIES, LLC

GAMBLE DESIGN COLLABORATIVE



OVATION | BUILDING HEIGHT EXHIBIT

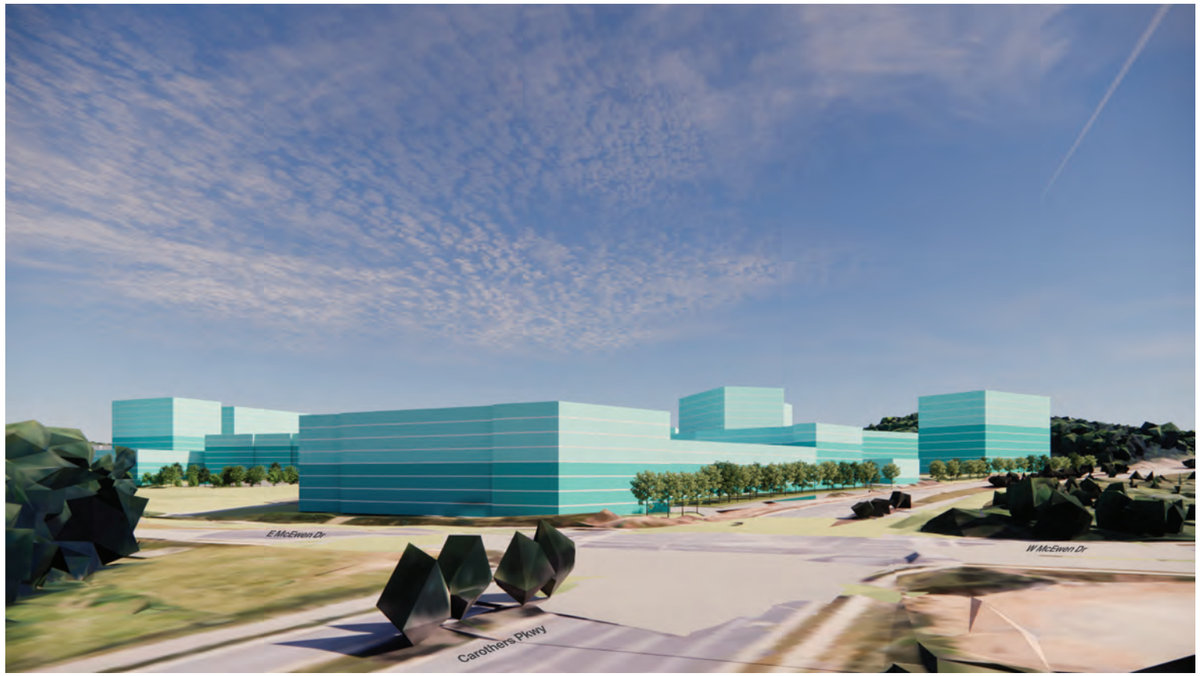
FRANKLIN, TN

Highwoods

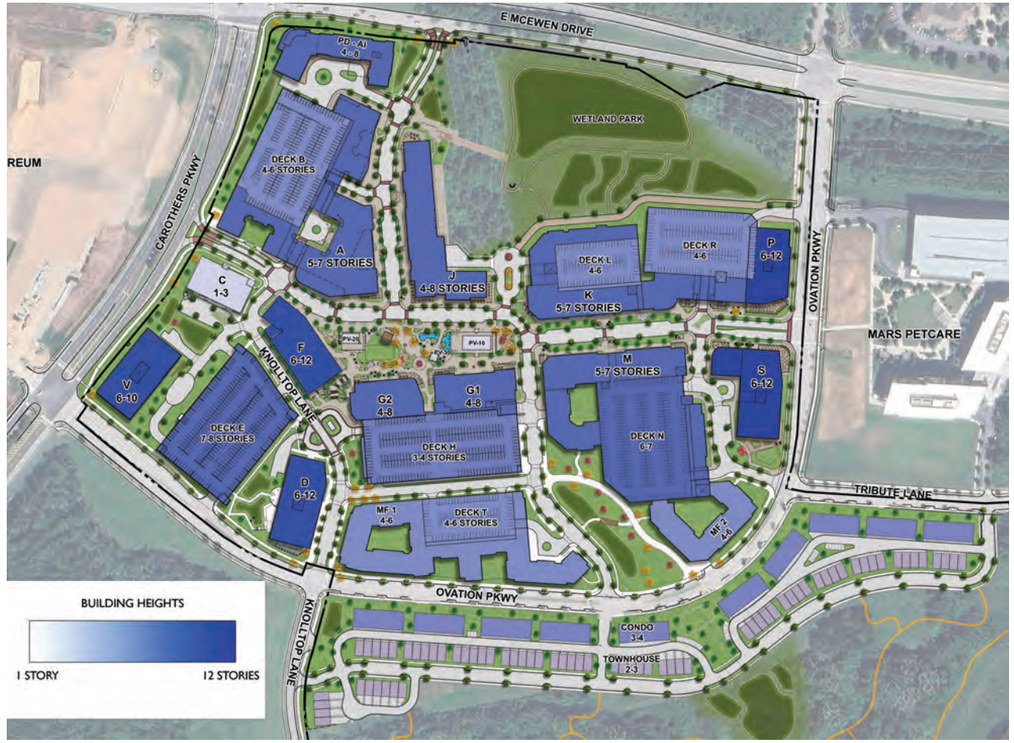
CENTERCAL PROPERTIES, LLC

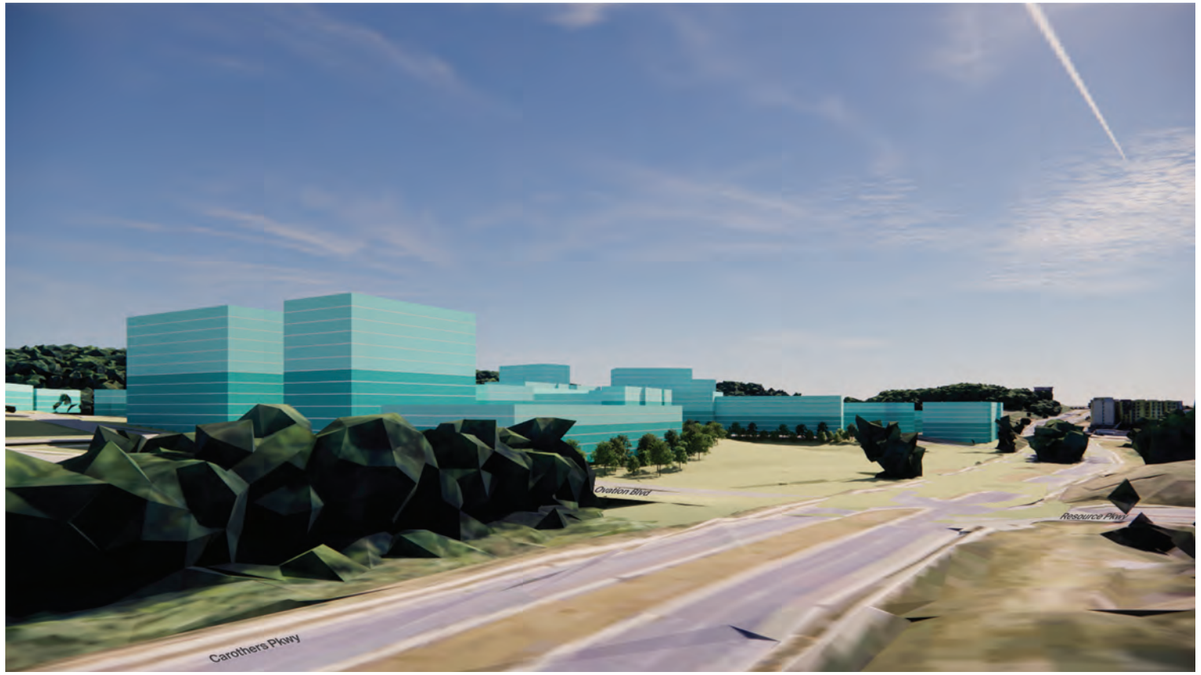


CAROTHERS PKWY



CAROTHERS PKWY AND MCEWEN DRIVE CORNER





MCEWEN DRIVE



OVATION | MASTERPLAN
FRANKLIN, TN

Highwoods
CENTERCAL PROPERTIES, LLC
GAMBLE DESIGN COLLABORATIVE

MOS 3 -SECTION 6.9: BUILDING ELEMENTS - RETAL STOREFRONTS.
TO ALLOW RETAIL STOREFRONTS ON COMMERCIAL/MIXED-USE BUILDINGS UP TO 50% WITHOUT TRANSOM WINDOWS UP TO 50% WITHOUT KNEE WALLS.



















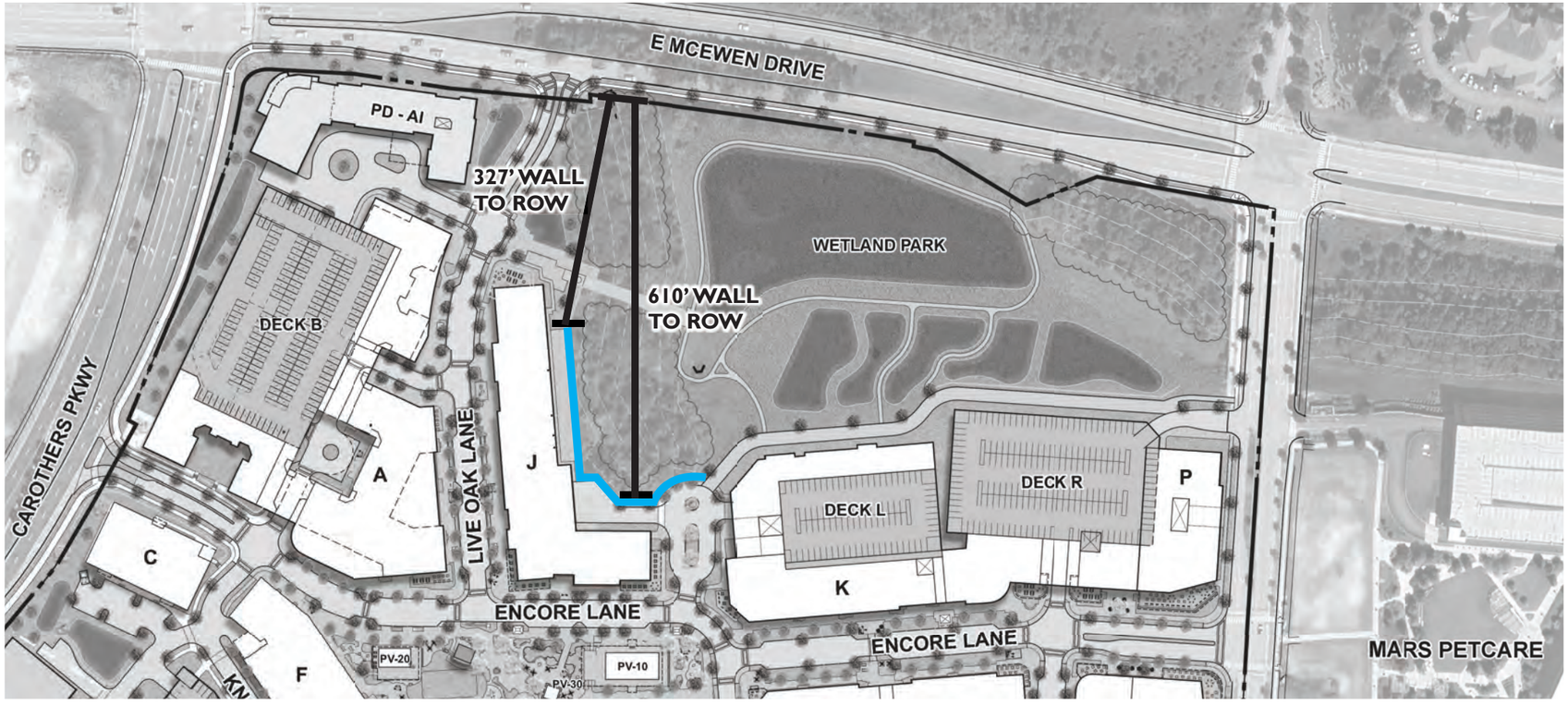






MOS 7- SECTION 13.2.5: MAXIMUM HEIGHT OF RETAINING WALLS.

TO INCREASE THE MAXIMUM RETAINING WALL HEIGHT TO A MAXIMUM HEIGHT OF 22 FEET FOR ONE WALL BEHIND BUILDING J

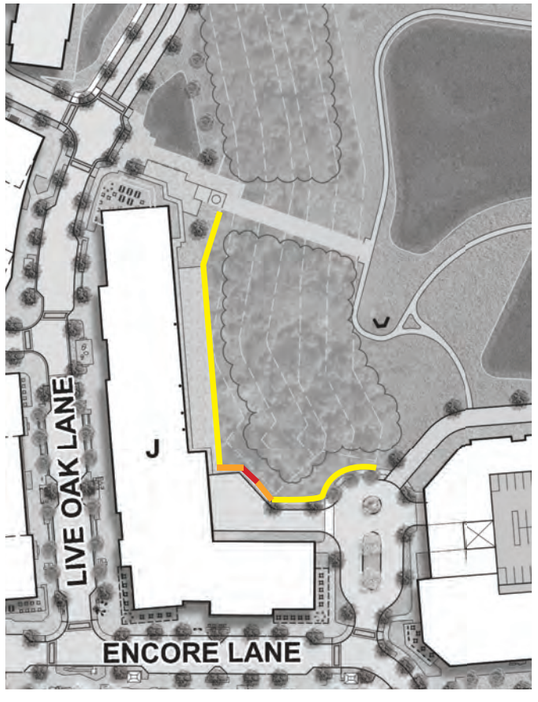


WALL HEIGHTS

5' -10'

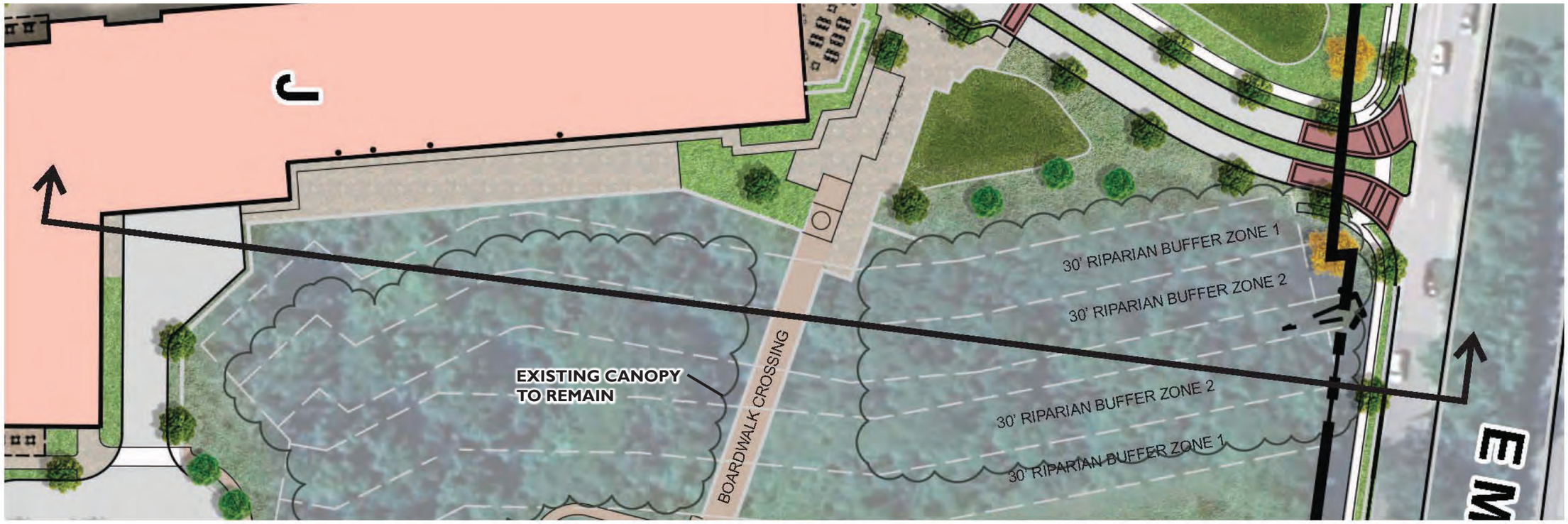
10'-15'

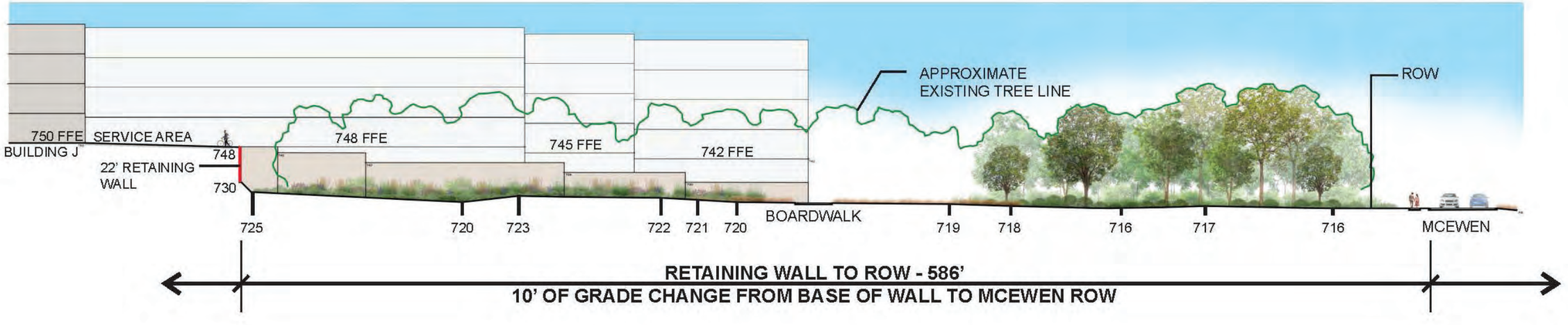
15'+



MOS 7 (cont). - SECTION 13.2.5: MAXIMUM HEIGHT OF RETAINING WALLS.

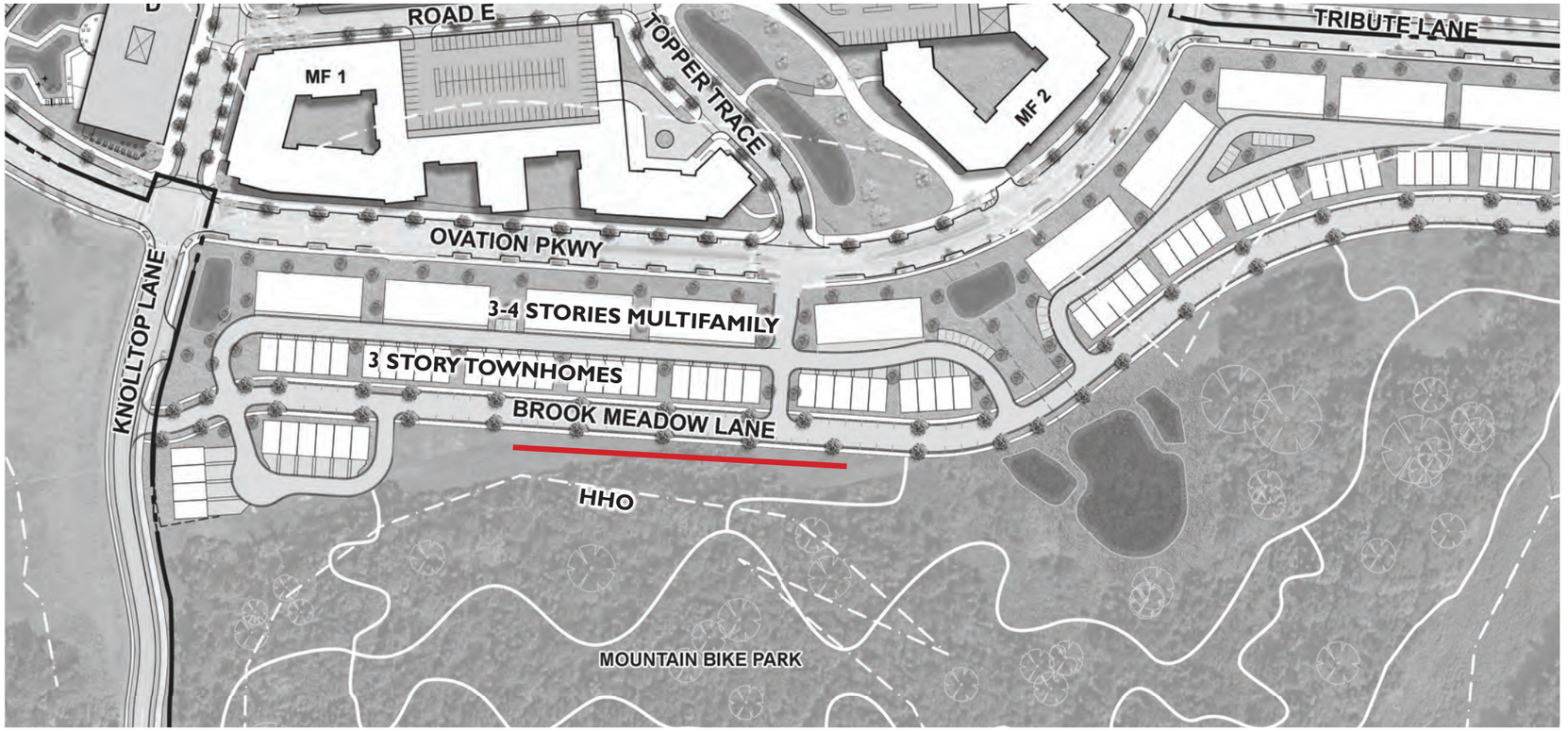
TO INCREASE THE MAXIMUM RETAINING WALL HEIGHT TO A MAXIMUM HEIGHT OF 22 FEET FOR ONE WALL BEHIND BUILDING J





MOS 7 (cont.)- SECTION 13.2.5: MAXIMUM HEIGHT OF RETAINING WALLS.

TO INCREASE THE MAXIMUM RETAINING WALL HEIGHT TO A MAXIMUM HEIGHT OF 16 FEET FOR ONE WALL ADJACENT TO BROOK MEADOW LANE.

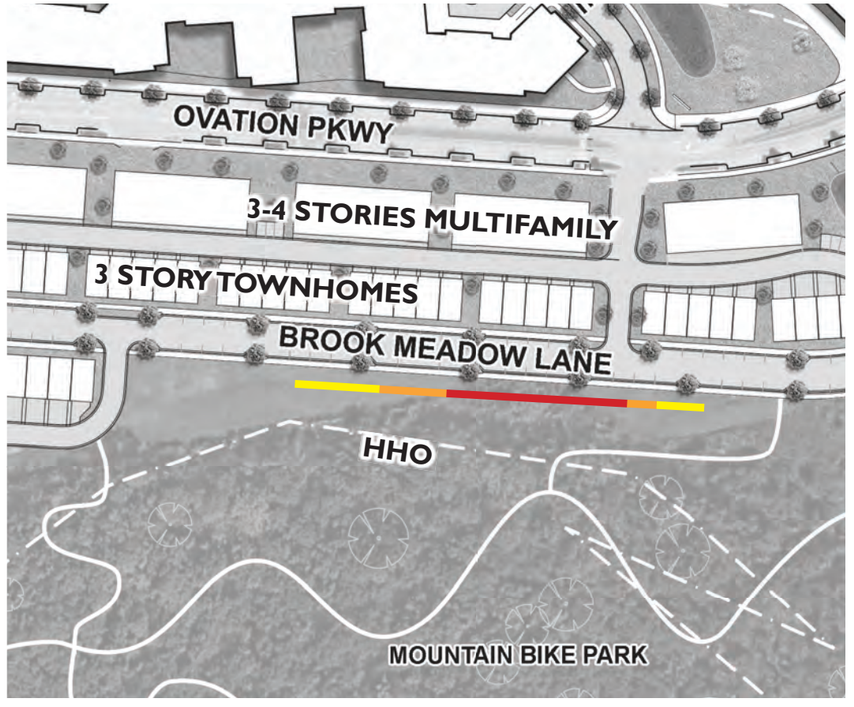


WALL HEIGHTS

5' -10'

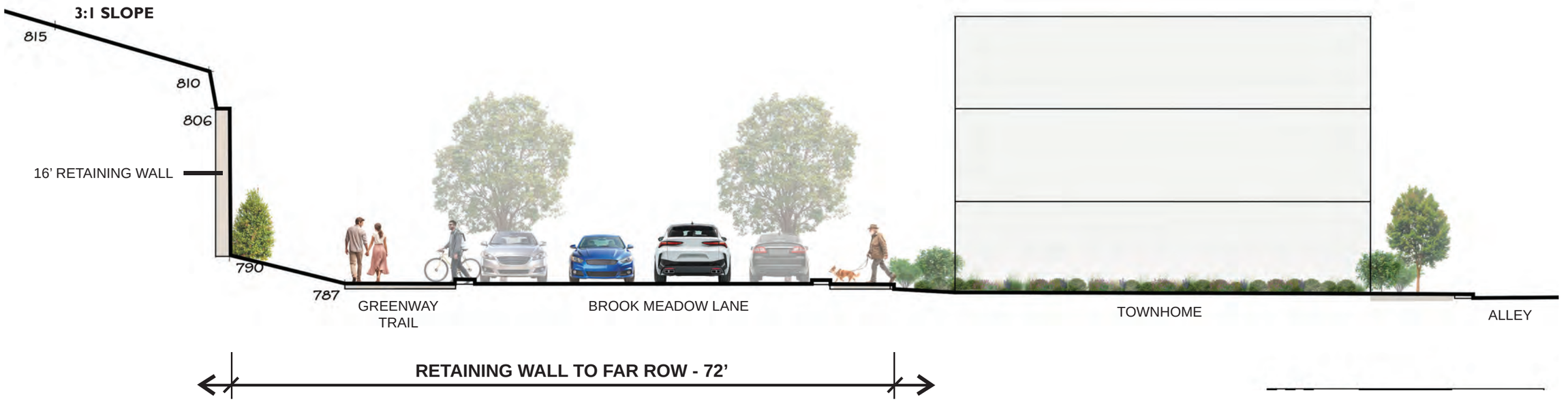
10'-15'

15'+



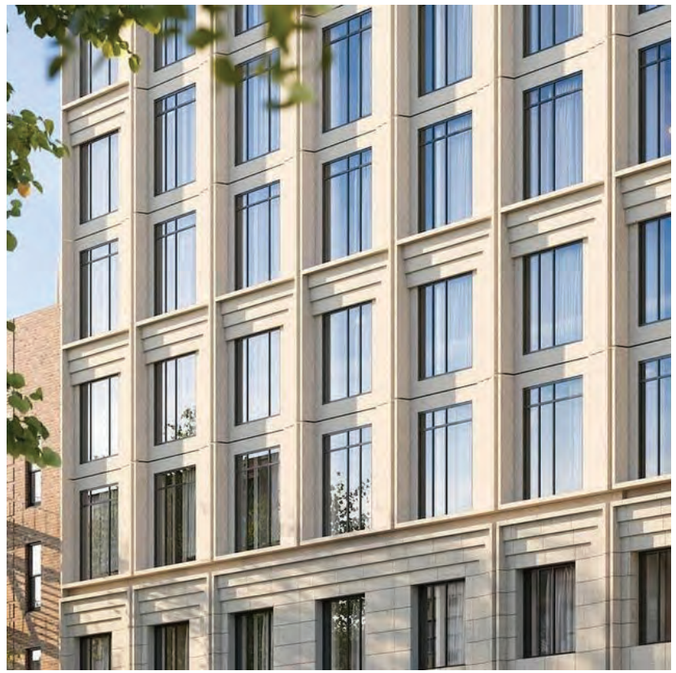
MOS 7 (cont.)- SECTION 13.2.5: MAXIMUM HEIGHT OF RETAINING WALLS.
TO INCREASE THE MAXIMUM RETAINING WALL HEIGHT TO A MAXIMUM HEIGHT OF 16 FEET FOR ONE WALL ADJACENT TO BROOK MEADOW LANE.

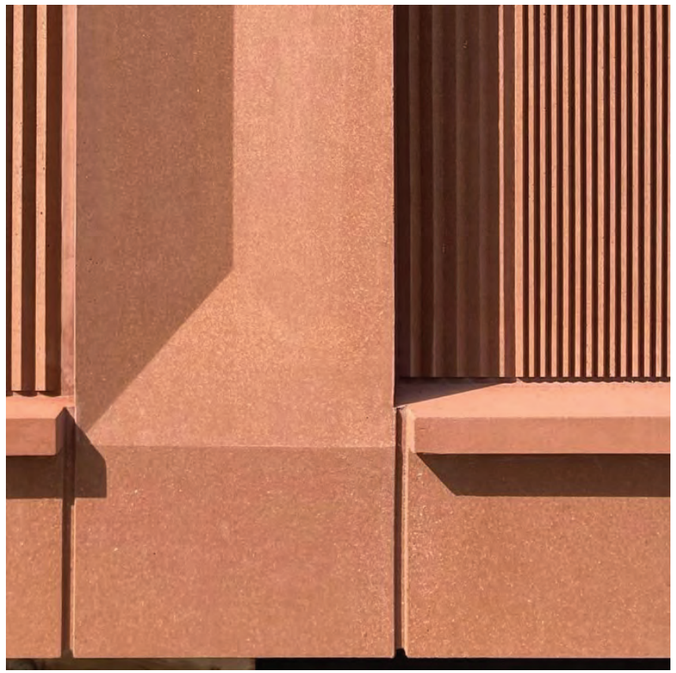





E MCEWEN DRIVE
AUREUM
CAROTHERS PKWY
PD - AI
DECK B
WETLAND PARK
A
LIVE OAK LANE
J
C
DECK L
DECK R
P
K
ENCORE LANE
ENCORE LANE
F
PV-20
PV-30
PV-10
M
S
MARS PETCARE
LIBERTY PARK
V
KNOLLTOP LANE
DECK E
G2
G1
DECK H
DECK N
TRIBUTE LANE
D
ROAD E
TOPPER TRACE
MF 1
MF 2
TRIBUTE LANE
OVATION PKWY
KNOLLTOP LANE
BROOK MEADOW LANE
MOUNTAIN BIKE PARK
Mixed-Use
Office
Hotel
Multi-family
Condominium/
Town Home

MOS 4 - SECTION 6.10
MOS 5- SECTION 6.9: TO ALLOW PRECAST CONCRETE AS A PRIMARY BUILDING MATERIAL.













MOS 9- SECTION 10.5.2 A - PARKING STRUCTURES.
REQUEST TO PLACE A PARKING STRUCTURE PARALLEL TO THE CAROTHERS PARKWAY AND THE MCEWEN DRIVE RIGHTS OF WAYS.

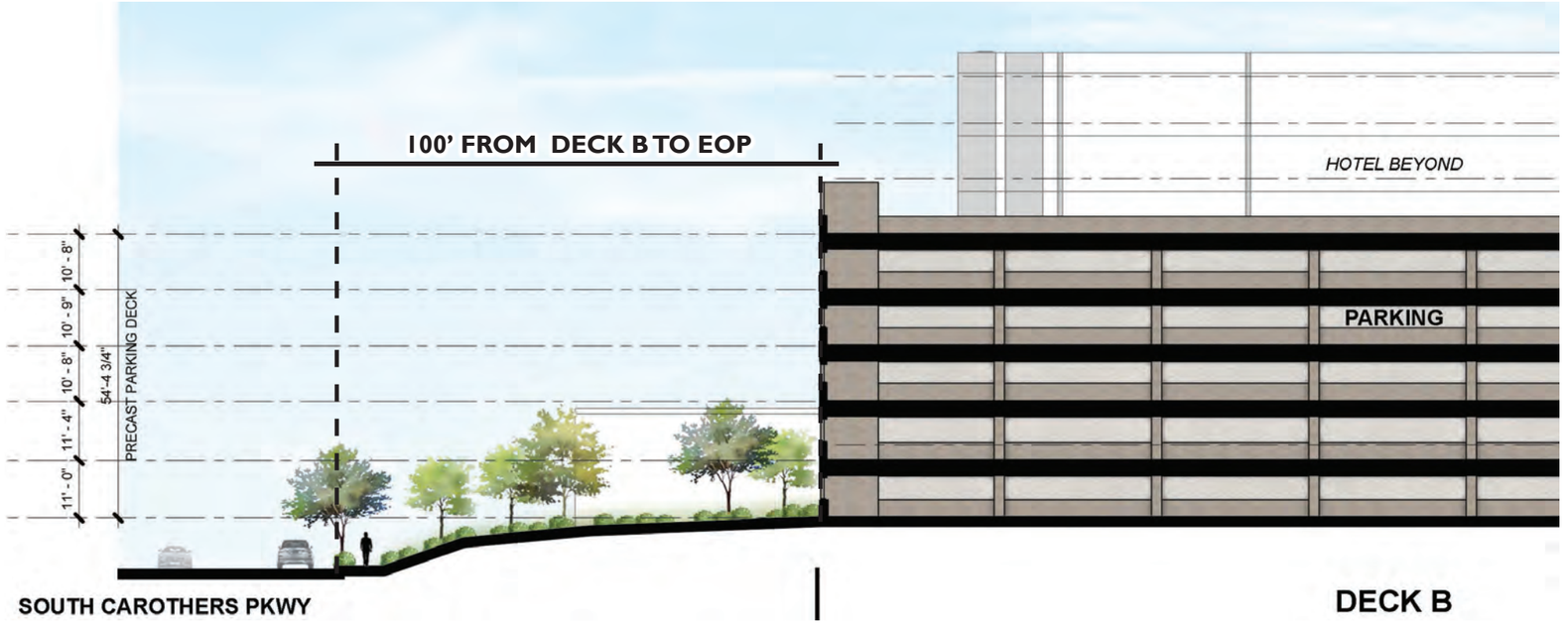
Section 10.5.2 At or Above Grade Parking Structures outside of the CFP or CAO1, CAO2, or CAO3 (D) states;

At or above grade parking structures shall be visually similar in character to the principle building by
1. Matching the materials or being composed of brick; and
2. Vertically orienting the openings to appear as windows of the same size and rhythm as the principal building

The items below are additional commitments of this Modification of Standards
3. Architectural detailing to be similar size and rhythm as the primary structure
4. Building to include a base, middle and cap
5. A minimum of three different building facades will be applied along the parking structure façade facing the arterial road. Should the garage width change to
less than 150 feet then only two facades would be required.
6. Pedestrian access entry facing the arterial road
7. Foundation landscape planting along the base of the parking structure.

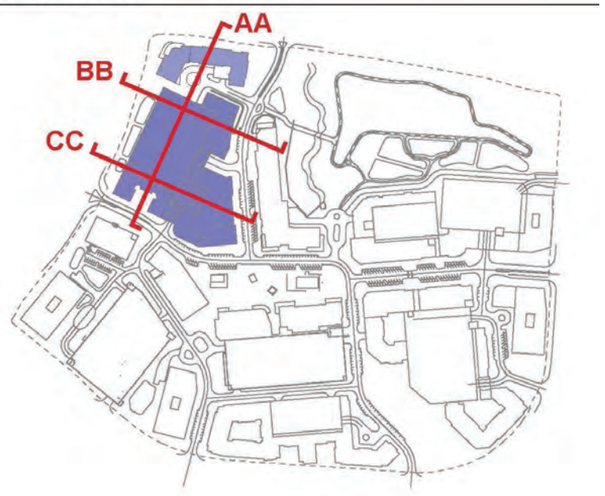


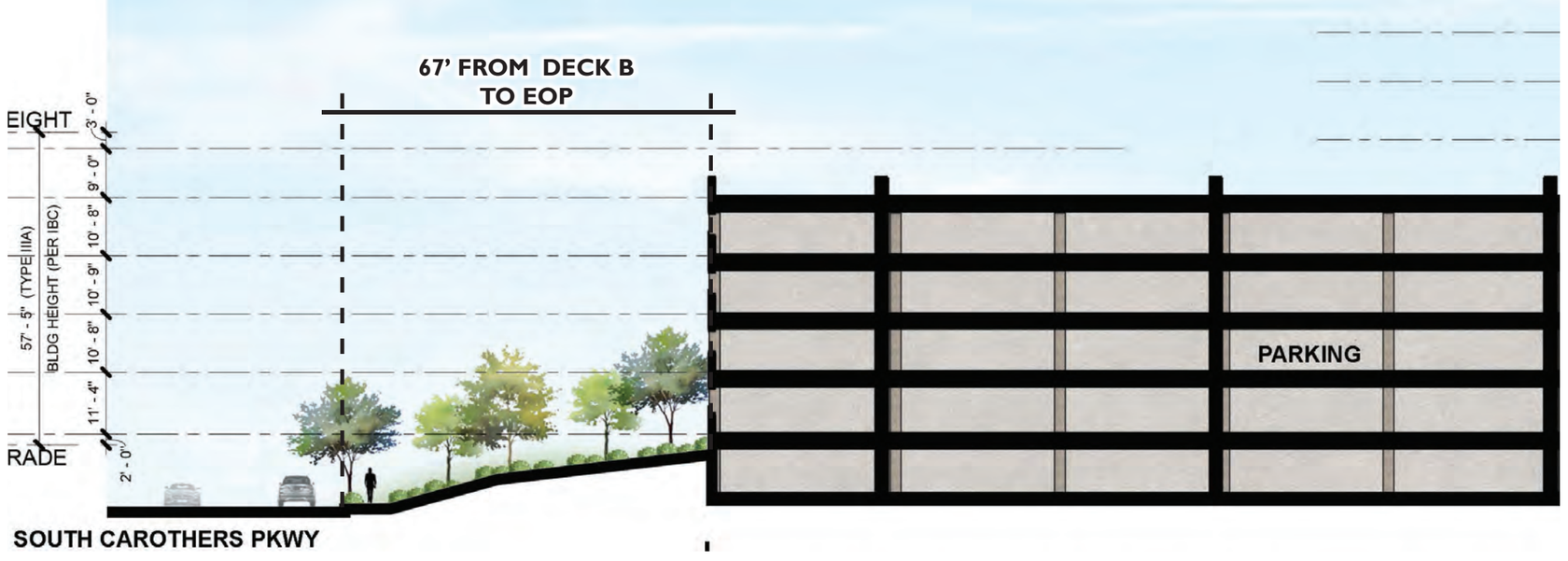
MOS 9(cont). - SECTION 10.5.2 A - PARKING STRUCTURES.
REQUEST TO PLACE A PARKING STRUCTURE PARALLEL TO THE CAROTHERS PARKWAY AND THE MCEWEN DRIVE RIGHTS OF WAYS.



SECTION BB

KEY PLAN

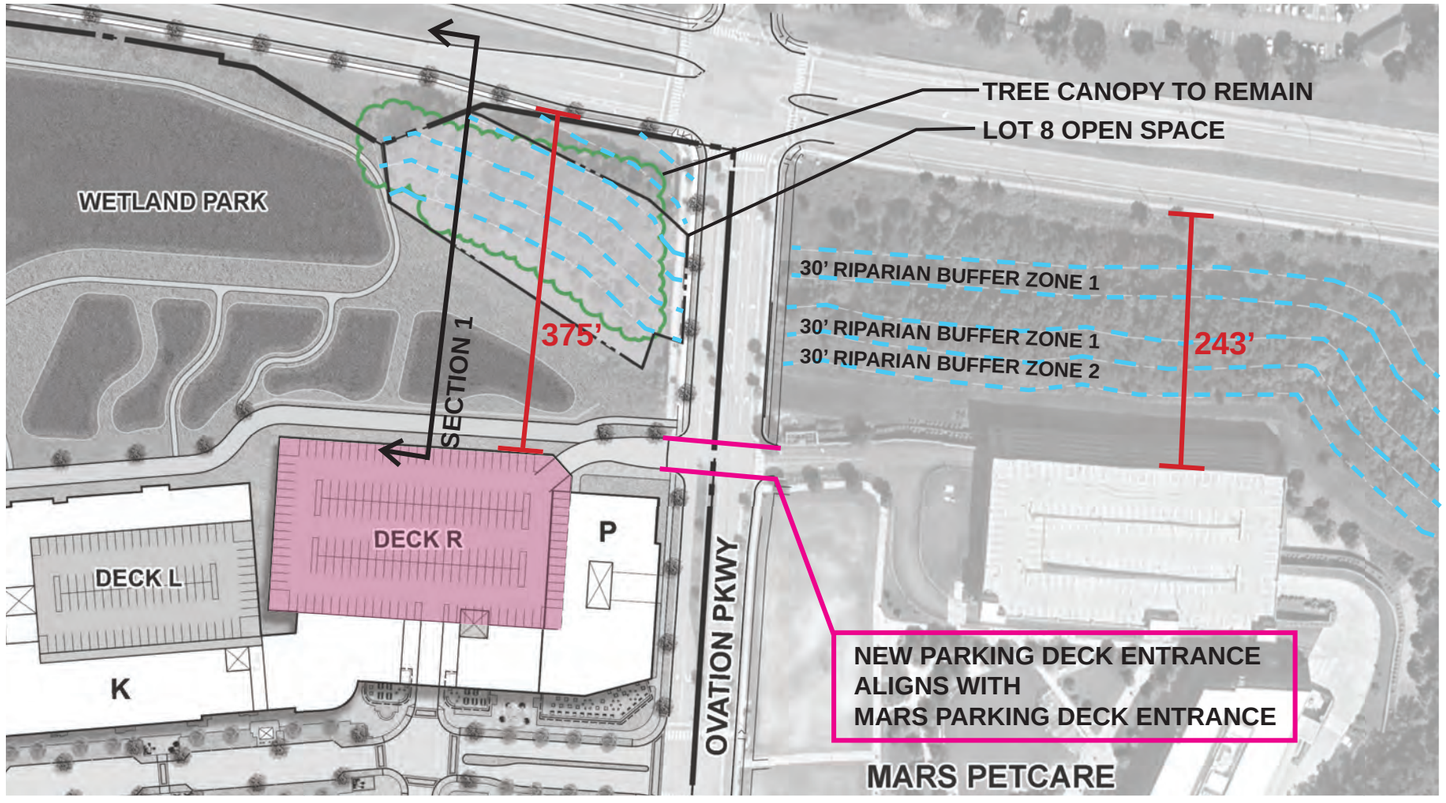


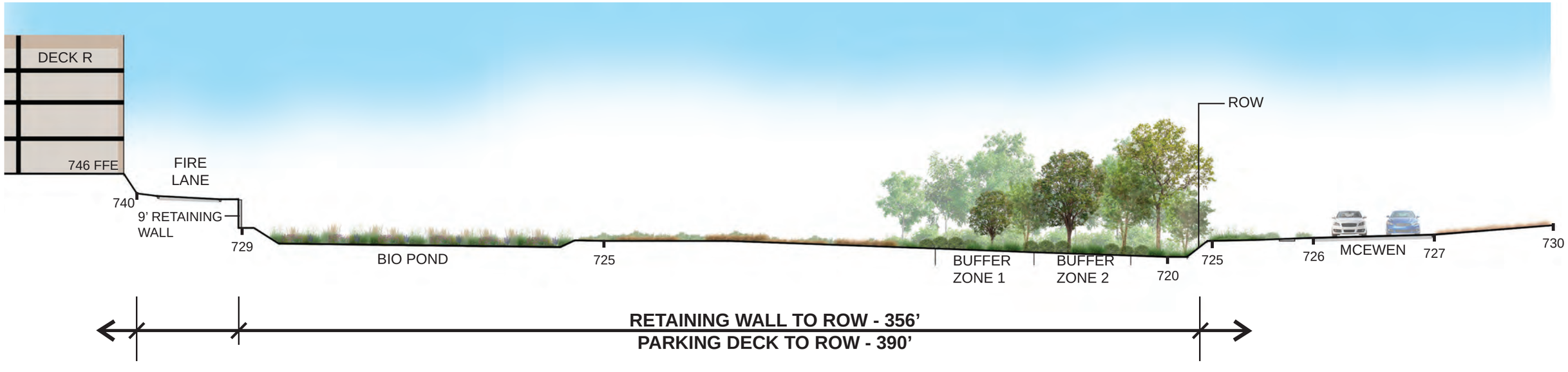


SECTION CC

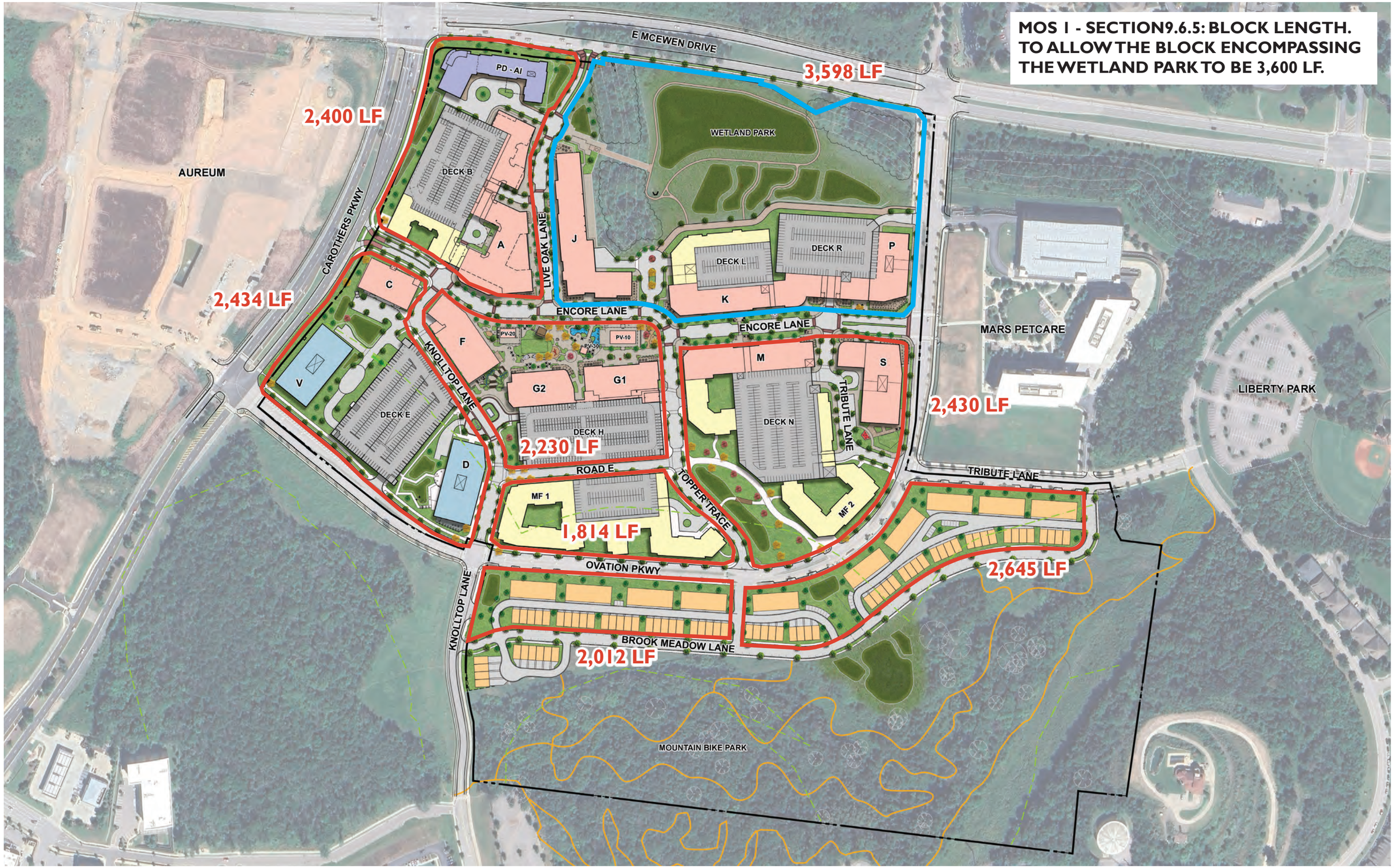
MOS 9 (cont). - SECTION 10.5.2 A - PARKING STRUCTURES.

REQUEST TO PLACE A PARKING STRUCTURE PARALLEL TO THE CAROTHERS PARKWAY AND THE MCEWEN DRIVE RIGHTS OF WAYS.





MOS 1 - SECTION9.6.5: BLOCK LENGTH.
TO ALLOW THE BLOCK ENCOMPASSING THE WETLAND PARK TO BE 3,600 LF.



OVATION | FRANKLIN, TN

BLOCK LENGTH EXHIBIT

Highwoods

CENTERCAL PROPERTIES, LLC

GAMBLE DESIGN COLLABORATIVE

MOS 2 -SECTION 6.6: ROOF ELEMENTS.
TO PERMIT FLAT ROOFS WITH PARAPETS FOR TOWN HOMES.







File #: 21-0756

DATE: July 24, 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
Chelsea Randolph, Principal Planner

SUBJECT:

Consideration Of Resolution 2025-52, As Amended, A Resolution Approving A Revised Development Plan For Ovation PUD Subdivision With 8 Modifications Of Development Standards (Building Type, Retaining Wall Height, And Parking Structures), For The Property Located At The Southeast Corner Of East McEwen Drive And Carothers Parkway. Establishing A Public Hearing For September 9, 2025
FMPC 7/24/25, 8-0; MOS1: 8-0; MOS2: 8-0; MOS3: 8-0; MOS4: 7-1; MOS5: 7-1; MOS6: 8-0; MOS7: 8-0; MOS8: 8-0

PURPOSE:

PROJECT INFORMATION
COF Project Number: 8849
Applicant: Greg Gamble, Gamble Design Collaborative
Owner: Alex Chambers, Highwoods Realty LP

BACKGROUND/STAFF COMMENTS:
The applicant has submitted a development plan for Ovation PUD Subdivision, a multiphase, mixed-use development located at the southeast corner of East McEwen Drive and Carothers Parkway. The applicant is proposing 1,525 multifamily dwelling units, 69 townhouse dwelling units, 1,655,000 square feet of nonresidential space, and 350 hotel rooms for a site that is composed of 103.93 acres. As detailed in the associated rezoning, Ordinance (2025-20), Envision Franklin places these parcels within the Regional Commerce Design concept states that these areas "contains high-intensity activity centers that attract large numbers of people and employers from both within and outside the City. These areas include major employment and revenue generators that are valuable community resources." The Regional Commerce Design Concept also states that, "New developments should have integrated designs with coordinated access, amenities, and cohesive architecture that fits within the context of the corridor." The proposed mix of uses (Residential, Office, and Commercial) as outlined in the Ovation PUD Development Plan meets the intent and guiding principles of the Regional Commerce Design Concept by providing activated streetscapes and comprehensive site planning.

A shared parking study has been submitted that analyzes the parking needs inside the Ovation Parkway loop in comparison to the requirements of the vested zoning ordinance. The applicant has incorporated shared parking that will be utilized. The shared parking study meets the requirements of Chapter 10.4.1. Allowing the reduction of 2,339 spaces, inside the loop of Ovation Parkway, promotes parking efficiency over parking convenience, and supports efforts to minimize impervious surfaces throughout the site. Any uses outside the Ovation Parkway loop will individually meet the parking requirements within the zoning ordinance without the utilization of a shared parking plan.

The traffic impact analysis has been submitted and reviewed and the staff agrees with all proposed improvements. The parkland agreement will be executed and will coincide with this development plan when the development plan is considered by the BOMA.

MODIFICATION OF STANDARDS:
There are eight modification of standard requests for this plan.

MOS #1: Requesting a modification of standards to allow a maximum block length of 3,600 LF for the block encompassing the Wetland Park and stormwater management area.

> Chapter 3.6.5 (Internal Street Network) states, "Block length perimeter shall not exceed a maximum of 2,400 feet, except the DRT may approve a block length perimeter up to 3,200 feet in cases: 1. Where environmental or topographic constraints exist;2. Where the street classification prevents a connection; or 3. Where a proposal includes an internal parking structure." The proposed block length is 3, 598 linear feet, which is nearly 400 linear feet more than what can be approved administratively. With that said, the block encompasses an existing wetland area which includes two sections of protected stream and stream buffer area as well as an existing stormwater management area. This block includes two parking structures and a fire lane, which provides emergency and pedestrian access through the block. This request meets the standards laid out for staff within the zoning ordinance but exceeds the amount allowable to be approved administratively. The request also does not threaten the purpose and intent of the zoning ordinance. Staff recommends approval of MOS #1.

MOS #2: Requesting a modification of standards to allow flat roofs with parapets for the Townhouse Building Type.

> Chapter 6.6 states the roof element's pitch, "3:12 to 12:12, excluding small roof sections over porches, entryways, or similar features". Staff can support this request based on the proposed urban, mixed-use context and the precedent set by the approval of a similar MOS for the adjacent development (Aureum PUD). Staff recommends approval of MOS #2.

MOS #3: Requesting a modification of standards to allow up to 50% of Retail Storefronts on Commercial / Mixed-Use building types to not have transom windows and to allow up to 50% of Retail Storefronts on Commercial/Mixed-Use building types to not have knee walls.

> Chapter 6.9 (Building Elements - Retail Storefronts) states, "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 details." This request is not consistent with the intent of the zoning ordinance. Knee walls provide a base which is required for facade composition by our zoning ordinance. Both knee walls and transoms define a more traditional, classic design which is prioritized in this building type. In addition, the request results in practical difficulties in enforcement and the tracking of the 50% allowance. Staff recommends disapproval of MOS #3.

MOS #4: Requesting a modification of standards to allow up to three of the following as primary

materials on a facade: Brick, natural stone, cultured stone, or pre-cast concrete as primary material on a facade for a large-scale office building type.

Chapter 6.10 states, "Primary Materials on Facade: Up to three of the following: brick, natural stone, or cultured stone." Staff requested more information addressing why pre-cast is suitable and advised the applicant to provide some explanation as to how the addition of pre-cast concrete would enhance the design of the development more than if the standards were strictly adhered to, and adequate explanation was not provided. Limited example photos were provided, with the majority of the examples being from other locations. There are no specifications related to the application of the proposed pre-cast concrete material in terms of scoring or facade variation, as discussed at the Joint Conceptual Workshop. This request is not consistent with the purpose and intent of the zoning ordinance. Staff recommends disapproval of MOS #4.

MOS #5: Requesting a modification of standards to allow up to three of the following: Brick, natural stone, cultured stone, smooth wood siding, fiber cement siding, or pre-cast concrete as primary material on a facade for a commercial/mixed-use building type.

Chapter 6.9 states, "Primary Materials on Facade: Up to two of the following: brick, natural stone, cultured stone, smooth wood siding, or fiber cement siding." Staff requested more information addressing why pre-cast is suitable and advised the applicant to provide some explanation as to how the addition of pre-cast concrete would enhance the design of the development more than if the standards were strictly adhered to and adequate explanation was not provided. Staff does not support the addition of pre-cast concrete. Limited example photos were provided, with the majority of the examples being from other locations. There are no specifications related to the application of the proposed pre-cast concrete material in terms of scoring or facade variation, as discussed at the Joint Conceptual Workshop. This request is not consistent with the purpose and intent of the zoning ordinance. Staff recommends disapproval of MOS #5.

MOS #6: Requesting a modification of standards to eliminate the requirement for planting at the base of the retaining wall behind building J, as shown in the development plan.

Chapter 13.2.5.A (Retaining Walls for Multifamily, Nonresidential, and Mixed Uses) states, "Each retaining wall shall have a single row of evergreen shrubs, planted every five feet on center, at the base of the wall to soften its appearance. Shrubs shall be a minimum of 30 inches in height at the time of planting. Evergreen trees or groundcover may be permitted as an alternative, subject approval of the Department of Planning and Sustainability." The existence of the established riparian buffer meets the intent of the screening of retaining walls. Therefore, the request does not threaten the purpose and intent of the zoning ordinance. Staff recommends approval of MOS #6.

MOS #7: Requesting a modification of standards to increase the maximum retaining wall height to a maximum height of 22 feet for one wall, located behind building J; and to increase the maximum retaining wall height to a maximum of 16' adjacent to Brook Meadow Lane. Locations are shown in the development plan.

Chapter 13.2.5 states, "Maximum Height of Retaining Walls: 10 feet". The applicant is purposing to exceed the height allowance within Chapter 13 in two places on the site. Both walls could be reduced if the density of the site overall was reduced. The applicant has not provided any exhibits that detail that the height of these walls would enhance the design of the site. This request is contradictory to the purpose and intent of this section of the zoning ordinance. Staff recommends disapproval of MOS #7.

MOS #8: Requesting a modification of standard to place a parking structure parallel to the Carothers

Parkway and the McEwen Drive Right of Ways, as shown in the development plan.

Chapter 10.5.2.A (Parking Structures) states, "Outside of the CFO and CAO, where along an arterial or collector street, parking structures shall be screened by buildings at least as tall as the parking structures." The zoning ordinance clearly requires that where along an arterial or collector street, at-or-above grade parking structures shall be screened by buildings at least as tall as the parking structures. The proposed MOS does not enhance the design of the development more than if the standards were strictly adhered to. The conditions upon which the request is based do not seem unique to the design intent for the development and seem to be applicable generally to other properties, and the modification is not consistent with Envision Franklin or the intent of the Zoning Ordinance. In addition, the adjacent development (Aureum) was able to locate their parking structures internal to the site and meet the requirements of the zoning ordinance. Staff advises the same for this site.

The request for the parking structure along the McEwen Drive right-of-way is about 390 feet from the right-of-way. Staff was clear on the importance of showing the view from McEwen Drive of the proposed parking structure. While a few graphics were provided to show the distance from McEwen Drive and the topography/natural features between McEwen and the parking structure, there were no graphics or exhibits provided to ensure that the parking structure wouldn't be viewed from the right-of way. The graphics provided seem to only shed light on how much of this structure will actually be seen from McEwen and while there is a large amount of space between the parking structure and McEwen, there appears to be only a small portion of the structure that will be screened from view. These requests threaten the purpose and intent of the zoning ordinance and are not consistent with the level of design expected within the City of Franklin.

Staff recommends disapproval of MOS #8 unless the following conditions are achieved with the purpose of meeting a greater public benefit for the overall transportation system in a high priority regional transit corridor that could justify the placement of a parking structure along a major arterial street against Zoning Ordinance requirements: (1) A regional and/or local transit ticket office with possible ancillary amenities is located on the first floor of the parking structure along Carothers to activate the ground floor facing the street; (2) A transit stop (perhaps with a designated pull-off area) is located on Carothers Parkway adjacent to the parking structure, and pedestrian connections are provided directly from the parking structure to the transit stop; (3) A specified amount of park and ride parking spaces, as determined by the City of Franklin and regional and local transit providers, are provided within the Carothers Parkway parking structure; (4) The shared parking study is updated at One-Stop to reflect the park and ride spaces, as staff anticipates there to be minimal impact to the development's parking demand at the peak times; and (5) Elevated architectural detailing is provided on the facades of both parking structures to make the appearance of the parking structures mimic other buildings in the development.

Should the FMPC/BOMA wish to approve MOS #8, staff would recommend that the following condition also apply: Elevated architectural detailing shall be provided on the facades of both parking structures to make the appearance of the parking structures mimic other buildings in the development.

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:

The Planning Commission recommended approval, with conditions by a vote of 8-0, including the following MOS recommendations: MOS1 8-0, MOS2 8-0, MOS3 8-0, MOS4 7-1, MOS5 7-1, MOS6 8-0, MOS7 8-0, MOS8 8-0.
Staff recommends that the Board of Mayor and Aldermen approve Resolution 2025-52, with conditions.

RESOLUTION 2025-52
As Amended

A RESOLUTION APPROVING A REVISED DEVELOPMENT PLAN FOR OVATION PUD SUBDIVISION WITH 8 MODIFICATIONS OF DEVELOPMENT STANDARDS (BUILDING TYPE, RETAINING WALL REQUIREMENTS, AND PARKING STRUCTURES), FOR THE PROPERTY LOCATED AT THE SOUTHEAST CORNER OF EAST MCEWEN DRIVE AND CAROTHERS PARKWAY

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

(a) Reducing or eliminating the inflexibility that sometimes results from strict application of zoning standards that were designed primarily for individual lots;

(b) Allowing greater freedom in selecting the means to provide access, light, open space, and design amenities;

(c) Encouraging a sensitive design that respects the surrounding established land use character and natural or man-made features of the site including, but not limited to, trees, historic features, streams, hillsides, and floodplains;

(d) Promoting quality design and environmentally sensitive development by allowing development to take advantage of special site characteristics, locations, and land uses; and

(e) Allowing deviations from certain zoning standards that would otherwise apply if not contrary to the general spirit and intent of this ordinance; and

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

WHEREAS, BOMA originally rezoned the subject Property as part of Ordinance 2014-18 on August 26, 2014, and originally approved a Development Plan for the subject property as part of Resolution 2014-68 on October 28, 2014; 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; and

WHEREAS, the property owner is now wishing to revise the Development Plan and amend the zoning on the property to correspond with the entitlements shown on the Revised Development Plan; and

WHEREAS, BOMA has, or will, approve the amended zoning for the Property as part of Ordinance 2025-20.

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

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

PREMISES CONSIDERED

Map-Parcel	Acres
062-01809	42.58
062-01807	14.31
062-01806	24.00
062-01811	10.51
062-01810	11.44
062-01813	0.003
062-01814	1.09
Total	103.933

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

SECTION III: That the overall entitlements, as amended, for the Ovation PUD Subdivision are as follows:

Entitlements	Ovation PUD Subdivision
Original Base Zone District	PD 12.23/480,000/450
Requested Base Zone District	PD 15.34/1,655,000/350
Other Zoning Overlays	FWO, FFO, HHO, 500 ft. Buffer of HHO
Number of Dwelling Units	1594 units
Number of Nonresidential Square Footage	1,655,000 SF
Number of Hotel Rooms	350 keys
Open Space Requirements	3%
Number of Phases in Development	3
Development Plan Revision Number	2

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

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

MOS 1: **Block Length** Approved: _____ Denied: _____	Chapter 9.6.5: Internal Street Network – Block length perimeter shall not exceed a maximum of 2,400 feet. Request to allow a maximum block length of 3,600 LF for the block encompassing the Wetland Park and stormwater management area. *Staff recommended approval.*
MOS 2: **Roof Elements in the Townhouse Building Type.** Approved: _____ Denied: _____	Chapter 6.6 Townhouse Building Type: Roof Elements – Pitch shall be 3:12 to 12:12, excluding small roof sections over porches, entryways, or similar features. Request to permit flat roofs with parapets for townhouse building type. *Staff recommended approval.*
MOS 3: **Building Elements (Retail Storefront) in the Commercial/Mixed-Use Building Type.** Approved: _____ Denied: _____	Chapter 6.9: – Commercial/Mixed-Use Building Type: Building Elements (Retail Storefronts) 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 Request to permit allow retail storefronts to not have transom windows and allow retail storefronts to not have knee walls on Commercial/Mixed-Use Building Type. *Staff recommended disapproval. FMPC Amended*
MOS 4: **Materials in the Large-Scale Office Building Type.** Approved: _____ Denied: _____	Chapter 6.10 Large-Scale Office Building Type: Materials (Primary Materials on a façade) - Up to three of the following: brick, natural stone, or cultured stone. Request to permit up to three of the following: brick, natural stone, cultured stone or pre-cast concrete.

	Staff recommended disapproval.
MOS 5: **Materials in the Commercial/ Mixed-Use Building Type.** Approved: _____ Denied: _____	Chapter 6.9 Commercial/Mixed-Use Building Type: Materials (Primary Materials on a façade) - Up to two of the following: brick, natural stone, or cultured stone. Request to permit up to three of the following: brick, natural stone, cultured stone smooth wood siding, fiber cement siding, or pre-cast concrete. *Staff recommended disapproval.*
MOS 6: **Plantings for Retaining Walls for Multifamily, Nonresidential, and Mixed Uses.** Approved: _____ Denied: _____	Chapter 13.2.5A: Retaining Walls for Multifamily, Nonresidential, and Mixed Uses – Retaining wall height: Each retaining wall shall have a single row of evergreen shrubs, planted every five feet on center, at the base of the wall to soften its appearance. Shrubs shall be a minimum of 30 inches in height at the time of planting. Evergreen trees or groundcover may be permitted as an alternative, subject to approval of the Department of Planning and Sustainability. Request to eliminate the requirement of planting at the base of the retaining wall behind building J since the wall will be placed near an established riparian buffer. *Staff recommended approval.*
MOS 7: **Height for Retaining Walls for Multifamily, Nonresidential, and Mixed Uses.** Approved: _____ Denied: _____	Chapter 13.2.5: Retaining Walls for Multifamily, Nonresidential, and Mixed Uses – Retaining wall height: 10 feet max. Request to permit the maximum retaining wall height to be 22 feet for one retaining wall on the site located behind building J. *Staff recommended disapproval. FMPC Amended.*

MOS 8: **Location of Parking Structures.** Approved: _____ Denied: _____	Chapter 10.5.2A: Parking Structures – Where along an arterial or collector street, at-or-above grade parking structures shall be screened by buildings at least as tall as the parking structures. At-or-above grade parking structures may be either attached to the rear of a building that fronts the street or a detached, standalone structure behind the building. They also may be completely wrapped by the principal building from all sides. Request to permit parking structures parallel to both Carothers Parkway and McEwen Drive Right of Ways with the following conditions: 1. Architectural detailing to be similar size and rhythm as the primary structure. 2. Building to include a base, middle and cap. 3. A minimum of three different building facades will be applied along the parking structure façade facing the arterial road. Should the garage width change to less than 150 feet then only two facades would be required. 4. Pedestrian access entry facing the arterial road. 5. Foundation landscape planting along the base of the parking structure. *Staff recommended disapproval, with conditions. FMPC Amended.*

SECTION VI. That this Resolution shall take effect from and after the passage of Ordinance 2025-20, 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: **CITY OF FRANKLIN, TN:**

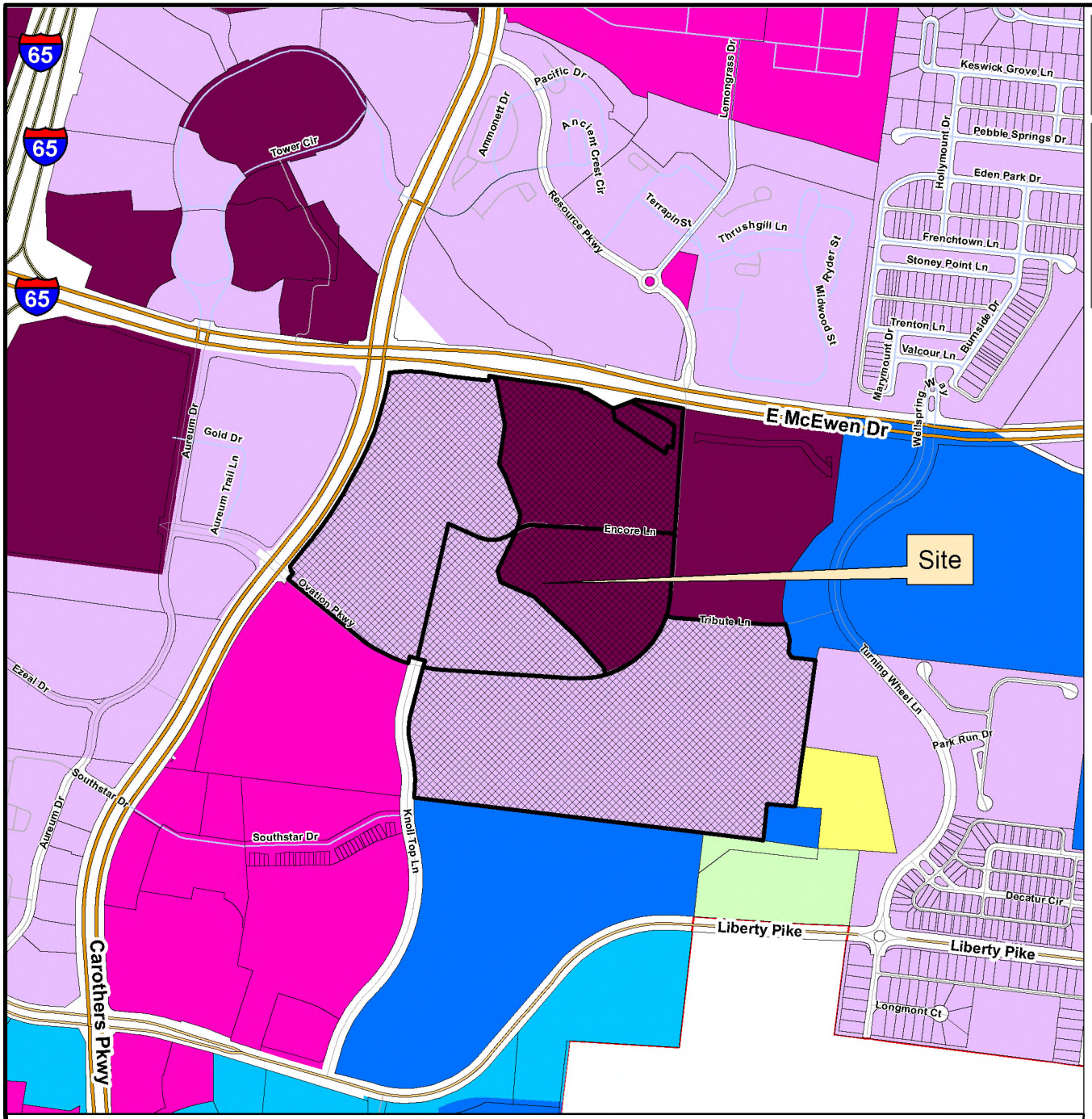
By: _____
Angie Skarp
City Recorder

By: _____
DR. KEN MOORE
Mayor

Approved as to form by:

_____
Shauna R. Billingsley
City Attorney

PREAPPLICATION CONFERENCE:	June 3, 2025
BOMA/FMPC JOINT CONCEPTUAL WORKSHOP:	June 26, 2025
NEIGHBORHOOD MEETING:	June 17, 2025
PLANNING COMMISSION RECOMMENDED APPROVAL:	July 24, 2025
PUBLIC HEARING AND BOMA APPROVAL:	_____



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It was compiled from the most authentic information available.
The City is not responsible for any errors or omissions contained hereon.
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N

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Feet

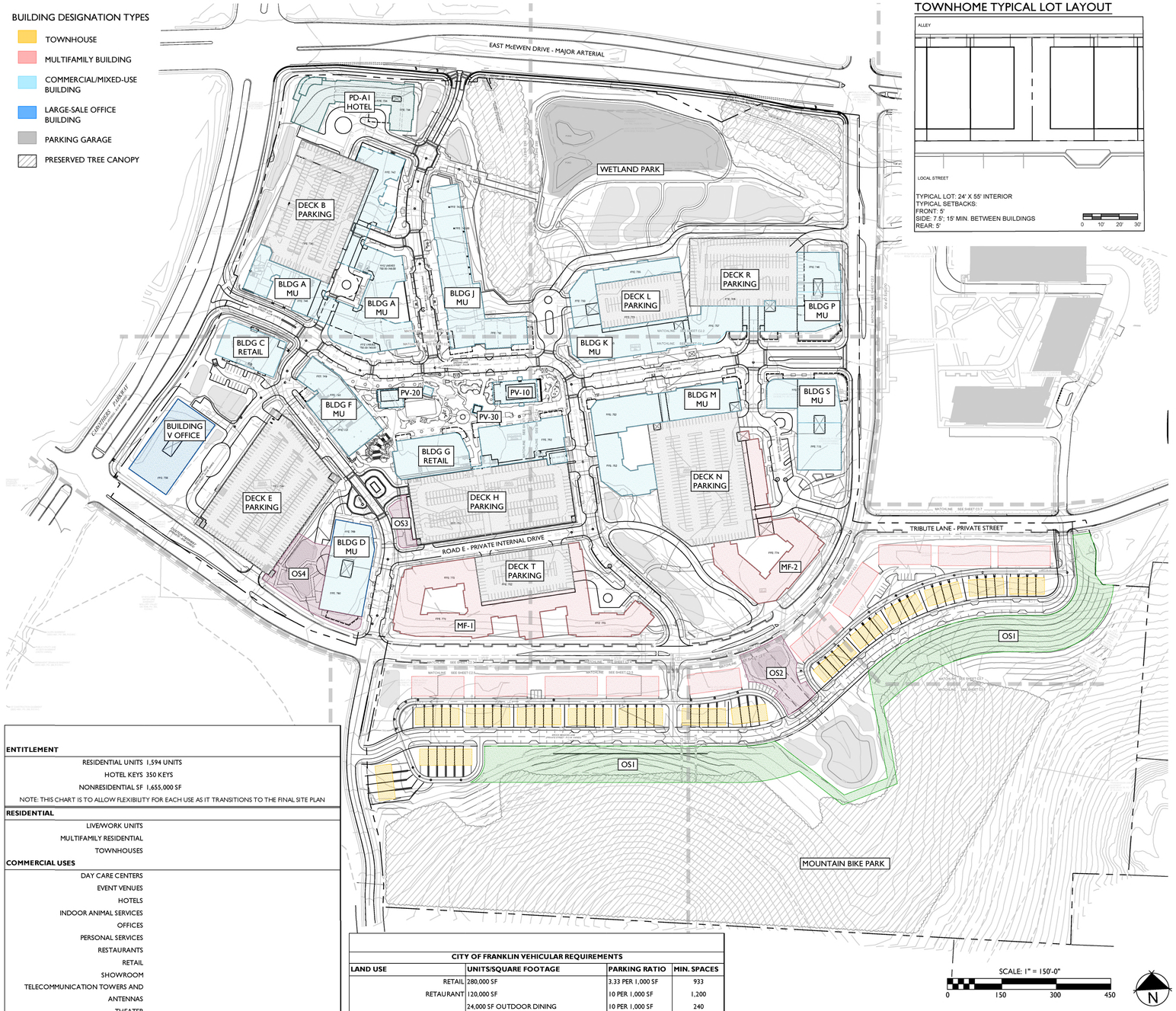
OVATION PUD SUBDIVISION
ORDINANCE 2025-20
RESOLUTION 2025-52

Project Information
Existing Zoning: SD-X (12.23 DUA/480,00 SF/450 Keys), RC12
Proposed Zoning: PD (15.05 DUA / 1,655,000 SF/ 350 Keys)
Overlay Districts: FWO, FFO, HHO, 500' Buffer of Hillside
Site Acreage: 103.933 acres
Proposed Number of Dwelling Units: 614
Proposed Nonresidential Square Footage: 1,655,000 SF

Legend

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

HISTORIC FRANKLIN TENNESSEE



TOWNHOME TYPICAL LOT LAYOUT

SITE DATA

OVATION PUD SUBDIVISION, DEVELOPMENT PLAN, REVISION 2

COF PROJECT NUMBER:	8849
SITE ACREAGE/SF:	103.93 AC
EXISTING ZONING:	SD-X (12.23 DUA / 450 KEYS/ 480,00 SF OF COMMERCIAL) RC12
PROPOSED ZONING:	PD (15.34 DUA/ 1,655,000 SF/ 350 KEYS)
OVERLAY ZONING:	FWO, FFO, HHO, 500FT BUFFER
TAX MAP & PARCELS:	MAP 62, PARCELS: 18.06, 18.07, 18.09, 18.10, 18.11, 18.14
ADDRESS:	SE CORNER, INTERSECTION OF EAST MCEWEN DRIVE & S. CAROTHERS PKWY, FRANKLIN, WILLIAMSON COUNTY
VESTING:	

REGULATIONS

BUILDING TYPES APPLIED:
COMMERCIAL/MIXED USE; LARGE SCALE OFFICE BUILDING; MULTI-FAMILY; TOWNHOUSE
FRONTAGE TYPES APPLIED:
- URBAN - ALL MULTI-FAMILY BUILDINGS
- LANDSCAPE - ALL OTHER BUILDING TYPES

SETBACKS APPLIED TO OVERALL SITE BOUNDARY:
- FRONT: 10'
- SIDE: 15'
- REAR: 25'

SETBACKS TOWNHOMES:
- FRONT: 5'
- SIDE: 7.5', 15' MIN. BETWEEN BUILDINGS
- REAR: 5'

SETBACKS INTERIOR LOTS:
- FRONT, SIDE, REAR: 0

DWELLING UNIT COUNT: 1594 UNITS
- MULTI-FAMILY: 1525
- TOWNHOUSE: 69

COMMERCIAL SF: 1,655,000 SF
- SEE PERMITTED USES SHEET C2.0

HOTEL KEYS: 350 KEYS

BUILDING HEIGHT: 1-12 STORIES *SEE C2.0 FOR DETAILS

MINIMUM LSA: 0.2

TREE CANOPY RETENTION: 24% OF EXISTING CANOPY
EXISTING CANOPY: 24.86 AC; 24% OF SITE AREA
CANOPY PRESERVED: 19.37 AC; 78% OF EXISTING CANOPY

OPEN SPACE REQUIREMENT:
OPEN SPACE SF REQUIRED: 5%
NATURAL AREA SF REQUIRED: NONE

PARKING REQUIRED, BY USE:
- REQUIRED PER COF: 8,890 PARKING SPACES; *SEE C2.0
- REQUIRED PER SHARED PARKING: 6,974
- PROVIDED: 7,612 SPACES

HISTORIC RESOURCE TREATMENT: N

BUILDING CODE DATA

BUILDING SQUARE FOOTAGE IN ACCORDANCE WITH CHAPTER 5 OF THE IBC.

BUILDING OCCUPANCY IN ACCORDANCE WITH CHAPTER 3 OF THE IBC.

CONSTRUCTION TYPE IN ACCORDANCE WITH CHAPTER 6 OF THE IBC.

IMPACT STATEMENT

WATER
The development will be served via Mallory Valley Utility District Water.
- Usage: The development will include both residential and commercial units, requiring a higher volume of water for daily operations.
- Infrastructure: The development is currently adjacent to an 8" and 12" MVUD main. It will necessitate the removal of existing water main and rerouting through the site.

SANITARY SEWER
The development will be served via City of Franklin Sewer.
- Capacity: The mixed-use nature means there will be a varied range of wastewater generated, a capacity request has been submitted to the city of Franklin. Per the submitted sewer availability request, it is estimated that this development will demand 2,508.6 SFUE's or 878,010 GPD.
- Infrastructure: The construction of new lines, will be required to accommodate the development. The development proposes the removal and realignment of existing sewer main to outfall to the existing 12" main located at the northeast corner of the site.

RECLAIMED WATER LINE
The development will not be served by reclaimed water.

STORMWATER AND DRAINAGE FACILITIES
Stormwater management is crucial for the site given its layout and flow direction.
- Flow Management: Stormwater will flow from south to north, necessitating effective capture, treatment, and release systems.
- Bioretention and Detention: The inclusion of bioretention, detention ponds, underground detention structures, and the yet-to-be constructed wetland system will help manage runoff and provide water quality per City of Franklin Standards
- Infrastructure: Creating appropriate drainage systems and ensuring the ponds are integrated effectively within the development plan is essential for effective stormwater management. Approximately 45 acres of impervious area is proposed on the site.

STREETS
- Traffic Flow: Increased traffic on Carothers Parkway and McEwen Drive will necessitate improvements to road capacity, traffic signal systems, as identified with the TIS. Per the TIS, it is estimated that this development will contribute 34,266 total daily trips (2,785 peak trips and 3,345 PM peak trips).
- Connectivity: Enhanced connectivity, including pedestrian pathways, bike lanes, and public transit options, will be incorporated to reduce congestion and promote alternative transportation modes. The development proposes the use of 2 existing right-in-right-out curb cuts along Carothers Parkway and McEwen Drive, and various other connection points along the private Ovation Parkway.

ENTITLEMENT	
RESIDENTIAL UNITS	1,594 UNITS
HOTEL KEYS	350 KEYS
NONRESIDENTIAL SF	1,655,000 SF
NOTE: THIS CHART IS TO ALLOW FLEXIBILITY FOR EACH USE AS IT TRANSITIONS TO THE FINAL SITE PLAN	
RESIDENTIAL	
LIVE/WORK UNITS	
MULTIFAMILY RESIDENTIAL	
TOWNHOUSES	
COMMERCIAL USES	
DAY CARE CENTERS	
EVENT VENUES	
HOTELS	
INDOOR ANIMAL SERVICES	
OFFICES	
PERSONAL SERVICES	
RESTAURANTS	
RETAIL	
SHOWROOM	
TELECOMMUNICATION TOWERS AND ANTENNAS	
THEATER	
RECREATIONAL USES	
ACTIVE RECREATION	
COMMERCIAL RECREATION	
NEIGHBORHOOD AMENITITES	
PASSIVE PARKS AND OPEN SPACE	
HOTEL	

OPEN SPACE CALCULATIONS

TOTAL SITE AREA: 104.54 ACRES
TOTAL REQUIRED OPEN SPACE: 5% (5.23 ACRES)

PROVIDED OPEN SPACE:

OS1	GREENWAY	4.08 ACRES
OS2	POCKET PARK	0.49 ACRES
OS3	POCKET PARK	0.13 ACRES
OS4	POCKET PARK	0.61 ACRES

TOTAL PROVIDED: 5.31 AC

OPEN SPACE POCKET PARK
- SEATING
- CANOPIES OR GAZEBOS
- SITE FURNISHINGS
- FOUNTAINS, SCULPTURE, OR ART
- PLAYGROUND

GREENWAY
- 12' MULTI-USE PATH
- SEATING
- LANDSCAPE

CITY OF FRANKLIN VEHICULAR REQUIREMENTS			
LAND USE	**UNITS/SQUARE FOOTAGE**	**PARKING RATIO**	**MIN. SPACES**
RETAIL	280,000 SF	3.33 PER 1,000 SF	933
RETAURANT	120,000 SF	10 PER 1,000 SF	1,200
	24,000 SF OUTDOOR DINING	10 PER 1,000 SF	240
OFFICE	1,225,000 SF	3 PER 1,000 SF	3,675
COMMERCIAL RECREATION	30,000 SF	3.33 PER 1,000 SF	100
MULTI-FAMILY (APARTMENTS)			
STUDIO	70 UNITS	1.25 PER UNIT	88
1-BEDROOM	698 UNITS	1.25 PER UNIT	873
2-BEDROOM	488 UNITS	2.25 PER UNIT	1098
3-BEDROOM	140 UNITS	2.25 PER UNIT	315
MULTI-FAMILY (FOR-SALE CONDOS)	130 UNITS	2.25 PER UNIT	270
TOWNHOME	69 UNITS	2 PER UNIT	138
TOTAL REQUIRED VEHICULAR PARKING SPACES:			**8,930 SPACES**
TOTAL VEHICULAR SPACES REQUIRED PER SHARED PARKING:**			**6,974 SPACES**
TOTAL REQUIRED VEHICULAR PROVIDED:			**7,612 SPACES**
CITY OF FRANKLIN BICYLE REQUIREMENTS			
MULTIFAMILY	2,671 BEDROOMS	0.05 PER BEDROOM	134
OFFICE	1,225,000 SF	1 PER 20,000 SF	62
OTHER USES	1 PER 20 REQUIRED VEHICULAR SPACES		124
TOTAL REQUIRED BICYCLE PARKING SPACES:			**320 SPACES**
**SEE SHARED PARKING STUDY, PROVIDED BY KIMLEY HORN FOR SHARED PARKING DETAILS			

NOTES:
1. CONCURRENTLY WITH SITE PLAN, APPLICANT WILL COORDINATE WITH CITY OF FRANKLIN FOR LOCATION OF TRANSIT STOPS.
2. BICYCLE PARKING LOCATIONS AND DETAILS WILL BE COORDINATED WITH SITE PLAN.
3. CONCURRENTLY WITH SITE PLAN, MAIL KIOSK LOCATIONS WILL BE COORDINATED AND IDENTIFIED.

BUILDING KEY	RESIDENTIAL UNITS	OFFICE SF	RETAIL SF	COMMERCIAL RECREATION SF	HEIGHT (STORIES)	CONSTRUCTION TYPE
A	365	-	61,000	-	5-7	Type I - Retail Type IIIA - Residential Fully Sprinkled.
C	-	-	35,000	-	1-3	Type IIIA Sprinkled
D	-	250,000	11,900	-	6-12	Type I-II. Fully sprinkled
F	-	250,000	35,000	-	6-12	Type I-II. Fully sprinkled
G	-	50,000	67,000	40,000	4-8	Type I-II. Fully sprinkled
J	-	-	50,000	-	4-8	Type IIIA Sprinkled
K	270	-	50,000	-	5-7	Type I - Retail Type IIIA - Residential Fully Sprinkled.
M	260	-	47,500	-	5-7	Type I - Retail Type IIIA - Residential Fully Sprinkled.
MF-1	300	-	-	-	4-6	Type V or Type IIIA - fully sprinkled
MF-2	200	-	-	-	4-6	Type V or Type IIIA - fully sprinkled
P	-	225,000	-	-	6-12	Type I-II. Fully sprinkled
S	-	225,000	30,000	-	6-12	Type I-II. Fully sprinkled
PD-A1 (HOTEL)	-	-	-	-	4-8	Type I-IIIA - Sprinkled
PV-10	-	-	250	-	1	Type V - Non Sprinkled
PV12	-	-	250	-	1	Type V - Non Sprinkled
PV14	-	-	355	-	1	Type V - Non Sprinkled
PV20	-	-	1,390	-	1	Type V - Non Sprinkled
PV30	-	-	384	-	1	Type V - Non Sprinkled
V	-	250,000	-	-	6-10	Type I-II. Fully sprinkled
MULTI-FAMILY	120	-	-	-	3-4	
TOWNHOME	69	-	-	-	2-3	
DECK B	-	-	-	-	4-6	
DECK E	-	-	-	-	7-8	
DECK H	-	-	-	-	3-4	
DECK L	-	-	-	-	4-6	
DECK N	-	-	-	-	6-7	
DECK R	-	-	-	-	4-6	
DECK T	-	-	-	-	4-6	

OVATION
FRANKLIN, TN

Highwoods
CENTERCAL PROPERTIES, LLC

OVATION PUD SUBDIVISION
DEVELOPMENT PLAN, REVISION 2
Franklin, Williamson County, Tennessee

DRAKE A. REEDER
REGISTERED
AGRICULTURE
TENNESSEE
LANDSCAPE ARCHITECT

INITIAL SUBMITTAL: June 9, 2025

Revision Date
1 July 3, 2025 - staff comments
2
3
4

DEVELOPMENT PLAN
SHEET
C2.0
COF # 8849

OVATION PUD SUBDIVISION

DEVELOPMENT PLAN REVISION 2 - PD(15.34 DUA; 1,655,000 SF; 350 KEYS)

Franklin, Williamson County, Tennessee

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C0.2	PUD COMPARISON
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C0.4	MODIFICATION OF STANDARDS REQUEST
C0.5	MODIFICATION OF STANDARDS REQUEST
C0.6	MODIFICATION OF STANDARDS REQUEST
C0.7	MODIFICATION OF STANDARDS REQUEST
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C1.7	EXISTING CONDITIONS ENLARGEMENT
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C2.7	DEVELOPMENT PLAN ENLARGEMENT
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C3.3	GRADING AND DRAINAGE PLAN ENLARGEMENT
C3.4	GRADING AND DRAINAGE PLAN ENLARGEMENT
C3.5	GRADING AND DRAINAGE PLAN ENLARGEMENT
C3.6	GRADING AND DRAINAGE PLAN ENLARGEMENT
C3.7	GRADING AND DRAINAGE PLAN ENLARGEMENT
C4.0	OVERALL ROW & ACCESS PLAN
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C4.2	ROW & ACCESS PLAN ENLARGEMENT
C4.3	ROW & ACCESS PLAN ENLARGEMENT
C4.4	ROW & ACCESS PLAN ENLARGEMENT
C4.5	ROW & ACCESS PLAN ENLARGEMENT
C4.6	ROW & ACCESS PLAN ENLARGEMENT
C4.7	ROW & ACCESS PLAN ENLARGEMENT
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C5.4	UTILITY PLAN ENLARGEMENT
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C5.6	UTILITY PLAN ENLARGEMENT
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L1.5	TREE PRESERVATION PLAN
L1.6	TREE PRESERVATION PLAN
L1.7	TREE PRESERVATION PLAN
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A2.0	MASSING AND VIEW SHED STUDY
A3.0	TYPICAL ARCHITECTURE
A4.0	TYPICAL ARCHITECTURE
A5.0	TYPICAL ARCHITECTURE
A6.0	TYPICAL ARCHITECTURE
A7.0	TYPICAL ARCHITECTURE
A8.0	TYPICAL ARCHITECTURE

DEVELOPMENT TEAM

OWNER/DEVELOPER:
HIGHWOODS REALTY LP
CONTACT: ALEX CHAMBERS
3322 WEST AVENUE SUITE 600
NASHVILLE, TN 37203
(615)340-1239

DEVELOPMENT PARTNER:
CENTERCAL PROPERTIES, LLC
TOLL BROTHERS

APPLICANT & LANDSCAPE ARCHITECT:
GAMBLE DESIGN COLLABORATIVE
CONTACT: GREG GAMBLE
3020 STANSBERRY LANE, SUITE 201
FRANKLIN, TN
(615) 975-5765

CIVIL ENGINEER:
KIMLEY-HORN
CONTACT: GRAY HARRISON
4031 ASPEN GROVE DRIVE, SUITE 200
FRANKLIN, TN 37067
(615)564-2701

EXECUTIVE ARCHITECT:
HASTINGS ARCHITECTURE
CONTACT: CHUCK GANNAWAY
225 POLK AVENUE SUITE 100
NASHVILLE, TN 37203
(615)329-1399

RESIDENTIAL CONCEPT ARCHITECT
DWELL DESIGN STUDIO

RETAIL CONCEPT ARCHITECT
MICHAEL HSU OFFICE OF ARCHITECTURE

LANDSCAPE CONCEPT ARCHITECT
AO



VESTING STANDARDS

ZONING ORDINANCE:	JANUARY 1, 2025
SUBDIVISION REGULATIONS:	JANUARY 1, 2022
TRANSPORTATION AND STREET TECHNICAL STANDARDS:	JULY 1, 2021
STORMWATER BMP MANUAL:	JULY 1, 2021
TECHNICAL SPECIFICATIONS FOR UTILITY INSTALLATION:	OCTOBER 13, 2020
MUNICIPAL CODE:	MAY 30, 2022

COMPREHENSIVE REVIEW AT SITE PLAN:

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



MODIFICATION OF STANDARDS

APPROVED - STORMWATER APPEALS BOARD VARIANCE

Stormwater Appeals Board Variance Request
Approved on January 17, 2013
Associated with Ovation PUD Development Plan COF #4543

The project shall meet all conditions set forth by the Stormwater Appeals Board ruling dated 12-17-2013 and the letter to Ryan McMaster RE: Ovation Revised Development Plan dated 3-1-2023.

REQUESTED MOS DEVELOPMENT PLAN REV. 2

MOS 1 - Section 9.6.5: Block Length. To allow the block encompassing the Wetland Park to be 3,600 LF.

MOS 2 - Section 6.6: Roof Elements. To permit flat roofs with parapets for town homes.

MOS 3 - Section 6.9: Building Elements - Retail Storefronts. To allow Retail Storefronts on Commercial / Mixed-Use buildings up to 50% without transom windows up to 50% without knee walls.

MOS 4 - Section 6.10: Primary Materials on Facade. To allow up to three of the following: Brick, natural stone, cultured stone, or pre-cast concrete as primary material on a facade for a large scale office building.

MOS 5 - Section 6.9: Primary Materials on Facade. To allow up to three of the following: Brick, natural stone, cultured stone, smooth wood siding, fiber cement siding, or pre-cast concrete as primary material on a facade for a commercial/mixed-use building where office is a primary use.

MOS 6 - Section 13.2.5.A - Retaining Walls for Multifamily, Nonresidential, and Mixed Uses. Request to eliminate the requirement of planting at the base of the retaining wall behind building J since the wall will be placed in close proximity to an established riparian buffer. The evergreen shrub requirement conflicts with the native plant requirement as directed in Franklin's Best Management Practice Stormwater Management Manual.

MOS 7 - Section 13.2.5: Maximum Height of Retaining Walls. To increase the maximum retaining wall height to a maximum height of 22 feet for one wall behind building J and to a maximum of 16 feet for one wall adjacent to Brook Meadow Lane.

MOS 9 - Section 10.5.2 A - Parking Structures . Request to place a parking structure parallel to the Carothers Parkway and the McEwen Drive Right of Ways.

ROAD IMPACT FEES
THE OVATION PUD WAS ENTITLED IN 2014 AND IS GRAND-FATHERED IN PURSUANT TO ORDINANCE 2023-41

SITE DATA

OVATION PUD SUBDIVISION, DEVELOPMENT PLAN, REVISION 2

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STREETS
- Traffic Flow: Increased traffic on Carothers Parkway and McEwen Drive will necessitate improvements to road capacity, traffic signal systems, as identified with the TIS. Per the TIS, it is estimated that this development will contribute 34,266 total daily trips (2,785 peak trips and 3,345 PM peak trips).
- Connectivity: Enhanced connectivity, including pedestrian pathways, bike lanes, and public transit options, will be incorporated to reduce congestion and promote alternative transportation modes. The development proposes the use of 2 existing right-in-right-out curb cuts along Carothers Parkway and McEwen Drive, and various other connection points along the private Ovation Parkway.

PRE-APP SUBMITTAL: MAY 23, 2025
INITIAL SUBMITTAL: JUNE 9, 2025
RESUBMITTAL: July 3, 2025

ONE STOP:

COF # 8849:

DRAKE A. REEDER REGISTERED LANDSCAPE ARCHITECT TENNESSEE NO. 329 COMMERCE STATE OF TENNESSEE AGRICULTURE



NOT TO SCALE

OVATION
FRANKLIN, TN

Highwoods
CENTERCAL PROPERTIES, LLC

OVATION PUD SUBDIVISION
DEVELOPMENT PLAN, REVISION 2
Franklin, Williamson County, Tennessee

DRAKE A. REEDER
REGISTERED
LANDSCAPE ARCHITECT
TENNESSEE No. 1230
07.02.25

INITIAL SUBMITTAL: June 9, 2025

Revision Date
1. July 3, 2025 - staff comments
2.
3.
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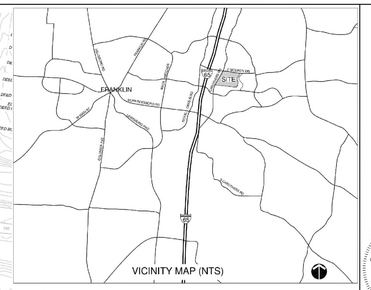
OVATION
MASTERPLAN

SHEET
C0.0

COF # 8849

EXISTING PUD DEVELOPMENT PLAN - FOR REFERENCE ONLY - NOT TO SCALE





SITE DATA

PROJECT NAME: OVATION
PROJECT NUMBER: 4540
SUBDIVISION: OVATION
MAP, PARCEL NUMBERS: 62, 18.04 and 18.05
ADDRESS: SOUTHEAST INTERSECTION OF EAST MCEWEN DRIVE AND SOUTH CAROTHERS PARKWAY IN THE COOK SPRINGS AREA
CITY: FRANKLIN
COUNTY: WILLIAMSON
STATE: TENNESSEE
CIVIL DISTRICT: 9

EXISTING ZONING & CHARACTER AREA OVERLAY: GC - GENERAL COMMERCIAL & MECO 4
PROPOSED ZONING: SD-X
OVERLAYS: FSO & FFO ON PORTIONS OF SITE
APPLICABLE DEVELOPMENT STANDARDS: CONVENTIONAL
SITE ACREAGE: +/- 145.46 AC
SITE SQUARE FOOTAGE: +/- 6,557,109 SF
PUD SITE ACREAGE: +/- 77.7 AC
PUD SITE SQUARE FOOTAGE: +/- 3,390,181.1 SF
MINIMUM PERIMETER REQUIRED SETBACK LINES:
YARD FRONTING ON ANY STREET: 30 FEET (EXISTING R.O.W. & 20' OFF PROPOSED R.O.W.)
SIDE YARD: 15 FEET
REAR YARD: 25 FEET

OWNER/DEVELOPER:
GLENN WILSON AND
GE FINN MOSHEIFE - SIS McFWFN, LLC
501 CORPORATE CENTER DRIVE, #315
FRANKLIN, TN 37067
615.467.8916
GMCGEHCE@SOUTHSTAR.COM

W. BRIAN FEAMES - HIGHWOODS REALTY, LP
3322 WEST END AVE, #600
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615.320.5566
BRIAN.FEAMES@HIGHWOODS.COM

APPLICANT:
5005 MERIDIAN BLVD. STE 100
FRANKLIN TN 37067
CONTACT: GARY VOGRIN
615.647.2936
GARY@KISERVOGRIN.COM

SITE DEVELOPMENT INTERNAL SETBACKS

Standard	Residential Detached (Street Loaded)	Residential Detached (Alley Loaded)	Residential Attached	Mixed-Use	Nonresidential
Front yard and side street setback	10-30 feet	10-30 feet	0 or 5-25 feet	0-15 feet	0-20 feet
Side yard setback	5 feet	5 feet	0	0-5 feet	0 feet
Rear yard setback	5 feet	5 feet	5 feet	0 feet	0 feet

BUILDING SQUARE FOOTAGE: +/- 2,382,153 SF
BUILDING HEIGHT: 1-12 STORIES
LANDSCAPE SURFACE RATIO: 0.40
MIN. LANDSCAPE SURFACE RATIO: 0.20
MIN. PARKING REQUIREMENT: RESIDENTIAL = 1991 SPACES
(412-1 BR UNITS, 427-2 BR UNITS, & 25-3 BR UNITS)
MIN. PARKING REQUIREMENT: NON-RESIDENTIAL = 3075 SPACES
MAX. PARKING LIMIT: 4606 SPACES
PARKING PROVIDED*: WALKER'S SHARED PARKING ANALYSIS, DATED 8.15.2014, RECOMMENDS PROVIDING A TOTAL OF 3,594 SPACES TO MEET THE OVERALL SHARED PARKING DEMAND FOR DEVELOPMENT. PLANNED PROVIDED PARKING IS 3,784 SPACES.

PROVIDED PARKING BREAKDOWN BY BLOCK*

Block	1	2	3	4	5
On-Street Spaces	142	94	72	19	103
Surface Spaces	0	0	0	0	87
Structured Spaces	732	955	566	610	226**
Residential Driveway Spaces	0	0	0	0	88
Residential Garage Spaces	0	0	0	0	90
TOTAL	874	1049	638	629	594

* BLOCK KEY PLAN IN WALKER PARKING REPORT FIG. 1, PAGE 1
** 142 DEFERRED SPACES (TO SATISFY NEEDS OF BUILDING F1) CAN BE PROVIDED BY INCREASING PARKING DECK E TO 3 LEVELS (TOTAL 248 SPACES IF NECESSARY)

RESIDENTIAL DENSITY: GROSS 12.23 / NET 16.49 (SEE CHART BELOW FOR BREAKDOWN)
PROPOSED LAND USE: MIXED-USE
TREE CANOPY: 41.3%
PARKLAND DEDICATION REQUIREMENT: 15.57 AC.
PARKLAND DEDICATION REQUIREMENT SATISFIED WITH 13.57 AC OF MODIFIED PARKLAND DEDICATION**
OPEN SPACE: 2.8 AC REQUIRED / 2.8 AC PROVIDED
INCOMPATIBLE USE BUFFER: N/A

MODIFICATION OF STANDARDS

1. THE APPLICANT REQUESTS A MODIFICATION OF STANDARDS SO THAT A COMBINATION OF DEDICATION OF LAND AND CONSTRUCTION OF TRAILS CAN BE USED TO SATISFY PARKLAND DEDICATION REQUIREMENTS INSTEAD OF PARK LAND DEDICATION OR FEES IN LIEU OF. (SEE SHEET L-4).

2. THE APPLICANT REQUESTS A MODIFICATION OF STANDARDS FOR RESIDENTIAL BUILDINGS WITH A MAXIMUM BUILDING LENGTH OF 200', PROPOSED MAX BUILDING LENGTH IS TO BE 766 FEET.

GENERAL NOTES

1. There are no historical structures on this site as identified by The National Registers of Historic Places.
2. Based on RPM Transportation Consultants LLC's traffic impact study completed in October 2013, the total trip generation for all land uses will be 29,735 trips per day.
3. Adequate turning movements shall be provided for utility and service vehicles (See Sheet P-3.0).
4. This development will result in an increase of 950 household units. Based on an average of 0.23 school age students per multifamily household, this will increase the current student school population by a total of +/- 53 students within the following schools:
   Kenrose Elementary School = 4.8 miles away
   Woodland Middle School = 5.1 miles away
   Centennial High School = 1.4 miles away
5. Blocks 4 and 5 shall implement a horizontal property regime for these residential sections.
6. All public improvements to be located in an easement.
7. Prior to construction, tree protection fence to be constructed per City of Franklin specifications.
8. This site will require the use of on-site water quality practices to treat stormwater from the site.
9. [C1] = CIVIC & INSTITUTIONAL ADJACENT LAND USE DISTRICT
   [RX] = RESIDENTIAL VARIETY ADJACENT LAND USE DISTRICT
   [GC] = GENERAL COMMERCIAL ADJACENT LAND USE DISTRICT
   [R-2] = R-2 RESIDENTIAL ADJACENT LAND USE
   [ER] = ESTATE RESIDENTIAL
10. Reclaimed (reuse) water facilities: Use of reclaimed water will be incorporated if available to the site.
11. Refuse collection from residential units will be private.
12. Existing Franklin Transit Authority TMA Eastbound route stops at Mallory Lane and McEwen Drive.
13. Project to be completed in 2 Phases (1A, 1B and 2). See map for illustrated phase delineations. Expected commencement is August of 2014.
14. Site lighting to be Sylus model: DSX-LED-HSTR-RS-400-35, or similar, in coordination with Middle TN Electric Company and the City of Franklin Design Standards and will be to pedestrian scale and illuminated with cut-off fixtures.
15. Nearest Facilities:
    FIRE = Franklin Fire Department Station 2, 2.9 miles away
    POLICE = Franklin Police Department, 4.6 miles away
    RECREATIONAL = Liberty Park, 100 feet away
16. Per the Land Use Plan Area MECO-4 Attached residential dwellings uses are appropriate in the southeast corner of MECO-4, High quality design and people friendly environments will be encouraged through heightened standards and site design to reinforce the small town appeal of Franklin.
17. This proposed mixed-use development is compatible with the surrounding area, given the adjacent uses to the west across I-65, and to the north.
18. This site has direct access to McEwen Drive, which is a major arterial, and Carothers Pkwy, which is also a major arterial, to collect and disperse vehicular traffic. Refer to Traffic Impact Study prepared by RMP Transportation Group.
19. Connectivity Index Score was approved on Preliminary Plat.
20. The anticipated impact on streets shown on the major thoroughfare plan is a fulfillment of the demands for off-network connections and a reduction or minimal impact on major arterials. The proposed multi-modal trail and connections to Liberty park shall provide alternative means of transportation.
21. Mallory Valley Utility District is the potable water supplier. Use of re-purified water will be incorporated if available. Maximum capacity is approximately 1.3 million GPD.
22. All streets to be private except for Knoll Top Lane.
23. All retaining walls shall be in compliance with the City of Franklin Zoning Ordinance.
24. All commercial, multi-family and single family residential shall have fire sprinkler systems.
25. City of Franklin is the sanitary sewer provider. Maximum capacity is approximately 1.3 million GPD.
26. Stormwater Quality and Quantity practices will be implemented on site.
27. The nearest hydrant is located west of Carothers at the intersection of Ovation Parkway. The hydrant has a static pressure of 144 PSI and residual pressure of 132 PSI.
28. Although the grass channels and vegetated filter strips are not currently shown, we would like to reserve the ability to specify those BMP's should future programming allow their usage.
29. Per Ovation Buffer Management Plan, approved by City of Franklin Stormwater Appeals Board on December 17th, 2013, grading will be allowed in the first 30' (ZONE 2) of Water Resource Buffer and Additional Buffer areas, as identified on this plan.

SITE TABULATION MATRIX

GROUP A (543,216 SF - 12.48 AC)

NUMBER	BUILDING USE	RETAIL COMMERCIAL (sq. ft.)*	OFFICE COMMERCIAL (sq. ft)*	RESIDENTIAL (dwelling units)	HOTEL (keys)
1	1 Level Restaurant (5,400) / Retail (3,400)	8,800	0	0	0
2	1 Level Restaurant	7,000	0	0	0
3	1 Level Restaurant	7,000	0	0	0
4	1 Level Retail	13,140	0	0	75
5	1 Level Retail	4,760	0	0	0
6	2 Level Anchor Retail	80,000	0	0	0
7	1 Level Retail	27,500	0	0	0
8	1 Level Retail (15,000) / 12 Level Theater (45,000) and Office (30,000) Above	71,100	30,000	0	0
	Sub-Total	220,800	30000	0	0

*Individual building square footage is approximate (+/-) but will not exceed the overall square footage entitled by the PUD

GROUP B (76,851 SF - 1.75 AC)

NUMBER	BUILDING USE	RETAIL COMMERCIAL (sq. ft.)*	OFFICE COMMERCIAL (sq. ft)*	RESIDENTIAL (dwelling units)	HOTEL (keys)
1	1 Level Restaurant	1,600	0	0	0
2	1 Level Restaurant	1,600	0	0	0
3	1 Level Restaurant	2,400	0	0	0
4	1 Level Restaurant	1,200	0	0	0
5	1 Level Restaurant	1,200	0	0	0
	Sub-Total	8,300	0	0	0

*Individual building square footage is approximate (+/-) but will not exceed the overall square footage entitled by the PUD

GROUP C (489,605 SF - 11.24 AC)

NUMBER	BUILDING USE	RETAIL COMMERCIAL (sq. ft.)*	OFFICE COMMERCIAL (sq. ft)*	RESIDENTIAL (dwelling units)	HOTEL (keys)
1	1 Level Grocery	28,000	0	0	0
2	1 Level Retail (8,300) / Restaurant (6,000)	32,000	0	0	0
3	1 Level Retail / 3 Level Residential Above	32,900	0	92	0
4	1 Level Retail / 3 Level Residential Above	29,700	0	88	0
5	1 Level Retail	6,500	0	0	75
6	1 Level Retail / 3 Level Residential Above	9,000	0	0	75
7	1 Level Retail	10,000	0	0	150
8	1 Level Retail	5,000	0	0	0
	Sub-Total	148,100	0	180	75

*Individual building square footage is approximate (+/-) but will not exceed the overall square footage entitled by the PUD

GROUP D (103,117 SF - 2.34 AC)

NUMBER	BUILDING USE	RETAIL COMMERCIAL (sq. ft.)*	OFFICE COMMERCIAL (sq. ft)*	RESIDENTIAL (dwelling units)	HOTEL (keys)
1	1 Level Retail / 8 Lvl Hotel Above	39,600	0	0	300
	Sub-Total	39,600	0	0	300

*Individual building square footage is approximate (+/-) but will not exceed the overall square footage entitled by the PUD

GROUP E (311,425 SF - 7.21 AC)

NUMBER	BUILDING USE	RETAIL COMMERCIAL (sq. ft.)*	OFFICE COMMERCIAL (sq. ft)*	RESIDENTIAL (dwelling units)	HOTEL (keys)
1	1 Level Retail / 3 Level Multi-Family Above	27,000	0	40	0
2	1 Level Retail / 3 Level Multi-Family Above	6,500	0	33	0
3	4 Level Multi-Family	0	0	135	0
	Sub-Total	33,500	0	208	0

*Individual building square footage is approximate (+/-) but will not exceed the overall square footage entitled by the PUD

GROUP F (773,368 SF - 17.80 AC)

NUMBER	BUILDING USE	RETAIL COMMERCIAL (sq. ft.)*	OFFICE COMMERCIAL (sq. ft)*	RESIDENTIAL (dwelling units)	HOTEL (keys)
1	5 Level Multi-Family	0	0	395	0
	Sub-Total	0	0	395	0

*Individual building square footage is approximate (+/-) but will not exceed the overall square footage entitled by the PUD

GROUP G (249,844 SF - 5.74 AC)

NUMBER	BUILDING USE	RETAIL COMMERCIAL (sq. ft.)*	OFFICE COMMERCIAL (sq. ft)*	RESIDENTIAL (dwelling units)	HOTEL (keys)
1	3 Level Multi-Family Flats	0	0	56	0
2	1 Level Multi-Family (2 Level Towns over Flats)	0	0	181	0
3	Level Multi-Family (1st level over 2 Level Towns)	0	0	181	0
	Sub-Total	0	0	92	0

*Individual building square footage is approximate (+/-) but will not exceed the overall square footage entitled by the PUD

GROUP H (64,400 SF - 1.48 AC)

NUMBER	BUILDING USE	RETAIL COMMERCIAL (sq. ft.)*	OFFICE COMMERCIAL (sq. ft)*	RESIDENTIAL (dwelling units)	HOTEL (keys)
1	3 Level Flats over Podium Parking	0	0	26	0
	Sub-Total	0	0	26	0

*Individual building square footage is approximate (+/-) but will not exceed the overall square footage entitled by the PUD

GROUP I (578,651 SF - 13.28 AC)

NUMBER	BUILDING USE	RETAIL COMMERCIAL (sq. ft.)*	OFFICE COMMERCIAL (sq. ft)*	RESIDENTIAL (dwelling units +/-)	HOTEL (sq. ft.)
1	2-3 Level "Tree Houses"	0	0	25	0
	Sub-Total	0	0	25	0

*Individual building square footage is approximate (+/-) but will not exceed the overall square footage entitled by the PUD

GROUP J (192,358 SF - 4.42 AC)

NUMBER	BUILDING USE	RETAIL COMMERCIAL (sq. ft.)*	OFFICE COMMERCIAL (sq. ft)*	RESIDENTIAL (dwelling units)	HOTEL (keys)
1	3 Level Townhouses	0	0	17	0
2	3 Level Cottages	0	0	15	0
	Sub-total	0	0	32	0

*Individual building square footage is approximate (+/-) but will not exceed the overall square footage entitled by the PUD

TOTAL NON-RESIDENTIAL BUILDING SQ. FT. / DWELLING UNITS AND HOTEL KEYS

	RETAIL COMMERCIAL (sq. ft.)	OFFICE COMMERCIAL (sq. ft)	RESIDENTIAL (dwelling units)	HOTEL (keys)
TOTAL	450,000	30,000	950	450

MINIMUM OPEN SPACE REQUIREMENTS FOR MIXED USE

Developable Acreage = Total P.U.D. Site Area - Hilltop Overlay - 20% slopes - Stream Buffers = 54.7 AC
5% of Developable Acreage Required for Formal Open Space = 2.8 AC
Informal Open Space Required: 0.0 AC / Informal Open Space Provided = NA

KEY	CLASS	TYPE	AREA OF OPEN SPACE (+/-)	MAX PAVED AREA (80%)
Area F-1	Formal	Entrance Park	35,373	28,298
Area F-2	Formal	Blvd. Median	10,455	8,364
Area F-3	Formal	Blvd. Terminus Park	10,750	8,600
Area F-4	Formal	Active Pedestrian	27,224	21,779
Area F-5	Formal	Active Pedestrian	8,515	6,812
Area F-6	Formal	Village Park	16,819	13,455
Area F-7	Formal	Village Park	12,512	10,010
		Total Formal O/S Provided	121,648	(2.8 acres or 5%)

RESIDENTIAL PROJECT DENSITY

SECTION	SQ. FT.	AC	DU	DENSITY
A	521464.8	11.9	Retail Only	0.0
B	517799.7	11.2	Retail Only	0.0
C	526553.5	12.1	105	8.7
D	107964.5	2.5	Retail Only	0.0
E	321148.3	7.4	275	37.2
F	635531.6	14.36	395	27.5
G	210327.31	4.87	57	11.7
H	641893.34	1.47	60	40.8
I	534232.61	12.26	13	1.1
J	415748.18	9.54	45	4.7
	Project Gross Density	77.6	950	12.24
	Project Net Density	57.6	950	16.49

PARKING BLOCK KEY MAP

(FROM WALKER PARKING REPORT, FIG. 1, PAGE 1)



SLOPE LEGEND
> 20.00

LEGEND
* Building Type
** Unique building delineation
*** Total Building Level
Architectural IPrespective Key (reference Pattern Book)
Architectural Elevation Key (reference Pattern Book)
Proposed SD-X PUD Zoning/Property Line Boundary

0 100 200 300
SCALE: 1"= 100'

KISERVOGRINDESIGN
5005 Meridian Blvd. Ste. 100, Franklin, TN 37067
615.807.2211

CLARK CERTIFIED LANDSCAPE ARCHITECT

OVATION PUD SUBDIVISION (SD-X DISTRICT) DEVELOPMENT PLAN (REVISION 1)

HIGHWOODS REALTY, LP AND SS MCEWEN, LP, FRANKLIN, TN
DEVELOPMENT PLAN ENLARGEMENT

REVISIONS
09-04-2014 PER C.O.F. STAFF COMMENTS

CITY OF FRANKLIN PROJECT # 4645

DATE: 09-04-2014
DESIGNED BY: RSK
DRAWN BY: RB
CHECKED BY: GVW
O.C. BY: MCH
PROJECT #: 4540
SHEET #: P-4540

SHEET
L-3

OVATION
FRANKLIN, TN

Highwoods
CENTERCAL PROPERTIES, LLC

OVATION PUD SUBDIVISION
DEVELOPMENT PLAN, REVISION 2
Franklin, Williamson County, Tennessee

DRAKE A. REEDER REGISTERED LANDSCAPE ARCHITECT TENNESSEE No. 1229 COMMERCE

INITIAL SUBMITTAL: June 9, 2025

Revision Date
1 July 3, 2025 - staff comments
2
3
4

APPROVED PUD

SHEET
C0.1

COF # 8849



EXISTING PUD AREA



PROPOSED PUD AREA

	2014 SD-X EXISTING PUD ENTITLEMENT	2014 TRAFFIC STUDY SD-X RC12 AREA	2025 PROPOSED PUD DEVELOPMENT PLAN ENTITLEMENT	2025 TRAFFIC STUDY SD-X + RC12 AREA	PUD PLAN CHANGE	TRAFFIC STUDY CHANGE
AREA	77.7AC	-	103.93 AC	-	-26.23 AC	-
RETAIL/ RESTAURANT	450,000 SF	413,000 SF 37,000 SF	400,000 SF	280,000 SF 120,000 SF	-50,000 SF	**-50,000 SF**
OFFICE	30,000 SF	1,400,000 SF	1,225,000 SF	1,450,000 SF	+1,195,000 SF	**+50,000 SF**
COMMERCIAL ENTERTAINMENT	-	-	30,00 SF	30,000 SF	+30,000 SF	**+30,000 SF**
HOTEL	450 KEYS	450 KEYS	350 KEYS	350 KEYS	-100 KEYS	**-100 KEYS**
RESIDENTIAL	950 UNITS	950 UNITS	1594 UNITS	1594 UNITS	+644 UNITS	**+644 UNITS**
TOTAL DAILY TRIPS		32,058		33,162		**+1,104 TRIPS**
TOTAL AM PEAK TRIPS		2,179		2,458		**+279 TRIPS**
TOTAL PM PEAK TRIPS		2,835		3,038		**+199 TRIPS**

* TOTAL TRAFFIC IMPACT OF BOTH PUD AREA AND ADJACENT RC12 AREA WAS STUDIED IN 2014, AND HAS BEEN USED AS BACKGROUND FOR TRAFFIC IMPROVEMENTS IN THE AREA (McEWEN INTERCHANGE & McEWEN TO WILSON PIKE)

* PUD AREA EXPANSION AREA IS WITH IN PREVIOUS TRAFFIC STUDY AREA.

OVATION
FRANKLIN, TN

Highwoods
CENTERCAL PROPERTIES, LLC

OVATION PUD SUBDIVISION
DEVELOPMENT PLAN, REVISION 2
Franklin, Williamson County, Tennessee

DRAKE A. REEDER
REGISTERED
LANDSCAPE ARCHITECT
TENNESSEE No. 1234
7-3-2025

INITIAL SUBMITTAL: June 9, 2025

Revision Date
1. July 3, 2025 - staff comments
2. _____
3. _____
4. _____

DEVELOPMENT PLAN COMPARISON
SHEET
C0.2
COF # 8849

Modification 1 - Block Length

Section 9.6.5 Internal Street Network

Maximum Block Length perimeter shall not exceed a maximum of 2,400 feet, expect the DRT may approve a block length perimeter up to 3,200 feet in cases: 1. Where environmental or topographic constraints exist; 2. Where the street classification prevents a connection; or 3. Where a proposal includes an internal parking structure.

Modification Request: To allow a maximum block length of 3,600 LF for the block encompassing the Wetland Park and stormwater management area.

The block encompassing the Wetland Park is defined by several existing factors. First, existing intersection of McEwen and Live Oak Lane is located as far east as possible. Secondly, the access point of Ovation Parkway and Encore Lane is established based on the existing conditions. The Wetland Park area includes two sections of protected stream and stream buffer area and an existing stormwater management area. This request is asking to exceed the maximum block length by 400 LF. The interior block, defined by Live Oak Lane and Encore Lane have pulled their roadways and buildings as close as possible to the Wetland Park. This block includes two parking structures and a fire lane, which does provide emergency and pedestrian access through the block.

1. The modification will enhance the design of the development more than if the standards were strictly adhered to:

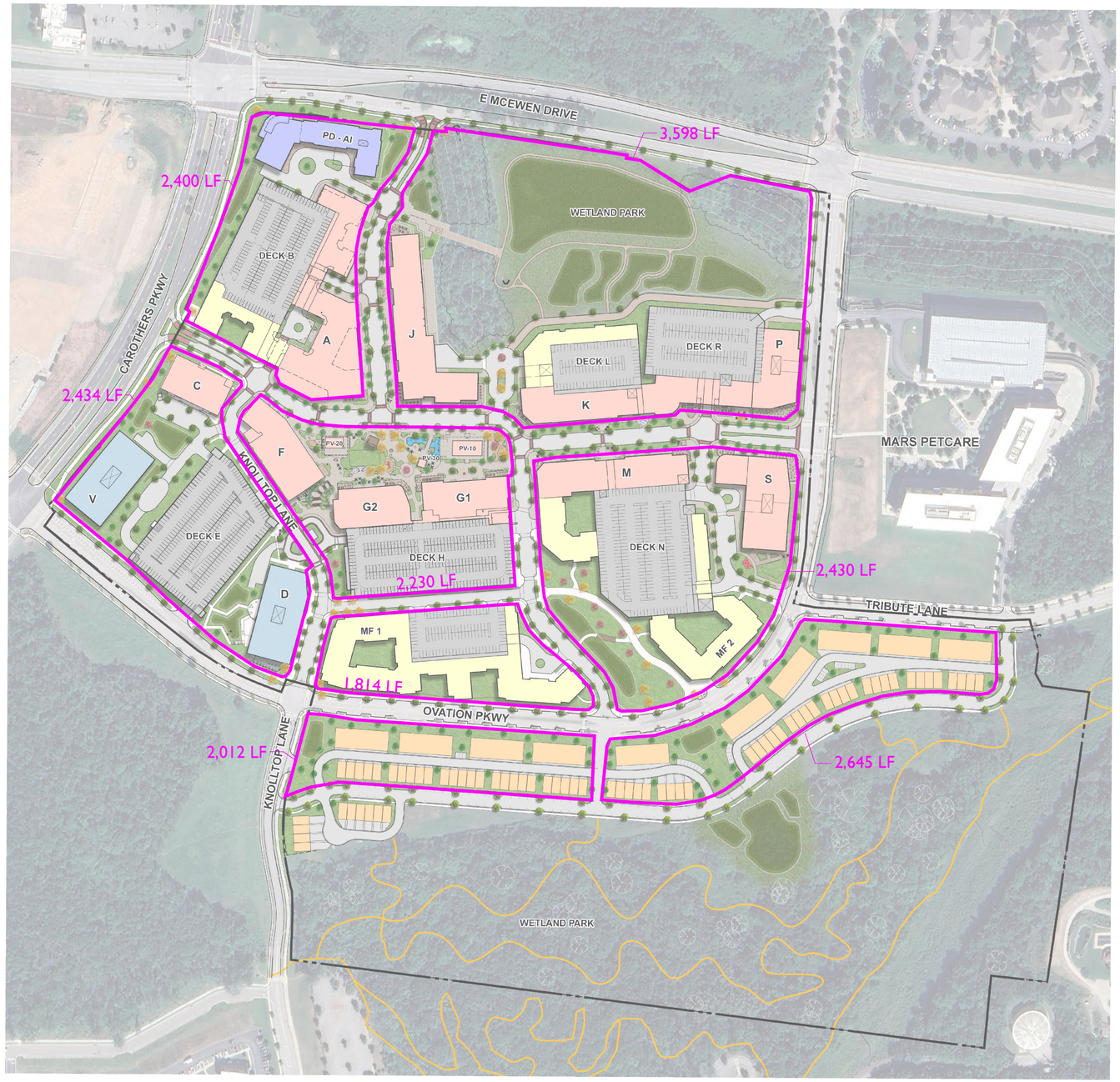
This modification takes into account the existing conditions of this site, which include existing roadway network and environmental conditions that prevent the block from being bisected by additional roadways.

2. The conditions upon which the request is based are unique to the design intent for the development and are not applicable generally to other property:

The existing roadway connections and environmental restrictions are unique to this parcel. In addition to the naturally occurring environmental conditions, the stormwater management use of the site was approved by the Stormwater Appeals Board Variance on Jan. 17, 2013.

3. The modification is consistent with the intent of Envision Franklin:

The modification is consistent with the Guiding Principles in Envision Franklin. Specifically, the pedestrian and emergency accesses through this block ensure that the principles of connectivity are supported, even if the overall block perimeter is exceeded by 400 LF due to existing environmental factors.



NOT TO SCALE

OVATION

FRANKLIN, TN

Highwoods

CENTERCAL PROPERTIES, LLC

OVATION PUD SUBDIVISION
DEVELOPMENT PLAN, REVISION 2
Franklin, Williamson County, Tennessee

DRAKE A. REEDER REGISTERED LANDSCAPE ARCHITECT TENNESSEE NO. 329 07.29.2025

INITIAL SUBMITTAL: June 9, 2025

Revision Date
1 July 3, 2025 - staff comments
2 _____
3 _____
4 _____

OVATION MASTERPLAN

SHEET
C0.3

COF # 8849

Building Types: Rationale for Modification of Standards
The branding of Ovation as a unified master plan that creates a unique sense of place. As part of this identity, the applicant is requesting Modifications that would both enforce this sense of place and help the development be consistent with other developments in the Cool Springs area.

Modification 2 - Townhouse Roof Elements

Section 6.6: Roof Elements
Pitch shall be 3:12 to 12:12, excluding small roof sections over porches, entryways, or similar features.

Modification Request: To permit flat roofs with parapets for town homes.

This request is in keeping with the intent to provide high design architecture and diversity within the Ovation master plan. Similar town homes with flat roofs with parapets in Franklin are located at Jamison Station, the Brownstones in downtown Franklin, and Berry Farms.

1. The modification will enhance the design of the development more than if the standards were strictly adhered to:
   This requested modification seeks the ability to apply creative and unique architecture in the Ovation development. This modification requests that a flat roof town home with a parapet be incorporate for architectural variety in this more urban context of Ovation.

2. The conditions upon which the request is based are unique to the design intent for the development and are not applicable generally to other property:
   This modification is related to the size and scale of the development and seeks to have multiple tools available to incorporate architectural variety.

3. The modification is consistent with the intent of Envision Franklin:
   Envision Franklin consistently refers to preserving the City's established character. This Modification of Standards would allow Townhouse Buildings to have flat roofs similar in character to those in downtown Franklin and in mixed-use developments in Franklin. Both are prime example of successful, attractive mixed-use developments.





Modification 3 - Retail Storefronts, Remove a requirement for transom windows and kneewalls

Section 6.9: Building Elements - Retail Storefronts
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 details.

Modification Request: To allow up to 50% of Retail Storefronts on Commercial / Mixed-Use buildings to not have transom windows and to allow up to 50% of Retail Storefronts on Commercial/Mixed-Use buildings to not have knee walls.

1. The modification will enhance the design of the development more than if the standards were strictly adhered to:
   This requested modification seeks the ability to apply creative and unique architecture in the Ovation development. This modification requests that glass storefronts be permitted to extend to the ground level to incorporate architectural variety. Similarly, the modification requests that not all commercial/mixed-use buildings require transoms.

2. The conditions upon which the request is based are unique to the design intent for the development and are not applicable generally to other property:
   This modification is related to the size and scale of the development and seeks to have multiple tools available to incorporate architectural variety.

3. The modification is consistent with the intent of Envision Franklin:
   Envision Franklin consistently refers to preserving the City's established character. This Modification of Standards would allow Commercial/Mixed-Use Buildings with glass to the ground level and/or without transoms as are already established in downtown Franklin and in mixed-use developments in Cool Springs. Both are prime examples of successful, attractive mixed-use developments.





Local Franklin examples without knee walls











Project Name: Bridgeport Village in Tigard, OR






Project Name: Village at Meridian in Meridian, ID








Project Name: Village at Totem Lake in Kirkland, WA

OVATION
FRANKLIN, TN

Highwoods
CENTERCAL
PROPERTIES, LLC

OVATION PUD SUBDIVISION
DEVELOPMENT PLAN, REVISION 2
Franklin, Williamson County, Tennessee

DRAKE A. REEDER
REGISTERED
LANDSCAPE ARCHITECT
TENNESSEE No. 1230
07.29.25

INITIAL SUBMITTAL: June 9, 2025

Revision Date
1 July 3, 2025 - staff comments
2
3
4

OVATION
MASTERPLAN

SHEET
C0.4

COF # 8849

Modification 4 - Large Scale Office Building Materials

Section 6.10: Primary Materials on Facade
Up to three of the following: brick, natural stone, or cultured stone.

Modification Request: To allow up to three of the following: Brick, natural stone, cultured stone, or pre-cast concrete as primary material on a facade for a large scale office building.

1. The modification will enhance the design of the development more than if the standards were strictly adhered to.

   It is the desire of this development to create a complementary architectural variety throughout the site. This modification will enable the large-scale office buildings to feature similar levels of architectural variety as similarly sized commercial and mixed-use buildings. Pre-cast concrete offers a readily available and visually similar alternative to many of the accepted primary materials.

2. The conditions upon which the request is based are unique to the design intent for the development and are not applicable generally to other property.

   The Ovation development seeks to create architectural variety throughout the site while still being visually cohesive internally and to the existing, neighboring development, Mars. Introduction of a third façade material and the ability to pre-cast concrete as a building material will help to accomplish this consistency throughout this mixed-use community.

3. The modification is consistent with the intent of Envision Franklin.

   Envision Franklin requests visually interesting architectural facades as well as the ability to create strong identity through design. The Ovation development is seeking to accomplish these goals in both their place making and their architectural identity. This increase in the materials palette allows for the large-scale office buildings to blend into the mixed use community.

Modification 5 - Commercial/Mixed-Use Building Materials

Section 6.9: Primary Materials on Facade
Up to two of the following: brick, natural stone, cultured stone, smooth wood siding, or fiber cement siding.

Modification Request: To allow up to three of the following: Brick, natural stone, cultured stone, smooth wood siding, fiber cement siding, or pre-cast concrete as primary material on a facade for a commercial/mixed use building.

1. The modification will enhance the design of the development more than if the standards were strictly adhered to.

   This modification is intended for mixed-use buildings with office as a primary use. It is the desire of this development to create a complementary architectural variety throughout the site. This modification will enable the large-scale office buildings to feature similar levels of architectural variety as similarly sized commercial and mixed-use buildings. Pre-cast concrete offers a readily available and visually similar alternative to many of the accepted primary materials.

2. The conditions upon which the request is based are unique to the design intent for the development and are not applicable generally to other property.

   The Ovation development seeks to create architectural variety throughout the site while still being visually cohesive internally and to the existing, neighboring development, Mars. Introduction of a third façade material and the ability to pre-cast concrete as a building material will help to accomplish this consistency throughout this mixed-use community.

3. The modification is consistent with the intent of Envision Franklin.

   Envision Franklin requests visually interesting architectural facades as well as the ability to create strong identity through design. The Ovation development is seeking to accomplish these goals in both their place making and their architectural identity. This increased in the palette allows for the large-scale office buildings to blend into the mixed use community.

Modification 6 - Retaining Wall Screening

Section 13.2.5.A - Retaining Walls for Multifamily, Nonresidential, and Mixed Uses
Each retaining wall shall have a single row of evergreen shrubs, planted every five feet on center, at the base of the wall to soften its appearance. Shrubs shall be a minimum of 30 inches in height at the time of planting. Evergreen trees or groundcover may be permitted as an alternative, subject approval of the Department of Planning and Sustainability.

Modification Request: Request to eliminate the requirement of planting at the base of the retaining wall behind building J since the wall will be placed in close proximity to an established riparian buffer. The evergreen shrub requirement conflicts with the native plant requirement as directed in Franklin's Best Management Practice Stormwater Management Manual.

1. The modification will enhance the design of the development more than if the standards were strictly adhered to:

   The evergreen shrub requirement is to enhance the visual appearance of the retaining wall. In this instance the retaining wall is screened from view with approximately 120 feet wide existing mature trees in a protected stream buffer. The Stormwater Management Manual requires a mixture of native plants to enhance the water quality aspects of the stream.

2. The conditions upon which the request is based are unique to the design intent for the development and are not applicable generally to other property:

   The public viewshed is from the top of the wall. The bottom of the wall, where the shrubs are required is not visible from the public viewshed.

3. The modification is consistent with the intent of Envision Franklin:

   The modification is consistent with the Guiding Principles of Envision Franklin, and does not diminish the high-intensity activity center. In the Regional Commerce Policy, landscape buffers are encouraged adjacent to single family residential areas, parking areas, and service areas.

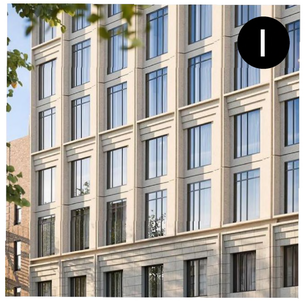
Architectural precast concrete offers a range of benefits that make it an attractive choice for modern construction. One of its primary advantages is its design versatility. Precast panels can be molded into virtually any shape, texture, or color, allowing the design team flexibility to achieve complex and aesthetically pleasing facades that would be difficult or costly with traditional materials. This flexibility supports both creative expression and functional design. It also enables the integration of insulation, window openings, and decorative elements directly into the panels.

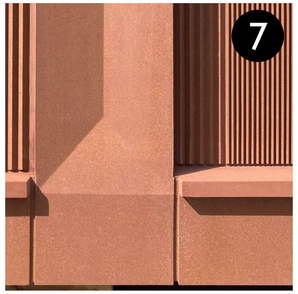
Considering the size of the Ovation development and the desire for placemaking,
Architectural precast introduces another tool to provide diversity of design, scale, and materiality. Additionally, because architectural precast components are manufactured in controlled environments, they maintain high quality and consistency, reducing the likelihood of defects and ensuring a precise fit during installation.

Architectural precast will add value to Ovation through construction efficiency. Precast elements are produced off-site and delivered ready for installation, which minimizes on-site labor, reduces construction time, and mitigates weather-related delays. This streamlined process not only accelerates project timelines but also enhances safety by limiting the amount of work performed at height or in hazardous conditions. Furthermore, architectural precast is known for its durability and low maintenance, offering excellent resistance to fire, weather, and pests. Its thermal mass also contributes to energy efficiency, helping regulate indoor temperatures and reduce heating and cooling costs.

These combined attributes have made architectural precast concrete a desirable material in modern construction for decades. It continues to be used on a variety of project types throughout the country and will contribute to the overall aesthetic experience of Ovation.

1. Project Name: The Harper
   Location: East 86th Street, Manhattan, NY
   Architect: ODA Architecture
   Date of Construction: 2024
2. Project Name: Educational Media Foundation HQ
   Location: Franklin, TN
   Architect: HASTINGS
   Date of Construction: 2024
3. Project Name: Peabody Plaza
   Location: Nashville, TN
   Architect: HASTINGS
   Date of Construction: 2020
4. Project Name: 4 Cannon Street
   Location: London, England
   Architect: PLPArchitecture
   Date of Construction: 2020
5. Project Name: The Orchard
   Location: Chicago, IL
   Architect: Antunovich Associates
   Date of Construction: 2020
6. Project Name: Wembley North Eastlands
   Location: London, England
   Architect: Hawthorn Tompkins
   Date of Construction: 2025
7. Project Name: 144 Vanderbilt
   Location: Brooklyn, NY
   Architect: Solid Objectives
   Date of Construction: 2024















OVATION
FRANKLIN, TN

Highwoods
CENTERCAL PROPERTIES, LLC

OVATION PUD SUBDIVISION
DEVELOPMENT PLAN, REVISION 2
Franklin, Williamson County, Tennessee

DRAKE A. REEDER
REGISTERED
LANDSCAPE ARCHITECT
TENNESSEE No. 329
COURAGE
7-2-25

INITIAL SUBMITTAL: June 9, 2025

Revision Date
1. July 3, 2025 - staff comments
2. _____
3. _____
4. _____

BUILDING MODIFICATION OF STANDARDS
SHEET
C0.5
COF # 8849

Modification 7 - Wall Retaining Wall Height

Section 13.2.5: Maximum Height of Retaining Walls

Maximum Height of 10 feet

Modification Request: To increase the maximum retaining wall height to a maximum height of 22 feet for one wall, located behind building J; and to increase the maximum retaining wall height to a maximum of 16' adjacent to Brook Meadow Lane.

22 ft wall behind Building J:

Live Oak Lane has an existing right-in/ right-out driveway cut onto McEwen. This driveway cut is constructed today, and there is no flexibility for it to be relocated closer to Carothers Parkway nor closer to South Prong of Spencer Creek. South Prong of Spencer Creek is a protected Waters of the State and has 60' buffers from the top of bank on both sides of the creek. Due to the fixed access location directly adjacent to the buffer, and due to the City of Franklin Technical Street Standards for horizontal geometry for private streets, realigning this driveway location is not possible. The grade changes from 780 at Ovation Parkway down to 715 at the McEwen access requires a substantial grade change along the street. To maintain appropriate slopes along the main pedestrian plaza and streets, as well as ensure appropriate slopes for fire apparatus as the road travels southbound and climbs in elevation, the wall height is required. The retaining wall is located behind building J, screened from view. The low side of the wall is on the eastern side and is screened from view by existing trees within the stream buffer of South Prong of Spencer Creek.

1. The modification will enhance the design of the development more than if the standards were strictly adhered to:

This modification will allow for a road alignment of Live Oak Lane that does not encroach on an adjacent stream buffer. The protection of this stream buffer is critical to the water quality aspects of the stream. The location of the right-in right-out intersection at McEwen Drive is constructed and is located at its western most point to the intersection of Carothers and McEwen Drive.

2. The conditions upon which the request is based are unique to the design intent for the development and are not applicable generally to other property:

The intersection of McEwen Drive and Live Oak Lane is located as far west as possible to provide separation between the intersection and Carothers Parkway. It is located adjacent to a protected stream buffer on the eastern side of the right of way. Due to the location of intersection, the elevation of McEwen, and the elevation of the stream channel results in a wall that is taller than 10 feet along the eastern side of Live Oak Lane.

3. The modification is consistent with the intent of Envision Franklin:

The modification is consistent with the Guiding Principles in Envision Franklin. Specifically, the viewshed of the wall from McEwen is protected by a width of 120' of existing mature trees. The wall will be below the tree canopy and shielded from view.

16' wall adjacent to Brook Meadow Lane:

The 16' retaining wall proposed south of the residential development serves to eliminate grading and development impact into the Hillside Hillcrest Overlay. The street located directly to the north of the retaining wall (Brook Meadow Lane) is proposed at the maximum possible elevation while still meeting City of Franklin Technical Standards for local roadways. The placement of Brook Meadow Lane is pulled as far north as possible and has defined connection points at both Knoll Top Lane and Tribute Lane. The townhomes and multi-family buildings on the residential block between Brook Meadow Lane and Ovation Parkway are targeted to be between 2 and 4 stories, which will help shield the wall from public and off-site views. Vegetative screening, according to City of Franklin requirements, will be implemented.

1. The modification will enhance the design of the development more than if the standards were strictly adhered to:

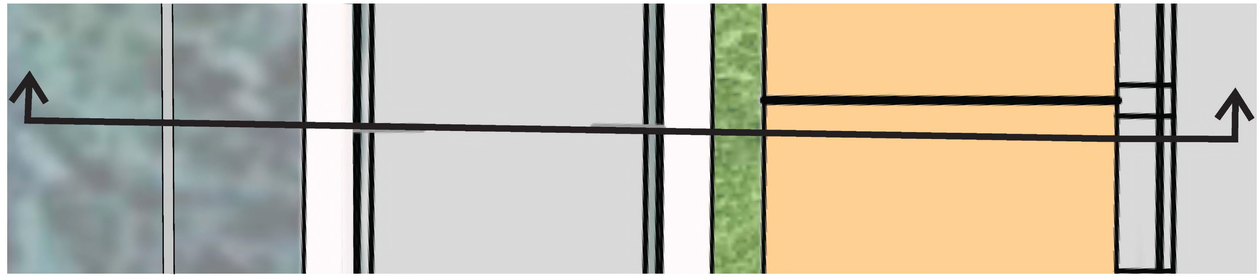
The design of this wall serves to eliminate grading and development impacts into the Hillside Hillcrest Overlay. The current design maximizes the amount of tree canopy preservation on the top side of the wall.

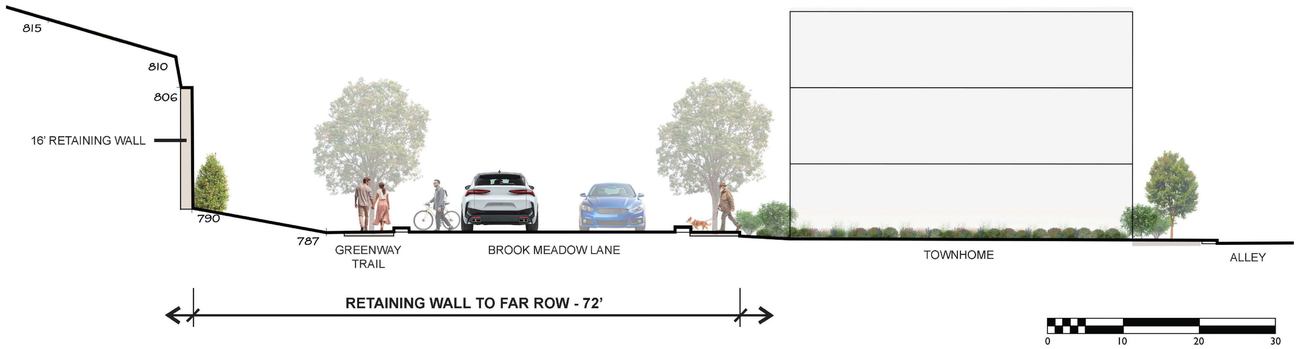
2. The conditions upon which the request is based are unique to the design intent for the development and are not applicable generally to other property:

The location of Brook Meadow Lane is pulled as far north as possible and has its connections points set by existing conditions. This segment of retaining wall over 10 feet is necessary to reduce development impacts to the Hillside Hillcrest Overlay.

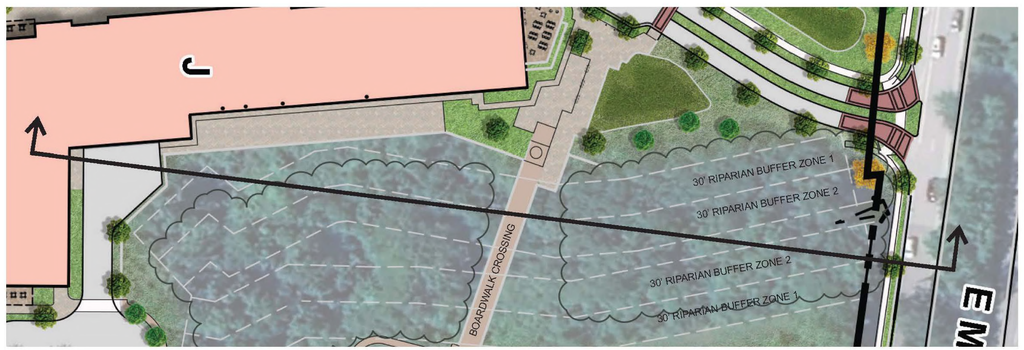
3. The modification is consistent with the intent of Envision Franklin:

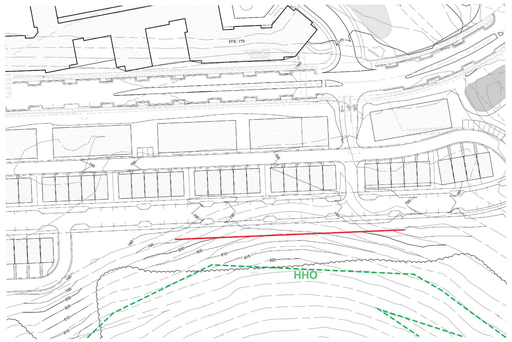
This modification is consistent with the Guiding Principle to protect natural features and existing tree canopies, and minimizing site disturbance in the hilltops, hillsides, and steep slopes.

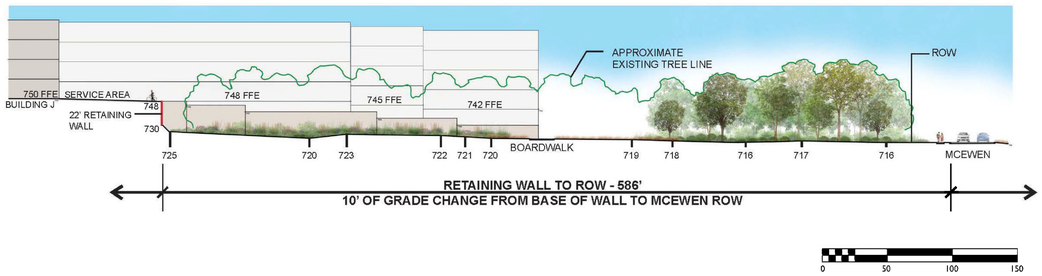




16' WALL BY BROOK MEADOW LANE









22' WALL NEXT TO BUILDING J

OVATION
FRANKLIN, TN

Highwoods
CENTERCAL
PROPERTIES, LLC

OVATION PUD SUBDIVISION
DEVELOPMENT PLAN, REVISON 2
Franklin, Williamson County, Tennessee

DRAKE A. REEDER
REGISTERED
LANDSCAPE ARCHITECT
TENNESSEE No. 1
07.09.25

INITIAL SUBMITTAL: June 9, 2025

Revision Date
1 July 3, 2025 - staff comments
2
3
4

BUILDING MODIFICATION OF STANDARDS

SHEET
C0.6

COF # 8849

Modification 8 - Parking and Transit

Section 10.5.2 A - Parking Structures
Outside of the CFO and CAO, where along an arterial or collector street, parking structures shall be screened by buildings at least as tall as the parking structures.

Modification Request: Request to place a parking structure parallel to the Carothers Parkway and the McEwen Drive Right of Ways.

The parking garage located along Carothers Parkway is between 40 and 65 feet from the right of way, and the parking garage located along McEwen Drive is between 320 and 355 feet from the right of way.

The garage along Carothers Parkway will be constructed with architectural finishes in keeping with the high design style of the mixed use and office buildings within the Ovation Master Plan. Openings will be vertically oriented to appear as window openings that meet the regulations of the Commercial/Mixed Use Building Type. Pedestrian entrances will be prominently located on the façade facing Carothers Parkway and will be highly visible. The garage along McEwen is set back and does not have a dominating presence on the viewshed of McEwen Drive.

Section 10.5.2 At or Above Grade Parking Structures outside of the CFP or CAO1, CAO2, or CAO3 (D) states;

At or above grade parking structures shall be visually similar in character to the principle building by

1. Matching the materials or being composed of brick; and
2. Vertically orienting the openings to appear as windows of the same size and rhythm as the principal building

The items below are additional commitments of this Modification of Standards

3. Architectural detailing to be similar size and rhythm as the primary structure
4. Building to include a base, middle and cap
5. A minimum of three different building facades will be applied along the parking structure façade facing the arterial road. Should the garage width change to less than 150 feet then only two facades would be required.
6. Pedestrian access entry facing the arterial road
7. Foundation landscape planting along the base of the parking structure.

1. The modification will enhance the design of the development more than if the standards were strictly adhered to:

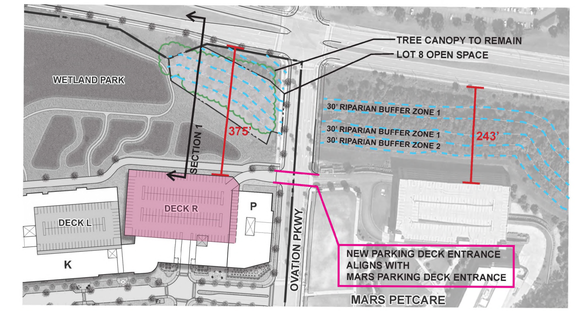
   Parking structures within Ovation are distributed throughout the master plan to provide convenient parking to the various uses in the plan. One of the structures is located between 40 and 65 feet from Carothers Parkway and another is between 320 and 355 feet from McEwen Drive. Both of these roadways are arterial roads. The design of the development is enhanced with better distribution of parking. The parking structures location on the outer edges of the master plan provide for clear and obvious destinations for automobiles, while keeping the interior of the master plan more pedestrian oriented by reducing the number of automobiles through the development's internal drives.

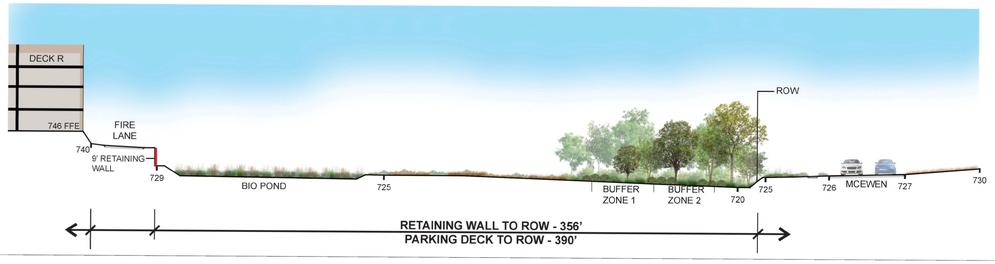
2. The conditions upon which the request is based are unique to the design intent for the development and are not applicable generally to other property:

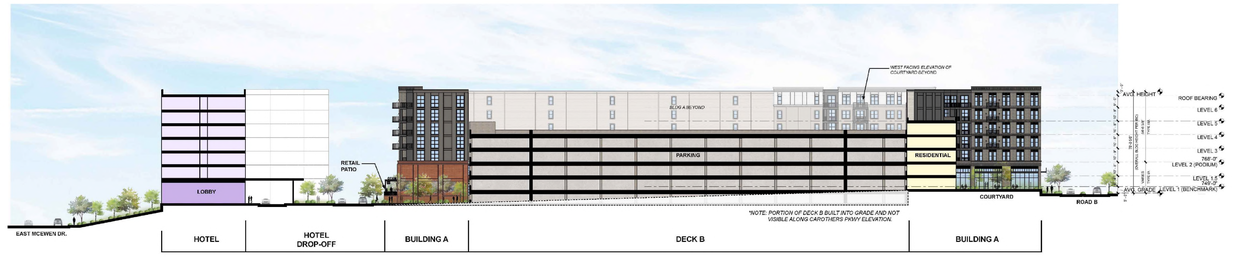
   Ovation is a unique, mixed use master plan with a variety of uses designed for a pedestrian friendly experience. Locating the parking structures predominantly on the outer edges of the master plan reduces the presence of the automobiles within the interior of the development.

3. The modification is consistent with the intent of Envision Franklin:

   Envision Franklin states: The majority of off-street and structured parking should be located to the side or rear of buildings. Large expanses of pavement, particularly between a building and a street, should be avoided. Architectural and/or landscape features should be used so as to diminish the appearance of parking from public view. The parking garages are located to the side of the buildings they serve and have been located such that landscape screening can be provided within the 90 foot distance to the right of way to diminish the appearance from the public view.



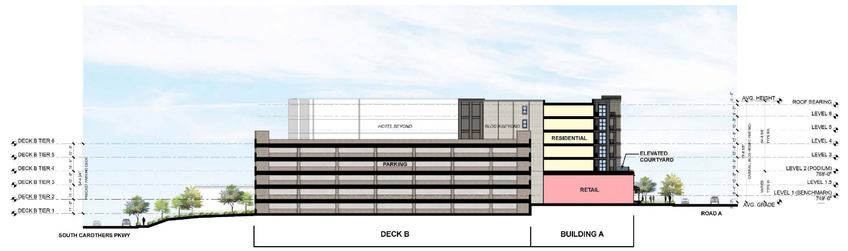




Section AA: North to South
Scale: 1" = 30' - 0"



CONCEPTUAL ELEVATION

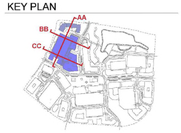


Section BB: East to West
Scale: 1" = 30' - 0"



Section CC: East to West
Scale: 1" = 30' - 0"

KEY PLAN



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

OVATION
FRANKLIN, TN

Highwoods
CENTERCAL PROPERTIES, LLC

OVATION PUD SUBDIVISION
DEVELOPMENT PLAN, REVISION 2
Franklin, Williamson County, Tennessee

DRAKE A. REEDER
REGISTERED
LANDSCAPE ARCHITECT
TENNESSEE No. 1213
07/03/2025

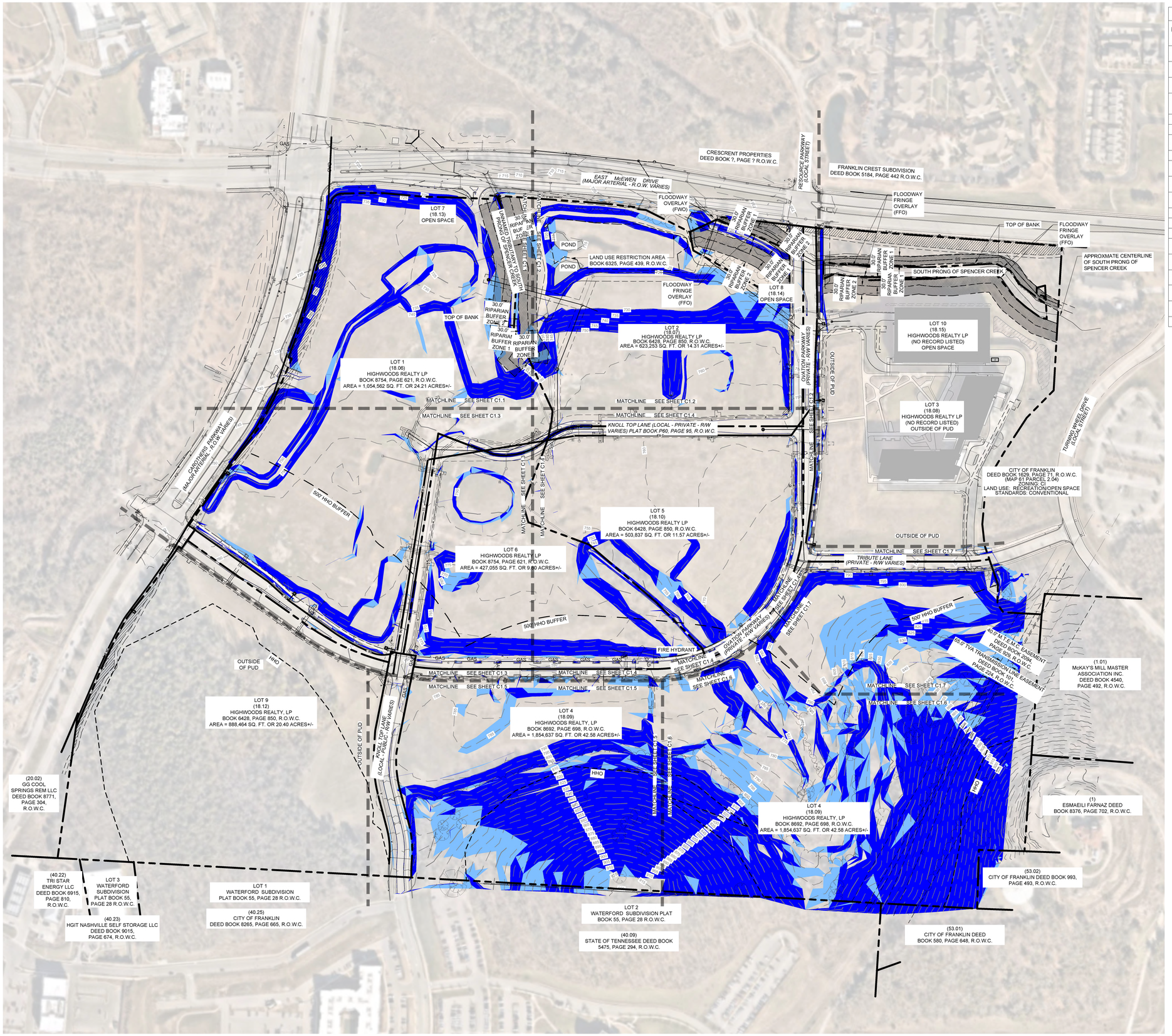
INITIAL SUBMITTAL: June 9, 2025

Revision Date
1 July 3, 2025 - staff comments
2 _____
3 _____
4 _____

BUILDING MODIFICATION OF STANDARDS

SHEET
C0.7

COF # 8849



SOIL REPORT			
MAP UNIT SYMBOL	MAP UNIT NAME	ACRES OF AOI	% OF AOI
ArB2	ARMOUR SILT LOAM, 2 TO 5 PERCENT SLOPES, ERODED	10.6	6.9%
ArC2	ARMOUR SITL LOAM, 5 TO 12 PERCENT SLOPES, ERODED	12.1	7.8%
BrD2	BRAXTON CHERTY SILT LOAM, 12 TO 20 PERCENT SLOPES, ERODED	0.6	0.4%
BsD3	BRAXTON CHERTY SILTY CLAY LOAM, 12 TO 20 PERCENT SLOPES, SEVERE ERODED	6.2	4.0%
Eg	EGAM SILT LOAM, PHOSPHATIC	1.3	0.8%
Gu	GULLIED LAND	1.2	0.8%
HbC2	HAMPSHIRE SILT LOAM, 5 TO 12 PERCENT SLOPES, ERODED	3.6	2.4%
Hu	HUNTINGTON SILT LOAM, PHOSPHATIC	30.8	20.0%
MbB2	MAURY SILT LOAM, 2 TO 5 PERCENT SLOPES, ERODED	5.8	3.7%
MbC2	MAURY SILT LOAM, 5 TO 12 PERCENT SLOPES, ERODED	0.1	0.1%
MoD	ASHWOOD-MIMOSA-ROCK OUTCROP COMPLEX, 5 TO 15 PERCENT SLOPES	7.0	4.5%
Mp	MINE PITS AT DUMPS	0.0	0.0%
Mr	MINE LAND, RECLAIMED	0.4	0.3%
Rc	ROCKLAND	28.3	18.3%
StC3	STIVERSVILLE CLAY LOAM, 5 TO 12 PERCENT SLOPES, SEVERELY ERODED	7.9	5.1%
StD3	STIVERSVILLE CLAY LOAM, 12 TO 20 PERCENT SLOPES, SEVERELY ERODED	15.6	10.1%
StB2	STIVERSVILLE SILT LOAM, 2 TO 5 PERCENT SLOPES	4.1	2.7%
StC2	STRIVERSVILLE SILT LOAM, 5 TO 12 PERCENT SLOPES, ERODED	13.9	9.0%
StD2	STIVERSVILLE SILT LOAM, 12 TO 20 PERCENT SLOPES, ERODED	1.6	1.0%
W	WATER	3.2	2.1%

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 A TOPOGRAPHIC AND ALTA SURVEY PREPARED BY BARGE DESIGN SOLUTIONS DATED 05/01/2023. 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 PARRY OTHER THAN THE OWNER.
5. THIS PROJECT IS NOT LOCATED IN A FLOOD HAZARD AREA ACCORDING TO FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP COMMUNITY NO. 47187C0220G, DATED DECEMBER 20, 2024, ZONE "X".

STORMWATER NARRATIVE

STORMWATER RUNOFF FOR THIS SITE ENCOUNTERS HEAVILY WOODED GENTLY SLOPING HILLSIDE THROUGHOUT THE PROPERTY. FLOW TRAVELS VIA SHEET FLOW AND SHALLOW CHANNEL FLOW IN ONE OF THREE DIRECTIONS, NOTED ABOVE WITH OUTFALL LABELS. OUTFALL #1 IS AN EXISTING INLET ALONG CAROTHERS PARKWAY, OUTFALL #2 IS AN EXISTING INLET ALONG LIBERTY PIKE, OUTFALL #3 IS UNKNOWN WOODED AREAS.

OUTFALLS #1 AND #2 WILL BE UTILIZED IN THE DEVELOPMENT OF THIS SITE.

EXISTING CONDITIONS LEGEND

- ZONE 1 BUFFER
- ZONE 2 BUFFER
- HHO
- 500' HHO BUFFER
- TOP OF BANK

SITE SLOPE TABLE

- 14% - 19.99%
- 20% and above

GRAPHIC SCALE IN FEET
0 75 150 300

NORTH

CENTERCAL PROPERTIES, LLC

Highwoods

OVATION PUD SUBDIVISION
DEVELOPMENT PLAN, REVISION 2
Franklin, Williamson County, Tennessee

OVATION
FRANKLIN, TN

WILLIAM GRAY HARRISON REGISTERED ENGINEER AGENT OF RECORD No. 127819 STATE OF TENNESSEE

INITIAL SUBMITTAL: XXXXXXXXX

Revision Date
1 _____
2 _____
3 _____
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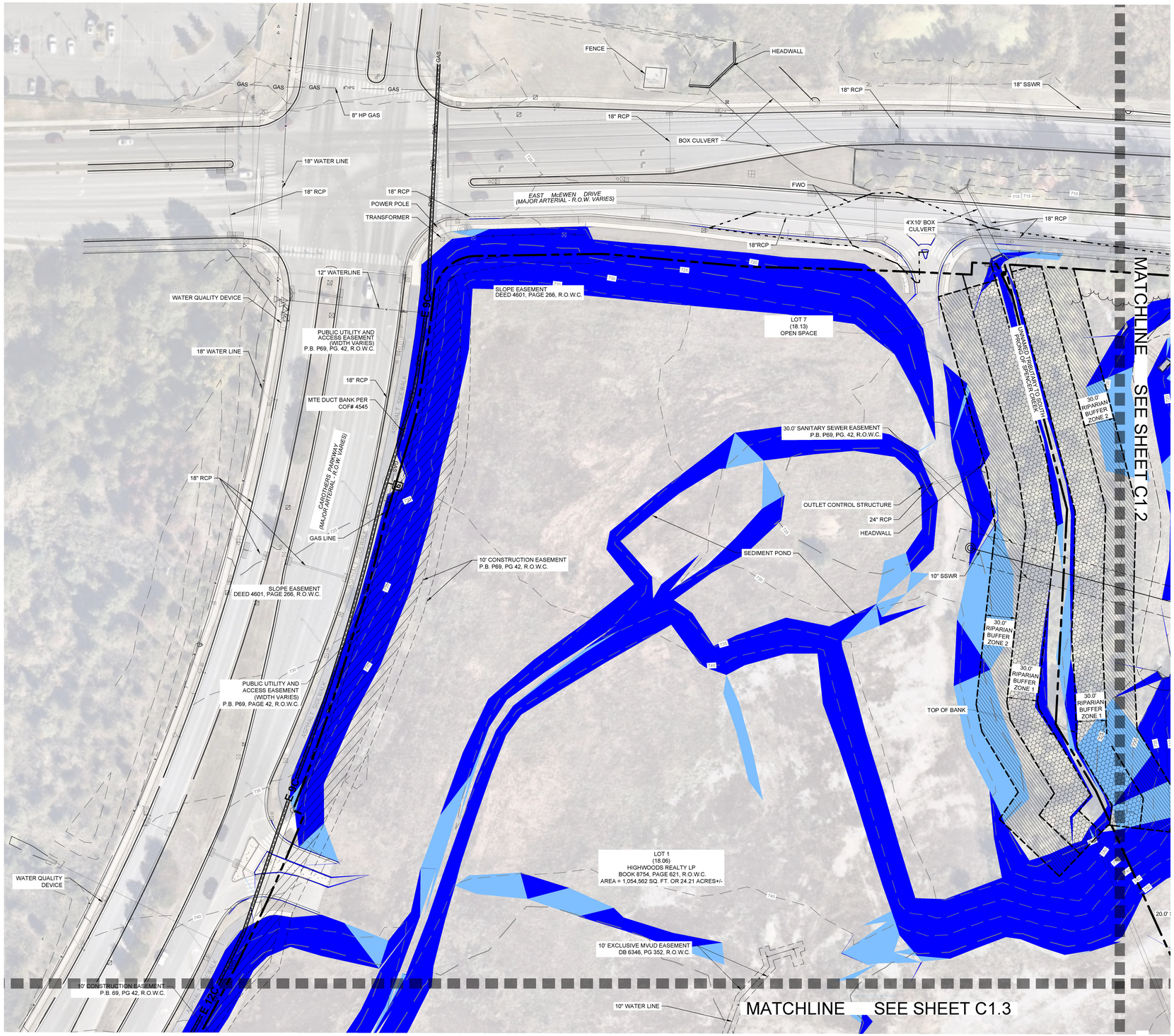
OVERALL EXISTING CONDITIONS

SHEET
C1.0

COF # 8849

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

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SITE SLOPE TABLE

	14% - 19.99%
	20% and above



GRAPHIC SCALE IN FEET
0 25 50 100

NORTH

CENTERCAL PROPERTIES, LLC

Highwoods

OVATION PUD SUBDIVISION
DEVELOPMENT PLAN, REVISION 2
Franklin, Williamson County, Tennessee

OVATION
FRANKLIN, TN

WILLIAM GRAY HARRISON
REGISTERED ENGINEER
AGRICULTURE & ENVIRONMENT
COLUMBIA
No. 121219
STATE OF TENNESSEE

INITIAL SUBMITTAL: XXXXXXXXX

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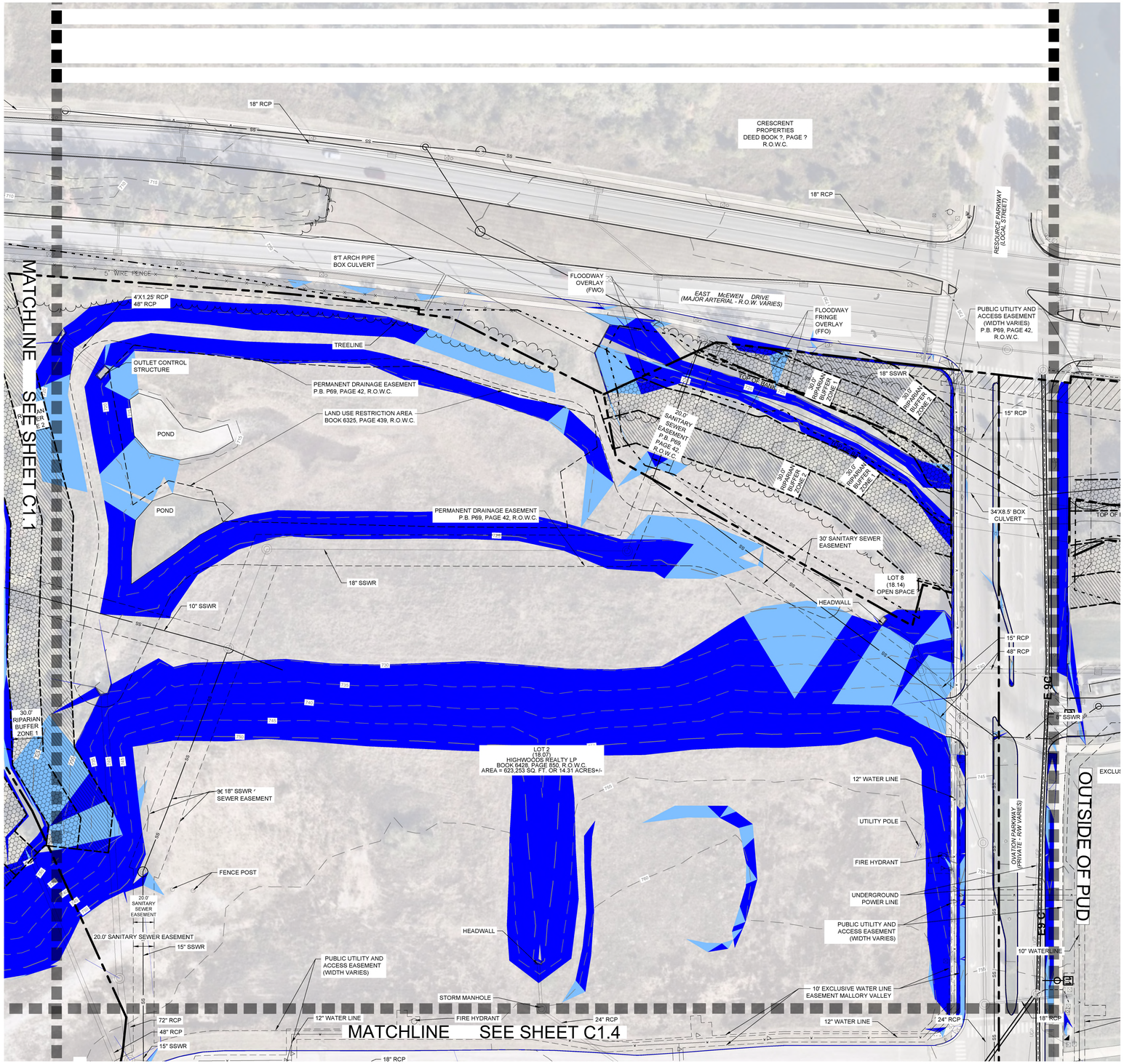
ENLARGED EXISTING CONDITIONS

SHEET
C1.1

COF # 8849

Drawing name: K:\FRA_LDEV\118471000 - ovation\4-CADD\plansheets\1-development plan\C1.1 ENLARGED EXISTING CONDITIONS.dwg C1.1 ENLARGED EXISTING CONDITIONS Jul 03, 2025 1:24pm by: James.Parker

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- HHO
- 500' HHO BUFFER
- TOP OF BANK

SITE SLOPE TABLE

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Highwoods

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Franklin, Williamson County, Tennessee

OVATION
FRANKLIN, TN

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COMMERCE
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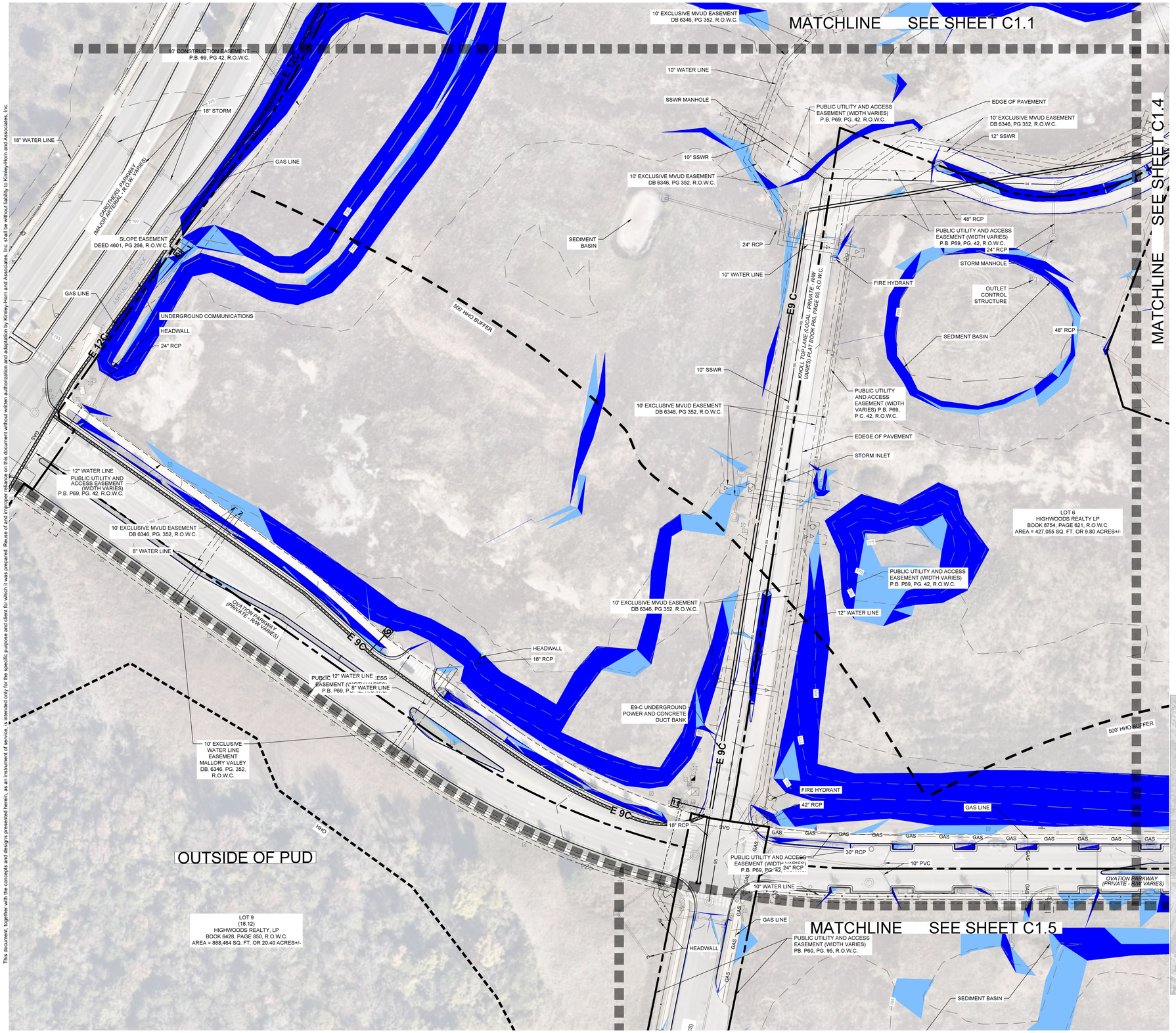
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SHEET
C1.2

COF # 8849

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- HHO
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- TOP OF BANK

SITE SLOPE TABLE

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Highwoods

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FRANKLIN, TN

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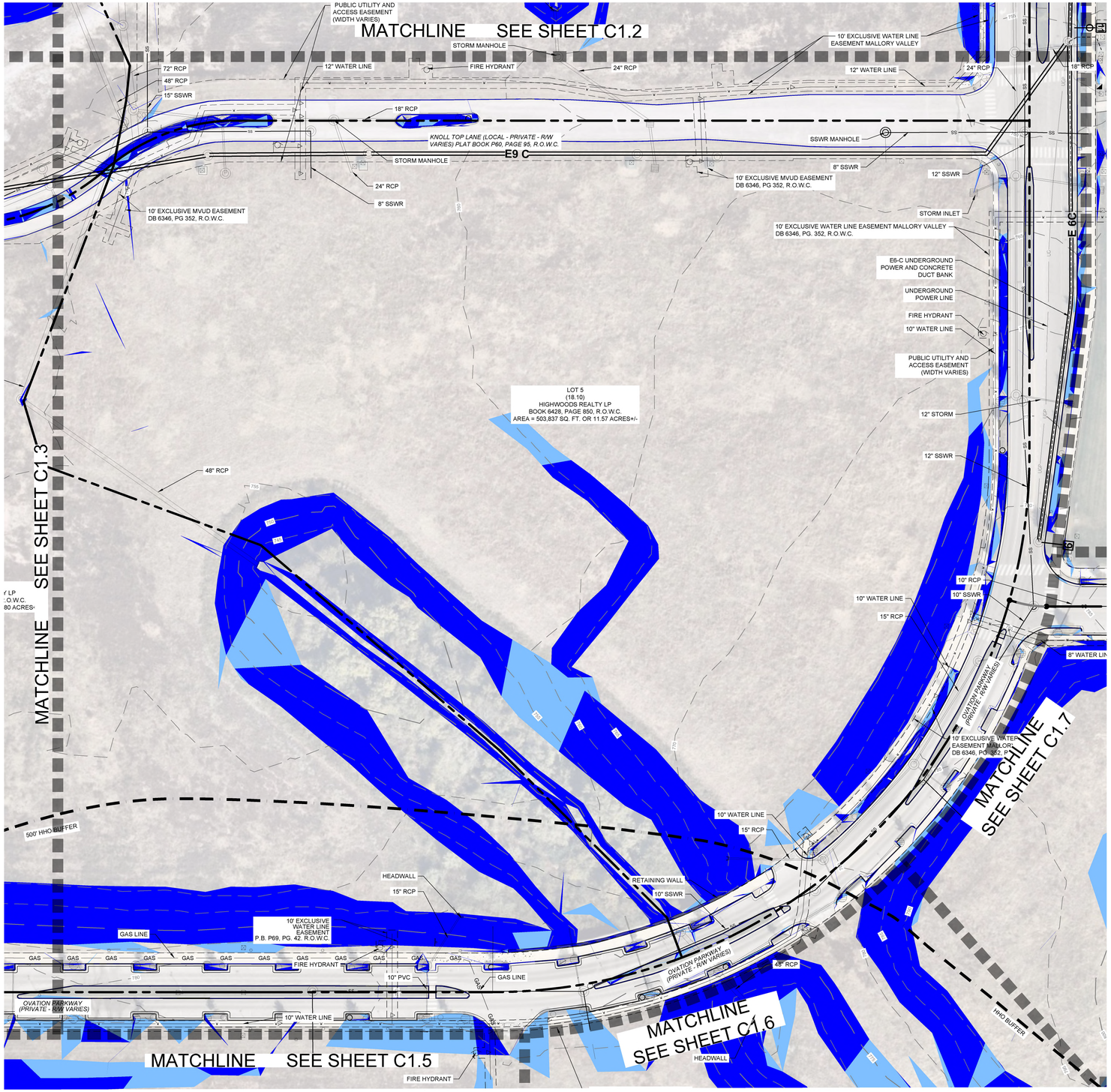
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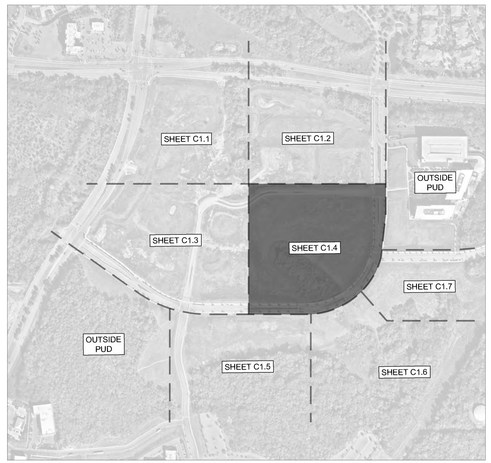
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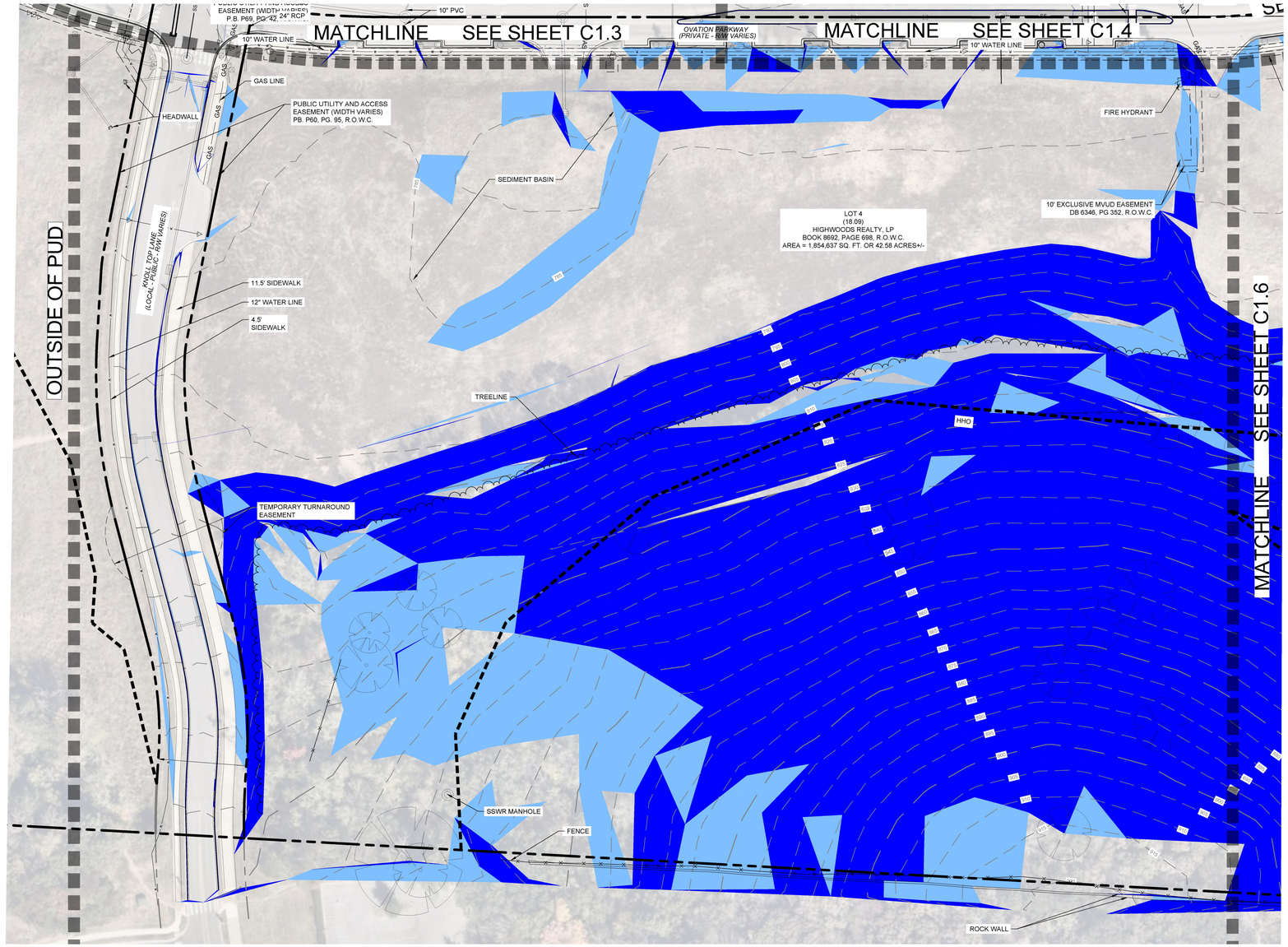
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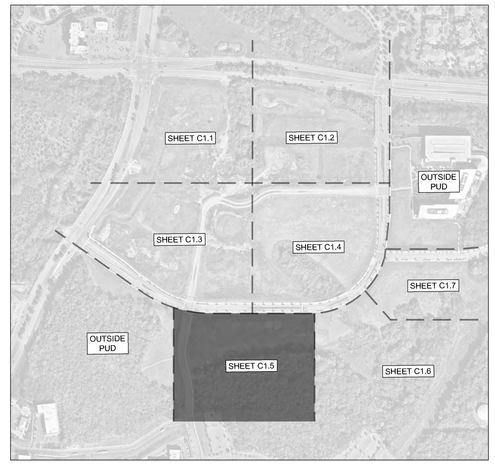
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Highwoods

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Franklin, Williamson County, Tennessee

OVATION
FRANKLIN, TN

WILLIAM GRAY HARRISON
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STATE OF TENNESSEE

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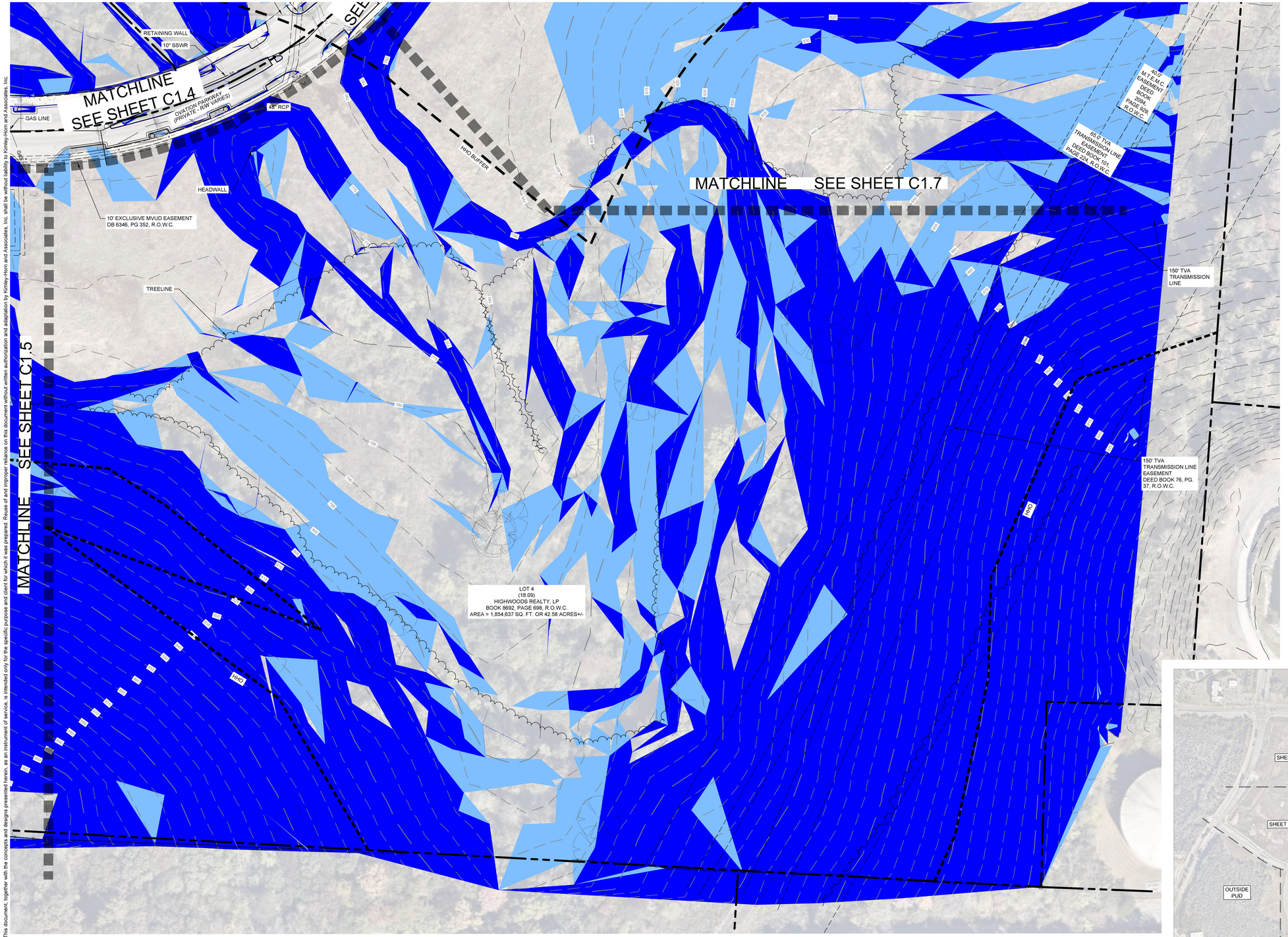
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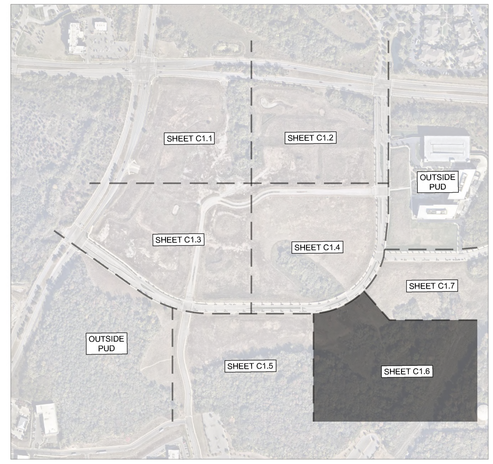
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CENTERCAL PROPERTIES, LLC

Highwoods

OVATION PUD SUBDIVISION DEVELOPMENT PLAN, REVISION 2

Franklin, Williamson County, Tennessee

OVATION
FRANKLIN, TN

WILLIAM GRAY HARRISON REGISTERED ENGINEER AGRICULTURE COMMERCE No. 127878 STATE OF TENNESSEE

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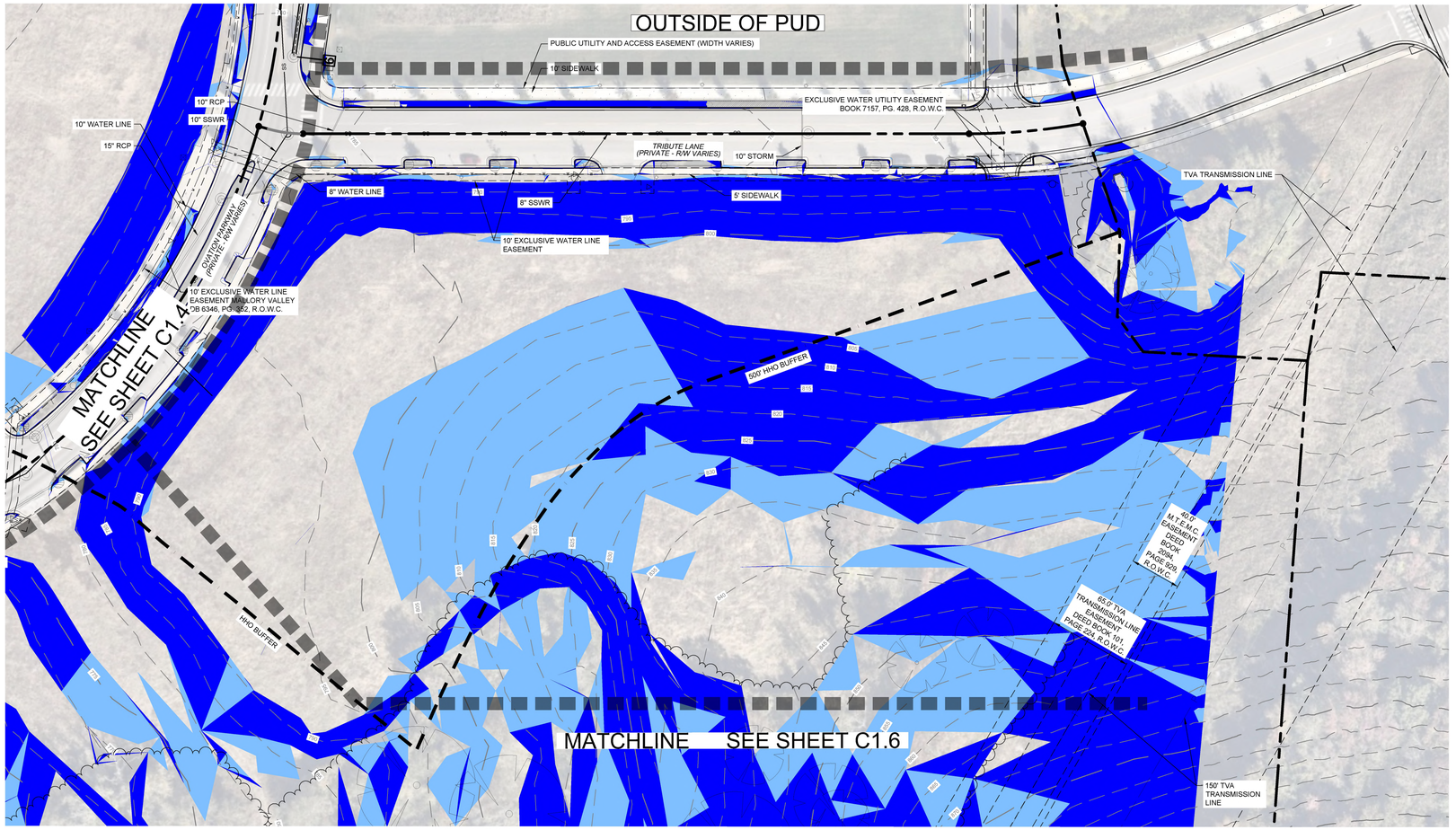
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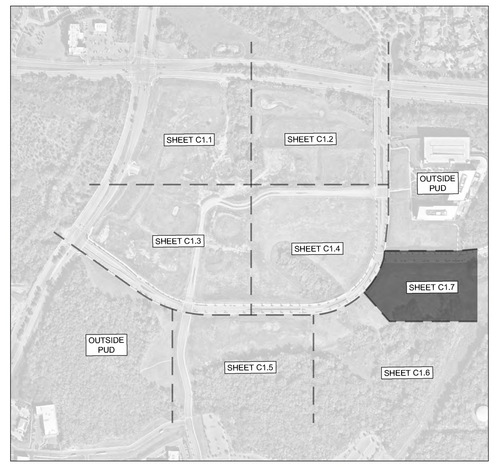
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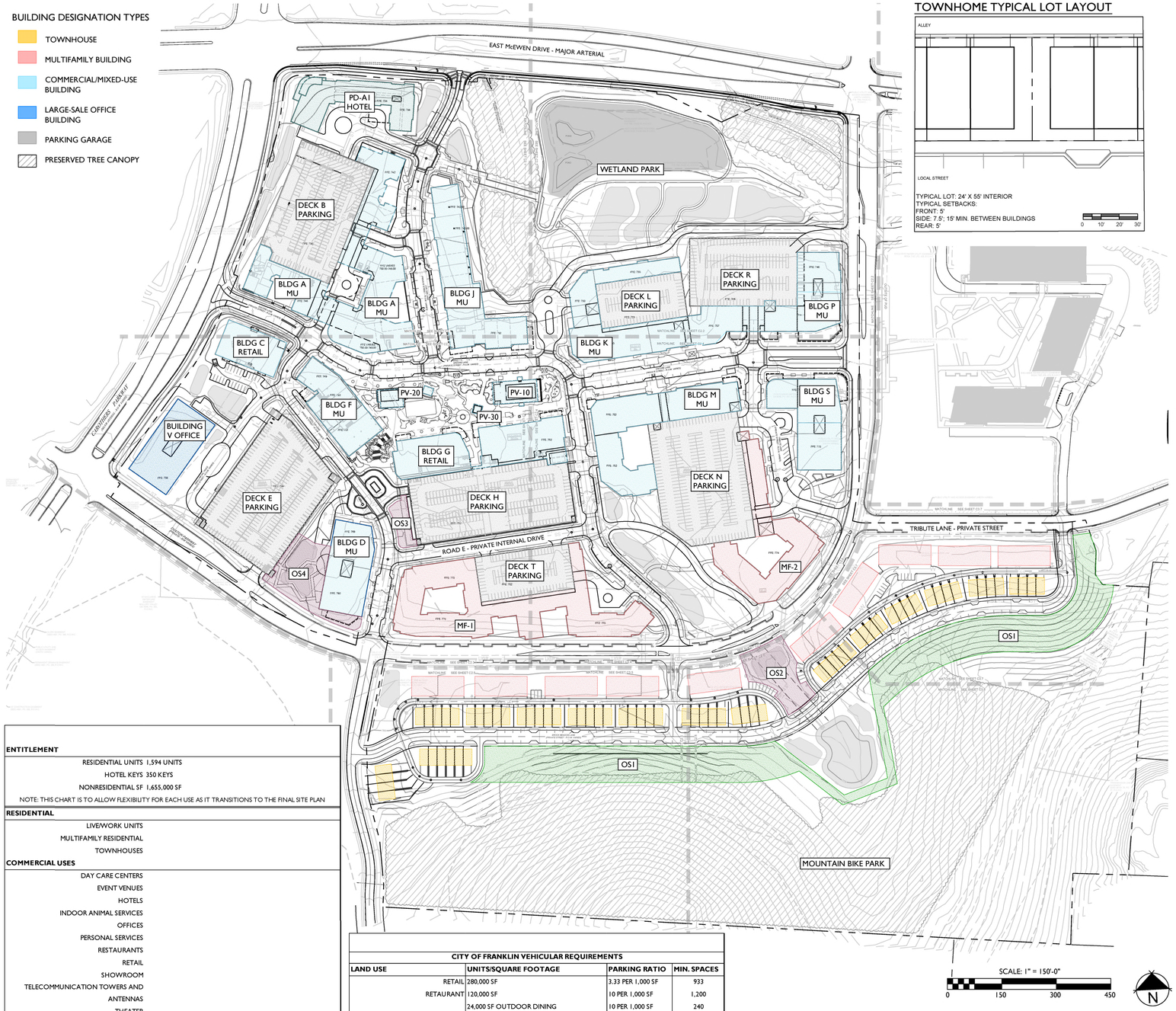
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TOWNHOME TYPICAL LOT LAYOUT

SITE DATA

OVATION PUD SUBDIVISION, DEVELOPMENT PLAN, REVISION 2

COF PROJECT NUMBER:	8849
SITE ACREAGE/SF:	103.93 AC
EXISTING ZONING:	SD-X (12.23 DUA / 450 KEYS/ 480,00 SF OF COMMERCIAL) RC12
PROPOSED ZONING:	PD (15.34 DUA/ 1,655,000 SF/ 350 KEYS)
OVERLAY ZONING:	FWO, FFO, HHO, 500FT BUFFER
TAX MAP & PARCELS:	MAP 62, PARCELS: 18.06, 18.07, 18.09, 18.10, 18.11, 18.14
ADDRESS:	SE CORNER, INTERSECTION OF EAST MCEWEN DRIVE & S. CAROTHERS PKWY, FRANKLIN, WILLIAMSON COUNTY
VESTING:	

REGULATIONS

BUILDING TYPES APPLIED:
COMMERCIAL/MIXED USE; LARGE SCALE OFFICE BUILDING; MULTI-FAMILY; TOWNHOUSE
FRONTAGE TYPES APPLIED:
URBAN - ALL MULTI-FAMILY BUILDINGS
LANDSCAPE - ALL OTHER BUILDING TYPES
SETBACKS APPLIED TO OVERALL SITE BOUNDARY:
FRONT: 10'
SIDE: 15'
REAR: 25'
SETBACKS TOWNHOMES:
FRONT: 5'
SIDE: 7.5', 15' MIN. BETWEEN BUILDINGS
REAR: 5'
SETBACKS INTERIOR LOTS:
FRONT, SIDE, REAR: 0
DWELLING UNIT COUNT: 1594 UNITS
MULTI-FAMILY: 1525
TOWNHOUSE: 69
COMMERCIAL SF: 1,655,000 SF
SEE PERMITTED USES SHEET C2.0
HOTEL KEYS: 350 KEYS

BUILDING HEIGHT: 1-12 STORIES *SEE C2.0 FOR DETAILS

MINIMUM LSA: 0.2

TREE CANOPY RETENTION: 24% OF EXISTING CANOPY
EXISTING CANOPY: 24.86 AC; 24% OF SITE AREA
CANOPY PRESERVED: 19.37 AC; 78% OF EXISTING CANOPY

OPEN SPACE REQUIREMENT:
OPEN SPACE SF REQUIRED: 5%
NATURAL AREA SF REQUIRED: NONE

PARKING REQUIRED, BY USE:
REQUIRED PER COF: 8,890 PARKING SPACES; *SEE C2.0
REQUIRED PER SHARED PARKING: 6,974
PROVIDED: 7,612 SPACES

HISTORIC RESOURCE TREATMENT: N

BUILDING CODE DATA

BUILDING SQUARE FOOTAGE IN ACCORDANCE WITH CHAPTER 5 OF THE IBC.

BUILDING OCCUPANCY IN ACCORDANCE WITH CHAPTER 3 OF THE IBC.

CONSTRUCTION TYPE IN ACCORDANCE WITH CHAPTER 6 OF THE IBC.

IMPACT STATEMENT

WATER
The development will be served via Mallory Valley Utility District Water.

- Usage: The development will include both residential and commercial units, requiring a higher volume of water for daily operations.
- Infrastructure: The development is currently adjacent to an 8" and 12" MVUD main. It will necessitate the removal of existing water main and rerouting through the site.

SANITARY SEWER
The development will be served via City of Franklin Sewer.

- Capacity: The mixed-use nature means there will be a varied range of wastewater generated, a capacity request has been submitted to the city of Franklin. Per the submitted sewer availability request, it is estimated that this development will demand 2,508.6 SFUE's or 878,010 GPD.
- Infrastructure: The construction of new lines, will be required to accommodate the development. The development proposes the removal and realignment of existing sewer main to outfall to the existing 12" main located at the northeast corner of the site.

RECLAIMED WATER LINE
The development will not be served by reclaimed water.

STORMWATER AND DRAINAGE FACILITIES
Stormwater management is crucial for the site given its layout and flow direction.

- Flow Management: Stormwater will flow from south to north, necessitating effective capture, treatment, and release systems.
- Bioretention and Detention: The inclusion of bioretention, detention ponds, underground detention structures, and the yet-to-be constructed wetland system will help manage runoff and provide water quality per City of Franklin Standards
- Infrastructure: Creating appropriate drainage systems and ensuring the ponds are integrated effectively within the development plan is essential for effective stormwater management. Approximately 45 acres of impervious area is proposed on the site.

STREETS

- Traffic Flow: Increased traffic on Carothers Parkway and McEwen Drive will necessitate improvements to road capacity, traffic signal systems, as identified with the TIS. Per the TIS, it is estimated that this development will contribute 34,266 total daily trips (2,785 peak trips and 3,345 PM peak trips).
- Connectivity: Enhanced connectivity, including pedestrian pathways, bike lanes, and public transit options, will be incorporated to reduce congestion and promote alternative transportation modes. The development proposes the use of 2 existing right-in-right-out curb cuts along Carothers Parkway and McEwen Drive, and various other connection points along the private Ovation Parkway.

ENTITLEMENT	
RESIDENTIAL UNITS	1,594 UNITS
HOTEL KEYS	350 KEYS
NONRESIDENTIAL SF	1,655,000 SF
NOTE: THIS CHART IS TO ALLOW FLEXIBILITY FOR EACH USE AS IT TRANSITIONS TO THE FINAL SITE PLAN	
RESIDENTIAL	
LIVE/WORK UNITS	
MULTIFAMILY RESIDENTIAL	
TOWNHOUSES	
COMMERCIAL USES	
DAY CARE CENTERS	
EVENT VENUES	
HOTELS	
INDOOR ANIMAL SERVICES	
OFFICES	
PERSONAL SERVICES	
RESTAURANTS	
RETAIL	
SHOWROOM	
TELECOMMUNICATION TOWERS AND ANTENNAS	
THEATER	
RECREATIONAL USES	
ACTIVE RECREATION	
COMMERCIAL RECREATION	
NEIGHBORHOOD AMENITITES	
PASSIVE PARKS AND OPEN SPACE	
HOTEL	

OPEN SPACE CALCULATIONS

TOTAL SITE AREA: 104.54 ACRES
TOTAL REQUIRED OPEN SPACE: 5% (5.23 ACRES)

PROVIDED OPEN SPACE:

OS1	GREENWAY	4.08 ACRES
OS2	POCKET PARK	0.49 ACRES
OS3	POCKET PARK	0.13 ACRES
OS4	POCKET PARK	0.61 ACRES

TOTAL PROVIDED: 5.31 AC

OPEN SPACE POCKET PARK

- SEATING
- CANOPIES OR GAZEBOS
- SITE FURNISHINGS
- FOUNTAINS, SCULPTURE, OR ART
- PLAYGROUND

GREENWAY

- 12' MULTI-USE PATH
- SEATING
- LANDSCAPE

CITY OF FRANKLIN VEHICULAR REQUIREMENTS			
LAND USE	**UNITS/SQUARE FOOTAGE**	**PARKING RATIO**	**MIN. SPACES**
RETAIL	280,000 SF	3.33 PER 1,000 SF	933
RETAURANT	120,000 SF	10 PER 1,000 SF	1,200
	24,000 SF OUTDOOR DINING	10 PER 1,000 SF	240
OFFICE	1,225,000 SF	3 PER 1,000 SF	3,675
COMMERCIAL RECREATION	30,000 SF	3.33 PER 1,000 SF	100
MULTI-FAMILY (APARTMENTS)			
STUDIO	70 UNITS	1.25 PER UNIT	88
1-BEDROOM	698 UNITS	1.25 PER UNIT	873
2-BEDROOM	488 UNITS	2.25 PER UNIT	1098
3-BEDROOM	140 UNITS	2.25 PER UNIT	315
MULTI-FAMILY (FOR-SALE CONDOS)	130 UNITS	2.25 PER UNIT	270
TOWNHOME	69 UNITS	2 PER UNIT	138
TOTAL REQUIRED VEHICULAR PARKING SPACES:			**8,930 SPACES**
TOTAL VEHICULAR SPACES REQUIRED PER SHARED PARKING:**			**6,974 SPACES**
TOTAL REQUIRED VEHICULAR PROVIDED:			**7,612 SPACES**
CITY OF FRANKLIN BICYLE REQUIREMENTS			
MULTIFAMILY	2,671 BEDROOMS	0.05 PER BEDROOM	134
OFFICE	1,225,000 SF	1 PER 20,000 SF	62
OTHER USES	1 PER 20 REQUIRED VEHICULAR SPACES		124
TOTAL REQUIRED BICYCLE PARKING SPACES:			**320 SPACES**
**SEE SHARED PARKING STUDY, PROVIDED BY KIMLEY HORN FOR SHARED PARKING DETAILS			

NOTES:
1. CONCURRENTLY WITH SITE PLAN, APPLICANT WILL COORDINATE WITH CITY OF FRANKLIN FOR LOCATION OF TRANSIT STOPS.
2. BICYCLE PARKING LOCATIONS AND DETAILS WILL BE COORDINATED WITH SITE PLAN.
3. CONCURRENTLY WITH SITE PLAN, MAIL KIOSK LOCATIONS WILL BE COORDINATED AND IDENTIFIED.

BUILDING KEY	RESIDENTIAL UNITS	OFFICE SF	RETAIL SF	COMMERCIAL RECREATION SF	HEIGHT (STORIES)	CONSTRUCTION TYPE
A	365	-	61,000	-	5-7	Type I - Retail Type IIIA - Residential Fully Sprinkled.
C	-	-	35,000	-	1-3	Type IIIA Sprinkled
D	-	250,000	11,900	-	6-12	Type I-II. Fully sprinkled
F	-	250,000	35,000	-	6-12	Type I-II. Fully sprinkled
G	-	50,000	67,000	40,000	4-8	Type I-II. Fully sprinkled
J	-	-	50,000	-	4-8	Type IIIA Sprinkled
K	270	-	50,000	-	5-7	Type I - Retail Type IIIA - Residential Fully Sprinkled.
M	260	-	47,500	-	5-7	Type I - Retail Type IIIA - Residential Fully Sprinkled.
MF-1	300	-	-	-	4-6	Type V or Type IIIA - fully sprinkled
MF-2	200	-	-	-	4-6	Type V or Type IIIA - fully sprinkled
P	-	225,000	-	-	6-12	Type I-II. Fully sprinkled
S	-	225,000	30,000	-	6-12	Type I-II. Fully sprinkled
PD-A1 (HOTEL)	-	-	-	-	4-8	Type I-IIIA - Sprinkled
PV-10	-	-	250	-	1	Type V - Non Sprinkled
PV12	-	-	250	-	1	Type V - Non Sprinkled
PV14	-	-	355	-	1	Type V - Non Sprinkled
PV20	-	-	1,390	-	1	Type V - Non Sprinkled
PV30	-	-	384	-	1	Type V - Non Sprinkled
V	-	250,000	-	-	6-10	Type I-II. Fully sprinkled
MULTI-FAMILY	120	-	-	-	3-4	
TOWNHOME	69	-	-	-	2-3	
DECK B	-	-	-	-	4-6	
DECK E	-	-	-	-	7-8	
DECK H	-	-	-	-	3-4	
DECK L	-	-	-	-	4-6	
DECK N	-	-	-	-	6-7	
DECK R	-	-	-	-	4-6	
DECK T	-	-	-	-	4-6	

OVATION
FRANKLIN, TN

Highwoods
CENTERCAL PROPERTIES, LLC

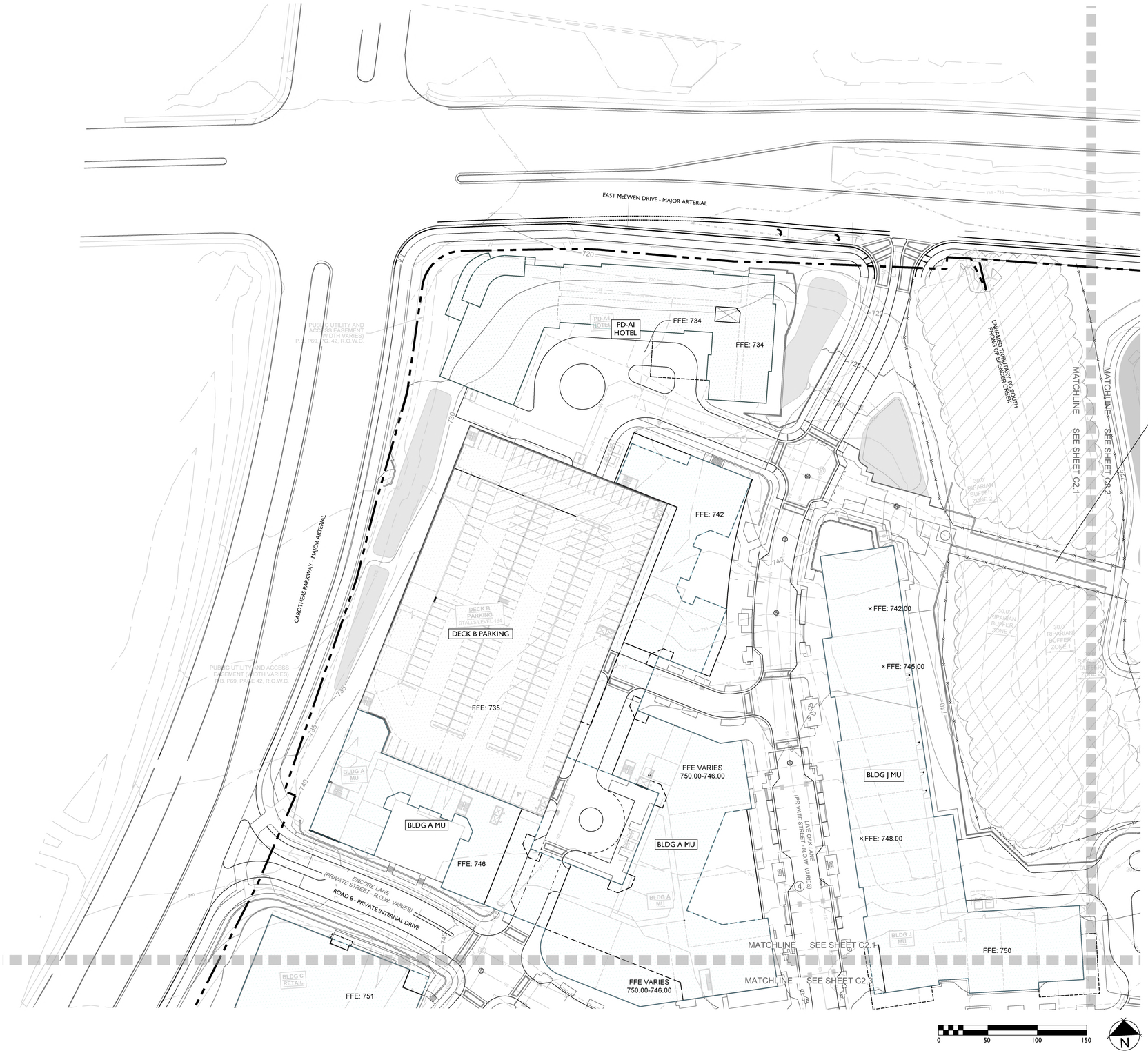
OVATION PUD SUBDIVISION
DEVELOPMENT PLAN, REVISION 2
Franklin, Williamson County, Tennessee

DRAKE A. REEDER
REGISTERED
AGRICULTURE
TENNESSEE
LANDSCAPE ARCHITECT

INITIAL SUBMITTAL: June 9, 2025

Revision Date
1 July 3, 2025 - staff comments
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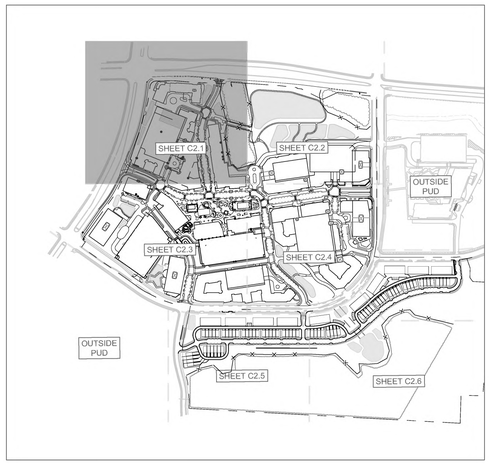
DEVELOPMENT PLAN
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COF # 8849



Final location of Boardwalk to be determined at Site Plan. The Development Plan does not represent nor document any approvals by the City of Franklin Water and Sewer Department and The City of Franklin Stormwater Department for design and location. The applicant must coordinate with these departments prior to Site Plan submittal of final design and location.

BUILDING DESIGNATION TYPES

- TOWNHOUSE
- MULTIFAMILY BUILDING
- COMMERCIAL/MIXED-USE BUILDING
- LARGE-SALE OFFICE BUILDING
- PARKING GARAGE
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OVATION

FRANKLIN, TN

Highwoods

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OVATION PUD SUBDIVISION
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Franklin, Williamson County, Tennessee

DRAKE A. REEDER REGISTERED LANDSCAPE ARCHITECT TENNESSEE No. 1230 COMMERCE

INITIAL SUBMITTAL: June 9, 2025

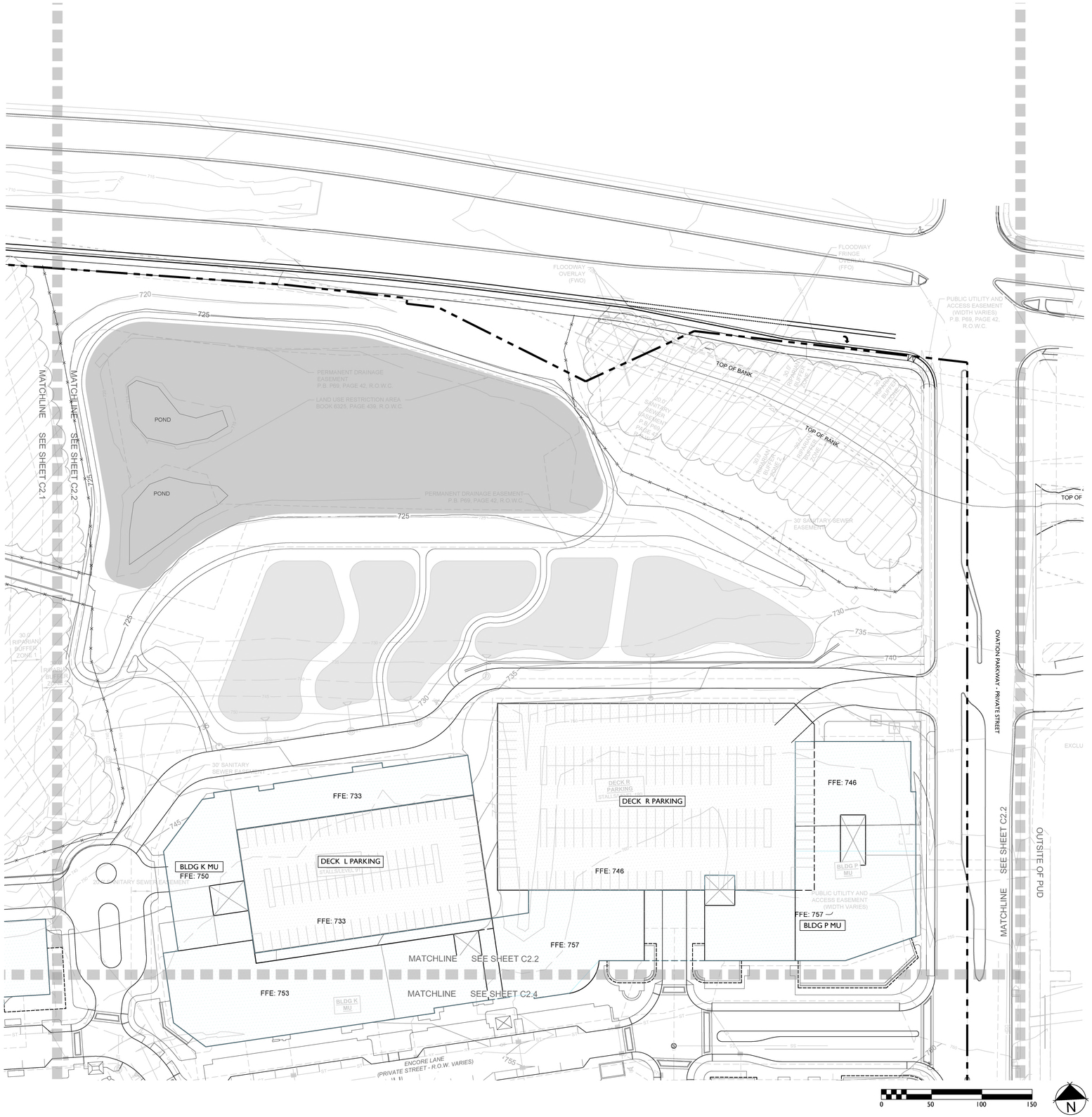
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DEVELOPMENT PLAN ENLARGEMENT

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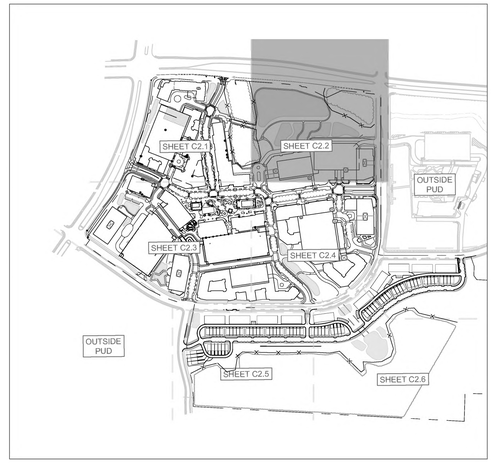
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COF # 8849



BUILDING DESIGNATION TYPES

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OVATION
FRANKLIN, TN

Highwoods

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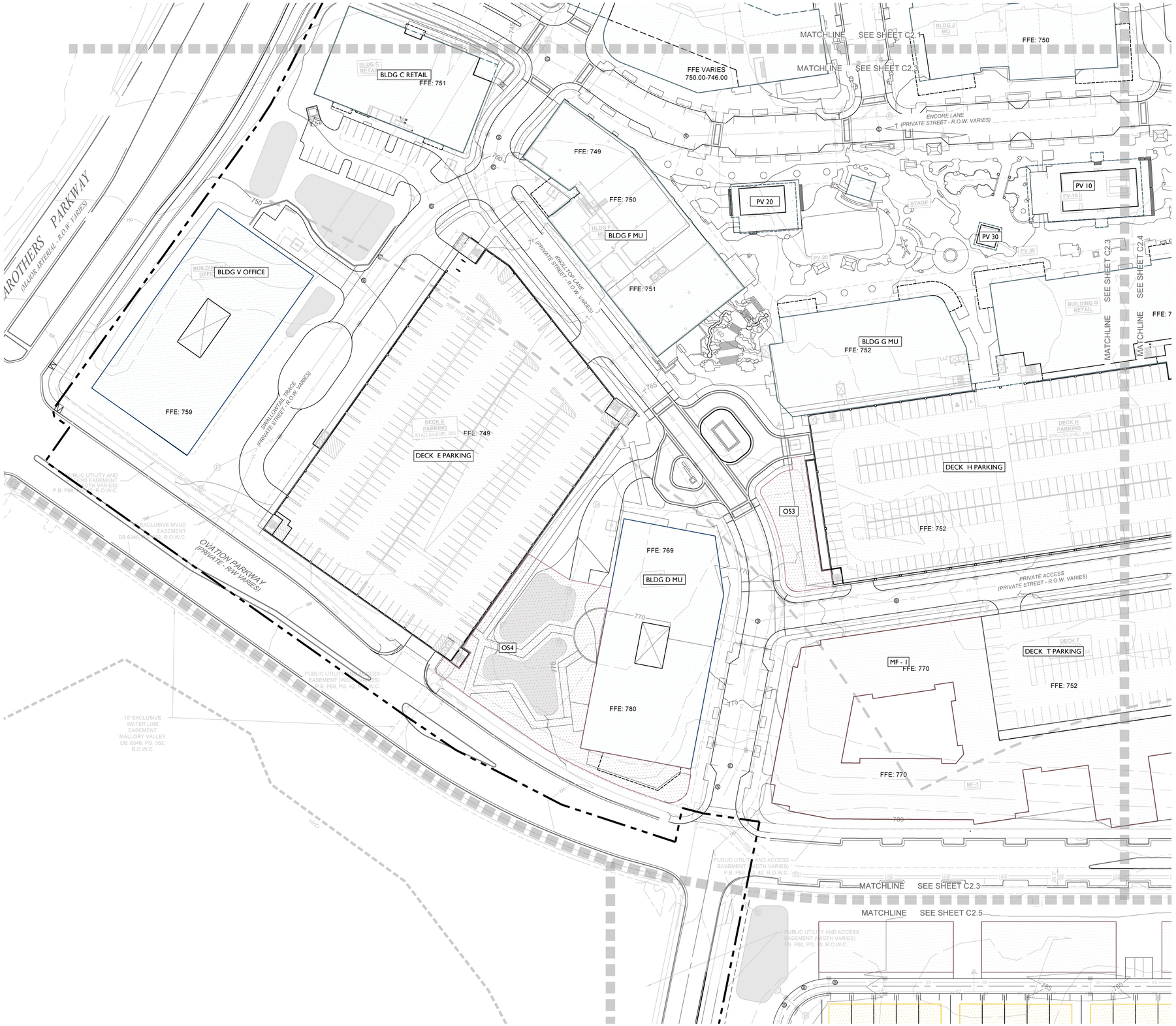
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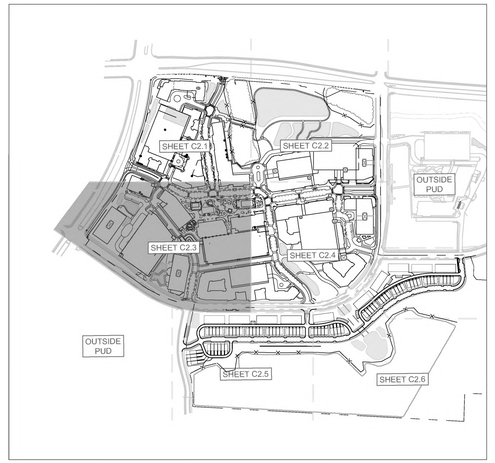
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COF # 8849



BUILDING DESIGNATION TYPES

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OVATION
FRANKLIN, TN

Highwoods
CENTERCAL
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OVATION PUD SUBDIVISION
DEVELOPMENT PLAN, REVISION 2
Franklin, Williamson County, Tennessee

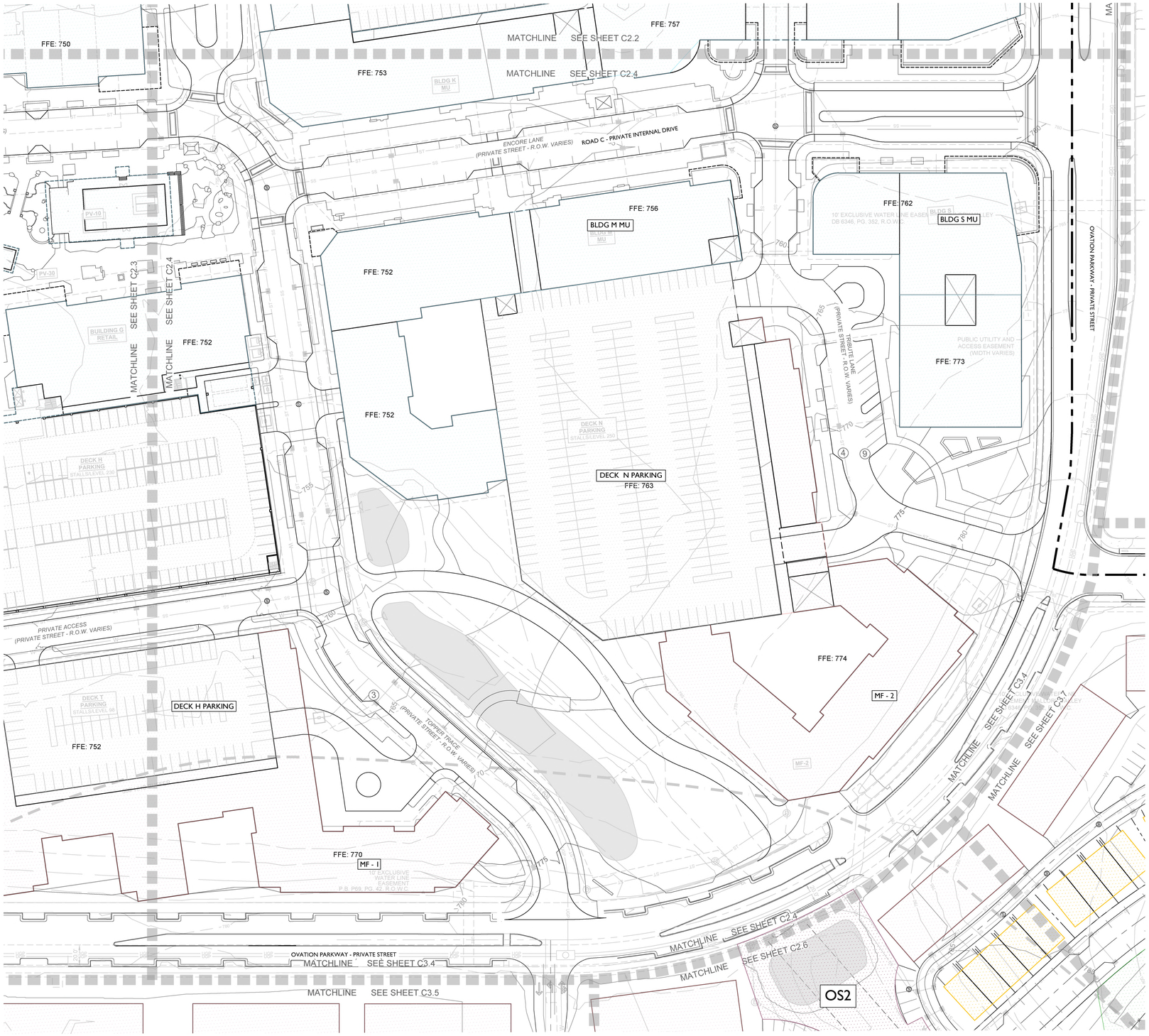
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07/29/25

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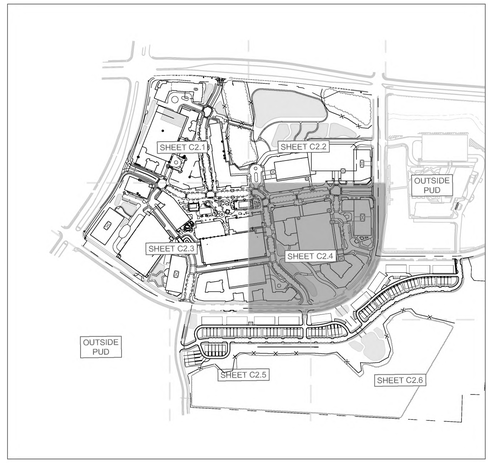
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COF # 8849



BUILDING DESIGNATION TYPES

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OVATION

FRANKLIN, TN

Highwoods

CENTERCAL PROPERTIES, LLC

OVATION PUD SUBDIVISION
DEVELOPMENT PLAN, REVISION 2

Franklin, Williamson County, Tennessee

DRAKE A. REEDER REGISTERED LANDSCAPE ARCHITECT TENNESSEE No. 329

INITIAL SUBMITTAL: June 9, 2025

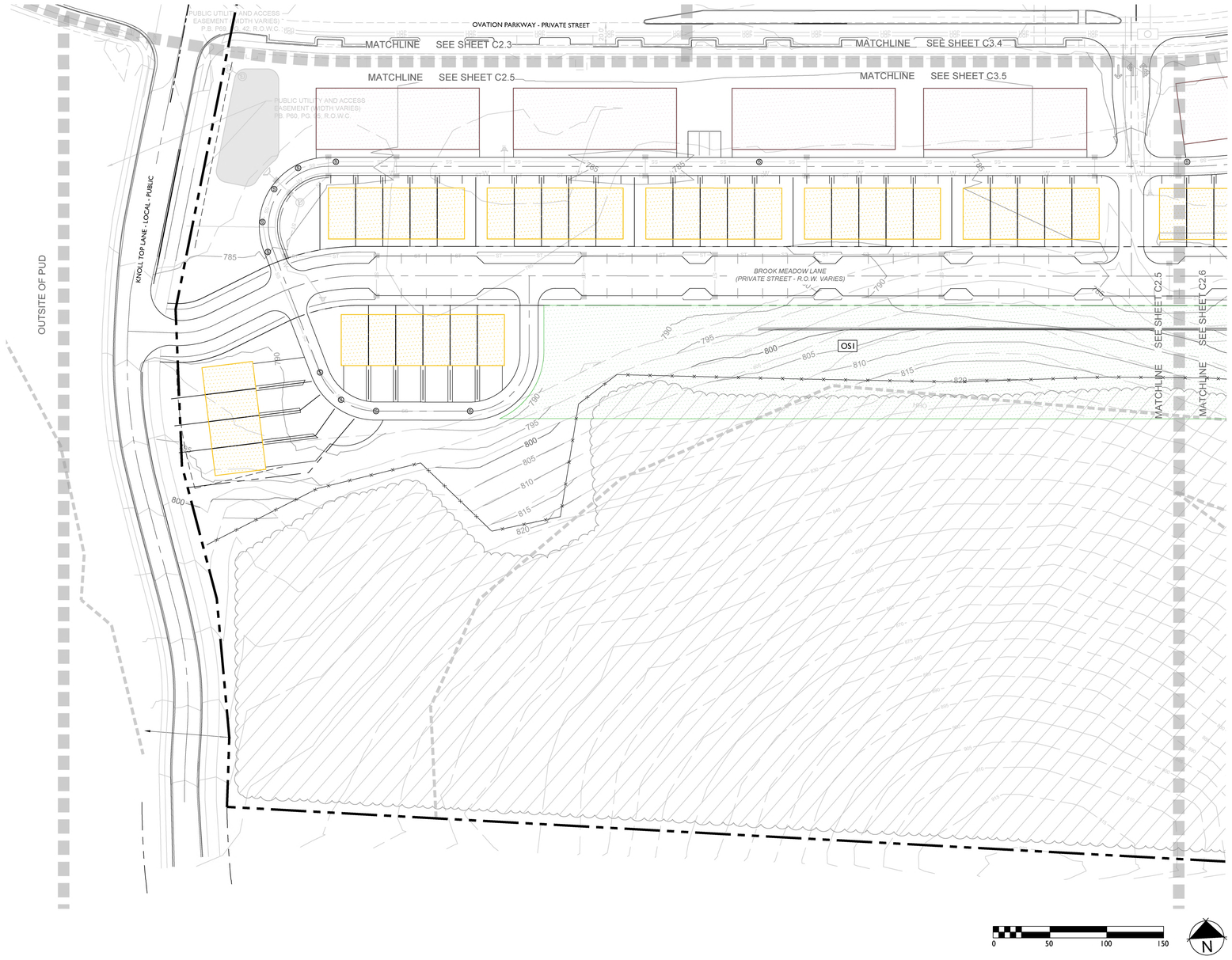
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DEVELOPMENT PLAN ENLARGEMENT

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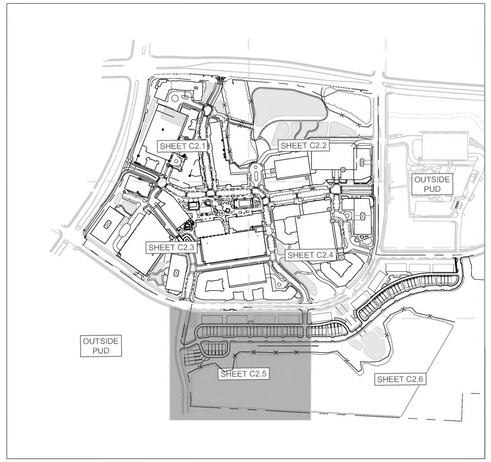
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BUILDING DESIGNATION TYPES

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OVATION
FRANKLIN, TN

Highwoods
CENTERCAL PROPERTIES, LLC

OVATION PUD SUBDIVISION
DEVELOPMENT PLAN, REVISION 2
Franklin, Williamson County, Tennessee

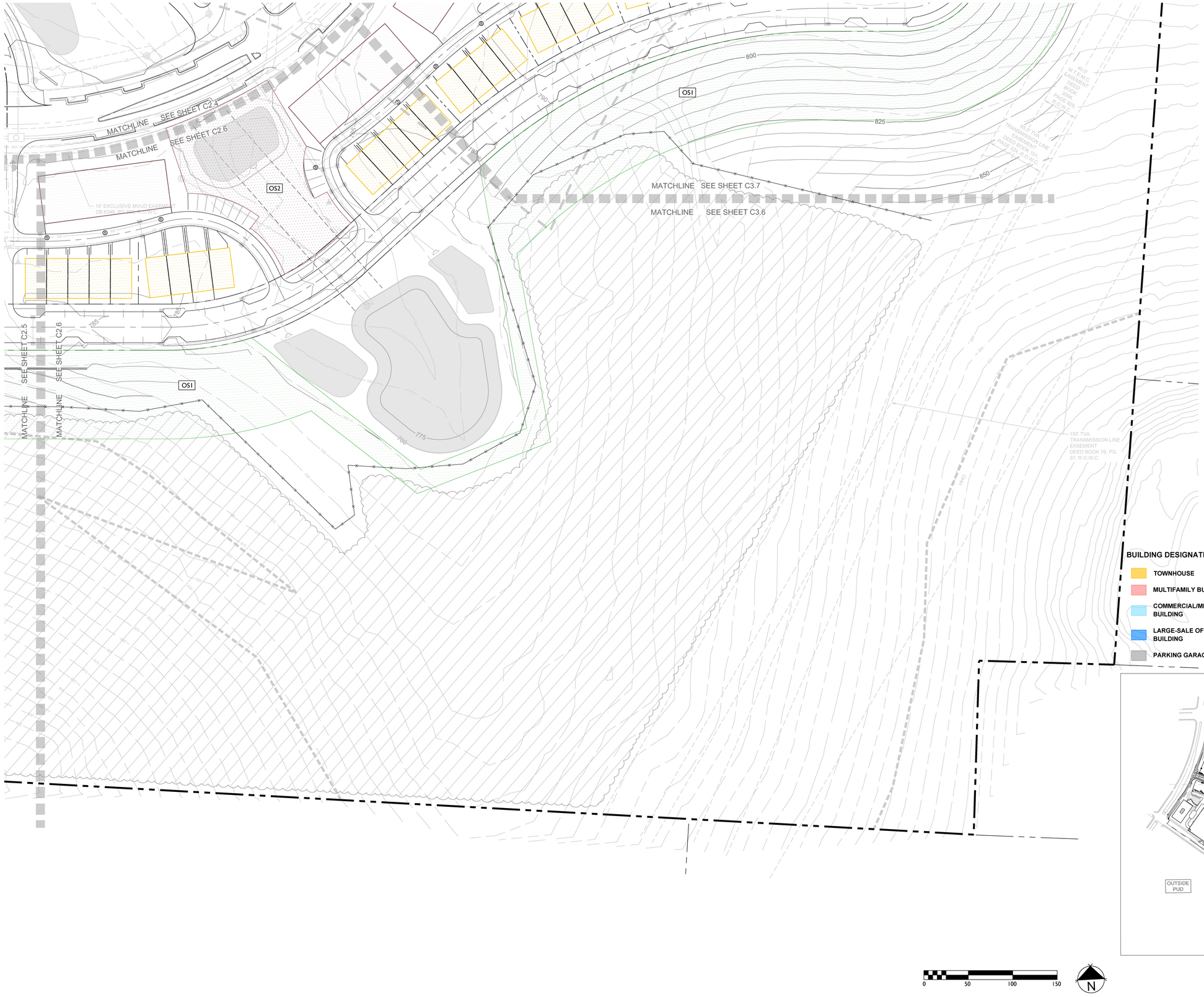
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TENNESSEE No. 1234
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COF # 8849



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FRANKLIN, TN

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OVATION PUD SUBDIVISION
DEVELOPMENT PLAN, REVISION 2
Franklin, Williamson County, Tennessee

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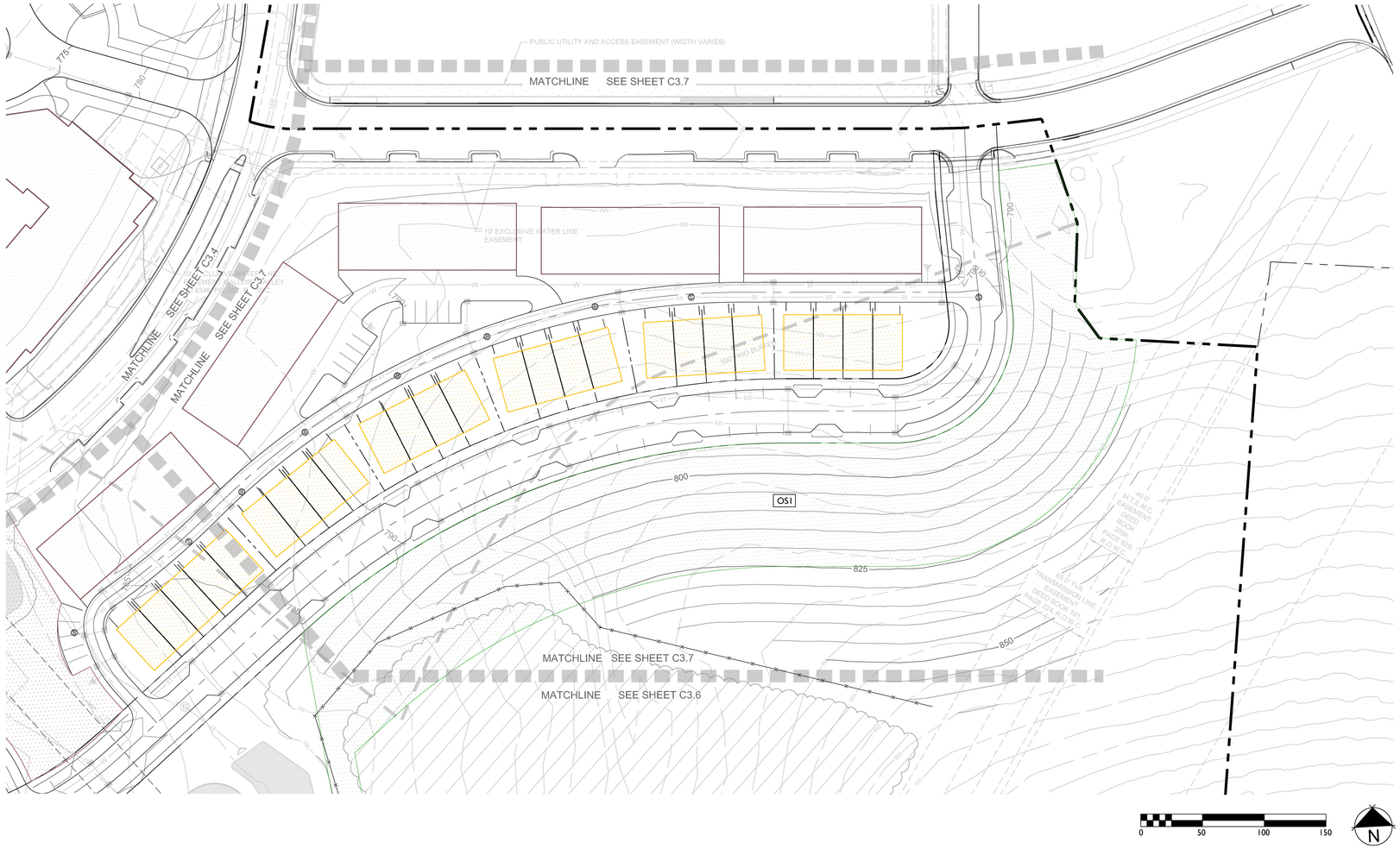
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DEVELOPMENT PLAN ENLARGEMENT

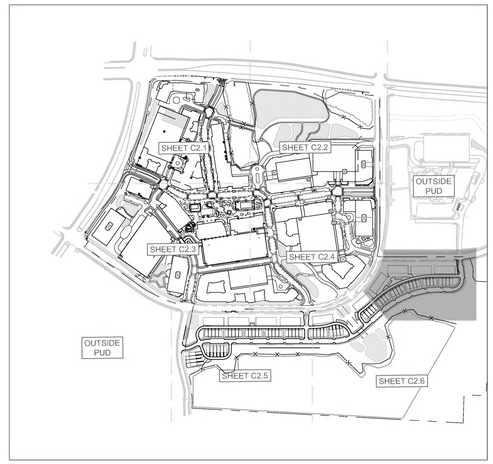
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BUILDING DESIGNATION TYPES

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OVATION

FRANKLIN, TN

Highwoods

CENTERCAL PROPERTIES, LLC

OVATION PUD SUBDIVISION
DEVELOPMENT PLAN, REVISION 2

Franklin, Williamson County, Tennessee

DRAKE A. REEDER — REGISTERED — TENNESSEE No. 329 — LANDSCAPE ARCHITECT

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DEVELOPMENT PLAN ENLARGEMENT

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COF # 8849



LEGEND

- W — WATER
- SS — SANITARY SEWER
- ST — STORM SEWER 15"-24"
- ST — STORM SEWER 30"-48"
- STORM SEWER <15"
- UGP — UNDERGROUND ELECTRIC (4-6" CONDUITS)
- GRATE INLET
- STORM MANHOLE
- HEADWALL
- WATER METER
- FH — FIRE HYDRANT
- S — SANITARY SEWER MANHOLE

STORMWATER IMPACT STATEMENT

STORMWATER MANAGEMENT IS CRUCIAL FOR THE SITE GIVEN ITS LAYOUT AND FLOW DIRECTION.
FLOW MANAGEMENT:
STORMWATER WILL FLOW FROM SOUTH TO NORTH, NECESSITATING EFFECTIVE CAPTURE, TREATMENT, AND RELEASE SYSTEMS.
BIORETENTION AND DETENTION PONDS:
THE INCLUSION OF BIORETENTION AND DETENTION PONDS WILL HELP MANAGE RUNOFF, IMPROVE WATER QUALITY, AND REDUCE THE RISK OF FLOODING. THE DEVELOPMENT WILL UTILIZE THE EXISTING DETENTION BASIN LOCATED AT THE NORTHEAST CORNER OF THE SITE.
INFRASTRUCTURE:
CREATING APPROPRIATE DRAINAGE SYSTEMS AND ENSURING THE PONDS ARE INTEGRATED EFFECTIVELY WITHIN THE DEVELOPMENT PLAN IS ESSENTIAL FOR EFFECTIVE STORMWATER MANAGEMENT. APPROXIMATELY 45 ACRES OF IMPERVIOUS AREA IS PROPOSED ON THE SITE.

HATCH LEGEND

- BIORETENTION
- UNDERGROUND DETENTION
- DETENTION

GRAPHIC SCALE IN FEET
0 75 150 300

NORTH

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CENTERCAL PROPERTIES, LLC

Highwoods

OVATION PUD SUBDIVISION DEVELOPMENT PLAN, REVISION 2

Franklin, Williamson County, Tennessee

OVATION
FRANKLIN, TN

WILLIAM GRAY HARRISON
REGISTERED ENGINEER
AGRICULTURE
COMMERCE
No. 121919
STATE OF TENNESSEE

INITIAL SUBMITTAL: XXXXXXXXX

Revision Date
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OVERALL GRADING AND DRAINAGE PLAN

SHEET
C3.0

COF # 8849

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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.

HATCH LEGEND

- BIORETENTION
- UNDERGROUND DETENTION
- DETENTION

LEGEND

- WATER
- SANITARY SEWER
- STORM SEWER 15"-24"
- STORM SEWER 30"-48"
- STORM SEWER <15"
- UNDERGROUND ELECTRIC (4-6" CONDUITS)
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GRAPHIC SCALE IN FEET
0 25 50 100

NORTH

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CENTERCAL PROPERTIES, LLC

Highwoods

OVATION PUD SUBDIVISION DEVELOPMENT PLAN, REVISION 2

Franklin, Williamson County, Tennessee

OVATION
FRANKLIN, TN

WILLIAM GRAY HARRISON
REGISTERED ENGINEER
AGRICULTURAL
No. 137219
STATE OF TENNESSEE

INITIAL SUBMITTAL: XXXXXXXXX

Revision Date
1 _____
2 _____
3 _____
4 _____

ENLARGED GRADING AND DRAINAGE PLAN

SHEET
C3.1

COF # 8849

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Highwoods

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No. 131115
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INITIAL SUBMITTAL: XXXXXXXXX

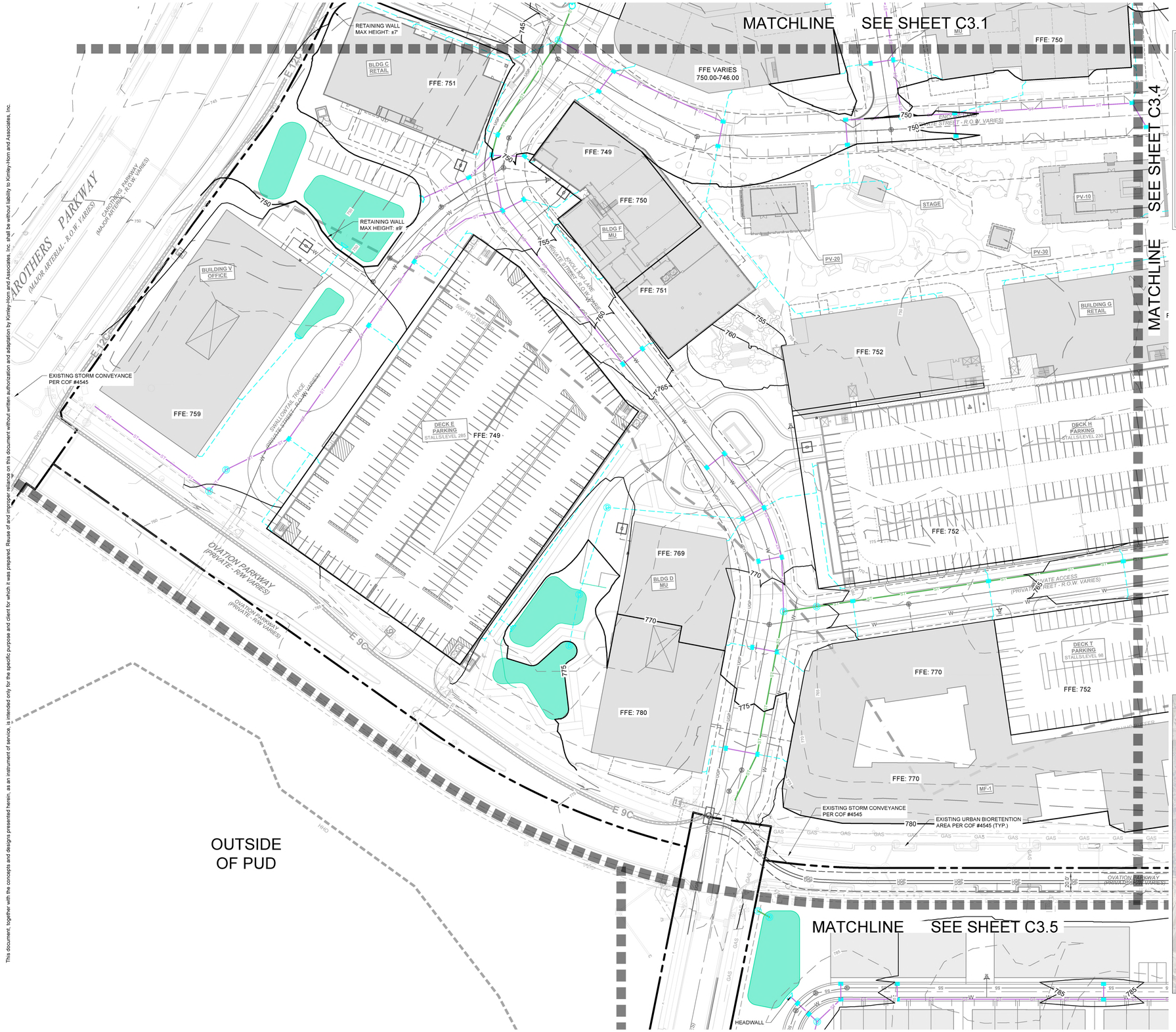
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ENLARGED GRADING AND DRAINAGE PLAN

SHEET
C3.2

COF # 8849

Drawing name: K:\FRA_LDEV\118471000 - ovation\4-CADD\plansheets\1-development plan\C3.1 GRADING AND DRAINAGE PLAN.dwg C3.2 ENLARGED GRADING AND DRAINAGE PLAN Jul 03, 2025 1:26pm by: James.Parker



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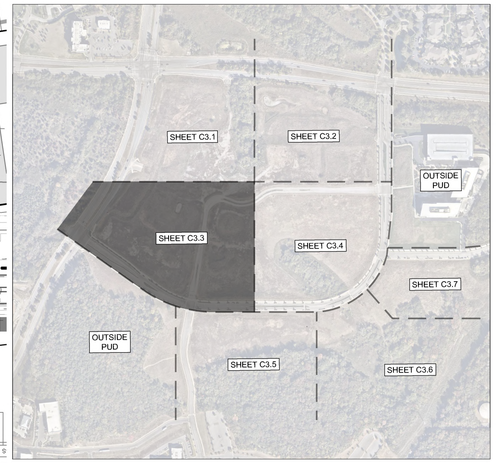
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Highwoods

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OVATION
FRANKLIN, TN

WILLIAM GRAY HARRISON
REGISTERED ENGINEER
AGRICULTURE
No. 137319
COLUMBIA
STATE OF TENNESSEE

INITIAL SUBMITTAL: XXXXXXXXX

Revision Date

ENLARGED GRADING AND DRAINAGE PLAN

SHEET
C3.3

COF # 8849

Drawing name: K:\FRA_LDEV\118471000 - ovation\4-CADD\plansheets\1-development plan\C3.1 GRADING AND DRAINAGE PLAN.dwg C3.3 ENLARGED GRADING AND DRAINAGE PLAN Jul 03, 2025 1:26pm by: James.Parker



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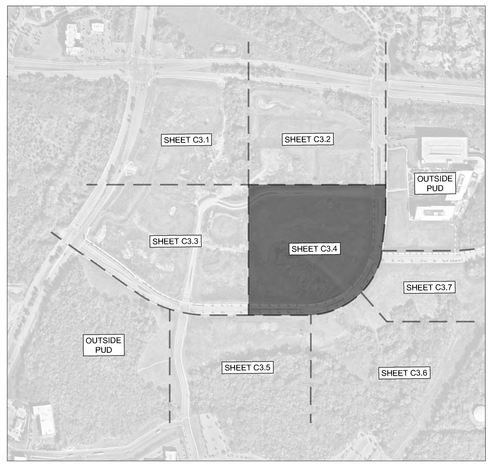
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NORTH

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Highwoods

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Franklin, Williamson County, Tennessee

OVATION
FRANKLIN, TN

WILLIAM GRAY HARRISON
REGISTERED ENGINEER
AGRICULTURE COMMERCE
No. 127179
STATE OF TENNESSEE

INITIAL SUBMITTAL: XXXXXXXXX

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ENLARGED GRADING AND DRAINAGE PLAN

SHEET
C3.4

COF # 8849

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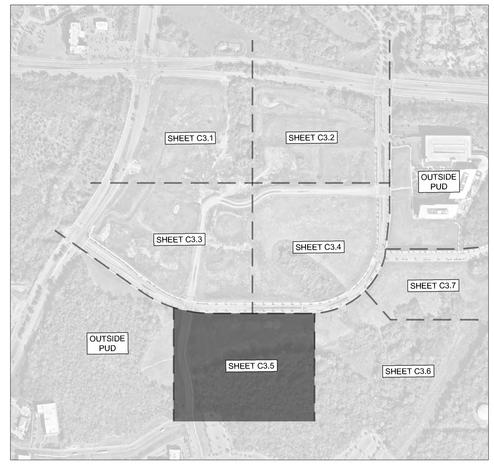
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STATE OF TENNESSEE

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ENLARGED GRADING AND DRAINAGE PLAN

SHEET
C3.5

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AREA PER COF #4545 (TYP.)

EXISTING STORM CONVEYANCE PER COF #4545

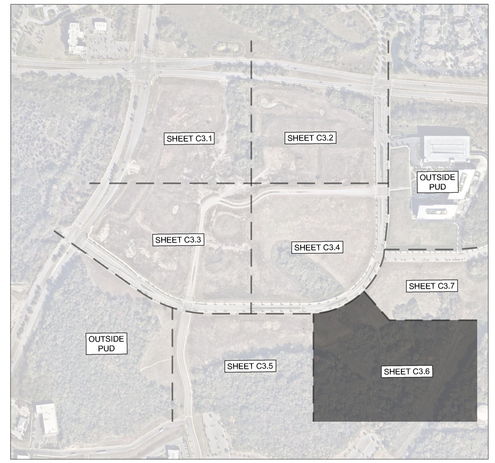
MATCHLINE SEE SHEET C3.4

OVATION PARKWAY (PRIVATE DRIVE)

MATCHLINE SEE SHEET C3.7

MATCHLINE SEE SHEET C3.5

HEADWALL



GRAPHIC SCALE IN FEET
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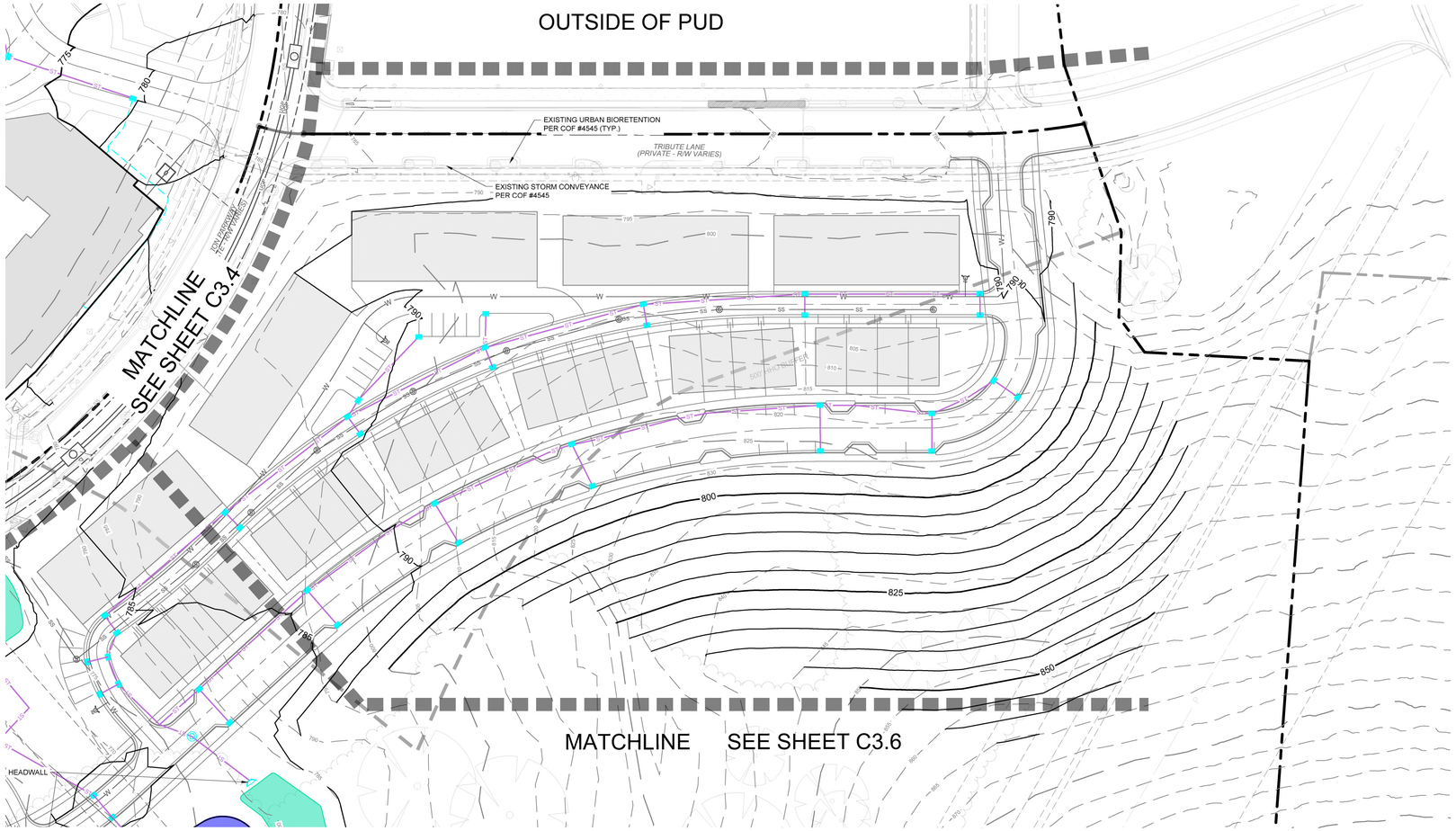
ENLARGED GRADING AND DRAINAGE PLAN

SHEET
C3.6

COF # 8849

Drawing name: K:\FRA_LDEV\118471000 - ovation\4-CADD\plansheets\1-development plan\C3.1 GRADING AND DRAINAGE PLAN.dwg C3.6 ENLARGED GRADING AND DRAINAGE PLAN Jul 03, 2025 1:26pm by: James.Parker

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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.

HATCH LEGEND

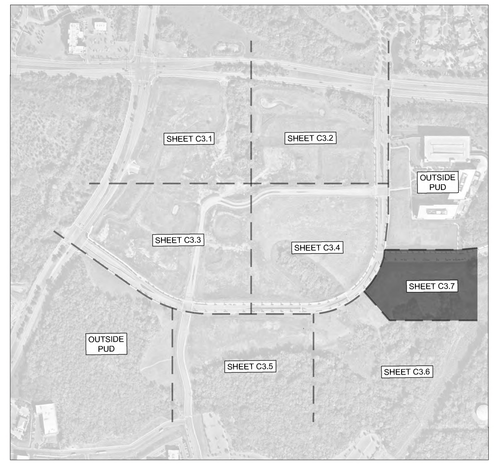
- BIORETENTION
- UNDERGROUND DETENTION
- DETENTION

LEGEND

- WATER
- SANITARY SEWER
- STORM SEWER 15"-24"
- STORM SEWER 30"-48"
- STORM SEWER <15"
- UNDERGROUND ELECTRIC (4-6" CONDUITS)
- GRATE INLET
- STORM MANHOLE
- HEADWALL
- WATER METER
- FIRE HYDRANT
- SANITARY SEWER MANHOLE

STORMWATER IMPACT STATEMENT

STORMWATER MANAGEMENT IS CRUCIAL FOR THE SITE GIVEN ITS LAYOUT AND FLOW DIRECTION.
FLOW MANAGEMENT:
STORMWATER WILL FLOW FROM SOUTH TO NORTH, NECESSITATING EFFECTIVE CAPTURE, TREATMENT, AND RELEASE SYSTEMS.
BIORETENTION AND DETENTION PONDS:
THE INCLUSION OF BIORETENETION AND DETENTION PONDS WILL HELP MANAGE RUNOFF, IMPROVE WATER QUALITY, AND REDUCE THE RISK OF FLOODING. THE DEVELOPMENT WILL UTILIZE THE EXISTING DETENTION BASIN LOCATED AT THE NORTHEAST CORNER OF THE SITE.
INFRASTRUCTURE:
CREATING APPROPRIATE DRAINAGE SYSTEMS AND ENSURING THE PONDS ARE INTEGRATED EFFECTIVELY WITHIN THE DEVELOPMENT PLAN IS ESSENTIAL FOR EFFECTIVE STORMWATER MANAGEMENT. APPROXIMATELY 45 ACRES OF IMPERVIOUS AREA IS PROPOSED ON THE SITE.



GRAPHIC SCALE IN FEET
0 25 50 100

NORTH

CENTERCAL PROPERTIES, LLC

Highwoods

OVATION PUD SUBDIVISION
DEVELOPMENT PLAN, REVISION 2
Franklin, Williamson County, Tennessee

OVATION
FRANKLIN, TN

WILLIAM GRAY HARRISON REGISTERED ENGINEER AGRICULTURE ENGINEERING COMMERCE No. 127818 STATE OF TENNESSEE

INITIAL SUBMITTAL: XXXXXXXXX

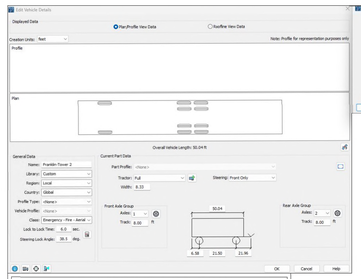
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ENLARGED GRADING AND DRAINAGE PLAN

SHEET
C3.7

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FIRE FLOW TEST

FLOW TEST DATE: 05/27/2025, 11:00 AM
STATIC PRESSURE: 142 psi
RESIDUAL PRESSURE: 132 psi
FLOW: 1178 GPM

TESTED BY MALLORY VALLEY UTILITY DEPARTMENT; PARKER HOWELL, JON LYNN, JUSTIN MAXWELL

STREETS IMPACT STATEMENT

THIS DEVELOPMENT WILL IMPACT LOCAL TRANSPORTATION INFRASTRUCTURE.
TRAFFIC FLOW
INCREASED TRAFFIC ON CAROTHERS PARKWAY AND MCEWEN DRIVE WILL NECESSITATE IMPROVEMENTS TO ROAD CAPACITY, TRAFFIC SIGNAL SYSTEMS, AS IDENTIFIED WITH THE TIS. PER THE TIS, IT IS ESITMATED THAT THIS DEVELOPMENT WILL CONTRIBUTE 34,266 TOTAL DAILY TRIPS (2,785 AM PEAK TRIPS AND 3.345 PM PEAK TRIPS).
CONNECTIVITY.
ENHANCED CONNECTIVITY, INCLUDING PEDESTRIAN PATHWAYS AND BIKE LANES WILL BE INCORPORATED OR UTILIZED TO REDUCE CONGESTION AND PROMOTE ALTERNATIVE TRANSPORTATION MODES. THE DEVELOPMENT PROPOSES THE USE OF TWO EXISTING RIGHT-IN-RIGHT-OUT CURB CUTS ALONG CAROTHERS PARKWAY AND MCEWEN DRIVE, AND VARIOUS OTHER CONNECTION POINTS ALONG THE PRIVATE OVATION PARKWAY.

FIRE TRUCK ACCESS NOTE

- ANY FIRE TRUCK EMERGENCY ACCESS PATH OR DRIVE AISLE THAT IS GREATER THAN 150' SHALL PROVIDE AN APPROPRIATE TURNAROUND FOR THE STANDARD FRANKLIN FIRE TRUCK.
- 150' HOSE LAY ACCESS SHALL BE PROVIDED TO ALL BUILDINGS. IN LOCATIONS WHERE THIS IS NOT POSSIBLE, APPLICANT WILL WORK WITH THE COF FIRE MARSHALL AT SITE PLAN TO MEET ADDITIONAL REQUIREMENTS SUCH AS FIRE SPRINKLER SYSTEMS OR STANDPIPES TO MEET THE CURRENT FIRE CODE AT THAT TIME.
- AT SITE PLAN, ALL AUTOTURN MOVEMENTS FOR THE STANDARD CITY OF FRANKLIN FIRE TRUCK SHALL SHOW FULL ACCESS WITHOUT CONFLICTS FOR THE APPROPRIATE EMERGENCY VEHICLES PATHS.

PRIVATE FIRE HYDRANT NOTE

PRIVATE HYDRANTS:
1. THE BARREL AND CAPS OF THE HYDRANT SHALL BE PAINTED PPG OIL-BASED SILVER
2. THE TOP / BONNET OF THE HYDRANT SHALL BE PAINTED IN ACCORDANCE WITH THE FOLLOWING:
   ABOVE 1500-GPM = PPG OIL-BASED SAFETY BLUE
   1000-GPM TO 1499-GPM = PPG OIL-BASED SAFETY GREEN
   500-GPM TO 999-GPM = PPG OIL-BASED SAFETY ORANGE
   BELOW 500-GPM = PPG OIL-BASED SAFETY RED

UNDERGROUND SHOP DRAWING NOTE

UNDERGROUND FIRE MAIN SHOP DRAWINGS MUST BE SUBMITTED TO THE FIRE DEPARTMENT FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION. BE ADVISED THAT APPROVAL OF THE UNDERGROUND FIRE MAIN PLANS IS SEPARATE FROM THE APPROVAL OF THE SITE / UTILITY PLANS. PLANS MUST BE PREPARED BY A TN LICENSED FIRE PROTECTION CONTRACTOR AND BE SUBMITTED THROUGH THE CITY'S GEOCIVIX ELECTRONIC PLAN REVIEW SITE.

https://franklintn.geocivix.com/secure/

PLANS MUST BE APPROVED BY THE ENGINEER PREPARING THE STANDARD OF CARE / DESIGN INTENT.



FIRE LANE NOTE

PUBLIC PROPERTY: WHERE PARKED CARS MAY NARROW THE FIRE LANE TO LESS THAN 20-FEET, THE FIRE LANES SHALL BE MARKED IN ACCORDANCE WITH MUNICIPAL ORDINANCE, 7-225.

FIRE LANES SHALL BE MARKED WITH SIGNS ADJACENT TO THE CURB AND PAVEMENT MARKINGS READING FIRE LANE—NO PARKING VISIBLE FROM THE NORMAL LANE OF TRAFFIC AND PAINTED YELLOW OR WHITE OR AS APPROVED BY THE FIRE MARSHAL. A MAXIMUM OF 50-FEET ALTERNATING BETWEEN SIGNS AND PAVEMENT MARKINGS SHALL BE REQUIRED ALONG THE ENTIRE LENGTH OF THE FIRE LANE. PLACEMENT SUBJECT TO APPROVAL BY THE FIRE MARSHAL.

SIZE OF LETTERING ON PAVEMENT SHALL BE 18" HIGH WITH A 3" BRUSH STROKE.

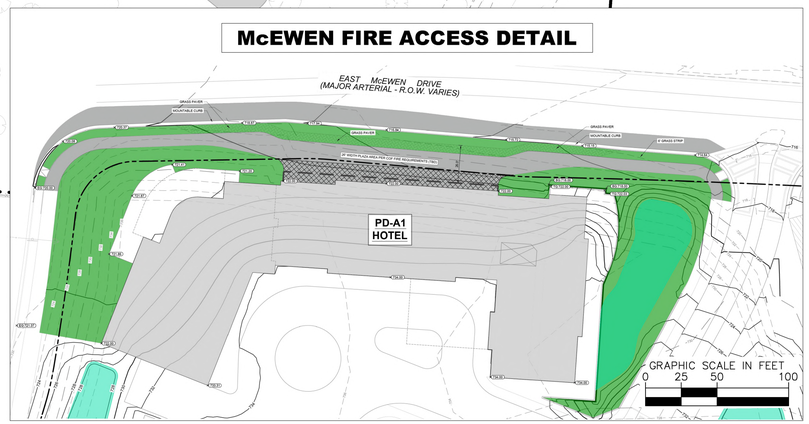
BUILDING INFORMATION

NAME	TOTAL SF	RESIDENTIAL SF	Office	Retail	Amenity/Fitness	NONRESIDENTIAL SF	HEIGHTS (STORIES)	CONSTRUCTION TYPE
BUILDING A	504,840	443,840	0	61,000		61,000	5-7	Type I - Retail Type IIIA - Residential Fully Sprinkled,
BUILDING C	35,000	x	0	35,000		35,000	1-3	Type IIIA Sprinkled
BUILDING D	261,900	x	250,000	11,900		261,900	4-12	Type I-II. Fully sprinkled
BUILDING F	285,000	x	250,000	35,000		285,000	4-12	Type I-II. Fully sprinkled
BUILDING G	157,000	x	50,000	67,000	40,000	157,000	4-7	Type I-II. Fully sprinkled
BUILDING J	50,000			50,000		50,000	1-7	Type IIIA Sprinkled
BUILDING K	378,320	328,320		50,000		50,000	5-7	Type I - Retail Type IIIA - Residential Fully Sprinkled,
BUILDING M	363,660	316,160		47,500		47,500	5-7	Type I - Retail Type IIIA - Residential Fully Sprinkled,
BUILDING MF-1	364,800	364,800				0	4-6	Type V or Type IIIA - fully sprinkled
BUILDING MF-2	243,200	243,200				0	4-6	Type V or Type IIIA - fully sprinkled
BUILDING P	225,000	x	225,000			225,000	6-10	Type I-II. Fully sprinkled
BUILDING S	255,000	x	225,000	30,000		255,000	6-10	Type I-II. Fully sprinkled
PD-A1 (HOTEL)	0	x				0	8-10	Type I-IIIA - Sprinkled
PV-10	250	x		250		250	1	Type V - Non Sprinkled
PV-12	250	x		250		250	1	Type V - Non Sprinkled
PV-14	355	x		355		355	1	Type V - Non Sprinkled
PV-20	1,390	x		1,390		1,390		Type V - Non Sprinkled
PV-30	384	x		384		384		Type V - Non Sprinkled
BUILDING V	250,000	x	250,000	0		250,000	6-10	Type I-II. Fully sprinkled

CITY OF FRANKLIN FIRE HYDRANT NOTES

1. HYDRANTS SHALL BE INSTALLED AT INTERSECTIONS AND BETWEEN INTERSECTIONS SO DISTANCE BETWEEN HYDRANTS DOES NOT EXCEED 500-FEET. NOTE: CLOSER SPACING MAY BE REQUIRED FOR SOME PROJECTS.
2. MINIMUM WATER SUPPLY IS 1,500-GPM AT 20-PSI. NOTE: SOME PROJECTS MAY REQUIRE A GREATER AMOUNT.
3. HYDRANTS MUST BE INSTALLED BEFORE CONSTRUCTION GOES VERTICAL AND OR BEFORE COMBUSTIBLE BUILDING PRODUCTS ARE BROUGHT ON SITE.
4. OFF-SITE HYDRANTS MAY BE CONSIDERED, BUT THEY MUST BE WITHIN 500-FEET OF ALL PORTIONS OF THE BUILDING
5. HYDRANTS TO BE INSTALLED WITH 6" MIN. DUCTILE IRON FIRE LINES UNLESS OTHERWISE NOTED.

McEWEN FIRE ACCESS DETAIL



ROW & ACCESS GENERAL NOTES

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2. ALL OFF-SITE WORK WITHIN THE PUBLIC RIGHT-OFWAY SHALL REQUIRE AN APPROVED TRAFFIC CONTROL PLAN WHICH COMPLIES WITH THE MUTCD. NO OFF-SITE EXCAVATION MAY BE UNDERTAKEN IN ANY STREET, ROAD, ALLEY OR RIGHT-OF-WAY OF ANY UTILITY OR TEMPORARY CONSTRUCTION EASEMENT OF THE CITY OF FRANKLIN BY ANY ENTITY UNLESS 72-HOUR NOTICE HAS BEEN GIVEN TO THE CITY OF FRANKLIN TRAFFIC OPERATIONS CENTER. THE CONTRACTOR SHALL HAVE AN APPROVED TRAFFIC CONTROL PLAN ONSITE DURING CONSTRUCTION.
3. CONSTRUCTION MATERIALS SHALL BE FULLY TESTED IN ACCORDANCE WITH THE DESIGNATIONS AND REQUIREMENTS WITHIN THE REFERENCED "TDOT STANDARD SPECIFICATIONS" SECTIONS, UNLESS OTHERWISE NOTED WITHIN THE "STANDARD SPECIFICATIONS" SECTION OF THE CITY OF FRANKLIN TRANSPORTATION & STREET TECHNICAL STANDARDS.
4. AN AUTHORIZED REPRESENTATIVE OF THE CITY SHALL MAKE A FINAL INSPECTION OF THE PROJECT AFTER COMPLETION TO DETERMINE ACCEPTABILITY OF THE WORK AND FOR RELEASE OF PERFORMANCE BONDS IF REQUIRED. BEFORE THIS FINAL INSPECTION CAN BE MADE, THE ENGINEER RESPONSIBLE FOR THE PROJECT SHALL CERTIFY IN WRITING TO THE CITY ENGINEER THAT THE WORK HAS BEEN COMPLETED IN ACCORDANCE WITH APPROVED PLANS AND SPECIFICATIONS.
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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.

KEYNOTE LEGEND

A	PROPOSED PUBLIC FIRE HYDRANT ASSEMBLY
B	EXISTING FIRE HYDRANT ASSEMBLY
C	MAIN BUILDING ENTRANCE. FINAL LOCATION WILL BE PROVIDED AT SITE PLAN SUBMITTAL
D	FIRE DEPARTMENT CONNECTION (TYP.) FINAL LOCATION WILL BE PROVIDED AT SITE PLAN SUBMITTAL
E	FRANKLIN T-2 SUTPHEN FIRE TRUCK
F	CITY OF FRANKLIN GARBAGE TRUCK
G	PROPOSED PRIVATE FIRE HYDRANT ASSEMBLY

SIGHT DISTANCE NOTE

AT SITE PLAN, ALL AASHTO-PRESCRIBED SIGHT DISTANCE REQUIREMENTS SHALL BE MET. ON STREET PARKING SPACES SHALL BE REMOVED FROM THE PROPOSED LAYOUT WHERE PARKED CARS IN THESE SPACES WOULD OTHERWISE OBSTRUCT THE AASHTO-PRESCRIBED MINIMUM SIGHT DISTANCE. SIMILARLY, BUILDINGS AND OTHER OBSTRUCTIONS WILL BE REVIEWED IN DETAIL AT SITE PLAN STAGE AND WILL BE REMOVED OR ADJUSTED AS NEEDED TO ENSURE ALL SIGHT DISTANCE REQUIREMENTS ARE MET.

ADA PARKING NOTE

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FDC LOCATIONS NOTE

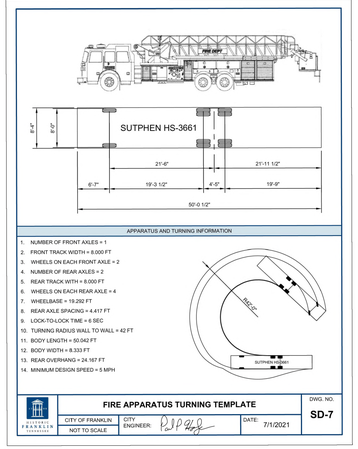
FDC LOCATIONS WILL BE PROVIDED AT SITE PLAN. BUILDINGS WILL BE BUILT TO CITY OF FRANKLIN / IBC STANDARDS.

AUTO-TURN DESIGN SPEED NOTE

MINIMUM DESIGN SPEED IS 5-MPH

TRUCK TURN LEGEND

- FRONT TIRES
- BACK TIRES
- VEHICLE FENDER PATH



GRAPHIC SCALE IN FEET
0 75 150 300

NORTH

CENTERCAL PROPERTIES, LLC

Highwoods

OVATION PUD SUBDIVISION DEVELOPMENT PLAN, REVISION 2

Franklin, Williamson County, Tennessee

OVATION
FRANKLIN, TN

WILLIAM GRAY HARRISON
REGISTERED ENGINEER
No. 127818
STATE OF TENNESSEE

INITIAL SUBMITTAL: XXXXXXXXX

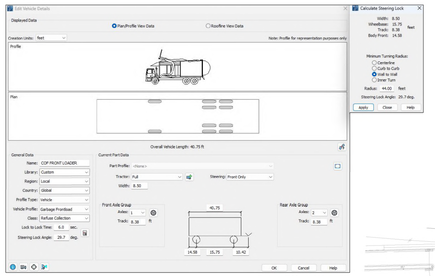
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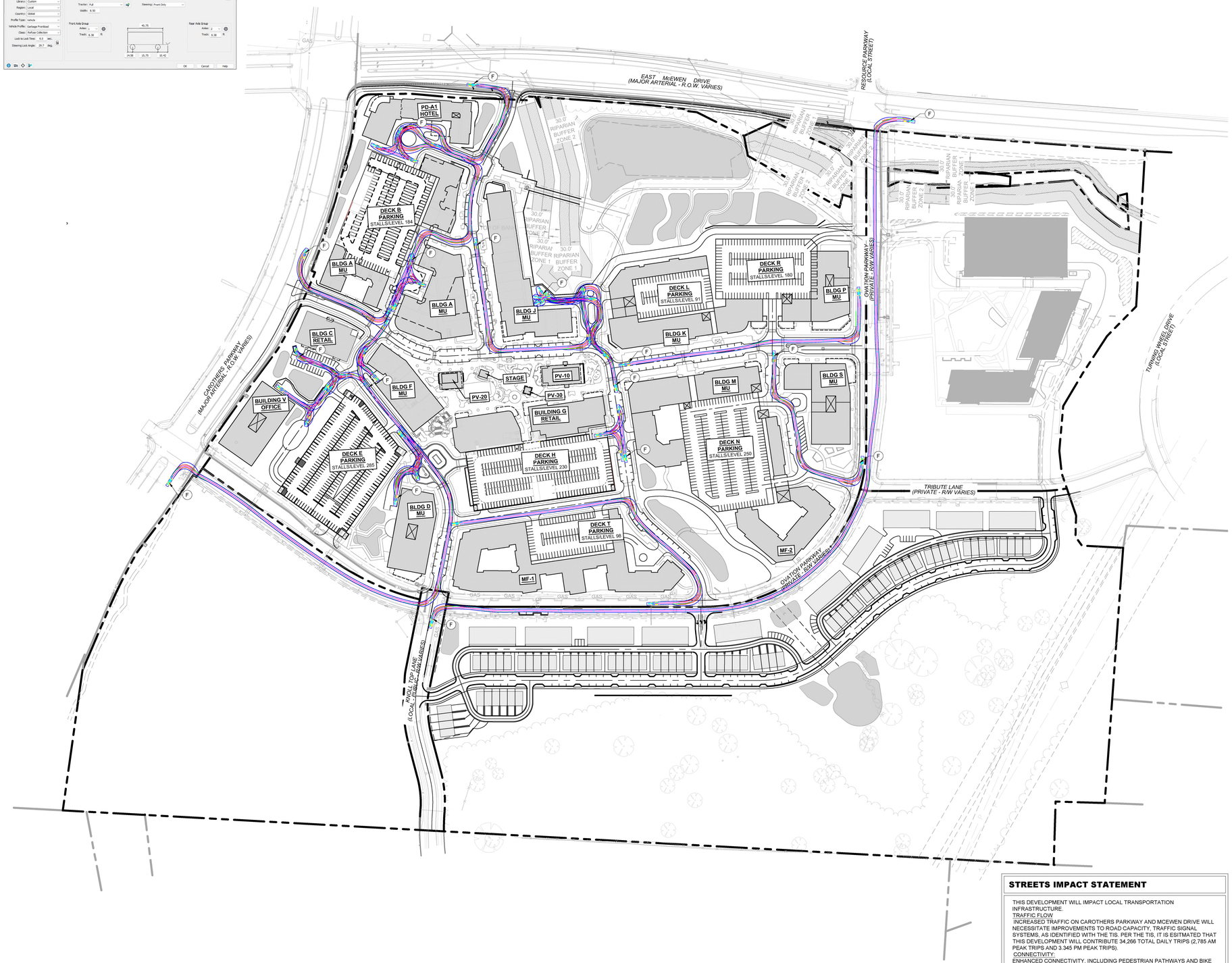
OVERALL ROW & ACCESS PLAN - FIRE

SHEET
C4.0

COF # 8849

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SIGHT DISTANCE NOTE

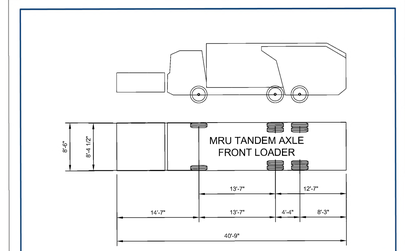
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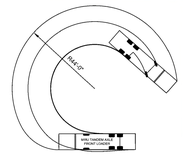
TRUCK TURN LEGEND

- FRONT TIRES
- BACK TIRES
- VEHICLE FENDER PATH



APPARATUS AND TURNING INFORMATION

1. NUMBER OF FRONT AXLES = 1
2. FRONT TRACK WIDTH = 8.375 FT
3. WHEELS ON EACH FRONT AXLE = 2
4. NUMBER OF REAR AXLES = 2
5. REAR TRACK WITH = 8.375 FT
6. WHEELS ON EACH REAR AXLE = 4
7. WHEELBASE = 13.583 FT
8. REAR AXLE SPACING = 4.333 FT
9. LOCK-TO-LOCK TIME = 6 SEC
10. TURNING RADIUS WALL TO WALL = 44 FT
11. BODY LENGTH = 40.750 FT
12. BODY WIDTH = 8.500 FT
13. REAR OVERHANG = 12.583 FT
14. MINIMUM BODY GROUND CLEARANCE = 1.375 FT
15. MINIMUM DESIGN SPEED = 5 MPH



CITY OF FRANKLIN TENNESSEE	SOLID WASTE APPARATUS TURNING TEMPLATE		DWG. NO. SD-8
	CITY OF FRANKLIN	CITY ENGINEER:	DATE: 9/21/2023
	NOT TO SCALE		

STREETS IMPACT STATEMENT

THIS DEVELOPMENT WILL IMPACT LOCAL TRANSPORTATION INFRASTRUCTURE.
TRAFFIC FLOW
INCREASED TRAFFIC ON CAROTHERS PARKWAY AND MCEWEN DRIVE WILL NECESSITATE IMPROVEMENTS TO ROAD CAPACITY, TRAFFIC SIGNAL SYSTEMS, AS IDENTIFIED WITH THE TIS. PER THE TIS, IT IS ESITMATED THAT THIS DEVELOPMENT WILL CONTRIBUTE 34,266 TOTAL DAILY TRIPS (2,785 AM PEAK TRIPS AND 3.345 PM PEAK TRIPS).
CONNECTIVITY:
ENHANCED CONNECTIVITY, INCLUDING PEDESTRIAN PATHWAYS AND BIKE LANES WILL BE INCORPORATED OR UTILIZED TO REDUCE CONGESTION AND PROMOTE ALTERNATIVE TRANSPORTATION MODES. THE DEVELOPMENT PROPOSES THE USE OF TWO EXISTING RIGHT-IN-RIGHT-OUT CURB CUTS ALONG CAROTHERS PARKWAY AND MCEWEN DRIVE, AND VARIOUS OTHER CONNECTION POINTS ALONG THE PRIVATE OVATION PARKWAY.

GRAPHIC SCALE IN FEET
0 75 150 300

NORTH

CENTERCAL PROPERTIES, LLC

Highwoods

OVATION PUD SUBDIVISION
DEVELOPMENT PLAN, REVISION 2
Franklin, Williamson County, Tennessee

OVATION
FRANKLIN, TN

WILLIAM GRAY HARRISON
REGISTERED ENGINEER
No. 127818
STATE OF TENNESSEE

INITIAL SUBMITTAL: XXXXXXXXX

Revision Date
1 _____
2 _____
3 _____
4 _____

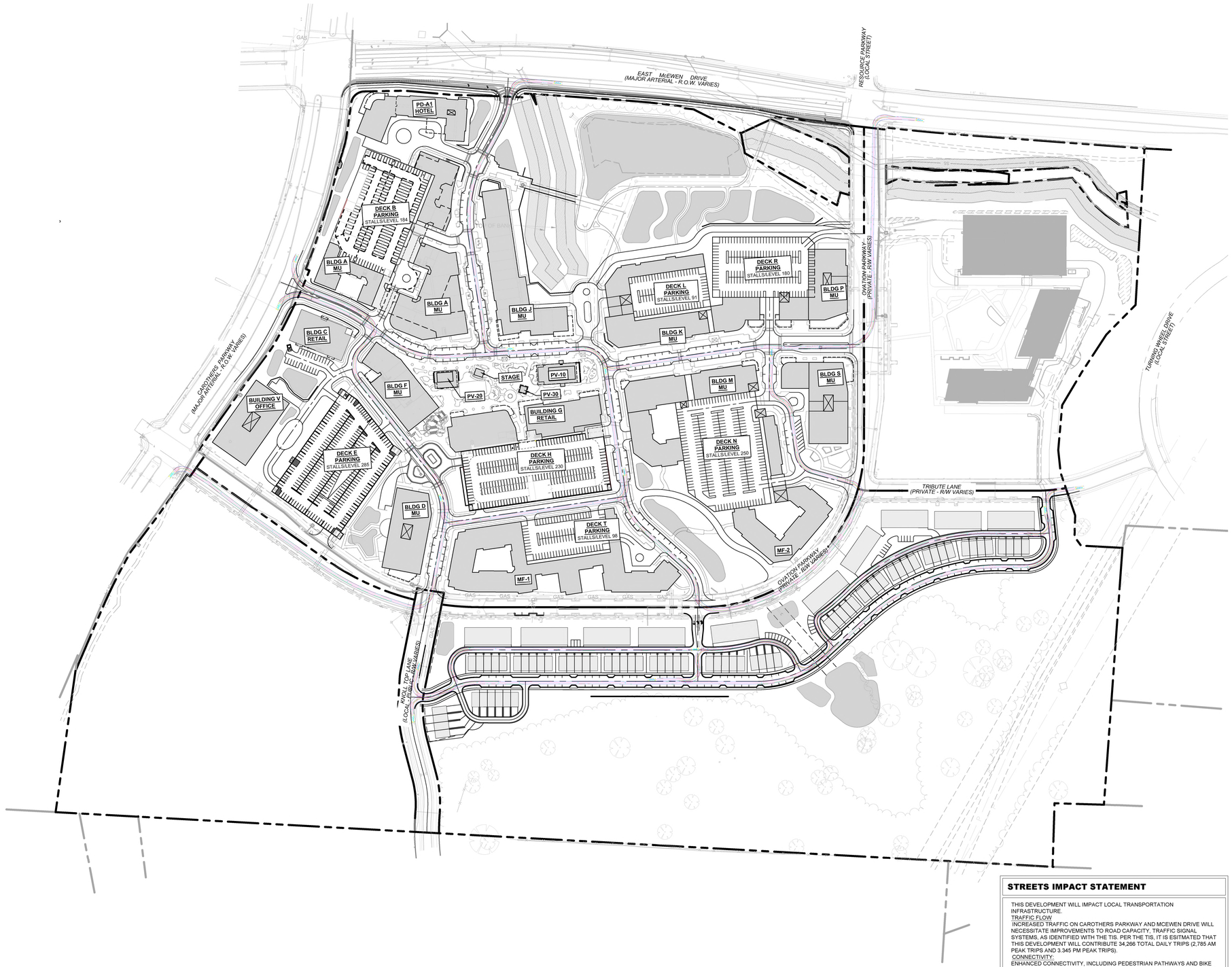
OVERALL ROW & ACCESS PLAN - REFUSE

SHEET
C4.1

COF # 8849

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ROW & ACCESS GENERAL NOTES

1. PRIOR TO BEGINNING ANY CONSTRUCTION, THE DEVELOPER AND/OR CONTRACTOR, SHALL OBTAIN ALL NECESSARY PERMITS AS REQUIRED BY LAW. SUCH PERMITS MAY INCLUDE, BUT ARE NOT LIMITED TO, THOSE REQUIRED BY STATE OF TENNESSEE, WILLIAMSON COUNTY AND OTHER CITY OF FRANKLIN AGENCIES.
2. ALL OFF-SITE WORK WITHIN THE PUBLIC RIGHT-OFWAY SHALL REQUIRE AN APPROVED TRAFFIC CONTROL PLAN WHICH COMPLIES WITH THE MUTCD. NO OFF-SITE EXCAVATION MAY BE UNDERTAKEN IN ANY STREET, ROAD, ALLEY OR RIGHT-OF-WAY OF ANY UTILITY OR TEMPORARY CONSTRUCTION EASEMENT OF THE CITY OF FRANKLIN BY ANY ENTITY UNLESS 72-HOUR NOTICE HAS BEEN GIVEN TO THE CITY OF FRANKLIN TRAFFIC OPERATIONS CENTER. THE CONTRACTOR SHALL HAVE AN APPROVED TRAFFIC CONTROL PLAN ONSITE DURING CONSTRUCTION.
3. CONSTRUCTION MATERIALS SHALL BE FULLY TESTED IN ACCORDANCE WITH THE DESIGNATIONS AND REQUIREMENTS WITHIN THE REFERENCED "TDOT STANDARD SPECIFICATIONS" SECTIONS, UNLESS OTHERWISE NOTED WITHIN THE "STANDARD SPECIFICATIONS" SECTION OF THE CITY OF FRANKLIN TRANSPORTATION & STREET TECHNICAL STANDARDS.
4. AN AUTHORIZED REPRESENTATIVE OF THE CITY SHALL MAKE A FINAL INSPECTION OF THE PROJECT AFTER COMPLETION TO DETERMINE ACCEPTABILITY OF THE WORK AND FOR RELEASE OF PERFORMANCE BONDS IF REQUIRED. BEFORE THIS FINAL INSPECTION CAN BE MADE, THE ENGINEER RESPONSIBLE FOR THE PROJECT SHALL CERTIFY IN WRITING TO THE CITY ENGINEER THAT THE WORK HAS BEEN COMPLETED IN ACCORDANCE WITH APPROVED PLANS AND SPECIFICATIONS.
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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.

SIGHT DISTANCE NOTE

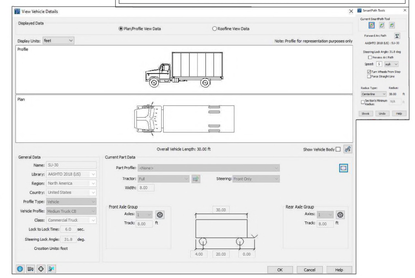
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ADA PARKING NOTE

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TRUCK TURN LEGEND

- FRONT TIRES
- BACK TIRES
- VEHICLE FENDER PATH



STREETS IMPACT STATEMENT

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GRAPHIC SCALE IN FEET
0 75 150 300

NORTH

CENTERCAL PROPERTIES, LLC

Highwoods

OVATION PUD SUBDIVISION
DEVELOPMENT PLAN, REVISION 2
Franklin, Williamson County, Tennessee

OVATION
FRANKLIN, TN

WILLIAM GRAY HARRISON
REGISTERED ENGINEER
No. 127818
STATE OF TENNESSEE

INITIAL SUBMITTAL: XXXXXXXXX

Revision Date
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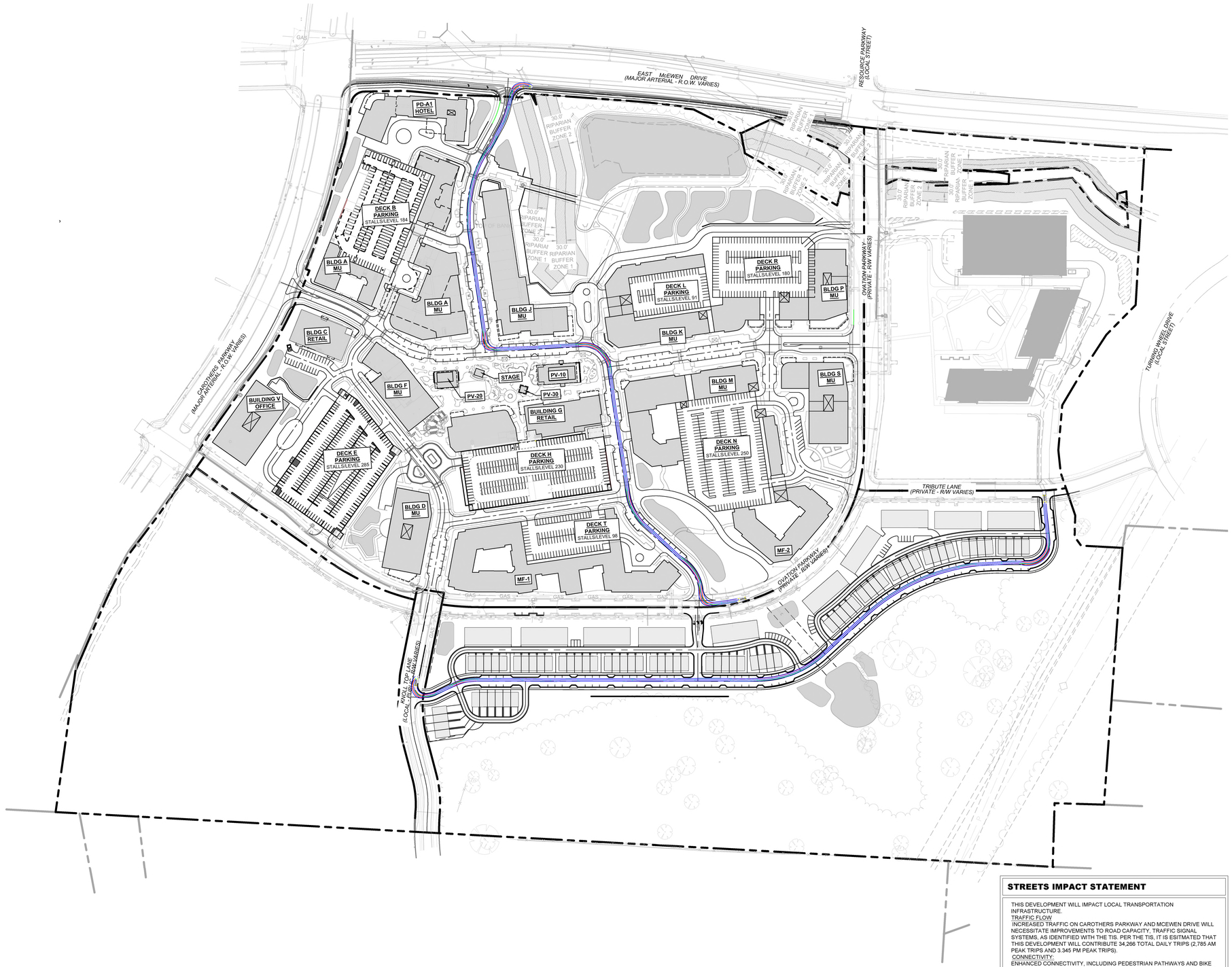
OVERALL ROW & ACCESS PLAN - SUT

SHEET
C4.2

COF # 8849

Drawing name: K:\FRA_LDEV\118471000 - ovation\4-CADD\plansheets\1-development plan\C4.2 OVERALL ROW AND ACCESS PLAN.dwg C4.2 Jul 03, 2025 1:27pm by: James.Parker

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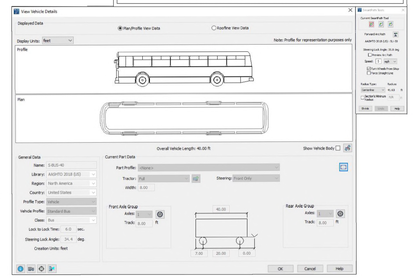
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TRUCK TURN LEGEND

- FRONT TIRES
- BACK TIRES
- VEHICLE FENDER PATH



STREETS IMPACT STATEMENT

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GRAPHIC SCALE IN FEET
0 75 150 300

NORTH

CENTERCAL PROPERTIES, LLC

Highwoods

OVATION PUD SUBDIVISION
DEVELOPMENT PLAN, REVISION 2
Franklin, Williamson County, Tennessee

OVATION
FRANKLIN, TN

WILLIAM GRAY HARRISON
REGISTERED ENGINEER
No. 127919
STATE OF TENNESSEE

INITIAL SUBMITTAL: XXXXXXXXX

Revision Date
1 _____
2 _____
3 _____
4 _____

OVERALL ROW & ACCESS PLAN - BUS

SHEET
C4.3

COF # 8849

Drawing name: K:\FRA_LDEV\118471000 - ovation\4-CADD\plansheets\1-development plan\C4.3 OVERALL ROW & ACCESS PLAN.dwg C4.3 Jul 03, 2025 1:27pm by: James.Parker



LEGEND

- TOWN CENTER STREET (PRIVATE)
- TOWN CENTER STREET W/ PARALLELS (PRIVATE)
- ENTRANCE BOULEVARD AT MCEWEN (PRIVATE)
- TOWN CENTER STREET AT OPEN SPACE (PRIVATE)
- ENTRANCE BOULEVARD (PRIVATE)
- ALLEY (PRIVATE)
- LOCAL ROAD (PUBLIC)
- ACCESS DRIVE (PRIVATE)

GRAPHIC SCALE IN FEET
0 75 150 300

NORTH

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CENTERCAL PROPERTIES, LLC

Highwoods

OVATION PUD SUBDIVISION
DEVELOPMENT PLAN, REVISION 2
Franklin, Williamson County, Tennessee

OVATION
FRANKLIN, TN

WILLIAM GRAY HARRISON
REGISTERED ENGINEER
No. 127819
STATE OF TENNESSEE

INITIAL SUBMITTAL: XXXXXXXXX

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- △ _____
- △ _____

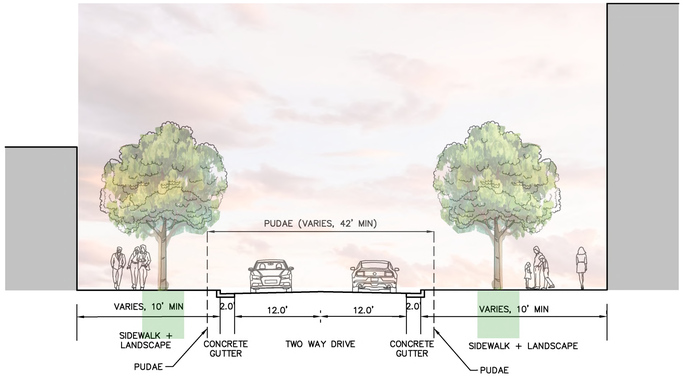
STREET
NETWORK PLAN

SHEET
C4.4

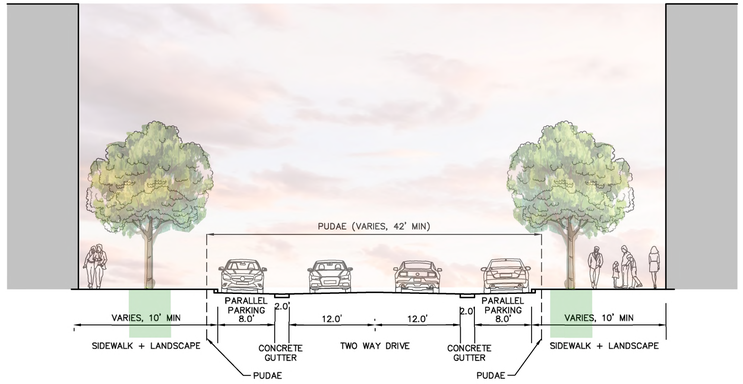
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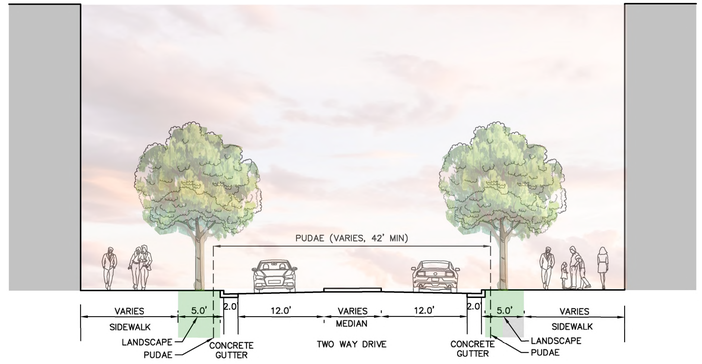
TOWN CENTER STREET (PRIVATE)



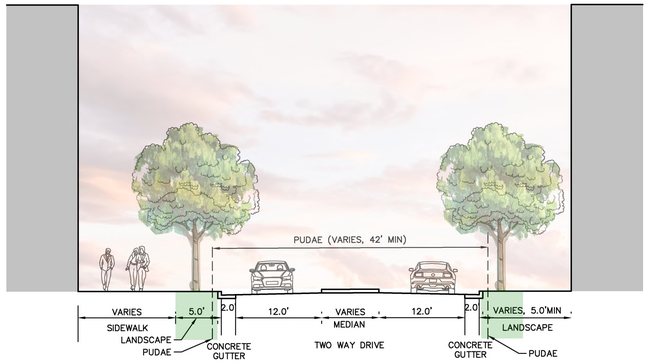
TOWN CENTER STREET WITH PARALLELS (PRIVATE)



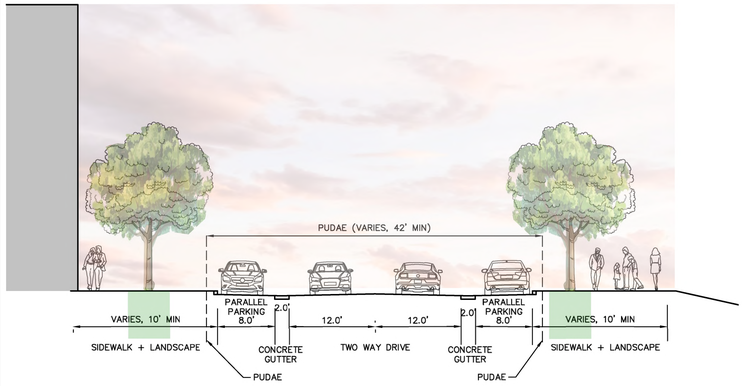
ENTRANCE BOULEVARD (PRIVATE)



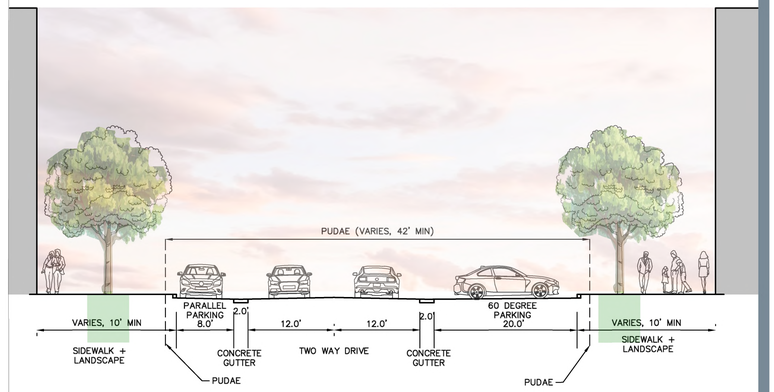
ENTRANCE BOULEVARD AT MCEWEN (PRIVATE)



TOWN CENTER STREET AT OPEN SPACE (PRIVATE)



ACCESS DRIVE (PRIVATE)



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CENTERCAL PROPERTIES, LLC

Highwoods

OVATION PUD SUBDIVISION DEVELOPMENT PLAN, REVISION 2

Franklin, Williamson County, Tennessee

OVATION
FRANKLIN, TN

WILLIAM GRAY HARRISON
REGISTERED ENGINEER
AGRICULTURE
COMMERCE
No. 127818
STATE OF TENNESSEE

INITIAL SUBMITTAL: XXXXXXXXX

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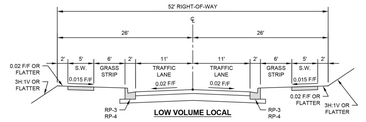
STREET NETWORK SECTIONS

SHEET
C4.5

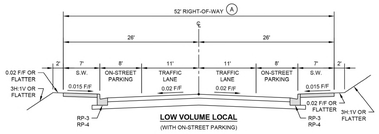
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LOCAL ROAD (PUBLIC)



LOW VOLUME LOCAL



LOW VOLUME LOCAL
(WITH ON-STREET PARKING)

DESIGN NOTES

(A) ADDITIONAL RIGHT-OF-WAY OR PUBLIC ACCESS EASEMENT WIDTH SHALL BE PROVIDED AS NEEDED TO ACCOMMODATE ACCESSIBLE ON-STREET PARKING.

LOW VOLUME LOCAL STREET SECTIONS

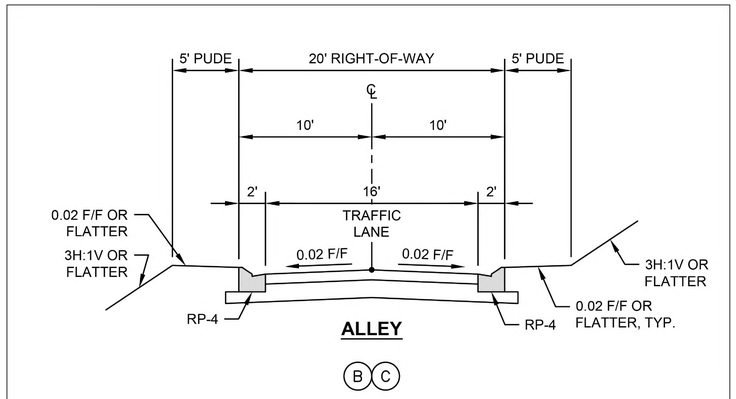
DWG. NO. **TS-6**

CITY OF FRANKLIN
NOT TO SCALE

CITY ENGINEER: RJP

DATE: 7/1/2021

ALLEY (PRIVATE)



ALLEY

CENTERCAL PROPERTIES, LLC

Highwoods

OVATION PUD SUBDIVISION DEVELOPMENT PLAN, REVISION 2

Franklin, Williamson County, Tennessee

OVATION
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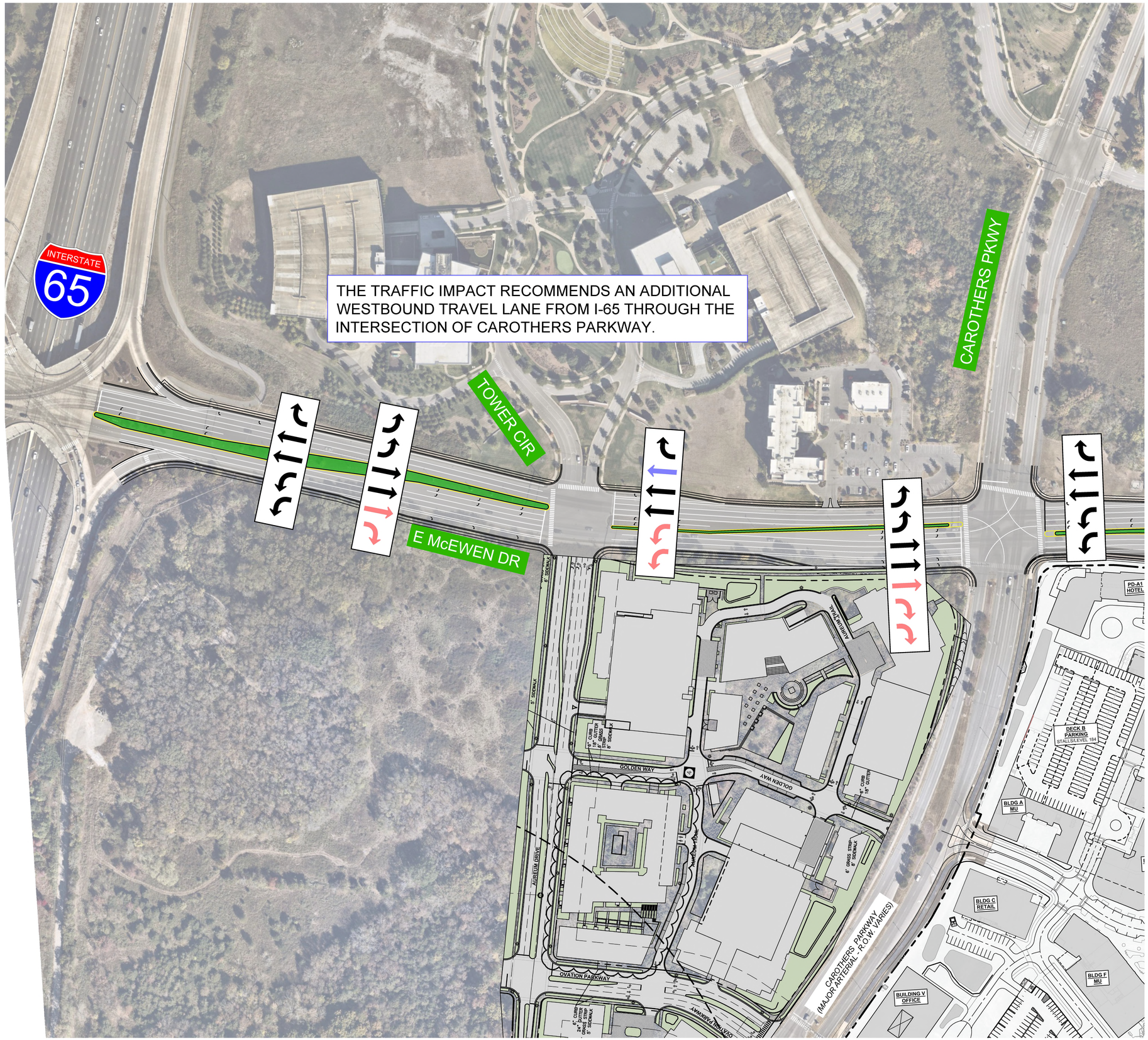
Revision Date
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STREET NETWORK SECTIONS

SHEET
C4.6

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LEGEND

- IMPROVEMENTS TO BE CONSTRUCTED BY AEURUM
- IMPROVEMENTS TO BE CONSTRUCTED BY OVATION
- IMPROVEMENTS REQUESTED BY CITY STAFF

STREETS IMPACT STATEMENT

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GRAPHIC SCALE IN FEET
0 50 100 200

NORTH

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Highwoods

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Franklin, Williamson County, Tennessee

OVATION
FRANKLIN, TN

WILLIAM GRAY HARRISON
REGISTERED ENGINEER
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No. 127475
STATE OF TENNESSEE

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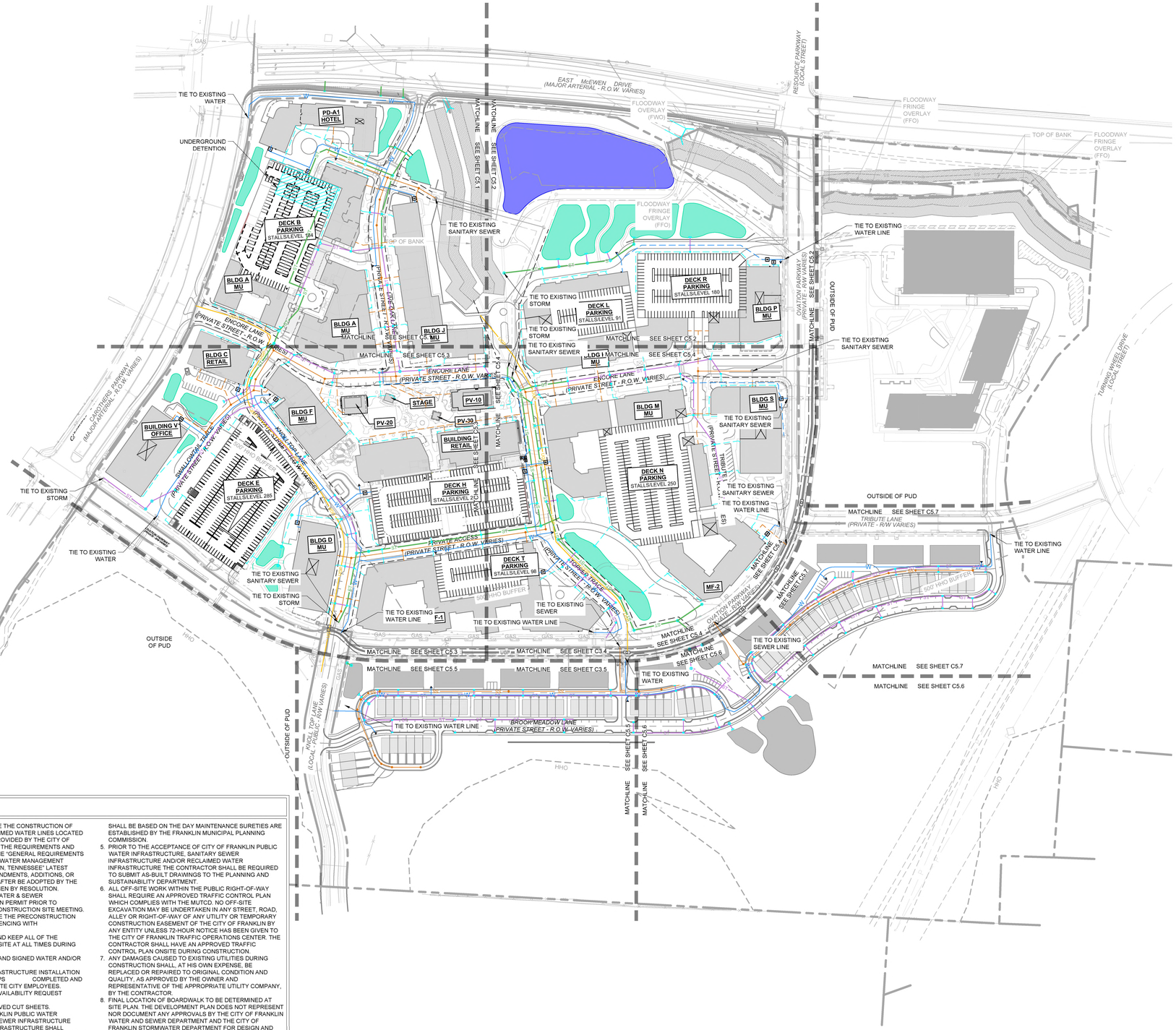
OFFSITE IMPROVEMENTS - MCEWEN WESTBOUND

SHEET
C4.7

COF # 8849

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Drawing name: K:\FRA_LDEV\118471000 - ovation\4-CADD\plansheets\1-development plan\C4.7 OFFSITE IMPROVEMENTS - McEWEN WESTBOUND.dwg C4.7 OFFSITE IMPROVEMENTS - McEWEN WESTBOUND Jul 03, 2025 1:26pm by: James.Parker



LEGEND

- WATER
- PRIVATE WATER SERVICE
- SANITARY SEWER
- PRIVATE SEWER SERVICE
- STORM SEWER (15"-24")
- STORM SEWER (30"-48")
- STORM SEWER <15"
- UNDERGROUND ELECTRIC (9-6" CONDUITS)
- UNDERGROUND ELECTRIC (4-6" CONDUITS)
- UTILITY EASEMENT
- GRATE INLET
- STORM MANHOLE
- HEADWALL
- WATER METER
- FIRE HYDRANT (PUBLIC/PRIVATE VARIES, SEE SHEET C4.0)
- SANITARY SEWER MANHOLE

IMPACT STATEMENT

WATER
THE DEVELOPMENT WILL BE SERVED VIA MALLORY VALLEY UTILITY DISTRICT WATER. USAGE: THE DEVELOPMENT WILL INCLUDE BOTH RESIDENTIAL AND COMMERCIAL UNITS, REQUIRING A HIGHER VOLUME OF WATER FOR DAILY OPERATIONS.
INFRASTRUCTURE: THE DEVELOPMENT IS CURRENTLY ADJACENT TO AN 8" AND 12" MVUD MAIN. IT WILL NECESSITATE THE REMOVAL OF EXISTING WATER MAIN AND REROUTING THROUGH THE SITE.

SANITARY SEWER
THE DEVELOPMENT WILL BE SERVED VIA CITY OF FRANKLIN SEWER.
CAPACITY: THE MIXED-USE NATURE MEANS THERE WILL BE A VARIED RANGE OF WASTEWATER GENERATED, A CAPACITY REQUEST HAS BEEN SUBMITTED BY THE CITY OF FRANKLIN. PER THE SEWER AVAILABILITY REQUEST, IT IS ESTIMATED THAT THIS DEVELOPMENT WILL DEMAND 2,508.6 SFUE'S OR 878,010 GPD.
INFRASTRUCTURE: THE CONSTRUCTION OF NEW LINES, WILL BE REQUIRED TO ACCOMMODATE THE DEVELOPMENT. THE DEVELOPMENT PROPOSES THE REMOVAL AND REALIGNMENT OF EXISTING SEWER MAIN TO OUTFALL TO THE EXISTING 12" MAIN LOCATED AT THE NORTHWEST CORNER OF THE SITE.

RECLAIMED WATER LINE
THE DEVELOPMENT WILL NOT BE SERVED BY RECLAIMED WATER.

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

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

EXISTING SEWER NOTE

VARIOUS EXISTING SEWER PIPES HAVE KNOWN MAINTENANCE ISSUES AND/OR ARE FULL WITH DEBRIS AND SEDIMENT. SEWER PIPES PER COF #4544 INTENDED TO REMAIN WITH THIS PLAN ARE TO BE CLEANED, VIDEOED, AND INSPECTED PRIOR TO THE FIRST SITE PLAN SUBMITTAL AND PIPES TO BE REPLACED AS NECESSARY.

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. FINAL LOCATION OF BOARDWALK TO BE DETERMINED AT SITE PLAN. THE DEVELOPMENT PLAN DOES NOT REPRESENT NOR DOCUMENT ANY APPROVALS BY THE CITY OF FRANKLIN WATER AND SEWER DEPARTMENT AND THE CITY OF FRANKLIN STORMWATER DEPARTMENT FOR DESIGN AND LOCATION. THE APPLICANT MUST COORDINATE WITH THESE DEPARTMENTS PRIOR TO SITE PLAN SUBMITTAL OF FINAL DESIGN AND LOCATION.

GRAPHIC SCALE IN FEET
0 75 150 300

NORTH

CENTERCAL PROPERTIES, LLC

Highwoods

OVATION PUD SUBDIVISION DEVELOPMENT PLAN, REVISION 2

Franklin, Williamson County, Tennessee

OVATION
FRANKLIN, TN

WILLIAM GRAY HARRISON
REGISTERED ENGINEER
No. 127939
STATE OF TENNESSEE

INITIAL SUBMITTAL: XXXXXXXXX

Revision Date
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2 _____
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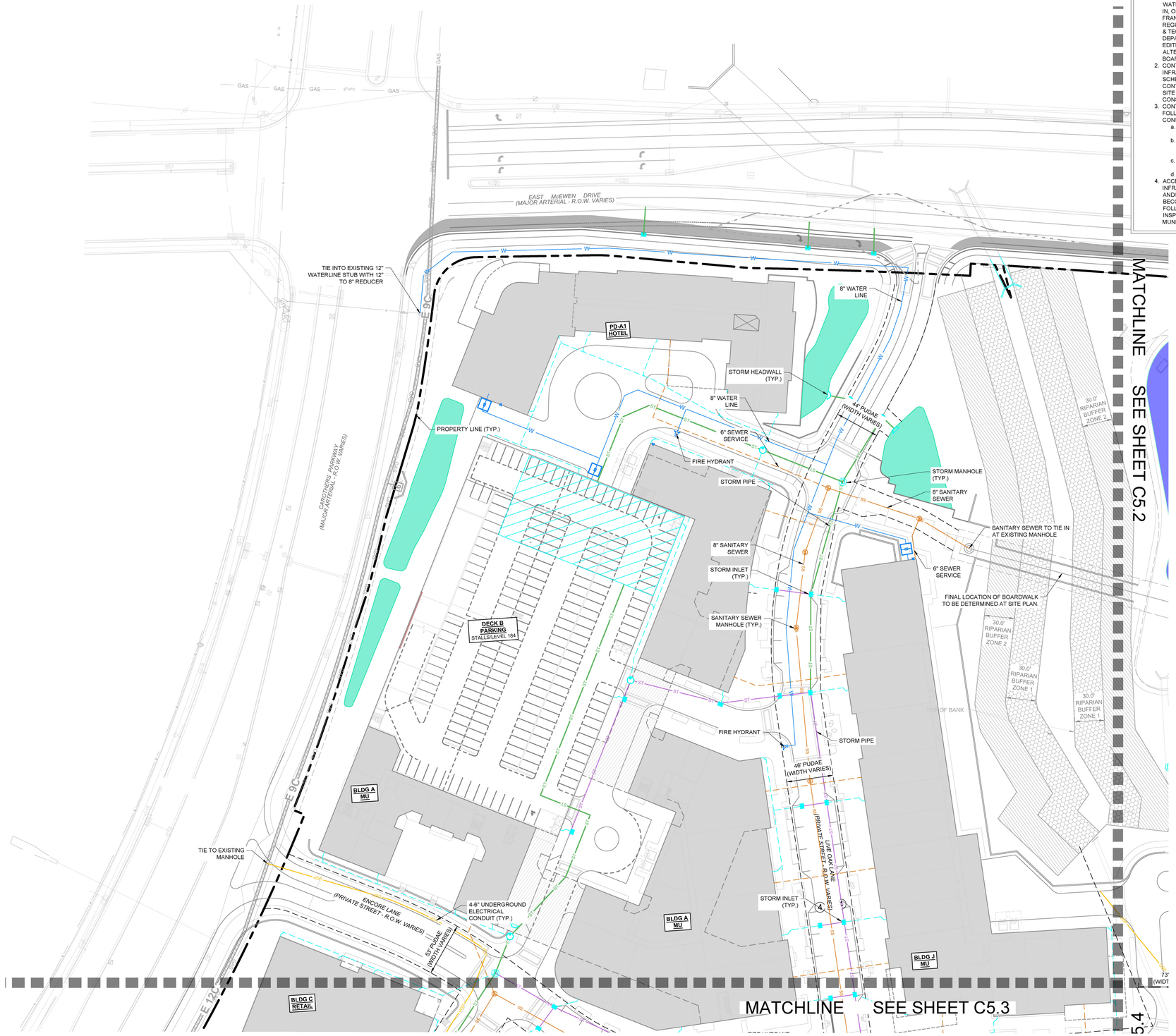
OVERALL UTILITY PLAN

SHEET
C5.0

COF # 8849

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UTILITY CONTACTS

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MALLORY VALLEY
465 DUKE DRIVE
FRANKLIN, TN 37067
PHONE: (615) 628-0237
CONTACT: KAREN YORK

GAS
ATMOS ENERGY
200 NOAH DRIVE
FRANKLIN, TN 37064
PHONE: (615) 485-6377
CONTACT: BRADIE ARMSTRONG

TELEPHONE
AT&T
PHONE: (615) 595-7816
CONTACT: MIKE BOGGESS
MB127D@ATT.COM

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

CABLE
COMCAST
2501 McGAVOCK PK, SUITE 1206
NASHVILLE, TN 37214
PHONE: (615) 550-6855
CONTACT: PAULA BROOKS

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LEGEND

- W — WATER
- W — PRIVATE WATER SERVICE
- SS — SANITARY SEWER
- SS — PRIVATE SEWER SERVICE
- ST — ST — STORM SEWER (15"-24")
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- HEADWALL
- WATER METER
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- S — SANITARY SEWER MANHOLE



GRAPHIC SCALE IN FEET
0 25 50 100

NORTH

CENTERCAL PROPERTIES, LLC

Highwoods

OVATION PUD SUBDIVISION DEVELOPMENT PLAN, REVISION 2

Franklin, Williamson County, Tennessee

OVATION
FRANKLIN, TN

WILLIAM GRAY HARRISON
REGISTERED ENGINEER
AGRICULTURAL & BIOSYSTEMS
No. 137319
STATE OF TENNESSEE

INITIAL SUBMITTAL: XXXXXXXXX

Revision Date
1 _____
2 _____
3 _____
4 _____

ENLARGED UTILITY PLAN

SHEET
C5.1

COF # 8849

Drawing name: K:\FRA_LDEV\118471000 - ovation\4-CADD\plansheets\1-development plan\C5.1 ENLARGED UTILITY PLAN.dwg C5.1 ENLARGED UTILITY PLAN Jul 03, 2025 1:29pm by: James.Parker



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UTILITY CONTACTS

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FRANKLIN, TN 37067
PHONE: (615) 628-0237
CONTACT: KAREN YORK

GAS
ATMOS ENERGY
200 NOAH DRIVE
FRANKLIN, TN 37064
PHONE: (615) 485-6377
CONTACT: BRADIE ARMSTRONG

TELEPHONE
AT&T
PHONE: (615) 595-7816
CONTACT: MIKE BOGGESS
MB127D@ATT.COM

ELECTRIC
MIDDLE TN ELECTRIC
2156 EDWARD CURD LN.
FRANKLIN, TN 37067
PHONE: (615) 595-4693
CONTACT: DALE HOOD

SANITARY SEWER
CITY OF FRANKLIN
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GRAPHIC SCALE IN FEET
0 25 50 100

NORTH

CENTERCAL PROPERTIES, LLC

Highwoods

OVATION PUD SUBDIVISION
DEVELOPMENT PLAN, REVISION 2
Franklin, Williamson County, Tennessee

OVATION
FRANKLIN, TN

WILLIAM GRAY HARRISON
REGISTERED ENGINEER
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No. 131431
STATE OF TENNESSEE

INITIAL SUBMITTAL: XXXXXXXXX

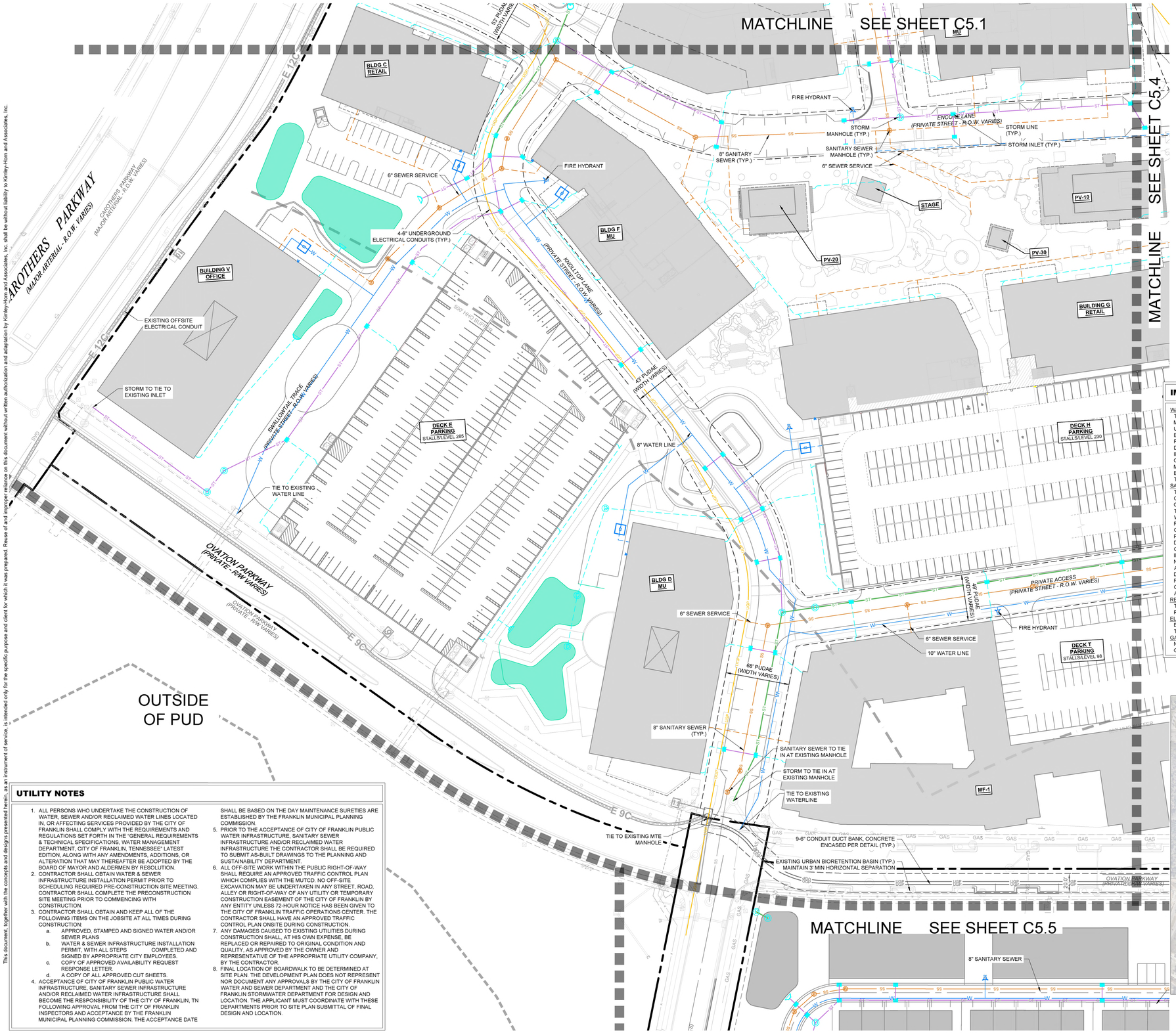
Revision Date
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ENLARGED UTILITY PLAN

SHEET
C5.2

COF # 8849

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GRAPHIC SCALE IN FEET
0 25 50 100

NORTH

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CENTERCAL PROPERTIES, LLC

Highwoods

OVATION PUD SUBDIVISION DEVELOPMENT PLAN, REVISION 2

Franklin, Williamson County, Tennessee

OVATION
FRANKLIN, TN

WILLIAM GRAY HARRISON
REGISTERED ENGINEER
AGRICULTURAL
COMMERCE
STATE OF TENNESSEE

INITIAL SUBMITTAL: XXXXXXXXX

Revision Date
1 _____
2 _____
3 _____
4 _____

ENLARGED UTILITY PLAN

SHEET
C5.3

COF # 8849

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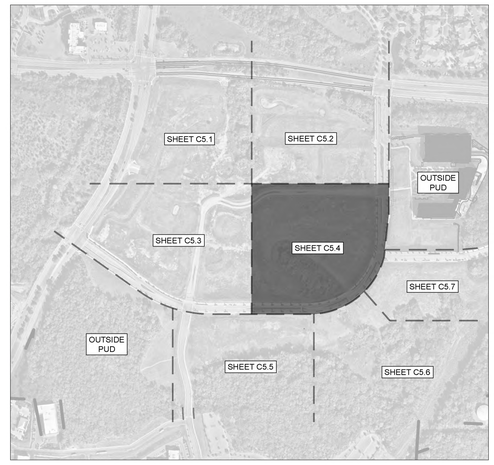
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- FIRE HYDRANT (PUBLIC/PRIVATE VARIES, SEE SHEET C4.0)
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GRAPHIC SCALE IN FEET
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NORTH

CENTERCAL PROPERTIES, LLC

Highwoods

OVATION PUD SUBDIVISION
DEVELOPMENT PLAN, REVISION 2
Franklin, Williamson County, Tennessee

OVATION
FRANKLIN, TN

WILLIAM GRAY HARRISON
REGISTERED ENGINEER
AGENT OF RECORD
No. 127219
STATE OF TENNESSEE

INITIAL SUBMITTAL: XXXXXXXXX

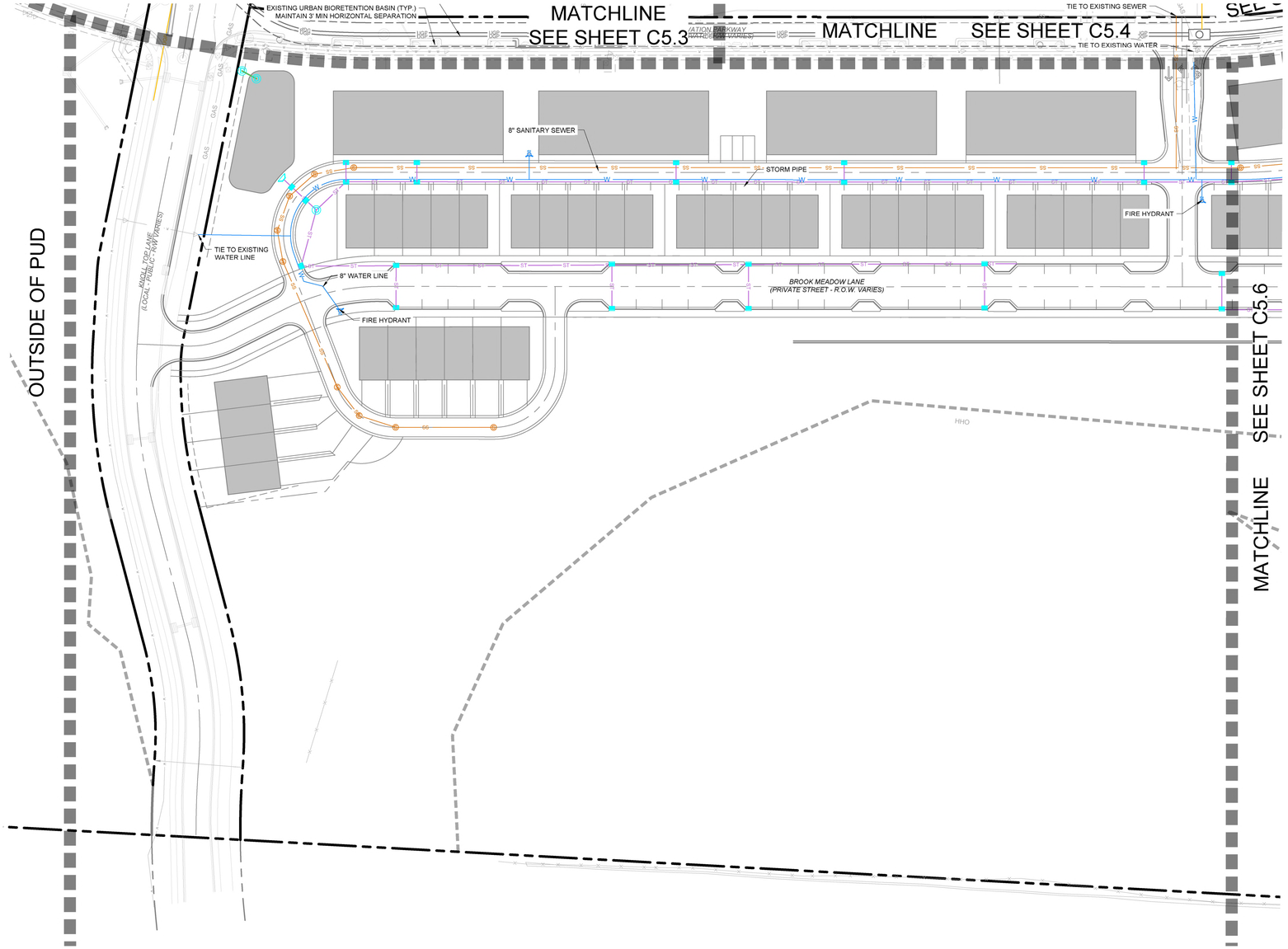
Revision Date
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ENLARGED UTILITY PLAN

SHEET
C5.4

COF # 8849

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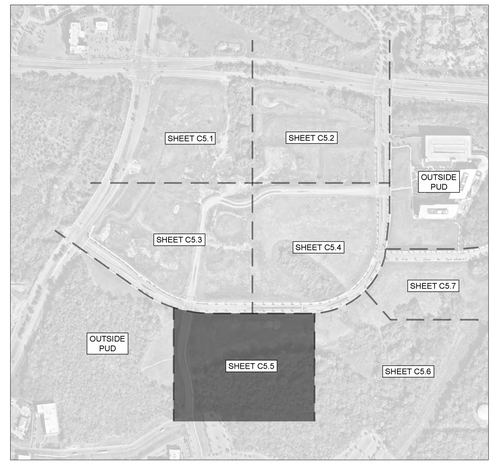
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GRAPHIC SCALE IN FEET
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NORTH

CENTERCAL PROPERTIES, LLC

Highwoods

OVATION PUD SUBDIVISION
DEVELOPMENT PLAN, REVISION 2
Franklin, Williamson County, Tennessee

OVATION
FRANKLIN, TN

WILLIAM GRAY HARRISON
REGISTERED ENGINEER
AGENT OF RECORD
No. 137219
STATE OF TENNESSEE

INITIAL SUBMITTAL: XXXXXXXXX

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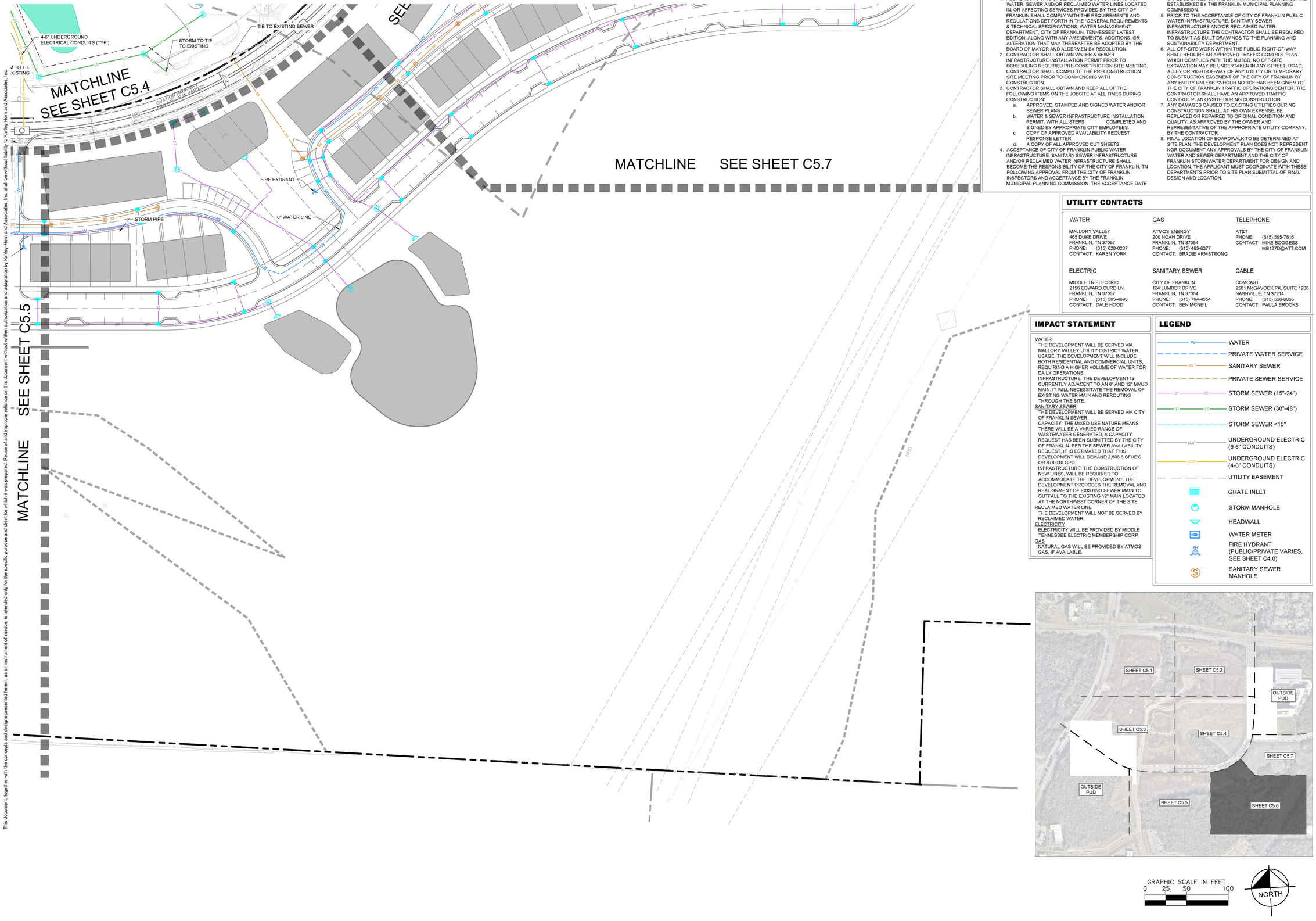
ENLARGED UTILITY PLAN

SHEET
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COF # 8849

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Drawing name: K:\FRA_LDEV\118471000 - ovation\4-CADD\plansheets\1-development plan\C5.1 ENLARGED UTILITY PLAN.dwg C5.5 ENLARGED UTILITY PLAN Jul 03, 2025 1:29pm by: James.Parker



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ELECTRIC	**SANITARY SEWER**	**CABLE**
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COMMERCIAL
STATE OF TENNESSEE

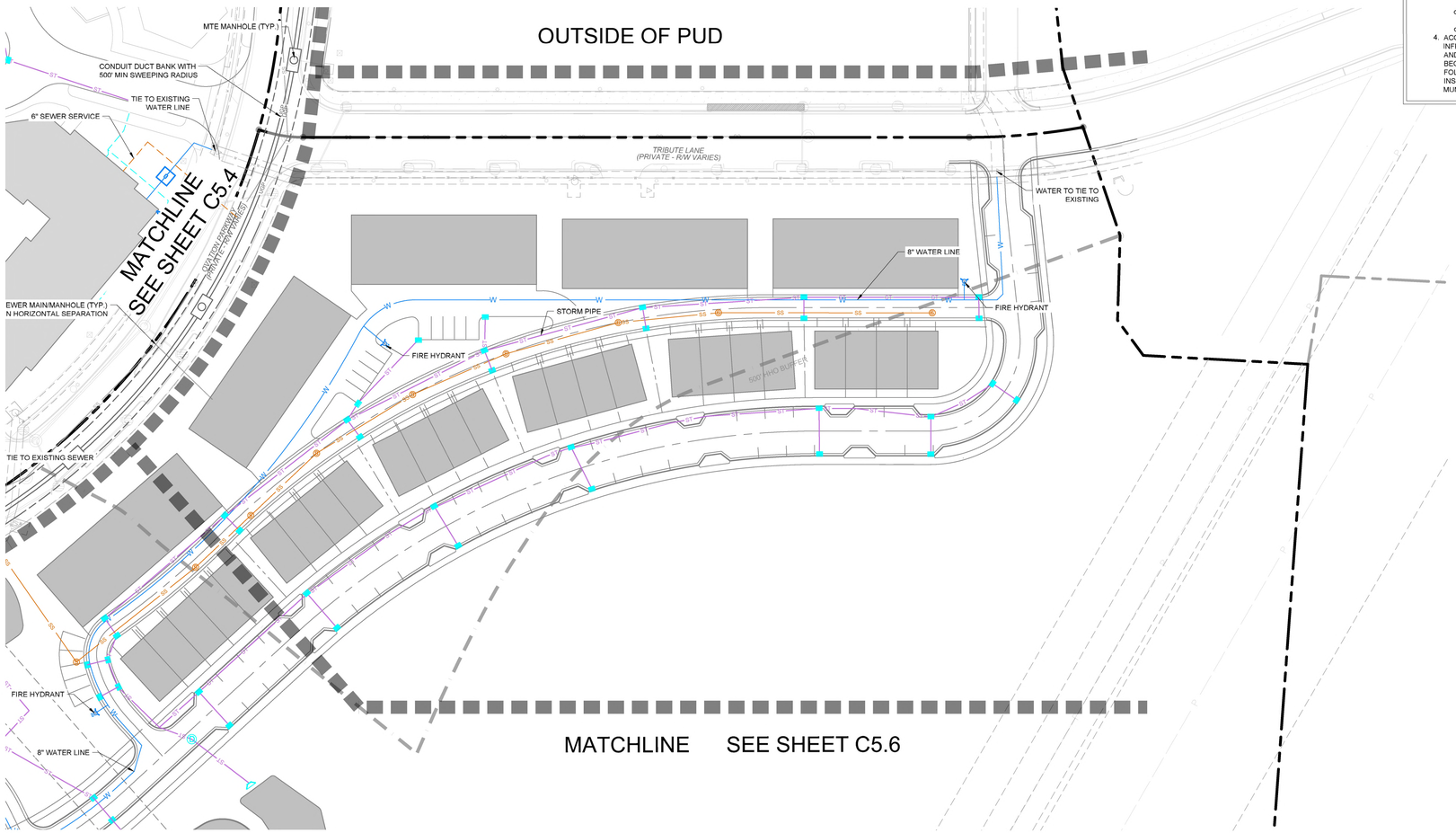
INITIAL SUBMITTAL: XXXXXXXXX

Revision Date
1 _____
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ENLARGED UTILITY PLAN

SHEET
C5.6

COF # 8849



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. FINAL LOCATION OF BOARDWALK TO BE DETERMINED AT SITE PLAN. THE DEVELOPMENT PLAN DOES NOT REPRESENT NOR DOCUMENT ANY APPROVALS BY THE CITY OF FRANKLIN WATER AND SEWER DEPARTMENT AND THE CITY OF FRANKLIN STORMWATER DEPARTMENT FOR DESIGN AND LOCATION. THE APPLICANT MUST COORDINATE WITH THESE DEPARTMENTS PRIOR TO SITE PLAN SUBMITTAL OF FINAL DESIGN AND LOCATION.

UTILITY CONTACTS

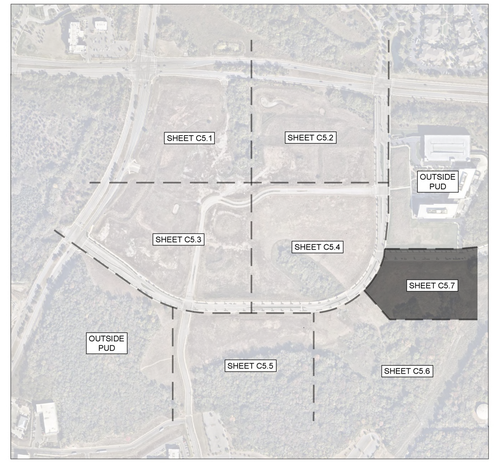
WATER	GAS	TELEPHONE
MALLORY VALLEY 465 DUKE DRIVE FRANKLIN, TN 37067 PHONE: (615) 628-0237 CONTACT: KAREN YORK	ATMOS ENERGY 200 NOAH DRIVE FRANKLIN, TN 37064 PHONE: (615) 485-6377 CONTACT: BRADIE ARMSTRONG	AT&T PHONE: (615) 595-7816 CONTACT: MIKE BOGGESS MB127D@ATT.COM
ELECTRIC	**SANITARY SEWER**	**CABLE**
MIDDLE TN ELECTRIC 2156 EDWARD CURD LN. FRANKLIN, TN 37067 PHONE: (615) 595-4693 CONTACT: DALE HOOD	CITY OF FRANKLIN 124 LUMBER DRIVE FRANKLIN, TN 37064 PHONE: (615) 794-4554 CONTACT: BEN MCNEIL	COMCAST 2501 McGAVOCK PK, SUITE 1206 NASHVILLE, TN 37214 PHONE: (615) 550-6855 CONTACT: PAULA BROOKS

IMPACT STATEMENT

WATER
THE DEVELOPMENT WILL BE SERVED VIA MALLORY VALLEY UTILITY DISTRICT WATER.
USAGE: THE DEVELOPMENT WILL INCLUDE BOTH RESIDENTIAL AND COMMERCIAL UNITS, REQUIRING A HIGHER VOLUME OF WATER FOR DAILY OPERATIONS.
INFRASTRUCTURE: THE DEVELOPMENT IS CURRENTLY ADJACENT TO AN 8" AND 12" MVUD MAIN. IT WILL NECESSITATE THE REMOVAL OF EXISTING WATER MAIN AND REROUTING THROUGH THE SITE.
SANITARY SEWER
THE DEVELOPMENT WILL BE SERVED VIA CITY OF FRANKLIN SEWER.
CAPACITY: THE MIXED-USE NATURE MEANS THERE WILL BE A VARIED RANGE OF WASTEWATER GENERATED, A CAPACITY REQUEST HAS BEEN SUBMITTED BY THE CITY OF FRANKLIN. PER THE SEWER AVAILABILITY REQUEST, IT IS ESTIMATED THAT THIS DEVELOPMENT WILL DEMAND 2,508.6 SFUE'S OR 878,010 GPD.
INFRASTRUCTURE: THE CONSTRUCTION OF NEW LINES, WILL BE REQUIRED TO ACCOMMODATE THE DEVELOPMENT. THE DEVELOPMENT PROPOSES THE REMOVAL AND REALIGNMENT OF EXISTING SEWER MAIN TO OUTFALL TO THE EXISTING 12" MAIN LOCATED AT THE NORTHWEST CORNER OF THE SITE.
RECLAIMED WATER LINE
THE DEVELOPMENT WILL NOT BE SERVED BY RECLAIMED WATER.
ELECTRICITY
ELECTRICITY WILL BE PROVIDED BY MIDDLE TENNESSEE ELECTRIC MEMBERSHIP CORP.
GAS
NATURAL GAS WILL BE PROVIDED BY ATMOS GAS, IF AVAILABLE.

LEGEND

- WATER
- PRIVATE WATER SERVICE
- SANITARY SEWER
- PRIVATE SEWER SERVICE
- STORM SEWER (15"-24")
- STORM SEWER (30"-48")
- STORM SEWER <15"
- UNDERGROUND ELECTRIC (9-6" CONDUITS)
- UNDERGROUND ELECTRIC (4-6" CONDUITS)
- UTILITY EASEMENT
- GRATE INLET
- STORM MANHOLE
- HEADWALL
- WATER METER
- FIRE HYDRANT (PUBLIC/PRIVATE VARIES, SEE SHEET C4.0)
- SANITARY SEWER MANHOLE



GRAPHIC SCALE IN FEET
0 25 50 100

NORTH

CENTERCAL PROPERTIES, LLC

Highwoods

OVATION PUD SUBDIVISION DEVELOPMENT PLAN, REVISION 2

Franklin, Williamson County, Tennessee

OVATION
FRANKLIN, TN

WILLIAM GRAY HARRISON
REGISTERED ENGINEER
No. 127819
STATE OF TENNESSEE

INITIAL SUBMITTAL: XXXXXXXXX

Revision Date
1 _____
2 _____
3 _____
4 _____

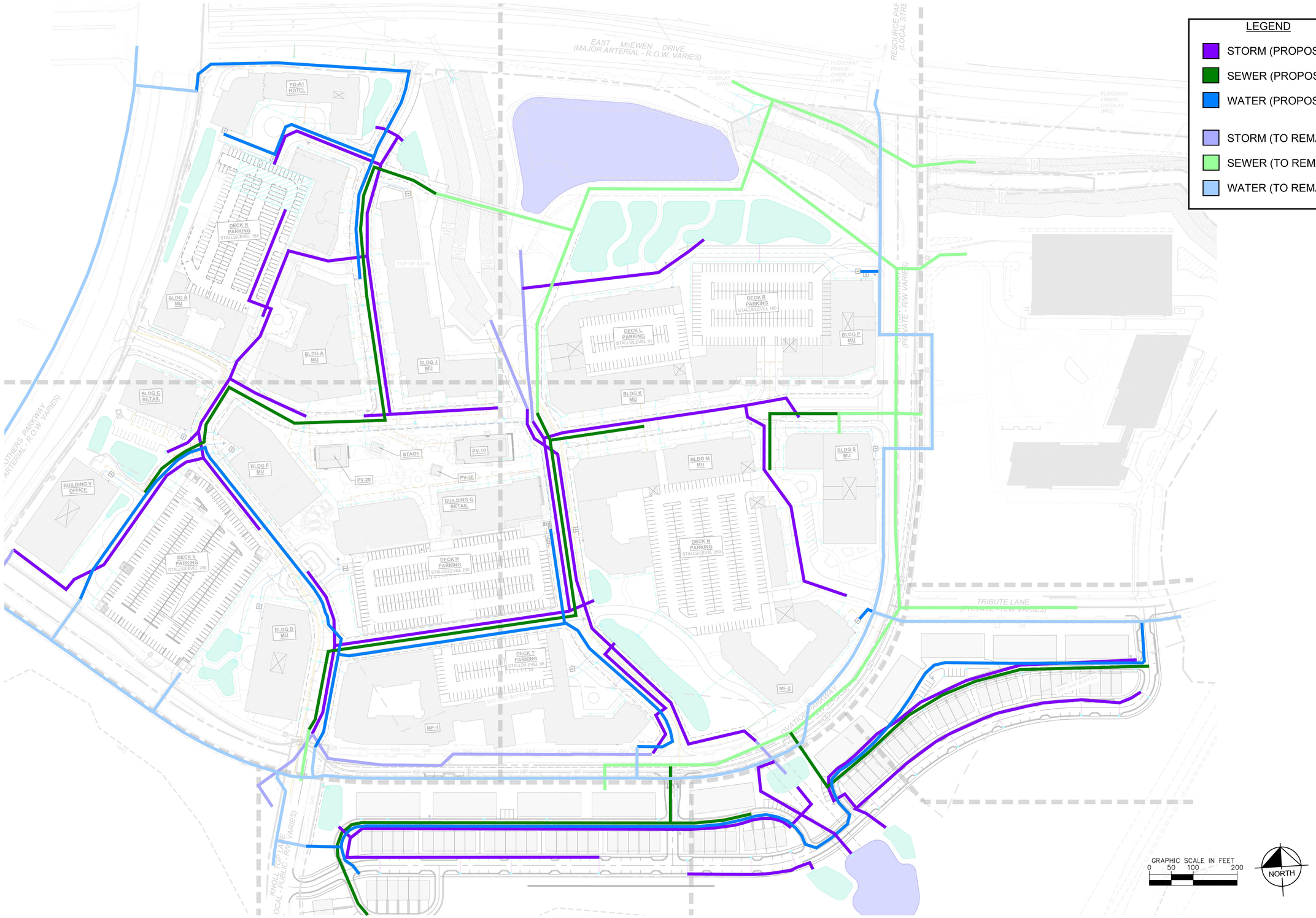
ENLARGED UTILITY PLAN

SHEET
C5.7

COF # 8849

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CENTERCAL PROPERTIES, LLC

Highwoods

OVATION PUD SUBDIVISION
DEVELOPMENT PLAN, REVISION 2

Franklin, Williamson County, Tennessee

OVATION
FRANKLIN, TN

WILLIAM GRAY HARRISON
REGISTERED ENGINEER
AGRICULTURE & BIOSYSTEMS ENGINEER
No. 127919
STATE OF TENNESSEE

INITIAL SUBMITTAL: XXXXXXXXX

Revision Date

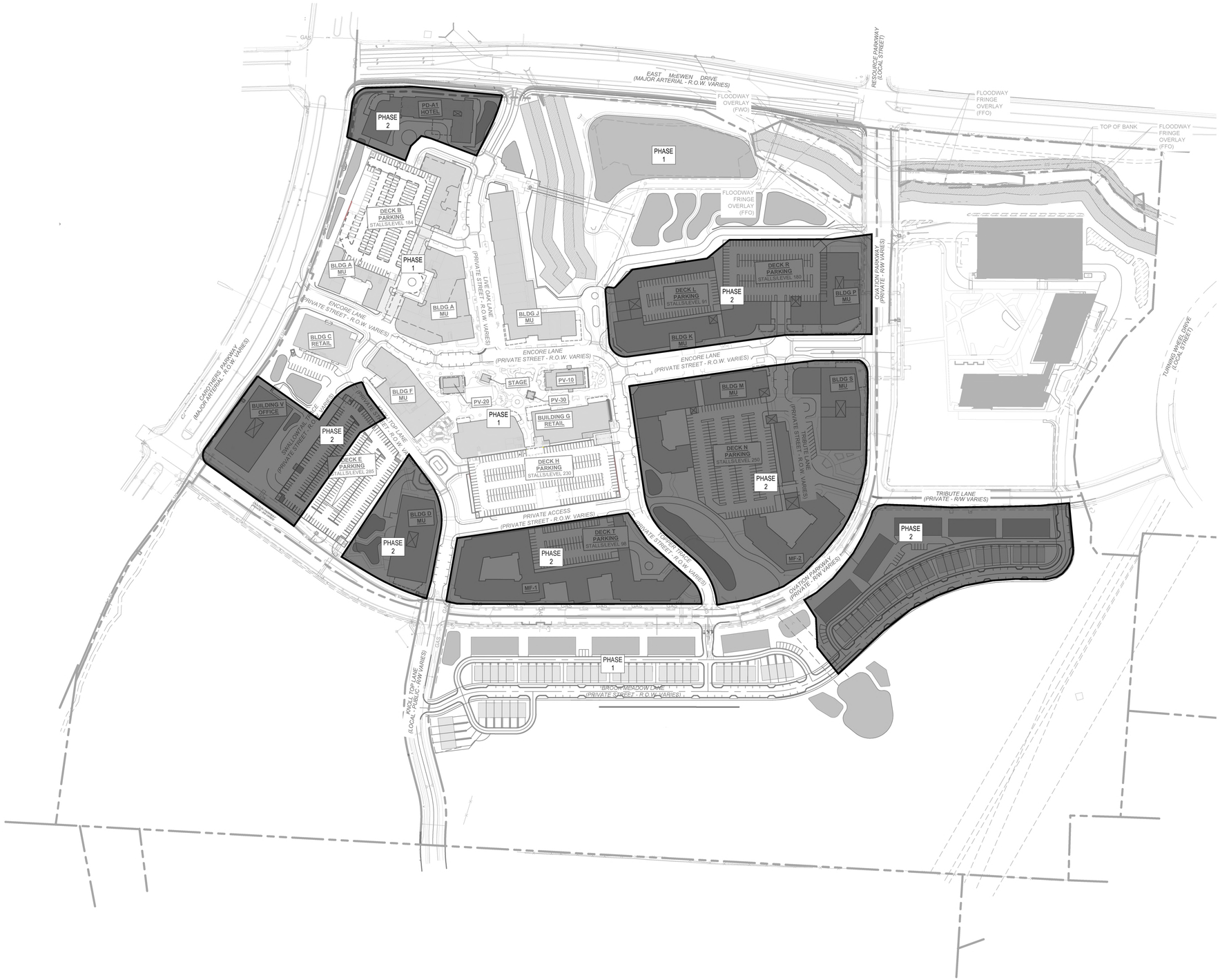
UTILITY EXHIBIT

SHEET
C5.8

COF # 8849

Drawing name: K:\FRA_LDEV\118471000 - ovation\4-CADD\plansheets\1-development plan\C5.1 ENLARGED UTILITY PLAN.dwg C5.8 UTILITY EXHIBIT Jul 03, 2025 1:30pm by: James.Parker

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GRAPHIC SCALE IN FEET
0 75 150 300

NORTH

Drawing name: K:\FRA_LDEV\118471000 - ovation\4-CADD\plansheets\1-development plan\C6.0 OVERALL PHASING PLAN.dwg C6.0 OVERALL PHASING PLAN Jul 03, 2025 1:30pm by: James.Parker

CENTERCAL PROPERTIES, LLC

Highwoods

OVATION PUD SUBDIVISION
DEVELOPMENT PLAN, REVISION 2

Franklin, Williamson County, Tennessee

OVATION
FRANKLIN, TN

WILLIAM GRAY HARRISON
REGISTERED ENGINEER
No. 127819
STATE OF TENNESSEE

INITIAL SUBMITTAL: XXXXXXXXX

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

PHASING PLAN

SHEET
C6.0

COF # 8849



SPECIMEN TREE CHART	
33" OAK	24" ELM
24" MAPLE	24" ELM
30" HICKORY	24" ELM
30" ELM	24"ELM
24" HICKORY	30" HACKBERRY
24" OAK	24" TREE
24" OAK	24" TREE
24" ELM	24" ELM
24" ELM	24" ELM
24" ELM	24" ELM
24" ELM	24" ELM
30" HICKORY	36" ELM
30" ELM	30" HICKORY
24" ELM	24" ELM
24" ELM	24" ELM
24" ELM	24" ELM
48" ELM	48" ELM
48" ELM	24" HICKORY
24" OAK	

KEY

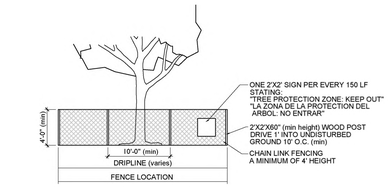
SPECIMEN TREE TO REMAIN

SPECIMEN TREE TO REMOVE

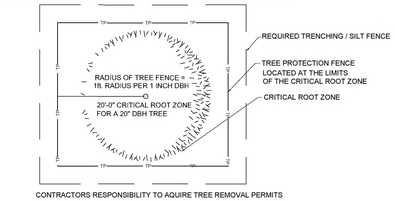
TREE SAVE AREA

TREE CANOPY AREA			
BASED ON AERIAL PHOTOGRAPHS OF THE PROPERTY THE EXISTING TREE CANOPY IS APPROXIMATELY X ACRES WHICH IS X% OF THE TOTAL SITE.			
TREE AREA	EXISTING	REMOVED	RETAINED
	1,082,902 SF	792,603 SF	290,299 SF
TREE CANOPY DATA			
EXISTING TREE CANOPY	24.86 AC		
	24% OF TOTAL SITE		
REQUIRED CANOPY PRESERVATION	5.96 AC		
	24% OF TOTAL CANOPY		
PROVIDED CANOPY PRESERVATION	18.20 AC		
	73% OF TOTAL CANOPY		

TREE REPLACEMENT CALCULATIONS	
CALIPER REMOVED	138 INCHES
CALIPER REPLACEMENT	(138 X 2) = 276 INCHES



RADIUS OF TREE FENCE = 1' RADIUS PER 1" DBH OF TREE TRUNK



TREE PROTECTION FENCING DETAIL

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. 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.

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

OVATION
FRANKLIN, TN

Highwoods
CENTERCAL PROPERTIES, LLC

OVATION PUD SUBDIVISION
DEVELOPMENT PLAN, REVISION 2
Franklin, Williamson County, Tennessee

DRAKE A. REEDER REGISTERED LANDSCAPE ARCHITECT TENNESSEE No. 329 COMMERCE

INITIAL SUBMITTAL: June 9, 2025

Revision Date

1. July 3, 2025 - staff comments
2. _____
3. _____
4. _____

TREE PRESERVATION PLAN

SHEET

L1.0

COF # 8849





OVATION
FRANKLIN, TN

Highwoods
CENTERCAL PROPERTIES, LLC

OVATION PUD SUBDIVISION
DEVELOPMENT PLAN, REVISION 2
Franklin, Williamson County, Tennessee

DRAKE A. REEDER
REGISTERED
TENNESSEE No. 1313
LANDSCAPE ARCHITECT

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1 July 3, 2025 - staff comments
2 _____
3 _____
4 _____

TREE PRESERVATION PLAN
SHEET
L1.1

COF # 8849





OVATION

FRANKLIN, TN

Highwoods

CENTERCAL PROPERTIES, LLC

OVATION PUD SUBDIVISION
DEVELOPMENT PLAN, REVISION 2

Franklin, Williamson County, Tennessee

DRAKE A. REEDER REGISTERED LANDSCAPE ARCHITECT TENNESSEE No. 1230 COMMERCE

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1	July 3, 2025 - staff comments
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TREE PRESERVATION PLAN

SHEET

L1.2

COF # 8849



KEY

SPECIMEN TREE TO REMAIN

SPECIMEN TREE TO REMOVE

TREE SAVE AREA



OVATION

FRANKLIN, TN

Highwoods

CENTERCAL PROPERTIES, LLC

OVATION PUD SUBDIVISION
DEVELOPMENT PLAN, REVISION 2

Franklin, Williamson County, Tennessee

DRAKE A. REEDER
REGISTERED
LANDSCAPE ARCHITECT
TENNESSEE No. 329

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Revision Date

1. July 3, 2025 - staff comments
2. _____
3. _____
4. _____

TREE PRESERVATION PLAN

SHEET

L1.3

COF # 8849



KEY

SPECIMEN TREE TO REMAIN

SPECIMEN TREE TO REMOVE

TREE SAVE AREA



OVATION

FRANKLIN, TN

Highwoods

CENTERCAL PROPERTIES, LLC

OVATION PUD SUBDIVISION
DEVELOPMENT PLAN, REVISION 2

Franklin, Williamson County, Tennessee

DRAKE A. REEDER REGISTERED LANDSCAPE ARCHITECT TENNESSEE No. 329

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1 July 3, 2025 - staff comments

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TREE PRESERVATION PLAN

SHEET

L1.4

COF # 8849





OVATION
FRANKLIN, TN

Highwoods
CENTERCAL PROPERTIES, LLC

OVATION PUD SUBDIVISION
DEVELOPMENT PLAN, REVISION 2
Franklin, Williamson County, Tennessee

DRAKE A. REEDER REGISTERED LANDSCAPE ARCHITECT TENNESSEE No. 329 07/29/25

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Revision Date
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2 _____
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4 _____

TREE PRESERVATION PLAN
SHEET
L1.5

COF # 8849



KEY

- SPECIMEN TREE TO REMAIN
- SPECIMEN TREE TO REMOVE
- TREE SAVE AREA

EXISTING TREE CANOPY

TREE PROTECTION FENCE

TREE CANOPY TO REMAIN

OVATION

FRANKLIN, TN

Highwoods

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OVATION PUD SUBDIVISION
DEVELOPMENT PLAN, REVISION 2

Franklin, Williamson County, Tennessee

DRAKE A. REEDER REGISTERED LANDSCAPE ARCHITECT TENNESSEE No. 329

INITIAL SUBMITTAL: June 9, 2025

Revision	Date
1	July 3, 2025 - staff comments
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4	

TREE PRESERVATION PLAN

SHEET

L1.6

COF # 8849



KEY

SPECIMEN TREE TO REMAIN

SPECIMEN TREE TO REMOVE

TREE SAVE AREA



OVATION

FRANKLIN, TN

Highwoods

CENTERCAL PROPERTIES, LLC

OVATION PUD SUBDIVISION
DEVELOPMENT PLAN, REVISION 2
Franklin, Williamson County, Tennessee

DRAKE A. REEDER REGISTERED LANDSCAPE ARCHITECT TENNESSEE No. 329

INITIAL SUBMITTAL: June 9, 2025

Revision Date

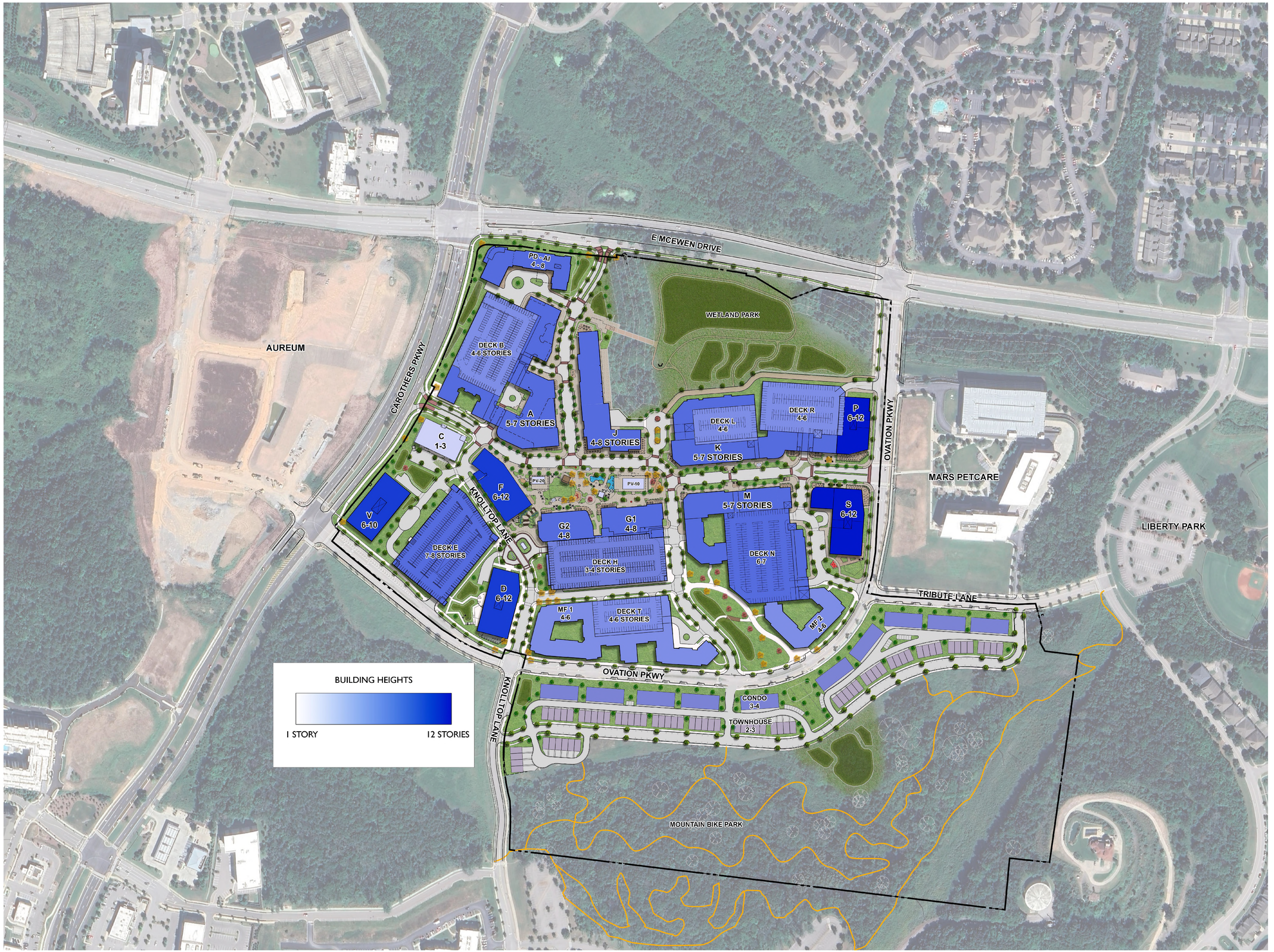
1. July 3, 2025 - staff comments
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TREE PRESERVATION PLAN

SHEET

L1.7

COF # 8849



NOT TO SCALE

OVATION
FRANKLIN, TN

Highwoods
CENTERCAL
PROPERTIES, LLC

OVATION PUD SUBDIVISION
DEVELOPMENT PLAN, REVISION 2
Franklin, Williamson County, Tennessee

DRAKE A. REEDER
REGISTERED
TENNESSEE No.
LANDSCAPE ARCHITECT

INITIAL SUBMITTAL: June 9, 2025

Revision Date
1 July 3, 2025 - staff comments
2
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4

BUILDING HEIGHT EXHIBIT

SHEET
A1.0

COF # 8849

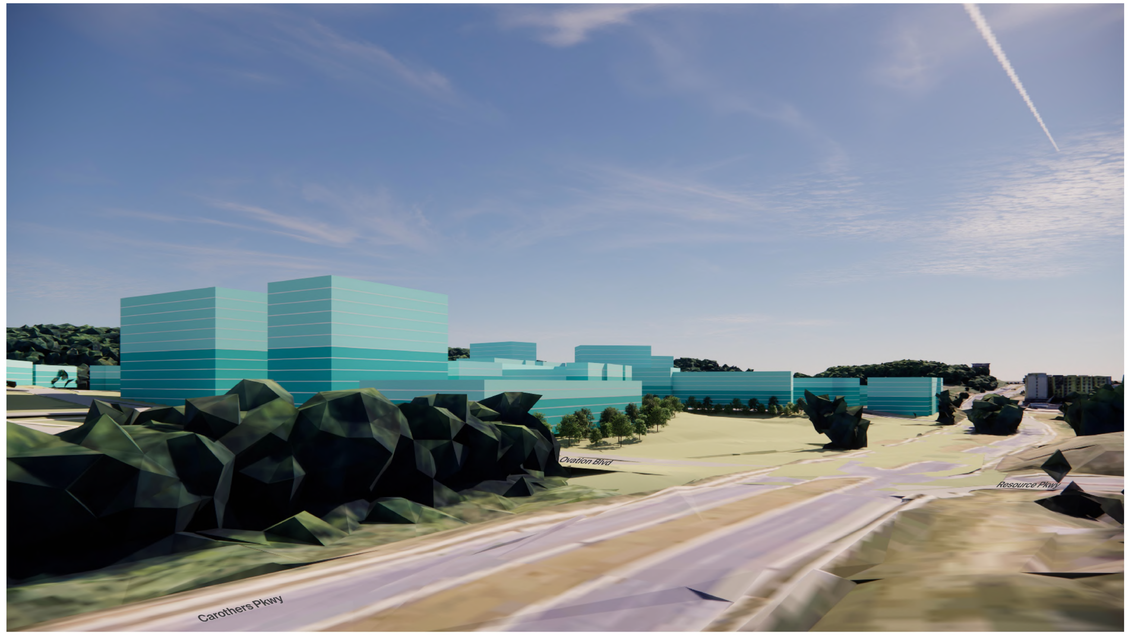


VIEW ALONG CAROTHERS PARKWAY

VIEWSHED/MASSING STUDY:
BUILDING MASSING REFLECTS BUILDING HEIGHT RANGE. DARKER LAYER REPRESENTS MINIMUM HEIGHT RANGE, WHILE LIGHTER COLORS ABOVE REPRESENT THE HEIGHT MAXIMUM.



VIEW AT CAROTHERS PARKWAY MCEWEN INTERSECTION



VIEW FROM MCEWEN

OVATION
FRANKLIN, TN

Highwoods
CENTERCAL PROPERTIES, LLC

OVATION PUD SUBDIVISION
DEVELOPMENT PLAN, REVISION 2
Franklin, Williamson County, Tennessee

DRAKE A. REEDER
REGISTERED
LANDSCAPE ARCHITECT
TENNESSEE No. 329
COURAGE

INITIAL SUBMITTAL: June 9, 2025

Revision Date
1. July 3, 2025 - staff comments
2. _____
3. _____
4. _____

BUILDING MASSING
VIEW SHED STUDY
SHEET
A2.0

COF # 8849



NOTES:

- THE ELEVATIONS PROVIDED FOR THE DEVELOPMENT PLAN ARE CONCEPTUAL IN NATURE, BUT ALL ELEVATIONS WILL BE REVIEWED FOR COMPLIANCE AT SITE PLAN AND MUST MEET ALL REQUIREMENTS OF THE ZONING ORDINANCE.
- THE SIGNAGE SHOWN IN THESE ILLUSTRATIVE GRAPHICS ARE IN NO WAY APPROVED BY THE CIT OF FRANKLIN AND WILL REQUIRE A FULL SUBMITTAL FOR SIGNAGE PERMIT AT THE APPROPRIATE TIME. THESE SIGNS ARE FOR ILLUSTRATIVE PURPOSES ONLY. THESE SIGNS DO NOT REPRESENT TENANTS NOR BUSINESSES WITHIN THE OVATION DEVELOPMENT.
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OVATION
FRANKLIN, TN

Highwoods
CENTERCAL PROPERTIES, LLC

OVATION PUD SUBDIVISION
DEVELOPMENT PLAN, REVISION 2
Franklin, Williamson County, Tennessee

DRAKE A. REEDER REGISTERED LANDSCAPE ARCHITECT TENNESSEE NO. 1291

INITIAL SUBMITTAL: June 9, 2025

Revision Date
1 July 3, 2025 - staff comments
2
3
4

TYPICAL ARCHITECTURE
SHEET
A3.0
COF # 8849



NOTES:

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OVATION
FRANKLIN, TN

Highwoods
CENTERCAL PROPERTIES, LLC

OVATION PUD SUBDIVISION
DEVELOPMENT PLAN, REVISION 2
Franklin, Williamson County, Tennessee

DRAKE A. REEDER REGISTERED LANDSCAPE ARCHITECT TENNESSEE No. 329 07/08/25

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Revision Date
1. July 3, 2025 - staff comments
2. _____
3. _____
4. _____

TYPICAL ARCHITECTURE
SHEET
A4.0

COF # 8849



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OVATION
FRANKLIN, TN

Highwoods
CENTERCAL
PROPERTIES, LLC

OVATION PUD SUBDIVISION
DEVELOPMENT PLAN, REVISION 2
Franklin, Williamson County, Tennessee

DRAKE A. REEDER
REGISTERED
LANDSCAPE ARCHITECT
TENNESSEE No. 329
07/09/25

INITIAL SUBMITTAL: June 9, 2025

Revision Date
1. July 3, 2025 - staff comments
2. _____
3. _____
4. _____

TYPICAL
ARCHITECTURE
SHEET
A5.0

COF # 8849



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OVATION
FRANKLIN, TN

Highwoods
CENTERCAL PROPERTIES, LLC

OVATION PUD SUBDIVISION
DEVELOPMENT PLAN, REVISION 2
Franklin, Williamson County, Tennessee

DRAKE A. REEDER REGISTERED LANDSCAPE ARCHITECT TENNESSEE No. 1234 COLUMBIA

INITIAL SUBMITTAL: June 9, 2025

Revision Date
1 July 3, 2025 - staff comments
2
3
4

TYPICAL ARCHITECTURE
SHEET
A6.0
COF # 8849



NOTES:

- THE ELEVATIONS PROVIDED FOR THE DEVELOPMENT PLAN ARE CONCEPTUAL IN NATURE, BUT ALL ELEVATIONS WILL BE REVIEWED FOR COMPLIANCE AT SITE PLAN AND MUST MEET ALL REQUIREMENTS OF THE ZONING ORDINANCE.
- THE SIGNAGE SHOWN IN THESE ILLUSTRATIVE GRAPHICS ARE IN NO WAY APPROVED BY THE CIT OF FRANKLIN AND WILL REQUIRE A FULL SUBMITTAL FOR SIGNAGE PERMIT AT THE APPROPRIATE TIME. THESE SIGNS ARE FOR ILLUSTRATIVE PURPOSES ONLY. THESE SIGNS DO NOT REPRESENT TENANTS NOR BUSINESSES WITHIN THE OVATION DEVELOPMENT.
- THE PARKING SHOWN IN THESE ILLUSTRATIVE GRAPHICS IS IN NO WAY APPROVED BY THE CITY OF FRANKLIN AND ARE SHOWN ONLY AS ILLUSTRATIVE IN THESE GRAPHICS.

OVATION
FRANKLIN, TN

Highwoods
CENTERCAL
PROPERTIES, LLC

OVATION PUD SUBDIVISION
DEVELOPMENT PLAN, REVISION 2
Franklin, Williamson County, Tennessee

DRAKE A. REEDER
REGISTERED
LANDSCAPE ARCHITECT
TENNESSEE No. 1234

INITIAL SUBMITTAL: June 9, 2025

Revision Date
1. July 3, 2025 - staff comments
2.
3.
4.

TYPICAL ARCHITECTURE
SHEET
A7.0
COF # 8849



NOTES:

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OVATION
FRANKLIN, TN

Highwoods
CENTERCAL PROPERTIES, LLC

OVATION PUD SUBDIVISION
DEVELOPMENT PLAN, REVISION 2
Franklin, Williamson County, Tennessee

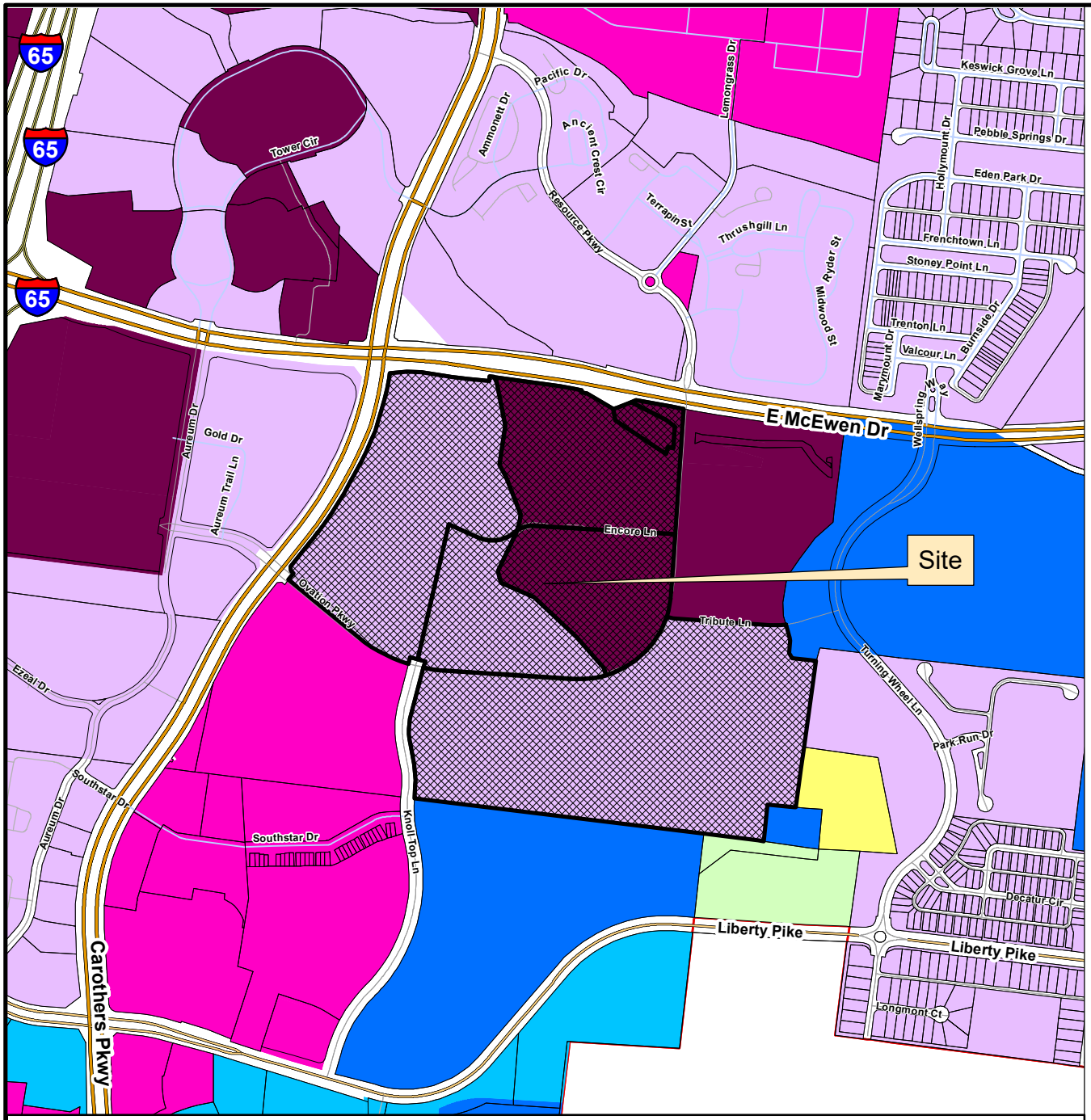
DRAKE A. REEDER
REGISTERED
LANDSCAPE ARCHITECT
TENNESSEE No.
07/03/25

INITIAL SUBMITTAL: June 9, 2025

Revision Date
1. July 3, 2025 - staff comments
2.
3.
4.

TYPICAL ARCHITECTURE
SHEET
A8.0

COF # 8849



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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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0 250 500 1,000

Feet

OVATION PUD SUBDIVISION
ORDINANCE 2025-20
RESOLUTION 2025-52

Project Information
Existing Zoning: SD-X (12.23 DUA/480,00 SF/450 Keys), RC12
Proposed Zoning: PD (15.34 DUA / 1,655,000 SF/ 350 Keys)
Overlay Districts: FWO, FFO, HHO, 500' Buffer of Hillside
Site Acreage: 103.933 acres
Proposed Number of Dwelling Units: 1594
Proposed Nonresidential Square Footage: 1,655,000 SF

Legend

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

HISTORIC FRANKLIN TENNESSEE

COF no: 8849

CONDITIONS OF APPROVAL:

Open Issues: 39 These issues are currently being filtered

Engineering - Checklist

General Issues

6. Development Plan

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

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

Engineering - Development Plan Checklist

General Issues

79. Traffic Impact Analysis

jimmy.wiseman@franklintn.gov The applicant shall add all of the identified improvements from the Traffic Impact Analysis to the the development plan.

All of the required offsite improvements shall be constructed in conjunction with the Phase 1 of the Ovation development unless otherwise determined by the City Engineer, or designee.

113. Demolition Plan

joe.marlo@franklintn.gov *Comment to remain open as a Condition of Approval, but **does not hinder approval of the Development Plan.***

At Site Plan, all existing storm infrastructure that will not be used in the revised storm design shall be removed (i.e. and not abandoned-in-place).

116. Sidewalks and Multi-Use Paths

joe.marlo@franklintn.gov *Comment to remain open as a Condition of Approval, but **does not hinder approval of the Development Plan.***

At Site Plan, a new crosswalk with new ADA pedestrian curb ramps at each end matching the width and direction of the multi-use path shall be installed at the E McEwen / Carothers Parkway intersection.

121. Street Cross Sections

joe.marlo@franklintn.gov Applicant shall extend Public Utility, Drainage, and Access Easements (PUDAE) now shown on private street cross sections to encapsulate the adjacent sidewalks.

125. ADA On-Street Parking

joe.marlo@franklintn.gov *Comment to remain open as a Condition of Approval, but **does not hinder approval of the Development Plan.***

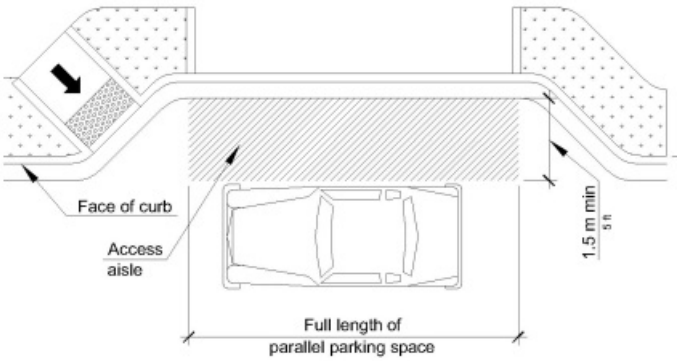
The Applicant shall be aware that the on-street parking layout currently shown on the Development Plan does not appear to accommodate required ADA on-street parking spaces, which, once implemented at Site Plan, will likely affect street, sidewalk, and potentially building layouts.

At Site Plan, where on-street parking is provided and is metered or designated by signs or pavement markings, Applicant shall provide accessible on-street parking spaces meeting the following:

1. Construction and quantity of accessible on-street parking spaces shall comply with the "*Accessibility Guidelines for Pedestrian Facilities in the Public Right-of-Way*" by the United States Access Board.
2. A 5'-0" access aisle shall be provided at each accessible on-street parking space exclusive of the gutter and in addition to the 8'-0" minimum stall width. The access aisle shall be provided regardless of the location of the space along the block face.
3. Curb flares promoting vehicular entry/exit shall be provided at each end of the accessible space exclusive of the 22'-0" stall length to accommodate parking against the curb line.
4. Additional ROW / Easement shall be dedicated as necessary to accommodate the accessible on-street parking space and sidewalk beyond.

TABLE R211 ON-STREET PARKING SPACES

Total number of metered or designated parking spaces	Minimum required number of *accessible* parking spaces
1 to 25	1.
26 to 50	2.
51 to 75	3.
76 to 100	4.
101 to 150	5.
151 to 200	6.
201 and over	4 percent of total.



127. Alley

joe.marlo@franklintn.gov *Comment not yet addressed on drawings.*

Applicant shall remove proposed parking at curves in alleys.

128. Uncontrolled Pedestrian Crossings

joe.marlo@franklintn.gov

*Comment to remain open as a Condition of Approval, but **does not hinder approval of the Development Plan.***

Approval of this Development Plan does not constitute approval of uncontrolled pedestrian crossings shown.

At Site Plan, permissible uncontrolled pedestrian crossing locations shall be determined by the City of Franklin Traffic Engineer or his designee on a case-by-case basis.

135. No Wye Alleys

lance.fittro@franklintn.gov

The previous comment remains to be addressed with the future Site Plan(s), but does not hinder approval of the Development Plan:

T-Alley intersections shall be designed per COF Standard Drawing SD-6. Wye or other skewed alley intersection geometries which do not provide full access by fire and sanitation service vehicles expected to utilize them are not permitted.

Driveways and private drives accessed from alleys shall be delineated with ribbon curb and/or entrance ramps to distinguish from the alley pavement and discourage parking that would hinder movement of City service vehicles including Fire and Sanitation through the alley.

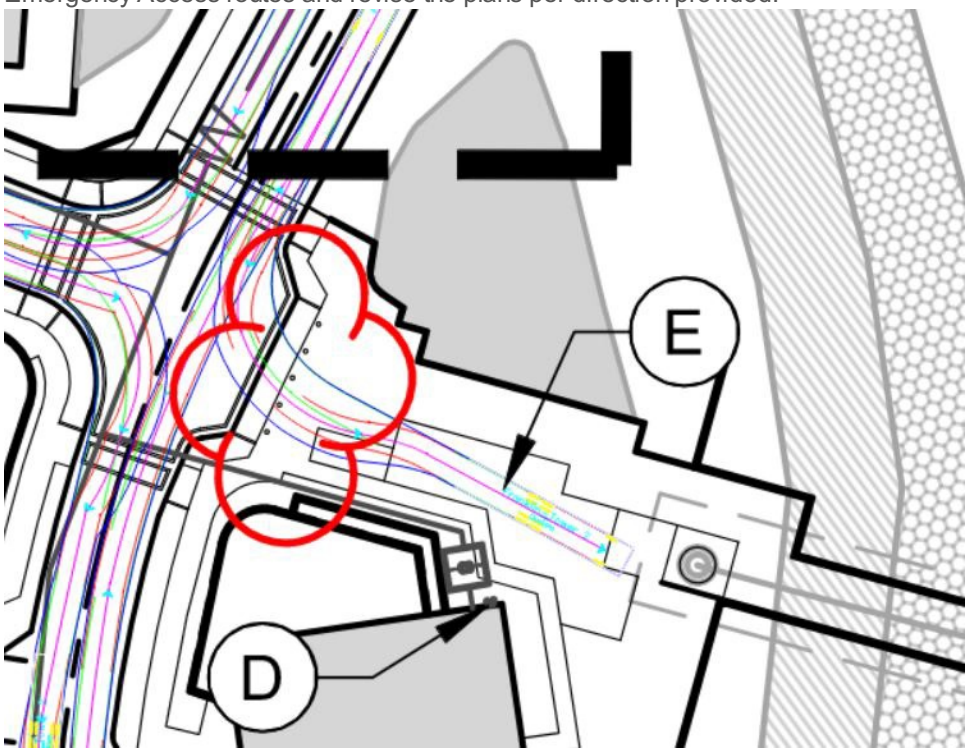
138. Vehicular Travel Ways

lance.fittro@franklintn.gov

The previous comment shall be addressed with future site plan submittals, and does not hinder approval of the Development Plan:
Applicant shall show alley construction in compliance with the Franklin Transportation and Street Technical Standards, including but not limited to alley entrance aprons, intersection of alleys, minimum centerline radii, and removal of "eyebrows" or other extraneous alley pavement on the plans. "Private Alleys" shown on the plans shall be designed to the same standards as public alleys where utilized for City service vehicles including Fire and Sanitation. Paved vehicular ways which do not meet these standards shall be private drives maintained by the property owner(s) and clearly designated as such on the site plan and final plat.

141. Fire Access

lance.fittro@franklintn.gov	While call-out for removable bollards has been removed from the plans, the bollards are still graphically shown. Removable bollards are generally not acceptable for Fire Access routes due to the increased response time required for removal of the bollards. Applicant shall coordinate with Fire staff for all proposed limitations of public access for Emergency Access routes and revise the plans per direction provided.



146. Transit

jimmy.wiseman@franklintn.gov	A preliminary meeting was held with the developers of Ovation and Aureum to discuss transit in this area. This region has been identified as a major priority by WeGo, Franklin Transit Authority and other regional transit partners. The developers have shown interest in working with Staff and these entities to incorporate transit elements into their respective developments. Prior to One Stop and the next site plan submittal, the applicant shall meet with Engineering, Planning and the regional transit representatives to plan for this area. Transit elements shall be included in the appropriate site plans going forward unless otherwise determined by the City Traffic Engineer or designee.

150. Turn Lane Improvements

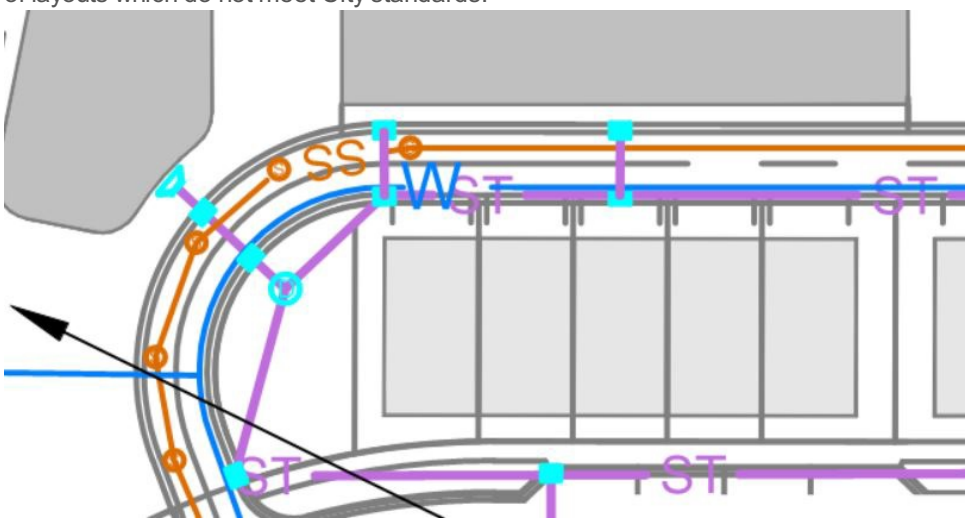
joe.marlo@franklintn.gov	*The following is a newcomment due to newinformation shown. (turn lane improvements in E McEwen)* *Comment to remain open as a Condition of Approval, but **does not hinder approval of the Development Plan.*** **At Site Plan**, the existing signal pole at the southeast corner of the E McEwen/Carothers Parkway intersection shall be removed and a new signal pole shall be installed behind the new sidewalk/multi-use path now shown.

152. Stormwater Infrastructure

joe.marlo@franklintn.gov	*Comment to remain open as a Condition of Approval, but **does not hinder approval of the Development Plan.*** The conceptual stormwater design shown on the Development Plan is not approved and shall be further evaluated at the detailed Site Plan stage. The Applicant is cautioned that significant drainage easements on the order of 40+ feet wide may be required at deep storm infrastructure locations. Foundation depth limitations of adjacent buildings may also be needed. Appropriate separation from other utilities, including water, sewer, gas, and electricity shall be provided. Parallel storm infrastructure shall be combined where possible and splitter boxes used. Further requirements may be made once a detailed stormwater design is provided.

153. Utility Layout Advisory

lance.fittro@franklintn.gov This is an advisory comment to be addressed with the future site plan(s) and does not hinder approval of the Development Plan:
Comprehensive review of roadway, stormwater an utility elements by City of Franklin staff will occur at Site Plan. All proposed utilities must demonstrate required minimum separation with the future Site Plan design. As discussed with the previous meeting, this will be a problem in the area below. Depiction of utility layouts which do not meet minimum separation requirements on the Development Plan do not constitute approval of layouts which do not meet City standards.



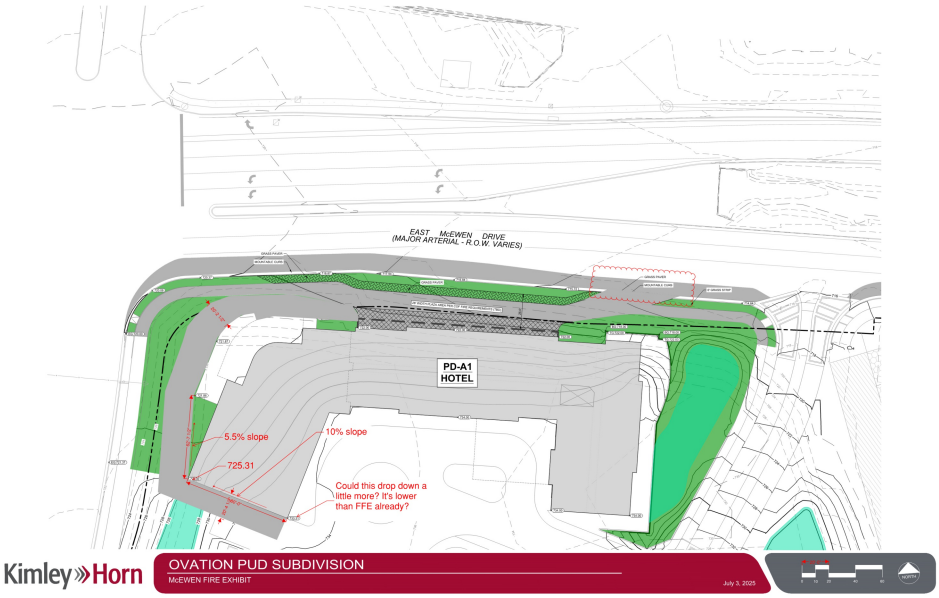
FIRE--Planning--DRT

General Issues

36. Fire access

stephen.otero@Franklintn.gov Fire preferred the other idea Jimmy Wiseman proposed, which is attached below. That said, I have concerns about pedestrian safety with the current design. A rollover curb creates the potential for a vehicle to accidentally—or intentionally—drive into the plaza and strike people. While installing a gate with a Knox box could mitigate that risk, it may be visually unappealing.

As of 7/10/25, this design is still under discussion between the City and the applicant.



[Edited By Stephen Otero]

Parks

General Issues

7. Parkland information

kevinl@franklintn.gov Parks

Parkland information shall be listed on the plan set:
1594 u's x $5,268 = $8,397,192
25% of the total due at first plat $2,099,298 plus the number of units proposed at the pro-rated amount shown on the plat.
75% of the total, or $6,297,894, will be due when new plats are presented at a pro-rated amount of $3,951 until all units are accounted for.
[Edited By Kevin Lindsey]

151. Parkland information

kevinl@franklintn.gov Parks

With the new ordinance changes going into effect on July 1, the amended Parkland Impact Fee Ordinance requires that all Parkland Impact Fee Agreements align with the submitted Development Plans, specifically regarding dwelling unit counts.

As of 8:06 AM on July 14, 2025, we have not received a Parkland Agreement. During a phone conversation late Friday afternoon, Mr. Gamble mentioned that he is arranging a meeting with Vernon Gerth to discuss payment options and the language for the Parkland Agreement.

This will be conditionally approved to go to the Planning Commission, with the condition that the applicant shall submit the Parkland Agreement before the July 24th FMPC meeting. Projection of the Work Session is Aug 26th, approval Sept 9th for the Parkland Agreement.
-
[Edited By Kevin Lindsey]

Planning

General Issues

14. MOS 1 - Townhouse Roof Elements

chelsea.randolph@franklintn.gov **MOS 2 - AS LABELED ON PLANS**

MOS from Chapter 6.6 (Townhomes)- Roof Elements
Request - To permit flat roofs with parapets for town homes.

Staff can support this request based on the contextual precedent set by the approval of a similar MOS for the adjacent development (Aureum PUD).

17. MOS 4 - Mixed-Use/Commercial Building Type (RS)

chelsea.randolph@franklintn.gov **MOS 3 - AS LABELED ON PLANS**

MOS from Chapter 6.9 (Commercial/Mixed-Use) - Building Elements
Request - To allow Retail Storefronts on Commercial / Mixed-Use buildings **without transom windows** AND **without knee walls**.

Staff does not support this MOS. Knee walls provide a base, and define a more traditional, classic design. Transom windows also provide a more traditional, classic design.

18. MOS 5 - Large Scale Office Building Type

chelsea.randolph@franklintn.gov **MOS 4 - AS LABELED ON PLANS**

MOS from Chapter 6.10 (Large Scale Office Building Type) - Materials (Primary Materials on a façade)
Request - To allow up to three of the following: Brick, natural stone or pre-cast concrete as primary material on a façade for a large scale office building.

Staff does not support this request. Staff requested more information as to why pre-cast is suitable today and advised the applicant to provide some explanation as to how the addition of pre-cast concrete would enhance the design of the development more than if the standards were strictly adhered to which was not provided. The examples, aside from one, are all outside the City of Franklin.

21. MOS 6 - Parking Structures

chelsea.randolph@franklintn.gov **MOS 8 - AS LABELED ON PLANS**

MOS from Chapter 10.5.2 (Parking and Transit) - Parking Structures
Request - To place a parking structure parallel to the **Carothers Parkway** Right of Way.

Staff does not support this MOS request. The zoning ordinance clearly requires that where along an arterial or collector street, at-or-above grade parking structures shall be screened by buildings at least as tall as the parking structures. The proposed MOS does not enhance the design of the development more than if the standards were strictly adhered to, the conditions upon which the request is based do not seem unique to the design intent for the development and seem to be applicable generally to other properties; and the modification does not seem consistent with the intent of Envision Franklin. In addition, the adjacent development (Aureum) was able to located their parking structures internal to the site and meet the requirements of the zoning ordinance. Staff advises the same for this site. Refer to Chapter 20.8.4.

In addition, the applicant included the following in their justification "the garage along Carothers Parkway will be constructed with architectural finishes in keeping with the high design style of the mixed use and office buildings within the Ovation Master Plan. Openings will be vertically oriented to appear as window openings that meeting the regulations of the Commercial / Mixed Use Building Type. Pedestrian entrances will be prominently located on the façade facing Carothers Parkway and will be highly visible." These statements are generally part of the existing requirements for parking structures within Chapter 10.5.2.

MOS from Chapter 10.5.2 (Parking and Transit) - Parking Structures
Request - To place a parking structure parallel to **McEwen Drive** Right of Way.

Staff does not support this MOS request. While additional information was provided to show the distance from McEwen Drive and the topography/natural features between McEwen and the parking structure, it shed light on how much of this structure will actually be seen from McEwen and this structure will not be screened at all.

23. MOS 7 - Retaining Wall Height

chelsea.randolph@franklintn.gov **MOS 7- AS LABELED ON PLANS**

MOS from Chapter 13.2.5 (Retaining Walls) - Height
Request - To increase the maximum retaining wall height to a maximum height of 22 feet for one wall, located behind building J; and to increase the maximum retaining wall height to a maximum of 16' adjacent to Brook Meadow Lane.

Staff does not support this MOS. The applicant is purposing to exceed the height allowance within Chapter 13 in two places. Both walls could be reduced if the density of the site is reduced. The applicant has not provided any exhibits that detail that the height of these walls would enhance the design of the site.

24. MOS 8 - Retaining Wall Screening

chelsea.randolph@franklintn.gov **MOS 6- AS LABELED ON PLANS**

MOS from Chapter 13.2.5 A (Retaining Walls) - Screening
Request - To request to eliminate the requirement of planting at the base of the retaining wall since the wall will be placed in close proximity to an established riparian buffer. The evergreen shrub requirement conflicts with the native plant requirement as directed in Franklin's Best Management Practice Stormwater Management Manual.

Staff can support this request. The existence of the established riparian buffer meets the intent of the screening of retaining walls.

84. Parking

chelsea.randolph@franklintn.gov Applicant shall provide a breakdown of the use's parking requirements for outside of the Ovation Parkway loop. Any uses outside the Ovation Parkway loop are not subject to a share factor and will be required to meet the requirements of the zoning ordinance.

97. MOS 9 - Commercial/Mixed-Use Building Materials

chelsea.randolph@franklintn.gov	**MOS 5 - AS LABELED ON PLANS** MOS from Chapter 6.9 (Commercial/Mixed-Use) - Materials (Primary Materials on a façade) Request - To allow up to **three** of the following: Brick, natural stone, cultured stone, smooth wood siding, fiber cement siding, or pre-cast concrete as primary material on a façade for a commercial/mixed-use building. Staff does not support the addition of pre-cast concrete or the increase in the number of allowable materials. Staff requested more information as to why pre-cast is suitable today and advised the applicant to provide some explanation as to how the addition of pre-cast concrete would enhance the design of the development more than if the standards were strictly adhered to which was not provided. The examples, aside from one, are all outside the City of Franklin.

100. Shared Parking

chelsea.randolph@franklintn.gov	Applicant shall sign and record a shared parking agreement (per Chapter 10.4.1). The agreement shall be signed by all applicable property owners and recorded at the Register of Deeds prior to issuance of a building permit for any use to be served by the shared parking.

142. MOS 1 - Maximum Block Length

chelsea.randolph@franklintn.gov Chapter 9.6.5 Internal Street Network

Request: Allow a maximum block length of 3,600 LF for the block encompassing the Wetland Park and stormwater management area.

Staff can support this request based on the existing stream, stream buffer, and stormwater management area. This request is 400 LF over the amount that the ordinance allows DRT to approve administratively.

144. Shared Parking Study

chelsea.randolph@franklintn.gov Applicant shall update the following section on Page 5 of the Share Parking Study with a full sentence, not a fragment, and explanation of the 59% figure.

- **Mode Adjustment:** Projected parking demand assumes that 100% Driving, with the exception of the Commercial Uses – Hotel land use. The ULI driving adjustment of 59% is used for this mode adjustment. Additionally, the office land use assumes that

145. Shared Parking Study

chelsea.randolph@franklintn.gov Applicant shall ensure that the City of Franklin's full build-out number match throughout both the parking study and the development plan sheets.

Development plan (Page C2.0, Chart for City of Franklin Vehicular Requirements)

TOTAL REQUIRED VEHICULAR PARKING SPACES:	**8,930 SPACES**

Shared Parking Study (Page 9, Table 8 - City of Franklin Parking Requirements - Full Build-Out)

Table 8. City of Franklin Parking Requirements – Full Build-Out

Land Use	Density	Minimum Parking Ratio	Minimum Spaces
Commercial Uses – Retail	273,000 SF	3.33 spaces per KSF	909 spaces
Commercial Uses – Restaurants, Inside and Outside Seating*	147,000 SF	10.00 spaces per KSF + 1 space per Employee	1,801 spaces
Commercial Uses – Hotels**	350 Keys	1 space per Key + 1 space per Employee	403 spaces
Commercial Uses – Offices	1,225,000 SF	3.00 spaces per KSF	3,675 spaces
Commercial Uses – Recreational (Health Club)***	40,000 SF	5.20 spaces per KSF	208 spaces
Multifamily Residential	1,395 Units	-	-
Studio (Studio)	69 Units	1.25 spaces per Unit	86 spaces
1-BR Unit (1-Bedroom)	698 Units	1.25 spaces per Unit	873 spaces
2+ BR Unit (2-Bedrooms)	488 Units	2.25 spaces per Unit	1,098 spaces
2+ BR Unit (3-Bedrooms)	140 Units	2.25 space per Unit	315 spaces
		TOTAL:	**9,368 spaces**

*Employee count is based on the ULI Ratio of 2.25 spaces per 1,000 square feet for employee parking. This assumes no mode adjustments or internal

Planning (Landscape)

General Issues

96. Regulations Chart

jason.arnold@franklintn.gov Comment not addressed. At one stop review, applicant shall include the provided LSA and Open Space amounts.

MINIMUM LSA: 0.2

TREE CANOPY RETENTION: 24% OF EXISTING CANOPY
EXISTING CANOPY: 24.86 AC; 24% OF SITE AREA
CANOPY PRESERVED: 19.37 AC; 78% OF EXISTING CANOPY

OPEN SPACE REQUIREMENT:
OPEN SPACE SF REQUIRED: 5%
NATURAL AREA SF REQUIRED: NONE

PARKING REQUIRED, BY USE:
REQUIRED PER COF: 8,890 PARKING SPACES; *SEE C2.0
REQUIRED PER SHARED PARKING: 6,974
PROVIDED: 7,612 SPACES

HISTORIC RESOURCE TREATMENT: N

Stormwater

General Issues

85. Riparian Buffer

jeff.willoughby@franklintn.gov

A buffer management plan shall be submitted to the City's Stormwater Coordinator showing ANY and all encroachments in the riparian buffers. This includes but is not limited to: Mowing, tree removal, clearing, grading, construction, storage, buildings, roads, parking lots, stormwater infrastructure, utilities, easements, walking trails, view corridors, floodplain cut/fill, etc.

The Buffer Management Plan shall contain the following:

- Encroachment areas labeled and hatched red with square footage of each encroachment area provided
- Mitigation areas labeled and hatched green with square footage of each mitigation area provided
- Buffer enhancement plan
- Total buffer square footage onsite (existing conditions)
- Justification for all encroachments and why the impacts are unavoidable, and not self-created.

Staff shall review and determine if approval can be given at the staff level or if a variance shall be required to be submitted to the City Engineer and/or Stormwater Appeals Board. Further comments may be forthcoming that require modification to site layout to avoid unnecessary impacts.

It is highly encouraged that this be submitted as early in the plan review process as possible. This can be submitted by email to jeff.willoughby@franklintn.gov for preliminary review. Failure to do so may cause delays in project plan review and approval.

If any additional or modifications to encroachments occur in future submittals, then it shall be the applicant's responsibility to make Staff aware and resubmit the buffer management plan for further review. Failure to do so shall result in plan approval or stormwater permits revoked

86. Stormwater Appeals Board 12-17-2013

jeff.willoughby@franklintn.gov The project shall meet all conditions set forth by the Stormwater Appeals Board ruling dated 12-17-2013 and the letter to Ryan McMaster RE:Ovation Revised Development plan dated 3-1-2023

Water/Sewer

General Issues

42. Sanitary sewer

ben.mcneil@franklintn.gov The applicant added a note for various existing sewer pipes having known maintenance issues, the applicant shall provide the line locations to be fully inspected for approvals to clarify what segments are not meeting requirements. As the note currently reads, there is no indication of the line segments to be inspected, this will cause unnecessary confusion without clear indication of lines to be reinspected and corrected. The applicant shall clarify.

The applicant shall show and note the replacement of the following line segments from the original infrastructure plan.

Replace:

- line segment between MH 14- 15
- line segment between 13 and 13B
- line segment between MH 1 and 2
- line segment between MH 11 and 4
- line segment between manhole 20 and 19

The remaining line segments must be cleaned and fully evaluated prior to the development plan being approved. The current line segments have gravel mud and debris that are on the existing bond list for review.

The current infrastructure plan has nopt been fully accepted by the City due to the issues found upon inspection. The segments called out to be replaced must be fully replaced as point repairs have already been attempted in several locations and the issues have not been resolved.

Zoning

General Issues

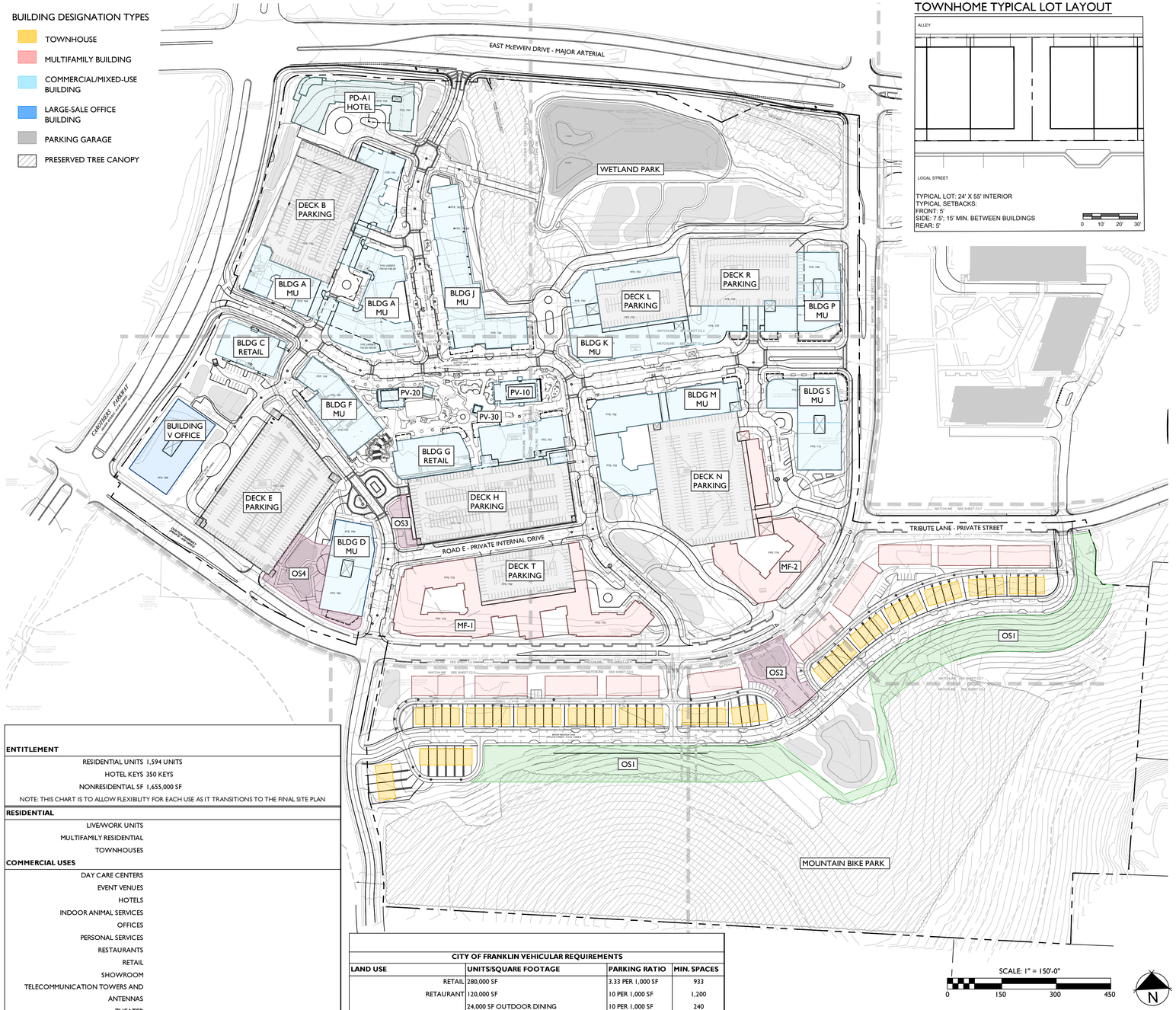
82. FFO

shanna.mccoy@franklintn.gov Advisory:

The applicant shall obtain a floodplain development permit prior to any disturbance of the FFO or FWO.

BUILDING DESIGNATION TYPES

- TOWNHOUSE
- MULTIFAMILY BUILDING
- COMMERCIAL/MIXED-USE BUILDING
- LARGE-SALE OFFICE BUILDING
- PARKING GARAGE
- PRESERVED TREE CANOPY



TOWNHOME TYPICAL LOT LAYOUT

ENTITLEMENT	
RESIDENTIAL UNITS	1,594 UNITS
HOTEL KEYS	350 KEYS
NONRESIDENTIAL SF	1,655,000 SF
NOTE: THIS CHART IS TO ALLOW FLEXIBILITY FOR EACH USE AS IT TRANSITIONS TO THE FINAL SITE PLAN	
RESIDENTIAL	
LIVE/WORK UNITS	
MULTIFAMILY RESIDENTIAL	
TOWNHOUSES	
COMMERCIAL USES	
DAY CARE CENTERS	
EVENT VENUES	
HOTELS	
INDOOR ANIMAL SERVICES	
OFFICES	
PERSONAL SERVICES	
RESTAURANTS	
RETAIL	
SHOWROOM	
TELECOMMUNICATION TOWERS AND ANTENNAS	
THEATER	
RECREATIONAL USES	
ACTIVE RECREATION	
COMMERCIAL RECREATION	
NEIGHBORHOOD AMENITITES	
PASSIVE PARKS AND OPEN SPACE	
HOTEL	

OPEN SPACE CALCULATIONS

TOTAL SITE AREA: 104.54 ACRES
TOTAL REQUIRED OPEN SPACE: 5% (5.23 ACRES)

PROVIDED OPEN SPACE:

OS1	GREENWAY	4.08 ACRES
OS2	POCKET PARK	0.49 ACRES
OS3	POCKET PARK	0.13 ACRES
OS4	POCKET PARK	0.61 ACRES

TOTAL PROVIDED: 5.31 AC

OPEN SPACE POCKET PARK
- SEATING
- CANOPIES OR GAZEBOS
- SITE FURNISHINGS
- FOUNTAINS, SCULPTURE, OR ART
- PLAYGROUND

GREENWAY
- 12' MULTI-USE PATH
- SEATING
- LANDSCAPE

CITY OF FRANKLIN VEHICULAR REQUIREMENTS			
LAND USE	**UNITS/SQUARE FOOTAGE**	**PARKING RATIO**	**MIN. SPACES**
RETAIL	280,000 SF	3.33 PER 1,000 SF	933
RETAURANT	120,000 SF	10 PER 1,000 SF	1,200
	24,000 SF OUTDOOR DINING	10 PER 1,000 SF	240
OFFICE	1,225,000 SF	3 PER 1,000 SF	3,675
COMMERCIAL RECREATION	30,000 SF	3.33 PER 1,000 SF	100
MULTI-FAMILY (APARTMENTS)			
STUDIO	70 UNITS	1.25 PER UNIT	88
1-BEDROOM	698 UNITS	1.25 PER UNIT	873
2-BEDROOM	488 UNITS	2.25 PER UNIT	1098
3-BEDROOM	140 UNITS	2.25 PER UNIT	315
MULTI-FAMILY (FOR-SALE CONDOS)	120 UNITS	2.25 PER UNIT	270
TOWNHOME	69 UNITS	2 PER UNIT	138
TOTAL REQUIRED VEHICULAR PARKING SPACES:			**8,930 SPACES**
TOTAL VEHICULAR SPACES REQUIRED PER SHARED PARKING:**			**6,974 SPACES**
TOTAL REQUIRED VEHICULAR PROVIDED:			**7,029 SPACES**

CITY OF FRANKLIN BICYLE REQUIREMENTS			
MULTIFAMILY	2,671 BEDROOMS	0.05 PER BEDROOM	134
OFFICE	1,225,000 SF	1 PER 20,000 SF	62
OTHER USES	1 PER 20 REQUIRED VEHICULAR SPACES		124
TOTAL REQUIRED BICYCLE PARKING SPACES:			**320 SPACES**
**SEE SHARED PARKING STUDY, PROVIDED BY KIMLEY HORN FOR SHARED PARKING DETAILS			

NOTES:
1. CONCURRENTLY WITH SITE PLAN, APPLICANT WILL COORDINATE WITH CITY OF FRANKLIN FOR LOCATION OF TRANSIT STOPS.
2. BICYCLE PARKING LOCATIONS AND DETAILS WILL BE COORDINATED WITH SITE PLAN.
3. CONCURRENTLY WITH SITE PLAN, MAIL KIOSK LOCATIONS WILL BE COORDINATED AND IDENTIFIED.

SITE DATA

OVATION PUD SUBDIVISION, DEVELOPMENT PLAN, REVISION 2

COF PROJECT NUMBER:	8849
SITE ACREAGE/SF:	103.93 AC
EXISTING ZONING:	SD-X (12.23 DUA / 450 KEYS/ 480,00 SF OF COMMERCIAL)
	RC12
PROPOSED ZONING:	PD (15.34 DUA/ 1,655,000 SF/ 350 KEYS)
OVERLAY ZONING:	FWO, FFO, HHO, 500FT BUFFER
TAX MAP & PARCELS:	MAP 62, PARCELS: 18.06, 18.07, 18.09, 18.10, 18.11, 18.14
ADDRESS:	SE CORNER, INTERSECTION OF EAST MCEWEN DRIVE & S. CAROTHERS PKWY, FRANKLIN, WILLIAMSON COUNTY
VESTING:	

REGULATIONS

BUILDING TYPES APPLIED:
COMMERCIAL/MIXED USE; LARGE SCALE OFFICE BUILDING; MULTI-FAMILY; TOWNHOUSE
FRONTAGE TYPES APPLIED:
URBAN - ALL MULTI-FAMILY BUILDINGS
LANDSCAPE - ALL OTHER BUILDING TYPES
SETBACKS APPLIED TO OVERALL SITE BOUNDARY:
FRONT: 10'
SIDE: 15'
REAR: 25'
SETBACKS TOWNHOMES:
FRONT: 5'
SIDE: 7.5', 15' MIN. BETWEEN BUILDINGS
REAR: 5'
SETBACKS INTERIOR LOTS:
FRONT, SIDE, REAR: 0
DWELLING UNIT COUNT: 1594 UNITS
MULTI-FAMILY: 1525
TOWNHOUSE: 69
COMMERCIAL SF: 1,655,000 SF
SEE PERMITTED USES SHEET C2.0
HOTEL KEYS: 350 KEYS

BUILDING HEIGHT: 1-12 STORIES *SEE C2.0 FOR DETAILS

MINIMUM LSA: 0.2

TREE CANOPY RETENTION: 24% OF EXISTING CANOPY
EXISTING CANOPY: 24.86 AC; 24% OF SITE AREA
CANOPY PRESERVED: 19.37 AC; 78% OF EXISTING CANOPY

OPEN SPACE REQUIREMENT:
OPEN SPACE SF REQUIRED: 5%
NATURAL AREA SF REQUIRED: NONE

PARKING REQUIRED, BY USE:
REQUIRED PER COF: 8,890 PARKING SPACES; *SEE C2.0
REQUIRED PER SHARED PARKING: 6,974
PROVIDED: 7,029 SPACES

HISTORIC RESOURCE TREATMENT: N

BUILDING CODE DATA

BUILDING SQUARE FOOTAGE IN ACCORDANCE WITH CHAPTER 5 OF THE IBC.

BUILDING OCCUPANCY IN ACCORDANCE WITH CHAPTER 3 OF THE IBC.

CONSTRUCTION TYPE IN ACCORDANCE WITH CHAPTER 6 OF THE IBC.

IMPACT STATEMENT

WATER
The development will be served via Mallory Valley Utility District Water.
- Usage: The development will include both residential and commercial units, requiring a higher volume of water for daily operations.
- Infrastructure: The development is currently adjacent to an 8" and 12" MVUD main. It will necessitate the removal of existing water main and rerouting through the site.

SANITARY SEWER
The development will be served via City of Franklin Sewer.
- Capacity: The mixed-use nature means there will be a varied range of wastewater generated, a capacity request has been submitted to the city of Franklin. Per the submitted sewer availability request, it is estimated that this development will demand 2,508.6 SFUE's or 878,010 GPD.
- Infrastructure: The construction of new lines, will be required to accommodate the development. The development proposes the removal and realignment of existing sewer main to outfall to the existing 12" main located at the northeast corner of the site.

RECLAIMED WATER LINE
The development will not be served by reclaimed water.

STORMWATER AND DRAINAGE FACILITIES
Stormwater management is crucial for the site given its layout and flow direction.
- Flow Management: Stormwater will flow from south to north, necessitating effective capture, treatment, and release systems.
- Bioretention and Detention: The inclusion of bioretention, detention ponds, underground detention structures, and the yet-to-be constructed wetland system will help manage runoff and provide water quality per City of Franklin Standards
- Infrastructure: Creating appropriate drainage systems and ensuring the ponds are integrated effectively within the development plan is essential for effective stormwater management. Approximately 45 acres of impervious area is proposed on the site.

STREETS
- Traffic Flow: Increased traffic on Carothers Parkway and McEwen Drive will necessitate improvements to road capacity, traffic signal systems, as identified with the TIS. Per the TIS, it is estimated that this development will contribute 34,266 total daily trips (2,785 peak trips and 3,345 PM peak trips).
- Connectivity: Enhanced connectivity, including pedestrian pathways, bike lanes, and public transit options, will be incorporated to reduce congestion and promote alternative transportation modes. The development proposes the use of 2 existing right-in-right-out curb cuts along Carothers Parkway and McEwen Drive, and various other connection points along the private Ovation Parkway.

BUILDING KEY	RESIDENTIAL UNITS	OFFICE SF	RETAIL SF	COMMERCIAL RECREATION SF	HEIGHT (STORIES)	CONSTRUCTION TYPE
A	365	-	61,000	-	5-7	Type I - Retail Type IIIA - Residential Fully Sprinkled.
C	-	-	35,000	-	1-3	Type IIIA Sprinkled
D	-	250,000	11,900	-	6-12	Type I-II. Fully sprinkled
F	-	250,000	35,000	-	6-12	Type I-II. Fully sprinkled
G	-	50,000	67,000	40,000	4-8	Type I-II. Fully sprinkled
J	-	-	50,000	-	4-8	Type IIIA Sprinkled
K	270	-	50,000	-	5-7	Type I - Retail Type IIIA - Residential Fully Sprinkled.
M	260	-	47,500	-	5-7	Type I - Retail Type IIIA - Residential Fully Sprinkled.
MF-1	300	-	-	-	4-6	Type V or Type IIIA - fully sprinkled
MF-2	200	-	-	-	4-6	Type V or Type IIIA - fully sprinkled
P	-	225,000	-	-	6-12	Type I-II. Fully sprinkled
S	-	225,000	30,000	-	6-12	Type I-II. Fully sprinkled
PD-A1 (HOTEL)	-	-	-	-	4-8	Type I-IIIA - Sprinkled
PV-10	-	-	250	-	1	Type V - Non Sprinkled
PV12	-	-	250	-	1	Type V - Non Sprinkled
PV14	-	-	355	-	1	Type V - Non Sprinkled
PV20	-	-	1,390	-	1	Type V - Non Sprinkled
PV30	-	-	384	-	1	Type V - Non Sprinkled
V	-	250,000	-	-	6-10	Type I-II. Fully sprinkled
MULTI-FAMILY	120	-	-	-	3-4	
TOWNHOME	69	-	-	-	2-3	
DECK B	-	-	-	-	4-6	
DECK E	-	-	-	-	7-8	
DECK H	-	-	-	-	3-4	
DECK L	-	-	-	-	4-6	
DECK N	-	-	-	-	6-7	
DECK R	-	-	-	-	4-6	
DECK T	-	-	-	-	4-6	

OVATION
FRANKLIN, TN

Highwoods
CENTERCAL PROPERTIES, LLC

OVATION PUD SUBDIVISION
DEVELOPMENT PLAN, REVISION 2
Franklin, Williamson County, Tennessee

DRAKE A. REEDER REGISTERED LANDSCAPE ARCHITECT TENNESSEE No. 329 07-31-2026

INITIAL SUBMITTAL: June 9, 2025

Revision Date
1 July 3, 2025 - staff comments
2 _____
3 _____
4 _____

DEVELOPMENT PLAN
SHEET
C2.0
COF # 8849

Modification 1 - Block Length

Section 9.6.5 Internal Street Network

Maximum Block Length perimeter shall not exceed a maximum of 2,400 feet, expect the DRT may approve a block length perimeter up to 3,200 feet in cases: 1. Where environmental or topographic constraints exist; 2. Where the street classification prevents a connection; or 3. Where a proposal includes an internal parking structure.

Modification Request: To allow a maximum block length of 3,600 LF for the block encompassing the Wetland Park and stormwater management area.

The block encompassing the Wetland Park is defined by several existing factors. First, existing intersection of McEwen and Live Oak Lane is located as far east as possible. Secondly, the access point of Ovation Parkway and Encore Lane is established based on the existing conditions. The Wetland Park area includes two sections of protected stream and stream buffer area and an existing stormwater management area. This request is asking to exceed the maximum block length by 400 LF. The interior block, defined by Live Oak Lane and Encore Lane have pulled their roadways and buildings as close as possible to the Wetland Park. This block includes two parking structures and a fire lane, which does provide emergency and pedestrian access through the block.

1. The modification will enhance the design of the development more than if the standards were strictly adhered to:

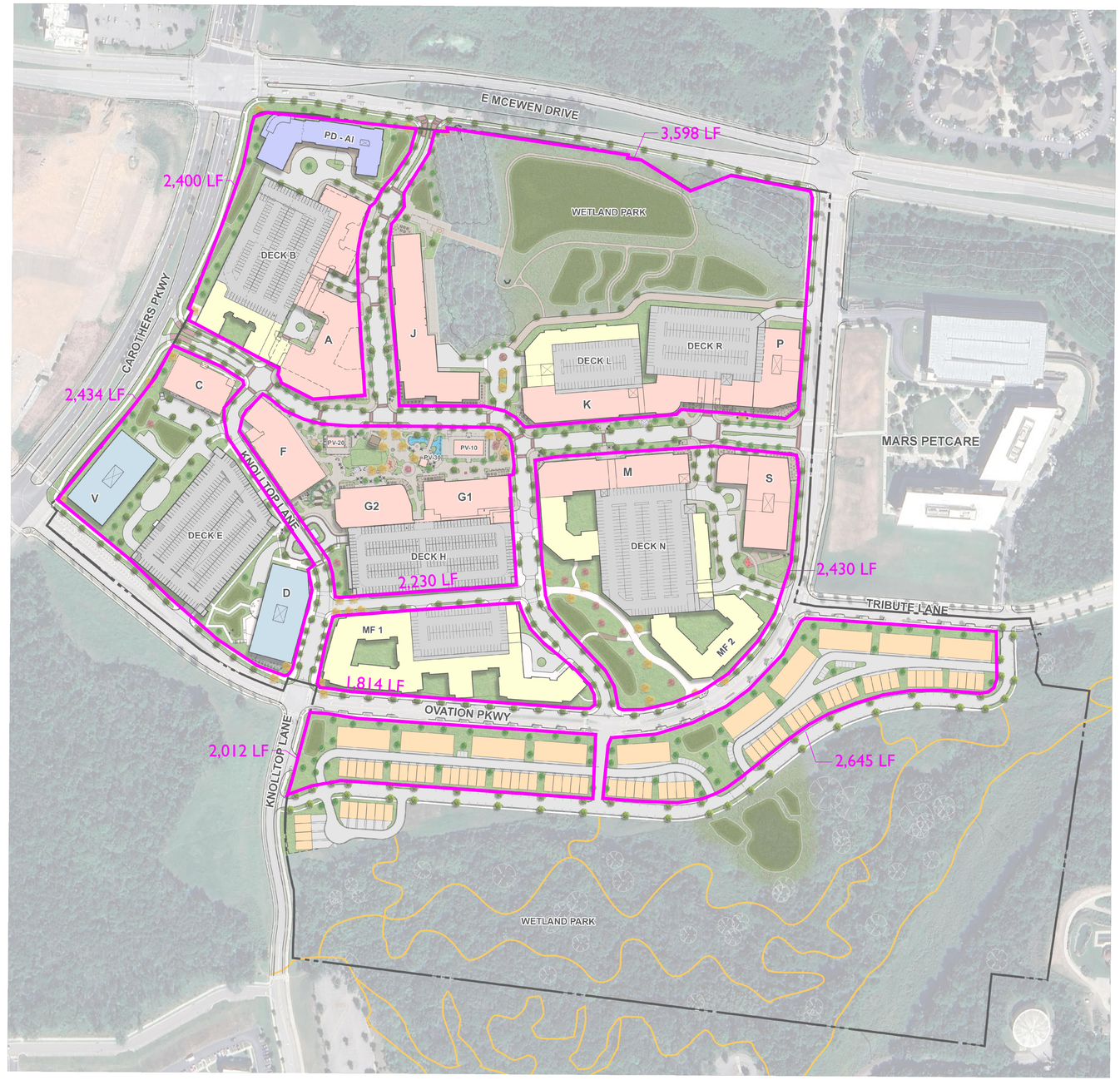
This modification takes into account the existing conditions of this site, which include existing roadway network and environmental conditions that prevent the block from being bisected by additional roadways.

2. The conditions upon which the request is based are unique to the design intent for the development and are not applicable generally to other property:

The existing roadway connections and environmental restrictions are unique to this parcel. In addition to the naturally occurring environmental conditions, the stormwater management use of the site was approved by the Stormwater Appeals Board Variance on Jan. 17, 2013.

3. The modification is consistent with the intent of Envision Franklin:

The modification is consistent with the Guiding Principles in Envision Franklin. Specifically, the pedestrian and emergency accesses through this block ensure that the principles of connectivity are supported, even if the overall block perimeter is exceeded by 400 LF due to existing environmental factors.



NOT TO SCALE

OVATION
FRANKLIN, TN

Highwoods
CENTERCAL PROPERTIES, LLC

OVATION PUD SUBDIVISION
DEVELOPMENT PLAN, REVISION 2
Franklin, Williamson County, Tennessee

DRAKE A. REEDER REGISTERED LANDSCAPE ARCHITECT TENNESSEE No. 1214

INITIAL SUBMITTAL: June 9, 2025

Revision Date
1. July 3, 2025 - staff comments
2. _____
3. _____
4. _____

OVATION
MASTERPLAN
SHEET
C0.3
COF # 8849

Building Types: Rationale for Modification of Standards
The branding of Ovation as a unified master plan that creates a unique sense of place. As part of this identity, the applicant is requesting Modifications that would both enforce this sense of place and help the development be consistent with other developments in the Cool Springs area.

Modification 2 - Townhouse Roof Elements

Section 6.6: Roof Elements
Pitch shall be 3:12 to 12:12, excluding small roof sections over porches, entryways, or similar features.

Modification Request: To permit flat roofs with parapets for town homes.

This request is in keeping with the intent to provide high design architecture and diversity within the Ovation master plan. Similar town homes with flat roofs with parapets in Franklin are located at Jamison Station, the Brownstones in downtown Franklin, and Berry Farms.

1. The modification will enhance the design of the development more than if the standards were strictly adhered to:
   This requested modification seeks the ability to apply creative and unique architecture in the Ovation development. This modification requests that a flat roof town home with a parapet be incorporate for architectural variety in this more urban context of Ovation.

2. The conditions upon which the request is based are unique to the design intent for the development and are not applicable generally to other property:
   This modification is related to the size and scale of the development and seeks to have multiple tools available to incorporate architectural variety.

3. The modification is consistent with the intent of Envision Franklin:
   Envision Franklin consistently refers to preserving the City's established character. This Modification of Standards would allow Townhouse Buildings to have flat roofs similar in character to those in downtown Franklin and in mixed-use developments in Franklin. Both are prime example of successful, attractive mixed-use developments.





Modification 3 - Retail Storefronts, Remove a requirement for transom windows and kneewalls

Section 6.9: Building Elements - Retail Storefronts
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 details.

Modification Request: To allow up to 50% of Retail Storefronts on Commercial / Mixed-Use buildings to not have transom windows and to allow up to 50% of Retail Storefronts on Commercial/Mixed-Use buildings to not have knee walls.

1. The modification will enhance the design of the development more than if the standards were strictly adhered to:
   This requested modification seeks the ability to apply creative and unique architecture in the Ovation development. This modification requests that glass storefronts be permitted to extend to the ground level to incorporate architectural variety. Similarly, the modification requests that not all commercial/mixed-use buildings require transoms.

2. The conditions upon which the request is based are unique to the design intent for the development and are not applicable generally to other property:
   This modification is related to the size and scale of the development and seeks to have multiple tools available to incorporate architectural variety.

3. The modification is consistent with the intent of Envision Franklin:
   Envision Franklin consistently refers to preserving the City's established character. This Modification of Standards would allow Commercial/Mixed-Use Buildings with glass to the ground level and/or without transoms as are already established in downtown Franklin and in mixed-use developments in Cool Springs. Both are prime examples of successful, attractive mixed-use developments.











Project Name: Bridgeport Village in Tigard, OR






Project Name: Village at Meridian in Meridian, ID






Local Franklin examples without knee walls








Project Name: Village at Totem Lake in Kirkland, WA

OVATION
FRANKLIN, TN

Highwoods
CENTERCAL PROPERTIES, LLC

OVATION PUD SUBDIVISION
DEVELOPMENT PLAN, REVISION 2
Franklin, Williamson County, Tennessee

DRAKE A. REEDER
REGISTERED
TENNESSEE No.: 329
LANDSCAPE ARCHITECT

INITIAL SUBMITTAL: June 9, 2025

Revision Date
1. July 3, 2025 - staff comments
2. _____
3. _____
4. _____

OVATION
MASTERPLAN
SHEET
C0.4
COF # 8849

Modification 4 - Large Scale Office Building Materials

Section 6.10: Primary Materials on Facade
Up to three of the following: brick, natural stone, or cultured stone.

Modification Request: To allow up to three of the following: Brick, natural stone, cultured stone, or pre-cast concrete as primary material on a facade for a large scale office building.

1. The modification will enhance the design of the development more than if the standards were strictly adhered to.

   It is the desire of this development to create a complementary architectural variety throughout the site. This modification will enable the large-scale office buildings to feature similar levels of architectural variety as similarly sized commercial and mixed-use buildings. Pre-cast concrete offers a readily available and visually similar alternative to many of the accepted primary materials.

2. The conditions upon which the request is based are unique to the design intent for the development and are not applicable generally to other property.

   The Ovation development seeks to create architectural variety throughout the site while still being visually cohesive internally and to the existing, neighboring development, Mars. Introduction of a third façade material and the ability to pre-cast concrete as a building material will help to accomplish this consistency throughout this mixed-use community.

3. The modification is consistent with the intent of Envision Franklin.

   Envision Franklin requests visually interesting architectural facades as well as the ability to create strong identity through design. The Ovation development is seeking to accomplish these goals in both their place making and their architectural identity. This increase in the materials palette allows for the large-scale office buildings to blend into the mixed use community.

Modification 5 - Commercial/Mixed-Use Building Materials

Section 6.9: Primary Materials on Facade
Up to two of the following: brick, natural stone, cultured stone, smooth wood siding, or fiber cement siding.

Modification Request: To allow up to three of the following: Brick, natural stone, cultured stone, smooth wood siding, fiber cement siding, or pre-cast concrete as primary material on a facade for a commercial/mixed use building.

1. The modification will enhance the design of the development more than if the standards were strictly adhered to.

   This modification is intended for mixed-use buildings with office as a primary use. It is the desire of this development to create a complementary architectural variety throughout the site. This modification will enable the large-scale office buildings to feature similar levels of architectural variety as similarly sized commercial and mixed-use buildings. Pre-cast concrete offers a readily available and visually similar alternative to many of the accepted primary materials.

2. The conditions upon which the request is based are unique to the design intent for the development and are not applicable generally to other property.

   The Ovation development seeks to create architectural variety throughout the site while still being visually cohesive internally and to the existing, neighboring development, Mars. Introduction of a third façade material and the ability to pre-cast concrete as a building material will help to accomplish this consistency throughout this mixed-use community.

3. The modification is consistent with the intent of Envision Franklin.

   Envision Franklin requests visually interesting architectural facades as well as the ability to create strong identity through design. The Ovation development is seeking to accomplish these goals in both their place making and their architectural identity. This increased in the palette allows for the large-scale office buildings to blend into the mixed use community.

Architectural precast concrete offers a range of benefits that make it an attractive choice for modern construction. One of its primary advantages is its design versatility. Precast panels can be molded into virtually any shape, texture, or color, allowing the design team flexibility to achieve complex and aesthetically pleasing facades that would be difficult or costly with traditional materials. This flexibility supports both creative expression and functional design. It also enables the integration of insulation, window openings, and decorative elements directly into the panels.

Considering the size of the Ovation development and the desire for placemaking,
Architectural precast introduces another tool to provide diversity of design, scale, and materiality. Additionally, because architectural precast components are manufactured in controlled environments, they maintain high quality and consistency, reducing the likelihood of defects and ensuring a precise fit during installation.

Architectural precast will add value to Ovation through construction efficiency. Precast elements are produced off-site and delivered ready for installation, which minimizes on-site labor, reduces construction time, and mitigates weather-related delays. This streamlined process not only accelerates project timelines but also enhances safety by limiting the amount of work performed at height or in hazardous conditions. Furthermore, architectural precast is known for its durability and low maintenance, offering excellent resistance to fire, weather, and pests. Its thermal mass also contributes to energy efficiency, helping regulate indoor temperatures and reduce heating and cooling costs.

These combined attributes have made architectural precast concrete a desirable material in modern construction for decades. It continues to be used on a variety of project types throughout the country and will contribute to the overall aesthetic experience of Ovation.

1. Project Name: The Harper
   Location: East 86th Street, Manhattan, NY
   Architect: ODA Architecture
   Date of Construction: 2024

2. Project Name: Educational Media Foundation HQ
   Location: Franklin, TN
   Architect: HASTINGS
   Date of Construction: 2024

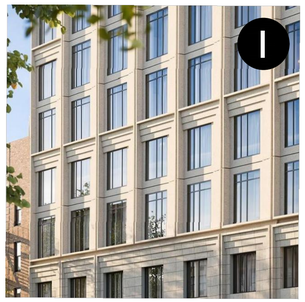
3. Project Name: Peabody Plaza
   Location: Nashville, TN
   Architect: HASTINGS
   Date of Construction: 2020

4. Project Name: 4 Cannon Street
   Location: London, England
   Architect: PLPArchitecture
   Date of Construction: 2020

5. Project Name: The Orchard
   Location: Chicago, IL
   Architect: Antunovich Associates
   Date of Construction: 2020

6. Project Name: Wembley North Eastlands
   Location: London, England
   Architect: Hawthorn Tompkins
   Date of Construction: 2025

7. Project Name: 144 Vanderbilt
   Location: Brooklyn, NY
   Architect: Solid Objectives
   Date of Construction: 2024



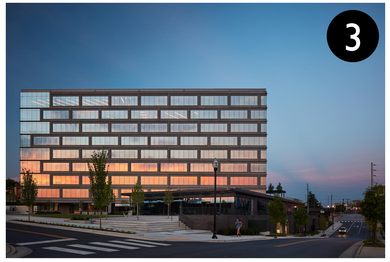












Modification 6 - Retaining Wall Screening

Section 13.2.5.A - Retaining Walls for Multifamily, Nonresidential, and Mixed Uses
Each retaining wall shall have a single row of evergreen shrubs, planted every five feet on center, at the base of the wall to soften its appearance. Shrubs shall be a minimum of 30 inches in height at the time of planting. Evergreen trees or groundcover may be permitted as an alternative, subject approval of the Department of Planning and Sustainability.

Modification Request: Request to eliminate the requirement of planting at the base of the retaining wall behind building J since the wall will be placed in close proximity to an established riparian buffer. The evergreen shrub requirement conflicts with the native plant requirement as directed in Franklin's Best Management Practice Stormwater Management Manual.

1. The modification will enhance the design of the development more than if the standards were strictly adhered to:

   The evergreen shrub requirement is to enhance the visual appearance of the retaining wall. In this instance the retaining wall is screened from view with approximately 120 feet wide existing mature trees in a protected stream buffer. The Stormwater Management Manual requires a mixture of native plants to enhance the water quality aspects of the stream.

2. The conditions upon which the request is based are unique to the design intent for the development and are not applicable generally to other property:

   The public viewshed is from the top of the wall. The bottom of the wall, where the shrubs are required is not visible from the public viewshed.

3. The modification is consistent with the intent of Envision Franklin:

   The modification is consistent with the Guiding Principles of Envision Franklin, and does not diminish the high-intensity activity center. In the Regional Commerce Policy, landscape buffers are encouraged adjacent to single family residential areas, parking areas, and service areas.

OVATION
FRANKLIN, TN

Highwoods
CENTERCAL PROPERTIES, LLC

OVATION PUD SUBDIVISION
DEVELOPMENT PLAN, REVISION 2
Franklin, Williamson County, Tennessee

DRAKE A. REEDER
REGISTERED
LANDSCAPE ARCHITECT
TENNESSEE No. 329
07.22.25

INITIAL SUBMITTAL: June 9, 2025

Revision Date
1. July 3, 2025 - staff comments
2. _____
3. _____
4. _____

BUILDING MODIFICATION OF STANDARDS
SHEET
C0.5
COF # 8849

Modification 7 - Wall Retaining Wall Height

Section 13.2.5: Maximum Height of Retaining Walls

Maximum Height of 10 feet

Modification Request: To increase the maximum retaining wall height to a maximum height of 22 feet for one wall, located behind building J; and to increase the maximum retaining wall height to a maximum of 16' adjacent to Brook Meadow Lane.

22 ft wall behind Building J:

Live Oak Lane has an existing right-in/ right-out driveway cut onto McEwen. This driveway cut is constructed today, and there is no flexibility for it to be relocated closer to Carothers Parkway nor closer to South Prong of Spencer Creek. South Prong of Spencer Creek is a protected Waters of the State and has 60' buffers from the top of bank on both sides of the creek. Due to the fixed access location directly adjacent to the buffer, and due to the City of Franklin Technical Street Standards for horizontal geometry for private streets, realigning this driveway location is not possible. The grade changes from 780 at Ovation Parkway down to 715 at the McEwen access requires a substantial grade change along the street. To maintain appropriate slopes along the main pedestrian plaza and streets, as well as ensure appropriate slopes for fire apparatus as the road travels southbound and climbs in elevation, the wall height is required. The retaining wall is located behind building J, screened from view. The low side of the wall is on the eastern side and is screened from view by existing trees within the stream buffer of South Prong of Spencer Creek.

1. The modification will enhance the design of the development more than if the standards were strictly adhered to:

This modification will allow for a road alignment of Live Oak Lane that does not encroach on an adjacent stream buffer. The protection of this stream buffer is critical to the water quality aspects of the stream. The location of the right-in right-out intersection at McEwen Drive is constructed and is located at its western most point to the intersection of Carothers and McEwen Drive.

2. The conditions upon which the request is based are unique to the design intent for the development and are not applicable generally to other property:

The intersection of McEwen Drive and Live Oak Lane is located as far west as possible to provide separation between the intersection and Carothers Parkway. It is located adjacent to a protected stream buffer on the eastern side of the right of way. Due to the location of intersection, the elevation of McEwen, and the elevation of the stream channel results in a wall that is taller than 10 feet along the eastern side of Live Oak Lane.

3. The modification is consistent with the intent of Envision Franklin:

The modification is consistent with the Guiding Principles in Envision Franklin. Specifically, the viewshed of the wall from McEwen is protected by a width of 120' of existing mature trees. The wall will be below the tree canopy and shielded from view.

16' wall adjacent to Brook Meadow Lane:

The 16' retaining wall proposed south of the residential development serves to eliminate grading and development impact into the Hillside Hillcrest Overlay. The street located directly to the north of the retaining wall (Brook Meadow Lane) is proposed at the maximum possible elevation while still meeting City of Franklin Technical Standards for local roadways. The placement of Brook Meadow Lane is pulled as far north as possible and has defined connection points at both Knoll Top Lane and Tribute Lane. The townhomes and multi-family buildings on the residential block between Brook Meadow Lane and Ovation Parkway are targeted to be between 2 and 4 stories, which will help shield the wall from public and off-site views. Vegetative screening, according to City of Franklin requirements, will be implemented.

1. The modification will enhance the design of the development more than if the standards were strictly adhered to:

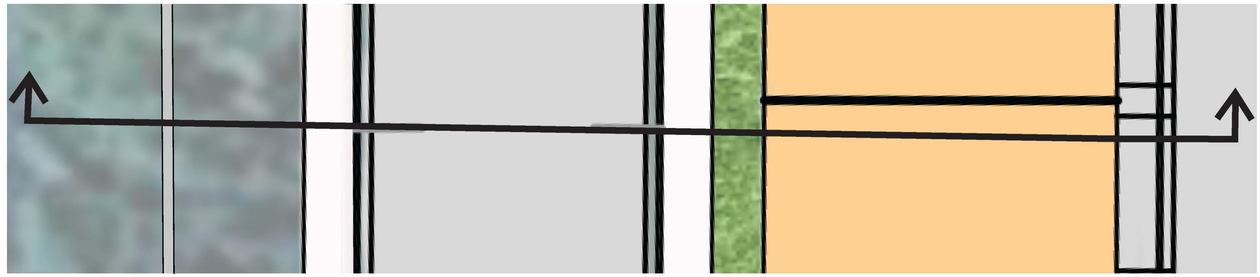
The design of this wall serves to eliminate grading and development impacts into the Hillside Hillcrest Overlay. The current design maximizes the amount of tree canopy preservation on the top side of the wall.

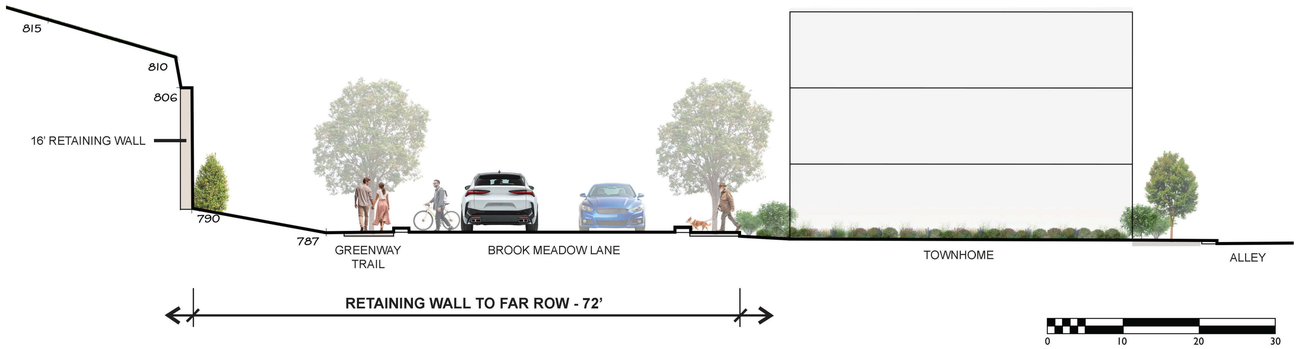
2. The conditions upon which the request is based are unique to the design intent for the development and are not applicable generally to other property:

The location of Brook Meadow Lane is pulled as far north as possible and has its connections points set by existing conditions. This segment of retaining wall over 10 feet is necessary to reduce development impacts to the Hillside Hillcrest Overlay.

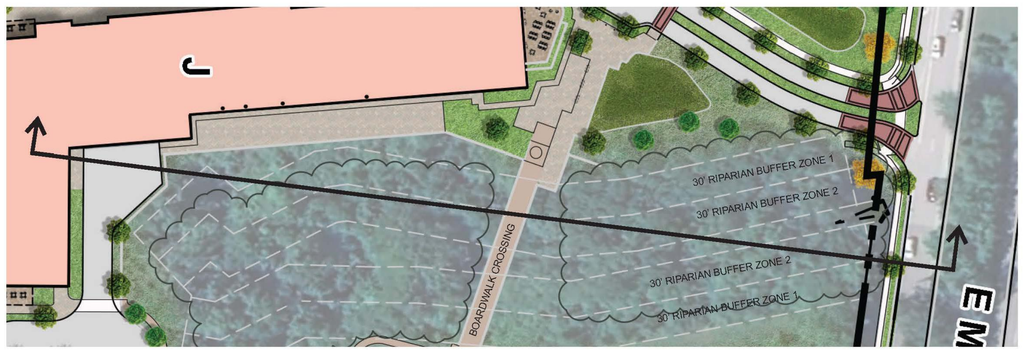
3. The modification is consistent with the intent of Envision Franklin:

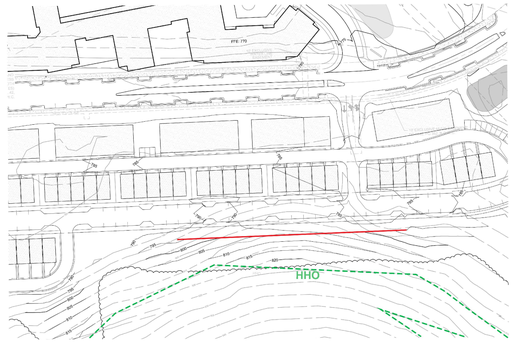
This modification is consistent with the Guiding Principle to protect natural features and existing tree canopies, and minimizing site disturbance in the hilltops, hillsides, and steep slopes.

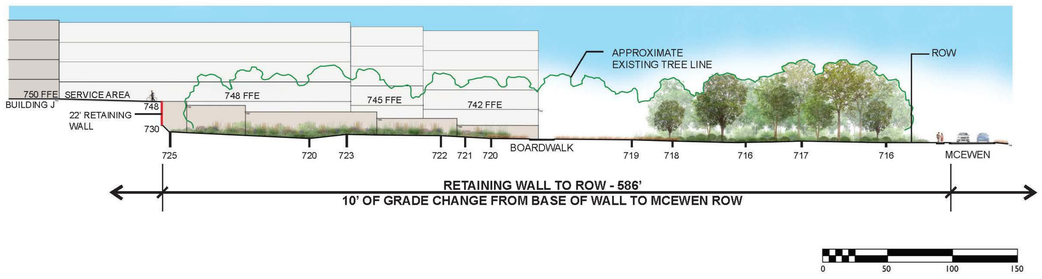




16' WALL BY BROOK MEADOW LANE







22' WALL NEXT TO BUILDING J



OVATION

FRANKLIN, TN

Highwoods

CENTERCAL PROPERTIES, LLC

OVATION PUD SUBDIVISION
DEVELOPMENT PLAN, REVISION 2
Franklin, Williamson County, Tennessee

DRAKE A. REEDER
REGISTERED
LANDSCAPE ARCHITECT
TENNESSEE No. 1
COUNCILS

INITIAL SUBMITTAL: June 9, 2025

Revision Date

1 July 3, 2025 - staff comments

2 _____

3 _____

4 _____

BUILDING MODIFICATION OF STANDARDS

SHEET

C0.6

COF # 8849

Modification 8 - Parking and Transit

Section 10.5.2 A - Parking Structures
Outside of the CFO and CAO, where along an arterial or collector street, parking structures shall be screened by buildings at least as tall as the parking structures.

Modification Request: Request to place a parking structure parallel to the Carothers Parkway and the McEwen Drive Right of Ways.

The parking garage located along Carothers Parkway is between 40 and 65 feet from the right of way, and the parking garage located along McEwen Drive is between 320 and 355 feet from the right of way.

The garage along Carothers Parkway will be constructed with architectural finishes in keeping with the high design style of the mixed use and office buildings within the Ovation Master Plan. Openings will be vertically oriented to appear as window openings that meet the regulations of the Commercial/Mixed Use Building Type. Pedestrian entrances will be prominently located on the façade facing Carothers Parkway and will be highly visible. The garage along McEwen is set back and does not have a dominating presence on the viewshed of McEwen Drive.

Section 10.5.2 At or Above Grade Parking Structures outside of the CFP or CAO1, CAO2, or CAO3 (D) states;

At or above grade parking structures shall be visually similar in character to the principle building by

1. Matching the materials or being composed of brick; and
2. Vertically orienting the openings to appear as windows of the same size and rhythm as the principal building

The items below are additional commitments of this Modification of Standards

3. Architectural detailing to be similar size and rhythm as the primary structure
4. Building to include a base, middle and cap
5. A minimum of three different building facades will be applied along the parking structure façade facing the arterial road. Should the garage width change to less than 150 feet then only two facades would be required.
6. Pedestrian access entry facing the arterial road
7. Foundation landscape planting along the base of the parking structure.

1. The modification will enhance the design of the development more than if the standards were strictly adhered to:

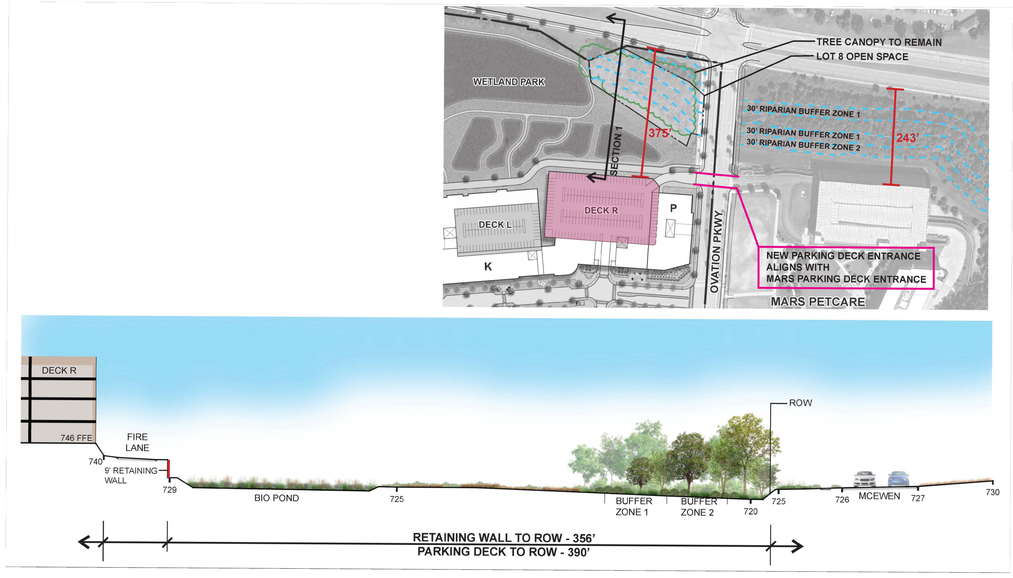
   Parking structures within Ovation are distributed throughout the master plan to provide convenient parking to the various uses in the plan. One of the structures is located between 40 and 65 feet from Carothers Parkway and another is between 320 and 355 feet from McEwen Drive. Both of these roadways are arterial roads. The design of the development is enhanced with better distribution of parking. The parking structures location on the outer edges of the master plan provide for clear and obvious destinations for automobiles, while keeping the interior of the master plan more pedestrian oriented by reducing the number of automobiles through the development's internal drives.

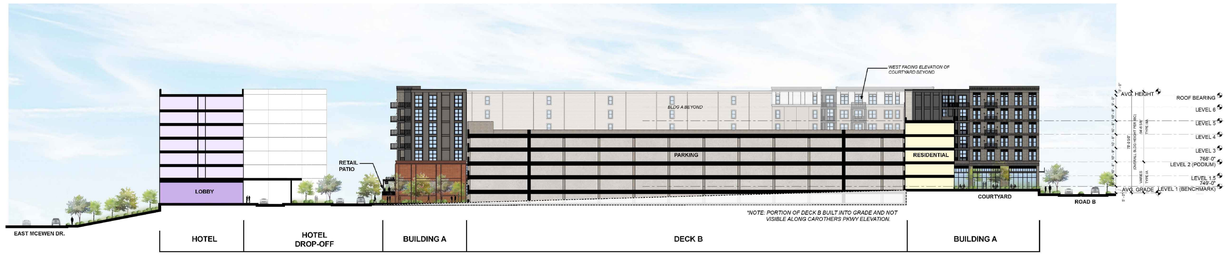
2. The conditions upon which the request is based are unique to the design intent for the development and are not applicable generally to other property:

   Ovation is a unique, mixed use master plan with a variety of uses designed for a pedestrian friendly experience. Locating the parking structures predominantly on the outer edges of the master plan reduces the presence of the automobiles within the interior of the development.

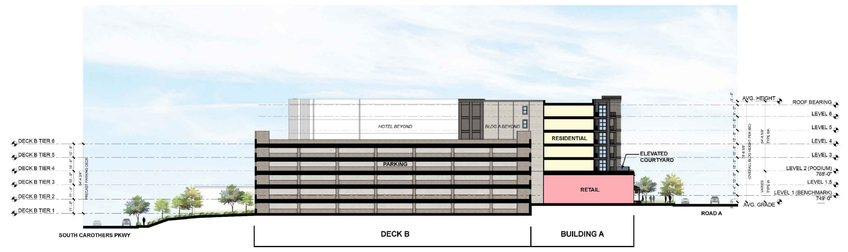
3. The modification is consistent with the intent of Envision Franklin:

   Envision Franklin states: The majority of off-street and structured parking should be located to the side or rear of buildings. Large expanses of pavement, particularly between a building and a street, should be avoided. Architectural and/or landscape features should be used so as to diminish the appearance of parking from public view. The parking garages are located to the side of the buildings they serve and have been located such that landscape screening can be provided within the 90 foot distance to the right of way to diminish the appearance from the public view.





Section AA: North to South
Scale: 1" = 30' - 0"



Section BB: East to West
Scale: 1" = 30' - 0"



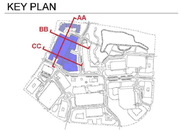
Section CC: East to West
Scale: 1" = 30' - 0"



CONCEPTUAL ELEVATION

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

KEY PLAN



OVATION
FRANKLIN, TN

Highwoods
CENTERCAL PROPERTIES, LLC

OVATION PUD SUBDIVISION
DEVELOPMENT PLAN, REVISION 2
Franklin, Williamson County, Tennessee

DRAKE A. REEDER
REGISTERED
LANDSCAPE ARCHITECT
TENNESSEE No. 121
07/09/25

INITIAL SUBMITTAL: June 9, 2025

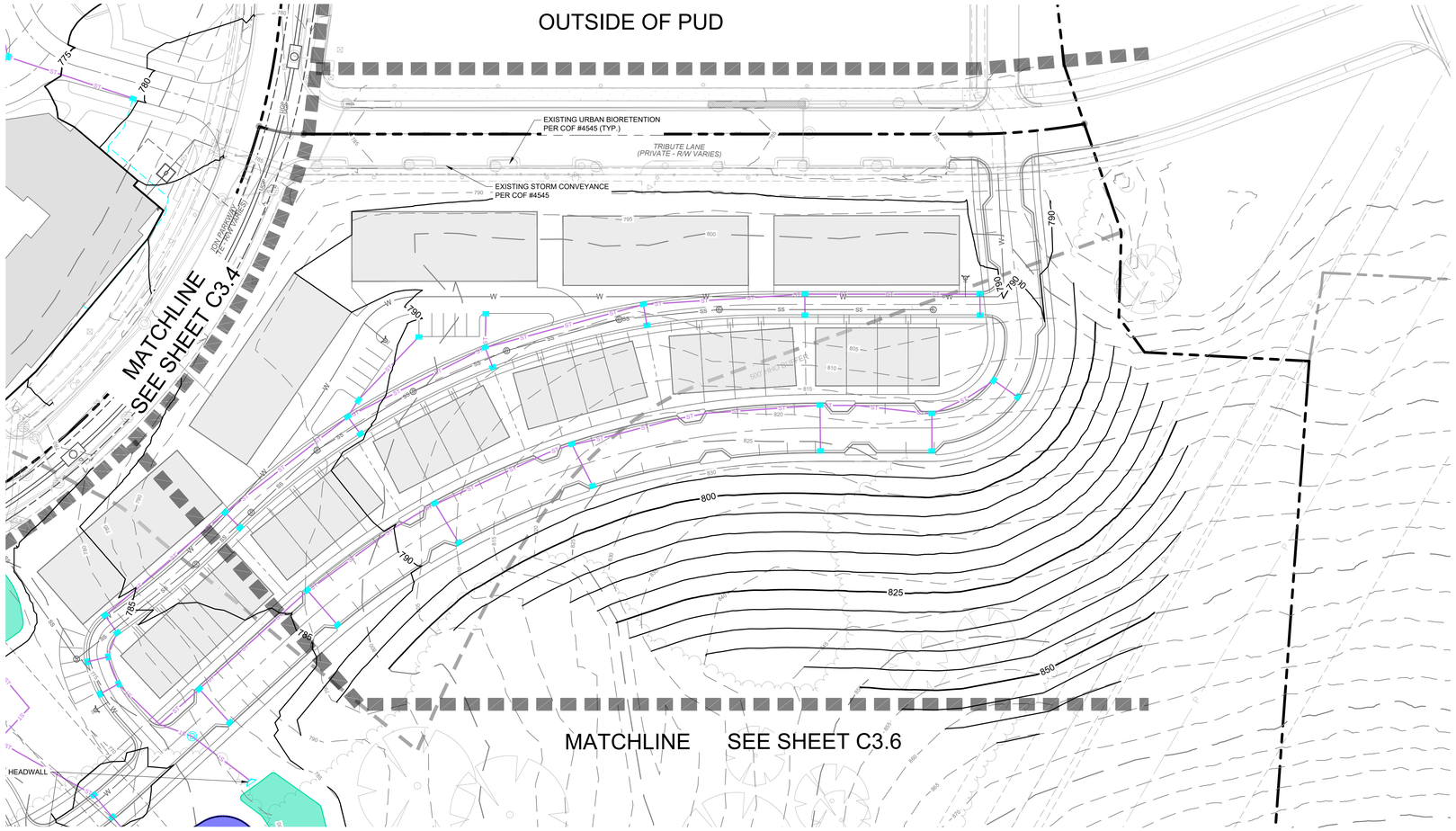
Revision Date
1. July 3, 2025 - staff comments
2. _____
3. _____
4. _____

BUILDING MODIFICATION OF STANDARDS

SHEET
C0.7

COF # 8849

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



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.

HATCH LEGEND

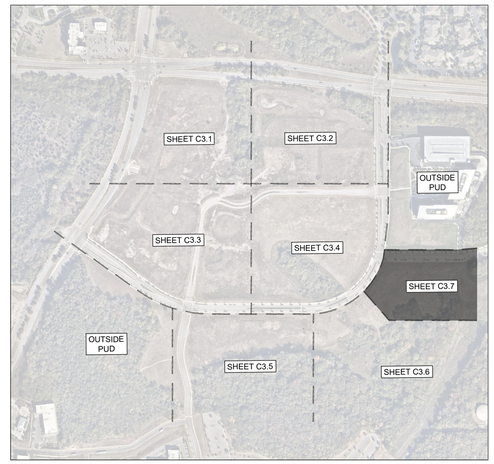
- BIORETENTION
- UNDERGROUND DETENTION
- DETENTION

LEGEND

- W — WATER
- SS — SANITARY SEWER
- ST — ST — STORM SEWER 15"-24"
- ST — ST — STORM SEWER 30"-48"
- STORM SEWER <15"
- UGP — UNDERGROUND ELECTRIC (4-6" CONDUITS)
- GRATE INLET
- STORM MANHOLE
- HEADWALL
- WATER METER
- FIRE HYDRANT
- SANITARY SEWER MANHOLE

STORMWATER IMPACT STATEMENT

STORMWATER MANAGEMENT IS CRUCIAL FOR THE SITE GIVEN ITS LAYOUT AND FLOW DIRECTION.
FLOW MANAGEMENT:
STORMWATER WILL FLOW FROM SOUTH TO NORTH, NECESSITATING EFFECTIVE CAPTURE, TREATMENT, AND RELEASE SYSTEMS.
BIORETENTION AND DETENTION PONDS:
THE INCLUSION OF BIORETENETION AND DETENTION PONDS WILL HELP MANAGE RUNOFF, IMPROVE WATER QUALITY, AND REDUCE THE RISK OF FLOODING. THE DEVELOPMENT WILL UTILIZE THE EXISTING DETENTION BASIN LOCATED AT THE NORTHEAST CORNER OF THE SITE.
INFRASTRUCTURE:
CREATING APPROPRIATE DRAINAGE SYSTEMS AND ENSURING THE PONDS ARE INTEGRATED EFFECTIVELY WITHIN THE DEVELOPMENT PLAN IS ESSENTIAL FOR EFFECTIVE STORMWATER MANAGEMENT. APPROXIMATELY 45 ACRES OF IMPERVIOUS AREA IS PROPOSED ON THE SITE.



GRAPHIC SCALE IN FEET
0 25 50 100

NORTH

CENTERCAL PROPERTIES, LLC

Highwoods

OVATION PUD SUBDIVISION
DEVELOPMENT PLAN, REVISION 2
Franklin, Williamson County, Tennessee

OVATION
FRANKLIN, TN

WILLIAM GRAY HARRISON
REGISTERED ENGINEER
AGRICULTURE COMMERCE
No. 127919
STATE OF TENNESSEE

INITIAL SUBMITTAL: XXXXXXXXX

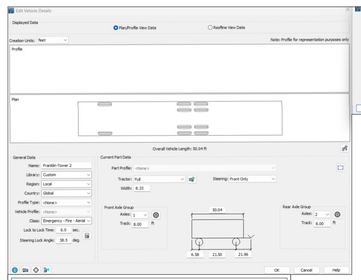
Revision Date
1 _____
2 _____
3 _____
4 _____

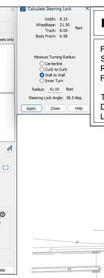
ENLARGED GRADING AND DRAINAGE PLAN

SHEET
C3.7

COF # 8849

Drawing name: K:\FRA_LDEV\118471000 - ovation\4-CADD\plansheets\1-development plan\C3.1 GRADING AND DRAINAGE PLAN.dwg C3.7 ENLARGED GRADING AND DRAINAGE PLAN Jul 03, 2025 1:26pm by: James.Parker





FIRE FLOW TEST

FLOW TEST DATE: 05/27/2025, 11:00 AM
STATIC PRESSURE: 142 psi
RESIDUAL PRESSURE: 132 psi
FLOW: 1178 GPM

TESTED BY MALLORY VALLEY UTILITY DEPARTMENT; PARKER HOWELL, JON LYNN, JUSTIN MAXWELL

STREETS IMPACT STATEMENT

THIS DEVELOPMENT WILL IMPACT LOCAL TRANSPORTATION INFRASTRUCTURE.
TRAFFIC FLOW
INCREASED TRAFFIC ON CAROTHERS PARKWAY AND MCEWEN DRIVE WILL NECESSITATE IMPROVEMENTS TO ROAD CAPACITY, TRAFFIC SIGNAL SYSTEMS, AS IDENTIFIED WITH THE TIS. PER THE TIS, IT IS ESITMATED THAT THIS DEVELOPMENT WILL CONTRIBUTE 34,266 TOTAL DAILY TRIPS (2,785 AM PEAK TRIPS AND 3.345 PM PEAK TRIPS).
CONNECTIVITY.
ENHANCED CONNECTIVITY, INCLUDING PEDESTRIAN PATHWAYS AND BIKE LANES WILL BE INCORPORATED OR UTILIZED TO REDUCE CONGESTION AND PROMOTE ALTERNATIVE TRANSPORTATION MODES. THE DEVELOPMENT PROPOSES THE USE OF TWO EXISTING RIGHT-IN-RIGHT-OUT CURB CUTS ALONG CAROTHERS PARKWAY AND MCEWEN DRIVE, AND VARIOUS OTHER CONNECTION POINTS ALONG THE PRIVATE OVATION PARKWAY.

FIRE TRUCK ACCESS NOTE

- ANY FIRE TRUCK EMERGENCY ACCESS PATH OR DRIVE AISLE THAT IS GREATER THAN 150' SHALL PROVIDE AN APPROPRIATE TURNAROUND FOR THE STANDARD FRANKLIN FIRE TRUCK.
- 150' HOSE LAY ACCESS SHALL BE PROVIDED TO ALL BUILDINGS. IN LOCATIONS WHERE THIS IS NOT POSSIBLE, APPLICANT WILL WORK WITH THE COF FIRE MARSHALL AT SITE PLAN TO MEET ADDITIONAL REQUIREMENTS SUCH AS FIRE SPRINKLER SYSTEMS OR STANDPIPES TO MEET THE CURRENT FIRE CODE AT THAT TIME.
- AT SITE PLAN, ALL AUTOTURN MOVEMENTS FOR THE STANDARD CITY OF FRANKLIN FIRE TRUCK SHALL SHOW FULL ACCESS WITHOUT CONFLICTS FOR THE APPROPRIATE EMERGENCY VEHICLES PATHS.

PRIVATE FIRE HYDRANT NOTE

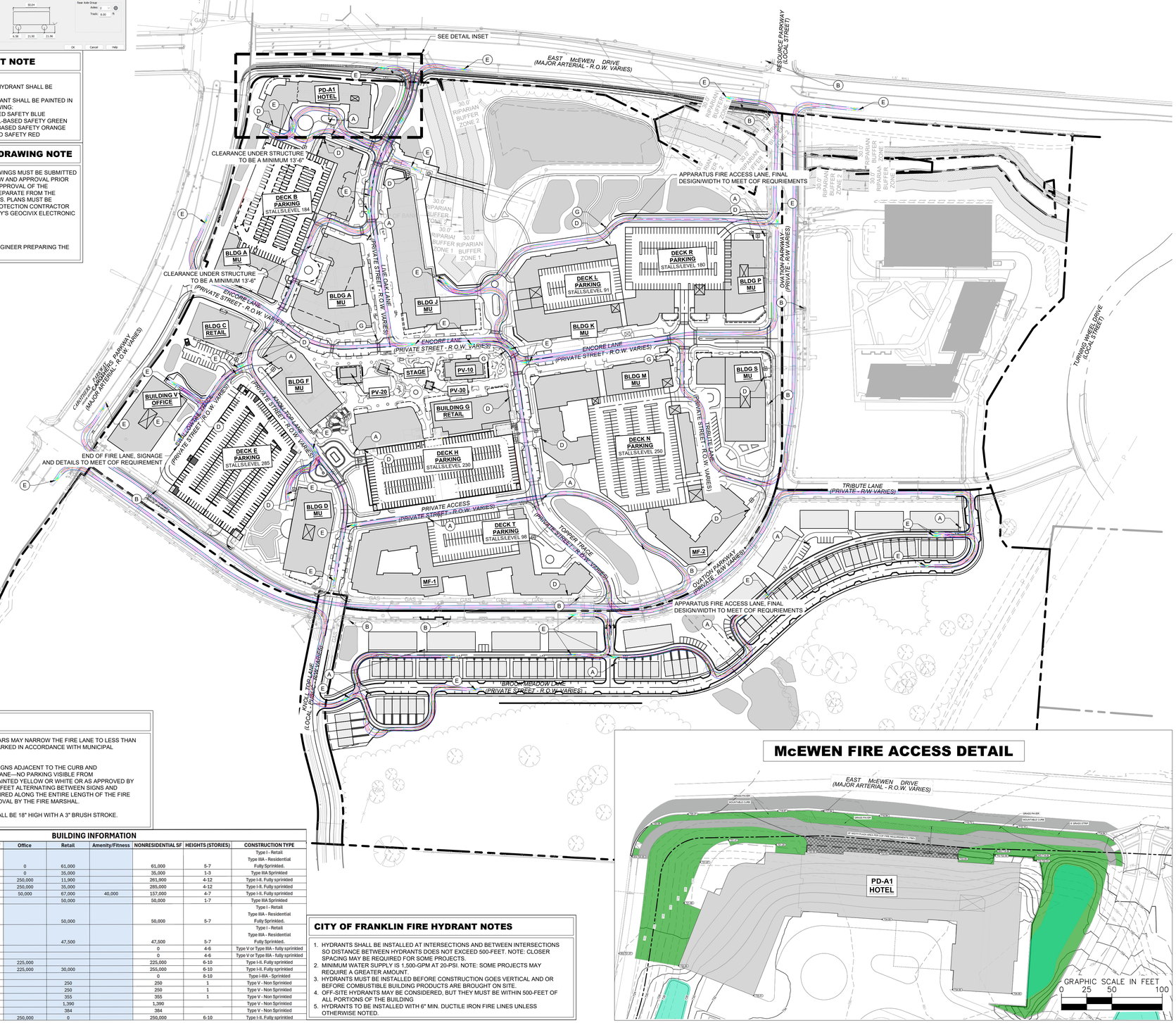
PRIVATE HYDRANTS:
1. THE BARREL AND CAPS OF THE HYDRANT SHALL BE PAINTED PPG OIL-BASED SILVER
2. THE TOP / BONNET OF THE HYDRANT SHALL BE PAINTED IN ACCORDANCE WITH THE FOLLOWING:
   ABOVE 1500-GPM = PPG OIL-BASED SAFETY BLUE
   1000-GPM TO 1499-GPM = PPG OIL-BASED SAFETY GREEN
   500-GPM TO 999-GPM = PPG OIL-BASED SAFETY ORANGE
   BELOW 500-GPM = PPG OIL-BASED SAFETY RED

UNDERGROUND SHOP DRAWING NOTE

UNDERGROUND FIRE MAIN SHOP DRAWINGS MUST BE SUBMITTED TO THE FIRE DEPARTMENT FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION. BE ADVISED THAT APPROVAL OF THE UNDERGROUND FIRE MAIN PLANS IS SEPARATE FROM THE APPROVAL OF THE SITE / UTILITY PLANS. PLANS MUST BE PREPARED BY A TN LICENSED FIRE PROTECTION CONTRACTOR AND BE SUBMITTED THROUGH THE CITY'S GEOCIVIX ELECTRONIC PLAN REVIEW SITE.

https://franklintn.geocivix.com/secure/

PLANS MUST BE APPROVED BY THE ENGINEER PREPARING THE STANDARD OF CARE / DESIGN INTENT.



FIRE LANE NOTE

PUBLIC PROPERTY: WHERE PARKED CARS MAY NARROW THE FIRE LANE TO LESS THAN 20-FEET, THE FIRE LANES SHALL BE MARKED IN ACCORDANCE WITH MUNICIPAL ORDINANCE, 7-225.

FIRE LANES SHALL BE MARKED WITH SIGNS ADJACENT TO THE CURB AND PAVEMENT MARKINGS READING FIRE LANE—NO PARKING VISIBLE FROM THE NORMAL LANE OF TRAFFIC AND PAINTED YELLOW OR WHITE OR AS APPROVED BY THE FIRE MARSHAL. A MAXIMUM OF 50-FEET ALTERNATING BETWEEN SIGNS AND PAVEMENT MARKINGS SHALL BE REQUIRED ALONG THE ENTIRE LENGTH OF THE FIRE LANE. PLACEMENT SUBJECT TO APPROVAL BY THE FIRE MARSHAL.

SIZE OF LETTERING ON PAVEMENT SHALL BE 18" HIGH WITH A 3" BRUSH STROKE.

BUILDING INFORMATION

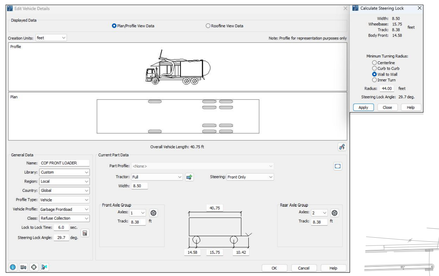
NAME	TOTAL SF	RESIDENTIAL SF	Office	Retail	Amenity/Fitness	NONRESIDENTIAL SF	HEIGHTS (STORIES)	CONSTRUCTION TYPE
BUILDING A	504,840	443,840	0	61,000		61,000	5-7	Type I - Retail Type IIIA - Residential Fully Sprinkled,
BUILDING C	35,000	x	0	35,000		35,000	1-3	Type IIIA Sprinkled
BUILDING D	261,900	x	250,000	11,900		261,900	4-12	Type I-B, Fully sprinkled
BUILDING F	285,000	x	250,000	35,000		285,000	4-12	Type I-B, Fully sprinkled
BUILDING G	157,000	x	50,000	67,000	40,000	157,000	4-7	Type I-B, Fully sprinkled
BUILDING J	50,000			50,000		50,000	1-7	Type IIIA Sprinkled
BUILDING K	378,320	328,320		50,000		50,000	5-7	Type I - Retail Type IIIA - Residential Fully Sprinkled,
BUILDING M	363,660	316,160		47,500		47,500	5-7	Type I - Retail Type IIIA - Residential Fully Sprinkled,
BUILDING MF-1	364,800	364,800				0	4-6	Type V or Type IIIA - fully sprinkled
BUILDING MF-2	243,200	243,200				0	4-6	Type V or Type IIIA - fully sprinkled
BUILDING P	225,000	x	225,000			225,000	6-10	Type I-B, Fully sprinkled
BUILDING S	255,000	x	225,000	30,000		255,000	6-10	Type I-B, Fully sprinkled
PD-A1 (HOTEL)	0	x				0	8-10	Type I-BA - Sprinkled
PV-10	250	x		250		250	1	Type V - Non Sprinkled
PV-12	250	x		250		250	1	Type V - Non Sprinkled
PV-14	355	x		355		355	1	Type V - Non Sprinkled
PV-20	1,390	x		1,390		1,390		Type V - Non Sprinkled
PV-30	384	x		384		384		Type V - Non Sprinkled
BUILDING V	250,000	x	250,000	0		250,000	6-10	Type I-B, Fully sprinkled

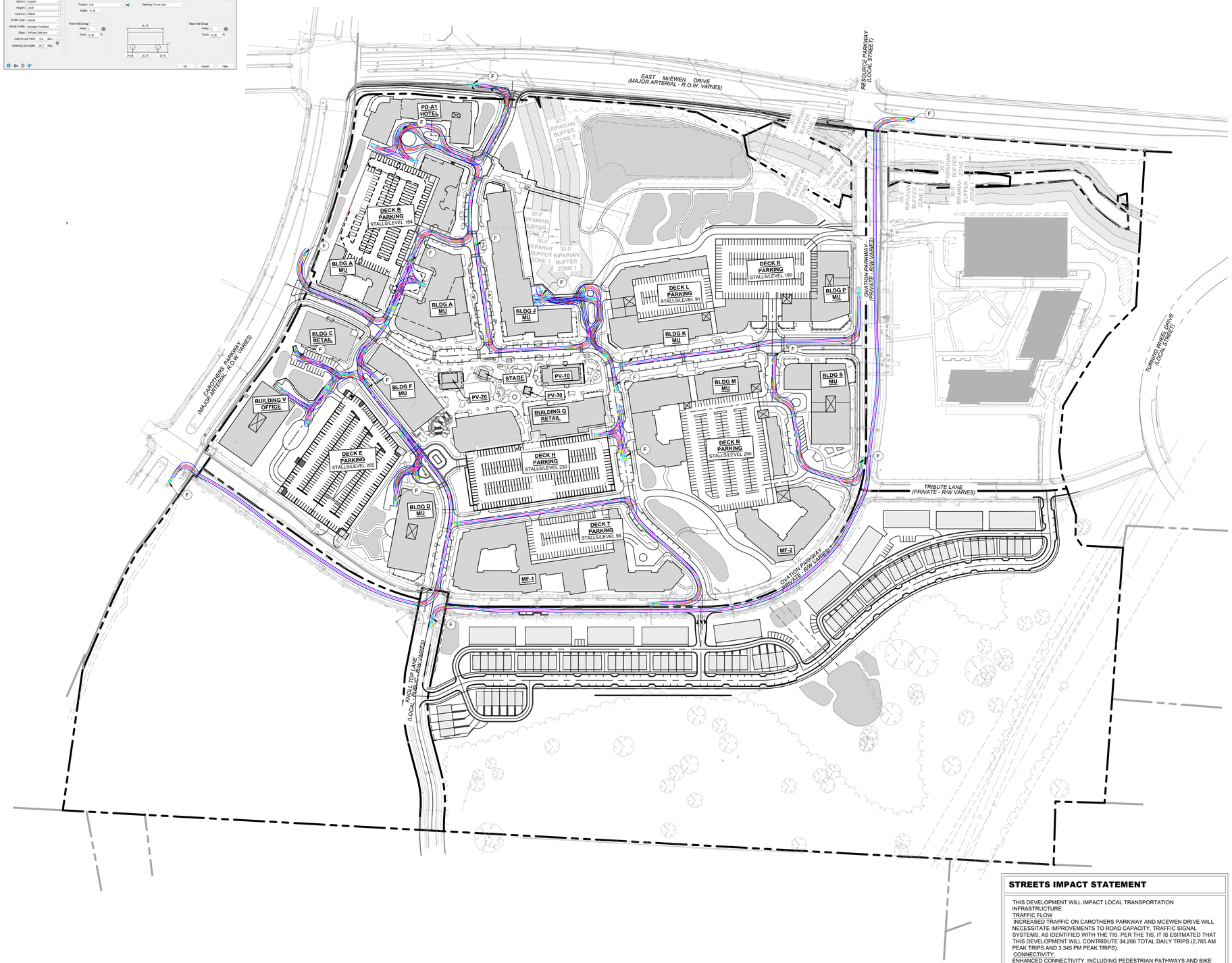
CITY OF FRANKLIN FIRE HYDRANT NOTES

1. HYDRANTS SHALL BE INSTALLED AT INTERSECTIONS AND BETWEEN INTERSECTIONS SO DISTANCE BETWEEN HYDRANTS DOES NOT EXCEED 500-FEET. NOTE: CLOSER SPACING MAY BE REQUIRED FOR SOME PROJECTS.
2. MINIMUM WATER SUPPLY IS 1,500-GPM AT 20-PSI. NOTE: SOME PROJECTS MAY REQUIRE A GREATER AMOUNT.
3. HYDRANTS MUST BE INSTALLED BEFORE CONSTRUCTION GOES VERTICAL AND OR BEFORE COMBUSTIBLE BUILDING PRODUCTS ARE BROUGHT ON SITE.
4. OFF-SITE HYDRANTS MAY BE CONSIDERED, BUT THEY MUST BE WITHIN 500-FEET OF ALL PORTIONS OF THE BUILDING
5. HYDRANTS TO BE INSTALLED WITH 6" MIN. DUCTILE IRON FIRE LINES UNLESS OTHERWISE NOTED.

McEWEN FIRE ACCESS DETAIL

EAST McEWEN DRIVE (MAJOR ARTERIAL - R.O.W. VARIES)
PD-A1 HOTEL
GRADED RIVER
MOUNTABLE CURB
GRADED SWALE
GRADED SWALE
GRADED SWALE





ROW & ACCESS GENERAL NOTES

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

KEYNOTE LEGEND

A	PROPOSED FIRE HYDRANT ASSEMBLY
B	EXISTING FIRE HYDRANT ASSEMBLY
C	MAIN BUILDING ENTRANCE. FINAL LOCATION WILL BE PROVIDED AT SITE PLAN SUBMITTAL
D	FIRE DEPARTMENT CONNECTION (TYP.) FINAL LOCATION WILL BE PROVIDED AT SITE PLAN SUBMITTAL
E	FRANKLIN T-2 SUTPHEN FIRE TRUCK
F	CITY OF FRANKLIN GARBAGE TRUCK

SIGHT DISTANCE NOTE

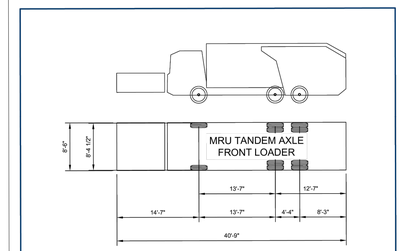
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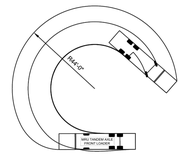
TRUCK TURN LEGEND

- FRONT TIRES
- BACK TIRES
- VEHICLE FENDER PATH



APPARATUS AND TURNING INFORMATION

1. NUMBER OF FRONT AXLES = 1
2. FRONT TRACK WIDTH = 8.375 FT
3. WHEELS ON EACH FRONT AXLE = 2
4. NUMBER OF REAR AXLES = 2
5. REAR TRACK WITH = 8.375 FT
6. WHEELS ON EACH REAR AXLE = 4
7. WHEELBASE = 13.583 FT
8. REAR AXLE SPACING = 4.333 FT
9. LOCK-TO-LOCK TIME = 6 SEC
10. TURNING RADIUS WALL TO WALL = 44 FT
11. BODY LENGTH = 40.750 FT
12. BODY WIDTH = 8.500 FT
13. REAR OVERHANG = 12.583 FT
14. MINIMUM BODY GROUND CLEARANCE = 1.375 FT
15. MINIMUM DESIGN SPEED = 5 MPH



CITY OF FRANKLIN	SOLID WASTE APPARATUS TURNING TEMPLATE		DWG. NO.
NOT TO SCALE	CITY ENGINEER:	DATE: 9/21/2023	SD-8

STREETS IMPACT STATEMENT

THIS DEVELOPMENT WILL IMPACT LOCAL TRANSPORTATION INFRASTRUCTURE.
TRAFFIC FLOW
INCREASED TRAFFIC ON CAROTHERS PARKWAY AND MCEWEN DRIVE WILL NECESSITATE IMPROVEMENTS TO ROAD CAPACITY, TRAFFIC SIGNAL SYSTEMS, AS IDENTIFIED WITH THE TIS. PER THE TIS, IT IS ESITMATED THAT THIS DEVELOPMENT WILL CONTRIBUTE 34,266 TOTAL DAILY TRIPS (2,785 AM PEAK TRIPS AND 3.345 PM PEAK TRIPS).
CONNECTIVITY:
ENHANCED CONNECTIVITY, INCLUDING PEDESTRIAN PATHWAYS AND BIKE LANES WILL BE INCORPORATED OR UTILIZED TO REDUCE CONGESTION AND PROMOTE ALTERNATIVE TRANSPORTATION MODES. THE DEVELOPMENT PROPOSES THE USE OF TWO EXISTING RIGHT-IN-RIGHT-OUT CURB CUTS ALONG CAROTHERS PARKWAY AND MCEWEN DRIVE, AND VARIOUS OTHER CONNECTION POINTS ALONG THE PRIVATE OVATION PARKWAY.

GRAPHIC SCALE IN FEET
0 75 150 300

NORTH

CENTERCAL PROPERTIES, LLC

Highwoods

OVATION PUD SUBDIVISION
DEVELOPMENT PLAN, REVISION 2
Franklin, Williamson County, Tennessee

OVATION
FRANKLIN, TN

WILLIAM GRAY HARRISON
REGISTERED ENGINEER
No. 127939
STATE OF TENNESSEE

INITIAL SUBMITTAL: XXXXXXXXX

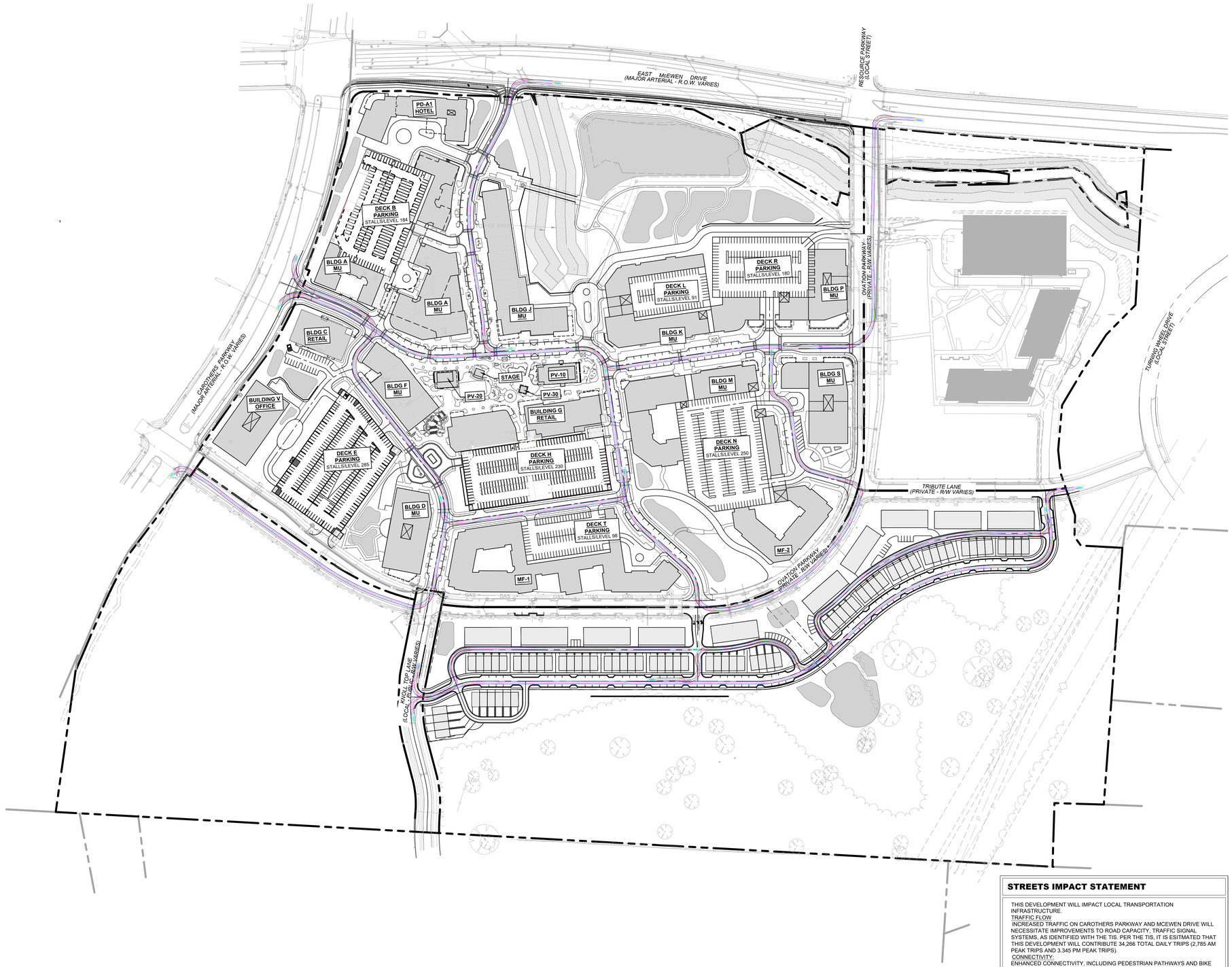
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OVERALL ROW & ACCESS PLAN - REFUSE

SHEET
C4.1

COF # 8849

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ROW & ACCESS GENERAL NOTES

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2. ALL OFF-SITE WORK WITHIN THE PUBLIC RIGHT-OFWAY SHALL REQUIRE AN APPROVED TRAFFIC CONTROL PLAN WHICH COMPLIES WITH THE MUTCD. NO OFF-SITE EXCAVATION MAY BE UNDERTAKEN IN ANY STREET, ROAD, ALLEY OR RIGHT-OF-WAY OF ANY UTILITY OR TEMPORARY CONSTRUCTION EASEMENT OF THE CITY OF FRANKLIN BY ANY ENTITY UNLESS 72-HOUR NOTICE HAS BEEN GIVEN TO THE CITY OF FRANKLIN TRAFFIC OPERATIONS CENTER. THE CONTRACTOR SHALL HAVE AN APPROVED TRAFFIC CONTROL PLAN ONSITE DURING CONSTRUCTION.
3. CONSTRUCTION MATERIALS SHALL BE FULLY TESTED IN ACCORDANCE WITH THE DESIGNATIONS AND REQUIREMENTS WITHIN THE REFERENCED "TDOT STANDARD SPECIFICATIONS" SECTIONS, UNLESS OTHERWISE NOTED WITHIN THE "STANDARD SPECIFICATIONS" SECTION OF THE CITY OF FRANKLIN TRANSPORTATION & STREET TECHNICAL STANDARDS.
4. AN AUTHORIZED REPRESENTATIVE OF THE CITY SHALL MAKE A FINAL INSPECTION OF THE PROJECT AFTER COMPLETION TO DETERMINE ACCEPTABILITY OF THE WORK AND FOR RELEASE OF PERFORMANCE BONDS IF REQUIRED. BEFORE THIS FINAL INSPECTION CAN BE MADE, THE ENGINEER RESPONSIBLE FOR THE PROJECT SHALL CERTIFY IN WRITING TO THE CITY ENGINEER THAT THE WORK HAS BEEN COMPLETED IN ACCORDANCE WITH APPROVED PLANS AND SPECIFICATIONS.
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SIGHT DISTANCE NOTE

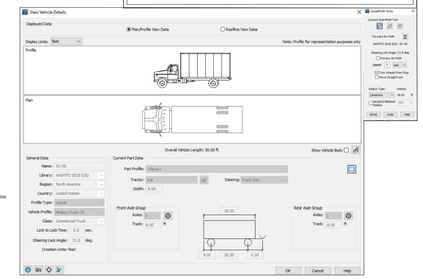
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TRUCK TURN LEGEND

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- BACK TIRES
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GRAPHIC SCALE IN FEET
0 75 150 300

NORTH

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CENTERCAL PROPERTIES, LLC

Highwoods

OVATION PUD SUBDIVISION DEVELOPMENT PLAN, REVISION 2

Franklin, Williamson County, Tennessee

OVATION
FRANKLIN, TN

WILLIAM GRAY HARRISON
REGISTERED ENGINEER
No. 127931
STATE OF TENNESSEE

INITIAL SUBMITTAL: XXXXXXXXX

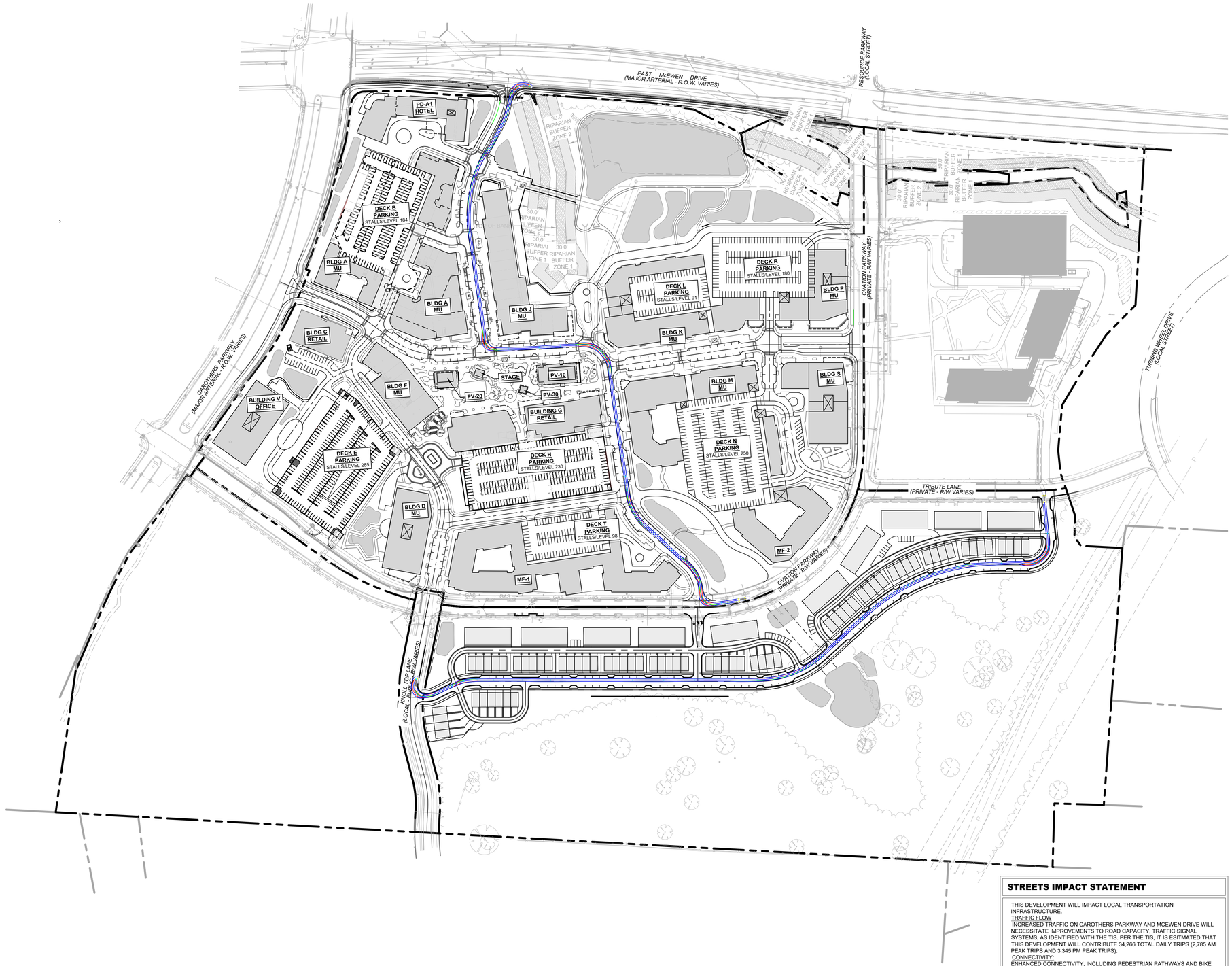
Revision Date
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OVERALL ROW & ACCESS PLAN - SUT

SHEET
C4.2

COF # 8849

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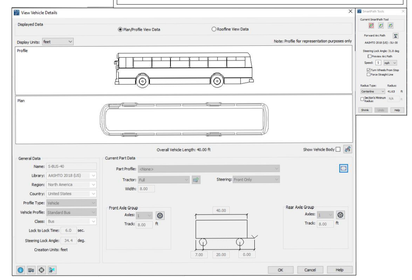
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GRAPHIC SCALE IN FEET
0 75 150 300

NORTH

CENTERCAL PROPERTIES, LLC

Highwoods

OVATION PUD SUBDIVISION DEVELOPMENT PLAN, REVISION 2

Franklin, Williamson County, Tennessee

OVATION
FRANKLIN, TN

WILLIAM GRAY HARRISON
REGISTERED ENGINEER
No. 127931
STATE OF TENNESSEE

INITIAL SUBMITTAL: XXXXXXXXX

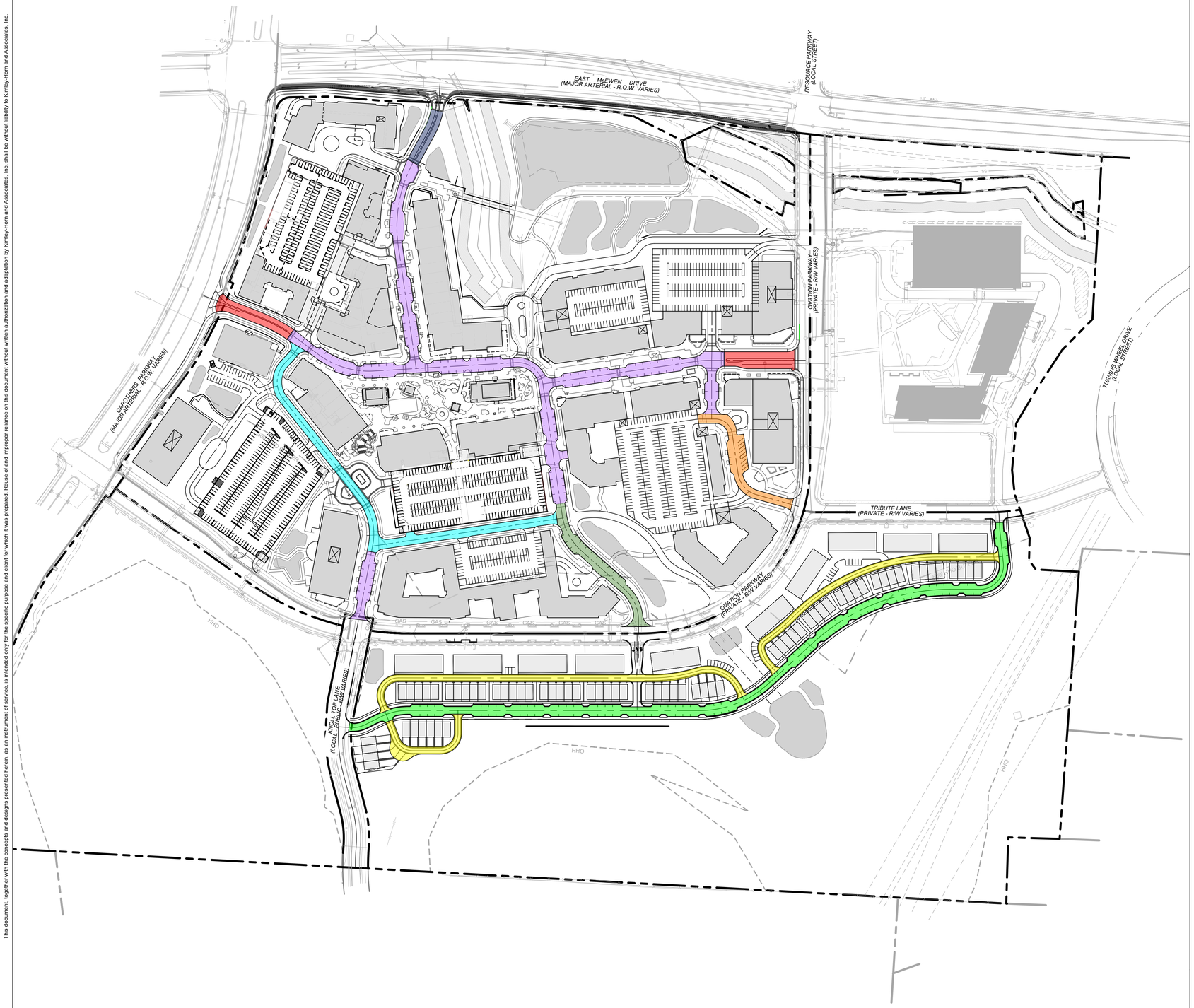
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OVERALL ROW & ACCESS PLAN - BUS

SHEET
C4.3

COF # 8849

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LEGEND

- TOWN CENTER STREET (PRIVATE)
- TOWN CENTER STREET W/ PARALLELS (PRIVATE)
- ENTRANCE BOULEVARD AT MCEWEN (PRIVATE)
- TOWN CENTER STREET AT OPEN SPACE (PRIVATE)
- ENTRANCE BOULEVARD (PRIVATE)
- ALLEY (PRIVATE)
- LOCAL ROAD (PUBLIC)
- ACCESS DRIVE (PRIVATE)

GRAPHIC SCALE IN FEET
0 75 150 300

NORTH

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CENTERCAL PROPERTIES, LLC

Highwoods

OVATION PUD SUBDIVISION
DEVELOPMENT PLAN, REVISION 2
Franklin, Williamson County, Tennessee

OVATION
FRANKLIN, TN

WILLIAM GRAY HARRISON
REGISTERED ENGINEER
No. 127819
STATE OF TENNESSEE
07/10/2025

INITIAL SUBMITTAL: XXXXXXXXX

Revision Date
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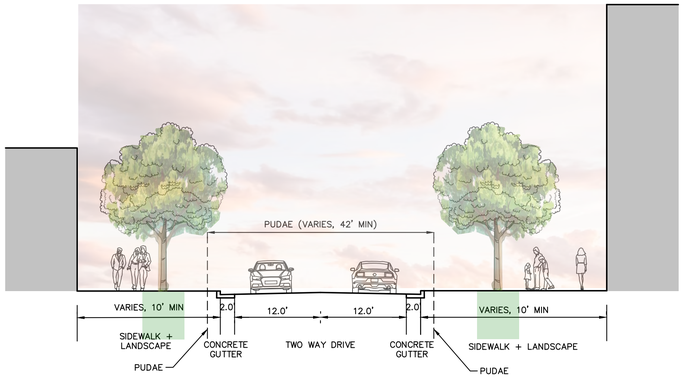
STREET
NETWORK PLAN

SHEET
C4.4

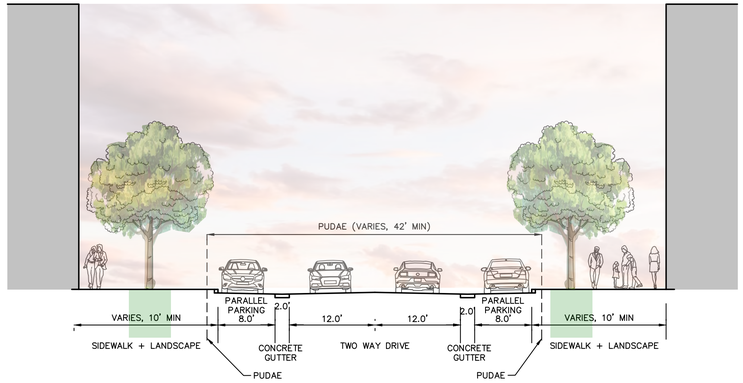
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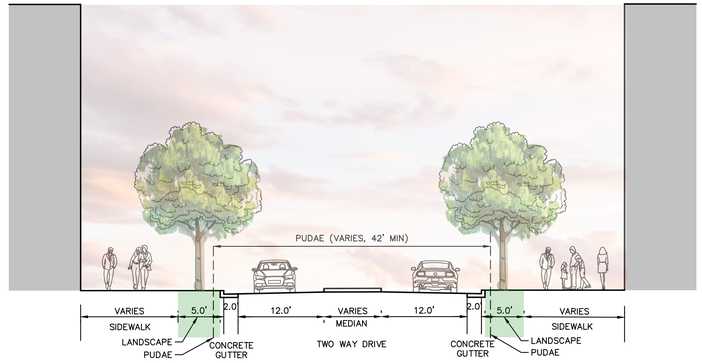
TOWN CENTER STREET (PRIVATE)



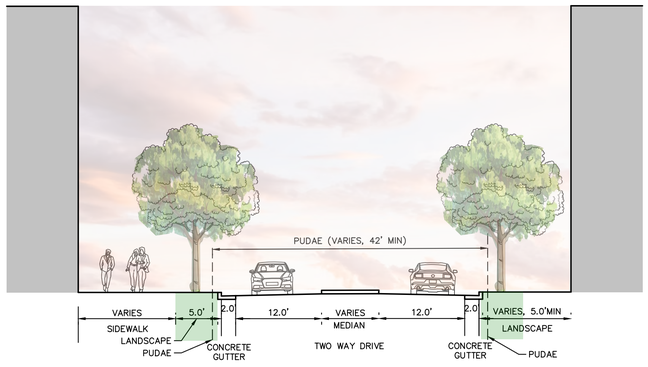
TOWN CENTER STREET WITH PARALLELS (PRIVATE)



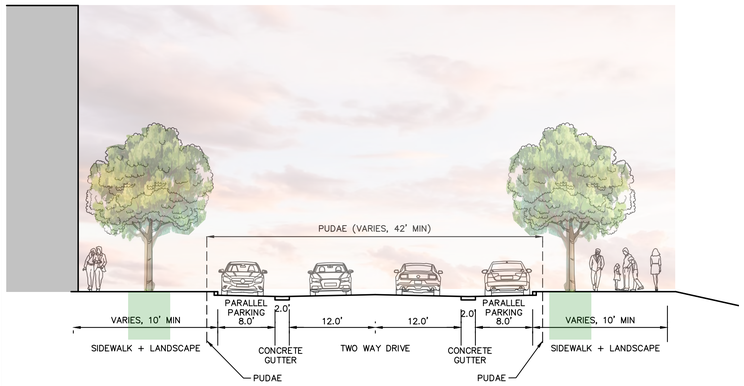
ENTRANCE BOULEVARD (PRIVATE)



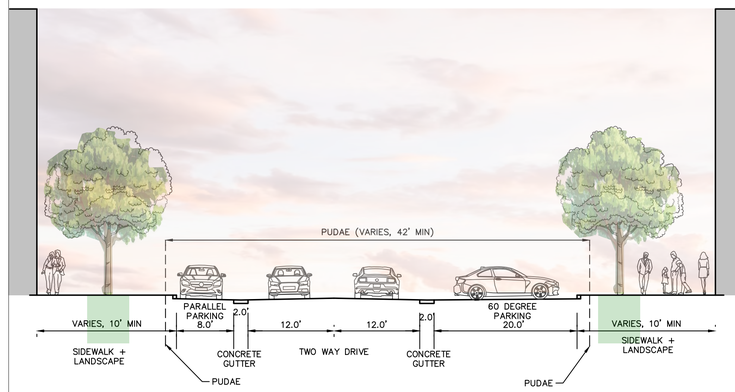
ENTRANCE BOULEVARD AT MCEWEN (PRIVATE)



TOWN CENTER STREET AT OPEN SPACE (PRIVATE)



ACCESS DRIVE (PRIVATE)



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CENTERCAL PROPERTIES, LLC

Highwoods

OVATION PUD SUBDIVISION DEVELOPMENT PLAN, REVISION 2

Franklin, Williamson County, Tennessee

OVATION
FRANKLIN, TN

WILLIAM GRAY HARRISON
REGISTERED ENGINEER
AGRICULTURE & COMMERCE
No. 127878
STATE OF TENNESSEE

INITIAL SUBMITTAL: XXXXXXXXX

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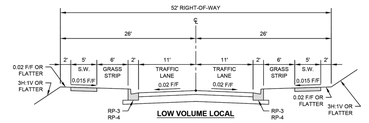
STREET NETWORK SECTIONS

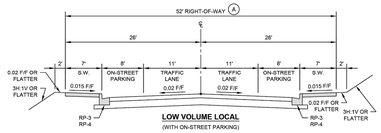
SHEET
C4.5

COF # 8849

Drawing name: K:\FRA_LDEV\118471000 - ovation\4-CADD\plansheets\1-development plan\C4.4 OVERALL ROW & ACCESS PLAN.dwg C4.5 ROAD SECTIONS Jul 03, 2025 1:28pm by: James.Parker

LOCAL ROAD (PUBLIC)





DESIGN NOTES

A ADDITIONAL RIGHT-OF-WAY OR PUBLIC ACCESS EASEMENT WIDTH SHALL BE PROVIDED AS NEEDED TO ACCOMMODATE ACCESSIBLE ON-STREET PARKING.

LOW VOLUME LOCAL STREET SECTIONS

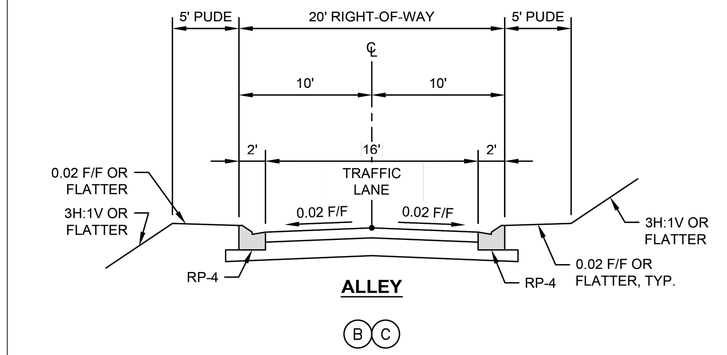
DWG. NO. **TS-6**

CITY OF FRANKLIN
NOT TO SCALE

CITY ENGINEER: RJP

DATE: 7/1/2021

ALLEY (PRIVATE)



CENTERCAL PROPERTIES, LLC

Highwoods

OVATION PUD SUBDIVISION DEVELOPMENT PLAN, REVISION 2

Franklin, Williamson County, Tennessee

OVATION
FRANKLIN, TN

WILLIAM GRAY HARRISON
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AGRICULTURAL COMMERCIAL
STATE OF TENNESSEE

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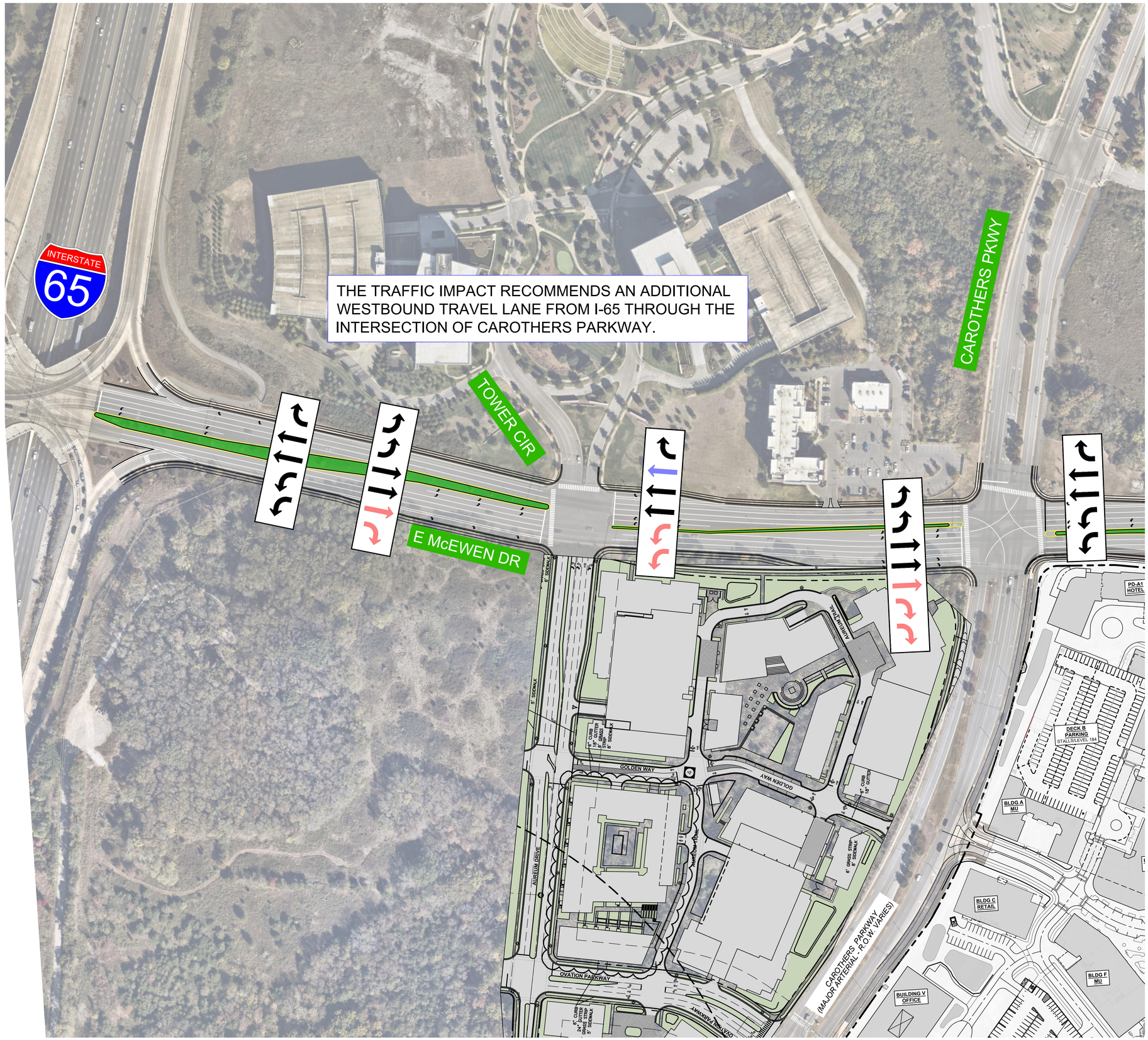
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STREET NETWORK SECTIONS

SHEET
C4.6

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LEGEND

- IMPROVEMENTS TO BE CONSTRUCTED BY AEURUM
- IMPROVEMENTS TO BE CONSTRUCTED BY OVATION
- IMPROVEMENTS REQUESTED BY CITY STAFF

STREETS IMPACT STATEMENT

THIS DEVELOPMENT WILL IMPACT LOCAL TRANSPORTATION INFRASTRUCTURE.
TRAFFIC FLOW
INCREASED TRAFFIC ON CAROTHERS PARKWAY AND MCEWEN DRIVE WILL NECESSITATE IMPROVEMENTS TO ROAD CAPACITY, TRAFFIC SIGNAL SYSTEMS, AS IDENTIFIED WITH THE TIS. PER THE TIS, IT IS ESTIMATED THAT THIS DEVELOPMENT WILL CONTRIBUTE 34,266 TOTAL DAILY TRIPS (2,785 AM PEAK TRIPS AND 3,345 PM PEAK TRIPS).
CONNECTIVITY:
ENHANCED CONNECTIVITY, INCLUDING PEDESTRIAN PATHWAYS AND BIKE LANES WILL BE INCORPORATED OR UTILIZED TO REDUCE CONGESTION AND PROMOTE ALTERNATIVE TRANSPORTATION MODES. THE DEVELOPMENT PROPOSES THE USE OF TWO EXISTING RIGHT-IN-RIGHT-OUT CURB CUTS ALONG CAROTHERS PARKWAY AND MCEWEN DRIVE, AND VARIOUS OTHER CONNECTION POINTS ALONG THE PRIVATE OVATION PARKWAY.

GRAPHIC SCALE IN FEET
0 50 100 200

NORTH

CENTERCAL PROPERTIES, LLC

Highwoods

OVATION PUD SUBDIVISION DEVELOPMENT PLAN, REVISION 2

Franklin, Williamson County, Tennessee

OVATION
FRANKLIN, TN

WILLIAM GRAY HARRISON
REGISTERED ENGINEER
AGRICULTURAL & SOMMERVILLE
STATE OF TENNESSEE

INITIAL SUBMITTAL: XXXXXXXXX

Revision Date
1 _____
2 _____
3 _____
4 _____

OFFSITE IMPROVEMENTS - MCEWEN WESTBOUND

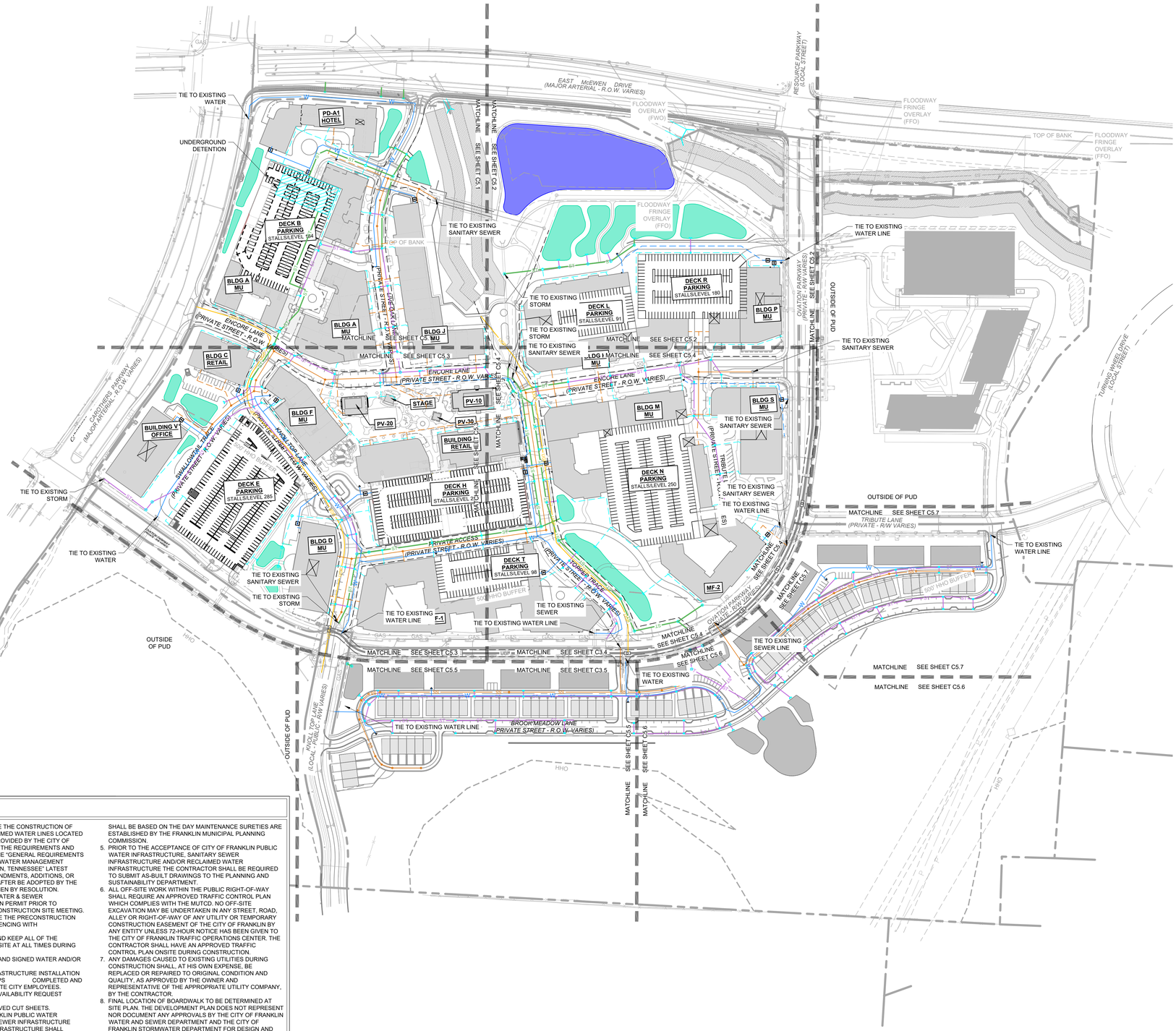
SHEET
C4.7

COF # 8849

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Drawing name: K:\FRA_LDEV\118471000 - ovation\4-CADD\plansheets\1-development plan\C4.7 OFFSITE IMPROVEMENTS - McEWEN WESTBOUND.dwg C4.7 OFFSITE IMPROVEMENTS - McEWEN WESTBOUND Jul 03, 2025 1:28pm by: James.Parker

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LEGEND

- WATER
- PRIVATE WATER SERVICE
- SANITARY SEWER
- PRIVATE SEWER SERVICE
- STORM SEWER (15"-24")
- STORM SEWER (30"-48")
- STORM SEWER <15"
- UNDERGROUND ELECTRIC (9-6" CONDUITS)
- UNDERGROUND ELECTRIC (4-6" CONDUITS)
- UTILITY EASEMENT
- GRATE INLET
- STORM MANHOLE
- HEADWALL
- WATER METER
- FIRE HYDRANT (PUBLIC/PRIVATE VARIES, SEE SHEET C4.0)
- SANITARY SEWER MANHOLE

IMPACT STATEMENT

WATER
- THE DEVELOPMENT WILL BE SERVED VIA MALLORY VALLEY UTILITY DISTRICT WATER.
- USAGE: THE DEVELOPMENT WILL INCLUDE BOTH RESIDENTIAL AND COMMERCIAL UNITS, REQUIRING A HIGHER VOLUME OF WATER FOR DAILY OPERATIONS.
- INFRASTRUCTURE: THE DEVELOPMENT IS CURRENTLY ADJACENT TO AN 8" AND 12" MVUD MAIN. IT WILL NECESSITATE THE REMOVAL OF EXISTING WATER MAIN AND REROUTING THROUGH THE SITE.

SANITARY SEWER
- THE DEVELOPMENT WILL BE SERVED VIA CITY OF FRANKLIN SEWER.
- CAPACITY: THE MIXED-USE NATURE MEANS THERE WILL BE A VARIED RANGE OF WASTEWATER GENERATED, A CAPACITY REQUEST HAS BEEN SUBMITTED BY THE CITY OF FRANKLIN. PER THE SEWER AVAILABILITY REQUEST, IT IS ESTIMATED THAT THIS DEVELOPMENT WILL DEMAND 2,508.6 SFUE'S OR 878,010 GPD.
- INFRASTRUCTURE: THE CONSTRUCTION OF NEW LINES, WILL BE REQUIRED TO ACCOMMODATE THE DEVELOPMENT. THE DEVELOPMENT PROPOSES THE REMOVAL AND REALIGNMENT OF EXISTING SEWER MAIN TO OUTFALL TO THE EXISTING 12" MAIN LOCATED AT THE NORTHWEST CORNER OF THE SITE.

RECLAIMED WATER LINE
- THE DEVELOPMENT WILL NOT BE SERVED BY RECLAIMED WATER.

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

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

EXISTING SEWER NOTE

VARIOUS EXISTING SEWER PIPES HAVE KNOWN MAINTENANCE ISSUES AND/OR ARE FULL WITH DEBRIS AND SEDIMENT. SEWER PIPES PER COF #4544 INTENDED TO REMAIN WITH THIS PLAN ARE TO BE CLEANED, VIDEOED, AND INSPECTED PRIOR TO THE FIRST SITE PLAN SUBMITTAL AND PIPES TO BE REPLACED AS NECESSARY.

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. FINAL LOCATION OF BOARDWALK TO BE DETERMINED AT SITE PLAN. THE DEVELOPMENT PLAN DOES NOT REPRESENT NOR DOCUMENT ANY APPROVALS BY THE CITY OF FRANKLIN WATER AND SEWER DEPARTMENT AND THE CITY OF FRANKLIN STORMWATER DEPARTMENT FOR DESIGN AND LOCATION. THE APPLICANT MUST COORDINATE WITH THESE DEPARTMENTS PRIOR TO SITE PLAN SUBMITTAL OF FINAL DESIGN AND LOCATION.

GRAPHIC SCALE IN FEET
0 75 150 300

NORTH

CENTERCAL PROPERTIES, LLC

Highwoods

OVATION PUD SUBDIVISION DEVELOPMENT PLAN, REVISION 2

Franklin, Williamson County, Tennessee

OVATION
FRANKLIN, TN

WILLIAM GRAY HARRISON
REGISTERED ENGINEER
AGRICULTURAL & SOMMERS
STATE OF TENNESSEE

INITIAL SUBMITTAL: XXXXXXXXX

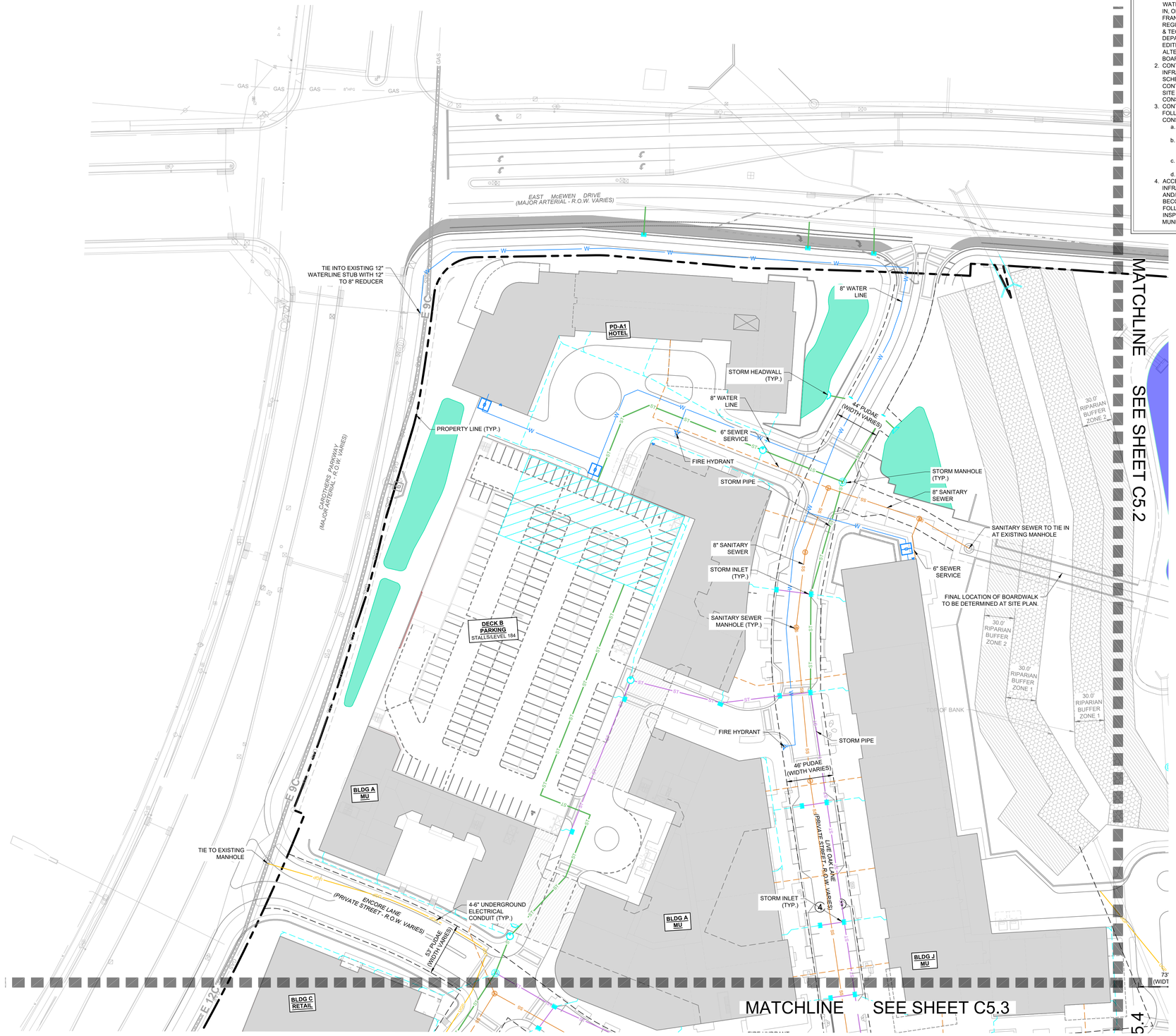
Revision Date
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2 _____
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OVERALL UTILITY PLAN

SHEET
C5.0

COF # 8849

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UTILITY NOTES

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UTILITY CONTACTS

WATER
MALLORY VALLEY
465 DUKE DRIVE
FRANKLIN, TN 37067
PHONE: (615) 628-0237
CONTACT: KAREN YORK

GAS
ATMOS ENERGY
200 NOAH DRIVE
FRANKLIN, TN 37064
PHONE: (615) 485-6377
CONTACT: BRADIE ARMSTRONG

TELEPHONE
AT&T
PHONE: (615) 595-7816
CONTACT: MIKE BOGGESS
MB127D@ATT.COM

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

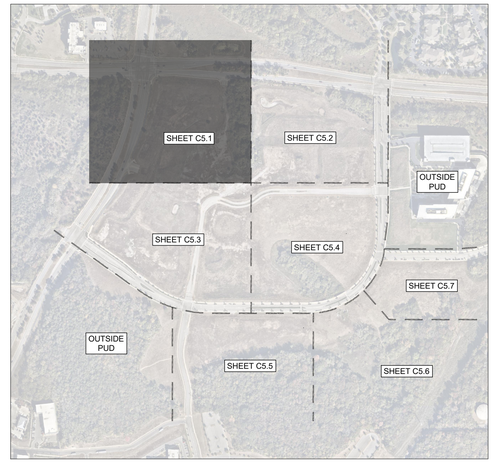
CABLE
COMCAST
2501 McGAVOCK PK, SUITE 1206
NASHVILLE, TN 37214
PHONE: (615) 550-6855
CONTACT: PAULA BROOKS

IMPACT STATEMENT

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ELECTRICITY WILL BE PROVIDED BY MIDDLE TENNESSEE ELECTRIC MEMBERSHIP CORP.
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NATURAL GAS WILL BE PROVIDED BY ATMOS GAS, IF AVAILABLE.

LEGEND

- W — WATER
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- WATER METER
- FH — FIRE HYDRANT (PUBLIC/PRIVATE VARIES, SEE SHEET C4.0)
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GRAPHIC SCALE IN FEET
0 25 50 100
NORTH

CENTERCAL PROPERTIES, LLC
Highwoods

OVATION PUD SUBDIVISION
DEVELOPMENT PLAN, REVISION 2
Franklin, Williamson County, Tennessee

OVATION
FRANKLIN, TN

WILLIAM GRAY HARRISON
REGISTERED ENGINEER
AGRICULTURAL COMMERCIAL
No. 137819
STATE OF TENNESSEE

INITIAL SUBMITTAL: XXXXXXXXX

Revision Date
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- △ _____
- △ _____
- △ _____

ENLARGED UTILITY PLAN

SHEET
C5.1

COF # 8849

Drawing name: K:\FRA_LDEV\118471000 - ovation\4-CADD\plansheets\1-development plan\C5.1 ENLARGED UTILITY PLAN.dwg C5.1 ENLARGED UTILITY PLAN Jul 03, 2025 1:29pm by: James.Parker



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CONTACT: BRADIE ARMSTRONG

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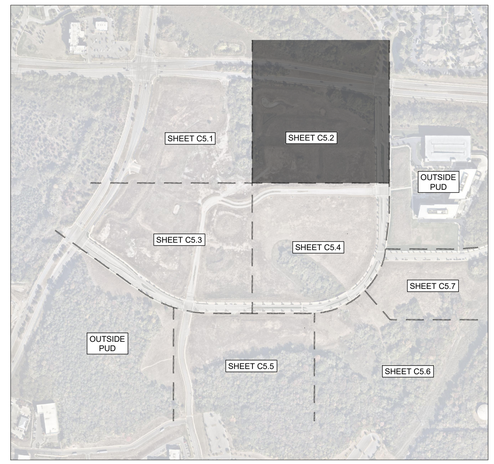
CABLE
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NASHVILLE, TN 37214
PHONE: (615) 550-6855
CONTACT: PAULA BROOKS

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- SANITARY SEWER
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- FIRE HYDRANT (PUBLIC/PRIVATE VARIES, SEE SHEET C4.0)
- SANITARY SEWER MANHOLE



GRAPHIC SCALE IN FEET
0 25 50 100

NORTH

CENTERCAL PROPERTIES, LLC

Highwoods

OVATION PUD SUBDIVISION DEVELOPMENT PLAN, REVISION 2

Franklin, Williamson County, Tennessee

OVATION
FRANKLIN, TN

WILLIAM GRAY HARRISON
REGISTERED ENGINEER
CERTIFICATE NUMBER
COMMERCE
No. 127839
STATE OF TENNESSEE

INITIAL SUBMITTAL: XXXXXXXXX

Revision Date
1 _____
2 _____
3 _____
4 _____

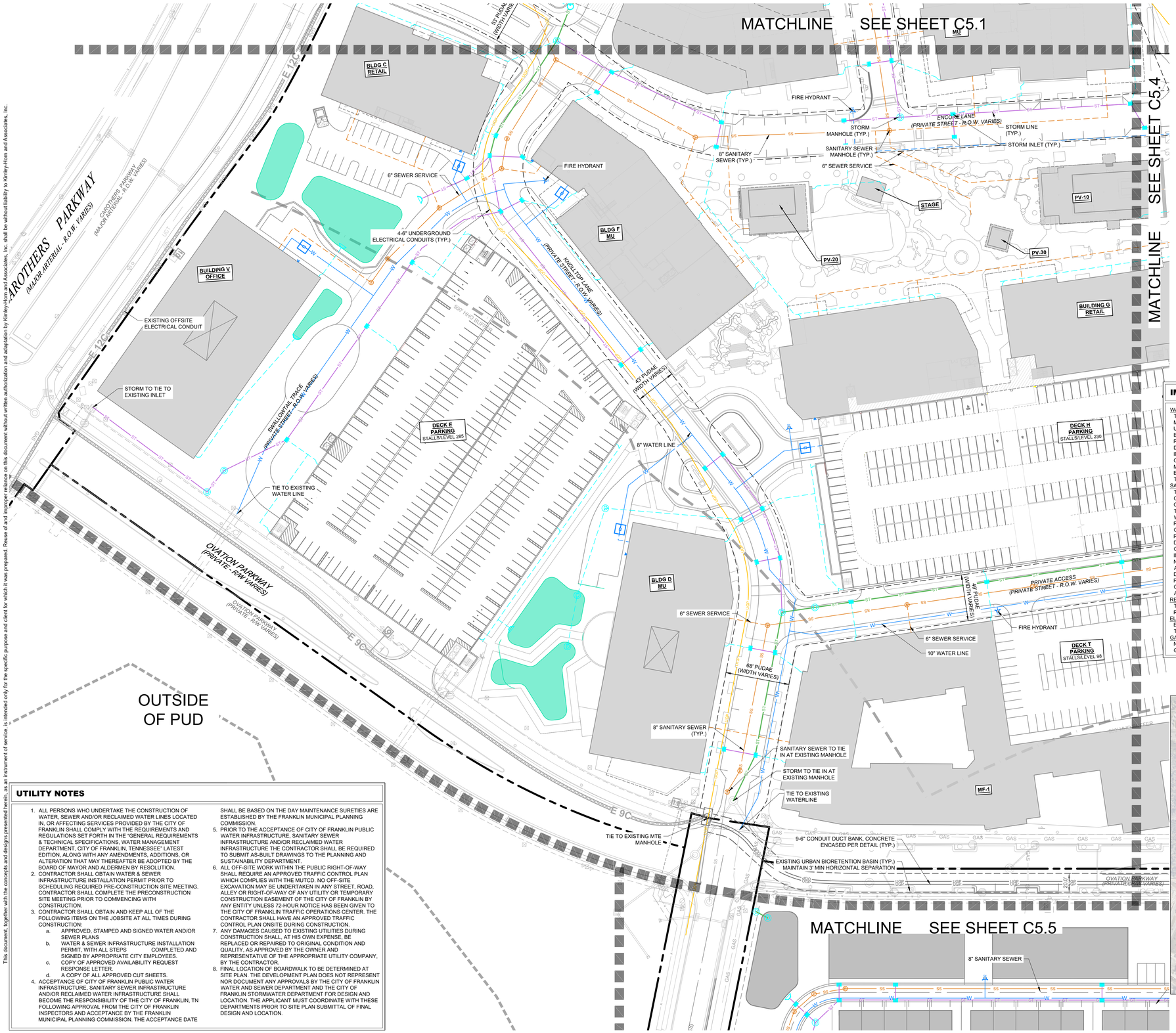
ENLARGED UTILITY PLAN

SHEET
C5.2

COF # 8849

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Drawing name: K:\FRA_LDEV\118471000 - ovation\4-CADD\plansheets\1-development plan\C5.1 ENLARGED UTILITY PLAN.dwg C5.2 ENLARGED UTILITY PLAN Jul 03, 2025 1:29pm by: James.Parker



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   c. COPY OF APPROVED AVAILABILITY REQUEST RESPONSE LETTER.
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UTILITY CONTACTS

WATER	GAS	TELEPHONE
MALLORY VALLEY 465 DUKE DRIVE FRANKLIN, TN 37067 PHONE: (615) 628-0237 CONTACT: KAREN YORK	ATMOS ENERGY 200 NOAH DRIVE FRANKLIN, TN 37064 PHONE: (615) 485-6377 CONTACT: BRADIE ARMSTRONG	AT&T PHONE: (615) 595-7816 CONTACT: MIKE BOGGESS MB127D@ATT.COM
ELECTRIC	**SANITARY SEWER**	**CABLE**
MIDDLE TN ELECTRIC 2156 EDWARD CURD LN. FRANKLIN, TN 37067 PHONE: (615) 595-4693 CONTACT: DALE HOOD	CITY OF FRANKLIN 124 LUMBER DRIVE FRANKLIN, TN 37064 PHONE: (615) 794-4554 CONTACT: BEN MCNEIL	COMCAST 2501 McGAVOCK PK, SUITE 1206 NASHVILLE, TN 37214 PHONE: (615) 550-6855 CONTACT: PAULA BROOKS

IMPACT STATEMENT

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GRAPHIC SCALE IN FEET
0 25 50 100

NORTH

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CENTERCAL PROPERTIES, LLC

Highwoods

OVATION PUD SUBDIVISION
DEVELOPMENT PLAN, REVISION 2
Franklin, Williamson County, Tennessee

OVATION
FRANKLIN, TN

WILLIAM GRAY HARRISON
REGISTERED ENGINEER
AGRICULTURAL & BIOSYSTEMS
STATE OF TENNESSEE

INITIAL SUBMITTAL: XXXXXXXXX

Revision Date
1 _____
2 _____
3 _____
4 _____

ENLARGED
UTILITY PLAN

SHEET
C5.3

COF # 8849



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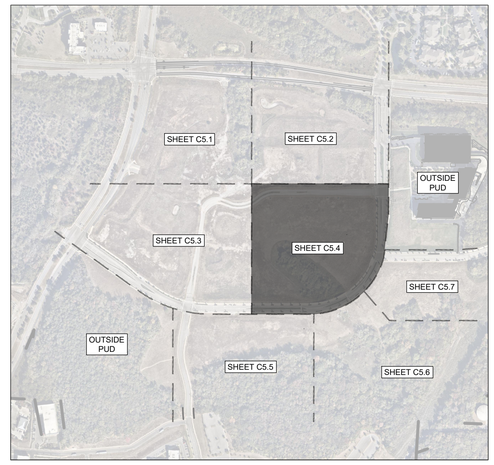
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GRAPHIC SCALE IN FEET
0 25 50 100

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Highwoods

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DEVELOPMENT PLAN, REVISION 2
Franklin, Williamson County, Tennessee

OVATION
FRANKLIN, TN

WILLIAM GRAY HARRISON
REGISTERED ENGINEER
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STATE OF TENNESSEE

INITIAL SUBMITTAL: XXXXXXXXX

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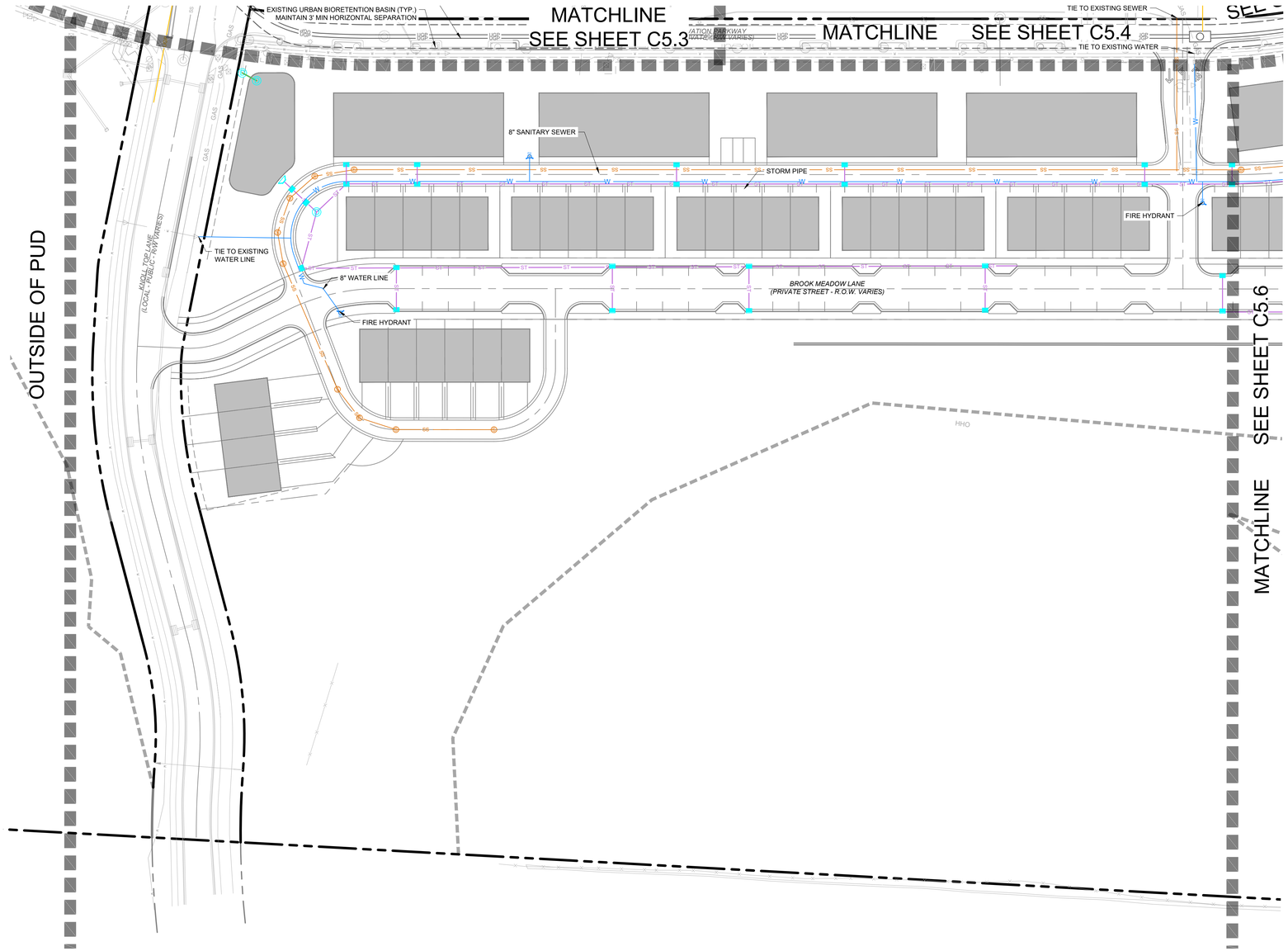
ENLARGED UTILITY PLAN

SHEET
C5.4

COF # 8849

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Drawing name: K:\FRA_LDEV\118471000 - ovation\4-CADD\plansheets\1-development plan\C5.1 ENLARGED UTILITY PLAN.dwg C5.4 ENLARGED UTILITY PLAN Jul 03, 2025 1:29pm by: James.Parker



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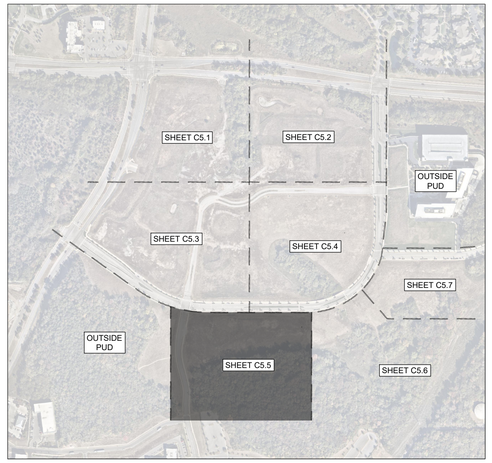
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GRAPHIC SCALE IN FEET
0 25 50 100

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INITIAL SUBMITTAL: XXXXXXXXX

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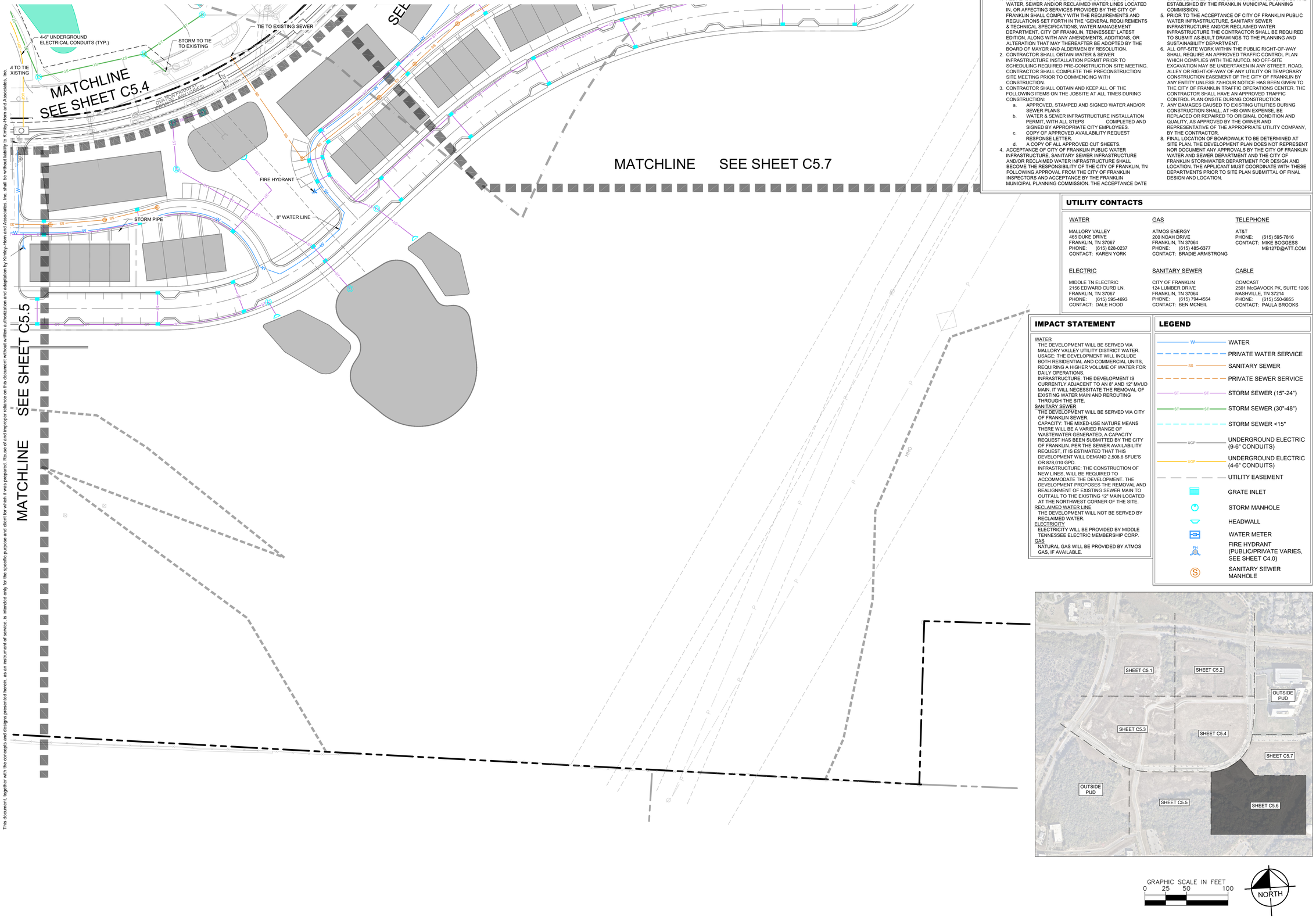
ENLARGED UTILITY PLAN

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8. FINAL LOCATION OF BOARDWALK TO BE DETERMINED AT SITE PLAN. THE DEVELOPMENT PLAN DOES NOT REPRESENT NOR DOCUMENT ANY APPROVALS BY THE CITY OF FRANKLIN WATER AND SEWER DEPARTMENT AND THE CITY OF FRANKLIN STORMWATER DEPARTMENT FOR DESIGN AND LOCATION. THE APPLICANT MUST COORDINATE WITH THESE DEPARTMENTS PRIOR TO SITE PLAN SUBMITTAL OF FINAL DESIGN AND LOCATION.

UTILITY CONTACTS

WATER
MALLORY VALLEY
465 DUKE DRIVE
FRANKLIN, TN 37067
PHONE: (615) 628-0237
CONTACT: KAREN YORK

GAS
ATMOS ENERGY
200 NOAH DRIVE
FRANKLIN, TN 37064
PHONE: (615) 485-6377
CONTACT: BRADIE ARMSTRONG

TELEPHONE
AT&T
PHONE: (615) 595-7816
CONTACT: MIKE BOGGESS
MB127D@ATT.COM

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

CABLE
COMCAST
2501 McGAVOCK PK, SUITE 1206
NASHVILLE, TN 37214
PHONE: (615) 550-6855
CONTACT: PAULA BROOKS

IMPACT STATEMENT

WATER
THE DEVELOPMENT WILL BE SERVED VIA MALLORY VALLEY UTILITY DISTRICT WATER.
USAGE: THE DEVELOPMENT WILL INCLUDE BOTH RESIDENTIAL AND COMMERCIAL UNITS, REQUIRING A HIGHER VOLUME OF WATER FOR DAILY OPERATIONS.
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SANITARY SEWER
THE DEVELOPMENT WILL BE SERVED VIA CITY OF FRANKLIN SEWER.
CAPACITY: THE MIXED-USE NATURE MEANS THERE WILL BE A VARIED RANGE OF WASTEWATER GENERATED, A CAPACITY REQUEST HAS BEEN SUBMITTED BY THE CITY OF FRANKLIN. PER THE SEWER AVAILABILITY REQUEST, IT IS ESTIMATED THAT THIS DEVELOPMENT WILL DEMAND 2,508.6 SFUE'S OR 878,010 GPD.
INFRASTRUCTURE: THE CONSTRUCTION OF NEW LINES, WILL BE REQUIRED TO ACCOMMODATE THE DEVELOPMENT. THE DEVELOPMENT PROPOSES THE REMOVAL AND REALIGNMENT OF EXISTING SEWER MAIN TO OUTFALL TO THE EXISTING 12" MAIN LOCATED AT THE NORTHWEST CORNER OF THE SITE.
RECLAIMED WATER LINE
THE DEVELOPMENT WILL NOT BE SERVED BY RECLAIMED WATER.
ELECTRICITY
ELECTRICITY WILL BE PROVIDED BY MIDDLE TENNESSEE ELECTRIC MEMBERSHIP CORP.
GAS
NATURAL GAS WILL BE PROVIDED BY ATMOS GAS, IF AVAILABLE.

LEGEND

- WATER
- PRIVATE WATER SERVICE
- SANITARY SEWER
- PRIVATE SEWER SERVICE
- STORM SEWER (15"-24")
- STORM SEWER (30"-48")
- STORM SEWER <15"
- UNDERGROUND ELECTRIC (9-6" CONDUITS)
- UNDERGROUND ELECTRIC (4-6" CONDUITS)
- UTILITY EASEMENT
- GRATE INLET
- STORM MANHOLE
- HEADWALL
- WATER METER
- FIRE HYDRANT (PUBLIC/PRIVATE VARIES, SEE SHEET C4.0)
- SANITARY SEWER MANHOLE

CENTERCAL PROPERTIES, LLC

Highwoods

OVATION PUD SUBDIVISION
DEVELOPMENT PLAN, REVISION 2
Franklin, Williamson County, Tennessee

OVATION
FRANKLIN, TN

WILLIAM GRAY HARRISON
REGISTERED ENGINEER
AGENT OF RECORD
SOMMERTAB
13781
STATE OF TENNESSEE

INITIAL SUBMITTAL: XXXXXXXXX

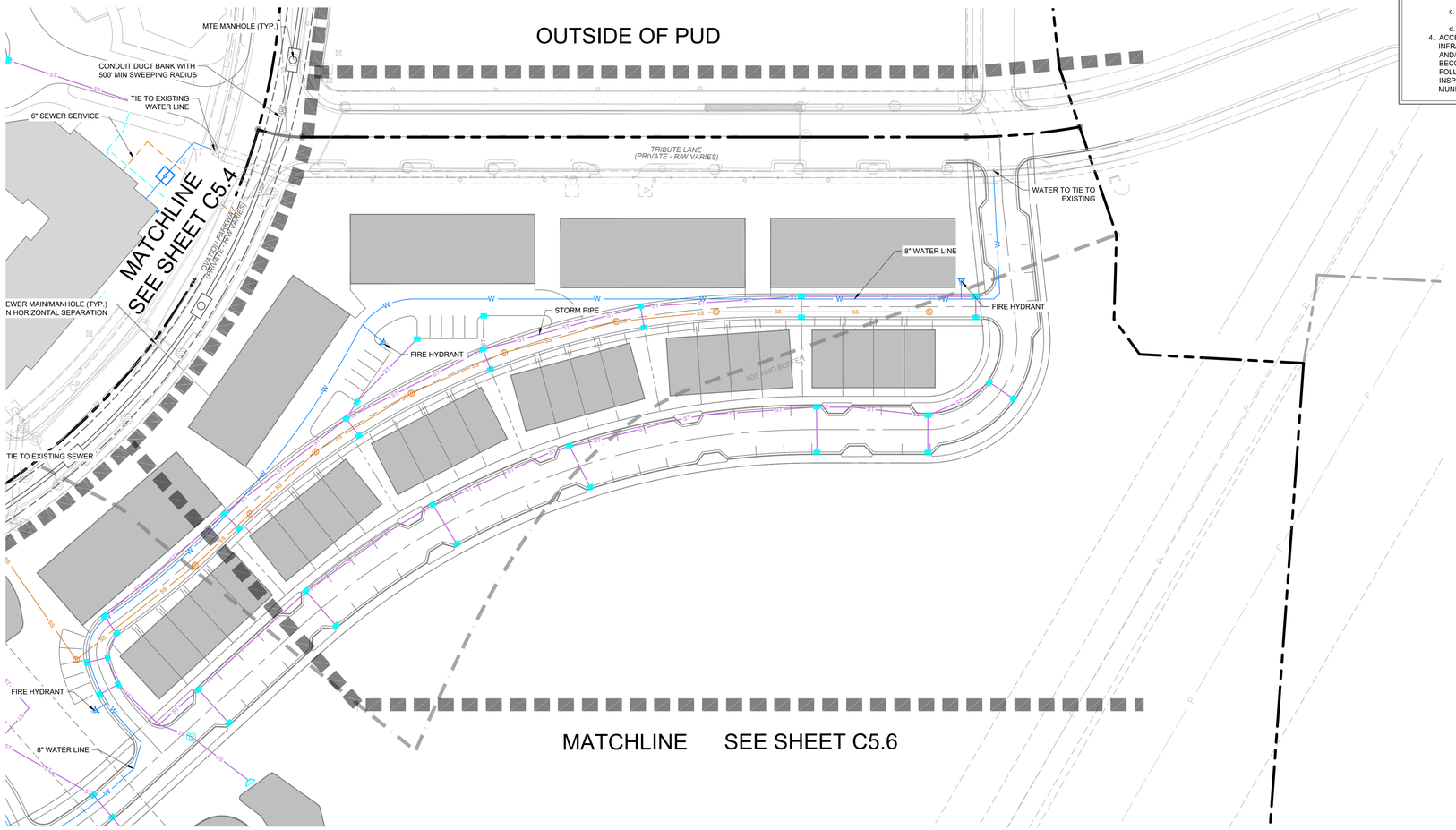
Revision Date
1 _____
2 _____
3 _____
4 _____

ENLARGED UTILITY PLAN

SHEET
C5.6

COF # 8849

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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.
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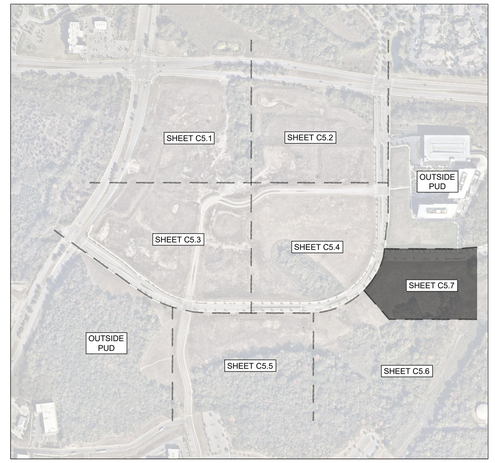
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- HEADWALL
- WATER METER
- FIRE HYDRANT (PUBLIC/PRIVATE VARIES, SEE SHEET C4.0)
- SANITARY SEWER MANHOLE



GRAPHIC SCALE IN FEET
0 25 50 100

NORTH

CENTERCAL PROPERTIES, LLC

Highwoods

OVATION PUD SUBDIVISION DEVELOPMENT PLAN, REVISION 2

Franklin, Williamson County, Tennessee

OVATION
FRANKLIN, TN

WILLIAM GRAY HARRISON
REGISTERED ENGINEER
No. 127935
STATE OF TENNESSEE

INITIAL SUBMITTAL: XXXXXXXXX

Revision Date
1 _____
2 _____
3 _____
4 _____

ENLARGED UTILITY PLAN

SHEET
C5.7

COF # 8849

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CENTERCAL PROPERTIES, LLC

Highwoods

OVATION PUD SUBDIVISION
DEVELOPMENT PLAN, REVISION 2
Franklin, Williamson County, Tennessee

OVATION
FRANKLIN, TN

WILLIAM GRAY HARRISON
REGISTERED ENGINEER
No. 127919
STATE OF TENNESSEE

INITIAL SUBMITTAL: XXXXXXXXX

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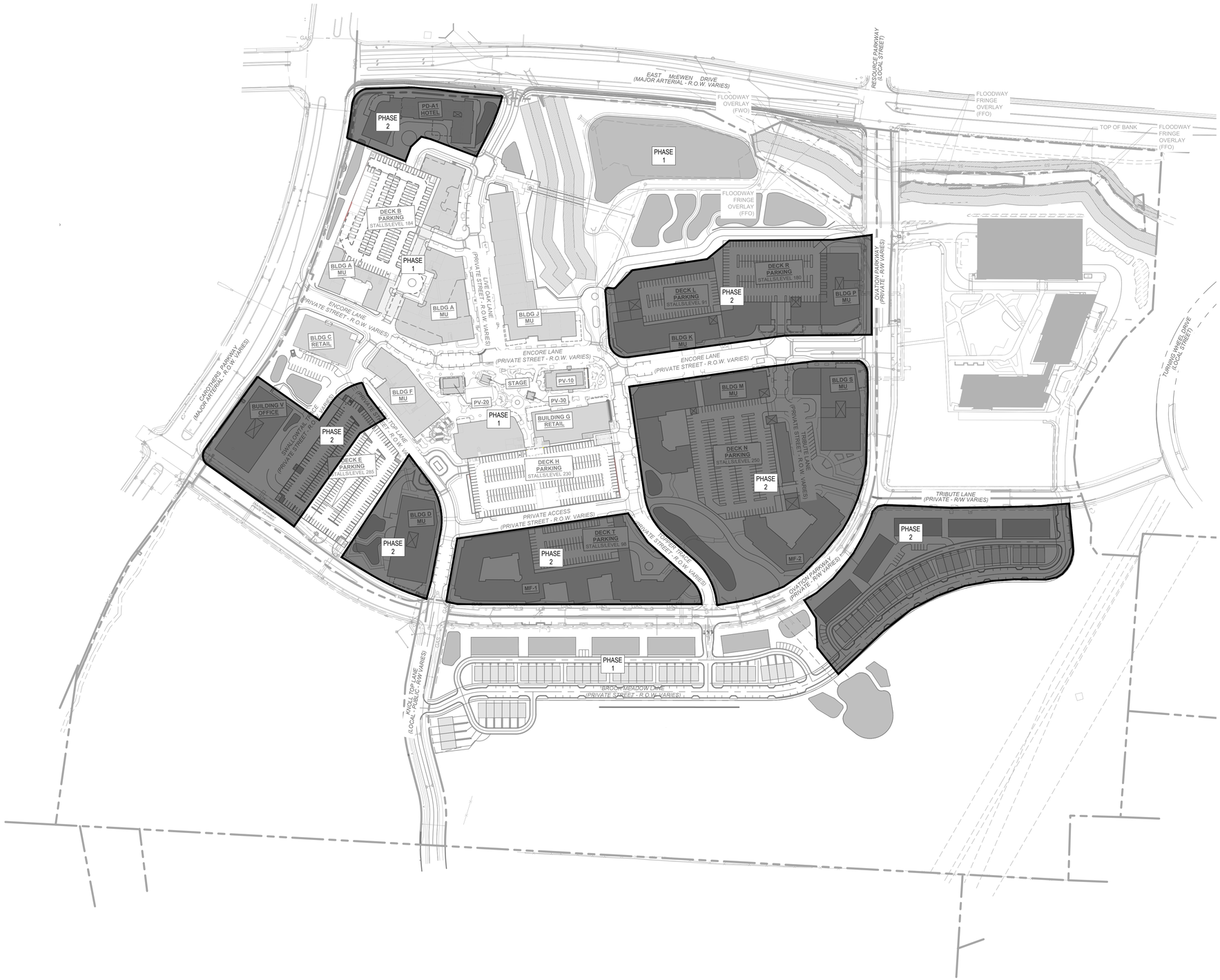
UTILITY EXHIBIT

SHEET
C5.8

COF # 8849

Drawing name: K:\FRA_LDEV\118471000 - ovation\4-CADD\plansheets\1-development plan\C5.1 ENLARGED UTILITY PLAN.dwg C5.8 UTILITY EXHIBIT Jul 03, 2025 1:30pm by: James.Parker

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GRAPHIC SCALE IN FEET
0 75 150 300

NORTH

CENTERCAL PROPERTIES, LLC

Highwoods

OVATION PUD SUBDIVISION
DEVELOPMENT PLAN, REVISION 2
Franklin, Williamson County, Tennessee

OVATION
FRANKLIN, TN

WILLIAM GRAY HARRISON
REGISTERED ENGINEER
AGENT OF RECORD
No. 121919
STATE OF TENNESSEE
07/10/2025

INITIAL SUBMITTAL: XXXXXXXXX

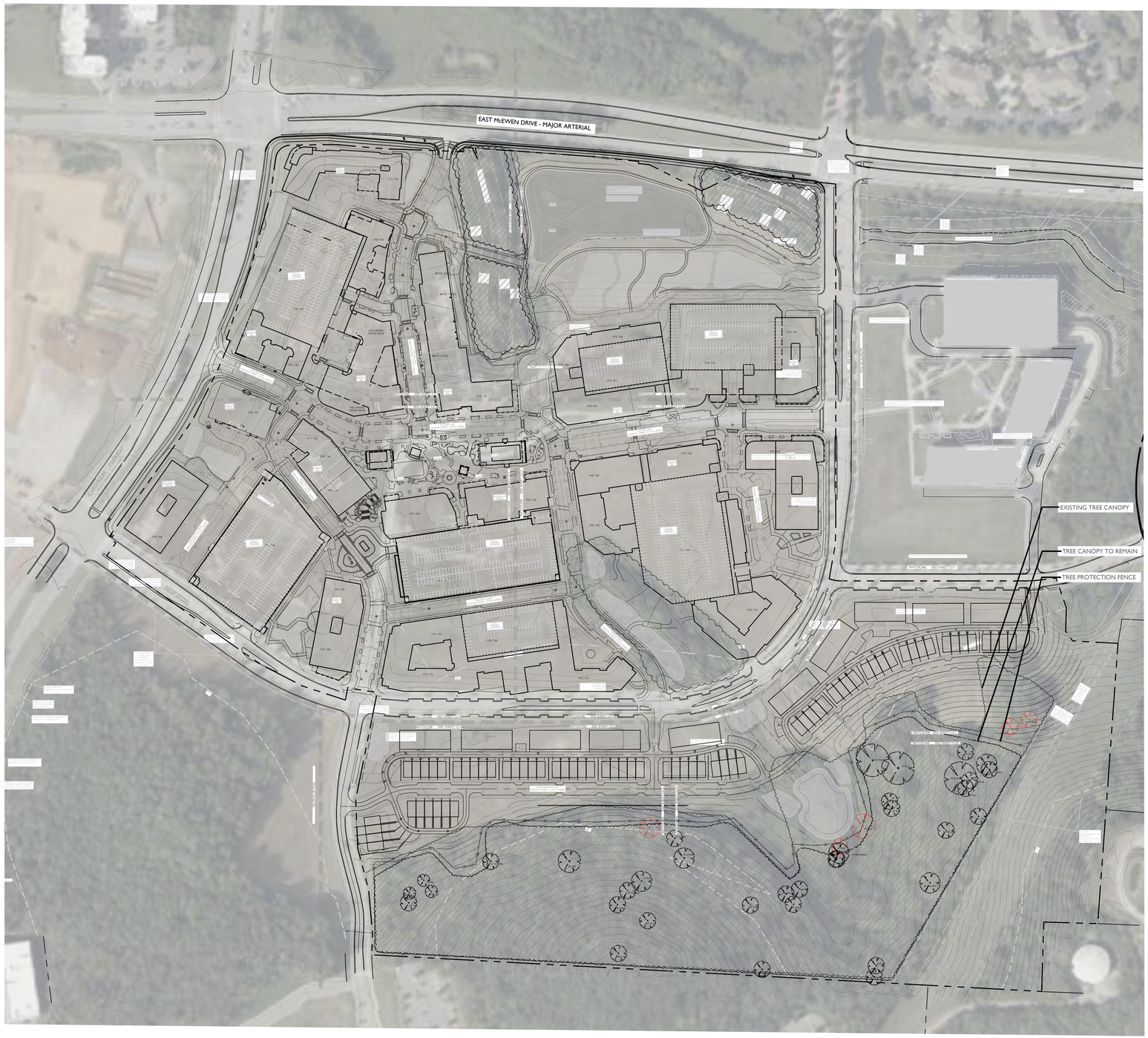
Revision Date
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PHASING PLAN

SHEET
C6.0

COF # 8849

Drawing name: K:\FRA_LDEV\118471000 - ovation\4-CADD\plansheets\1-development plan\C6.0 OVERALL PHASING PLAN.dwg C6.0 OVERALL PHASING PLAN Jul 03, 2025 1:30pm by: James.Parker



SPECIMEN TREE CHART	
33" OAK	24" ELM
24" MAPLE	24" ELM
30" HICKORY	24" ELM
30" ELM	24"ELM
24" HICKORY	30" HACKBERRY
24" OAK	24" TREE
24" OAK	24" TREE
24" ELM	24" ELM
24" ELM	24" ELM
24" ELM	24" ELM
24" ELM	24" ELM
30" HICKORY	36" ELM
30" ELM	30" HICKORY
24" ELM	24" ELM
24" ELM	24" ELM
24" ELM	24" ELM
48" ELM	48" ELM
48" ELM	24" HICKORY
24" OAK	

KEY

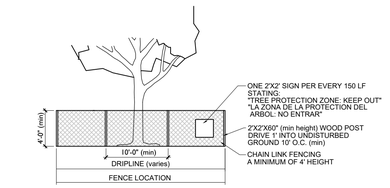
SPECIMEN TREE TO REMAIN

SPECIMEN TREE TO REMOVE

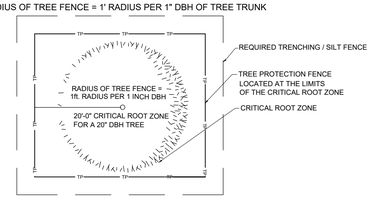
TREE SAVE AREA

TREE CANOPY AREA			
BASED ON AERIAL PHOTOGRAPHS OF THE PROPERTY THE EXISTING TREE CANOPY IS APPROXIMATELY X ACRES WHICH IS X% OF THE TOTAL SITE.			
TREE AREA	EXISTING	REMOVED	RETAINED
	1,082,902 SF	792,603 SF	290,299 SF
TREE CANOPY DATA			
EXISTING TREE CANOPY	24.86 AC		
	24% OF TOTAL SITE		
REQUIRED CANOPY PRESERVATION	5.96 AC		
	24% OF TOTAL CANOPY		
PROVIDED CANOPY PRESERVATION	18.20 AC		
	73% OF TOTAL CANOPY		

TREE REPLACEMENT CALCULATIONS	
CALIPER REMOVED	138 INCHES
CALIPER REPLACEMENT	(138 X 2) = 276 INCHES



RADIUS OF TREE FENCE = 1' RADIUS PER 1" DBH OF TREE TRUNK



CONTRACTORS RESPONSIBILITY TO AQUIRE TREE REMOVAL PERMITS

TREE PROTECTION FENCING DETAIL

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. 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.

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

OVATION

FRANKLIN, TN

Highwoods

CENTERCAL PROPERTIES, LLC

OVATION PUD SUBDIVISION
DEVELOPMENT PLAN, REVISION 2

Franklin, Williamson County, Tennessee

DRAKE A. REEDER REGISTERED LANDSCAPE ARCHITECT STATE OF TENNESSEE No. 329 LANDSCAPE ARCHITECT

INITIAL SUBMITTAL: June 9, 2025

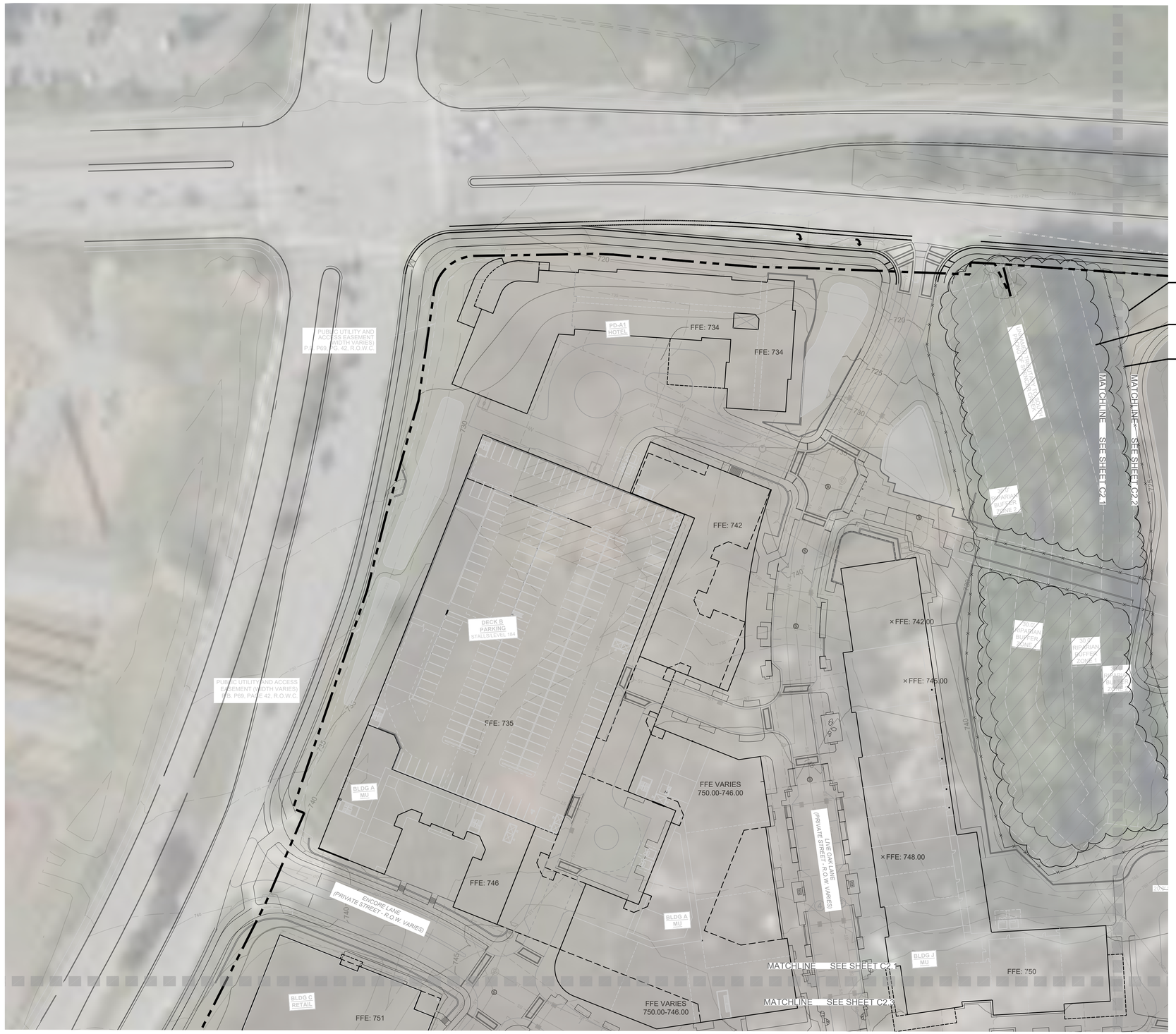
Revision Date
1 July 3, 2025 - staff comments
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TREE PRESERVATION PLAN

SHEET

L1.0

COF # 8849





OVATION

FRANKLIN, TN

Highwoods

CENTERCAL PROPERTIES, LLC

OVATION PUD SUBDIVISION
DEVELOPMENT PLAN, REVISION 2

Franklin, Williamson County, Tennessee

DRAKE A. REEDER
REGISTERED
LANDSCAPE ARCHITECT
TENNESSEE No. 1111
07-29-25

INITIAL SUBMITTAL: June 9, 2025

Revision Date

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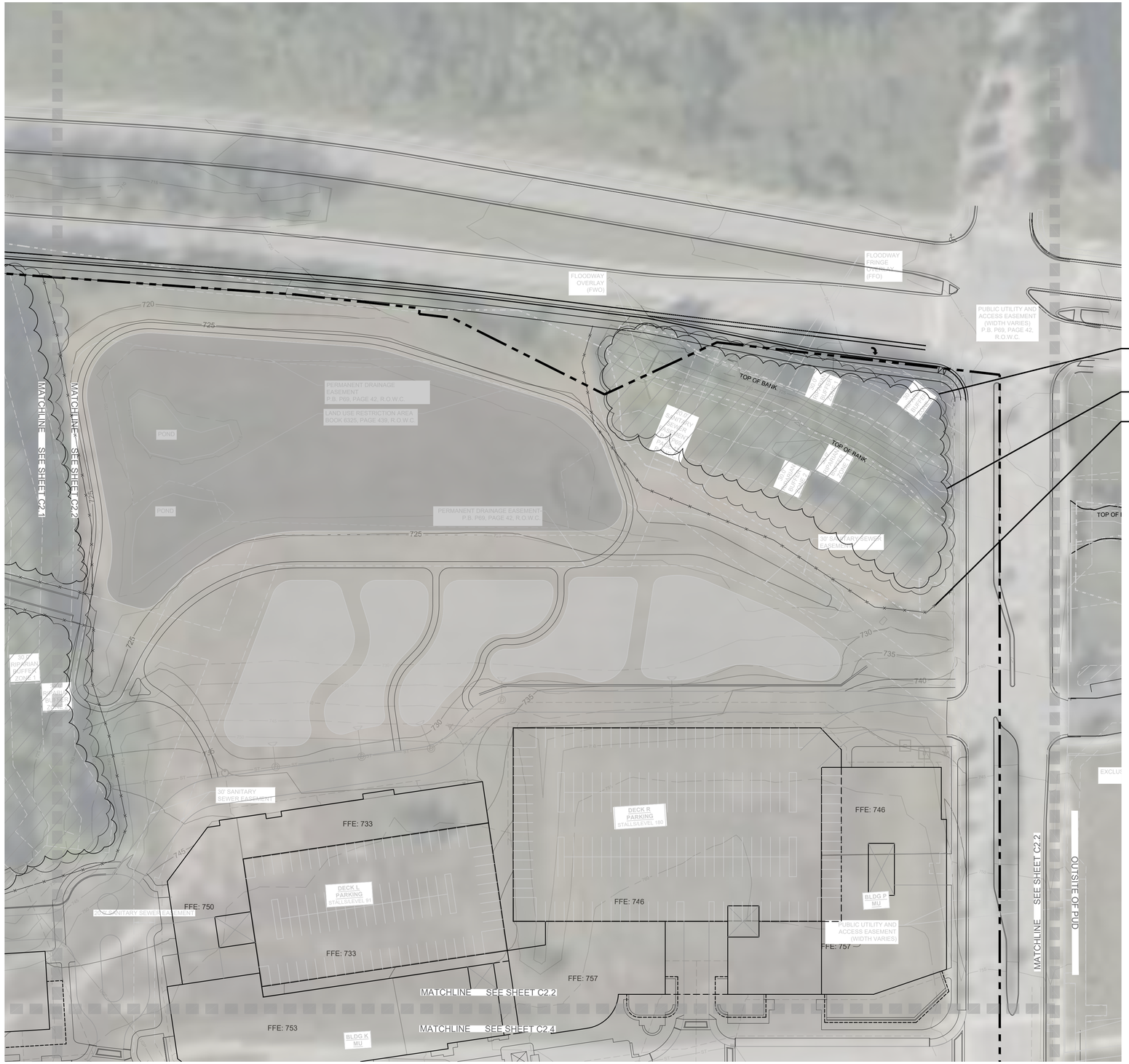
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TREE PRESERVATION PLAN

SHEET

L1.1

COF # 8849





OVATION

FRANKLIN, TN

Highwoods

CENTERCAL PROPERTIES, LLC

OVATION PUD SUBDIVISION
DEVELOPMENT PLAN, REVISION 2

Franklin, Williamson County, Tennessee

DRAKE A. REEDER REGISTERED LANDSCAPE ARCHITECT TENNESSEE No. 1230 COMMERCE

INITIAL SUBMITTAL: June 9, 2025

Revision Date

1. July 3, 2025 - staff comments
2. _____
3. _____
4. _____

TREE PRESERVATION PLAN

SHEET

L1.2

COF # 8849



KEY

SPECIMEN TREE TO REMAIN

SPECIMEN TREE TO REMOVE

TREE SAVE AREA



OVATION

FRANKLIN, TN

Highwoods

CENTERCAL PROPERTIES, LLC

OVATION PUD SUBDIVISION
DEVELOPMENT PLAN, REVISION 2

Franklin, Williamson County, Tennessee

DRAKE A. REELER REGISTERED LANDSCAPE ARCHITECT TENNESSEE No. 329

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TREE PRESERVATION PLAN

SHEET

L1.3

COF # 8849





OVATION

FRANKLIN, TN

Highwoods

CENTERCAL PROPERTIES, LLC

OVATION PUD SUBDIVISION
DEVELOPMENT PLAN, REVISION 2

Franklin, Williamson County, Tennessee

DRAKE A. REEDER REGISTERED LANDSCAPE ARCHITECT TENNESSEE No. 329 CERTIFICATE

INITIAL SUBMITTAL: June 9, 2025

Revision Date

1. July 3, 2025 - staff comments
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3. _____
4. _____

TREE PRESERVATION PLAN

SHEET

L1.4

COF # 8849





OVATION

FRANKLIN, TN

Highwoods

CENTERCAL PROPERTIES, LLC

OVATION PUD SUBDIVISION
DEVELOPMENT PLAN, REVISION 2

Franklin, Williamson County, Tennessee

DRAKE A. REEDER REGISTERED LANDSCAPE ARCHITECT TENNESSEE No. 329 07/31/25

INITIAL SUBMITTAL: June 9, 2025

Revision Date

1. July 3, 2025 - staff comments
2. _____
3. _____
4. _____

TREE PRESERVATION PLAN

SHEET

L1.5

COF # 8849



OVATION

FRANKLIN, TN

Highwoods

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INITIAL SUBMITTAL: June 9, 2025

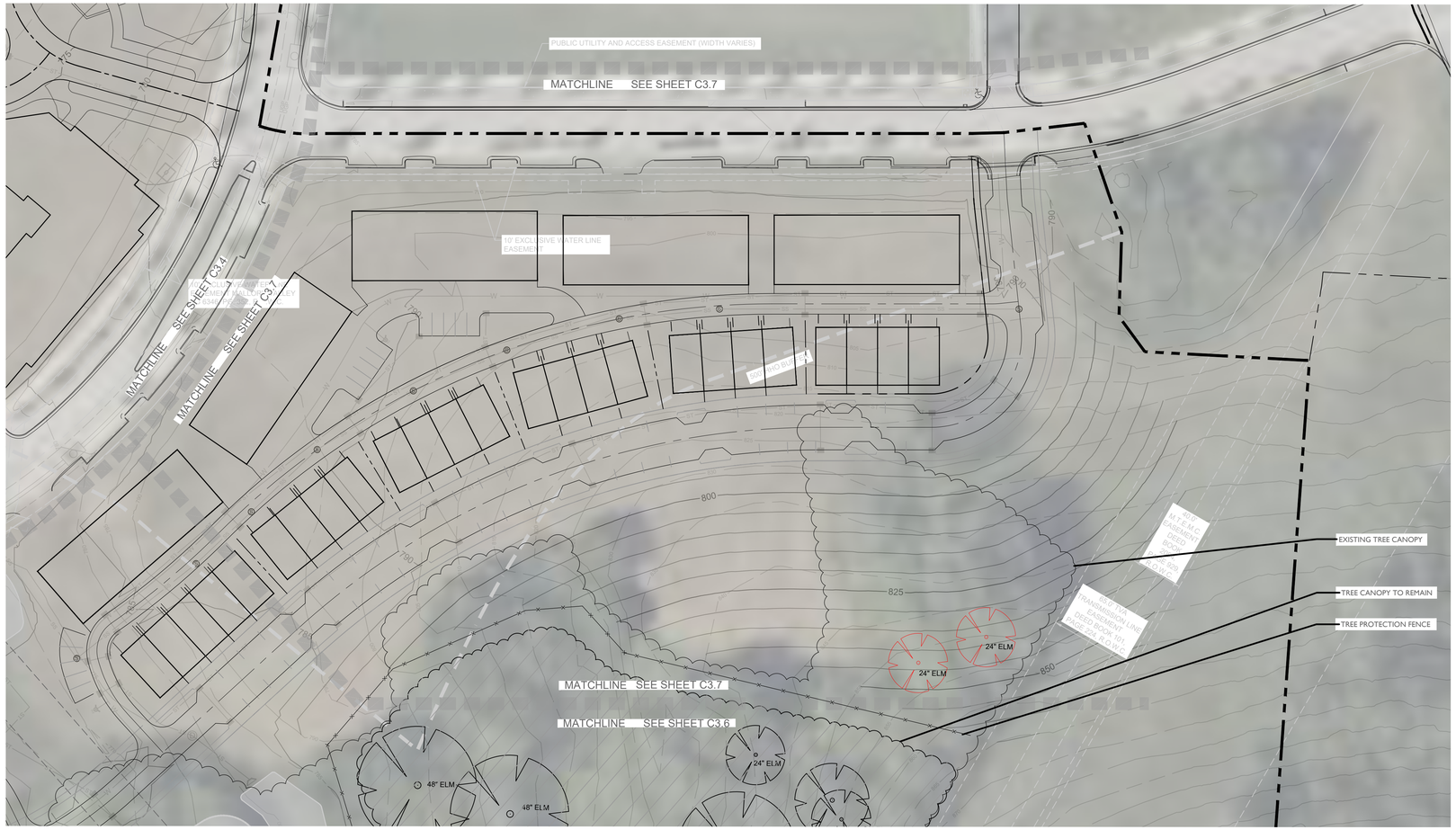
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4	

TREE PRESERVATION PLAN

SHEET

L1.6

COF # 8849



KEY

SPECIMEN TREE TO REMAIN

SPECIMEN TREE TO REMOVE

TREE SAVE AREA



OVATION

FRANKLIN, TN

Highwoods

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OVATION PUD SUBDIVISION
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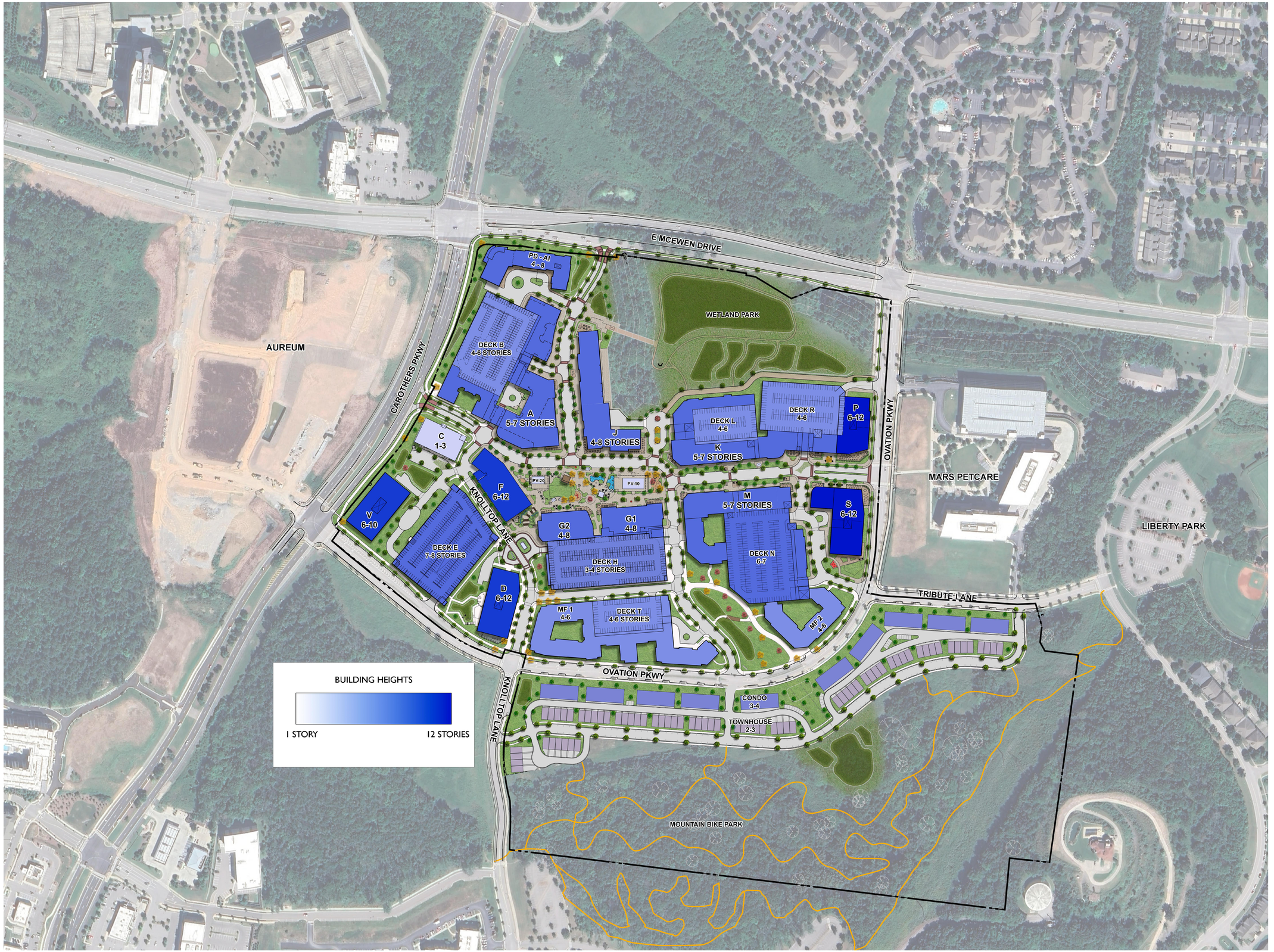
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TREE PRESERVATION PLAN

SHEET

L1.7

COF # 8849



NOT TO SCALE

OVATION
FRANKLIN, TN

Highwoods
CENTERCAL
PROPERTIES, LLC

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INITIAL SUBMITTAL: June 9, 2025

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BUILDING HEIGHT EXHIBIT

SHEET

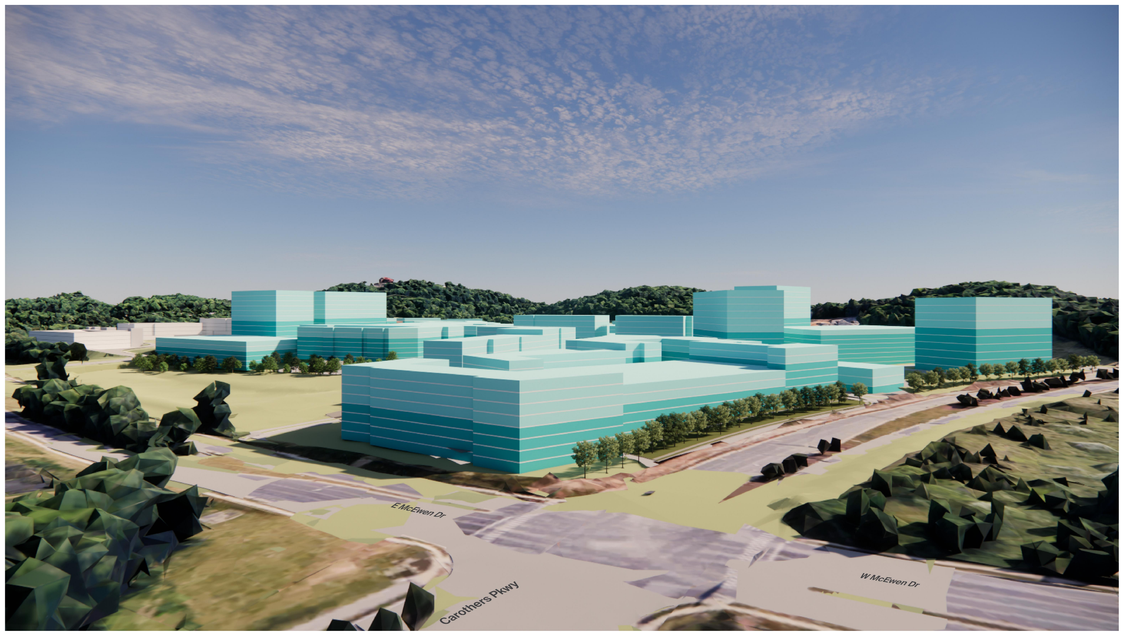
A1.0

COF # 8849

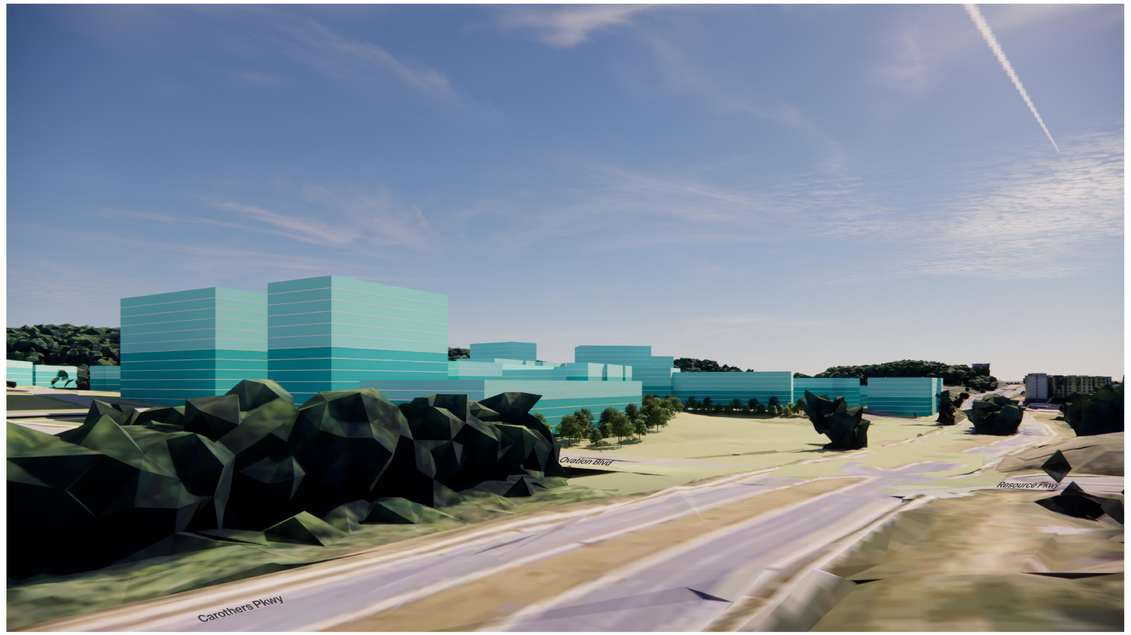


VIEW ALONG CAROTHERS PARKWAY

VIEWSHED/MASSING STUDY:
BUILDING MASSING REFLECTS BUILDING HEIGHT RANGE. DARKER LAYER REPRESENTS MINIMUM HEIGHT RANGE, WHILE LIGHTER COLORS ABOVE REPRESENT THE HEIGHT MAXIMUM.



VIEW AT CAROTHERS PARKWAY MCEWEN INTERSECTION



VIEW FROM MCEWEN

OVATION

FRANKLIN, TN

Highwoods

CENTERCAL PROPERTIES, LLC

OVATION PUD SUBDIVISION
DEVELOPMENT PLAN, REVISION 2

Franklin, Williamson County, Tennessee

DRAKE A. REEDER REGISTERED LANDSCAPE ARCHITECT TENNESSEE No. 1230 COURAGE

INITIAL SUBMITTAL: June 9, 2025

Revision Date
1 July 3, 2025 - staff comments
2
3
4

BUILDING MASSING
VIEW SHED STUDY

SHEET

A2.0

COF # 8849



NOTES:

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OVATION
FRANKLIN, TN

Highwoods
CENTERCAL PROPERTIES, LLC

OVATION PUD SUBDIVISION
DEVELOPMENT PLAN, REVISION 2
Franklin, Williamson County, Tennessee

DRAKE A. REEDER REGISTERED LANDSCAPE ARCHITECT TENNESSEE NO. 1237

INITIAL SUBMITTAL: June 9, 2025

Revision Date
1. July 3, 2025 - staff comments
2. _____
3. _____
4. _____

TYPICAL ARCHITECTURE
SHEET
A3.0
COF # 8849



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OVATION
FRANKLIN, TN

Highwoods
CENTERCAL
PROPERTIES, LLC

OVATION PUD SUBDIVISION
DEVELOPMENT PLAN, REVISION 2
Franklin, Williamson County, Tennessee

DRAKE A. REEDER
REGISTERED
LANDSCAPE ARCHITECT
TENNESSEE No. 03/26/26

INITIAL SUBMITTAL: June 9, 2025

Revision Date
1. July 3, 2025 - staff comments
2. _____
3. _____
4. _____

TYPICAL ARCHITECTURE
SHEET
A4.0
COF # 8849



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OVATION
FRANKLIN, TN

Highwoods
CENTERCAL
PROPERTIES, LLC

OVATION PUD SUBDIVISION
DEVELOPMENT PLAN, REVISION 2
Franklin, Williamson County, Tennessee

DRAKE A. REEDER
REGISTERED
LANDSCAPE ARCHITECT
TENNESSEE No. 1234
07/01/25

INITIAL SUBMITTAL: June 9, 2025

Revision Date
1. July 3, 2025 - staff comments
2. _____
3. _____
4. _____

TYPICAL ARCHITECTURE
SHEET
A5.0
COF # 8849



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OVATION
FRANKLIN, TN

Highwoods
CENTERCAL PROPERTIES, LLC

OVATION PUD SUBDIVISION
DEVELOPMENT PLAN, REVISION 2

Franklin, Williamson County, Tennessee

DRAKE A. REEDER
REGISTERED
LANDSCAPE ARCHITECT
TENNESSEE No. 1234
COOKEVILLE

INITIAL SUBMITTAL: June 9, 2025

Revision Date
1 July 3, 2025 - staff comments
2
3
4

TYPICAL ARCHITECTURE
SHEET
A6.0

COF # 8849



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OVATION
FRANKLIN, TN

Highwoods
CENTERCAL
PROPERTIES, LLC

OVATION PUD SUBDIVISION
DEVELOPMENT PLAN, REVISION 2
Franklin, Williamson County, Tennessee

DRAKE A. REEDER
REGISTERED
LANDSCAPE ARCHITECT
TENNESSEE No. 03/26/26

INITIAL SUBMITTAL: June 9, 2025

Revision Date
1. July 3, 2025 - staff comments
2. _____
3. _____
4. _____

TYPICAL ARCHITECTURE
SHEET
A7.0

COF # 8849



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OVATION
FRANKLIN, TN

Highwoods
CENTERCAL
PROPERTIES, LLC

OVATION PUD SUBDIVISION
DEVELOPMENT PLAN, REVISION 2
Franklin, Williamson County, Tennessee

DRAKE A. REEDER
REGISTERED
LANDSCAPE ARCHITECT
TENNESSEE No. 1216
07/02/25

INITIAL SUBMITTAL: June 9, 2025

Revision Date
1. July 3, 2025 - staff comments
2. _____
3. _____
4. _____

TYPICAL
ARCHITECTURE
SHEET
A8.0

COF # 8849

OVATION PUD SUBDIVISION

DEVELOPMENT PLAN REVISION 2 - PD(15.34 DUA; 1,655,000 SF; 350 KEYS)

Franklin, Williamson County, Tennessee

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A6.0	TYPICAL ARCHITECTURE
A7.0	TYPICAL ARCHITECTURE
A8.0	TYPICAL ARCHITECTURE

DEVELOPMENT TEAM

OWNER/DEVELOPER:
HIGHWOODS REALTY LP
CONTACT: ALEX CHAMBERS
3322 WEST AVENUE SUITE 600
NASHVILLE, TN 37203
(615)340-1239

DEVELOPMENT PARTNER:
CENTERCAL PROPERTIES, LLC
TOLL BROTHERS

APPLICANT & LANDSCAPE ARCHITECT:
GAMBLE DESIGN COLLABORATIVE
CONTACT: GREG GAMBLE
3020 STANSBERRY LANE, SUITE 201
FRANKLIN, TN
(615) 975-5765

CIVIL ENGINEER:
KIMLEY-HORN
CONTACT: GRAY HARRISON
4031 ASPEN GROVE DRIVE, SUITE 200
FRANKLIN, TN 37067
(615)564-2701

EXECUTIVE ARCHITECT:
HASTINGS ARCHITECTURE
CONTACT: CHUCK GANNAWAY
225 POLK AVENUE SUITE 100
NASHVILLE, TN 37203
(615)329-1399

RESIDENTIAL CONCEPT ARCHITECT
DWELL DESIGN STUDIO

RETAIL CONCEPT ARCHITECT
MICHAEL HSU OFFICE OF ARCHITECTURE

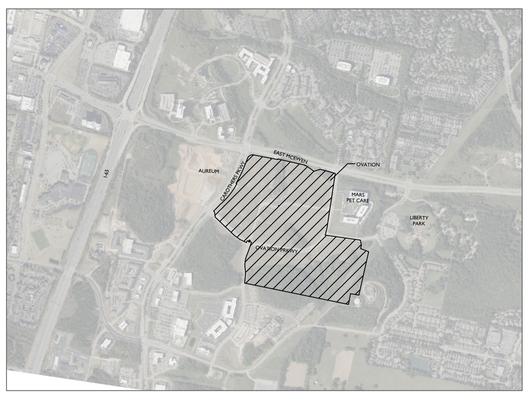
LANDSCAPE CONCEPT ARCHITECT
AO

VESTING STANDARDS

ZONING ORDINANCE:	JANUARY 1, 2025
SUBDIVISION REGULATIONS:	JANUARY 1, 2022
TRANSPORTATION AND STREET TECHNICAL STANDARDS:	JULY 1, 2021
STORMWATER BMP MANUAL:	JULY 1, 2021
TECHNICAL SPECIFICATIONS FOR UTILITY INSTALLATION:	OCTOBER 13, 2020
MUNICIPAL CODE:	MAY 30, 2022

COMPREHENSIVE REVIEW AT SITE PLAN:

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



NOT TO SCALE



MODIFICATION OF STANDARDS

APPROVED - STORMWATER APPEALS BOARD VARIANCE

Stormwater Appeals Board Variance Request
Approved on January 17, 2013
Associated with Ovation PUD Development Plan COF #4543

The project shall meet all conditions set forth by the Stormwater Appeals Board ruling dated 12-17-2013 and the letter to Ryan McMaster RE: Ovation Revised Development Plan dated 3-1-2023.

REQUESTED MOS DEVELOPMENT PLAN REV. 2

MOS 1 - Section 9.6.5: Block Length. To allow the block encompassing the Wetland Park to be 3,600 LF.

MOS 2 - Section 6.6: Roof Elements. To permit flat roofs with parapets for town homes.

MOS 3 - Section 6.9: Building Elements - Retail Storefronts. To allow Retail Storefronts on Commercial / Mixed-Use buildings up to 50% without transom windows up to 50% without knee walls.

MOS 4 - Section 6.10: Primary Materials on Facade. To allow up to three of the following: Brick, natural stone, cultured stone, or pre-cast concrete as primary material on a facade for a large scale office building.

MOS 5 - Section 6.9: Primary Materials on Facade. To allow up to three of the following: Brick, natural stone, cultured stone, smooth wood siding, fiber cement siding, or pre-cast concrete as primary material on a facade for a commercial/mixed-use building where office is a primary use.

MOS 6 - Section 13.2.5.A - Retaining Walls for Multifamily, Nonresidential, and Mixed Uses. Request to eliminate the requirement of planting at the base of the retaining wall behind building J since the wall will be placed in close proximity to an established riparian buffer. The evergreen shrub requirement conflicts with the native plant requirement as directed in Franklin's Best Management Practice Stormwater Management Manual.

MOS 7 - Section 13.2.5: Maximum Height of Retaining Walls. To increase the maximum retaining wall height to a maximum height of 22 feet for one wall behind building J and to a maximum of 16 feet for one wall adjacent to Brook Meadow Lane.

MOS 9 - Section 10.5.2 A - Parking Structures . Request to place a parking structure parallel to the Carothers Parkway and the McEwen Drive Right of Ways.

ROAD IMPACT FEES
THE OVATION PUD WAS ENTITLED IN 2014 AND IS GRAND-FATHERED IN PURSUANT TO ORDINANCE 2023-41

SITE DATA

OVATION PUD SUBDIVISION, DEVELOPMENT PLAN, REVISION 2

COF PROJECT NUMBER:	8849
SITE ACREAGE/SF:	103.93 AC
EXISTING ZONING:	SD-X (12.23 DUA / 450 KEYS/ 480,00 SF OF COMMERCIAL) RC12
PROPOSED ZONING:	PD (15.34 DUA/ 1,655,000 SF/ 350 KEYS)
OVERLAY ZONING:	FWO, FFO, HHO, 500FT BUFFER
TAX MAP & PARCELS:	MAP 62, PARCELS: 18.06, 18.07, 18.09, 18.10, 18.11, 18.14
ADDRESS:	SE CORNER, INTERSECTION OF EAST MCEWEN DRIVE & S. CAROTHERS PKWY, FRANKLIN, WILLIAMSON COUNTY
VESTING:	

REGULATIONS

BUILDING TYPES APPLIED:
COMMERCIAL/MIXED USE; LARGE SCALE OFFICE BUILDING; MULTI-FAMILY; TOWNHOUSE
FRONTAGE TYPES APPLIED:
URBAN - ALL MULTI-FAMILY BUILDINGS
LANDSCAPE - ALL OTHER BUILDING TYPES
SETBACKS APPLIED TO OVERALL SITE BOUNDARY:
FRONT: 10'
SIDE: 15'
REAR: 25'
SETBACKS TOWNHOMES:
FRONT: 5'
SIDE: 7.5'; 15' MIN. BETWEEN BUILDINGS
REAR: 5'
SETBACKS INTERIOR LOTS:
FRONT, SIDE, REAR: 0
DWELLING UNIT COUNT: 1594 UNITS
MULTI-FAMILY: 1525
TOWNHOUSE: 69
COMMERCIAL SF: 1,655,000 SF
SEE PERMITTED USES SHEET C2.0
HOTEL KEYS: 350 KEYS

BUILDING HEIGHT: 1-12 STORIES *SEE C2.0 FOR DETAILS

MINIMUM LSA: 0.2

TREE CANOPY RETENTION: 24% OF EXISTING CANOPY
EXISTING CANOPY: 24.86 AC; 24% OF SITE AREA
CANOPY PRESERVED: 19.37 AC; 78% OF EXISTING CANOPY

OPEN SPACE REQUIREMENT:
OPEN SPACE SF REQUIRED: 5%
NATURAL AREA SF REQUIRED: NONE

PARKING REQUIRED, BY USE:
REQUIRED PER COF: 8,890 PARKING SPACES; *SEE C2.0
REQUIRED PER SHARED PARKING: 6,974
PROVIDED: 7,612 SPACES

HISTORIC RESOURCE TREATMENT: N

BUILDING CODE DATA

BUILDING SQUARE FOOTAGE IN ACCORDANCE WITH CHAPTER 5 OF THE IBC.

BUILDING OCCUPANCY IN ACCORDANCE WITH CHAPTER 3 OF THE IBC.

CONSTRUCTION TYPE IN ACCORDANCE WITH CHAPTER 6 OF THE IBC.

SEE SHEET C2.0

IMPACT STATEMENT

WATER
The development will be served via Mallory Valley Utility District Water.

- Usage: The development will include both residential and commercial units, requiring a higher volume of water for daily operations.
- Infrastructure: The development is currently adjacent to an 8" and 12" MVUD main. It will necessitate the removal of existing water main and rerouting through the site.
-

SANITARY SEWER
The development will be served via City of Franklin Sewer.

- Capacity: The mixed-use nature means there will be a varied range of wastewater generated, a capacity request has been submitted to the city of Franklin. Per the submitted sewer availability request, it is estimated that this development will demand 2,508.6 SFUE's or 878,010 GPD.
- Infrastructure: The construction of new lines, will be required to accommodate the development. The development proposes the removal and realignment of existing sewer main to outfall to the existing 12" main located at the northeast corner of the site.

RECLAIMED WATER LINE
The development will not be served by reclaimed water.

STORMWATER AND DRAINAGE FACILITIES
Stormwater management is crucial for the site given its layout and flow direction.

- Flow Management: Stormwater will flow from south to north, necessitating effective capture, treatment, and release systems.
- Bioretention and Detention: The inclusion of bioretention, detention ponds, underground detention structures, and the yet-to-be constructed wetland system will help manage runoff and provide water quality per City of Franklin Standards
- Infrastructure: Creating appropriate drainage systems and ensuring the ponds are integrated effectively within the development plan is essential for effective stormwater management. Approximately 45 acres of impervious area is proposed on the site.

STREETS

- Traffic Flow: Increased traffic on Carothers Parkway and McEwen Drive will necessitate improvements to road capacity, traffic signal systems, as identified with the TIS. Per the TIS, it is estimated that this development will contribute 34,266 total daily trips (2,785 peak trips and 3,345 PM peak trips).
- Connectivity: Enhanced connectivity, including pedestrian pathways, bike lanes, and public transit options, will be incorporated to reduce congestion and promote alternative transportation modes. The development proposes the use of 2 existing right-in-right-out curb cuts along Carothers Parkway and McEwen Drive, and various other connection points along the private Ovation Parkway.

PRE-APP SUBMITTAL: MAY 23, 2025
INITIAL SUBMITTAL: JUNE 9, 2025
RESUBMITTAL: July 3, 2025

ONE STOP:

COF # 8849:

DRAKE A. REEDER REGISTERED LANDSCAPE ARCHITECT TENNESSEE No. 2370 04.08.25



NOT TO SCALE

OVATION
FRANKLIN, TN

Highwoods
CENTERCAL PROPERTIES, LLC

OVATION PUD SUBDIVISION
DEVELOPMENT PLAN, REVISION 2

Franklin, Williamson County, Tennessee

DRAKE A. REEDER
REGISTERED
LANDSCAPE ARCHITECT
TENNESSEE No. 1230
07-31-2025

INITIAL SUBMITTAL: June 9, 2025

Revision	Date
1.	July 3, 2025 - staff comments
△	
△	
△	

OVATION
MASTERPLAN

SHEET
C0.0

COF # 8849

EXISTING PUD DEVELOPMENT PLAN - FOR REFERENCE ONLY - NOT TO SCALE



SITE DATA

PROJECT NAME: OVATION
PROJECT NUMBER: 4540
SUBDIVISION: OVATION
MAP, PARCEL NUMBERS: 62, 18.04 and 18.05
ADDRESS: SOUTHEAST INTERSECTION OF EAST MCEWEN DRIVE AND SOUTH CAROTHERS PARKWAY IN THE COOL SPRINGS AREA
CITY: FRANKLIN
COUNTY: WILLIAMSON
STATE: TENNESSEE
CIVIL DISTRICT: 9

EXISTING ZONING & CHARACTER AREA OVERLAY: GC - GENERAL COMMERCIAL & MECO-4
PROPOSED ZONING: SD-X
OVERLAYS: FWO & FFO ON PORTIONS OF SITE
APPLICABLE DEVELOPMENT STANDARDS: CONVENTIONAL
SITE ACREAGE: +/- 145.46 AC
SITE SQUARE FOOTAGE: +/- 6,337,109 SF
PUD SITE ACREAGE: +/- 77.7 AC
PUD SITE SQUARE FOOTAGE: +/- 3,390,181.1 SF
MINIMUM PERIMETER REQUIRED SETBACK LINES:
YARD FRONTING ON ANY STREET: 30 FEET (EXISTING R.O.W. & 20' OFF PROPOSED R.O.W.)
SIDE YARD: 15 FEET
REAR YARD: 25 FEET

OWNER/DEVELOPER:
GLENN WILSON AND
GLENN MOSHEHE - SS McEWEN, LLC
501 CORPORATE CENTER DRIVE, #315
FRANKLIN, TN 37067
615.472.8916
GMCGEHEE@SOUTHSTAR.COM

W. BRIAN REAMES - HIGHWOODS REALTY, LP
3322 WEST END AVE, #600
NASHVILLE, TN 37203
615.320.5556
BRIAN.REAMES@HIGHWOODS.COM

APPLICANT:
5005 MERIDIAN BLVD. STE 100
FRANKLIN TN 37067
CONTACT: GARY VOGRIN
615.547.2036
GARY@KISERVOGRIN.COM

SITE DEVELOPMENT INTERNAL SETBACKS

Standard	Residencial Detached (Street Loaded)	Residencial Detached (Alley Loaded)	Residencial Attached	Mixed-Use	Nonresidential
Front yard and side street setback	10-30 feet	10-30 feet	0 or 5-25 feet	0-15 feet	0-20 feet
Side yard setback	5 feet	5 feet	0	0-5 feet	0 feet
Rear yard setback	5 feet	5 feet	5 feet	0 feet	0 feet

BUILDING SQUARE FOOTAGE: +/- 2,362,150 SF
BUILDING HEIGHT: 1-12 STORIES
LANDSCAPE SURFACE RATIO: 0.40
MIN. LANDSCAPE SURFACE RATIO: 0.20
MIN. PARKING REQUIREMENT: RESIDENTIAL = 1991 SPACES
(410-1 BR UNITS, 427-2 BR UNITS, & 25-3 BR UNITS)
MIN. PARKING REQUIREMENT: NON-RESIDENTIAL = 3270 SPACES
MAX. PARKING LIMIT: 4606 SPACES
PARKING PROVIDED*: WALKER'S SHARED PARKING ANALYSIS, DATED 8.15.2014, RECOMMENDS PROVIDING A TOTAL OF 3,504 SPACES TO MEET THE OVERALL SHARED PARKING DEMAND FOR DEVELOPMENT. PLANNED PROVIDED PARKING IS 3,784 SPACES.

PROVIDED PARKING BREAKDOWN BY BLOCK*

Block	1	2	3	4	5
On-Street Spaces	142	94	72	19	103
Surface Spaces	0	0	0	0	87
Structured Spaces	732	955	566	610	226**
Residential Driveway Spaces	0	0	0	0	88
Residential Garage Spaces	0	0	0	0	90
TOTAL	874	1049	638	629	594

* BLOCK KEY PLAN IN WALKER PARKING REPORT FIG. 1, PAGE 1
** 142 DEFERRED SPACES (TO SATISFY NEEDS OF BUILDING F1) CAN BE PROVIDED BY INCREASING PARKING DECK E TO 5 LEVELS (TOTAL 248 SPACES IF NECESSARY)

RESIDENTIAL DENSITY: GROSS 12.23 / NET 16.49 (SEE CHART BELOW FOR BREAKDOWN)
PROPOSED LAND USE: MIXED-USE
TREE CANOPY: 41.3%
PARKLAND DEDICATION REQUIREMENT: 13.57 AC.
PARKLAND DEDICATION REQUIREMENT SATISFIED WITH 13.57 AC OF MODIFIED PARKLAND DEDICATION**
OPEN SPACE: 2.8 AC REQUIRED / 2.8 AC PROVIDED
INCOMPATIBLE USE BUFFER: N/A

MODIFICATION OF STANDARDS

1. THE APPLICANT REQUESTS A MODIFICATION OF STANDARDS SO THAT A COMBINATION OF DEDICATION OF LAND AND CONSTRUCTION OF TRAILS CAN BE USED TO SATISFY PARKLAND DEDICATION REQUIREMENTS INSTEAD OF PURE LAND DEDICATION OR FEES IN LIEU OF. (SEE SHEET L-4).

2. THE APPLICANT REQUESTS A MODIFICATION OF STANDARDS FOR RESIDENTIAL BUILDINGS WITH A MAXIMUM BUILDING LENGTH OF 200'. PROPOSED MAX BUILDING LENGTH IS TO BE 766 FEET.

GENERAL NOTES

1. There are no historical structures on this site as identified by The National Registers of Historic Places.
2. Based on RPM Transportation Consultants LLC's traffic impact study completed in October 2013, the total trip generation for all land uses will be 29,735 trips per day.
3. Adequate turning movements shall be provided for utility and service vehicles (See Sheet P-3.0).
4. This development will result in an increase of 950 household units. Based on an average of 0.23 school age students per multifamily household, this will increase the current student school population by a total of +/- 53 students within the following schools:
   Kenrose Elementary School = 4.8 miles away
   Woodland Middle School = 5.1 miles away
   Centennial High School = 1.4 miles away
5. Blocks 4 and 5 shall implement a horizontal property regime for these residential sections.
6. All public improvements to be located in an easement.
7. Prior to construction, tree protection fence to be constructed per City of Franklin specifications.
8. This site will require the use of on-site water quality practices to treat stormwater from the site.
9. [CI] = CIVIC & INSTITUTIONAL ADJACENT LAND USE DISTRICT
   [RX] = RESIDENTIAL VARIETY ADJACENT LAND USE DISTRICT
   [GC] = GENERAL COMMERCIAL ADJACENT LAND USE DISTRICT
   [R-2] = R-2 RESIDENTIAL ADJACENT LAND USE
   [ER] = ESTATE RESIDENTIAL
10. Reclaimed (reuse) water facilities: Use of reclaimed water will be incorporated if available to the site.
11. Refuse collection from residential units will be private.
12. Existing Franklin Transit Authority TMA Eastbound route stops at Mallory Lane and McEwen Drive.
13. Project to be completed in 2 Phases (1A, 1B and 2). See map for illustrated phase delineations. Expected commencement is August of 2014.
14. Site lighting to be Sylus model DSX4-LED-16C-5S-525-35, or similar, in coordination with Middle TN Electric Company and the City of Franklin Design Standards and will be to pedestrian scale and illuminated with cut-off fixtures.
15. Nearest Facilities:
   FIRE = Franklin Fire Department Station 2, 2.9 miles away
   POLICE = Franklin Police Department, 4.6 miles away
   RECREATIONAL = Liberty Park, 100 foot away
16. Per the Land Use Plan Area MECO-4 Attached residential dwellings uses are appropriate in the southeast corner of MECO-4, High quality design and people friendly environments will be encouraged through heightened standards and site design to reinforce the small town appeal of Franklin.
17. This proposed mixed-use development is compatible with the surrounding area, given the adjacent uses to the west across I-65, and to the north.
18. This site has direct access to McEwen Drive, which is a major arterial, and Carothers Pkwy, which is also a major arterial, to collect and disperse vehicular traffic. Refer to Traffic Impact Study prepared by RMP Transportation Group.
19. Connectivity Index Score was approved on Preliminary Plat.
20. The anticipated impact on streets shown on the major thoroughfare plan is a fulfillment of the demands for off-network connections and a reduction or minimal impact on major arterials. The proposed multi-modal trail and connections to Liberty park shall provide alternative means of transportation.
21. Mallory Valley Utility District is the potable water supplier. Use of re-purified water will be incorporated if available. Maximum capacity is approximately 1.3 million GPD.
22. All streets to be private except for Knoll Top Lane.
23. All retaining walls shall be in compliance with the City of Franklin Zoning Ordinance.
24. All commercial, multi-family and single family residential shall have fire sprinkler systems.
25. City of Franklin is the sanitary sewer provider. Maximum capacity is approximately 1.3 million GPD.
26. Stormwater Quality and Quantity practices will be implemented on site.
27. The nearest hydrant is located west of Carothers at the intersection of Ovation Parkway. The hydrant has a static pressure of 144 PSI and residual pressure of 132 PSI.
28. Although the grass channels and vegetated filter strips are not currently shown, we would like to reserve the ability to specify those BMP's should future programming allow their usage.
29. Per Ovation Buffer Management Plan, approved by City of Franklin Stormwater Appeals Board on December 17th, 2013, grading will be allowed in the first 30' (ZONE 2) of Water Resource Buffer and Additional Buffer areas, as identified on this plan.

SITE TABULATION MATRIX

GROUP A (343,816 SF - 11.48 AC)

NUMBER	BUILDING USE	RETAIL COMMERCIAL (sq. ft.)*	OFFICE COMMERCIAL (sq. ft.)*	RESIDENTIAL (dwelling units)	HOTEL (keys)
1	1 Level Restaurant (5,400) / Retail (3,400)	8,800	0	0	0
2	1 Level Retaurant	7,000	0	0	0
3	1 Level Restaurant	7,000	0	0	0
4	1 Level Retail	13,140	0	0	0
5	1 Level Retail	4,360	0	0	0
6	2 Level Anchor Retail	80,000	0	0	0
7	1 Level Retail	27,500	0	0	0
8	1 Level Retail (15,000) / 12 Level Theater (45,000) and Office (30,000) Above	71,100	30,000	0	0
	Sub-Total	220,800	30000	0	0

*Individual building square footage is approximate (+/-) but will not exceed the overall square footage entitled by the PUD

GROUP B (76,851 SF - 1.75 AC)

NUMBER	BUILDING USE	RETAIL COMMERCIAL (sq. ft.)*	OFFICE COMMERCIAL (sq. ft.)*	RESIDENTIAL (dwelling units)	HOTEL (keys)
1	1 Level Restaurant	1,600	0	0	0
2	1 Level Restaurant	1,600	0	0	0
3	1 Level Restaurant	2,400	0	0	0
4	1 Level Restaurant	1,200	0	0	0
5	1 Level Restaurant	1,200	0	0	0
	Sub-Total	8,000	0	0	0

*Individual building square footage is approximate (+/-) but will not exceed the overall square footage entitled by the PUD

GROUP C (489,605 SF - 11.24 AC)

NUMBER	BUILDING USE	RETAIL COMMERCIAL (sq. ft.)*	OFFICE COMMERCIAL (sq. ft.)*	RESIDENTIAL (dwelling units)	HOTEL (keys)
1	1 Level Grocery	28,000	0	0	0
2	1 Level Retail (8,300) / Restaurant (6,000)	32,000	0	0	0
3	1 Level Retail / 3 Level Residential Above	32,900	0	92	0
4	1 Level Retail / 3 Level Residential Above	29,700	0	88	0
5	1 Level Retail	6,500	0	0	75
6	1 Level Retail / 3 Level Residential Above	4,000	0	0	75
7	1 Level Retail	10,000	0	0	150
8	1 Level Retail	5,000	0	0	0
	Sub-Total	148,100	0	180	75

*Individual building square footage is approximate (+/-) but will not exceed the overall square footage entitled by the PUD

GROUP D (103,117 SF - 2.34 AC)

NUMBER	BUILDING USE	RETAIL COMMERCIAL (sq. ft.)*	OFFICE COMMERCIAL (sq. ft.)*	RESIDENTIAL (dwelling units)	HOTEL (keys)
1	1 Level Retail / 8-12 Level Hotel Above	39,600	0	0	300
	Sub-Total	39,600	0	0	300

*Individual building square footage is approximate (+/-) but will not exceed the overall square footage entitled by the PUD

GROUP E (314,825 SF - 7.21 AC)

NUMBER	BUILDING USE	RETAIL COMMERCIAL (sq. ft.)*	OFFICE COMMERCIAL (sq. ft.)*	RESIDENTIAL (dwelling units)	HOTEL (keys)
1	1 Level Retail / 3 Level Multi-Family Above	27,000	0	40	0
2	1 Level Retail / 3 Level Multi-Family Above	6,500	0	25	0
3	4 Level Multi-Family	0	0	135	0
	Sub-Total	33,500	0	200	0

*Individual building square footage is approximate (+/-) but will not exceed the overall square footage entitled by the PUD

GROUP F (775,368 SF - 17.80 AC)

NUMBER	BUILDING USE	RETAIL COMMERCIAL (sq. ft.)*	OFFICE COMMERCIAL (sq. ft.)*	RESIDENTIAL (dwelling units)	HOTEL (keys)
1	5 Level Multi-Family	0	0	395	0
	Sub-Total	0	0	395	0

*Individual building square footage is approximate (+/-) but will not exceed the overall square footage entitled by the PUD

GROUP G (249,844 SF - 5.74 AC)

NUMBER	BUILDING USE	RETAIL COMMERCIAL (sq. ft.)*	OFFICE COMMERCIAL (sq. ft.)*	RESIDENTIAL (dwelling units)	HOTEL (keys)
1	3 Level Multi-Family Flats	0	0	56	0
2	3 Level Multi-Family (2 Level Towns over Flats)	0	0	18	0
3	3 Level Multi-Family (Flats under 2 Level Towns)	0	0	18	0
	Sub-Total	0	0	92	0

*Individual building square footage is approximate (+/-) but will not exceed the overall square footage entitled by the PUD

GROUP H (64,400 SF - 1.48 AC)

NUMBER	BUILDING USE	RETAIL COMMERCIAL (sq. ft.)*	OFFICE COMMERCIAL (sq. ft.)*	RESIDENTIAL (dwelling units)	HOTEL (keys)
1	3 Level Flats over Podium Parking	0	0	26	0
	Sub-Total	0	0	26	0

*Individual building square footage is approximate (+/-) but will not exceed the overall square footage entitled by the PUD

GROUP I (578,651 SF - 13.28 AC)

NUMBER	BUILDING USE	RETAIL COMMERCIAL (sq. ft.)*	OFFICE COMMERCIAL (sq. ft.)*	RESIDENTIAL (dwelling units +/-)	HOTEL (sq. ft.)
1	2-3 Level "Tree Houses"	0	0	25	0
	Sub-Total	0	0	25	0

*Individual building square footage is approximate (+/-) but will not exceed the overall square footage entitled by the PUD

GROUP J (192,358 SF - 4.42 AC)

NUMBER	BUILDING USE	RETAIL COMMERCIAL (sq. ft.)*	OFFICE COMMERCIAL (sq. ft.)*	RESIDENTIAL (dwelling units)	HOTEL (keys)
1	3 Level Townhouses	0	0	17	0
2	3 Level Cottages	0	0	15	0
	Sub-total	0	0	32	0

*Individual building square footage is approximate (+/-) but will not exceed the overall square footage entitled by the PUD

TOTAL NON-RESIDENTIAL BUILDING SQ. FT. / DWELLING UNITS AND HOTEL KEYS

	RETAIL COMMERCIAL (sq. ft.)	OFFICE COMMERCIAL (sq. ft.)	RESIDENTIAL (dwelling units)	HOTEL (keys)
TOTAL	450,000	30,000	950	450

MINIMUM OPEN SPACE REQUIREMENTS FOR MIXED USE

Developable Acreage = Total P.U.D. Site Area - Hilltop Overlay - 20% slopes - Stream Buffers = 54.7 AC
5% of Developable Acreage Required for Formal Open Space = 2.8 AC
Informal Open Space Required: 0.0 AC / Informal Open Space Provided = NA

KEY	CLASS	TYPE	AREA OF OPEN SPACE (+/-)	MAX. PAVED AREA (80%)
Area F-1	Formal	Entrance Park	35,373	28,298
Area F-2	Formal	Blvd. Median	10,455	8,364
Area F-3	Formal	Blvd. Terminus Park	10,750	8,600
Area F-4	Formal	Active Pedestrian	27,224	21,779
Area F-5	Formal	Active Pedestrian	8,515	6,812
Area F-6	Formal	Village Park	16,819	13,455
Area F-7	Formal	Village Park	12,512	10,010
		Total Formal O/S Provided	121,648	(2.8 acres or 5%)

RESIDENTIAL PROJECT DENSITY

SECTION	SQ. FT.	AC.	DU	DENSITY
A	521464.8	11.9	Retail Only	0.0
B	517797.7	1.2	Retail Only	0.0
C	526553.5	12.1	105	8.7
D	107964.5	2.5	Retail Only	0.0
E	321148.3	7.4	275	37.2
F	625521.6	14.36	395	27.5
G	210327.31	4.87	57	11.7
H	641893.34	1.47	60	40.8
I	534232.61	12.26	13	1.1
J	415748.18	9.54	45	4.7
	Project Gross Density	77.6	950	12.24
	Project Net Density	57.6	950	16.49

PARKING BLOCK KEY MAP

(FROM WALKER PARKING REPORT, FIG. 1, PAGE 1)



SLOPE LEGEND

> 20.00

LEGEND

* Building type
** Unique building delineation
*** Total Building Level

Architectural IPerspective Key (reference Pattern Book)

Architectural Elevation Key (reference Pattern Book)

Proposed SD-X PUD Zoning/Property Line Boundary

0 100 200 300

SCALE: 1"= 100'

KISERVOGRINDESIGN
5005 Meridian Blvd. Ste. 100, Franklin, TN 37067
615.472.8916

RICHARD GARY McMURRAY, JR. REGISTERED LANDSCAPE ARCHITECT TENNESSEE NO. 2914

CLARB CERTIFIED LANDSCAPE ARCHITECT

OVATION PUD SUBDIVISION DEVELOPMENT PLAN (REVISION 1)

OVATION: SUBDIVISION (SD-X DISTRICT) DEVELOPMENT PLAN

HIGHWOODS REALTY, LP AND SS MCEWEN, LP, FRANKLIN, TN
DEVELOPMENT PLAN ENLARGEMENT

REVISIONS
09-04-2014 PER C.O.F. STAFF COMMENTS

CITY OF FRANKLIN PROJECT # 4645

DATE: 09-04-2014
DESIGNED BY: RGK
DRAWN BY: RB
CHECKED BY: RGV
Q.C. BY: MO
PROJECT #: 4540
SHEET #: 1 of 1
FILE NAME: 4540

L-3

OVATION
FRANKLIN, TN

Highwoods
CENTERCAL PROPERTIES, LLC

DRAKE A. REEDER REGISTERED LANDSCAPE ARCHITECT TENNESSEE NO. 329 COMMERCE

INITIAL SUBMITTAL: June 9, 2025

Revision Date
1. July 3, 2025 - staff comments
2. _____
3. _____
4. _____

APPROVED PUD

SHEET
C0.1

COF # 8849



EXISTING PUD AREA



PROPOSED PUD AREA

	2014 SD-X EXISTING PUD ENTITLEMENT	2014 TRAFFIC STUDY SD-X RC12 AREA	2025 PROPOSED PUD DEVELOPMENT PLAN ENTITLEMENT	2025 TRAFFIC STUDY SD-X + RC12 AREA	PUD PLAN CHANGE	TRAFFIC STUDY CHANGE
AREA	77.7AC	-	103.93 AC	-	-26.23 AC	-
RETAIL/ RESTAURANT	450,000 SF	413,000 SF 37,000 SF	400,000 SF	280,000 SF 120,000 SF	-50,000 SF	**-50,000 SF**
OFFICE	30,000 SF	1,400,000 SF	1,225,000 SF	1,450,000 SF	+1,195,000 SF	**+50,000 SF**
COMMERCIAL ENTERTAINMENT	-	-	30,00 SF	30,000 SF	+30,000 SF	**+30,000 SF**
HOTEL	450 KEYS	450 KEYS	350 KEYS	350 KEYS	-100 KEYS	**-100 KEYS**
RESIDENTIAL	950 UNITS	950 UNITS	1594 UNITS	1594 UNITS	+644 UNITS	**+644 UNITS**
TOTAL DAILY TRIPS		32,058		33,162		**+1,104 TRIPS**
TOTAL AM PEAK TRIPS		2,179		2,458		**+279 TRIPS**
TOTAL PM PEAK TRIPS		2,835		3,038		**+199 TRIPS**

* TOTAL TRAFFIC IMPACT OF BOTH PUD AREA AND ADJACENT RC12 AREA WAS STUDIED IN 2014, AND HAS BEEN USED AS BACKGROUND FOR TRAFFIC IMPROVEMENTS IN THE AREA (McEWEN INTERCHANGE & McEWEN TO WILSON PIKE)

* PUD AREA EXPANSION AREA IS WITH IN PREVIOUS TRAFFIC STUDY AREA.

OVATION
FRANKLIN, TN

Highwoods
CENTERCAL PROPERTIES, LLC

OVATION PUD SUBDIVISION
DEVELOPMENT PLAN, REVISION 2
Franklin, Williamson County, Tennessee

DRAKE A. REEDER
REGISTERED
LANDSCAPE ARCHITECT
TENNESSEE No. 1234
07-23-2025

INITIAL SUBMITTAL: June 9, 2025

Revision Date
1. July 3, 2025 - staff comments
2. _____
3. _____
4. _____

DEVELOPMENT PLAN COMPARISON
SHEET
C0.2
COF # 8849

Modification 1 - Block Length

Section 9.6.5 Internal Street Network

Maximum Block Length perimeter shall not exceed a maximum of 2,400 feet, expect the DRT may approve a block length perimeter up to 3,200 feet in cases: 1. Where environmental or topographic constraints exist; 2. Where the street classification prevents a connection; or 3. Where a proposal includes an internal parking structure.

Modification Request: To allow a maximum block length of 3,600 LF for the block encompassing the Wetland Park and stormwater management area.

The block encompassing the Wetland Park is defined by several existing factors. First, existing intersection of McEwen and Live Oak Lane is located as far east as possible. Secondly, the access point of Ovation Parkway and Encore Lane is established based on the existing conditions. The Wetland Park area includes two sections of protected stream and stream buffer area and an existing stormwater management area. This request is asking to exceed the maximum block length by 400 LF. The interior block, defined by Live Oak Lane and Encore Lane have pulled their roadways and buildings as close as possible to the Wetland Park. This block includes two parking structures and a fire lane, which does provide emergency and pedestrian access through the block.

1. The modification will enhance the design of the development more than if the standards were strictly adhered to:

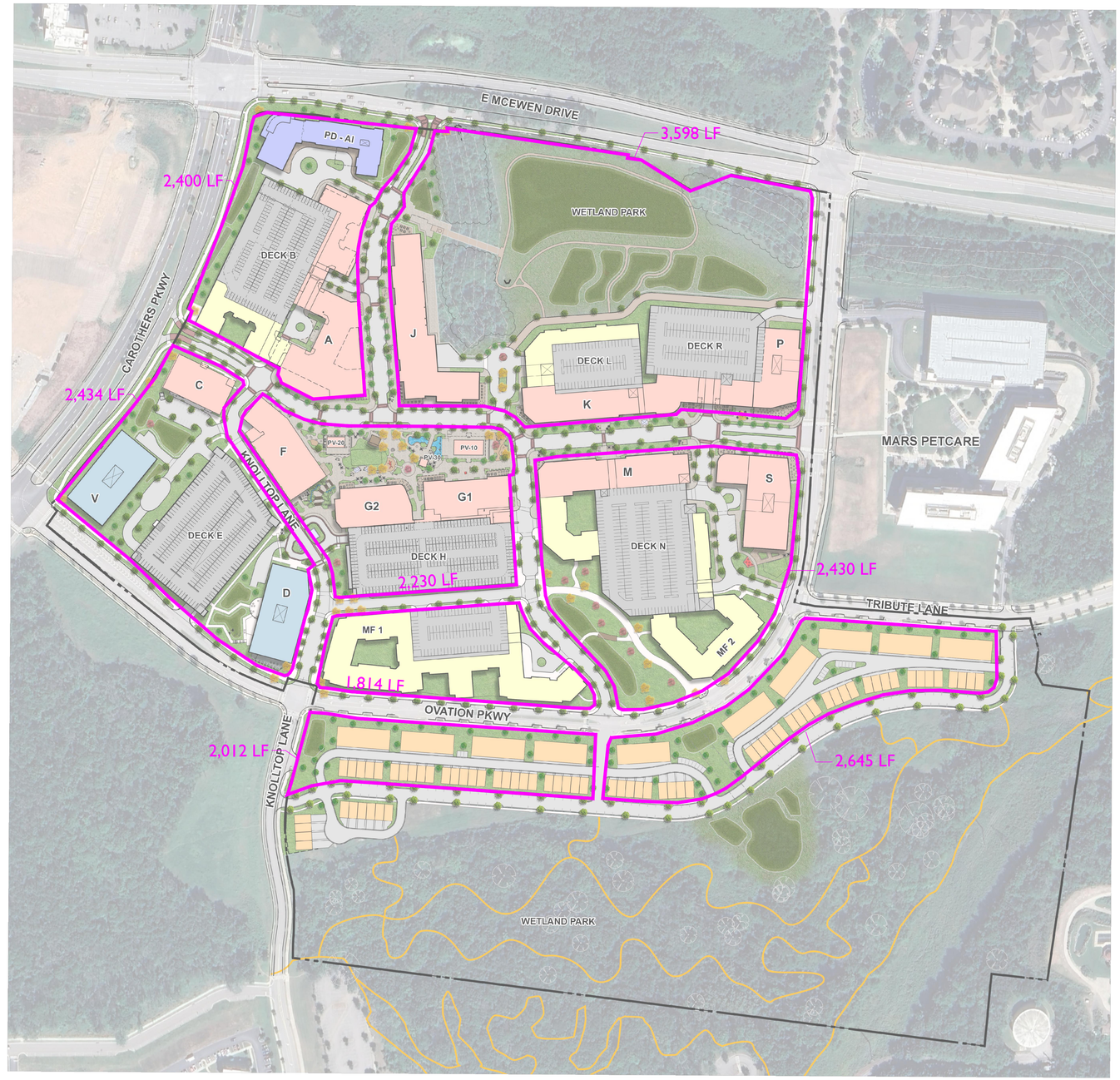
This modification takes into account the existing conditions of this site, which include existing roadway network and environmental conditions that prevent the block from being bisected by additional roadways.

2. The conditions upon which the request is based are unique to the design intent for the development and are not applicable generally to other property:

The existing roadway connections and environmental restrictions are unique to this parcel. In addition to the naturally occurring environmental conditions, the stormwater management use of the site was approved by the Stormwater Appeals Board Variance on Jan. 17, 2013.

3. The modification is consistent with the intent of Envision Franklin:

The modification is consistent with the Guiding Principles in Envision Franklin. Specifically, the pedestrian and emergency accesses through this block ensure that the principles of connectivity are supported, even if the overall block perimeter is exceeded by 400 LF due to existing environmental factors.



NOT TO SCALE

OVATION
FRANKLIN, TN

Highwoods
CENTERCAL PROPERTIES, LLC

OVATION PUD SUBDIVISION
DEVELOPMENT PLAN, REVISION 2
Franklin, Williamson County, Tennessee

DRAKE A. REEDER REGISTERED LANDSCAPE ARCHITECT TENNESSEE No. 1214

INITIAL SUBMITTAL: June 9, 2025

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1. July 3, 2025 - staff comments
2. _____
3. _____
4. _____

OVATION
MASTERPLAN
SHEET
C0.3
COF # 8849

Building Types: Rationale for Modification of Standards
The branding of Ovation as a unified master plan that creates a unique sense of place. As part of this identity, the applicant is requesting Modifications that would both enforce this sense of place and help the development be consistent with other developments in the Cool Springs area.

Modification 2 - Townhouse Roof Elements

Section 6.6: Roof Elements
Pitch shall be 3:12 to 12:12, excluding small roof sections over porches, entryways, or similar features.

Modification Request: To permit flat roofs with parapets for town homes.

This request is in keeping with the intent to provide high design architecture and diversity within the Ovation master plan. Similar town homes with flat roofs with parapets in Franklin are located at Jamison Station, the Brownstones in downtown Franklin, and Berry Farms.

1. The modification will enhance the design of the development more than if the standards were strictly adhered to:
   This requested modification seeks the ability to apply creative and unique architecture in the Ovation development. This modification requests that a flat roof town home with a parapet be incorporate for architectural variety in this more urban context of Ovation.

2. The conditions upon which the request is based are unique to the design intent for the development and are not applicable generally to other property:
   This modification is related to the size and scale of the development and seeks to have multiple tools available to incorporate architectural variety.

3. The modification is consistent with the intent of Envision Franklin:
   Envision Franklin consistently refers to preserving the City's established character. This Modification of Standards would allow Townhouse Buildings to have flat roofs similar in character to those in downtown Franklin and in mixed-use developments in Franklin. Both are prime example of successful, attractive mixed-use developments.





Modification 3 - Retail Storefronts, Remove a requirement for transom windows and kneewalls

Section 6.9: Building Elements - Retail Storefronts
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 details.

Modification Request: To allow up to 50% of Retail Storefronts on Commercial / Mixed-Use buildings to not have transom windows and to allow up to 50% of Retail Storefronts on Commercial/Mixed-Use buildings to not have knee walls.

1. The modification will enhance the design of the development more than if the standards were strictly adhered to:
   This requested modification seeks the ability to apply creative and unique architecture in the Ovation development. This modification requests that glass storefronts be permitted to extend to the ground level to incorporate architectural variety. Similarly, the modification requests that not all commercial/mixed-use buildings require transoms.

2. The conditions upon which the request is based are unique to the design intent for the development and are not applicable generally to other property:
   This modification is related to the size and scale of the development and seeks to have multiple tools available to incorporate architectural variety.

3. The modification is consistent with the intent of Envision Franklin:
   Envision Franklin consistently refers to preserving the City's established character. This Modification of Standards would allow Commercial/Mixed-Use Buildings with glass to the ground level and/or without transoms as are already established in downtown Franklin and in mixed-use developments in Cool Springs. Both are prime examples of successful, attractive mixed-use developments.









Project Name: Bridgeport Village in Tigard, OR





Project Name: Village at Meridian in Meridian, ID





Local Franklin examples without knee walls








Project Name: Village at Totem Lake in Kirkland, WA

OVATION

FRANKLIN, TN

Highwoods

CENTERCAL PROPERTIES, LLC

OVATION PUD SUBDIVISION
DEVELOPMENT PLAN, REVISION 2

Franklin, Williamson County, Tennessee

DRAKE A. REEDER REGISTERED LANDSCAPE ARCHITECT TENNESSEE No.: 329

INITIAL SUBMITTAL: June 9, 2025

Revision Date
1 July 3, 2025 - staff comments
2
3
4

OVATION MASTERPLAN

SHEET

C0.4

COF # 8849

Modification 4 - Large Scale Office Building Materials

Section 6.10: Primary Materials on Facade
Up to three of the following: brick, natural stone, or cultured stone.

Modification Request: To allow up to three of the following: Brick, natural stone, cultured stone, or pre-cast concrete as primary material on a facade for a large scale office building.

1. The modification will enhance the design of the development more than if the standards were strictly adhered to.

   It is the desire of this development to create a complementary architectural variety throughout the site. This modification will enable the large-scale office buildings to feature similar levels of architectural variety as similarly sized commercial and mixed-use buildings. Pre-cast concrete offers a readily available and visually similar alternative to many of the accepted primary materials.

2. The conditions upon which the request is based are unique to the design intent for the development and are not applicable generally to other property.

   The Ovation development seeks to create architectural variety throughout the site while still being visually cohesive internally and to the existing, neighboring development, Mars. Introduction of a third façade material and the ability to pre-cast concrete as a building material will help to accomplish this consistency throughout this mixed-use community.

3. The modification is consistent with the intent of Envision Franklin.

   Envision Franklin requests visually interesting architectural facades as well as the ability to create strong identity through design. The Ovation development is seeking to accomplish these goals in both their place making and their architectural identity. This increase in the materials palette allows for the large-scale office buildings to blend into the mixed use community.

Modification 5 - Commercial/Mixed-Use Building Materials

Section 6.9: Primary Materials on Facade
Up to two of the following: brick, natural stone, cultured stone, smooth wood siding, or fiber cement siding.

Modification Request: To allow up to three of the following: Brick, natural stone, cultured stone, smooth wood siding, fiber cement siding, or pre-cast concrete as primary material on a facade for a commercial/mixed use building.

1. The modification will enhance the design of the development more than if the standards were strictly adhered to.

   This modification is intended for mixed-use buildings with office as a primary use. It is the desire of this development to create a complementary architectural variety throughout the site. This modification will enable the large-scale office buildings to feature similar levels of architectural variety as similarly sized commercial and mixed-use buildings. Pre-cast concrete offers a readily available and visually similar alternative to many of the accepted primary materials.

2. The conditions upon which the request is based are unique to the design intent for the development and are not applicable generally to other property.

   The Ovation development seeks to create architectural variety throughout the site while still being visually cohesive internally and to the existing, neighboring development, Mars. Introduction of a third façade material and the ability to pre-cast concrete as a building material will help to accomplish this consistency throughout this mixed-use community.

3. The modification is consistent with the intent of Envision Franklin.

   Envision Franklin requests visually interesting architectural facades as well as the ability to create strong identity through design. The Ovation development is seeking to accomplish these goals in both their place making and their architectural identity. This increased in the palette allows for the large-scale office buildings to blend into the mixed use community.

Architectural precast concrete offers a range of benefits that make it an attractive choice for modern construction. One of its primary advantages is its design versatility. Precast panels can be molded into virtually any shape, texture, or color, allowing the design team flexibility to achieve complex and aesthetically pleasing facades that would be difficult or costly with traditional materials. This flexibility supports both creative expression and functional design. It also enables the integration of insulation, window openings, and decorative elements directly into the panels.

Considering the size of the Ovation development and the desire for placemaking,
Architectural precast introduces another tool to provide diversity of design, scale, and materiality. Additionally, because architectural precast components are manufactured in controlled environments, they maintain high quality and consistency, reducing the likelihood of defects and ensuring a precise fit during installation.

Architectural precast will add value to Ovation through construction efficiency. Precast elements are produced off-site and delivered ready for installation, which minimizes on-site labor, reduces construction time, and mitigates weather-related delays. This streamlined process not only accelerates project timelines but also enhances safety by limiting the amount of work performed at height or in hazardous conditions. Furthermore, architectural precast is known for its durability and low maintenance, offering excellent resistance to fire, weather, and pests. Its thermal mass also contributes to energy efficiency, helping regulate indoor temperatures and reduce heating and cooling costs.

These combined attributes have made architectural precast concrete a desirable material in modern construction for decades. It continues to be used on a variety of project types throughout the country and will contribute to the overall aesthetic experience of Ovation.

1. Project Name: The Harper
   Location: East 86th Street, Manhattan, NY
   Architect: ODA Architecture
   Date of Construction: 2024

2. Project Name: Educational Media Foundation HQ
   Location: Franklin, TN
   Architect: HASTINGS
   Date of Construction: 2024

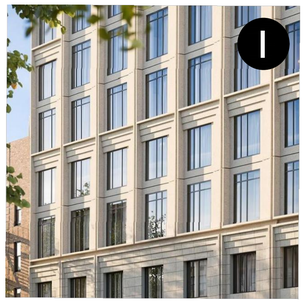
3. Project Name: Peabody Plaza
   Location: Nashville, TN
   Architect: HASTINGS
   Date of Construction: 2020

4. Project Name: 4 Cannon Street
   Location: London, England
   Architect: PLPArchitecture
   Date of Construction: 2020

5. Project Name: The Orchard
   Location: Chicago, IL
   Architect: Antunovich Associates
   Date of Construction: 2020

6. Project Name: Wembley North Eastlands
   Location: London, England
   Architect: Hawthorn Tompkins
   Date of Construction: 2025

7. Project Name: 144 Vanderbilt
   Location: Brooklyn, NY
   Architect: Solid Objectives
   Date of Construction: 2024



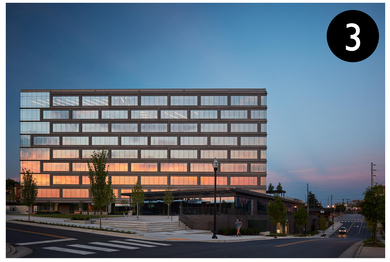












Modification 6 - Retaining Wall Screening

Section 13.2.5.A - Retaining Walls for Multifamily, Nonresidential, and Mixed Uses
Each retaining wall shall have a single row of evergreen shrubs, planted every five feet on center, at the base of the wall to soften its appearance. Shrubs shall be a minimum of 30 inches in height at the time of planting. Evergreen trees or groundcover may be permitted as an alternative, subject approval of the Department of Planning and Sustainability.

Modification Request: Request to eliminate the requirement of planting at the base of the retaining wall behind building J since the wall will be placed in close proximity to an established riparian buffer. The evergreen shrub requirement conflicts with the native plant requirement as directed in Franklin's Best Management Practice Stormwater Management Manual.

1. The modification will enhance the design of the development more than if the standards were strictly adhered to:

   The evergreen shrub requirement is to enhance the visual appearance of the retaining wall. In this instance the retaining wall is screened from view with approximately 120 feet wide existing mature trees in a protected stream buffer. The Stormwater Management Manual requires a mixture of native plants to enhance the water quality aspects of the stream.

2. The conditions upon which the request is based are unique to the design intent for the development and are not applicable generally to other property:

   The public viewshed is from the top of the wall. The bottom of the wall, where the shrubs are required is not visible from the public viewshed.

3. The modification is consistent with the intent of Envision Franklin:

   The modification is consistent with the Guiding Principles of Envision Franklin, and does not diminish the high-intensity activity center. In the Regional Commerce Policy, landscape buffers are encouraged adjacent to single family residential areas, parking areas, and service areas.

OVATION
FRANKLIN, TN

Highwoods
CENTERCAL PROPERTIES, LLC

OVATION PUD SUBDIVISION
DEVELOPMENT PLAN, REVISION 2
Franklin, Williamson County, Tennessee

DRAKE A. REEDER
REGISTERED
LANDSCAPE ARCHITECT
TENNESSEE No. 321
07.22.25

INITIAL SUBMITTAL: June 9, 2025

Revision Date
1. July 3, 2025 - staff comments
2. _____
3. _____
4. _____

BUILDING MODIFICATION OF STANDARDS
SHEET
C0.5
COF # 8849

Modification 7 - Wall Retaining Wall Height

Section 13.2.5: Maximum Height of Retaining Walls

Maximum Height of 10 feet

Modification Request: To increase the maximum retaining wall height to a maximum height of 22 feet for one wall, located behind building J; and to increase the maximum retaining wall height to a maximum of 16' adjacent to Brook Meadow Lane.

22 ft wall behind Building J:

Live Oak Lane has an existing right-in/ right-out driveway cut onto McEwen. This driveway cut is constructed today, and there is no flexibility for it to be relocated closer to Carothers Parkway nor closer to South Prong of Spencer Creek. South Prong of Spencer Creek is a protected Waters of the State and has 60' buffers from the top of bank on both sides of the creek. Due to the fixed access location directly adjacent to the buffer, and due to the City of Franklin Technical Street Standards for horizontal geometry for private streets, realigning this driveway location is not possible. The grade changes from 780 at Ovation Parkway down to 715 at the McEwen access requires a substantial grade change along the street. To maintain appropriate slopes along the main pedestrian plaza and streets, as well as ensure appropriate slopes for fire apparatus as the road travels southbound and climbs in elevation, the wall height is required. The retaining wall is located behind building J, screened from view. The low side of the wall is on the eastern side and is screened from view by existing trees within the stream buffer of South Prong of Spencer Creek.

1. The modification will enhance the design of the development more than if the standards were strictly adhered to:

This modification will allow for a road alignment of Live Oak Lane that does not encroach on an adjacent stream buffer. The protection of this stream buffer is critical to the water quality aspects of the stream. The location of the right-in right-out intersection at McEwen Drive is constructed and is located at its western most point to the intersection of Carothers and McEwen Drive.

2. The conditions upon which the request is based are unique to the design intent for the development and are not applicable generally to other property:

The intersection of McEwen Drive and Live Oak Lane is located as far west as possible to provide separation between the intersection and Carothers Parkway. It is located adjacent to a protected stream buffer on the eastern side of the right of way. Due to the location of intersection, the elevation of McEwen, and the elevation of the stream channel results in a wall that is taller than 10 feet along the eastern side of Live Oak Lane.

3. The modification is consistent with the intent of Envision Franklin:

The modification is consistent with the Guiding Principles in Envision Franklin. Specifically, the viewshed of the wall from McEwen is protected by a width of 120' of existing mature trees. The wall will be below the tree canopy and shielded from view.

16' wall adjacent to Brook Meadow Lane:

The 16' retaining wall proposed south of the residential development serves to eliminate grading and development impact into the Hillside Hillcrest Overlay. The street located directly to the north of the retaining wall (Brook Meadow Lane) is proposed at the maximum possible elevation while still meeting City of Franklin Technical Standards for local roadways. The placement of Brook Meadow Lane is pulled as far north as possible and has defined connection points at both Knoll Top Lane and Tribute Lane. The townhomes and multi-family buildings on the residential block between Brook Meadow Lane and Ovation Parkway are targeted to be between 2 and 4 stories, which will help shield the wall from public and off-site views. Vegetative screening, according to City of Franklin requirements, will be implemented.

1. The modification will enhance the design of the development more than if the standards were strictly adhered to:

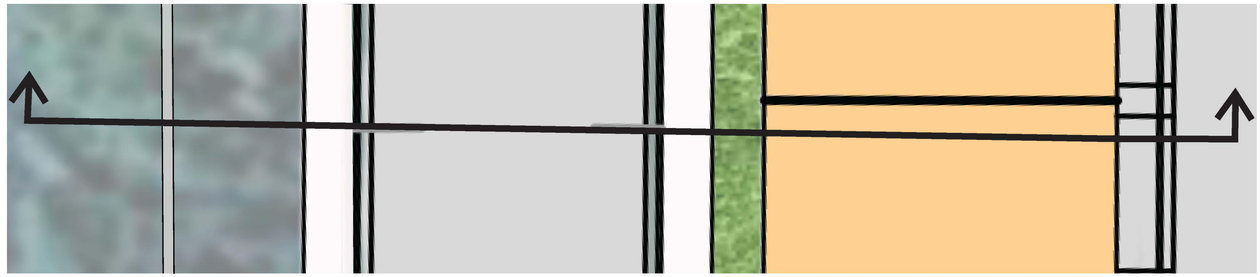
The design of this wall serves to eliminate grading and development impacts into the Hillside Hillcrest Overlay. The current design maximizes the amount of tree canopy preservation on the top side of the wall.

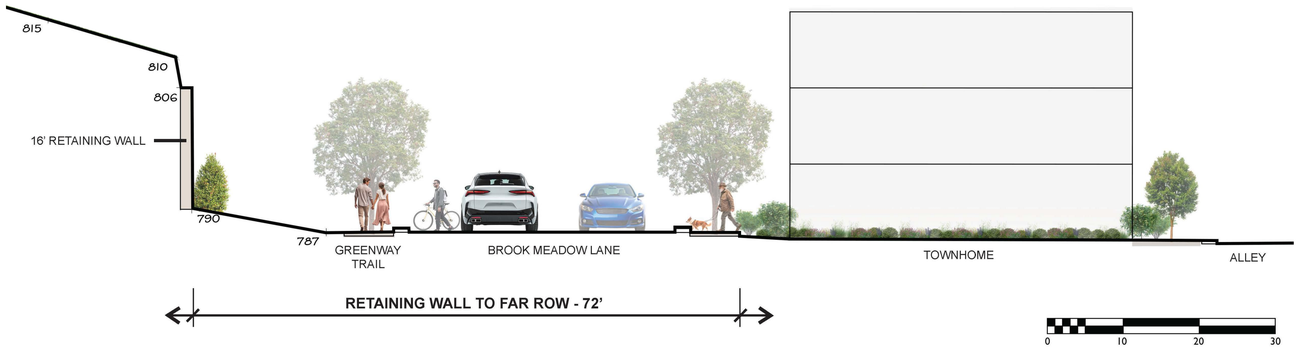
2. The conditions upon which the request is based are unique to the design intent for the development and are not applicable generally to other property:

The location of Brook Meadow Lane is pulled as far north as possible and has its connections points set by existing conditions. This segment of retaining wall over 10 feet is necessary to reduce development impacts to the Hillside Hillcrest Overlay.

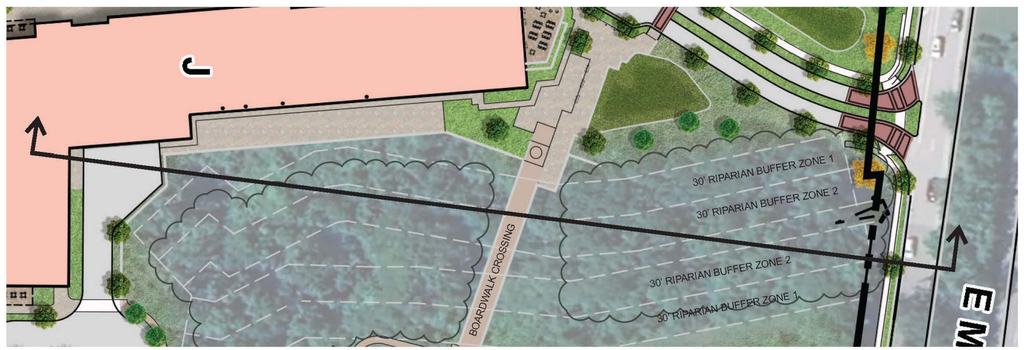
3. The modification is consistent with the intent of Envision Franklin:

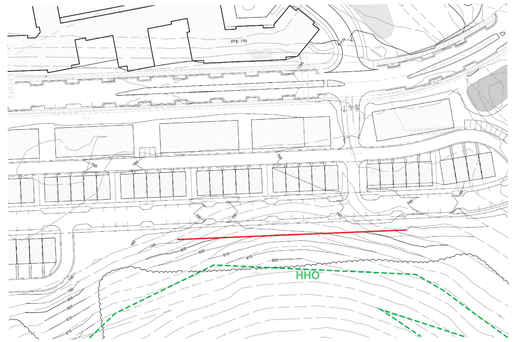
This modification is consistent with the Guiding Principle to protect natural features and existing tree canopies, and minimizing site disturbance in the hilltops, hillsides, and steep slopes.

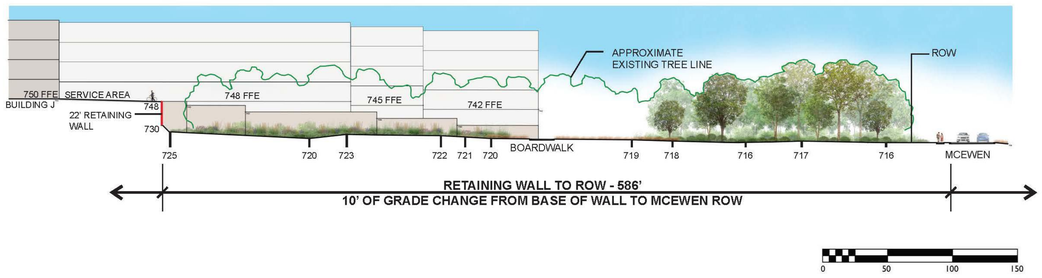




16' WALL BY BROOK MEADOW LANE







22' WALL NEXT TO BUILDING J



OVATION
FRANKLIN, TN

Highwoods

CENTERCAL
PROPERTIES, LLC

OVATION PUD SUBDIVISION
DEVELOPMENT PLAN, REVISION 2
Franklin, Williamson County, Tennessee

DRAKE A. REEDER
REGISTERED
LANDSCAPE ARCHITECT
TENNESSEE No. 1
07/09/25

INITIAL SUBMITTAL: June 9, 2025

Revision Date
1 July 3, 2025 - staff comments
2
3
4

BUILDING MODIFICATION OF STANDARDS

SHEET
C0.6

COF # 8849

Modification 8 - Parking and Transit

Section 10.5.2 A - Parking Structures
Outside of the CFO and CAO, where along an arterial or collector street, parking structures shall be screened by buildings at least as tall as the parking structures.

Modification Request: Request to place a parking structure parallel to the Carothers Parkway and the McEwen Drive Right of Ways.

The parking garage located along Carothers Parkway is between 40 and 65 feet from the right of way, and the parking garage located along McEwen Drive is between 320 and 355 feet from the right of way.

The garage along Carothers Parkway will be constructed with architectural finishes in keeping with the high design style of the mixed use and office buildings within the Ovation Master Plan. Openings will be vertically oriented to appear as window openings that meet the regulations of the Commercial/Mixed Use Building Type. Pedestrian entrances will be prominently located on the façade facing Carothers Parkway and will be highly visible. The garage along McEwen is set back and does not have a dominating presence on the viewshed of McEwen Drive.

Section 10.5.2 At or Above Grade Parking Structures outside of the CFP or CAO1, CAO2, or CAO3 (D) states;

At or above grade parking structures shall be visually similar in character to the principle building by

1. Matching the materials or being composed of brick; and
2. Vertically orienting the openings to appear as windows of the same size and rhythm as the principal building

The items below are additional commitments of this Modification of Standards

3. Architectural detailing to be similar size and rhythm as the primary structure
4. Building to include a base, middle and cap
5. A minimum of three different building facades will be applied along the parking structure façade facing the arterial road. Should the garage width change to less than 150 feet then only two facades would be required.
6. Pedestrian access entry facing the arterial road
7. Foundation landscape planting along the base of the parking structure.

1. The modification will enhance the design of the development more than if the standards were strictly adhered to:

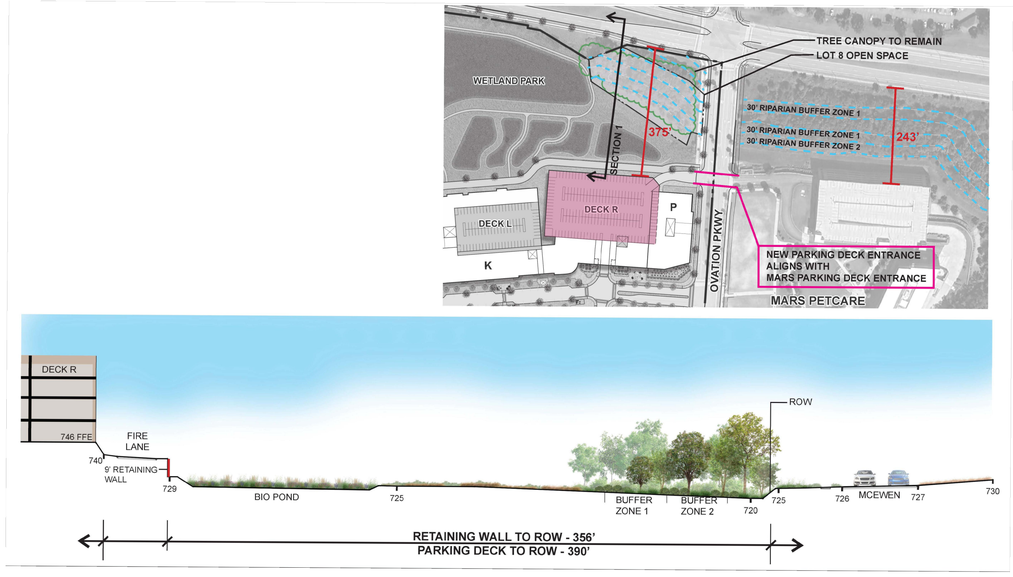
   Parking structures within Ovation are distributed throughout the master plan to provide convenient parking to the various uses in the plan. One of the structures is located between 40 and 65 feet from Carothers Parkway and another is between 320 and 355 feet from McEwen Drive. Both of these roadways are arterial roads. The design of the development is enhanced with better distribution of parking. The parking structures location on the outer edges of the master plan provide for clear and obvious destinations for automobiles, while keeping the interior of the master plan more pedestrian oriented by reducing the number of automobiles through the development's internal drives.

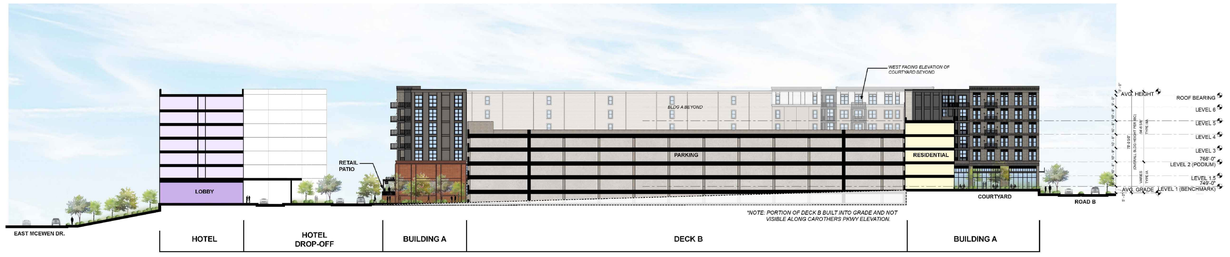
2. The conditions upon which the request is based are unique to the design intent for the development and are not applicable generally to other property:

   Ovation is a unique, mixed use master plan with a variety of uses designed for a pedestrian friendly experience. Locating the parking structures predominantly on the outer edges of the master plan reduces the presence of the automobiles within the interior of the development.

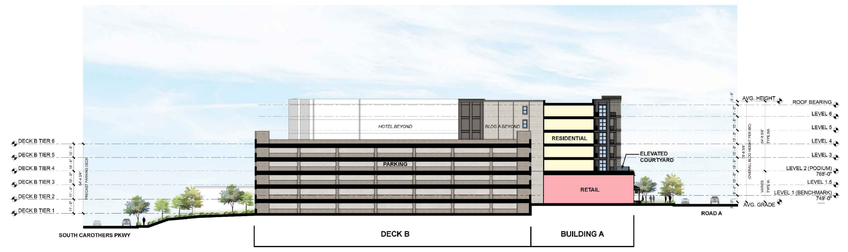
3. The modification is consistent with the intent of Envision Franklin:

   Envision Franklin states: The majority of off-street and structured parking should be located to the side or rear of buildings. Large expanses of pavement, particularly between a building and a street, should be avoided. Architectural and/or landscape features should be used so as to diminish the appearance of parking from public view. The parking garages are located to the side of the buildings they serve and have been located such that landscape screening can be provided within the 90 foot distance to the right of way to diminish the appearance from the public view.





Section AA: North to South
Scale: 1" = 30' - 0"



Section BB: East to West
Scale: 1" = 30' - 0"

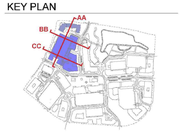


Section CC: East to West
Scale: 1" = 30' - 0"



CONCEPTUAL ELEVATION

KEY PLAN



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

OVATION
FRANKLIN, TN

Highwoods
CENTERCAL PROPERTIES, LLC

OVATION PUD SUBDIVISION
DEVELOPMENT PLAN, REVISION 2
Franklin, Williamson County, Tennessee

DRAKE A. REEDER
REGISTERED
SIGNATURE
07/29/25
TENNESSEE No. 121
LANDSCAPE ARCHITECT

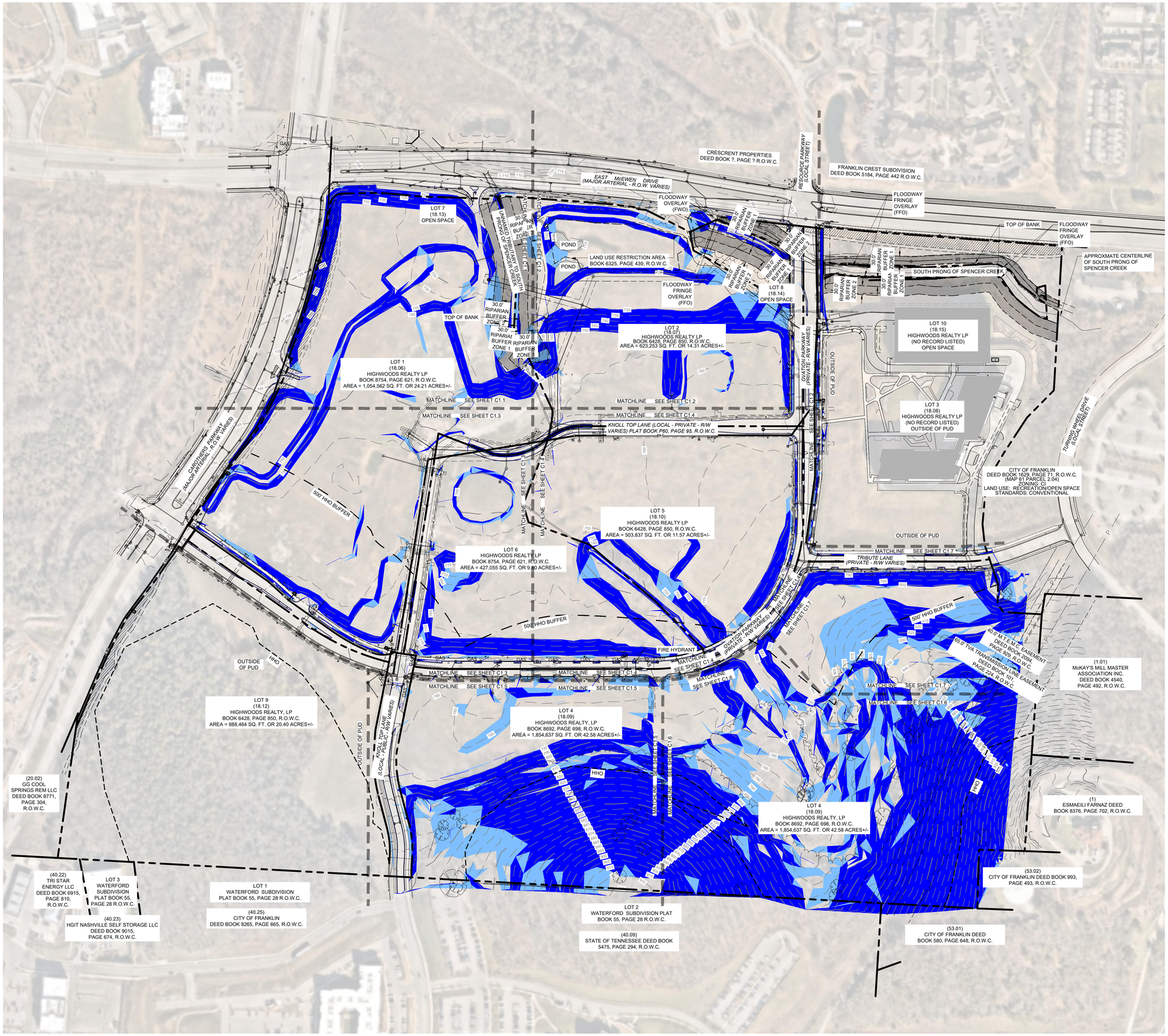
INITIAL SUBMITTAL: June 9, 2025

Revision Date
1. July 3, 2025 - staff comments
2. _____
3. _____
4. _____

BUILDING MODIFICATION OF STANDARDS

SHEET
C0.7

COF # 8849



SOIL REPORT			
MAP UNIT SYMBOL	MAP UNIT NAME	ACRES OF AOI	% OF AOI
ArB2	ARMOUR SILT LOAM, 2 TO 5 PERCENT SLOPES, ERODED	10.6	6.9%
ArC2	ARMOUR SITL LOAM, 5 TO 12 PERCENT SLOPES, ERODED	12.1	7.8%
BrD2	BRAXTON CHERTY SILT LOAM, 12 TO 20 PERCENT SLOPES, ERODED	0.6	0.4%
BsD3	BRAXTON CHERTY SILTY CLAY LOAM, 12 TO 20 PERCENT SLOPES, SEVERE ERODED	6.2	4.0%
Eg	EGAM SILT LOAM, PHOSPHATIC	1.3	0.8%
Gu	GULLIED LAND	1.2	0.8%
HbC2	HAMPSHIRE SILT LOAM, 5 TO 12 PERCENT SLOPES, ERODED	3.6	2.4%
Hu	HUNTINGTON SILT LOAM, PHOSPHATIC	30.8	20.0%
MbB2	MAURY SILT LOAM, 2 TO 5 PERCENT SLOPES, ERODED	5.8	3.7%
MbC2	MAURY SILT LOAM, 5 TO 12 PERCENT SLOPES, ERODED	0.1	0.1%
MoD	ASHWOOD-MIMOSA-ROCK OUTCROP COMPLEX, 5 TO 15 PERCENT SLOPES	7.0	4.5%
Mp	MINE PITS AT DUMPS	0.0	0.0%
Mr	MINE LAND, RECLAIMED	0.4	0.3%
Rc	ROCKLAND	28.3	18.3%
StC3	STIVERSVILLE CLAY LOAM, 5 TO 12 PERCENT SLOPES, SEVERELY ERODED	7.9	5.1%
StD3	STIVERSVILLE CLAY LOAM, 12 TO 20 PERCENT SLOPES, SEVERELY ERODED	15.6	10.1%
StB2	STIVERSVILLE SILT LOAM, 2 TO 5 PERCENT SLOPES	4.1	2.7%
StC2	STRIVERSVILLE SILT LOAM, 5 TO 12 PERCENT SLOPES, ERODED	13.9	9.0%
StD2	STIVERSVILLE SILT LOAM, 12 TO 20 PERCENT SLOPES, ERODED	1.6	1.0%
W	WATER	3.2	2.1%

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 A TOPOGRAPHIC AND ALTA SURVEY PREPARED BY BARGE DESIGN SOLUTIONS DATED 05/01/2023. THE INFORMATION PROVIDED SHALL BE FIELD VERIFIED PRIOR TO CONSTRUCTION. KIMLEY-HORN AND ASSOCIATES SHALL NOT BE HELD RESPONSIBLE FOR THE ACCURACY AND COMPLETENESS OF THE BASE INFORMATION SHOWN.
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5. THIS PROJECT IS NOT LOCATED IN A FLOOD HAZARD AREA ACCORDING TO FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP COMMUNITY NO. 47187C0220G, DATED DECEMBER 20, 2024, ZONE "X".

STORMWATER NARRATIVE

STORMWATER RUNOFF FOR THIS SITE ENCOUNTERS HEAVILY WOODED GENTLY SLOPING HILLSIDE THROUGHOUT THE PROPERTY. FLOW TRAVELS VIA SHEET FLOW AND SHALLOW CHANNEL FLOW IN ONE OF THREE DIRECTIONS, NOTED ABOVE WITH OUTFALL LABELS. OUTFALL #1 IS AN EXISTING INLET ALONG CAROTHERS PARKWAY. OUTFALL #2 IS AN EXISTING INLET ALONG LIBERTY PIKE, OUTFALL #3 IS UNKNOWN WOODED AREAS.

OUTFALLS #1 AND #2 WILL BE UTILIZED IN THE DEVELOPMENT OF THIS SITE.

EXISTING CONDITIONS LEGEND

- ZONE 1 BUFFER
- ZONE 2 BUFFER
- HHO
- 500' HHO BUFFER
- TOP OF BANK

SITE SLOPE TABLE

	14% - 19.99%
	20% and above

GRAPHIC SCALE IN FEET
0 75 150 300

NORTH

CENTERCAL PROPERTIES, LLC

Highwoods

OVATION PUD SUBDIVISION DEVELOPMENT PLAN, REVISION 2

Franklin, Williamson County, Tennessee

OVATION
FRANKLIN, TN

WILLIAM GRAY HARRISON
REGISTERED ENGINEER
AGENT OF RECORD
No. 121919
STATE OF TENNESSEE

INITIAL SUBMITTAL: XXXXXXXXX

Revision Date
1 _____
2 _____
3 _____
4 _____

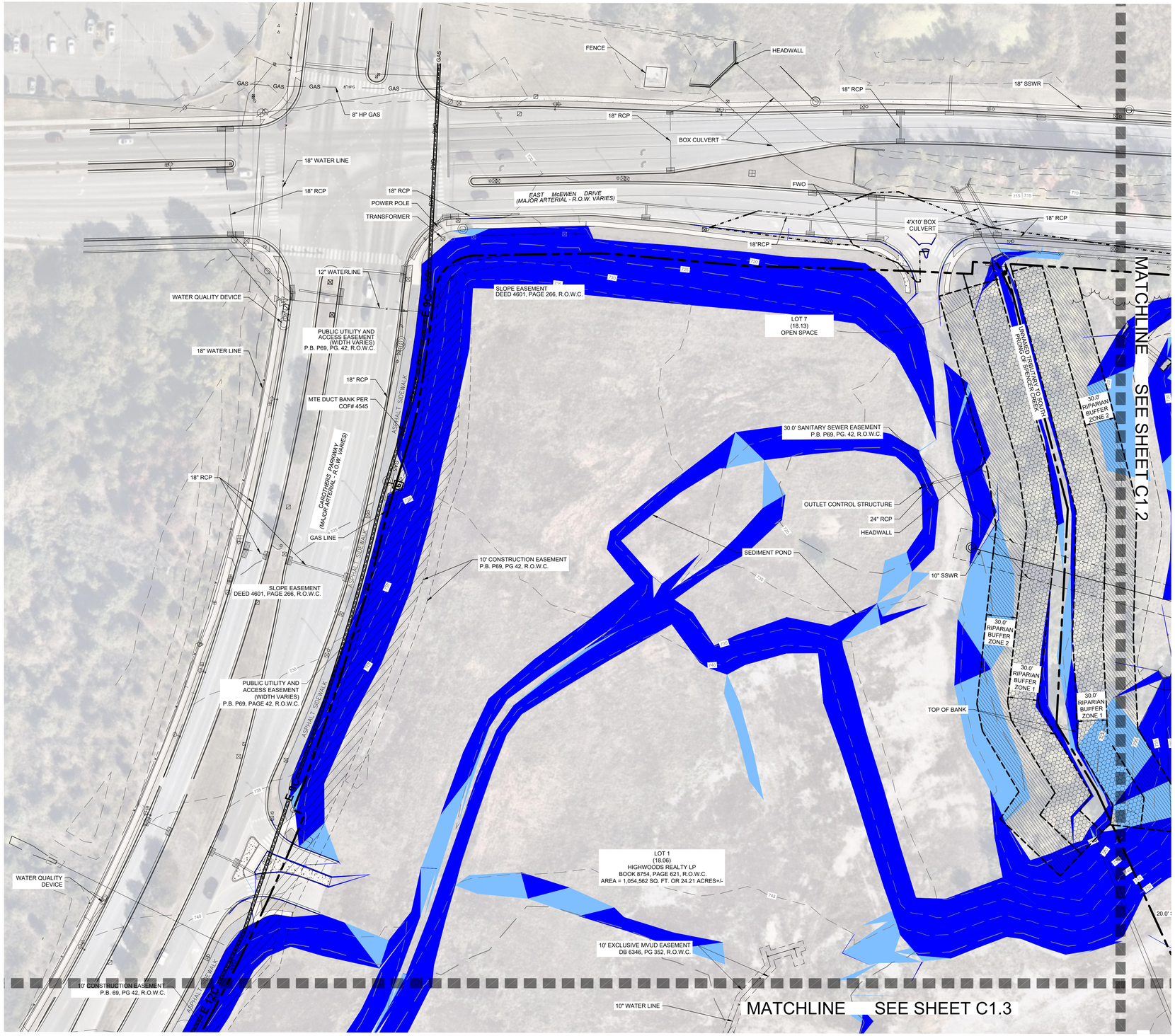
OVERALL EXISTING CONDITIONS

SHEET
C1.0

COF # 8849

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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 NO. 47187C0220G, DATED DECEMBER 20, 2024, ZONE "X".

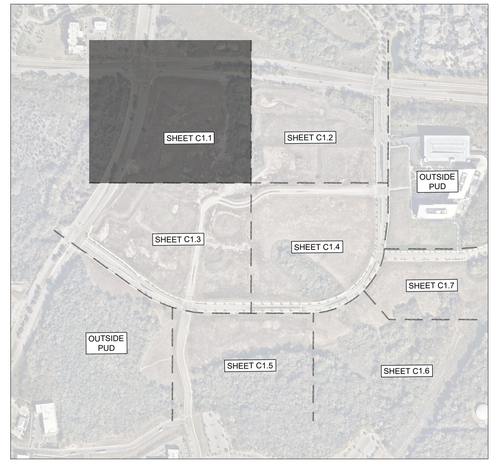
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OUTFALLS #1 AND #2 WILL BE UTILIZED IN THE DEVELOPMENT OF THIS SITE.

SITE SLOPE TABLE

	14% - 19.99%
	20% and above



GRAPHIC SCALE IN FEET
0 25 50 100

NORTH

CENTERCAL PROPERTIES, LLC

Highwoods

OVATION PUD SUBDIVISION
DEVELOPMENT PLAN, REVISION 2
Franklin, Williamson County, Tennessee

OVATION
FRANKLIN, TN

WILLIAM GRAY HARRISON
REGISTERED ENGINEER
AGENT OF RECORD
No. 127918
STATE OF TENNESSEE

INITIAL SUBMITTAL: XXXXXXXX

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

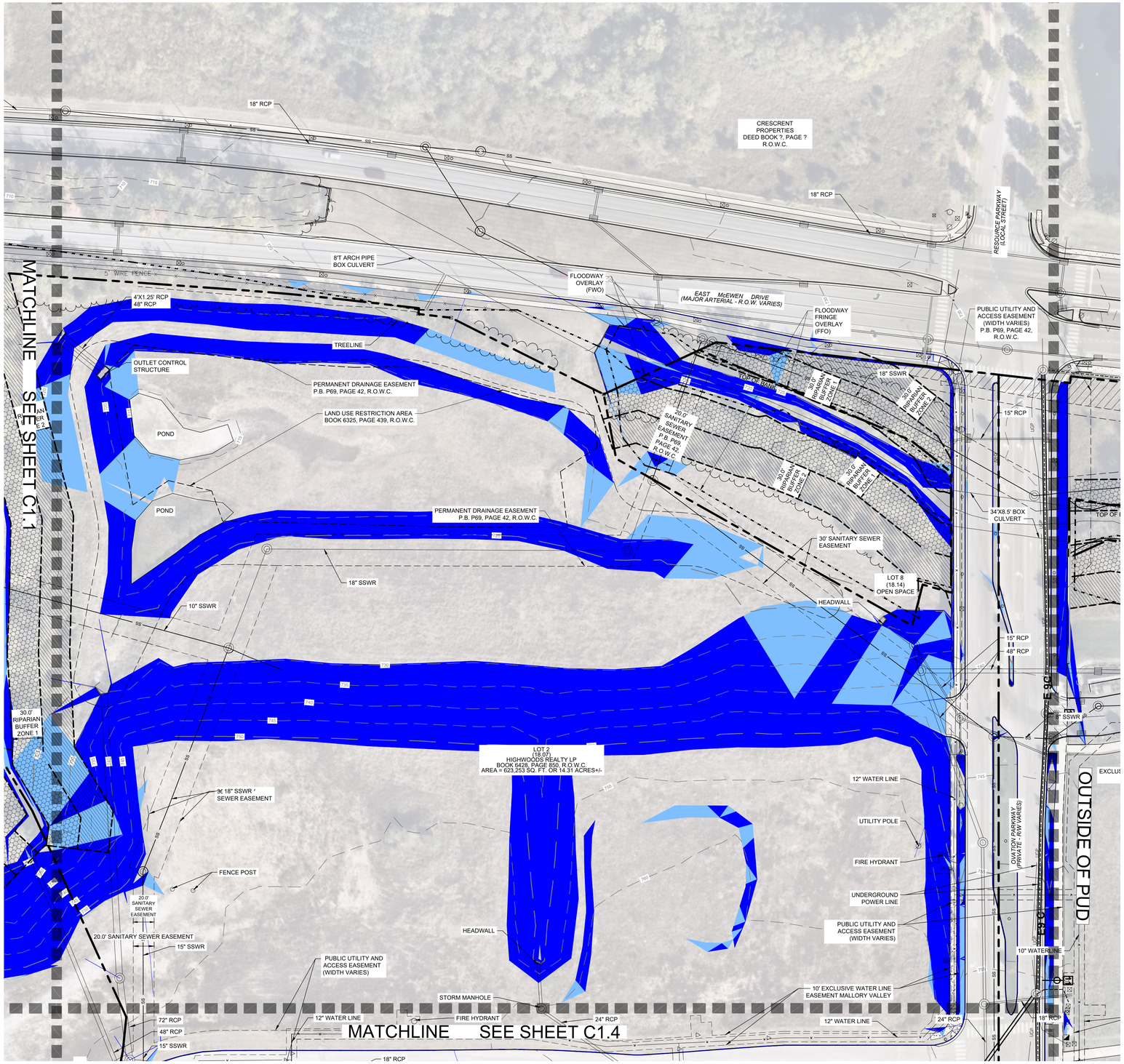
ENLARGED EXISTING CONDITIONS

SHEET
C1.1

COF # 8849

Drawing name: K:\FRA_LDEV\118471000 - ovation\4-CADD\plansheets\1-development plan\C1.1 ENLARGED EXISTING CONDITIONS.dwg C1.1 ENLARGED EXISTING CONDITIONS Jul 03, 2025 1:24pm by: James.Parker

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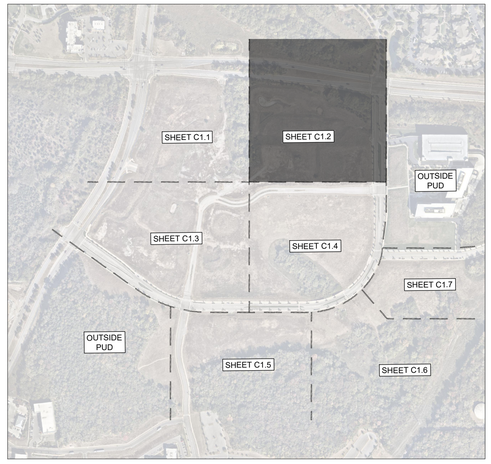
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- ZONE 1 BUFFER
- ZONE 2 BUFFER
- HHO
- 500' HHO BUFFER
- TOP OF BANK

SITE SLOPE TABLE

- 14% - 19.99%
- 20% and above



GRAPHIC SCALE IN FEET
0 25 50 100

NORTH

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Highwoods

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INITIAL SUBMITTAL: XXXXXXXXX

Revision Date

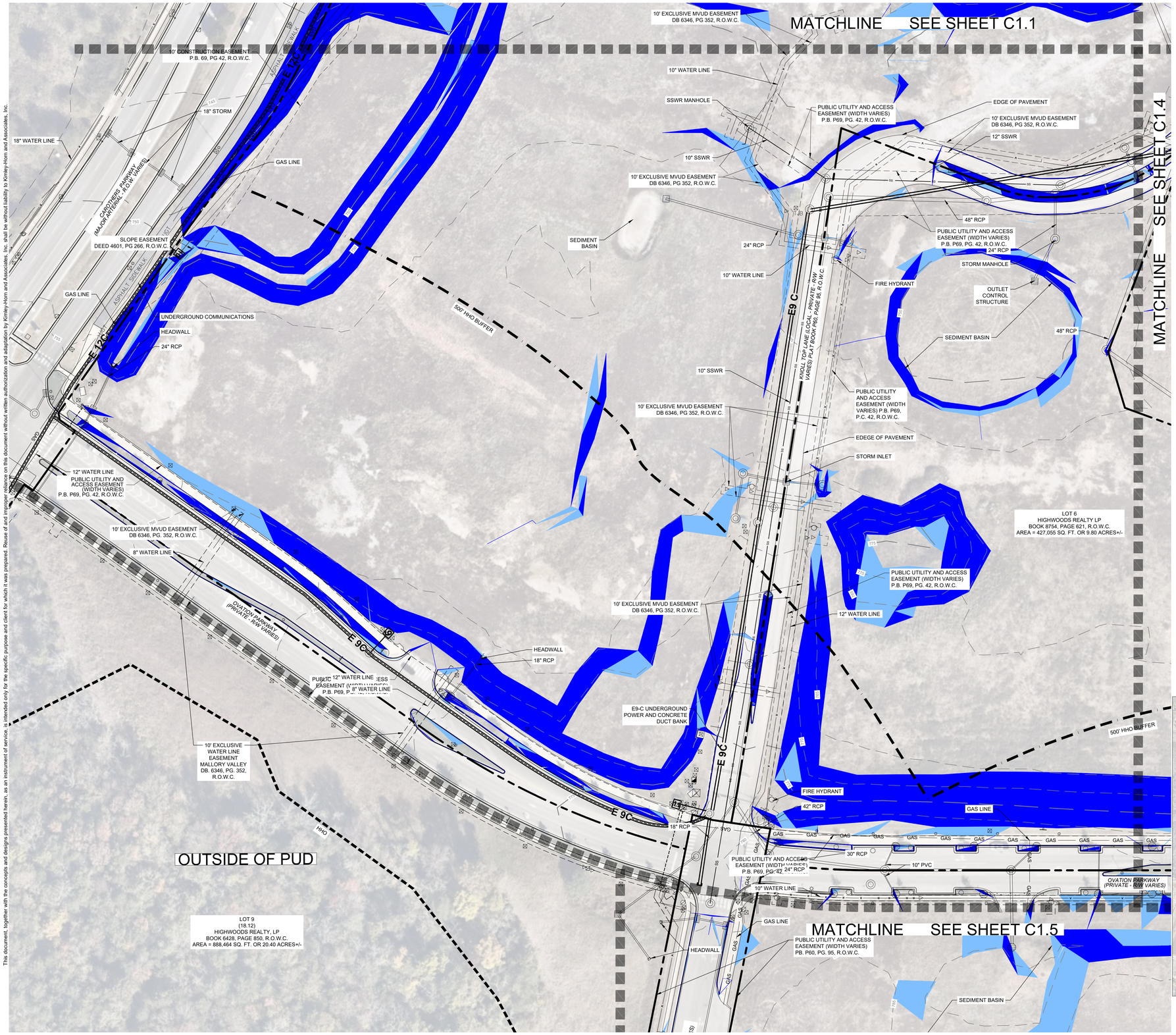
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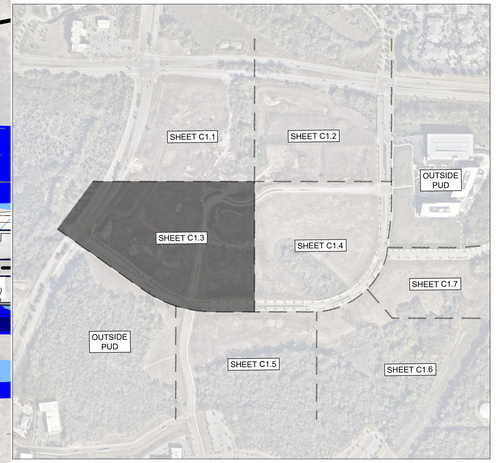
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COF # 8849

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GRAPHIC SCALE IN FEET
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NORTH

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STORMWATER NARRATIVE

STORMWATER RUNOFF FOR THIS SITE ENCOUNTERS HEAVILY WOODED GENTLY SLOPING HILLSIDE THROUGHOUT THE PROPERTY. FLOW TRAVELS VIA SHEET FLOW AND SHALLOW CHANNEL FLOW IN ONE OF THREE DIRECTIONS, NOTED ABOVE WITH OUTFALL LABELS. OUTFALL #1 IS AN EXISTING INLET ALONG CAROTHERS PARKWAY. OUTFALL #2 IS AN EXISTING INLET ALONG LIBERTY PIKE, OUTFALL #3 IS UNKNOWN WOODED AREAS.

OUTFALLS #1 AND #2 WILL BE UTILIZED IN THE DEVELOPMENT OF THIS SITE.

EXISTING CONDITIONS LEGEND

- ZONE 1 BUFFER
- ZONE 2 BUFFER
- HHO
- 500' HHO BUFFER
- TOP OF BANK

SITE SLOPE TABLE

	14% - 19.99%
	20% and above

CENTERCAL PROPERTIES, LLC

Highwoods

OVATION PUD SUBDIVISION DEVELOPMENT PLAN, REVISION 2

Franklin, Williamson County, Tennessee

OVATION
FRANKLIN, TN

WILLIAM GRAY HARRISON
REGISTERED ENGINEER
AGENT OF RECORD
No. 121919
STATE OF TENNESSEE

INITIAL SUBMITTAL: XXXXXXXXX

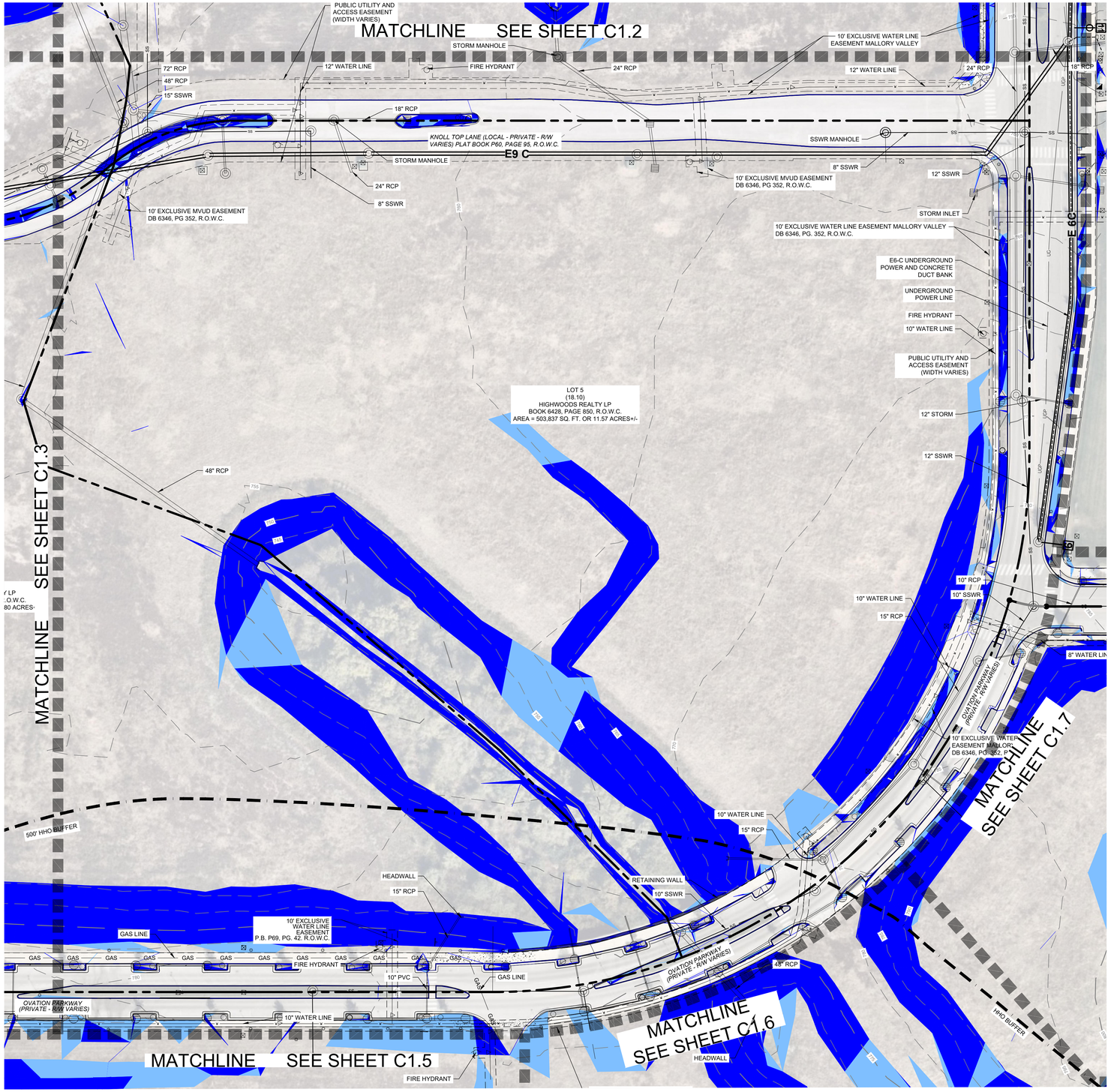
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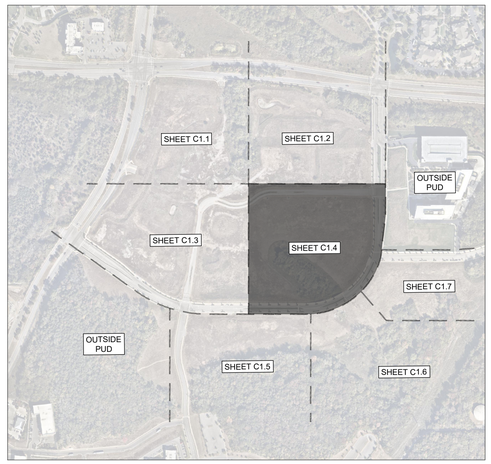
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SITE SLOPE TABLE

- 14% - 19.99%
- 20% and above



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NORTH

CENTERCAL PROPERTIES, LLC

Highwoods

OVATION PUD SUBDIVISION DEVELOPMENT PLAN, REVISION 2

Franklin, Williamson County, Tennessee

OVATION
FRANKLIN, TN

WILLIAM GRAY HARRISON
REGISTERED ENGINEER
CERTIFICATE OF AUTHORIZATION
COMMERCE
No. 127838
STATE OF TENNESSEE

INITIAL SUBMITTAL: XXXXXXXXX

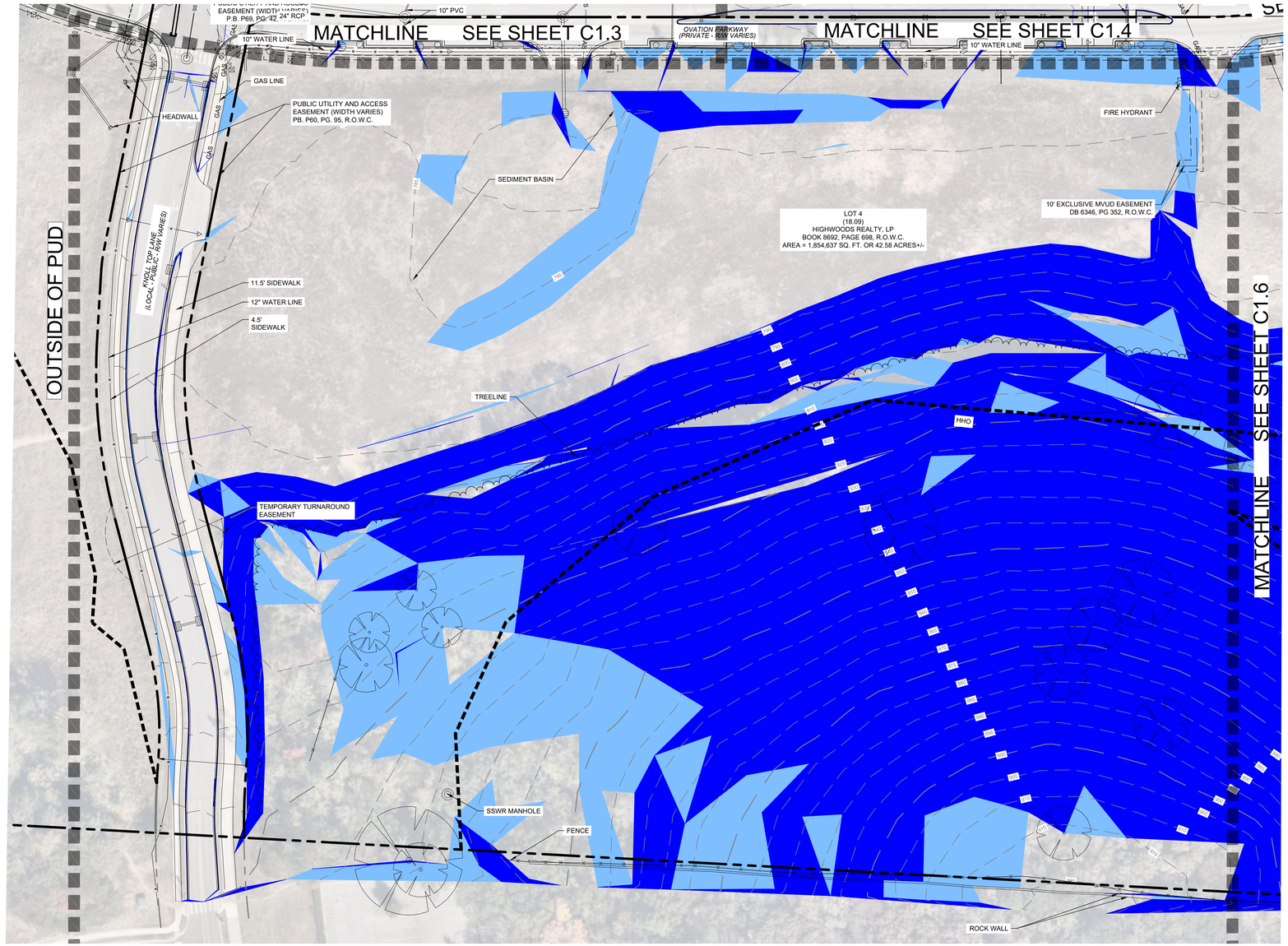
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NORTH

CENTERCAL PROPERTIES, LLC

Highwoods

OVATION PUD SUBDIVISION
DEVELOPMENT PLAN, REVISION 2
Franklin, Williamson County, Tennessee

OVATION
FRANKLIN, TN

WILLIAM GRAY HARRISON
REGISTERED ENGINEER
AGRICULTURAL & BIOSYSTEMS
No. 137919
STATE OF TENNESSEE
07/03/2025

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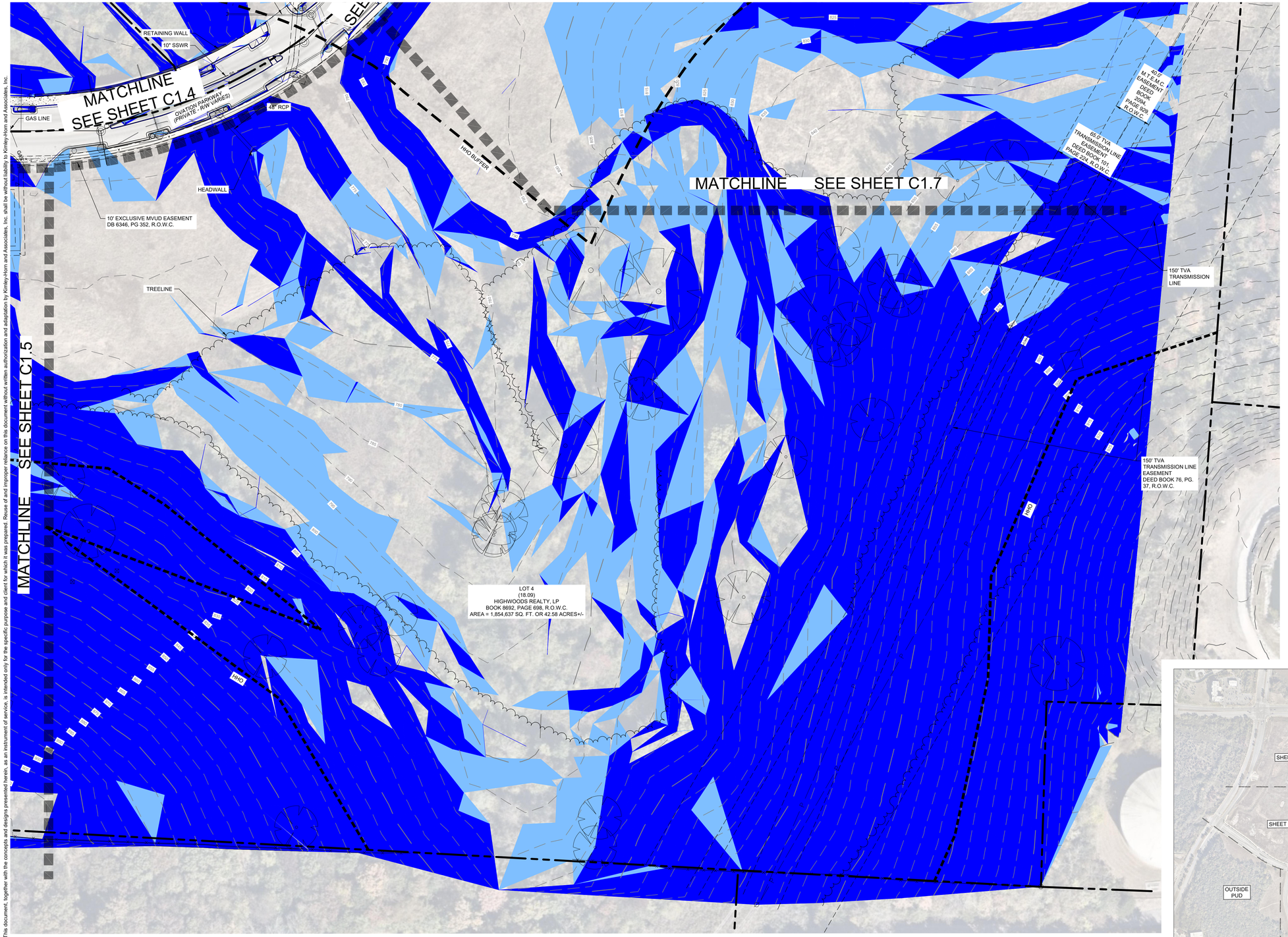
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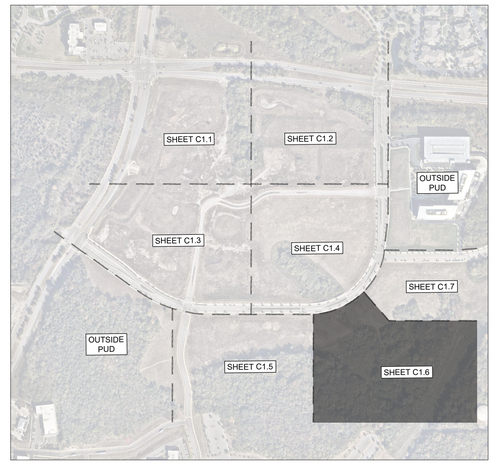
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CENTERCAL PROPERTIES, LLC

Highwoods

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DEVELOPMENT PLAN, REVISION 2
Franklin, Williamson County, Tennessee

OVATION
FRANKLIN, TN

WILLIAM GRAY HARRISON
REGISTERED ENGINEER
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STATE OF TENNESSEE
COMMERCE

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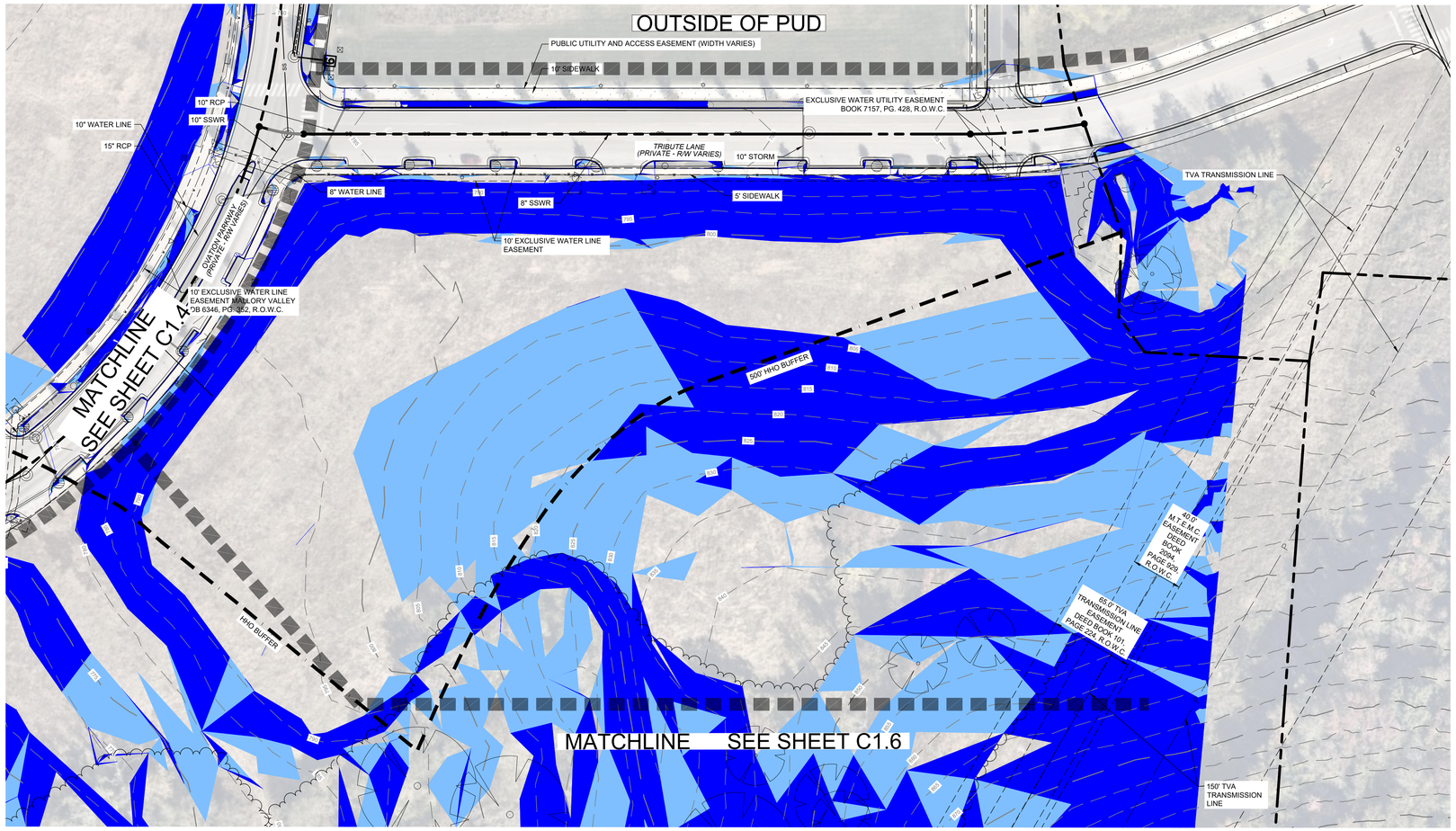
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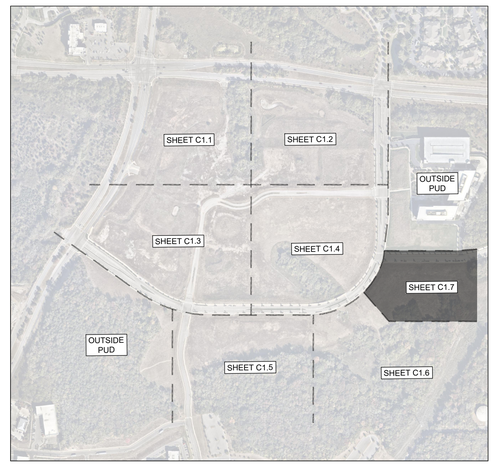
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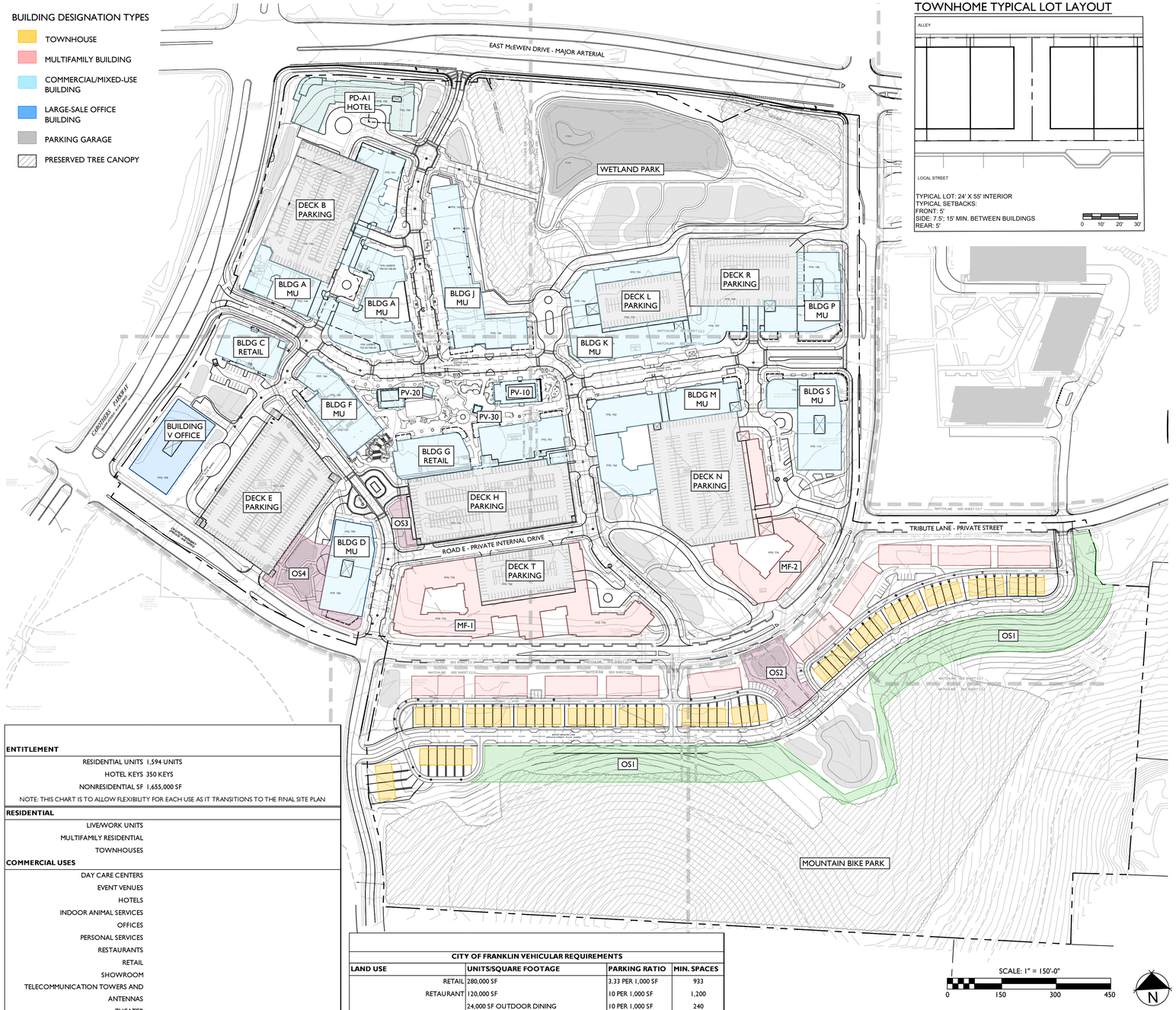
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BUILDING DESIGNATION TYPES

- TOWNHOUSE
- MULTIFAMILY BUILDING
- COMMERCIAL/MIXED-USE BUILDING
- LARGE-SALE OFFICE BUILDING
- PARKING GARAGE
- PRESERVED TREE CANOPY



TOWNHOME TYPICAL LOT LAYOUT

SCALE: 1" = 150'-0"
0 150 300 450

N

ENTITLEMENT	
RESIDENTIAL UNITS	1,594 UNITS
HOTEL KEYS	350 KEYS
NONRESIDENTIAL SF	1,655,000 SF
NOTE: THIS CHART IS TO ALLOW FLEXIBILITY FOR EACH USE AS IT TRANSITIONS TO THE FINAL SITE PLAN	
RESIDENTIAL	
LIVE/WORK UNITS	
MULTIFAMILY RESIDENTIAL	
TOWNHOUSES	
COMMERCIAL USES	
DAY CARE CENTERS	
EVENT VENUES	
HOTELS	
INDOOR ANIMAL SERVICES	
OFFICES	
PERSONAL SERVICES	
RESTAURANTS	
RETAIL	
SHOWROOM	
TELECOMMUNICATION TOWERS AND ANTENNAS	
THEATER	
RECREATIONAL USES	
ACTIVE RECREATION	
COMMERCIAL RECREATION	
NEIGHBORHOOD AMENITITES	
PASSIVE PARKS AND OPEN SPACE	
HOTEL	

OPEN SPACE CALCULATIONS

TOTAL SITE AREA: 104.54 ACRES
TOTAL REQUIRED OPEN SPACE: 5% (5.23 ACRES)

PROVIDED OPEN SPACE:

OS1	GREENWAY	4.08 ACRES
OS2	POCKET PARK	0.49 ACRES
OS3	POCKET PARK	0.13 ACRES
OS4	POCKET PARK	0.61 ACRES

TOTAL PROVIDED: 5.31 AC

OPEN SPACE POCKET PARK
- SEATING
- CANOPIES OR GAZEBOS
- SITE FURNISHINGS
- FOUNTAINS, SCULPTURE, OR ART
- PLAYGROUND

GREENWAY
- 12' MULTI-USE PATH
- SEATING
- LANDSCAPE

CITY OF FRANKLIN VEHICULAR REQUIREMENTS			
LAND USE	**UNITS/SQUARE FOOTAGE**	**PARKING RATIO**	**MIN. SPACES**
RETAIL	280,000 SF	3.33 PER 1,000 SF	933
RETAURANT	120,000 SF	10 PER 1,000 SF	1,200
	24,000 SF OUTDOOR DINING	10 PER 1,000 SF	240
OFFICE	1,225,000 SF	3 PER 1,000 SF	3,675
COMMERCIAL RECREATION	30,000 SF	3.33 PER 1,000 SF	100
MULTI-FAMILY (APARTMENTS)			
STUDIO	70 UNITS	1.25 PER UNIT	88
1-BEDROOM	698 UNITS	1.25 PER UNIT	873
2-BEDROOM	488 UNITS	2.25 PER UNIT	1098
3-BEDROOM	140 UNITS	2.25 PER UNIT	315
MULTI-FAMILY (FOR-SALE CONDOS)	130 UNITS	2.25 PER UNIT	270
TOWNHOME	69 UNITS	2 PER UNIT	138
TOTAL REQUIRED VEHICULAR PARKING SPACES:			**8,930 SPACES**
TOTAL VEHICULAR SPACES REQUIRED PER SHARED PARKING:**			**6,974 SPACES**
TOTAL REQUIRED VEHICULAR PROVIDED:			**7,612 SPACES**

CITY OF FRANKLIN BICYLE REQUIREMENTS			
MULTIFAMILY	2,671 BEDROOMS	0.05 PER BEDROOM	134
OFFICE	1,225,000 SF	1 PER 20,000 SF	62
OTHER USES	1 PER 20 REQUIRED VEHICULAR SPACES		124
TOTAL REQUIRED BICYCLE PARKING SPACES:			**320 SPACES**
**SEE SHARED PARKING STUDY, PROVIDED BY KIMLEY HORN FOR SHARED PARKING DETAILS			

NOTES:
1. CONCURRENTLY WITH SITE PLAN, APPLICANT WILL COORDINATE WITH CITY OF FRANKLIN FOR LOCATION OF TRANSIT STOPS.
2. BICYCLE PARKING LOCATIONS AND DETAILS WILL BE COORDINATED WITH SITE PLAN.
3. CONCURRENTLY WITH SITE PLAN, MAIL KIOSK LOCATIONS WILL BE COORDINATED AND IDENTIFIED.

SITE DATA

OVATION PUD SUBDIVISION, DEVELOPMENT PLAN, REVISION 2

COF PROJECT NUMBER:	8849
SITE ACREAGE/SF:	103.93 AC
EXISTING ZONING:	SD-X (12.23 DUA / 450 KEYS/ 480,00 SF OF COMMERCIAL) RC12
PROPOSED ZONING:	PD (15.34 DUA/ 1,655,000 SF/ 350 KEYS)
OVERLAY ZONING:	FWO, FFO, HHO, 500FT BUFFER
TAX MAP & PARCELS:	MAP 62, PARCELS: 18.06, 18.07, 18.09, 18.10, 18.11, 18.14
ADDRESS:	SE CORNER, INTERSECTION OF EAST MCEWEN DRIVE & S. CAROTHERS PKWY, FRANKLIN, WILLIAMSON COUNTY
VESTING:	

REGULATIONS

BUILDING TYPES APPLIED:
COMMERCIAL/MIXED USE; LARGE SCALE OFFICE BUILDING; MULTI-FAMILY; TOWNHOUSE
FRONTAGE TYPES APPLIED:
- URBAN - ALL MULTI-FAMILY BUILDINGS
- LANDSCAPE - ALL OTHER BUILDING TYPES

SETBACKS APPLIED TO OVERALL SITE BOUNDARY:
- FRONT: 10'
- SIDE: 15'
- REAR: 25'

SETBACKS TOWNHOMES:
- FRONT: 5'
- SIDE: 7.5', 15' MIN. BETWEEN BUILDINGS
- REAR: 5'

SETBACKS INTERIOR LOTS:
- FRONT, SIDE, REAR: 0

DWELLING UNIT COUNT: 1594 UNITS
- MULTI-FAMILY: 1525
- TOWNHOUSE: 69

COMMERCIAL SF: 1,655,000 SF
- SEE PERMITTED USES SHEET C2.0

HOTEL KEYS: 350 KEYS

BUILDING HEIGHT: 1-12 STORIES *SEE C2.0 FOR DETAILS

MINIMUM LSA: 0.2

TREE CANOPY RETENTION: 24% OF EXISTING CANOPY
EXISTING CANOPY: 24.86 AC; 24% OF SITE AREA
CANOPY PRESERVED: 19.37 AC; 78% OF EXISTING CANOPY

OPEN SPACE REQUIREMENT:
OPEN SPACE SF REQUIRED: 5%
NATURAL AREA SF REQUIRED: NONE

PARKING REQUIRED, BY USE:
- REQUIRED PER COF: 8,890 PARKING SPACES; *SEE C2.0
- REQUIRED PER SHARED PARKING: 6,974
- PROVIDED: 7,612 SPACES

HISTORIC RESOURCE TREATMENT: N

BUILDING CODE DATA

BUILDING SQUARE FOOTAGE IN ACCORDANCE WITH CHAPTER 5 OF THE IBC.

BUILDING OCCUPANCY IN ACCORDANCE WITH CHAPTER 3 OF THE IBC.

CONSTRUCTION TYPE IN ACCORDANCE WITH CHAPTER 6 OF THE IBC.

IMPACT STATEMENT

WATER
The development will be served via Mallory Valley Utility District Water.
- Usage: The development will include both residential and commercial units, requiring a higher volume of water for daily operations.
- Infrastructure: The development is currently adjacent to an 8" and 12" MVUD main. It will necessitate the removal of existing water main and rerouting through the site.

SANITARY SEWER
The development will be served via City of Franklin Sewer.
- Capacity: The mixed-use nature means there will be a varied range of wastewater generated, a capacity request has been submitted to the city of Franklin. Per the submitted sewer availability request, it is estimated that this development will demand 2,508.6 SFUE's or 878,010 GPD.
- Infrastructure: The construction of new lines, will be required to accommodate the development. The development proposes the removal and realignment of existing sewer main to outfall to the existing 12" main located at the northeast corner of the site.

RECLAIMED WATER LINE
The development will not be served by reclaimed water.

STORMWATER AND DRAINAGE FACILITIES
Stormwater management is crucial for the site given its layout and flow direction.
- Flow Management: Stormwater will flow from south to north, necessitating effective capture, treatment, and release systems.
- Bioretention and Detention: The inclusion of bioretention, detention ponds, underground detention structures, and the yet-to-be constructed wetland system will help manage runoff and provide water quality per City of Franklin Standards
- Infrastructure: Creating appropriate drainage systems and ensuring the ponds are integrated effectively within the development plan is essential for effective stormwater management. Approximately 45 acres of impervious area is proposed on the site.

STREETS
- Traffic Flow: Increased traffic on Carothers Parkway and McEwen Drive will necessitate improvements to road capacity, traffic signal systems, as identified with the TIS. Per the TIS, it is estimated that this development will contribute 34,266 total daily trips (2,785 peak trips and 3,345 PM peak trips).
- Connectivity: Enhanced connectivity, including pedestrian pathways, bike lanes, and public transit options, will be incorporated to reduce congestion and promote alternative transportation modes. The development proposes the use of 2 existing right-in-right-out curb cuts along Carothers Parkway and McEwen Drive, and various other connection points along the private Ovation Parkway.

BUILDING KEY	RESIDENTIAL UNITS	OFFICE SF	RETAIL SF	COMMERCIAL RECREATION SF	HEIGHT (STORIES)	CONSTRUCTION TYPE
A	365	-	61,000	-	5-7	Type I - Retail Type IIIA - Residential Fully Sprinkled.
C	-	-	35,000	-	1-3	Type IIIA Sprinkled
D	-	250,000	11,900	-	6-12	Type I-II. Fully sprinkled
F	-	250,000	35,000	-	6-12	Type I-II. Fully sprinkled
G	-	50,000	67,000	40,000	4-8	Type I-II. Fully sprinkled
J	-	-	50,000	-	4-8	Type IIIA Sprinkled
K	270	-	50,000	-	5-7	Type I - Retail Type IIIA - Residential Fully Sprinkled.
M	260	-	47,500	-	5-7	Type I - Retail Type IIIA - Residential Fully Sprinkled.
MF-1	300	-	-	-	4-6	Type V or Type IIIA - fully sprinkled
MF-2	200	-	-	-	4-6	Type V or Type IIIA - fully sprinkled
P	-	225,000	-	-	6-12	Type I-II. Fully sprinkled
S	-	225,000	30,000	-	6-12	Type I-II. Fully sprinkled
PD-A1 (HOTEL)	-	-	-	-	4-8	Type I-IIIA - Sprinkled
PV-10	-	-	250	-	1	Type V - Non Sprinkled
PV12	-	-	250	-	1	Type V - Non Sprinkled
PV14	-	-	355	-	1	Type V - Non Sprinkled
PV20	-	-	1,390	-	1	Type V - Non Sprinkled
PV30	-	-	384	-	1	Type V - Non Sprinkled
V	-	250,000	-	-	6-10	Type I-II. Fully sprinkled
MULTI-FAMILY	120	-	-	-	3-4	
TOWNHOME	69	-	-	-	2-3	
DECK B	-	-	-	-	4-6	
DECK E	-	-	-	-	7-8	
DECK H	-	-	-	-	3-4	
DECK L	-	-	-	-	4-6	
DECK N	-	-	-	-	6-7	
DECK R	-	-	-	-	4-6	
DECK T	-	-	-	-	4-6	

OVATION
FRANKLIN, TN

Highwoods
CENTERCAL PROPERTIES, LLC

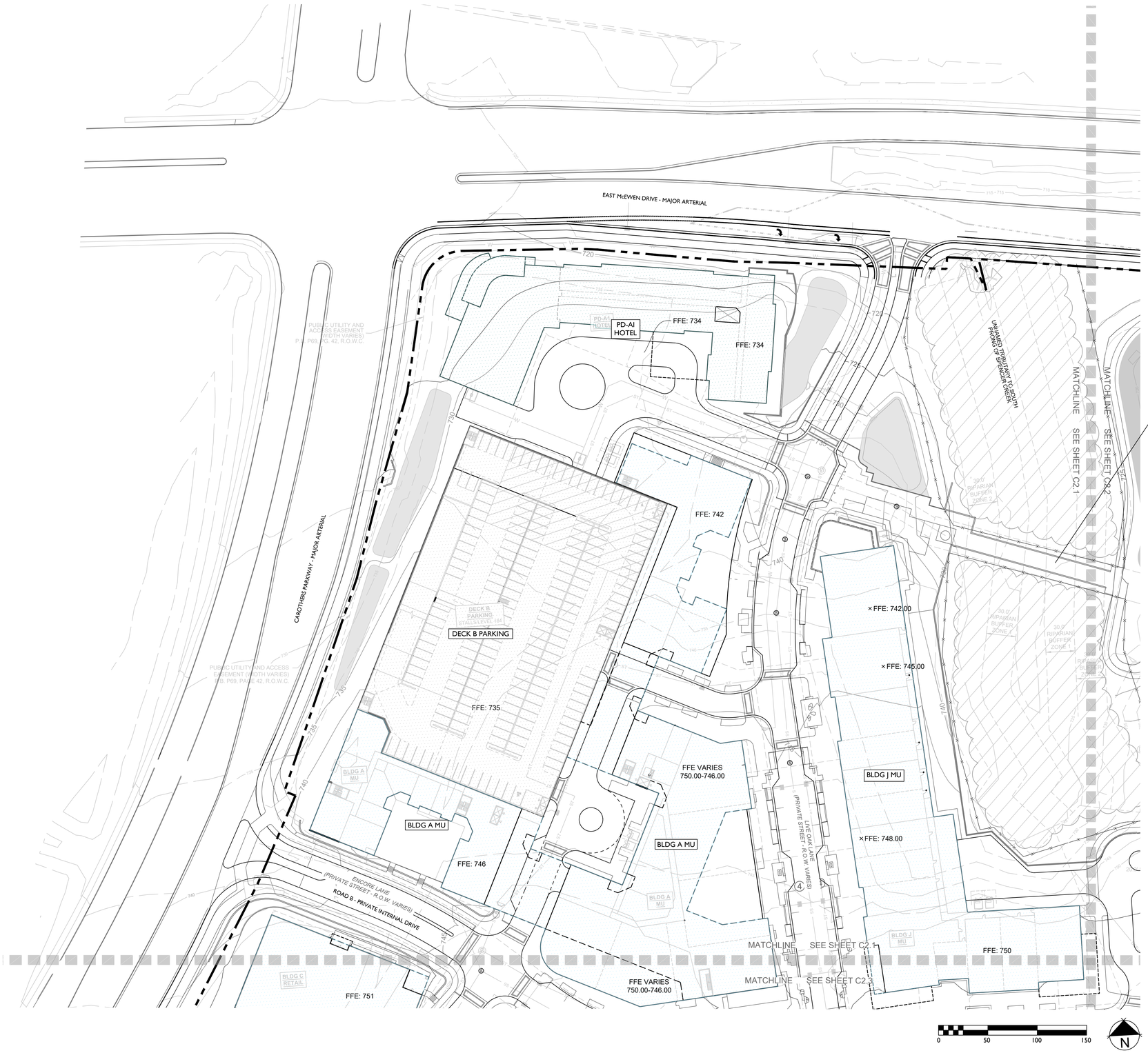
OVATION PUD SUBDIVISION
DEVELOPMENT PLAN, REVISION 2
Franklin, Williamson County, Tennessee

DRAKE A. REEDER
REGISTERED
AGRICULTURE
TENNESSEE NO. 1355
LANDSCAPE ARCHITECT
03.06.25

INITIAL SUBMITTAL: June 9, 2025

Revision Date
1. July 3, 2025 - staff comments
2. _____
3. _____
4. _____

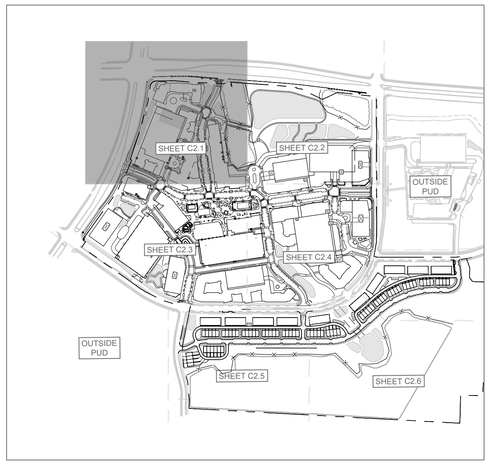
DEVELOPMENT PLAN
SHEET
C2.0
COF # 8849



Final location of Boardwalk to be determined at Site Plan. The Development Plan does not represent nor document any approvals by the City of Franklin Water and Sewer Department and The City of Franklin Stormwater Department for design and location. The applicant must coordinate with these departments prior to Site Plan submittal of final design and location.

BUILDING DESIGNATION TYPES

- TOWNHOUSE
- MULTIFAMILY BUILDING
- COMMERCIAL/MIXED-USE BUILDING
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- PARKING GARAGE
- POCKET PACK
- GREENWAY
- PRESERVED TREE CANOPY



OVATION

FRANKLIN, TN

Highwoods

CENTERCAL PROPERTIES, LLC

OVATION PUD SUBDIVISION
DEVELOPMENT PLAN, REVISION 2

Franklin, Williamson County, Tennessee

DRAKE A. REEDER REGISTERED LANDSCAPE ARCHITECT TENNESSEE No. 1230 COMMERCE

INITIAL SUBMITTAL: June 9, 2025

Revision Date

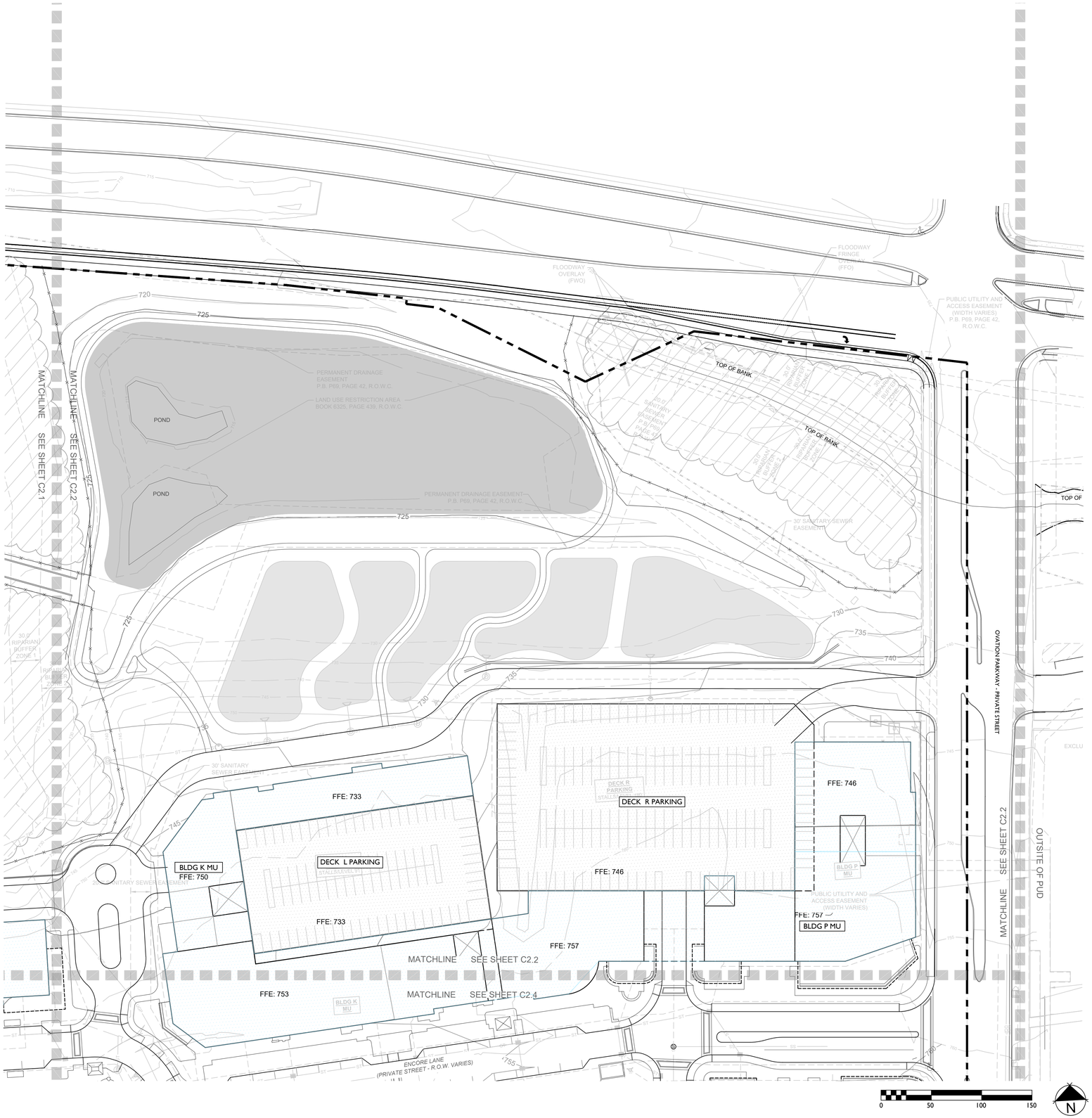
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DEVELOPMENT PLAN ENLARGEMENT

SHEET

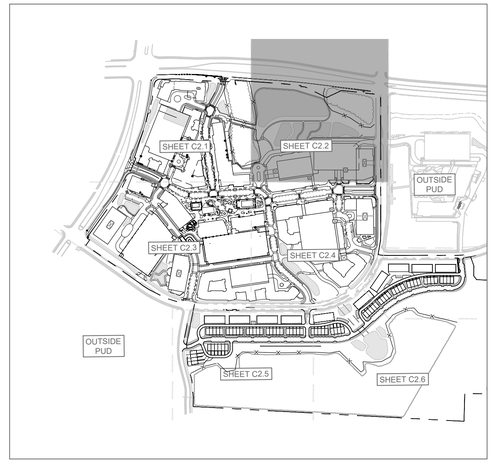
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COF # 8849



BUILDING DESIGNATION TYPES

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OVATION

FRANKLIN, TN

Highwoods

CENTERCAL PROPERTIES, LLC

OVATION PUD SUBDIVISION
DEVELOPMENT PLAN, REVISION 2

Franklin, Williamson County, Tennessee

DRAKE A. REEDER REGISTERED LANDSCAPE ARCHITECT TENNESSEE No. 329

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Revision Date

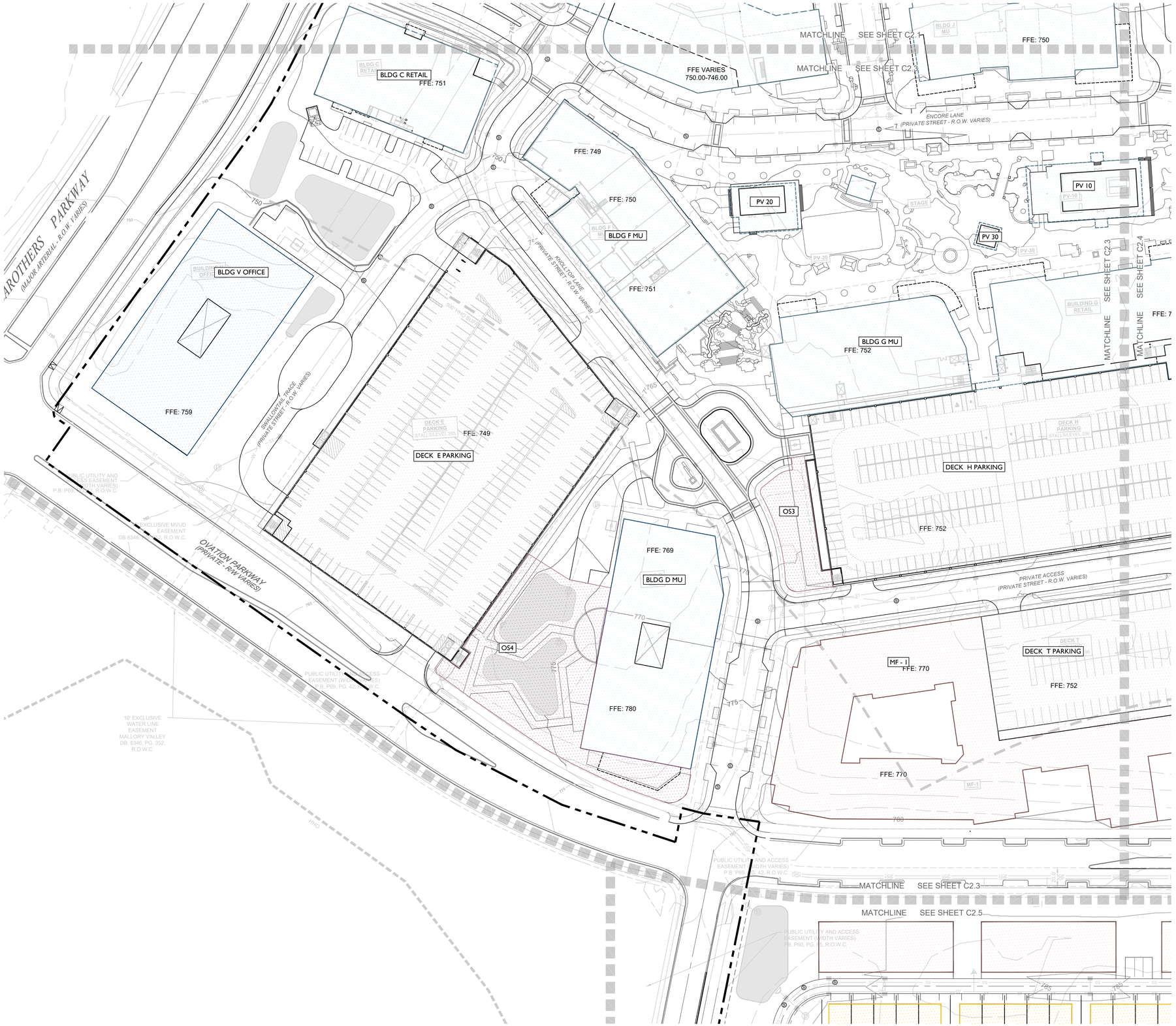
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DEVELOPMENT PLAN ENLARGEMENT

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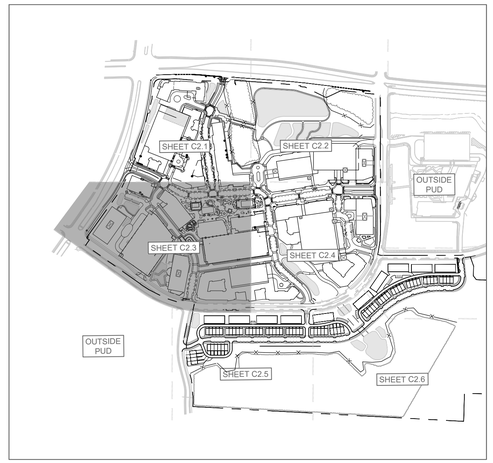
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COF # 8849



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OVATION

FRANKLIN, TN

Highwoods

CENTERCAL PROPERTIES, LLC

OVATION PUD SUBDIVISION
DEVELOPMENT PLAN, REVISION 2

Franklin, Williamson County, Tennessee

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INITIAL SUBMITTAL: June 9, 2025

Revision Date

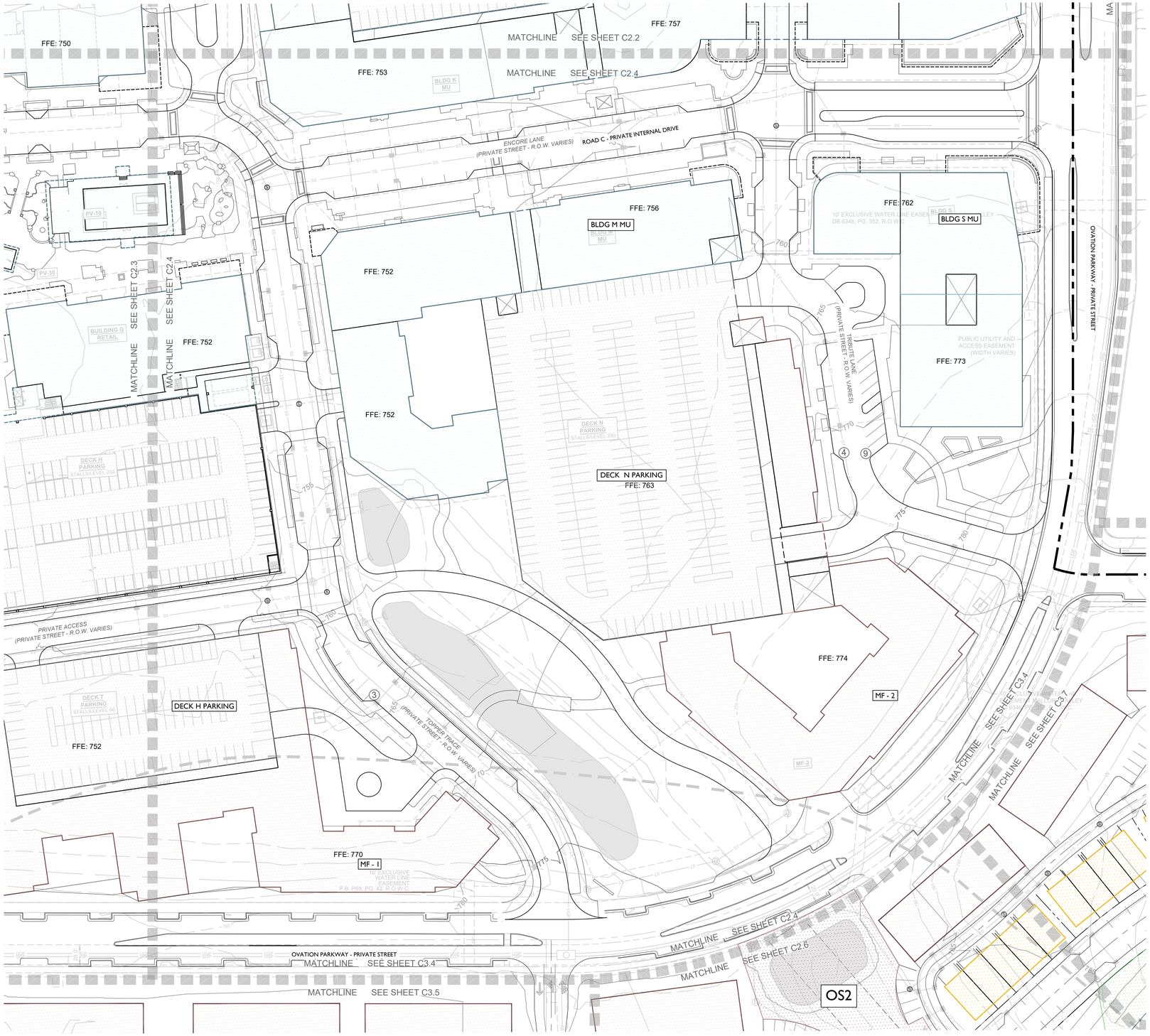
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DEVELOPMENT PLAN ENLARGEMENT

SHEET

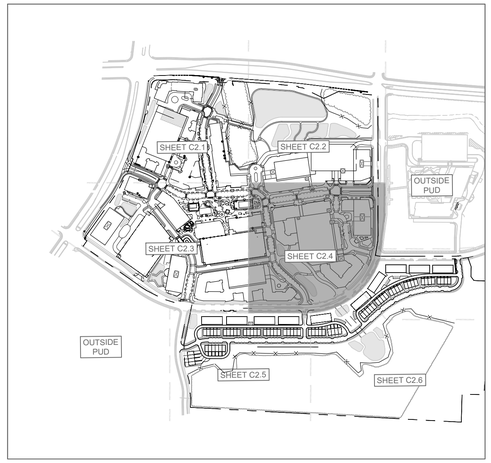
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COF # 8849



BUILDING DESIGNATION TYPES

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OVATION
FRANKLIN, TN

Highwoods
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OVATION PUD SUBDIVISION
DEVELOPMENT PLAN, REVISION 2
Franklin, Williamson County, Tennessee

DRAKE A. REEDER REGISTERED LANDSCAPE ARCHITECT TENNESSEE No. 329

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Revision	Date
1	July 3, 2025 - staff comments
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DEVELOPMENT PLAN ENLARGEMENT

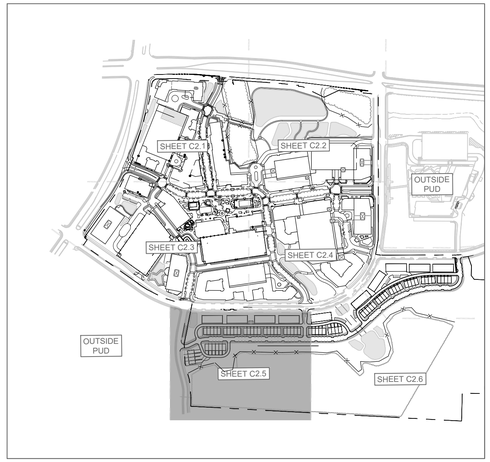
SHEET
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COF # 8849



BUILDING DESIGNATION TYPES

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OVATION

FRANKLIN, TN

Highwoods

CENTERCAL PROPERTIES, LLC

OVATION PUD SUBDIVISION
DEVELOPMENT PLAN, REVISION 2

Franklin, Williamson County, Tennessee

DRAKE A. REEDER REGISTERED LANDSCAPE ARCHITECT TENNESSEE No. 329

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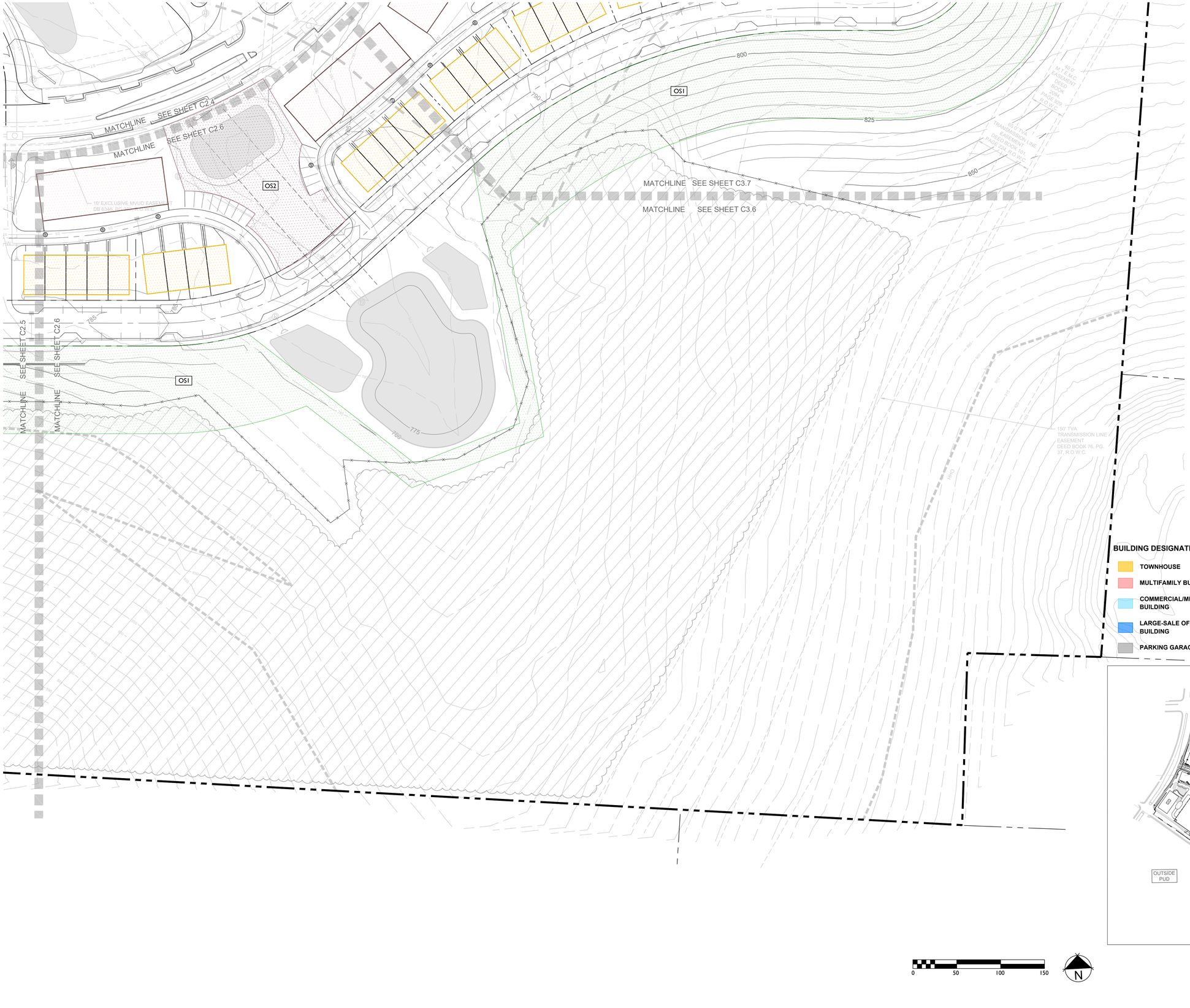
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DEVELOPMENT PLAN ENLARGEMENT

SHEET

C2.5

COF # 8849



OVATION PUD SUBDIVISION
DEVELOPMENT PLAN, REVISION 2
Franklin, Williamson County, Tennessee

OVATION
FRANKLIN, TN

Highwoods
CENTERCAL PROPERTIES, LLC

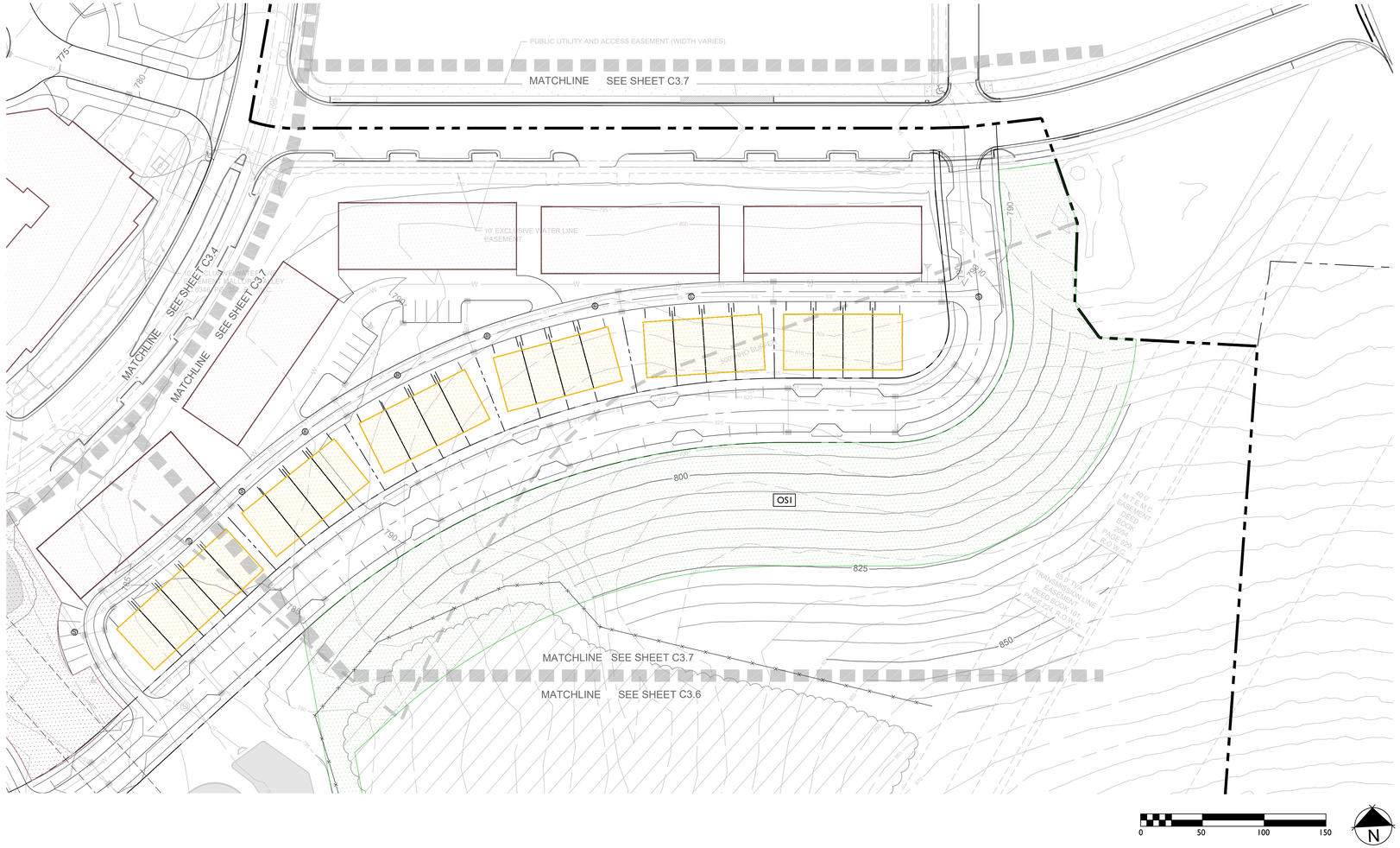
DRAKE A. REEDER
REGISTERED
LANDSCAPE ARCHITECT
TENNESSEE No. 329

INITIAL SUBMITTAL: June 9, 2025

Revision Date
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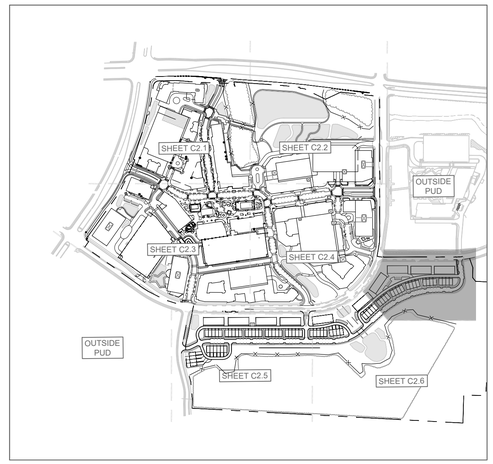
DEVELOPMENT PLAN ENLARGEMENT
SHEET
C2.6

COF # 8849



BUILDING DESIGNATION TYPES

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- MULTIFAMILY BUILDING
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OVATION

FRANKLIN, TN

Highwoods

CENTERCAL PROPERTIES, LLC

OVATION PUD SUBDIVISION
DEVELOPMENT PLAN, REVISION 2
Franklin, Williamson County, Tennessee

DRAKE A. REEDER REGISTERED LANDSCAPE ARCHITECT TENNESSEE No. 1234

INITIAL SUBMITTAL: June 9, 2025

Revision	Date
1.	July 3, 2025 - staff comments
2.	
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DEVELOPMENT PLAN ENLARGEMENT

SHEET

C2.7

COF # 8849



LEGEND

- W — WATER
- SS — SANITARY SEWER
- ST — ST — STORM SEWER 15"-24"
- ST — ST — STORM SEWER 30"-48"
- STORM SEWER <15"
- UGP — UNDERGROUND ELECTRIC (4-6" CONDUITS)
- GRATE INLET
- STORM MANHOLE
- HEADWALL
- WATER METER
- FH — FIRE HYDRANT
- S — SANITARY SEWER MANHOLE

STORMWATER IMPACT STATEMENT

STORMWATER MANAGEMENT IS CRUCIAL FOR THE SITE GIVEN ITS LAYOUT AND FLOW DIRECTION.
FLOW MANAGEMENT:
STORMWATER WILL FLOW FROM SOUTH TO NORTH, NECESSITATING EFFECTIVE CAPTURE, TREATMENT, AND RELEASE SYSTEMS.
BIORETENTION AND DETENTION PONDS:
THE INCLUSION OF BIORETENTION AND DETENTION PONDS WILL HELP MANAGE RUNOFF, IMPROVE WATER QUALITY, AND REDUCE THE RISK OF FLOODING. THE DEVELOPMENT WILL UTILIZE THE EXISTING DETENTION BASIN LOCATED AT THE NORTHEAST CORNER OF THE SITE.
INFRASTRUCTURE:
CREATING APPROPRIATE DRAINAGE SYSTEMS AND ENSURING THE PONDS ARE INTEGRATED EFFECTIVELY WITHIN THE DEVELOPMENT PLAN IS ESSENTIAL FOR EFFECTIVE STORMWATER MANAGEMENT. APPROXIMATELY 45 ACRES OF IMPERVIOUS AREA IS PROPOSED ON THE SITE.

HATCH LEGEND

- BIORETENTION
- UNDERGROUND DETENTION
- DETENTION

GRAPHIC SCALE IN FEET
0 75 150 300

NORTH

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Drawing name: K:\FRA_LDEV\118471000 - ovation\4-CADD\plansheets\1-development plan\C3.0 OVERALL GRADING AND DRAINAGE PLAN.dwg C3.0 OVERALL GRADING AND DRAINAGE PLAN Jul 03, 2025 1:25pm by: James.Parker

CENTERCAL PROPERTIES, LLC

Highwoods

OVATION PUD SUBDIVISION DEVELOPMENT PLAN, REVISION 2

Franklin, Williamson County, Tennessee

OVATION
FRANKLIN, TN

WILLIAM GRAY HARRISON
REGISTERED ENGINEER
AGRICULTURE COMMERCE
STATE OF TENNESSEE

INITIAL SUBMITTAL: XXXXXXXXX

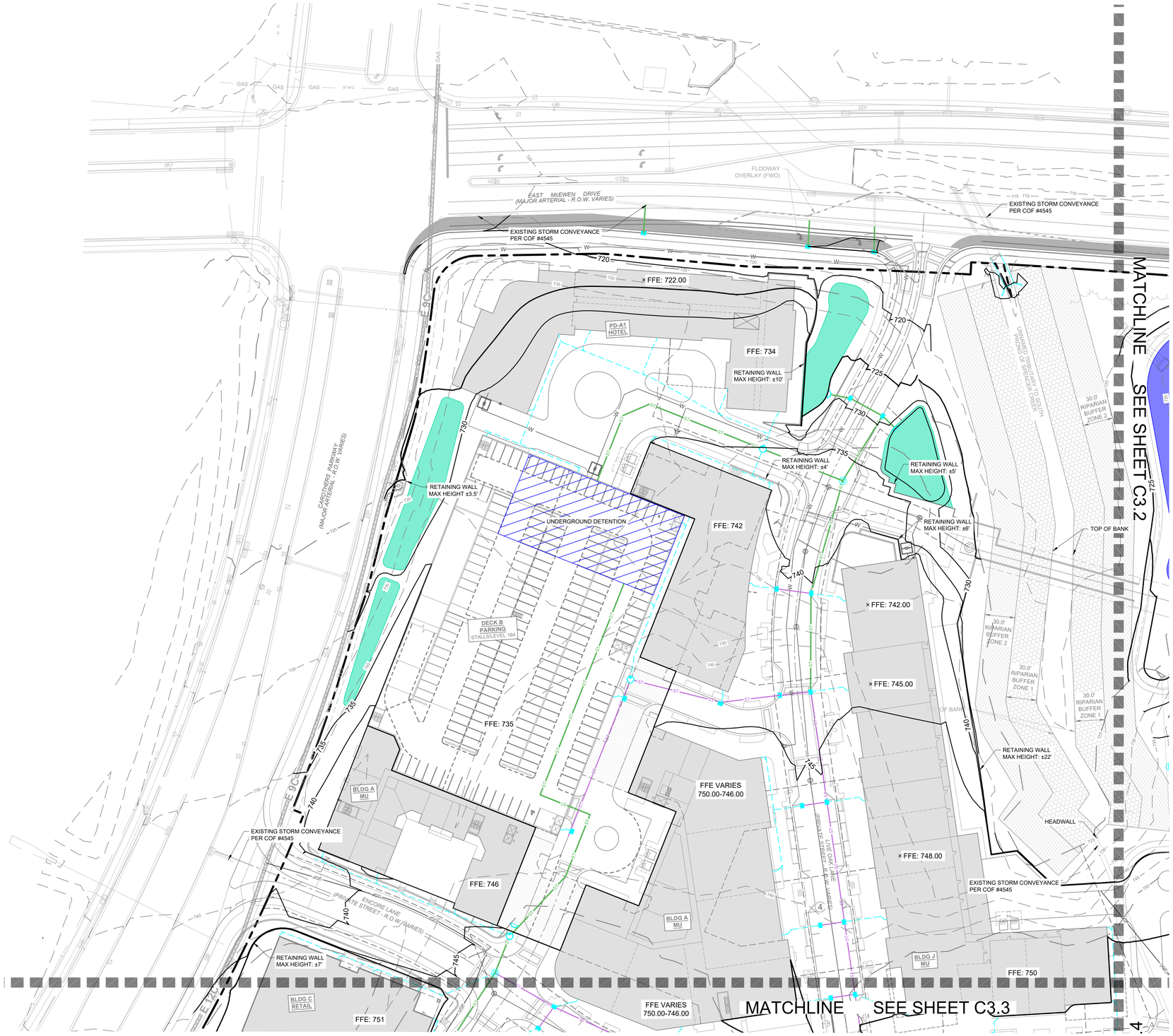
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OVERALL GRADING AND DRAINAGE PLAN

SHEET
C3.0

COF # 8849

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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.
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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.

HATCH LEGEND

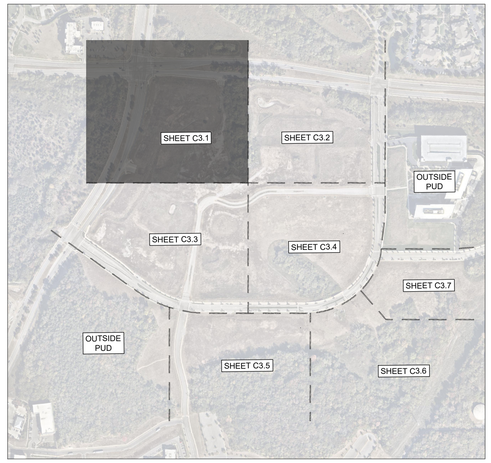
- BIORETENTION
- UNDERGROUND DETENTION
- DETENTION

LEGEND

- WATER
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- STORM SEWER 15"-24"
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GRAPHIC SCALE IN FEET
0 25 50 100

NORTH

CENTERCAL PROPERTIES, LLC

Highwoods

OVATION PUD SUBDIVISION DEVELOPMENT PLAN, REVISION 2

Franklin, Williamson County, Tennessee

OVATION
FRANKLIN, TN

WILLIAM GRAY HARRISON
REGISTERED ENGINEER
AGRICULTURE & ENVIRONMENT
No. 137191
STATE OF TENNESSEE

INITIAL SUBMITTAL: XXXXXXXXX

Revision Date

1. _____
2. _____
3. _____
4. _____

ENLARGED GRADING AND DRAINAGE PLAN

SHEET
C3.1

COF # 8849

Drawing name: K:\FRA_LDEV\118471000 - ovation\4-CADD\plansheets\1-development plan\C3.1 GRADING AND DRAINAGE PLAN.dwg C3.1 ENLARGED GRADING AND DRAINAGE PLAN Jul 03, 2025 1:25pm by: James.Parker

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HATCH LEGEND

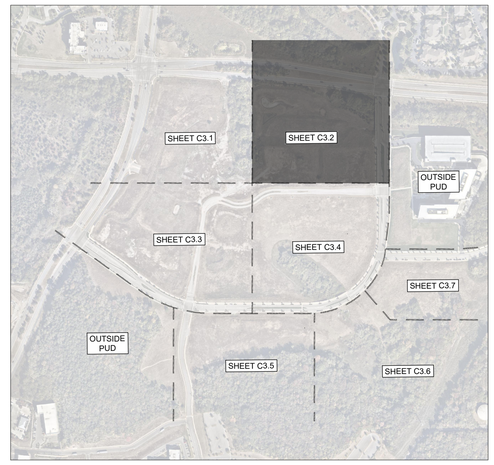
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CENTERCAL PROPERTIES, LLC

Highwoods

OVATION PUD SUBDIVISION DEVELOPMENT PLAN, REVISION 2

Franklin, Williamson County, Tennessee

OVATION
FRANKLIN, TN

WILLIAM GRAY HARRISON — REGISTERED ENGINEER — AGRICULTURE & COMMERCE — No. 127319 — STATE OF TENNESSEE

INITIAL SUBMITTAL: XXXXXXXXX

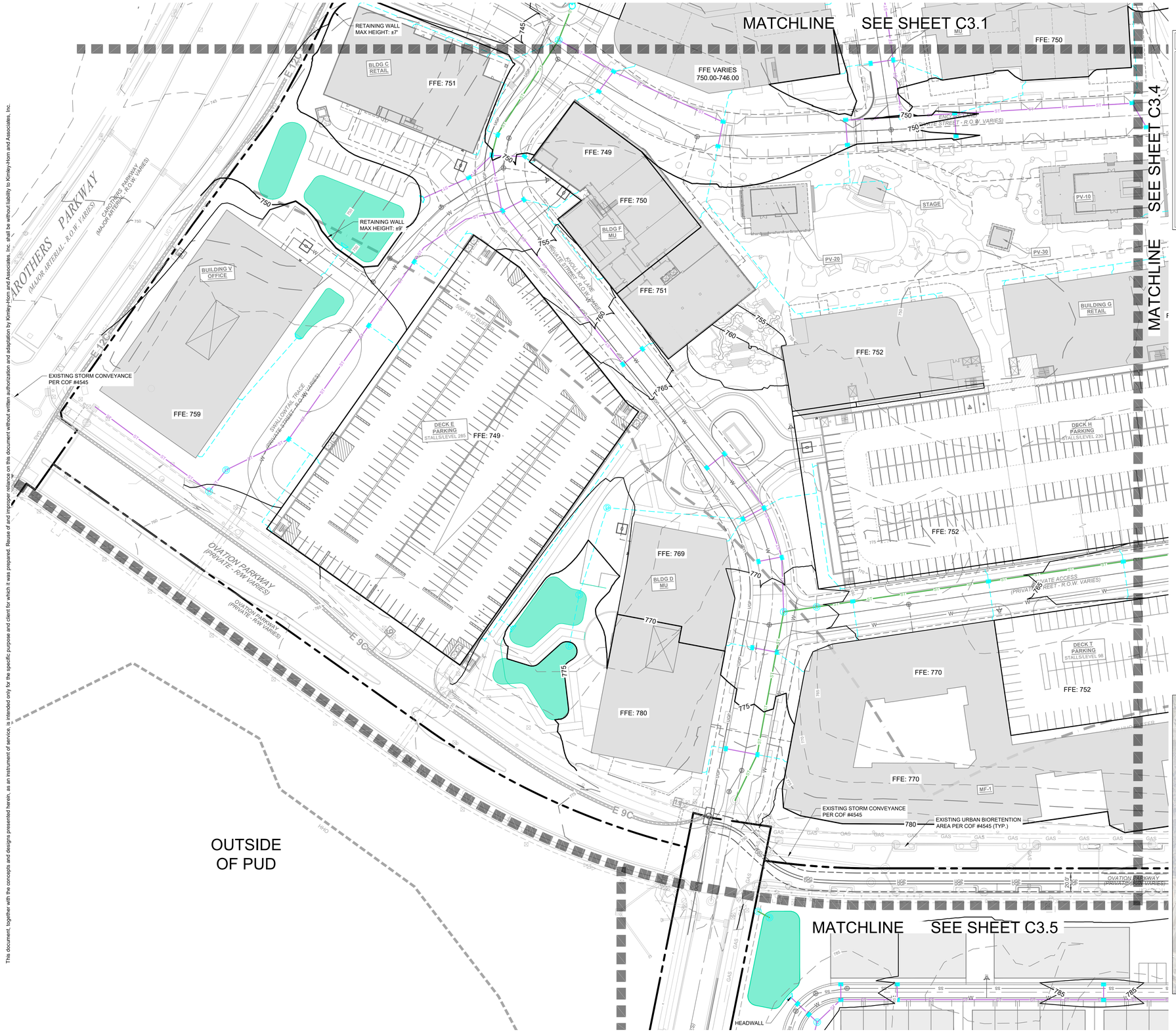
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ENLARGED GRADING AND DRAINAGE PLAN

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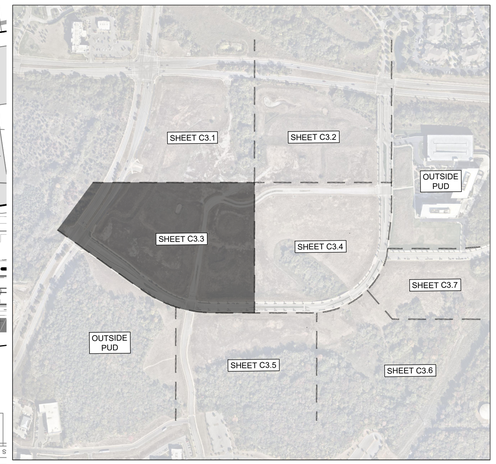
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Highwoods

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OVATION
FRANKLIN, TN

WILLIAM GRAY HARRISON
REGISTERED ENGINEER
AGRICULTURAL & BIOSYSTEMS
No. 137819
STATE OF TENNESSEE

INITIAL SUBMITTAL: XXXXXXXXX

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ENLARGED GRADING AND DRAINAGE PLAN

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COF # 8849

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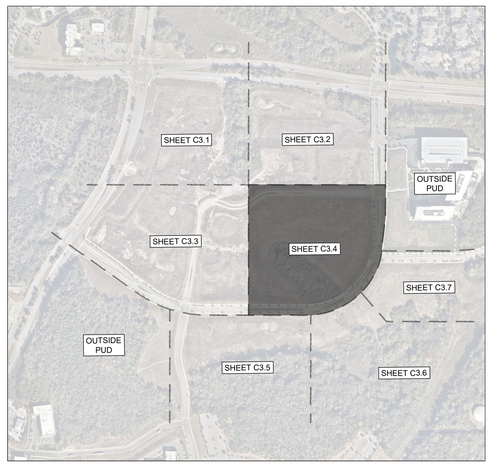
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Franklin, Williamson County, Tennessee

OVATION
FRANKLIN, TN

WILLIAM GRAY HARRISON REGISTERED ENGINEER AGRICULTURE COMMERCE No. 127179 STATE OF TENNESSEE

INITIAL SUBMITTAL: XXXXXXXXX

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ENLARGED GRADING AND DRAINAGE PLAN

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COF # 8849

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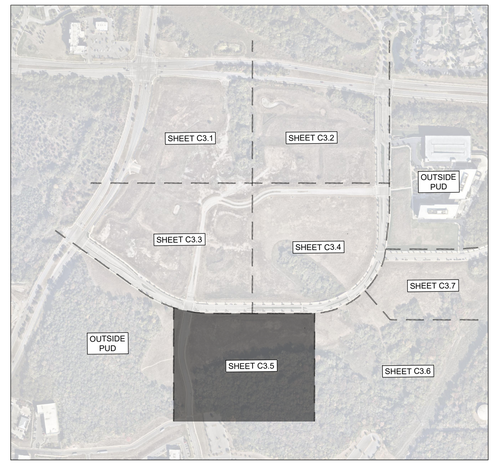
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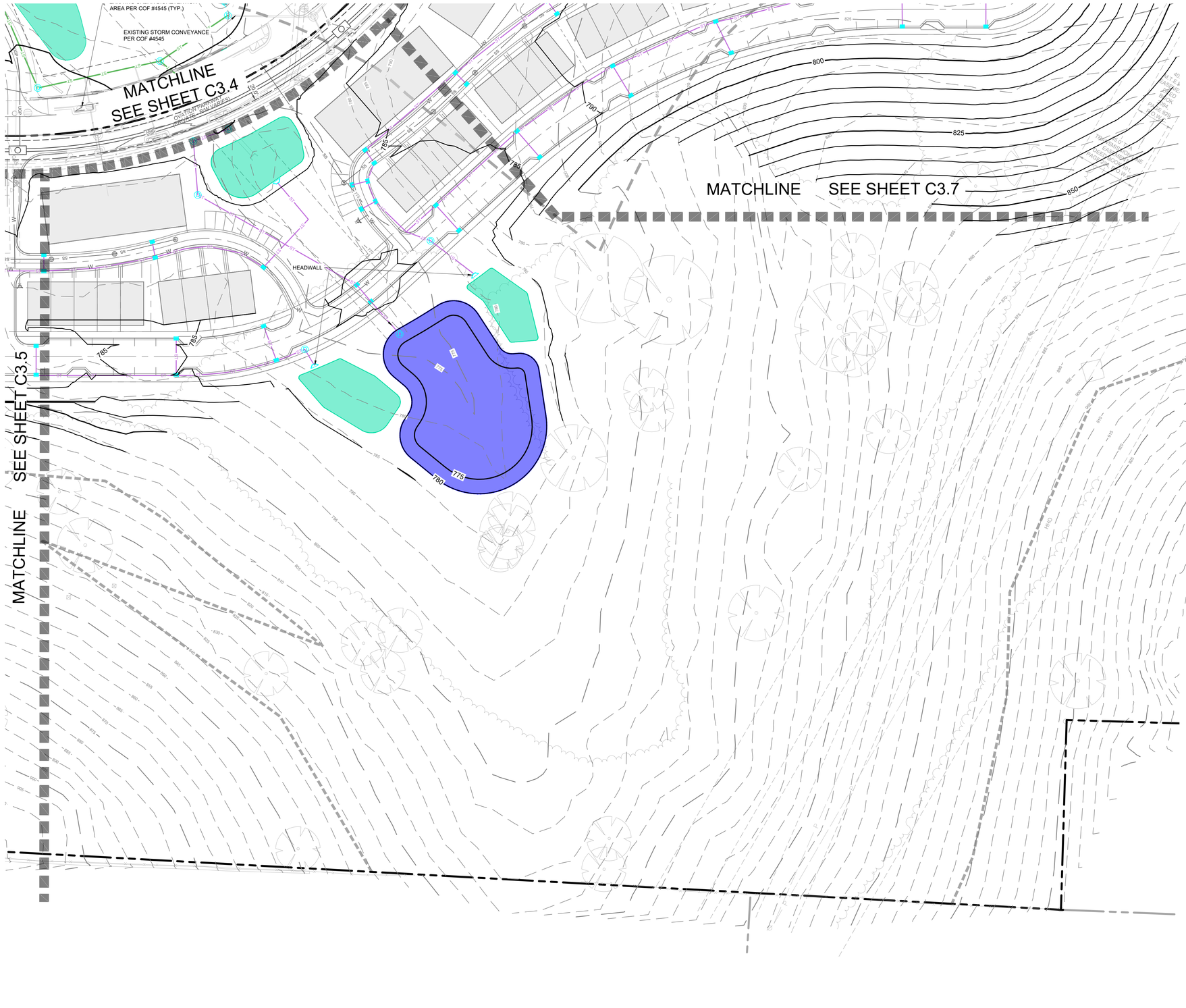
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ENLARGED GRADING AND DRAINAGE PLAN

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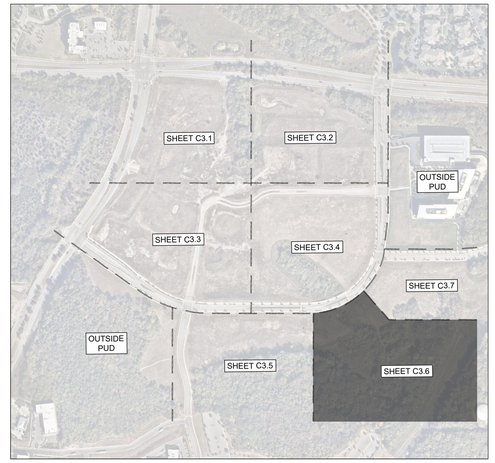
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Franklin, Williamson County, Tennessee

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FRANKLIN, TN

WILLIAM GRAY HARRISON
REGISTERED ENGINEER
AGENT OF RECORD
No. 127919
STATE OF TENNESSEE
07/10/2025

INITIAL SUBMITTAL: XXXXXXXXX

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ENLARGED GRADING AND DRAINAGE PLAN

SHEET
C3.6

COF # 8849

MEMORANDUM

To: Taylor Wells, Director of Development
Highwoods Properties
3322 West End Avenue, Suite 600
Nashville, TN 37203

From: Jeshua Pringle, AICP, CAPP
Kimley-Horn and Associates, Inc.

Date: June 30, 2025

Subject: Ovation Development – Shared Parking Study

INTRODUCTION

Highwoods Properties (the Client) retained Kimley-Horn and Associates, Inc. (Kimley-Horn), to provide professional parking planning services for the Ovation proposed development project in Franklin, TN, along East McEwen Drive. The proposed mixed-use site is bounded by East McEwen Drive to the north, Carothers Parkway to the west, and Ovation Parkway to the south and east, **Figure 1**.



Figure 1. Ovation Development Site Plan

For the purposes of this study, the site is evaluated in two phases: Phase 1 and Full Build-Out. Phase 1 reflects the development of three subareas: Zones 1 and 3 and the partial development of Zone 2. At Full Build-Out, the Ovation development is planned to contain the completed Zone 2 as well as the development of Zones 4 – 7. This evaluation utilizes City of Franklin (COF) base parking ratios and Urban Land Institute (ULI) Shared Parking Methodologies, which incorporate monthly and hourly demand factors. Lastly, this study evaluates a moderate level of internal capture, reflecting demand behavior generated by employees, residents, and hotel guests. Kimley-Horn utilized the Urban Land Institute, Shared Parking Model, 3rd Edition, released in March 2020.

The site is expected to park itself, meaning all parking demands generated by its uses will be parked on-site. This memorandum provides a summary of conclusions, the methodology used to make these conclusions, detailed parking demand calculations, recommendations, and a discussion of other considerations.

SUMMARY OF CONCLUSIONS

The Ovation Development is planned to be constructed in multiple phases across seven development zones. Phase 1 is planned to include the development of Zones 1 and 3, as well as the partial development of Zone 2. At Full Build-Out, Zone 2 will be completed, and the Ovation development will add Zones 4 – 7. Using the industry standard ULI Shared Parking methodology, parking demand for these development zones was evaluated. Land use densities aligned with the maximum entitled development density to present the highest level of projected parking demand for the development. The projected parking demand for all development zones was compared to the City of Franklin's minimum parking requirements for this planned development.

Phase 1: According to the City of Franklin Zoning Ordinance (ZO), Phase 1 development is required to provide 3,551 spaces. When factoring in the sharing of the planned parking supply, the projected Phase 1 demand is reduced to 2,433 parking spaces. Compared to the planned supply of 2,708 spaces, the Phase 1 development is projected to have a surplus of 275 spaces.

Recommendation: Based on this study, the Phase 1 planned parking supply of 2,708 spaces can accommodate the Phase 1 projected parking demand of 2,433 spaces. Compared to the City of Franklin Zoning Ordinance, the City could allow a parking reduction up to 31%.

Full Build-Out: According to the City of Franklin Zoning Ordinance, the Full Build-Out of the Ovation development is required to provide 9,368 spaces. When factoring in the sharing of the planned parking supply, the projected Full Build-Out demand is reduced to 6,974 spaces. Compared to the planned supply of 7,029 spaces, including on-street parking spaces, the Full Build-Out development is projected to have a surplus of 55 spaces.

Recommendation: Based on this study, the Full Build-Out planned parking supply of 7,029 spaces can accommodate the Full Build-Out projected parking demand of 6,974 spaces. Compared to the City of Franklin Zoning Ordinance, the City could allow a parking reduction up to 25%.

The Ovation development's planned parking supply is sufficient to accommodate the site's projected parking demand after Phase 1 and Full Build-Out. This projected parking demand reflects the City of Franklin's minimum parking requirements and the sharing of parking across the site.

SHARED PARKING STUDY

METHODOLOGY

There are two fundamental components of the parking demand model used for this analysis: first, the determination of parking ratios to be applied to generate parking demand estimates, and second, the shared parking methodology that analyzes the interaction between parking for the various land uses on site. This study assesses the Ovation Development at the completion of Phase 1 and at Full Build-Out. All townhomes associated with this development are assumed to have private parking and are not included in this shared parking analysis.

PHASE 1 DEVELOPMENT

At the completion of Phase 1, the Ovation Development is planned to contain the land uses detailed in **Table 1**.

Table 1. Phase 1 Land Use Densities by Zone

Land Uses	Zone 1	Zone 2*	Zone 3	Total
Commercial Uses – Retail	86,010 SF	16,190 SF	73,240 SF	175,440
Commercial Uses – Restaurant, Inside and Outside Seating	46,313 SF	6,939 SF	39,437 SF	92,689 SF
Commercial Uses - Hotel	350 Keys	N/A	N/A	350 Keys
Commercial Uses – Office**	N/A	150,000 SF	50,000 SF	200,000 SF
Commercial Uses – Recreational (Health Club)	N/A	N/A	40,000 SF	40,000 SF
Multifamily Residential	365 Units	N/A	N/A	365 Units
• Studio	17 Units	N/A	N/A	17 Units
• 1-Bedroom	183 Units	N/A	N/A	183 Units
• 2-Bedrooms	128 Units	N/A	N/A	128 Units
• 3-Bedrooms	37 Units	N/A	N/A	37 Units

*Additional retail, restaurant, and office square footage added in future phases. | ** Square Footage reflects the Gross Floor Area for Office land use.

The proposed development site is zoned as Planned Development and Regional Commerce 12. Based on the City's municipal code for minimum parking requirements, the Ovation proposed development would need to build **3,551** parking spaces. **Table 2** details the minimum parking ratios for the proposed development.

Table 2. City of Franklin Parking Requirements - Phase 1

Land Use	Density	Minimum Parking Ratio	Minimum Spaces
Commercial Uses – Retail	175,440 SF	3.33 spaces per KSF	584 spaces
Commercial Uses – Restaurants, Inside and Outside Seating*	92,689 SF	10.00 spaces per KSF + 1 space per Employee	1,135 spaces
Commercial Uses – Hotels**	350 Keys	1 space per Key + 1 space per Employee	403 spaces
Commercial Uses – Offices	200,000 SF	3.00 spaces per KSF	600 spaces
Commercial Uses – Recreational (Health Club)***	40,000 SF	5.20 spaces per KSF	208 spaces
Multifamily Residential	365 Units	-	-
• Studio (Studio)	17 Units	1.25 spaces per Unit	21 spaces
• 1-BR Unit (1-Bedroom)	183 Units	1.25 spaces per Unit	229 spaces
• 2+ BR Unit (2-Bedrooms)	128 Units	2.25 spaces per Unit	288 spaces
• 2+ BR Unit (3-Bedrooms)	37 Units	2.25 space per Unit	83 spaces
		TOTAL:	**3,551 spaces**

*Employee count is based on the equivalent ULI Ratio for Commercial Uses – Restaurants, Inside and Outside Seating of 2.25 spaces per 1,000 square feet for employee parking. This assumes no mode adjustments or internal capture.
**Employee count is based on the equivalent ULI Ratio for Commercial Uses – Hotel of 0.15 spaces per Key for employee parking. This assumes no mode adjustment or internal capture.
***Reflects the Commercial Uses – Recreational (Health Club) land use space, which has a variable rate in Subsection 10.2.3 Minimum Parking. The Institute of Transportation Engineers (ITE) Parking Generation manual stipulates 5.20 spaces per 1,000 square feet for Land Use Group 400-499 Recreational – Land Use: 492 – Health/Fitness Club.

As part of Phase 1, the Ovation development is planned to include 2,708 spaces across three parking facilities and on-street parking spaces, see **Table 3**. As detailed in the next section, this planned parking supply is sufficient to accommodate the Phase 1 projected parking demand.

Table 3. Phase 1 - Planned Parking Supply

Phase	Zone	Deck/Facility	Supply
Phase 1	Zone 1	Deck B	1,133 spaces
Phase 1	Zone 2	Deck E	741 spaces
Phase 1	Zone 3	Deck H	739 spaces
Phase 1	Zones 1 – 3	On-street Parking	95 spaces
		Total	**2,708 spaces**

Phase 1 – Projected Demand

Underlying Assumptions

In addition to parking ratios, mode, and internal capture adjustments, the shared parking analysis incorporates the underlying assumptions outlined in **Table 4**. These conservative assumptions align with the Client's stated management strategies and were used to inform mode split and non-captive ratio adjustments.

Table 4. Management Practices and Impacts on the Model

Management Practices and Assumptions	Impact on Model
Commercial Uses – Retail Allocation: The retail leasing strategy for this development assumes approximately 30% of retail GLA will be targeted to food and beverage tenants. All retail land uses will have 70% allocated as soft goods and 30% allocated as food and beverage. Outdoor seating square footage is included in land use densities for projected parking demand.	Phase 1: Retail 268,129 SF (Soft-Goods: 175,440 SF, Fine/Casual Dining: 92,689 SF)
Residential Unit Mix: The following percentages were used for all residential unit mixes: Studio = 5%, 1 Bedrooms = 50%, 2 Bedrooms = 35%, and 3+ Bedrooms = 10%	Total unit counts are separated into a mixture of studio, 1-bedroom, 2-bedroom, and 3-bedroom units with parking ratios specific to each unit type.
Nested Parking: Multifamily Residential parking will include a portion of spaces in a nested area or a separate parking facility from other land uses.	This model assesses resident parking demand in shared parking nests. These spaces are not available for sharing across land uses or users. Overall, this decreases the efficiency of the whole site and provides a more conservative analysis result.

Base Ratios, Mode Adjustments, and Internal Capture

This shared parking analysis uses the City of Franklin's minimum ratios as a baseline for determining the projected parking demand. In addition to these base ratios, this analysis utilizes the ULI Shared Parking Model, which is a national standard tool used to determine cumulative parking demand for developments with multiple land uses. The model considers that

while each land use generates parking demand for a certain number of parking spaces, these demands fluctuate hour-by-hour, day-by-day, and month-by-month. Because individual land uses may not experience peak parking demand at the same time, the model seeks to share parking between these land uses to minimize the amount of space and resources devoted to parking. Additionally, the ULI Shared Parking Model allows for non-vehicular mode (trips such as walking, biking, transit, and rideshare) and non-captive ratio (trips originating from outside of the future development) adjustments to be made for mixed-use developments to account for trips generated by the site that do not require parking. All base ratios, mode adjustments, and non-captive ratio adjustments are detailed in **Table 5**. The following factors are included in this table:

- **Base Ratios:** Base Ratios are from the City of Franklin Zoning Ordinance.
    - The Commercial Uses – Recreational (Health Club) base ratio is designated as varying in the COF ZO; therefore, the ITE Parking Generation Manual was used to determine the base ratio.
- **Mode Adjustment:** Projected parking demand assumes that 100% Driving, with the exception of the Commercial Uses – Hotel land use. The ULI driving adjustment of 59% is used for this mode adjustment. Additionally, the office land use assumes that
- **Non-Captive Ratio:** According to Chapter 2 of the ULI Shared Parking Manual, the "non-captive percentage" refers to the proportion of trips made solely for a specific use. In other words, it indicates how many people visit a site with the primary intent of using that particular facility. For instance, hotel guests typically come specifically to stay at the hotel, so the hotel's non-captive percentage is 100%. However, those same guests might also dine at the hotel's restaurant during their stay. Since their parking needs are already covered by the hotel, these internal visits don't create additional parking demand for the restaurant. Therefore, the restaurant's total parking demand consists of a combination of:
    - **Captive demand**: internal trips from hotel guests, office workers, or residents already on site.
    - **Non-captive demand**: visitors who come solely to dine at the restaurant.

  This distinction helps in accurately assessing parking needs and understanding how different uses interact within a mixed-use development.
- **Project Ratio:** The rate at which parking demand is generated. Project Ratio rates are used to calculate demand factors and the projected parking demand.

Figure 2 illustrates the three-step process for calculating the projected parking demand of a particular land use.

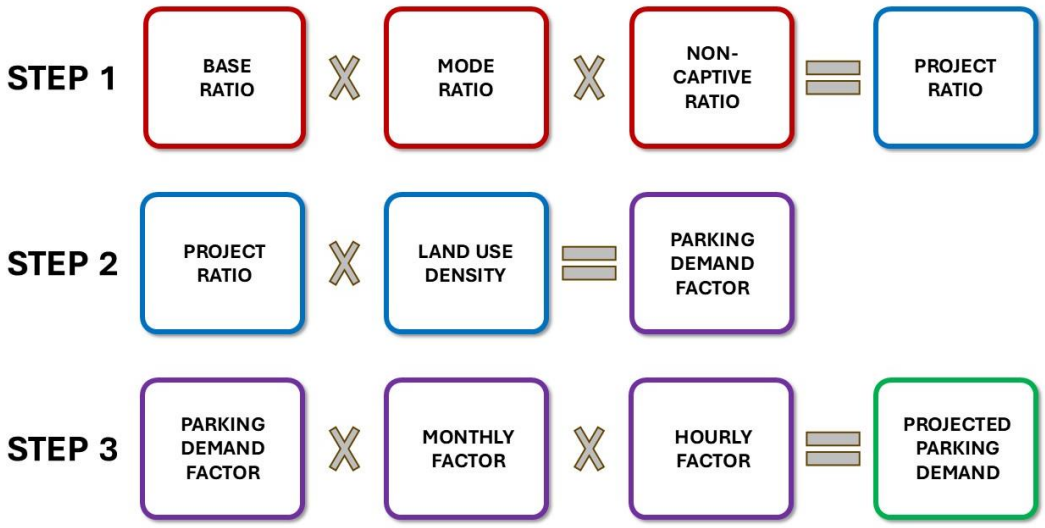


Figure 2. Shared Parking Calculation Process

Table 5. Project Ratio Calculation Attributes at Peak Hour Demand

Land Use	COF Base Ratio	Mode Ratio	Non-Captive Ratio	Project Ratio
Commercial Uses - Retail	3.33 spaces/KSF*	100%	88%	3.00 spaces/KSF
Commercial Uses – Restaurant, Inside and Outside Seating	12.25 spaces/KSF	100%	65%	8.75 spaces/KSF
Commercial Uses – Hotel**	1.15 spaces/Key	59%	100%	0.74 spaces/Key
Commercial Uses – Office	3.00 spaces/KSF	100%	92%	2.75 spaces/KSF
Commercial Uses – Recreational (Health Club)	5.20 spaces/KSF	100%	56%	3.00 spaces/KSF
Multifamily Residential				
• Studio (Studio)	1.25 spaces/Unit	100%	100%	1.25 spaces/Unit
• 1-BR Unit (1-Bedroom)	1.25 spaces/Unit	100%	100%	1.25 spaces/Unit
• 2+ BR Unit (2-Bedrooms)	2.25 spaces/Unit	100%	100%	2.25 spaces/Unit
• 2+ BR Unit (3-Bedrooms)	2.25 spaces/Unit	100%	100%	2.25 spaces/Unit

*KSF = 1,000 Square Feet

*Employee count is based on the equivalent ULI Ratio for Commercial Uses – Restaurants, Inside and Outside Seating of 2.25 spaces per 1,000 square feet for employee parking. This assumes no mode adjustments or internal capture.

**Employee count is based on the equivalent ULI Ratio for Commercial Uses – Hotel of 0.15 spaces per Key for employee parking. This assumes no mode adjustment or internal capture.

As seen in **Table 5**, this analysis incorporates no mode adjustments for all land uses except for Commercial Uses – Hotel. Based on the ULI Shared Parking Methodology and associated observations, hotel guests in suburban settings typically have a 59% driving rate. This reflects the use of modes that do not require parking on site, such as the use of ridesharing.

Non-captive Ratio for this site is developed based on the mixture of land uses and the percentage of external vs. internal trips. Per the ULI Shared Parking Manual, non-captive adjustments should be modified for each scenario. For additional details on Non-captive Ratio, see the ULI Shared Parking Manual, Chapter 12, Pages 13 – 14, provided in **Appendix C.** A detailing of the Non-captive ratio factors used for this analysis is provided in **Appendix D**.

Projected Parking Demand

Land uses within Phase 1 were evaluated to project the peak parking demand within this planned development area. The land uses in this area are assumed to share a common parking supply across Decks B, E, and H. Based on the land use densities detailed in **Table 1**, management practices detailed in **Table 4**, and mode adjustments and internal capture ratios detailed in **Table 5**, the projected peak parking demand for Phase 1 was calculated. The Phase 1 demand is projected to peak at 2,433 spaces at 2:00 PM on a weekday, and 2,125 spaces at 6:00 PM on a weekend. **Figures 3 and 4** illustrate the projected peak parking demand for Phase 1. As seen in these figures, the Phase 1 planned supply of 2,708 spaces is sufficient to accommodate the projected peak parking demand, resulting in a surplus of 275 parking spaces on a weekday and 583 spaces on a weekend. **Tables 6 – 8** detail the weekday and weekend projected peak parking demand by zone.

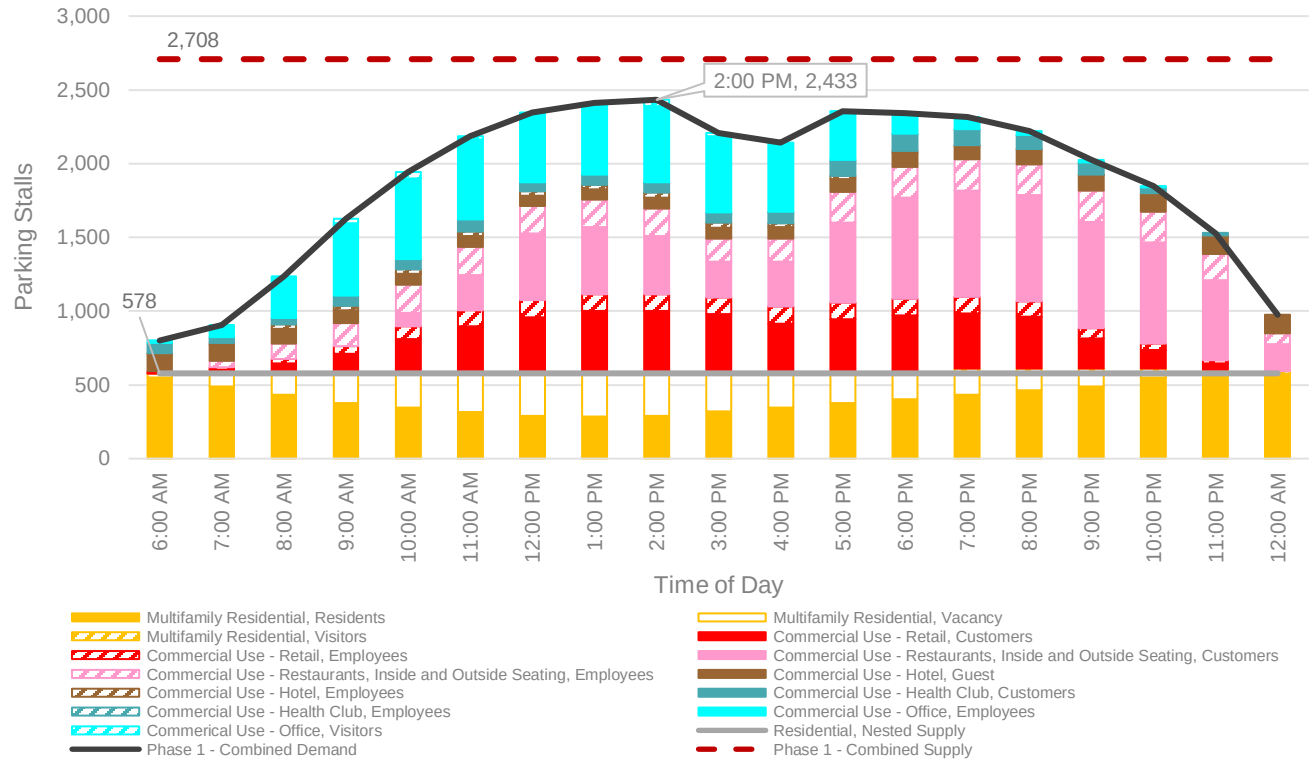


Figure 3. Phase 1 Weekday Projected Demand by Time of Day, Combined Zones

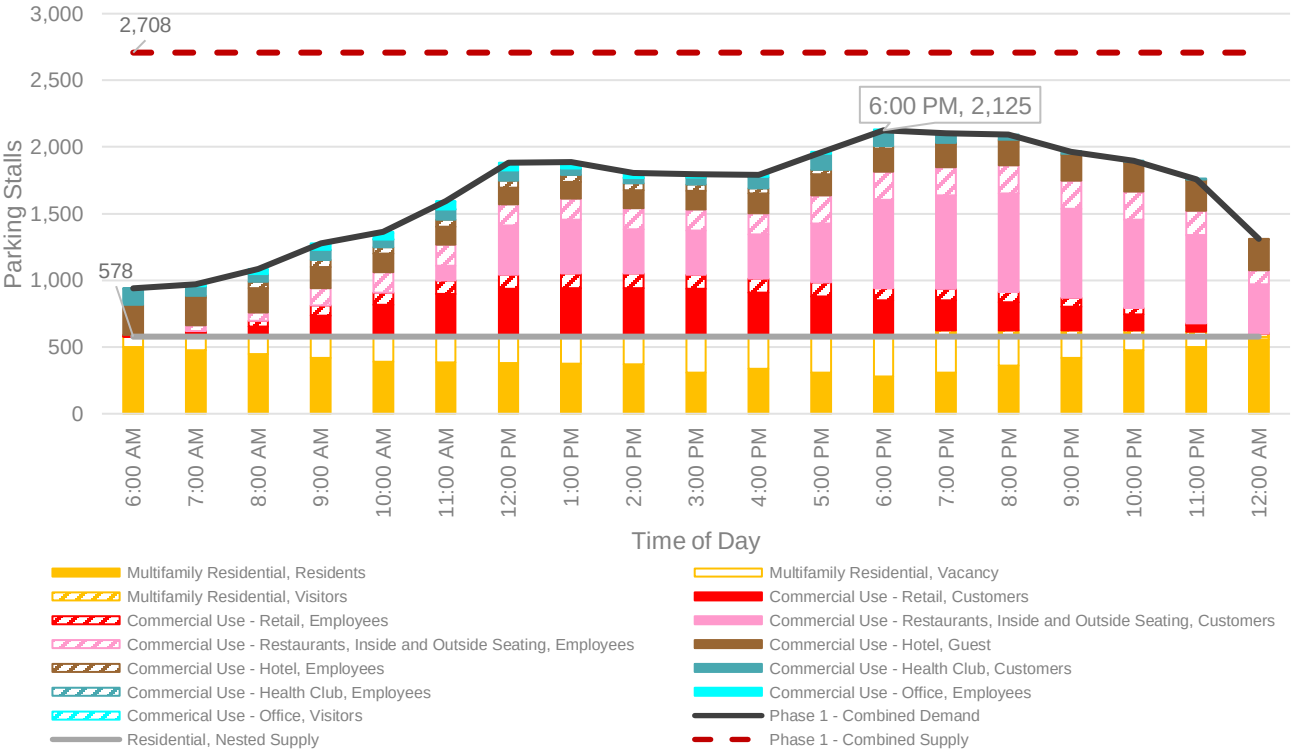


Figure 4. Phase 1 Weekend Projected Parking Demand by Time of Day, Combined Zones

Phase 1 Conclusion: Based on the Phase 1 projected peak parking demand of 2,433 spaces, the planned parking supply of 2,708 spaces is sufficient to accommodate Ovation's Phase 1 parking needs. This results in a projected surplus of 275 spaces during the projected peak hour on a weekday. Requiring the Ovation development to build to the minimum required parking supply of 3,551 spaces would result in a projected surplus of 1,118 spaces during peak conditions. Additional details on the Phase 1 development, organized by development zone, are provided in **Appendix A**.

Recommendation: The City of Franklin should permit the Phase 1 development of Ovation, with a planned supply of 2,708 spaces.

FULL BUILD-OUT (FUTURE PHASES)

The Full Build-Out of the Ovation Development is planned to occur in future phases. This analysis evaluates the projected parking demand following the completion of Zone 2 and the addition of Zones 4 – 7. The projected parking demand highlights the combined demand across all zones of the Ovation development. Details on the projected demand by development zone are provided in **Appendix B**.

Table 6 details the land use densities associated with the Future Phases of development. Notably, since Zone 2 is included in Future Phases, the densities detailed in this table represent the combined density of development that occurred in Phase 1, as well as the addition of development in Future Phases.

Table 6. Future Phases Land Use Density by Zone

Land Uses	Zone 2*	Zone 4	Zone 5 & Zone 6	Zone 7	Total
Commercial Uses - Retail	24,500 SF	N/A	35,000 SF	54,250 SF	113,750 SF
Commercial Uses – Restaurant, Inside and Outside Seating	13,192 SF	N/A	18,846 SG	29,212 SF	61,250 SF
Commercial Uses – Office**	775,000 SF	N/A	200,000 SF	200,000 SF	1,175,000 SF
Multifamily Residential	N/A	300 Units	270 Units	460 Units	1,030
• Studio	N/A	15 Units	14 Units	23 Units	52
• 1-Bedroom	N/A	150 Units	135 Units	230 Units	515
• 2-Bedrooms	N/A	105 Units	94 Units	161 Units	360
• 3-Bedrooms	N/A	30 Units	27 Units	46 Units	103

*Full Built-Out of Zone 2 is inclusive of densities in Phase 1 and reflects the cumulative density after development

** Square Footage reflects the Gross Floor Area for Office land use.

The combined densities of Phase 1 and Future Phases are detailed in **Table 7**. These densities are used to calculate the City of Franklin's minimum parking requirements and the Ovation development's projected parking demand at Full Build-Out. As noted previously, all townhomes associated with this development are expected to have private parking and are excluded from this analysis.

Table 7. Ovation Entitlement Development Density at Full Build-Out

Land Uses	Density
Commercial Uses – Retail	273,000 SF
Commercial Uses – Restaurant, Inside and Outside Seating	147,000 SF
Commercial Uses – Hotel	350 Keys
Commercial Uses – Office*	1,225,000 SF
Commercial Uses – Health Club	40,000 SF
Multifamily Residential	1,395 Units
• Studio	69 Units
• 1-Bedroom	698 Units
• 2-Bedrooms	488 Units
• 3-Bedrooms	140 Units

*Square Footage reflects the Gross Floor Area for Office land use.

This assessment includes a review of the minimum parking ratios required by the City of Franklin's Zoning Ordinance and the resulting parking space requirements. Based on the City's Zoning Ordinance for minimum parking requirements, the Ovation proposed development would need to build **9,368** parking spaces at Full Build-Out. **Table 8** details the minimum parking ratios for the proposed development at Full Build-Out.

Table 8. City of Franklin Parking Requirements – Full Build-Out

Land Use	Density	Minimum Parking Ratio	Minimum Spaces
Commercial Uses – Retail	273,000 SF	3.33 spaces per KSF	909 spaces
Commercial Uses – Restaurants, Inside and Outside Seating*	147,000 SF	10.00 spaces per KSF + 1 space per Employee	1,801 spaces
Commercial Uses – Hotels**	350 Keys	1 space per Key + 1 space per Employee	403 spaces
Commercial Uses – Offices	1,225,000 SF	3.00 spaces per KSF	3,675 spaces
Commercial Uses – Recreational (Health Club)***	40,000 SF	5.20 spaces per KSF	208 spaces
Multifamily Residential	1,395 Units	-	-
Studio (Studio)	69 Units	1.25 spaces per Unit	86 spaces
1-BR Unit (1-Bedroom)	698 Units	1.25 spaces per Unit	873 spaces
2+ BR Unit (2-Bedrooms)	488 Units	2.25 spaces per Unit	1,098 spaces
2+ BR Unit (3-Bedrooms)	140 Units	2.25 space per Unit	315 spaces
		TOTAL:	**9,368 spaces**

*Employee count is based on the ULI Ratio of 2.25 spaces per 1,000 square feet for employee parking. This assumes no mode adjustments or internal capture.

**Employee count is based on the ULI Ratio of 0.15 spaces per Key for employee parking. This assumes no mode adjustment or internal capture.

***Reflects the Health Club land use space, which is not specifically detailed in Subsection 10.2.3 Minimum Parking. The Institute of Transportation Engineers (ITE) Parking Generation manual stipulates 5.20 spaces per 1,000 square feet for Land Use Group 400-499 Recreational – Land Use: 492 – Health/Fitness Club.

Although the City of Franklin's municipal code requires a minimum of **9,368** parking spaces, this study aims to evaluate the parking demand projected for this proposed development based on industry standards adjusted to account for localized parking behavior.

Full Build-Out Projected Demand

Planned Parking Supply

At Full Build-Out, the Ovation development is planned to include 7,029 parking spaces, as shown in **Table 9**.

Table 9. Planned Parking Supply at Full Build-Out

Phase	Zone	Deck/Facility	Supply
Phase 1	Zone 1	Deck B	1,133 spaces
Future Phases	Zone 2	Deck E	1,669 spaces
Phase 1	Zone 3	Deck H	739 spaces
Future Phases	Zone 4	Deck M	450 spaces
Future Phases	Zones 5 & 6	Decks L & R	1,300 spaces
Future Phases	Zone 7	Deck N	1,600 spaces
Future Phases	All Zones	On-street Parking	138 spaces
		Total	**7,029 spaces**

Analysis Factors

The Full Build-Out analysis factors are consistent with the underlying assumptions, base ratios, mode adjustments, and internal capture ratios used in the Phase 1 analysis. **Tables 4 – 6** detail the analysis factors associated with Full Build-Out demand projections. Additionally, Zones 5 and 6 are evaluated as a combined development zone. To minimize inefficiency associated with nesting residential parking, nested residential areas are planned to be developed at a ratio of 1 space per unit for nested parking. For the purposes of this study, "nested parking" refers to a secure, access-controlled area located within a larger planned parking facility. Access to this nested area is restricted to residents who hold valid parking permits. Importantly, the spaces within the nested zone are not presumed to be individually assigned or reserved for specific users; rather, they are shared among eligible permit holders.

Projected Parking Demand

Land uses after Full Build-Out were evaluated to project the peak parking demand within the Ovation development. The land uses in this area are assumed to share a common parking supply across all parking facilities detailed in **Table 9**. Based on the land use densities detailed in **Table 9**, management practices detailed in **Table 4**, and mode adjustments and internal capture ratios detailed in **Table 5**, the projected peak parking demand at Full Build-Out was calculated. The Full Build-Out demand is projected to peak at 6,974 spaces at 2:00 PM on a weekday, and 4,166 spaces at 8:00 PM on a weekend. **Figures 5 and 6** illustrate the projected peak parking demand at Full Build-Out. As seen in these figures, the Full Build-Out planned supply of 7,029 spaces is sufficient to accommodate the projected parking demand, resulting in a surplus of 55 parking spaces at the weekday peak and 2,863 spaces at the weekend peak. Additional details on the Full Build-Out development, organized by development zone, are provided in **Appendix B**.

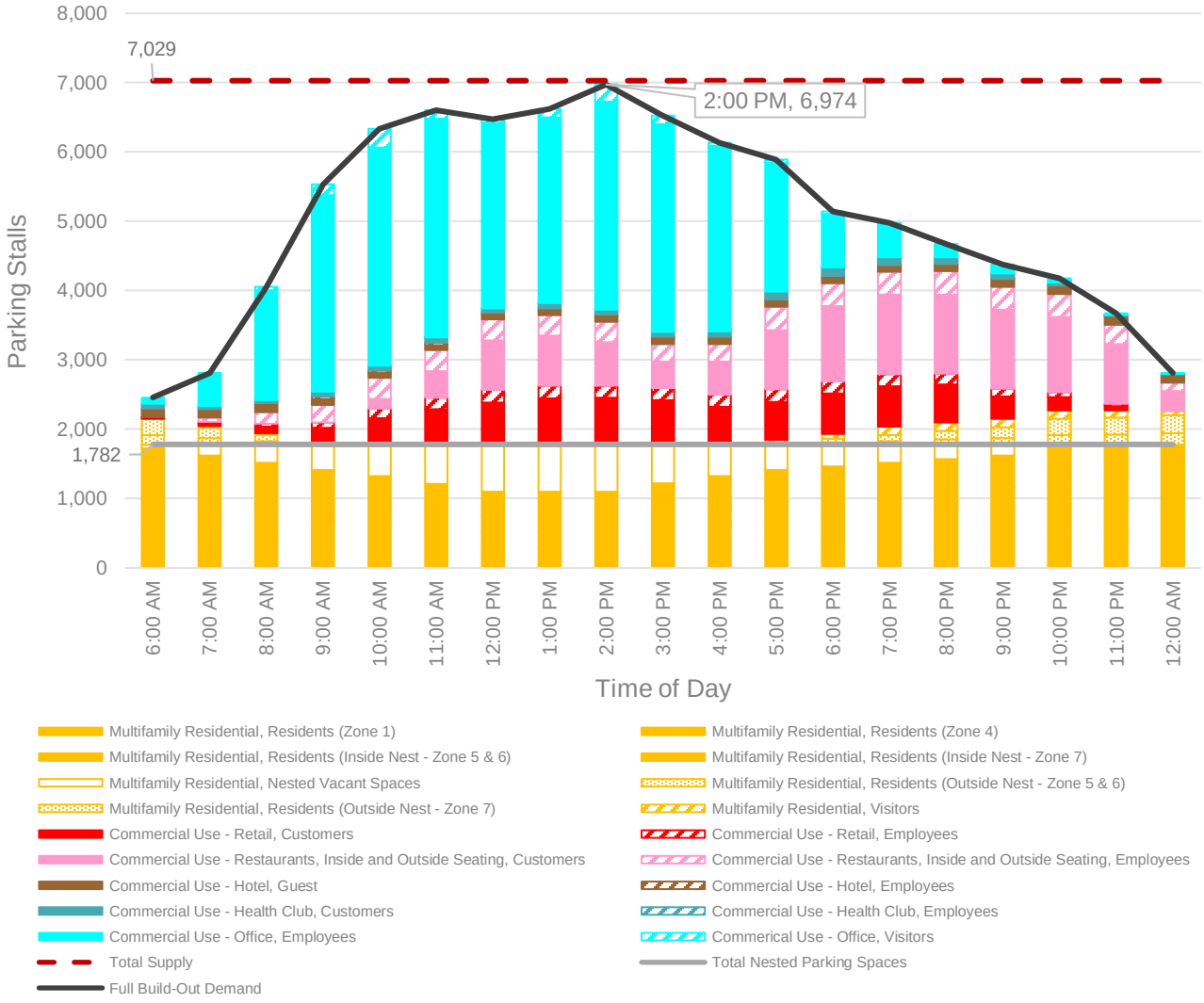


Figure 5. Full Build-Out Weekday Projected Parking Demand by Time of Day, Combined Zones

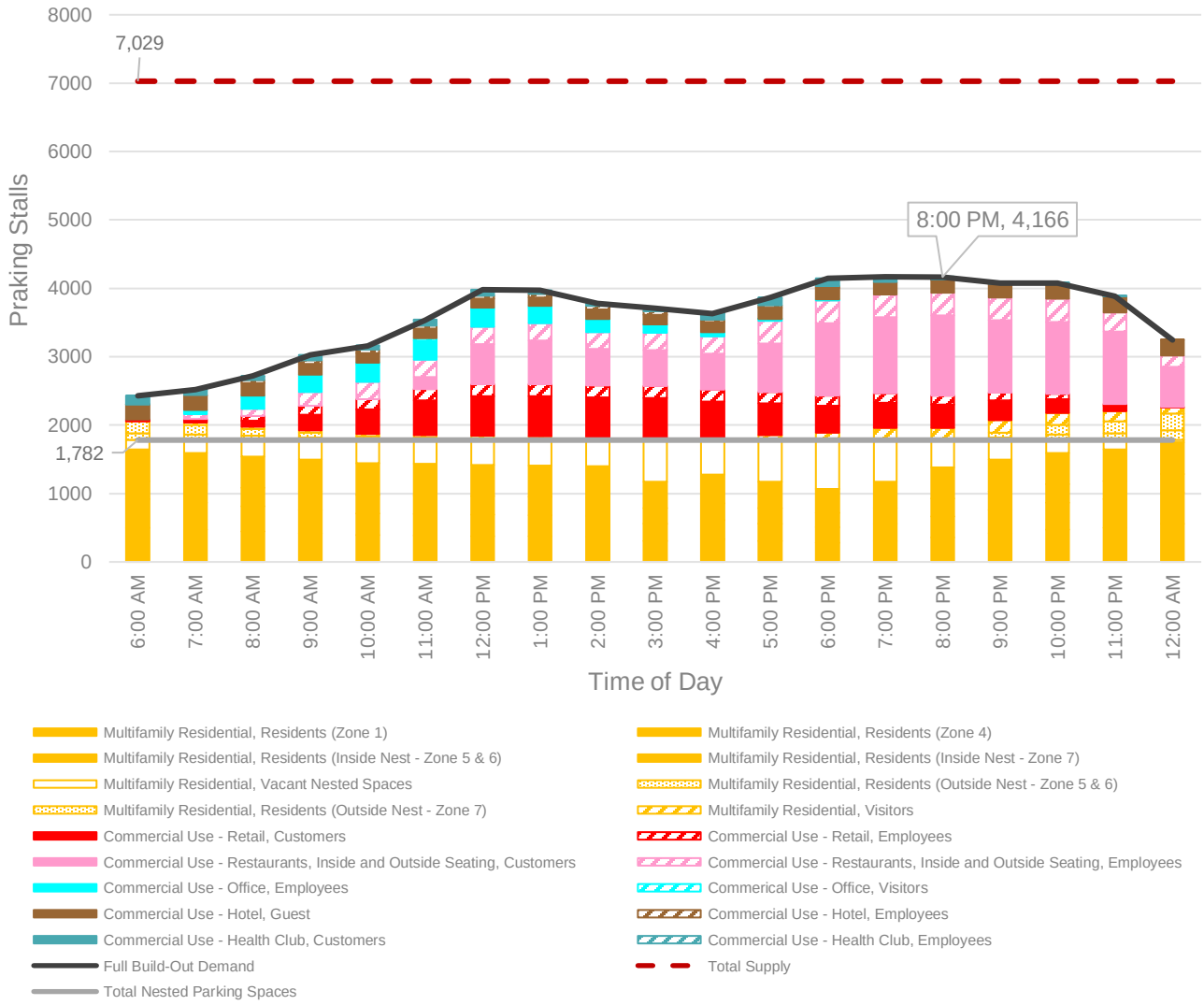


Figure 6. Full Build-Out Weekend Projected Parking Demand by Time of Day, Combined Zones

CONCLUSION AND RECOMMENDATIONS

Total Development Summary

Ovation Development is planned to be constructed in multiple phases across seven development zones. Phase 1 is planned to include the development of Zones 1 and 3 and the partial development of Zone 2. In Future Phases, Zone 2 will be fully built out, and the Ovation development will add Zones 4 – 7. Using the industry standard ULI shared parking methodology, parking demand for these development zones was evaluated. Land use densities aligned with the maximum entitled development density to present the highest level of projected parking demand for the development. In all instances where residential land uses were evaluated, residential parking demand was assessed as nested parking or in a parking facility designated for residential use. The projected parking demand for all development zones was compared to the City of Franklin's minimum parking requirements for this planned development.

Based on this comparison, this study concludes that the planned parking supply of approximately **7,029** spaces can accommodate the projected peak parking demand of **6,974** spaces, resulting in a **surplus of 55 spaces**.

Compared to the City of Franklin's required minimum parking supply of 9,368 spaces, the planned parking demand reflects a **25%** reduction in the number of spaces needed to accommodate the projected parking demand. During weekday evenings and on weekends, the site's surplus parking supply is projected to range from approximately 1,800 spaces to 2,900 spaces. To reduce the oversupply of parking in the planned Ovation development, increase the feasibility of future development, and accommodate future parking needs, the Ovation development should include approximately **7,029** spaces.

- **Phase 1:** Based on this study, the Phase 1 planned parking supply of 2,708 spaces can accommodate the Phase 1 projected parking demand of 2,433 spaces. Compared to the City of Franklin Zoning Ordinance, the City could allow a parking reduction up to 31%.
- **Full Build-Out:** Based on this study, the Full Build-Out planned parking supply of 7,029 spaces can accommodate the Full Build-Out projected parking demand of 6,974 spaces. Compared to the City of Franklin Zoning Ordinance, the City could allow a parking reduction up to 25%.

OTHER CONSIDERATIONS

Several factors could increase or decrease the number of parking spaces needed to serve the site, as calculated and reported in this memorandum.

Factors that could increase parking demand include:

- High leasing ratios for office or residential tenants that are not considered in this study
- Lower work-from-home rates for office employees
- Higher work-from-home rates for residents of the development
- Any increase in the amount of reserved/nested parking

Factors that could decrease the parking demand include:

- Lower vehicle ownership rates among residents
- Lower rates of reserved parking for the residential and office land uses
- Higher work-from-home rates for office employees
- Lower work-from-home rates for residents

We hope you find this information helpful. Please reach out to me at (404)-998-8682 should you have any questions or should you want to work with us in revising your program to maximize your parking potential.

Sincerely,

Kimley-Horn and Associates



Jeshua Pringle, AICP, CAPP
Associate, Project Manager

APPENDIX A: PHASE 1 – PROJECTED PEAK PARKING DEMAND BY ZONE

Table 10. Zone 1 - Peak Projected Parking Demand

		Peak Month: December Weekday (2:00 PM)					Peak Month: December Weekend (6:00 PM)				
Land Use	Quantity	Base Rate	Mode Adj.	Non-Captive Ratio	Project Ratio	Est. Parking Demand	Base Rate	Mode Adj.	Non-Captive Ratio	Project Ratio	Est. Parking Demand
Retail - Soft Goods											
Customers	86,010 SF GLA	2.68	100%	88%	2.35	203	2.66	100%	88%	2.34	109
Employees		0.65	100%	100%	0.65	56	0.67	100%	100%	0.67	40
Fine/Casual Dining											
Customers	46,313 SF GLA	10.00	100%	65%	6.50	196	10.00	100%	80%	8.00	329
Employees		2.25	100%	100%	2.25	95	2.25	100%	100%	2.50	105
Hotel											
Guest	350 Keys	1.00	59%	100%	0.59	74	1.00	69%	100%	0.69	172
Employees		0.15	100%	100%	0.15	32	0.15	100%	100%	0.15	20
Residential											
Studio	17 Units	1.12	100%	100%	1.12	11	1.06	100%	100%	1.06	10
1-Bedroom	183 Units	1.13	100%	100%	1.13	103	1.07	100%	100%	1.07	98
2-Bedrooms	128 Units	2.12	100%	100%	2.12	136	2.06	100%	100%	2.06	132
3-Bedrooms	37 Units	2.16	100%	100%	2.16	39	2.15	100%	100%	2.12	39
Visitors	365 Units	0.09	100%	100%	0.09	6	0.13	100%	100%	0.13	28
		Customers/Visitors				479	Customers/Visitors				638
		Employees/Residents				472	Employees/Residents				444
		Total				**951**	**Total**				**1,082**

Table 11. Zone 2 - Peak Projected Parking Demand

		Peak Month: December Weekday (2:00 PM)					Peak Month: December Weekend (6:00 PM)				
Land Use	Quantity	Base Rate	Mode Adj.	Non-Captive Ratio	Adj. Rate	Est. Parking Demand	Base Rate	Mode Adj.	Non-Captive Ratio	Adj. Rate	Est. Parking Demand
Retail - Soft Goods											
Customers	16,190 SF GLA	2.68	100%	88%	2.35	39	2.66	100%	88%	2.33	25
Employees		0.65	100%	100%	0.65	11	0.67	100%	100%	0.67	9
Fine/Casual Dining											
Customers	6,939 SF GLA	10.00	100%	65%	6.50	30	10.00	100%	80%	8.00	50
Employees		2.25	100%	100%	2.25	14	2.25	100%	100%	2.50	16
Office											
Employees	150,000 SF GFA	2.78	100%	92%	2.54	363	0.31	100%	80%	0.25	2
Visitors		0.22	100%	95%	0.21	30	0.03	100%	100%	0.03	0
		Customers/Visitors				99	Customers/Visitors				75
		Employees/Residents				388	Employees/Residents				27
		Total				**487**	**Total**				**102**

Table 12. Zone 3 - Peak Projected Parking Demand											
		Peak Month: December					Peak Month: December				
		Weekday (2:00 PM)					Weekend (6:00 PM)				
Land Use	**Quantity**	**Base Rate**	**Mode Adj.**	**Non-Captive Ratio**	**Adj. Rate**	**Est. Parking Demand**	**Base Rate**	**Mode Adj.**	**Non-Captive Ratio**	**Adj. Rate**	**Est. Parking Demand**
Retail - Soft Goods											
Customers	73,240 SF GLA	2.68	100%	88%	2.35	173	2.66	100%	88%	2.33	111
Employees		0.65	100%	100%	0.65	48	0.67	100%	100%	0.67	42
Fine/Casual Dining											
Customers	39,437 SF GLA	10.00	100%	65%	6.50	167	10.00	100%	80%	8.00	284
Employees		2.25	100%	100%	2.25	80	2.25	100%	100%	2.50	89
Health Club											
Customers	40,000 SF GFA	5.20	100%	56%	2.80	64	5.00	100%	56%	2.80	106
Employees		0.40	100%	100%	0.20	6	0.20	100%	100%	0.20	8
Office											
Employees	50,000 SF GFA	3.38	100%	95%	3.21	153	0.34	100%	95%	0.32	1
Visitors		0.28	100%	100%	0.28	14	0.03	100%	100%	0.03	0
			Customers/Visitors			419		Customers/Visitors			502
			Employees/Residents			287		Employees/Residents			139
			Total			**706**		**Total**			**641**

APPENDIX B: FULL BUILD-OUT PROJECTED PEAK PARKING DEMAND BY ZONE

Table 13. Zone 1 - Peak Projected Parking Demand

		Peak Month: December Weekday (2:00 PM)					Peak Month: December Weekend (8:00 PM)				
Land Use	Quantity	Base Rate	Mode Adj.	Non-Captive Ratio	Project Ratio	Est. Parking Demand	Base Rate	Mode Adj.	Non-Captive Ratio	Project Ratio	Est. Parking Demand
Retail - Soft Goods											
Customers	86,010 SF GLA	2.68	100%	88%	2.35	203	2.66	100%	88%	2.34	94
Employees		0.65	100%	100%	0.65	56	0.67	100%	100%	0.67	36
Fine/Casual Dining											
Customers	46,313 SF GLA	10.00	100%	65%	6.50	196	10.00	100%	80%	8.00	366
Employees		2.25	100%	100%	2.25	95	2.25	100%	100%	2.50	105
Hotel											
Guest	350 Keys	1.00	59%	100%	0.59	74	1.00	69%	100%	0.69	184
Employees		0.15	100%	100%	0.15	32	0.15	100%	100%	0.15	10
Residential											
Studio	17 Units	1.12	100%	100%	1.12	11	1.06	100%	100%	1.06	13
1-Bedroom	183 Units	1.13	100%	100%	1.13	103	1.07	100%	100%	1.07	126
2-Bedrooms	128 Units	2.12	100%	100%	2.12	136	2.06	100%	100%	2.06	172
3-Bedrooms	37 Units	2.16	100%	100%	2.16	39	2.15	100%	100%	2.12	51
Visitors	365 Units	0.09	100%	100%	0.09	6	0.13	100%	100%	0.13	47
				Customers/Visitors		479			Customers/Visitors		691
				Employees/Residents		472			Employees/Residents		513
				Total		**951**			**Total**		**1,204**

Table 14. Zone 2 - Peak Projected Parking Demand at Full Build-Out

		Peak Month: December Weekday (2:00 PM)					Peak Month: December Weekend (8:00 PM)				
Land Use	Quantity	Base Rate	Mode Adj.	Non-Captive Ratio	Adj. Rate	Est. Parking Demand	Base Rate	Mode Adj.	Non-Captive Ratio	Adj. Rate	Est. Parking Demand
Retail - Soft Goods											
Customers	24,500 SF GLA	2.90	100%	88%	2.30	58	2.66	100%	88%	2.34	32
Employees		0.70	100%	100%	0.70	16	0.67	100%	100%	0.67	13
Fine/Casual Dining											
Customers	13,192 SF GLA	13.25	100%	65%	6.50	56	10.00	100%	80%	8.00	106
Employees		2.25	100%	100%	2.25	27	2.25	100%	100%	2.50	30
Office											
Employees	775,000 SF GFA	2.60	100%	92%	2.54	1,873	0.28	100%	80%	0.22	0
Visitors		0.20	100%	95%	0.21	154	0.02	100%	100%	0.02	0
				Customers/Visitors		268			Customers/Visitors		138
				Employees/Residents		1,916			Employees/Residents		43
				Total		**2,184**			**Total**		**181**

Table 15. Zone 3 - Peak Projected Parking Demand											
		Peak Month: December					Peak Month: December				
		Weekday (2:00 PM)					Weekend (8:00 PM)				
Land Use	Quantity	Base Rate	Mode Adj.	Non-Captive Ratio	Adj. Rate	Est. Parking Demand	Base Rate	Mode Adj.	Non-Captive Ratio	Adj. Rate	Est. Parking Demand
Retail - Soft Goods											
Customers	73,240 SF GLA	2.68	100%	88%	2.35	173	2.66	100%	88%	2.33	94
Employees		0.65	100%	100%	0.65	48	0.67	100%	100%	0.67	37
Fine/Casual Dining											
Customers	39,437 SF GLA	10.00	100%	65%	6.50	167	10.00	100%	80%	8.00	316
Employees		2.25	100%	100%	2.25	80	2.25	100%	100%	2.50	89
Health Club											
Customers	40,000 SF GFA	5.20	100%	56%	2.80	64	5.00	100%	56%	2.80	34
Employees		0.40	100%	100%	0.20	6	0.20	100%	100%	0.20	4
Office											
Employees	50,000 SF GFA	3.38	100%	95%	3.21	153	0.34	100%	95%	0.32	0
Visitors		0.28	100%	100%	0.28	14	0.03	100%	100%	0.03	0
				Customers/Visitors		419			Customers/Visitors		444
				Employees/Residents		287			Employees/Residents		130
				Total		**706**			**Total**		**574**

Table 16. Zone 4 - Peak Projected Parking Demand											
		Peak Month: December					Peak Month: December				
		Weekday (2:00 PM)					Weekend (8:00 PM)				
Land Use	Quantity	Base Rate	Mode Adj.	Non-Captive Ratio	Adj. Rate	Est. Parking Demand	Base Rate	Mode Adj.	Non-Captive Ratio	Adj. Rate	Est. Parking Demand
Residential											
Studio	15 Units	1.12	100%	100%	1.12	9	1.06	100%	100%	1.06	10
1-Bedroom	150 Units	1.13	100%	100%	1.13	85	1.07	100%	100%	1.07	105
2-Bedrooms	105 Units	2.12	100%	100%	2.11	112	2.06	100%	100%	2.06	141
3-Bedrooms	30 Units	2.16	100%	100%	2.16	33	2.12	100%	100%	2.12	42
Visitors	300 Units	0.09	100%	100%	0.09	5	0.13	100%	100%	0.13	39
				Customers/Visitors		5			Customers/Visitors		39
				Employees/Residents		237			Employees/Residents		298
				Total		**242**			**Total**		**337**

Table 17. Zones 5 and 6 - Peak Projected Parking Demand											
		Peak Month: December					Peak Month: December				
		Weekday (2:00 PM)					Weekend (8:00 PM)				
Land Use	Quantity	Base Rate	Mode Adj.	Non-Captive Ratio	Adj. Rate	Est. Parking Demand	Base Rate	Mode Adj.	Non-Captive Ratio	Adj. Rate	Est. Parking Demand
Retail - Soft Goods											
Customers	35,000 SF GLA	2.68	100%	88%	2.35	82	2.66	100%	88%	2.34	45
Employees		0.67	100%	100%	0.65	23	0.67	100%	100%	0.67	18
Fine/Casual Dining											
Customers	18,846 SF GLA	10.00	100%	65%	6.50	80	10.00	100%	80%	8.00	151
Employees		2.25	100%	100%	2.25	39	2.25	100%	100%	2.25	43
Office											
Employees	200,000 SF GFA	2.78	100%	92%	2.54	484	0.30	100%	80%	0.24	-
Visitors		0.22	100%	95%	0.21	40	0.03	100%	100%	0.03	-
Residential											
Studio	14 Units	1.12	100%	100%	1.12	8	1.06	100%	100%	1.06	10
1-Bedroom	135 Units	1.13	100%	100%	1.13	76	1.07	100%	100%	1.07	94
2-Bedrooms	95 Units	2.12	100%	100%	2.12	101	2.06	100%	100%	2.06	127
3-Bedrooms	27 Units	2.16	100%	100%	2.16	30	2.12	100%	100%	2.12	38
Visitors	270 Units	0.09	100%	100%	0.09	5	0.13	100%	100%	0.13	35
		Customers/Visitors				207	Customers/Visitors				231
		Employees/Residents				760	Employees/Residents				330
		Total				**967**	**Total**				**561**

Table 18. Zone 7 – Peak Projected Parking Demand											
		Peak Month: December					Peak Month: December				
		Weekday (2:00 PM)					Weekend (8:00 PM)				
Land Use	Quantity	Base Rate	Mode Adj.	Non-Captive Ratio	Adj. Rate	Est. Parking Demand	Base Rate	Mode Adj.	Non-Captive Ratio	Adj. Rate	Est. Parking Demand
Retail - Soft Goods											
Customers	54,250 SF GLA	2.68	100%	88%	2.35	128	2.66	100%	88%	2.34	70
Employees		0.65	100%	100%	0.65	36	0.67	100%	100%	0.67	28
Fine/Casual Dining											
Customers	29,212 SF GLA	10.00	100%	65%	6.50	124	10.00	100%	80%	8.00	234
Employees		2.25	100%	100%	2.25	59	2.25	100%	100%	2.50	66
Office											
Employees	200,000 SF GFA	2.78	100%	92%	2.54	484	0.30	100%	80%	0.24	-
Visitors		0.22	100%	95%	0.21	40	0.03	100%	100%	0.03	-
Residential											
Studio	23 Units	1.12	100%	100%	1.12	13	1.06	100%	100%	1.06	16
1-Bedroom	230 Units	1.13	100%	100%	1.13	130	1.07	100%	100%	1.07	161
2-Bedrooms	161 Units	2.12	100%	100%	2.12	171	2.06	100%	100%	2.06	216
3-Bedrooms	46 Units	2.16	100%	100%	2.16	50	2.12	100%	100%	2.12	64
Visitors	460 Units	0.09	100%	100%	0.09	8	0.13	100%	100%	0.13	59
		Customers/Visitors				300	Customers/Visitors				363
		Employees/Residents				943	Employees/Residents				551
		Total				**1,243**	**Total**				**914**

APPENDIX C: ULI SHARED PARKING MANUAL EXCEPT – NON-CAPTIVE RATIO

the core location may not be necessary or appropriate. This sharing of existing parking resources enables such projects to be more financially viable while maintaining the existing environment that prices employee parking according to market forces and thus encourages alternate modes and reduced traffic in the core areas. Most important, if spaces are reserved for specific users, they cannot be shared with other land uses. For example, in some cases where a shared parking analysis was found to be unreliable, it had assumed that residential spaces would be shared, but the residential leasing plan developed later in the process included separated, dedicated stalls for the residents' parking needs. Leasing deals for office and retail tenants may also include reserved parking. Spaces that are reserved for specific users are part of the parking needed for that land use, whether or not a vehicle is present.

The terms "weekday" and "weekend" were also modified in the second edition and are retained herein. Weekdays are defined as extending from 6 a.m. Monday to 5 p.m. Friday. Weekends include Friday evening and all day Saturday. This categorization avoids increasing weekday factors to reflect Friday evening activity at restaurants, cinemas, and other venues with considerably more demand on Friday evenings than other weekdays. Parking requirements on Sundays are not considered herein, because they are rarely a significant factor in parking planning, and data are currently inadequate to arrive at recommended ratios for Sunday conditions at most land uses.

When performed manually, the determination of critical scenarios for peak parking needs is usually an iterative process. It is important to select a number of hours, days, and months for initial analysis, apply factors appropriate to each scenario, and then determine the overall peak accumulation. Presuming a peak accumulation day/time/season and then applying factors for only that one condition may not yield the true peak hour for the combination.

Although shared parking analysis is typically performed to determine the overall total number of spaces required, formulating the overall parking plan often means examining multiple periods. For example, one might design sufficient parking for a project's office buildings for their design day and then allow that parking to be shared by the other uses on evenings and weekends. Exploring additional scenarios thus may assist in devising successful parking management plans.

Downtown Silver Spring, Maryland, offers a good case study. Even though the number of new spaces built with the project was based on the peak customer demand, the parking study investigated whether sufficient spaces existed in the vicinity for employees on both weekdays and weekends. Some means of discouraging employee parking in the spaces intended for customers was also needed, particularly since the project is located only a few blocks from a Metro station for the Washington, D.C., rail transit system. Such issues are discussed in more detail later in this book; however, they do affect decisions regarding the number of spaces to be constructed and which spaces can be shared at what times.

In sum, the more scenarios that are developed, the better the understanding of the parking conditions and the greater the likely success of a shared parking analysis and parking management plan. ULI/ICSC/NPA have made available a shared parking model in Excel that greatly eases the number of iterations required to determine the overall peak need for parking as well as to develop additional scenarios.

Using the default values recommended in this book, along with user input of quantities of land uses, driving, and noncaptive adjustments, the model calculates the parking needs in each hour of the day from 6 a.m. to midnight, weekdays and weekends, for each month. It then determines the peak hour of the peak months for weekdays and weekends. If necessary, the user can then make further manual adjustments to finalize the analysis.

Another key issue in methodology is the strong recommendation that driving and noncaptive adjustments be modified for each scenario. These factors vary by four combinations of time and day of week:

- weekday daytime,
- weekday evening,
- weekend daytime, and
- weekend evening.

For example, a significantly higher proportion of the patrons of a restaurant near large concentrations of office workers will be captive on a weekday at noon than would be true that same evening. Driving adjustments for employees may differ on weekdays and weekends and by time of day, depending on the service schedules of local transit systems, the perception of security at certain times of the day, and other factors. Conversely, ride-hailing services in recent years have clearly taken a role in supplementing transit in evening and weekend hours. Although it may appear reasonable to increase employee and visitor driving adjustments for RDE and office uses in the evening, an upturn in ride hailing during that period can offset or perhaps even lower driving ratios at some locations, particularly if valet parking is provided in the evening. Valet parking is often not only an increased cost of parking, but also an indicator of an increased level of parking "hassle"; both are key drivers of ride-hailing use in the evening.

Although this book discusses captive market effects for a number of land uses, the magnitude will be affected significantly by the combinations of land uses and, more specifically, the relative quantities. For example, the noncaptive adjustments for a 10,000-square-foot restaurant in a 40,000-square-foot strip shopping center will be distinctly different from the adjustments for a restaurant of that size in a mixed-use project with significant office space or hotel rooms. Even ranges of noncaptive factors for each land use thus would be misleading. Therefore, suggested ranges of noncaptive factors are not tabulated in this book. The sole exception is hotels, where a rational relationship typically exists between the number of guest rooms and the square feet of restaurants and meeting and conference/banquet space. This chapter includes a discussion of how to develop noncaptive adjustments, and examples are provided in the case studies of chapter 7.

Regarding step 5 of the methodology, the wide availability of information regarding modal splits for commuters in a community (or even in a census tract) greatly assists in the development of driving adjustments for employees. Information is also available on automobile ownership by household that can be identified by community or a more specific area. This information can be obtained through local surveys of comparable conditions. Sources of modal split data are also provided in the American Community Survey (ACS) and Census Transportation Planning Products (CTPP) databases, as further discussed later in this book. Adjustments of differences in auto occupancy are more likely to affect employee parking than visitor parking. Formal ride-sharing and transportation demand management (TDM) programs at employment centers can and will increase the auto occupancy of commuters above that found in Low-Density Suburban developments.

Step 8 is another particularly critical step in the process. After running the analysis, stop and confirm that it presents an adequate picture of the parking demand. Even when one is using the *Shared Parking* SP Model, which will determine the peak demand for the assumptions that have been entered, other scenarios may exist that should be factored into parking planning. Whereas one scenario may indeed reflect the overall peak demand, other scenarios may be important to encourage a developer's acceptance of the findings or to provide input for parking planning and management. Tenants may need to see an alternate scenario than the peak to understand the sharing of parking at the time of the tenant's peak needs. The number of spaces provided in each parking area or facility may be driven by particular needs at specific times of the day that should be documented to help ensure adequate and convenient parking for tenants.

DEFINITION OF TERMS

A key to understanding the shared parking methodology is the definition of terms and assumptions inherent in the use of those terms.

Parking ratio is the number of parking spaces that should be provided per unit of land use, if parking serves only that land use. The ratios recommended herein are based on the expected peak accumulation of vehicles at the peak hour on a design day (see below), assuming nearly 100 percent modal split to automobile use and minimal ride sharing. The recommended ratios also include consideration of effective supply issues.

APPENDIX D: INTERNAL CAPTURE ASSUMPTIONS

As detailed in the ULI Shared Parking Manual, Internal Capture is expected to vary by time of day and weekday/weekend. To reflect the assumed internal capture associated with the Ovation development, the following non-captive ratios were used in this analysis.

Table 19. Commercial Uses - Retail Non-Captive Ratios

User Type	Weekday		Weekend	
	Daytime	Evening	Daytime	Evening
Customers	88%	88%	88%	88%
Employees	100%	100%	100%	100%

These non-captive ratios assume that 12% of Commercial Uses - Retail customers can be attributed to internal capture associated with office, residential, and hotel land uses. Retail employees are not assumed to live on site or be associated with internal capture.

Table 20. Commercial Uses – Restaurant, Inside and Outside Seating Non-Captive Ratios

User Type	Weekday		Weekend	
	Daytime	Evening	Daytime	Evening
Customers	65%	78%	80%	80%
Employees	100%	100%	100%	100%

These non-captive ratios assume that internal capture associated with Commercial Uses – Restaurant, Inside and Outside Seating customers can be attributed to internal capture associated with office, residential, and hotel land uses. Internal capture is assumed to be highest during the weekday daytime, reflecting a high rate of internal capture among Office Employees as well as some internal capture associated with Residents and Hotel Guests. Weekday Evening internal capture is assumed to be attributed to Residents and Hotel Guests, with a smaller portion associated with Office Employees. Weekend Daytime and Evening internal capture is assumed to be associated with Residents and Hotel Guests.

Table 21. Commercial Uses – Hotel Non-Captive Ratios

User Type	Weekday		Weekend	
	Daytime	Evening	Daytime	Evening
Guests	100%	100%	100%	100%
Employees	100%	100%	100%	100%

All Commercial Uses – Hotel parking demand is assumed to be generated off-site, with no internal capture.

Table 22. Commercial Uses – Office Non-Captive Ratios

User Type	Weekday		Weekend	
	Daytime	Evening	Daytime	Evening
Visitors	95%	95%	100%	100%
Employees	92%	90%	80%	80%

The Commercial Uses – Office non-captive ratios assume that 5% of office visitors will be generated from on-site users such as Hotel Guests and Residents.

Additionally, the Office Employee non-captive ratio is assumed to vary on weekdays and weekends. During a typical weekday daytime, 8% of employee demand is assumed to be generated on-site from Residents. In the evenings and on weekends, it is assumed that employees who go to the office during non-typical hours will likely be employees who live on-site; therefore, the percentage of internal capture increases during evenings and weekends, ranging from 10% to 20%.

Table 23. Commercial Uses – Recreational (Health Club) Non-Captive Ratios

User Type	Weekday		Weekend	
	Daytime	Evening	Daytime	Evening
Customers	46%	56%	76%	56%
Employees	100%	100%	100%	100%

The Commercial Uses – Recreational (Health Club) non-captive ratio is assumed to vary on weekdays and weekend. This land use is intended to serve Office Employees and Residents. Therefore, internal capture assumptions associated with this land use are higher to reflect limited access by off-site customers.

Table 24. Multifamily Residential Non-Captive Ratios

User Type	Weekday		Weekend	
	Daytime	Evening	Daytime	Evening
Residents	100%	100%	100%	100%
Employees	100%	100%	100%	100%

All Multifamily Residential parking demand is assumed to have no internal capture.

OVATION

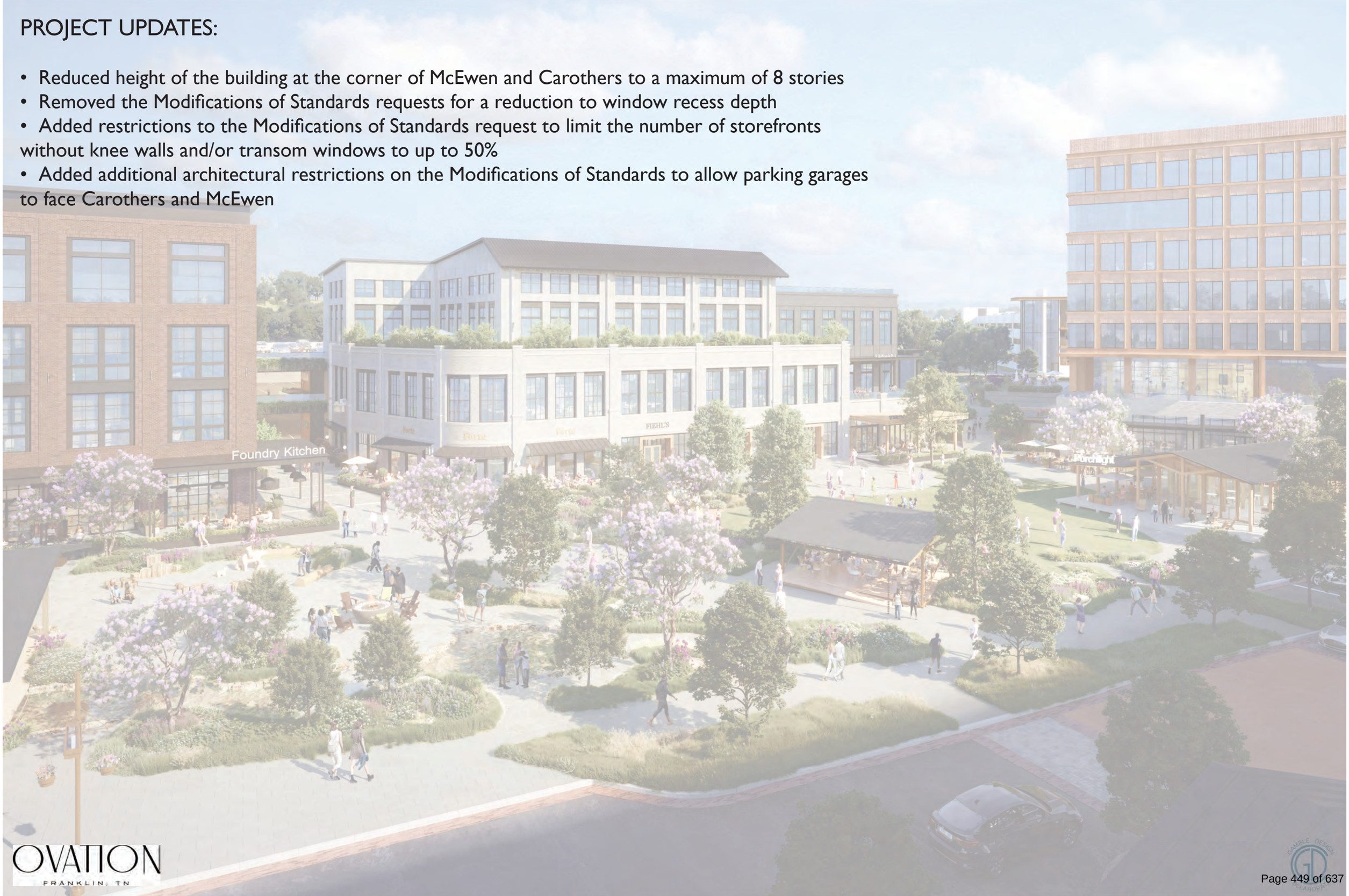
FRANKLIN, TN

Highwoods

CENTERCAL

PROJECT UPDATES:

- Reduced height of the building at the corner of McEwen and Carothers to a maximum of 8 stories
- Removed the Modifications of Standards requests for a reduction to window recess depth
- Added restrictions to the Modifications of Standards request to limit the number of storefronts without knee walls and/or transom windows to up to 50%
- Added additional architectural restrictions on the Modifications of Standards to allow parking garages to face Carothers and McEwen

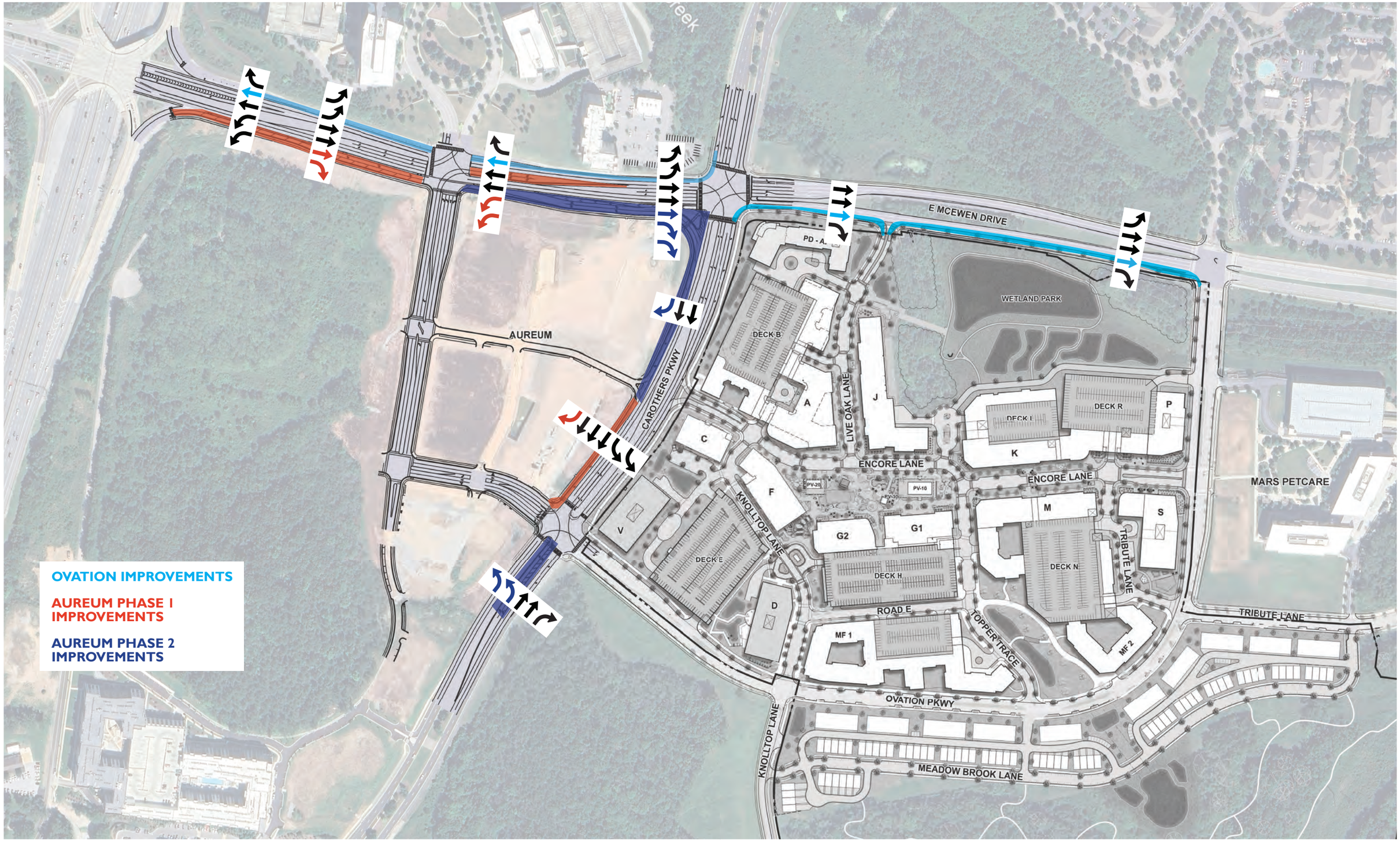


OVATION
FRANKLIN, TN



OVATION | MASTERPLAN
FRANKLIN, TN

Highwoods
CENTERCAL PROPERTIES, LLC



OVATION | OFF-SITE IMPROVEMENTS

FRANKLIN, TN

Highwoods

CENTERCAL PROPERTIES, LLC

GAMBLE DESIGN COLLABORATIVE



OVATION | BUILDING HEIGHT EXHIBIT

FRANKLIN, TN

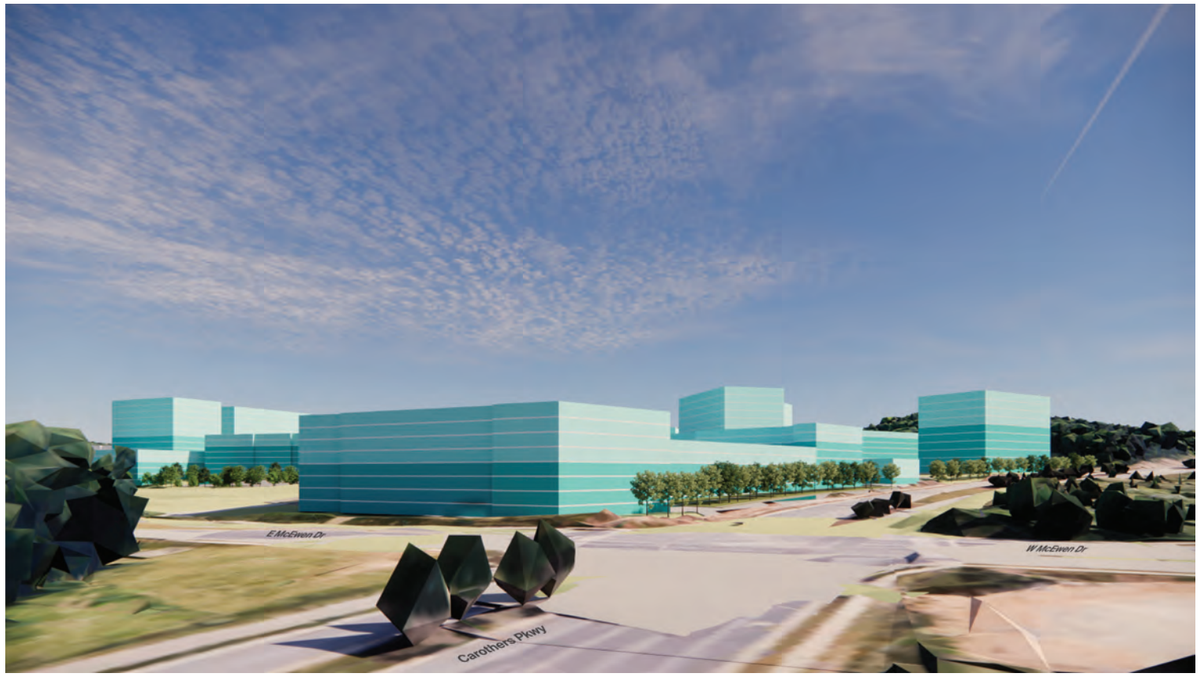
Highwoods

CENTERCAL PROPERTIES, LLC

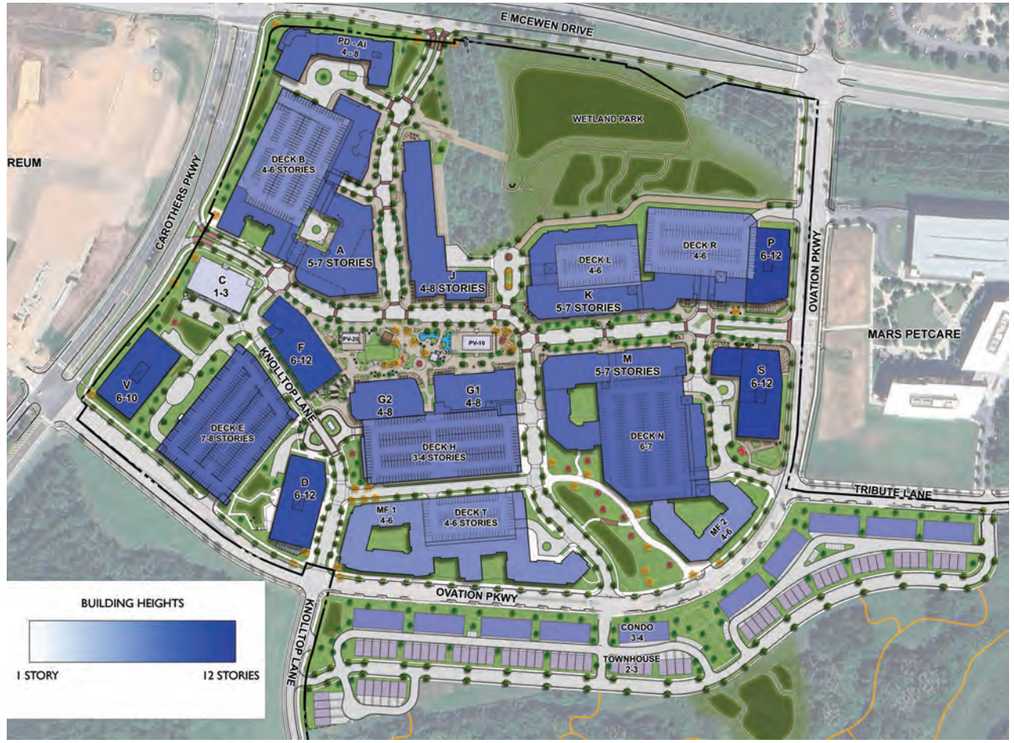
GAMBLE DESIGN COLLABORATIVE

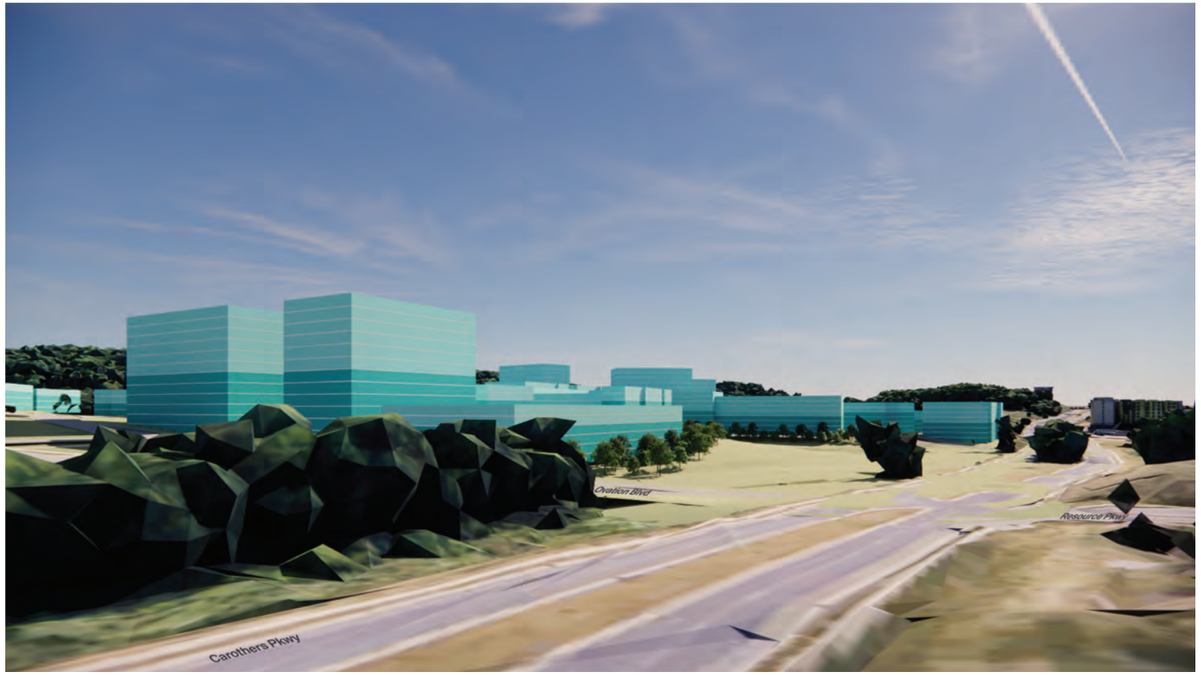


CAROTHERS PKWY



CAROTHERS PKWY AND MCEWEN DRIVE CORNER





MCEWEN DRIVE



OVATION | MASTERPLAN
FRANKLIN, TN

Highwoods
CENTERCAL PROPERTIES, LLC
GAMBLE DESIGN COLLABORATIVE

MOS 3 -SECTION 6.9: BUILDING ELEMENTS - RETAL STOREFRONTS.
TO ALLOW RETAIL STOREFRONTS ON COMMERCIAL/MIXED-USE BUILDINGS UP TO 50% WITHOUT TRANSOM WINDOWS UP TO 50% WITHOUT KNEE WALLS.



















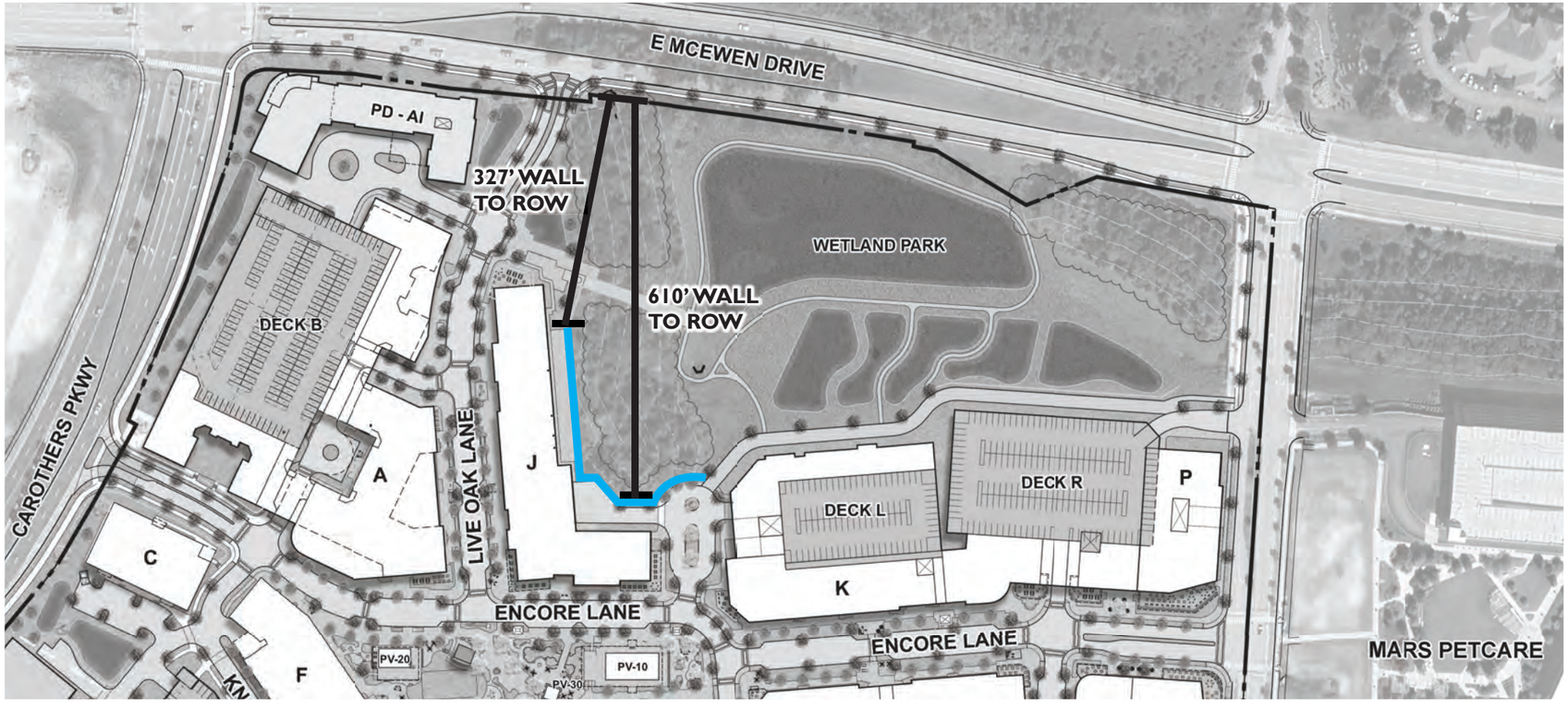






MOS 7- SECTION 13.2.5: MAXIMUM HEIGHT OF RETAINING WALLS.

TO INCREASE THE MAXIMUM RETAINING WALL HEIGHT TO A MAXIMUM HEIGHT OF 22 FEET FOR ONE WALL BEHIND BUILDING J

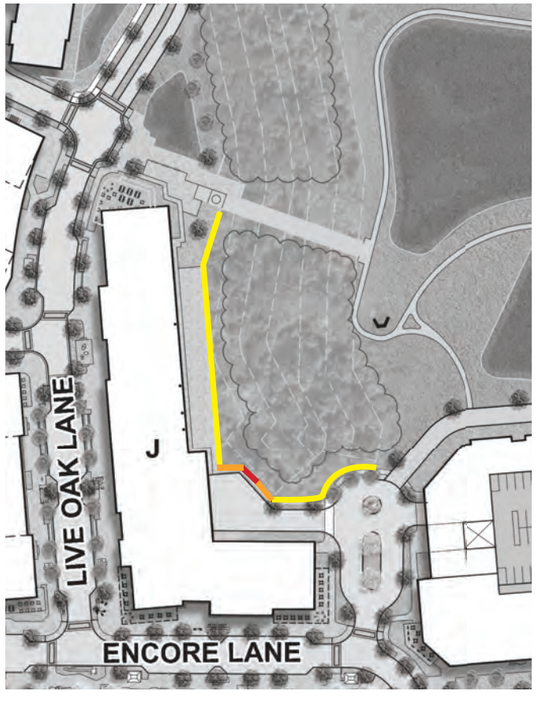


WALL HEIGHTS

5' -10'

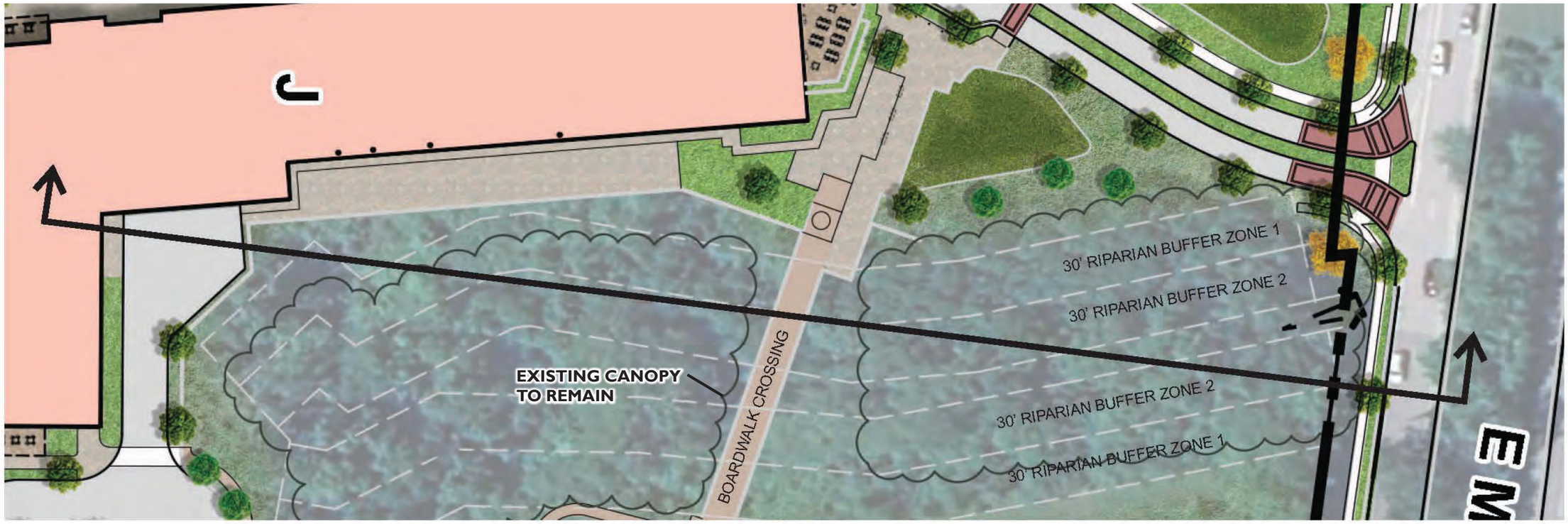
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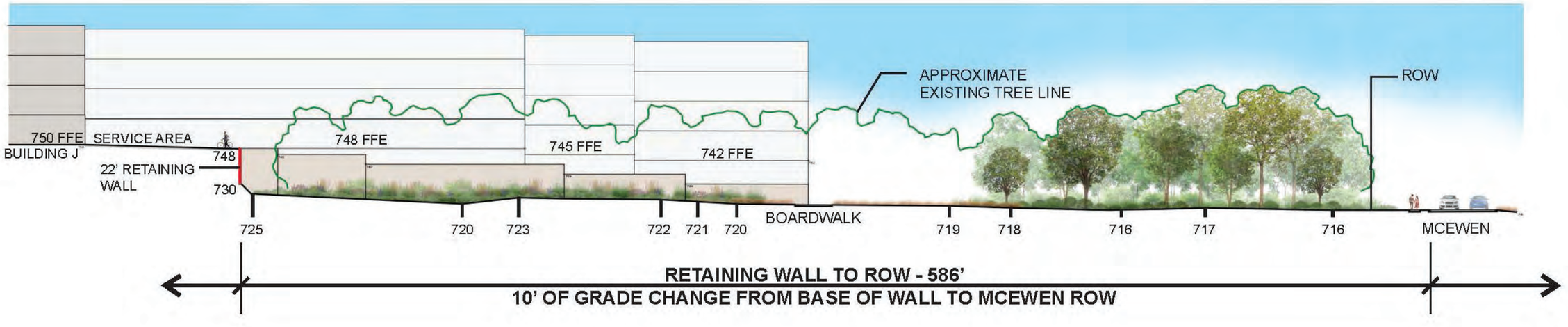
15'+



MOS 7 (cont). - SECTION 13.2.5: MAXIMUM HEIGHT OF RETAINING WALLS.

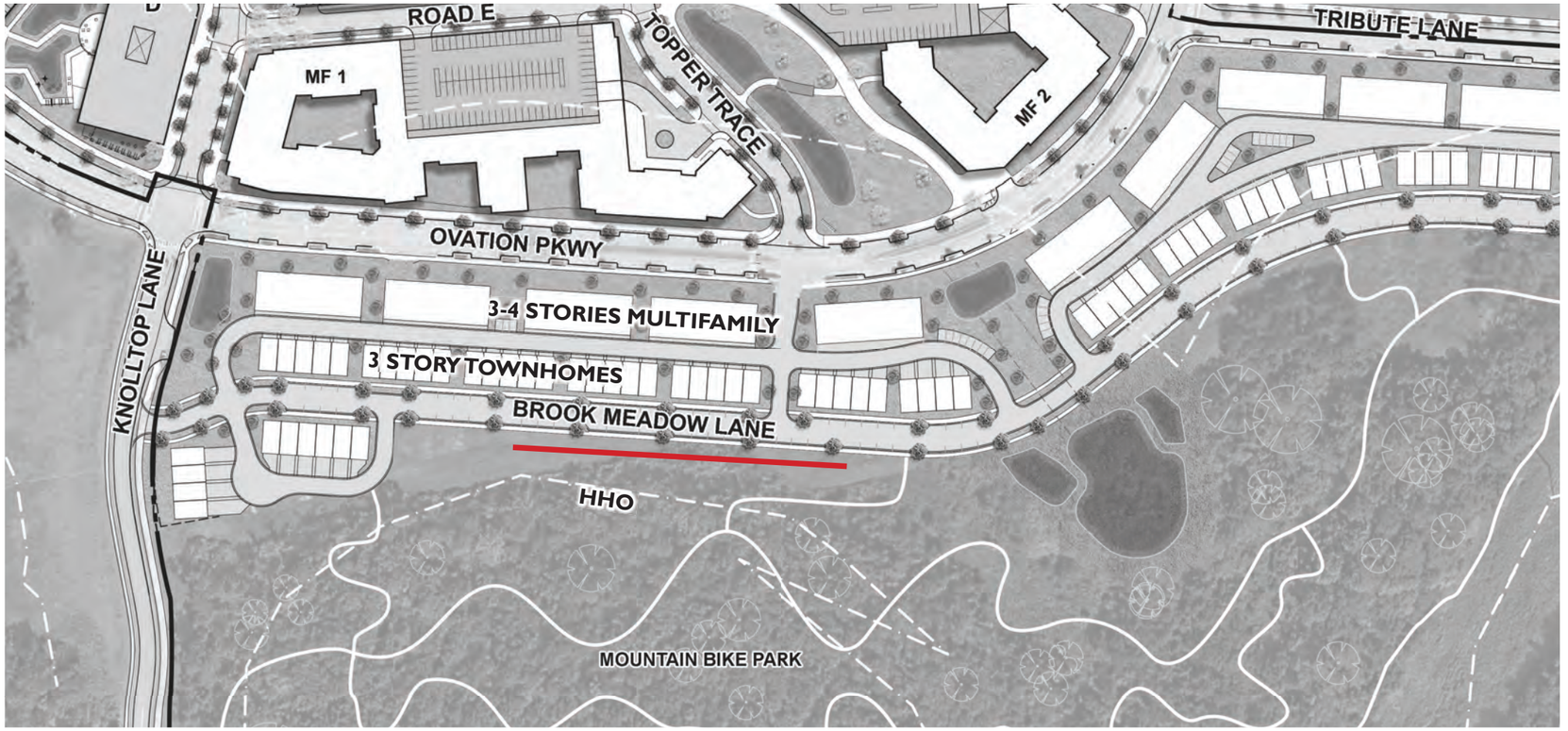
TO INCREASE THE MAXIMUM RETAINING WALL HEIGHT TO A MAXIMUM HEIGHT OF 22 FEET FOR ONE WALL BEHIND BUILDING J





MOS 7 (cont.)- SECTION 13.2.5: MAXIMUM HEIGHT OF RETAINING WALLS.

TO INCREASE THE MAXIMUM RETAINING WALL HEIGHT TO A MAXIMUM HEIGHT OF 16 FEET FOR ONE WALL ADJACENT TO BROOK MEADOW LANE.

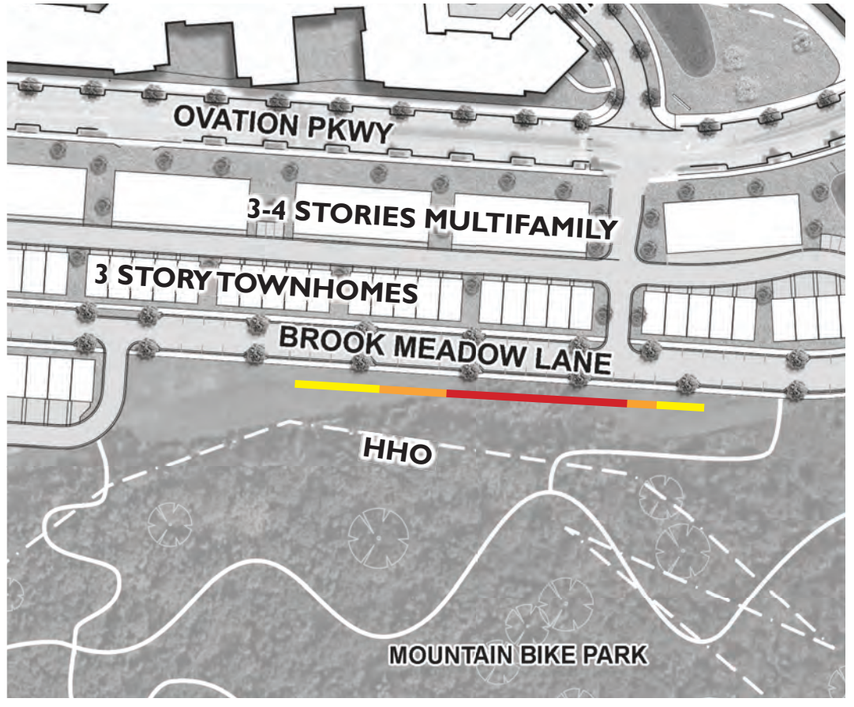


WALL HEIGHTS

5' -10'

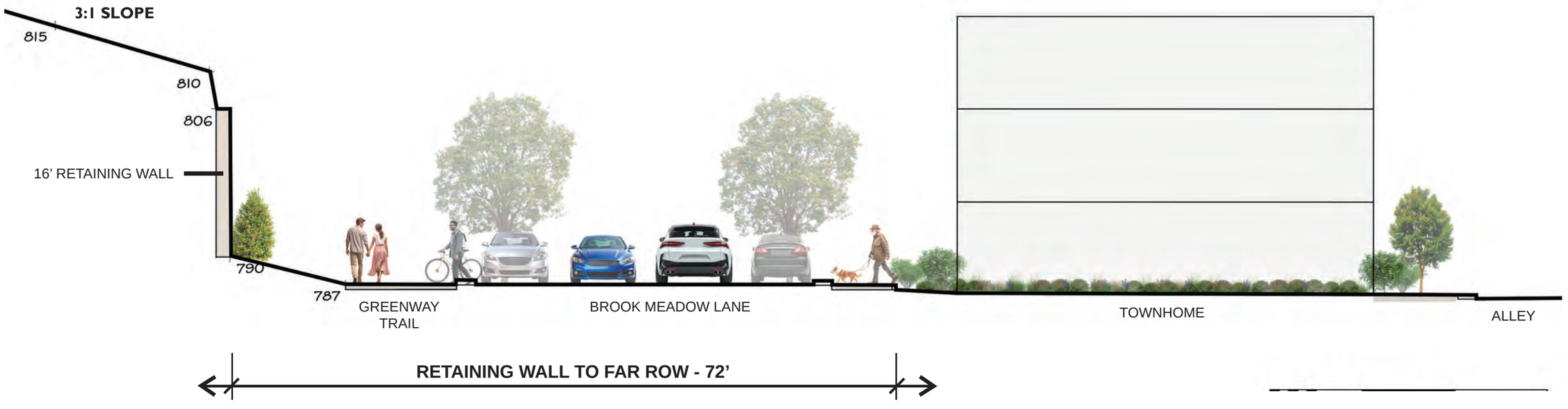
10'-15'

15'+



MOS 7 (cont.)- SECTION 13.2.5: MAXIMUM HEIGHT OF RETAINING WALLS.
TO INCREASE THE MAXIMUM RETAINING WALL HEIGHT TO A MAXIMUM HEIGHT OF 16 FEET FOR ONE WALL ADJACENT TO BROOK MEADOW LANE.



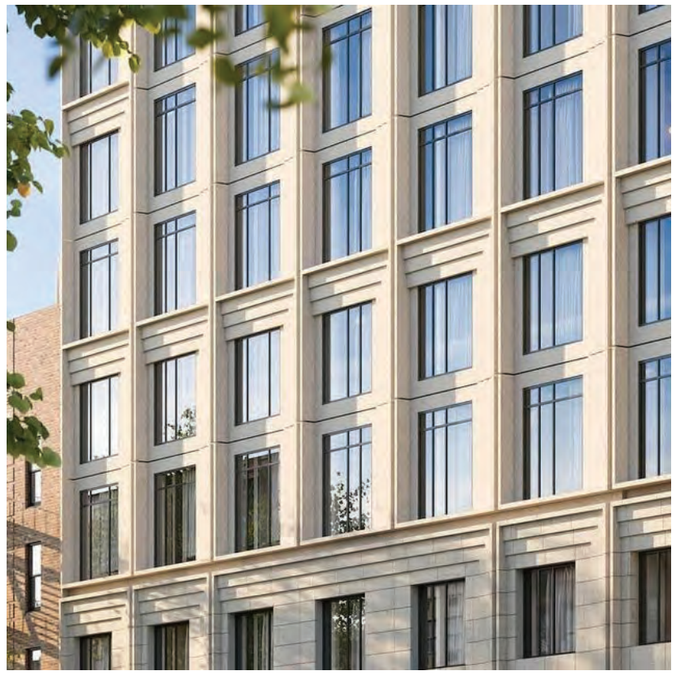


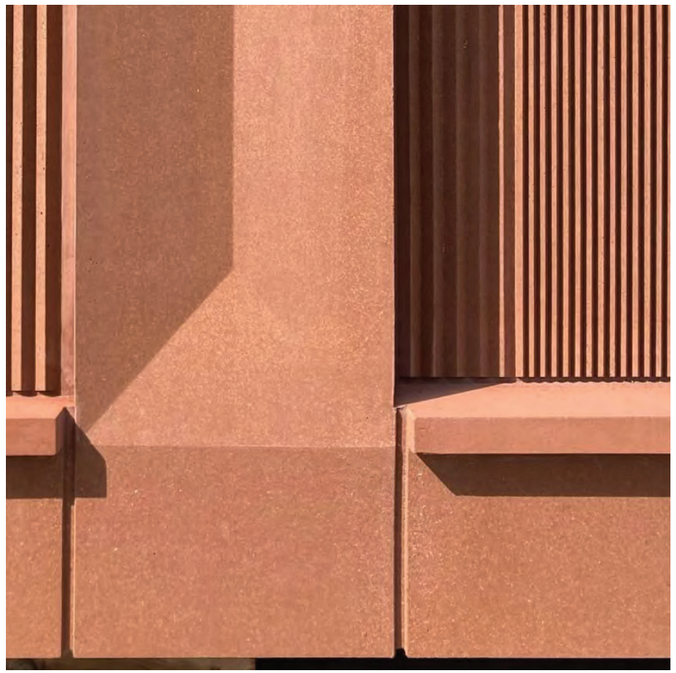


OVATION | MASTERPLAN
FRANKLIN, TN

Highwoods
CENTERCAL PROPERTIES, LLC

MOS 4 - SECTION 6.10
MOS 5- SECTION 6.9: TO ALLOW PRECAST CONCRETE AS A PRIMARY BUILDING MATERIAL.













MOS 9- SECTION 10.5.2 A - PARKING STRUCTURES.
REQUEST TO PLACE A PARKING STRUCTURE PARALLEL TO THE CAROTHERS PARKWAY AND THE MCEWEN DRIVE RIGHTS OF WAYS.

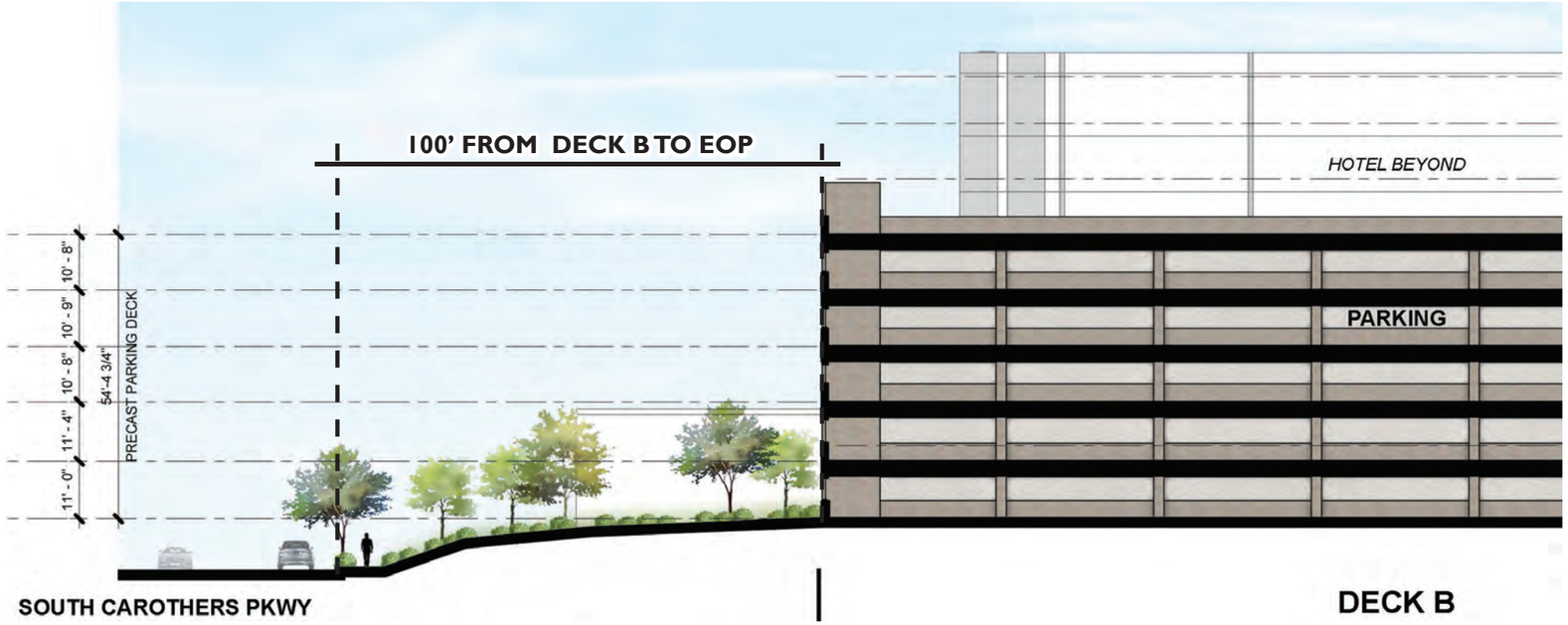
Section 10.5.2 At or Above Grade Parking Structures outside of the CFP or CAO1, CAO2, or CAO3 (D) states;

At or above grade parking structures shall be visually similar in character to the principle building by
1. Matching the materials or being composed of brick; and
2. Vertically orienting the openings to appear as windows of the same size and rhythm as the principal building

The items below are additional commitments of this Modification of Standards
3. Architectural detailing to be similar size and rhythm as the primary structure
4. Building to include a base, middle and cap
5. A minimum of three different building facades will be applied along the parking structure façade facing the arterial road. Should the garage width change to
less than 150 feet then only two facades would be required.
6. Pedestrian access entry facing the arterial road
7. Foundation landscape planting along the base of the parking structure.

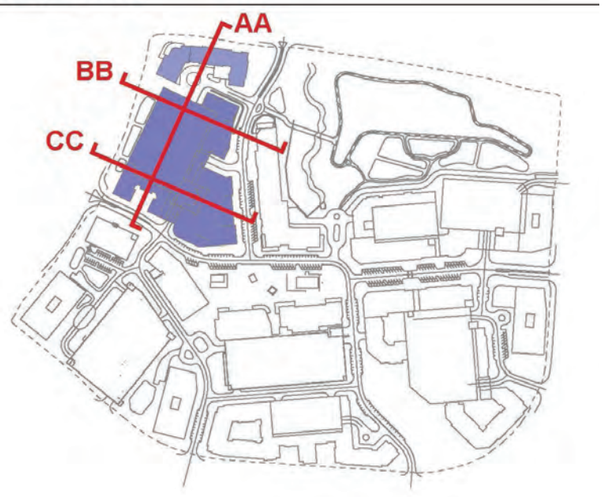


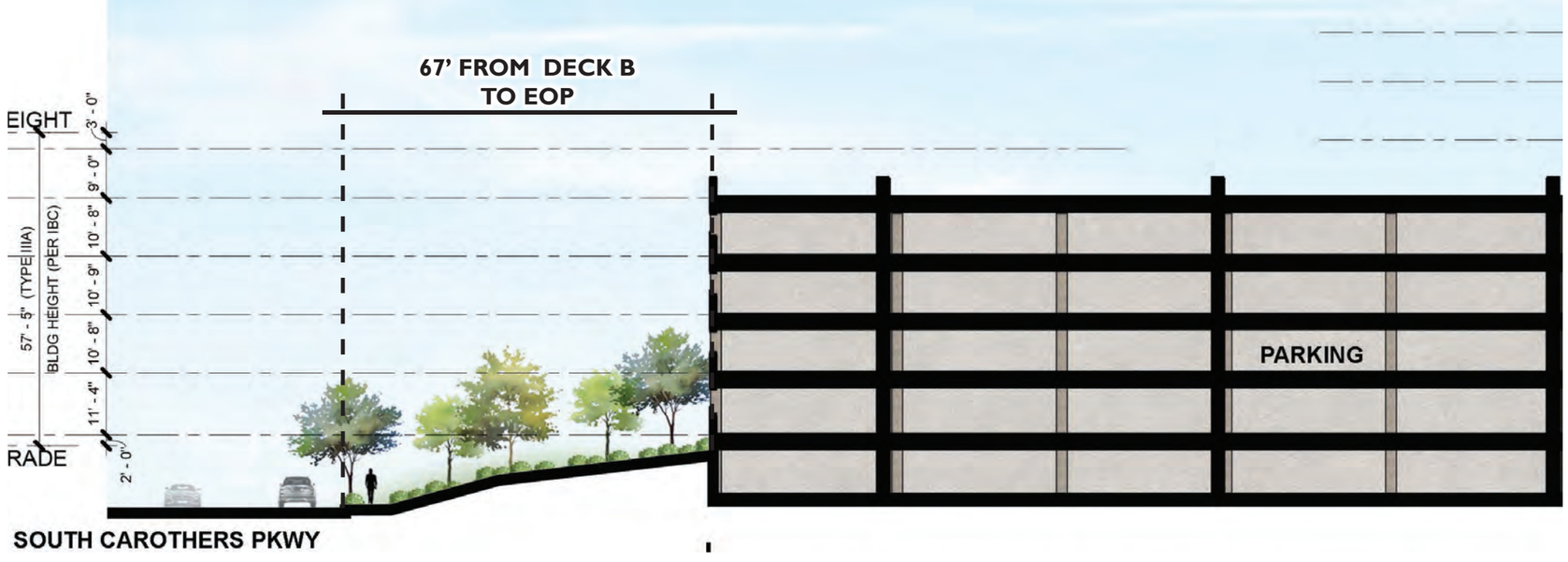
MOS 9(cont). - SECTION 10.5.2 A - PARKING STRUCTURES.
REQUEST TO PLACE A PARKING STRUCTURE PARALLEL TO THE CAROTHERS PARKWAY AND THE MCEWEN DRIVE RIGHTS OF WAYS.



SECTION BB

KEY PLAN

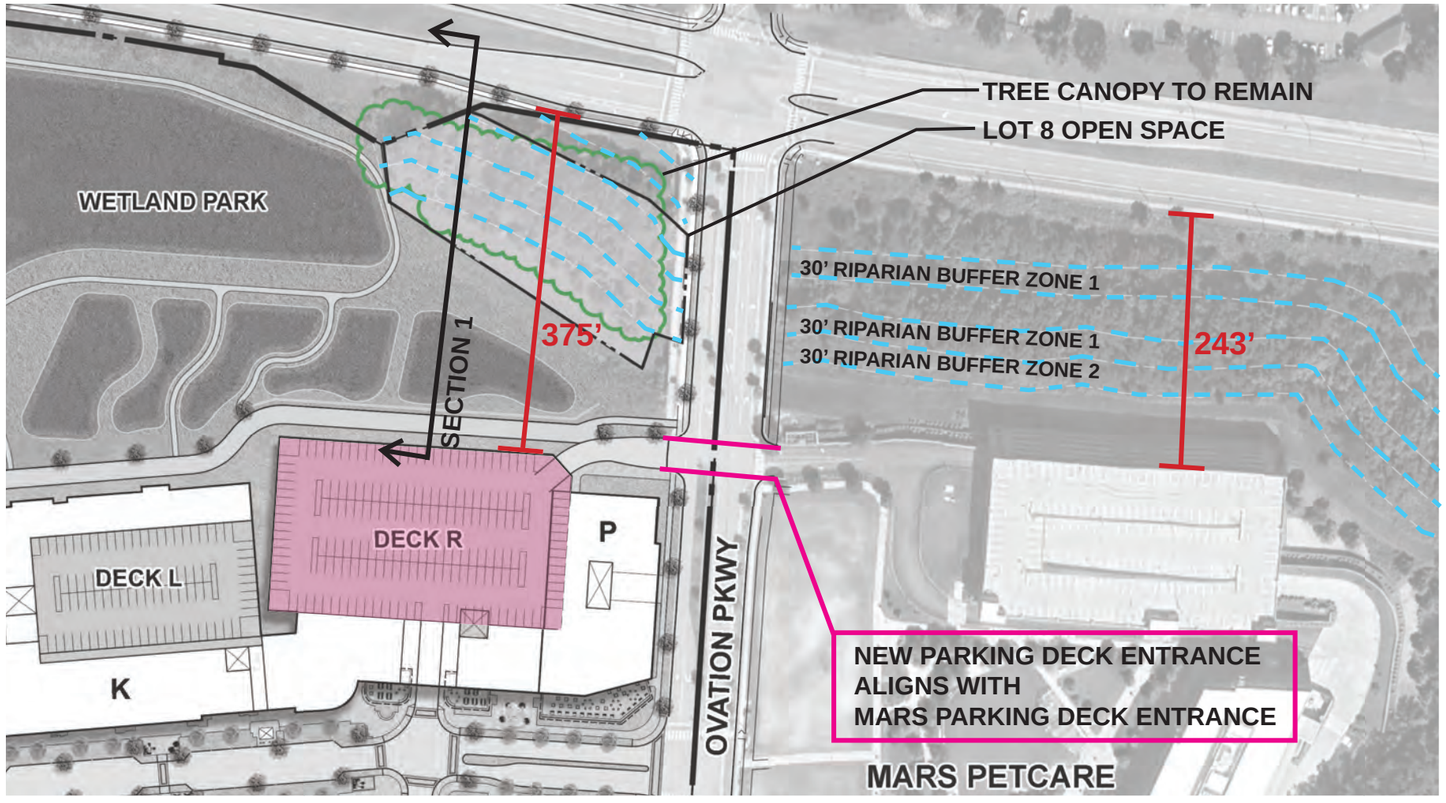


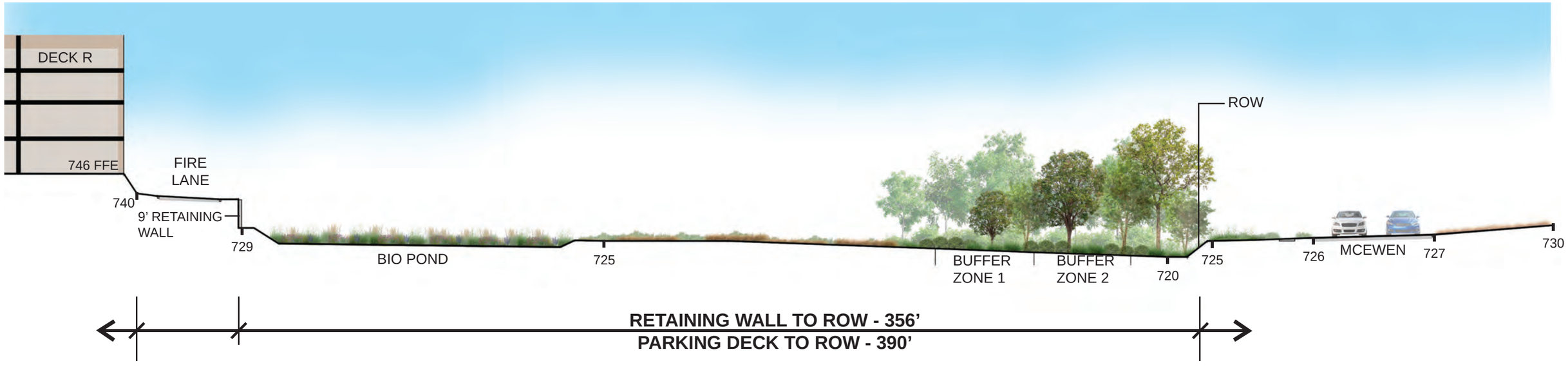


SECTION CC

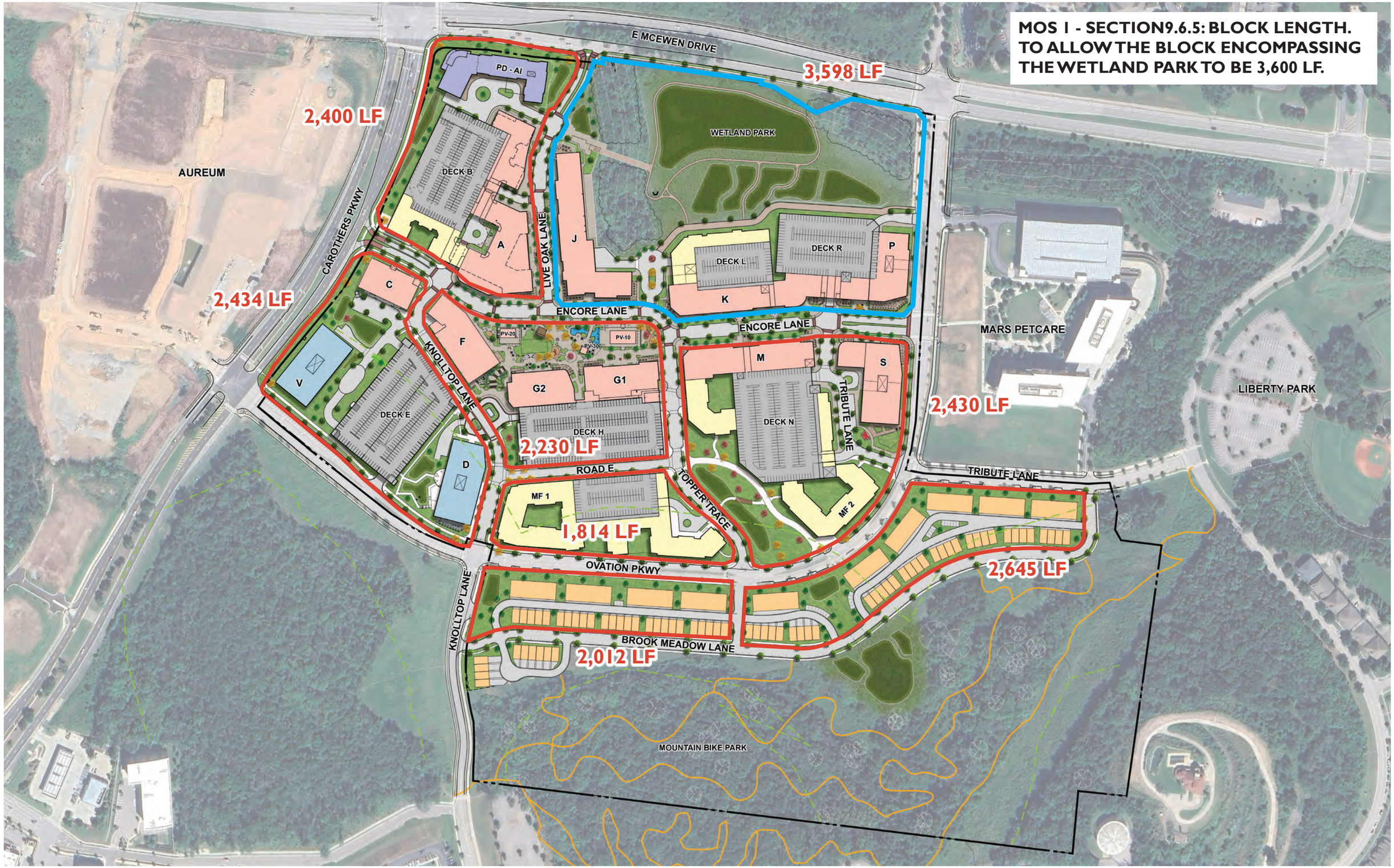
MOS 9 (cont). - SECTION 10.5.2 A - PARKING STRUCTURES.

REQUEST TO PLACE A PARKING STRUCTURE PARALLEL TO THE CAROTHERS PARKWAY AND THE MCEWEN DRIVE RIGHTS OF WAYS.





MOS 1 - SECTION9.6.5: BLOCK LENGTH.
TO ALLOW THE BLOCK ENCOMPASSING THE WETLAND PARK TO BE 3,600 LF.



OVATION | BLOCK LENGTH EXHIBIT

FRANKLIN, TN

Highwoods

CENTERCAL PROPERTIES, LLC

GAMBLE DESIGN COLLABORATIVE

MOS 2 -SECTION 6.6: ROOF ELEMENTS.
TO PERMIT FLAT ROOFS WITH PARAPETS FOR TOWN HOMES.







HISTORIC FRANKLIN TENNESSEE

City of Franklin

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

File #: 21-0835

DATE: July 17, 2025

TO: Board of Mayor and Aldermen

FROM: Eric Stuckey, City Administrator
Michelle Hatcher, Director of Water Management
Brian Goodwin, Asst. Director of Water Management
Patricia McNeese, Utilities Engineer

SUBJECT:

*Consideration Of Amendment 1 To COF Contract No. 2025-0166, With Gresham Smith For The TDOT Project Franklin Road Bridge Over The Harpeth River For The Amount Of $53,000, Reimbursable By TDOT

PURPOSE:

The purpose of this memorandum is to provide information to the Franklin Board of Mayor and Aldermen (BOMA) concerning the Amendment No. 1 to COF Contract No. 2025-0166, with Gresham Smith for sanitary sewer relocation investigation for the TDOT Project Franklin Road bridge over the Harpeth River.

BACKGROUND/STAFF COMMENTS:

The City of Franklin has utilities that will need to be investigated for relocation because of TDOT's project, Franklin Road bridge replacement over the Harpeth River. The water line has been determined as needing relocation. As more information has been submitted to the City of Franklin from TDOT, it appears that the sanitary sewer line might be affected by the piers of the future bridge. The City will now need to amend the existing Professional Services Agreement with Gresham Smith, Contract No. 2025-0166, to include sanitary sewer line investigation.

FINANCIAL IMPACT:

The cost of the amendment to the existing PSA is $53,000 and is reimbursable by TDOT based on the Chapter 86 requirements.

RECOMMENDATION:

Staff recommends that the Board of Mayor and Aldermen approve Amendment No. 1 to COF Contract No. 2025-0166.

AMENDMENT NO. 1 TO

PROFESSIONAL SERVICES AGREEMENT

COF CONTRACT NO. 2025-0166

Franklin Road Water Main Relocation for Harpeth River Bridge

ENTERED INTO by and between the CITY OF FRANKLIN, TENNESSEE (the "City") and Gresham Smith & Partners ("Consultant") as of this _____ day of _____, 20____.

RECITALS:

WHEREAS, the City and Consultant entered into an agreement (COF Contract No. 2025-0166) dated May 27, 2025, (the "Agreement") at a fee not to exceed Seventy-Five Thousand One Hundred Twenty and No/100 Dollars ($75,120.00); and

WHEREAS, the purpose of the Agreement was to provide engineering design services for the water line relocation as part of the TDOT project Franklin Road bridge over the Harpeth River; and

WHEREAS, the parties realized the need to acquire additional Services by the Consultant to allow for a sanitary sewer line relocation investigation as part of the TDOT project Franklin Road bridge over the Harpeth River at an additional cost not to exceed Fifty-Three Thousand and No/100 Dollars ($53,000.00) in accordance with Attachment A (attached hereto); and

WHEREAS, the City and Consultant desire to amend the Agreement as set forth herein.

NOW, THEREFORE, in consideration of these premises and the mutual promises contained herein, it is agreed by and between the parties as follows:

1. The Agreement is hereby amended and restated as follows:

2. The Agreement is hereby amended to include the additional Services for the sanitary sewer line relocation investigation as part of the TDOT project Franklin Road bridge over the Harpeth River at a fee not to exceed Fifty-Three Thousand and No/100 Dollars ($53,000.00) in accordance with Attachment A (attached hereto) for a total contract cost of One Hundred Twenty-Eight Thousand One Hundred Twenty and No/100 Dollars ($128,120.00).

3. 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.

4. 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.

5. 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.

6. 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.

7. 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.

8. 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.

9. 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.

10. All other provisions of the Agreement, dated May 12, 2025, are unchanged and remain in full force and effect.

(signature page to follow)

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

Gresham Smith & Partners:

By: _____

Title: _____

Date: _____

Attachment A

Proposal for Professional Services

for

Sanitary Sewer Relocation for S.R. 6 Bridge Replacement Over the Harpeth River

for

City of Franklin, TN

July 2025

Gresham

222 2nd Avenue South, Suite 1400
Nashville, Tennessee 37201

1. SCOPE OF SERVICES

a. General

Gresham Smith (Engineer) will provide professional engineering, technical, and support services for relocation or alternate improvement of the existing 54" sanitary sewer main impacted by the S.R. 6 Bridge Replacement over the Harpeth River (Project) for the City of Franklin (Owner). The scope of the Project includes relocation or modification of existing sanitary sewer and appurtenances impacted by the S.R. 6 Bridge Replacement. Engineer will coordinate services with Gresham Smith's Transportation Team responsible for the bridge replacement design ("Bridge Designer"). It is assumed the sanitary sewer improvements will be bid and constructed as part of the TDOT Bridge Replacement Project letting.

Engineer anticipates the scope of the Project will require preparation of up to 10 plan sheets to depict sanitary sewer improvements. Erosion prevention and sediment control (EPSC) for said improvements will be incorporated into the Bridge Designer's EPSC plans. Engineer's preliminary index of sheets is presented in Table 1.

Table 1 – Preliminary Index of Sheets

Count	Plan Sheets
1	Index of Sheets and Vicinity Map
2	General Utility Notes & Legend
3	Erosion Control Plan
4	Erosion Control Notes & Details
5	Erosion Control Details
6	Existing Utilities Layout Plan
7	Proposed Utilities Layout Plan
8	Sanitary Sewer Profiles
9	Sanitary Sewer Details
10	Sanitary Sewer and Miscellaneous Details

Engineer's proposed scope of services for the Project is described herein.

b. Preliminary (“A-Date”) Design
The Preliminary Design Phase of the Project will commence upon receipt from Owner of an executed Agreement and written notice to proceed (NTP). The scope of services for the Preliminary Design Phase will include the tasks described in this subparagraph.

During the Preliminary Design phase, Engineer will:

1) Provide project management services from commencement to completion of the phase.

2) Prepare a detailed schedule for the sanitary sewer improvements with deliverable dates and other milestones identified and incorporate the sewer schedule into the master Project schedule for the bridge design and water main relocation portion of the Project. As of the date of this scope of services, the A-Date is August 21, 2025.

3) Schedule and conduct a coordination meeting with Owner to integrate the sanitary sewer scope into the Project; prepare and distribute an agenda for the meeting, conduct the meeting, and document the meeting via a meeting summary that will be distributed to all attendees for review, comment and recordkeeping.

4) Incorporate the sanitary sewer improvements scope into monthly design progress meetings with Owner to provide updates, seek input, and request information and decisions.

5) Review existing survey, maps, utility record drawings, roadway and bridge plans, and other pertinent data provided by Owner.

6) Coordinate with Bridge Designer to minimize conflicts between proposed bridge and associated grading and storm sewer facilities and existing and proposed sanitary sewer improvements.

7) Coordinate with City departments and owners of other utilities to minimize and resolve conflicts between other utilities and proposed sanitary sewer improvements.

8) Using the base drawings prepared by the Bridge Designer, prepare a color-coded set of Utility Marked Relocation Plans (“Rainbow Plans”) using TDOT’s standard color-coding scheme (red=new, green=remove, yellow=existing to remain, blue=temporary) documenting and addressing impacts to existing sanitary sewer. Rainbow Plans will depict

proposed pipeline alignments in plan view but will not include profile views.

9) Prepare a preliminary Opinion of Probable Construction Cost (OPCC) for proposed sanitary sewer improvements.

10) Within two weeks of receipt of the NTP, provide Owner one electronic copy of the Rainbow Plans and OPCC in Adobe™ portable digital format (PDF) for review and comment.

11) Participate in a Rainbow Plans design review meeting with Owner at least one week but not more than two weeks following submittal of the Rainbow Plans and OPCC.

12) Prepare and distribute a meeting summary within one week of the date of the Rainbow Plans review meeting to document comments and questions to be addressed in the Final Design submittal.

13) Submit A-Date deliverables to Bridge Designer to incorporate into the TDOT submittal.

c. Final ("B-Date") Design

The Final Design Phase of the Project will commence upon receipt from Owner of a written (e.g., electronic mail) authorization to proceed with this phase. The scope of services for the Final Design Phase will include the tasks described in this subparagraph.

During the Final Design phase, Engineer will:

1) Continue to provide project management services from commencement to completion of the phase.

2) Continue to conduct monthly design progress meetings via teleconference to provide updates, seek input, and request information and decisions.

3) Coordinate with the Bridge Designer on preparation of Final Design drawings.

4) Prepare Final (draft B-Date) Design drawings, including base survey drawings, location maps, pipeline alignment sheets, profile sheets, and construction details and notes in a form suitable for incorporation by the Bridge Designer into the Bridge drawings. As indicated previously,

EPSC design for utilities will be coordinated with the Bridge Designer and included on the Bridge Design drawings.

5) Using Owner's standard construction specifications, revised as necessary for the Project, prepare technical specifications for the Work in a format suitable for incorporation into the Bridge Project drawings.

6) Prepare an updated OPCC for construction of sanitary sewer improvements depicted on the Final Design drawings.

7) Prepare utility easement descriptions in both MS Word™ and PDF format and exhibits in PDF format for Owner's use in easement acquisition for the Project and provide support to Owner and Bridge Designer throughout the acquisition process.

8) Within six weeks of the A-Date, provide three hard copies and one PDF copy of the Final (draft B-Date) Design submittal consisting of Final Design drawings, technical specifications and updated OPCC to Owner for review.

9) Schedule and conduct a Final Design review meeting with Owner at least one week but not more than two weeks following delivery of the Final Design submittal.

10) Prepare and distribute a review meeting summary within one week of the Final Design review meeting to document comments and questions to be addressed in the final design documents.

11) Coordinate with Bridge Designer and provide information as necessary for Bridge Designer to prepare permit applications for each Authority Having Jurisdiction (AHJ) to approve Work on the Project and provide responses to AHJ review comments as may be requested as part of the approval process.

12) Provide, in accordance with agency requirements, stamped and sealed sewer plans, specifications and supporting documentation to TDEC Division of Water Resources (DWR) for review and approval.

Owner will provide checks to Engineer for payment of fees for permits and approvals for utility improvements where required by AHJs.

Engineer's Final Design services will be considered complete upon delivery of the Final Design drawings and specifications and publishing of the final meeting summary of the Final Design review meeting as well as upon receipt of permits and approvals from AHJs required to construct the Project.

d. Additional Services

If requested and authorized in writing by Owner, Engineer shall furnish or obtain from others Additional Services of the types listed below:

1) Revising design drawings previously approved by Owner to accommodate changes or conflicts brought about by bridge design revisions or third-party utility owners (the most common example being electric and communication companies' location or relocation of assets (e.g., power poles) late in the design phase or in the construction phase).

2) Providing services associated with acquiring permits and approvals not explicitly listed herein.

3) Providing services attributable to more than one prime construction contract.

4) Preparing to serve or serving as a consultant or witness for Owner in any litigation, arbitration, or other dispute resolution process related to the Project.

5) Other services performed or furnished by Engineer not explicitly included in this scope of services.

Engineer shall not be responsible for the acts or omissions of any Contractor, Subcontractor or Supplier, or other individuals or entities performing or furnishing any of the Work, for safety or security at the Site, or for safety precautions and programs incident to Contractor's Work, during the Construction Phase or otherwise. Engineer shall not be responsible for the failure of any Contractor to perform or furnish the Work in accordance with the Contract Documents.

2. COMPENSATION

Engineer will perform the scope of services described herein at the personnel hourly rates in Attachment A, plus reimbursement for expenses related to the work including reimbursement for mileage at the prevailing federal reimbursement rate. The total not-to-exceed fee including all personnel labor and reimbursable expenses is $53,000. The estimated distribution of the proposed compensation by project phase/task is presented in Table 2.

Table 2: Compensation Summary by Project Phase

Description/Phase	Compensation
Project Management & Coordination	$8,500
Preliminary (A-Date) Design	$7,500
Final (B-Date) Design & Permitting	$34,000
Subtotal	$50,000
Allowance for Utility Easement Document Preparation (based upon four easements @ $750/ea. average cost)	$3,000
Total Not-to-Exceed Fee	**$53,000**

The amount of compensation for a given task indicated in Table 2 may vary from the amount indicated; however, the Total Not-to-Exceed Fee will not exceed the amount shown without prior authorization from Owner. Allowance for Utility Easement Document Preparation shown in Table 2 will be used only as directed by Owner. Compensation amounts shown in Table 2 include reimbursable expenses.

The fee is based on the completion of design services by June 30, 2026. Given that the Project will be part of the Roadway Project, anticipated project milestones and durations are subject to change based on the specific project needs of the Roadway Project. If design services extend beyond June 30, 2026, Engineer may request an equitable increase in compensation and schedule, to be negotiated with Owner.

3. SCHEDULE

Engineer will commit the resources necessary to complete the scope of services described herein in a timely manner and as required to adhere to Owner's schedule for the Project. However, given that the Project will be part of the Bridge Project, anticipated project milestones and durations presented in Table 3 are subject to change based upon the specific project needs of the Bridge Project.

Table 3: Projected Milestone Schedule

Project Milestone	Anticipated Duration, Weeks
Preliminary (A-Date) Design	
Submit Rainbow Plans and OPCC to Owner	2
Conduct and Document Preliminary Design Review Meeting	2
Revise and publish Rainbow Plans and OPCC for submittal to TDOT by Bridge Designer	1
Subtotal – Preliminary Design	5
Final (B-Date) Design	
Prepare and Submit Final Design Documents, Technical Specifications, and easement documents to Owner	6
Conduct and Document Final Design Review Meeting	3
Revise and publish B-Date package for submittal to TDOT by Bridge Designer	1
Subtotal – Final Design	10
Submit applications for permits and approvals to AHJs	2
Review and issuance of permits and approvals by AHJs	TBD
Complete R.O.W. and Utility Easement Acquisition	TBD

The durations indicated in Table 3 are based upon Engineer's best estimate; however, actual durations will depend on the Bridge Replacement Project schedule. Engineer will provide periodic updates to the schedule as the design phase progresses. Engineer will coordinate with the Bridge Designer to prepare a master schedule for the Project and endeavor to comply with the master schedule throughout the project. Engineer assumes a duration of five business days will be typical for Owner's review of draft deliverables.

4. EXCLUSIONS AND QUALIFICATIONS

a. Topographical and utilities survey has been completed; as such, surveying services are excluded from Engineer's scope of services.

b. Subsurface investigations will be completed under the bridge design project; thus, subsurface investigations and geotechnical evaluations are excluded from

Engineer's scope of services. Because of the inherent uncertainties in subsurface evaluations, changed or unanticipated underground conditions may occur that could affect total project cost, schedule and/or execution.

c. Construction quality assurance testing and monitoring will be specified in the Contract Documents as the responsibility of the construction contractor; thus, these services are excluded from Engineer's scope of services.

d. Regarding permits and approvals, the scope of services assumes an individual ARAP or USCOE Section 404 permit, if required, will be obtained as part of the bridge replacement project and authorize temporary disturbance activities associated with utilities; otherwise, any impacts to jurisdictional waters will be eligible for coverage under TDEC or USCOE general permits, which likewise will be requested under the roadway project by the Bridge Design team.

e. In the event the Project is not approved by TDEC or other AHJs due to circumstances beyond Engineer's control, Engineer shall be entitled to compensation for all effort expended and expenses incurred.

f. Engineer's proposed compensation and schedule are based on preparation of documents for construction of the Work under a single prime design/bid/build construction contract, including both the proposed bridge construction and utilities. If more than one prime contract is awarded, Engineer may request an equitable increase in compensation and schedule, to be negotiated with Owner.

g. In the event Engineer is delayed in performance of services by any act or negligence of Owner or any agent therefor, or by Acts of God, strikes, lockouts, accidents, or other events beyond the control of Engineer, Owner and Engineer agree that Engineer's compensation and the schedule for the affected task(s) shall be equitably adjusted. In the event delays to the Project are encountered for any reason, Engineer and Owner agree to take reasonable steps to mitigate the effect of such delays.

Exhibit A-1: Compensation Schedule

Personnel Classification	Hourly Rate
Project Executive/Principal	$280
Senior Project Engineer	$235
Senior Project Manager	$220
Project Engineer	$155
Staff Engineer	$135
Sr. Engineering Intern/Staff Professional	$115
Engineering Intern	$100
Senior Designer	$155
Design Technician	$125
Project Analyst/Assistant Project Manager	$135
Sr. Administrative Professional/Document Control Specialist	$95

Notes:

(1) Hourly rates may be adjusted once per year, upon request and mutual agreement. Engineer reserves the right to re-classify an individual in the event of promotion or role change.

(2) Engineer does not anticipate engaging Subconsultants to provide services for the Project; however, in the event Engineer engages Subconsultants, compensation for the charges of Engineer's Subconsultants shall be the amounts billed by same to Engineer times a factor of 1.06, which includes Engineer's overhead and profit associated with Engineer's responsibility for the administration of such services and costs.

(3) Reimbursable expenses, including out-of-house printing and copying charges, project related travel expenses, and payment by Engineer of fees for permits and approvals shall be invoiced at cost with no mark-up. Automobile mileage will be invoiced at the prevailing federal reimbursement rate.

City of Franklin

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

File #: 21-0878

DATE: July 22, 2025

TO: Board of Mayor and Aldermen

FROM: Eric Stuckey, City Administrator
Michelle Hatcher, Director of Water Management
Brian Goodwin, Asst. Director of Water Management
Patricia McNeese, Utilities Engineer

SUBJECT:

*Consideration Of COF Contract No. 2025-0266, With Gresham Smith For TDOT Memorandum Of Understanding As Part Of Franklin Road Bridge Replacement Over Harpeth River

PURPOSE:

The purpose of this memorandum is to provide information to the Franklin Board of Mayor and Aldermen (BOMA) concerning Contract No. 2025-0266, with Gresham Smith for the TDOT memorandum of understanding as part of the Franklin Road bridge replacement project over the Harpeth River.

BACKGROUND/STAFF COMMENTS:

The Memorandum of Understanding is required by Tennessee Department of Transportation (TDOT) to be signed by the City's chosen consultant and the City as part of their approval process for consultant work on a TDOT project. On the Franklin Road bridge replacement over the Harpeth River project, there are several City utilities (water, wastewater and reclaimed water) that need to be verified if relocation is required. It appears that the sanitary sewer line under the bridge could be affected. The City has approved COF Contract No. 2025-0166 with Gresham Smith at the 5/27/25 BOMA meeting for the design of the water line to be relocated. This amendment will allow the engineering consultant to investigate the sanitary sewer line within the project limits. In order to be reimbursed through Chapter 86, TDOT requires that they approve the consultant before any work is started.

FINANCIAL IMPACT:

There is no cost associated with the Memorandum of Understanding.

RECOMMENDATION:

Staff recommends that the Board of Mayor and Aldermen approve Contract No. 2025-0266, with Gresham Smith for the TDOT memorandum of understanding as part of the Franklin Road bridge replacement project over the Harpeth River.

Certification of Consultant

I hereby certify that I am the Vice President (title) and duly authorized representative of the firm of Gresham Smith (firm name), whose address is 222 Second Avenue South, Suite 1400, Nashville, TN 37201 (firm address), and

That, except as expressly stated and described herein, neither I nor the firm of Gresham Smith ~~& Partners~~ (firm name) has, in connection with its contract with City of Franklin Water Management (utility name), entered into pursuant to provisions of an agreement between the aforementioned utility and the State of Tennessee, as a part of Federal-aid project 94004-2234-04 (project number).

(a) employed or retained for a commission, percentage, brokerage, contingent fee, or other consideration, any firm, company, or person, other than a bona fide employee working solely for me or the aforementioned firm, to solicit or secure the contract, or

(b) agreed, as an expense or implied condition for obtaining the award of the contract, to employ or retain the services of any firm, company, or person in connection with the carrying out of the contract, or

(c) paid, or agreed to pay, to any firm, company, or organization, or person, other than a bona fide employee working solely for me or the aforementioned firm, any fee, contribution, donation, or consideration of any kind for, or in connection with, procuring or carrying out the contract.

(Statement and explanation of exception, if any):

I acknowledge that this certificate is to be furnished to the State highway Department and the Federal Highway Administration, U.S. Department of Transportation, in connection with the aforementioned project involving participation of Federal-aid highway funds, and is subject to applicable State and Federal laws, both criminal and civil.

(Date)

(Signature)

Memorandum of Understanding
(For Consultant Engineering Services)

It is agreed hereto by and between the parties as follows:

The Utility and Consultant shall follow the procedures for the "Use of Consultant Engineers by Utilities" as outlined in the current issue of the Department's Standard "Utility Procedures Manual, Section 2.1 and 2.2.

All plans and adjustments, reallocations or locations of utilities within highway rights-of-way will conform to the current issue of the Department's "Rules and Regulations for Accommodating Utilities Within Highway Rights-of-way" and amendments thereto.

If the Engineer finds that it is necessary to increase the ceiling amount of the estimated engineering fee, or any part thereof, the Utility shall make a written request to the State setting forth the anticipated overrun by category of engineering services and the reasons for the overrun, subject to the approval of the State prior to incurring such costs. The profit figure as shown on the engineer's estimate will not be changed unless the scope of the work is changed. No increase shall be binding upon the State unless written prior approval is given by the State.

The plans and estimate shall be completed and submitted for review and approval in accordance with the State's project schedule.

The standard Certification of Consultant Form, the estimate of engineering fees and a statement of the scope of work involved are attached hereto and made a part of this memorandum.

City of Franklin Water Management
Utility

By: _____ Date: _____
Utility Signature

Gresham Smith
Consultant Engineer

By: _____ Date: 7/18/2025
Consultant Signature

Approved: _____ Date: _____
State Utilities Office

STATE OF TENNESSEE
DEPARTMENT OF TRANSPORTATION
REGION 3 UTILITIES OFFICE
6601 CENTENNIAL BOULEVARD
NASHVILLE, TENNESSEE 37243-0360
(615) 350-4200

BUTCH ELEY
DEPUTY GOVERNOR &
COMMISSIONER OF TRANSPORTATION

BILL LEE
GOVERNOR

Engineering Authorization Date: 3/6/2025

AT&T, Atmos, Comcast, City of Franklin (W&S), Lumen, Middle TN Electric, Windstream Communications, XO Communications, Zayo

STATE PROJECT #: 94004-2234-04 COUNTY: Williamson
FEDERAL PROJECT #: N/A PIN: 124873.00
DESCRIPTION: (East Main Street), Bridge over Harpeth River, LM 12.51 (IA)
Federal Funds: YES ☐ No ☒
Project Eligible for Chapter 86 Reimbursement: YES ☒ NO ☐

Please refer to the above project number(s) on all correspondence concerning your utility relocation.

Dear Utilities:

This notice will serve as authority for your utility to proceed with all engineering that is necessary to prepare plans, a schedule of working days, and estimates of cost for the adjustment of your facilities which may be in conflict with this project. This is done in accordance with the provisions of TCA 54-5-854. Enclosed with the notice are two (2) sets of the project plans.

If a consultant is needed, please see details on page 2 of this notice. Consultant packages must be submitted and approved by this office before consultant engineering will be eligible for reimbursement. Estimates of cost prepared in response to this authorization shall not be released or made available to anyone other than the Utility, the approved consultant, and TDOT except as required by law.

Any reimbursement will be in accordance with TCA 54-5-804 as amended by Public Chapter No. 86 of the Public Acts of 2003. **This notice is not to be construed as authority to actually relocate any of your facilities at this time.** Any relocation work done prior to written approval from the State Utility Coordinator will not be eligible for reimbursement.

This project is currently scheduled for letting on: **05/08/2026**

The following items (collectively called the "A Date Package") must be submitted to this office no later than 7/7/2025. If this project is eligible for Chapter 86 reimbursement, failure to timely submit the A Date Package will render the utility ineligible for Chapter 86 reimbursement.

The A Date Package must include:

1. Five (5) half-sized, color-coded relocation plans – PDF copies are preferred in lieu of hard copies, if possible;

2. Completed TDOT Form 2013-16XLS, including signed Declaration of Scheduled Calendar Days and Chapter 86 Eligibility; and
3. Utility declaration for reimbursement.

Additionally, in order to be eligible for inclusion of the utility relocation work in the State contract, the following items (collectively called the "B Date Package") must be submitted to this office no later than twenty six (26) weeks prior to the letting date. The letting date for this project, which is subject to change, is currently scheduled for 05/08/2026.

The B Date Package must include:
1. PDF file of detailed color-coded utility relocation plans;
2. PDF file of detailed utility specifications;
3. Completed Utility Item Spreadsheet in Microsoft Excel format; and
4. Completed utility individual permit sketches, if required.
5. Black and White stamped full size utility plans
6. DGN plans of utility relocation

In accordance with TCA 65-31-118, if a utility fails to respond within fifteen (15) days to a design locate ticket submitted after June 1, 2022, by TDOT's Survey Division, the utility will not be eligible for Chapter 86 reimbursement. If the submittal of the A Date Package is not made prior to the date specified above, the utility will not be eligible for Chapter 86 reimbursement. If the submittal of the B Date Package is not made prior to the date specified above, the utility will not be eligible to include the work in the State contract. No exceptions can be made.

Please review the following information for more specific details to assist you in responding to the Department's request.

What if my utility needs a consultant to perform the necessary engineering?

Please request approval for consultant engineering **immediately** by submitting the following documentation:
1. TDOT Form 2015-13
   - Certification of Consultant
   - Memorandum of Understanding
2. TDOT Form 2015-16XLS
   - Sheet 1.1 Estimate of Engineering

Reminder: any work done by a consultant prior to receiving written approval from this office will not be eligible for reimbursement.

What must the relocation plans show?

The enclosed project plans are for your use in designating the location of facilities affected by this project. Your A Date Package must include five (5) copies of color-coded relocation plans to show the correct location of existing, proposed and/or relocated utility facilities. Color-coding shall be as follows:

GREEN:	Remove or retire in place
ORANGE/YELLOW:	Existing to remain
RED:	New installation
BLUE:	Temporary relocation

Please submit these "rainbow plans" on half-size TDOT "Present Layout" sheets, unless directed otherwise by this office. TDOT will review and, if appropriate, provide **Location Approval** of the plans submitted.

What must the utility cost estimate contain?

This information is to be provided on TDOT Form 2013-16XLS, or comparable format containing the same information as approved by TDOT:
1. A statement of how relocation costs will be accumulated in accordance with Federal Aid Policy Guide 23 C.F.R. 645A;
2. An estimate of costs and time needed for the replacement of any private easements for utility relocation (the utility is responsible for the acquisition of all utility easements required);

3. An estimate of cost for any engineering needed for utility relocation; and
4. An estimate of cost for any betterment of utility facilities included as part of this project.

What must the utility estimate of working days contain?

This information is to be provided on TDOT Form 2013-16XLS, Sheet 6.1, Declaration of Scheduled Calendar Days. It shall state the amount of time, in number of calendar days, required for completion of the relocation work.

What must the utility declaration for reimbursement contain?

This information is to be provided in a letter containing the following information:

1. A statement indicating percentage of existing facilities on private utility right-of-way; and
2. Either a statement that all existing facilities that are in conflict with proposed construction will be relocated by the utility prior to the project letting date, OR a request that all existing facilities that are in conflict with construction will be included in the State highway construction contract for relocation.

What if my utility has no conflict with the project?

If no conflict is anticipated, the utility must furnish a letter to this office stating such prior to the A Date deadline specified above.

What if my utility wishes to relocate on its own prior to the State's letting date?

If the utility wishes to "move prior," a contract will be submitted to the Utility for signature. The contract must be returned to the specified Department for execution. The **Begin Work** authorization letter must then be issued to the utility before the utility can begin relocation of its facilities; otherwise, such work will not be eligible for reimbursement

What if my utility wishes to have its relocation included in the State construction contract?

The utility must meet both the A Date and B Date deadlines in order to qualify for "move in State." The details for the contents of the B Date Package are as follows:

1. The utility must submit complete, detailed utility relocation plans signed and sealed by a professional engineer to be included in the State highway construction plans. Plans must be sufficiently detailed for the State contractor to perform the work. Plans must be the 22" x 34" in size and submitted in PDF format with the specified TDOT sheet block on each sheet.
2. The utility must submit complete, detailed utility specifications to be included in the State highway construction contract. Specifications must be sufficiently detailed for the State contractor to perform the work. Specifications must be in PDF format.
3. The utility must submit a completed Utility Item Spreadsheet file, including item numbers (as assigned by the Department), item descriptions, unit of measure, quantity, and estimated construction costs, submitted in Excel format as provided by the Department.
4. The utility must submit complete utility individual permit sketches, including wetlands and stream crossings, as requested by the Department.

What if this project is not eligible for Chapter 86 reimbursement?

Pursuant to TCA 54-5-854, the utility's obligation to submit its rainbow plans and schedule of calendar days exists regardless of whether the project is eligible for Chapter 86 reimbursement. In the event that a project is initially deemed ineligible for Chapter 86 reimbursement, but is later deemed to be eligible, only those utilities who have met the A Date deadline shall be eligible for reimbursement.

If you have any questions concerning this project, please feel free to contact me. We will be glad to assist you in any way we can. Thank you in advance for your cooperation.

Sincerely,

Sean McDonough

Sean McDonough | Transportation Engineering Specialist 3
Project Development Division /Utility Office
Region 3 Administrative Office, 2nd Floor
6601 Centennial Blvd., Nashville, TN 37243-0360
p. 615-532-4680
sean.mcdonough@tn.gov

(All forms can be downloaded from the "Utilities Office" section of the TDOT website: Utilities - Encroachments & Agreements Documents)

Andrew Wisniewski

From: Patricia McNeese <patricia.mcneese@franklintn.gov>
Sent: Thursday, July 3, 2025 10:39 AM
To: Sean McDonough; Andrew Wisniewski; Andrew Miller
Cc: Brian Goodwin; Ben McNeil; Craig Parker; brittany.bishop@greshamsmith.com
Subject: [EXTERNAL] Request for extension of A date package for the Franklin Road bridge over the Harpeth River project (94004-2234-04)

45 day extension has been granted to City of Franklin Water and Sewer.
Your new A date package is due 8/21/25

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APPROVED AS NOTED
DATE 7/3/2025
BY
RFG. UTILITIES OFFICE
Andrew Wisniewski, Reg. 3 TDOT

TDOT staff,

The City of Franklin would like to request a 45 day extension of the A Date package for water and sanitary sewer relocation for the above referenced project.

The required forms to be submitted with the A Date package for the water line relocation include a document that requires a signature from the person that is legally obligated to sign for the utility, which in this case would be our Mayor. Our Legal Department has stated that anything that the Mayor signs has to be approved by the Board of Mayor and Aldermen, which requires Legal approval prior to being put on an agenda. We have approval for the consultant from you already and they will have the package complete to be submitted but it would not include the Declaration of Calendar Days sheet unless the 45 days is approved.

Until TDOT submitted part of the bridge cross section (email dated July 1, 2025), the City of Franklin was not certain that the sanitary sewer would be in conflict with the proposed bridge construction. After we evaluated the bridge cross section, it appears that there is approximately 10 ft of clearance between the center of the sewer pipe and end of the wingwall. The sewer carrier pipe is 54" fiber reinforced pipe and the casing pipe is 84" in diameter; at this time we are not sure of the casing pipe material. Our concerns are that based on these dimensions it would put us within 6 feet or less from the edge of the casing to the wingwall. We are also concerned with the ability to maintain the pipe and what it looks like if this area has to be excavated for future repairs. We think that we should show an alternative sewer pipe realignment option along with a current alignment until more specific design issues can be flushed out between A submittal and B submittal. Although the actual clearance physically to the pipe may be present, it does not reflect that it would be protected from damage during construction. Based on the information to date, we believe that there could be a conflict. That also means that we will have to go through the same process for the consultant approval with our Legal Department, Board of Mayor and Aldermen and TDOT for any sanitary sewer relocation design.

Thank you for considering this request. If you need any additional information please contact me.

Patricia McNeese, P.E.
Utilities Engineer II

City of Franklin
Water Management Department
124 Lumber Drive
Franklin, TN 37064
Office: (615) 550-6674
Cell: (615) 426-8629

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City of Franklin

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

File #: 21-0952

DATE: July 29, 2025

TO: Board of Mayor and Aldermen

FROM: Eric Stuckey, City Administrator
Michelle Hatcher, Director of Water Management
Brian Goodwin, Asst. Director of Water Management
Patricia McNeese, Utilities Engineer

SUBJECT:

*Consideration Of COF Contract No. 2025-0265, TDOT Utility Estimate Spreadsheet With TDOT And Gresham Smith For Water Line Relocation With The Franklin Road Bridge Over The Harpeth River

PURPOSE:

The purpose of this memorandum is to provide information to the Franklin Board of Mayor and Aldermen (BOMA) concerning COF Contract No. 2025-0265, TDOT utility estimate spreadsheet for the Franklin Road Bridge replacement over the Harpeth River Project.

BACKGROUND/STAFF COMMENTS:

As part of the Tennessee Department of Transportation (TDOT) project Franklin Road Bridge replacement over the Harpeth River, there are several documents required by TDOT for the City of Franklin to fill out in order for any work to be reimbursed through Chapter 86. The City of Franklin has water mains in the area of the project that are being designated for relocation. The documentation for this water line relocation includes the following:

Title Sheet (includes contact information for the utility, the consultant and the project information)
1.1 Engineering (this is a breakdown of the consultant service costs)
2.1 Labor and Materials (this is an estimate by the consultant of the utility relocation cost)
3.1 Easements and Inspections (this is if any easements are required and an estimate of any inspection costs that might be incurred)
4.1 Relocation estimate (2 pages; overall sheet for reimbursements requested by the City to TDOT; Chapter 86 certification section)
5.1 Certification Contract Obligation (if the utilities are moved prior to the TDOT project)
6.1 Declaration of Scheduled Calendar days (overview of estimated days that the relocation will take from beginning to end)

These documents are part of the submittal package to TDOT for the A-Date Package, that the City has received a 45 day extension for making that date August 21, 2025. The A-Date Package must include:

1. PDF copies of the color-coded relocation plans;
2. Completed TDOT Form 2013-16XLS, which includes the sheets listed above; and
3. Utility declaration for reimbursement.

FINANCIAL IMPACT:

There are no costs associated with this document.

RECOMMENDATION:

Staff recommends that the Board of Mayor and Aldermen approve COF Contract No. 2025-0265, TDOT utility estimate spreadsheet for the Franklin Road bridge replacement over the Harpeth River project.

UTILITY ENGINEERING AND RELOCATION ESTIMATE

UTILITY INFORMATION			
Utility Name:	City of Franklin		
Utility Address:	124 Lumber Drive		
City, State:	Franklin, TN	Zip Code:	37064
Phone:	(615) 794-4554		
Contact Name:	Patricia McNeese		
Email:	patricia.mcneese@franklintn.gov		

CONSULTANT INFORMATION			
Consultant Name:	Gresham Smith		
Consultant Address:	222 2nd Ave S. Suite 1400		
	Nashville, TN	Zip Code:	37201
Phone:	(615) 770-8100		
Contact Name:	Brittany Bishop		
Email:	brittany.bishop@greshamsmith.com		

TDOT PROJECT INFORMATION	
Project Description:	East Main Street Bridge Over Harpeth River - Water Relocatio
Federal Project No.:	PIN 124873.00
State Project No.:	94004-2234-04
County(ies):	Williamson

Revision 6/5/2025

ESTIMATE OF ENGINEERING COST

TDOT Project Number(s): PIN 124873.00 94004-2234-04

County(ies): Williamson

Utility Name & Address:
City of Franklin
124 Lumber Drive
Franklin, TN 37064

Consultant Name & Address:
Gresham Smith
222 2nd Ave S. Suite 1400
Nashville, TN 37201

CONSULTANT ENGINEERING ESTIMATE

Place an "X" in the appropriate box: [ ] **Standard Contract** [x] **Continuing Contract** (attach copy of Contract for TDOT verification)

I. ENGINEERING SERVICES		PRE-CONSTRUCTION		CONSTRUCTION		CONSTRUCTION INSPECTION	
Classification	Rate/Hr	Hours	Total	Hours	Total	Hours	Total
Principal	$ 280.00	20	$ 5,600.00		$ -		$ -
Project Manager	$ 220.00	80	$ 17,600.00		$ -		$ -
Design Engineer	$ 235.00	40	$ 9,400.00		$ -		$ -
Designer / Senior Designer	$ 155.00	248	$ 38,440.00		$ -		$ -
Techician / Draftsperson			$ -		$ -		$ -
Administrative	$ 135.00	8	$ 1,080.00		$ -		$ -
Field Inspector	$ 150.00	0	$ -		$ -		$ -
Licensed Surveyor			$ -		$ -		$ -
Rod Person			$ -		$ -		$ -
	$ -		$ -		$ -		$ -
Total Engineering Services		396	$ 72,120.00	0	$ -	0	$ -

II. REIMBURSABLE EXPENSES	Cost/Unit		Quantity		Total	Quantity	Total	Quantity	Total
Transportation / Mile:	$ 0.670	X		=	$ -		$ -		= $ -
Meals / Day:		X		=	$ -		$ -		= $ -
Lodging / Day:		X		=	$ -		$ -		= $ -
Printing / Shipping:									
Other (Specify):	Allowance for Easement Documents				$ 3,000.00				
Other (Specify):									
Total Reimbursable Expenses					**$ 3,000.00**		**$ -**		**$ -**

III. INDIRECT / OVERHEAD EXPENSES						
Indirect/Overhead Rate (not to exceed 145%):	**125.00%**	**$ -**	**125.00%**	**$ -**	**125.00%**	**$ -**
IV. PROFIT: (2.35x(1,2,3)x ALLOWABLE RATE)						
Allowable Rate (Maximum of 13%):	**10.00%**	**$ -**	**10.00%**	**$ -**	**10.00%**	**$ -**

(Expenses for Sections III and IV only apply to Consultant Engineering Services without a Continuing Contract agreement with the Utility)

TOTAL ENGINEERING / SURVEY COST:		INSPECTION (Standard)		INSPECTION (Continuing)	
Standard Consultant: (I+II+III+IV) =	**$ -**	**Private:**	**$ -**	**Private:**	**$ -**
Continuing Contract: (I+II) =	**$ 75,120.00**	**Public:**	**$ -**	**Public:**	**$ -**

TOTAL COST (Engineering and Inspection)	
Standard Consultant:	**$ -**
Continuing Contract:	**$ 75,120.00**

IN-HOUSE ENGINEERING ESTIMATE

I. ENGINEERING SERVICES		PRE-CONSTRUCTION		CONSTRUCTION		CONSTRUCTION INSPECTION	
Classification	Rate/Hr	Hours	Total	Hours	Total	Hours	Total
Project Manager			$ -		$ -		$ -
Engineer			$ -		$ -		$ -
Draftperson			$ -		$ -		$ -
Administrative			$ -		$ -		$ -
Field Inspector			$ -		$ -		$ -
Licensed Surveyor			$ -		$ -		$ -
Rod Person			$ -		$ -		$ -
	$ -		$ -		$ -		$ -
Total Engineering Services		0	$ -	0	$ -	0	$ -

II. REIMBURSABLE EXPENSES	Cost/Unit		Quantity		Total	Quantity	Total	Quantity	Total
Transportation / Mile:		X		=	$ -		$ -		= $ -
Meals / Day:		X		=	$ -		$ -		= $ -
Lodging / Day:		X		=	$ -		$ -		= $ -
Printing / Shipping:									
Other (Specify):									
Other (Specify):									
Total Reimbursable Expenses					**$ -**		**$ -**		**$ -**

III. INDIRECT / OVERHEAD EXPENSES						
Indirect/Overhead Rate (not to exceed 145%):	**0.00%**	**$ -**	**0.00%**	**$ -**	**0.00%**	**$ -**

TOTAL ENGINEERING COST:		TOTAL INSPECTION COST:	
	$ -	**Private:**	**$ -**
		Public:	**$ -**

INSTALLATION LABOR AND MATERIALS; BETTERMENT; MATERIALS PROVIDED TO THE STATE

EQUIPMENT COST INCLUDED WITH INSTALLATION COST ☑

			LABOR				MATERIAL			BETTERMENT	
			In House Cost		Contract (Bid/Continuing)						
TDOT Item No.	Item Description	Qty	Unit Cost	Extended	Unit Cost	Extended	Unit Cost	Provided to State	Install Extended	Labor	Material
795-01.09	12IN DIP RESTRAINED JOINTWATER LINE	520		$ -	$55.50	$ 28,860.00	$130.50		$ 67,860.00		
795-06.07	CONNECT TO 12IN WATER LINE	2		$ -	$1,872.50	$ 3,745.00	$3,477.50		$ 6,955.00		
795-06.37	CUT AND CAP 12IN WATER LINE	2		$ -	$1,390.50	$ 2,781.00	$1,200.00		$ 2,400.00		
795-07.15	12IN X 12IN TAPPING SLEEVE AND VALVE	2		$ -	$4,558.50	$ 9,117.00	$2,165.00		$ 4,330.00		
795-08.09	12IN GATE VALVE ASSEMBLY	2		$ -	$2,497.25	$ 4,994.50	$4,637.75		$ 9,275.50		
795-11.12	RETIRE IN PLACE EXISTING WATER MAIN	465		$ -	$3.00	$ 1,395.00	$2.00		$ 930.00		
795-13.04	BRIDGE HANGER SYSTEM	1		$ -	$54,250.00	$ 54,250.00	$100,750.00		$ 100,750.00		
795-13.01	DI FITTINGS	150		$ -	$4.00	$ 600.00	$13.00		$ 1,950.00		
				$ -		$ -			$ -		
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TOTAL INSTALLATION COSTS				$ -		$ 105,742.50		$ -	$ 194,450.50	$ -	$ -
				(To Page 4.1; F44)		(To Page 4.1; F44)		(To Page 4.1; F48)	(To Page 4.1; F45)	(To Page 4.1; F56)	(To Page 4.1; F57)

REMOVAL LABOR; SALVAGE AND NON-USABLE (JUNKED) MATERIALS

			LABOR				MATERIAL	
			In House Cost		Contract (Bid/Continuing)			
TDOT Item No.	Item Description	Qty	Unit Cost	Extended	Unit Cost	Extended	Salvage / Reused	Junked / Scrapped
		1		$ -		$ -		
				$ -		$ -		
				$ -		$ -		
				$ -		$ -		
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TOTAL REMOVAL COSTS				$ -		$ -	$ -	$ -
				(To Page 4.1; F46)		(To Page 4.1; F46)	(To Page 4.1; F49)	(To Page 4.1; F50)

SITE COSTS

	(Move Prior Only)
Clearing & Grubbing:	
Traffic Control:	
Erosion Control:	
TOTAL SITE COST	$ -

(To Page 4.1; F47)

Replacement Easement Acquisition Expenses

SHEET NUMBER	EXISTING EASEMENT (SF)	PROPOSED EASEMENT (SF)	SURVEY & ENGINEERING COST	ATTORNEYS FEES	RECORDING & OFFICE COST	EASEMENT COST	SHEET SUBTOTAL COST
							$ -
							$ -
			$ -	$ -	$ -	$ -	$ -
			$ -	$ -	$ -	$ -	$ -
			$ -	$ -	$ -	$ -	$ -
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			$ -	$ -	$ -	$ -	$ -
			$ -	$ -	$ -	$ -	$ -
			$ -	$ -	$ -	$ -	$ -
			$ -	$ -	$ -	$ -	$ -
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			$ -	$ -	$ -	$ -	$ -
			$ -	$ -	$ -	$ -	$ -
			$ -	$ -	$ -	$ -	$ -
			$ -	$ -	$ -	$ -	$ -
			$ -	$ -	$ -	$ -	$ -
Total Easement Acquisition Expenses				Attached Additional Sheets: Y / N		**TOTAL**	$ -

(To Page 4.1; F61)

INSPECTION COSTS (PUBLIC)

IN-HOUSE	CONSULTANT	
	STANDARD	CONTINUING
$ -	$ -	$ -
		$ -

INSPECTION COSTS (PRIVATE)

IN-HOUSE	CONSULTANT	
	STANDARD	CONTINUING
$ -	$ -	$ -
		$ -

[X] YES - the utility will seek reimbursement of eligible inspection expenses (PRIVATE) incurred in accordance with TCA 54-5-804 (a)(3)

[ ] NO - the utility will not seek reimbursement of eligible inspection expenses (PRIVATE) incurred in accordance with TCA 54-5-804 (a)(3)

TN TDOT Department of Transportation

Project No:	94004-2234-04
County:	Williamson
Date:	July 30, 2025

****Submittal and completion of this form is required for consideration of reimbursement on this project.****

Primary Contact:	Patricia McNeese		
E-mail:	patricia.mcneese@franklintn.gov	**Phone:**	(615) 794-4554
Secondary Contact:			
E-mail:	Y	**Phone:**	
Utility Name:	City of Franklin		
Address:	124 Lumber Drive		
City, State:	Franklin, TN	**Zip:**	37064

Percent On Private:	8%	Private ROW - #Poles / Length of facility:	42
Percent On Public:	92%	Public ROW - #Poles / Length of facility:	478
Total Percentage:	100%	Total #Poles / Length of facility:	520

Is Utility Chapter 86 Certified (Obtained from Certification Sheet)? Y

(If project does not qualify for Chapter 86 Reimbursement, then "Percent on Private" will be used to calculate total amount due to Utility)

NO COST / NO REIMBURSEMENT (STOP HERE, REMAINDER OF FORM IS NOT REQUIRED) ☐

TDOT USE ONLY

RG Approval and Date:	
Consult Appr. Date: / /	
Amount Approved: $ -	
HQ Approval and Date:	
CH86 Y / N	**PIN#:**
LET: / /	**Contract #:**
Easement Contract #	

	CHAPTER 86		NON-CHAPTER 86	
REIMBURSEMENT	MOVE PRIOR	☐	% Private / Public Relocation	☐
REQUESTED	MOVE IN State Contract	X	% Private / Public MOVE IN State Contract	☐
(Please check ONE)	Move Again	☐	Utility Replacement Easement Reimbursement	☐

ENGINEERING

Description			Amount
Pre-Construction		$	72,120.00
Construction		$	-
Construction Inspection	Private	$	-
Construction Inspection	Public	$	-
Reimbursable Expenses		$	3,000.00
ENGINEERING COST:		**$**	**75,120.00**

CONSTRUCTION (LABOR & MATERIAL)

Description		Amount
Installation Labor	$	105,742.50
Installation Materials	$	194,450.50
Removal Labor	$	-
Site Costs	$	-
Material Provided to State	$	-
Salvage Materials	$	-
Non-Usable Materials	$	-
ESTIMATED CONSTRUCTION COST:	**$**	**300,193.00**

BETTERMENT

Description		Amount
Installation Labor	$	-
Installation Materials	$	-
ESTIMATED UTILITY BETTERMENT COST:	**$**	**-**
ESTIMATED REPLACEMENT EASEMENT COST:	**$**	**-**

If cost is listed above, separate Easement Contract is needed

ESTIMATED TOTAL CONSTRUCTION COST: **$ 375,313.00**

UTILITY REIMBURSEMENT

CHAPTER 86 MOVE-IN CONTRACT:	**$ 75,120.00**
CHAPTER 86 MOVE PRIOR:	**$ -**
NON-CHAPTER 86 MOVE-IN CONTRACT:	**$ -**
NON-CHAPTER 86 % PUBLIC/PRIVATE:	**$ -**

Does Estimate Exceed $1.75M Cap? - N

Does Estimate Require 75% Cap? - N

UTLITY DEPOSIT (IF APPLICABLE)

RELOCATION EXCEEDS $1.75M CAP:	$0.00
AMOUNT OVER 75% REIMBURSEMENT:	$0.00
ESTIMATED UTILITY BETTERMENT COST:	$0.00
NON-CHAPTER 86 MOVE-IN CONS'T COST:	$0.00
TOTAL UTILITY DEPOSIT:	**$0.00**

The Utility will reference the page number where designated on the form when other Detail Cost Estimate sheets are attached.

Chapter 86 Certification

In accordance with Tennessee Department of Transportation policy number 340-07, the following information is provided with regards to required compliance documentation for utility relocation reimbursement in accordance with TCA 54-5-804 and TCA 54-5-854.

PROJECT #/S: 94004-2234-04 **COUNTY/S:** Williamson

FEDERAL: PIN 124873.00 **PIN:**

1. The utility is seeking reimbursement under provisions of TCA 54-5-804 as ameneded by Public Acts 2003, Chapter number 86.
2. To the best of my knowledge the utility is in compliance with TCA § 54-5-804(a)(1) and this policy in that the utility has returned its relocation plan, schedule, and cost estimate to the Department within 120 days after receipt of the Department's project plans, or within such additional time as may be allowed in accordance with TCA § 54-5-854(b).
3. To the best of my knowledge the utility is in compliance with TCA 54-5-804(b) in that the utility has a valid permit to locate its utility facility on the public highway right-of-way.
4. The utility is eligible for reimbursement in accordance with the Limitation provisions of the TDOT Policy 340-07 in that it is:

Municipally Owned [X] Utility District [ ] Utility Cooperative [ ]

5. The utility is considered to be a specific utility category listed in accordance with the Limitation provisions of the TDOT Policy 340-07:

- [x] Water
- [ ] Waste Water
- [ ] Gas [ ] Distribution [ ] Transmission
- [ ] Electric [ ] Distribution [ ] Transmission
- [ ] Communication [ ] CATV [ ] Phone [ ] Fiberoptic [ ] Broadband
- [ ] Street Lighting
- [ ] Other

Signature indicates this individual has the legal authority to sign contracts and agreements to obligate the utility.

Signature: **Date:**

Print Name:

Title:

Utility Name: City of Franklin

Utility Address: 124 Lumber Drive

City, State, Zip: Franklin, TN 37064

Phone Number: (615) 794-4554

Fax Number:

Email Address:

Certification Contract Obligation

Date: _____ TDOT Region _____ Construction Office
(Region)

Attn: _____ ,Project Engineer

Address: _____

_____
(information is provided on the Utility Begin Work Authorization letter)

PROJECT #/S: _____ **COUNTY/S:** _____

_____ _____

FEDERAL: _____ **PIN:** _____

DESCRIPTION: _____

UTILITY CONTRACT #: _____

The Utility completed their utility relocation on _____ (date of completion) in accordance with the approved relocation plans for the above referenced project number prior to the date specified and in accordance with the executed contract referenced.

NOTE EXCEPTIONS:
Maintaining services to business and/or residences is attached.

Signature indicates this individual has the legal authority to sign contracts and agreements to obligate the utility.

Signed: _____ Date: _____

Print Name: _____

Title: _____

Utility Name: _____ ☐ Water ☐ Telephone

Address: _____ ☐ Sewer ☐ CATV

City, State, Zip: _____ ☐ Power ☐ Other:

Phone No: _____ ☐ Gas _____

Fax No: _____

Email: _____

TDOT USE ONLY:

☐ **This Certification Letter is accepted.**

☐ **This Certification Letter is accepted pending Final Verification by project staking.**

☐ **This Certification is not accepted. Reason:** _____

_____

_____

Signed: _____ Date: _____
TDOT Construction office representative

CC: TDOT Construction Project File
TDOT Regional Utility Office

Law Dept approved (2) 07.30.25

CERTIFICATION EXCEPTIONS:

The following business and/or residences on proposed State right-of-way have not been vacated at the time of the relocation, and utility services are being maintained temporarily. Upon written notice to the utility contact listed below, the utility will

State Project Tract No.	Type of Occupied Property	Type of Utility Service (water, sewer, gas, electric, CATV)	Address	Period of time utility obligates to remove facility (Calendar Days)

Remarks:

1 _____

2 _____

3 _____

4 _____

5 _____

6 _____

7 _____

8 _____

9 _____

10 _____

11 _____

12 _____

13 _____

14 _____

15 _____

Declaration of Scheduled Calendar Days

Project Number: 94004-2234-04 **Date:**

Description: East Main Street Bridge Over Harpeth River - Water Relocation

County: Williamson

Utility Name: City of Franklin

Address: 124 Lumber Drive

City, State: Franklin, TN **Zip Code:** 37064

Phone Number: (615) 794-4554 **Fax Number:**

Type of Facilities: ☑ Water ☐ Sewer ☐ Gas ☐ Telephone ☐ Electric
☐ CATV ☐ Fiberoptic ☐ Other

Required Period services cannot be interrupted:

All estimated days should be expresses in "Calendar" days to complete installation, relocation or adjustment of the utility facilities on the above referenced project. The utility can as an option submit an "On or Before" date all work will be completed. In accordance with provisions set forth in TCA 54-5-854.

Task	Days to Complete	Special Conditions
Stock Pile Material (Including ordering material)	90	
Mobilize Work Force (including Bidding process if Required)	30	
Complete Relocation	180	
Total Days To Complete	300	

Special Conditions:

Signature of submitting Utility Representative — Date

Signature of submitting State Representative — Date

Subject to provisions of the TDOT Utility Office Maintenance of Traffic Procedures.

TDOT Utility Office Maintenance of Traffic Procedures.

Except in emergencies, no lane closures will be permitted on any state routes with 30,000 or greater Average Daily traffic or any interstate routes, without the explicit consent of the TDOT Project Engineer. On projects where work is required in traffic lane(s) or where a lane closure is necessary for public safety, the Utility must submit a request to the Department at least seven (7) working days prior to the date of the anticipated lane closure(s). All requests for lane closure(s) must list the exact location, the time that the closure will begin, the estimated duration and reasons for the proposed lane closure(s).
If all lanes in one or both directions on an interstate route are to be closed for any length of time, the Utility must submit their request at least fourteen (14) calendar days before the anticipated event.
No lane closures or traffic restrictions will be allowed on the following days

Good Friday

Easter
After 6:00 pm on the Thursday preceding Good Friday through and including Easter Sunday
Memorial Day
After 12:00 noon on the preceding Friday through Memorial Day
July 4
The observed holiday and preceding day plus weekend days either preceding or following these two days
Labor Day
After 12:00 noon on the preceding Friday through Labor Day
Thanksgiving
After 12:00 noon on Wednesday before Thanksgiving through Sunday following Thanksgiving
Christmas/New year's Day
December 24 through January 1 and any preceding and/or following days that fall on a weekend

Offroad work will be allowed but only to the extent that NO impact will be caused to the highway users.

During any suspension of work, the Utility shall make passable and shall open to traffic such portions of the project and temporary roadways or portions thereof as may be directed by the TDOT Project Engineer for the temporary accommodation of necessary traffic during the anticipated period of suspension. Thereafter, and until issuance of an order for the resumption of construction operations, the maintenance of the temporary route or line of travel will be by the Utility. When work is resumed, the Utility will replace or renew any work or materials lost or damaged because of such temporary use of the project; shall remove, to the extent directed by the TDOT Project Engineer, any work or materials used in the temporary maintenance, and shall complete the project in every respect as though its prosecution had been continuous.

HISTORIC FRANKLIN TENNESSEE

City of Franklin

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

File #: 21-0956

DATE: July 30, 2025

TO: Board of Mayor and Aldermen

FROM: Eric Stuckey, City Administrator
Michelle Hatcher, Director of Water Management
Brian Goodwin, Asst. Director of Water Management
Patricia McNeese, Utilities Engineer

SUBJECT:

*Consideration Of COF Contract No. 2025-0268, TDOT Utility Estimate Spreadsheet With TDOT And Gresham Smith For Sanitary Sewer Relocation With The Franklin Road Bridge Replacement Over The Harpeth River

PURPOSE:

The purpose of this memorandum is to provide information to the Franklin Board of Mayor and Aldermen (BOMA) concerning COF Contract No. 2025-0268, TDOT utility estimate spreadsheet for sanitary sewer relocation for the Franklin Road Bridge replacement over the Harpeth River Project.

BACKGROUND/STAFF COMMENTS:

As part of the Tennessee Department of Transportation (TDOT) project Franklin Road Bridge replacement over the Harpeth River, there are several documents required by TDOT for the City of Franklin to fill out in order for any work to be reimbursed through Chapter 86. The City of Franklin has sanitary sewer mains in the area of the project that are being designated for relocation. The documentation for this sanitary sewer line relocation includes the following:

Title Sheet (includes contact information for the utility, the consultant and the project information)
1.1 Engineering (this is a breakdown of the consultant service costs)
2.1 Labor and Materials (this is an estimate by the consultant of the utility relocation cost)
3.1 Easements and Inspections (this is if any easements are required and an estimate of any inspection costs that might be incurred)
4.1 Relocation estimate (2 pages; overall sheet for reimbursements requested by the City to TDOT; Chapter 86 certification section)
5.1 Certification Contract Obligation (if the utilities are moved prior to the TDOT project)
6.1 Declaration of Scheduled Calendar days (overview of estimated days that the relocation will take from beginning to end)

These documents are part of the submittal package to TDOT for the A-Date Package, that the City has received a 45 day extension for making that date August 21, 2025. The A-Date Package must

include:
1. PDF copies of the color-coded relocation plans;
2. Completed TDOT Form 2013-16XLS, which includes the sheets listed above; and
3. Utility declaration for reimbursement.

FINANCIAL IMPACT:

There are no costs associated with this document.

RECOMMENDATION:

Staff recommends that the Board of Mayor and Aldermen approve COF Contract No. 2025-0268, TDOT Utility Estimate Spreadsheet With TDOT And Gresham Smith For Sanitary Sewer Relocation With The Franklin Road Bridge Replacement Over The Harpeth River Project.

UTILITY ENGINEERING AND RELOCATION ESTIMATE

UTILITY INFORMATION			
Utility Name:	City of Franklin Water Management		
Utility Address:	124 Lumber Drive		
City, State:	Franklin, TN	Zip Code:	37064
Phone:	(615)794-4554		
Contact Name:	Patricia McNeese		
Email:	patricia.mcneese@franklintn.gov		

CONSULTANT INFORMATION			
Consultant Name:	Gresham Smith		
Consultant Address:	222 Second Avenue South, Suite 1400		
	Nashville, TN	Zip Code:	37201
Phone:	6157708540		
Contact Name:	Craig Parker		
Email:	craig.parker@greshamsmith.com		

TDOT PROJECT INFORMATION	
Project Description:	(East Main Street), Bridge over Harpeth River, LM 12.51
Federal Project No.:	N/A
State Project No.:	94004-2234-03
County(ies):	Williamson

ESTIMATE OF ENGINEERING COST

TDOT Project Number(s): PIN 124873.00 94004-2234-04

County(ies): Williamson

Utility Name & Address:
City of Franklin
124 Lumber Drive
Franklin, TN 37064

Consultant Name & Address:
Gresham Smith
222 2nd Ave S. Suite 1400
Nashville, TN 37201

CONSULTANT ENGINEERING ESTIMATE

Place an "X" in the appropriate box: [ ] **Standard Contract** [x] **Continuing Contract** (attach copy of Contract for TDOT verification)

I. ENGINEERING SERVICES		PRE-CONSTRUCTION		CONSTRUCTION		CONSTRUCTION INSPECTION	
Classification	Rate/Hr	Hours	Total	Hours	Total	Hours	Total
Principal	$ 280.00	20	$ 5,600.00		$ -		$ -
Project Manager	$ 220.00	60	$ 13,200.00		$ -		$ -
Design Engineer	$ 235.00	12	$ 2,820.00		$ -		$ -
Designer / Senior Designer	$ 155.00	177	$ 27,435.00		$ -		$ -
Techician / Draftsperson			$ -		$ -		$ -
Administrative	$ 135.00	7	$ 945.00		$ -		$ -
Field Inspector	$ 150.00	0	$ -		$ -		$ -
Licensed Surveyor			$ -		$ -		$ -
Rod Person			$ -		$ -		$ -
	$ -		$ -		$ -		$ -
Total Engineering Services		276	$ 50,000.00	0	$ -	0	$ -

II. REIMBURSABLE EXPENSES	Cost/Unit		Quantity		Total	Quantity	Total	Quantity		Total
Transportation / Mile:	$ 0.670	X		=	$ -		$ -		=	$ -
Meals / Day:		X		=	$ -		$ -		=	$ -
Lodging / Day:		X		=	$ -		$ -		=	$ -
Printing / Shipping:										
Other (Specify):	Allowance for Easement Documents				$ 3,000.00					
Other (Specify):										
Total Reimbursable Expenses					**$ 3,000.00**		**$ -**			**$ -**

III. INDIRECT / OVERHEAD EXPENSES						
Indirect/Overhead Rate (not to exceed 145%):	**125.00%**	**$ -**	**125.00%**	**$ -**	**125.00%**	**$ -**
IV. PROFIT: (2.35x(1,2,3)x ALLOWABLE RATE)						
Allowable Rate (Maximum of 13%):	**10.00%**	**$ -**	**10.00%**	**$ -**	**10.00%**	**$ -**

(Expenses for Sections III and IV only apply to Consultant Engineering Services without a Continuing Contract agreement with the Utility)

TOTAL ENGINEERING / SURVEY COST:		INSPECTION (Standard)		INSPECTION (Continuing)	
Standard Consultant: (I+II+III+IV) =	**$ -**	**Private:**	**$ -**	**Private:**	**$ -**
Continuing Contract: (I+II) =	**$ 53,000.00**	**Public:**	**$ -**	**Public:**	**$ -**

TOTAL COST (Engineering and Inspection)	
Standard Consultant:	**$ -**
Continuing Contract:	**$ 53,000.00**

IN-HOUSE ENGINEERING ESTIMATE

I. ENGINEERING SERVICES		PRE-CONSTRUCTION		CONSTRUCTION		CONSTRUCTION INSPECTION	
Classification	Rate/Hr	Hours	Total	Hours	Total	Hours	Total
Project Manager			$ -		$ -		$ -
Engineer			$ -		$ -		$ -
Draftperson			$ -		$ -		$ -
Administrative			$ -		$ -		$ -
Field Inspector			$ -		$ -		$ -
Licensed Surveyor			$ -		$ -		$ -
Rod Person			$ -		$ -		$ -
	$ -		$ -		$ -		$ -
Total Engineering Services		0	$ -	0	$ -	0	$ -

II. REIMBURSABLE EXPENSES	Cost/Unit		Quantity		Total	Quantity	Total	Quantity		Total
Transportation / Mile:		X		=	$ -		$ -		=	$ -
Meals / Day:		X		=	$ -		$ -		=	$ -
Lodging / Day:		X		=	$ -		$ -		=	$ -
Printing / Shipping:										
Other (Specify):										
Other (Specify):										
Total Reimbursable Expenses					**$ -**		**$ -**			**$ -**

III. INDIRECT / OVERHEAD EXPENSES						
Indirect/Overhead Rate (not to exceed 145%):	**0.00%**	**$ -**	**0.00%**	**$ -**	**0.00%**	**$ -**

TOTAL ENGINEERING COST:		TOTAL INSPECTION COST:	
	$ -	**Private:**	**$ -**
		Public:	**$ -**

INSTALLATION LABOR AND MATERIALS; BETTERMENT; MATERIALS PROVIDED TO THE STATE

EQUIPMENT COST INCLUDED WITH INSTALLATION COST ☑

			LABOR				MATERIAL			BETTERMENT	
			In House Cost		Contract (Bid/Continuing)						
TDOT Item No.	Item Description	Qty	Unit Cost	Extended	Unit Cost	Extended	Unit Cost	Provided to State	Install Extended	Labor	Material
				$ -		$ -			$ -		
				$ -		$ -			$ -		
				$ -		$ -			$ -		
				$ -		$ -			$ -		
				$ -		$ -			$ -		
				$ -		$ -			$ -		
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				$ -		$ -			$ -		
TOTAL INSTALLATION COSTS				**$ -**		**$ -**		**$ -**	**$ -**	**$ -**	**$ -**
				(To Page 4.1; F44)		*(To Page 4.1; F44)*		*(To Page 4.1; F48)*	*(To Page 4.1; F45)*	*(To Page 4.1; F56)*	*(To Page 4.1; F57)*

REMOVAL LABOR; SALVAGE AND NON-USABLE (JUNKED) MATERIALS

			LABOR				MATERIAL	
			In House Cost		Contract (Bid/Continuing)			
TDOT Item No.	Item Description	Qty	Unit Cost	Extended	Unit Cost	Extended	Salvage / Reused	Junked / Scrapped
				$ -		$ -		
				$ -		$ -		
				$ -		$ -		
				$ -		$ -		
				$ -		$ -		
				$ -		$ -		
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				$ -		$ -		
				$ -		$ -		
				$ -		$ -		
				$ -		$ -		
TOTAL REMOVAL COSTS				**$ -**		**$ -**	**$ -**	**$ -**
				(To Page 4.1; F46)		*(To Page 4.1; F46)*	*(To Page 4.1; F49)*	*(To Page 4.1; F50)*

SITE COSTS

	(Move Prior Only)
Clearing & Grubbing:	
Traffic Control:	
Erosion Control:	
TOTAL SITE COST	**$ -**
	(To Page 4.1; F47)

Replacement Easement Acquisition Expenses

SHEET NUMBER	EXISTING EASEMENT (SF)	PROPOSED EASEMENT (SF)	SURVEY & ENGINEERING COST	ATTORNEYS FEES	RECORDING & OFFICE COST	EASEMENT COST	SHEET SUBTOTAL COST
							$ -
							$ -
			$ -	$ -	$ -	$ -	$ -
			$ -	$ -	$ -	$ -	$ -
			$ -	$ -	$ -	$ -	$ -
			$ -	$ -	$ -	$ -	$ -
			$ -	$ -	$ -	$ -	$ -
			$ -	$ -	$ -	$ -	$ -
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			$ -	$ -	$ -	$ -	$ -
			$ -	$ -	$ -	$ -	$ -
			$ -	$ -	$ -	$ -	$ -
Total Easement Acquisition Expenses			Attached Additional Sheets: Y / N			**TOTAL**	$ -

(To Page 4.1; F61)

INSPECTION COSTS (PUBLIC)

IN-HOUSE	CONSULTANT	
	STANDARD	CONTINUING
$ -	$ -	$ -
	$ -	

INSPECTION COSTS (PRIVATE)

IN-HOUSE	CONSULTANT	
	STANDARD	CONTINUING
$ -	$ -	$ -
		$ -

[X] YES - the utility will seek reimbursement of eligible inspection expenses (PRIVATE) incurred in accordance with TCA 54-5-804 (a)(3)

[ ] NO - the utility will not seek reimbursement of eligible inspection expenses (PRIVATE) incurred in accordance with TCA 54-5-804 (a)(3)

TN TDOT Department of Transportation

Project No:	94004-2234-03
County:	Williamson
Date:	July 29, 2025

****Submittal and completion of this form is required for consideration of reimbursement on this project.****

Primary Contact:	Patricia McNeese		
E-mail:	patricia.mcneese@franklintn.gov	**Phone:**	(615)794-4554
Secondary Contact:			
E-mail:		**Phone:**	
Utility Name:	City of Franklin Water Management		
Address:	124 Lumber Drive		
City, State:	Franklin, TN	**Zip:**	37064

Percent On Private:	0%	Private ROW - #Poles / Length of facility:	
Percent On Public:	0%	Public ROW - #Poles / Length of facility:	
Total Percentage:	0%	Total #Poles / Length of facility:	0

Is Utility Chapter 86 Certified (Obtained from Certification Sheet)? Y

(If project does not qualify for Chapter 86 Reimbursement, then "Percent on Private" will be used to calculate total amount due to Utility)

NO COST / NO REIMBURSEMENT (STOP HERE, REMAINDER OF FORM IS NOT REQUIRED) ☐

TDOT USE ONLY

RG Approval and Date:	
Consult Appr. Date: / /	
Amount Approved:	$ -
HQ Approval and Date:	
CH86 Y / N	**PIN#:**
LET: / /	**Contract #:**
Easement Contract #	

	CHAPTER 86		NON-CHAPTER 86	
REIMBURSEMENT	MOVE PRIOR	☐	% Private / Public Relocation	☐
REQUESTED	MOVE IN State Contract	X	% Private / Public MOVE IN State Contract	☐
(Please check ONE)	Move Again	☐	Utility Replacement Easement Reimbursement	☐

ENGINEERING

Description		Amount
Pre-Construction		$ -
Construction		$ -
Construction Inspection	Private	$ -
Construction Inspection	Public	$ -
Reimbursable Expenses		$ -
ENGINEERING COST:		**$ -**

CONSTRUCTION (LABOR & MATERIAL)

Description	Amount
Installation Labor	$ -
Installation Materials	$ -
Removal Labor	$ -
Site Costs	$ -
Material Provided to State	$ -
Salvage Materials	$ -
Non-Usable Materials	$ -
ESTIMATED CONSTRUCTION COST:	**$ -**

BETTERMENT

Description	Amount
Installation Labor	$ -
Installation Materials	$ -
ESTIMATED UTILITY BETTERMENT COST:	**$ -**
ESTIMATED REPLACEMENT EASEMENT COST:	**$ -**

If cost is listed above, separate Easement Contract is needed

ESTIMATED TOTAL CONSTRUCTION COST: **$ -**

UTILITY REIMBURSEMENT

CHAPTER 86 MOVE-IN CONTRACT:	**$ -**
CHAPTER 86 MOVE PRIOR:	**$ -**
NON-CHAPTER 86 MOVE-IN CONTRACT:	**$ -**
NON-CHAPTER 86 % PUBLIC/PRIVATE:	**$ -**

Does Estimate Exceed $2.5M Cap? - N

Does Estimate Require 75% Cap? - N

UTLITY DEPOSIT (IF APPLICABLE)

RELOCATION EXCEEDS $2.5M CAP:	$0.00
AMOUNT OVER 75% REIMBURSEMENT:	$0.00
ESTIMATED UTILITY BETTERMENT COST:	$0.00
NON-CHAPTER 86 MOVE-IN CONS'T COST:	$0.00
TOTAL UTILITY DEPOSIT:	**$0.00**

The Utility will reference the page number where designated on the form when other Detail Cost Estimate sheets are attached.

Chapter 86 Certification

In accordance with Tennessee Department of Transportation policy number 340-07, the following information is provided with regards to required compliance documentation for utility relocation reimbursement in accordance with TCA 54-5-804 and TCA 54-5-854.

PROJECT #/S: 94004-2234-03 **COUNTY/S:** Williamson

FEDERAL: N/A **PIN:** 124873

1. The utility is seeking reimbursement under provisions of TCA 54-5-804 as ameneded by Public Acts 2003, Chapter number 86.
2. To the best of my knowledge the utility is in compliance with TCA § 54-5-804(a)(1) and this policy in that the utility has returned its relocation plan, schedule, and cost estimate to the Department within 120 days after receipt of the Department's project plans, or within such additional time as may be allowed in accordance with TCA § 54-5-854(b).
3. To the best of my knowledge the utility is in compliance with TCA 54-5-804(b) in that the utility has a valid permit to locate its utility facility on the public highway right-of-way.
4. The utility is eligible for reimbursement in accordance with the Limitation provisions of the TDOT Policy 340-07 in that it is:

Municipally Owned [X] Utility District [ ] Utility Cooperative [ ]

5. The utility is considered to be a specific utility category listed in accordance with the Limitation provisions of the TDOT Policy 340-07:

- ☐ Water
- ☑ Waste Water
- ☐ Gas ☐ Distribution ☐ Transmission
- ☐ Electric ☐ Distribution ☐ Transmission
- ☐ Communication ☐ CATV ☐ Phone ☐ Fiberoptic ☐ Broadband
- ☐ Street Lighting
- ☐ Other

Signature indicates this individual has the legal authority to sign contracts and agreements to obligate the utility.

Signature: **Date:**

Print Name:

Title:

Utility Name: City of Franklin Water Management

Utility Address: 124 Lumber Drive

City, State, Zip: Franklin, TN 37064

Phone Number: 6157944554

Fax Number:

Email Address:

Certification Contract Obligation

Date: _____ TDOT Region _____ Construction Office
(Region)

Attn: _____ ,Project Engineer

Address: _____

_____
(information is provided on the Utility Begin Work Authorization letter)

PROJECT #/S: _____ **COUNTY/S:** _____

_____ _____

FEDERAL: _____ **PIN:** _____

DESCRIPTION: _____

UTILITY CONTRACT #: _____

The Utility completed their utility relocation on _____ (date of completion) in accordance with the approved relocation plans for the above referenced project number prior to the date specified and in accordance with the executed contract referenced.

NOTE EXCEPTIONS:
Maintaining services to business and/or residences is attached.

Signature indicates this individual has the legal authority to sign contracts and agreements to obligate the utility.

Signed: _____ Date: _____

Print Name: _____

Title: _____

Utility Name: _____ ☐ Water ☐ Telephone

Address: _____ ☐ Sewer ☐ CATV

City, State, Zip: _____ ☐ Power ☐ Other:

Phone No: _____ ☐ Gas _____

Fax No: _____

Email: _____

TDOT USE ONLY:

☐ **This Certification Letter is accepted.**

☐ **This Certification Letter is accepted pending Final Verification by project staking.**

☐ **This Certification is not accepted. Reason:** _____

_____

_____

Signed: _____ Date: _____
TDOT Construction office representative

CC: TDOT Construction Project File
TDOT Regional Utility Office

CERTIFICATION EXCEPTIONS:

The following business and/or residences on proposed State right-of-way have not been vacated at the time of the relocation, and utility services are being maintained temporarily. Upon written notice to the utility contact listed below, the utility will

State Project Tract No.	Type of Occupied Property	Type of Utility Service (water, sewer, gas, electric, CATV)	Address	Period of time utility obligates to remove facility (Calendar Days)

Remarks:

1 _____

2 _____

3 _____

4 _____

5 _____

6 _____

7 _____

8 _____

9 _____

10 _____

11 _____

12 _____

13 _____

14 _____

15 _____

Declaration of Scheduled Calendar Days

Project Number: 94004-2234-04 **Date:**

Description: East Main Street Bridge Over Harpeth River - Sewer Relocation

County: Williamson

Utility Name: City of Franklin

Address: 124 Lumber Drive

City, State: Franklin, TN **Zip Code:** 37064

Phone Number: (615) 794-4554 **Fax Number:**

Type of Facilities: ☐ Water ☒ Sewer ☐ Gas ☐ Telephone ☐ Electric

☐ CATV ☐ Fiberoptic ☐ Other

Required Period services cannot be interrupted:

All estimated days should be expresses in "Calendar" days to complete installation, relocation or adjustment of the utility facilities on the above referenced project. The utility can as an option submit an "On or Before" date all work will be completed. In accordance with provisions set forth in TCA 54-5-854.

Task	Days to Complete	Special Conditions
Stock Pile Material (Including ordering material)	90	
Mobilize Work Force (including Bidding process if Required)	30	
Complete Relocation	180	
Total Days To Complete	300	

Special Conditions:

Signature of submitting Utility Representative — Date

Signature of submitting State Representative — Date

Subject to provisions of the TDOT Utility Office Maintenance of Traffic Procedures.

TDOT Utility Office Maintenance of Traffic Procedures.

Except in emergencies, no lane closures will be permitted on any state routes with 30,000 or greater Average Daily traffic or any interstate routes, without the explicit consent of the TDOT Project Engineer. On projects where work is required in traffic lane(s) or where a lane closure is necessary for public safety, the Utility must submit a request to the Department at least seven (7) working days prior to the date of the anticipated lane closure(s). All requests for lane closure(s) must list the exact location, the time that the closure will begin, the estimated duration and reasons for the proposed lane closure(s).
If all lanes in one or both directions on an interstate route are to be closed for any length of time, the Utility must submit their request at least fourteen (14) calendar days before the anticipated event.
No lane closures or traffic restrictions will be allowed on the following days

Good Friday

Easter
After 6:00 pm on the Thursday preceding Good Friday through and including Easter Sunday
Memorial Day
After 12:00 noon on the preceding Friday through Memorial Day
July 4
The observed holiday and preceding day plus weekend days either preceding or following these two days
Labor Day
After 12:00 noon on the preceding Friday through Labor Day
Thanksgiving
After 12:00 noon on Wednesday before Thanksgiving through Sunday following Thanksgiving
Christmas/New year's Day
December 24 through January 1 and any preceding and/or following days that fall on a weekend

Offroad work will be allowed but only to the extent that NO impact will be caused to the highway users.

During any suspension of work, the Utility shall make passable and shall open to traffic such portions of the project and temporary roadways or portions thereof as may be directed by the TDOT Project Engineer for the temporary accommodation of necessary traffic during the anticipated period of suspension. Thereafter, and until issuance of an order for the resumption of construction operations, the maintenance of the temporary route or line of travel will be by the Utility. When work is resumed, the Utility will replace or renew any work or materials lost or damaged because of such temporary use of the project; shall remove, to the extent directed by the TDOT Project Engineer, any work or materials used in the temporary maintenance, and shall complete the project in every respect as though its prosecution had been continuous.

City of Franklin

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

File #: 21-0727

DATE: June 17, 2025

TO: Board of Mayor and Aldermen

FROM: Eric Stuckey, City Administrator
Michelle Hatcher, Director of Water Management

SUBJECT:

Consideration Of COF Contract No. 2025-0248, With LDA Engineering For Design Engineering Services For A Water Line From Mack Hatcher To Lewisburg Pike Through Sullivan Farms For An Amount Not To Exceed $290,000

PURPOSE:

The purpose of this memorandum is to provide information to the Franklin Board of Mayor and Aldermen (BOMA) concerning a contract with LDA Engineering for the design of a new water line.

BACKGROUND/STAFF COMMENTS:

For the new Southeast Clean Water Facility, additional water quantity and pressures are needed to adequately supply the new facility with water. The Water Department has identified the projects that are needed in order to supply the needed supply of water capacity. The southwest water line (about to start construction) is an immediate need, and this project will create a new main that will connect to an existing main that is needed before the Clean Water Facility comes online.

The project consists of survey, route analysis, and design of a new water line from the railroad tracks on Mack Hatcher east of Donaldson Pike with several route options for the connection to the main along Lewisburg Pike across from Ellington Drive. The survey and routing analysis will identify the most feasible route with respect to easement acquisition and maintenance, and then preliminary and final design will create construction documents and easement documents that will be needed based upon the route.

Currently, the Department does not have an anticipated construction date due to the typical lengthy process of easement acquisition and will determine construction as funding becomes available.

FINANCIAL IMPACT:

The total cost of the design is $290,000.00 and will not be exceeded without authorization from the Board. The project is budgeted in the FY26 water operations budget (421-82560-52102), however the design fee was larger than what was budgeted and will be made up by reducing the amount on other projects as necessary.

RECOMMENDATION:

Staff recommends that the Board of Mayor and Aldermen approve COF Contract No. 2025-0248 with LDA Engineering for design of the water line.

CITY OF FRANKLIN, TENNESSEE
PROFESSIONAL SERVICES AGREEMENT
COF Contract No. 2025-0248

THIS PROFESSIONAL SERVICES AGREEMENT ("Agreement") is by and between the City of Franklin, Tennessee, hereinafter referenced as City, and **LDA ENGINEERING** hereinafter referenced as Consultant, who mutually agree as follows:

DECLARATIONS. City desires to retain Consultant to provide engineering, related technical, and other services in connection with City's project hereinafter referenced as Project. The Project is described as follows:

SULLIVAN FARMS LEWISBURG PIKE WATER LINE EXTENSION

1. SCOPE OF SERVICES. Consultant shall provide engineering related technical services and/or construction engineering and inspection services, and/or survey services and/or appraisal services for the Project in accordance with the Scope of Services (Services) as found in Attachment A which shall be considered as an integral part hereof.

2. Consultant shall submit as a part of Attachment A an individual Fee Schedule and a Completion Schedule for the Project based on the detailed Scope of Services.

3. In event of a conflict between this Agreement and the attached document(s), this Agreement shall supersede conflicting terms and conditions.

4. Consultant shall be paid on a monthly basis for work performed based on the Fee Schedule as contained in Attachment A in the total not to exceed amount of Two Hundred Ninety Thousand and No/100 Dollars ($290,000.00).

The Board of Mayor and Aldermen Approved this Agreement on the _____ Day of _____ 202__.

TERMS AND CONDITIONS FOR PROFESSIONAL SERVICES

ARTICLE 1. SERVICES. Consultant will:

1.1 Act for City in a professional manner, using that degree of care and skill ordinarily exercised by and consistent with standards of competent consultants using the standards in the industry:

1.2 Consider all reports to be confidential and distribute copies of the same only to those persons specifically designated by the City.

1.3 Perform all services under the general direction of a senior professional employee, licensed and/or registered in the State of Tennessee, when appropriate.

1.4 Designate, in writing, the sole Project representative to coordinate with City the Services to be provided, including all contact information.

1.5 Unless provided for in the Project Scope of Services (Attachment A), Consultant shall perform all Services with his own forces (employees). Should sub-consultants be proposed to be used in the Project, a listing of said sub-consultants with Services to be performed shall be provided. After approval of this Agreement, no substitute for sub-consultants shall be allowed unless approved by City.

1.6 Retain pertinent records relating to the services performed for a period of seven (7) years following the completion of the work; during this period the records shall be available for review by City at all reasonable times.

ARTICLE 2. CITY'S RESPONSIBILITIES. City, or its authorized representative, will:

2.1 Provide Consultant with all information regarding the Project, which is available to, or reasonably obtainable by, the City.

2.2 Furnish right-of-entry onto the Project site for Consultant's necessary field studies and surveys. Consultant will endeavor to restore the site to its original condition and shall remain solely liable for all damages, costs and expenses, including reasonable attorneys' fees, for failure to make such restoration.

2.3 Designate, in writing, the sole Project representative to coordinate with and direct the Consultant, including all contact information.

2.4 Guarantee to Consultant that it has the legal capacity to enter into this contract and that sufficient monies are available to fund Consultant's compensation.

ARTICLE 3. GENERAL CONDITIONS.

3.1 Consultant, by the performance of services covered hereunder, does not in any way assume, abridge or abrogate any of those duties, responsibilities or authorities customarily vested in other professionals or agencies participating in the Project.

3.2 Consultant shall be responsible for the acts or omissions of any party involved in concurrent or subsequent phases of the Project acting upon written instruction issued by the Consultant.

3.3 Neither City nor Consultant may assign or transfer its duties or interest in this Agreement without written consent of the other party.

3.4 ALLOCATION OF RISK AND LIABILITY; GENERAL. Considering the potential liabilities that may exist during the performance of the services of this Agreement, the relative benefits and risks of the Project, and the Consultant's fee for the services rendered, and in consideration of the promises contained in this Agreement, the City and the Consultant agree to allocate and limit such liabilities in accordance with this Article.

3.5 INDEMNIFICATION. Consultant agrees to indemnify and hold City harmless from and against legal liability for all judgments, losses, damages, and expenses to the extent such judgments, losses, damages, or expenses are caused by Consultant's negligent act, error or omission in the performance of the services of this Agreement. In the event judgments, losses, damages, or expenses are caused by the joint or concurrent negligence of Consultant and City, they shall be borne by each party in proportion to its own negligence.

3.5.1 SURVIVAL. The terms and conditions of this paragraph shall survive completion of this services agreement.

3.6 LIMITATIONS OF RESPONSIBILITY. Consultant shall not be responsible for (a) construction means, methods, techniques, sequences, procedures, or safety precautions and programs in connection with the Project unless specifically undertaken in Attachment A, Scope of Services ; (b) the failure of any contractor, subcontractor, Consultant, or other Project participant, not under contract to Consultant, to fulfill contractual responsibilities to City or to comply with federal, state, or local laws, regulations, and codes; or (c) procuring permits, certificates, and licenses required for any construction unless such procurement responsibilities are specifically assigned to Consultant in Attachment A, Scope of Services.

ARTICLE 4. TERMINATION BY THE CITY. The City may terminate this Agreement in accordance with the following terms and conditions:

4.1 Termination for Convenience. The City may, when in the interests of the City, terminate performance under this Agreement with the Consultant, in whole or in part, for the convenience of the City. The City shall give written notice of such termination to the Consultant specifying when termination becomes effective. The Consultant shall incur no further obligations in connection with the work so terminated, other than warranties and guarantees for completed work and installed equipment, and the Consultant shall stop work when such termination becomes

effective. The Consultant shall also terminate outstanding orders and subcontracts for the affected work. The Consultant shall settle the liabilities and claims arising out of the termination of subcontracts and orders. The City may direct the Consultant to assign the Consultant's right, title and interest under termination orders or subcontracts to the City or its designee. The Consultant shall transfer title and deliver to the City such completed or partially completed work and materials, equipment, parts, fixtures, information and Contract rights as the Consultant has in its possession or control. When terminated for convenience, the Consultant shall be compensated as follows:

(1) The Consultant shall submit a termination claim to the City specifying the amounts due because of the termination for convenience together with costs, pricing or other data required by the City. If the Consultant fails to file a termination claim within one (1) year from the effective date of termination, the City shall pay the Consultant the amount the City deems the Consultant is due.

(2) The City and the Consultant may agree to the compensation, if any, due to the Consultant hereunder.

(3) Absent agreement to the amount due to the Consultant, the City shall pay the Consultant the following amounts:

(a) Contract costs for labor, materials, equipment and other services accepted under this Agreement;

(b) Reasonable costs incurred in preparing to perform and in performing the terminated portion of the work, and in terminating the Consultant's performance, plus a fair and reasonable allowance for direct job site overhead and earned profit thereon (such profit shall not include anticipated profit or consequential damages); provided however, that if it reasonably appears that the Consultant would have not profited or would have sustained a loss if the entire Agreement would have been completed, no profit shall be allowed or included and the amount of compensation shall be reduced to reflect the anticipated rate of loss, if any;

The total sum to be paid the Consultant under this Section shall not exceed the total Agreement Price, as properly adjusted, reduced by the amount of payments otherwise made, and shall in no event include duplication of payment.

4.2 Termination for Cause. If the Consultant does not perform the work, or any part thereof, in a timely manner, supply adequate labor, supervisory personnel or proper equipment or materials, or if it fails to timely discharge its obligations for labor, equipment and materials, or proceeds to disobey applicable law, or otherwise commits a violation of a material provision of this Agreement, then the City, in addition to any other rights it may have against the Consultant or others, may terminate the performance of the Consultant, in whole or in part at the City's sole option, and assume possession of the Project Plans and materials and may complete the work.

In such case, the Consultant shall not be paid further until the work is complete. After Completion has been achieved, if any portion of the Contract Price, as it may be modified hereunder, remains after the cost to the City of completing the work, including all costs and expenses of every nature incurred, has been deducted by the City, such remainder shall belong to the Consultant. Otherwise, the Consultant shall pay and make whole the City for such cost. This obligation for payment shall survive the termination of the Agreement.

In the event the employment of the Consultant is terminated by the City for cause pursuant to this Section and it is subsequently determined by a Court of competent jurisdiction that such termination was without cause, such termination shall thereupon be deemed a Termination for Convenience under this Section and the provisions of Section 4.1 shall apply.

4.3 Termination for Non-Appropriation. The City may also terminate this Agreement, in whole or in part, for non-appropriation of sufficient funds to complete or partially complete the Project, regardless of the source of such funds, and such termination shall be on the terms of Section 4.1.

4.4 The City's rights under this Section shall be in addition to those contained elsewhere herein or provided by law.

ARTICLE 5. SCOPE OF SERVICES. Consultant shall provide the Services as described in Attachment A, Scope of Services.

5.1 By mutual agreement, this Agreement and scope can be amended by the parties. The scope and fee for any additional tasks or services under such amendment shall be mutually negotiated and agreed to in writing prior to beginning such additional tasks or services.

5.2 ENVIRONMENTAL RESPONSIBILITY.

Where drilling/sampling services are involved, the samples obtained from the Project site are the property of the City. Should any of these samples be recognized by the Consultant to be contaminated, the City shall remove them from the Consultant's custody and transport them to a disposal site, all in accordance with applicable government statutes, ordinances, and regulations. For all other samples, the Consultant shall retain them for a sixty (60)-day period following the submission of the drilling/sampling report unless the City directs otherwise; thereafter, the Consultant shall discard the samples in accordance with all federal, state and local laws.

ARTICLE 6. SCHEDULE.

6.1 TIME OF THE ESSENCE. The parties agree that time is of the essence with respect to the parties' performance of all provisions of the Agreement.

6.2 Before executing this Agreement, the Consultant shall have prepared and submitted for approval to the City a Completion Schedule for the Project with milestones for the various stages (tasks) of the Services as outlined in the Scope of Services. The Consultant shall submit and obtain the City's approval for any proposed changes to the logic, durations, sequences, or timing of tasks as approved in the Completion Schedule.

6.3 FORCE MAJEURE. Neither party will be liable to the other for any delay or failure to perform any of the services or obligations set forth in this Agreement due to causes beyond its reasonable control, and performance times will be considered extended for a period of time equivalent to the time lost because of such delay plus a reasonable period of time to allow the parties to recommence performance of their respective obligations hereunder. Should a circumstance of force majeure last more than ninety (90) days, either party may by written notice to the other terminate this Agreement. The term "force majeure" as used herein shall mean the following: acts of God; strikes, lockouts or other industrial disturbances; acts of public enemies; orders or restraints of any kind of the government of the United States or of the State or any of their departments, agencies or officials, or any civil or military authority; insurrections, riots, landslides, earthquakes, fires, storms, tornadoes, droughts, floods, explosions, breakage or accident to machinery, transmission pipes or canals; or any other cause or event not reasonably within the control of either party.

6.4 Should City request changes in the scope, extent, or character of the Project, the fee and the time of performance of Consultant's Services as indicated in Attachment A shall be adjusted equitably.

ARTICLE 7. USE OF DOCUMENTS, DATA.

7.1 All Documents, including, but not limited to, reports, drawings, specifications, and computer software prepared by Consultant pursuant to this Agreement are instruments of service in respect to the Project. Consultant shall retain an ownership and property interest therein (including the right of reuse at the discretion of the Consultant) whether or not the Project is completed.

7.1.1 USE OF DATA SYSTEMS: Ownership, property interests and proprietary rights in data systems used by Consultant do not extend to the data created by or supplied to Consultant by the City; all rights to that data (including derivative or hidden data such as metadata) shall vest solely in City at the moment of creation.

7.1.2 DISCLOSURE OF DOCUMENTS/DATA. City may be required to disclose documents or data under state or federal law. City shall notify Consultant if a request for data or documents has been made and shall give Consultant a reasonable opportunity under the circumstances to respond to the request by redacting proprietary or other confidential information. Consultant waives any right to confidentiality of any document, e-mail or file it fails to clearly mark on each page as confidential or proprietary. In exchange, Consultant agrees to indemnify, defend, and hold harmless City for any claims by third parties relating thereto or arising out of (i) the City's failure to disclose such documents or information required to be disclosed by law, or (ii) the City's release of documents as a result of City's reliance upon Consultant representation that materials supplied by Consultant (in full or redacted form) do not contain trade secrets or proprietary information, provided that the City impleads Consultant and Consultant assumes control over that claim.

7.2 By execution of this Agreement, Consultant and his sub-consultant(s) grant the City a royalty-free, perpetual, irrevocable, and assignable license to use any and all intellectual property interest Consultant or his sub-consultant(s) possess to any drawings, details, specifications, documents, and other information created before each of their first involvement with the Project and subsequently incorporated into the Project's documents. City-furnished data that may be relied upon by Consultant is limited to the printed copies that are delivered to the Consultant pursuant to Article 2 of this Agreement. Any copyrighted electronic files furnished by City shall be used by Consultant only for the Project as described herein. City's posting or publication of such documents created by Consultant for City shall constitute fair use and shall not constitute an infringement of Consultant's copyright, if any.

7.3 Documents that may be relied upon by City are limited to the printed copies (also known as hard copies) that are signed or sealed by the Consultant. Files in electronic media format of text, data, graphics, or of other types that are furnished by Consultant to City are only for convenience of City, unless the delivery of the Project in electronic media format has been dictated in Attachment A, Scope of Services. Any conclusion or information obtained or derived from electronic files provided for convenience will be at the user's sole risk.

7.4 Because data stored in electronic media format can deteriorate or be modified inadvertently or otherwise without authorization of the data's creator, the party receiving electronic files agrees that it will perform acceptance tests or procedures within sixty (60) days, after which the receiving party shall be deemed to have accepted the data thus transferred. Any errors detected within the 60-day acceptance period will be corrected by the party delivering the electronic files. Unless stated otherwise herein, Consultant shall not be responsible to maintain documents stored in electronic media format after acceptance by City.

7.5 When transferring documents in electronic media format, Consultant makes no representations as to long term compatibility, usability, or readability, of documents resulting from the use of software application packages, operating systems, or computer hardware differing from that as required of, and used by, Consultant at the beginning of this Project.

7.6 City may make and retain copies of Documents for information and reference in connection with use on the Project by the City, or his authorized representative. Such Documents are not intended or represented to be suitable for reuse by City or others on extensions of the Project or on any other project. Any such reuse or modifications without written verification or adaptation by Consultant, as appropriate for the specific purpose intended, will be at City's sole risk and without liability or legal exposure to the Consultant or to Consultant's sub-consultants.

7.7 If there is a discrepancy between the electronic files and the hard copies, the hard copies govern.

7.8 Any verification or adaptation of the Documents for extensions of the Project or for any other project will entitle Consultant to further compensation at rates to be agreed upon by City and Consultant.

ARTICLE 8. INSURANCE.

8.1 During the performance of the Services under this Agreement, Consultant shall maintain the following minimum insurance:

a) General Liability Insurance with a combined single limit of $1,000,000 per occurrence and $2,000,000 annual aggregate.

b) Automobile Liability Insurance with a combined single limit of $1,000,000 for each person and $1,000,000 for each accident.

c) Workers' Compensation Insurance Coverage A in accordance with statutory requirements and Coverage B, Employer's Liability Insurance, with a limit of $500,000 for each occurrence.

d) Professional Liability Insurance with a limit of $1,000,000 annual aggregate.

8.2 Consultant shall add the City an additional insured on all policies unless otherwise prohibited.

8.3 Consultant shall, upon execution of this Agreement, furnish City certificates of insurance, which shall include a provision that such insurance shall not be canceled without at least thirty (30) days' written notice to City.

8.4 No insurance, of whatever kind or type is to be considered as in any way limiting other parties' responsibility for damages resulting from their activities in the execution of the Project. City agrees to include, or cause to be included, in the Project's construction contract, such requirements for insurance coverage and performance bonds by the Project's construction contractor as City deems adequate to indemnify City, Consultant, and other concerned parties against claims for damages and to insure compliance of work performance and materials with Project requirements.

ARTICLE 9. PAYMENT.

9.1 City will pay Consultant for services and expenses in accordance with the Fee Schedule proposal submitted for the Project as part of the Scope of Services. Consultant's invoices will be presented at the completion of the work or monthly and will be payable upon receipt. Payment is due upon presentation of invoice and is past due thirty (30) days from invoice date. City shall give prompt written notice of any disputed amount and shall pay the remaining amount.

9.2 Consultant shall be paid in full for all services under this Agreement, including City authorized overruns of the Project budget or unforeseen need for Consultant's services exceeding the original Scope of Services.

9.3 TRAVEL; EXPENSES

City shall reimburse reasonable expenses, including travel and meals, when specified in the Scope of Services, but only in accordance with the City's Travel and Expense Policy and Procedures Manual. The maximum amount will be applied as of the date of travel and as listed in the per diem reimbursement rates on the "CONUS" website developed by the United States General Services Administration, located at www.gsa.gov [click on 'per diem rates' under the 'etools' category].

ARTICLE 10. MISCELLANEOUS PROVISIONS

10.1 EQUAL EMPLOYMENT OPPORTUNITY. In connection with this Agreement and the Project, City and Consultant shall not discriminate against any employee or applicant for employment because of race, color, sex, national origin, disability or marital status. City and Consultant will take affirmative action to ensure that the contractor used for the Project does not discriminate against any employee and employees are treated during employment without regard to their race, age, religion, color, gender, national origin, disability or marital status. Such action shall include, but not be limited to, the following: employment, upgrading, demotion, or transfer; recruitment or recruitment advertising; layoff or termination, rates of pay or other forms of compensation; and selection for training, including apprenticeship.

10.1.1 Consultant shall insert the foregoing provision in all contracts relating to this Project.

10.2 TITLE VI – CIVIL RIGHTS ACT OF 1964. City and Consultant shall comply with all the requirements imposed by Title VI of the Civil Rights Act of 1964 (42 U.S.C. 2000d), 49 C.F.R., Part 21, and related statutes and regulations.

10.2.1 Consultant shall insert the foregoing provision in all contracts relating to this Project.

10.3 NO THIRD PARTY RIGHTS CREATED. City and Consultant each binds itself and its successors, executors, administrators, permitted assigns, legal representatives and, in the case of a partnership, its partners, to the other party to this Agreement and to their successors, executors, administrators, permitted assigns, legal representatives and partners of such other party in respect to all provisions of this Agreement. The Services provided for in this Agreement are for the sole use and benefit of City and Consultant. Nothing in this Agreement shall be construed to give any rights or benefits to anyone other than City and Consultant.

10.4 WARRANTIES/LIMITATION OF LIABILITY/WAIVER. City reserves all rights afforded to local governments under law for all general and implied warranties. City does not waive any rights it may have to all remedies provided by law and therefore any attempt by Consultant to limit its liability shall be void and unenforceable.

10.5 IRAN DIVESTMENT ACT By 1) entering into this Agreement and/or by 2) submission of a bid or proposal to the City of Franklin, the Consultant and each person signing on behalf of any Consultant, certifies, and in the case of a joint bid or proposal each party thereto certifies as to its own organization, under penalty of perjury, that to the best of its knowledge and belief that neither they, nor any assignee of the resulting contract, is on the list created pursuant to T.C.A. § 12-12-106. The Consultant further certifies that it shall not utilize any

subcontractor/subconsultant identified on the list created pursuant to T.C.A. § 12-12-106.

10.6 NON-BOYCOTT OF ISRAEL Except for any contract with a total potential value of less than $250,000, each consultant, except those with fewer than ten employees, and each person signing on behalf of any such consultant, by entering into this agreement certifies, under penalty of perjury, that, to the best of its knowledge and belief, such consultant is not currently engaged in, and will not, for the duration of any such contract, engage in, a boycott of Israel, as that term is defined in Tenn. Code Ann. § 12-4-119.

ARTICLE 11. EXTENT OF AGREEMENT:

11.1 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 of forum and venue shall be exclusively in the courts of Williamson County, Tennessee. Any provision of this Agreement held to violate a law or regulation shall be deemed void, and all remaining provisions shall continue in force.

11.2 ENTIRE AGREEMENT. This Agreement, including these terms and conditions, represent the entire Agreement between City and Consultant for this Project and supersedes all prior negotiations, representations or agreements, written or oral. This Agreement may be amended only by written instrument signed by City and Consultant.

ARTICLE 12. DISPUTE RESOLUTION, BREACH.

12.1 If a dispute should arise relating to the performance of or payment for the Services under this Agreement, the aggrieved party shall notify the other party of the dispute within a reasonable time after such dispute arises. During the pendency of any dispute, the parties shall continue diligently to fulfill their respective obligations hereunder. No arbitration or mediation shall be required as a condition precedent to filing any legal claim arising out of or relating to this Agreement. No arbitration or mediation shall be binding.

12.2 BREACH. Upon deliberate breach of the Agreement by either party, the non-breaching party shall be entitled to terminate the Agreement with 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.

ARTICLE 13. SURVIVAL.

The provisions contained in this Professional Services Agreement shall survive the completion of or any termination of the Agreement, contract

or other document to which it may accompany or incorporate by reference or which subsequently may be modified, unless expressly excepted from this Article upon consent of both parties.

LDA ENGINEERING

BY: _____
Consultant's Signature
Print Name & Title: _____
Date: _____

CITY OF FRANKLIN, TENNESSEE

BY: _____
Dr. Ken Moore
Mayor
Date: _____

ATTEST:

BY: _____
Angie Skarp
City Recorder
Date: _____

Approved as to Form:

_____
J. Blake Harper
Assistant City Attorney

LDA ENGINEERING

402 BNA Drive
Suite 403
Nashville, TN 37217

Brian Goodwin, PE
Assistant Director
Water Management Department
City of Franklin
124 Lumber Drive
Franklin, TN 37064

RE: Engineering Services for the Lewisburg Pike 16" Water Line (COF 2025-0248)

June 19, 2025

Brian,

LDA Engineering (LDA) is pleased to provide the following scope of work and fee proposal for the above-referenced project. This letter provides a summary of the recommended scope of work and fee based on our project understanding through discussions with City staff and field and visual inspection of the anticipated project corridors.

Project Understanding

The City of Franklin needs to upgrade a portion of its water system within the southeast Mack Hatcher and Lewisburg Pike corridors through the installation of a new 16" water main to replace an existing undersized line that feeds the southern portion of the City adjacent to I-65. The improvements will span from Mack Hatcher Memorial Parkway, just west of Donelson Creek Parkway and adjacent to the existing train tracks, through portions of Sullivan Farms and Oakwood Estates subdivisions along Lewisburg Pike to its intersection with Ellington Drive where it will connect into a previously upgraded 16" main which runs south towards Goose Creek Parkway and the Berry Farms development.

Engineering Scope

The anticipated services for this project are broken up by Tasks 1 through 4 as summarized below.

1. Task 1: Kick-off Meeting and Route Analysis
   a. LDA will conduct a kick-off meeting to discuss the scope of the project, goals and critical success factors for the overall project. Our team will develop the agenda for the in-person project meeting. In addition to the kick-off meeting, LDA has budgeted for monthly progress meetings throughout the planning and design phases of the project.
   b. LDA will evaluate up to three (3) route alternatives for the proposed water line. Three (3) initial alternatives based on discussions with Franklin staff and field reconnaissance are shown in Exhibit 1 attached. Final determination of the route alternatives will be presented and discussed with the City.

c. The Task 1 deliverable will consist of a Technical Memorandum summarizing each alternative and the recommended route for City of Franklin review and approval. Upon approval of final route, LDA will move forward with survey, preliminary and final design as discussed below.

2. Task 2: Preliminary Design
   a. LDA will perform topographic survey for the proposed route selected under Task 1. The survey will cover a 150-foot-wide corridor along Lewisburg Pike and Donaldson Creek Parkway and a seventy-five (75) foot corridor along Mack Hatcher Parkway and all other project corridors (as applicable based on route selection). The survey will include Level B Utility Locating to avoid potential conflicts during the project's design and construction phases, and will utilize a small unmanned aircraft system (sUAS) equipped with a 24-megapixel camera and Phoenix LiDAR unit.
   b. No geotechnical investigation is anticipated to be required for the waterline design
   c. LDA, through its subconsultant Civil & Environmental Consultants, Inc. (CEC), will perform a jurisdictional waters determination, a threatened and endangered species review, and a cultural resources desktop review for the project corridor to ensure no anticipated impacts exist. If any such impact exists, additional fee may be required and negotiated with the City.
   d. LDA will prepare preliminary drawings and specifications (30% and 60% deliverables) and a preliminary Opinion of Probable Construction Cost (OPCC) at each phase for the proposed improvements.
   e. The Task 2 deliverables will consist of a 30% design package (drawings and OPCC) and a 60% design package (drawings, specifications and OPCC).

3. Task 3: Final Design
   a. LDA will prepare final (stamped and sealed) drawings and specifications suitable for public bidding, along with a final updated OPCC.
   b. The Task 3 deliverables will consist of a 90% design package (drawings, specifications and OPCC) and 100% design package (drawings, specifications and OPCC).
   c. LDA will prepare up to five (5) easement exhibits for the City's use in obtaining permanent and/or temporary easements for the project. Five easement document packages are budgeted based on our best estimate of needs for the project. Additional fee may be required, and negotiated, should additional easement and property acquisition be required.
   d. LDA will prepare applications for the following anticipated permits (all permit fees, up to $2,000 total, to be paid by LDA and invoiced to the City to limit any permitting delays).
      - TDEC Plans Review
      - TDEC Aquatic Resource Alteration Permit (ARAP)
      - TDEC Notice of Intent (NOI) and Stormwater Pollution Prevention Plan (SWPPP)
      - TDOT Right-of-way Encroachments (Mack Hatcher Memorial Parkway and Lewisburg Pike)

4. Task 4: Bid Phase Assistance
   a. LDA will provide bid phase assistance as requested by the City. The scope, schedule and fee for bid phase assistance will be negotiated with the City at a later time upon request.

Anticipated Project Schedule

Table 1 below reflects the anticipated schedule for this project, assuming a Notice to Proceed for design services on or around September 1, 2025.

Table 1

Task Description	Start Date	End Date
Task 1: Kick-off Meeting and Route Analysis	9/1/2025	10/20/2025
Task 2: Preliminary Design	10/20/2025	1/12/2026
Task 3: Final Design	1/12/2026	3/27/2026
Task 4: Bid Phase Assistance	*to be determined*	*to be determined*

Engineering Fee

Table 2 below summarizes the budget for Tasks 1 through 4, based on proposed billing rates included in Table 3 at the end of this proposal. Note that subconsultant costs would be billed at cost plus a 10% markup.

Table 2

Task	Fee
Task 1: Kick-off Meeting and Route Analysis	$20,000.00
Task 2: Preliminary Design	$170,000.00
Task 3: Final Design	$100,000.00
Task 4: Bid Phase Assistance	*to be determined*
Subtotal	**$290,000.00**

Please contact us if you have any questions or comments concerning this matter, and thanks for the opportunity to provide services for the City of Franklin.

Thanks,

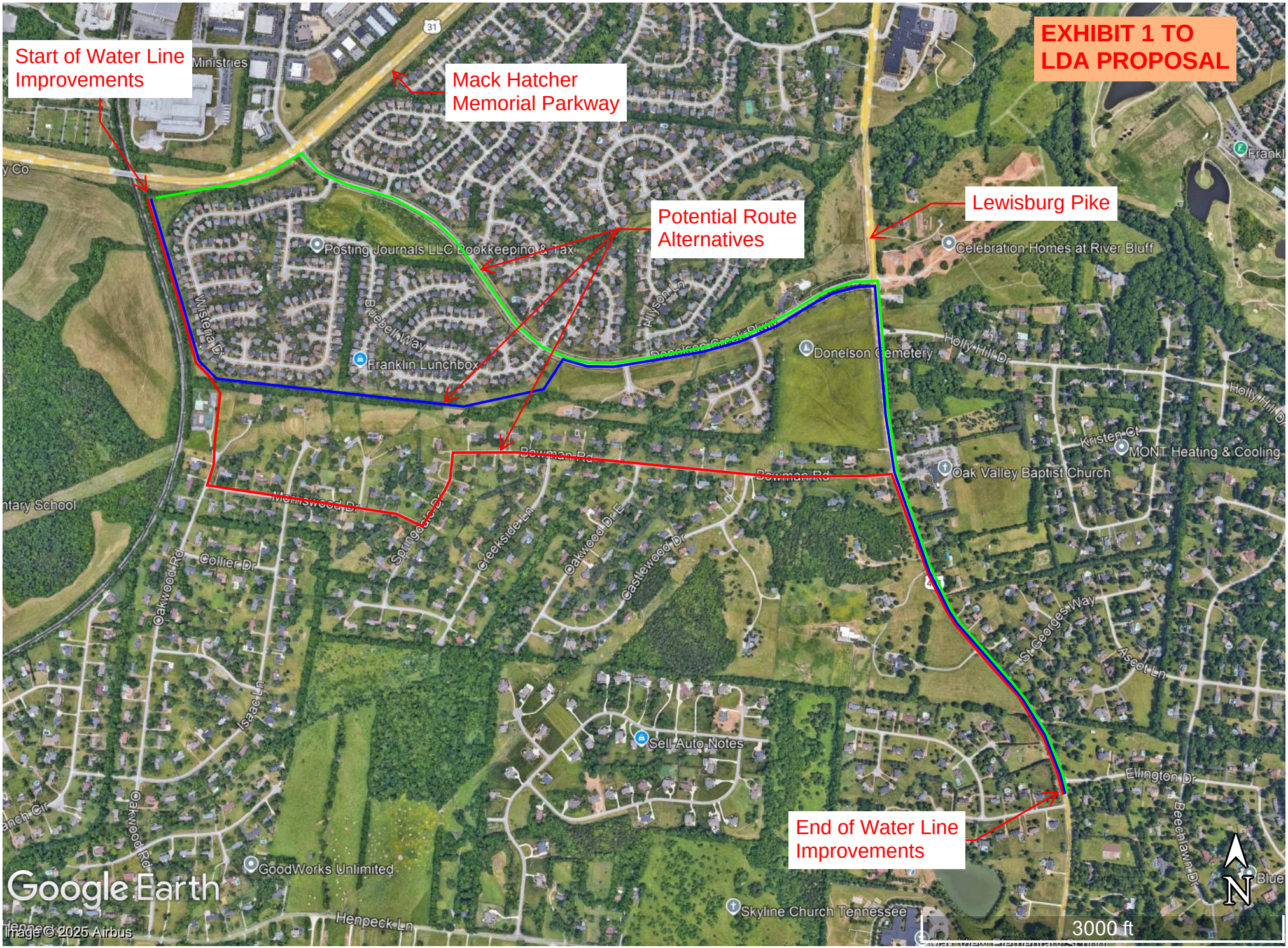


Zack Daniel, PE
President
LDA Engineering

cc: Michelle Hatcher, COF

Table 3

Description	Rate
OFFICER	$270.00
TECHNICAL SPECIALIST	$260.00
SENIOR PROJECT MANAGER	$225.00
PROJECT MANAGER	$205.00
CIVIL-ENV. ENGINEER/SCIENTIST VI	$255.00
CIVIL-ENV ENGINEER/SCIENTIST V	$225.00
CIVIL-ENV ENGINEER/SCIENTIST IV	$200.00
CIVIL-ENV ENGINEER/SCIENTIST III	$175.00
CIVIL-ENV ENGINEER/SCIENTIST II	$145.00
CIVIL-ENV ENGINEER/SCIENTIST I	$120.00
Surveyor III	$195.00
Surveyor II	$175.00
Surveyor I	$155.00
SUE Crew	$155.00
sUAS Crew	$240.00
GIS/CADD VI	$140.00
GIS/CADD V	$130.00
GIS/CADD IV	$120.00
GIS/CADD III	$110.00
GIS/CADD II	$100.00
GIS/CADD I	$90.00
FIELD TECHNICIAN VI	$135.00
FIELD TECHNICIAN V	$125.00
FIELD TECHNICIAN IV	$115.00
FIELD TECHNICIAN III	$105.00
FIELD TECHNICIAN II	$95.00
FIELD TECHNICIAN I	$75.00
PROJECT ADMINISTRATOR III	$105.00
PROJECT ADMINISTRATOR II	$95.00
PROJECT ADMINISTRATOR I	$85.00


EXHIBIT 1 TO LDA PROPOSAL
Start of Water Line Improvements
Mack Hatcher Memorial Parkway
Potential Route Alternatives
Lewisburg Pike
End of Water Line Improvements
Posting Journals LLC Bookkeeping & Tax
Franklin Lunchbox
Donelson Cemetery
Celebration Homes at River Bluff
Oak Valley Baptist Church
MONT Heating & Cooling
Sell Auto Notes
GoodWorks Unlimited
Skyline Church Tennessee
Bowman Rd
Donelson Creek Pkwy
Holly Hill Dr
Kristen Ct
Wisteria Dr
Bucbee Way
Allyson Ln
Morrison Dr
Springdale Dr
Creekside Ln
Oakwood Dr E
Castlewood Dr
Collier Dr
Oakwood Rd
Isaac Ln
St Georges Way
Ascot Ln
Ellington Dr
Beechlawn Dr
Henpeck Ln
Google Earth
Image © 2025 Airbus
3000 ft
N

File #: 21-0576

DATE: June 11, 2025

TO: Board of Mayor and Aldermen

FROM: Lisa Clayton, Director of Parks & Recreation
Paige Cruse
Suzanne Carter
Janey Mason

SUBJECT:

Consideration Of Ordinance 2025-23, An Ordinance To Amend Appendix A - Comprehension And Penalties, Chapter 25 - Parks To The Franklin Municipal Code, Concerning Establishing Rate Fees For Newly Established Parks Or Facilities Within The Franklin Parks System
Finance 6/12/25

PURPOSE:

The purpose of this memorandum is to provide information to the Franklin Board of Mayor and Aldermen (BOMA) concerning the review and establishment of fees for new parks or structures within the Franklin Parks system.

BACKGROUND/STAFF COMMENTS:

Reviewing fees for parks and recreational programs is essential to ensuring financial sustainability while keeping these spaces accessible and well-maintained. Unlike private venues that operate with revenue-driven models, public parks must balance affordability with the costs of upkeep. Adding fees for new parks and facilities helps support their ongoing care, while rental fees for event usage allow the park's system to reinvest in improvements. Additionally, charging fees for partial or full park closures due to private events ensures that public land remains fairly managed, preventing disruptions without proper compensation. These closure fees offset staff time, event coordination, and site maintenance while preserving the integrity of the park for future use. The economic impact of tourism-driven events further reinforces the need for structured fees, as revenue generated helps enhance park facilities, landscaping, and accessibility, benefiting both local communities and visitors. Implementing these financial measures keeps parks competitive with private venues while maintaining their unique role as welcoming public spaces.

Over the past two years, the City of Franklin Parks Department took the opportunity to compare all user fees in anticipation of Bicentennial Park and the Main Barn at the Park at Harlinsdale Farm coming online. The Programming Division visited venues and sites in surrounding cities and private event venues to maintain a competitive edge in the event planning industry. A comprehensive evaluation ensures that Franklin's parks and facilities offer high-quality amenities, reasonable pricing, and exceptional service that align with industry standards. Understanding how other municipalities

and private entities structure their rental fees, accessibility, and event accommodations allows Franklin to refine its offerings and remain an attractive destination for weddings, corporate gatherings, festivals, and community events. By adjusting fee structures to reflect market trends and incorporating best practices from both public and private venues, the Parks Department can continue to enhance its facilities while generating revenue that supports sustainability and growth. This strategic approach strengthens Franklin's ability to attract tourism and local engagement while reinforcing its commitment to providing accessible, well-maintained public spaces.

The Programming Division conducted site visits across Williamson County and several key locations throughout Tennessee, including Clarksville, Chattanooga, Germantown, and Knoxville. These visits provided valuable insights into venue operations and ensured that Franklin remains competitive in offering spaces for a wide range of public and private events. We extend our sincere appreciation to the following venues for their hospitality and for offering an exclusive behind-the-scenes perspective on their facilities: The Barn at Sycamore Farms, Loveless Barn, Allenbrooke Farms, Wilma Rudolph Event Center, CJ's, and Ravenswood Mansion.

FINANCIAL IMPACT:

Updating and establishing new fees for park rental facilities can have a significant financial impact, influencing both revenue generation and accessibility for the community. Adjusting fees can help cover maintenance costs, enhance amenities, and ensure the long-term sustainability of the park facilities. A well-structured fee system can create a balance between affordability and necessary operational expenses, benefiting both users and the local government. The detailed breakdown provided in the attached itemized document offers insight into the specific cost adjustments and expected yearly financial outcomes.

RECOMMENDATION:

Staff recommends that the Board of Mayor and Aldermen approve Ordinance 2025-23.

ORDINANCE 2025-23

AN ORDINANCE TO AMEND APPENDIX A – COMPREHENSIVE FEES AND PENALTIES, CHAPTER 25. PARKS TO THE FRANKLIN MUNICIPAL CODE, CONCERNING ESTABLISHING RATE FEES FOR NEWLY ESTABLISHED PARKS OR FACILITIES WITHIN THE CITY OF FRANKLIN PARKS SYSTEM.

WHEREAS, in order to promote the health, safety, human rights, prosperity, and general welfare of the people of Franklin, Tennessee, the Board of Mayor and Aldermen is authorized to prescribe regulations and standards to establishing rate fees for newly established Parks or Facilities within the parks system within the City of Franklin; and

WHEREAS, reviewing fees for parks and recreational programs is essential to ensuring financial sustainability while keeping these spaces accessible and well-maintained. Unlike private venues that operate with revenue-driven models, public parks must balance affordability with the costs of upkeep; and

WHEREAS, adding fees for new parks and facilities helps support their ongoing care, while rental fees for event usage allow the park's system to reinvest in improvements; and

WHEREAS, the economic impact of tourism-driven events further reinforces the need for structured fees, as revenue generated helps enhance park facilities, landscaping, and accessibility, benefiting both local communities and visitors; and

WHEREAS, updating and establishing new fees for park rental facilities can have a significant financial impact, influencing both revenue generation and accessibility for the community; and

WHEREAS, the Board of Mayor and Aldermen find that this action to be in the best interest of the City.

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

SECTION I. That Appendix A, Chapter 25 of the City of Franklin Municipal Code is hereby amended to add the following language:

Franklin Parks - Summary of Fees	
Athletic Field & Court Fee	**Fee Per Specific Park Location or Park Personnel**
Jim Warren Park and Liberty Park (baseball only)	$200 (per field, per day, 8am-8pm)
Fieldstone Park	$150 (per field, per day, 8am-8pm)
Adult Sports League Fee (*Fieldstone Park Only*)	$150 per team
Jim Warren Park Football and Lacrosse	$200 (per field, per day, 8am-8pm)
Tennis Court - School Usage	$25 for 2 hours for 4 courts
Tennis Court - League Usage	$25 for 2 hours for 2 courts
Pavilion Rental Fees	**Fee Per Specific Park Location or Park Personnel**
Aspen Grove Pavilion	$100 (per day, daylight to dusk)
Fieldstone Pavilion A	$100 (per day, daylight to dusk)

Fieldstone Pavilion B	$100 (per day, daylight to dusk)
Jim Warren Enclosed Pavilion	$150 (per day, daylight to dusk)
Jim Warren Pond Pavilion	$100 (per day, daylight to dusk)
Pinkerton Middle Pavilion	$100 (per day, daylight to dusk)
Pinkerton River Pavilion	$100 (per day, daylight to dusk)
Pinkerton Tinkerbell Pavilion	$100 (per day, daylight to dusk)
Corporate Pavilion Rental Rate (any pavilion)	$250 (per day, daylight to dusk)
Eastern Flank Event Facility Rentals	**Fee Per Specific Park Location or Park Personnel**
Hourly Rate (indoor space only)	$150 per hour (Mon-Thurs. 8am - 5pm, min 4 hours)
Indoor Event Space and Outdoor Event Lawn	$2,500 (per day, Fri-Sun 11am - 10pm) $1,500 (per day, Mon-Thurs. 8am - 8pm)
Indoor Event Space only	$2,000 (per day, Fri-Sun 11am - 10pm) $1,100 (per day, Mon-Thurs. 8am - 8pm)
Penalty Fee	$75 per half hour
The Park at Harlinsdale Farm - The Main Barn Event Rentals	**Fee Per Specific Park Location or Park Personnel**
Hourly Rate (indoor space only)	$300 per hour (Mon- Thurs.8am - 5pm, min. 4 hours)
Indoor Event Space and Outdoor Event Lawn	$5,500 (per day, Fri-Sun 11am - 10pm) $3,000 (per day, Mon- Thurs. 8am - 8pm)
Indoor Event Space only	$5,000 (per day, Fri-Sun 11am - 10pm) $2,500 (per day, Mon- Thurs. 8am - 8pm)
Main Barn Event Lawn Area only	$1,000 (per day, Fri-Sun 11am - 10pm)
Stall Usage (4 available)	$75 per day, per stall
Penalty Fee after event hours	$75 per half hour
Park Event Closure Fees For The Park at Harlinsdale Farm & The Pearlene Bransford Complex: Robinson Lake Area	**Fee Per Specific Park Location**
Full Park Closure - event setup	$2,000 per day
Full Park Closure - event day	$5,000 per day
Partial Park Closure - event setup	$1,000 per day
Partial Park Closure - event day	$2,000 per day
Event Setup - without park closure	$500 per day
Overflow Parking (south or north parking areas)	$100 per hour, minimum 4 hours
Bicentennial Park Event Rentals	**Fee Per Specific Park Location or Park Personnel**
Full Day Rental	$3,000 (per day, Fri-Sun 11am - 10pm) $1,500 (per day, Mon- Thurs. 8am - 8pm)
Plaza Rental Space Rental Only (Pavilion Not Included)	$500 per day
Penalty Fee after event hours	$75 per hour
Staff Fee	$45 per hour
Parking Only (no use of facility)	$100 per hour, minimum 4 hours (grass lot only)
Closure of MLK Blvd from N. Margin to 4th Ave.	$500 per day
Other Fees	**Fee Per Specific Park Location or Park Personnel**
Event Permit Application Fee	$100
Staff Fee	$45 per hour
Supervisor Fee	$50 per hour
Film Permit Application Fee	$100
Reserved parking space for film permits	$50 per parking space
Food Vendor Fee - Parks Events	$75 per event
Bench, swing, park amenity donation	$3,000.00

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 third 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:

_____
J. Blake Harper
Assistant City Attorney

PASSED FIRST READING _____

PASSED SECOND READING: _____

PASSED THIRD AND FINAL READING: _____

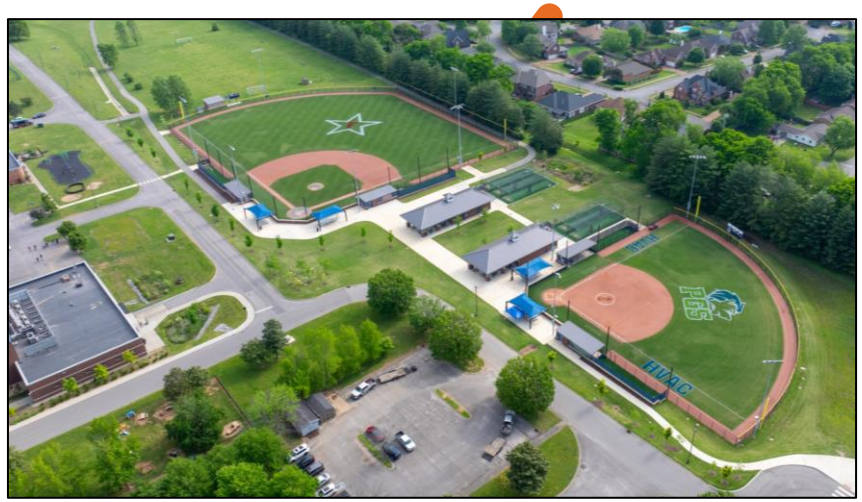
Summary of Fees for the Parks System

Agenda

- Key Reasons for Reevaluating Fees
- Existing Fees
- Proposed Fees for Newly Established Facilities or Parks

Key Reasons Why Reevaluating Fees Every 5-Years

- **Ensures Financial Sustainability** – Helps parks maintain funding for maintenance, improvements, and conservation efforts.
- **Adapts to Inflation and Cost Changes** – Reflects economic shifts, ensuring fees remain appropriate to cover some operational expenses.
- **Supports Accessibility and Equity** – Prevents fees from becoming barriers to entry while balancing affordability for all income groups.
- **Aligns with Community Needs** – Engages local residents and park users to determine what pricing models best serve them.
- **Improves Park Experience** – Ensures adequate revenue for upgrades, staffing, and infrastructure that enhance recreational opportunities. Not the only revenue source but helps!
- **Keeps Fees Competitive** – Benchmarks against similar parks and private venues to ensure pricing remains reasonable and attractive to our residents & visitors.



Existing Fees: Athletic Fields & Courts

Athletic Field & Court Fee	Fee Per Specific Park Location or Park Personnel
Jim Warren Park and Liberty Park (baseball only)	$200 (per field, per day, 8am-8pm)
Fieldstone Park	$150 (per field, per day, 8am-8pm)
Adult Sports League Fee (*Fieldstone Park Only*)	$150 per team
Jim Warren Park Football and Lacrosse	$200 (per field, per day, 8am-8pm)
Tennis Court - School Usage	$25 for 2 hours for 4 courts
Tennis Court - League Usage	$25 for 2 hours for 2 courts

Pavilions

PAVILION REQUESTED – please select a pavilion by checking the appropriate box below. All pavilions are available from 8:00 AM to 9:00 PM Monday – Saturday. Reservations cover the full day. All Pavilions are first come first serve on Sunday **(Does not include Enclosed Pavilion)**	
☐ **Jim Warren Park-Enclosed Pavilion**	**$150 Daily Rental** Seated Capacity: 90 Corporate Rate: $250 (insurance required)
☐ **Jim Warren Park-Pond Pavilion**	**$100 Daily Rental** Seated Capacity: 45 Corporate Rate: $250 (insurance required)
☐ **Pinkerton Park-Tinkerbell Pavilion**	**$100 Daily Rental** Seated Capacity: 65 Corporate Rate: $250 (insurance required)
☐ **Pinkerton Park-Middle Pavilion**	**$100 Daily Rental** Seated Capacity: 65 Corporate Rate: $250 (insurance required)
☐ **Pinkerton Park-River Pavilion**	**$100 Daily Rental** Seated Capacity: 45 Corporate Rate: $250 (insurance required)
☐ **Aspen Grove Park-Pavilion**	**$100 Daily Rental** Seated Capacity: 40 Corporate Rate: $250 (insurance required)
☐ **Fieldstone Park–Pavilion A (Large)**	**$100 Daily Rental** Seated Capacity: 65 Corporate Rate: $250 (insurance required)
☐ **Fieldstone Park-Pavilion B (Small)**	**$100 Daily Rental** Seated Capacity: 30 Corporate Rate: $250 (insurance required)

Existing Fees



Eastern Flank Event Facility Rentals	Fee Per Specific Park Location or Park Personnel
Hourly Rate (indoor space only)	$150 per hour (Mon-Thur 8am - 5pm, min 4 hours)
Indoor Event Space and Outdoor Event Lawn	$2,500 (per day, Fri-Sun 11am - 10pm) $1,500 (per day, Mon-Thur 8am - 8pm)
Indoor Event Space only	$2,000 (per day, Fri-Sun 11am - 10pm) $1,100 (per day, Mon-Thur 8am - 8pm)
Penalty Fee	$75 per half hour

Other Fees	Fee Per Specific Park Location or Park Personnel
Event Permit Application Fee	$100
Staff Fee	$45 per hour
Supervisor Fee	$50 per hour
Film Permit Application Fee	$100
Reserved parking space for film permits	$50 per parking space
Food Vendor Fee - Parks Events	$75 per event



New: The Park at Harlinsdale Farm Event Spaces & Main Barn

The Park at Harlinsdale Farm - The Main Barn Event Rentals	Fee Per Specific Park Location or Park Personnel
Hourly Rate (indoor space only)	$300 per hour (Mon-Thur 8am - 5pm, min. 4 hours)
Indoor Event Space and Outdoor Event Lawn	$5,500 (per day, Fri-Sun 11am - 10pm) $3,000 (per day, Mon-Thur 8am - 8pm)
Indoor Event Space only	$5,000 (per day, Fri-Sun 11am - 10pm) $2,500 (per day, Mon-Thur 8am - 8pm)
Main Barn Event Lawn Area only	$1,000 (per day, Fri-Sun 11am - 10pm)
Stall Usage (4 available)	$75 per day, per stall
Penalty Fee after event hours	$75 per half hour



New: Bicentennial Park

Bicentennial Park Event Rentals	Fee Per Specific Park Location or Park Personnel
Full Day Rental	$3,000 (per day, Fri-Sun 11am - 10pm) $1,500 (per day, Mon-Thur 8am - 8pm)
Plaza Rental Space Rental Only (Pavilion Not Included)	$500 per day
Penalty Fee after event hours	$75 per hour
Staff Fee	$45 per hour
Parking Only (no use of facility)	$100 per hour, minimum 4 hours (grass lot only)
Closure of MLK Blvd from N. Margin to 4th Ave.	$500 per day

New: Park Event Closure Fees





Park Event Closure Fees	Fee Per Specific Park Location	The Park at Harlinsdale Farm & The Pearlene Bransford Complex: Robinson Lake Area
Full Park Closure - event setup	$2,000 per day	***NEW*: Proposed Fees**
Full Park Closure - event day	$5,000 per day	
Partial Park Closure - event setup	$1,000 per day	
Partial Park Closure - event day	$2,000 per day	
Event Setup - without park closure	$500 per day	
Overflow Parking (south or north parking areas)	$100 per hour, minimum 4 hours	



Thank you

Franklin Parks

Rental Information | City of Franklin, TN

Franklin Parks - Summary of Fees

Athletic Field & Court Fee	**Fee Per Specific Park Location or Park Personnel**	
Jim Warren Park and Liberty Park (baseball only)	$200 (per field, per day, 8am-8pm)	***Existing Fees*** **: All Remain Unchanged**
Fieldstone Park	$150 (per field, per day, 8am-8pm)	
Adult Sports League Fee (*Fieldstone Park Only*)	$150 per team	
Jim Warren Park Football and Lacrosse	$200 (per field, per day, 8am-8pm)	
Tennis Court - School Usage	$25 for 2 hours for 4 courts	
Tennis Court - League Usage	$25 for 2 hours for 2 courts	

Pavilion Rental Fees	**Fee Per Specific Park Location or Park Personnel**	
Aspen Grove Pavilion	$100 (per day, daylight to dusk)	***Existing Fees*** **: All Remain Unchanged**
Fieldstone Pavilion A	$100 (per day, daylight to dusk)	
Fieldstone Pavilion B	$100 (per day, daylight to dusk)	
Jim Warren Enclosed Pavilion	$150 (per day, daylight to dusk)	
Jim Warren Pond Pavilion	$100 (per day, daylight to dusk)	
Pinkerton Middle Pavilion	$100 (per day, daylight to dusk)	
Pinkerton River Pavilion	$100 (per day, daylight to dusk)	
Pinkerton Tinkerbell Pavilion	$100 (per day, daylight to dusk)	
Corporate Pavilion Rental Rate (any pavilion)	$250 (per day, daylight to dusk)	

Eastern Flank Event Facility Rentals	**Fee Per Specific Park Location or Park Personnel**	
Hourly Rate (indoor space only)	$150 per hour (Mon-Thur 8am - 5pm, min 4 hours)	***Existing Fees*** **: All Remain Unchanged**
Indoor Event Space and Outdoor Event Lawn	$2,500 (per day, Fri-Sun 11am - 10pm) $1,500 (per day, Mon-Thur 8am - 8pm)	
Indoor Event Space only	$2,000 (per day, Fri-Sun 11am - 10pm) $1,100 (per day, Mon-Thur 8am - 8pm)	
Penalty Fee	$75 per half hour	

The Park at Harlinsdale Farm - The Main Barn Event Rentals	**Fee Per Specific Park Location or Park Personnel**	
Hourly Rate (indoor space only)	$300 per hour (Mon-Thur 8am - 5pm, min. 4 hours)	***NEW*** **: Proposed Fees**
Indoor Event Space and Outdoor Event Lawn	$5,500 (per day, Fri-Sun 11am - 10pm) $3,000 (per day, Mon-Thur 8am - 8pm)	
Indoor Event Space only	$5,000 (per day, Fri-Sun 11am - 10pm) $2,500 (per day, Mon-Thur 8am - 8pm)	
Main Barn Event Lawn Area only	$1,000 (per day, Fri-Sun 11am - 10pm)	
Stall Usage (4 available)	$75 per day, per stall	
Penalty Fee after event hours	$75 per half hour	

Park Event Closure Fees	**Fee Per Specific Park Location**	**The Park at Harlinsdale Farm & The Pearlene Bransford Complex: Robinson Lake Area**
Full Park Closure - event setup	$2,000 per day	***NEW*** **: Proposed Fees**
Full Park Closure - event day	$5,000 per day	
Partial Park Closure - event setup	$1,000 per day	
Partial Park Closure - event day	$2,000 per day	
Event Setup - without park closure	$500 per day	
Overflow Parking (south or north parking areas)	$100 per hour, minimum 4 hours	

Bicentennial Park Event Rentals	**Fee Per Specific Park Location or Park Personnel**	
Full Day Rental	$3,000 (per day, Fri-Sun 11am - 10pm) $1,500 (per day, Mon-Thur 8am - 8pm)	***NEW*** **: Proposed Fees**
Plaza Rental Space Rental Only (Pavilion Not Included)	$500 per day	
Penalty Fee after event hours	$75 per hour	
Staff Fee	$45 per hour	
Parking Only (no use of facility)	$100 per hour, minimum 4 hours (grass lot only)	
Closure of MLK Blvd from N. Margin to 4th Ave.	$500 per day	

Other Fees	**Fee Per Specific Park Location or Park Personnel**	
Event Permit Application Fee	$100	***Existing Fees*** **: All Remain Unchanged**
Staff Fee	$45 per hour	
Supervisor Fee	$50 per hour	
Film Permit Application Fee	$100	
Reserved parking space for film permits	$50 per parking space	
Food Vendor Fee - Parks Events	$75 per event	

City of Franklin

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

File #: 21-0603

DATE: May 19, 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. 2025-0178, With Jewell Brothers Farms For Lease Agreement For Farming At Adkerson Creekside Property

PURPOSE:

The purpose of this memorandum is to provide information to the Franklin Board of Mayor and Aldermen (BOMA) concerning the Lease Agreement for the farming of the Adkerson Creekside property.

BACKGROUND/STAFF COMMENTS:

The City owns the historic Adkerson Creekside Property located off Mack Hatcher Parkway and Franklin Road within the City's corporate limits ("Creekside"). The City desires to make available to Lessee, and Lessee desires to use the Creekside property for the planting of corn. The City hereby leases to Lessee and Lessee hereby agrees to lease from the City, the ability to access the Creekside property directly off Franklin Road for the planting of corn during harvest or mid to late September for around 1 hour each day. The term of this Agreement shall be for three (3) years from the date indicated above with the option to renew for an additional two (2) years.

FINANCIAL IMPACT:

Lessee will pay the City of Franklin Parks Department a total sum of Five Hundred and No/100 Dolars ($500.00) annually.

RECOMMENDATION:

Staff recommends that the Board of Mayor and Aldermen approve COF Contract No. 2025-0178.

COF CONTRACT NO. 2025-0178
AGRICULTURAL LEASE AGREEMENT
ADKERSON CREEKSIDE PROPERTY

This Lease Agreement ("Agreement") is entered into on this _____ day of _____, 2025, by and between the City of Franklin, Tennessee ("City" or "Lessor"), and Jewell Brothers Farms ("Lessee").

WHEREAS, the City owns the historic Adkerson Creekside Property located off Mack Hatcher Parkway and Franklin Road within the City's corporate limits, more fully described in "Exhibit A" which is incorporated herein for all purposes, (hereinafter referred to as "Creekside" or the "Leased Premises"); and

WHEREAS, the City desires to make available to Lessee, and Lessee desires to use the Creekside property for the planting of corn

NOW THEREFORE, in consideration of the mutual covenants and conditions set forth herein and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the parties hereby agree as follows:

1. Term: The term of this Lease Agreement is for a period commencing on *three (3) years from the date indicated above*, with one (1) option to renew for an additional two (2) years upon written consent at the City's sole discretion.

2. Consideration: Lessee agrees to pay City as rent for the Leased Premises the annual amount of Five Hundred and No/100 Dollars ($500.00). All rent and other amounts due under this Lease shall be paid by Lessee to City in full, on an annual basis, without demand, deduction, or offset, on the anniversary of the Effective Date of this Lease. The first such payment shall be due on the one-year anniversary of the Effective Date and shall continue to be due on each subsequent anniversary for the duration of the Lease Term, unless otherwise expressly agreed in writing by the Parties. Time is of the essence with respect to each such payment.

3. Use: The Leased Premises may be used by Lessee for agricultural purposes for the planting of corn. Lessee expressly understands and agrees no hunting rights are granted under this Agreement.

A. Lessee shall have the right to occupy and use the Creekside property for the purposes of planting and farming corn during the harvest seasons and with the exception to periodically check crop for any issues and progress.
B. Agricultural use on the Leased Premises may include row crop farming of corn. All agricultural activity will be performed at Lessee's sole cost and expense in a prudent manner with due care exercised to protect the Leased Premises and adjoining property from permanent injury. Lessee will conduct agricultural activity for the long-term improvement of the entire Leased Premises. Lessee has the right to manage the Leased Premises in such a manner that will contribute to these objectives. Lessee will communicate to City objectives and general procedures of Lessee's agricultural activity on written request of City.
C. Lessee agrees to maintain existing boundary fences and will not build new fences (permanent or temporary) without the prior written approval of City.
D. Lessee will not build new roads on the Leased Premises without the prior written approval of City. Permission for such construction will not be unreasonably withheld.
E. Lessee shall use and occupy the Leased Premises in a safe and careful manner and in compliance with all applicable municipal, state, and federal laws, rules, and regulations prescribed by the City Fire and Police Departments and other Governmental authorities as may be in force and effect during the term of this Agreement. Lessee shall not do any act or suffer any act during the term of this Agreement,

Law Dept approved 07.21.25

which will in any way deface, alter, or injure any part of the Creekside Property, normal wear and tear excepted.

4. Notices: Notices to either Party will be signed by the designated representative of such Party, or their successors in interest or office, and delivered personally or sent by U.S. certified or registered mail, return receipt requested, postage prepaid, addressed as follows:

To City:
City of Franklin
Attn: Lisa R. Clayton, Parks Director
P.O. Box 305
Franklin, Tennessee 37065-0305
LisaC@franklintn.gov

To Lessee:
Jewell Brothers Farms
ATTN: Chris Jewell
1725 Sedberry Road
Franklin, TN 37064
jewellbrothers@bellsouth.net

Notice will be deemed given on the date it is hand delivered or deposited in the U.S. mail.

5. Assignment: Lessee has no right to assign, or in any manner transfer, this Lease Agreement or any estate or interest without the previous written consent of City. Any assignment, transfer, or subletting without such consent is void. Consent by City to one assignment or to one subletting of the Leased Premises will not operate to exhaust City's rights, nor will such consent void Lessee's liability for all rentals due or the performance of all other obligations in this Agreement.

6. Care of Premises:

A. Lessee acknowledges City is concerned that Lessee's activities will not result in environmental damage. Lessee agrees not to engage in any activity on the Leased Premises which will result in short- or long-term damage. Lessee will refrain from the use of chemicals known to be permanently injurious to the soil.
B. Should Lessee fail to maintain the Leased Premises to City's satisfaction, City may enter and remove brush, weeds, grass, and make repairs as necessary. Such costs will constitute additional rental payable by Lessee upon demand.
C. Lessee will, at its sole cost, contract and pay for all utilities, water, fertilizer, and other supplies used on the Leased Premises.
D. Lessee will clean, maintain, and repair the Leased Premises, including, but not limited to, all roads, fences, gates.

7. Examination and Acceptance of Premises: Lessee has fully examined the Leased Premises and the premises are accepted in its present condition.

8. Access to Premises: City has the right to enter upon the Leased Premises at any time for the purpose of inspecting the Leased Premises. It is understood City intends to inspect regularly.

9. Minerals: City expressly reserves all minerals and the right to lease the Leased Premises or any portion thereof for oil, gas, and mineral exploration. City also reserves the right to grant permits for seismic surveys. Lessee accepts this Lease Agreement subject to any and all easements and/or rights of way now existing on

the property. Lessee agrees City has no liability regarding damages of any nature resulting from activities in furtherance of oil, gas, and mineral exploration.

10. Taxes: Lessee will pay taxes assessed, levied, or payable on Lessee's operations. Lessee will render and pay all *ad valorem* taxes on the Leased Premises for each year during the term of this Lease Agreement. Lessee will provide written proof of payments no later than *thirty (30)* days after such tax payments are due.

11. Default:

A. City may retake the Leased Premises without reletting and recover as damages a sum of money equal to the total of (i) the cost of recovering the Leased Premises (including cost of suit), (ii) the unpaid rent earned at the time of termination, (iii) the present value of the fair market rental value of the Leased Premises for the remaining lease period and, (iv) any other sum of money damages owed by Lessee to City.
B. City may retake the Leased Premises and relet, and City can recover as damages a sum of money equal to (i) the cost of recovering the Leased Premises (including the cost of suit), (ii) the unpaid rent earned to the time of termination, (iii) all rental payments to become due under this Lease Agreement after such termination, less the amount realized from reletting.
C. City may declare this Lease Agreement forfeited and Lessee will be relieved of all obligations.
D. If City defaults on any covenant or condition which City is required to perform and the default continues for *thirty (30)* days after written notice to City, Lessee may terminate this Agreement and be relieved of all obligations.

12. Waiver: No waiver by City or Lessee of any default or breach of any term, condition, or covenant of this Lease Agreement will be a waiver of any other breach of any other term, condition, or covenant.

13. Indemnification: Lessee agrees to take all reasonable precautions against the occurrence of accidents, injury, or damage to persons, or property on the Leased Premises. It is agreed Lessee will defend, indemnify, and hold harmless City, its assigns, employees, and representatives from and against all loss, cost, damage, or expense (including but not limited to attorney fees and court costs) of every kind and character which City may suffer, incur, sustain, or be liable for (or be alleged to be liable for), in any way, either directly or indirectly, resulting from, connected with, or arising out of the operations of Lessee irrespective of who may be alleged to be, or is, in fact, responsible. Lessee intends City to be indemnified and held harmless in the broadest manner possible. Lessee waives all rights of subrogation against City and/or its assigns, employees, and representatives.

14. Privileges and Immunities: Lessee expressly understands City is an local government of the State of Tennessee and nothing herein will be construed as a waiver or relinquishment by City of its right to claim such exemptions, privileges, and immunities as may be provided by law.

15. *Applicable Law; Choice of Forum/Venue*: The Agreement constitutes the entire agreement and is made under and will be construed in accordance with the laws of the State of Tennessee without giving effect to any state's choice-of-law rules. The choice of forum and venue shall be exclusively in the Courts of Williamson County, Tennessee. The Contractor acknowledges and agrees that any rights or claims against the City of Franklin or its employees, or elected or appointed officials hereunder, and any remedies arising there from, shall be subject to and limited to those rights and remedies, if any, available under Tenn. Code Ann. §§ 9-8-101 through 9-8-407.

16. Headings: Headings are for reference and will not be construed to limit or alter the meaning of the provisions of this Agreement.

17. Entire Agreement: 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 Addendum may not be changed except by an amendment expressly referencing this Addendum by section number and signed by an authorized representative of each party.

18. Parties Bound: This Agreement shall be binding upon and inure to the benefit of the Parties to this Agreement and their respective heirs, executors, administrators, legal representatives, successors in interest or office, and assigns (but this Section shall not constitute permission for an assignment).

19. Saving Clause: Should any clause in this Agreement be found invalid by a court of law, the remainder of this Agreement shall not be affected and all other provisions in this Agreement shall remain valid and enforceable to the fullest extent permitted by law.

20. Equipment. Lessee shall supply all of its own equipment. The City will not be responsible for supplying any equipment, nor for taking any other action, with respect to the maintenance or repair of the Leased Premises.

21. Insurance. Lessee shall procure and maintain, throughout the term of this Agreement, a policy or policies of insurance, at its sole cost and expense, insuring Lessee and the City against any and all liability from injury or death to a person or persons, and for damage or destruction of property occasioned by or arising out of or in connection with the use of the Creekside Property by Lessee. The limits of such liability policy or policies must be in an amount not less than One Million Dollars ($1,000,000.00) Property damage coverage which shall cover the building against vandalism occurring during use by the Lessee and all equipment and contents. Insurance policy must be submitted annually. All insurance policies must be submitted to the City of Franklin Parks Department prior to the beginning of the season and will remain on file on an annual basis. Nothing herein shall obligate the Lessee to accept any liability beyond that which is provided under the Governmental Tort Liability Act.

22. 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.

23. Tennessee Open Records Act. Both parties are subject to the Tennessee Open Records Act. This may require the parties to give requested documents to members of the public or press including, but not limited to, a copy of this Agreement. Compliance by parties with the Open Records Act shall not be a breach of the Agreement.

24. 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 occurrence of any event affecting Lessee's representatives, suppliers, subcontractors, customers, or business apart from this Agreement is not a Force Majeure Event under this Agreement. In the event a Force Majeure Event occurs, the non-performing party must notify the other party 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, 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.

25. Severability. Should any provision of this Agreement be declared to be 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.

26. Report of Accidents. Lessee agrees it shall report any and all accidents ("accidents" shall be defined as any injury to person or the Leased Premises) to the City's Director of the Parks Department in writing. Any and all accidents shall be reported in writing and submitted to the City's Director of the Parks Department no later than twenty-four (24) hours after the accident occurs.

27. 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.

IN WITNESS WHEREOF, the parties, through their authorized representatives, have affixed their signatures below.

CITY/LESSOR:
CITY OF FRANKLIN, TENNESSEE

By: _____
Dr. Ken Moore, Mayor
Date: _____

ATTEST:

By: _____
Angie Skarp, City Recorder
Date: _____

LESSEE:
JEWELL BROTHERS FARMS

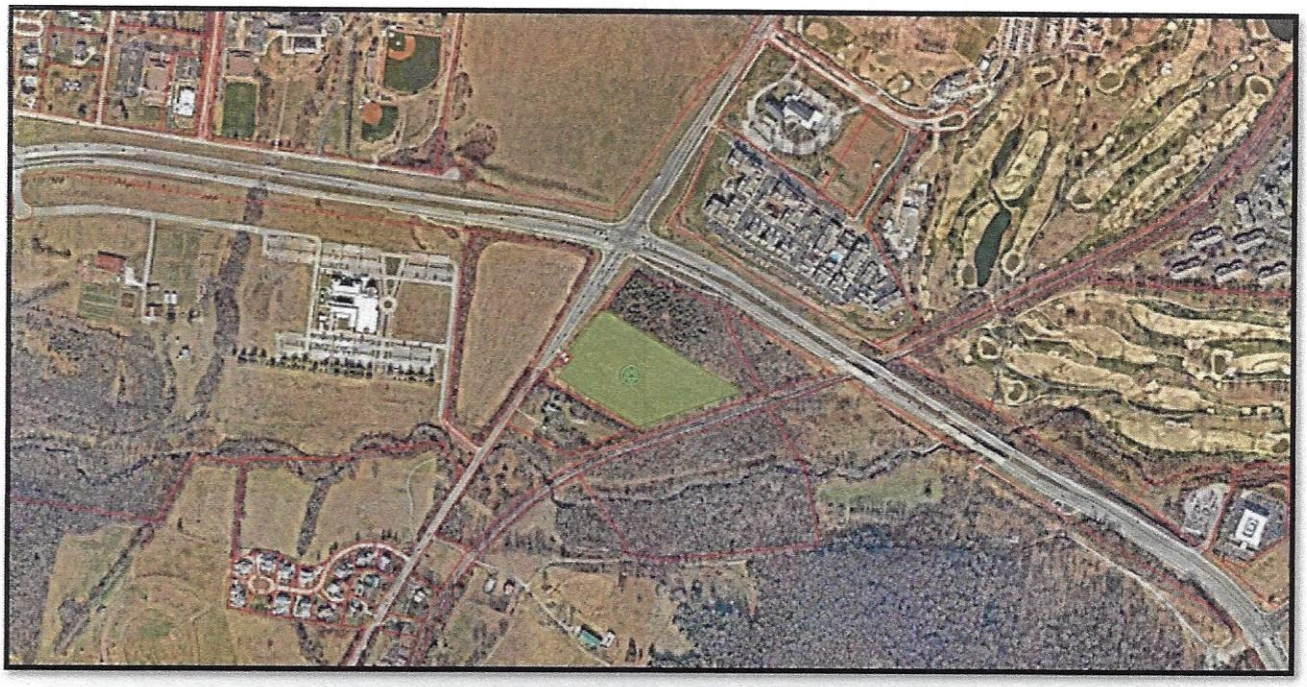
By: _____
Charles Jewell
Jewell Brothers Farms
Date: 7/21/2025

APPROVED AS TO FORM:

_____
J. Blake Harper
City of Franklin Staff Attorney

Law Dept approved 07.21.25

EXHIBIT A:
"Creekside" or the "Leased Premises"



HISTORIC FRANKLIN TENNESSEE

City of Franklin

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

File #: 21-0858

DATE: July 21, 2025

TO: Board of Mayor and Aldermen

FROM: Eric Stuckey, City Administrator
Shauna Billingsley, City Attorney

SUBJECT:

*Consideration Of Resolution 2025-60, A Resolution Authorizing City Of Franklin To Join The State Of Tennessee And Other Local Governments In Amending The Tennessee State-Subdivision Opioid Abatement Agreement And Approving The Related Settlement Agreements

PURPOSE:

The purpose of this memorandum is to provide information to the Franklin Board of Mayor and Aldermen (BOMA) concerning the City of Franklin Joining the State of Tennessee and Other Local Governments in Amending the Tennessee State-Subdivision Opioid Abatement Agreement and Approving the Related Settlement Agreement.

BACKGROUND/STAFF COMMENTS:

The City joined the state-wide opioid settlement agreements years ago. We have joined the settlements for Janssen/J&J, Walmart, Walgreens, CVS, Teva, Allegan, and Kroger. Now, Tennessee has joined a broad coalition of states and local political subdivisions in reaching a $122 million settlement with Purdue. This agreement resolves the bankruptcy case and opioid-related claims against the Sackler family. Assuming full subdivision participation, Tennessee and its subdivisions are slated to receive up to $122 million. Tennessee subdivisions now have until September 30, 2025, to join this agreement.

FINANCIAL IMPACT:

Assuming the settlement agreement is accepted by the Court, the City would share in the $122 million awarded to Tennessee.

RECOMMENDATION:

Staff recommends that the Board of Mayor and Aldermen approve Resolution 2025-60.

RESOLUTION NO. 2025-60

A RESOLUTION AUTHORIZING THE CITY OF FRANKLIN TO JOIN THE STATE OF TENNESSEE AND OTHER LOCAL GOVERNMENTS IN AMENDING THE TENNESSEE STATE-SUBDIVISION OPIOID ABATEMENT AGREEMENT AND APPROVING THE RELATED SETTLEMENT AGREEMENTS

WHEREAS, the opioid epidemic continues to impact communities in the United States, the State of Tennessee, Williamson County, Tennessee and the City of Franklin, Tennessee; and

WHEREAS, the City of Franklin has suffered harm and will continue to suffer harm as a result of the opioid epidemic;

WHEREAS, the State of Tennessee and some Tennessee local governments have filed lawsuits against opioid manufacturers, distributors, and retailers, including many federal lawsuits by Tennessee counties and cities that are pending in the litigation captioned In re: National Prescription Opiate Litigation, MDL No. 2804 (N.D. Ohio) (the MDL case is referred to as the "Opioid Litigation");

WHEREAS, the City of Franklin has previously joined settlements with multiple pharmaceutical distributors, manufacturers, and retail pharmacies;

WHEREAS, a proposed settlement has been reached that would address claims in the Purdue Pharma bankruptcy case and resolve claims against the Sackler family owners of the company (the "Purdue Settlement");

WHEREAS, proposed settlements have also been reached with eight other manufacturers: Alvogen, Amneal, Apotex, Hikma, Indivior, Mylan, Sun, and Zydus ("Eight Manufacturer Settlements");

WHEREAS, the City of Franklin finds the Purdue Settlement and Eight Manufacturer Settlements acceptable and in the best interest of the community;

WHEREAS, the Tennessee legislature enacted Public Chapter No. 491 during the 2021 Regular Session of the 112th Tennessee General Assembly and it was signed into law by Governor Bill Lee on May 24, 2021, which addresses the allocation of funds from certain opioid litigation settlements;

WHEREAS, the Tennessee legislature enacted Public Chapter No. 302 during the 2025 Regular Session of the 114th Tennessee General Assembly and it was signed into law by Governor Bill Lee on May 2, 2025, which would apply the statutory provisions passed in 2021 to the Purdue Settlement and settlements with several additional manufacturers, if the agreements becomes effective;

WHEREAS, the State of Tennessee, non-litigating counties, and representatives of various local governments involved in the Opioid Litigation have adopted a unified plan for the allocation and use of certain prospective settlement and bankruptcy funds from opioid-related litigation ("Settlement Funds");

WHEREAS, the Tennessee State-Subdivision Opioid Abatement Agreement (the "Tennessee Plan"), attached hereto as "Exhibit A," sets forth the framework of a unified plan for the proposed allocation and use of the Settlement Funds;

WHEREAS, amendments to the Tennessee Plan, attached hereto as "Exhibit B," would extend its terms to the proposed Purdue Settlement and Eight Manufacturer Settlements and would clarify some language concerning the allocation of certain settlement funds and Purdue estate distributions; and

WHEREAS, participation in these settlements by a large majority of Tennessee cities and counties will materially increase the amount of settlement funds that Tennessee will receive from the pending proposed opioid settlements.

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

Section 1. That the City of Franklin finds that the amendments to the Tennessee Plan are in the best interest of the City of Franklin and its citizens because they would ensure an effective structure for the commitment of Settlement Funds to abate and seek to resolve the opioid epidemic.

Section 2. That the City of Franklin hereby expresses its support for a unified plan for the allocation and use of Settlement Funds as generally described in the Tennessee Plan.

Section 3. That the City of Franklin Mayor is hereby expressly authorized to execute the amendments to the Tennessee Plan in substantially the form attached as Exhibit "B" and the County Mayor is hereby authorized to execute any formal agreements necessary to implement a unified plan for the allocation and use of Settlement Funds that is substantially consistent with the Tennessee Plan and this Resolution.

Section 4. That the City of Franklin Mayor is hereby expressly authorized to execute any formal agreement and related documents evidencing the City of Franklin's agreement to the settlement of claims [and litigation] specifically related to the Purdue Settlement, the Eight Manufacturer Settlements and any other settlement of opioid-related claims that Tennessee has joined.

Section 5. That the City of Franklin Mayor is authorized to take such other action as necessary and appropriate to effectuate the City of Franklin's participation in the Tennessee Plan and these settlements.

Section 6. This Resolution is effective upon adoption, the welfare of the City of Franklin, Tennessee requiring it.

IT IS SO RESOLVED AND DONE on this the _____ 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

Tennessee State-Subdivision Opioid Abatement Agreement

I. Definitions

For all sections of this Agreement, the definitions for terms set out in this Section I apply. The Agreement also uses additional terms that are defined in the Distributor/J&J Settlements and other agreements. In such instances, which are clearly stated, those terms are defined by those agreements.

A. "2021 Legislation." Public Chapter No. 491 passed during the 2021 Regular Session of the 112th Tennessee General Assembly and signed into law by Governor Bill Lee on May 24, 2021. For ease of reference purposes only, a copy of Public Chapter No. 491 is attached.

B. "Agreement." This document, the Tennessee State-Subdivision Opioid Abatement Agreement, a "state-subdivision opioid abatement agreement" as defined in the 2021 Legislation, Section 5(7) and Section 13(6). This Agreement is also a "State-Subdivision Agreement" as defined in the Distributor/J&J Settlement Agreements and a "Statewide Abatement Agreement" as defined in the Purdue Pharma L.P. and Mallinckrodt PLC bankruptcy plans.

C. "Distributor/J&J Settlements." The settlements consisting of the joint settlement agreement with distributors McKesson Corporation, Cardinal Health, Inc., and AmerisourceBergen Corporation and their subsidiaries and other related entities and the settlement agreement with manufacturer Johnson & Johnson, its Janssen subsidiaries and other subsidiaries and related entities. Both settlements qualify as Statewide Opioid Settlement Agreements.

D. "Joint Abatement Bankruptcy Plan." A plan confirmed in federal bankruptcy court under Title 11 of the United States Code that resolves state and subdivision claims related to the manufacture, marketing, distribution, dispensing, or sale of opioids in a manner that allocates funds for abatement jointly to the state and its subdivisions. The plans in the Purdue Pharma L.P. and Mallinckrodt PLC bankruptcy cases are examples of Joint Abatement Bankruptcy Plans.

E. "Opioid Abatement Council." The council created by the 2021 Legislation, Sections 3-9.

F. "Relevant Funds." Funds that, pursuant to a Joint Abatement Bankruptcy Plan, are allocated to the State for the claims of the State and its Subdivisions and that must be dedicated to opioid abatement programs.

G. "State." The State of Tennessee.

H. "State-Only Opioid Settlement Agreement." A settlement agreement entered into by the State and one or more entities involved in activities related to the manufacture, marketing, distribution, dispensing, or sale of opioids in which there are not provisions for Subdivision joinder.

I. "State Opioid Judgment." A judgment obtained by the State against one or more entities involved in activities related to the manufacture, marketing, distribution, dispensing, or sale of opioids.

J. "Statewide Opioid Settlement Agreement." A settlement agreement entered into by the State and one or more entities involved in activities related to the manufacture, marketing, distribution, dispensing, or sale of opioids in which subdivision claims are addressed.

K. "Statutory Bar." A law barring all subdivisions (not limited to counties and municipalities) in the state from maintaining released claims against released entities, either through a direct bar or through a grant of authority to release claims. The 2021 Legislation, Sections 10-19 establishes a grant of authority process for a statutory bar to be enacted for the entities addressed in the Distributor/J&J Settlements.

L. "Subdivision." A Tennessee county or municipality.

M. "Subdivision-Only Opioid Settlement Agreement" A settlement agreement between one or more Subdivisions and one or more entities involved in activities related to the manufacture, marketing, distribution, dispensing, or sale of opioids that does not include the State as a party.

N. "Subdivision Opioid Judgment." A judgment obtained by one or more Subdivisions against one or more entities involved in activities related to the manufacture, marketing, distribution, dispensing, or sale of opioids.

O. "Tennessee Opioid Abatement Fund." The opioid abatement trust fund established by the 2021 Legislation, Sections 1-2.

II. Interaction of this Agreement with Settlements, Bankruptcy Plans and Legislation

This Agreement replaces certain default provisions in specified State Opioid Settlement Agreements and Joint Abatement Bankruptcy Plans. Certain default provisions are also replaced by the 2021 Legislation and consent judgments will be filed for State Opioid Settlement Agreements. Thus, there will be multiple sources of authority for the application of each settlement agreement or bankruptcy plan. While parts of the 2021 Legislation are described in this Agreement, such descriptions do not supersede the statutory language, which is controlling.

III. Allocation of Funds in the Distributor/J&J Settlements

The Distributor/J&J Settlements allow for payment and allocation default provisions to be replaced by state-subdivision agreements, by statute, and other means. As referenced below, the 2021 Legislation addressed some of the default provisions in these settlements. This Agreement makes a few additional changes to the default provisions. As described below, some default provisions remain in place.

A. Allocation among three sub-funds. The Distributor/J&J Settlements initially allocate the vast majority of settlement funds among three sub-funds for each state: the "State Fund," the "Abatement Accounts Fund," and the "Subdivision Fund."[1] Subject to the terms of the specific settlement agreements and assuming full subdivision participation and maximum payments, allocation among the three Tennessee sub-funds shall remain the same as with the default provision: 15% to the State Fund, 70% to the Abatement Accounts Fund, and 15% to the Subdivision Fund.

B. Use of funds. The Distributor/J&J Settlements have provisions concerning the use of funds and those are controlling.[2] Generally they require that money from all three sub-funds be used for "Opioid Remediation" as that term is defined in those agreements. Such definitions include restitution for past abatement within the definition of remediation.

C. State Fund. The 15% State Fund shall be directed to the State's general fund unless directed to the Tennessee Opioid Abatement Fund by future legislation.

D. Abatement Accounts Fund.

1. The 70% Abatement Accounts Fund shall be directed to the Tennessee Opioid Abatement Fund.

2. The 2021 Legislation fully replaces the default provisions for the Abatement Accounts Fund.[3] Among the legislative provisions is the requirement that for the Distributor/J&J Settlements funds deposited into the Tennessee Opioid Abatement Fund, the Opioid Abatement Council shall disburse 35% of these proceeds to counties that join the settlements to be spent on opioid abatement and remediation pursuant to Subsections 6(q)-(s). 2021 Legislation Section 6(p).

3. The 2021 Legislation allows for a state-subdivision agreement to determine the metrics used in allocating certain funds among participating counties. 2021 Legislation, Section (6)(q). It is agreed that the allocation formula shall use data for fatal and non-fatal opioid overdoses, opioid sales measured by morphine milligram equivalents, and population. Details and agreed terms regarding the metrics, the updating of allocation percentages, and the initial allocation percentages for each county is set out in Exhibit A.

E. Subdivision Fund.

1. The 15% Subdivision Fund shall generally be directed to the Subdivisions participating in the Distributor/J&J Settlements pursuant to the default provisions of those agreements, including the allocation of funds for non-litigating municipalities with populations under 10,000 to their respective counties.

---

[1] "State Fund," Abatement Accounts Fund," and "Subdivision Fund" are all defined terms in the Distributor/J&J Settlement agreements. They are sub-funds of the settlements' "Settlement Fund" into which the companies make base and incentive payments pursuant to the settlement agreements.

[2] Some examples are distributor agreement Subsections V.B.1-2 and J&J agreement Subsections VI.B. 1-2.

[3] These are mainly found in distributor agreement Section V.E and J&J agreement Section VI.E.

2. The default provisions are adjusted for non-litigating municipalities in participating counties that both (1) have populations of 10,000 to 30,000 per the 2019 U.S. Census estimate and (2) have a Subdivision Fund allocation percentage less than 0.5%.[4] The allocations for such municipalities shall be directed to their respective counties if the county is a participating subdivision. (If the county is not a participating subdivision, the funds are not redirected to the county.) The reallocation for such municipalities located in multiple counties will be divided among those counties pursuant to the data used in Exhibit G of the Distributor/J&J Settlements. These redirected funds to certain counties shall be spent on future opioid abatement and shall be subject to the same statutory requirements as the Abatement Accounts Fund money the county receives from the Tennessee Opioid Abatement Fund. These redirected funds to certain counties are in addition to the funds allocated to participating counties pursuant to 2021 Legislation Section 6(p) and should not be included in calculating or disbursing the 35% amount allocated to participating counties. Such redirected funds should also not be viewed as an additional recovery by the county for purposes of calculating any contingency fees agreements.

F. Attorneys' fees and costs. The Distributor/J&J Settlements have provisions for funds dedicated to or related to attorneys' fees, costs, and/or expenses. There are also funds for states without outside counsel, identified as "Additional Restitution Funds." Such funds shall be allocated pursuant to such agreements and are not addressed by this Agreement.

IV. Allocation of Funds for other Statewide Opioid Settlement Agreements

A. Application to future settlements. To the extent allowed by such agreement and subject to IV.B.2 of this Agreement, the provisions in Section III above shall replace default provisions in, and apply to, any future Statewide Opioid Settlement Agreement in which Tennessee counties and municipalities are able to join and receive benefits, either directly or indirectly, in exchange for a release of claims.[5] Not all municipalities need to be eligible to join such a settlement for the provisions of this Section IV to apply. Indirect benefits include funds being allocated to counties and/or the Tennessee Opioid Abatement Fund.

B. Exceptions. The application of Section IV.A. is limited, as follows:

1. The directing of 35% of Abatement Funds to the counties pursuant to the 2021 Legislation Section 6(p) shall not apply to any Statewide Opioid Settlement Agreement that includes an incentive or other benefit for a Statutory Bar unless (a) Section 19 of the 2021 Legislation is amended to specifically allow a Statewide Opioid Settlement Agreement release for the settling entity or entities or (b) another statute that qualifies as a Statutory Bar for such settlement is enacted. Should such settlement become effective prior

[4] For the avoidance of doubt, a non-litigating municipality with a population between 10,000 and 30,000 that has a Subdivision Fund allocation percentage of 0.5% or greater is not affected by this subsection and receives its direct allocation from the Subdivision Fund.

[5] For the avoidance of doubt, the Section III provisions include the 15%/70%/15% allocation of settlement funds among the three sub-funds.

to the enactment of a Statutory Bar addressing claims against the settling entity or entities, 35% of the funds directed to the Tennessee Opioid Abatement Fund shall be withheld and not allocated until the earlier of (1) the enactment of such a Statutory Bar or (2) a full regular session of the Tennessee General Assembly has occurred.

2. Section IV.A shall not apply to any Statewide Opioid Settlement Agreement unless the application of this Agreement to such settlement is approved by a majority of (a) counties and (b) municipalities having a population over 30,000 after such settlement is negotiated and provided to such subdivisions. Whether there is majority approval shall be measured by population of the relevant subdivisions. Population figures shall be from the most recently published U.S. Census population figures (actual count or estimate) for a year for which data is available for both counties and municipalities.

3. Section IV.A shall not apply to any Statewide Opioid Settlement Agreement with Endo International plc. or its subsidiaries.

C. Statutory provisions. The language in this section does not address or control whether any default provisions in a Statewide Opioid Settlement Agreement are replaced by the 2021 Legislation or any other statutory provision if Section IV.A does not apply to such settlement.

V. Allocation of Funds for Opioid-Related Claims in Joint Abatement Bankruptcy Plans

A. Relevant Funds. Multiple opioid manufacturers have filed for bankruptcy in actions for which the State and many Subdivisions are creditors for opioid-related claims. These companies include Purdue and Mallinckrodt. It is anticipated that other entities involved in activities related to the manufacture, marketing, distribution, dispensing, or sale of opioids may also file for bankruptcy and that the State and one or more Subdivisions will pursue opioid-related claims in those actions. Funds allocated to the State and Subdivisions for such claims shall be disbursed pursuant to the confirmed bankruptcy plan for the relevant entity, including requirements for funds to be used for future abatement. It is anticipated that one or more of such plans shall include the allocation of Relevant Funds that must be dedicated to opioid abatement programs. All Relevant Funds shall be placed in the Tennessee Opioid Abatement Fund and allocated pursuant to Sections V.B. Relevant Funds do not include funds disbursed through bankruptcy plans that are not restricted to abatement or that are disbursed for claims that are unrelated to the opioid crisis.

B. Allocation of Relevant Funds. To the extent permissible under the subject bankruptcy plan, Relevant Funds from Joint Abatement Bankruptcy Plans shall be allocated in the same manner as the Abatement Account Funds from the Distributor/J&J Settlements are disbursed under Section III.D and the 2021 Legislation. Thus, the Opioid Abatement Council shall disburse 35% of the proceeds from such bankruptcy plans to the counties subject to 2021 Legislation

Subsections 6(q)-(s). All default provisions related to Relevant Funds in such bankruptcy plans are replaced by this Agreement.[6]

C. Exception. Section V shall not apply to any bankruptcy plan for Endo International plc. or its subsidiaries.

D. Statutory provisions. The language in this section does not address or control whether any default provisions in a Joint Abatement Bankruptcy Plan are replaced by the 2021 Legislation or any other statutory provision if Sections V.A-B do not apply to such bankruptcy plans.

VI. No Application to Other Funds

A. State-Only Opioid Settlement Agreements and State Opioid Judgments. The Attorney General may direct funds from a State-Only Opioid Settlement Agreement or a State Opioid Judgment to the Tennessee Opioid Abatement Fund. Subject to the terms of specific agreements and any conditions placed on the funds prior to their being placed in the Tennessee Opioid Abatement Fund, the funds shall be allocated by the Opioid Abatement Council pursuant to the 2021 Legislation. The allocation and other provisions in this Agreement that apply to certain Statewide Opioid Settlement Agreements and to certain funds from Joint Abatement Bankruptcy Plans do not apply to funds from State-Only Opioid Settlement Agreements or State Opioid Judgments.

B. Subdivision-Only Settlement Agreements and Subdivision Judgments. The allocation and other provisions in this Agreement that apply to certain Statewide Opioid Settlement Agreements and to certain funds from Joint Abatement Bankruptcy Plans do not apply to funds from Subdivision-Only Opioid Settlement Agreements or Subdivision Opioid Judgments.

VII. Adoption and Amendment of Agreement

A. Controlling Authority. For this Agreement to replace default provisions in the Distributor/J&J Settlements, it must be adopted by statute or approved by the State and a sufficient number of Subdivisions as set forth in Exhibit O of those settlements. For this Agreement to replace default provisions in the Purdue and other bankruptcy plans, it is anticipated that it will need to be approved by the State and a sufficient number of Subdivisions as set forth in the specific bankruptcy plans. There are similar requirements for amending state-subdivision agreements such as this Agreement. It is understood that the approval process and participation requirements set out in this Section VII meet the requirements of these settlement agreements and anticipated bankruptcy plans. For any settlement agreement or bankruptcy plan that allows for a state-subdivision agreement to determine the requirements for amendment of a state-subdivision

[6] For example, the provisions related to the default "Government Participation Mechanism" in the Purdue bankruptcy plan are not applicable with the adoption of this Agreement (which incorporates the Opioid Abatement Council).

agreement, the approval process and participation requirements set out in this Section VII for an amended agreement shall control. Similarly, if this Agreement is adopted by statute, the approval process and participation requirements set out in this Section VII for an amended agreement shall control.

B. Adoption of Agreement. This Agreement is adopted if it is approved by the Attorney General, on behalf of the State, and either (1) Subdivisions whose aggregate "Population Percentages," determined as set forth below, total more than 60%, or (2) Subdivisions whose aggregate Population Percentages total more than 50%, provided that these Subdivisions also represent 15% or more of the counties, by number.

C. Population Percentage Calculation. Population Percentages shall be determined as follows: The Population Percentage of each county shall be deemed to be equal to (1) (a) 200% of the population of such county minus (b) the aggregate population of all Primary Municipalities located in such county, divided by (2) 200% of the state's population. A Primary Municipality means a municipality with a population of at least 25,000. The Population Percentage of each Primary Municipality shall be equal to its population divided by 200% of the state's population. (The result of these calculations is that every person is counted twice: everyone in a Primary Municipality is counted once for that municipality; everyone is counted at least once for their county; and those not in a Primary Municipality are counted a second time for their county.) Except as required by a specific settlement agreement or bankruptcy plan, the population figures for these calculations shall be the 2020 U.S. Census counts for the initial adoption of the Agreement and, for adoption of an amended agreement, the most recently published U.S. Census population figures (actual count or estimate) for a year for which data is available for both counties and municipalities.

D. Amendment of Agreement. This Agreement may be amended if that amended agreement is approved by the Attorney General, on behalf of the State, and either (1) Subdivisions whose aggregate Population Percentages, determined as set forth above, total more than 60%, or (2) Subdivisions whose aggregate Population Percentages total more than 50% provided that these Subdivisions also represent 15% or more of the counties, by number.

VIII. Effect of Agreement

Nothing in this Agreement is intended to abridge or enlarge the authority of the Attorney General, the State, or the subdivisions, except as expressly stated herein.

Exhibit A: County Allocation for Opioid Abatement Fund

Certain abatement funds are allocated by county pursuant to the 2021 Legislation and/or the provisions of this Agreement. The allocations shall be set consistent with the 2021 Legislation and as set forth below.

A. County Allocation Data. The following data shall be used in the county allocation calculations:

1. Fatal opioid overdose data collected by the Tennessee Department of Health. The aggregate figures for the most recent three years of available data shall be used when allocation calculations are performed.

2. Non-fatal opioid overdose data collected by the Tennessee Department of Health. The aggregate figures for the most recent three years of available data shall be used when allocation calculations are performed.

3. Opioid sales as measured by morphine milligram equivalents ("MME"). The aggregate figures for the most recent three years of available data shall be used when allocation calculations are performed.

4. County population. The 2020 U.S. Census counts will be used for the initial allocations. For future allocation calculations, the most recent population estimate or actual count data published by the U.S. Census shall be used.

B. Weighting of Data. In calculating the county allocation percentages, the data shall be weighted as follows:

1. Fatal opioid overdose data shall be weighted at 12.5%.

2. Non-fatal opioid overdose data shall be weighted at 12.5%.

3. Opioid sales as measured by MME shall be weighted at 25%.

4. Population shall be weighted at 50%.

C. Updating of Allocations. The county allocations shall be updated pursuant to statute. The 2021 Legislation requires updating every four years and addresses what happens if a data set used in the initial allocations is unavailable.

D. Allocation Process. The State shall make the initial data and allocable share calculations available to the counties to review for 30 days in order to identify and correct any mathematical or data entry errors. The Opioid Abatement Council will allow for similar review for future reallocations.

E. Holdback Share. It is recognized that, particularly for some very small counties, there could be limits on the ability of the data to capture the scope of the opioid crisis in the county. For example, a large segment of a county's population may fill prescriptions in a neighboring county, resulting in MME data that dramatically underrepresents the level of opioids prescribed to the residents of the county. To address limited situations such as this, 2% of the abatement funds

allocated to counties shall be initially held back until the Opioid Abatement Council can consider county requests for adjustments to their allocation percentages due to such data issues. However, such requests will only be granted when there is a finding that the data limitations substantially affected the county's overall allocation. The Council may only adjust allocation percentages upwards through the use of the 2% holdback fund and may find that no adjustments are needed. Any portion of the 2% holdback fund not used to adjust county allocations pursuant to this process will be released to the counties pursuant to their allocations, including any adjusted allocation percentages.

F. Initial County Allocation Percentages.

[TABLE TO BE INSERTED ONCE UPDATED DATA AVAILABLE]

County	Allocation without 2% holdback	Allocation with 2% holdback
Anderson	1.35%	1.33%
Bedford	0.71%	0.70%
Benton	0.26%	0.25%
Bledsoe	0.22%	0.22%
Blount	2.05%	2.01%
Bradley	1.46%	1.44%
Campbell	0.75%	0.73%
Cannon	0.28%	0.28%
Carroll	0.38%	0.38%
Carter	0.81%	0.80%
Cheatham	0.92%	0.91%
Chester	0.22%	0.21%
Claiborne	0.54%	0.53%
Clay	0.14%	0.14%
Cocke	0.65%	0.63%
Coffee	0.93%	0.91%
Crockett	0.17%	0.16%
Cumberland	0.94%	0.92%
Davidson	10.90%	10.68%
Decatur	0.18%	0.17%
DeKalb	0.38%	0.37%
Dickson	0.97%	0.95%
Dyer	0.48%	0.47%
Fayette	0.52%	0.51%
Fentress	0.37%	0.36%
Franklin	0.62%	0.60%
Gibson	0.64%	0.63%
Giles	0.45%	0.44%
Grainger	0.36%	0.35%
Greene	1.06%	1.04%
Grundy	0.27%	0.26%
Hamblen	0.93%	0.91%
Hamilton	4.79%	4.69%
Hancock	0.11%	0.11%
Hardeman	0.33%	0.33%
Hardin	0.43%	0.42%
Hawkins	0.92%	0.90%
Haywood	0.20%	0.19%

Henderson	0.39%	0.38%
Henry	0.47%	0.46%
Hickman	0.48%	0.47%
Houston	0.16%	0.15%
Humphreys	0.29%	0.28%
Jackson	0.22%	0.22%
Jefferson	0.77%	0.76%
Johnson	0.22%	0.22%
Knox	8.00%	7.84%
Lake	0.11%	0.11%
Lauderdale	0.32%	0.32%
Lawrence	0.67%	0.66%
Lewis	0.21%	0.21%
Lincoln	0.48%	0.47%
Loudon	0.78%	0.76%
Macon	0.37%	0.37%
Madison	1.17%	1.15%
Marion	0.46%	0.45%
Marshall	0.54%	0.52%
Maury	1.38%	1.35%
McMinn	0.82%	0.80%
McNairy	0.35%	0.34%
Meigs	0.19%	0.19%
Monroe	0.68%	0.66%
Montgomery	3.12%	3.06%
Moore	0.10%	0.09%
Morgan	0.39%	0.38%
Obion	0.43%	0.42%
Overton	0.38%	0.37%
Perry	0.14%	0.14%
Pickett	0.08%	0.08%
Polk	0.25%	0.24%
Putnam	1.12%	1.09%
Rhea	0.51%	0.50%
Roane	0.97%	0.95%
Robertson	1.21%	1.19%
Rutherford	4.82%	4.72%
Scott	0.34%	0.33%
Sequatchie	0.25%	0.24%
Sevier	1.58%	1.55%
Shelby	11.39%	11.16%
Smith	0.35%	0.34%
Stewart	0.26%	0.25%

Sullivan	2.34%	2.30%
Sumner	2.87%	2.81%
Tipton	0.85%	0.83%
Trousdale	0.20%	0.20%
Unicoi	0.29%	0.29%
Union	0.33%	0.33%
Van Buren	0.09%	0.09%
Warren	0.65%	0.63%
Washington	1.69%	1.65%
Wayne	0.25%	0.25%
Weakley	0.47%	0.46%
White	0.44%	0.43%
Williamson	2.48%	2.43%
Wilson	2.17%	2.13%
2% Hold Back	0.00%	2.00%
Total Tennessee	100.00%	100.00%

Tennessee State-Subdivision Opioid Abatement Agreement – 2023 Amendments

The Tennessee State-Subdivision Opioid Abatement Agreement is amended as follows:

Amendment 1:

Pursuant to Section IV.A, this Agreement shall apply to the following Statewide Opioid Settlement Agreements, should they become effective:

A. Allergan Public Global Opioid Settlement Agreement
B. CVS Settlement Agreement
C. Teva Global Opioid Settlement Agreement
D. Walgreens Settlement Agreement
E. Walmart Settlement Agreement

Amendment 2:

To allow for efficiency and more streamlined accounting, the fifth sentence in Section III.E.2 of the Agreement ("These redirected funds to certain counties shall be spent on future opioid abatement and shall be subject to the same statutory requirements as the Abatement Accounts Fund money the county receives from the Tennessee Opioid Abatement Fund.") shall be considered deleted and given no effect.

Amendment 3:

Notwithstanding the exception provisions in Section IV.B.3 and Section V.C. of the Agreement, Section V shall apply to funds from the Endo International plc bankruptcy (*In re Endo International plc, et al.*, U.S. Bankruptcy Court, S.D.N.Y, No. 22-22549). As they have received funds from a prior settlement with Endo, the following counties shall not receive a share of the 35% of proceeds directed to counties pursuant to Section V.B: Carter, Greene, Hamblen, Hancock, Hawkins, Johnson, Sullivan, Unicoi and Washington. However, nothing in this agreement shall limit the Opioid Abatement Council's discretion in whether or not to approve any requested allocation from the remaining Endo proceeds or other funds to these counties or the municipalities participating in that prior settlement.

Note on adoption of amendments:

Amendment 1 shall be effective if approved as set forth in Section IV.B.2 of the Agreement. Amendments 2 and 3 shall be effective if approved as set forth in Section VII.D of the Agreement.

Tennessee State-Subdivision Opioid Abatement Agreement:
Summary of 2025 Amendment 6

In addition to being asked to approve a bankruptcy plan for Purdue Pharma and to join a settlement to resolve claims against the Sackler family, Tennessee local governments are being asked to amend the Tennessee State-Subdivision Opioid Abatement Agreement to have the Agreement apply to the Purdue bankruptcy plan and Sackler family settlement. The proposed amendment is summarized below. The participation packet for the Purdue bankruptcy and Sackler settlement being sent to counties and qualifying municipalities by the national settlement administrator, Rubis, will also include a form to approve the amendment. This process for amending the State-Subdivision Agreement is the same as it was for amendments 1-5, which were approved in 2023 and 2024.

(Note: Separate from the materials related to the Purdue/Sackler settlement, this summer local governments will also be asked to join settlements with eight smaller-volume opioid manufacturers. At that time, subdivisions will be able to approve Amendment 7 to the State-Subdivision Agreement, which applies the terms of the Agreement to those settlements. Information on those settlements and Amendment 7 will be provided separately.)

Summary of Amendment 6:

The original and current language in the State-Subdivision Agreement describes the Purdue bankruptcy plan as an example of "Joint Abatement Bankruptcy Plans," which are addressed in Section V of the agreement. Section V allocates all funds received for abatement programs to the Tennessee Opioid Abatement Fund, rather than being split among the Abatement Fund, the State's General Fund, and the Subdivisions. For other reasons, last year the U.S Supreme Court voided the Purdue bankruptcy plan that existed at the time the State-Subdivision Agreement was drafted. The new bankruptcy plan takes a different approach in resolving the claims against the Sackler family. This new structure includes an agreement with the Sacklers, the Governmental Entity & Direct Settlement Agreement ("GESA"), that generally follows the settlement agreements with distributors, pharmacies and manufacturers that are defined as "Statewide Opioid Settlement Agreements" in the State-Subdivision Agreement. To address this change, Amendment 6 has abatement/remediation funds from the GESA and the Purdue estate distributions allocated pursuant to Section IV.A, so they will be disbursed the same way as funds for Statewide Opioid Settlement Agreements. The effect of the change is that all Tennessee remediation funds from the Sacklers and Purdue estate disbursements will be split 70% to the Opioid Abatement Fund, 15% to the General Fund, and 15% to the Subdivisions.

Following Page: Text of Amendments

On the next page is the text of Amendment 6, set out as it should appear in the Purdue settlement packet from the national administrator.

Tennessee State-Subdivision Opioid Abatement Agreement – 2025 Amendments

The Tennessee State-Subdivision Opioid Abatement Agreement, previously amended in 2023 and 2024, is further amended as follows:

Amendment 6:

If the overall resolution of claims against Purdue Pharma and the Sackler family includes a Statewide Opioid Settlement Agreement (such as the Governmental Entity & Direct Settlement Agreement ("GESA")), then allocation of all abatement/remediation funds received for these claims shall be pursuant to Section IV.A of the Agreement, not Section V. Specifically, notwithstanding the references to Purdue in Section V and elsewhere in the initial Agreement language (which referred to a prior bankruptcy plan that is now void), abatement/remediation funds received pursuant to the GESA and pursuant to Purdue estate distributions (which are also addressed by the GESA) shall be allocated pursuant to Section IV.A. of the Agreement.

Note on adoption of amendment:

Amendment 6 shall be effective if approved as set forth in both Section IV.B.2 and VII.D of the Agreement.

City of Franklin

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

File #: 21-0831

DATE: July 15, 2025

TO: Board of Mayor and Aldermen

FROM: Eric Stuckey, City Administrator
Shauna Billingsley, City Attorney

SUBJECT:

*Consideration Of Amendment 1 To COF Contract No. 2024-0331, A Professional Services Agreement With Windrow Phillips Group To Provide Lobbying And Advisory Services

PURPOSE:

The purpose of this memorandum is to provide information to the Franklin Board of Mayor and Aldermen (BOMA) concerning amending the Amendment to the Professional Services Agreement with Windrow Phillips Group to extend the term two years and allow for an increase of $6,000 to the annual fees.

BACKGROUND/STAFF COMMENTS:

Windrow Phillips Group provides lobbying and advisory services on behalf of the City. Our current agreement of service is for the calendar year 2025, this amendment will extend the term through 2027. Windrow Phillips Group agrees to provide the following lobbying services:

Arrange and provide lobbying services for specific legislative matters.
Monitor regulatory changes.
Interface with policy makers on behalf of the City of Franklin.
Assist in writing, amending, and/or defeating legislation.
Provide weekly written reports throughout the legislative session.
Serve as a legislative liaison, providing information during off-term.

Windrow Phillips Group also provides representation for nine other cities across the state, including Brentwood, Goodlettsville, Oak Ridge, Maryville, Alcoa, Pigeon Forge, Gatlinburg, Kingsport, and Johnson City. The opportunity for these cities to come together to collaborate on legislation and to make our voices heard on important legislation impacting our communities will also be very beneficial. In addition, the City and Windrow Phillips Group would still work closely with the Tennessee Municipal League to advance the interests of communities and cities across the state. Having a firm directly focused on Franklin's needs and interests will be very beneficial.

FINANCIAL IMPACT:

The amount amended is an annual amount not exceed $51,000, an increase of $6,000 from the original contract. Funding for this contract is included in the Law department's FY 2025 budget and will need to be incorporated in the FY 2026 and FY 2027 budget.

RECOMMENDATION:

Staff recommends that the Board of Mayor and Aldermen approve Amendment No. 1 to COF Contract No. 2024-0331.

AMENDMENT NO. 1 TO PROFESSIONAL SERVICES AGREEMENT

WITH WINDROW PHILLIPS GROUP

COF Contract No. 2024-0331

ENTERED INTO by and between the City of Franklin, Tennessee (the "City") and Windrow Phillips Group (the "Consultant") as of this _____ day of _____, 20____.

RECITALS:

WHEREAS, the City and Windrow Phillips Group entered into an agreement (COF Contract No. 2024-0331) dated October 21, 2024 (the "Agreement"); and

WHEREAS, the purpose of the Agreement was to provide lobbying and advisory services for the City; and

WHEREAS, the parties desire to amend the Agreement to increase the Consultant's annual fee for Services rendered by Six Thousand and No/100 Dollars ($6,000.00) for a total annual amount of Fifty-One Thousand and No/100 Dollars ($51,000.00) to be divided and included in equal installments on the monthly invoicing; and

WHEREAS, the parties desire to extend the term of the Agreement two (2) years terminating on December 31, 2027; and

WHEREAS, the City and Windrow Phillips Group desire to amend the Agreement as set forth herein.

NOW, THEREFORE, in consideration of these premises and the mutual promises contained herein, it is agreed by and between the parties as follows:

1. The Agreement is hereby amended and restated as follows:

2. The Agreement is hereby amended to increase the Consultant's annual fee for Services rendered by Six Thousand and No/100 Dollars ($6,000.00) for a total annual amount of Fifty-One Thousand and No/100 Dollars ($51,000.00) to be divided and included in equal installments on the monthly invoicing,

3. Term. The Term of the Agreement shall be extended from December 31, 2025 to December 31, 2027.

4. Waiver. Neither party's failure nor delay to exercise any of its rights or powers under this Amendment will constitute or be deemed a waiver or forfeiture of those rights or powers. For a waiver of a right or power to be effective, it must be in writing signed by the waiving party. An effective waiver of a right or power shall not be construed as either (a) a future or continuing waiver of that same right or power, or (b) the waiver of any other right or power.

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

6. Precedence. In the event of conflict between this Amendment and the provisions of the previous Agreement(s), or any other contract, agreement or other document to which this Amendment may accompany or incorporate by reference, the provisions of this Amendment will, to the extent of such

conflict (or to the extent the Agreement is silent), take precedence unless such document expressly states that it is amending this Amendment.

7. Entire Agreement. The Amendment between the parties supersedes any prior or contemporaneous communications, representations or agreements between the parties, whether oral or written, regarding the subject matter of the entire Amendment. The terms and conditions of this Amendment may not be changed except by an amendment expressly referencing this Amendment by section number and signed by an authorized representative of each party.

8. Additions/Modifications. If seeking any addition or modification to the Amendment, the parties agree to reference the specific paragraph number sought to be changed on any future document or purchase order issued in furtherance of the Amendment, however, an omission of the reference to same shall not affect its applicability. In no event shall either party be bound by any terms contained in any purchase order, acknowledgement, or other writings unless: (a) such purchase order, acknowledgement, or other writings specifically refer to the Amendment or to the specific clause they are intended to modify; (b) clearly indicate the intention of both parties to override and modify the Amendment; and (c) such purchase order, acknowledgement, or other writings are signed, with specific material clauses separately initialed, by authorized representatives of both parties.

9. Breach. Upon deliberate breach of the Amendment by either party, the non-breaching party shall be entitled to terminate the Amendment without notice, with all of the remedies it would have in the event of termination, and may also have such other remedies as it may be entitled to in law or in equity.

10. Survival. This Amendment shall survive the completion of or any termination of the original contract, revised contract, or agreement or other document to which it may accompany or incorporate by reference.

11. All other provisions of the Agreement, dated October 21, 2024 are unchanged and remain in full force and effect.

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

WINDROW PHILLIPS GROUP:

By: _____

Print Name & Title: _____

Date: _____

File #: 21-0717

DATE: July 18, 2025

TO: Board of Mayor and Aldermen

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

SUBJECT:

Discussion Of Proposed Harlin PUD Subdivision

PURPOSE:

The purpose of this memorandum is to provide information to the Franklin Board of Mayor and Aldermen (BOMA) concerning the proposed Harlin PUD subdivision and the gating of Hillview Lane.

BACKGROUND/STAFF COMMENTS:

To assist the Board of Mayor and Aldermen in their decision about whether to gate Hillview Lane, staff have assembled the following information and recommendations:

First, the City of Franklinthe Zoning Ordinance requires that street connections connect to all adjacent streets and internal drives, including those existing and planned. Preserving the trees (tree tunnel) is important to retain the existing community character. It's our understanding that is why the applicant has proposed to circumvent some of Hillview Lane with the proposed street/Mack Hatcher stub.

1) The Traffic Impact Analysis (TIA) would need to be updated to evaluate street network and traffic impacts. This is also important to evaluate the effectiveness of the proposed double signal at Henpeck and Coleman, should the traffic be distributed differently than currently planned. There is a possibility that putting all the public traffic onto Coleman Rd would trigger the need to realign Henpeck, but staff would rely on an updated TIA for this information.

2) The Plan of Services would need to be reevaluated. Sending SES drivers and other routine City services farther south into the County to come back north into the Harlin property to serve it will add time and cost the City more. We should consider if these impacts are minimal or more significant, requiring additional resources.

3) Hillview Ln would remain the primary access for Emergency Services because going down to Coleman Road would significantly affect response times. Due to Hillview Ln remaining the primary emergency access point, it is possible that Emergency Services would need up to three forms of emergency access controls at a gate to ensure entry/exit.

4) A cul-de-sac on Hillview Lane before someone arrives at the gated location would be necessary as a turnaround.

5) The County should be contacted regarding any changes they may require to the Interlocal agreement, should all public traffic associated with the Harlin PUD be directed through the adjacent County subdivision to Coleman Road.

FINANCIAL IMPACT:

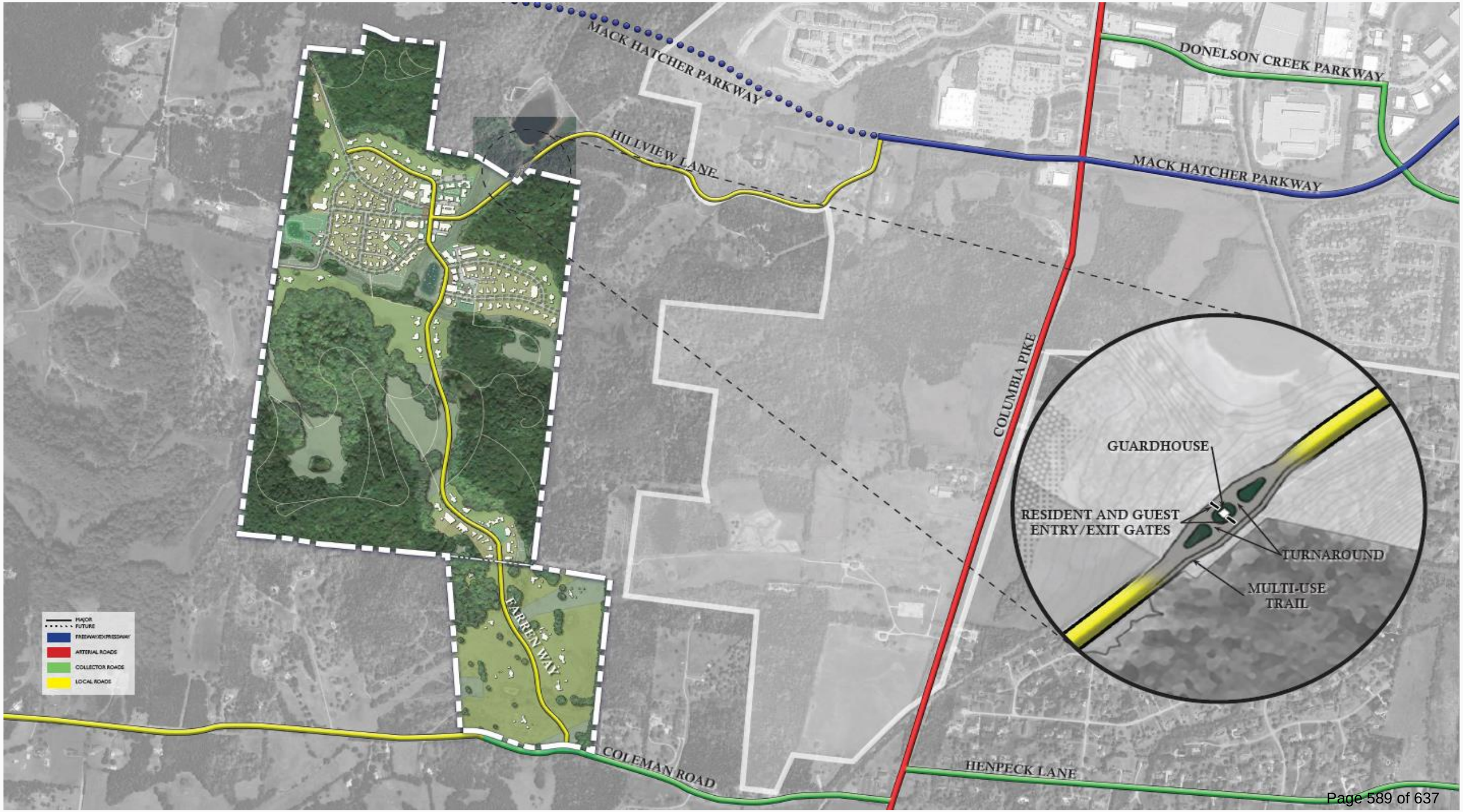
This item is for discussion purposes only.

RECOMMENDATION:

Staff recommends that if the Board wishes to add a condition of approval that only emergency access be allowed to Hillview Lane, staff would recommend deferral of the Development Plan and Plan of Services to allow for updated analysis of the impact of this change of the plan of service for their proposed development/annexation. .

Harlin PUD Subdivision

The Gating of Hillview Lane

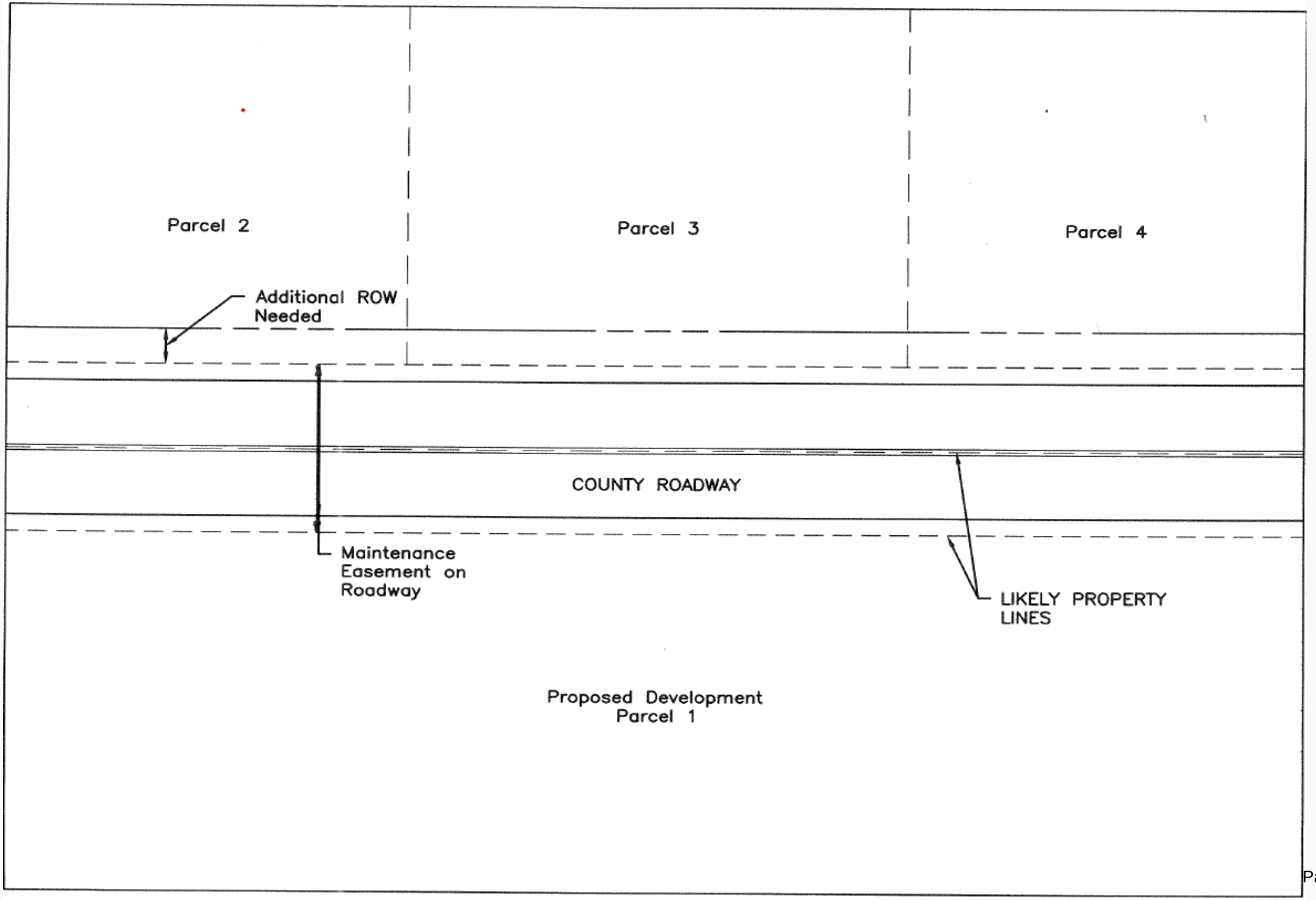

MACK HATCHER PARKWAY
DONELSON CREEK PARKWAY
HILLVIEW LANE
MACK HATCHER PARKWAY
COLUMBIA PIKE
GUARDHOUSE
RESIDENT AND GUEST ENTRY/EXIT GATES
TURNAROUND
MULTI-USE TRAIL
FARREN WAY
COLEMAN ROAD
HENPECK LANE
MAJOR
FUTURE
FREEWAY/EXPRESSWAY
ARTERIAL ROADS
COLLECTOR ROADS
LOCAL ROADS

The Gating of Hillview Lane

County Roads vs City Right-of-Way

County Roads

- Generally, the County does not own the "dirt" under roadbed and therefore, does not own the right-of-way. By law the County is responsible for maintaining the pavement and the road is open to the public.
- This will be the first instance when the County is "transferring maintenance responsibility" to the City via an interlocal agreement.
- City staff is in the process of drafting language that will allow for the "transfer of road maintenance" between County's and local jurisdictions for consideration during the 2026 Legislative Session.


Parcel 2
Parcel 3
Parcel 4
Additional ROW Needed
COUNTY ROADWAY
Maintenance Easement on Roadway
LIKELY PROPERTY LINES
Proposed Development
Parcel 1

The Gating of Hillview Lane

Considerations and Staff Recommendation

- The City of Franklin's Zoning Ordinance requires that street connections connect to all adjacent streets and internal drives, including those existing and planned. Preserving the trees (tree tunnel) is important to retain the existing community character.

- The Board of Mayor and Aldermen is contemplating to add a condition of approval that only emergency access be allowed to Hillview Lane and if they decide to proceed, **staff recommends deferral of the Development Plan and Plan of Services for several reasons:**

Considerations and Staff Recommendation

- The Traffic Impact Analysis (TIA) would need to be updated to evaluate street network and traffic impacts. This is also important to evaluate the effectiveness of the proposed double signal at Henpeck and Coleman, should the traffic be distributed differently than currently planned.

- The Plan of Services would need to be reevaluated. Sending SES drivers and other routine City services farther south into the County to come back north into the Harlin property to serve it will add time and cost for essential services.

- Hillview Ln would remain the primary access for Emergency Services because going down to Coleman Road would significantly affect response times. Due to Hillview Ln remaining the primary emergency access point, it is possible that Emergency Services would need up to three forms of emergency access controls at a gate to ensure entry/exit.

- A cul-de-sac on Hillview Lane before someone arrives at the gated location would be necessary as a turnaround.

- During a recent meeting County staff expressed concerns with limiting public access to Hillview Lane. The County should be contacted regarding any changes they may be required to the Interlocal agreement.

The Gating Of Hillview Lane

Discussion

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

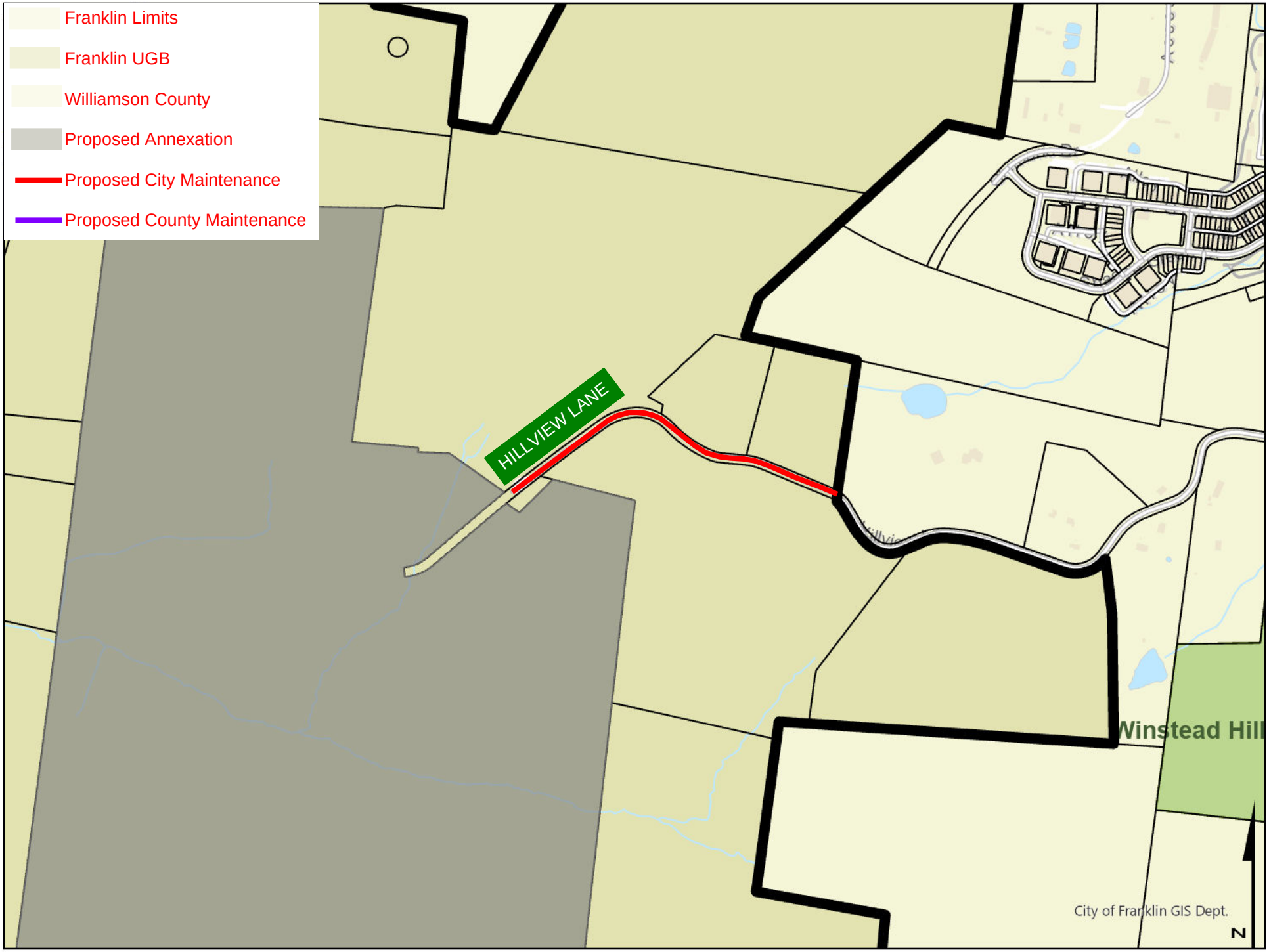
Date: _____

APPROVED AS TO LEGALITY OF
FORM AND COMPOSITION:

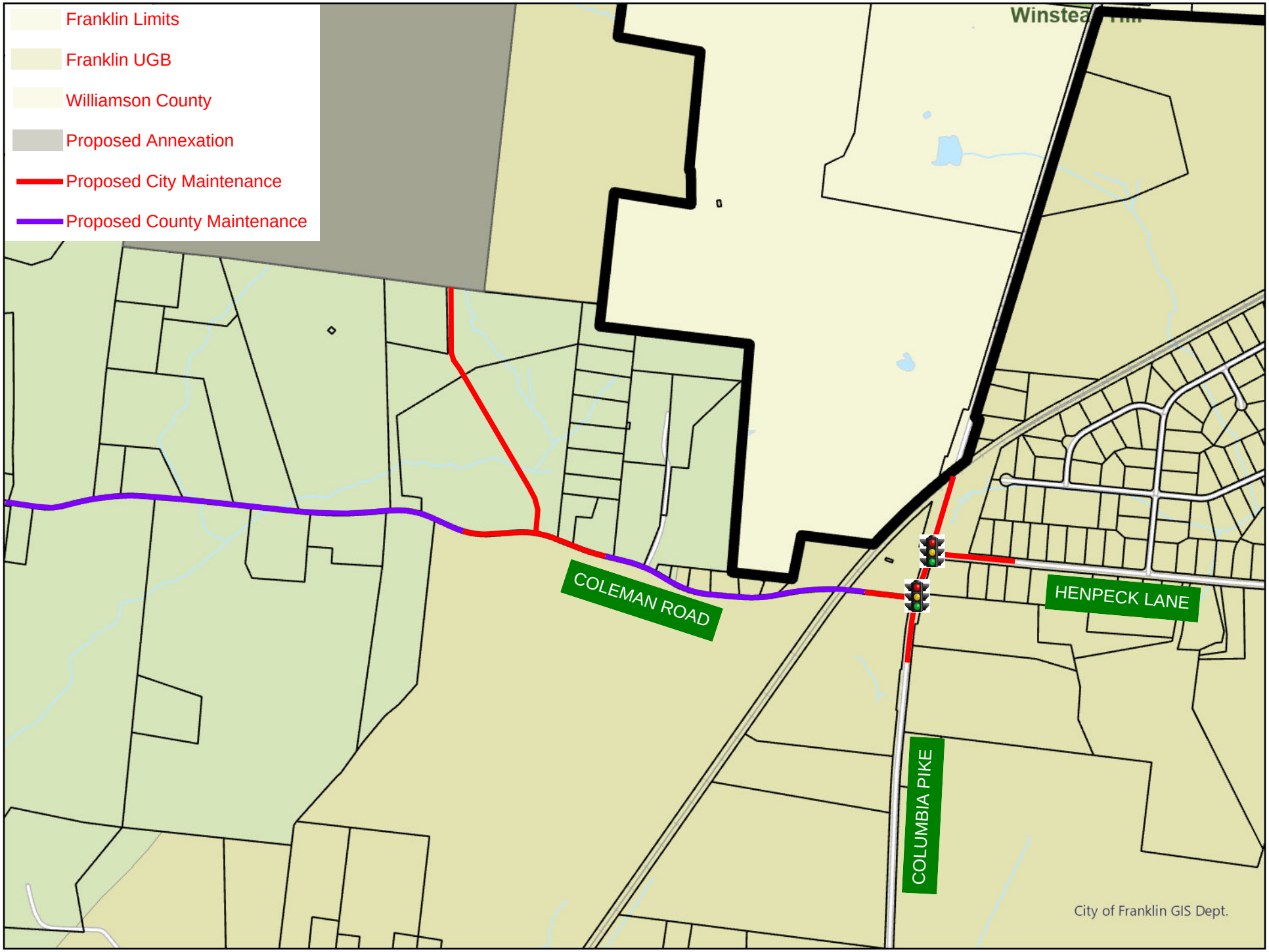
_____
Franklin City Attorney

WC\Agts\Interlocal Agts\City of Franklin\Road Work-Annex-Hillview Ln\2025.04.14 Annex Interlocal Franklin K25-317.docx

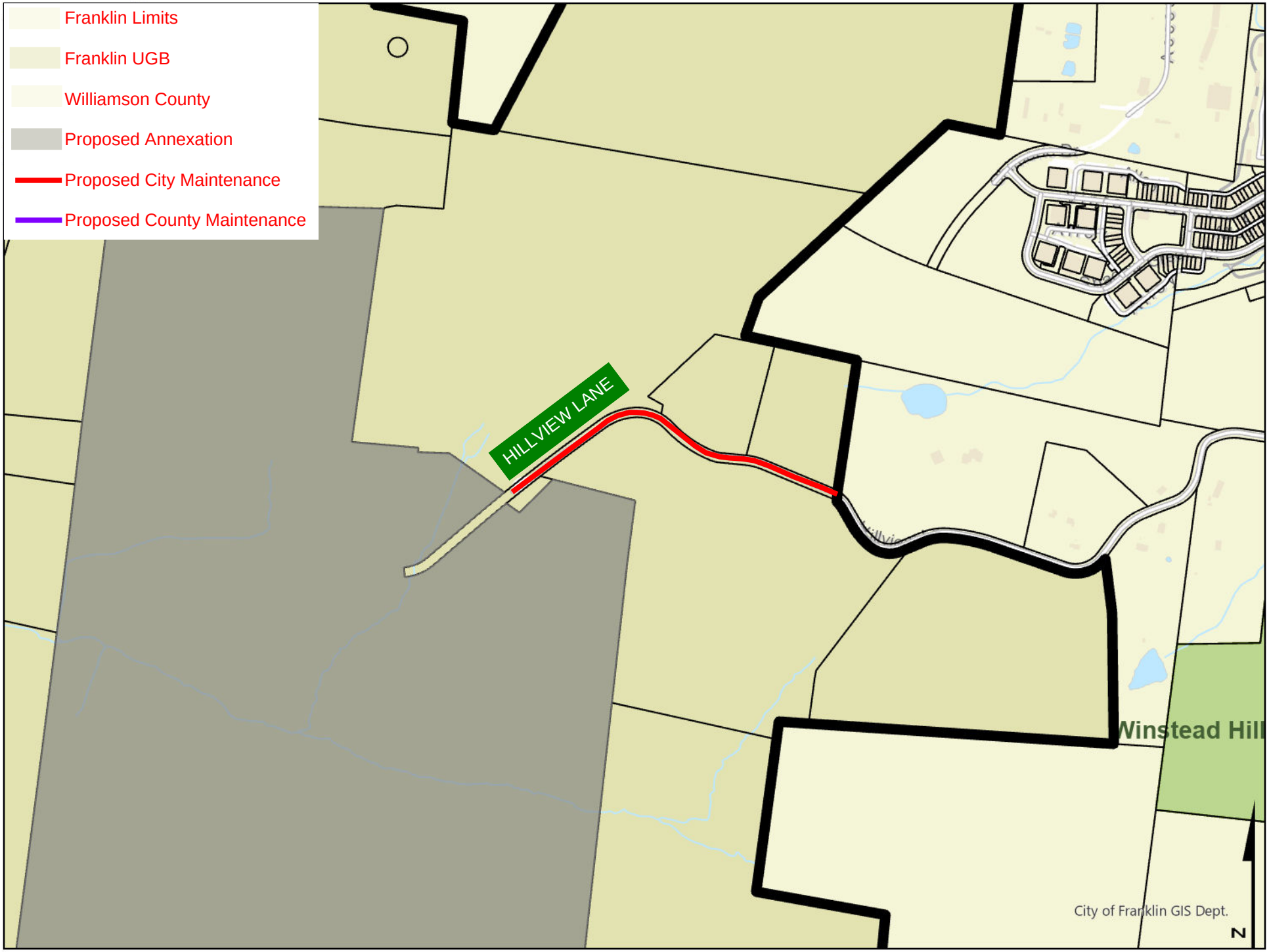
OPTION 1 - EXHIBIT A



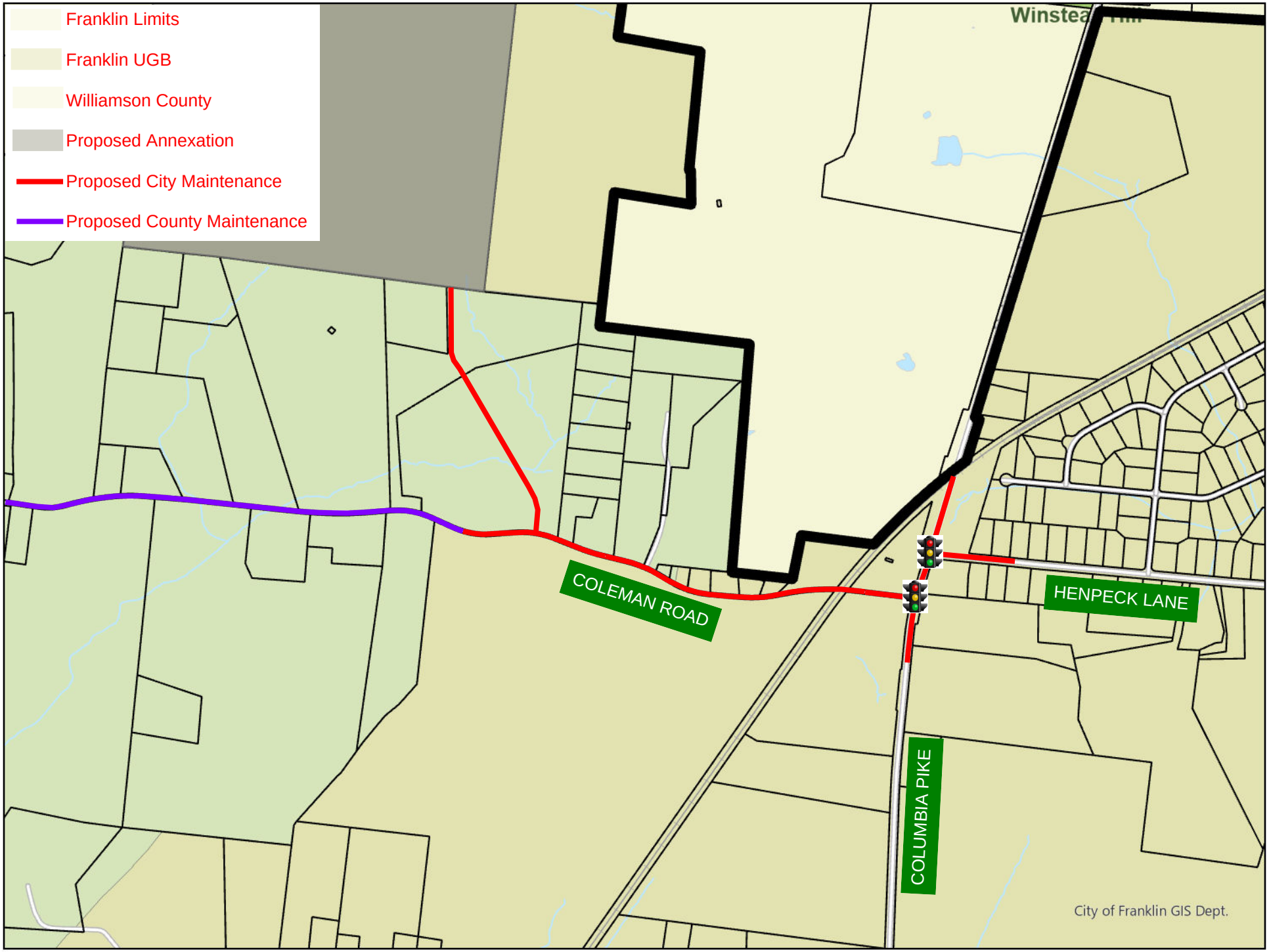
OPTION 1 - EXHIBIT B



OPTION 2 - EXHIBIT A



OPTION 2 - EXHIBIT B



ROAD IMPACT FEE REIMBURSEMENT AGREEMENT
COF CONTRACT NO. 2025-0158

This agreement ("Agreement") is entered into between the City of Franklin, Tennessee ("City") and Boyle Nashville, LLC, ("Developer"), on this the _____day of _____, 2025, pursuant to Title 16, Chapter 4 of the Franklin Municipal Code ("FMC").

WHEREAS, the Developer has previously submitted to the Franklin Municipal Planning Commission Harlin PUD Subdivision COF Project #8704 for approval (the "Development Project"); and

WHEREAS, the City has required the Developer to design, acquire right-of-way, acquire easements, obtain permits, and construct certain roadway improvements (the "Improvements") as a requirement of the Development Project and as shown on Exhibit A; and

WHEREAS, the Improvements required as part of the Development Project are identified in the City's Major Thoroughfare Plan, Connect Franklin; and

WHEREAS, the Developer has made application to offset a portion of the costs of these improvements against any Road Impact Fees due from the Development Project.

NOW THEREFORE, the City and the Developer, their successors and assigns, do hereby agree as follows:

1. PURPOSE. The purpose of this Agreement is to define the obligations of the parties necessary to carry out the intent of this Agreement for the provision of reimbursement of collector and arterial road impact fees pursuant to the FMC.

2. TERM. This Agreement shall become effective on the date it is fully executed and shall continue until the parties have fully fulfilled their obligations provided hereunder or until the agreement is terminated as provided herein. Understanding the large financial investment each party is making, this Agreement shall only be terminated for convenience upon written agreement of the parties.

3. PROJECT. The Developer has submitted reliable information related to the costs of construction of the following Improvements:

(a) The existing unsignalized intersections of Coleman Road and Henpeck Lane are offset by approximately 300 feet along Columbia Avenue. This offset and the general lack of capacity create existing operational and safety issues. The need for improving these intersections through realignment, signalization, and additional capacity has been thoroughly documented in previous planning efforts conducted over the past 14 years by Williamson County, TDOT, and the Nashville Area MPO. Therefore, the following improvements should be implemented in tandem with the Harlin development but should be constructed utilizing a combination of the City's reimbursable Road Impact Fees, Residential Infrastructure Development Act (RIDA) taxing authority, and private developer funds. It should also be noted that alternative intersection designs were considered as part of this TIA. However, in an effort to minimize ROW acquisitions and construction costs, it was ultimately determined that signalization of the two offset intersections with additional turn lanes will address both existing and future traffic delays and improve driver safety. The westbound approach of

realigned Henpeck Lane should include an exclusive left turn lane with approximately 100' of storage with taper and deceleration lengths designed to AASHTO, TDOT, and City standards and a shared through/right turn lane.

(b) The intersection of Columbia Avenue and Henpeck Lane will be converted to traffic signal control based on the projected satisfaction of MUTCD 8-hour volume warrants. In tandem with the proposed traffic signal, the following turn lanes will be constructed:

(i.) The westbound approach of Henpeck Lane will include an exclusive left turn lane with approximately 100 feet of storage with taper and deceleration lengths designed to AASHTO, TDOT, and City standards and a shared through/right turn lane.

(ii.) The northbound approach of Columbia Avenue will be widened to include an exclusive right turn lane with a minimum of 100 feet of storage. All taper and deceleration lengths should designed to AASHTO, TDOT, and City standards.

(iii.) The southbound approach of Columbia Avenue will be widened to include an exclusive left turn lane with a minimum of 100 feet of storage. All taper and deceleration lengths should designed to AASHTO, TDOT, and City standards.

(iv.) The southbound approach will include protected-permissive left turn phasing. The southbound approach of Columbia Avenue should be widened to include an exclusive left turn lane with a minimum of 100' of storage, an exclusive through lane, and an exclusive right turn lane with a minimum of 100' of storage. All taper and deceleration lengths should be designed to AASHTO, TDOT, and City standards.

(c) The intersection of Columbia Avenue and Coleman Road should be converted to traffic signal control based on the projected satisfaction of MUTCD 8-hour volume warrants. In tandem with the proposed traffic signal, the following turn lanes will be constructed:

(i.) The eastbound approach of Coleman Road will be widened to include an exclusive left turn lane with approximately 100 feet of storage with taper and deceleration lengths designed to AASHTO, TDOT, and City standards and a shared through/right turn lane.

(ii.) The northbound approach of Columbia Avenue will be widened to include an exclusive left turn lane with a minimum of 100 feet of storage. All taper and deceleration lengths will be designed to AASHTO, TDOT, and City standards.

(iii.) The southbound approach of Columbia Avenue will be widened to include an exclusive right turn lane with a minimum of 100 feet of storage. All taper and deceleration lengths will be designed to AASHTO, TDOT, and City standards.

(iv.) The northbound approach will include protected-permissive left turn phasing. As part of a future/phase 2 improvements at the Columbia Avenue/Mack Hatcher Intersection, Developer will remove part of the existing concrete median and/or widen the westbound approach of Mack Hatcher Parkway as necessary in order to provide an additional through lane. Developer will restripe the northbound approach of Columbia Avenue to provide a second left turn lane. Optimization of the existing traffic signal will be required with these improvements.

(d) As mentioned previously and documented in the Phase 2 capacity analysis, the intersection of Columbia Avenue and Mack Hatcher Parkway/Hillview Lane will be improved with the Columbia Avenue widening project currently underway with the City. With these improvements, acceptable levels of service will be maintained throughout the 2032 buildout of the Harlin site. Given the future plans for extending the Mack Hatcher Parkway cross

section and improvements recommended in Phase 1, the following improvements should be made at this intersection:

(i.) Remove part of the existing concrete median and/or widen the westbound approach of Mack Hatcher Parkway as necessary in order to provide an additional through lane.

(ii.) Restripe the northbound approach of Columbia Avenue to provide a second left turn lane.

(iii.) Optimize the traffic signal timing within the applicable coordinated cycle lengths for each peak hour following completion of these improvements.

4. ELIGIBLE ARTERIAL ROAD IMPACT FEE REIMBURSEMENT. The total eligible costs of design, right-of-way acquisition, easement acquisition, permits, and construction of the above arterial roadway Improvements is **Eight Million Four Hundred Sixteen Thousand Two Hundred and No/100 Dollars ($8,416,200.00)** for the Development Project and the total reimbursement to the Developer is estimated to be **Three Million Eight Hundred Sixteen Thousand Five Hundred Forty-Two and No/100 Dollars ($3,816,542.00)**. At no time shall reimbursement exceed the arterial impact fees collected as part of the Development Project

5. ELIGIBLE COLLECTOR ROAD IMPACT FEE REIMBURSEMENT. The total eligible costs of design, right-of-way acquisition, easements acquisition, permits, and construction of the above collector roadway Improvements is **Two Million Seven Hundred Two Thousand Eight Hundred Thirty-Four and No/100 Dollars ($2,702,834.00)** for the Development Project and the total reimbursement to the Developer is **Seven Hundred Eighty-One Thousand Seven Hundred One and No/100 Dollars ($781,701.00)**. At no time shall reimbursement exceed the collector impact fees collected as part of the Development Project

6. APPROVAL OF CONTRACTS AND AGREEMENTS. The City Engineer shall review and approve all professional services agreements, right-of-way and easement acquisition offers (that exceed the appraised value of the acquisition), and construction bids associated with the Improvements. The Developer shall obtain approval prior to the spending of any funding in which the Developer is seeking reimbursement from the City. The Developer agrees that failure to obtain contract approval from the City Engineer may result in loss of City reimbursement as determined by the City Engineer.

7. APPROVAL OF CONSTRUCTION DOCUMENTS. Prior to starting right-of-way acquisition, easement acquisition, and construction, the Developer shall submit construction documents to the City Engineer for review and approval. The Developer agrees that failure to obtain approval from the City Engineer may result in loss of City reimbursement as determined by the City Engineer.

8. PERMITS. The Developer shall be solely responsible for obtaining and complying with all necessary local, state, and federal permits associated with the Improvements.

9. ON-SITE RIGHT-OF-WAY AND EASEMENT DEDICATION. The reimbursement value of on-site right-of-way shall be based on the fair market value of the land at the date of application for the development approval for which the condition of dedication was imposed. The value of right-of-way is hereby estimated as **$50.00 per SF,** and all other necessary temporary slope, temporary construction, access easements, and utility easements shall be dedicated at no cost to the City.

10. OFF-SITE RIGHT-OF-WAY AND EASEMENT ACQUISITION.

a. The Developer shall be responsible for obtaining all off-site right-of-way and easements associated with the off-site Improvements.

b. At a minimum, the Developer shall offer fair market value for all right-of-way and or easements necessary as part of the Improvements. The value of right-of-way and easements shall be determined by a professional real estate appraiser or other means as approved by the City Engineer.

c. Should negotiations fail, the City agrees to assist, to the maximum extent allowable by law, in the acquisition of the necessary off-site right-of-way and easements associated with the Improvements.

11. Reimbursement and Final Acceptance.

a. The Developer may submit periodic invoices to the City during the course of design, right-of-way acquisition, easement acquisition, permitting and construction (not more frequently than every 90 days), which invoices shall be payable within 30 days after approval by the Road Impact Fee Administrator (City Engineer), subject to collected impact fees as specified within this Agreement.

b. No reimbursement on Construction shall be allowed until all right-of-way and easements have been properly deeded to the City and/or State and recorded at the Williamson County Register of Deeds.

c. Invoices shall include copies of approved contracts and invoices associated with the roadway Improvements, partial lien waivers for all contracts and copies of checks to show proof of payment. The Developer shall submit invoices based on the latest approved City forms as required by the Road Impact Fee Administrator (City Engineer).

d. Prior to final reimbursement and City acceptance of off-site Improvements, the Developer shall coordinate final inspections with the City and obtain letters of acceptance from the Street Department or City Engineer.

e. The following costs are specifically excluded from reimbursement: fiscal cost, including interest of money borrowed to finance the construction, cost for utility relocations, landscaping, turn lanes, internal management fees and turn lanes / signal improvements that benefit solely the development and not the arterial and/or collector roadway.

12. INDEMNIFICATION.

a. To the fullest extent permitted by Laws and Regulations, and in addition to any other obligations of Developer under this Agreement or otherwise, Developer shall indemnify and hold harmless the City, and the officers, directors, members, partners, employees, agents, consultants and subcontractors, from losses, damages, costs, and judgments (including but not limited to all fees and charges of engineers, architects, attorneys, and other professionals, and all court or arbitration or other dispute resolution costs) arising from third-party claims or actions relating to or resulting from the performance or furnishing of the Improvements, provided that any such claim, action, loss, cost, judgment or damage is attributable to bodily injury, sickness, disease, or death, or to damage to or destruction of tangible property (other than the improvements itself), including the loss of use resulting therefrom, but only to the extent caused by any negligent act or omission of Developer, and any contractor and any subcontractor, and any supplier, or any individual or entity directly or indirectly employed by any of them to perform any of the Improvements, or anyone for whose acts any of them may be liable.

b. In any and all claims against City, or any of their officers, directors, members, partners, employees, agents, consultants, or subcontractors, by any employee (or the survivor or

personal representative of such employee) of Developer, and contractor, any subcontractor, any supplier, or any individual or entity directly or indirectly employed by any of them to perform any of the Improvements, or anyone for whose acts any of them may be liable, the indemnification obligation under the paragraph above will not be limited in any way by any limitation on the amount or type of damages, compensation, or benefits payable by or for Developer, or any contractor or any such subcontractor, supplier, or other individual or entity under workers' compensation acts, disability benefit acts, or other employee benefit acts.

13. MISCELLANEOUS.

a. Binding. This Agreement shall be binding upon the parties and shall take effect from and after its ratification and signing by all parties after obtaining appropriate approval pursuant to the requirements of applicable law.

b. Severability. The parties agree that if any part, term, or provision of this Agreement is determined to be illegal or in conflict with any law of the State of Tennessee by any court with jurisdiction, the validity of the remaining portions or provisions shall not be affected. The rights and obligations of the parties shall be construed and enforced as if the Agreement did not contain the particular part, term, or provision held to be invalid.

c. Specific Performance. The parties recognize that the rights afforded to each under this Agreement are unique and, accordingly, the individual parties shall, in addition to such other remedies as may be available to them in equity, have the right to enforce their respective rights hereunder by an action for injunctive relief and/or specific performance to the extent permitted by law.

d. Cooperation. The parties agree to cooperate fully in order to successfully execute the terms and conditions of this Agreement, including obtaining all regulatory and governmental approvals required to carry out the terms of this Agreement, recognizing that the intent of each party to the other is to serve the individual interests of each party while respecting the conditions and obligations of this Agreement.

e. Assignment. The rights and obligations of this Agreement are not assignable without prior written consent of the City.

f. Law/Venue. This Agreement shall be exclusively governed by the laws of the State of Tennessee. In the event that any section and/or term of this Agreement, or any exhibits hereto, becomes subject to litigation, the venue for such action will be exclusively maintained in a court of competent jurisdiction sitting in Williamson County, Tennessee.

g. Entire Agreement. This Agreement represents the entire agreement between the parties and supersedes all prior negotiations, representations, or agreements, either written or oral, with respect to the subject matter hereof. This Agreement may be amended only by written instrument signed by all parties.

IN WITNESS WHEREOF, each party has caused this Agreement to be executed by an authorized person effective as of the date and year written below.

Approved by the Franklin Board of Mayor and Aldermen on _____, 20___.

WITNESS our hands on the dates as indicated.

DEVELOPER

_____

By:_____

Print Name:_____

Title:_____

STATE OF TENNESSEE)
)
COUNTY OF _____)

Before me, _____, a Notary Public of said County and State, personally appeared _____, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged self to be _____ (or other officer authorized to execute the instrument) of _____, the within named bargainor, a _____, and that _____ as such _____ executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal on this ____ day of _____, 20____.

_____

Notary Public
My Commission Expires:_____

CITY

CITY OF FRANKLIN, TENNESSEE, a municipality

By: _____
DR. KEN MOORE
Mayor
Date: _____

By: _____
ANGIE SKARP
City Recorder
Date: _____

STATE OF TENNESSEE)
)
COUNTY OF WILLIAMSON)

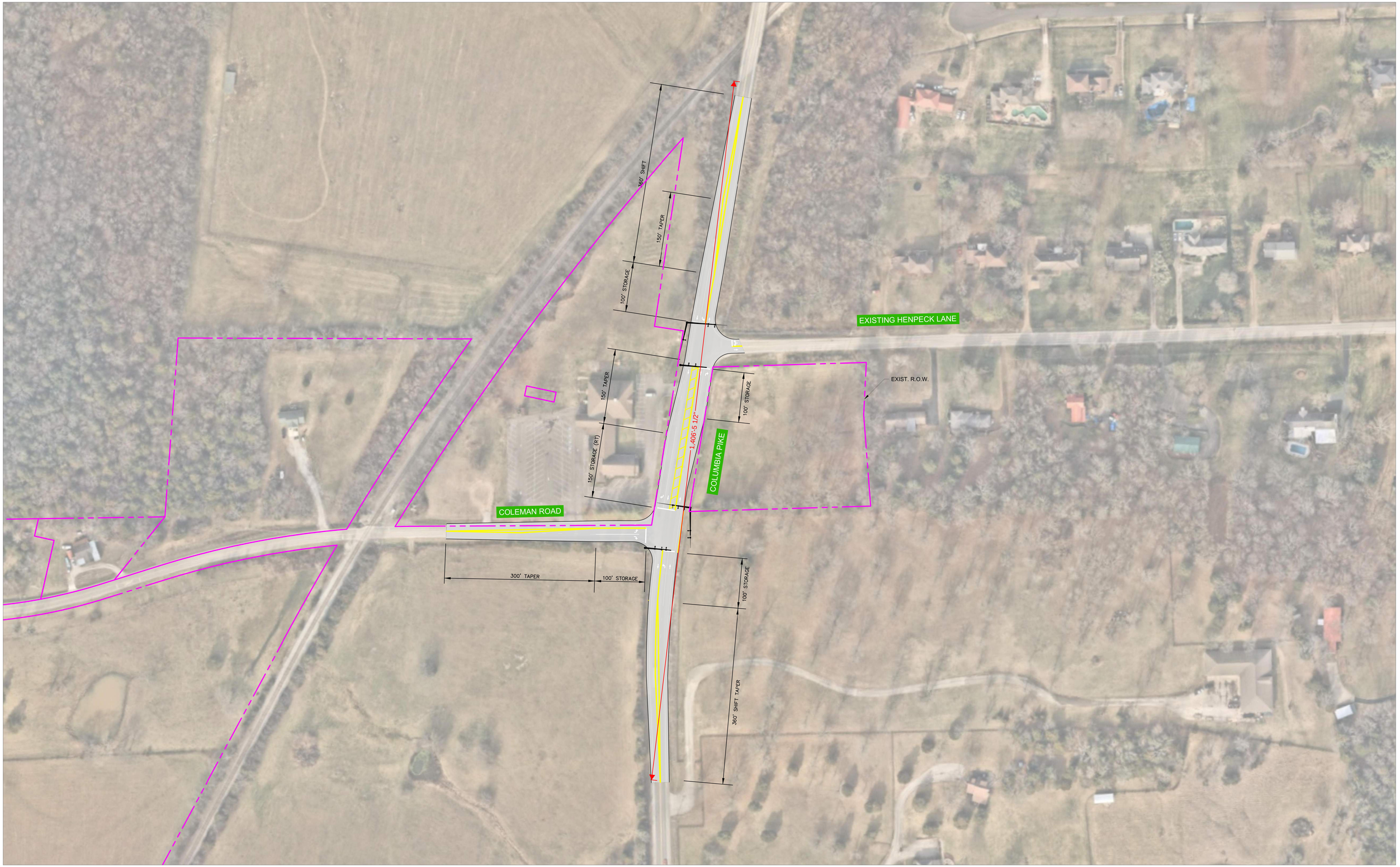
Before me, the undersigned Notary Public of said County and State, personally appeared DR. KEN MOORE and ANGIE SKARP, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged themselves to be the Mayor and City Recorder, respectively, of the City of Franklin, Tennessee, the within named bargainor, a municipality, and that as such Mayor and City Recorder executed the foregoing instrument for the purposes therein contained, by signing the name of the municipality by themselves as Mayor and City Recorder.

Witness my hand and seal this _____ day of _____, 20____.

_____
Notary Public
My Commission Expires:_____

Approved as to form by:

_____
J. Blake Harper, Staff Attorney



Kimley»Horn

HARLIN FARMS - OFFSITE ROADWAY IMPROVEMENTS

CONCEPT EXHIBIT

January 23, 2025

0 40 80 160 240

NORTH

ONLY MACK HATCHER RIGHT-OF-WAY QUALIFIES FOR REIMBURSEMENT ON THIS SHEET

SR 397 (MACK HATCHER MEMORIAL PARKWAY)

420' SHIFT

INSET A

91,477.21 sf

MATCHLINE SR 397 (MACK HATCHER MEMORIAL PARKWAY)

HILLVIEW LANE

EXIST. ROAD TO BE USED AS MULTI-USE PATH

EXIST. R.O.W.

MATCHLINE HILLVIEW LANE

INSET A

FUTURE BUILD-OUT

SR 397 (MACK HATCHER MEMORIAL PARKWAY)

A

A

Kimley»Horn

HARLIN FARMS - OFFSITE ROADWAY IMPROVEMENTS

CONCEPT EXHIBIT

February 6, 2025

0 25 50 100 150

NORTH

ONLY RIGHT-OF-WAY QUALIFIES FOR REIMBURSEMENT WEST OF RED LINE.

COLUMBIA AVE. TO TIE OUT TO FUTURE CITY IMPROVEMENTS

EXISTING TRAFFIC SIGNAL TO REMAIN IN PLACE

150' TAPER

200' STORAGE

SR-397 (MACK HATCHER MEMORIAL PARKWAY)

MATCHLINE SR 397 (MACK HATCHER MEMORIAL PARKWAY)

42,842.92 sf

EXIST. ROAD TO BE USED AS MULTI-USE PATH

EXIST. R.O.W.

COLUMBIA AVE. TO TIE OUT TO FUTURE CITY IMPROVEMENTS

COLUMBIA AVENUE

INSET B

FUTURE BUILD-OUT

A

A

Kimley»Horn

HARLIN FARMS - OFFSITE ROADWAY IMPROVEMENTS

CONCEPT EXHIBIT

February 6, 2025

50'-0"

0 25 50 100 150

NORTH



HARLIN PUD SUBDIVISION

BOMA WORK SESSION 05/13/2025

AGENDA

- Overview of offsite improvements
- Overview of DRAFT Road Impact Fee Reimbursement Agreement
- Overview of DRAFT interlocal agreement
- Questions/Discussion

SUMMARY OF OFFSITE ROAD IMPROVEMENTS

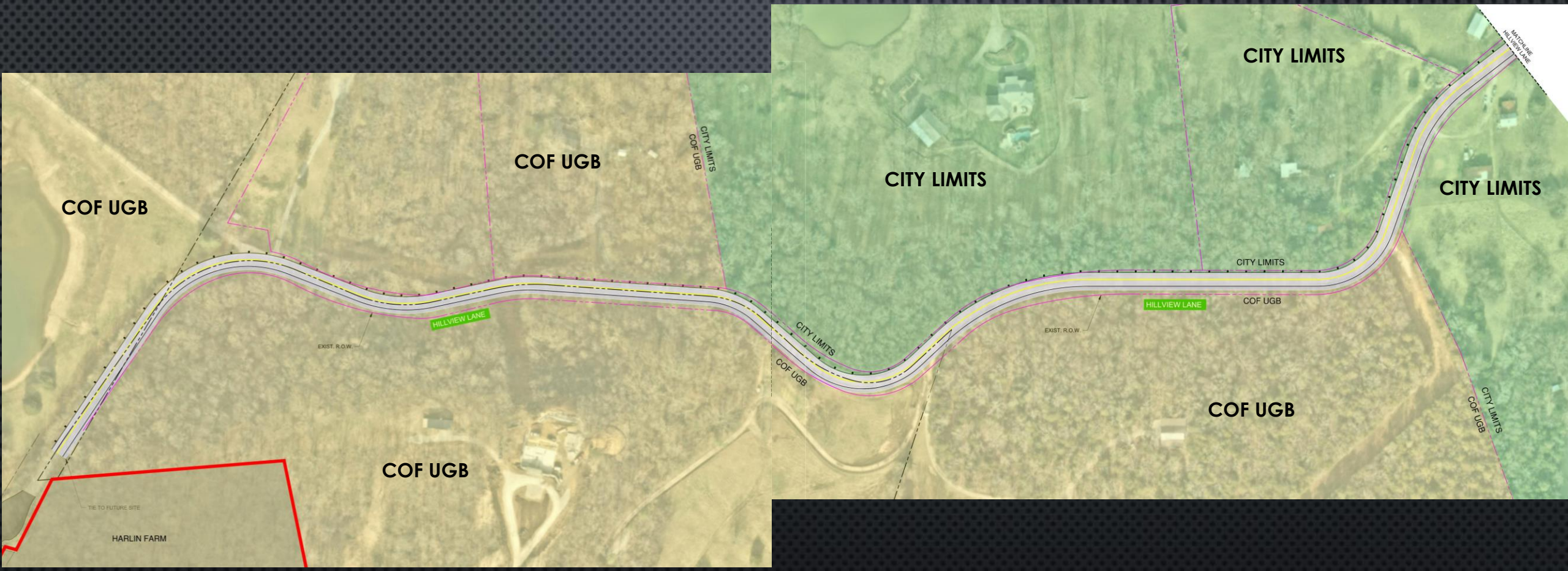
Hillview Lane
- ROW Acquisition
- Safety improvements
- Multiuse trail will be added

Mack Hatcher Pkwy & Columbia Ave
- ROW Acquisition
- Eastbound improvements at the intersection per TIA

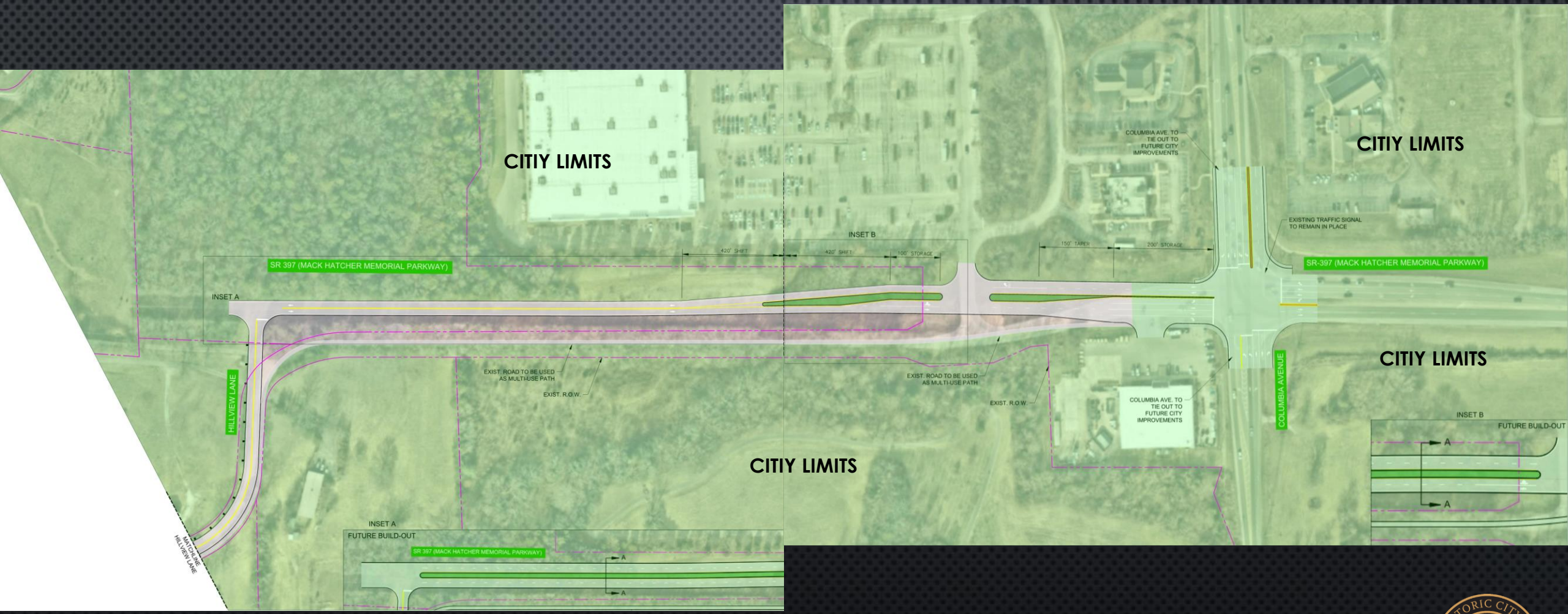
Columbia Pike, Coleman Rd and Henpeck Ln
- ROW Acquisition
- New traffic signal installation based on MUTCD volume warrant
- Turn lane additions per TIA

Coleman Road - Site Entrance
- ROW Acquisition
- Turn lane additions per the TIA

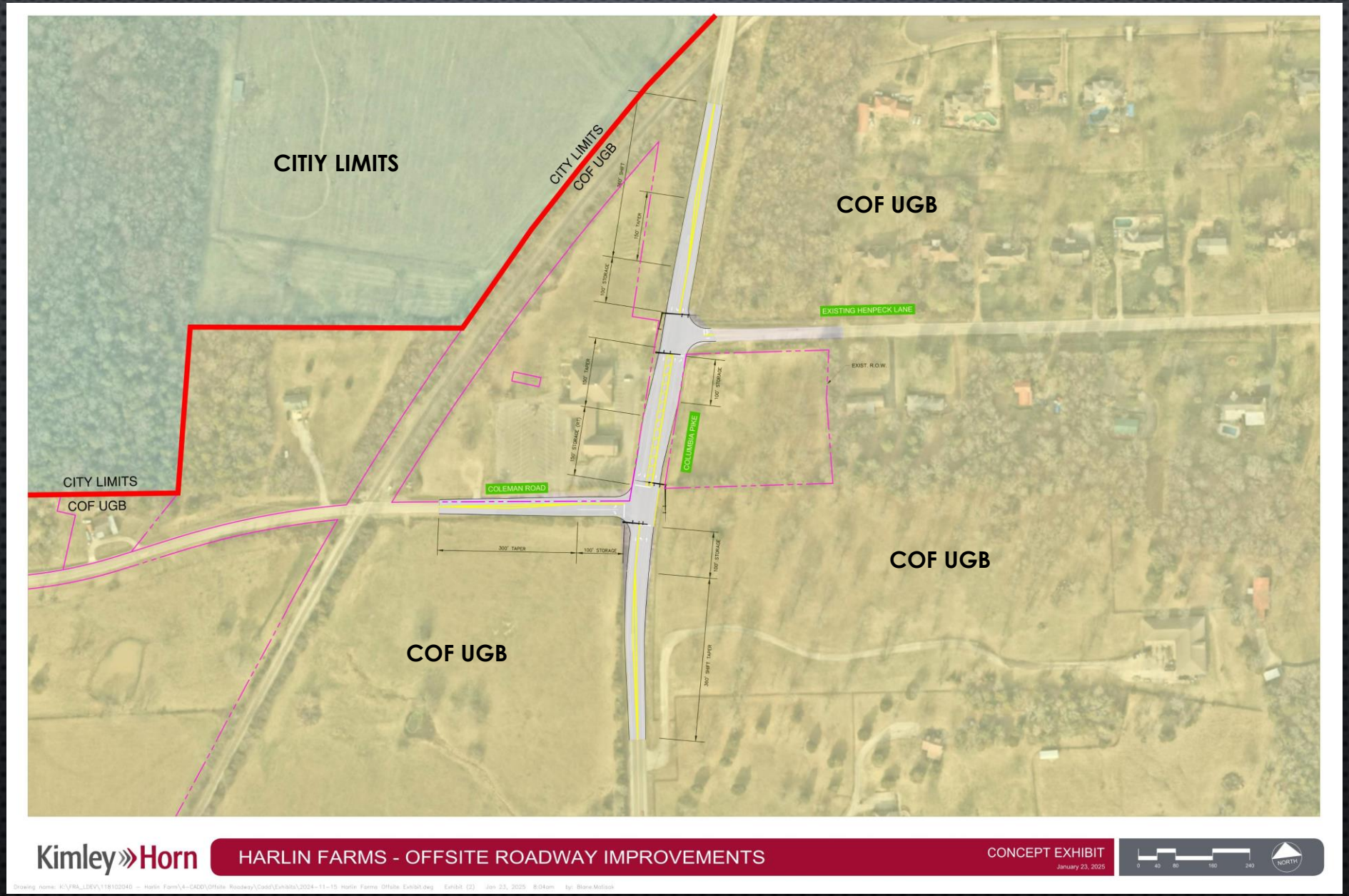
OFFSITE IMPROVEMENTS – HILLVIEW LANE



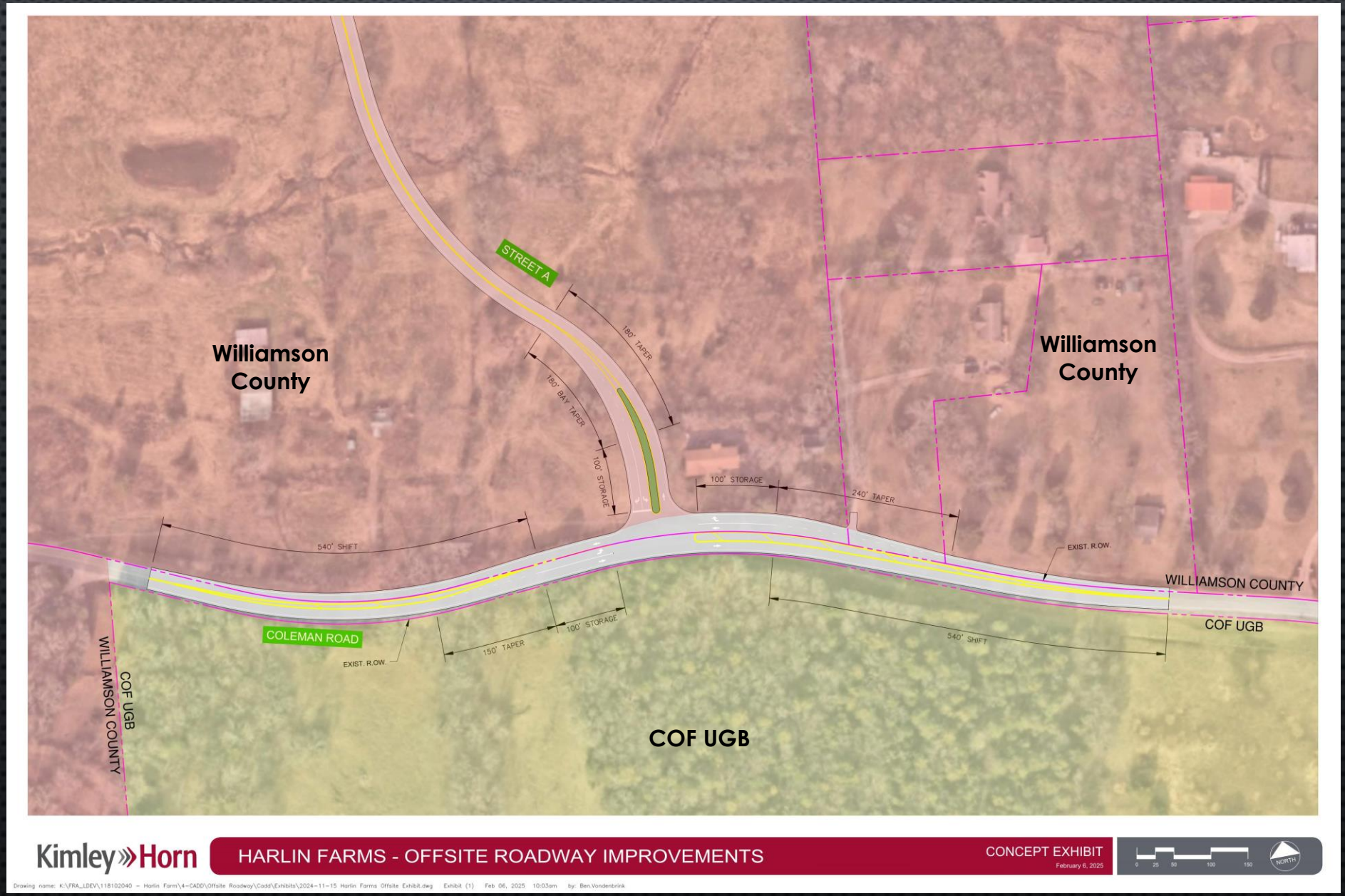
OFFSITE IMPROVEMENTS – HILLVIEW LANE/MACK HATCHER



OFFSITE IMPROVEMENTS – COLUMBIA PIKE



OFFSITE IMPROVEMENTS – COLEMAN ROAD



SUMMARY OF OFFSITE ROAD IMPROVEMENTS

THE DEVELOPMENT SHALL BE CAPPED AT 50 UNITS UNTIL THE FOLLOWING CONDITIONS OF APPROVAL ARE SATISFIED:

- Offsite improvements must be designed with the first site plan.
- Columbia Pike improvements must be built in Phase 1.
- Right-of-way acquisition is the applicant's responsibility.
- Emergency access gate is required at Coleman Road until key road upgrades are completed.
- Construction traffic cannot use Coleman Road until improvements are finished.
- Turn lanes on Coleman Road & site access must be completed before opening to the public.
- Columbia & Hillview Lane/Mack Hatcher improvements must be finished before issuing occupancy permits.

SUMMARY OF DRAFT ROAD IMPACT FEE AGREEMENT

Mack Hatcher Pkwy & Columbia Ave

- Full arterial impact fee reimbursement agreement for right-of-way acquisition related to the future extension of Mack Hatcher Parkway

Columbia Pike, Henpeck Lane and Coleman Road

- Full arterial and collector impact fee reimbursement for design, right-of-way and construction.

Coleman Road at the Site Entrance

- Full collector impact fee reimbursement for Coleman Road right-of-way.

SUMMARY OF DRAFT ROAD IMPACT FEE AGREEMENT

ESTIMATED ARTERIAL AND COLLECTOR

- ARTERIAL $8,416,200 (Mack Hatcher Pkwy and Columbia Pike)
- Collector $ 2,702,834 (Henpeck Lane and Colman Road)

ESTIMATED ELIGIBLE ROAD IMPACT FEE REIMBURSEMENT

- ARTERIAL $3,816,542
- COLLECTOR $781,701

NOTE: Impact fees reimbursed shall not exceed the fees paid by the development.

SUMMARY OF **DRAFT** INTERLOCAL AGREEMENT

Maintenance & Upkeep

- Maintain roads to City's minimum standards and Federal MUTCD guidelines
- Reconstruction, resurfacing, restoration, and rehabilitation

Specific Duties

- Road maintenance to current standards
- Pavement markings and traffic signage
- Snow, ice, and debris removal
- Salt/sand mix & brine for winter conditions
- Mowing and upkeep of right-of-way
- Traffic signs, signals, and markings
- Pavement overlay, realignment, and reconstruction

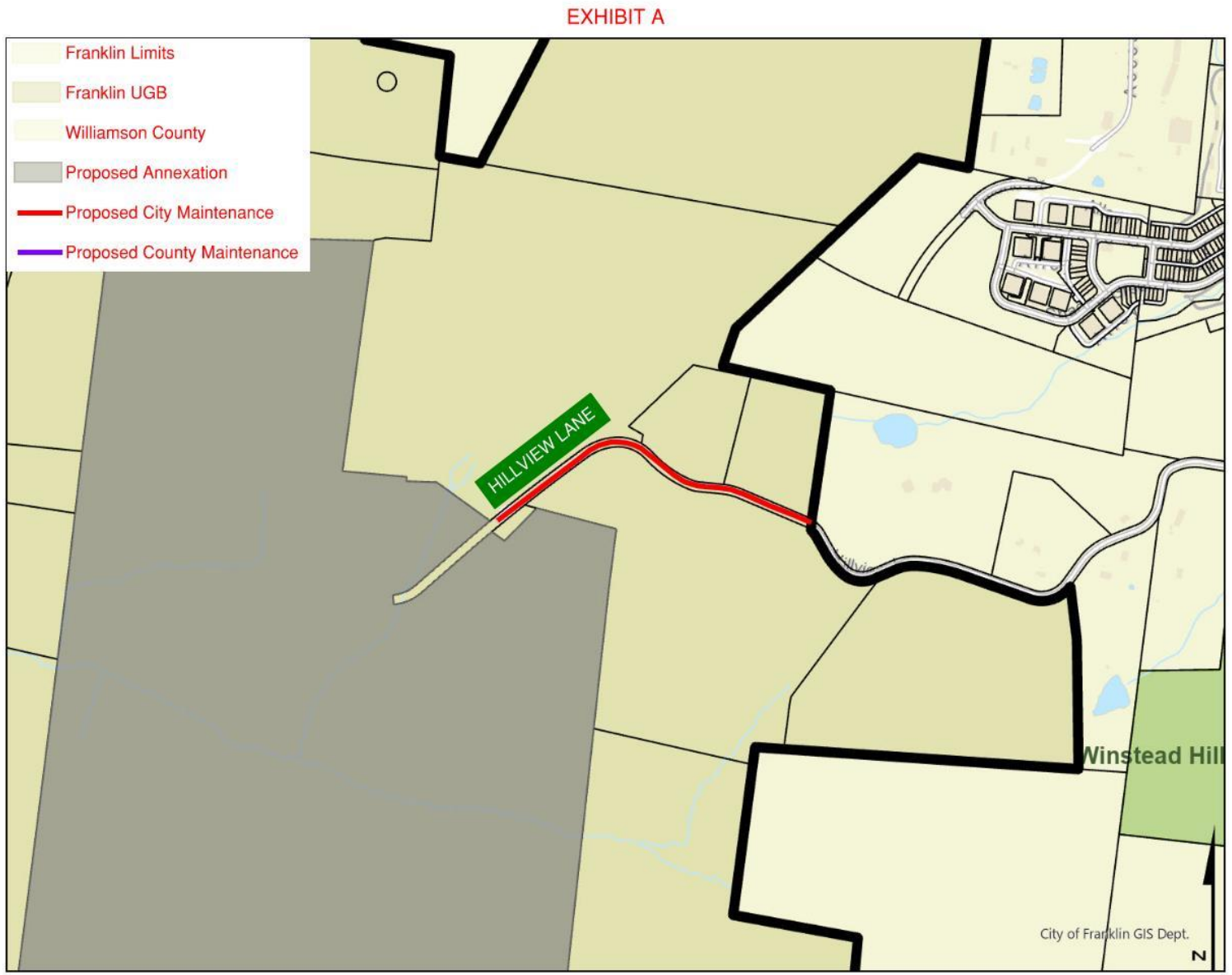
Financial Responsibility

- City covers all costs for maintenance and improvements
- County has no further responsibility after agreement execution

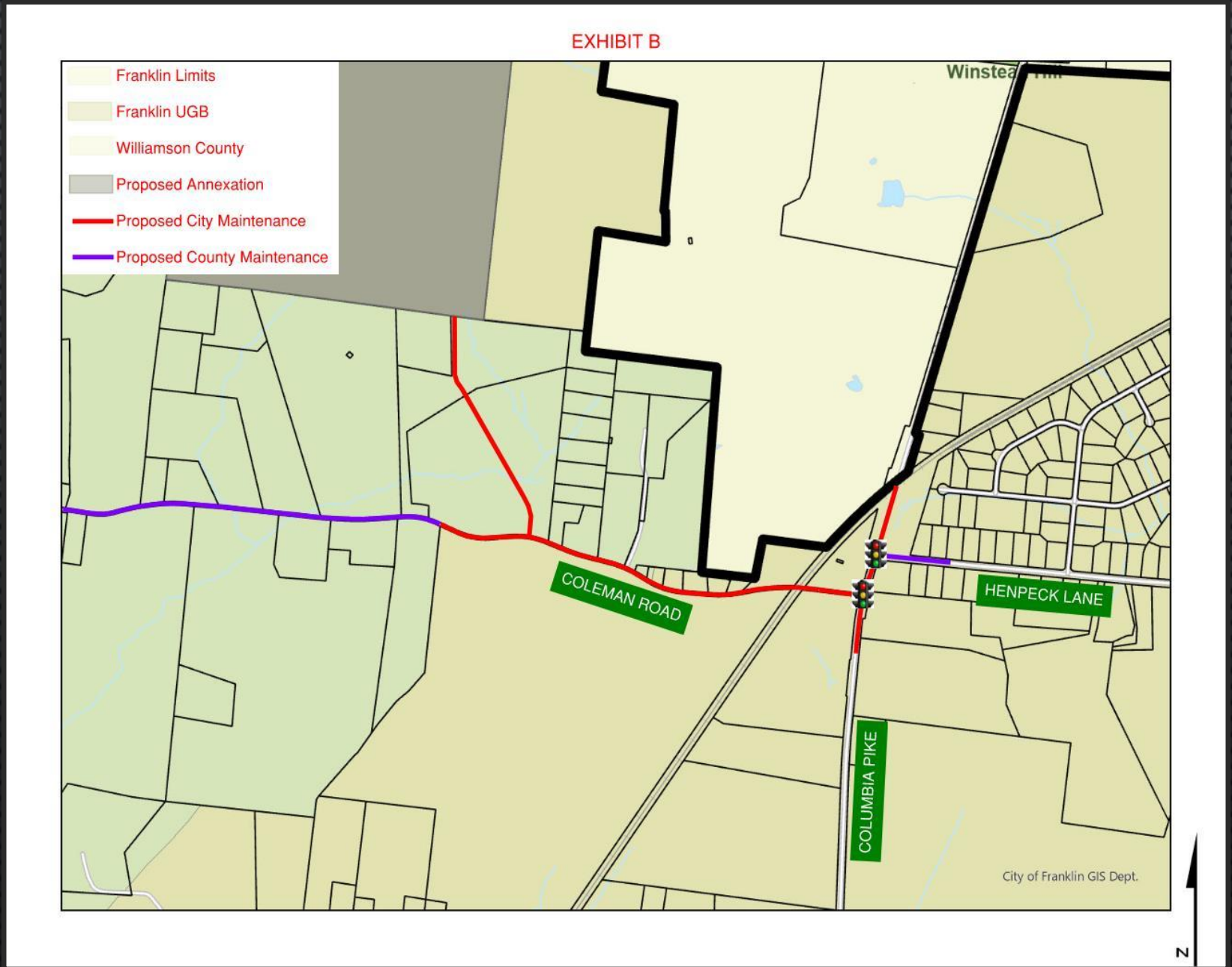
Important Note

🚫 No other City services will be provided outside City limits, including emergency services, trash collection, or other municipal services, unless specifically approved by the Board of Mayor and Aldermen.

OFFSITE IMPROVEMENTS



OFFSITE IMPROVEMENTS




Questions & Discussion
© Zanetta Illustration

HISTORIC FRANKLIN TENNESSEE

MEMORANDUM

August 1, 2025

TO: Board of Mayor and Aldermen

FROM: Eric Stuckey, City Administrator
Vernon Gerth, Assistant City Administrator
Paul Holzen, P.E., Director of Engineering
Emily Wright, Planning Director

SUBJECT: **Harlin PUD Subdivision**

Purpose

This memo is intended to provide background information and staff responses to questions raised in advance of the Board of Mayor and Aldermen's (BOMA) consideration of the Harlin PUD Subdivision, scheduled for August 12, 2025.

Background

Over the past several weeks, staff has received numerous inquiries related to the Harlin PUD Subdivision. In response, I worked closely with our Engineering and Planning departments to gather and consolidate answers to each of the questions. The following summary reflects those discussions and aims to equip the Board with clear, factual context to support informed deliberation and foster consensus regarding the proposed development.

Should you need additional clarification or supporting materials, please don't hesitate to reach out. Staff remains available to assist as needed.

Alderman Question: I am very interested in protecting Hillview and would like to ensure we do everything possible to limit its overuse due to development.

Limiting the overuse of Hillview Lane presents several challenges given its status as a public roadway. However, the following strategies could help manage traffic impacts and preserve the character of the area:

- *Limit Development Densities: Consider zoning or entitlement adjustments that reduce the number of units feeding into Hillview Lane. Lower densities translate into less cumulative traffic and reduced infrastructure strain. In this case, the applicant is building upon the guidance of Village Green in Envision Franklin.*
- *Implement Targeted Traffic Calming: Incorporate traffic calming measures into project planning to discourage through-traffic and reduce speeds. It should be noted that Hillview's existing vertical and horizontal alignment offers natural calming, additional measures could be evaluated with support from the residents.*

- *Restrict Access to Emergency Use Only: This option would not be supported by staff but is certainly an option for the Board. Should this option be considered we would need to reevaluate the traffic impact study.*

Alderman Question: Why did staff or the applicant not consider an alternative north connection? Should this have been explored more aggressively.

Two potential northern connections were heavily considered by the applicant and staff, including Incinerator Road/Lula Lane and an additional Mack Hatcher extension. See summary below:

Incinerator Road / Lula Lane Option:
An alternative north connection via Incinerator Road and Lula Lane was considered but presents significant challenges:

- *The applicant would be responsible for major upgrades to both roads, including turn lane improvements at Old Carter's Creek Pike.*
- *Roadway improvements would be constrained by small lot sizes on the north side of Lula Lane and could impact existing septic systems.*
- *These roads lie within the Urban Growth Boundary (UGB) and require approval from the Williamson County Highway Commission.*
- *The financial burden and potential community opposition from residents along Lula Lane and Incinerator Road make this route difficult.*
- *It should be noted that an emergency access connection is being proposed to Incinerator Road in the current plan. This emergency access could be connected in the future.*

Mack Hatcher SW Extension (See Exhibit A):
Connect Franklin, Franklin's Comprehensive Transportation Network Plan that was last amended in April 2022, directs for Hillview Lane to connect to a future Mack Hatcher SW Extension. The applicant originally proposed this alignment in connection with the existing ROW for Chimeric Drive, but received significant public pushback from Hillview Lane neighbors and Shadow Green residents.

As an alternative to any connection to Shadow Green or to any required acquisition or condemnation of existing Hillview Lane residents, the applicant worked with staff to begin to advance the expansion of Mack Hatcher SW. This not only preserved the existing "tree tunnel", but avoided any current need to connect to the existing Shadow Green neighborhood, while also kickstarting significant public infrastructure that has been previously planned.

Staff remains open to exploring future options collaboratively with the applicant, Williamson County, and area residents.

Alderman Question: Can we get an updated traffic study showing 250 homes and not the 350 currently included in the study. (Adam/Jimmy)

The latest TIA submitted to City staff was on May 21, 2025. This TIA included:

Single-Family Detached Housing	210	Units
Single-Family Attached Housing	140	Units
Retail Plaza	8000	SF
Fine Dining Restaurant	9,000	SF
Small Office Building	8,000	SF
Hotel	80	Keys

Staff does not require updated traffic counts when they are simply decreasing the number of units and maintaining the same offsite improvements. While staff is happy to review an updated traffic impact study, we were not able to require the developer to complete one based on our requirements. The applicant has, however, provided preliminary data that suggests that the total external trips may drop by as much as 20%, or be 929 cars less than the currently approved TIA.

Alderman Question: We would like to see the proposed road section for Hillview Ln so we can see how it will be constructed. Some parts are narrow and I want to make sure it is transparent what we're voting on.

Hillview Ln. existing road widths range from 19' to 26' in width, with the narrower sections being within current COF ROW and the wider sections currently being within the County. Some impact to adjacent properties is expected, though staff and the applicant are exploring all options to minimize it, including the dedication of the "tree tunnel" as a multi use trail and an extension of Winstead Hill Park as depicted in the Context Sensitive Design for Mack Hatcher adopted by the COF in 2006. Final impacts can't be determined until a full survey and design are completed in accordance with current standards. Since the initial submittals of the project, staff has continued to work with the applicant to refine the proposed road section. That proposed section is detailed below in the next question, but has been revised to consist of only 26' of roadway improvements to match the current County road section and to effectively "pave in place" the current roadway. This section is highlighted in the attached Exhibit B, along with a photo realistic rendering of the current existing roadway (at 26' wide) with the proposed guardrail improvements and recommended restriping.

Alderman Question: What is the phasing plan. Please include the # of houses allowed before Columbia Ave is completed and # of houses allowed before Mack Hatcher is completed.

Below is the current "Offsite Improvements" condition of approval:

> *"All offsite improvements shown on the Development Plan shall meet City of Franklin standards and match the Major Thoroughfare Plan where applicable. The Mack Hatcher SE extention improvements shall be coordinated with the Columbia Avenue Improvements.*
>
> *The offsite improvements shall be designed with the first site plan. The Columbia Pike improvements shall be constructed during the first phase of the development. It is up to the applicant to secure the right-of-way needed for these improvements. Specific details of right-of-way acquisition will be spelled out in an agreement if needed. Unless otherwise required by the Fire Department, an emergency access gate shall be placed at the southern connection to Coleman Road and the Development shall be capped at 50 units until the Columbia/Henpeck/Coleman Road improvements are completed and accepted by the City/TDOT.*
>
> *The emergency gate may only be removed once the improvements are fully completed. At no time shall construction traffic use the Coleman Road access unless the improvements are fully completed.*
>
> *The turn lanes on Coleman Road and the site access shall be constructed and accept prior to opening this connection to the public.*
>
> *Any improvements on Columbia and Hillview Lane/Mack Hatcher Parkway Extension shall be completed and accepted prior to the first certificate of occupancy for the development.*
>
> *Any additional requirements identified in the Traffic Impact Analysis shall also be a condition of approval."*

Our understanding is that the applicant seeks to amend the following condition of approval, as outlined below:

Condition of Approval #30 – "Offsite Improvements" shall be modified as follows:

- *Harlin's entry improvements at Coleman Road, and unrestricted access to Harlin from Coleman Road, will be constructed and accepted prior to the first building permit for the development.*
- *The proposed improvements to the Coleman Road and Henpeck Lane intersections at Columbia Pike will be installed and functional before the first new residential building permit.*

- *Mack Hatcher Parkway west of Columbia Avenue shall be constructed prior to the opening of any new traffic from Harlin to Hillview Lane and will accommodate pedestrian connections to Winstead Hill Park and Parkway Commons.*
- *Hillview Lane improvements will include a 4 foot on-street bike lane, two 10 foot travel lanes, a 2 foot shoulder, and applicable guard rails to be completed concurrently with the installation of the sewer line.*
- *Access to Hillview Lane shall be limited to Phase 1 of the development until such time as Columbia Avenue construction is completed from Downs Boulevard to Mack Hatcher Parkway, a third point of connection is made into the Harlin PUD, or as determined by the City Engineer for the City of Franklin. Construction access shall be from Coleman Road only, with the exception of improvements to Hillview Lane.*
- *Prior to the completion of the improvements to Mack Hatcher Parkway west of Columbia Avenue, private functional gates will be installed at the existing cul-de-sac on Hillview Lane for access by Hillview residents, future Harlin residents, guests of the Hotel at Harlin, and Essential Public and Utility Services. The private gates will be manned 24/7 with security personnel prior to the issuance of a Certificate of Occupancy for the Hotel.*

Alderman Question: Hillview Ln gate plan. Phasing. As well as traffic counts with gated for residents and hotel guests only.

Staff has consistently recommended against gating public roadways due to significant concerns related to access, equity, legal authority, and long-term maintenance. In this case, Hillview Lane is a public roadway, and gating it—whether for general traffic control or limited access for residents and hotel guests—raises legal and operational challenges.

Key considerations include:

- ***Legal Authority:** As a public roadway, Hillview Lane must remain accessible to the public. Staff's preliminary assessment is that a homeowners' association (HOA) would not have the legal authority to restrict access to a public roadway. BOMA and the applicant would need to make a section of the roadway private to accommodate gating.*
- ***Public Funding and Access Equity:** The City cannot use public funds to maintain or improve public infrastructure that is functionally restricted to a private group. The existing Hillview Lane will remain public in its entirety and therefore not conflict with this requirement. The new gated portion of Hillview Lane as part of Harlin would need to be on private property and maintained by the HOA, therefore not requiring any public funds for maintenance or operation.*

- ***Traffic Counts and Impact:*** *This proposal has not been evaluated through a formal TIA. While the applicant's traffic engineer suggests a gate would reduce volumes on Hillview Lane, staff does not anticipate a meaningful decrease.*
- ***Phasing:*** *See question above for the applicants proposed phasing plan.*

Alderman Question: Is there any scenario in which a Hillview emergency only gated option could produce the units the applicant desires.

An emergency-only access gate at Hillview could potentially enable the applicant to produce the units the applicant desires. However, this configuration would not comply with the City's established connectivity standards, which are designed to ensure functional integration with the broader transportation network.

To advance this scenario, the applicant would be required to submit an updated Traffic Impact Study that specifically analyzes the emergency-only access condition and its implications for internal and surrounding traffic volumes.

While staff maintains its recommendation for disapproval based on non-compliance with connectivity requirements, the Board has the authority to approve an emergency-only connection.

Alderman Question: Timing of the Columbia Ave. widening project.

Columbia Ave is estimated to start construction in 2028 and would not be completed until 2031. The approved TIA for the Harlin project does not contemplate project completion of Harlin until 2032, thereby closely aligning with committed infrastructure improvements.

Alderman Question: Mack Hatcher Southeast project timing.

Mack Hatcher SE is currently in TDOT's 10 year plan with an estimated construction year of 2032 and would not be completed until 2034. The approved TIA for the Harlin project does not contemplate project completion of Harlin until 2032, thereby closely aligning with committed infrastructure improvements.

Alderman Question: What options are associated with the Mack Hatcher Southwest alignment and potential impact on the northern access to Harlin

Alderman should refer to the existing development plan for the proposed alignment and potential impacts on the northern access to Harlin.

Mack Hatcher SW Extension (See Exhibit A):
Connect Franklin, Franklin's Comprehensive Transportation Network Plan that was last amended in April 2022, directs for Hillview Lane to connect to a future Mack Hatcher SW Extension. The applicant originally proposed this alignment in connection with the existing ROW for Chimeric Drive, but received significant public pushback from Hillview Lane neighbors and Shadow Green residents.

Alderman Question: Coleman-Henpeck alignment – Does not like the "stacked signals" and would rather do it right the first time.

Staff acknowledges the Alderman's concern regarding the current alignment and the presence of offset or "stacked" signals. Ideally, a full realignment of Henpeck Lane would address these concerns and provide a more optimal intersection configuration. However, realignment would require full acquisition of approximately five to six privately owned parcels currently outside City Limits andthe project would be estimated to cost around $12 million.

As part of the Traffic Impact Analysis, and in coordination with the County Highway Department, the applicant demonstrated that the offset signals would function at an acceptable level of service under projected conditions. Based on that analysis, staff did not require realignment as part of the development proposal.

Alderman Question: Can we phase project to sync with Columbia improvements?

The board can ultimately "sync" the project phasing with the Columbia Avenue improvements. Staff did not ultimately make this a condition of approval given the fact that Columbia Ave is currently funded through construction and the small number of residential units proposed (242 units).However, the applicant has acknowledged this public concern and has offered the following revised condition of approval that was highlighted above:

- *Access to Hillview Lane shall be limited to Phase 1 of the development until such time as Columbia Avenue construction is completed from Downs Boulevard to Mack Hatcher Parkway, a third point of connection is made into the Harlin PUD, or as determined by the City Engineer for the City of Franklin. Construction access shall be from Coleman Road only, with the exception of improvements to Hillview Lane.*

Alderman Question: Overall, have road improvements (Mack Hatcher, Columbia) prior to the development being 50% built out.

Staff acknowledges the importance of coordinating roadway infrastructure with the pace of development. However, in this case, the identified road improvements (Columbia Ave and Mack Hatcher) are funded and programmed for delivery through separate transportation initiatives.

Given that status, staff did not find it appropriate to delay development progress pending completion of these improvements. The decision regarding potential phasing or additional conditions will ultimately rest with the Board of Mayor and Aldermen, should they determine that further alignment between infrastructure delivery and project buildout is warranted. However, as noted above, the applicant has acknowledged this public concern and has offered the following revised condition of approval that was previously highlighted:

- *Access to Hillview Lane shall be limited to Phase 1 of the development until such time as Columbia Avenue construction is completed from Downs Boulevard to Mack Hatcher Parkway, a third point of connection is made into the Harlin PUD, or as determined by the City Engineer for the City of Franklin. Construction access shall be from Coleman Road only, with the exception of improvements to Hillview Lane.*

Alderman Question: RIDA process. How will this fit with this project?

Staff intends to work collaboratively with the Board to establish a formal RIDA policy framework before considering the application of RIDA districts to any development. This approach ensures transparency and consistency in how RIDA is implemented, and avoids project-specific decisions ahead of broader policy guidance. The applicant has stated that they are not dependent on RIDA for project financing, but would welcome a conversation about RIDA should it be adopted by the COF as a potential resource in the future.

Exhibit A

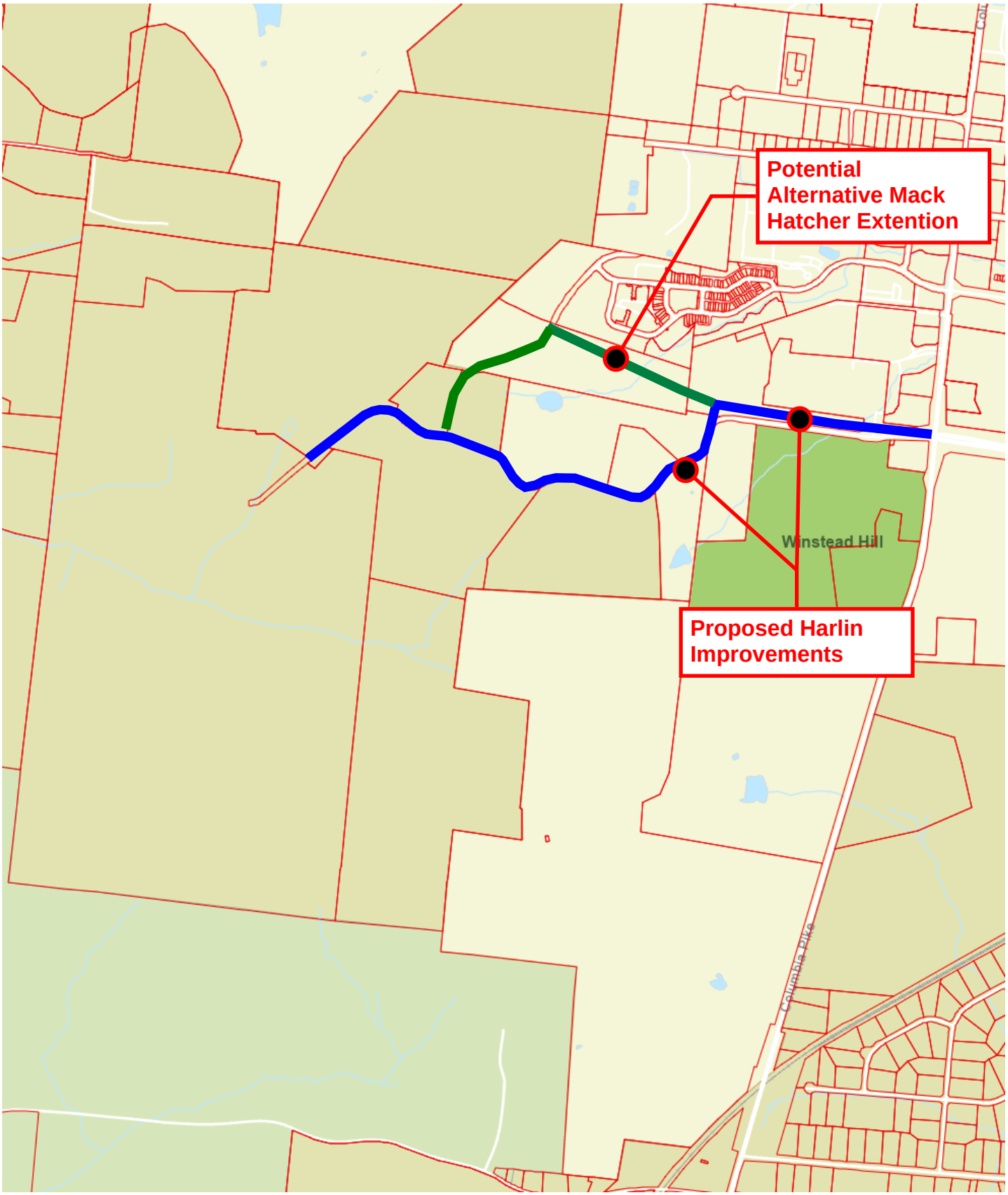
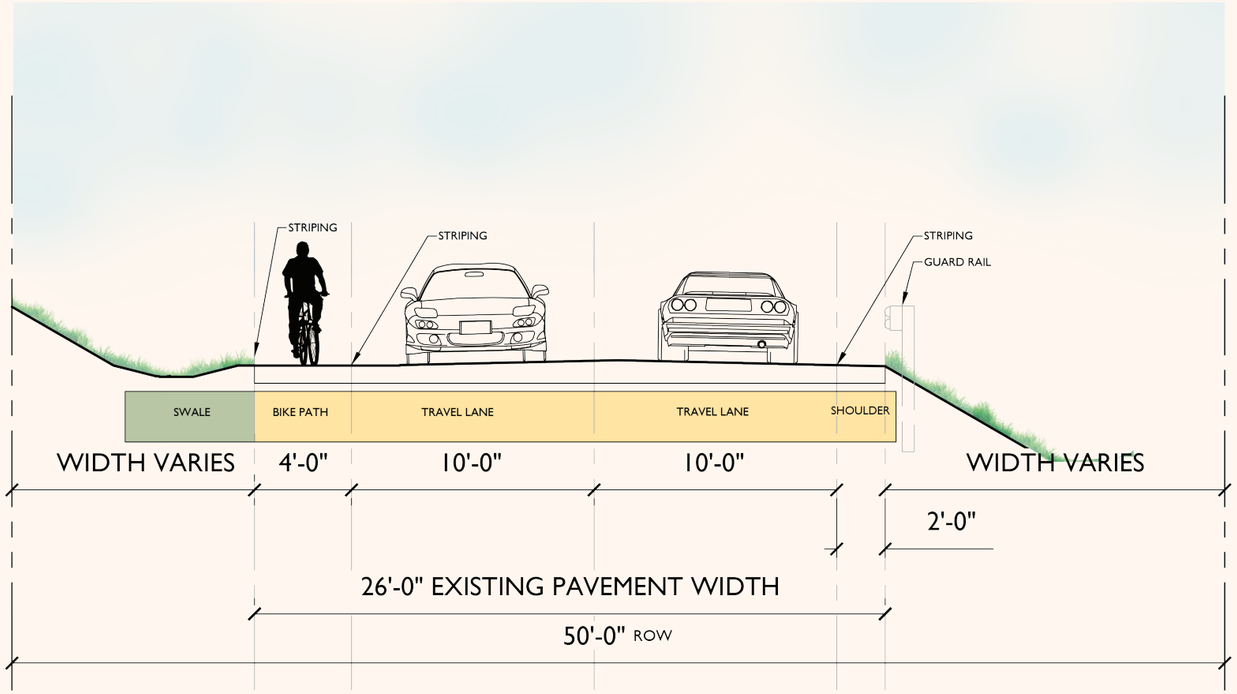

Potential Alternative Mack Hatcher Extention
Winstead Hill
Proposed Harlin Improvements
Columbia Pike

Exhibit B



Existing Conditions



Pave In Place Improvements

Exhibit B

