City of Franklin

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

Meeting Agenda

Franklin Municipal Planning Commission

Thursday, September 25, 2025	**7:00 PM**	**Williamson County Auditorium**

MEETING LOCATION
Williamson County Auditorium
1320 West Main Street

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

The typical process for discussing an item is as follows:
1. *Staff Presentation*
2. *Public comments*
3. *Applicant presentation, and*
4. *Motion / discussion / vote*

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

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

CALL TO ORDER

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

Comments on agenda items may be made in person at the meeting or by emailing planningintake@franklintn.gov before noon on the day before the meeting. Emailed comments will be

provided to the Commission and included in the minutes, but not read aloud in their entirety during the meeting.

APPROVAL OF MINUTES

1. Consideration Of Approval Of The August 28, 2025 FMPC Minutes.

FMPC ANNUAL CALENDAR

2. Consideration Of Approval Of The 2026 FMPC Deadlines And Schedules Calendar.

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

ANNOUNCEMENTS

CONSENT AGENDA

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

3. Consideration Of Approval Of Items 4-8 And Item 12 On The Consent Agenda.

SITE PLAN SURETIES

4. Berry Farms Town Center PUD Subdivision, Final Plat, Section 7; Accept The Sidewalks Improvements, Release The Performance Agreement And Establish A Maintenance Agreement For One Year. (CONSENT AGENDA)

Sponsors: Melodie Brady

5. Berry Farms Town Center PUD Subdivision, Site Plan, Section 9; Extend The Performance Agreement For Streets Improvement To September 24, 2026. (CONSENT AGENDA)

Sponsors: Melodie Brady

6. Ovation Subdivision, Final Plat; Extend The Performance Agreement For Drainage, Sidewalks And Streets Improvements To September 24, 2026. (CONSENT AGENDA)

Sponsors: Melodie Brady

7. Simmons Ridge PUD Subdivision, Final Plat, Section 1; Extend The Performance Agreement For Drainage Improvement To September 24, 2026. (CONSENT AGENDA)

Sponsors: Melodie Brady

8. Simmons Ridge PUD Subdivision, Final Plat, Section 2; Extend The Performance Agreement For Green Infrastructure Improvement To September 24, 2026. (CONSENT AGENDA)

Sponsors: Melodie Brady

REVIEW OF CONCURRENCE

9. 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.
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 (approval, with conditions)
WS 8/12/25
PH 9/9.25, 6-1; MOS1: 7-0; MOS2: 7-0; MOS3: 7-0; MOS4: 7-0; MOS5: 7-0; MOS6: 7-0; MOS7: 7-0; MOS8: 5-2 (approval, with conditions) and an additional condition of approval.

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

ENVISION FRANKLIN PLAN AMENDMENTS

10. *PUBLIC HEARING: Consideration of Resolution 2025-74, A Resolution To Adopt An Envision Franklin Plan Amendment To Amend The Limits Of The Conservation Design Concept For Property Located At 354 Franklin Road, Known As Map 063 Parcel 02800.

Sponsors: Emily Wright, Kelly Dannenfelser, Andrew Orr, Joel Aguilera

11. *PUBLIC HEARING: Consideration Of Resolution 2025-70, A Resolution To Adopt An Envision Franklin Plan Amendment To Amend The "Columbia Avenue Between Five Points To Fowlkes Street" Special Consideration Of The Neighborhood Mixed-Use Design Concept For A Development At The Northwest Corner Of Columbia Avenue And Fowlkes Street, Known As The HG Hill Property

Sponsors: Emily Wright, Kelly Dannenfelser, Andrew Orr, Eric Conner

SITE PLANS, PRELIMINARY PLATS, AND FINAL PLATS

12. Willis E. Henson Subdivision, Final Plat, Revision 2, Subdividing One Lot Into 2 Lots And Dedicating A Cross Access Easement, On 5.79 Acres, Located At 1268 Lewisburg Pike. (CONSENT AGENDA)

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

ANY OTHER BUSINESS

ADJOURN

City of Franklin

109 3rd Ave S
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(615) 791-3217

Meeting Minutes

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CALL TO ORDER

Chair Roger Lindsey called the meeting to order at 07:02 PM

Board Members Present: Marcia Allen, Roger Lindsey (chair), Michael Orr, Nick Mann, Alma McLemore, Jenny Williamson, Ann Petersen

Board Members Absent: Scott Harrison, Jimmy Franks

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

Chair Roger Lindsey asked for citizen comments. There were none.

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APPROVAL OF MINUTES

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

Sponsors:

Attachments: 1. DRAFT FMPC minutes 07.24.2025

A motion was made by Commissioner Orr, seconded by Commissioner Petersen to approve the Minutes from the July 24, 2025, meeting. The motion carried 6-0 (N. Mann abstain).

ANNOUNCEMENTS

Ms. Emily Wright asked the Commissioners to let staff know, by email or in person, if they will be attending the half-day Urban Plan workshop on October 1, 2025. Ms. Wright stated that she is hopeful that all the members can attend as it will be a fun interactive simulation of a development review, creation of a plan, and then going through the review process with a mock city council. Additionally, Ms. Wright noted that she encourages the Commissioners to attend as the workshop will serve as the four hours of annual training credit required.

Ms. Wright also announced that the Tennessee Chapter of the American Planning Association Conference will be held in Franklin, October 20th-22nd. During the conference there will be an opportunity for four hours of training for BZA members and FMPC members. More details will be available once the agenda is set. Also, if any of the Commissioners wish to attend the full conference, Ms. Wright said to let her know so that she could check how much she budgeted for conference registrations. Since the conference is local, Ms. Wright thought it would not be an issue.

Ms. Wright noted that the Urban Plan workshop would be from 8am-12pm, October 1st at the Eastern Flank Battlefield Event Facility.

CONSENT AGENDA

2. Consideration Of Approval Of Items 4-6 And 8-13 On The Consent Agenda.

Sponsors:

Attachments: None

A motion was made by Commissioner Mann, seconded by Commissioner Allen to approve items 4-6 and 8-13 as presented on the Consent Agenda. The motion carried 7-0.

SITE PLAN SURETIES

3. Andover Park PUD Subdivision, Final Plat; Declare The Agreement To Be In Default, Authorizing The Release Of 50% Of Surety And The Calling Of The Other 50% Of The Surety For The Green Infrastructure Improvement.

Sponsors: Melodie Brady

Attachments: 1. PA

STAFF PRESENTATION: Melodie Brady. Ms. Brady stated that in 2015, the Board of Mayor and Alderman approved the Andover Park PUD subdivision. The five homes were subsequently constructed shortly thereafter. All the required site improvements have been satisfactorily completed except for a portion of the green infrastructure. While the green infrastructure improvement amount was reduced by 75% in 2016, attempts by the developer, Tennessee Valley Homes and staff to complete the green infrastructure improvement resulted in the residents modifying some of these improvements that were previously installed. Based on the age of this subdivision and that minimal stormwater from this site enters the

Liberty Hills pond across the street to the south, which the city will be restoring, staff recommends that 50% of the $3,250.00 cash performance surety ($1,625.00) be returned to the developer and 50% be deposited in the City's Stormwater Fund for use on the Liberty Hills pond restoration project that will be getting underway soon. This recommendation is based on the Andover Park stormwater presently funneling into the Liberty Hills pond. Releasing 50% of the surety and calling the remainder of the surety will allow the City to close out this project, avoid further disruption to the property owners (some of which may not be the original owners), and utilize funds towards needed stormwater improvement in the immediate area.

RECOMMENDATION: Staff recommends that the FMPC declare the agreement to be in default, release 50% of the $3,250.00 cash performance surety ($1,625.00), and call the remainder of the surety ($1,625.00) due to modifications to the originally approved green infrastructure improvements and resulting stormwater flows to the Liberty Hills pond, which will be improved and restored by the City project in the near future.

Citizen Comments: None

Applicant: None

MOTION
Commissioner Mann motioned to declare the agreement to be in default, release 50% of the $3,250.00 cash performance surety ($1,625.00), and call the remainder of the surety ($1,625.00) due to modifications to the originally approved green infrastructure improvements and resulting stormwater flows to the Liberty Hills pond, which will be improved and restored by the City project in the near future, seconded by Commissioner McLemore.

Commissioner Mann thanked staff and Mr. Gerth for their attention to the sureties as it requires a lot of inspections and follow-up with developers. The commission spends a lot of time reviewing plans, including proposed landscaping that consists of photos. Landscaping is critical to the aesthetics of the project and, in this case, critical to the functionality of the retention pond. Commissioner Mann stated that there will always be an opportunity for the developer to respond before calling the surety, and it is important that the city continues to follow through with this process, otherwise the Commission spends a lot of time approving plans for no reason.

There being no further discussion, the motion carried by a vote of 7-0.

4. Gateway Village PUD Subdivision, Final Plat, Section 3, Lot 136, Revision 6; Extend The Performance Agreement For Green Infrastructure Improvement To August 27, 2026. (CONSENT AGENDA)

Sponsors: Melodie Brady
Attachments: None

The item was Approved on Consent Agenda.

5. Highlands At Ladd Park PUD Subdivision, Final Plat, Section 18; Accept The Streets Improvement, Release The Performance Agreement And Establish A One-Year Maintenance Agreement. (CONSENT AGENDA)

Sponsors: Melodie Brady
Attachments:
1. Highlands at Ladd Park FP, sec 18 streets action request
2. Highlands at Ladd Park FP, sec 18 streets inspection result

The item was Approved on Consent Agenda.

6. Highland At Ladd Park PUD Subdivision, Final Plat, Section 37; Extend The Performance Agreement For Green Infrastructure Improvement To August 27, 2026; Accept The Drainage Improvement, Release The Performance Agreement And Establish A One-Year Maintenance Agreement. (CONSENT AGENDA)

Sponsors: Melodie Brady

Attachments:
1. Action request - green infrastructre 8-2025
2. 08-2025 - Engineer Department 15

The item was Approved on Consent Agenda.

7. Lakeview Commercial Park Subdivision, Site Plan, Lot 20, Revision 1; Declare The Agreement To Be In Default, Authorizing The Calling Of the Surety For The Green Infrastructure Improvement.

Sponsors: Melodie Brady

Attachments:
1. PA
2. Agenda letter - 5-2025
3. 08-2025 - Engineer Department 16

STAFF PRESENTATION: Melodie Brady. Ms. Brady stated that the Lakeview Commercial Park Subdivision was approved with conditions on February 19, 2020. The performance was signed on June 5, 2020. The cashier's check was issued on June 5, 2020. The City received an action request for May 21, 2021, asking to be released from performance and establish a one-year maintenance agreement. The request was granted, and the surety was reduced from $11,000.00 to $2,500.00. Every year since 2021, the green infrastructure improvement has been inspected, but release of the maintenance agreement has been denied because of deficiencies. On May 16, 2025, agenda, the inspector could not release the maintenance agreement because of deficiencies, and the developer was given three months to correct the issue, or the surety would be recommended to be called by the FMPC. A letter was mailed, and an email was sent to Dan Brazzell with Master Plans, LLC, with no response.

RECOMMENDATION: Staff recommend that the FMPC declare the performance agreement for Lakeview Commercial Park Subdivision, Site Plan, lot 20, revision 1 to be in default and authorize the calling of the agreement and surety for the completion of the improvement.

Citizen Comments: None

Applicant: None

MOTION
Commissioner Mann motioned for the FMPC to declare the performance agreement for Lakeview Commercial Park Subdivision, Site Plan, lot 20, revision 1 to be in default and authorize the calling of the agreement and surety for the completion of the improvement, seconded by Commissioner Orr. There being no discussion, the motion carried by a vote of 7-0.

8. Westhaven PUD Subdivision, Final Plat, Section 15, Lots 4032 And 4034-4040; Accept The Drainage Improvement, Release The Performance Agreement. (CONSENT AGENDA)

Sponsors: Melodie Brady

Attachments:
1. Westhaven FP, sec 15, lots 4032 and 4034-4040 drainage action request
2. Westhaven FP, sec 15, lots 4032 and 4034-4040 drainage inspection result

The item was Approved on Consent Agenda.

9. Westhaven PUD Subdivision, Site Plan, Section 25; Accept The Drainage Improvement, Release The Performance Agreement. (CONSENT AGENDA)

Sponsors: Melodie Brady

Attachments:
1. Westhaven SP, sec 25 drainage action request

2. Westhaven SP, sec 25 drainage inspection result

The item was Approved on Consent Agenda.

10. Wynfield Village Subdivision, Site Plan; Extend The Performance Agreement For Streets Improvement To August 27, 2026. (CONSENT AGENDA)

Sponsors: Melodie Brady

Attachments: None

The item was Approved on Consent Agenda.

SITE PLANS, PRELIMINARY PLATS, AND FINAL PLATS

11. Westhaven PUD Subdivision, Final Plat, Section 67, Creating 72 Single-Family Lots, 3 Open Space Lots, Dedicating Public Right-Of-Way, Granting Easements, And Abandoning Lot 5098 And Any Associated Easements Within it, On 29.24 Acres, Located Near The Intersection Of Fairmore Court And Drummond Street. (CONSENT AGENDA)

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

Attachments:
1. MAP Westhaven PUD Subdivision, Final Plat, Section 67
2. Westhaven PUD Subdivision, Final Plat, Section 67 Conditions of Approval_01
3. FINAL PLAT COF 8882 Westhaven PUD Subdivision, Final Plat, Section 67

The item was Approved on Consent Agenda.

12. Franktown Open Hearts Center Subdivision, Site Plan, Developing 15,800 Square Feet Of Institutional Space, On 1.28 Acres, Located At 215 Granbury Street. (CONSENT AGENDA)

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

Attachments:
1. MAP Franktown Open Hearts Center Subdivision, Site Plan
2. 8890 Franktown Open Hearts Ctr Sub SP_Conditions of Approval_01
3. 1 thru 6 Pages from Franktown
4. 7 thru 12 Pages from Franktown -2
5. 13-18 Pages from Franktown -3
6. 19 thru 24 Pages from Franktown -4
7. 25 thru 30 Pages from Franktown -5

The item was Approved on Consent Agenda.

13. The Factory At Franklin PUD Subdivision, Final Plat, Revision 1, Creating 2 Commercial Lots, Revising And Adding Easements, And Dedicating Right-Of-Way, On 20.15 Acres, Located At 230 Franklin Road. (CONSENT AGENDA)

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

Attachments:
1. MAP The Factory at Franklin PUD Subdivision, Final Plat, Revision 1
2. 8885 Factory at Franklin PUD FP Rev1_Conditions of Approval_01
3. COF 8885The Factory Final Plat Stamped and signed 8-7-25

The item was Approved on Consent Agenda.

ZONING ORDINANCE TEXT AMENDMENTS

14. Consideration Of Ordinance 2025-25*,* An Ordinance To Amend As Part Of An Annual Update Various Chapters Of The Franklin Zoning Ordinance Text, Including Signage, Uses, Streetlights, Performance Agreements, Floodplain Regulations, State Law Changes, And To Amend The Zoning Map, Including Rezoning Of 171 Hillhaven Lane and 370 Franklin Road To The Civic Institutional District And 171 Hillhaven Lane And The Parcel Southwest of Mack Hatcher Parkway And Aldersgate Way To The Historic Preservation Overlay District.

Sponsors: Emily Wright, Kelly Dannenfelser

Attachments: 1. ORD_2025-25_AmendZO_Combined_LawApproved
2. FMPC 2025 08 28 ZO Update Presentation

STAFF PRESENTATION: Kelly Dannenfelser. Ms. Dannenfelser explained that this ordinance is part of the annual zoning ordinance update. Discussions regarding the proposed changes began in March 2025 during the Joint Conceptual Workshops. This presentation is an overview of the text amendments and several rezonings.

There are several sign changes in this year's update. The first change is to allow for Halo illumination, which provides for soft backlit lighting that is behind the sign itself. The next sign change is to allow canopy signs above the canopy, and it is more of a modern approach. Additionally, the next sign change is to allow for irregular shapes for those hanging projecting arm signs to be any shape.

After much discussion about flags and based on input, what is proposed is to create an exemption in residential districts and on residential lots in the PD district. For up to 90 days per calendar year, flags up to 40ft (standard American flag size) shall be exempt from the quantity and placement requirements. This means there could be an unlimited number of flags, and the flags could be placed anywhere on the lot. Other amendments include adding a minimum setback for ground-mounted flagpoles of ten feet so that the flag itself isn't flying over other properties, and adding a maximum size for wall-mounted flagpoles of a five by eight for flag size.

One use change, not discussed during the joint conceptual workshop, is to propose for a wrecker service use type to be an allowable use in the Light Industrial district, which is currently only permitted in the Heavy Industrial district. This proposed use came about out of a notice of violation situation but after further research, there are a series of wrecker services in the Light Industrial district and are complaint free.

Next, relating to performance bonds, is to allow performance bonds as an option in addition to letters of credit and cashier's checks to secure the surety for improvements related to a development project.

Next, a proposal to add language that when streetlights are owned and maintained by Middle Tennessee Electric. The city would prefer light fixtures designs Arlington, Granville (post-top with full cover), plain Granville with Lunar Optics or the Town and Country to be used to reduce light pollution.

Moving on to State Law changes that affect the city's Zoning ordinance, Ms. Dannenfelser explained that disputes in the zoning district boundaries are typically handled by the BZA for ruling and interpretation. The state law change allows staff to have an initial interpretation and ruling on the disputes, removing the approval required by the BZA. This will primarily impact letters of map revision and the floodplain that required BZA approval even though already approved at the FEMA level. The second state law change involves changes to vesting and language changes. Currently, the vesting period starts when a plan is approved. The state law change includes that vesting will begin when the plan is submitted and determined to substantially comply with the local development ordinance and regulations.
Shanna McCoy. Ms. McCoy explained that changes in reducing the cumulative timeframe from five years to one year for substantial improvement or substantial damage in the floodplain came about from a request from an Alderman to address routine maintenance in the floodplain and were discussed in the joint conceptional workshop. The purpose of the change is to gain compliance and have safer, more sustainable buildings. The change will also reduce future flood risk by preventing repeat losses, control long-term costs, saving money overtime, ensure fair and consistent enforcement with equal treatment across properties, maintaining NFIP participation for access to flood insurance/aid, and encouraging resilient rebuilding with stronger structures after disasters. Because the state of Tennessee is considering an update to the state's model ordinance within the next two years and expects that the new state model will be a five-year cumulative timeframe,

staff recommends keeping the five-year cumulative timeframe until the state model is updated and released.

Kelly Dannenfelser. Ms. Dannenfelser stated that there are several rezonings, with the first one being a proposal to add the triangular property owned by the city with frontage along Mack Hatcher to the Historic Preservation Overlay (HPO). The property is adjacent to the Franklin Road Historic District and is adjacent to Harlinsdale Farm. Earlier this month, the Historic Zoning Commission (HZC) recommended approval to add the property to the HPO. The second rezoning update is to include the Creekside House to the Civic Institutional (CI) District. The property is also owned by the city and would match the surrounding zoning district. The last rezoning request is for a property off Hill Haven Lane, owned by Franklin's Charge, but will be transferred to city ownership in the future. The property is intended to be a future trailhead for the park at Ropers Knob. Staff are recommending the Hill Haven property be included in the HPO and the CI district and was favorably recommended by the HZC. Ms. Dannenfelser explained the anticipated timeline moving forward to include three readings and a public hearing from September 9 through November 25, 2025, with an effective date of January 1, 2026.

Commissioner Allen expressed her concerns about the flag recommendation and stated that she is shocked that a resident could display unlimited flags for up to 90 days. Ms. Allen stated that she did not feel that was the consensus of the flag discussion, and she cannot support that part of the recommendation. Secondly, Commissioner Allen stated that reducing the cumulative timeframe from five years to one year for substantial improvements in the floodplain places a burden on the homeowner. First, the homeowner has experienced damage to the property and then having one year to make repairs seems unfair. If the state chooses to update the timeframe, that is one thing. Commissioner Allen stated that she agrees that the city should not require the homeowner to make improvements in a single year and in good consciousness cannot support any changes to the current five-year requirement.

MOTION
Commissioner Mann moved to approve Ordinance 2025-25, An Ordinance To Amend As Part Of An Annual Update Various Chapters Of The Franklin Zoning Ordinance Text, Including Signage, Uses, Streetlights, Performance Agreements, Floodplain Regulations, State Law Changes, And To Amend The Zoning Map, Including Rezoning Of 171 Hillhaven Lane and 370 Franklin Road To The Civic Institutional District And 171 Hillhaven Lane And The Parcel Southwest of Mack Hatcher Parkway And Aldersgate Way To The Historic Preservation Overlay District, seconded by Commissioner Orr.

Amendment
Chair Lindsey amended the motion to include staff's recommendation to keep the five-year cumulative timeframe for substantial damage and substantial improvement and strike the language regarding a change to one year, seconded by Commissioner Allen.

Chair Lindsey further stated that it is a complicated process as revisions regarding this topic, at the state level, are ongoing along with new documents from the International Building Code that recommend even more stringent standards for things well beyond substantial damage determination. For example, a homeowner can experience substantial damage from a hailstorm, fire, tornado, or flood. Typically, substantial damage is described, with respect to flooding, as damage of more than 50%. Chair Lindsey explained that part of his day-to-day job is writing letters of substantial damage that declare property to be more than 50 % damaged. This determination allows property owners to qualify for increased cost of compliance insurance. Substantial improvement or voluntary improvement of the home also plays into the allowable improvements a property owner may make. If the cumulative period is just one year, one can make substantial improvements up to 49% of the value of the home without bringing it into compliance with the floodplain ordinance. If one is out of compliance for floodplain requirements and subject to flooding, Chair Lindsey explained that a property owner may place themselves in a bad situation. Also, if the property is sold, an innocent victim may come along to purchase the home, thinking he or she has a good opportunity only to find out the home is out of floodplain compliance. Chair Lindsey explained that this is the reason that FEMA requirements exist.

Commissioner Mann asked about the distinction between residential versus commercial buildings regarding floodplain compliance.

Chair Lindsey stated that commercial buildings are permitted, under FEMA, to use a floodproofing process.

Ms. McCoy explained that the McDonald's on Highway 96 was completely torn down, rebuilt, and instead of elevating the building, the building went through the floodproofing method. Also, the city has more residential buildings residing in the floodplain than commercial buildings.

There being no further discussion, the amendment to the motion carried by a vote of 7-0.
The main motion, as amended, carried by a vote of 7-0.

Commissioner Mann stated that earlier when he made comments regarding the performance agreements, he was wearing apparel branded by his employer and wanted to make clear that his comments and opinions are those of his own and not that of his employer.

ANY OTHER BUSINESS

ADJOURN

There being no further business, Commissioner Orr motioned to adjourn the meeting, seconded by Commissioner Allen. The meeting adjourned at 07:41 PM.

_____ _____

Chair Date

FRANKLIN MUNICIPAL PLANNING COMMISSION MEETINGS AND DEADLINES

January 2026-January 2027

RED dates indicate deadlines moved due to City Observed Holiday

Neighborhood meeting (for PUDs and EF Amendments) must be scheduled with staff by this date	Pre-Application Submittal Deadline (9:00 AM): submit plans prior to or on this date	Pre-Application meeting day	Applicable Neighborhood meeting dates for PUDs and EF Amendments (contingent on availability)	Initial Submittal Deadline (5:00 PM) and Joint Conceptual Workshop Application Deadline	Checkprints returned to applicant (NOON) *staff comments due 11:00 AM*	Resubmittal of Corrected Plans (5:00 PM)	FMPC Packet/ Administrative Reports Available (noon)	FMPC Meeting (7:00 PM)	
11/21/2025	11/24/2025	12/2/2025	12/2-12/4	12/8/2025	12/23/2025	**1/2/2026**	1/14/2026	1/22/2026	
12/26/2025	12/29/2025	1/6/2026	1/6-1/8	1/12/2026	1/27/2026	2/5/2026	2/18/2026	2/26/2026	
1/23/2026	**1/26/2026**	**2/3/2026**	**2/3-2/5**	**2/9/2026**	**2/24/2026**	**3/5/2026**	**3/18/2026**	**3/26/2026**	*
2/20/2026	2/23/2026	3/3/2026	3/3-3/5	3/9/2026	3/24/2026	4/2/2026	4/15/2026	4/23/2026	
3/27/2026	3/30/2026	4/7/2026	4/7-4/9	4/13/2026	4/28/2026	5/7/2026	5/20/2026	5/28/2026	
4/24/2026	**4/27/2026**	**5/5/2026**	**5/5-5/7**	**5/11/2026**	**5/26/2026**	**6/4/2026**	**6/17/2026**	**6/25/2026**	*
5/22/2026	**5/22/2026**	6/2/2026	6/2-6/4	6/8/2026	6/23/2026	7/2/2026	7/15/2026	7/23/2026	
6/26/2026	6/29/2026	7/7/2026	7/7-7/9	7/13/2026	7/28/2026	8/6/2026	8/19/2026	8/27/2026	
7/24/2026	**7/27/2026**	**8/4/2026**	**8/4-8/6**	**8/10/2026**	**8/25/2026**	**9/3/2026**	**9/16/2026**	**9/24/2026**	*
8/21/2026	8/24/2026	9/1/2026	9/1-9/3	**9/4/2026**	9/22/2026	10/1/2026	10/14/2026	10/22/2026	
	No November Planning Commission Meeting								
9/25/2026	**9/28/2026**	**10/6/2026**	**10/6-10/8**	**10/12/2026**	**10/27/2026**	**11/5/2026**	**12/2/2026**	**12/10/2026**	*
11/30/2026	11/30/2026	12/8/2026	12/8-12/10	12/14, 11/30 JCW**	12/29/2026	1/7/2027	1/20/2027	1/28/2027	

*** Envision Franklin Amendments are only reviewed quarterly by the FMPC**

****Joint Conceptual applications must be submitted at least 10 days prior to the JCW meeting**

To find out where a meeting will be held, please go to www.franklintn.gov/agendas

PLANNING AND SUSTAINABILITY DEPARTMENT

Emily Wright, AICP
Director

Dr. Ken Moore
Mayor

Eric S. Stuckey
City Administrator

HISTORIC
FRANKLIN
TENNESSEE

ACTION REQUEST – REQUEST FOR EARLIER AGENDA

Completed requests received by the first of the month will be placed on the following month's agenda
(example: request received on April 1st will be placed on May's agenda)
No landscaping can be placed on agendas for the months of February, March, July, August, November and December
Landscaping limited to maximum 25% reduction when at least 50% complete

7/24/25
Date Submitted

BFTC PUD SUBD, SECTION 7 - COF #4192
Complete name of project – indicate whether site plan or final plat.
Where applicable, include subdivision, section, revision, lot number and name of building

SIDEWALKS
TYPE OF IMPROVEMENT
A separate action request must be submitted for each improvement

I (we) request that the following action be taken on this agreement:

X Release

_____ *Reduce and extend to _____ *(not less than six mos)*

_____ Extend to _____ *(not less than six mos)*

SIGNED: [signature]
Developer or Representative

If requesting reduction, indicate amount complete:
_____ %
Note in margin-How did you arrive at this percentage?
If requesting reduction and less than 90% complete,
estimate remaining amount to complete this improvement:
$ _____
*Reductions shall not exceed 75%, or minimum maintenance amount.

***See new guidelines for details related to reductions at http://www.franklintn.gov/home/showdocument?id=288**

For a release or reduction to be considered, the following statement must be completed by the developer's engineer, or for landscaping improvements, by the developer's landscape architect. *(Incomplete requests will not be accepted)*

Complete either section A or B and sign/seal and date below:

A: Ryan McMaster *(Engineer or Landscape Architect – print name)* has personally visited this site and affirms that the improvements have been completed in accordance with the plans approved by the Franklin Municipal Planning Commission/City of Franklin.

B: _____ *(Engineer or Landscape Architect – print name)* affirms that _____ has personally visited this site and he/she is competent by education and/or experience to inspect, and is under my direct supervision. I further affirm that the improvements have been completed in accordance with the plans approved by the Franklin Municipal Planning Commission/City of Franklin.

SIGNED/DATED/PROFESSIONAL SEAL:

RYAN MCMASTER
REGISTERED ENGINEER
AGRICULTURE
COMMERCE
NO. 108982
STATE OF TENNESSEE

[signature]
Engineer or Landscape Architect (Sign and date on seal)

7/24/25

Forward completed request to COF Planning Dept., ATTN: Melodie Brady, email to melodie.brady@franklintn.gov or fax to 615-791-3257

INSPECTION PUNCH LIST

INSPECTION CYCLE: September 25, 2025
INSPECTING DEPARTMENT: Planning Department
City of Franklin, TN
109 3rd Avenue South
Franklin, TN 37064

BERRY FARMS TOWN CENTER PUD SUBDIVISION, FINAL PLAT, SECTION 7 – COF 6035

Improvement:	Sidewalks
Surety Type:	Performance
Original Amount:	$423,000.00
Current Amount:	$105,750.00
Request:	RELEASE TO MA
Recommendation:	Release to maintenance
Date of Inspection:	14-August-2025
Inspector:	Daniel Brady
Staff Comments:	

A review of this project revealed the following deficiency*:

File #: 21-0756

DATE: September 11, 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.
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 (approval, with conditions)
WS 8/12/25
PH 9/9.25, 6-1; MOS1: 7-0; MOS2: 7-0; MOS3: 7-0; MOS4: 7-0; MOS5: 7-0; MOS6: 7-0; MOS7: 7-0; MOS8: 5-2 (approval, with conditions) and an additional condition of approval.

PURPOSE:

PROJECT INFORMATION
COF Project Number: 8849
Applicant: Greg Gamble, Gamble Design Collaborative
Owner: Alex Chambers, Highwoods Realty LP

BACKGROUND/STAFF COMMENTS:
ADDITIONAL INFORMATION TO REVIEW
On September 9, 2025, the Board of Mayor and Aldermen (BOMA) reviewed the Development Plan based on this Commission's recommendation. The BOMA voted to approve the development plan, by a vote of 6-1, and added another condition of approval. The additional condition stated:

- *The building height table on sheet C2.0 of the Development Plan shall reflect a reduction of the height range for Building V from 8 to 10 stories to 5 to 8 stories.*

As the Planning Commission's role is to provide recommendations to the BOMA, the additional condition is before the Commission to review and either grant or decline concurrence of the conditions.

PREVIOUS STAFF REPORT:

There is an update immediately below to the staff recommendation for MOS #8 since the Work Session discussion. Further staff rationale for the recommendation continues to be in the body of the full staff report that follows.

Staff recommends disapproval of MOS #8. Previous staff recommendations at Planning Commission and BOMA Work Session have included an exemption from the staff's disapproval recommendation should regional transit accommodations be made with the parking structure facing Carothers. However, due to the recent discussion at Work Session and further discussions with WeGo, a new, alternative park and ride location is being explored. Therefore, staff continues to recommend disapproval of MOS #8, but without an exemption. Staff recognizes the need for transit options in the vicinity of the proposed development and will continue to engage with the BOMA, FTA, and WeGo in transit planning for the corridor as development continues.

The FMPC recommended approval of MOS #8, with the following conditions (Should the BOMA wish to approve MOS #8, staff would recommend that the FMPC-added conditions apply.):
a) Architectural detailing to be similar size and rhythm as the primary structure.
b) Building to include a base, middle and cap.
c) 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.
d) Pedestrian access entry facing the arterial road.
e) Foundation landscape planting along the base of the parking structure.

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. Previous staff recommendations at Planning Commission and BOMA Work Session have included an exemption from the staff's disapproval recommendation should regional transit accommodations be made with the parking structure facing Carothers. However, due to the recent discussion at Work Session and further discussions with WeGo, a new, alternative park and ride location is being explored. Therefore, staff continues to recommend disapproval of MOS #8, but without an exemption. Staff recognizes the need for transit options in the vicinity of the proposed development and will continue to engage with the BOMA, FTA, and WeGo in transit planning for the corridor as development continues.

The FMPC recommended approval of MOS #8, with the following conditions (Should the BOMA wish to approve MOS #8, staff would recommend that the FMPC-added conditions apply.):
a) Architectural detailing to be similar size and rhythm as the primary structure.
b) Building to include a base, middle and cap.
c) 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.
d) Pedestrian access entry facing the arterial road.
e) Foundation landscape planting along the base of the parking structure.

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:

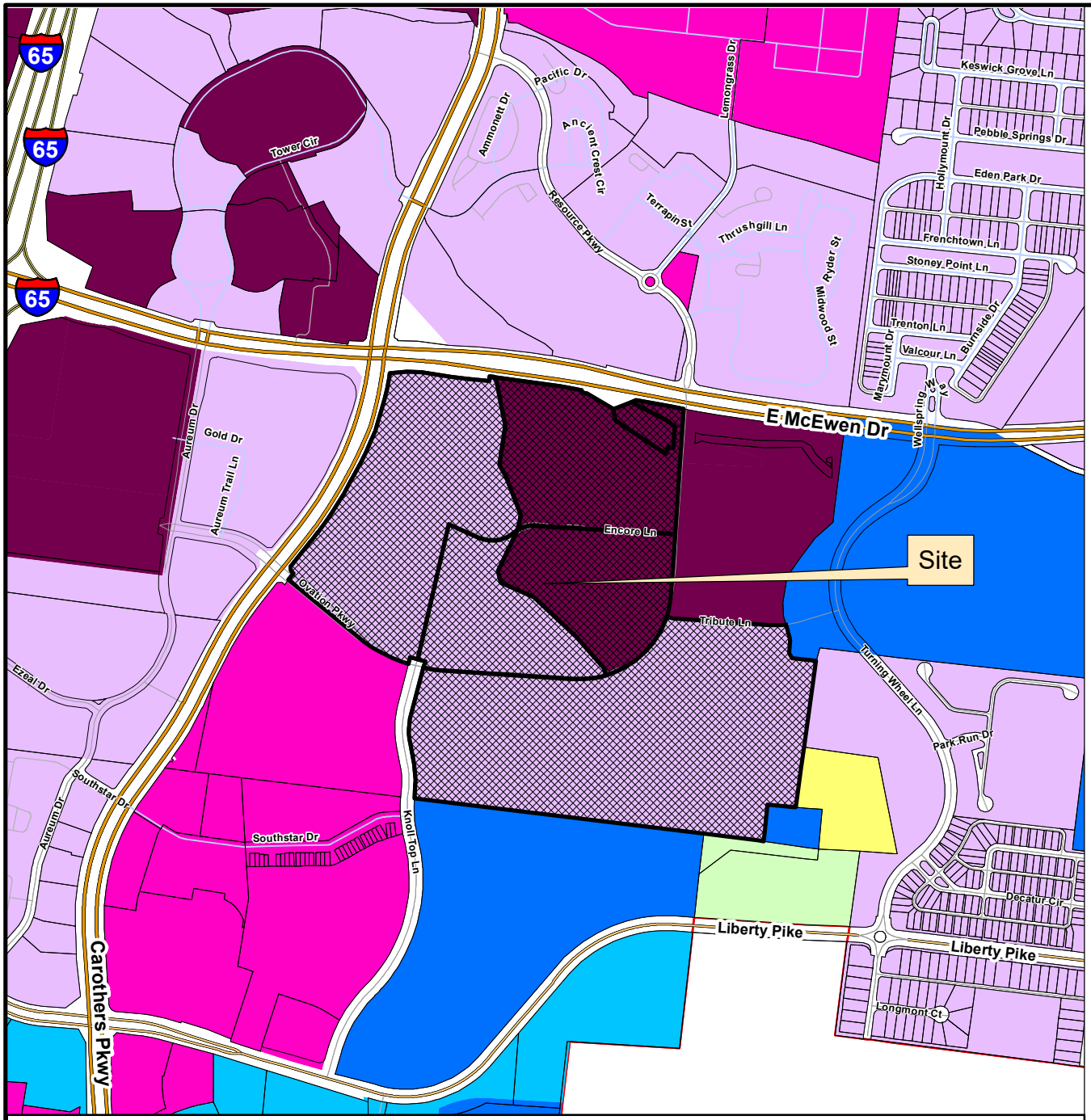
Unknown.

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 (approval, with conditions) on July 24, 2025.

The Board of Mayor and Aldermen approved Resolution 2025-52, with conditions, including additional conditions by a vote of 6-1, including the following MOS requests: MOS1: 7-0; MOS2: 7-0; MOS3: 7-0; MOS4: 7-0; MOS5: 7-0; MOS6: 7-0; MOS7: 7-0; MOS8: 5-2 (approval, with conditions) on September 9, 2025.

Staff recommends that the Planning Commission concur with the additional conditions of approval.



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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 (15.34 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

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 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.*
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.*
MOS 8: **Location of Parking Structures.** Approved: _____	Chapter 10.5.2A: Parking Structures – Where along an arterial or collector street, at-or-above grade parking structures shall

Denied: _____	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.*

SECTION VI. That the Development Plan shall be amended to restrict the height range for Building V, within the chart on Sheet C2.0 detailing the height ranges, from 8 to 10 stories to 5 to 8 Stories.

SECTION VII. 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:

By: _____
Angie Skarp
City Recorder

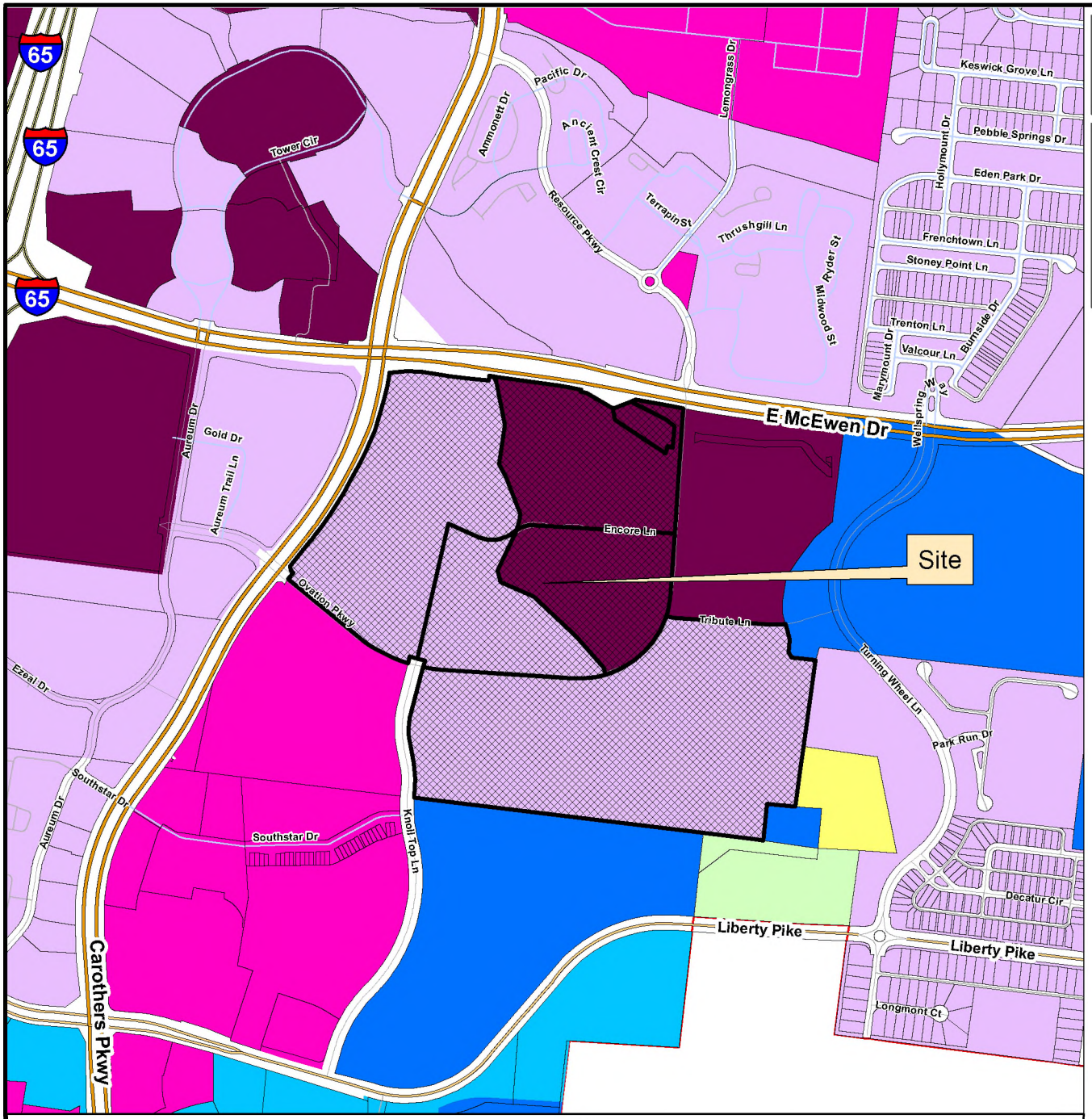
CITY OF FRANKLIN, TN:

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 17, 2025
PLANNING COMMISSION RECOMMENDED APPROVAL:	July 24, 2025
PUBLIC HEARING AND BOMA APPROVAL:	_____



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OVATION PUD SUBDIVISION
ORDINANCE 2025-20
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Site Acreage: 103.933 acres
Proposed Number of Dwelling Units: 614
Proposed Nonresidential Square Footage: 1,655,000 SF

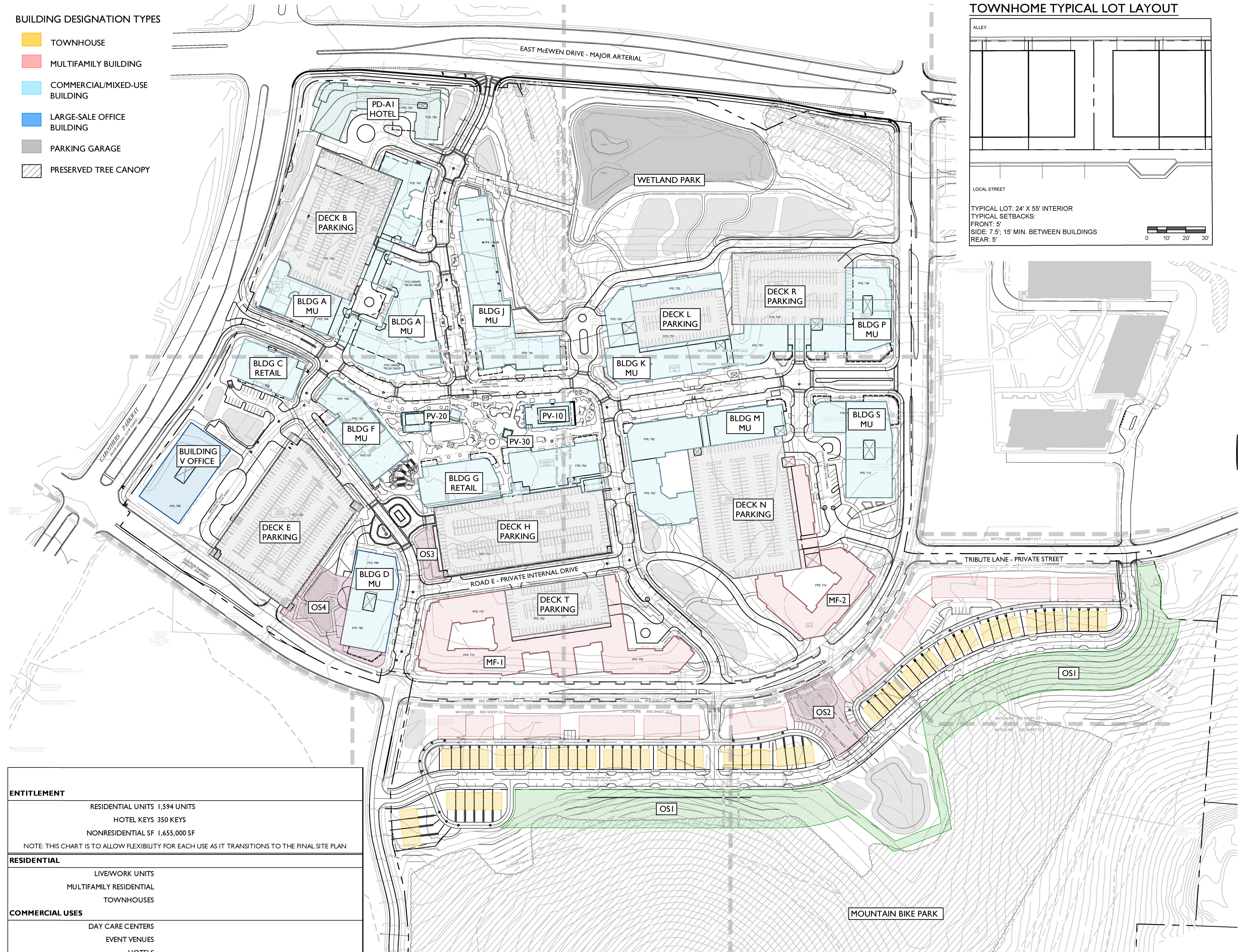
Legend

- 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

BUILDING DESIGNATION TYPES

- TOWNHOUSE
- MULTIFAMILY BUILDING
- COMMERCIAL/MIXED-USE BUILDING
- LARGE-SALE OFFICE BUILDING
- PARKING GARAGE
- PRESERVED TREE CANOPY



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:

0S1	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			

SCALE: 1" = 150'-0"
0 150 300 450

N

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 LANDSCAPE ARCHITECT TENNESSEE No. 1218 AGRICULTURE COMMERCE 07.08.25

INITIAL SUBMITTAL: June 9, 2025

Revision Date
1. July 3, 2025 - staff comments

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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C2.6	DEVELOPMENT PLAN ENLARGEMENT
C2.7	DEVELOPMENT PLAN ENLARGEMENT
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C3.1	GRADING AND DRAINAGE PLAN ENLARGEMENT
C3.2	GRADING AND DRAINAGE PLAN ENLARGEMENT
C3.3	GRADING AND DRAINAGE PLAN ENLARGEMENT
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C3.5	GRADING AND DRAINAGE 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



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)
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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

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

IMPACT STATEMENT

WATER
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- Usage: The development will include both residential and commercial units, requiring a higher volume of water for daily operations.
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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 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
AGRICULTURE
COMMERCE
TENNESSEE No. 1214
LANDSCAPE ARCHITECT
07/08/25

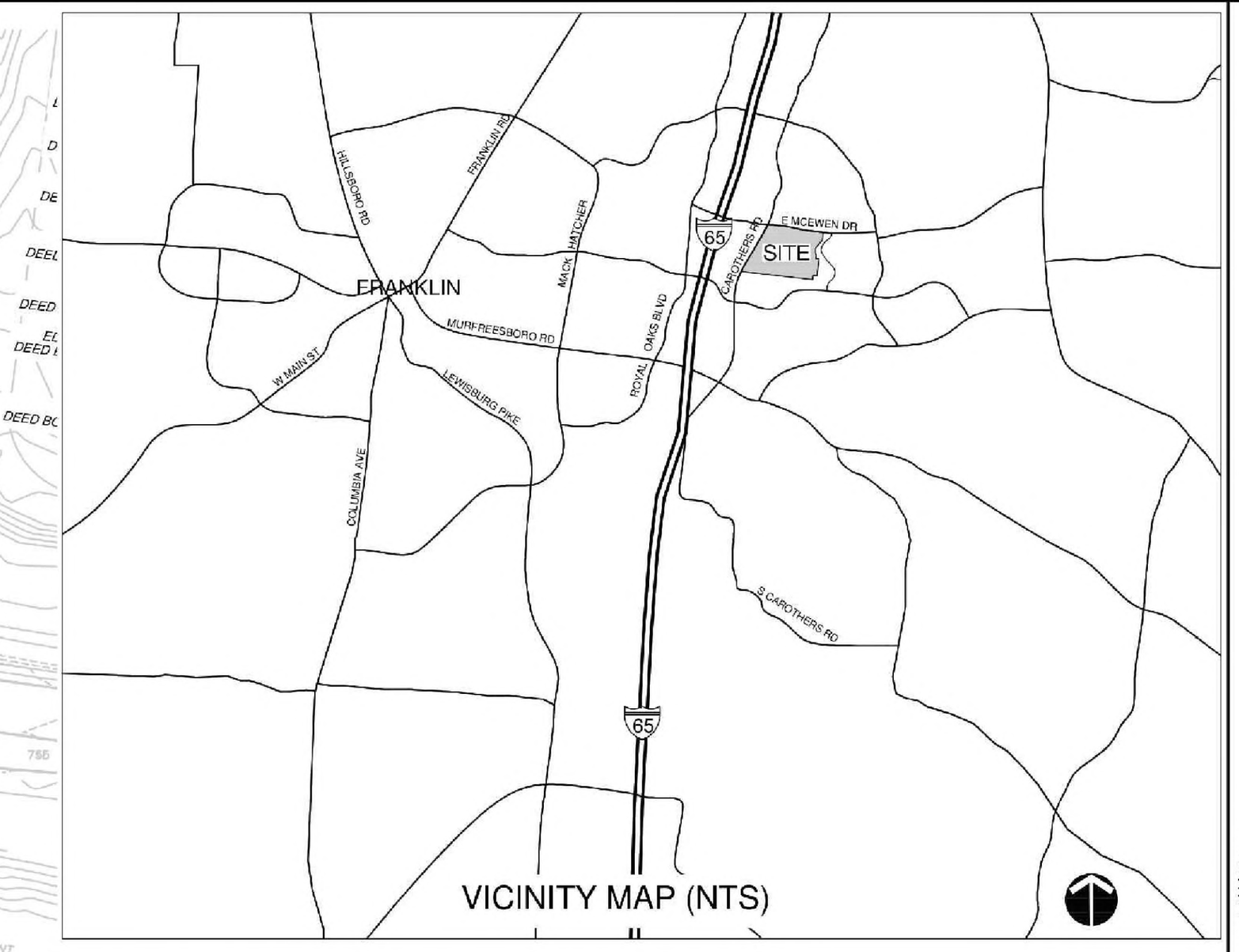
INITIAL SUBMITTAL: June 9, 2025

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: 4543
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: +/- 145.48 AC
SITE SQUARE FOOTAGE: +/- 6,337,109 SF
PUD SITE ACREAGE: +/- 77.7 AC
PUD SITE SQUARE FOOTAGE: +/- 3,380,181.1 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 MCGEHEE - 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
615.320.5566
BRIAN.REAMES@HIGHWOODS.COM

APPLICANT:
5005 MERIDIAN BLVD. STE 100
FRANKLIN TN 37067
CONTACT: GARY VOGRIN
615.547.2336
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: +/- 2,382,150 SF
BUILDING HEIGHT: 1-12 STORIES
LANDSCAPE SURFACE RATIO: 0.46
MIN. LANDSCAPE SURFACE RATIO: 0.20
MIN. PARKING REQUIREMENT: RESIDENTIAL = 1991 SPACES
(413-1 BR UNITS, 427-2 BR UNITS, & 25-3 BR UNITS)
MIN. PARKING REQUIREMENT: NON-RESIDENTIAL = 3270 SPACES
MAX. PARKING LIMIT: 6636 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 BULDING 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: 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 S'elux model DSC4-L2-H039T6-R5-830-28, 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 dispense 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 mulit-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 (543,826 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 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	6,260	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) / 1-2 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 (76,031 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 (102,117 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 (314,025 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	
	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	1 Level Multi-Family (2 Level Towns over Flats)	0	0	18	0
2	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 (sc. 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 = 56.7 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

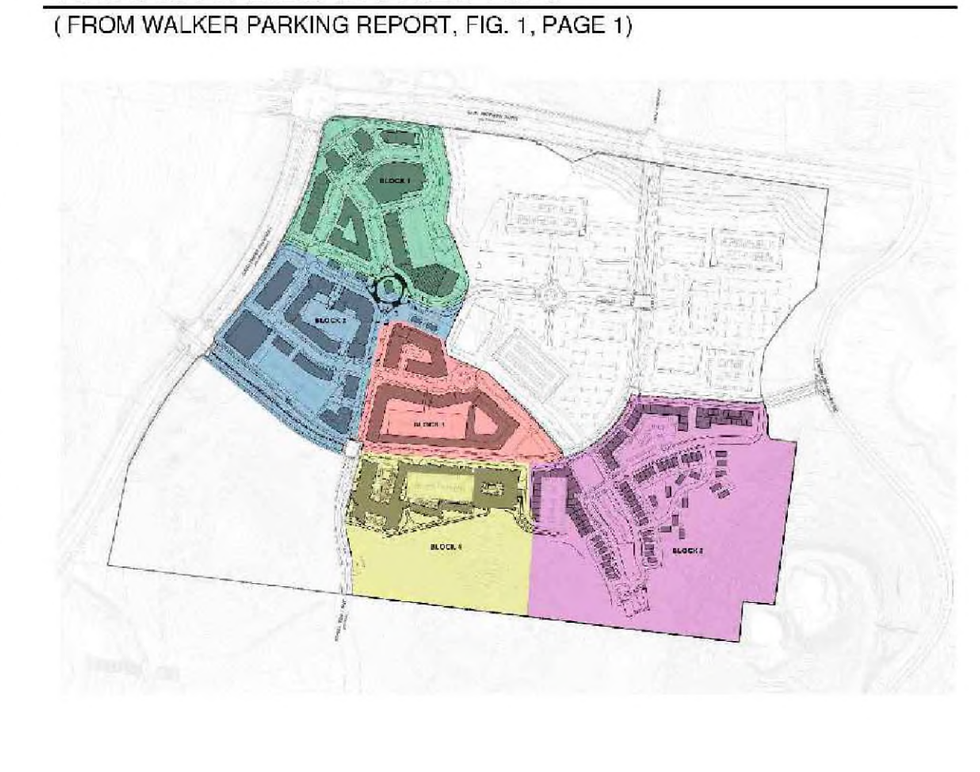
KEY	CLASS	TYPE	AREA OF OPEN SPACE (+/-)	MAX. PAVED AREA (80%)
Area F-1	Formal	Entrance Park	35,373	28,298
Area F-2	Formal	Blvd. Median	10,455	8,364
Area F-3	Formal	Blvd. Terminus Park	10,750	8,600
Area F-4	Formal	Active Pedestrian	27,224	21,779
Area F-5	Formal	Active Pedestrian	8,515	6,812
Area F-6	Formal	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	51799.7	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	64189.34	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 lPerspective 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
615.620.7171

CLARB CERTIFIED LANDSCAPE ARCHITECT

OVATION: SUBDIVISION (SD-X DISTRICT) DEVENPMENT 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: DEK
DRAWN BY: JBB
CHECKED BY: GMV
Q.C. BY: MKK
SCALE: 1" = 100'
PROJECT #: 14066
SHEET NUMBER:
L-3

OVATION
FRANKLIN, TN

Highwoods

CENTERCAL PROPERTIES, LLC

OVATION PUD SUBDIVISION
DEVELOPMENT PLAN, REVISION 2
Franklin, Williamson County, Tennessee

INITIAL SUBMITTAL: June 9, 2025

Revision Date
1 July 3, 2025 - staff comments

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

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CENTERCAL
PROPERTIES, LLC

OVATION PUD SUBDIVISION
DEVELOPMENT PLAN, REVISION 2
Franklin, Williamson County, Tennessee



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:

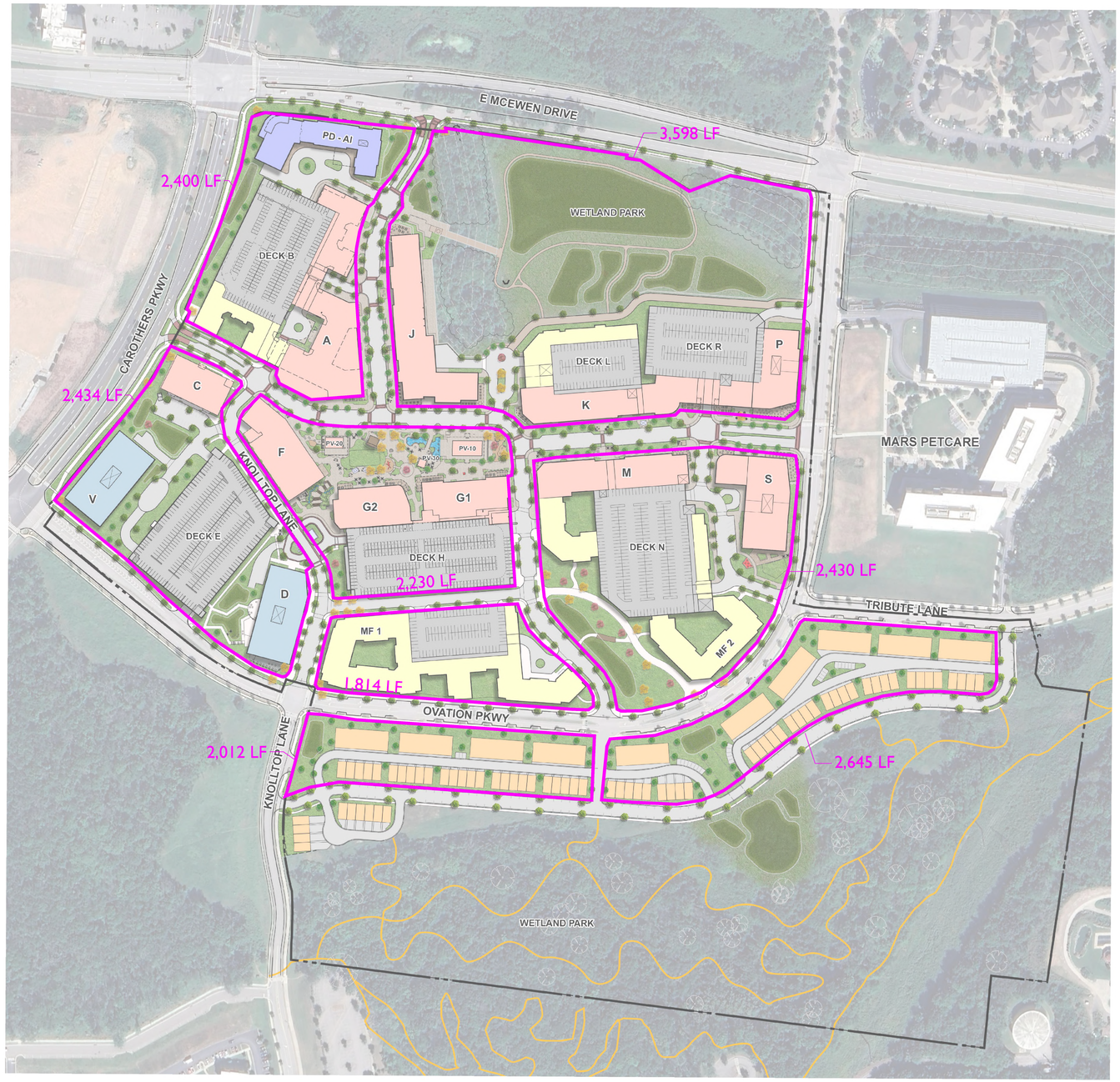
This modification takes into account the existing conditions of this site, which include existing roadway network and environmental conditions that prevent the block from being bisected by additional roadways.

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. 367

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
LANDSCAPE ARCHITECT
TENNESSEE No. 1214
07/08/25

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.

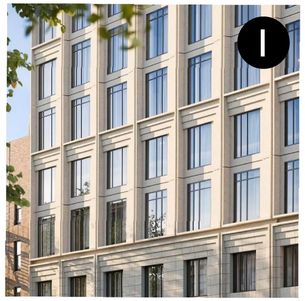
Architectural precast concrete offers a range of benefits that make it an attractive choice for modern construction. One of its primary advantages is its design versatility. Precast panels can be molded into virtually any shape, texture, or color, allowing the design team flexibility to achieve complex 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.

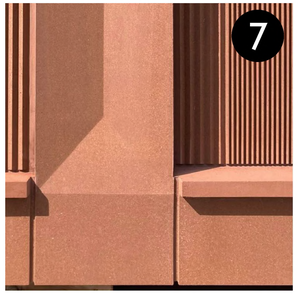
Considering the size of the Ovation development and the desire for placemaking,
Architectural precast introduces another tool to provide diversity of design, scale, and materiality. Additionally, because architectural precast components are manufactured in controlled environments, they maintain high 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. 1319
COURAGE

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:

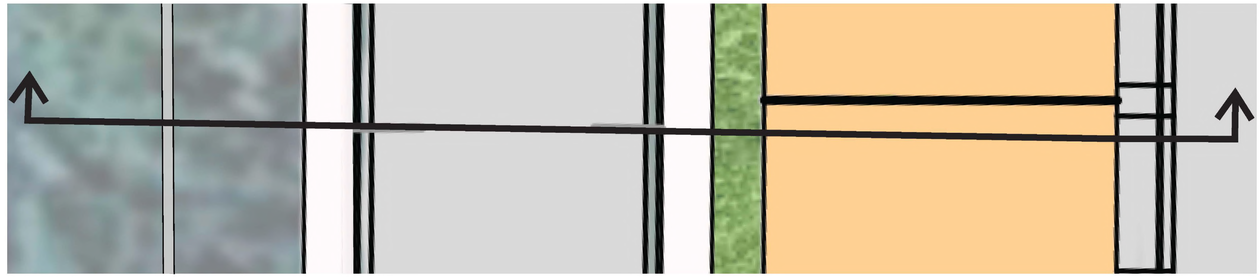
The design of this wall serves to eliminate grading and development impacts into the Hillside Hillcrest Overlay. The current design maximizes the amount of tree canopy preservation on the top side of the wall.

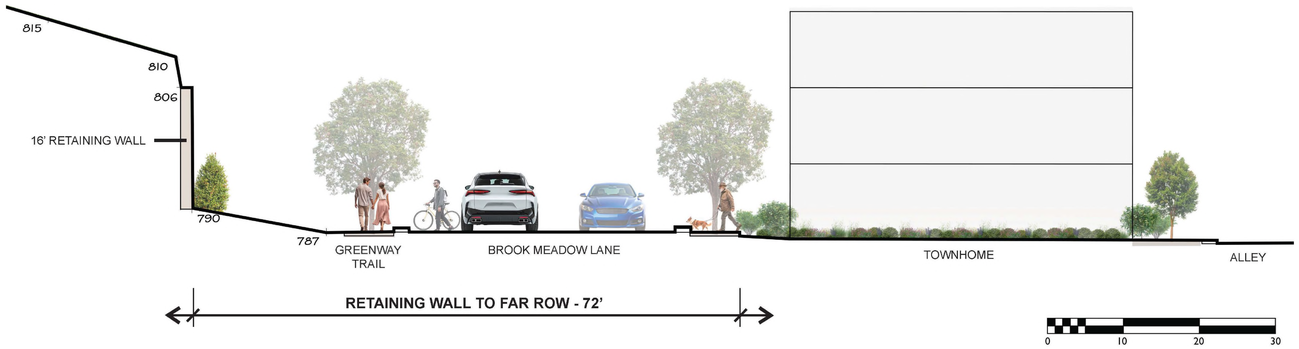
2. The conditions upon which the request is based are unique to the design intent for the development and are not applicable generally to other property:

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.

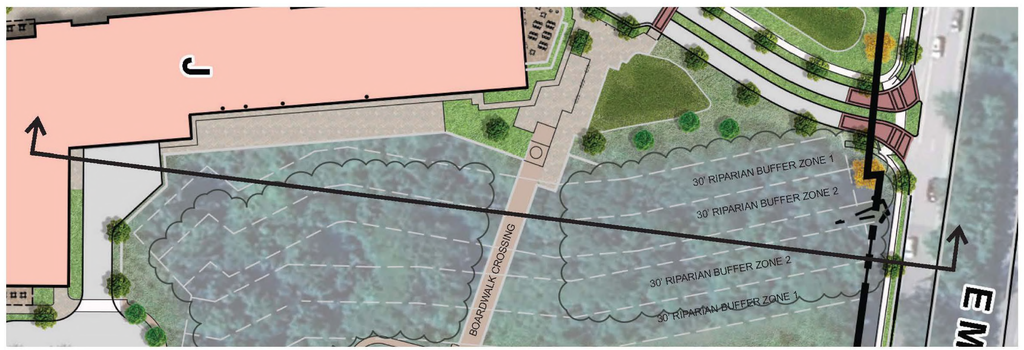
3. The modification is consistent with the intent of Envision Franklin:

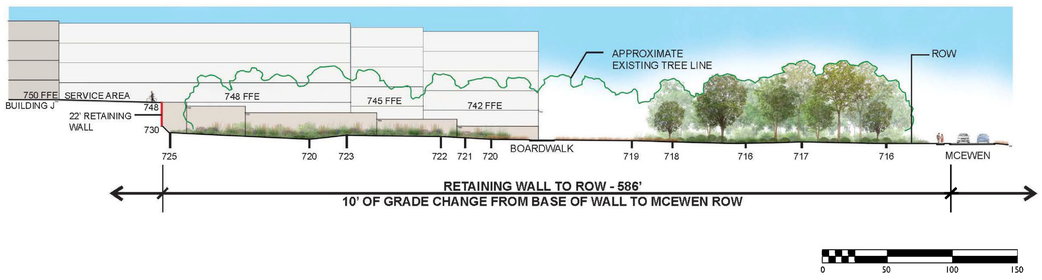
This modification is consistent with the Guiding Principle to protect natural features and existing tree canopies, and minimizing site disturbance in the hilltops, hillsides, and steep slopes.



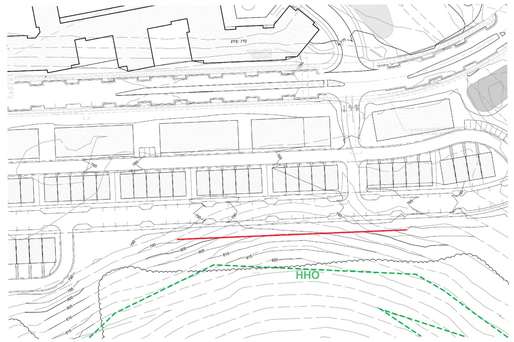


16' WALL BY BROOK MEADOW LANE





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
STATE OF TENNESSEE
No. 1211
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:

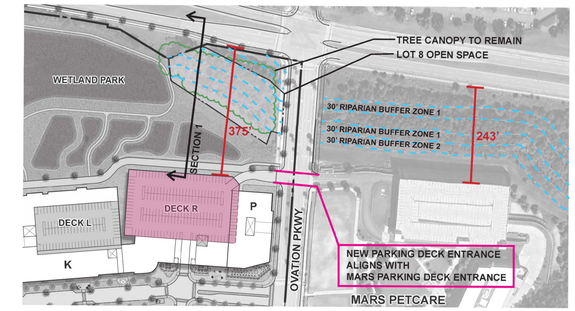
   Parking structures within Ovation are distributed throughout the master plan to provide convenient parking to the various uses in the plan. One of the structures is located between 40 and 65 feet from Carothers Parkway and another is between 320 and 355 feet from McEwen Drive. Both of these roadways 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.

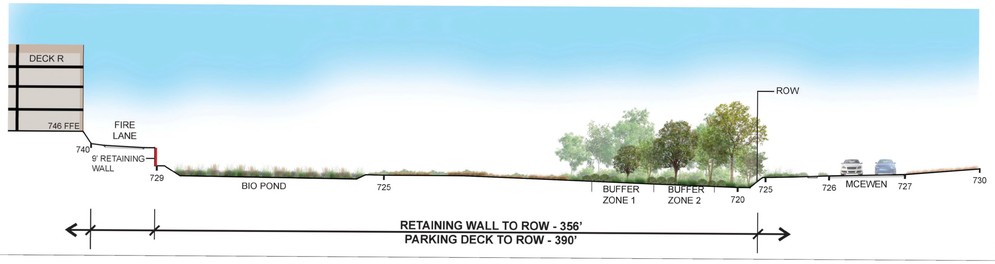
2. The conditions upon which the request is based are unique to the design intent for the development and are not applicable generally to other property:

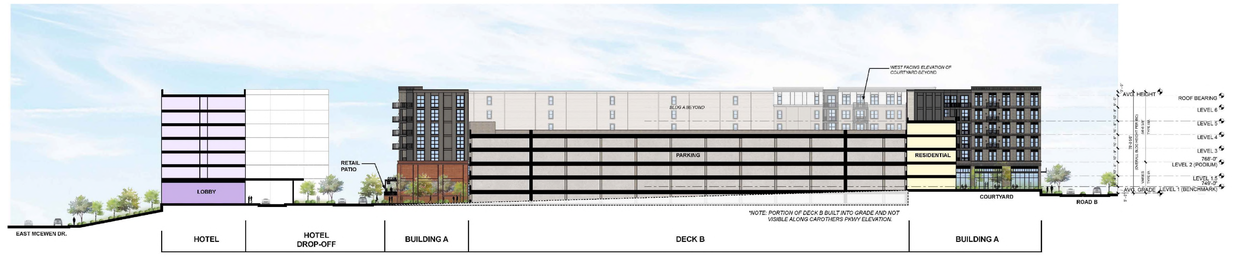
   Ovation is a unique, mixed use master plan with a variety of uses designed for a pedestrian friendly experience. Locating the parking structures predominantly on the outer edges of the master plan reduces the presence of the automobiles within the interior of the development.

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.



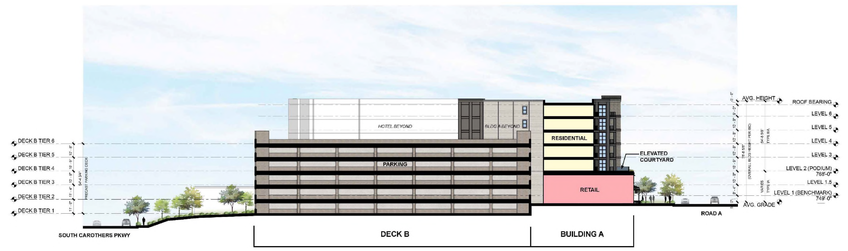




Section AA: North to South
Scale: 1" = 30' - 0"



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
07/02/2025

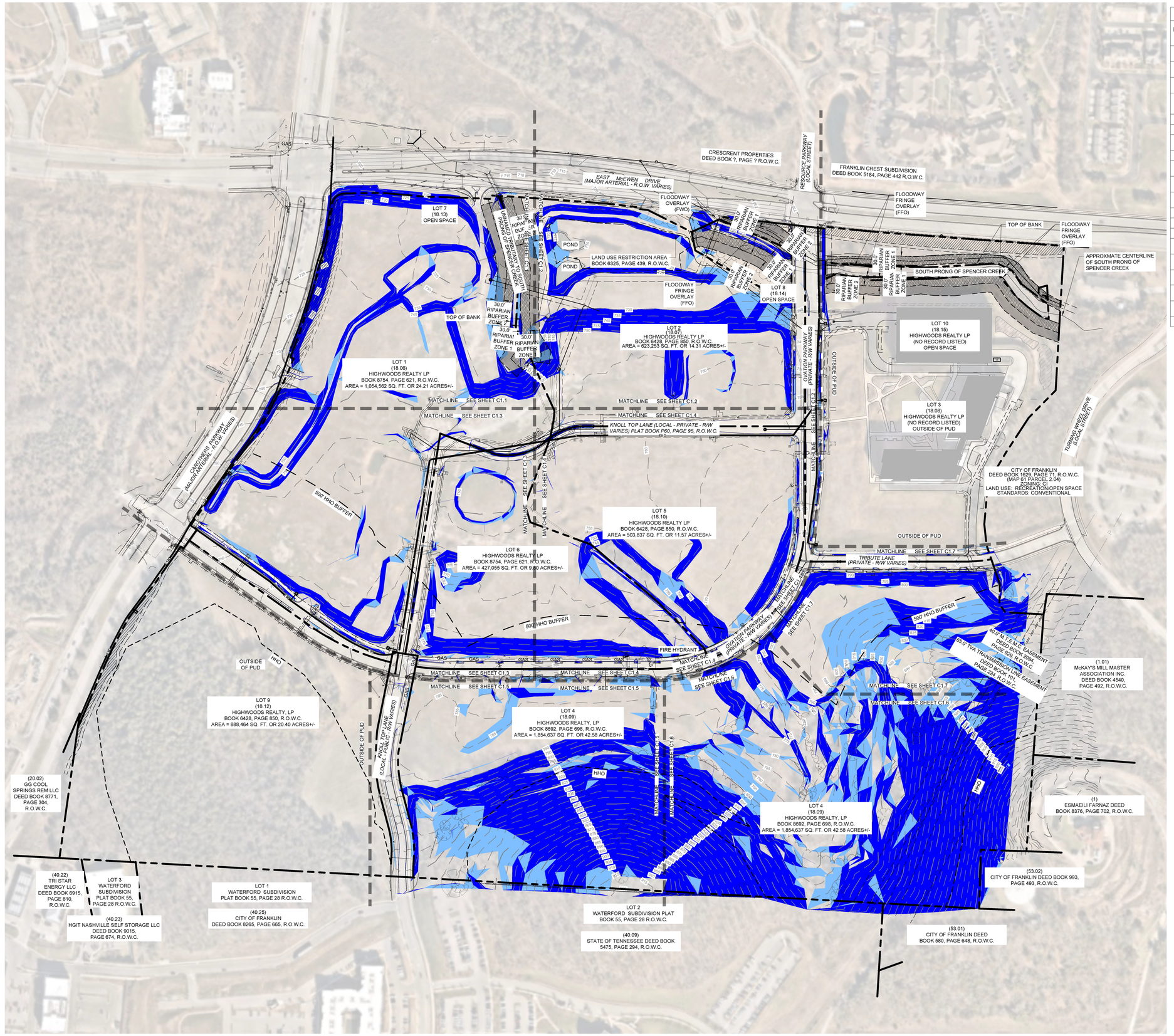
INITIAL SUBMITTAL: June 9, 2025

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.
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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 _____
4 _____

OVERALL EXISTING CONDITIONS

SHEET
C1.0

COF # 8849

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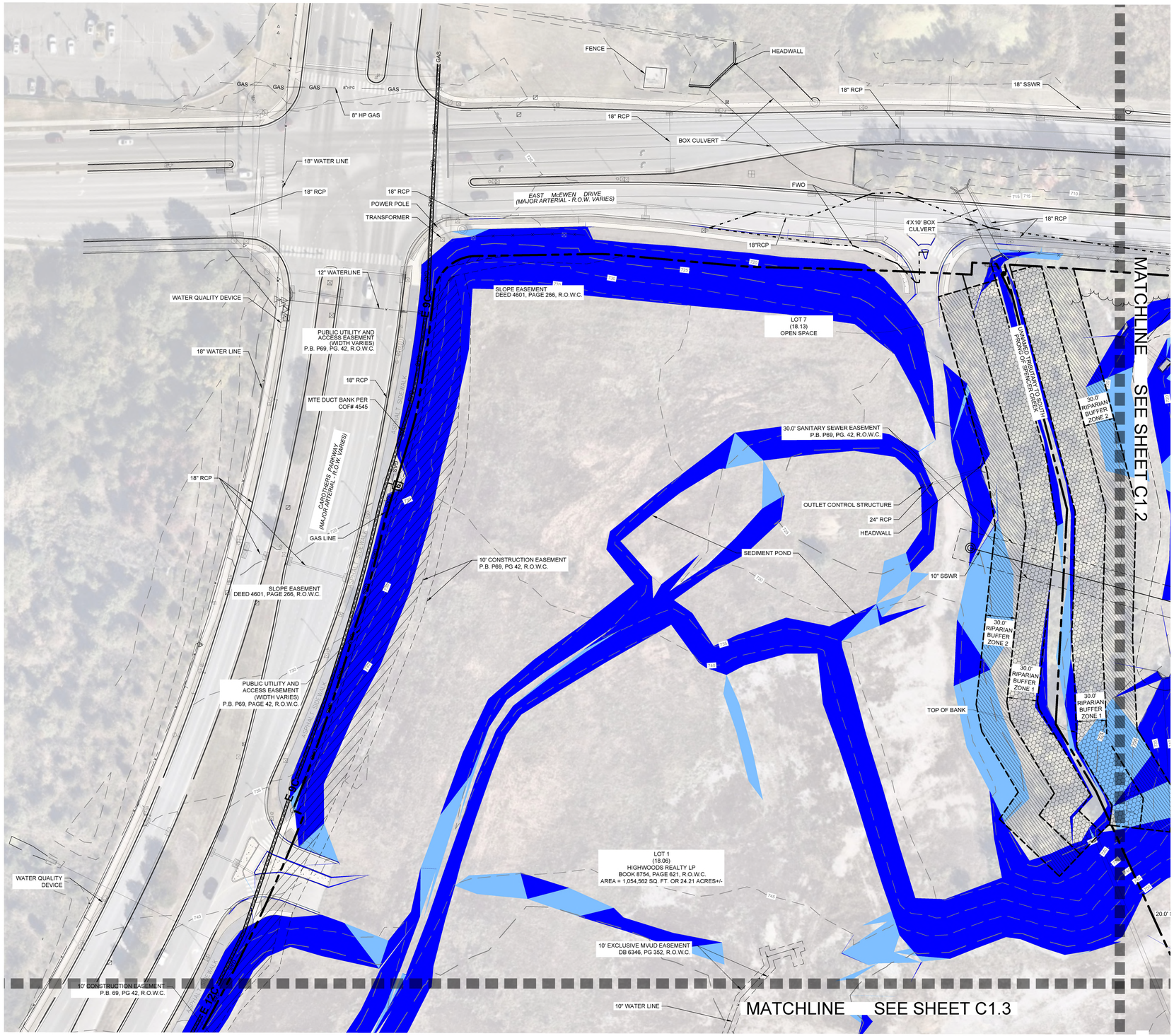

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OUTFALLS #1 AND #2 WILL BE UTILIZED IN THE DEVELOPMENT OF THIS SITE.

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
AGRICULTURE
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\C1.1 ENLARGED EXISTING CONDITIONS.dwg C1.1 ENLARGED EXISTING CONDITIONS Jul 03, 2025 1:24pm by: James.Parker

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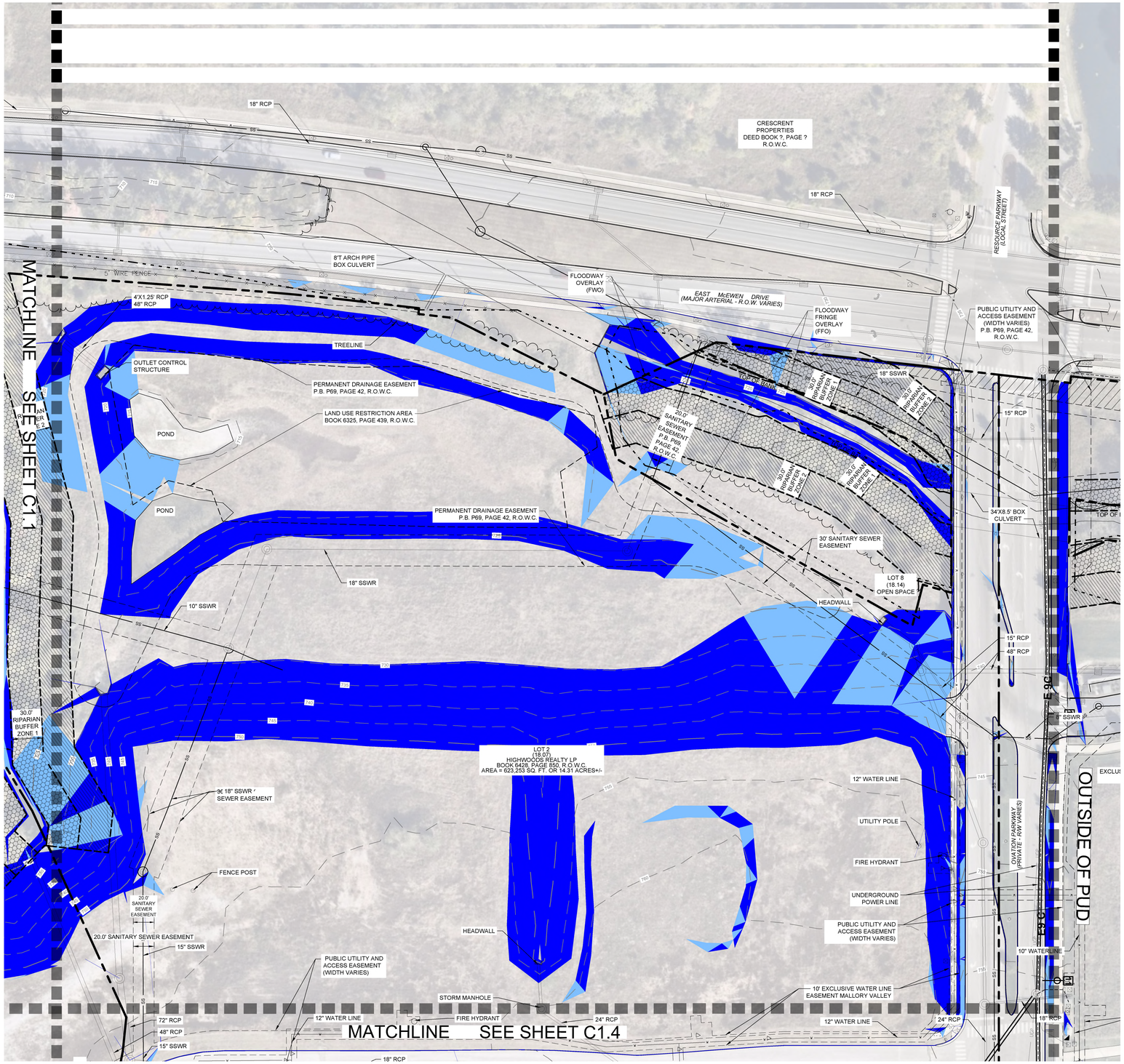

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STORMWATER NARRATIVE

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 DEVELOPMENT PLAN, REVISION 2

Franklin, Williamson County, Tennessee

OVATION
FRANKLIN, TN

WILLIAM GRAY HARRISON
REGISTERED ENGINEER
AGRICULTURAL
COMMERCE
No. 127818
STATE OF TENNESSEE

INITIAL SUBMITTAL: XXXXXXXX

Revision Date

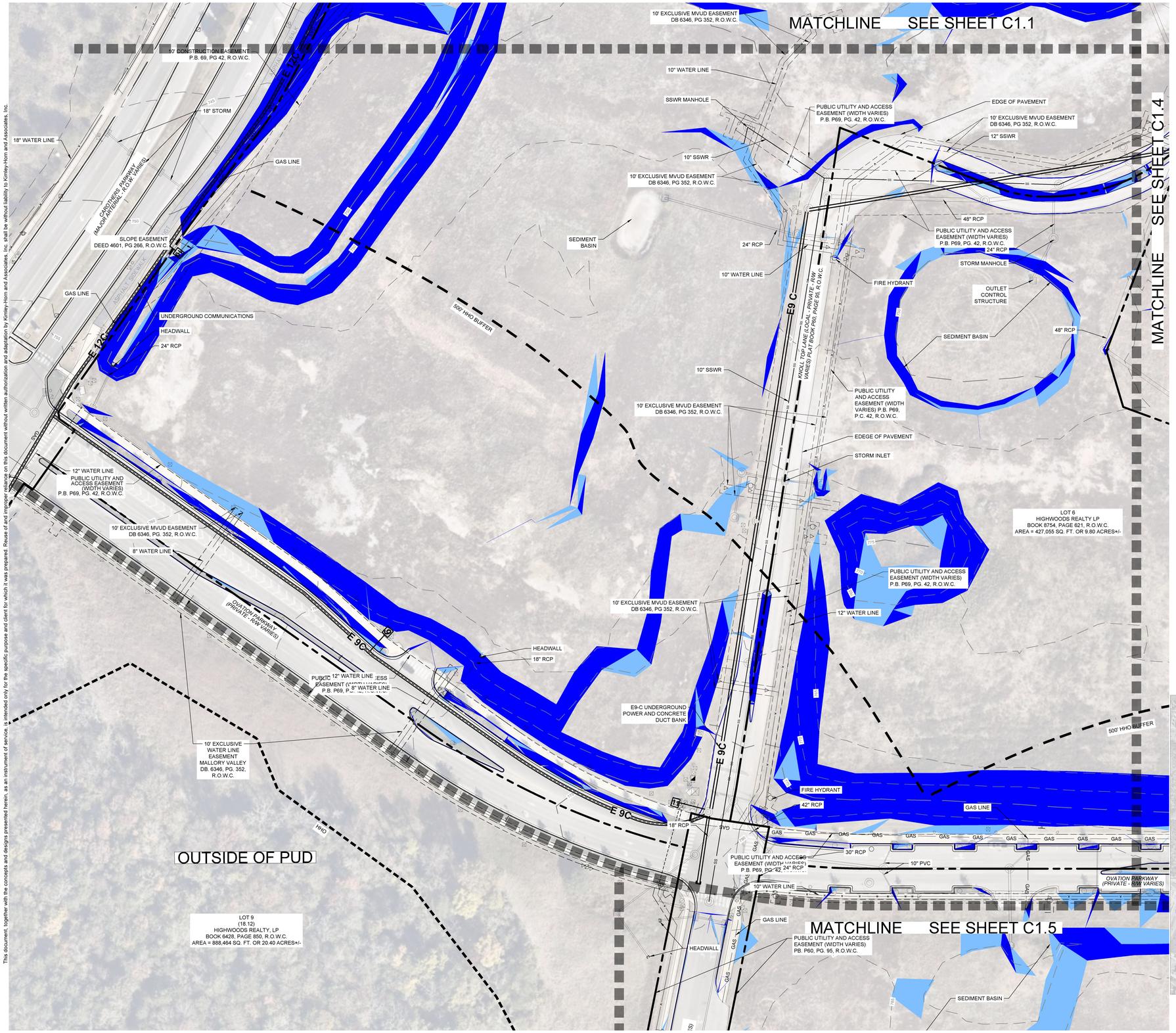
- △ _____
- △ _____
- △ _____
- △ _____

ENLARGED EXISTING CONDITIONS

SHEET
C1.2

COF # 8849

Drawing name: K:\FRA_LDEV\118471000 - ovation\4-CADD\plansheets\1-development plan\C1.1 ENLARGED EXISTING CONDITIONS.dwg C1.2 ENLARGED EXISTING CONDITIONS Jul 03, 2025 1:24pm by: James.Parker



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- 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 DEVELOPMENT PLAN, REVISION 2

Franklin, Williamson County, Tennessee

OVATION
FRANKLIN, TN

WILLIAM GRAY HARRISON
REGISTERED ENGINEER
AGRICULTURE
LAW
COMMERCE
No. 121819
STATE OF TENNESSEE

INITIAL SUBMITTAL: XXXXXXXXX

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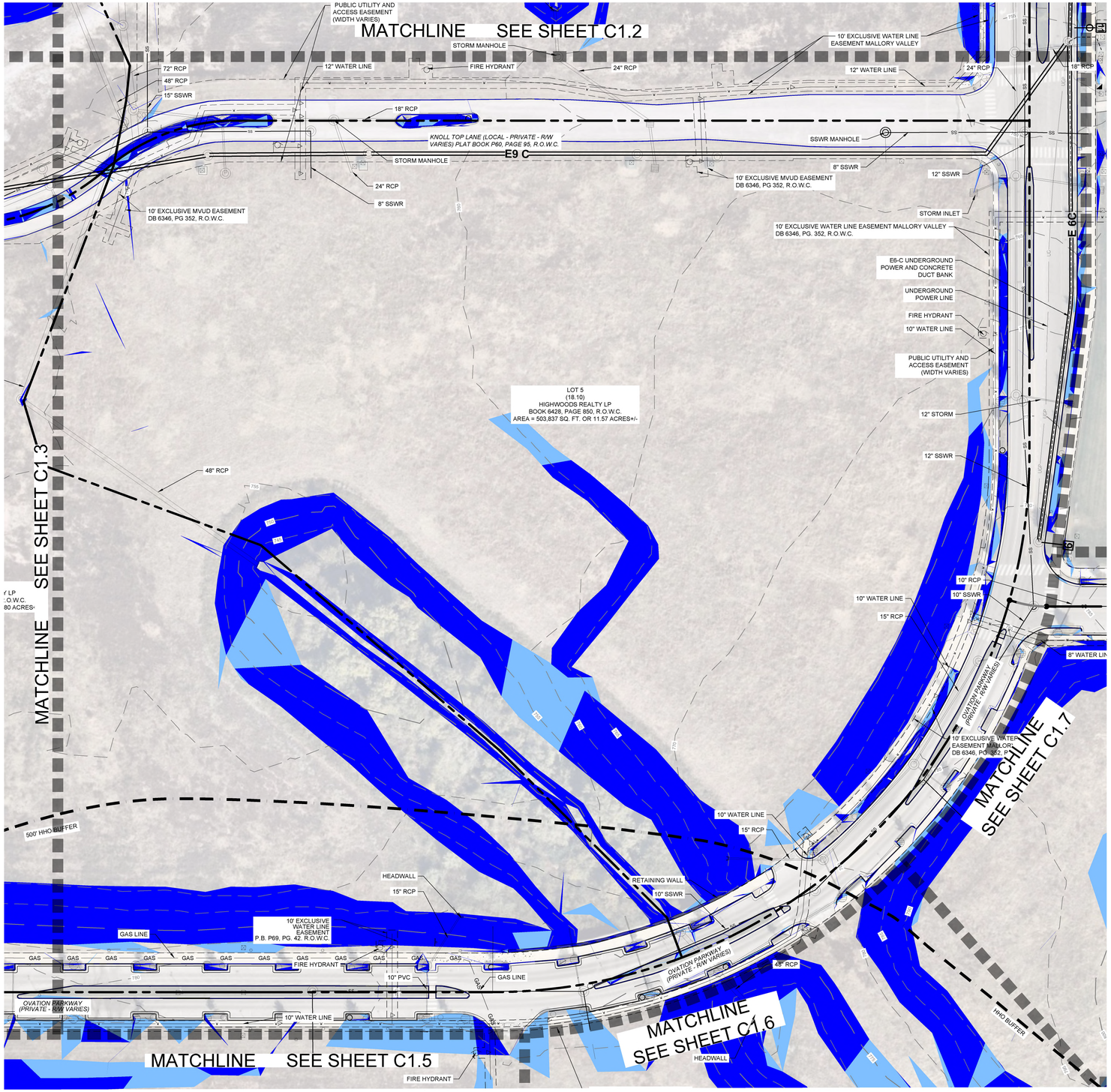

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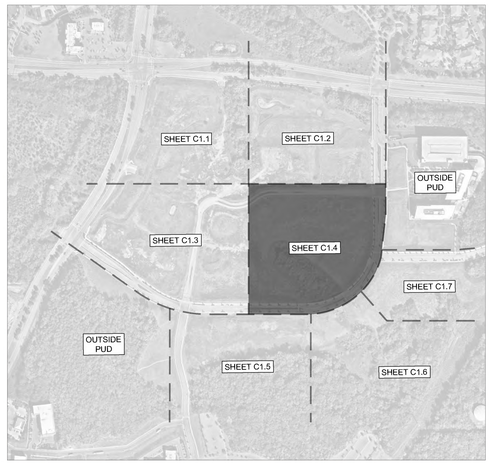

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Franklin, Williamson County, Tennessee

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WILLIAM GRAY HARRISON
REGISTERED ENGINEER
No. 127818
STATE OF TENNESSEE

INITIAL SUBMITTAL: XXXXXXXX

Revision Date

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COF # 8849

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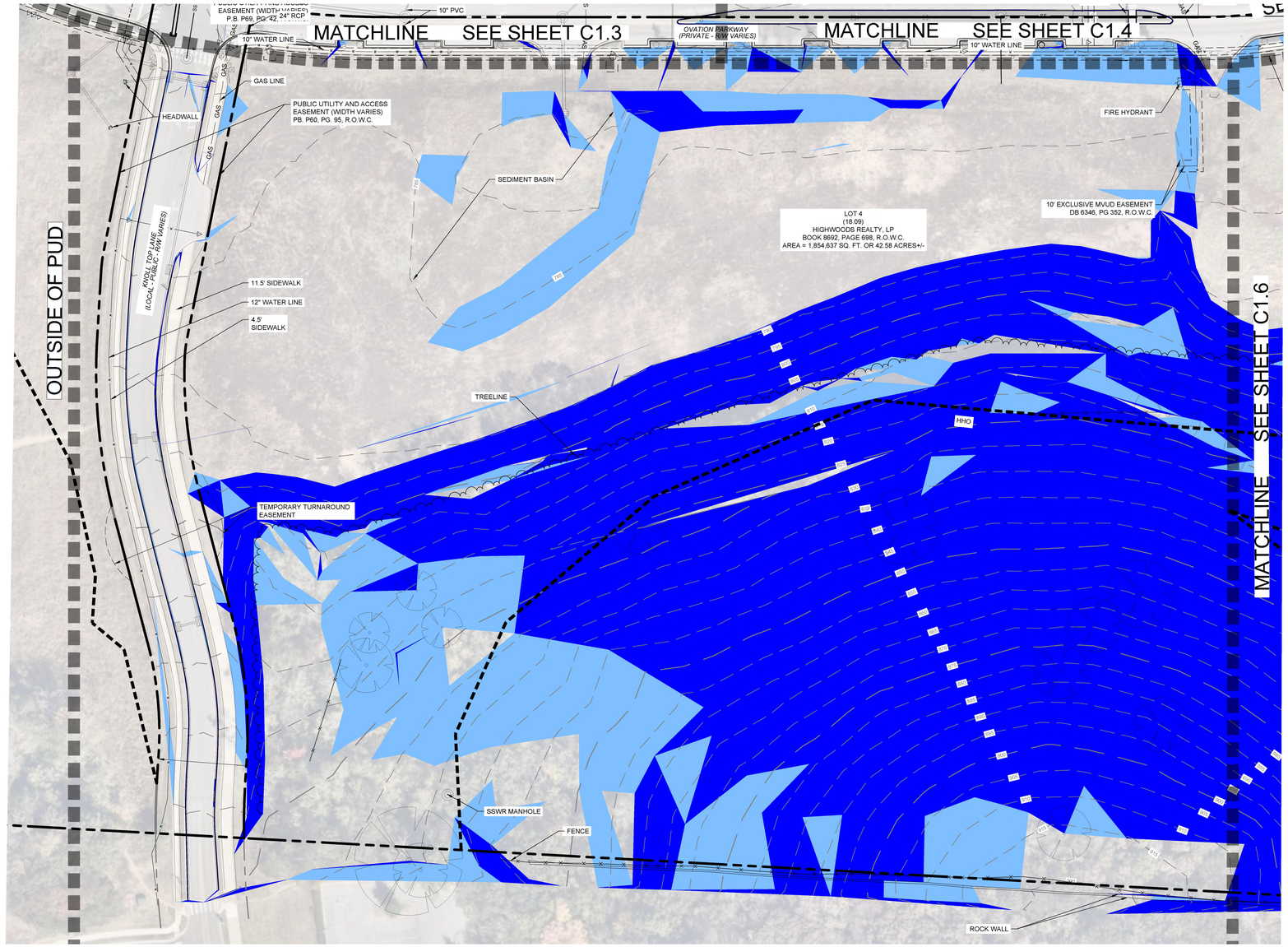

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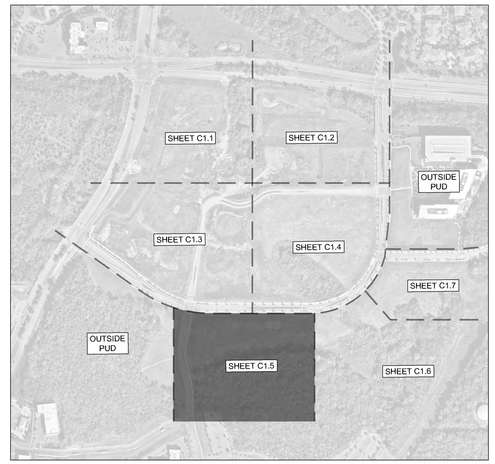

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CENTERCAL PROPERTIES, LLC

Highwoods

OVATION PUD SUBDIVISION
DEVELOPMENT PLAN, REVISION 2
Franklin, Williamson County, Tennessee

OVATION
FRANKLIN, TN

WILLIAM GRAY HARRISON
REGISTERED ENGINEER
AGRICULTURAL & ENVIRONMENTAL
No. 127219
STATE OF TENNESSEE

INITIAL SUBMITTAL: XXXXXXXXX

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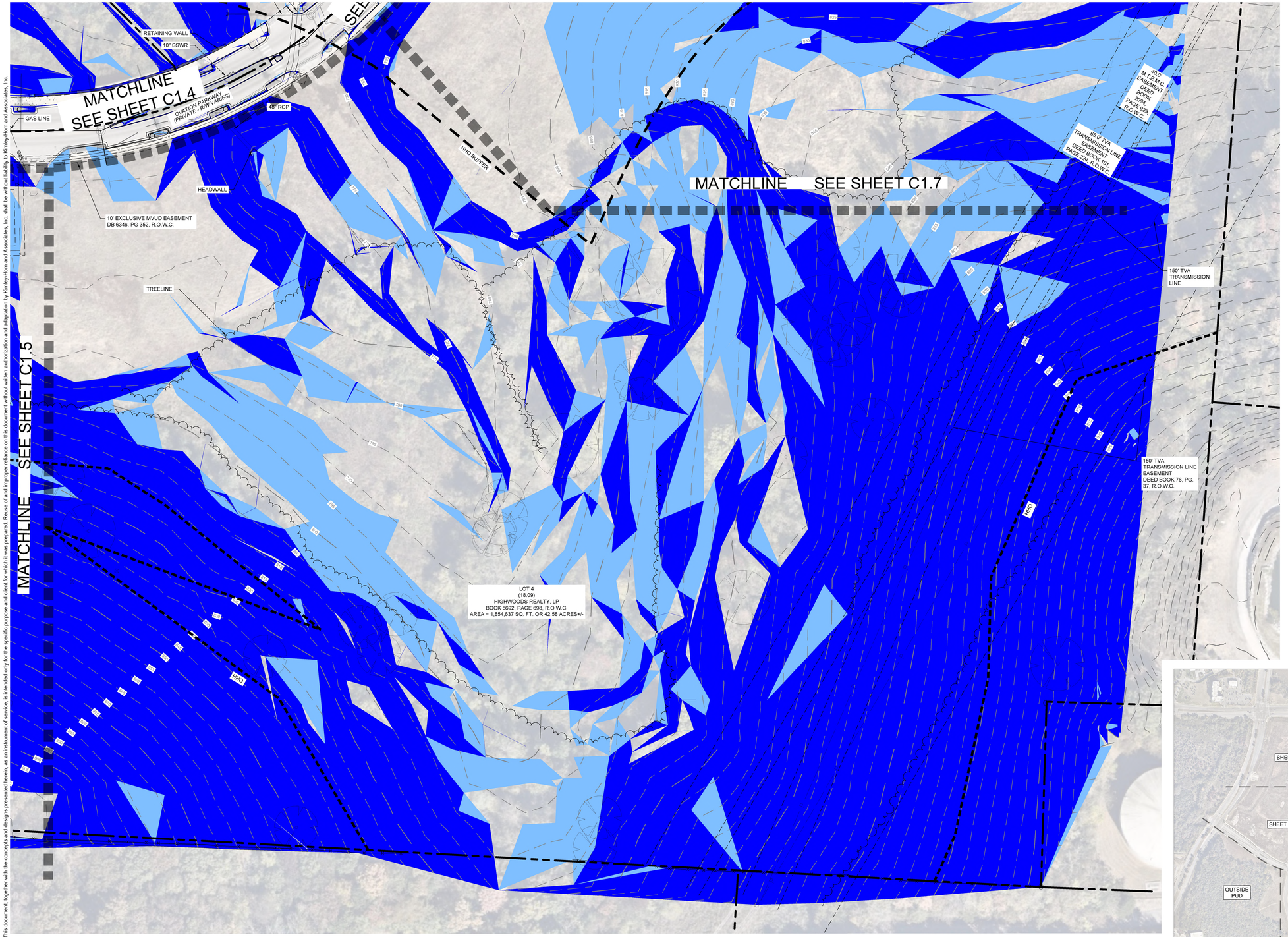

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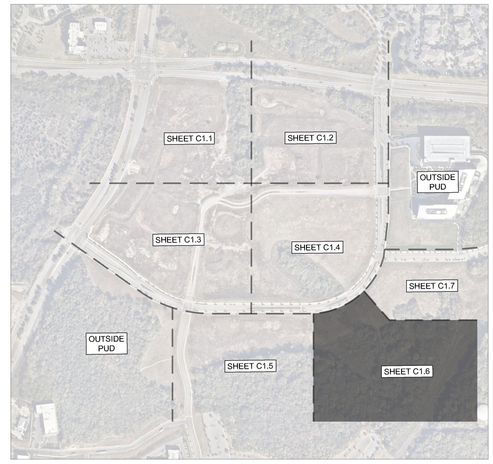

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CENTERCAL PROPERTIES, LLC

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

INITIAL SUBMITTAL: XXXXXXXXX

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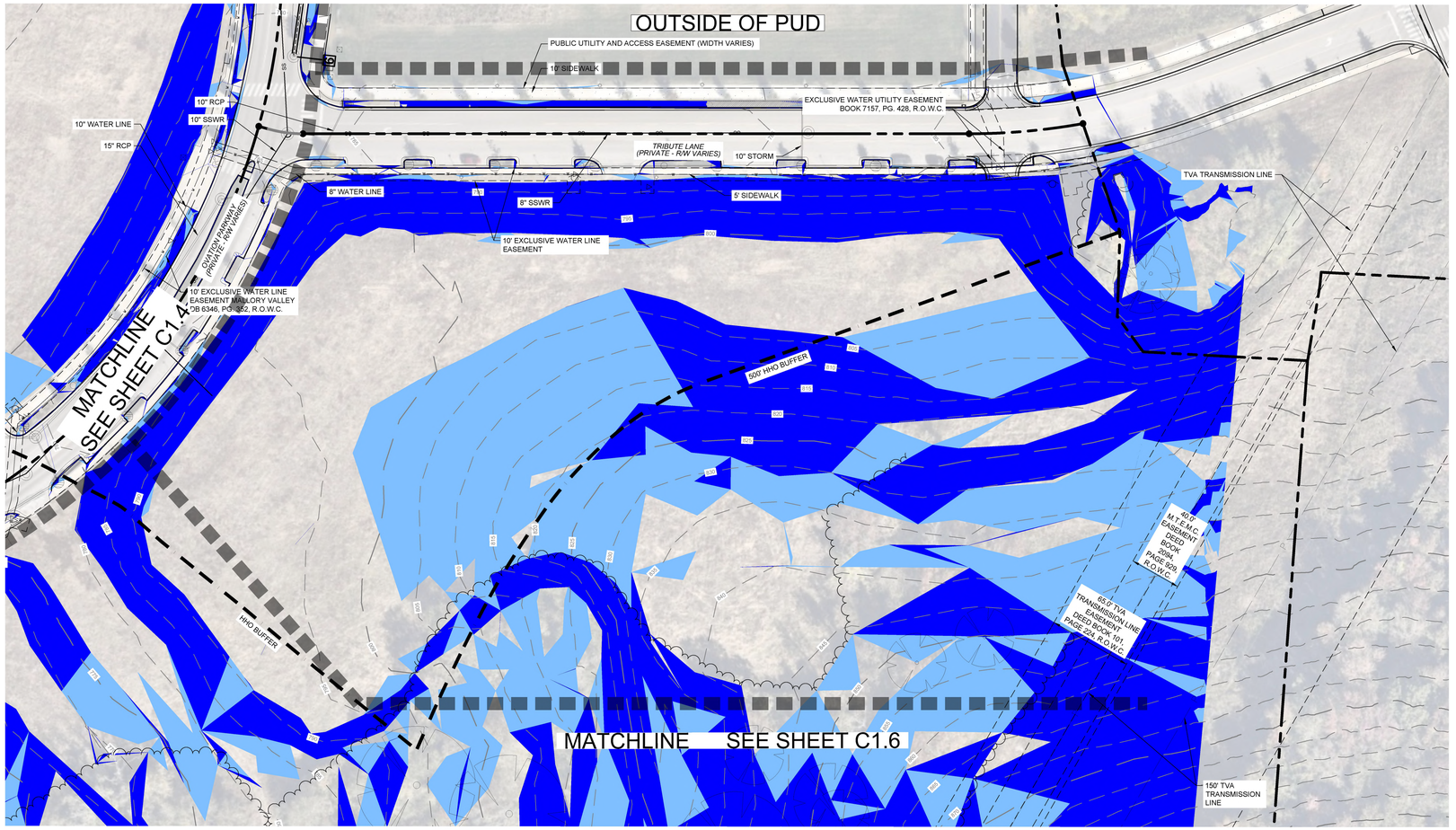

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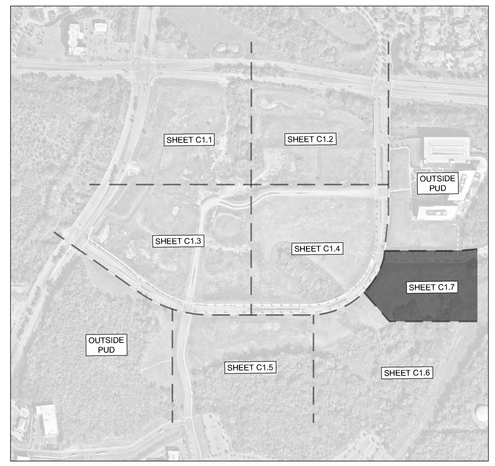

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Franklin, Williamson County, Tennessee

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REGISTERED ENGINEER
AGRICULTURAL & BIOSYSTEMS
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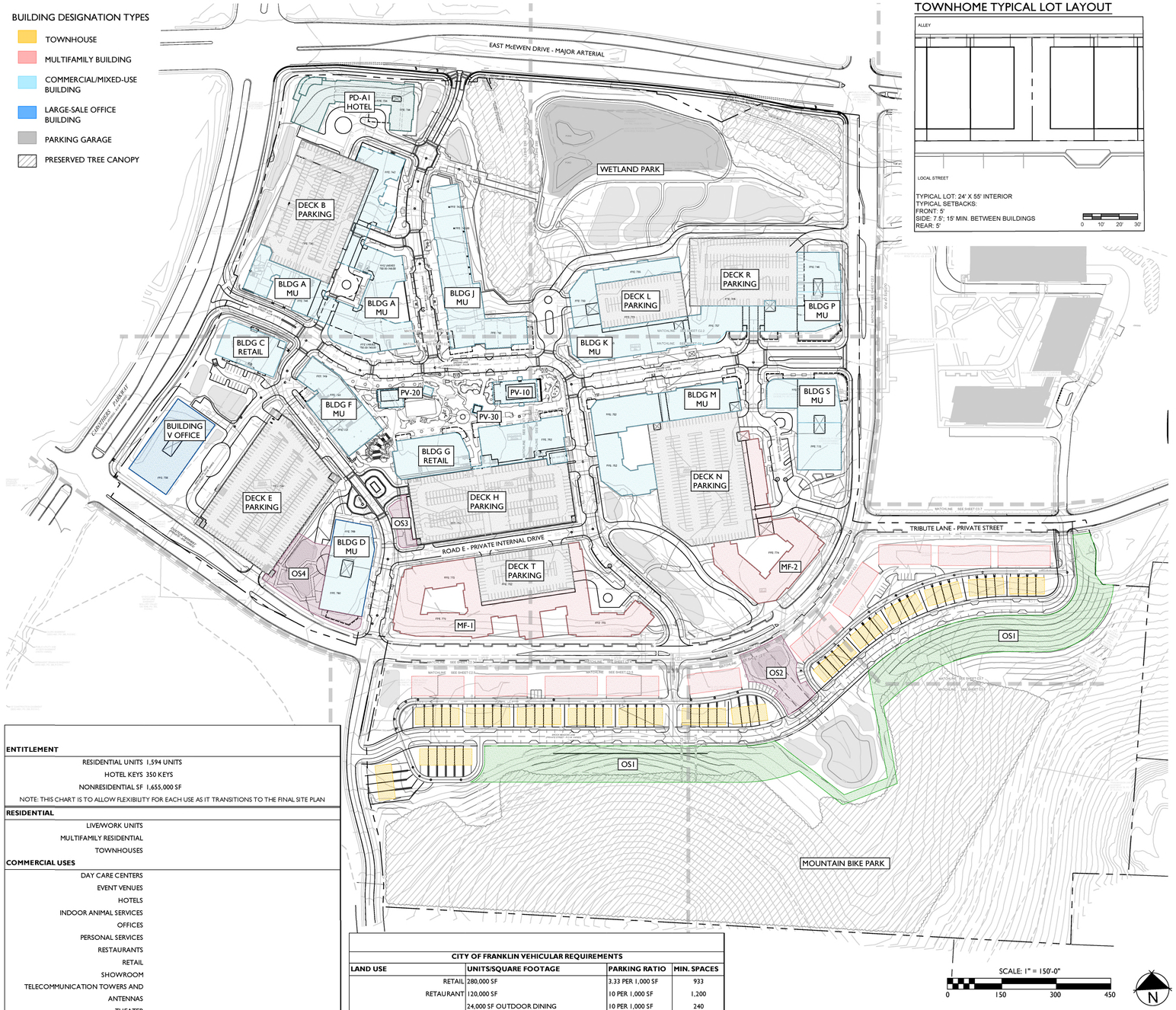
BUILDING DESIGNATION TYPES

- TOWNHOUSE
- MULTIFAMILY BUILDING
- COMMERCIAL/MIXED-USE BUILDING
- LARGE-SALE OFFICE BUILDING
- PARKING GARAGE
- PRESERVED TREE CANOPY



TOWNHOME TYPICAL LOT LAYOUT

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

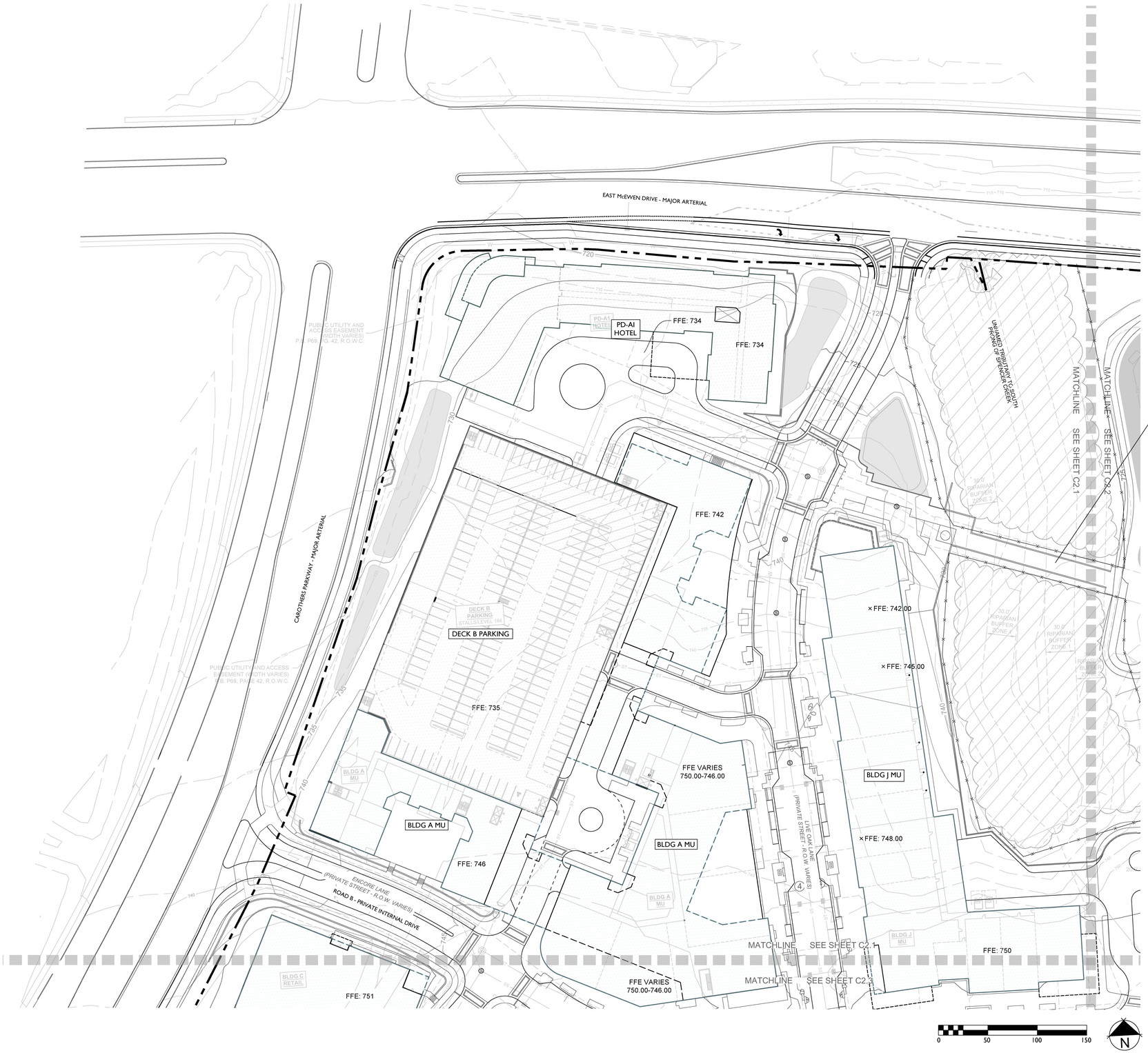
OVATION PUD SUBDIVISION
DEVELOPMENT PLAN, REVISION 2
Franklin, Williamson County, Tennessee

DRAKE A. REDDER
REGISTERED
LANDSCAPE ARCHITECT
TENNESSEE NO. 2210
07.08.25

INITIAL SUBMITTAL: June 9, 2025

Revision Date
1 July 3, 2025 - staff comments
2 _____
3 _____
4 _____

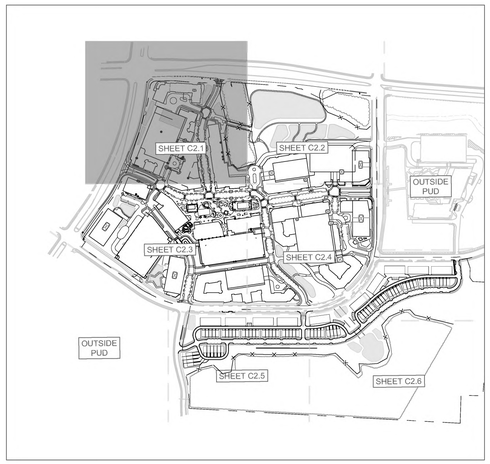
DEVELOPMENT PLAN
SHEET
C2.0
COF # 8849



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
- LARGE-SALE OFFICE BUILDING
- 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

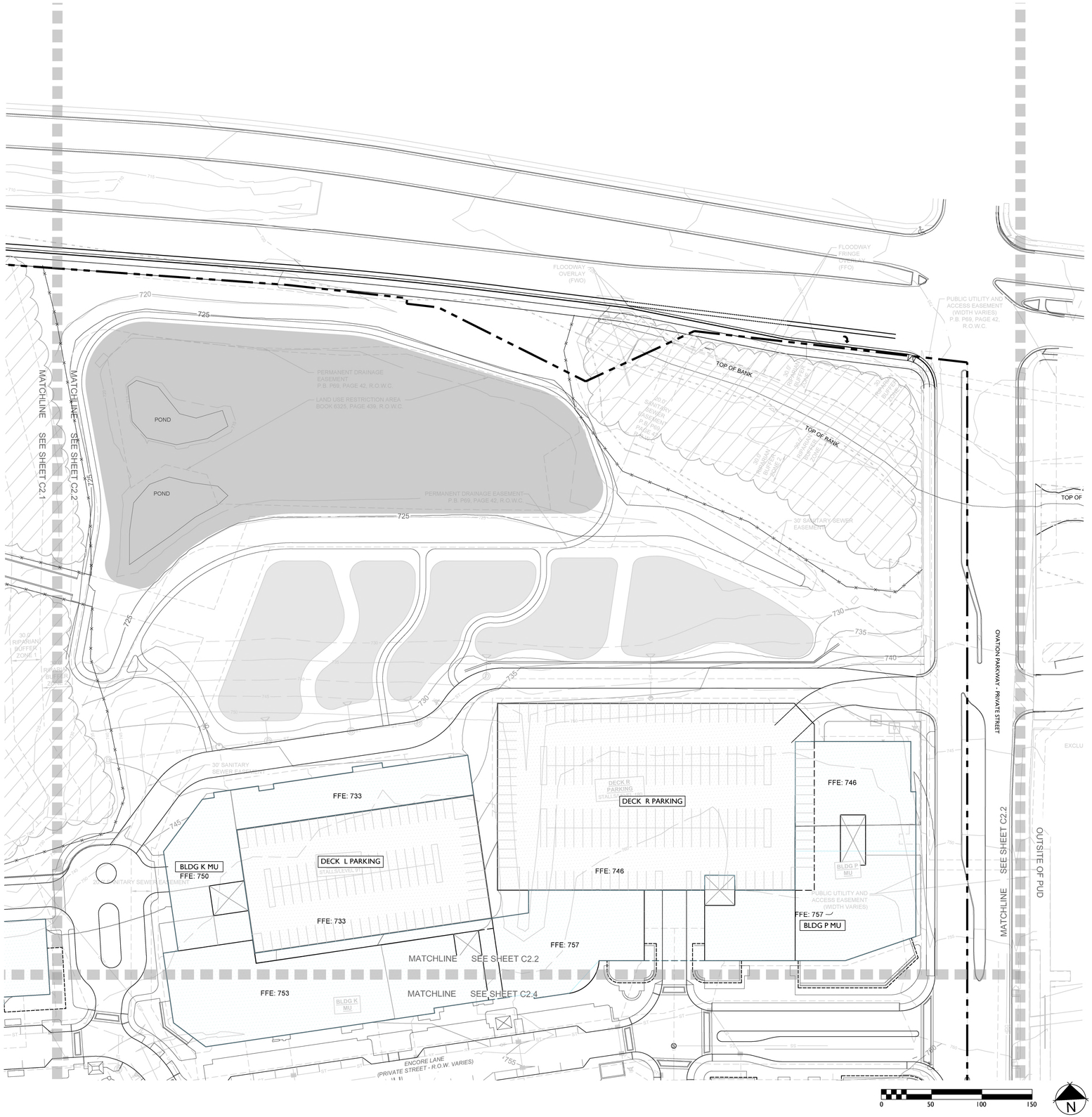
Revision Date
1. July 3, 2025 - staff comments
2.
3.
4.

DEVELOPMENT PLAN ENLARGEMENT

SHEET

C2.1

COF # 8849



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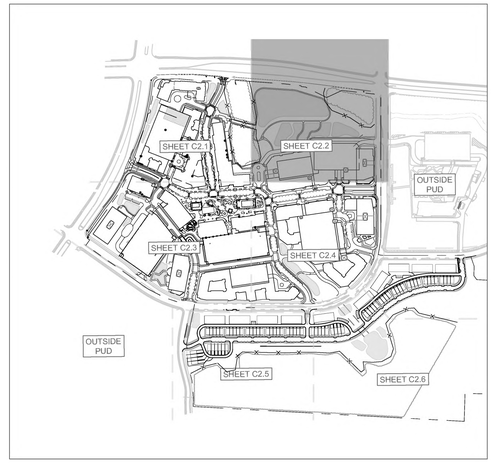

OVATION

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

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Revision Date
1 July 3, 2025 - staff comments
2
3

DEVELOPMENT PLAN ENLARGEMENT

SHEET

C2.2

COF # 8849



BUILDING DESIGNATION TYPES

- TOWNHOUSE
- MULTIFAMILY BUILDING
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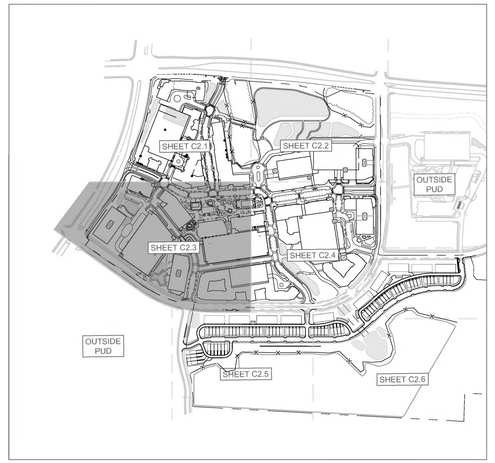

OVATION
FRANKLIN, TN

Highwoods

CENTERCAL PROPERTIES, LLC

OVATION PUD SUBDIVISION
DEVELOPMENT PLAN, REVISION 2
Franklin, Williamson County, Tennessee

DRAKE A. REEDER REGISTERED LANDSCAPE ARCHITECT TENNESSEE No. 1214 07/08/25

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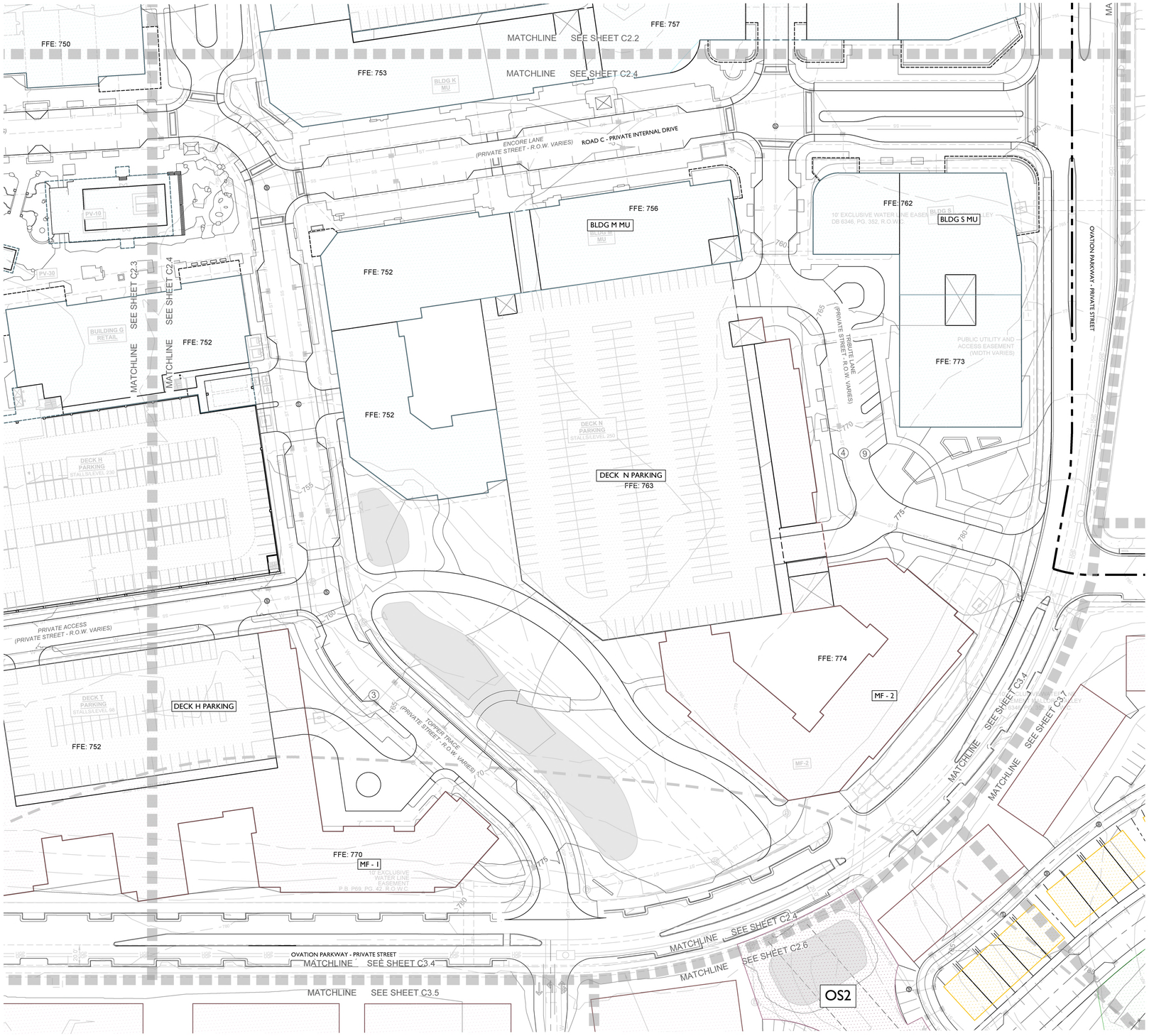
DEVELOPMENT PLAN ENLARGEMENT
SHEET
C2.3

COF # 8849



BUILDING DESIGNATION TYPES

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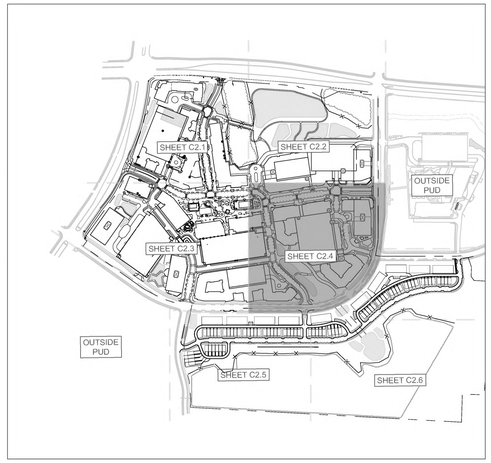

OVATION
FRANKLIN, TN

Highwoods
CENTERCAL PROPERTIES, LLC

OVATION PUD SUBDIVISION
DEVELOPMENT PLAN, REVISION 2
Franklin, Williamson County, Tennessee

DRAKE A. REEDER REGISTERED LANDSCAPE ARCHITECT TENNESSEE No. 370

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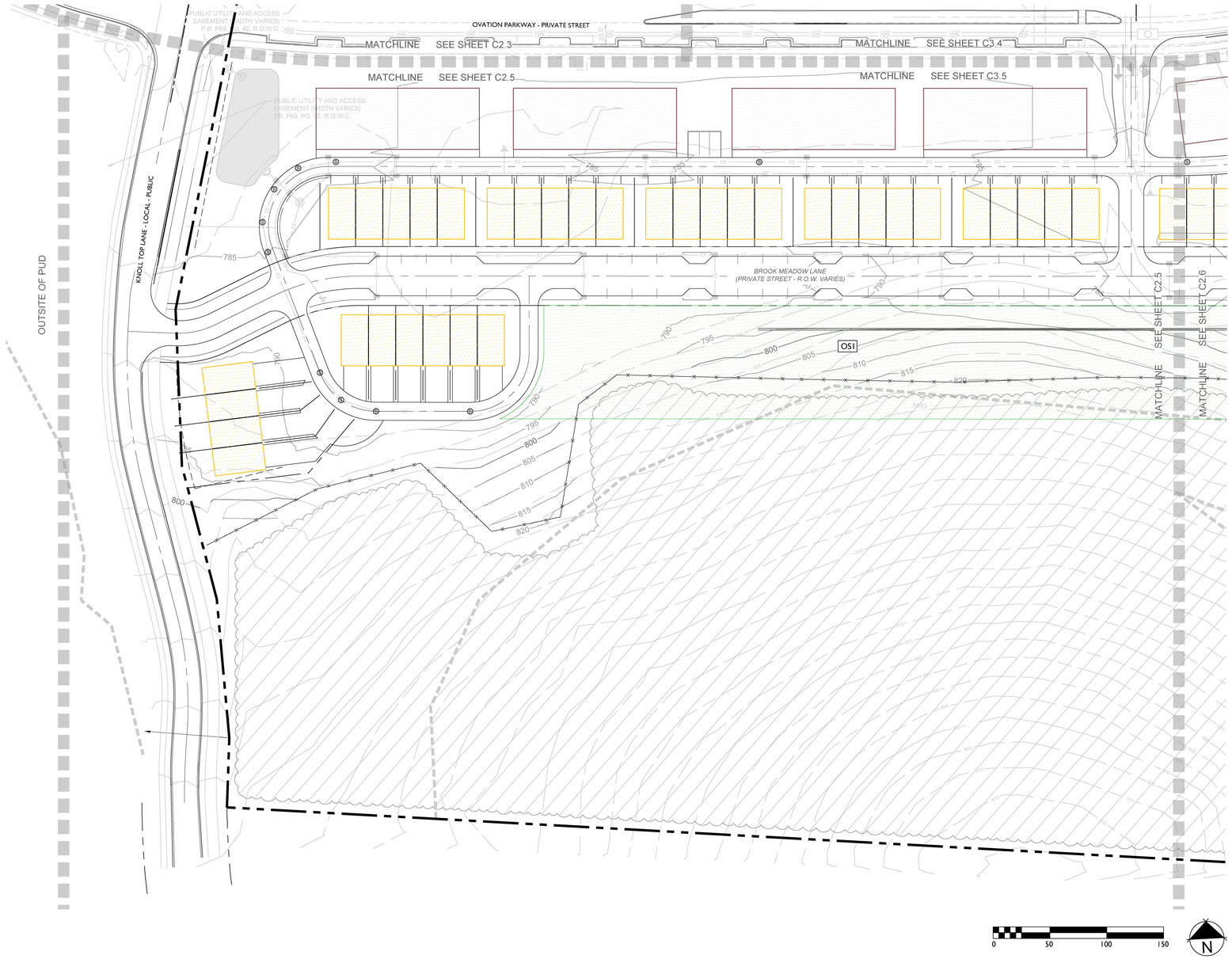
Revision Date
1 July 3, 2025 - staff comments
2
3
4

DEVELOPMENT PLAN ENLARGEMENT

SHEET
C2.4

COF # 8849



BUILDING DESIGNATION TYPES

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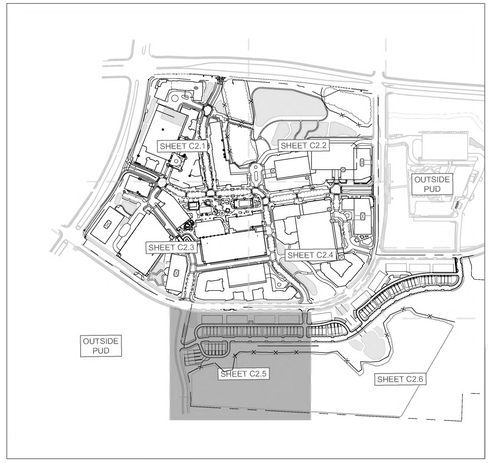

OVATION
FRANKLIN, TN

Highwoods

CENTERCAL
PROPERTIES, LLC

OVATION PUD SUBDIVISION
DEVELOPMENT PLAN, REVISION 2
Franklin, Williamson County, Tennessee

DRAKE A. REEDER
REGISTERED
LANDSCAPE ARCHITECT
TENNESSEE No. 1214
07/09/25

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1 July 3, 2025 - staff comments
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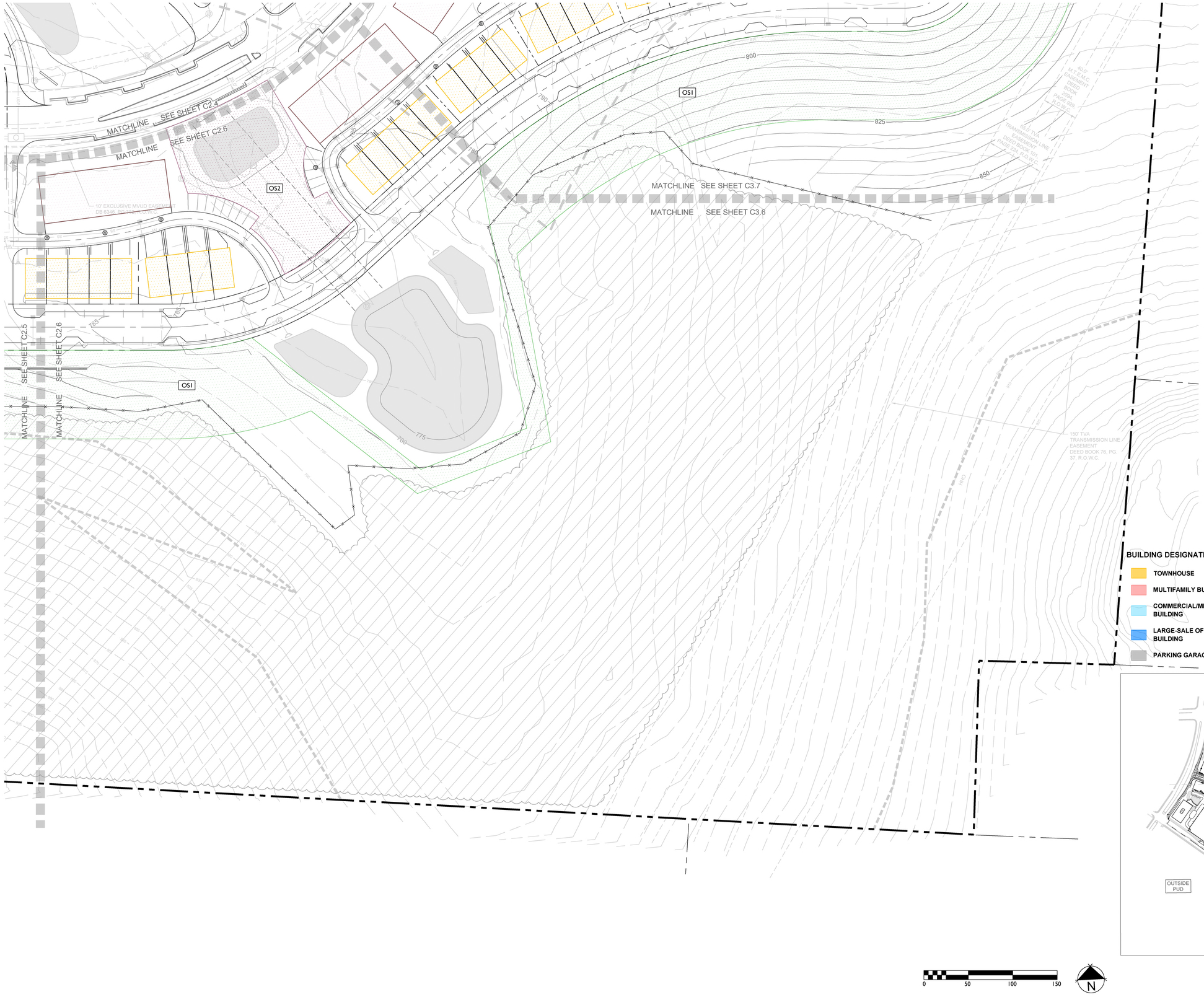
DEVELOPMENT PLAN ENLARGEMENT
SHEET
C2.5

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 COMMERCE

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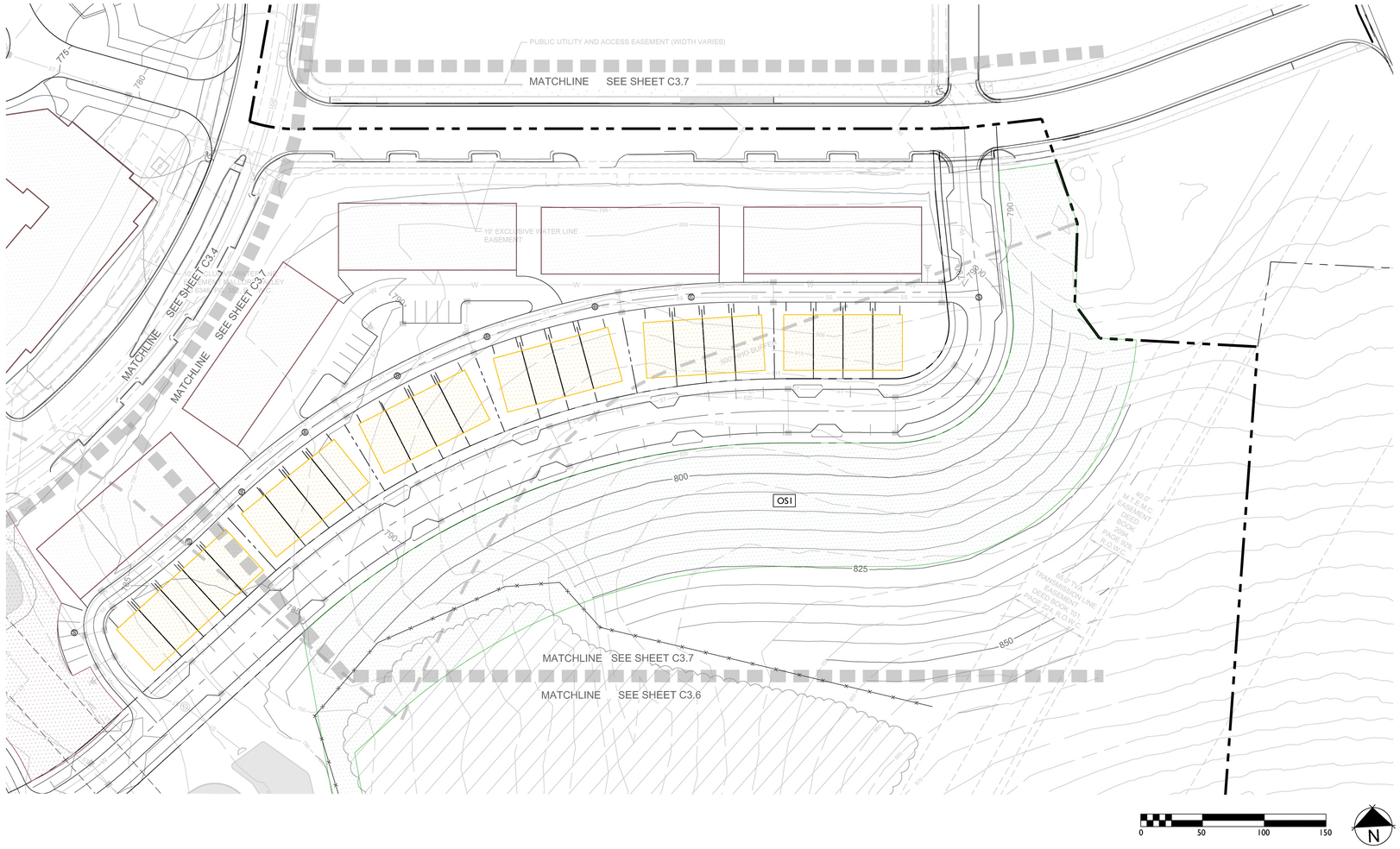
DEVELOPMENT PLAN ENLARGEMENT
SHEET
C2.6

COF # 8849



BUILDING DESIGNATION TYPES

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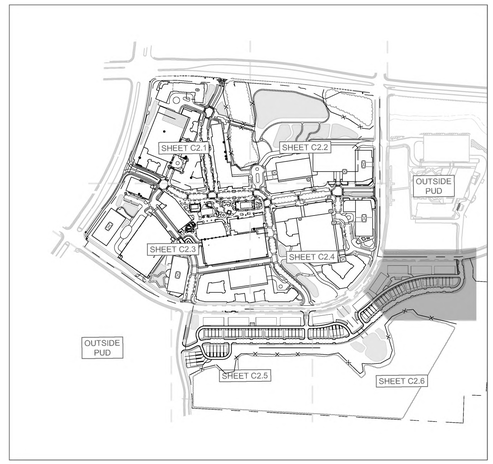

OVATION
FRANKLIN, TN

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

Revision Date
1. July 3, 2025 - staff comments
2.
3.
4.

DEVELOPMENT PLAN ENLARGEMENT

SHEET
C2.7

COF # 8849



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 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

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
07/02/2025

INITIAL SUBMITTAL: XXXXXXXXX

Revision Date

OVERALL GRADING AND DRAINAGE PLAN

SHEET
C3.0

COF # 8849

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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

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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

- 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
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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
No. 137219
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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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. 127115
STATE OF TENNESSEE

INITIAL SUBMITTAL: XXXXXXXXX

Revision Date
- △ _____
- △ _____
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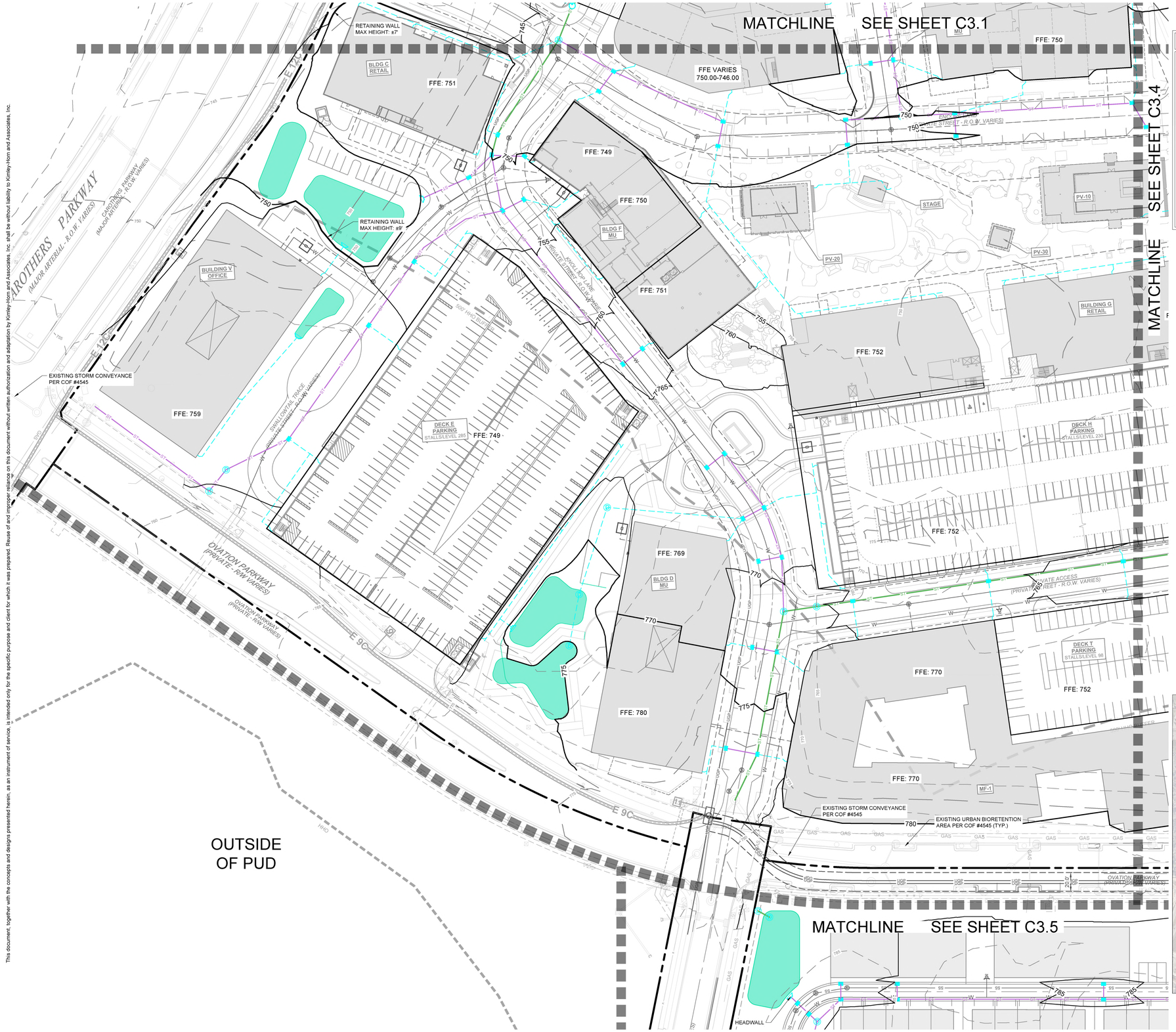
ENLARGED GRADING AND DRAINAGE PLAN

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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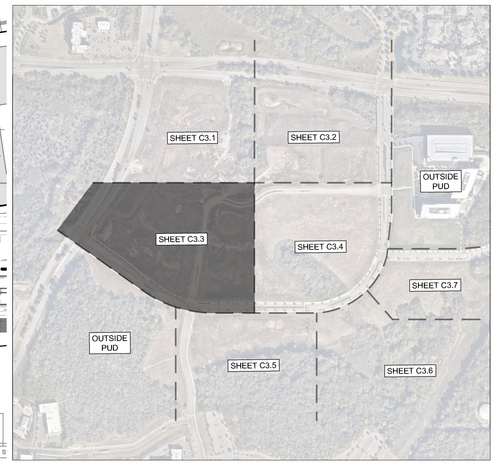

GRAPHIC SCALE IN FEET
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CENTERCAL PROPERTIES, LLC

Highwoods

OVATION PUD SUBDIVISION DEVELOPMENT PLAN, REVISION 2

Franklin, Williamson County, Tennessee

OVATION
FRANKLIN, TN

WILLIAM GRAY HARRISON
REGISTERED ENGINEER
AGRICULTURAL & BIOLOGICAL
No. 137319
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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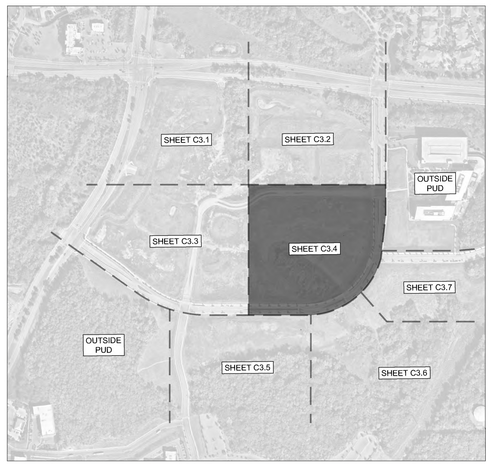

GRAPHIC SCALE IN FEET
0 25 50 100

NORTH

CENTERCAL PROPERTIES, LLC

Highwoods

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Franklin, Williamson County, Tennessee

OVATION
FRANKLIN, TN

WILLIAM GRAY HARRISON
REGISTERED ENGINEER
AGRICULTURE & COMMERCE
No. 127119
STATE OF TENNESSEE

INITIAL SUBMITTAL: XXXXXXXXX

Revision Date

1. _____
2. _____
3. _____
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ENLARGED GRADING AND DRAINAGE PLAN

SHEET
C3.4

COF # 8849

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Drawing name: K:\FRA_LDEV\118471000 - ovation\4-CADD\plansheets\1-development plan\C3.1 GRADING AND DRAINAGE PLAN.dwg C3.4 ENLARGED GRADING AND DRAINAGE PLAN Jul 03, 2025 1:26pm by: James.Parker



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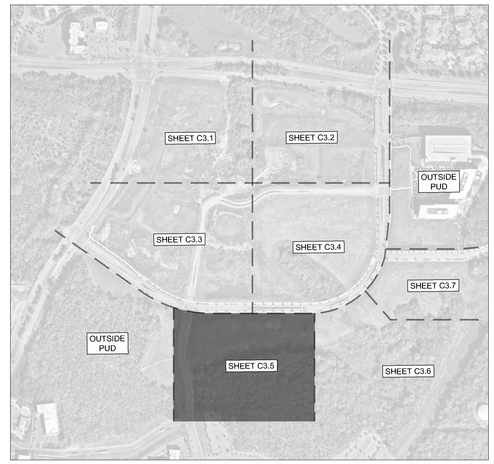

GRAPHIC SCALE IN FEET
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NORTH

CENTERCAL PROPERTIES, LLC

Highwoods

OVATION PUD SUBDIVISION DEVELOPMENT PLAN, REVISION 2

Franklin, Williamson County, Tennessee

OVATION
FRANKLIN, TN

WILLIAM GRAY HARRISON
REGISTERED ENGINEER
No. 127818
STATE OF TENNESSEE

INITIAL SUBMITTAL: XXXXXXXXX

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ENLARGED GRADING AND DRAINAGE PLAN

SHEET
C3.5

COF # 8849

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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

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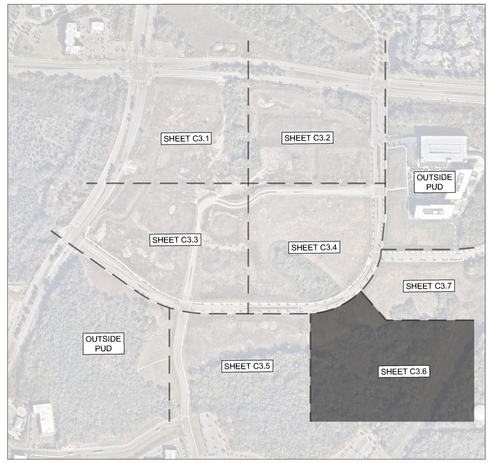

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ENLARGED GRADING AND DRAINAGE PLAN

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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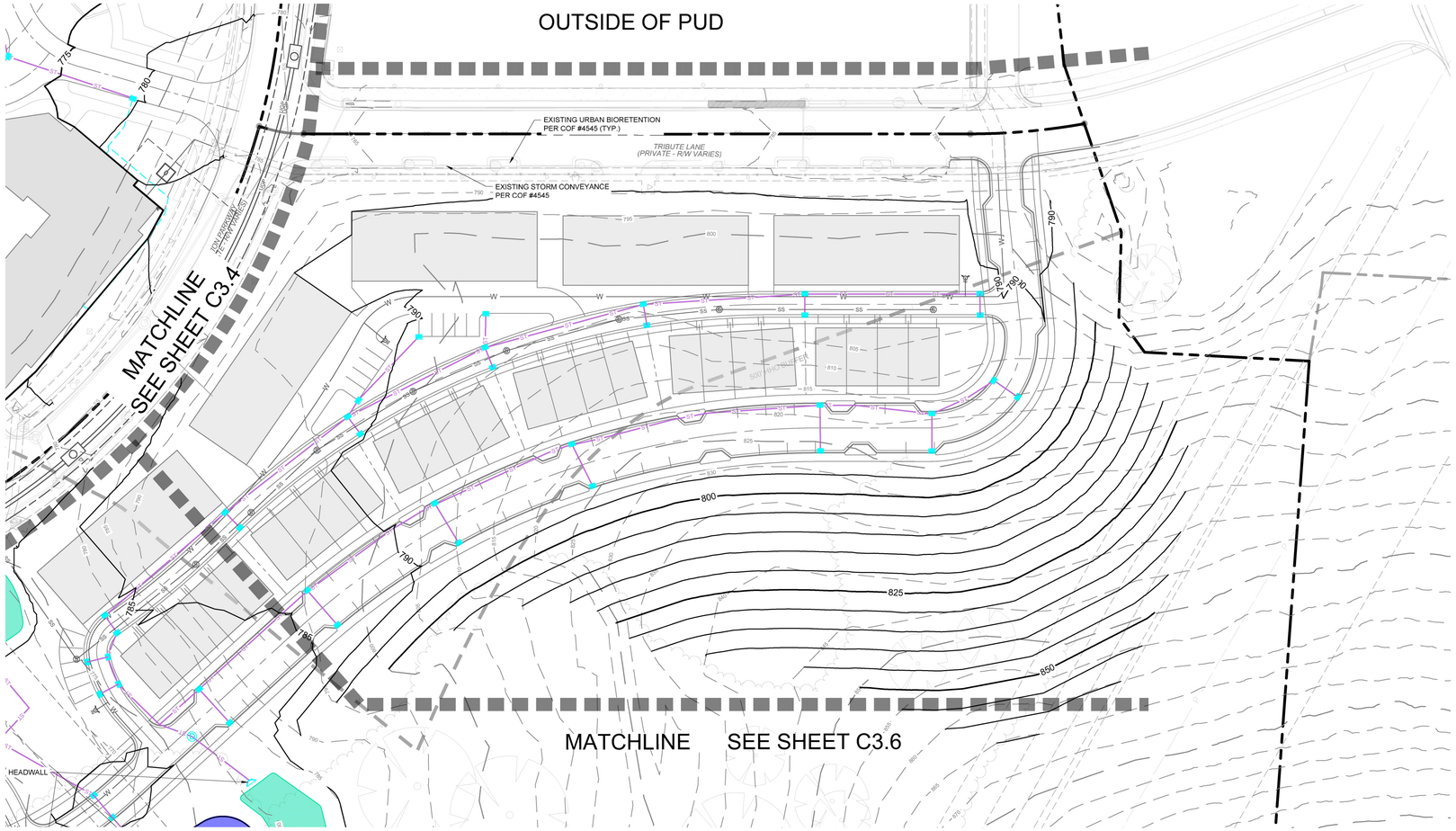

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3. AN AUTHORIZED REPRESENTATIVE OF THE CITY SHALL MAKE A FINAL INSPECTION OF THE PROJECT AFTER COMPLETION TO DETERMINE ACCEPTABILITY OF THE WORK AND FOR RELEASE OF PERFORMANCE BONDS IF REQUIRED. BEFORE THIS FINAL INSPECTION CAN BE MADE, THE ENGINEER 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

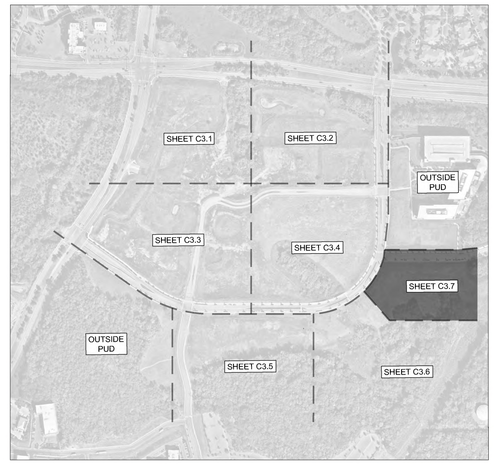
- BIORETENTION
- UNDERGROUND DETENTION
- DETENTION

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

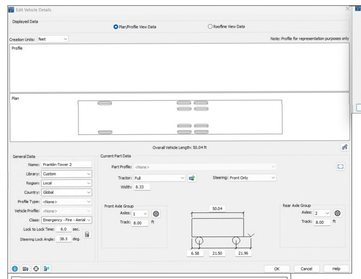
WILLIAM GRAY HARRISON
REGISTERED ENGINEER
AGRICULTURE COMMERCE
No. 127818
STATE OF TENNESSEE

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.

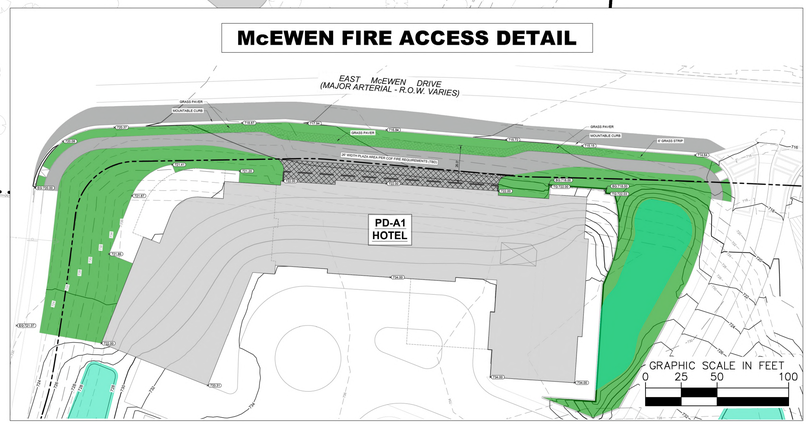
BUILDING INFORMATION

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-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

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.
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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

AT SITE PLAN STAGE, THIS PLAN SHALL PROVIDE ACCESSIBLE ON-STREET PARKING SPACES AT STRIPED PARALLEL PARKING LOCATIONS, PER TABLE R214 OF THE "PROPOSED ACCESSIBILITY GUIDELINES FOR PEDESTRIAN FACILITIES IN THE PUBLIC RIGHT-OF-WAY" BY THE UNITED STATES ACCESS BOARD.

FDC LOCATIONS NOTE

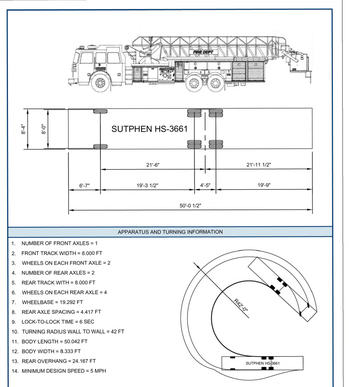
FDC LOCATIONS WILL BE PROVIDED AT SITE PLAN. BUILDINGS WILL BE BUILT TO CITY OF FRANKLIN / IBC STANDARDS.

AUTO-TURN DESIGN SPEED NOTE

MINIMUM DESIGN SPEED IS 5-MPH

TRUCK TURN LEGEND

- FRONT TIRES
- BACK TIRES
- VEHICLE FENDER PATH



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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. 127818
STATE OF TENNESSEE

INITIAL SUBMITTAL: XXXXXXXXX

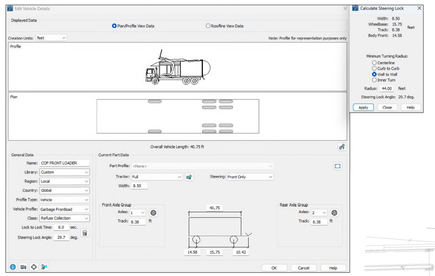
Revision Date
1 _____
2 _____
3 _____
4 _____

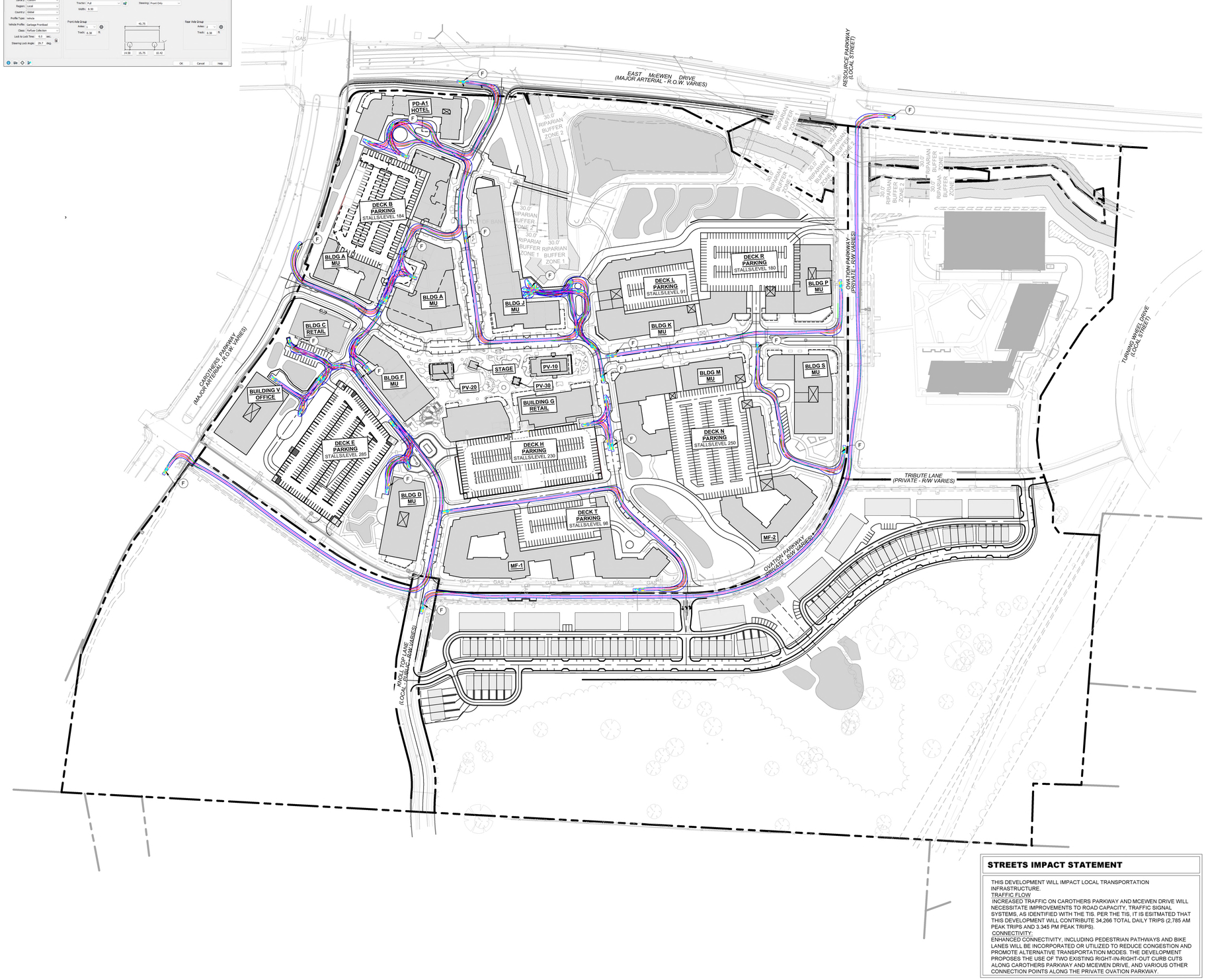
OVERALL ROW & ACCESS PLAN - FIRE

SHEET
C4.0

COF # 8849

Drawing name: K:\FRA_LDEV\118471000 - ovation\4-CADD\planSheets\1-development plan\C4.0 OVERALL ROW & ACCESS PLAN.dwg C4.0 Jul 03, 2025 1:26pm by: James.Parker





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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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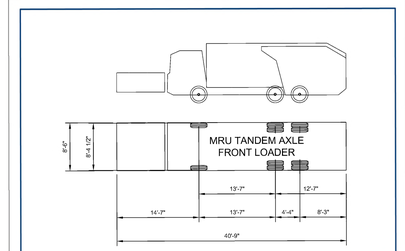
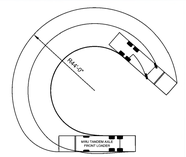
TRUCK TURN LEGEND

- 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 TENNESSEE	SOLID WASTE APPARATUS TURNING TEMPLATE		DWG. NO.
	CITY OF FRANKLIN	CITY ENGINEER:	DATE: 9/21/2023	SD-8
	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).
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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
1 _____
2 _____
3 _____
4 _____

OVERALL ROW & ACCESS PLAN - REFUSE

SHEET
C4.1

COF # 8849

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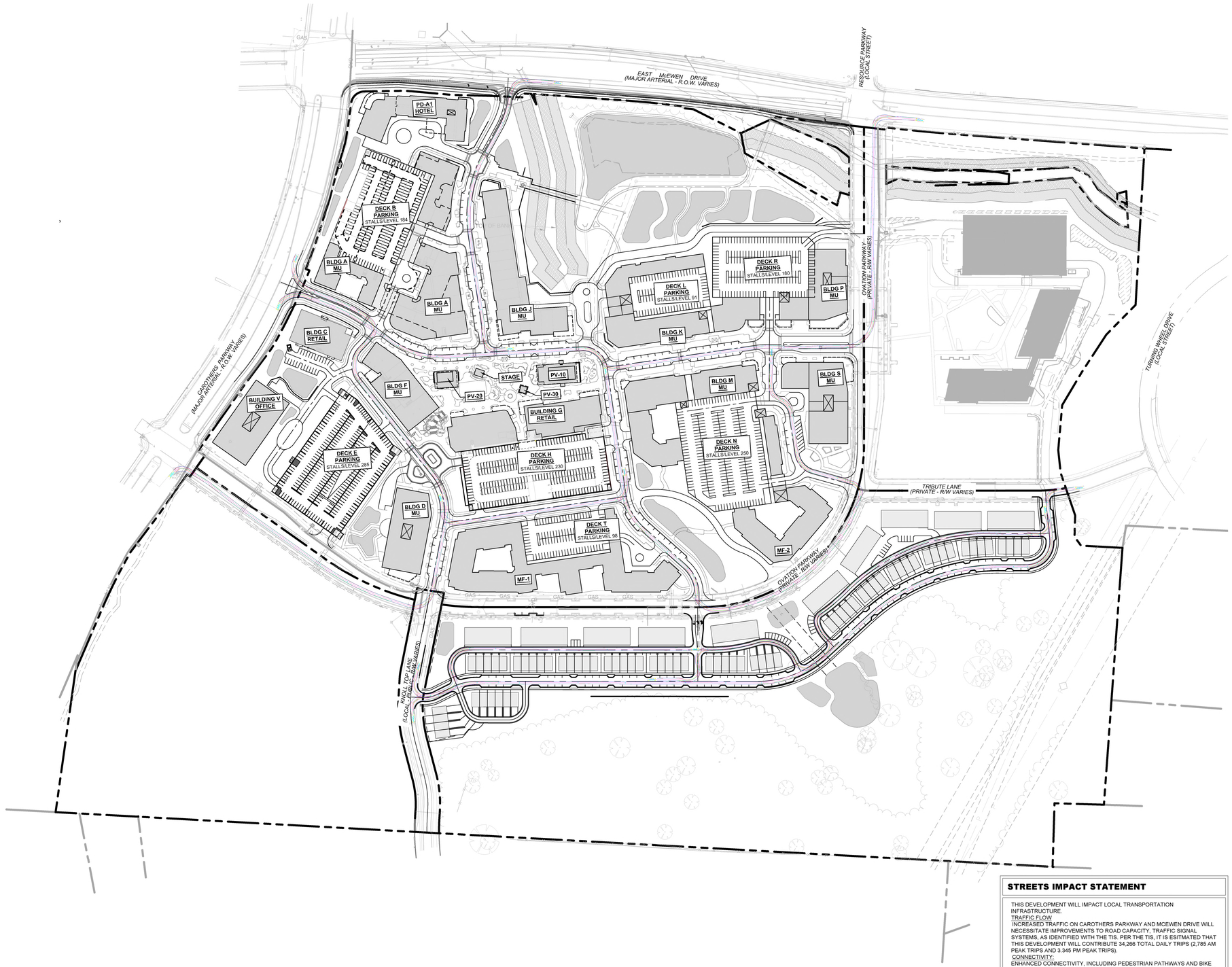


ROW & ACCESS GENERAL NOTES

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.
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.

SIGHT DISTANCE NOTE

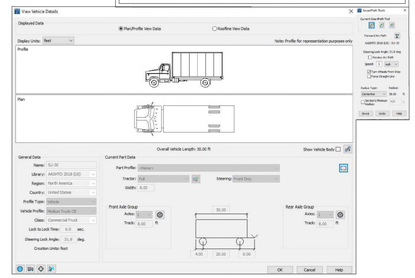
AT SITE PLAN, ALL AASHTO-PRESCRIBED SIGHT DISTANCE REQUIREMENTS SHALL BE MET. ON STREET PARKING SPACES SHALL BE REMOVED FROM THE PROPOSED LAYOUT WHERE PARKED CARS IN THESE SPACES WOULD OTHERWISE OBSTRUCT THE AASHTO-PRESCRIBED MINIMUM SIGHT DISTANCE. SIMILARLY, BUILDINGS AND OTHER OBSTRUCTIONS WILL BE 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

AT SITE PLAN STAGE, THIS PLAN SHALL PROVIDE ACCESSIBLE ON-STREET PARKING SPACES AT STRIPED PARALLEL PARKING LOCATIONS, PER TABLE R214 OF THE "PROPOSED ACCESSIBILITY GUIDELINES FOR PEDESTRIAN FACILITIES IN THE PUBLIC RIGHT-OF-WAY" BY THE UNITED STATES ACCESS BOARD.

TRUCK TURN LEGEND

- FRONT TIRES
- BACK TIRES
- VEHICLE FENDER PATH



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).
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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\C4.2 OVERALL ROW AND ACCESS PLAN.dwg C4.2 Jul 03, 2025 1:27pm 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. 127818
STATE OF TENNESSEE

INITIAL SUBMITTAL: XXXXXXXXX

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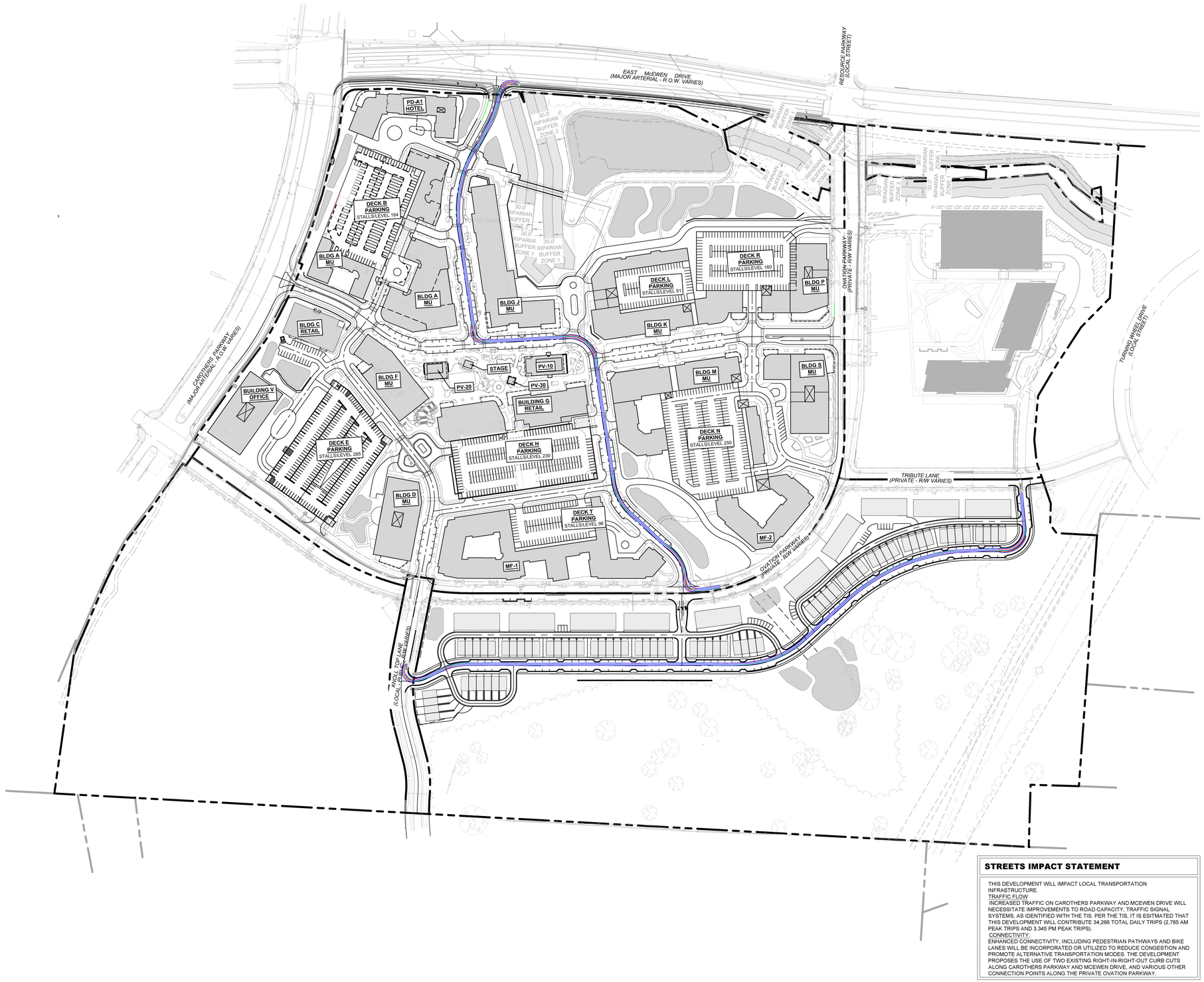
OVERALL ROW & ACCESS PLAN - SUT

SHEET
C4.2

COF # 8849



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TRUCK TURN LEGEND

- FRONT TIRES
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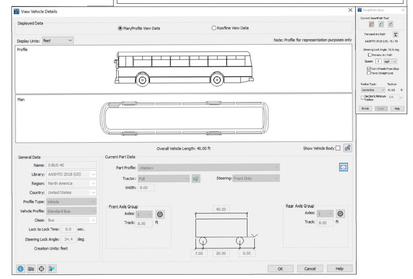
- VEHICLE FENDER PATH



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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. 127818
STATE OF TENNESSEE

INITIAL SUBMITTAL: XXXXXXXXX

Revision Date
1 _____
2 _____
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4 _____

OVERALL ROW & ACCESS PLAN - BUS

SHEET
C4.3

COF # 8849



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
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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

COF # 8849

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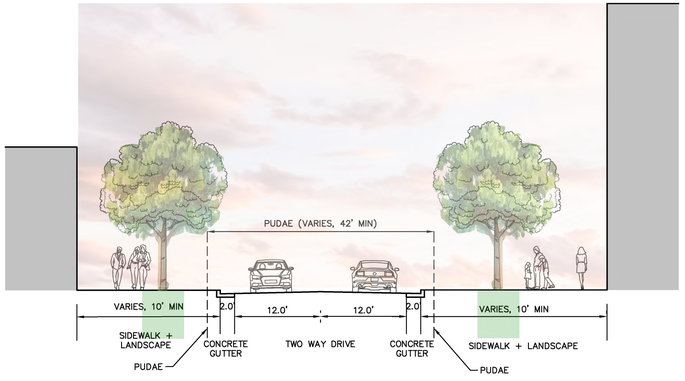
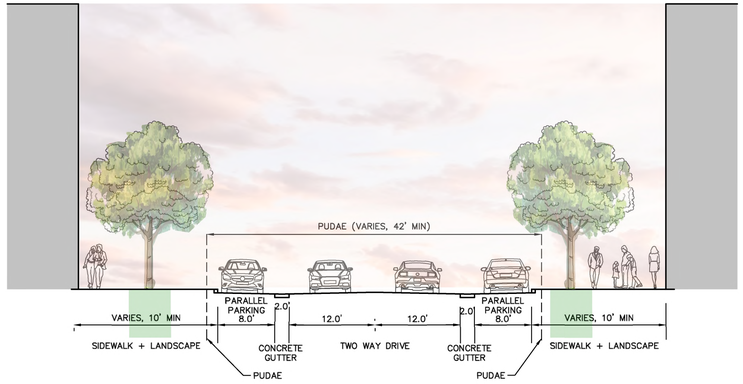
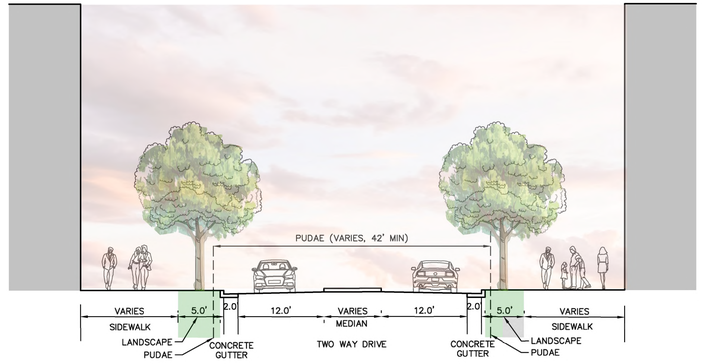
TOWN CENTER STREET (PRIVATE)



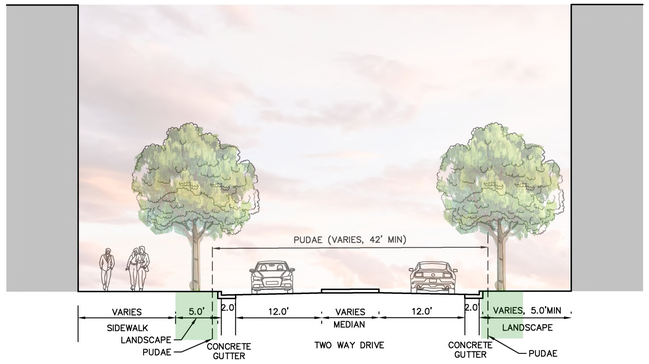
TOWN CENTER STREET WITH PARALLELS (PRIVATE)



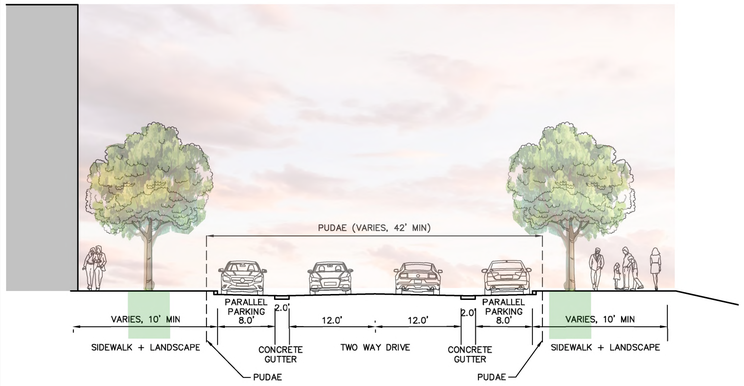
ENTRANCE BOULEVARD (PRIVATE)



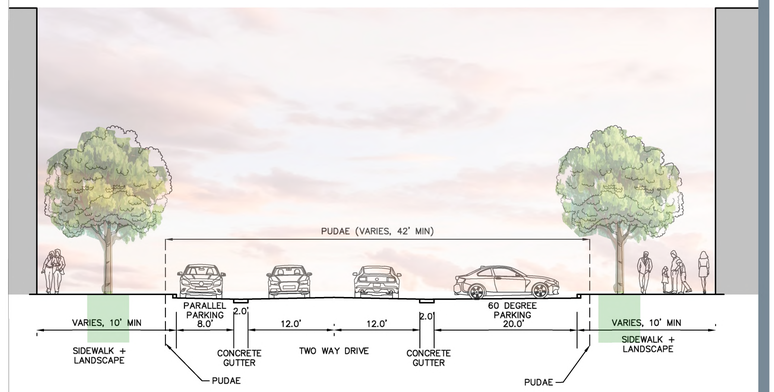
ENTRANCE BOULEVARD AT MCEWEN (PRIVATE)



TOWN CENTER STREET AT OPEN SPACE (PRIVATE)



ACCESS DRIVE (PRIVATE)



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FRANKLIN, TN

WILLIAM GRAY HARRISON
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AGRICULTURE & COMMERCE
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STATE OF TENNESSEE

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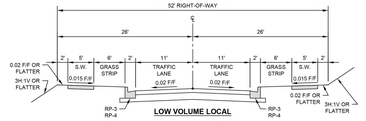
STREET NETWORK SECTIONS

SHEET
C4.5

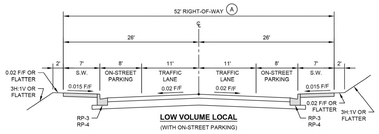
COF # 8849

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)



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

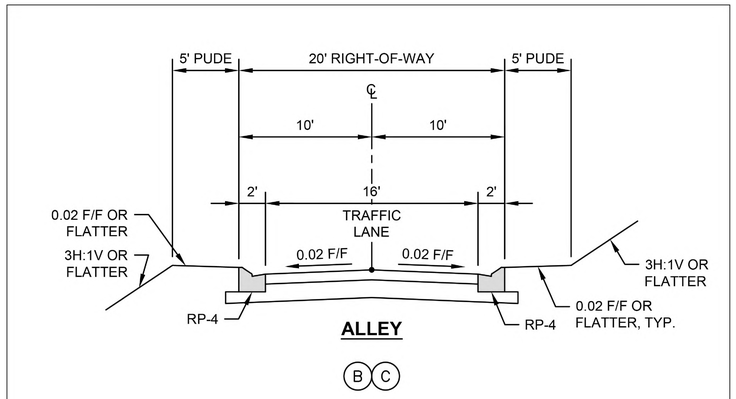
DWG. NO. **TS-6**

CITY OF FRANKLIN
NOT TO SCALE

CITY ENGINEER: RJP

DATE: 7/1/2021

ALLEY (PRIVATE)



ALLEY

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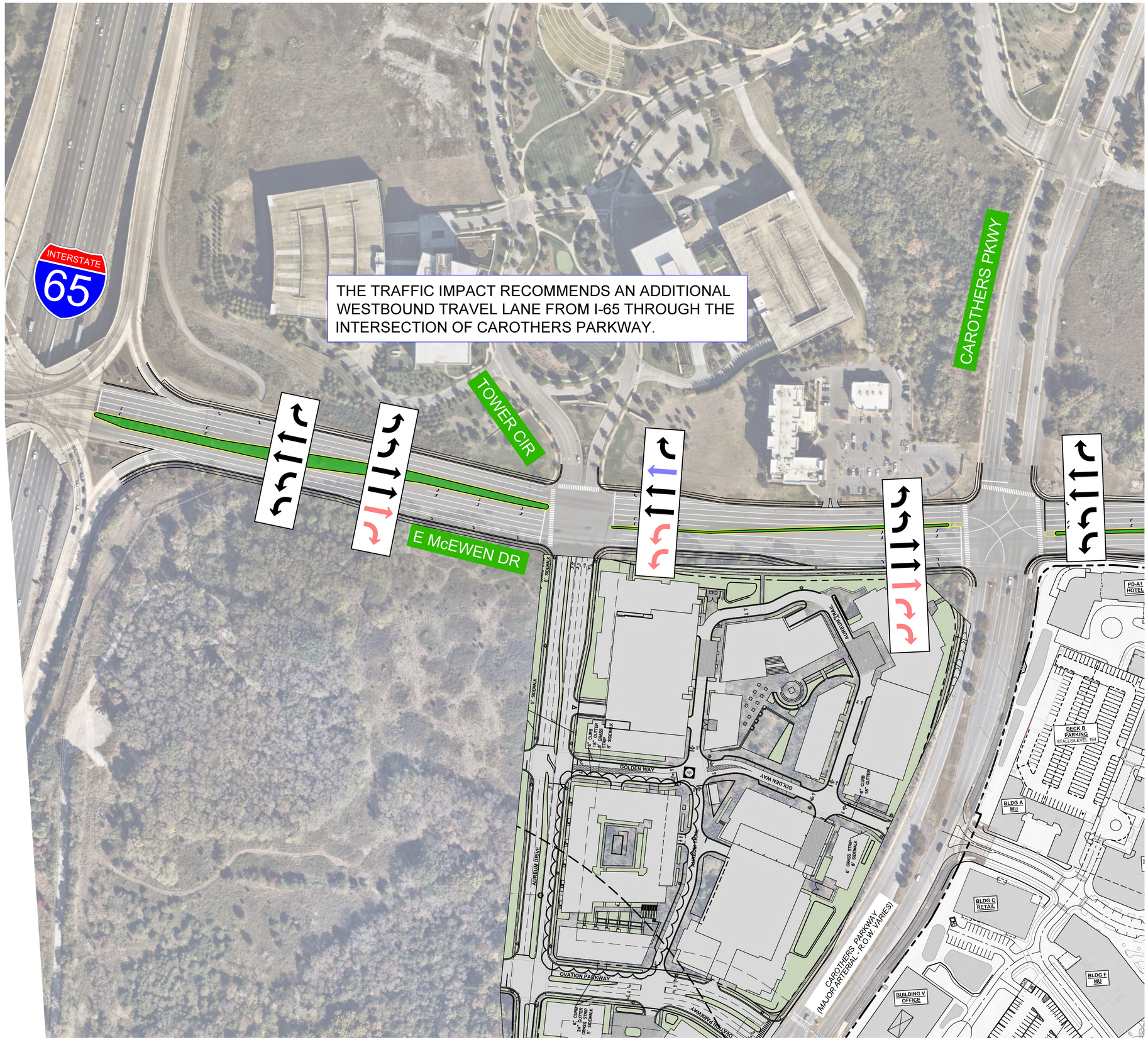

LEGEND

- IMPROVEMENTS TO BE CONSTRUCTED BY AEURUM
- IMPROVEMENTS TO BE CONSTRUCTED BY OVATION
- IMPROVEMENTS REQUESTED BY CITY STAFF

STREETS IMPACT STATEMENT

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OFFSITE IMPROVEMENTS - MCEWEN WESTBOUND

SHEET
C4.7

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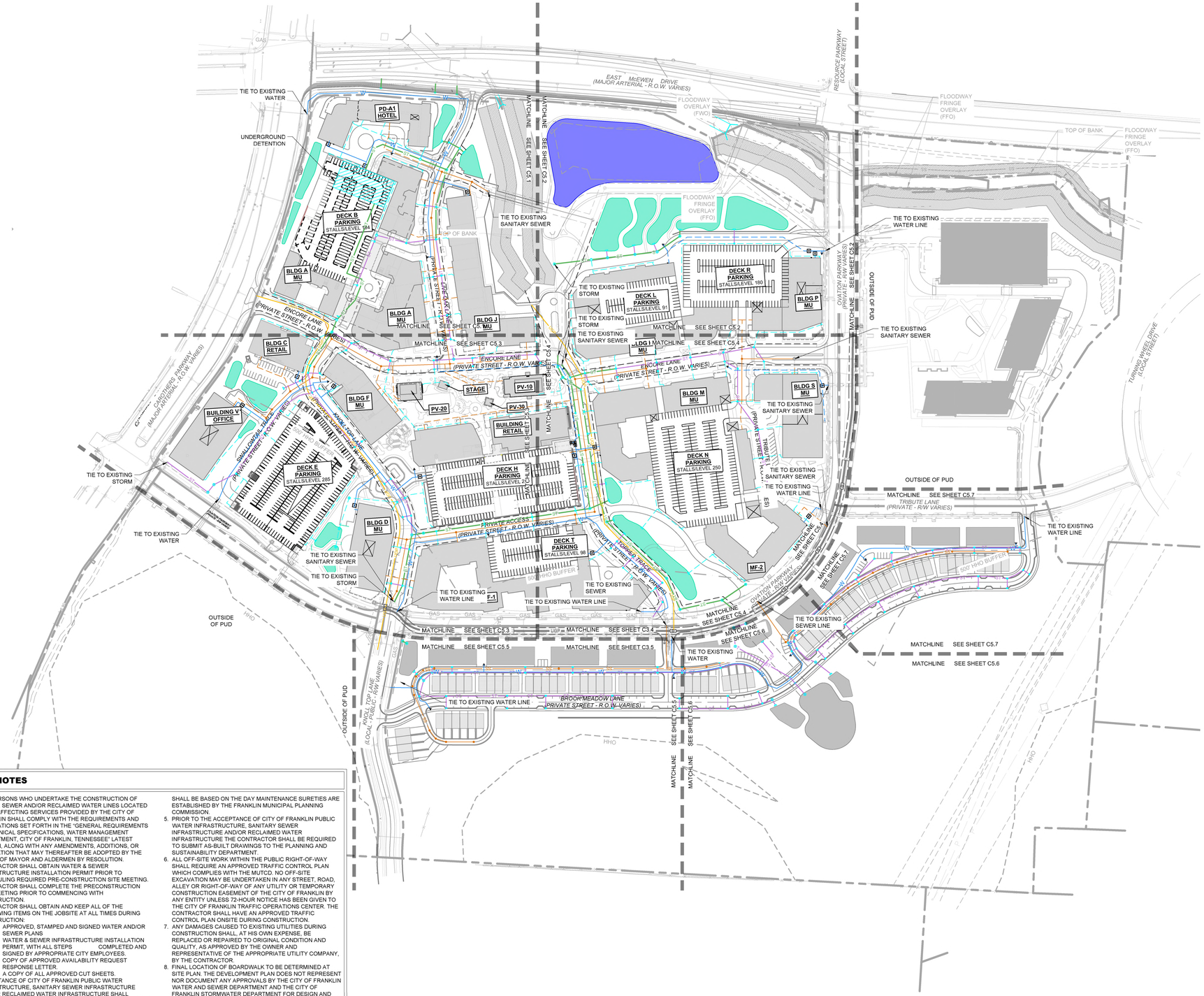

LEGEND

- W — WATER
- W — PRIVATE WATER SERVICE
- SS — SANITARY SEWER
- SS — PRIVATE SEWER SERVICE
- ST — STORM SEWER (15"-24")
- ST — STORM SEWER (30"-48")
- STORM SEWER <15"
- UGP — UNDERGROUND ELECTRIC (9-6" CONDUITS)
- UGP — UNDERGROUND ELECTRIC (4-6" CONDUITS)
- UTILITY EASEMENT
- GRATE INLET
- STORM MANHOLE
- HEADWALL
- WATER METER
- FH — FIRE HYDRANT (PUBLIC/PRIVATE VARIES, SEE SHEET C4.0)
- S — 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.
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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

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2. CONTRACTOR SHALL OBTAIN WATER & SEWER INFRASTRUCTURE INSTALLATION PERMIT PRIOR TO SCHEDULING REQUIRED PRE-CONSTRUCTION SITE MEETING. CONTRACTOR SHALL COMPLETE THE PRECONSTRUCTION SITE MEETING PRIOR TO COMMENCING WITH CONSTRUCTION.
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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. 127878
STATE OF TENNESSEE

INITIAL SUBMITTAL: XXXXXXXXX

Revision Date
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2 _____
3 _____
4 _____

OVERALL UTILITY PLAN

SHEET
C5.0

COF # 8849

Drawing name: K:\FRA_LDEV\118471000 - ovation\4-CADD\plansheets\1-development plan\C5.0 OVERALL UTILITY PLAN.dwg C5.0 OVERALL UTILITY PLAN Jul 03, 2025 1:29pm by: James.Parker

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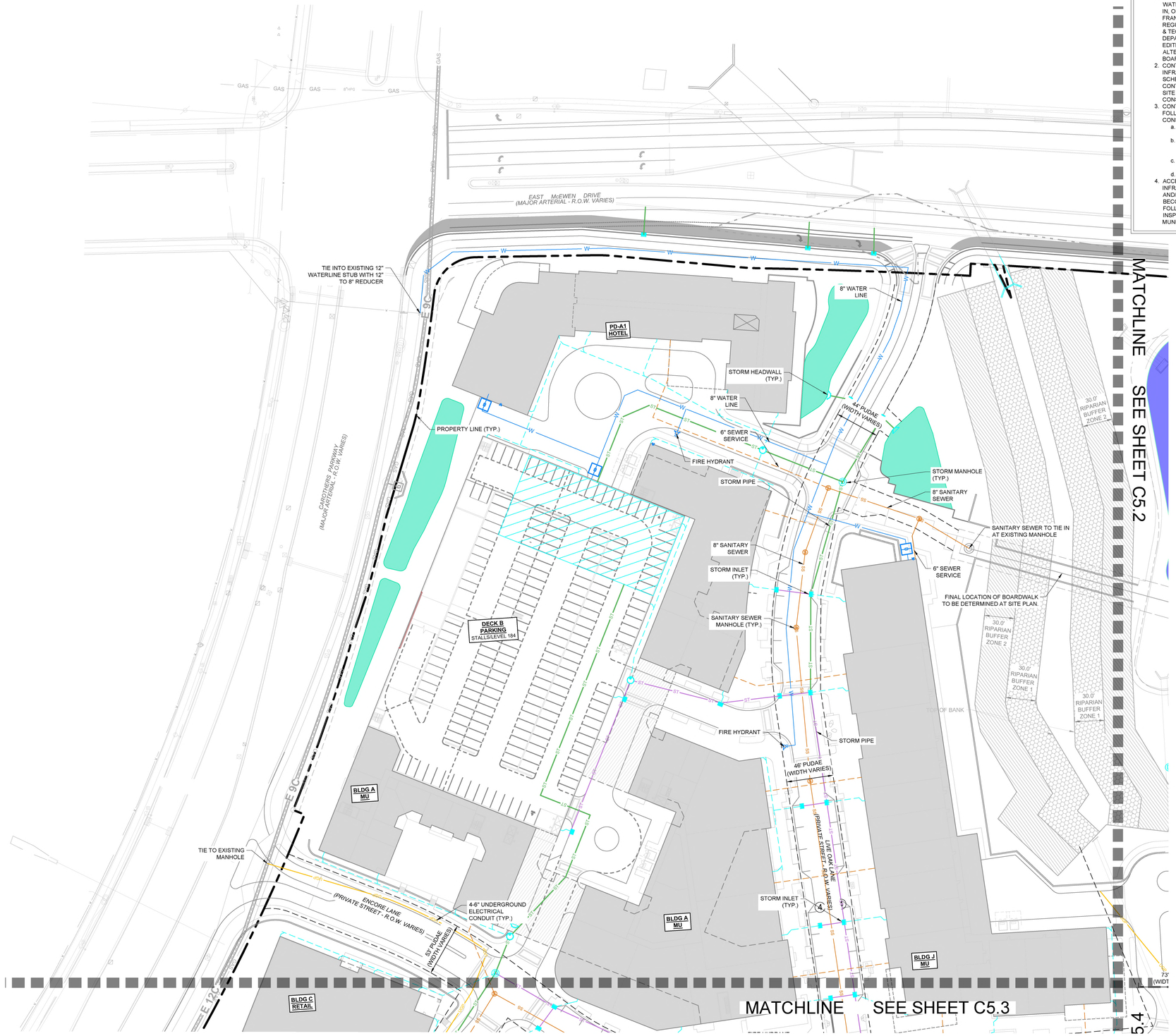

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CONTACT: KAREN YORK

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PHONE: (615) 595-7816
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CONTACT: BEN MCNEIL

CABLE
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CONTACT: PAULA BROOKS

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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
AGRICULTURE & ENVIRONMENT
No. 137319
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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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
NO. 131431
STATE OF TENNESSEE

INITIAL SUBMITTAL: XXXXXXXXX

Revision Date
1 _____
2 _____
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ENLARGED UTILITY PLAN

SHEET
C5.2

COF # 8849

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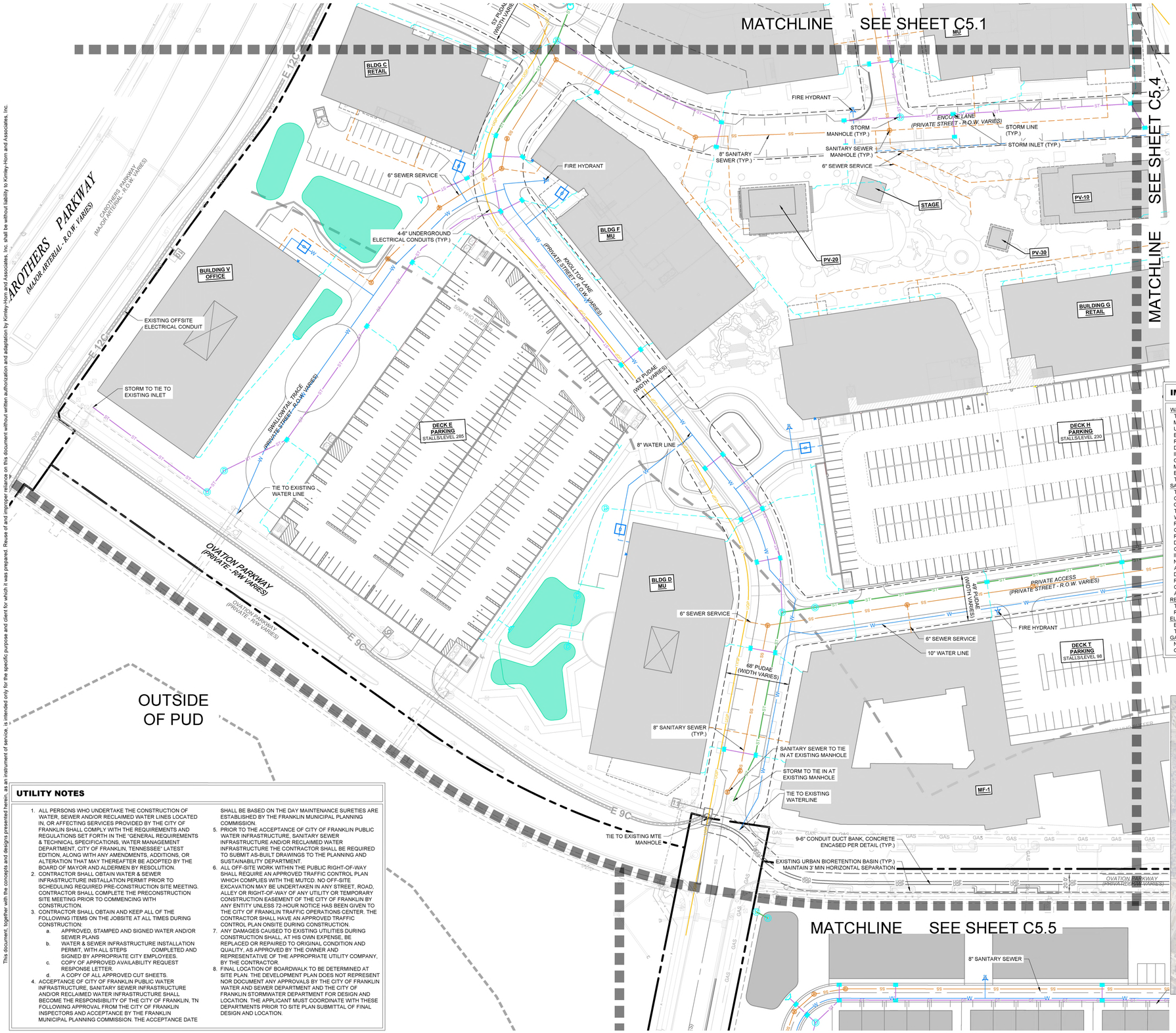

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ELECTRIC	**SANITARY SEWER**	**CABLE**
MIDDLE TN ELECTRIC 2156 EDWARD CURD LN. FRANKLIN, TN 37067 PHONE: (615) 595-4693 CONTACT: DALE HOOD	CITY OF FRANKLIN 124 LUMBER DRIVE FRANKLIN, TN 37064 PHONE: (615) 794-4554 CONTACT: BEN MCNEIL	COMCAST 2501 McGAVOCK PK, SUITE 1206 NASHVILLE, TN 37214 PHONE: (615) 550-6855 CONTACT: PAULA BROOKS

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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")
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- UNDERGROUND ELECTRIC (9-6" CONDUITS)
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- WATER METER
- FIRE HYDRANT (PUBLIC/PRIVATE VARIES, SEE SHEET C4.0)
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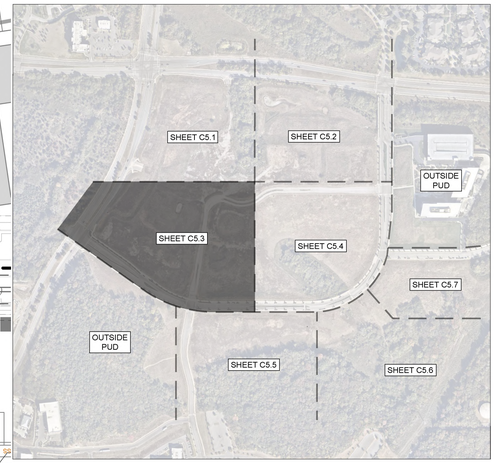

GRAPHIC SCALE IN FEET
0 25 50 100

NORTH

OVATION PUD SUBDIVISION
DEVELOPMENT PLAN, REVISION 2
Franklin, Williamson County, Tennessee

CENTERCAL PROPERTIES, LLC

Highwoods

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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2. CONTRACTOR SHALL OBTAIN WATER & SEWER INFRASTRUCTURE INSTALLATION PERMIT PRIOR TO SCHEDULING REQUIRED PRE-CONSTRUCTION SITE MEETING. CONTRACTOR SHALL COMPLETE THE PRECONSTRUCTION SITE MEETING PRIOR TO COMMENCING WITH CONSTRUCTION.
3. CONTRACTOR SHALL OBTAIN AND KEEP ALL OF THE FOLLOWING ITEMS ON THE JOBSITE AT ALL TIMES DURING CONSTRUCTION:
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   b. WATER & SEWER INFRASTRUCTURE INSTALLATION PERMIT, WITH ALL STEPS COMPLETED AND SIGNED BY APPROPRIATE CITY EMPLOYEES.
   c. COPY OF APPROVED AVAILABILITY REQUEST RESPONSE LETTER.
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4. ACCEPTANCE OF CITY OF FRANKLIN PUBLIC WATER INFRASTRUCTURE, SANITARY SEWER INFRASTRUCTURE AND/OR RECLAIMED WATER INFRASTRUCTURE SHALL BECOME THE RESPONSIBILITY OF THE CITY OF FRANKLIN, TN FOLLOWING APPROVAL FROM THE CITY OF FRANKLIN INSPECTORS AND ACCEPTANCE BY THE FRANKLIN MUNICIPAL PLANNING COMMISSION. THE ACCEPTANCE DATE SHALL BE BASED ON THE DAY MAINTENANCE SURETIES ARE ESTABLISHED BY THE FRANKLIN MUNICIPAL PLANNING COMMISSION.
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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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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
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CABLE
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CONTACT: PAULA BROOKS

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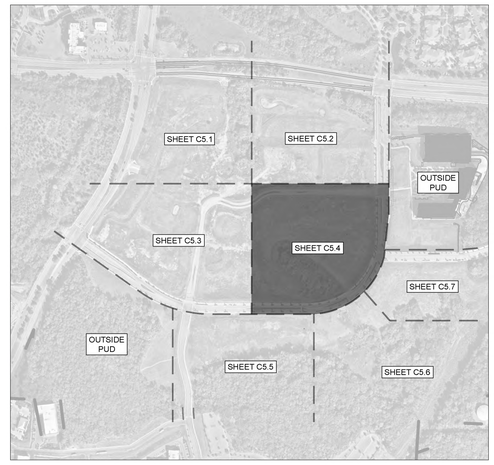

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CENTERCAL PROPERTIES, LLC

Highwoods

OVATION PUD SUBDIVISION
DEVELOPMENT PLAN, REVISION 2
Franklin, Williamson County, Tennessee

OVATION
FRANKLIN, TN

WILLIAM GRAY HARRISON
REGISTERED ENGINEER
AGENT OF RECORD
No. 127219
STATE OF TENNESSEE

INITIAL SUBMITTAL: XXXXXXXXX

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ENLARGED UTILITY PLAN

SHEET
C5.4

COF # 8849

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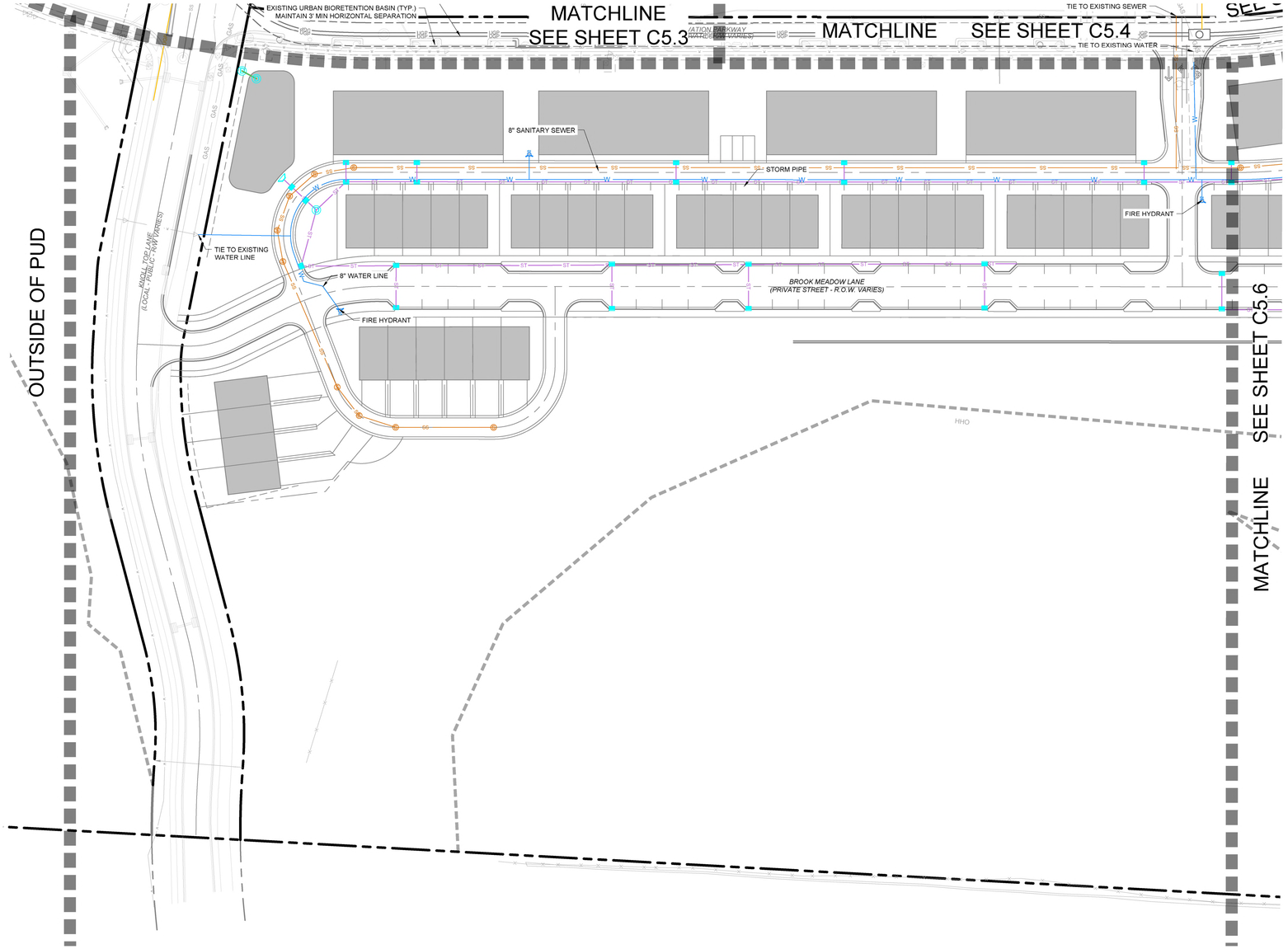
Drawing name: K:\FRA_LDEV\118471000 - ovation\4-CADD\plansheets\1-development plan\C5.1 ENLARGED UTILITY PLAN.dwg C5.4 ENLARGED UTILITY PLAN Jul 03, 2025 1:29pm by: James.Parker



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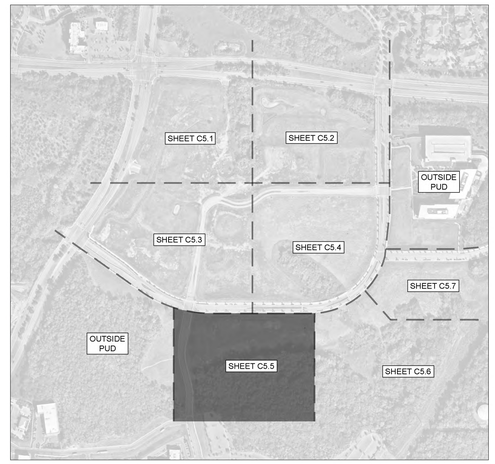

GRAPHIC SCALE IN FEET
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NORTH

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Highwoods

OVATION PUD SUBDIVISION
DEVELOPMENT PLAN, REVISION 2
Franklin, Williamson County, Tennessee

OVATION
FRANKLIN, TN

WILLIAM GRAY HARRISON
REGISTERED ENGINEER
AGRICULTURAL & ENVIRONMENTAL
No. 137219
STATE OF TENNESSEE

INITIAL SUBMITTAL: XXXXXXXXX

Revision Date
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ENLARGED UTILITY PLAN

SHEET
C5.5

COF # 8849

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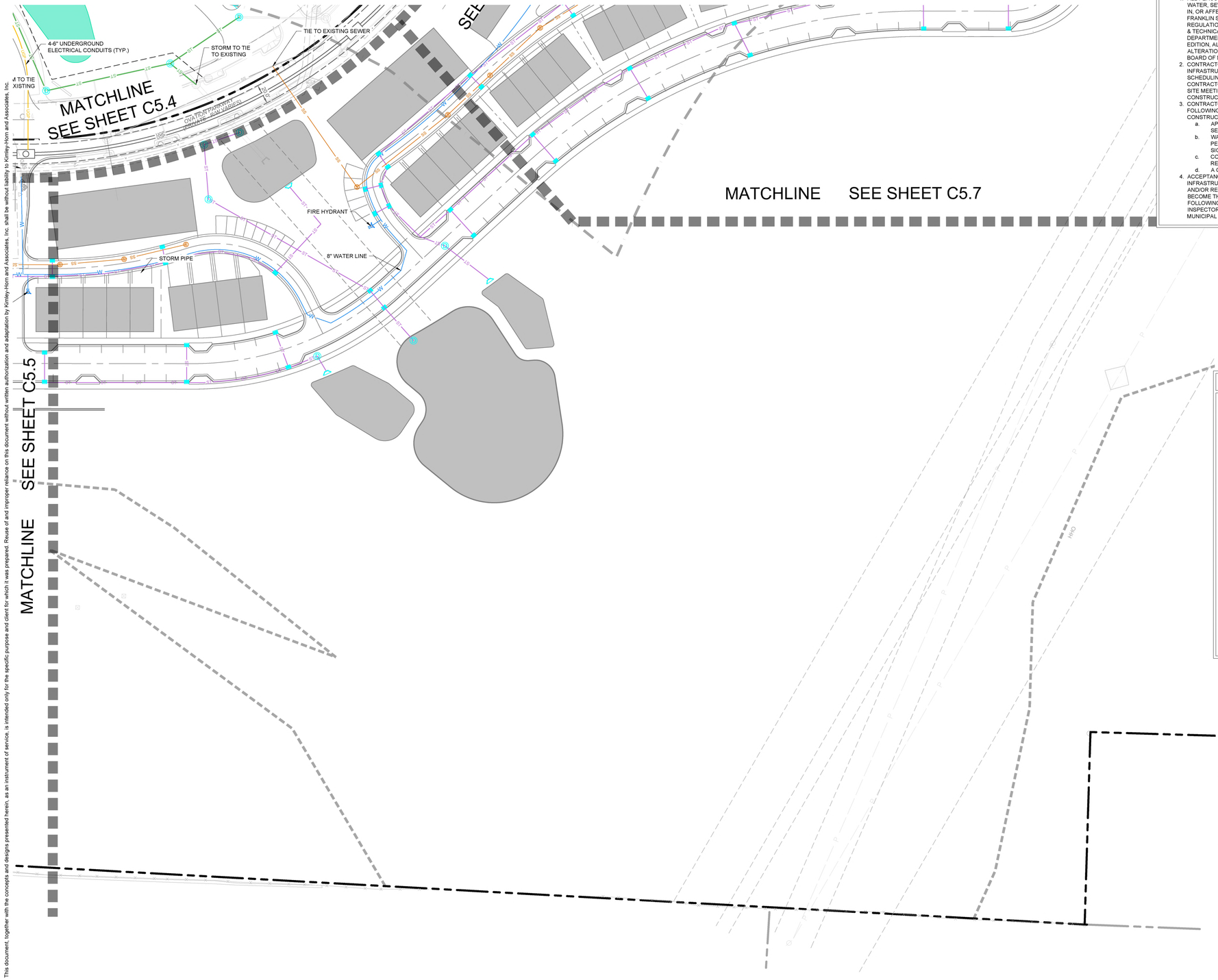
Drawing name: K:\FRA_LDEV\118471000 - ovation\4-CADD\plansheets\1-development plan\C5.1 ENLARGED UTILITY PLAN.dwg C5.5 ENLARGED UTILITY PLAN Jul 03, 2025 1:29pm by: James.Parker



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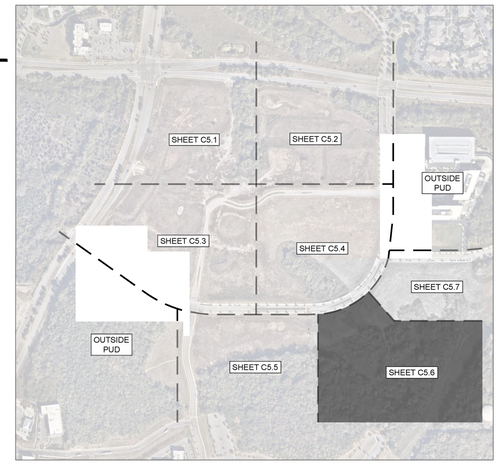

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ENLARGED UTILITY PLAN

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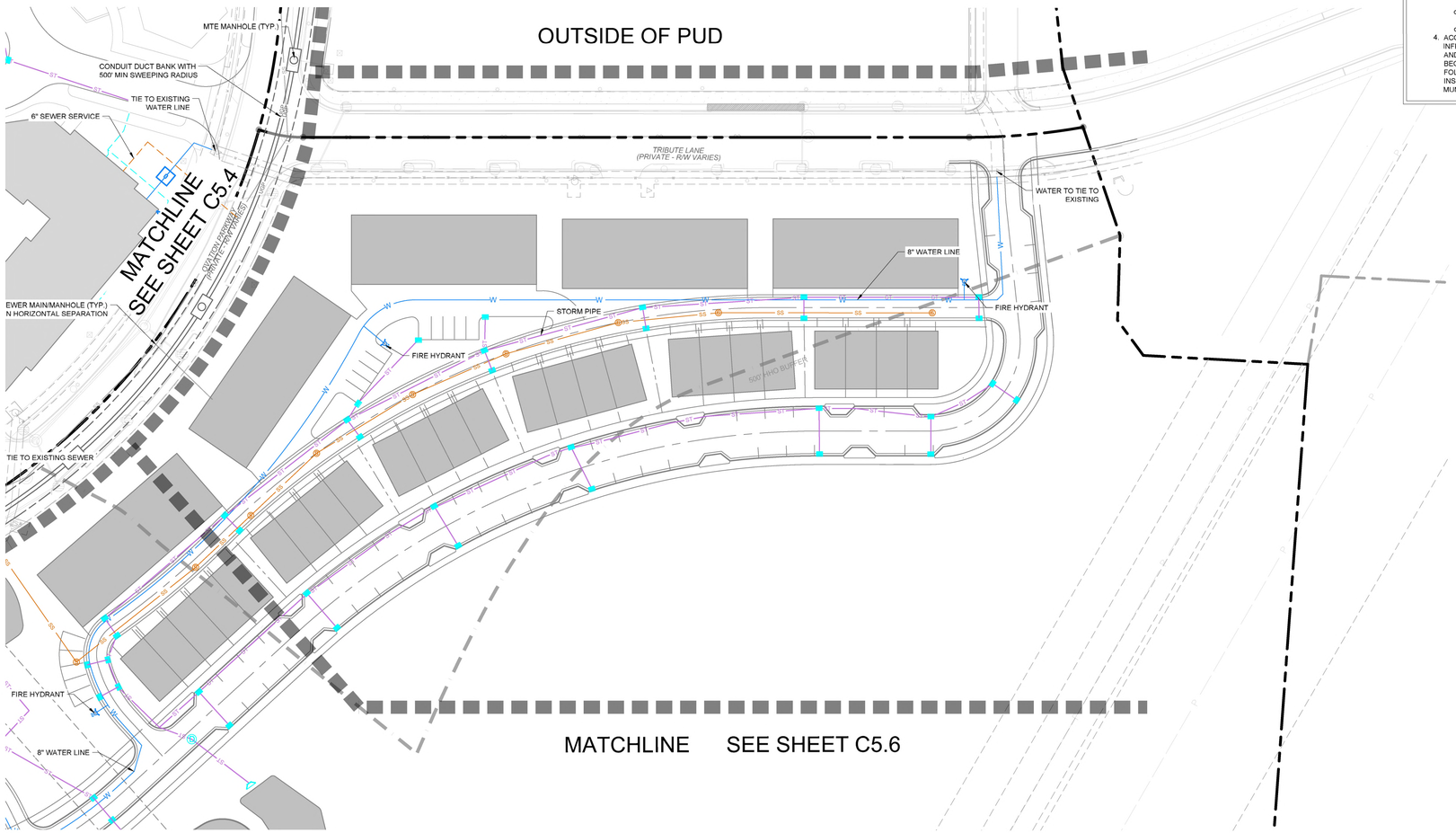
C5.6

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
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

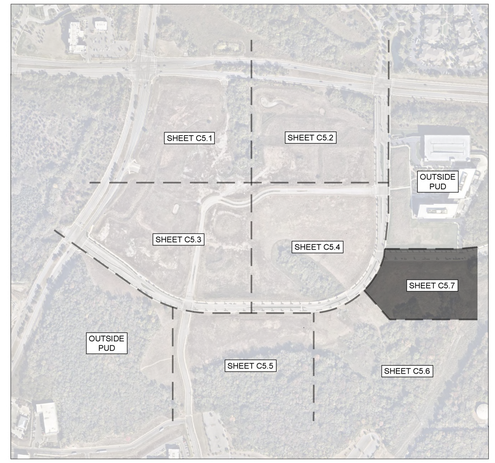
CABLE
COMCAST
2501 McGAVOCK PK, SUITE 1206
NASHVILLE, TN 37214
PHONE: (615) 550-6855
CONTACT: PAULA BROOKS

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.
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. 127818
STATE OF TENNESSEE

INITIAL SUBMITTAL: XXXXXXXXX

Revision Date
1 _____
2 _____
3 _____
4 _____

ENLARGED UTILITY PLAN

SHEET
C5.7

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.

Drawing name: K:\FRA_LDEV\118471000 - ovation\4-CADD\plansheets\1-development plan\C5.1 ENLARGED UTILITY PLAN.dwg C5.7 ENLARGED UTILITY PLAN Jul 03, 2025 1:30pm by: James.Parker

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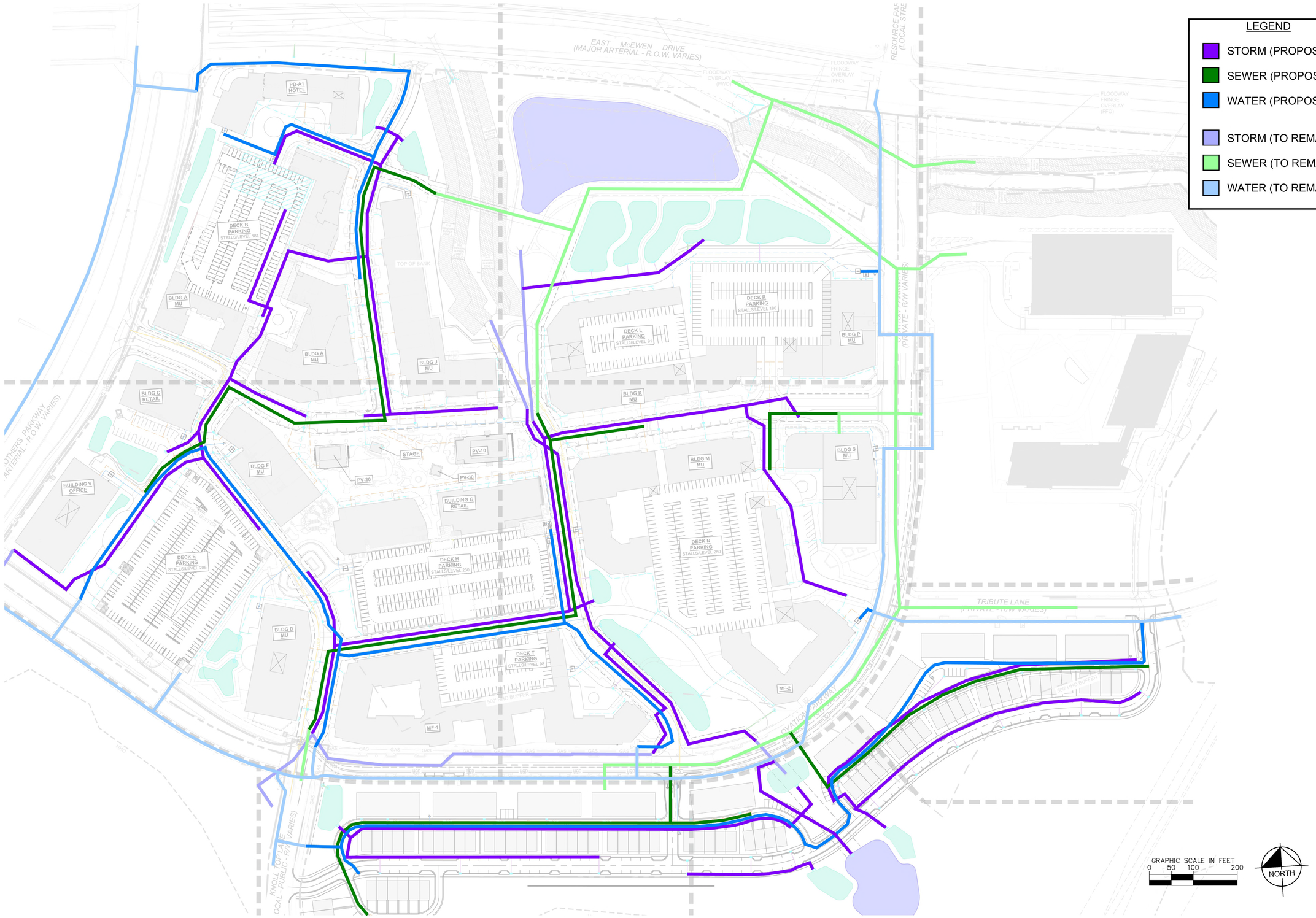

CENTERCAL PROPERTIES, LLC

Highwoods

OVATION PUD SUBDIVISION DEVELOPMENT PLAN, REVISION 2

Franklin, Williamson County, Tennessee

OVATION
FRANKLIN, TN

WILLIAM GRAY HARRISON
REGISTERED ENGINEER
AGRICULTURE & BIOSYSTEMS ENGINEER
No. 127819
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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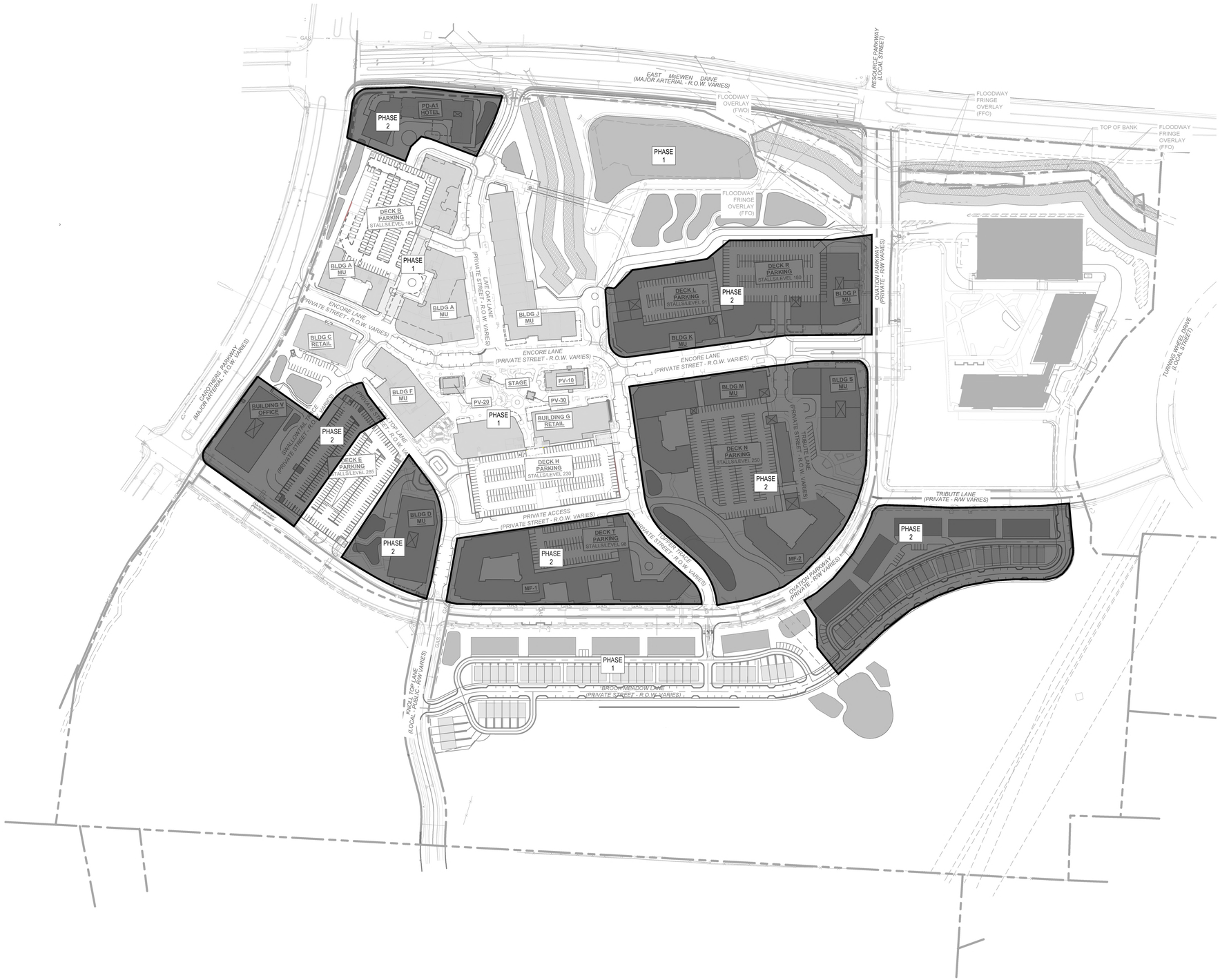

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NORTH

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
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- △ _____
- △ _____
- △ _____

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

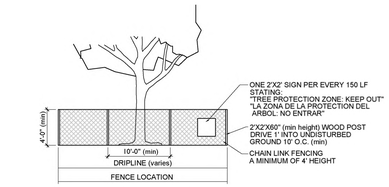
SPECIMEN TREE TO REMAIN

SPECIMEN TREE TO REMOVE

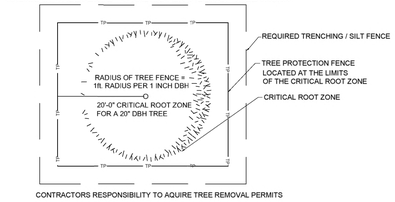
TREE SAVE AREA

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. 328
LANDSCAPE ARCHITECT

INITIAL SUBMITTAL: June 9, 2025

Revision Date
1 July 3, 2025 - staff comments
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3 _____
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TREE PRESERVATION PLAN
SHEET
L1.1

COF # 8849





OVATION

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Highwoods

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OVATION PUD SUBDIVISION
DEVELOPMENT PLAN, REVISION 2

Franklin, Williamson County, Tennessee

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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

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OVATION PUD SUBDIVISION
DEVELOPMENT PLAN, REVISION 2

Franklin, Williamson County, Tennessee

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TREE PRESERVATION PLAN

SHEET

L1.3

COF # 8849



KEY

SPECIMEN TREE TO REMAIN

SPECIMEN TREE TO REMOVE

TREE SAVE AREA



OVATION
FRANKLIN, TN

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OVATION PUD SUBDIVISION
DEVELOPMENT PLAN, REVISION 2
Franklin, Williamson County, Tennessee

DRAKE A. REEDER
REGISTERED
LANDSCAPE ARCHITECT
TENNESSEE No. 1218
07/08/25

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TREE PRESERVATION PLAN

SHEET

L1.4

COF # 8849





OVATION

FRANKLIN, TN

Highwoods

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DEVELOPMENT PLAN, REVISION 2

Franklin, Williamson County, Tennessee

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TREE PRESERVATION PLAN

SHEET

L1.5

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. 1214
07/08/25

INITIAL SUBMITTAL: June 9, 2025

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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

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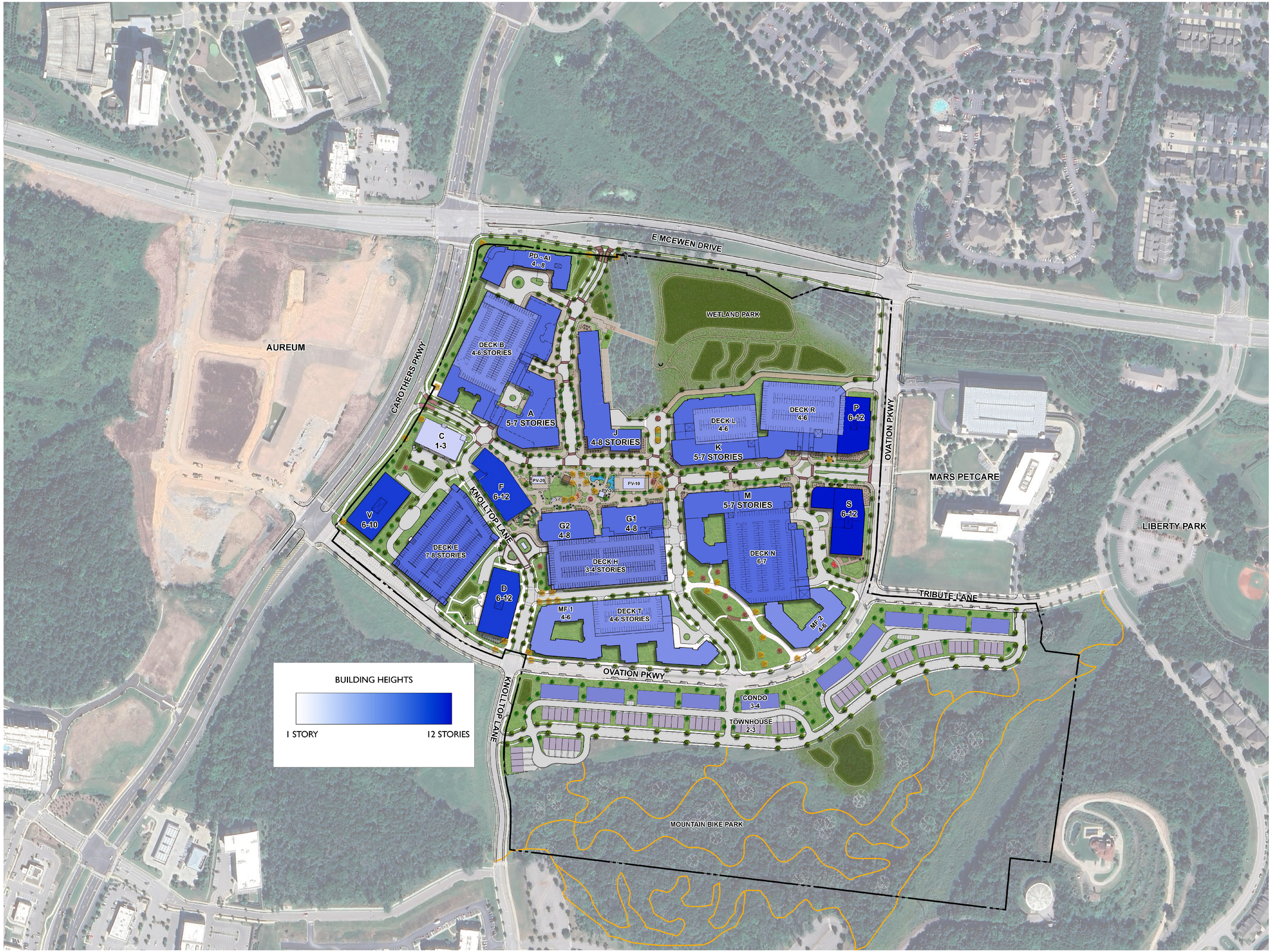
TREE PRESERVATION PLAN

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
LANDSCAPE ARCHITECT
TENNESSEE No. 1234

INITIAL SUBMITTAL: June 9, 2025

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2
3
4

BUILDING HEIGHT EXHIBIT

SHEET
A1.0

COF # 8849

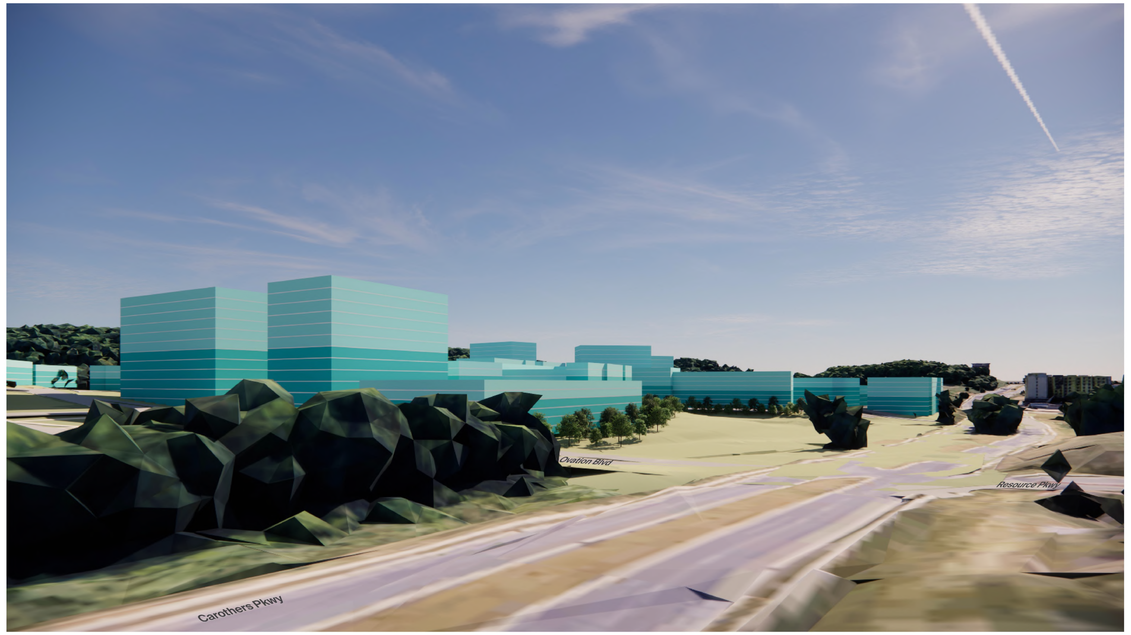


VIEW ALONG CAROTHERS PARKWAY

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

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July 3, 2025 - staff comments

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

INITIAL SUBMITTAL: June 9, 2025

Revision Date
1 July 3, 2025 - staff comments
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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

INITIAL SUBMITTAL: June 9, 2025

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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. 1214
07/08/25

INITIAL SUBMITTAL: June 9, 2025

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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. 1213
COMMERCE

INITIAL SUBMITTAL: June 9, 2025

Revision Date
1 July 3, 2025 - staff comments
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△

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. 1214
07/08/25

INITIAL SUBMITTAL: June 9, 2025

Revision Date
1. July 3, 2025 - staff comments
△ _____
△ _____
△ _____

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.
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

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.***

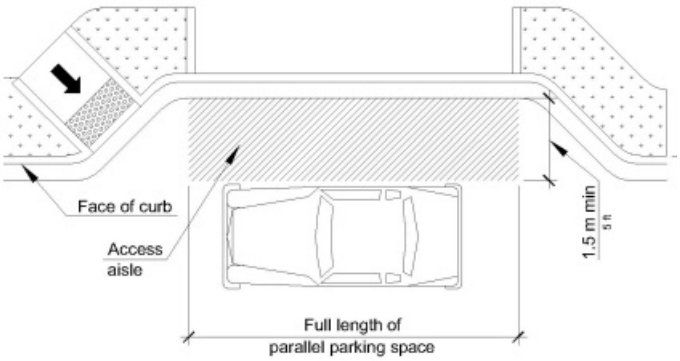
The Applicant shall be aware that the on-street parking layout currently shown on the Development Plan does not appear to accommodate required ADA on-street parking spaces, which, once implemented at Site Plan, will likely affect street, sidewalk, and potentially building layouts.

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.

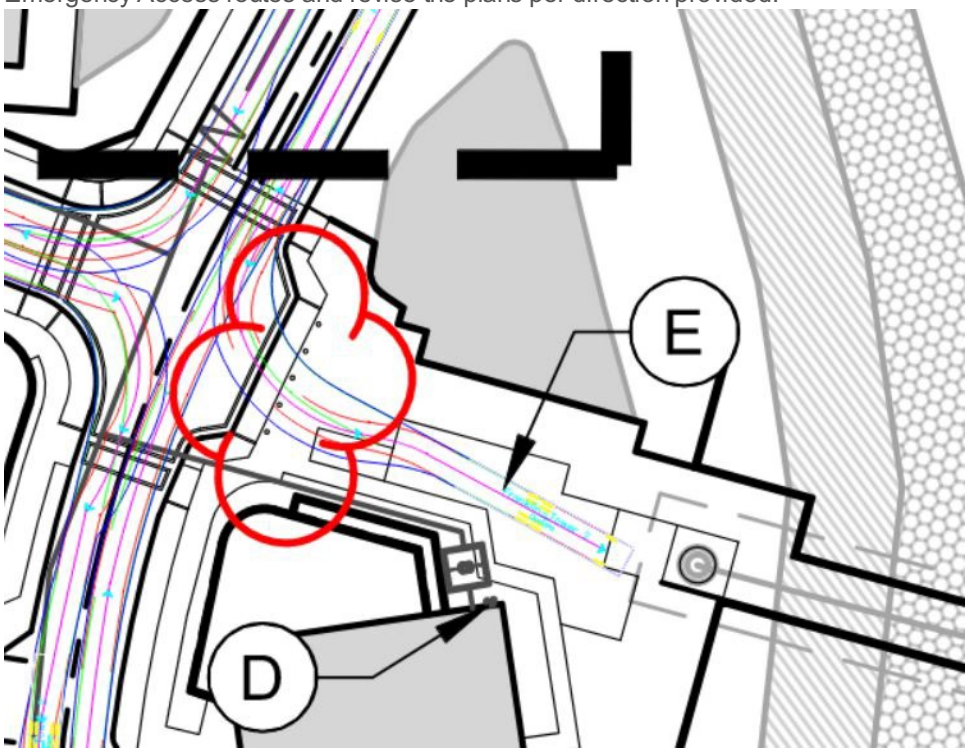
138. Vehicular Travel Ways

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

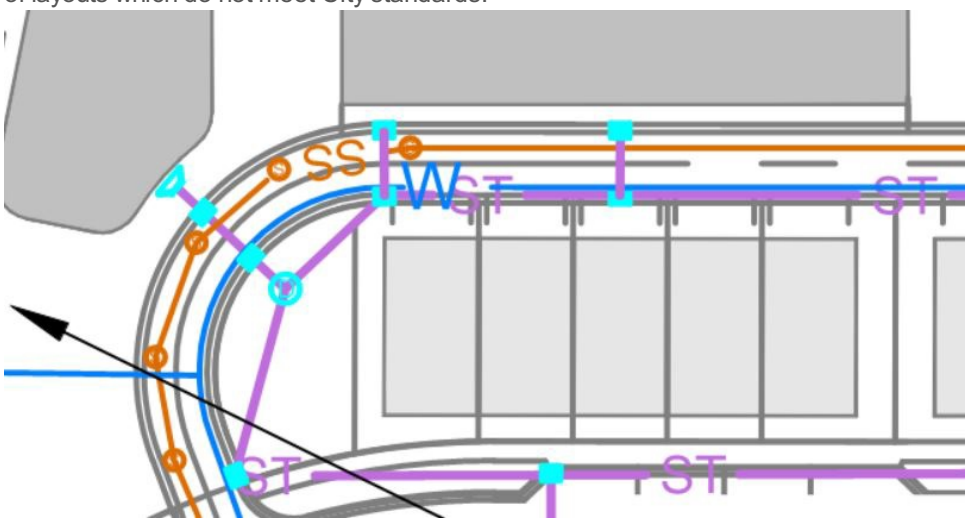
joe.marlo@franklintn.gov	*The following is a newcomment due to newinformation shown. (turn lane improvements in E McEwen)* *Comment to remain open as a Condition of Approval, but **does not hinder approval of the Development Plan.*** **At Site Plan**, the existing signal pole at the southeast corner 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.



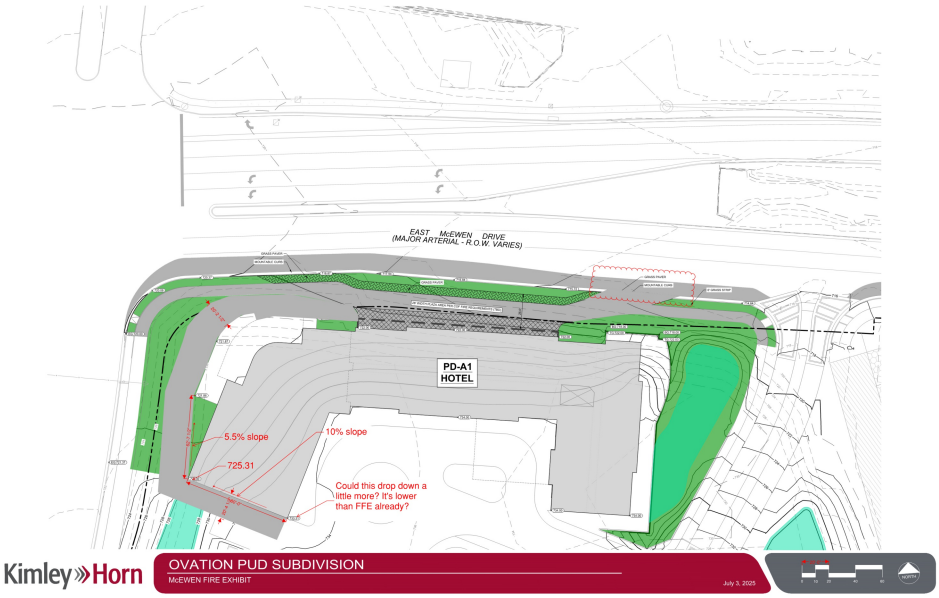
FIRE--Planning--DRT

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

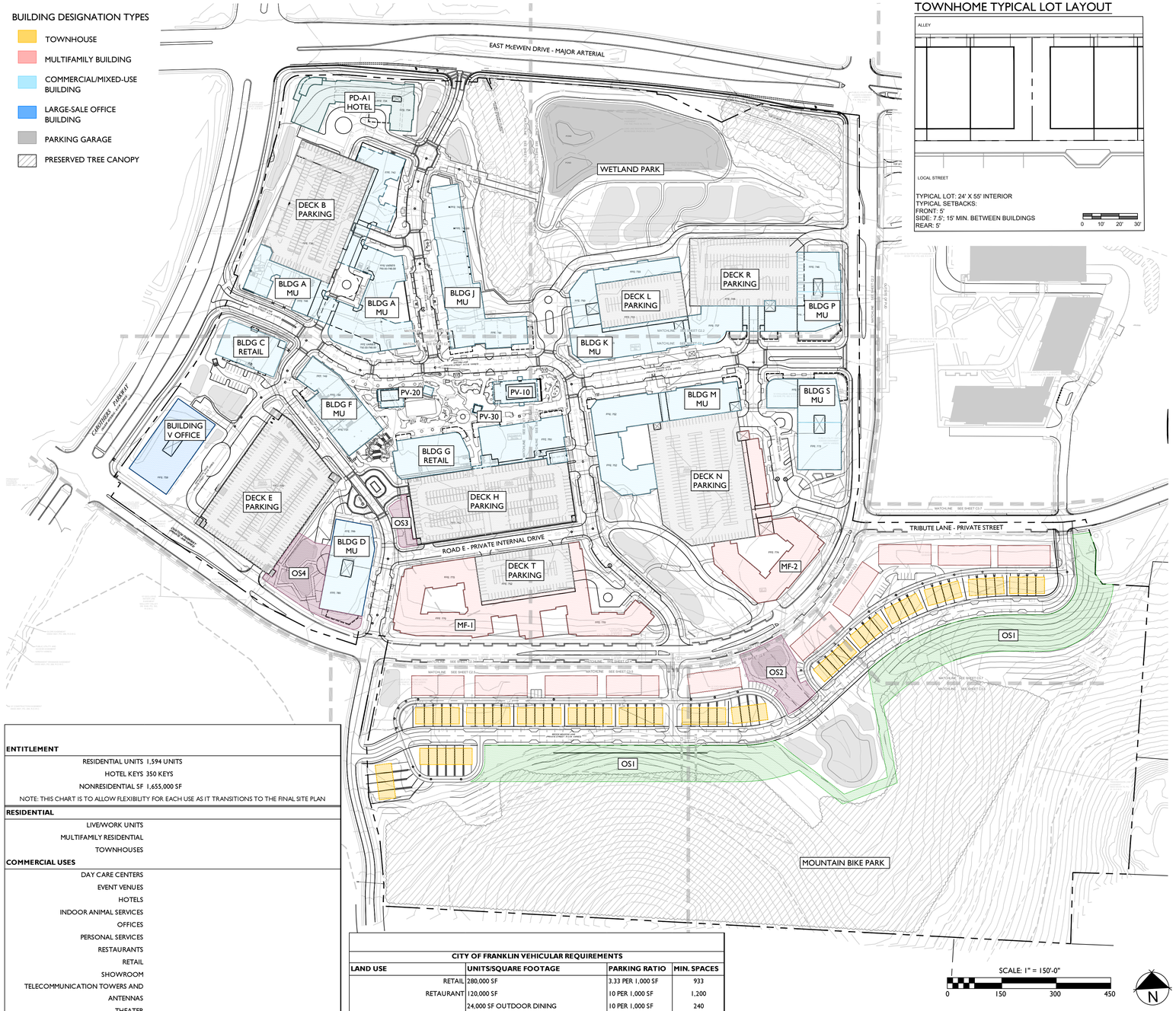
82. FFO

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 07-09-2025

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:

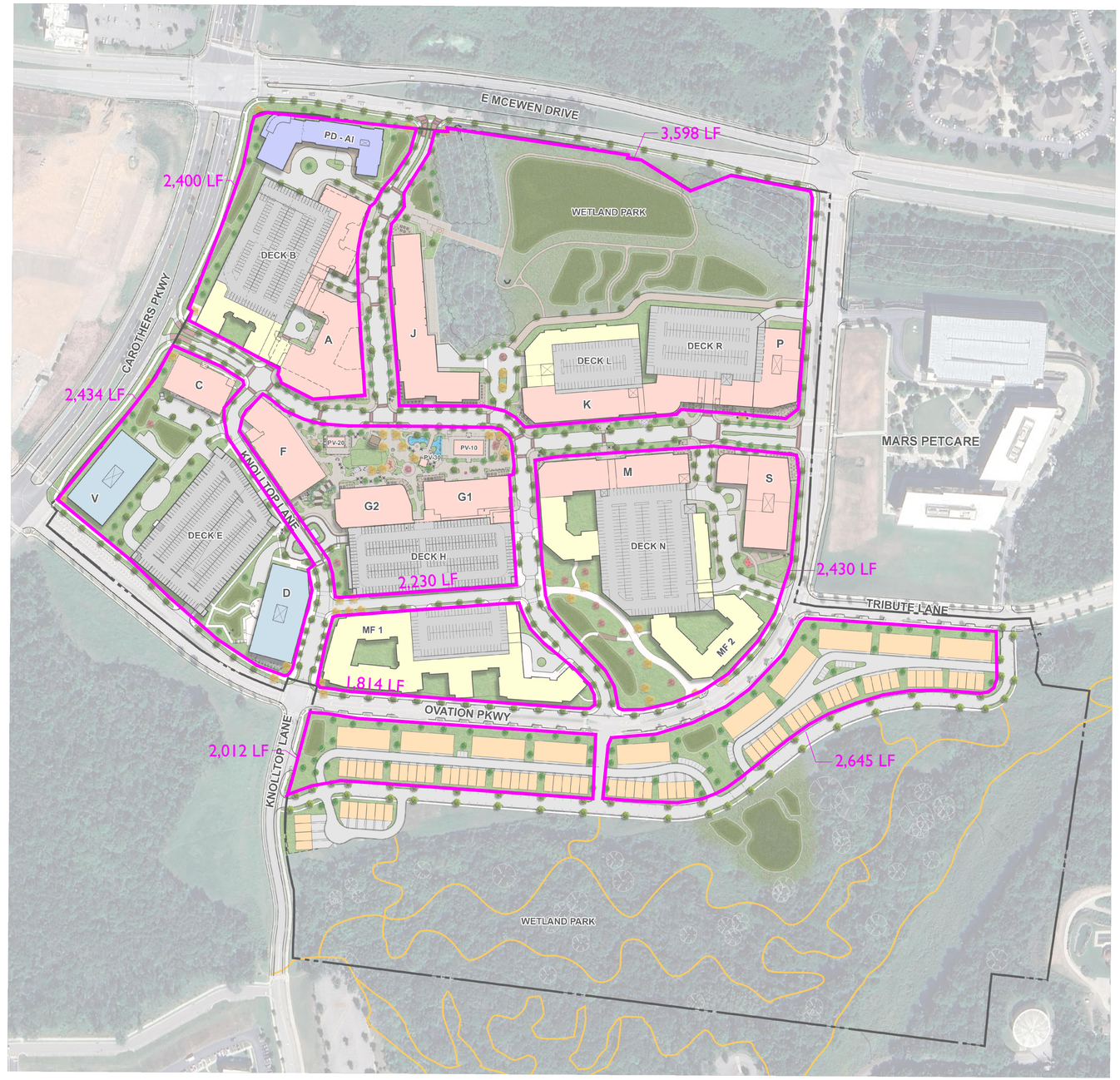
This modification takes into account the existing conditions of this site, which include existing roadway network and environmental conditions that prevent the block from being bisected by additional roadways.

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 LANDSCAPE ARCHITECT TENNESSEE No.: 329 CONNECTICUT No.: 1274

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.

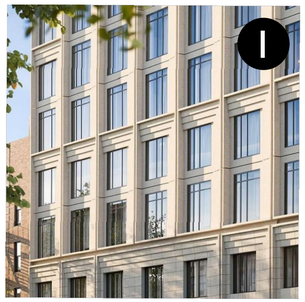
Architectural precast concrete offers a range of benefits that make it an attractive choice for modern construction. One of its primary advantages is its design versatility. Precast panels can be molded into virtually any shape, texture, or color, allowing the design team flexibility to achieve complex 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



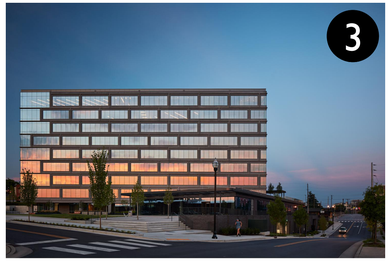












Modification 6 - Retaining Wall Screening

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. 1214
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:

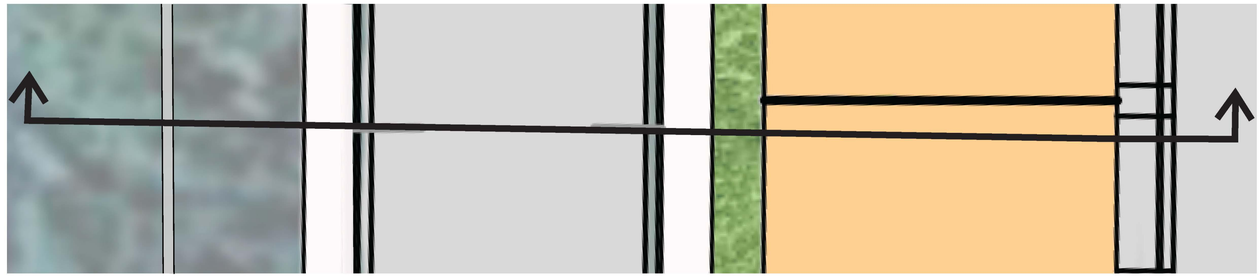
The design of this wall serves to eliminate grading and development impacts into the Hillside Hillcrest Overlay. The current design maximizes the amount of tree canopy preservation on the top side of the wall.

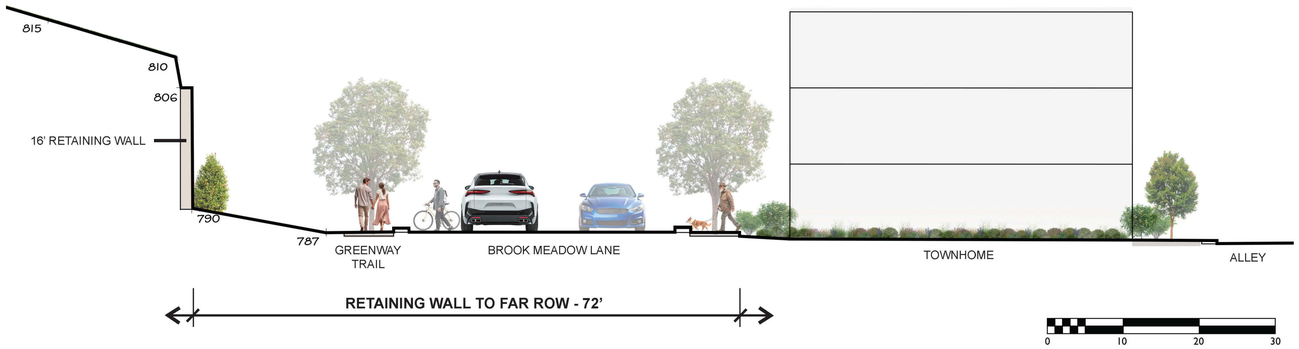
2. The conditions upon which the request is based are unique to the design intent for the development and are not applicable generally to other property:

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.

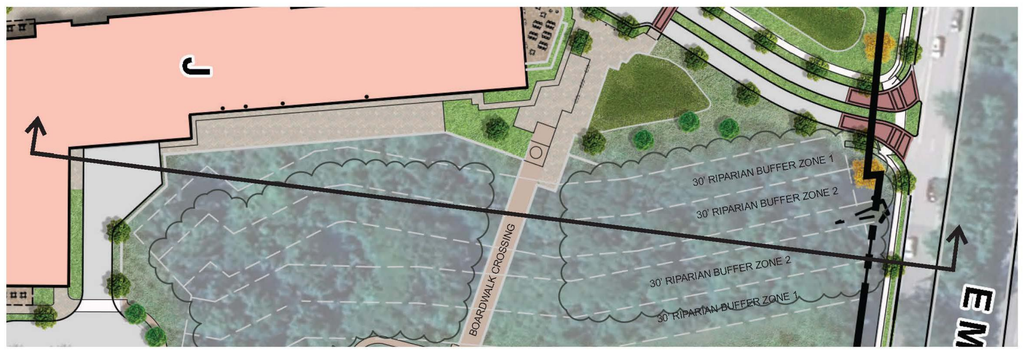
3. The modification is consistent with the intent of Envision Franklin:

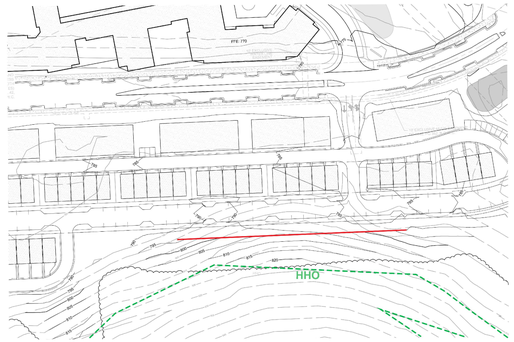
This modification is consistent with the Guiding Principle to protect natural features and existing tree canopies, and minimizing site disturbance in the hilltops, hillsides, and steep slopes.

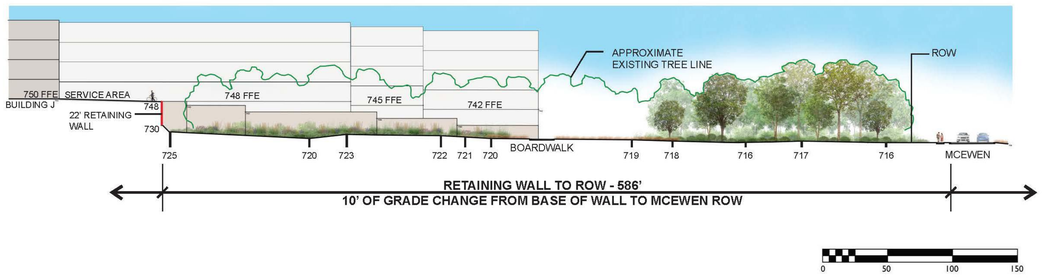




16' WALL BY BROOK MEADOW LANE







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:

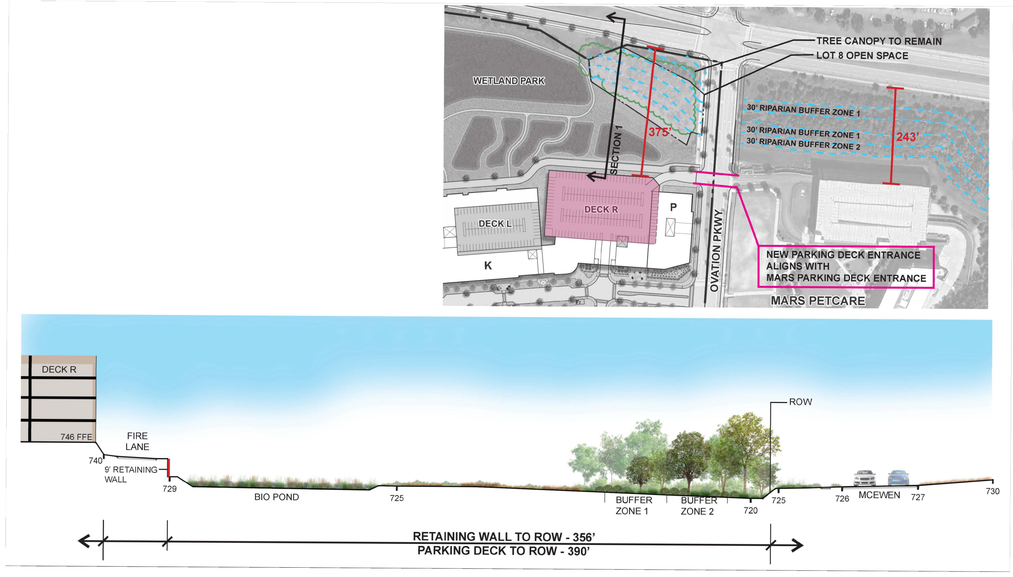
   Parking structures within Ovation are distributed throughout the master plan to provide convenient parking to the various uses in the plan. One of the structures is located between 40 and 65 feet from Carothers Parkway and another is between 320 and 355 feet from McEwen Drive. Both of these roadways 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.

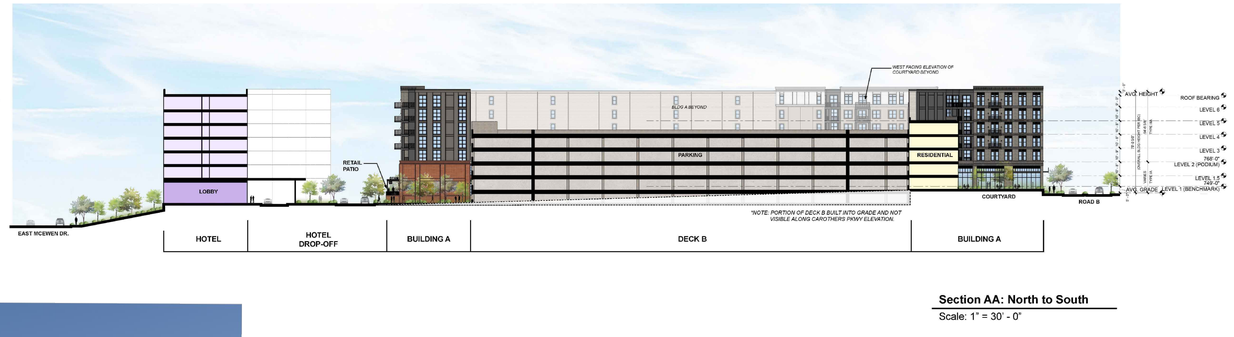
2. The conditions upon which the request is based are unique to the design intent for the development and are not applicable generally to other property:

   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.

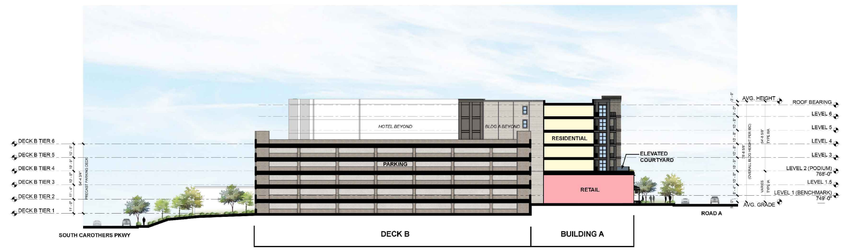
3. The modification is consistent with the intent of Envision Franklin:

   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"

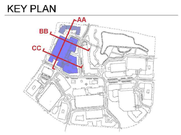


Section CC: East to West
Scale: 1" = 30' - 0"



CONCEPTUAL ELEVATION

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

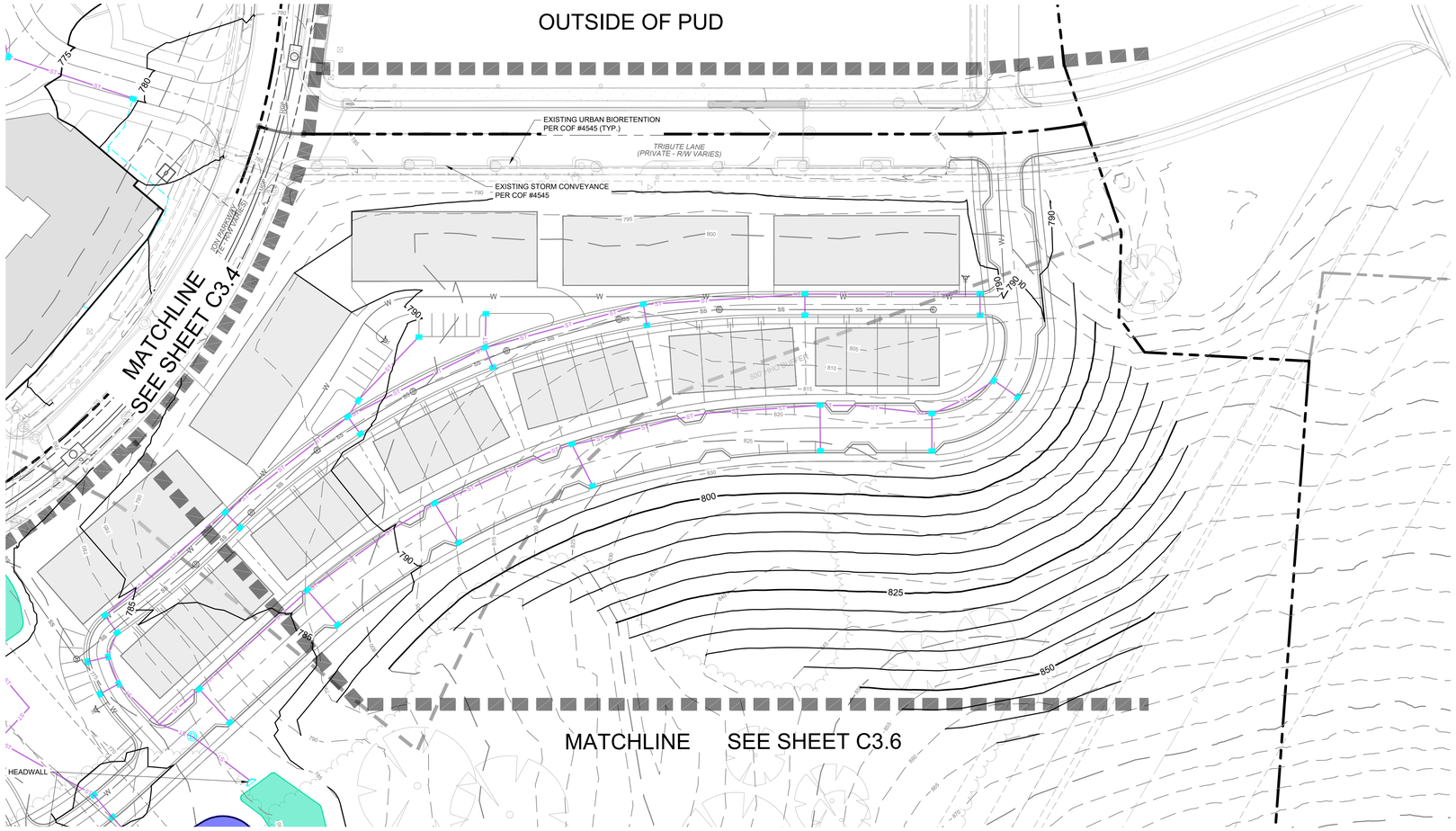
Revision Date
1. July 3, 2025 - staff comments
2. _____
3. _____
4. _____

BUILDING MODIFICATION OF STANDARDS

SHEET
C0.7

COF # 8849

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

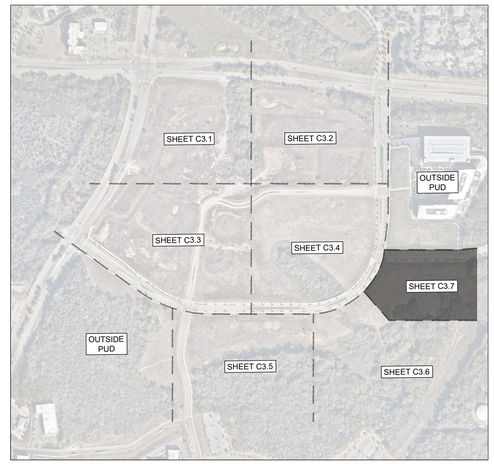
- BIORETENTION
- UNDERGROUND DETENTION
- DETENTION

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
- 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 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
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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
AGRICULTURE COMMERCE
No. 127919
STATE OF TENNESSEE

INITIAL SUBMITTAL: XXXXXXXXX

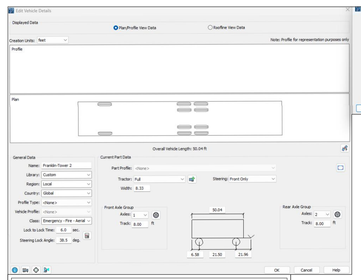
Revision Date
1 _____
2 _____
3 _____
4 _____

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

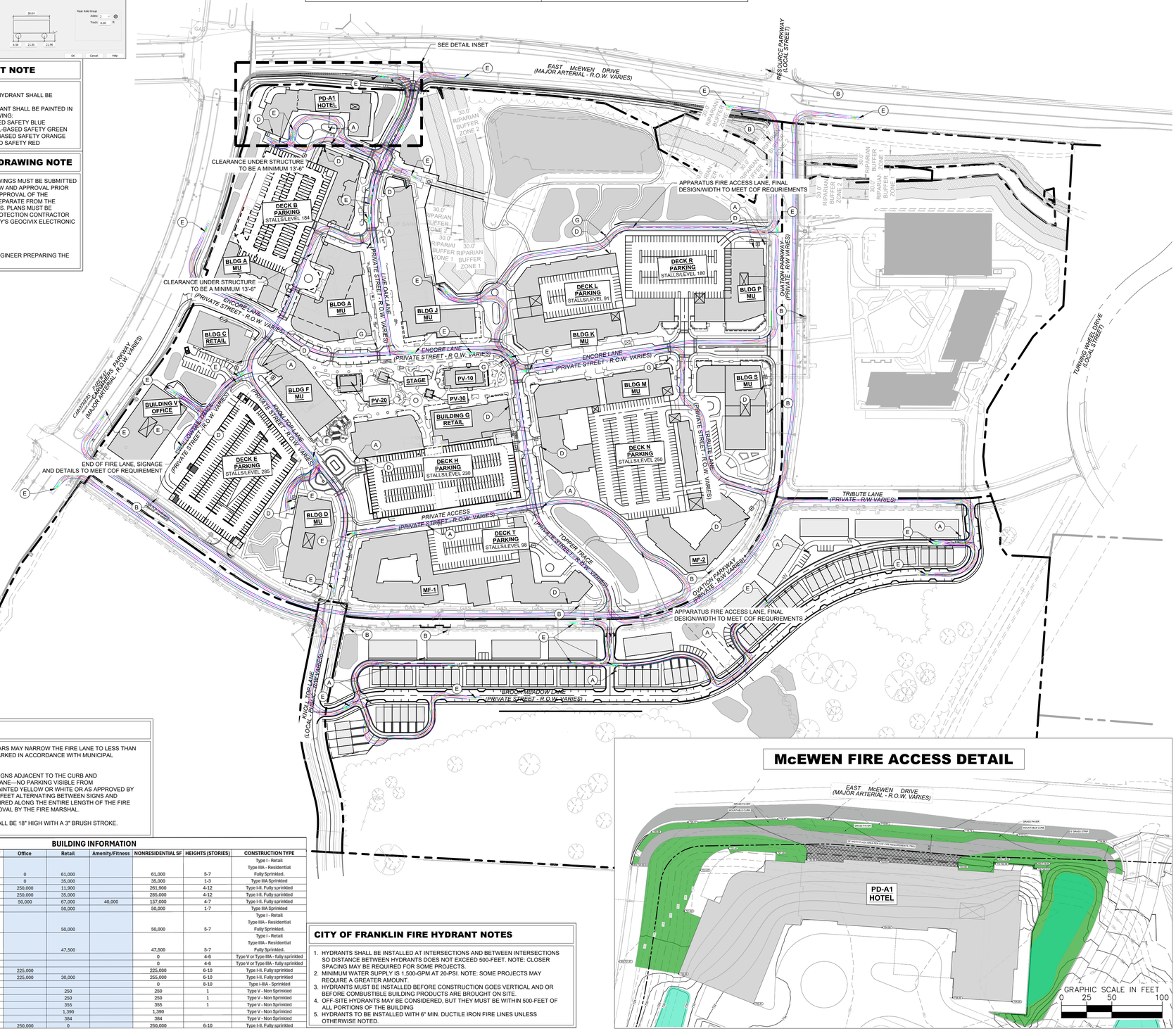
PRIVATE HYDRANTS:
1. THE BARREL AND CAPS OF THE HYDRANT SHALL BE PAINTED PPG OIL-BASED SILVER
2. THE TOP / BONNET OF THE HYDRANT SHALL BE PAINTED IN ACCORDANCE WITH THE FOLLOWING:
   ABOVE 1500-GPM = PPG OIL-BASED SAFETY BLUE
   1000-GPM TO 1499-GPM = PPG OIL-BASED SAFETY GREEN
   500-GPM TO 999-GPM = 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-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-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

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 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

AT SITE PLAN STAGE, THIS PLAN SHALL PROVIDE ACCESSIBLE ON-STREET PARKING SPACES AT STRIPED PARALLEL PARKING LOCATIONS, PER TABLE R214 OF THE "PROPOSED ACCESSIBILITY GUIDELINES FOR PEDESTRIAN FACILITIES IN THE PUBLIC RIGHT-OF-WAY" BY THE UNITED STATES ACCESS BOARD.

FDC LOCATIONS NOTE

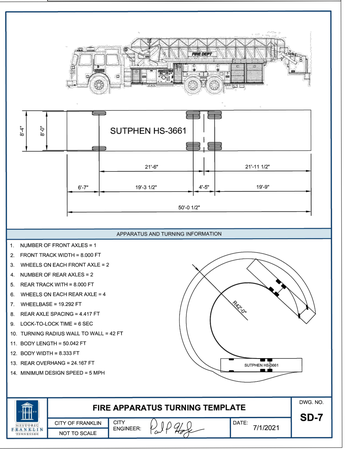
FDC LOCATIONS WILL BE PROVIDED AT SITE PLAN. BUILDINGS WILL BE BUILT TO CITY OF FRANKLIN / IBC STANDARDS.

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
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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
No. 127919
STATE OF TENNESSEE

INITIAL SUBMITTAL: XXXXXXXXX

Revision Date
1 _____
2 _____
3 _____
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OVERALL ROW & ACCESS PLAN - FIRE

SHEET
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COF # 8849

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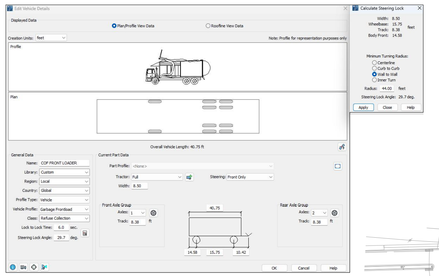

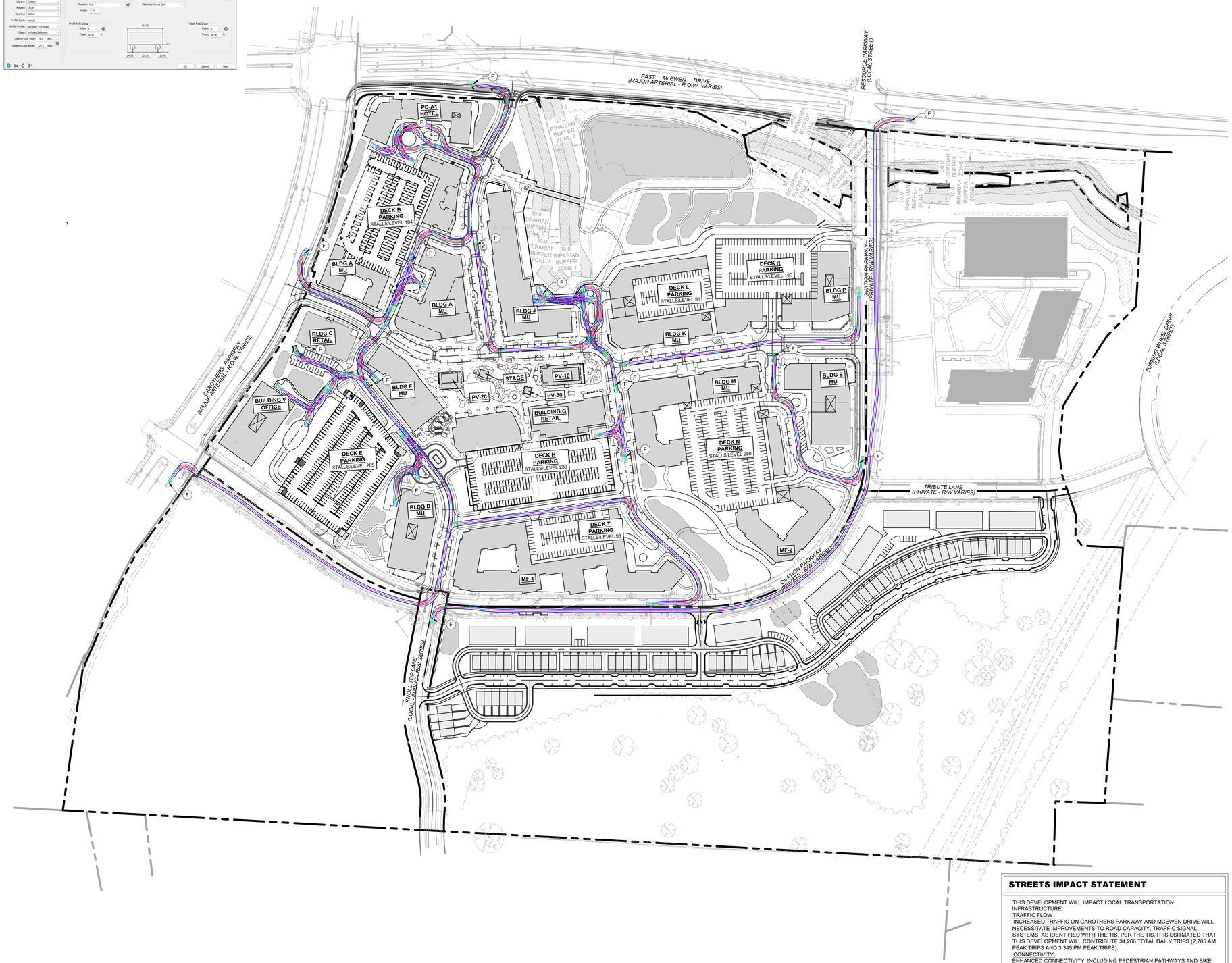

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KEYNOTE LEGEND

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

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.

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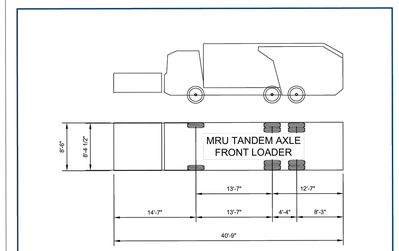
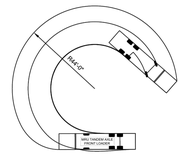
TRUCK TURN LEGEND

- 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).
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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. 127819
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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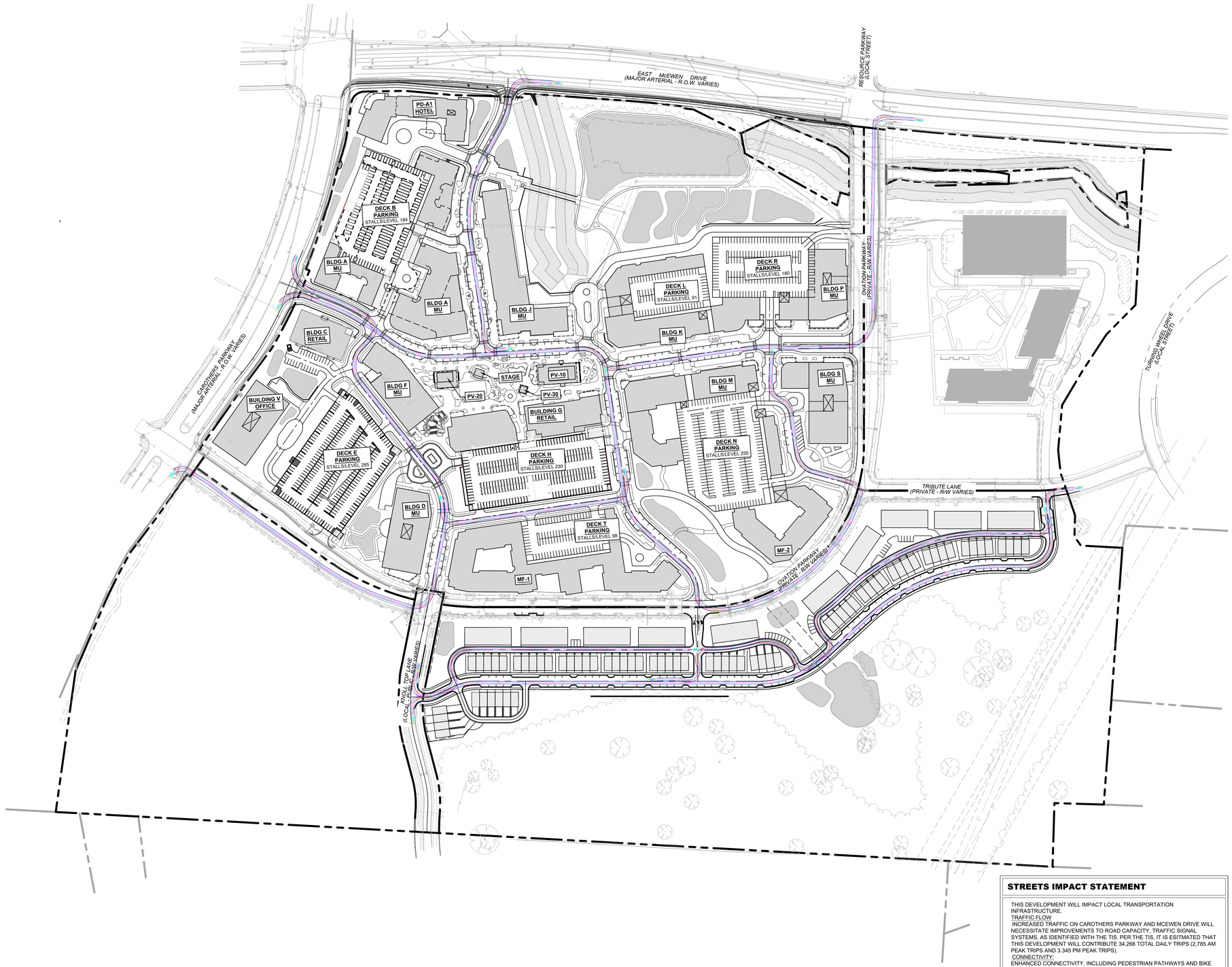

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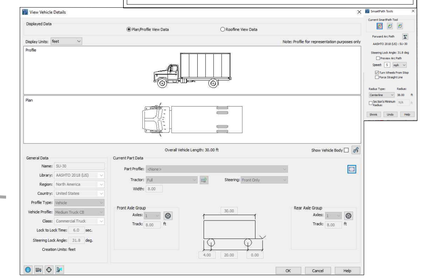

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CENTERCAL PROPERTIES, LLC

Highwoods

OVATION PUD SUBDIVISION DEVELOPMENT PLAN, REVISION 2

Franklin, Williamson County, Tennessee

OVATION
FRANKLIN, TN

WILLIAM GRAY HARRISON
REGISTERED ENGINEER
No. 127935
STATE OF TENNESSEE

INITIAL SUBMITTAL: XXXXXXXXX

Revision Date
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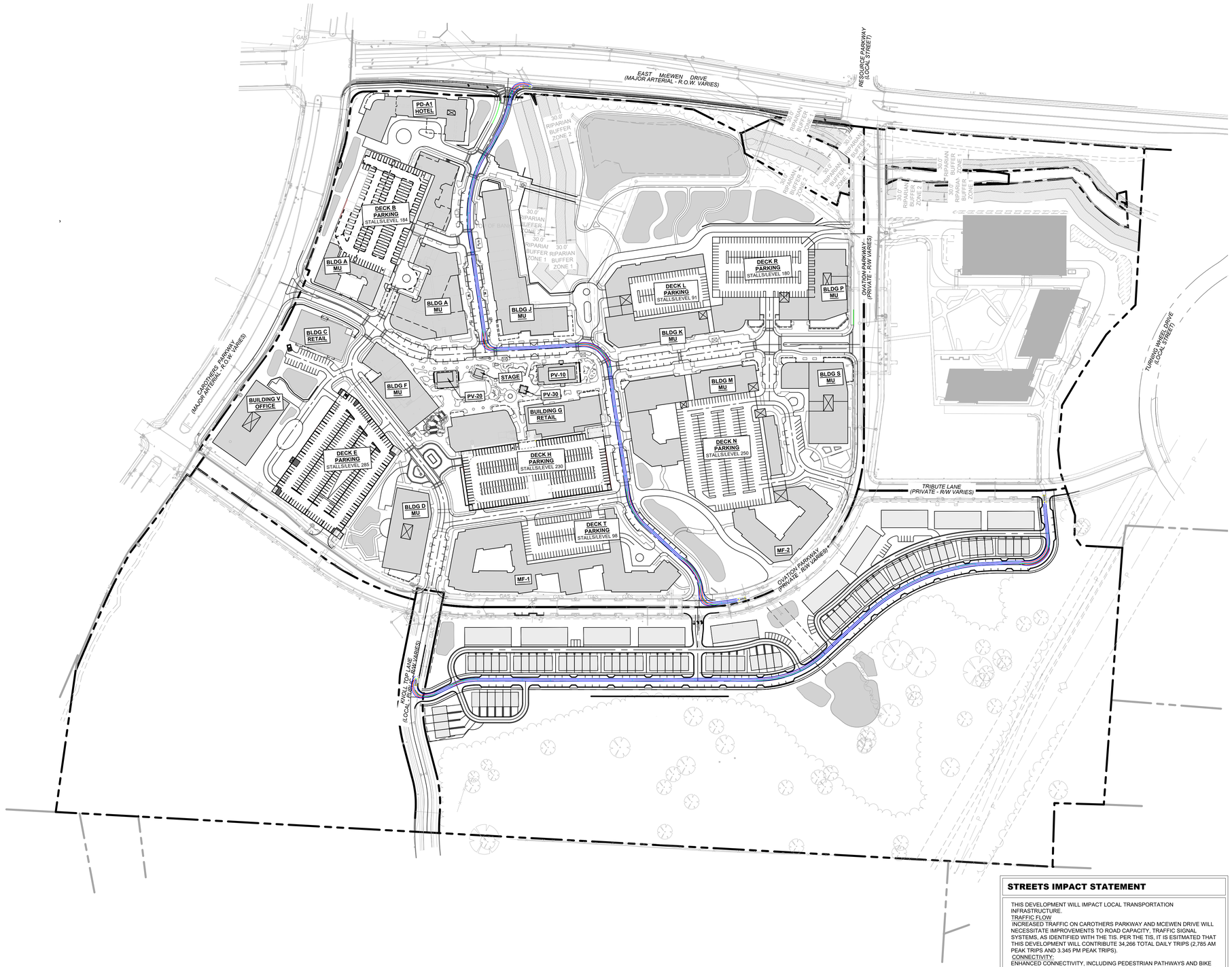
OVERALL ROW & ACCESS PLAN - SUT

SHEET
C4.2

COF # 8849



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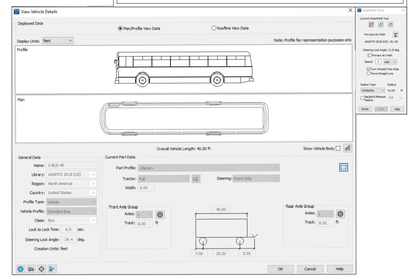

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Drawing name: K:\FRA_LDEV\118471000 - ovation\4-CADD\plansheets\1-development plan\C4.3 OVERALL ROW & ACCESS PLAN.dwg C4.3 Jul 03, 2025 1:27pm by: James.Parker

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

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OVERALL ROW & ACCESS PLAN - BUS

SHEET
C4.3

COF # 8849

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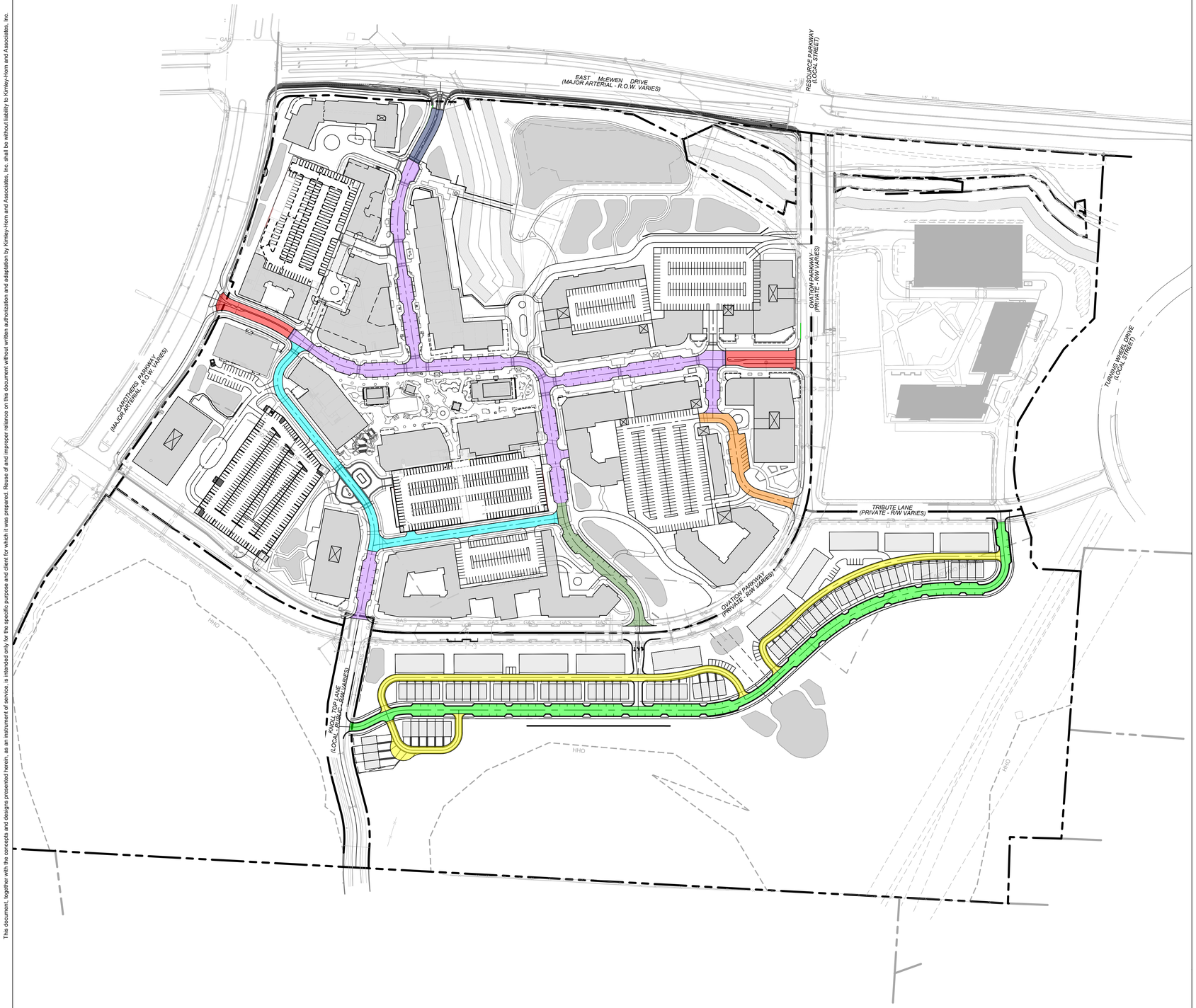

LEGEND

- 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
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NORTH

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Franklin, Williamson County, Tennessee

OVATION
FRANKLIN, TN

WILLIAM GRAY HARRISON
REGISTERED ENGINEER
No. 127819
STATE OF TENNESSEE
07/10/2025

INITIAL SUBMITTAL: XXXXXXXXX

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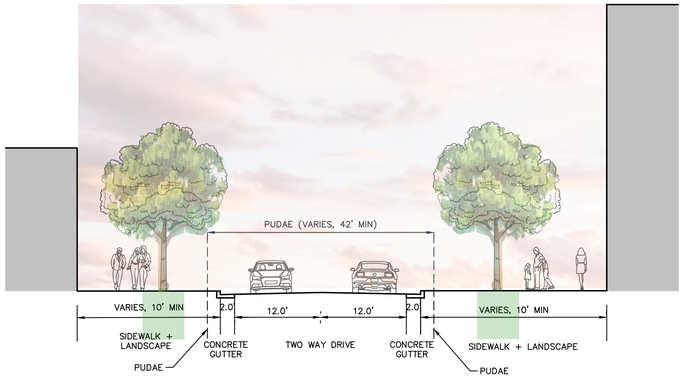
STREET
NETWORK PLAN

SHEET
C4.4

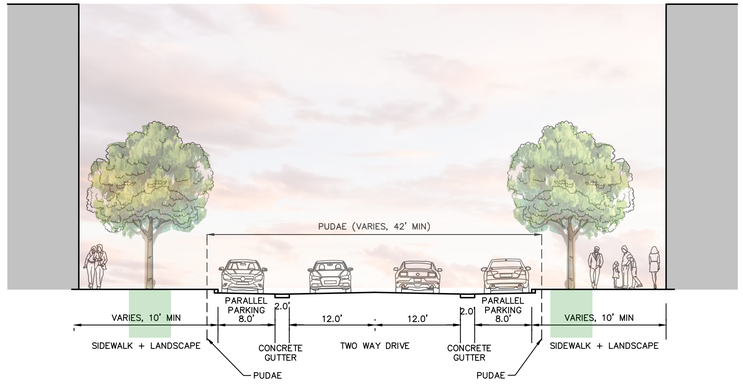
COF # 8849

Drawing name: K:\FRA_LDEV\118471000 - ovation\4-CADD\plansheets\1-development plan\C4.4 OVERALL ROW & ACCESS PLAN.dwg C4.4 ROAD SECTIONS Jul 03, 2025 1:28pm by: James.Parker

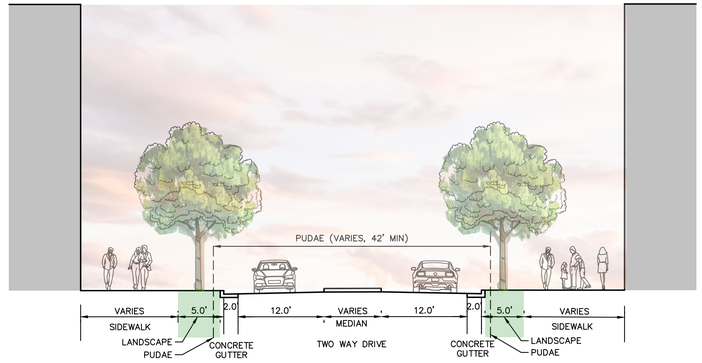
TOWN CENTER STREET (PRIVATE)



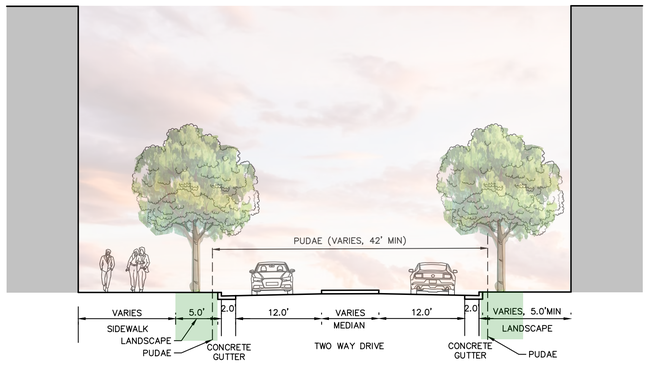
TOWN CENTER STREET WITH PARALLELS (PRIVATE)



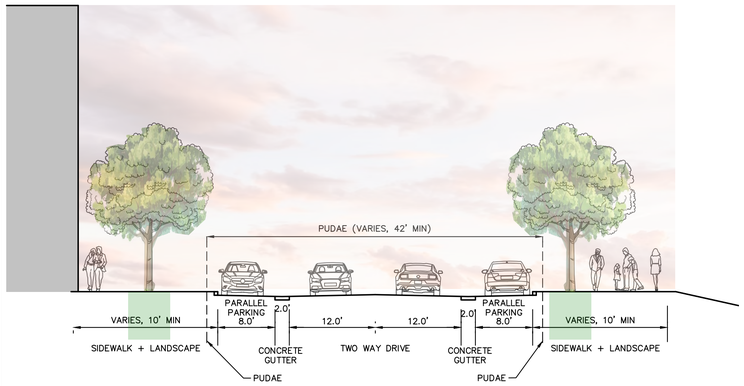
ENTRANCE BOULEVARD (PRIVATE)



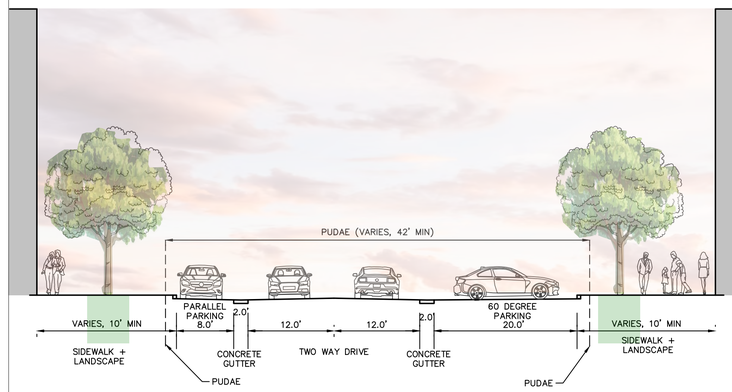
ENTRANCE BOULEVARD AT MCEWEN (PRIVATE)



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. 127919
STATE OF TENNESSEE
07/02/2025

INITIAL SUBMITTAL: XXXXXXXXX

Revision Date

STREET NETWORK SECTIONS

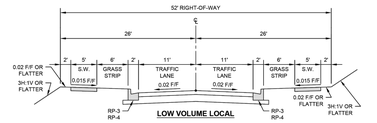
SHEET

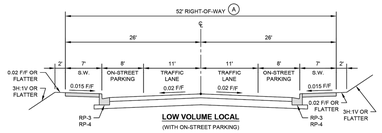
C4.5

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

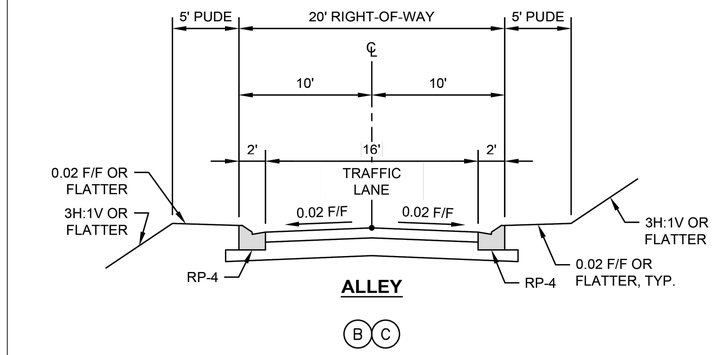
DWG. NO. **TS-6**

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
REGISTERED ENGINEER
AGRICULTURAL COMMERCIAL
STATE OF TENNESSEE

INITIAL SUBMITTAL: XXXXXXXXX

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- △ _____
- △ _____
- △ _____
- △ _____

STREET NETWORK SECTIONS

SHEET
C4.6

COF # 8849

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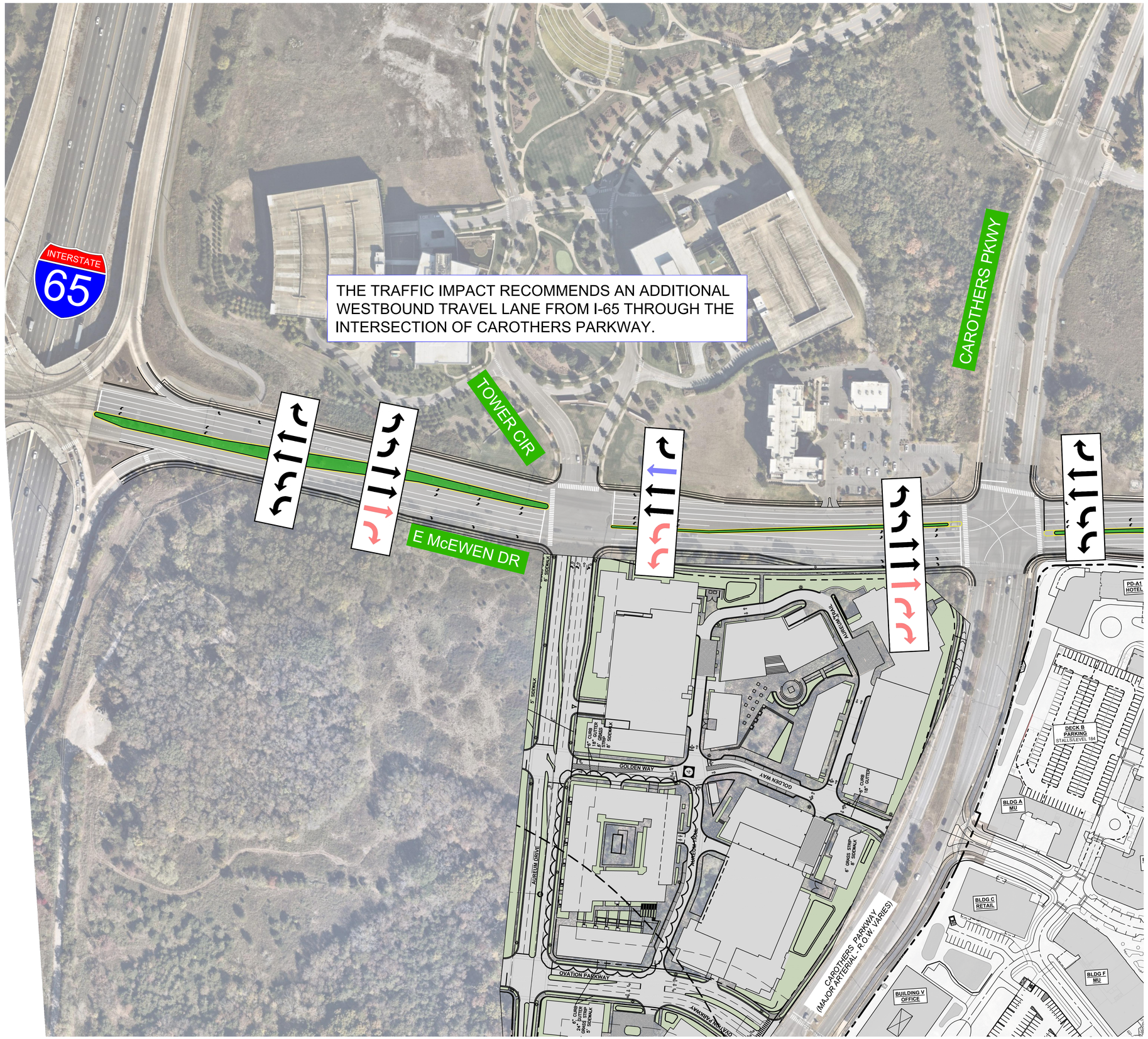

LEGEND

- 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 & COMMERCIAL
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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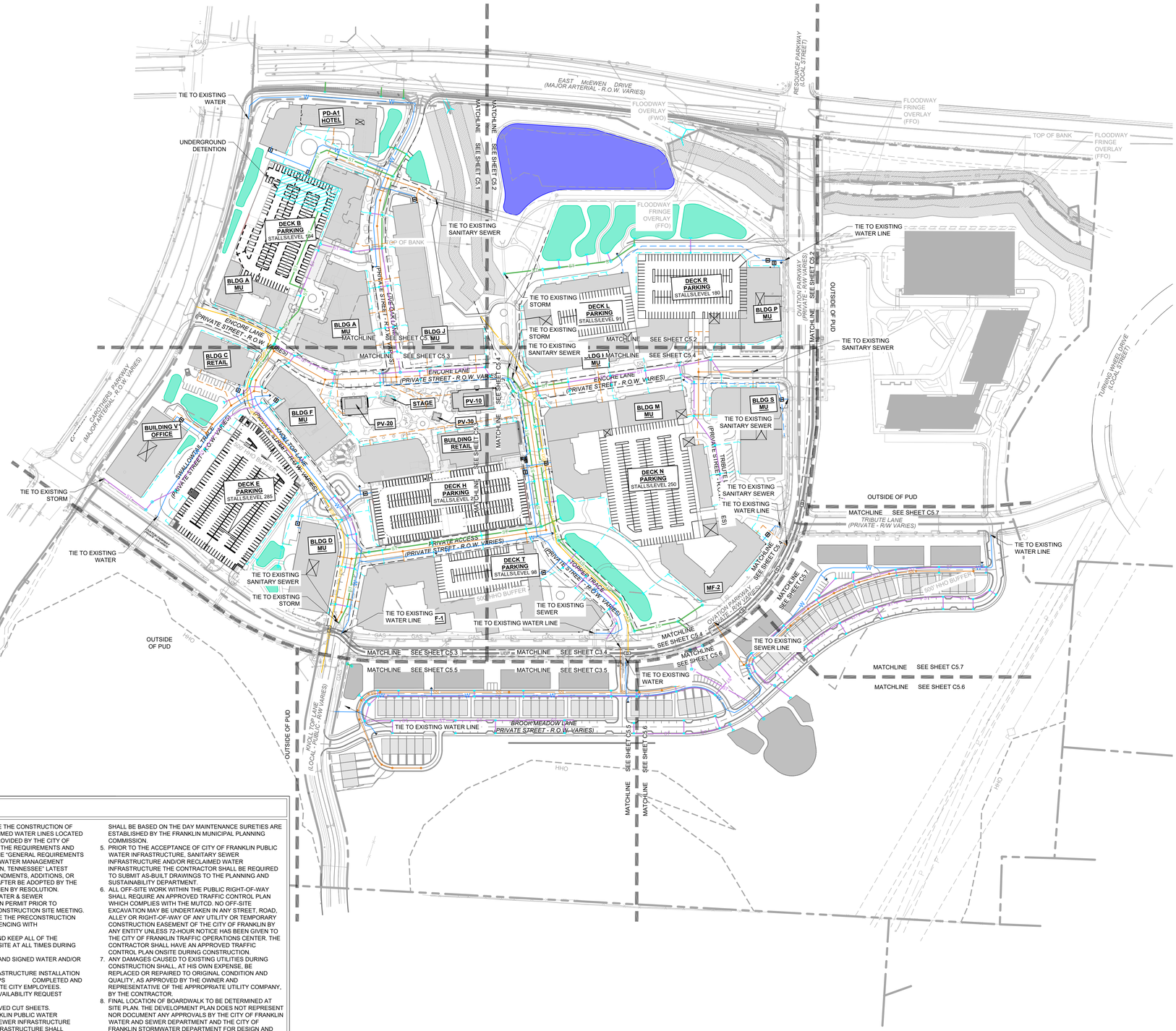

LEGEND

- 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

Drawing name: K:\FRA_LDEV\118471000 - ovation\4-CADD\plansheets\1-development plan\C5.0 OVERALL UTILITY PLAN.dwg C5.0 OVERALL UTILITY PLAN Jul 03, 2025 1:29pm by: James.Parker

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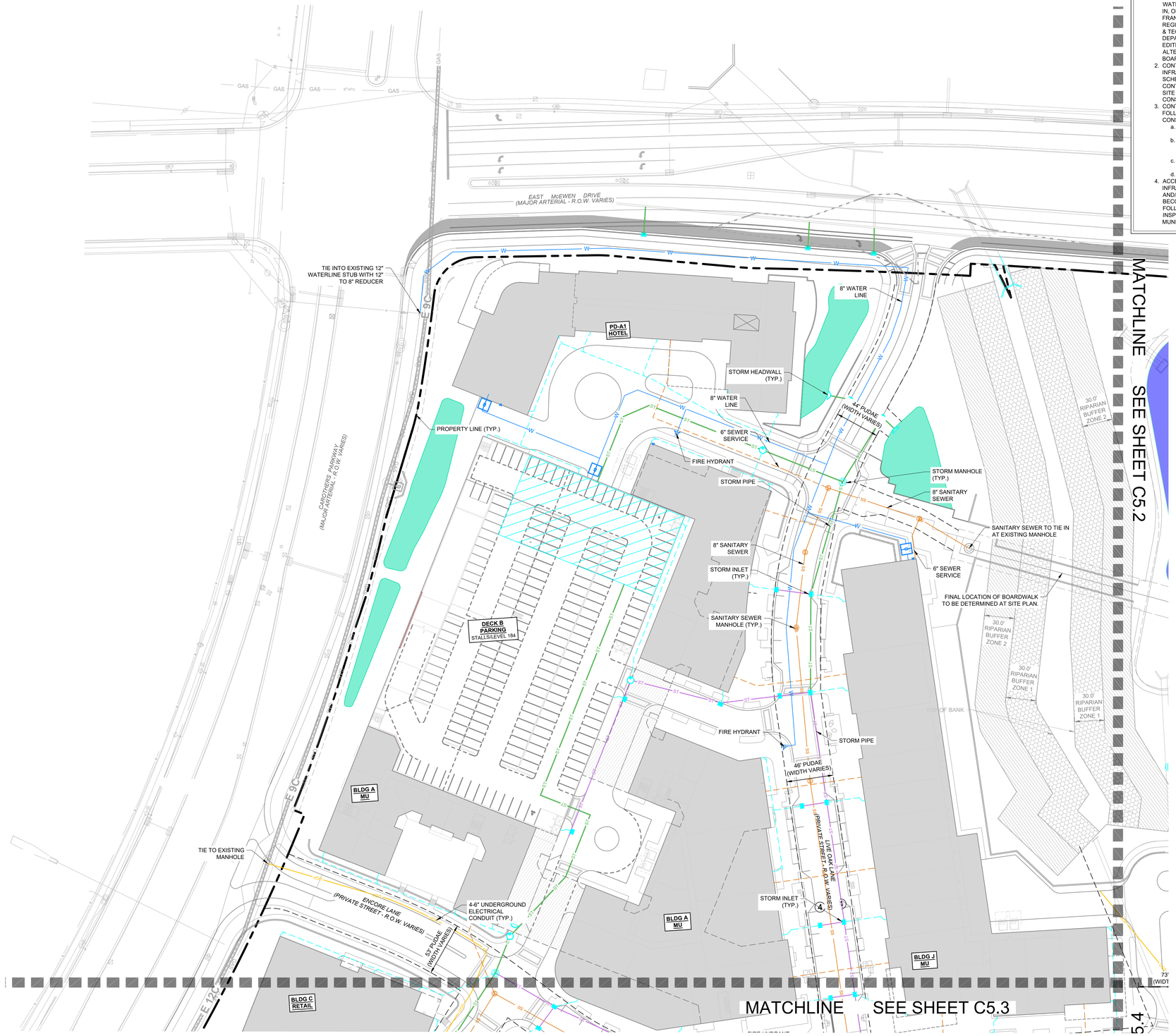

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UTILITY CONTACTS

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

LEGEND

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- PRIVATE WATER SERVICE
- SS — SANITARY SEWER
- PRIVATE SEWER SERVICE
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- WATER METER
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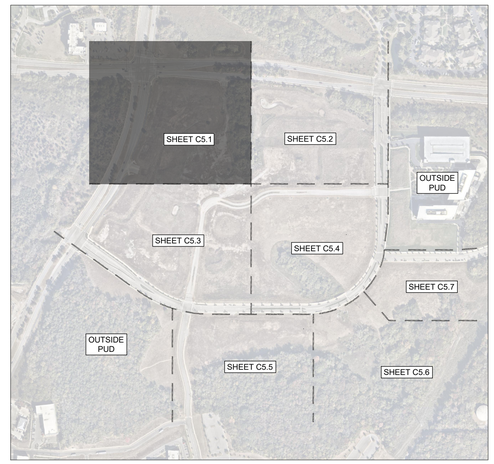

GRAPHIC SCALE IN FEET
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NORTH

CENTERCAL PROPERTIES, LLC

Highwoods

OVATION PUD SUBDIVISION
DEVELOPMENT PLAN, REVISION 2
Franklin, Williamson County, Tennessee

OVATION
FRANKLIN, TN

WILLIAM GRAY HARRISON
REGISTERED ENGINEER
AGRICULTURAL COMMERCIAL
No. 137819
STATE OF TENNESSEE

INITIAL SUBMITTAL: XXXXXXXXX

Revision Date
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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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CONTACT: KAREN YORK

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

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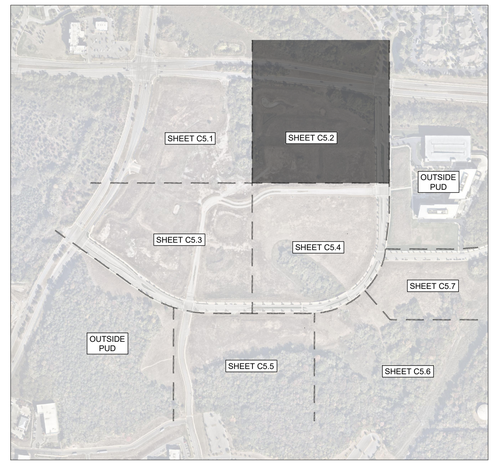

GRAPHIC SCALE IN FEET
0 25 50 100

NORTH

CENTERCAL PROPERTIES, LLC

Highwoods

OVATION PUD SUBDIVISION DEVELOPMENT PLAN, REVISION 2

Franklin, Williamson County, Tennessee

OVATION
FRANKLIN, TN

WILLIAM GRAY HARRISON
REGISTERED ENGINEER
No. 127839
STATE OF TENNESSEE

INITIAL SUBMITTAL: XXXXXXXXX

Revision Date
1. _____
2. _____
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ENLARGED UTILITY PLAN

SHEET
C5.2

COF # 8849

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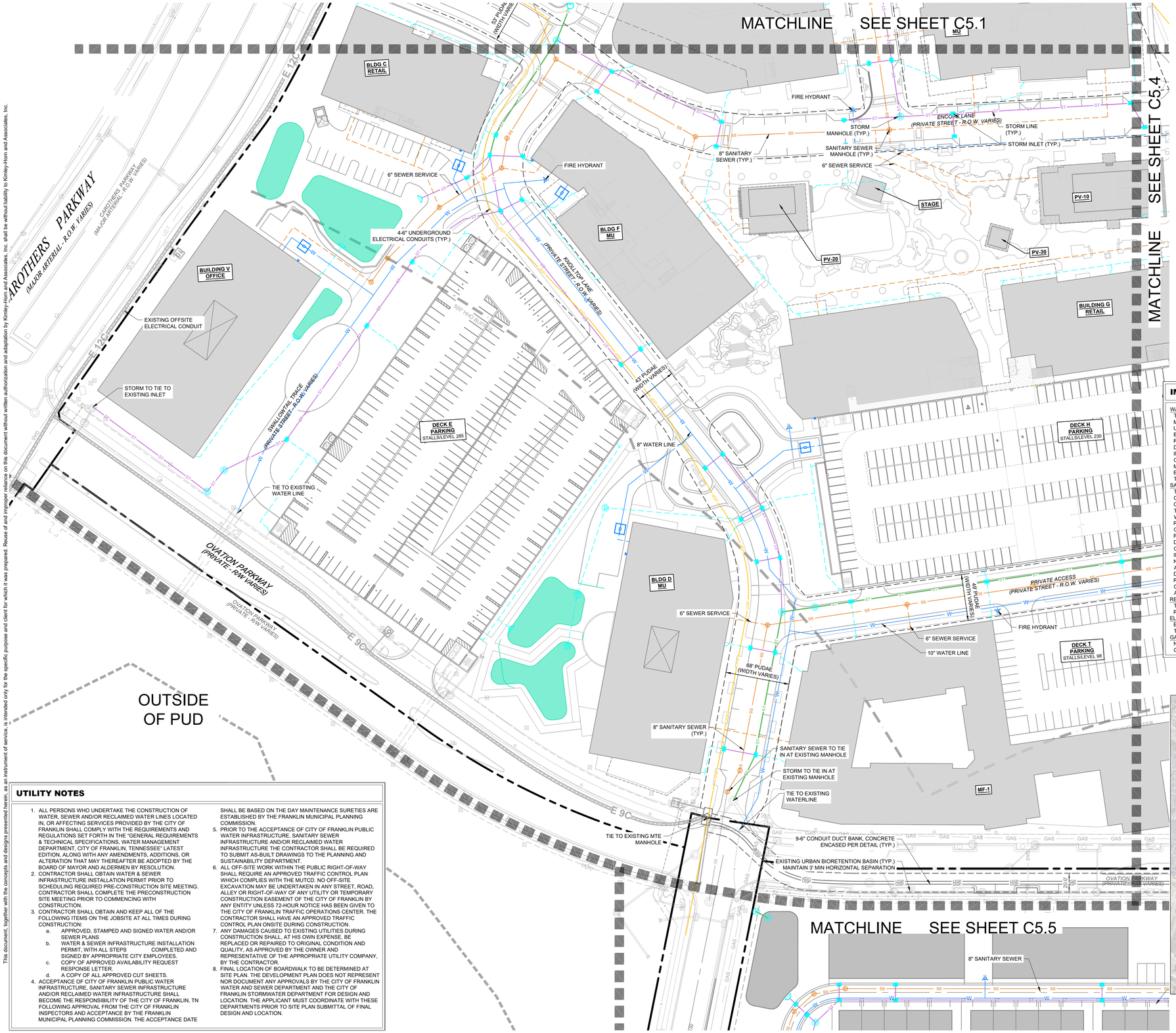
Drawing name: K:\FRA_LDEV\118471000 - ovation\4-CADD\plansheets\1-development plan\C5.1 ENLARGED UTILITY PLAN.dwg C5.2 ENLARGED UTILITY PLAN Jul 03, 2025 1:29pm by: James.Parker



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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

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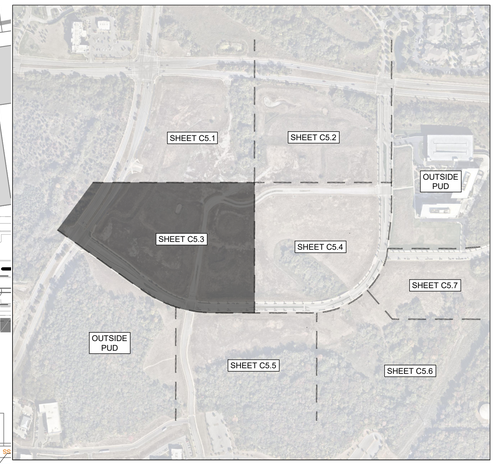

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Drawing name: K:\FRA_LDEV\118471000 - ovation\4-CADD\planSheets\1-development plan\C5.1 ENLARGED UTILITY PLAN.dwg C5.3 ENLARGED UTILITY PLAN Jul 03, 2025 1:29pm by: James.Parker

CENTERCAL PROPERTIES, LLC

Highwoods

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DEVELOPMENT PLAN, REVISION 2
Franklin, Williamson County, Tennessee

OVATION
FRANKLIN, TN

WILLIAM GRAY HARRISON
REGISTERED ENGINEER
AGRICULTURAL & BIOSYSTEMS ENGINEERING
No. 137439
STATE OF TENNESSEE

INITIAL SUBMITTAL: XXXXXXXXX

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ENLARGED UTILITY PLAN

SHEET
C5.3

COF # 8849



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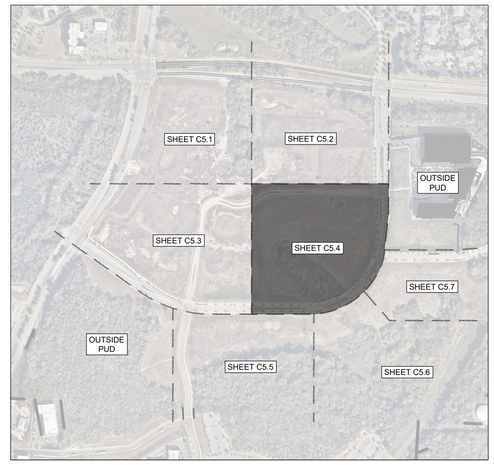

GRAPHIC SCALE IN FEET
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NORTH

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DEVELOPMENT PLAN, REVISION 2
Franklin, Williamson County, Tennessee

CENTERCAL PROPERTIES, LLC

Highwoods

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FRANKLIN, TN

WILLIAM GRAY HARRISON
REGISTERED ENGINEER
No. 121919
STATE OF TENNESSEE

INITIAL SUBMITTAL: XXXXXXXXX

Revision Date
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ENLARGED UTILITY PLAN

SHEET
C5.4

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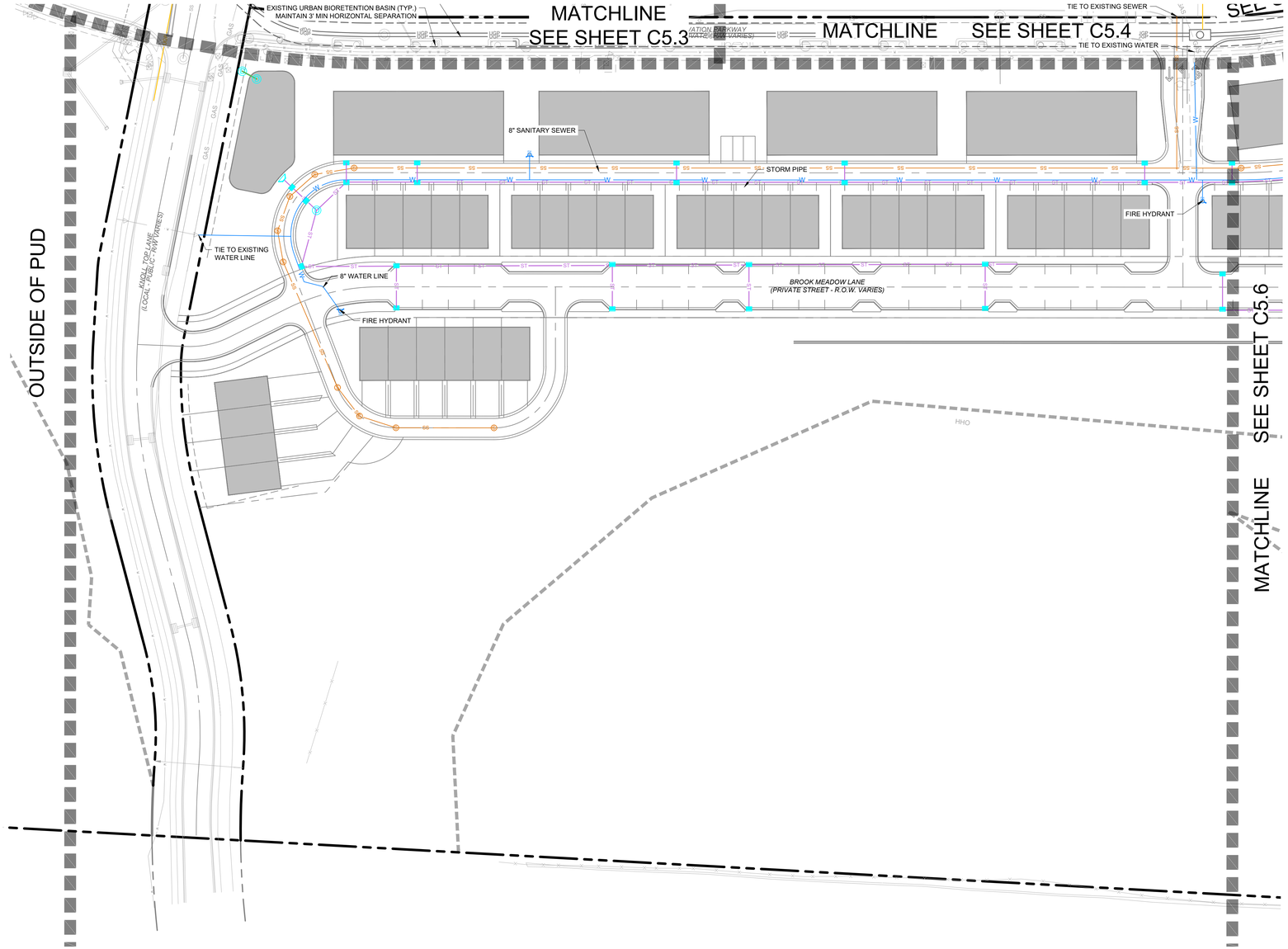

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OVATION
FRANKLIN, TN

WILLIAM GRAY HARRISON
REGISTERED ENGINEER
AGENT OF RECORD
No. 137919
STATE OF TENNESSEE

INITIAL SUBMITTAL: XXXXXXXXX

Revision Date
1 _____
2 _____
3 _____
4 _____

ENLARGED UTILITY PLAN

SHEET
C5.5

COF # 8849

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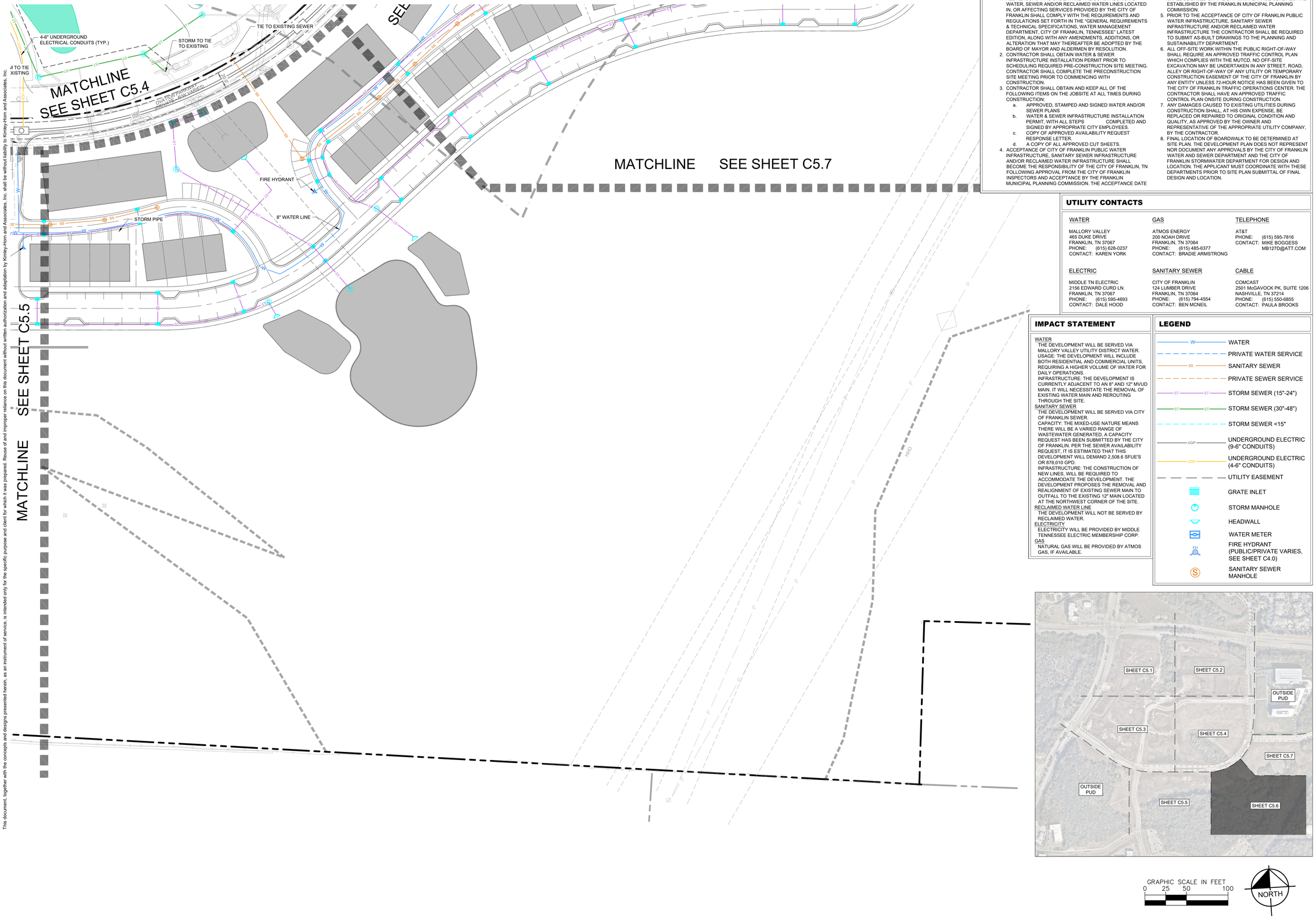

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UTILITY NOTES

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.
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
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
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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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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.
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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

- W — WATER
- PRIVATE WATER SERVICE
- SS — SANITARY SEWER
- PRIVATE SEWER SERVICE
- ST — STORM SEWER (15"-24")
- ST — STORM SEWER (30"-48")
- STORM SEWER <15"
- UGP — UNDERGROUND ELECTRIC (9-6" CONDUITS)
- UGP — UNDERGROUND ELECTRIC (4-6" CONDUITS)
- UTILITY EASEMENT
- GRATE INLET
- STORM MANHOLE
- HEADWALL
- WATER METER
- FH — FIRE HYDRANT (PUBLIC/PRIVATE VARIES, SEE SHEET C4.0)
- SANITARY SEWER MANHOLE

GRAPHIC SCALE IN FEET
0 25 50 100

NORTH

Drawing name: K:\FRA_LDEV\118471000 - ovation\4-CADD\plansheets\1-development plan\C5.1 ENLARGED UTILITY PLAN.dwg C5.6 ENLARGED UTILITY PLAN Jul 03, 2025 1:29pm 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
AGRICULTURAL & SOMMERAL
STATE OF TENNESSEE

INITIAL SUBMITTAL: XXXXXXXXX

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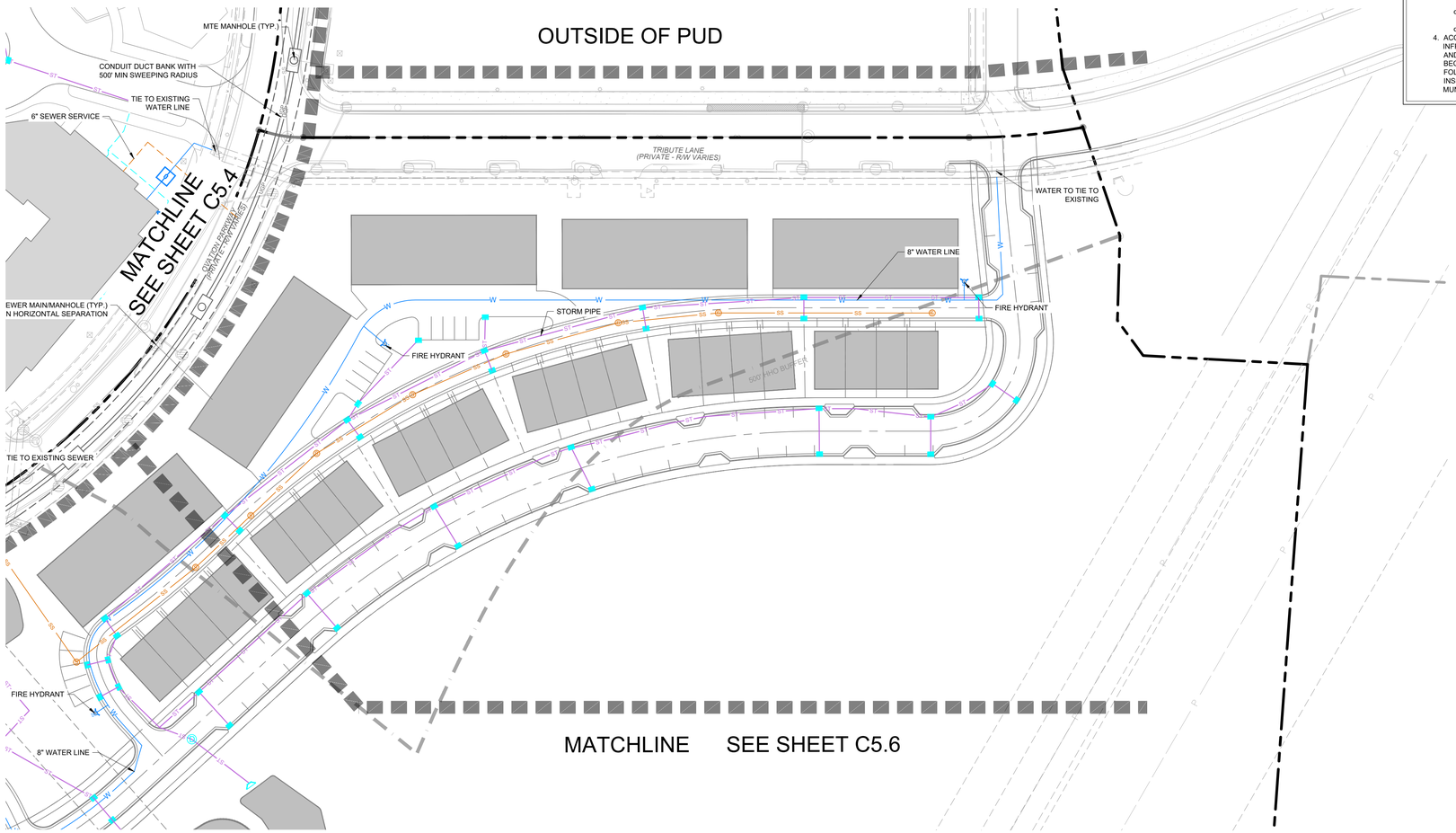
ENLARGED UTILITY PLAN

SHEET
C5.6

COF # 8849



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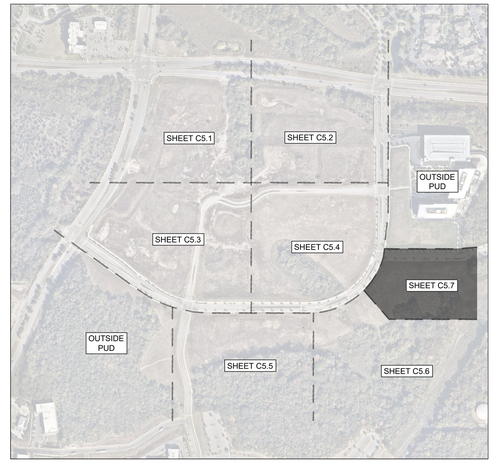

GRAPHIC SCALE IN FEET
0 25 50 100
NORTH

CENTERCAL PROPERTIES, LLC

Highwoods

OVATION PUD SUBDIVISION DEVELOPMENT PLAN, REVISION 2

Franklin, Williamson County, Tennessee

OVATION
FRANKLIN, TN

WILLIAM GRAY HARRISON
REGISTERED ENGINEER
No. 127935
STATE OF TENNESSEE

INITIAL SUBMITTAL: XXXXXXXXX

Revision Date
1 _____
2 _____
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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 & COMMERCE
No. 127819
STATE OF TENNESSEE

INITIAL SUBMITTAL: XXXXXXXXX

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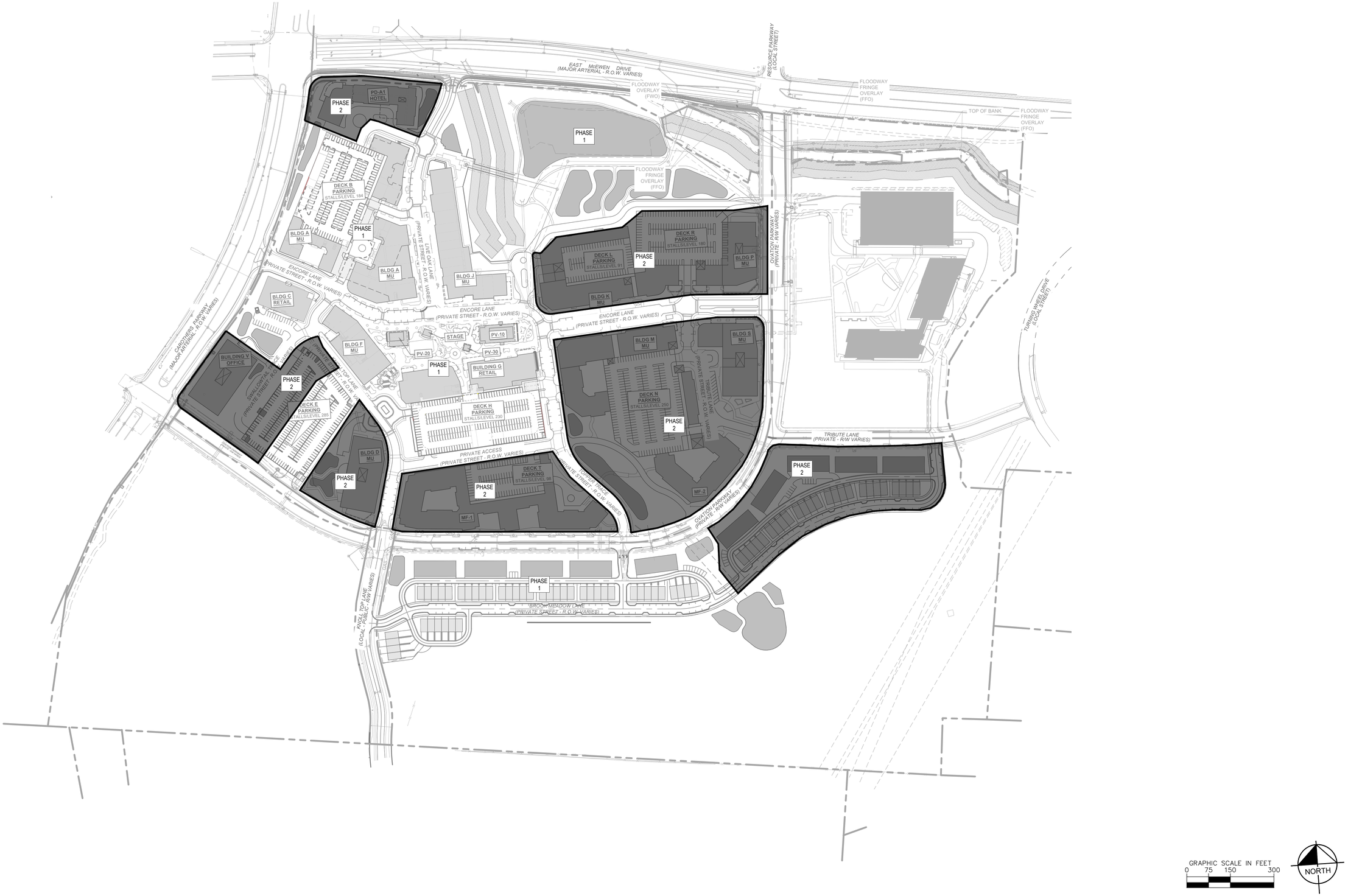
UTILITY EXHIBIT

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



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
07/02/2025

INITIAL SUBMITTAL: XXXXXXXXX

Revision Date

PHASING PLAN

SHEET
C6.0

COF # 8849

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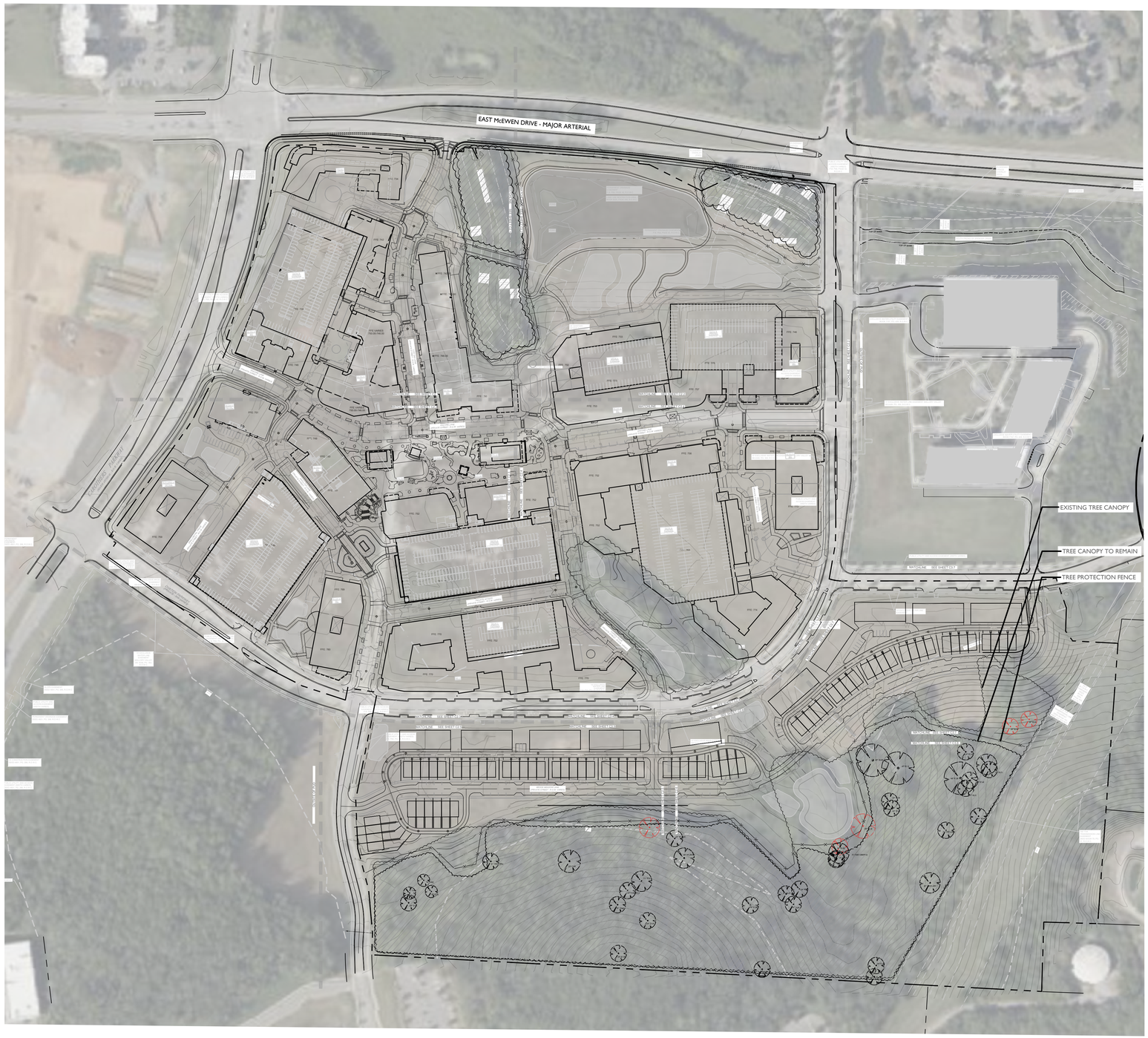


SPECIMEN TREE CHART	
33" OAK	24" ELM
24" MAPLE	24" ELM
30" HICKORY	24" ELM
30" ELM	24"ELM
24" HICKORY	30" HACKBERRY
24" OAK	24" TREE
24" OAK	24" TREE
24" ELM	24" ELM
24" ELM	24" ELM
24" ELM	24" ELM
24" ELM	24" ELM
30" HICKORY	36" ELM
30" ELM	30" HICKORY
24" ELM	24" ELM
24" ELM	24" ELM
24" ELM	24" ELM
48" ELM	48" ELM
48" ELM	24" HICKORY
24" OAK	

KEY

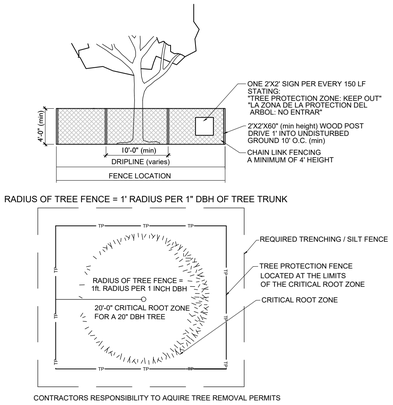
SPECIMEN TREE TO REMAIN

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



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. 1214 07/08/25

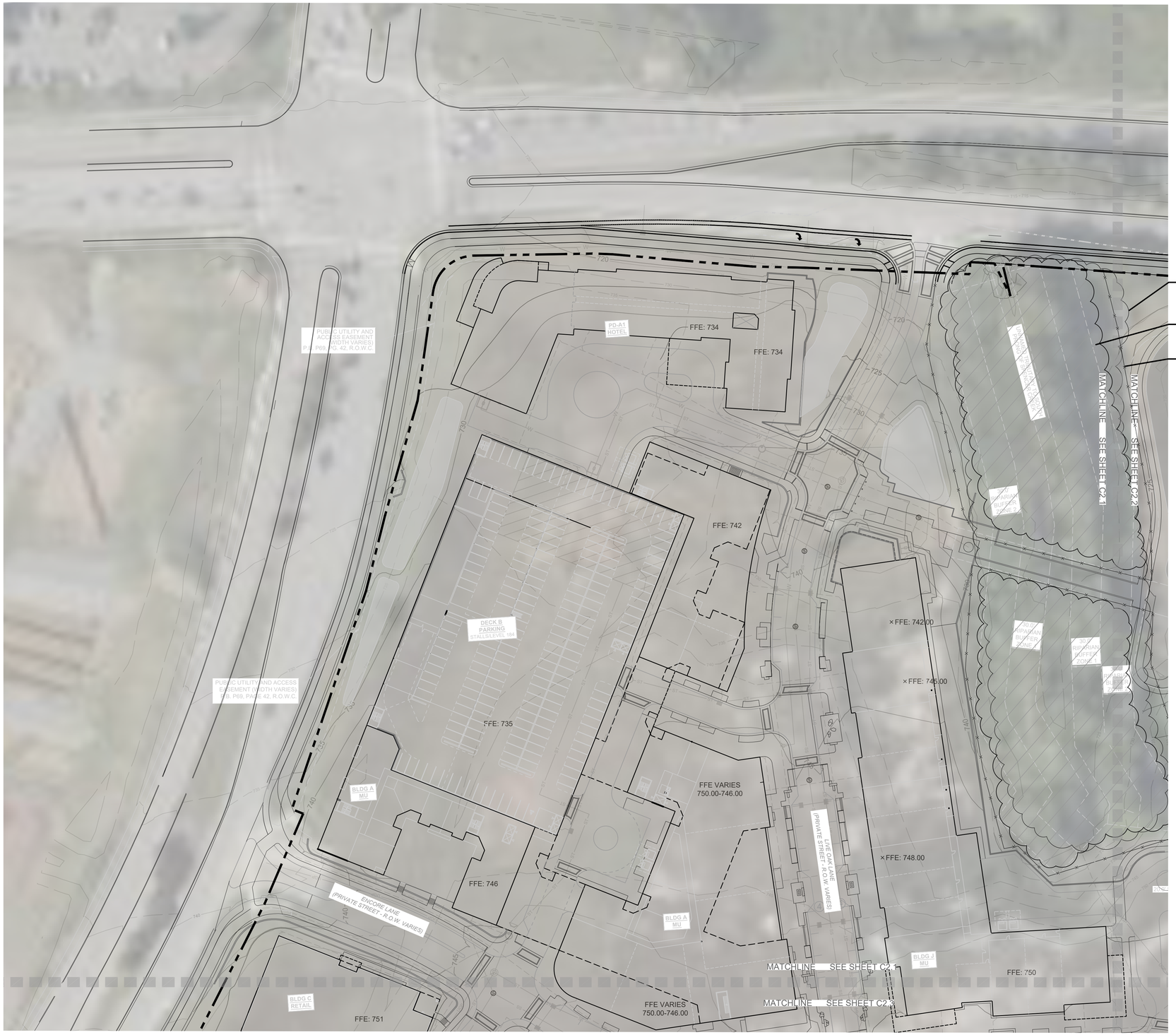
INITIAL SUBMITTAL: June 9, 2025

Revision Date
1. July 3, 2025 - staff comments
2. _____
3. _____
4. _____

TREE PRESERVATION PLAN

SHEET
L1.0

COF # 8849



KEY

SPECIMEN TREE TO REMAIN

SPECIMEN TREE TO REMOVE

TREE SAVE AREA



OVATION
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OVATION PUD SUBDIVISION
DEVELOPMENT PLAN, REVISION 2

Franklin, Williamson County, Tennessee

DRAKE A. REEDER
REGISTERED
LANDSCAPE ARCHITECT
TENNESSEE No. 1213
07/08/25

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TREE PRESERVATION PLAN

SHEET

L1.1

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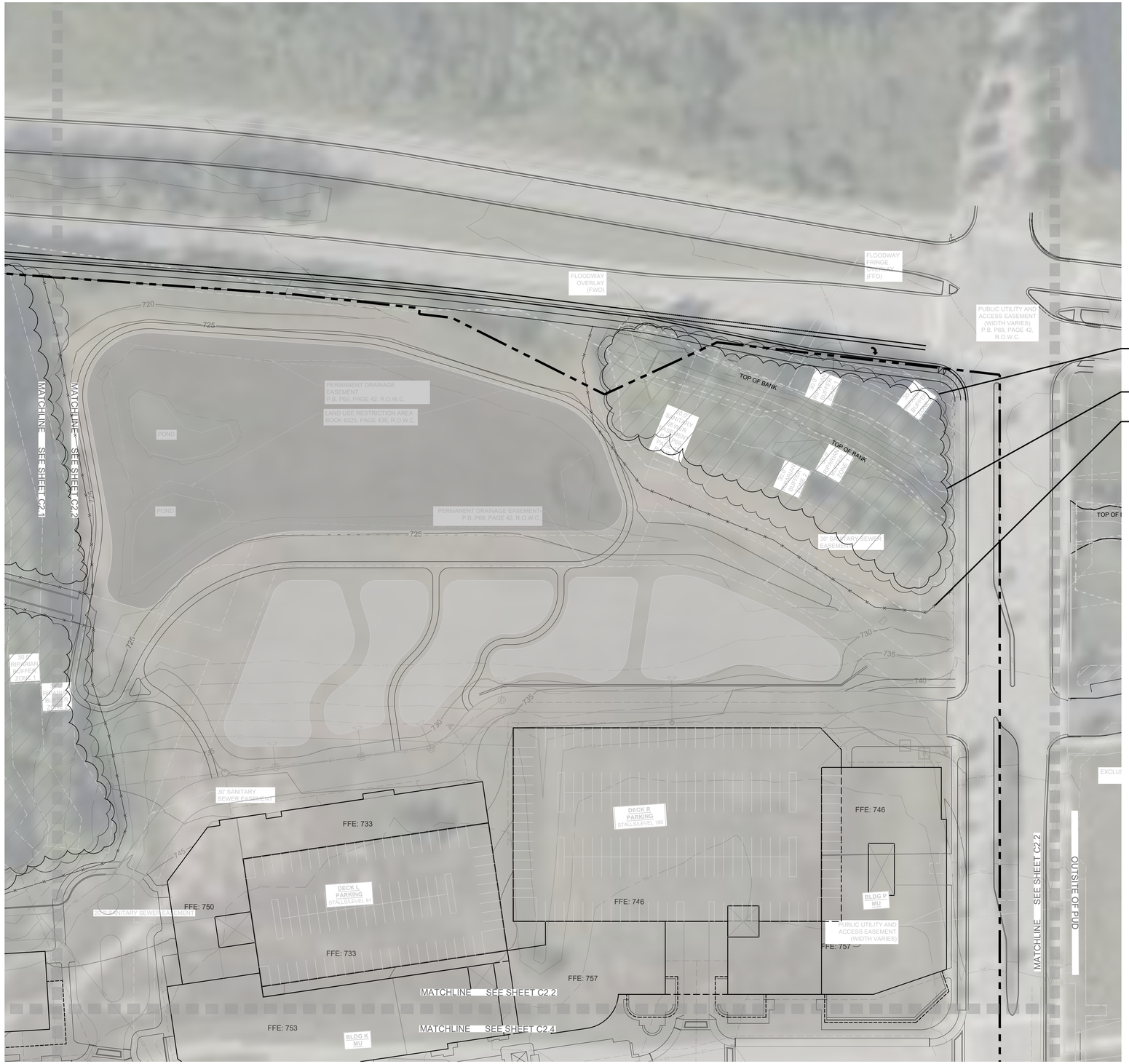



OVATION

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. 1230

INITIAL SUBMITTAL: June 9, 2025

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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. 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 07/31/26

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TREE PRESERVATION PLAN

SHEET

L1.4

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OVATION

FRANKLIN, TN

Highwoods

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L1.5

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TENNESSEE No.

INITIAL SUBMITTAL: June 9, 2025

Revision Date

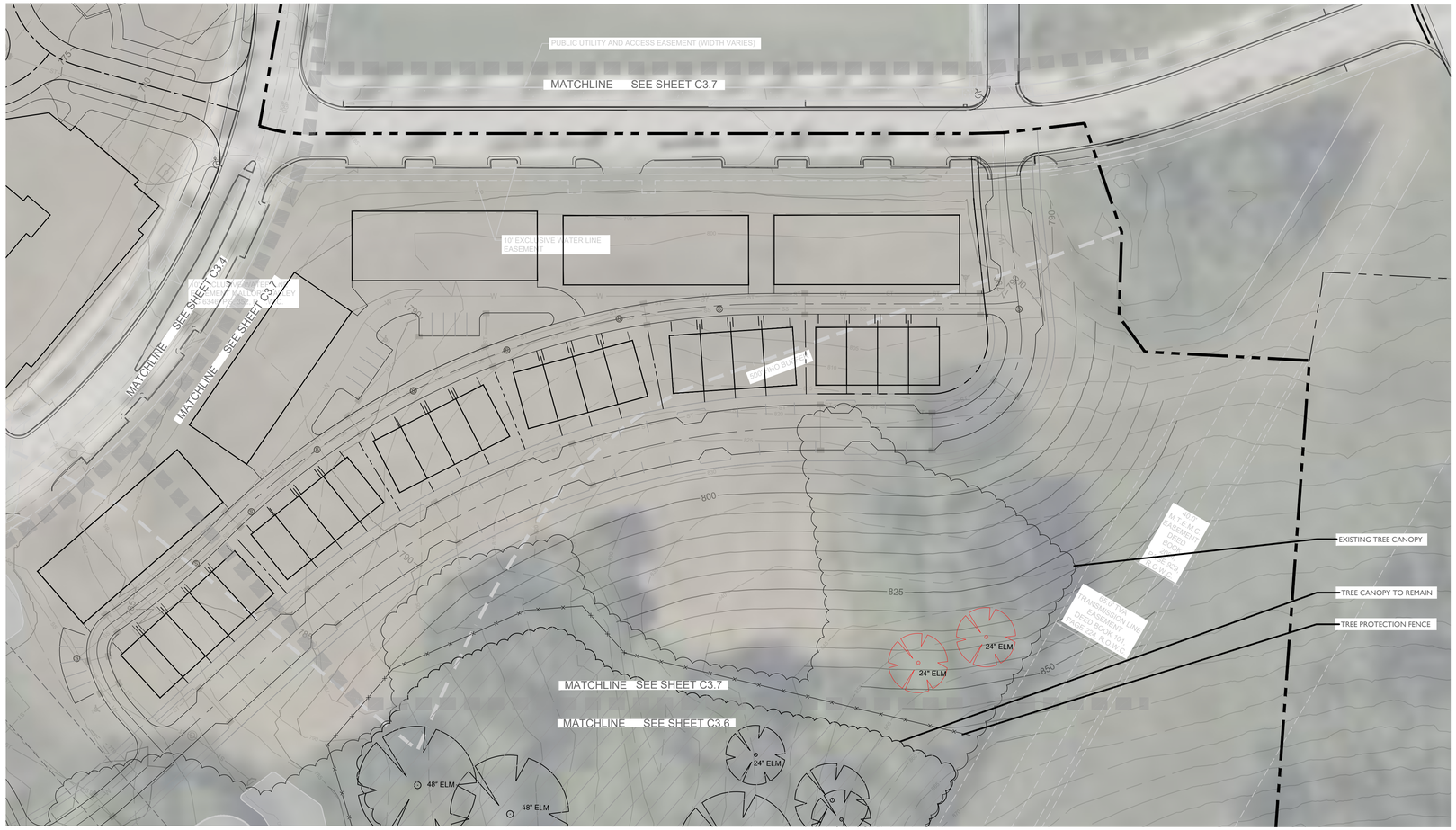
1. July 3, 2025 - staff comments
2. _____
3. _____
4. _____

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. 1234 COMMERCE

INITIAL SUBMITTAL: June 9, 2025

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1. July 3, 2025 - staff comments
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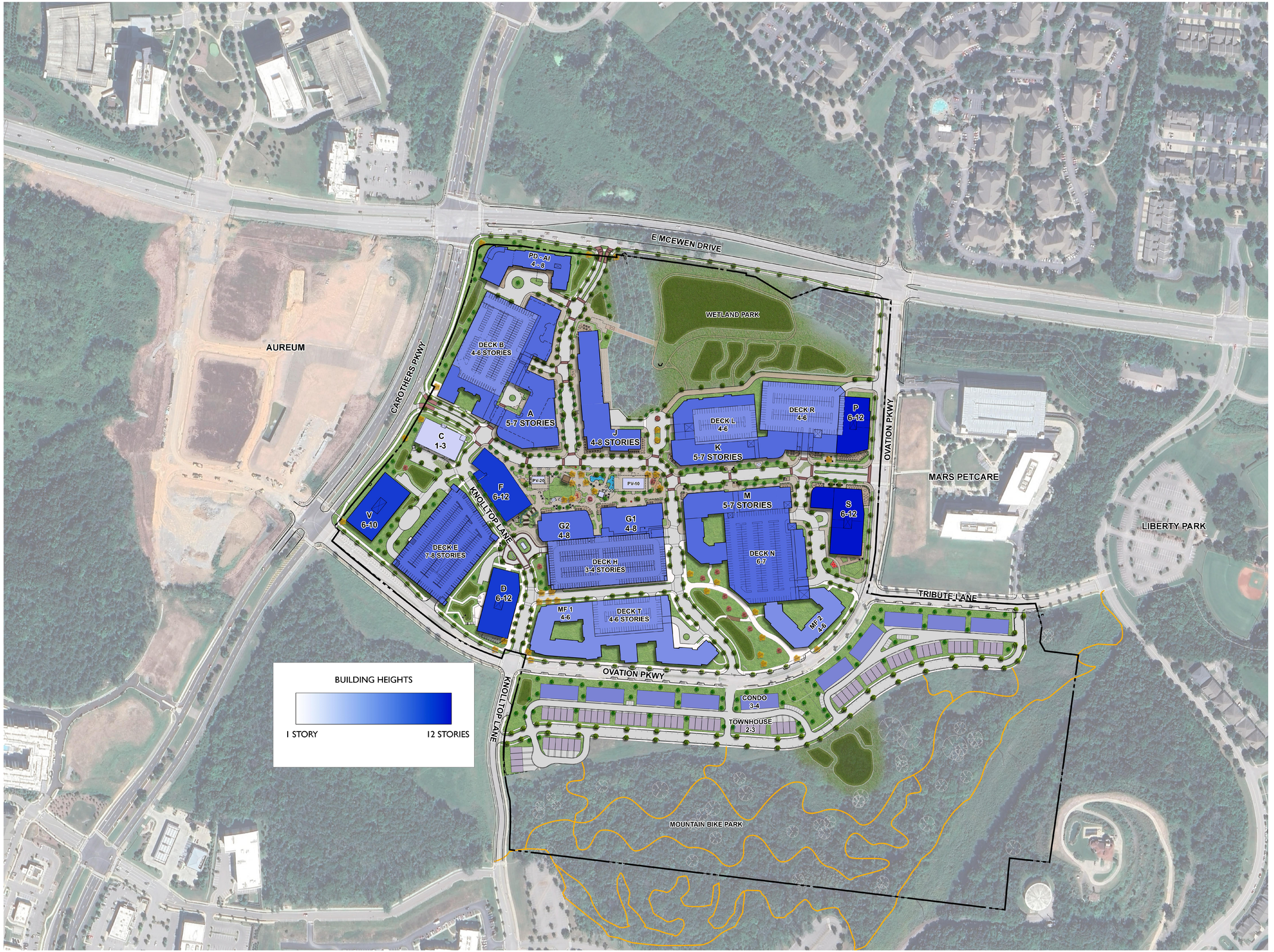
4. _____

TREE PRESERVATION PLAN

SHEET

L1.7

COF # 8849



NOT TO SCALE

OVATION
FRANKLIN, TN

Highwoods
CENTERCAL
PROPERTIES, LLC

OVATION PUD SUBDIVISION
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Franklin, Williamson County, Tennessee

DRAKE A. REEDER
REGISTERED
LANDSCAPE ARCHITECT
TENNESSEE No. 1234

INITIAL SUBMITTAL: June 9, 2025

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1 July 3, 2025 - staff comments
2
3
4

BUILDING HEIGHT EXHIBIT

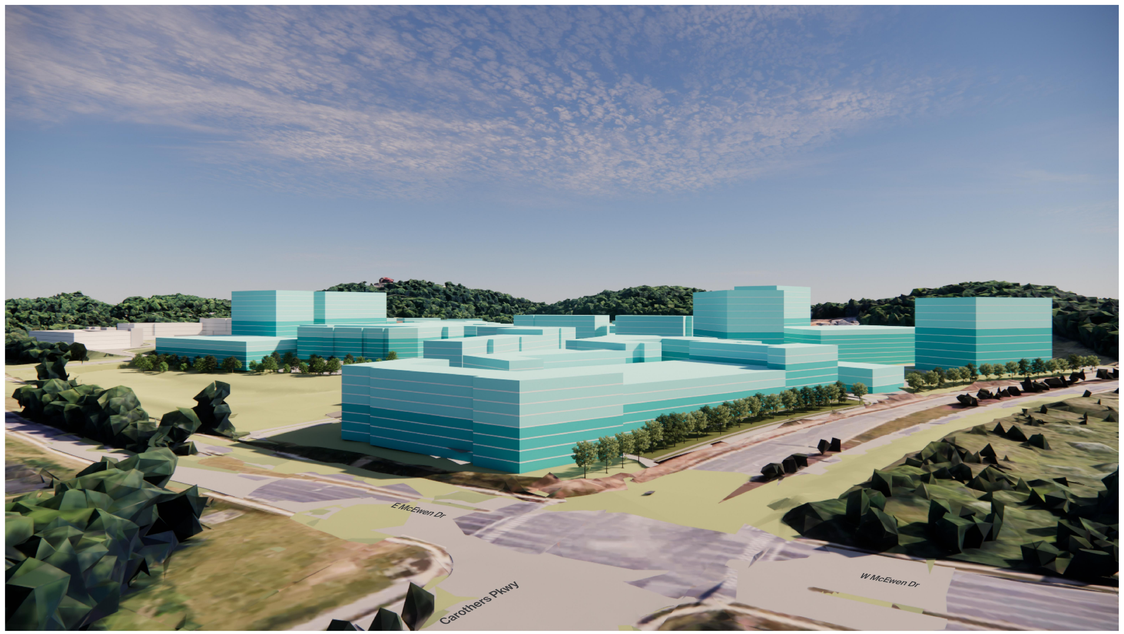
SHEET
A1.0

COF # 8849

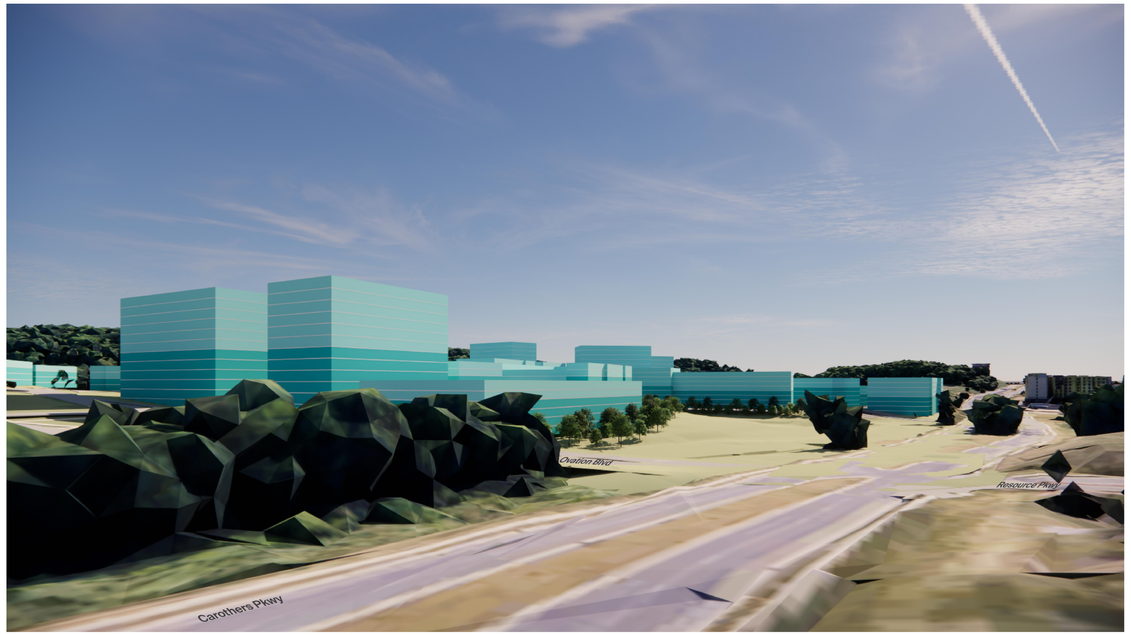


VIEW ALONG CAROTHERS PARKWAY

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



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△ _____

BUILDING MASSING
VIEW SHED STUDY
SHEET
A2.0

COF # 8849



NOTES:

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OVATION
FRANKLIN, TN

Highwoods

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PROPERTIES, LLC

OVATION PUD SUBDIVISION
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Franklin, Williamson County, Tennessee

DRAKE A. REEDER
REGISTERED
LANDSCAPE ARCHITECT
TENNESSEE No. 1214

INITIAL SUBMITTAL: June 9, 2025

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TYPICAL ARCHITECTURE
SHEET
A3.0
COF # 8849



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TYPICAL
ARCHITECTURE
SHEET
A4.0

COF # 8849



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Franklin, Williamson County, Tennessee

DRAKE A. REEDER
REGISTERED
LANDSCAPE ARCHITECT
TENNESSEE No. 1214
07/08/25

INITIAL SUBMITTAL: June 9, 2025

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TYPICAL ARCHITECTURE
SHEET
A5.0

COF # 8849



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OVATION
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DRAKE A. REEDER
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TENNESSEE No. 1214
07/08/25

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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



INITIAL SUBMITTAL: June 9, 2025

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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. 1218
COMMERCE
07/08/25

INITIAL SUBMITTAL: June 9, 2025

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△ _____
△ _____
△ _____

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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C0.4	MODIFICATION OF STANDARDS REQUEST
C0.5	MODIFICATION OF STANDARDS REQUEST
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C1.0	EXISTING CONDITIONS
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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

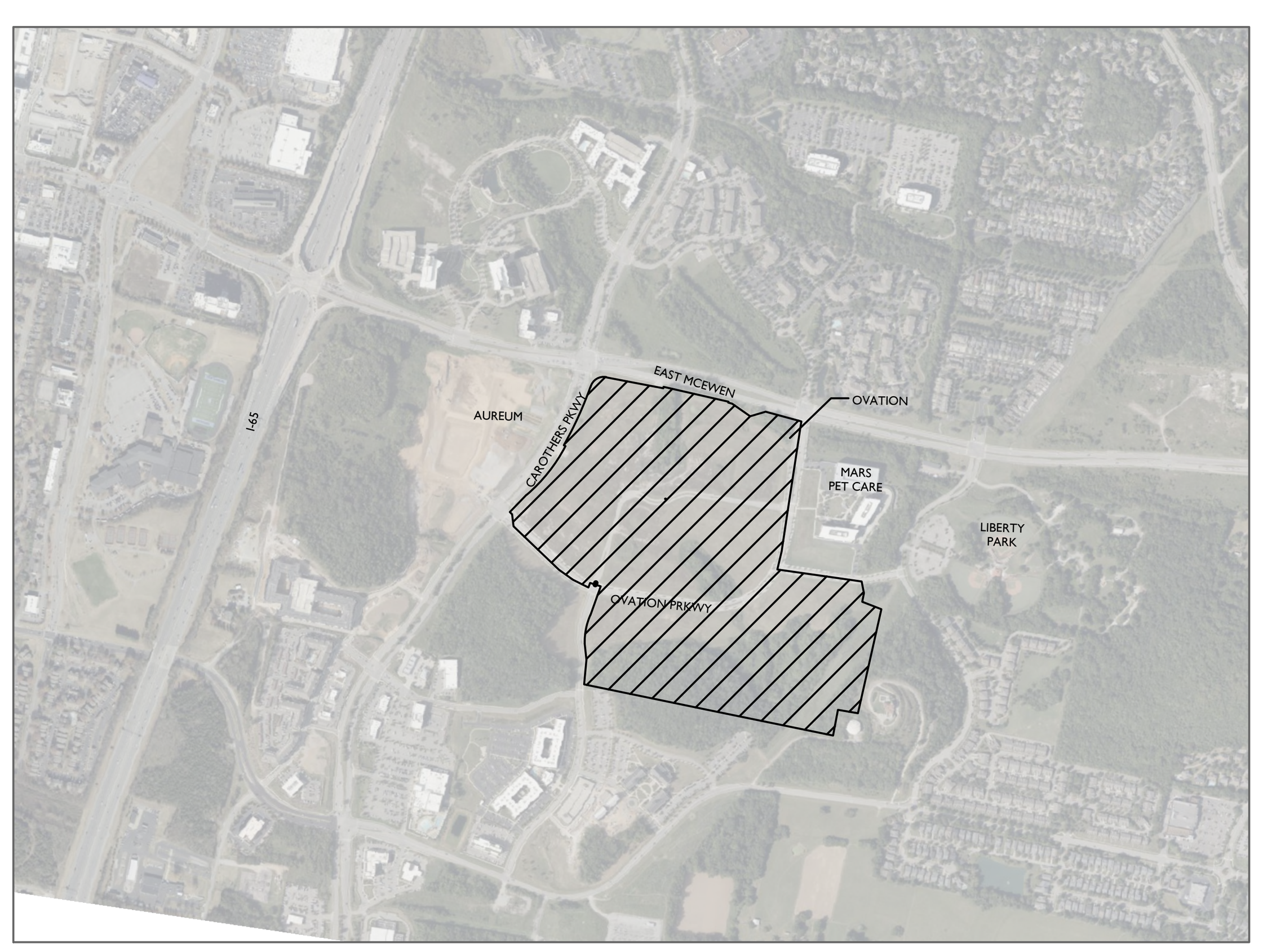
LANDSCAPE CONCEPT ARCHITECT
AO

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
AGRICULTURE COMMERCE
TENNESSEE No. 1218
LANDSCAPE ARCHITECT
07.08.25



NOT TO SCALE

OVATION
FRANKLIN, TN

Highwoods

CENTERCAL
PROPERTIES, LLC

OVATION PUD SUBDIVISION
DEVELOPMENT PLAN, REVISION 2
Franklin, Williamson County, Tennessee

DRAKE A. REEDER
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COMMERCE
TENNESSEE No. 1214
LANDSCAPE ARCHITECT

INITIAL SUBMITTAL: June 9, 2025

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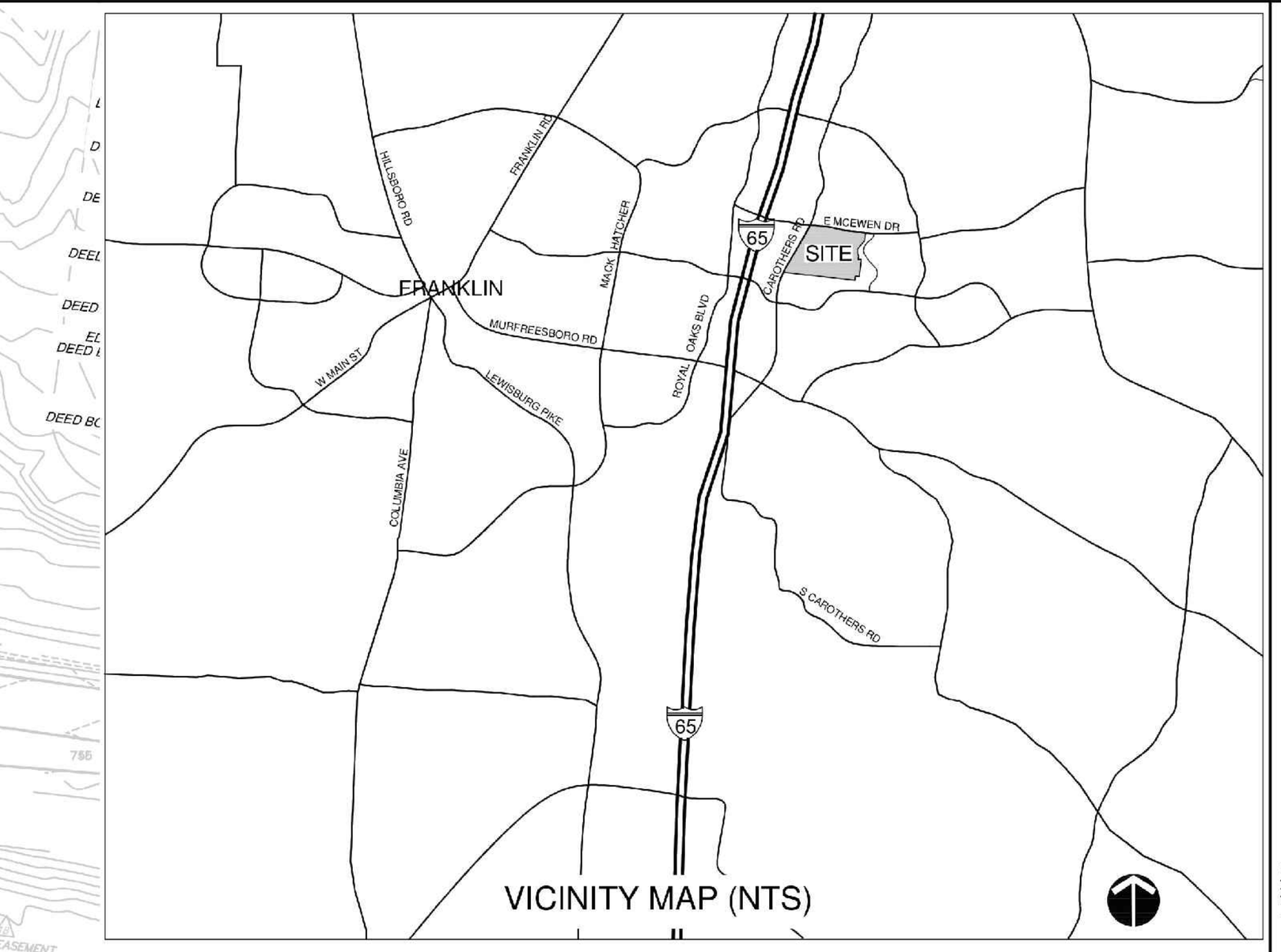
1. July 3, 2025 - staff comments

OVATION
MASTERPLAN
SHEET
C0.0
COF # 8849

EXISTING PUD DEVELOPMENT PLAN - FOR REFERENCE ONLY - NOT TO SCALE





SITE DATA

PROJECT NAME: OVATION
PROJECT NUMBER: 4543
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: +/- 145.48 AC
SITE SQUARE FOOTAGE: +/- 6,337,109 SF
PUD SITE ACREAGE: +/- 77.7 AC
PUD SITE SQUARE FOOTAGE: +/- 3,380,181.1 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 MCGEHEE - SS McEWEN, LLC
501 CORPORATE CENTER DRIVE, #315
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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: +/- 2,382,150 SF
BUILDING HEIGHT: 1-12 STORIES
LANDSCAPE SURFACE RATIO: 0.46
MIN. LANDSCAPE SURFACE RATIO: 0.20
MIN. PARKING REQUIREMENT: RESIDENTIAL = 1991 SPACES
(413-1 BR UNITS, 427-2 BR UNITS, & 25-3 BR UNITS)
MIN. PARKING REQUIREMENT: NON-RESIDENTIAL = 3270 SPACES
MAX. PARKING LIMIT: 6636 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 BULDING 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: 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 S'elux model DSC4-L2-H039T6-R5-830-28, 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 dispense 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 mulit-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 (543,826 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 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	6,260	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) / 1-2 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 (76,031 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 (102,117 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 (314,025 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	
	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
2	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

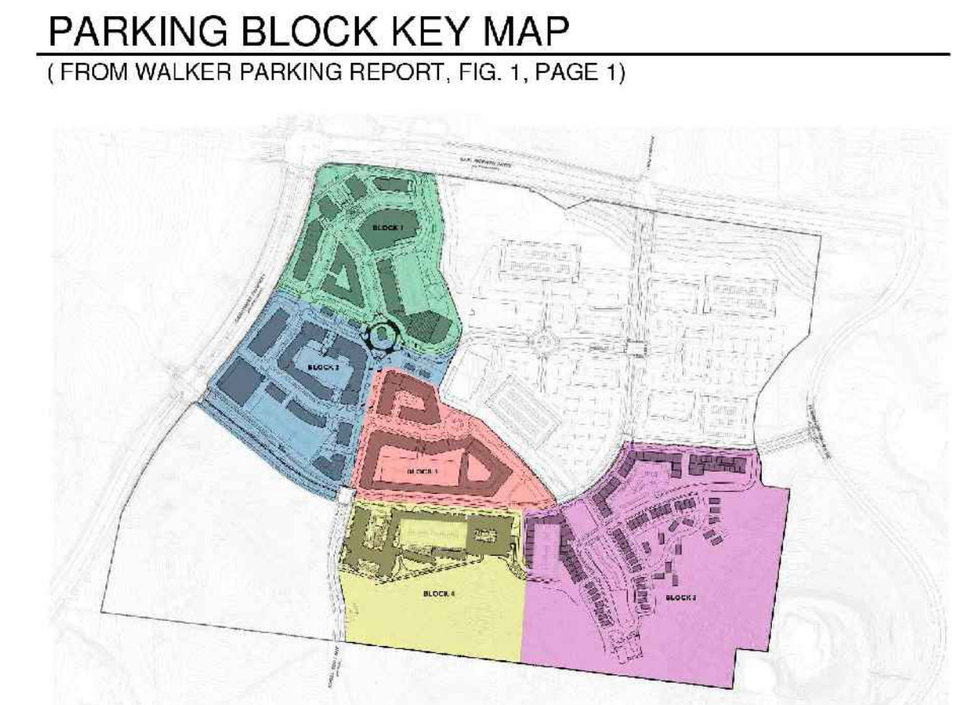
Developable Acreage = Total P.U.D. Site Area - Hilltop Overlay - 20% slopes - Stream Buffers = 56.7 AC
5% of Developable Acreage Required for Formal Open Space = 2.8 AC
Informal Open Space Required: 0.0 AC / Informal Open Space Provided = NA

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	51799.7	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	64189.34	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 lPerspective 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
615.620.7171

CLARB CERTIFIED LANDSCAPE ARCHITECT

OVATION: 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: DEK
DRAWN BY: JBB
CHECKED BY: GMV
Q.C. BY: MKK
SCALE: 1" = 100'
PROJECT #: 14066
SHEET NUMBER:
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. 1218 07/03/25

INITIAL SUBMITTAL: June 9, 2025

Revision Date
1. July 3, 2025 - staff comments

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



INITIAL SUBMITTAL: June 9, 2025

Revision Date
1. July 3, 2025 - staff comments
△ _____
△ _____
△ _____

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:

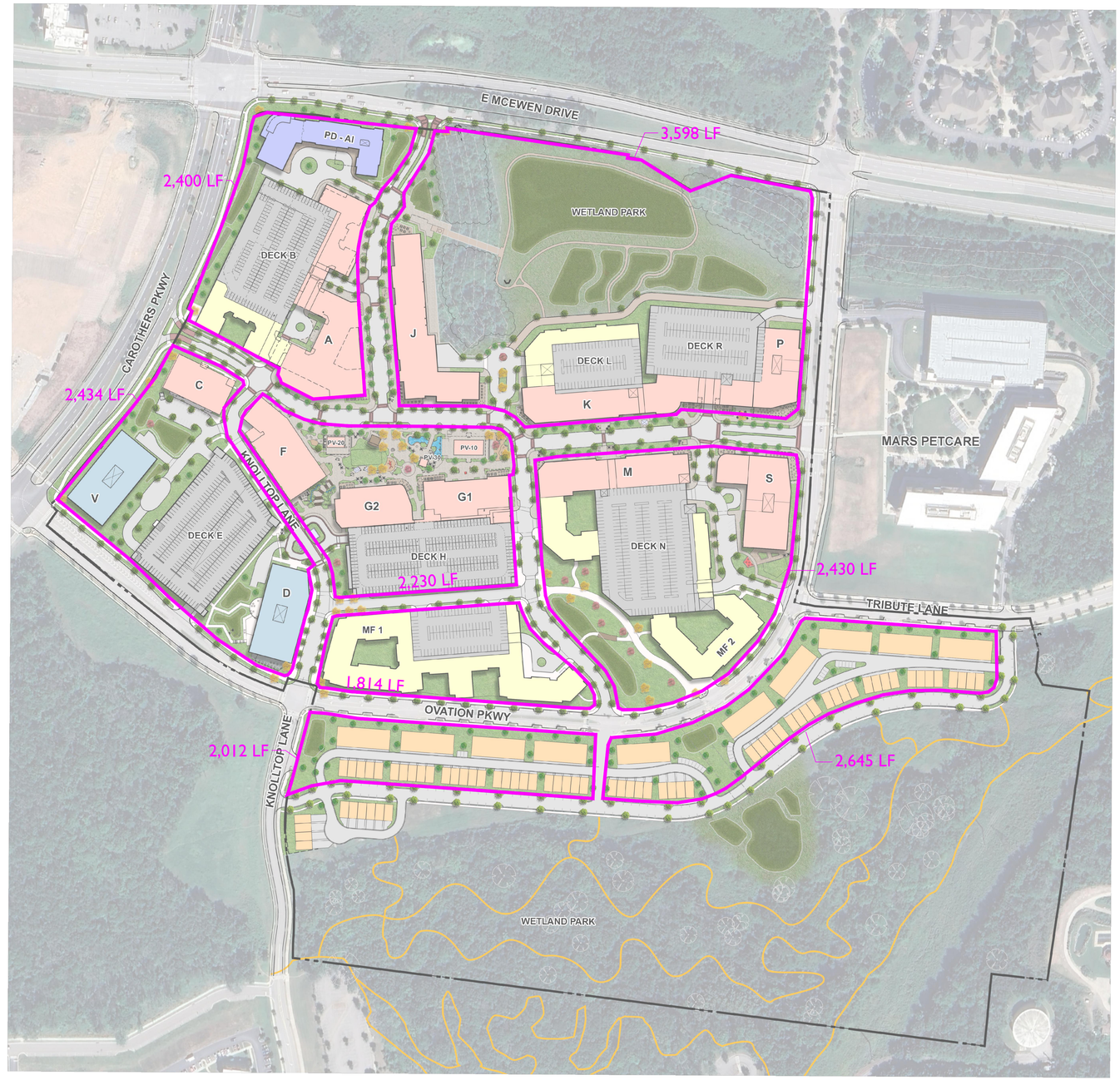
This modification takes into account the existing conditions of this site, which include existing roadway network and environmental conditions that prevent the block from being bisected by additional roadways.

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

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





Local Franklin examples without knee walls






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



INITIAL SUBMITTAL: June 9, 2025

Revision Date
1 July 3, 2025 - staff comments
△ _____
△ _____
△ _____

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

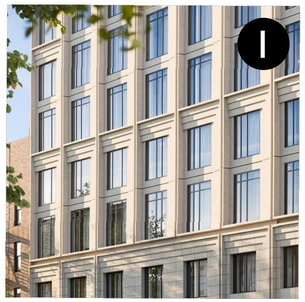
3. Project Name: Peabody Plaza
   Location: Nashville, TN
   Architect: HASTINGS
   Date of Construction: 2020

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



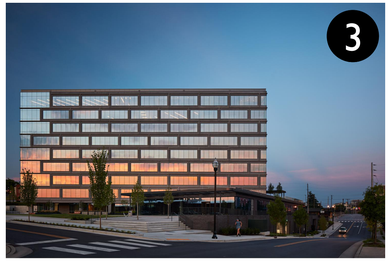












Modification 6 - Retaining Wall Screening

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

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:

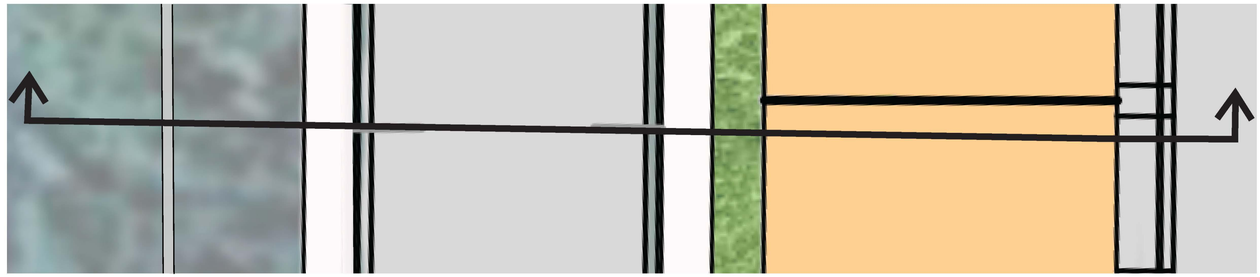
The design of this wall serves to eliminate grading and development impacts into the Hillside Hillcrest Overlay. The current design maximizes the amount of tree canopy preservation on the top side of the wall.

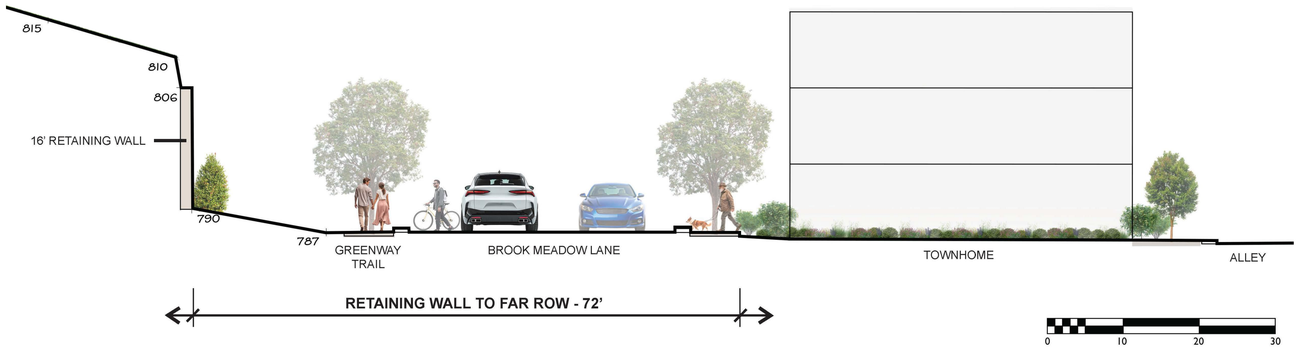
2. The conditions upon which the request is based are unique to the design intent for the development and are not applicable generally to other property:

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.

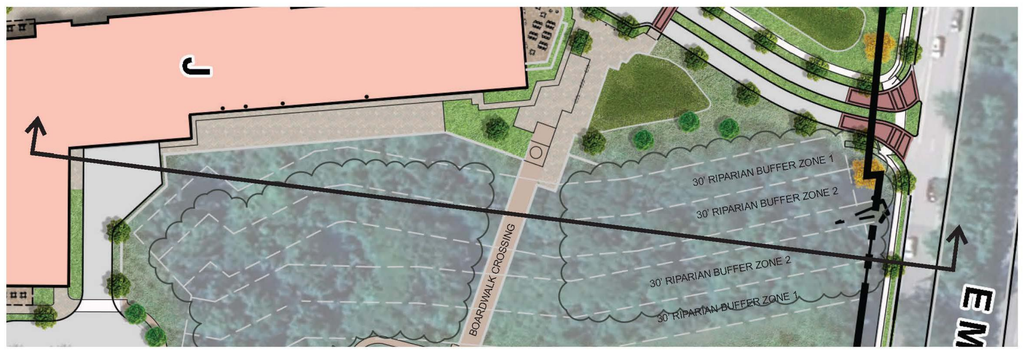
3. The modification is consistent with the intent of Envision Franklin:

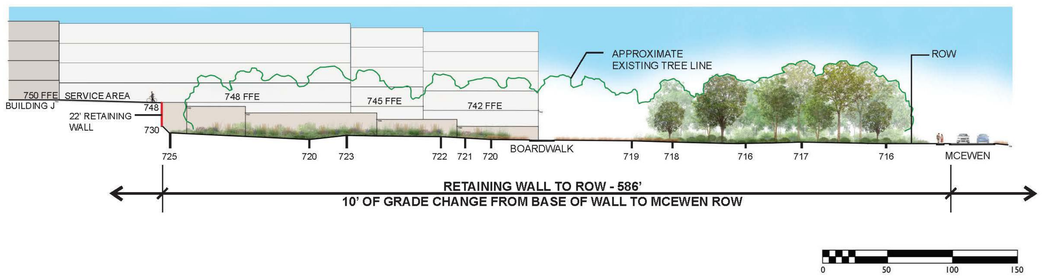
This modification is consistent with the Guiding Principle to protect natural features and existing tree canopies, and minimizing site disturbance in the hilltops, hillsides, and steep slopes.



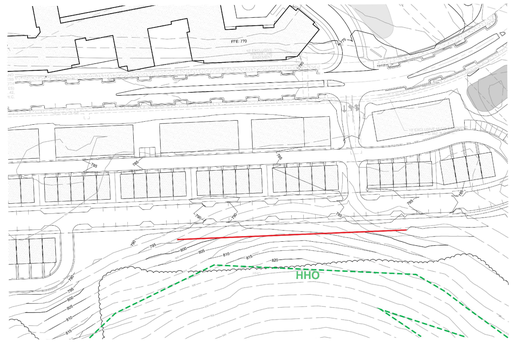


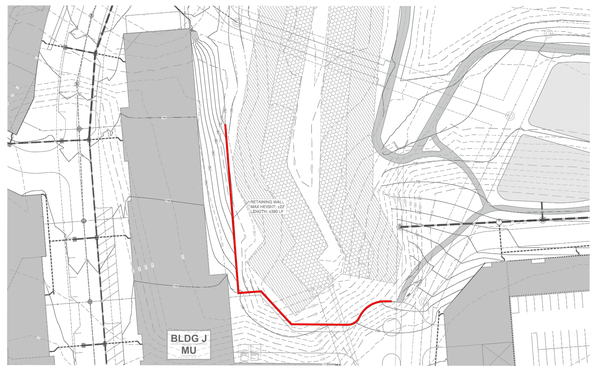
16' WALL BY BROOK MEADOW LANE





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
07.22.25

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:

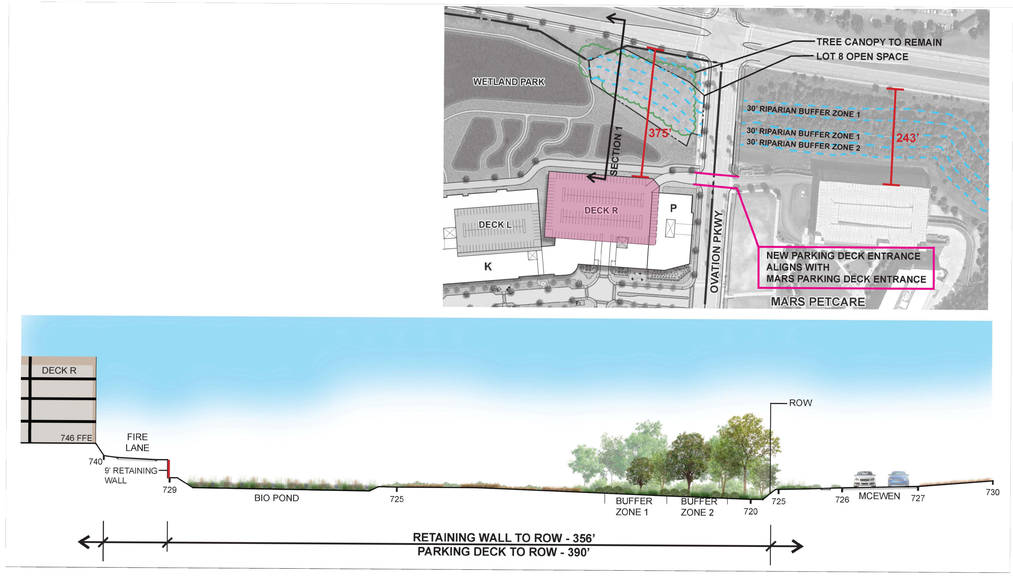
   Parking structures within Ovation are distributed throughout the master plan to provide convenient parking to the various uses in the plan. One of the structures is located between 40 and 65 feet from Carothers Parkway and another is between 320 and 355 feet from McEwen Drive. Both of these roadways 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.

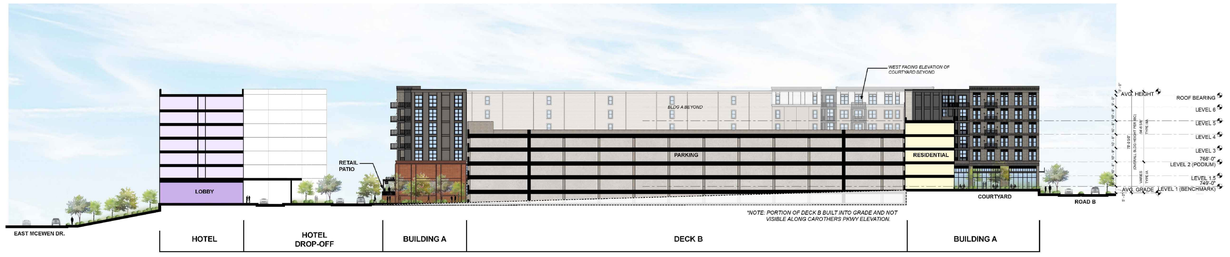
2. The conditions upon which the request is based are unique to the design intent for the development and are not applicable generally to other property:

   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.

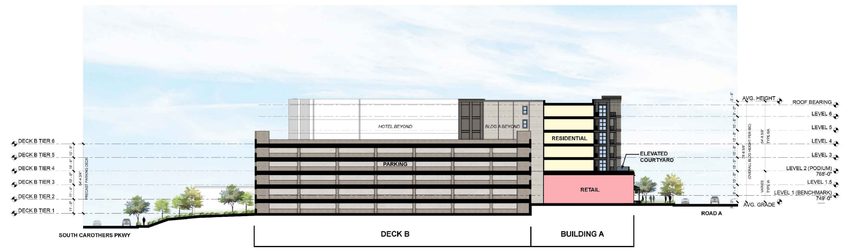
3. The modification is consistent with the intent of Envision Franklin:

   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"



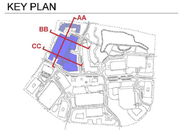
Section CC: East to West
Scale: 1" = 30' - 0"



CONCEPTUAL ELEVATION

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
SIGNATURE
07/29/25
TENNESSEE No. 121
LANDSCAPE ARCHITECT

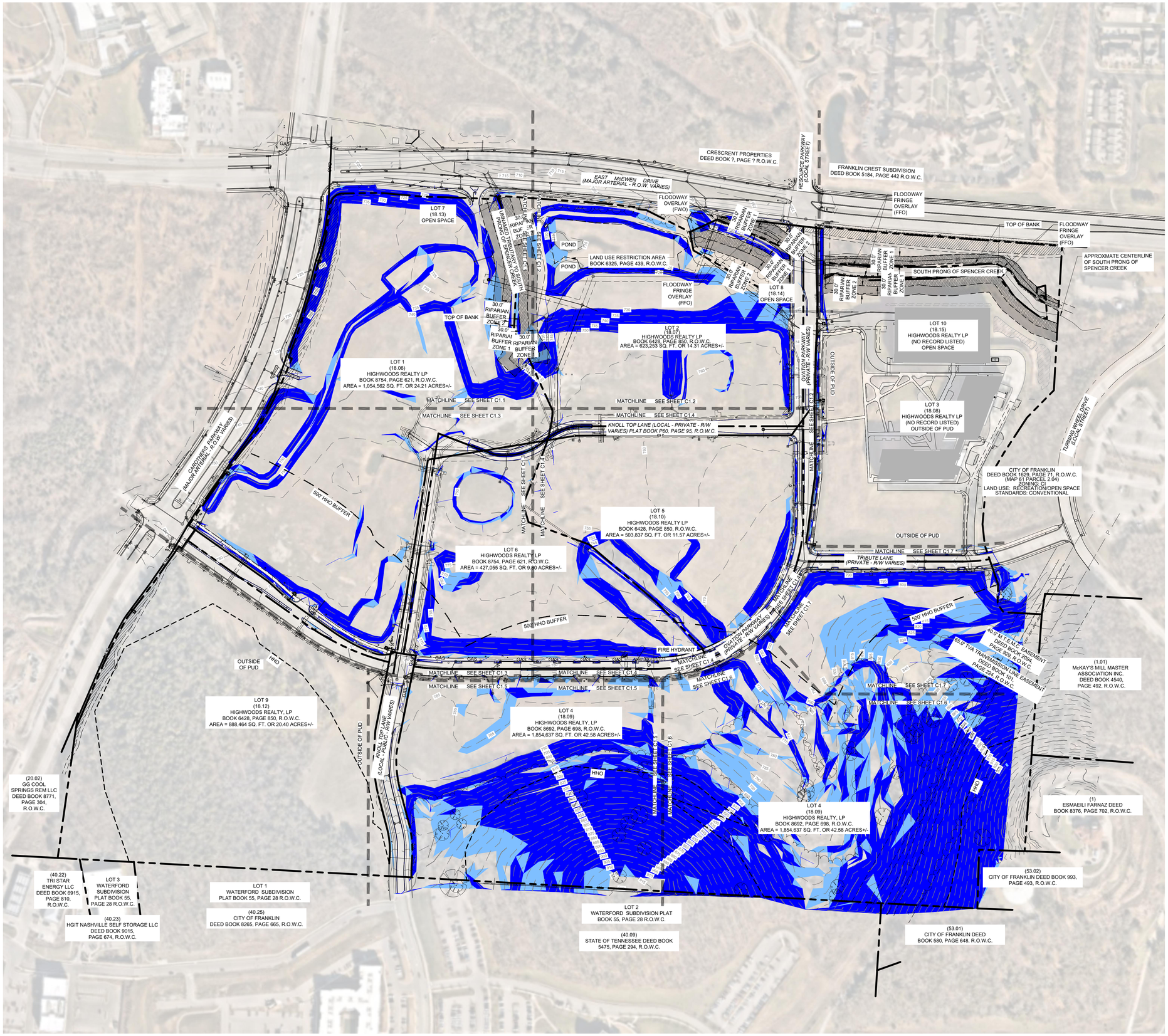
INITIAL SUBMITTAL: June 9, 2025

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.
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

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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
AGENT FOR KIMLEY-HORN
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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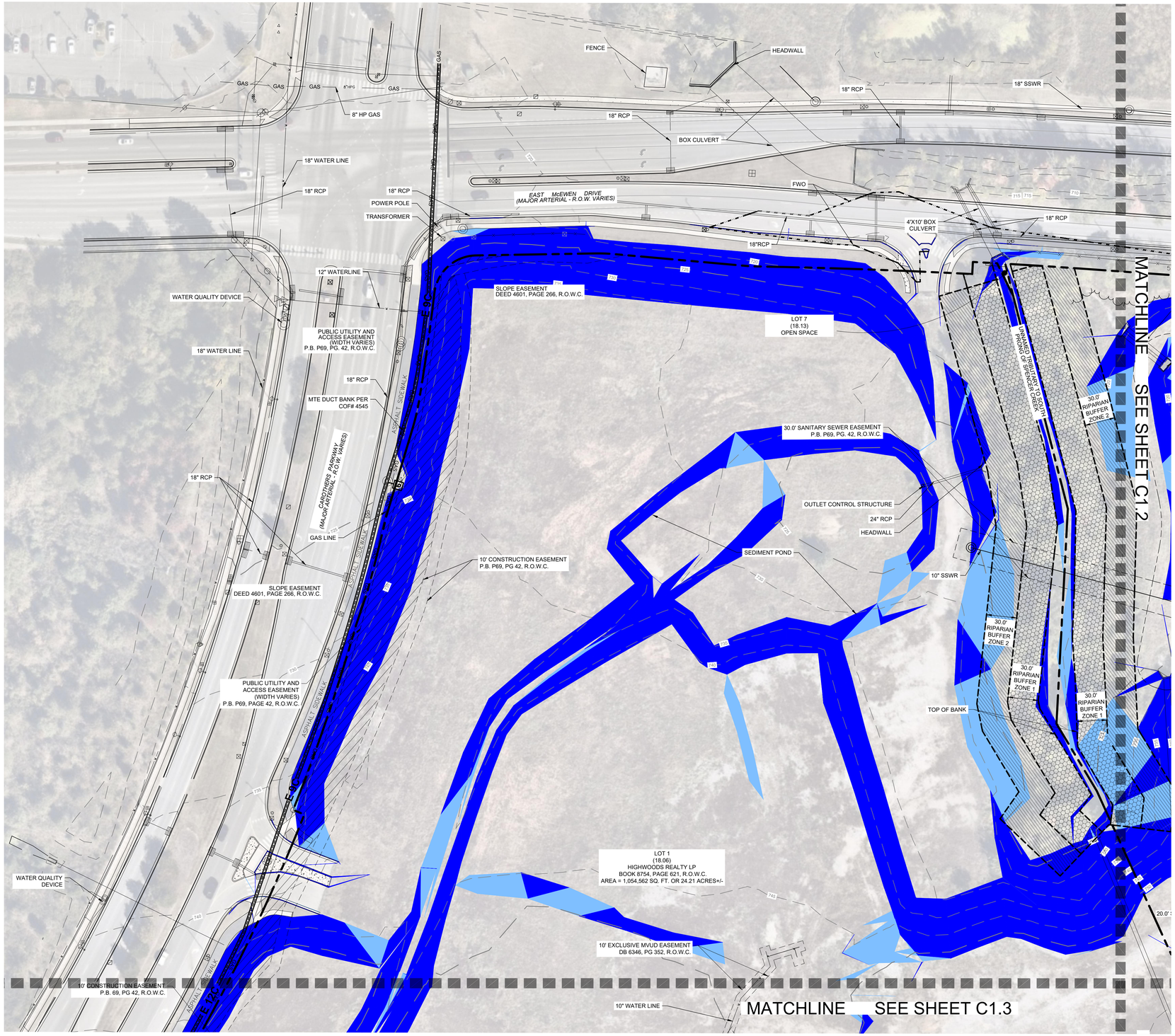

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STORMWATER NARRATIVE

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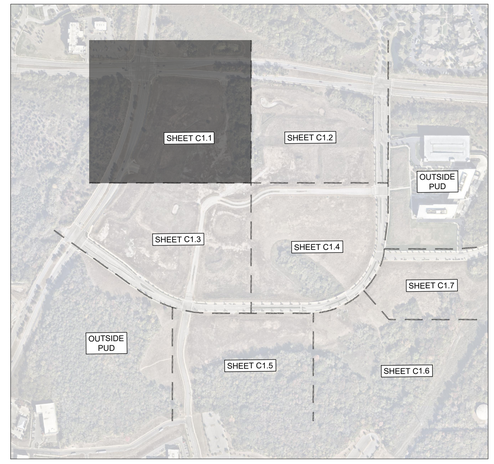
OUTFALLS #1 AND #2 WILL BE UTILIZED IN THE DEVELOPMENT OF THIS SITE.

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 FOR
KIMLEY-HORN AND ASSOCIATES, INC.
No. 127818
STATE OF TENNESSEE

INITIAL SUBMITTAL: XXXXXXXXX

Revision Date
1 _____
2 _____
3 _____
4 _____

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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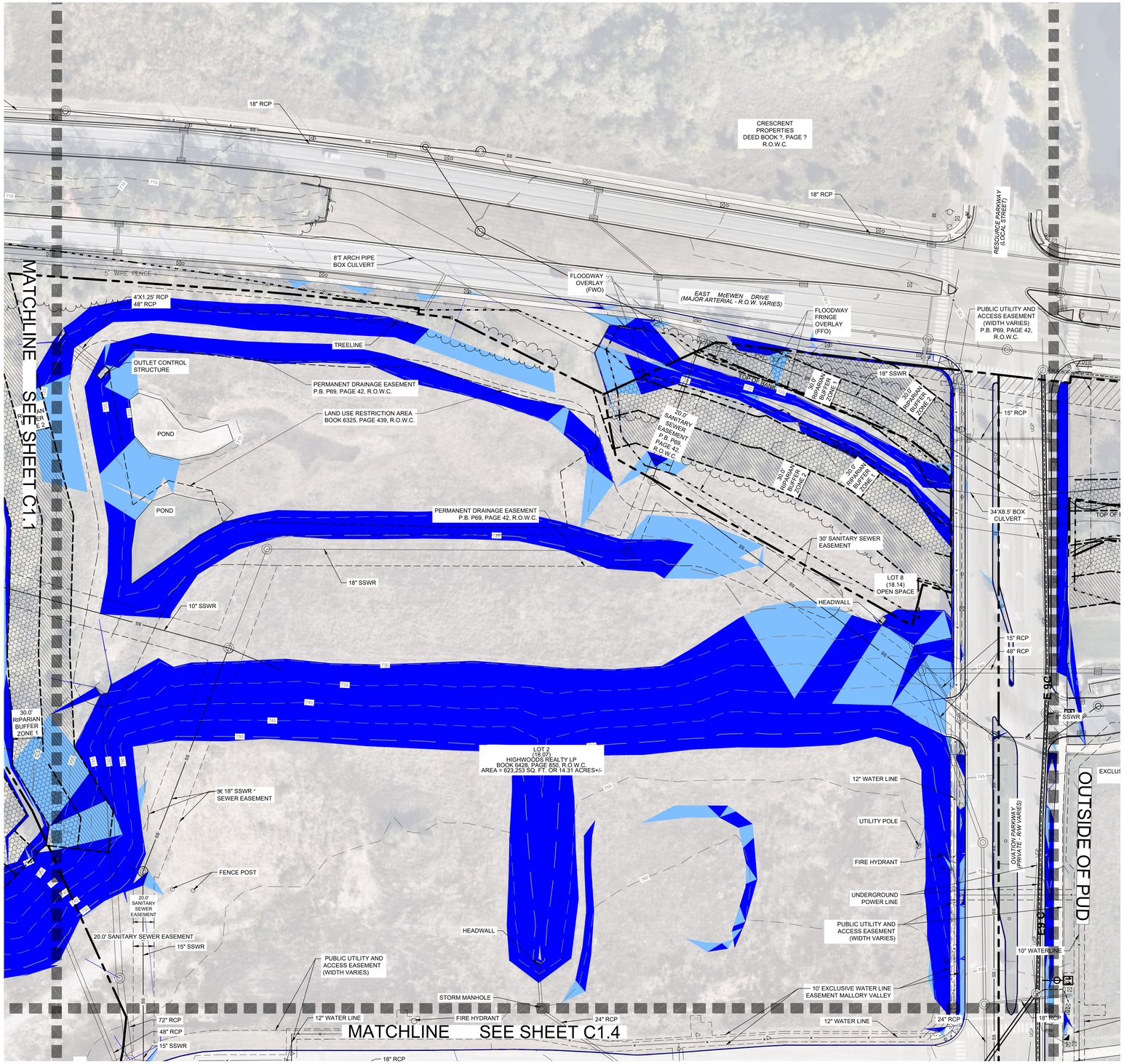

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STORMWATER NARRATIVE

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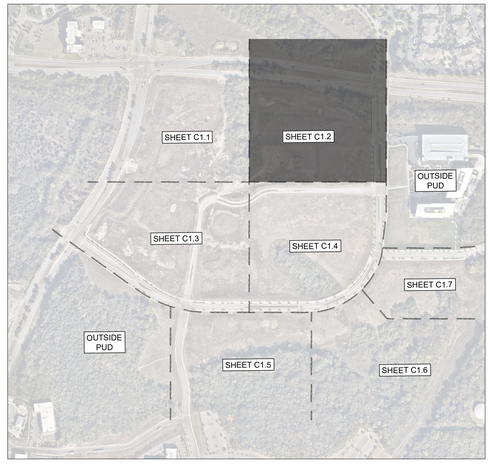
EXISTING CONDITIONS LEGEND

- 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 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

1. _____
2. _____
3. _____
4. _____

ENLARGED EXISTING CONDITIONS

SHEET
C1.2

COF # 8849

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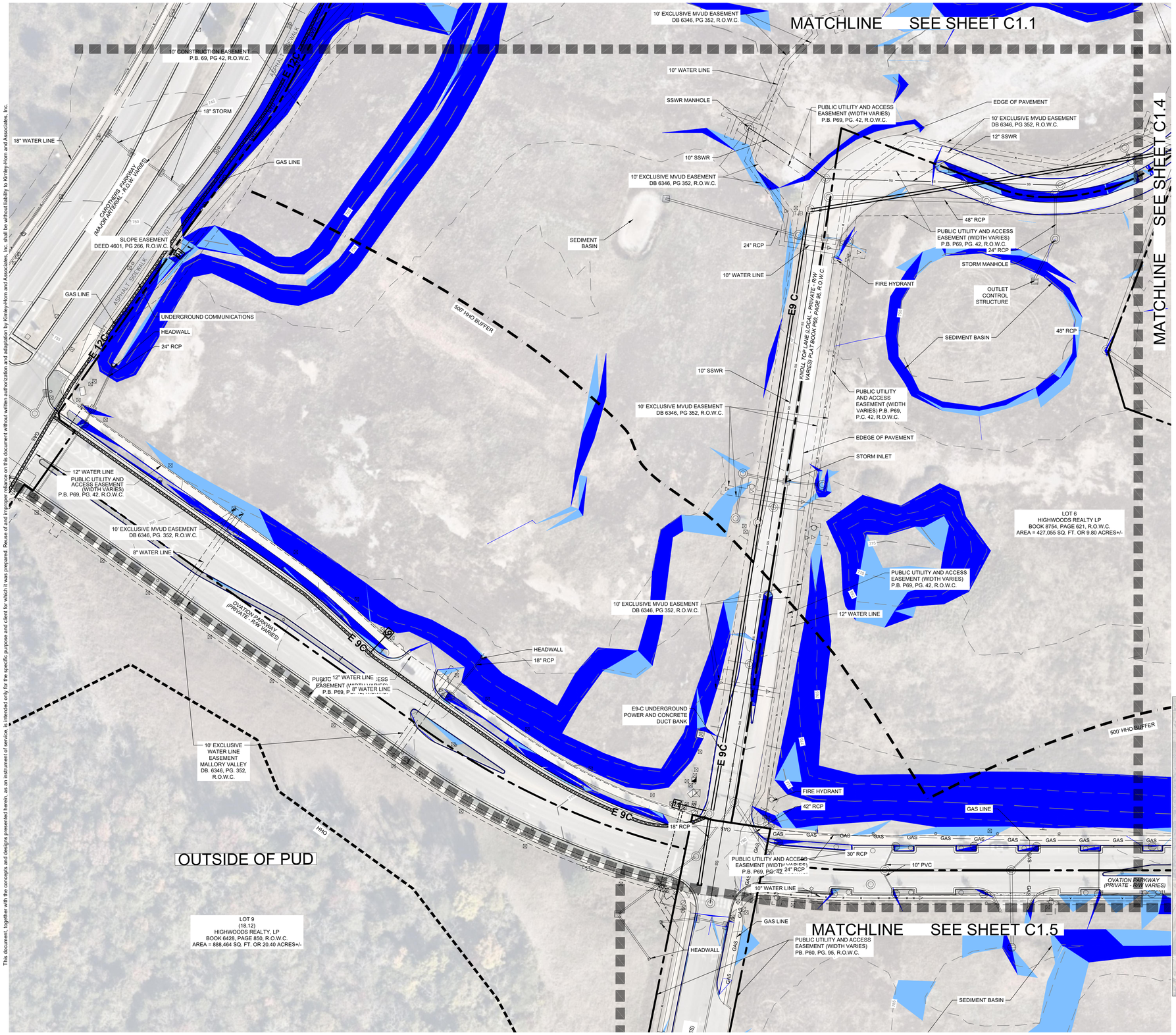

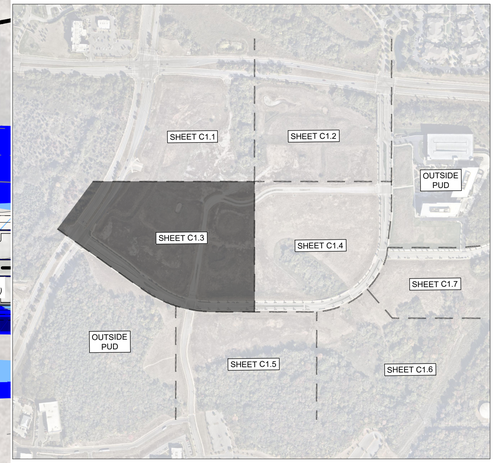

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CENTERCAL PROPERTIES, LLC

Highwoods

OVATION PUD SUBDIVISION DEVELOPMENT PLAN, REVISION 2

Franklin, Williamson County, Tennessee

OVATION
FRANKLIN, TN

WILLIAM GRAY HARRISON
REGISTERED ENGINEER
AGENT FOR KIMLEY-HORN
No. 121919
STATE OF TENNESSEE

INITIAL SUBMITTAL: XXXXXXXXX

Revision Date
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3 _____
4 _____

ENLARGED EXISTING CONDITIONS

SHEET
C1.3

COF # 8849

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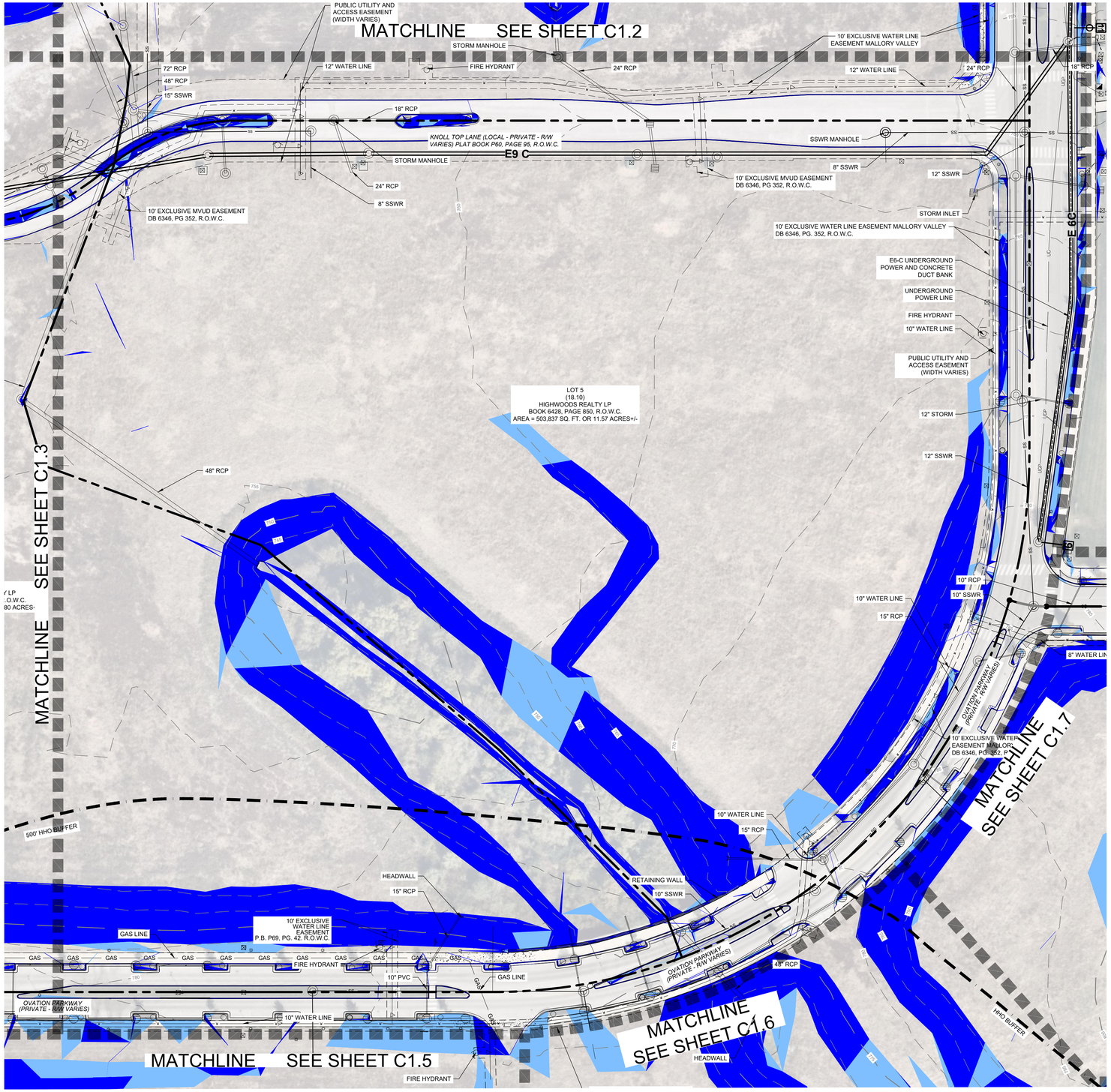

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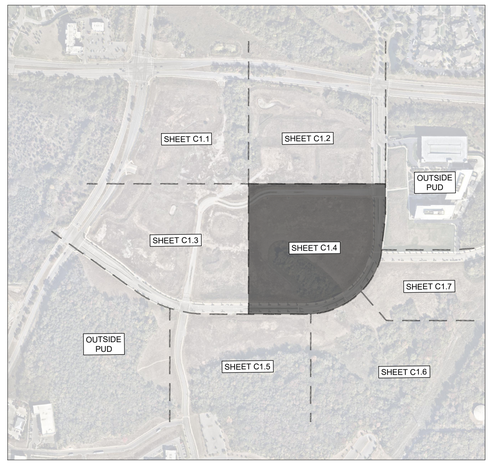

GRAPHIC SCALE IN FEET
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Highwoods

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Franklin, Williamson County, Tennessee

OVATION
FRANKLIN, TN

WILLIAM GRAY HARRISON
REGISTERED ENGINEER
No. 127838
STATE OF TENNESSEE

INITIAL SUBMITTAL: XXXXXXXXX

Revision Date

ENLARGED EXISTING CONDITIONS

SHEET
C1.4

COF # 8849

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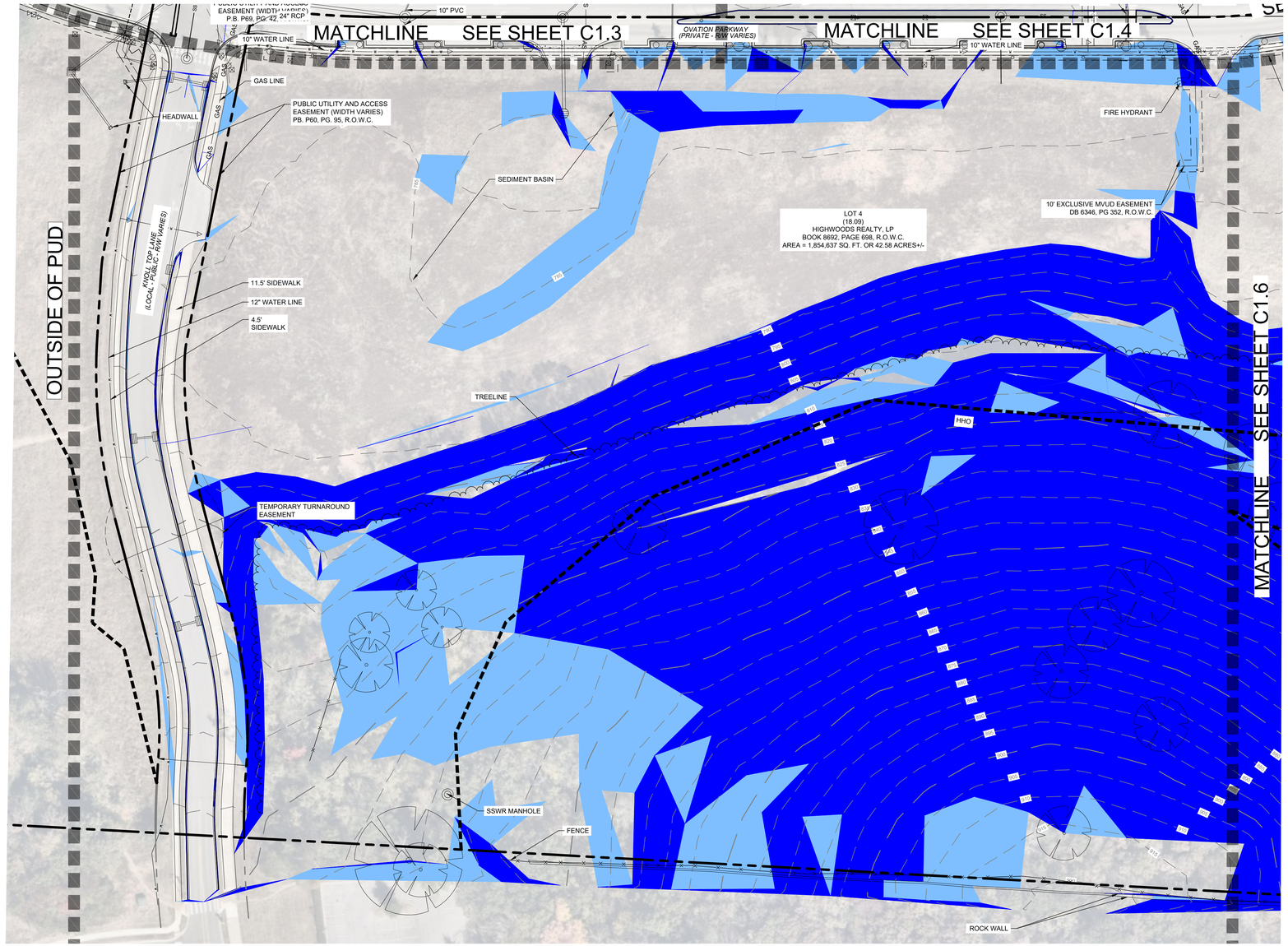

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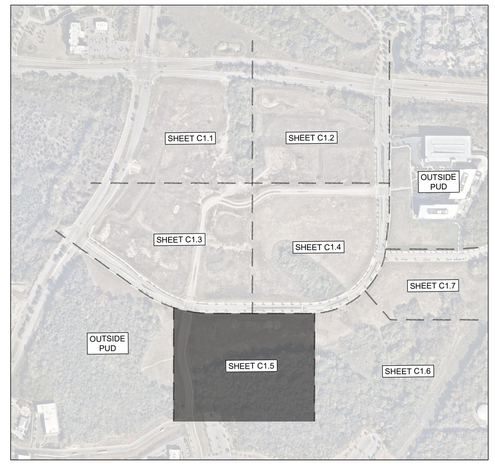

GRAPHIC SCALE IN FEET
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NORTH

CENTERCAL PROPERTIES, LLC

Highwoods

OVATION PUD SUBDIVISION DEVELOPMENT PLAN, REVISION 2

Franklin, Williamson County, Tennessee

OVATION
FRANKLIN, TN

WILLIAM GRAY HARRISON
REGISTERED ENGINEER
AGRICULTURE
COMMERCE
No. 127919
STATE OF TENNESSEE
07/02/2025

INITIAL SUBMITTAL: XXXXXXXXX

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C1.5

COF # 8849

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MATCHLINE SEE SHEET C1.4

MATCHLINE SEE SHEET C1.5

MATCHLINE SEE SHEET C1.7

RETAINING WALL

10" SSWR

GAS LINE

OVATION PARKWAY (PRIVATE - R/W VARIES)

48" RCP

HHO BUFFER

HEADWALL

10' EXCLUSIVE MVUD EASEMENT DB 6346, PG 352, R.O.W.C.

TREELINE

HHO

LOT 4
(18.09)
HIGHWOODS REALTY, LP
BOOK 8692, PAGE 698, R.O.W.C.
AREA = 1,854,637 SQ. FT. OR 42.58 ACRES+/-

60' M.T.E.M.C. EASEMENT DEED BOOK 2694, PG. 928 R.O.W.C.

65' TVA TRANSMISSION LINE EASEMENT DEED BOOK 101, PAGE 224, R.O.W.C.

150' TVA TRANSMISSION LINE

150' TVA TRANSMISSION LINE EASEMENT DEED BOOK 76, PG. 37, R.O.W.C.

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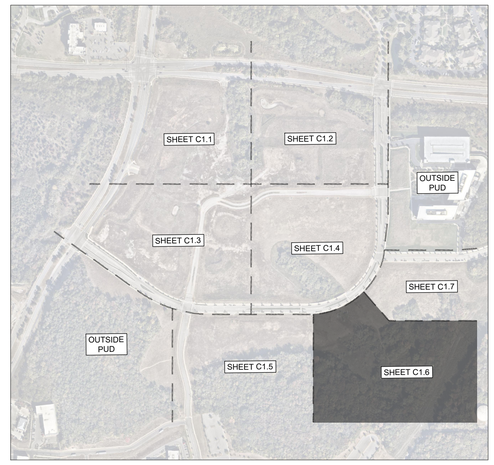

GRAPHIC SCALE IN FEET
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NORTH

CENTERCAL PROPERTIES, LLC

Highwoods

OVATION PUD SUBDIVISION
DEVELOPMENT PLAN, REVISION 2
Franklin, Williamson County, Tennessee

OVATION
FRANKLIN, TN

WILLIAM GRAY HARRISON
REGISTERED ENGINEER
No. 127839
STATE OF TENNESSEE

INITIAL SUBMITTAL: XXXXXXXXX

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SHEET
C1.6

COF # 8849

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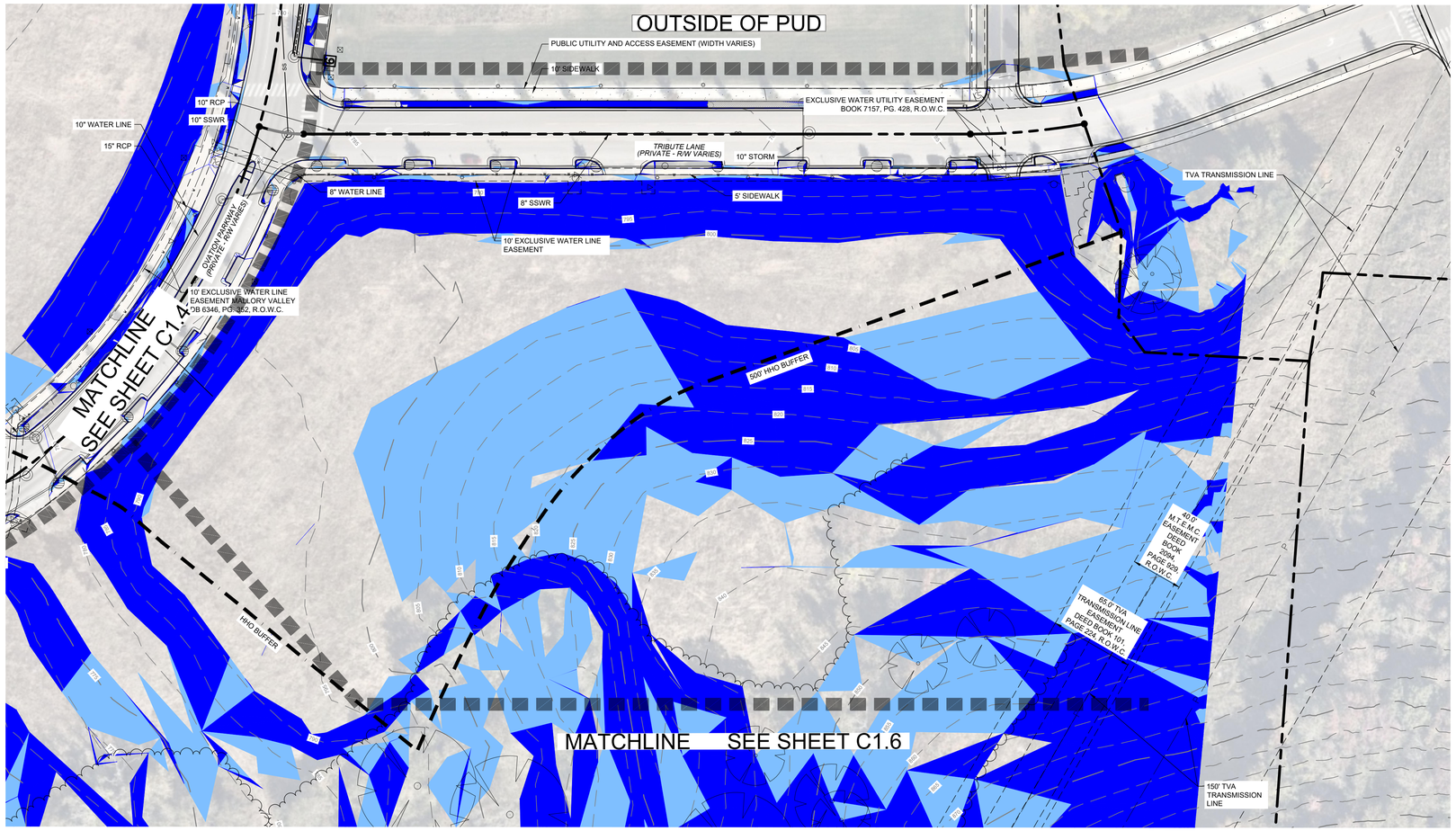

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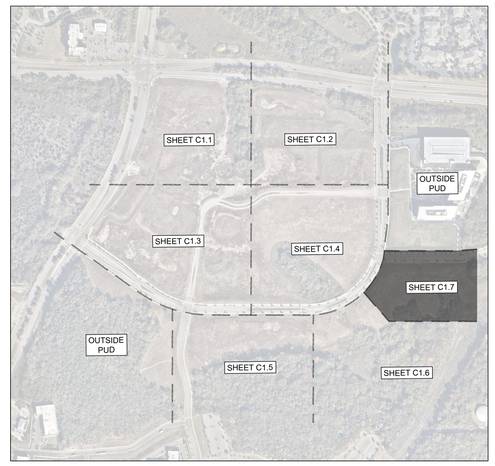

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FRANKLIN, TN

WILLIAM GRAY HARRISON
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AGRICULTURAL & BIOSYSTEMS
No. 137919
STATE OF TENNESSEE
07/03/2025

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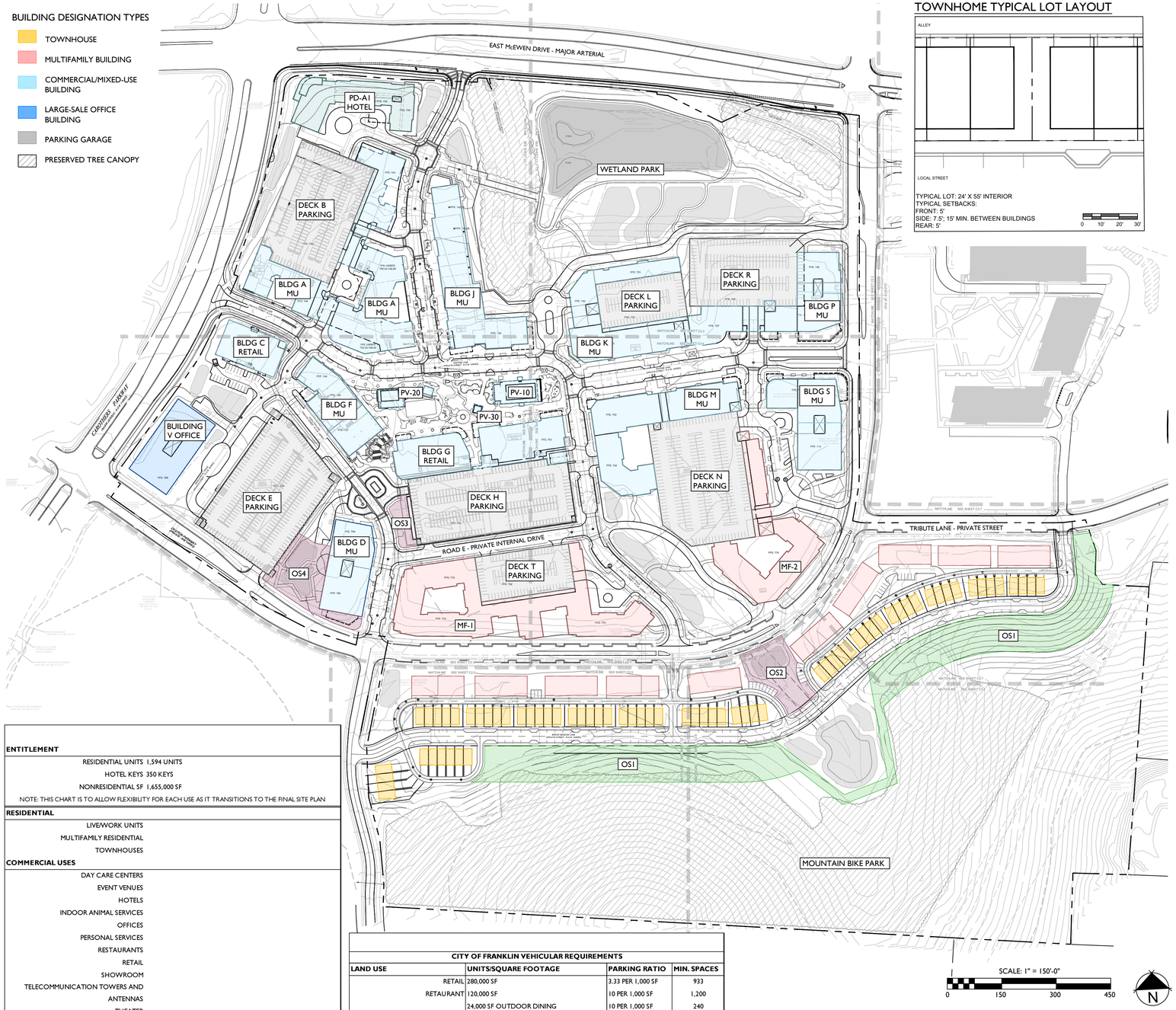


TOWNHOME TYPICAL LOT LAYOUT

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)	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. 3320
LANDSCAPE ARCHITECT
03.06.25

INITIAL SUBMITTAL: June 9, 2025

Revision Date
1. July 3, 2025 - staff comments
2. _____
3. _____
4. _____

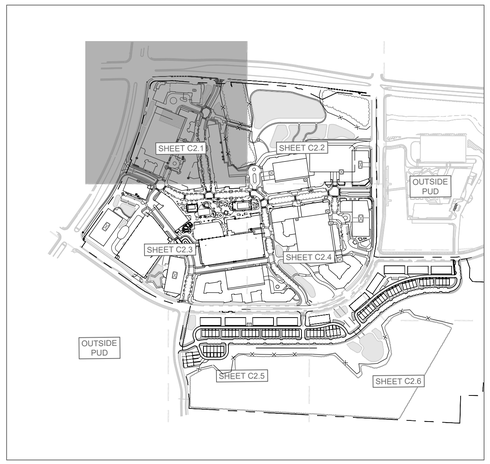
DEVELOPMENT PLAN
SHEET
C2.0
COF # 8849



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
- LARGE-SALE OFFICE BUILDING
- 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
1.	July 3, 2025 - staff comments
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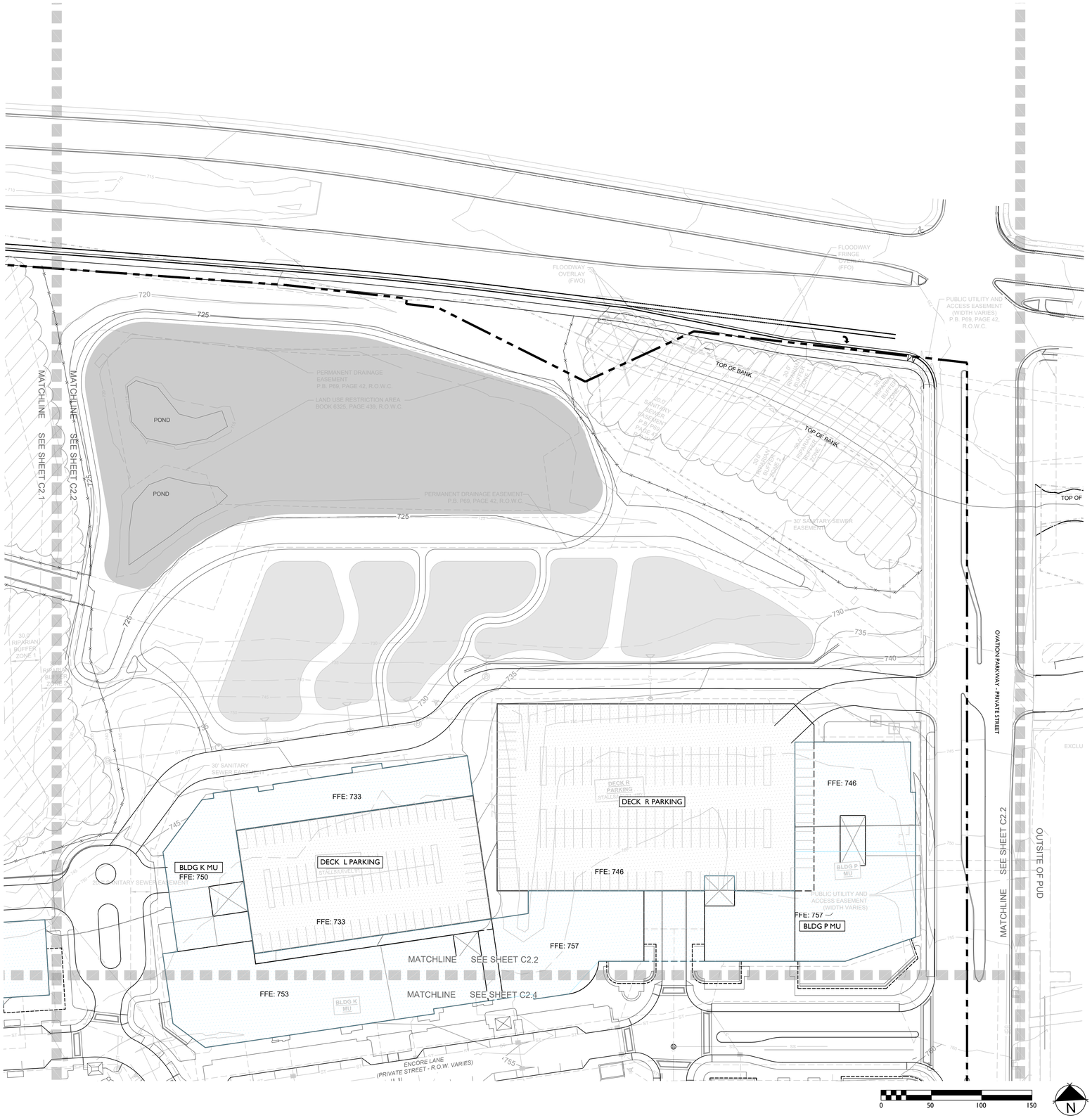
DEVELOPMENT PLAN ENLARGEMENT

SHEET

C2.1

COF # 8849



BUILDING DESIGNATION TYPES

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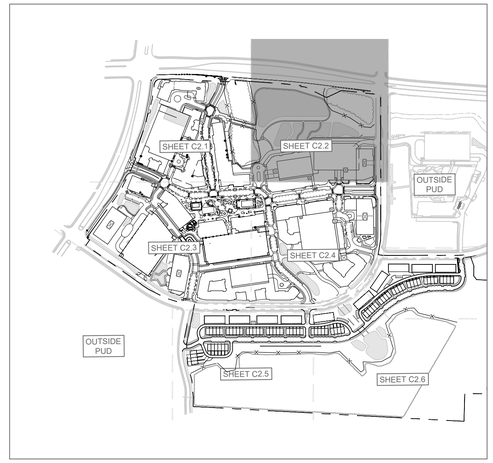

OVATION

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

Revision Date

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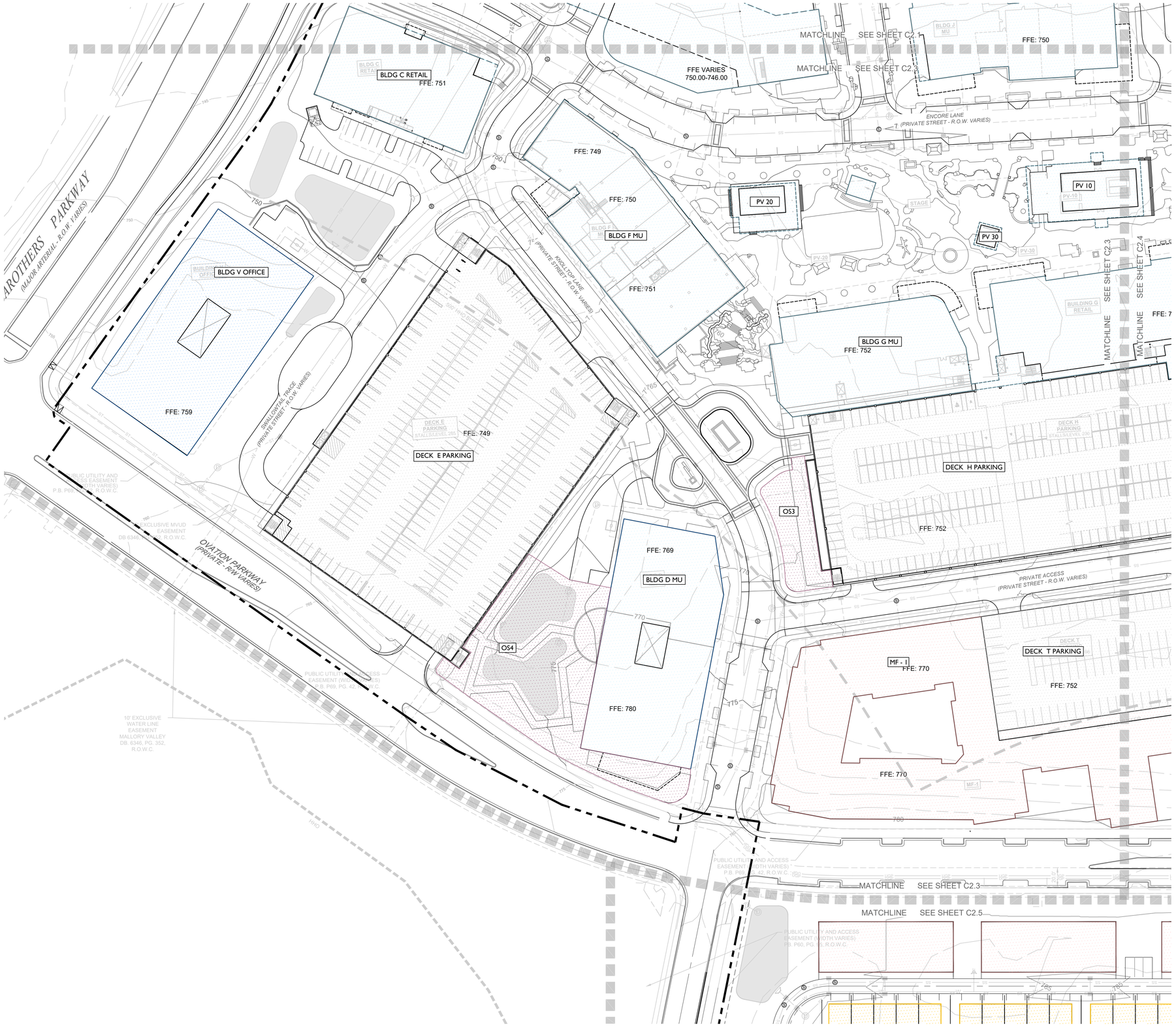
DEVELOPMENT PLAN ENLARGEMENT

SHEET

C2.2

COF # 8849



BUILDING DESIGNATION TYPES

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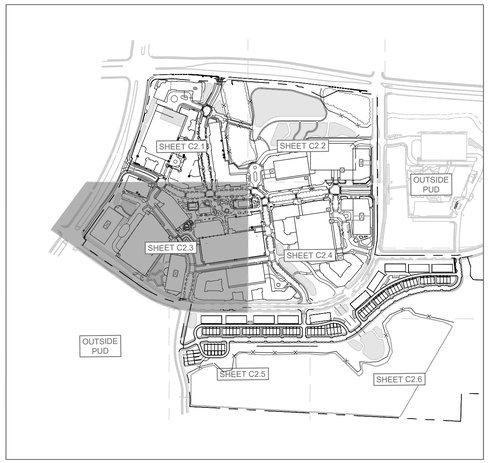

OVATION

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 COMMERCE

INITIAL SUBMITTAL: June 9, 2025

Revision Date

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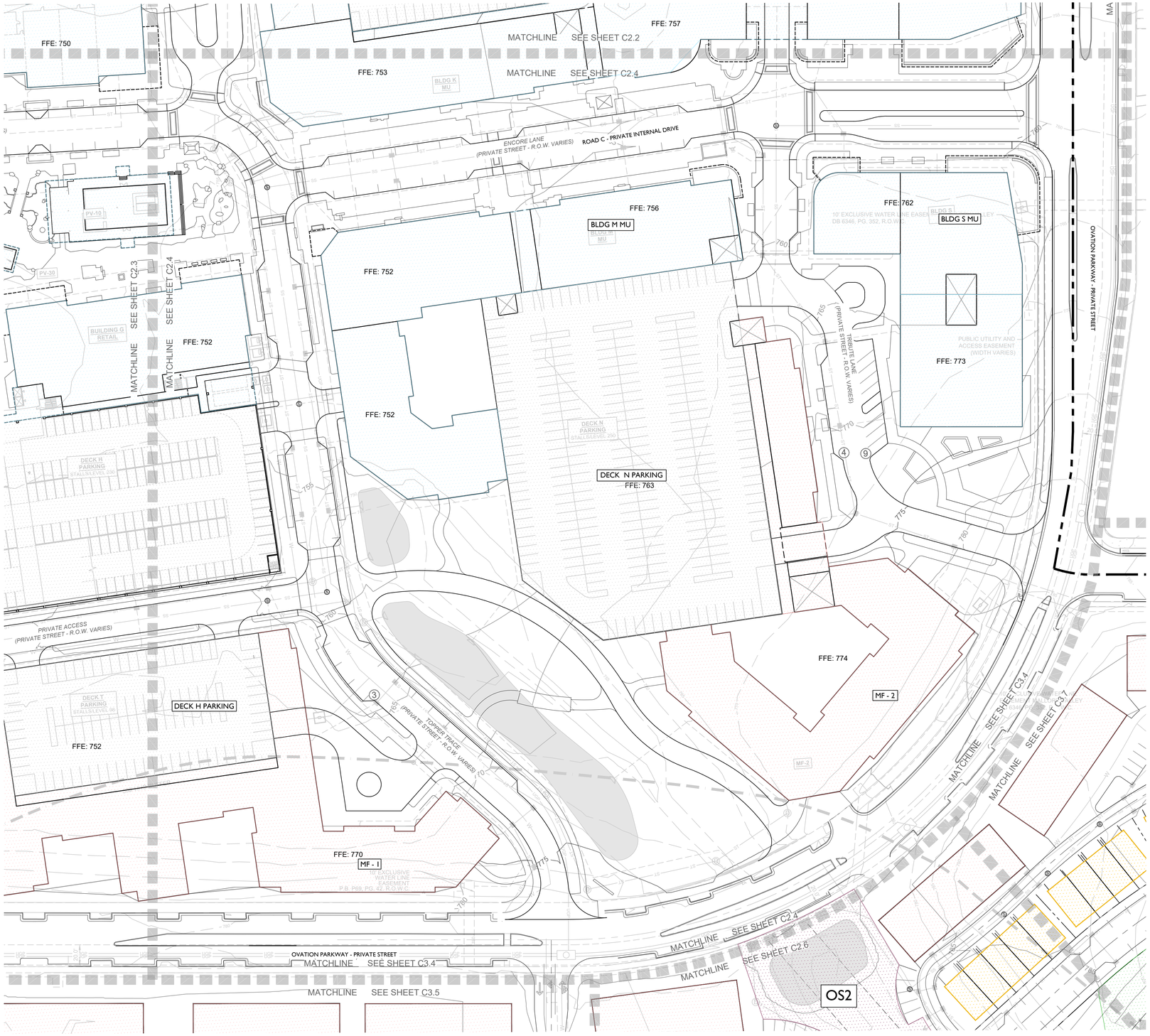
DEVELOPMENT PLAN ENLARGEMENT

SHEET

C2.3

COF # 8849



BUILDING DESIGNATION TYPES

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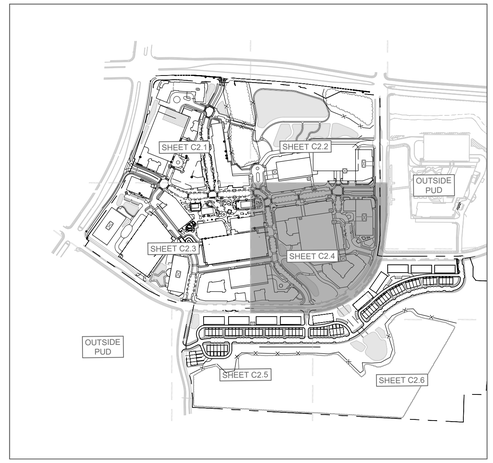

OVATION

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OVATION PUD SUBDIVISION
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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

SHEET

C2.4

COF # 8849



BUILDING DESIGNATION TYPES

- TOWNHOUSE
- MULTIFAMILY BUILDING
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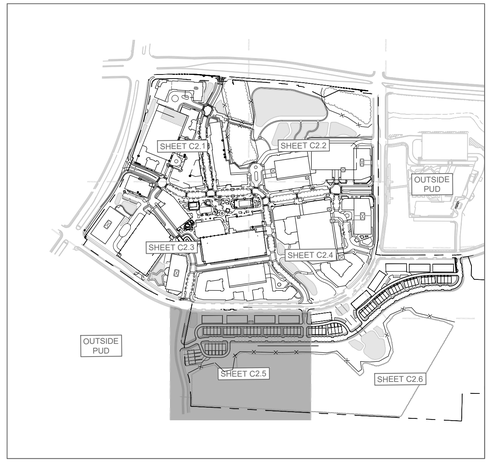

OVATION

FRANKLIN, TN

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OVATION PUD SUBDIVISION
DEVELOPMENT PLAN, REVISION 2

Franklin, Williamson County, Tennessee

DRAKE A. REEDER REGISTERED LANDSCAPE ARCHITECT TENNESSEE No. 329 07/31/26

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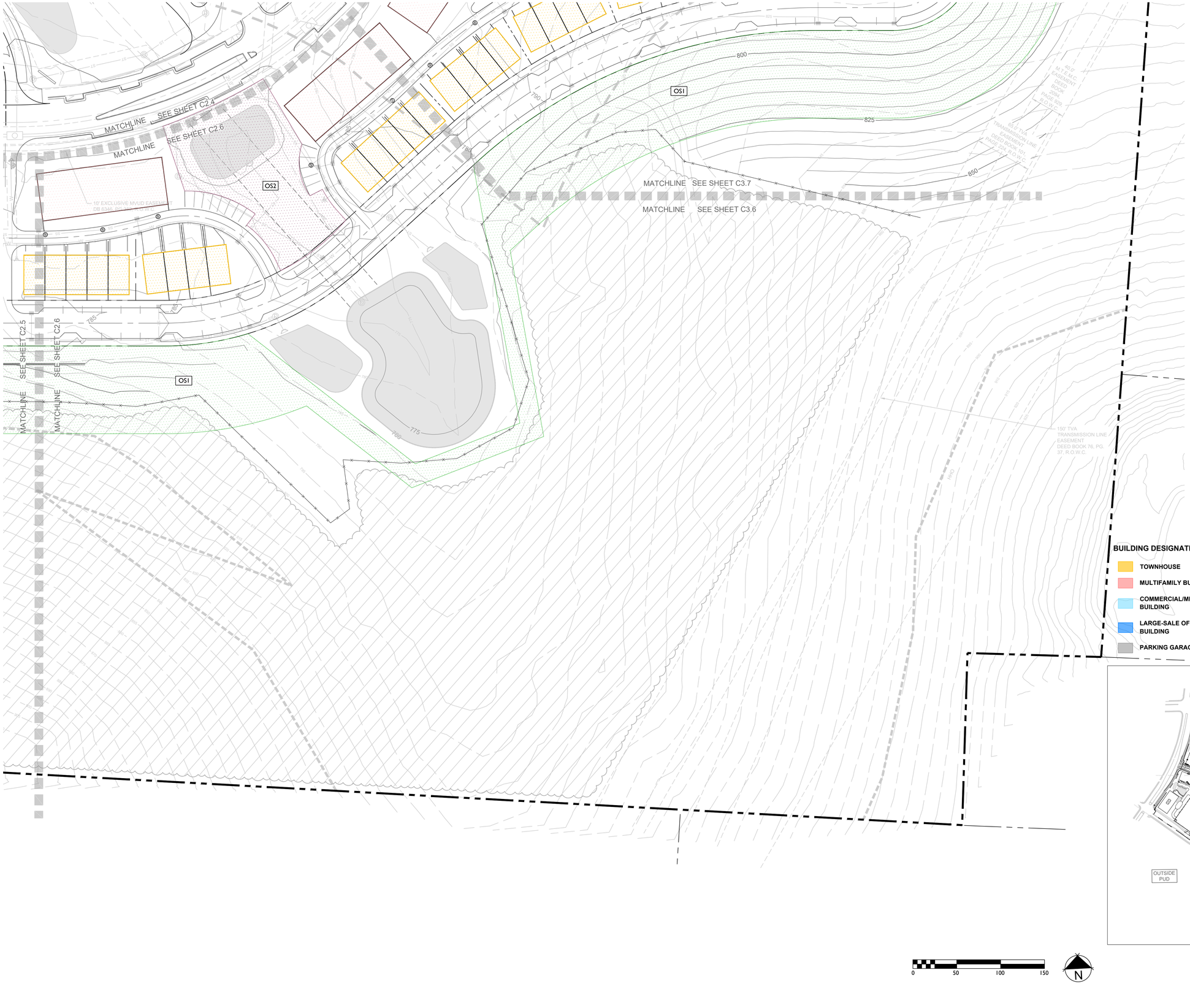
DEVELOPMENT PLAN ENLARGEMENT

SHEET

C2.5

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 COMMERCE

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Revision Date

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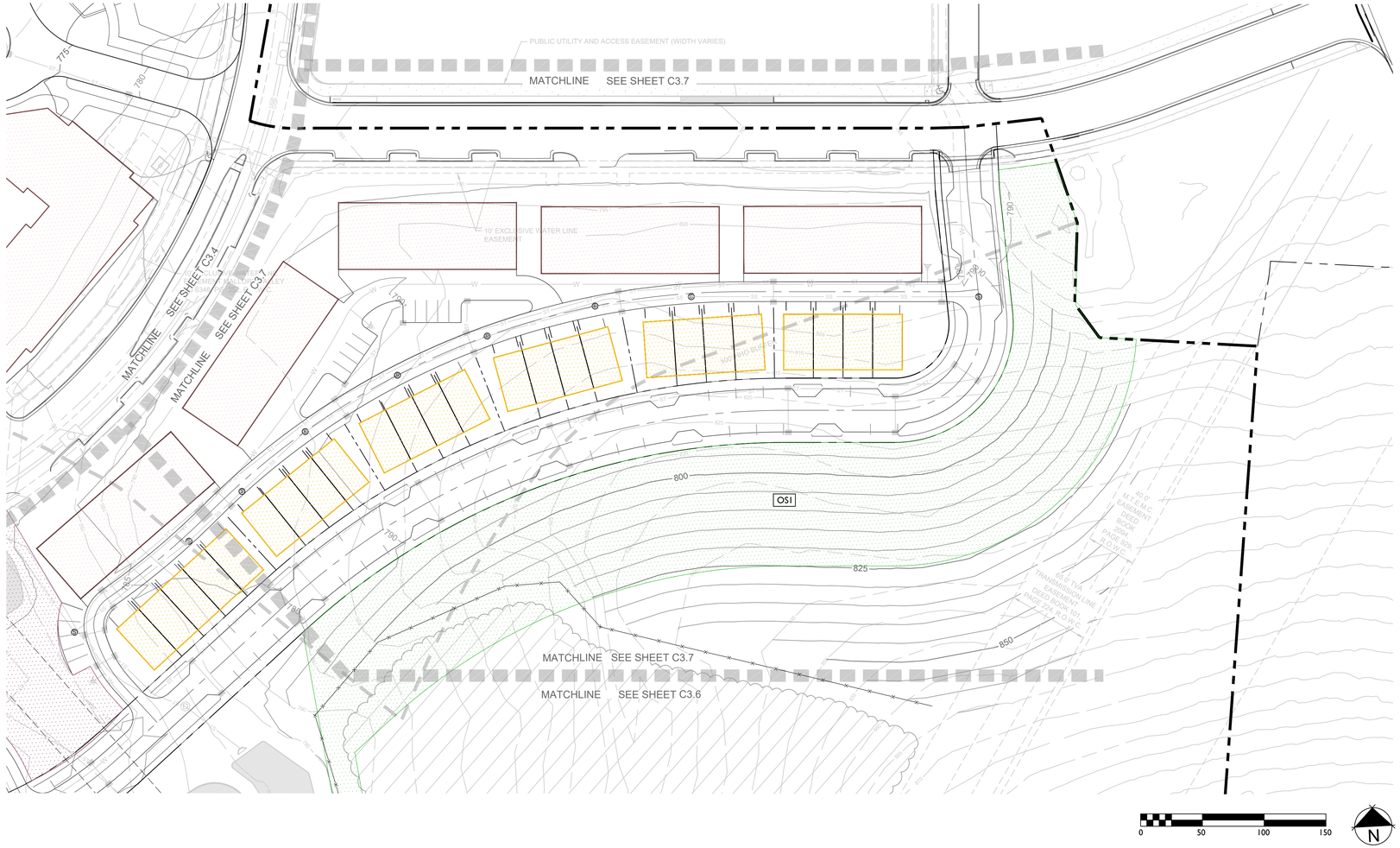
DEVELOPMENT PLAN ENLARGEMENT

SHEET

C2.6

COF # 8849



BUILDING DESIGNATION TYPES

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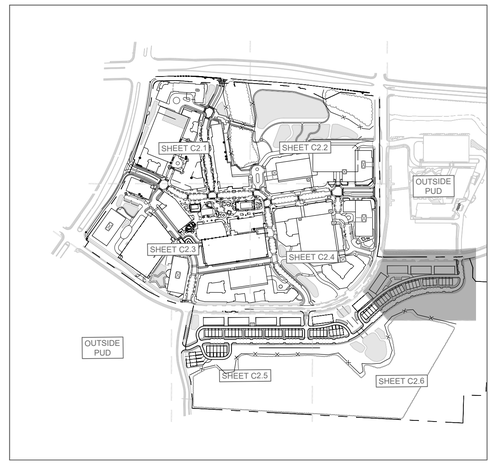

OVATION

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. 1230

INITIAL SUBMITTAL: June 9, 2025

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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

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.

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

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

OVERALL GRADING AND DRAINAGE PLAN

SHEET
C3.0

COF # 8849

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

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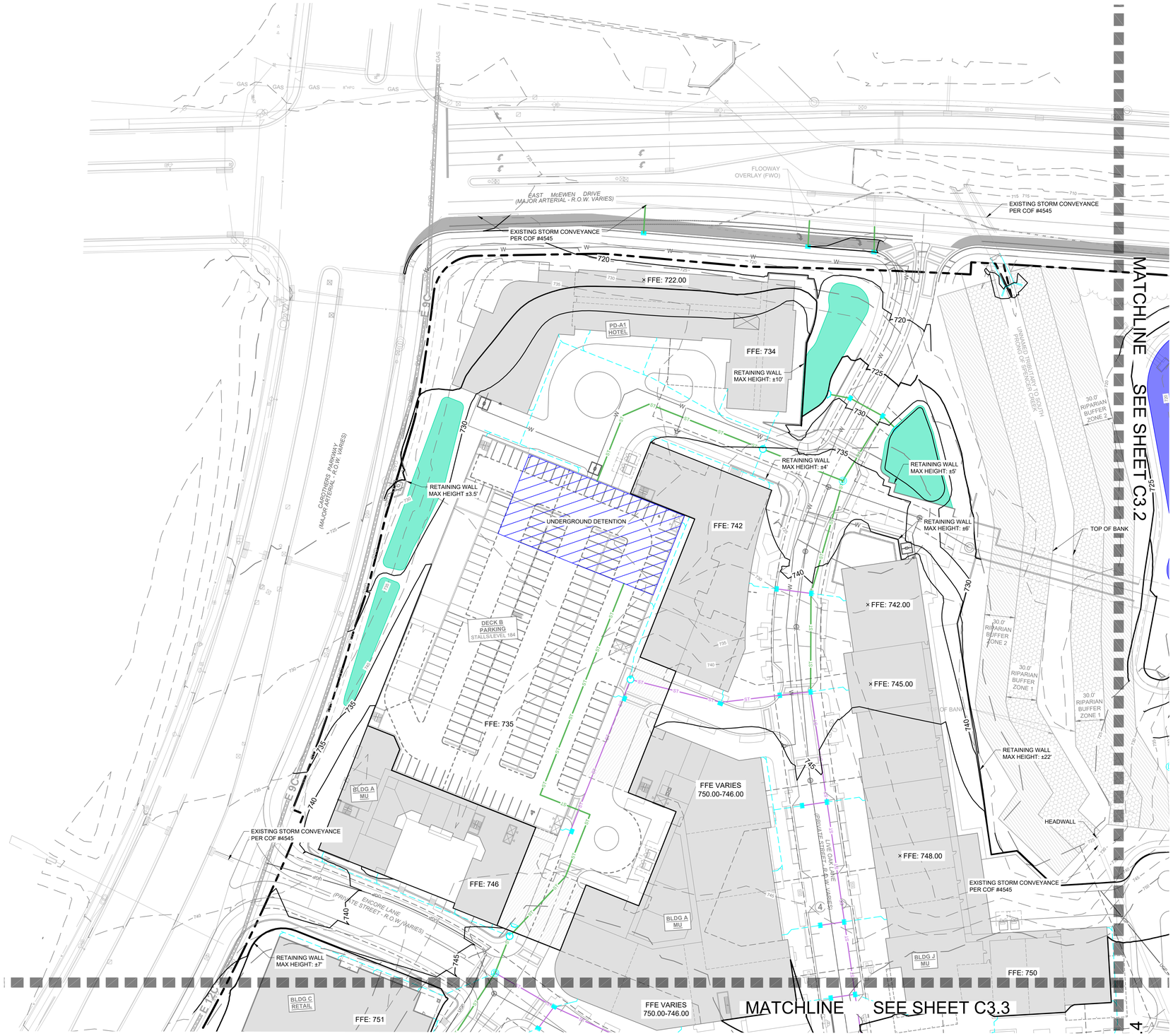

COF GRADING & DRAINAGE GENERAL NOTES

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

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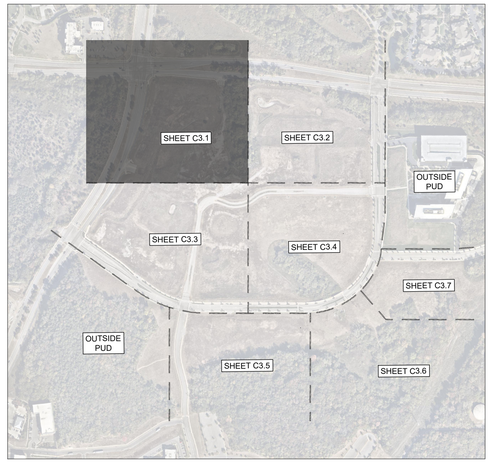

GRAPHIC SCALE IN FEET
0 25 50 100

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 ENGINEER
No. 121919
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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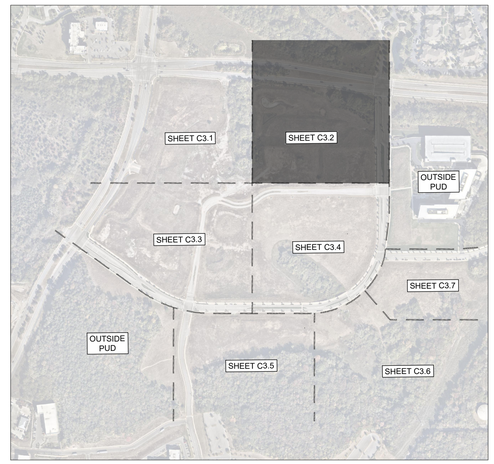

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NORTH

CENTERCAL PROPERTIES, LLC

Highwoods

OVATION PUD SUBDIVISION DEVELOPMENT PLAN, REVISION 2

Franklin, Williamson County, Tennessee

OVATION
FRANKLIN, TN

WILLIAM GRAY HARRISON
REGISTERED ENGINEER
AGRICULTURE COMMERCE
No. 127319
STATE OF TENNESSEE

INITIAL SUBMITTAL: XXXXXXXXX

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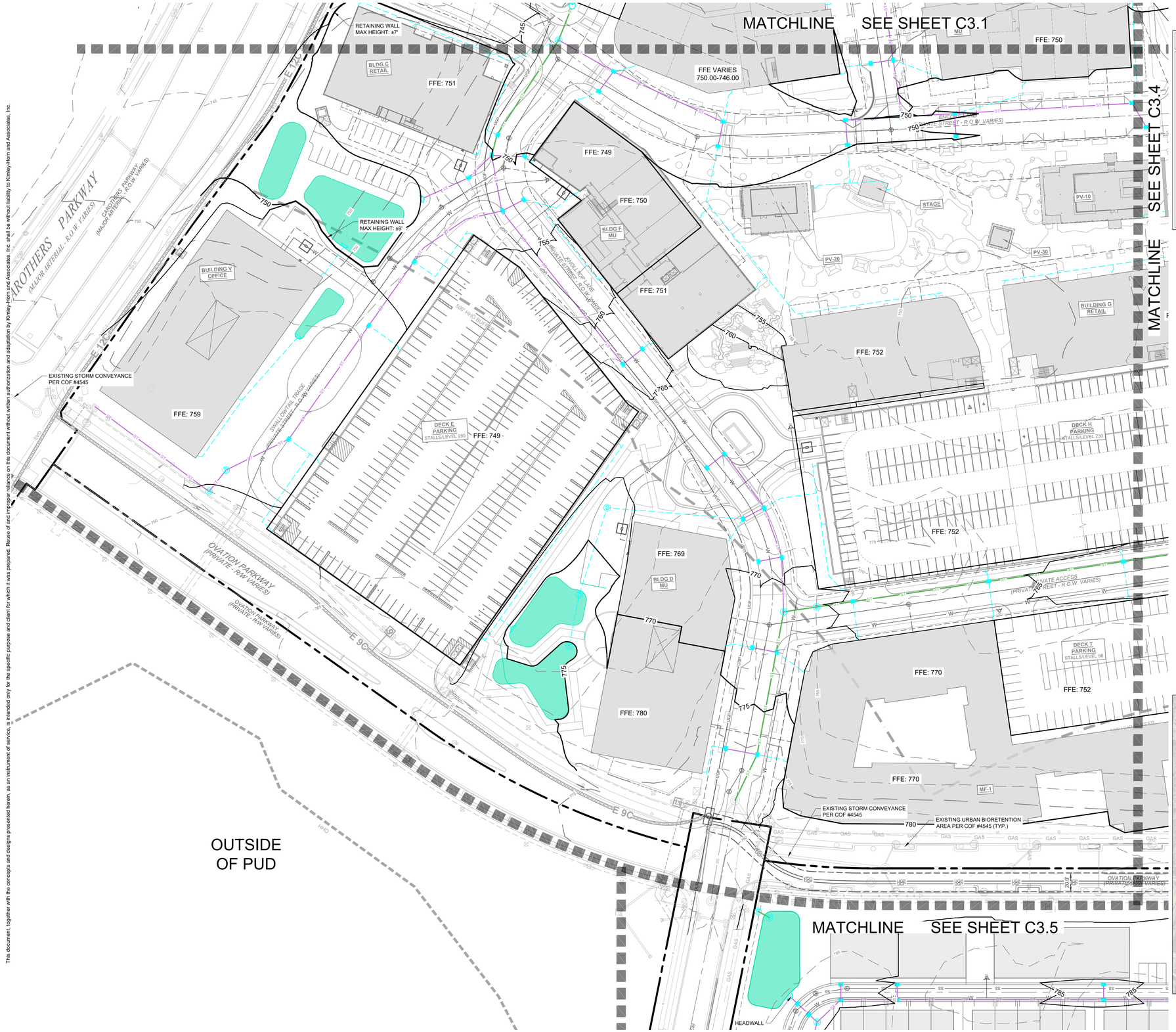
ENLARGED GRADING AND DRAINAGE PLAN

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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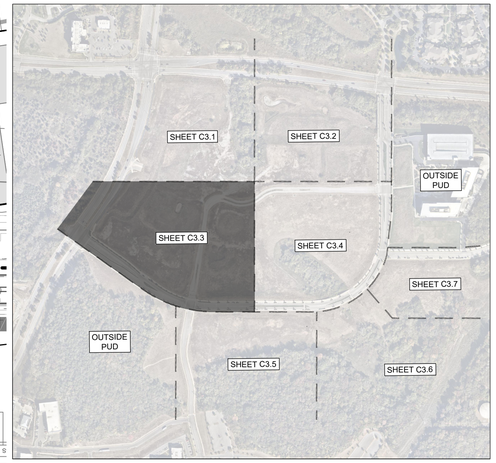

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OVATION
FRANKLIN, TN

WILLIAM GRAY HARRISON
REGISTERED ENGINEER
AGRICULTURAL & BIOSYSTEMS
No. 137819
STATE OF TENNESSEE

INITIAL SUBMITTAL: XXXXXXXXX

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ENLARGED GRADING AND DRAINAGE PLAN

SHEET
C3.3

COF # 8849



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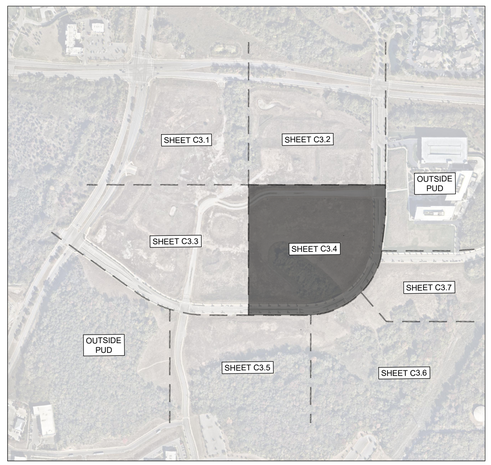

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Franklin, Williamson County, Tennessee

OVATION
FRANKLIN, TN

WILLIAM GRAY HARRISON REGISTERED ENGINEER AGRICULTURE COMMERCE No. 127319 STATE OF TENNESSEE

INITIAL SUBMITTAL: XXXXXXXXX

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ENLARGED GRADING AND DRAINAGE PLAN

SHEET
C3.4

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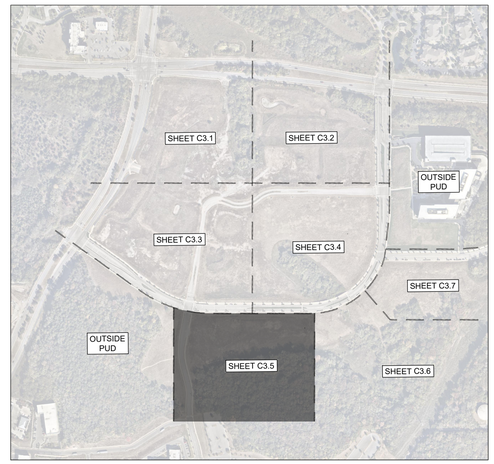

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ENLARGED GRADING AND DRAINAGE PLAN

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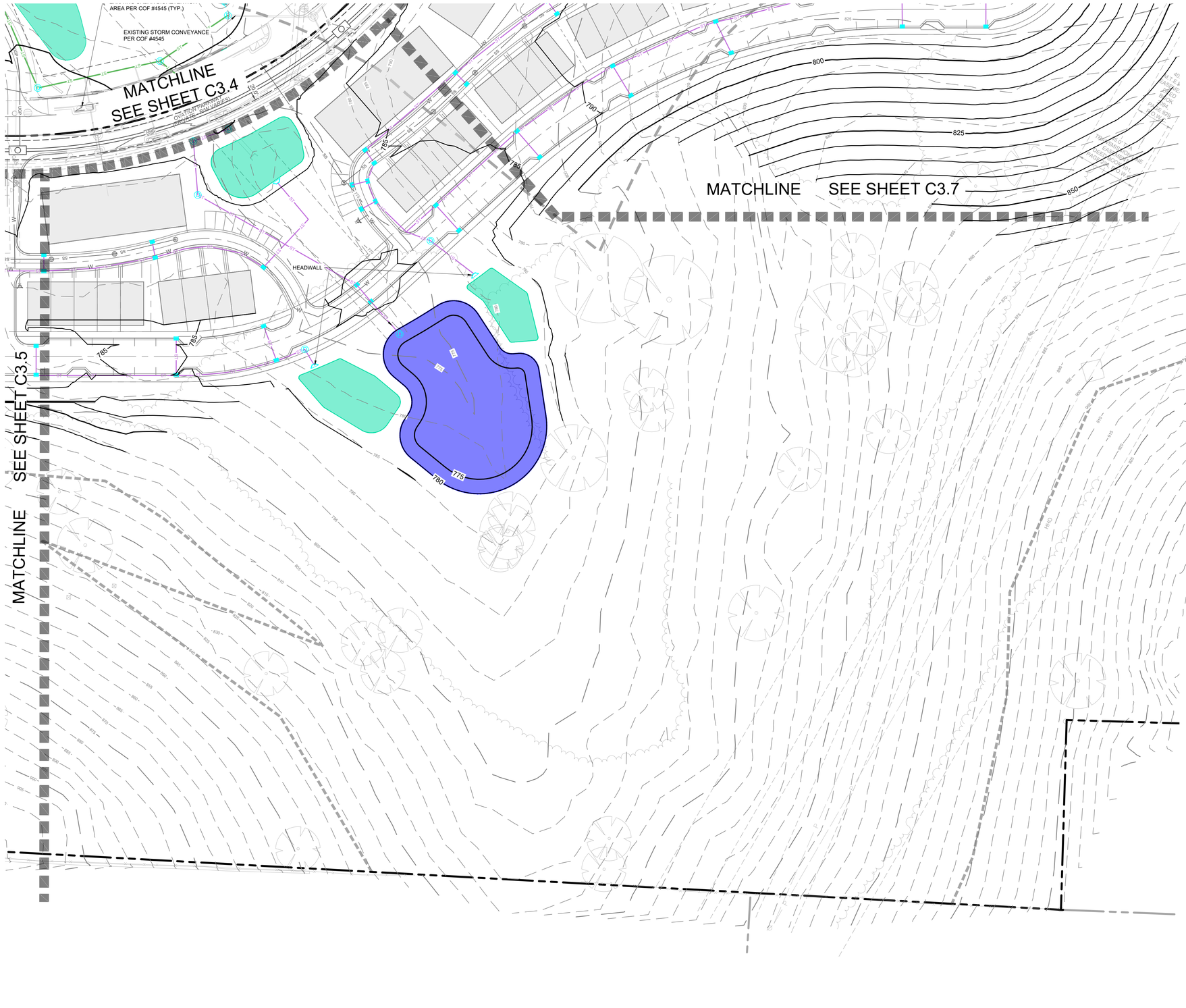

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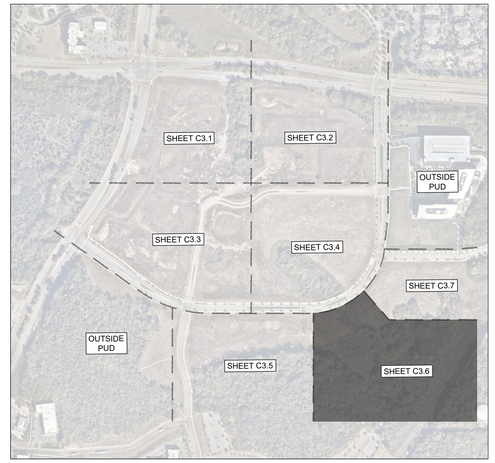

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CENTERCAL PROPERTIES, LLC

Highwoods

OVATION PUD SUBDIVISION
DEVELOPMENT PLAN, REVISION 2

Franklin, Williamson County, Tennessee

OVATION
FRANKLIN, TN

WILLIAM GRAY HARRISON
REGISTERED ENGINEER
AGENT OF RECORD
No. 127919
STATE OF TENNESSEE
07/10/2025

INITIAL SUBMITTAL: XXXXXXXXX

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

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.

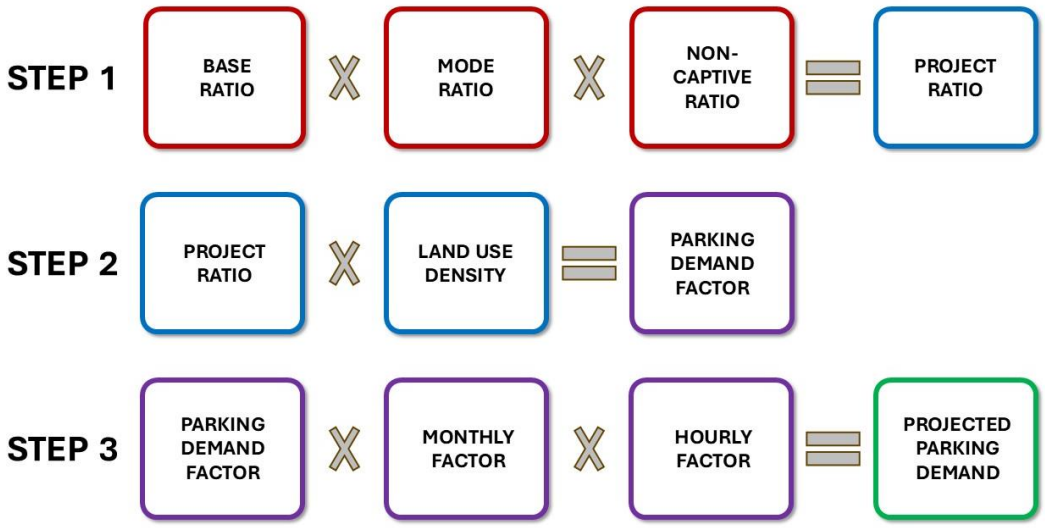


Figure 2. Shared Parking Calculation Process

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.

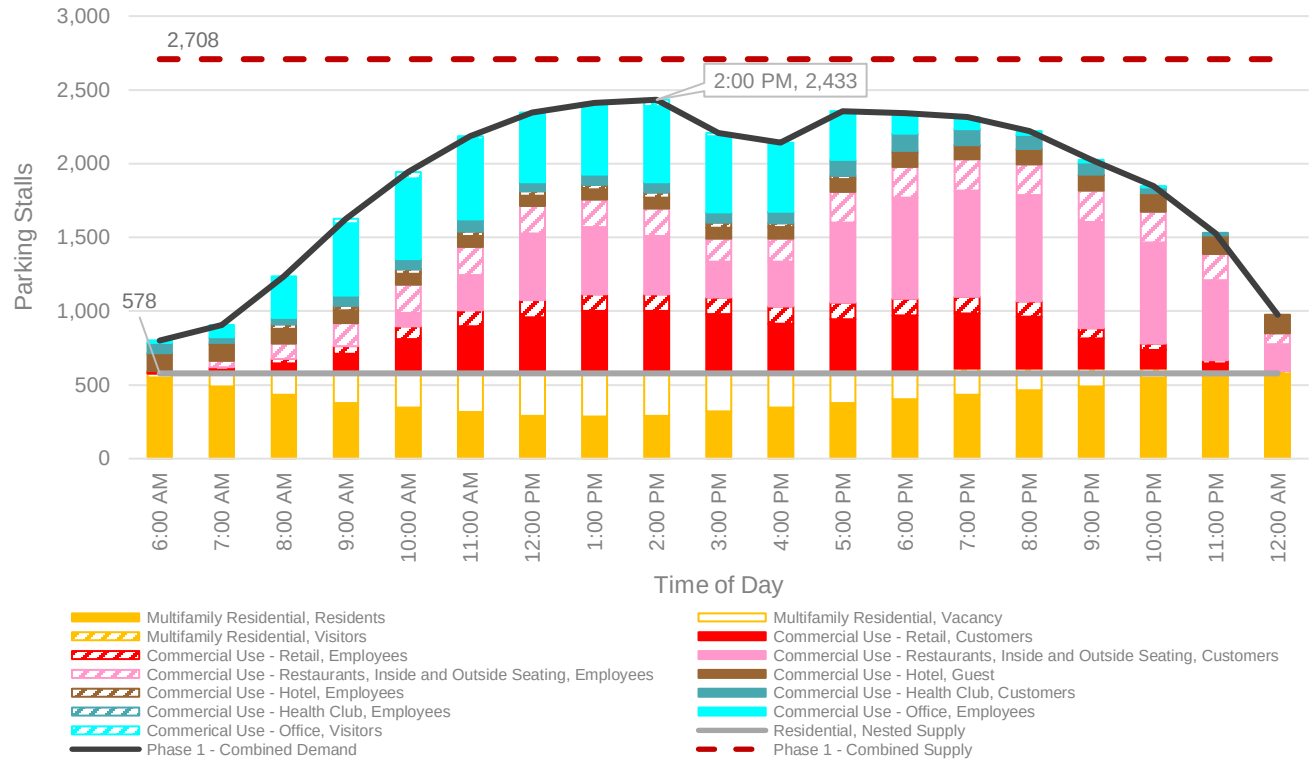


Figure 3. Phase 1 Weekday Projected Demand by Time of Day, Combined Zones

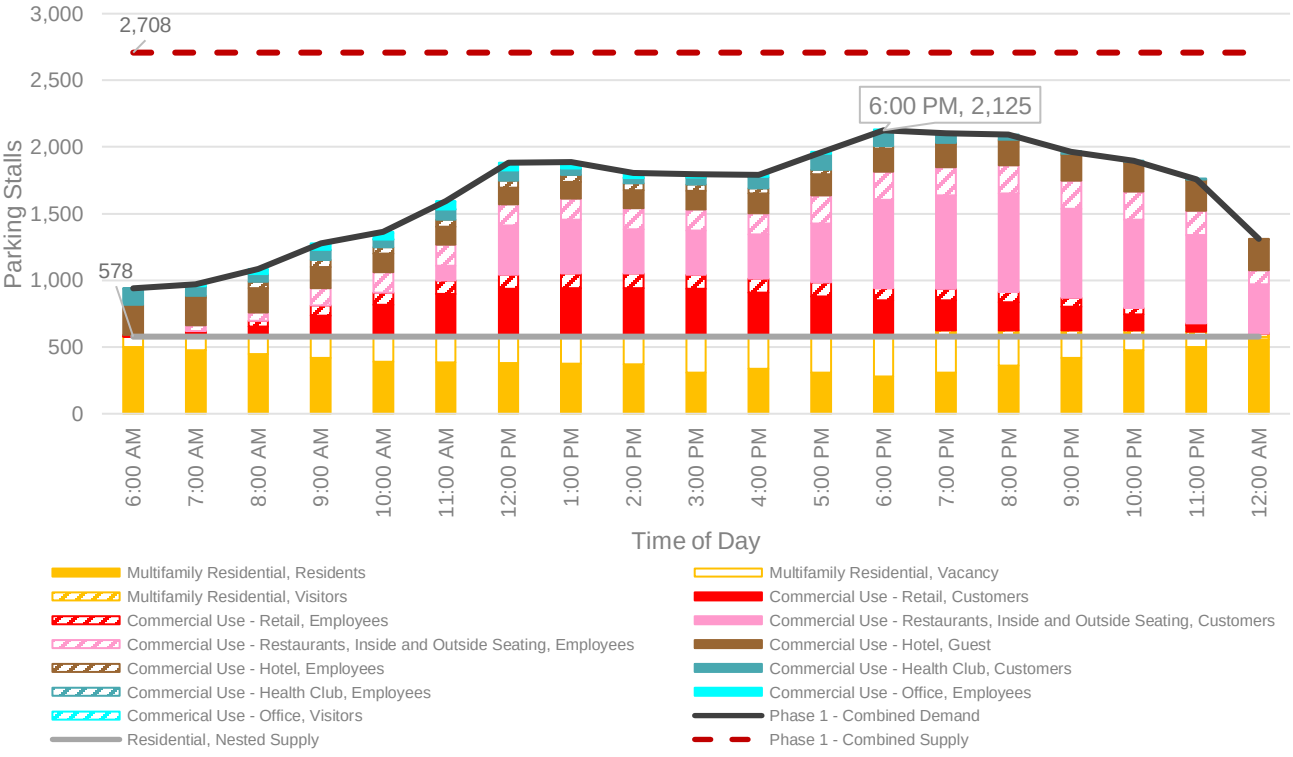


Figure 4. Phase 1 Weekend Projected Parking Demand by Time of Day, Combined Zones

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**.

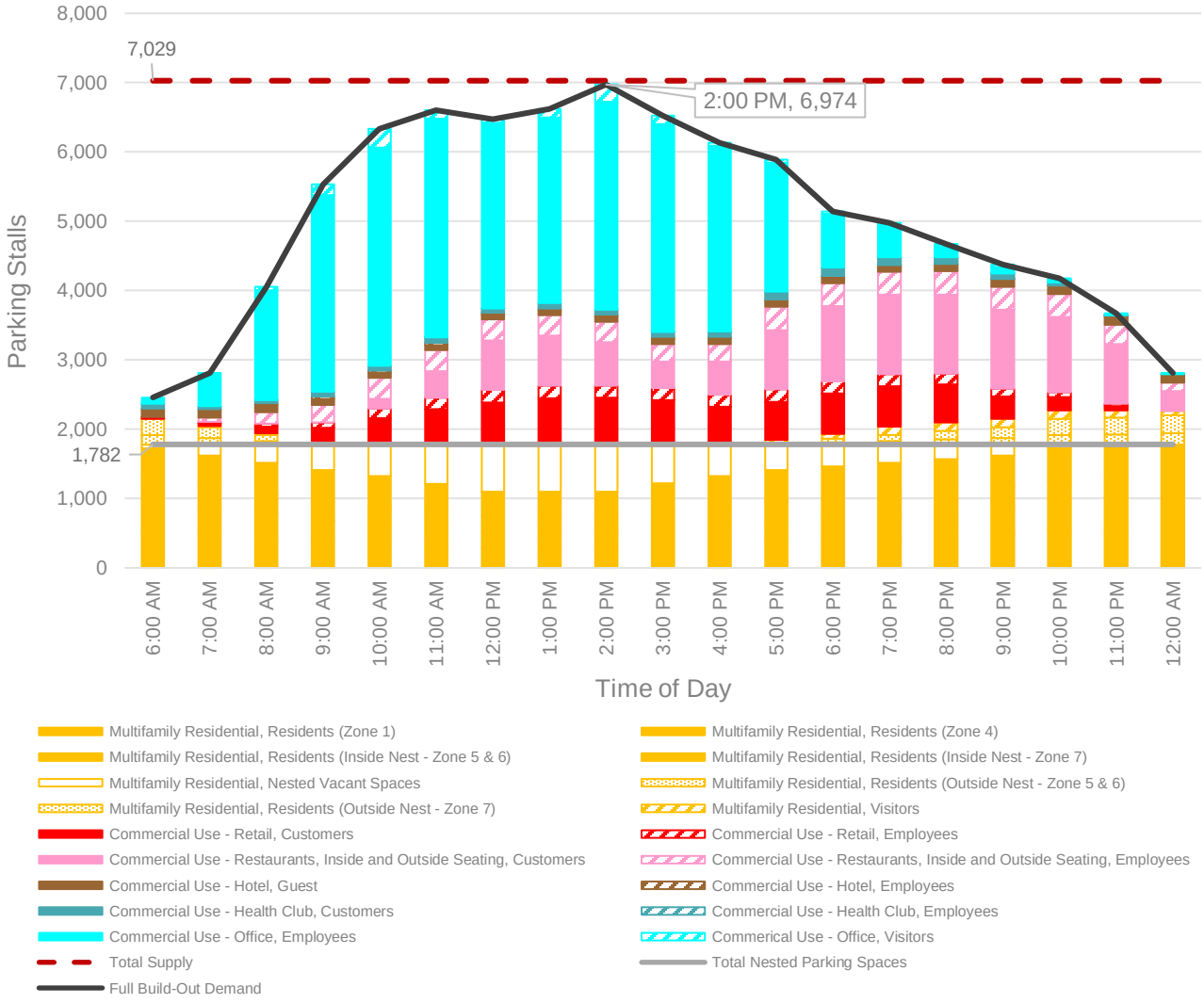


Figure 5. Full Build-Out Weekday Projected Parking Demand by Time of Day, Combined Zones

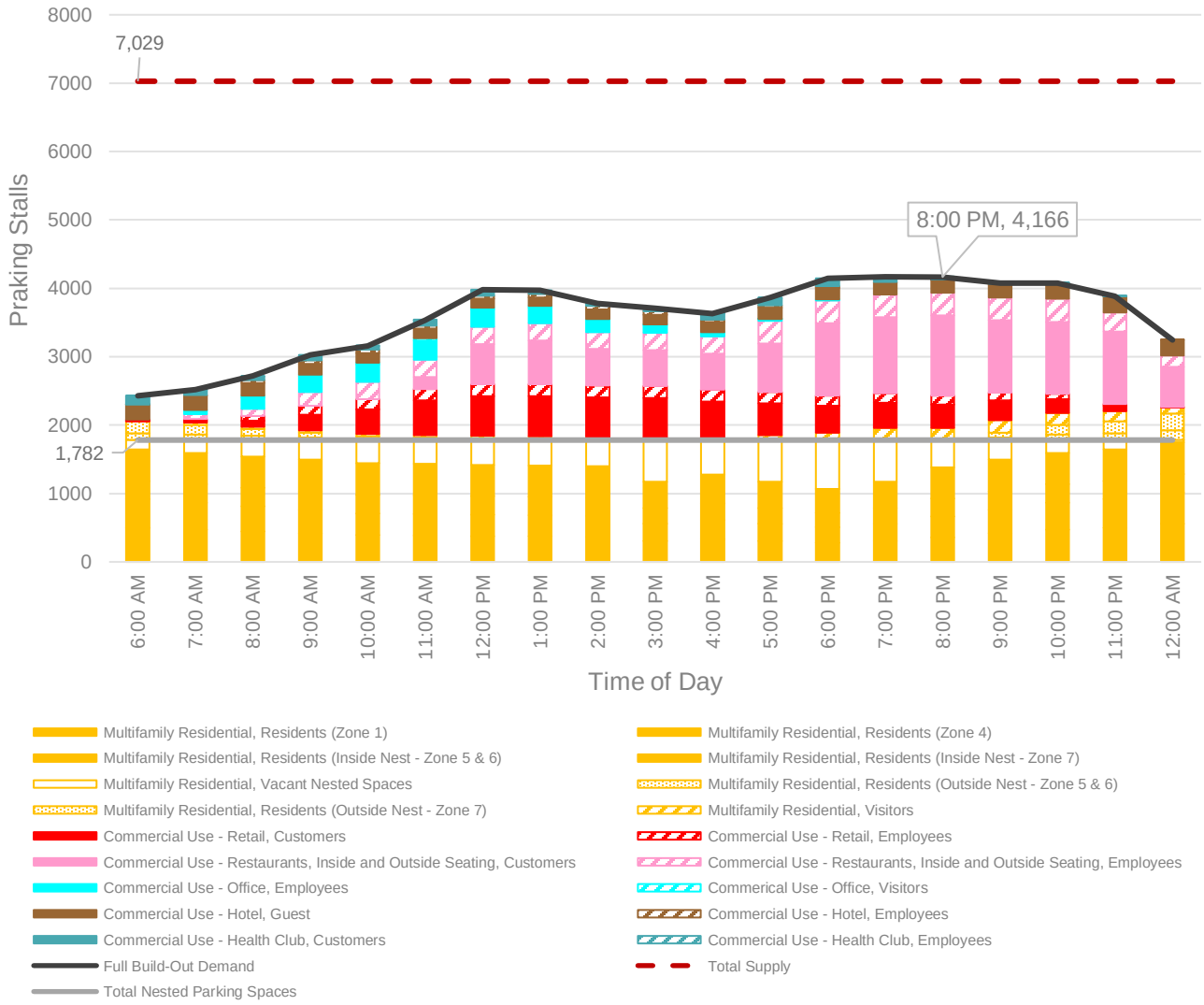


Figure 6. Full Build-Out Weekend Projected Parking Demand by Time of Day, Combined Zones

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

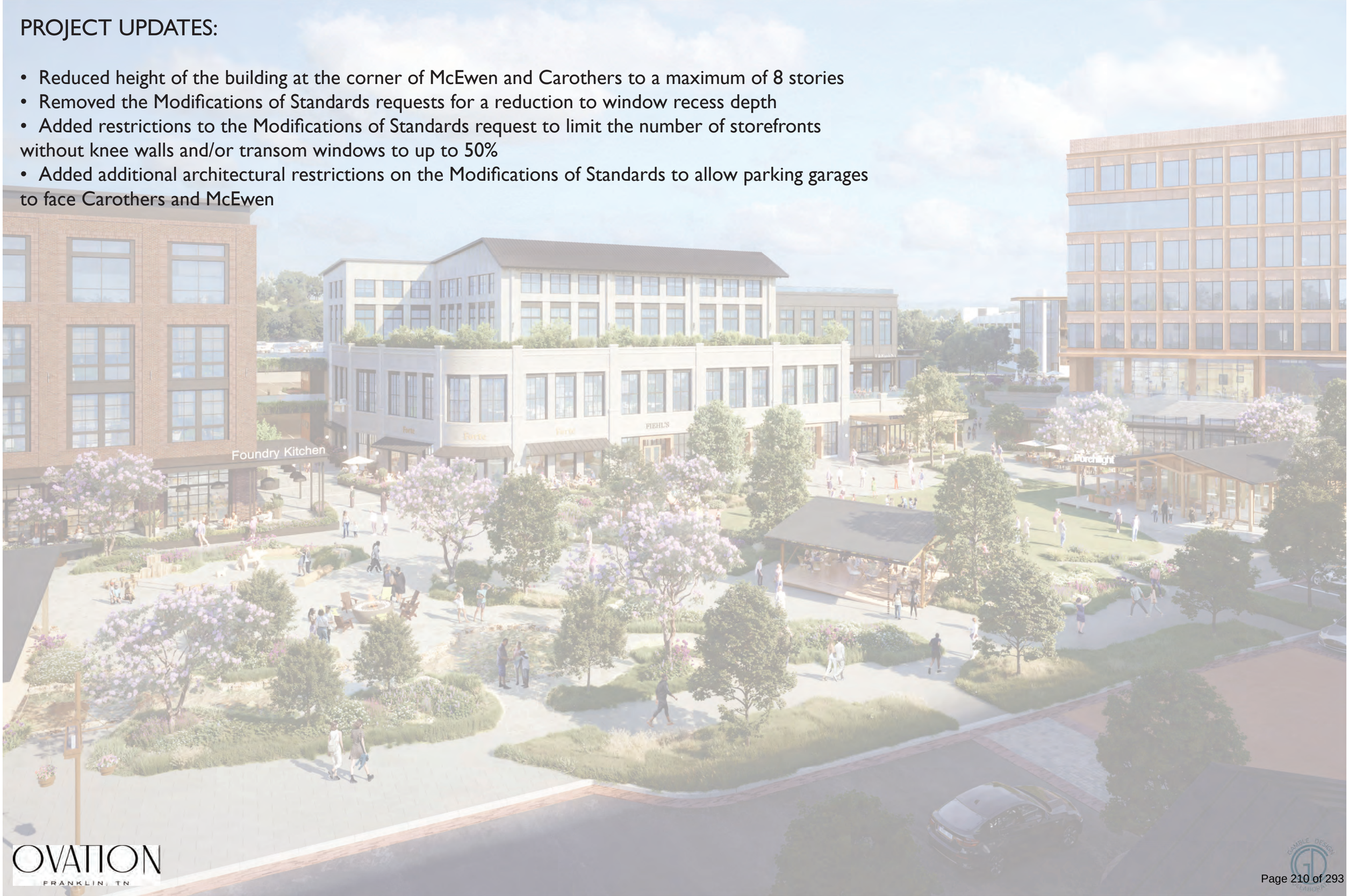
FRANKLIN, TN

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 IMPROVEMENTS

AUREUM PHASE 1 IMPROVEMENTS

AUREUM PHASE 2 IMPROVEMENTS

OVATION | OFF-SITE IMPROVEMENTS

FRANKLIN, TN

Highwoods

CENTERCAL PROPERTIES, LLC

GAMBLE DESIGN COLLABORATIVE



OVATION | BUILDING HEIGHT EXHIBIT

FRANKLIN, TN

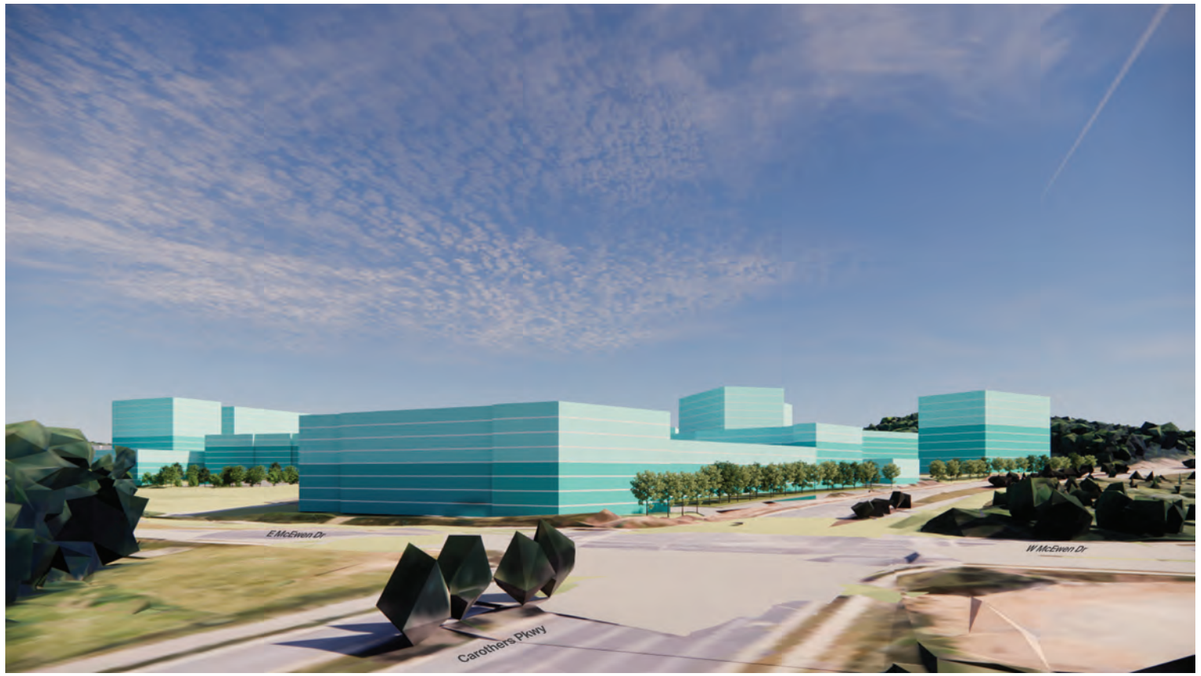
Highwoods

CENTERCAL PROPERTIES, LLC

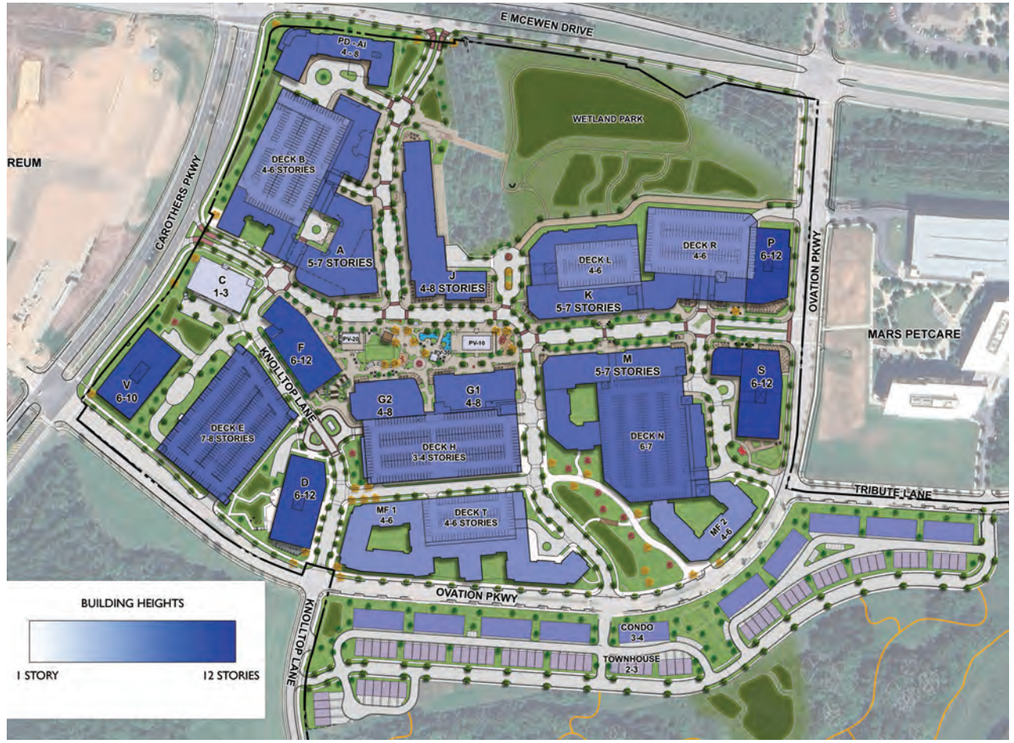
GAMBLE DESIGN COLLABORATIVE

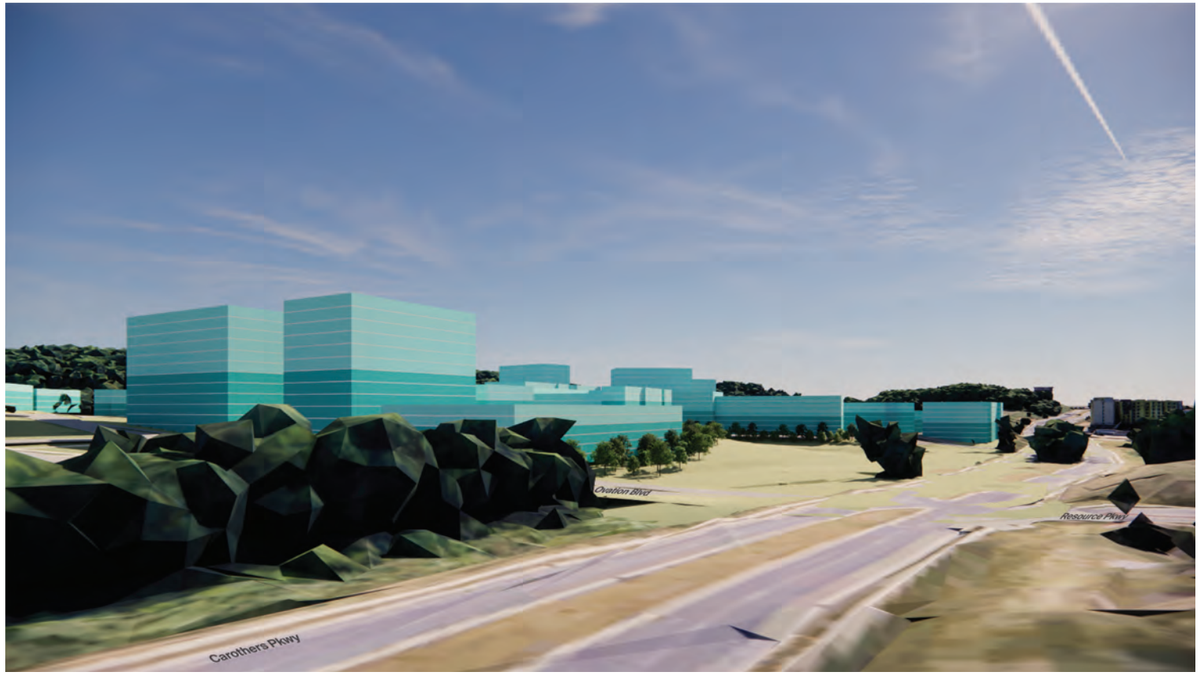


CAROTHERS PKWY



CAROTHERS PKWY AND MCEWEN DRIVE CORNER





MCEWEN DRIVE

OVATION | BUILDING MASSING EXHIBIT
FRANKLIN, TN

Highwoods
CENTERCAL PROPERTIES, LLC
GAMBLE DESIGN COLLABORATIVE



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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.



















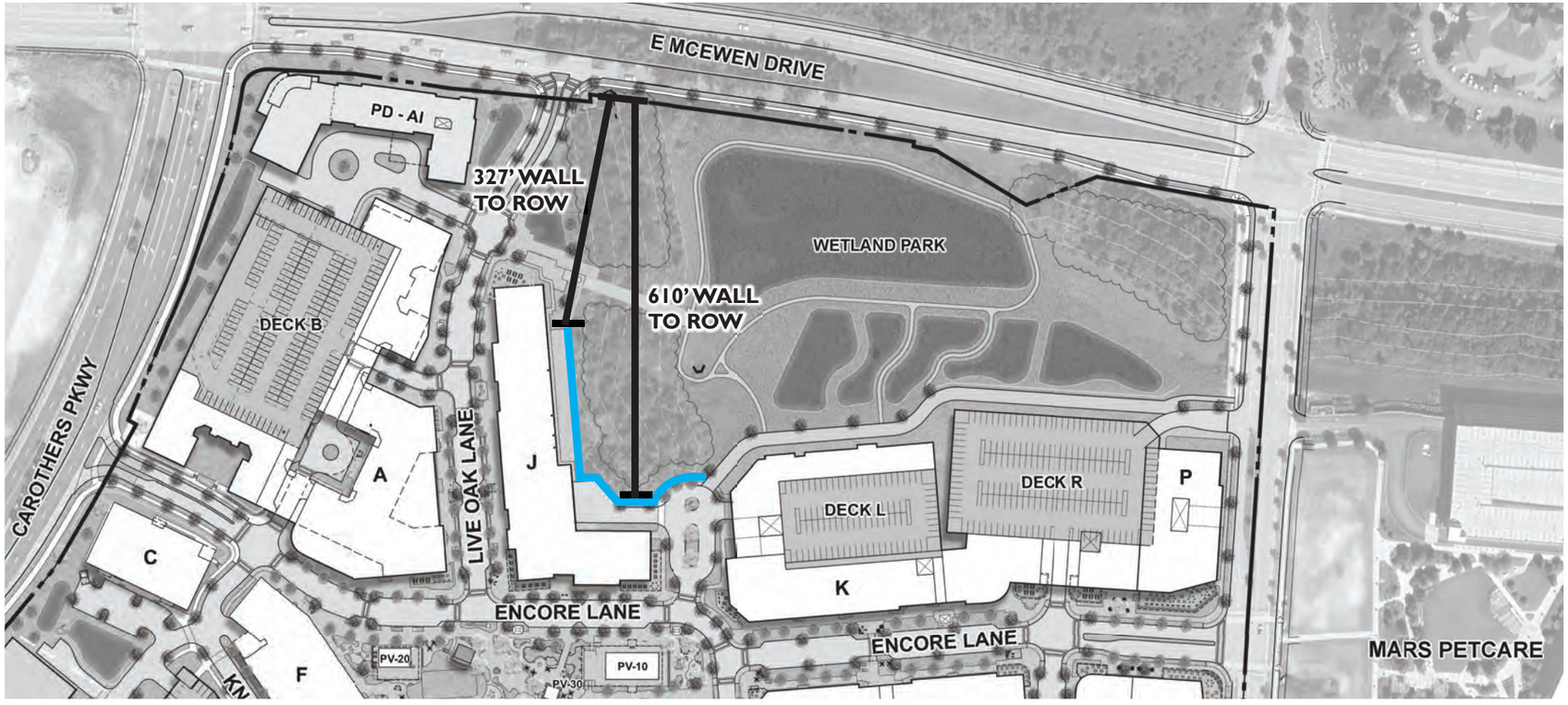






MOS 7- SECTION 13.2.5: MAXIMUM HEIGHT OF RETAINING WALLS.

TO INCREASE THE MAXIMUM RETAINING WALL HEIGHT TO A MAXIMUM HEIGHT OF 22 FEET FOR ONE WALL BEHIND BUILDING J

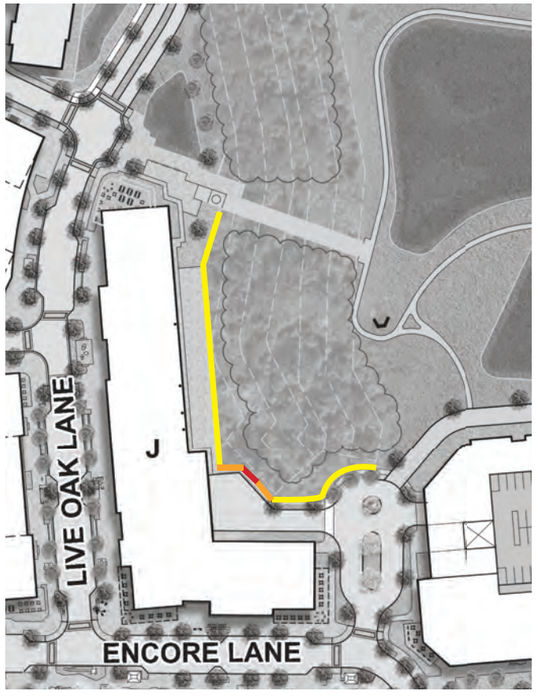


WALL HEIGHTS

5' -10'

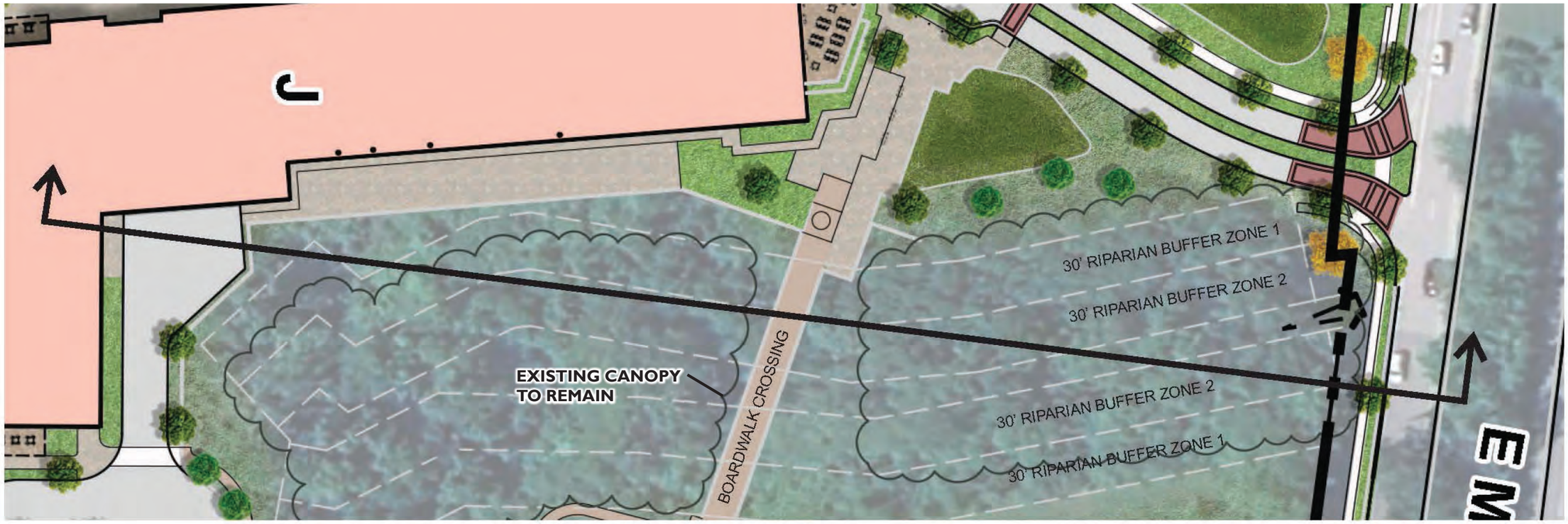
10'-15'

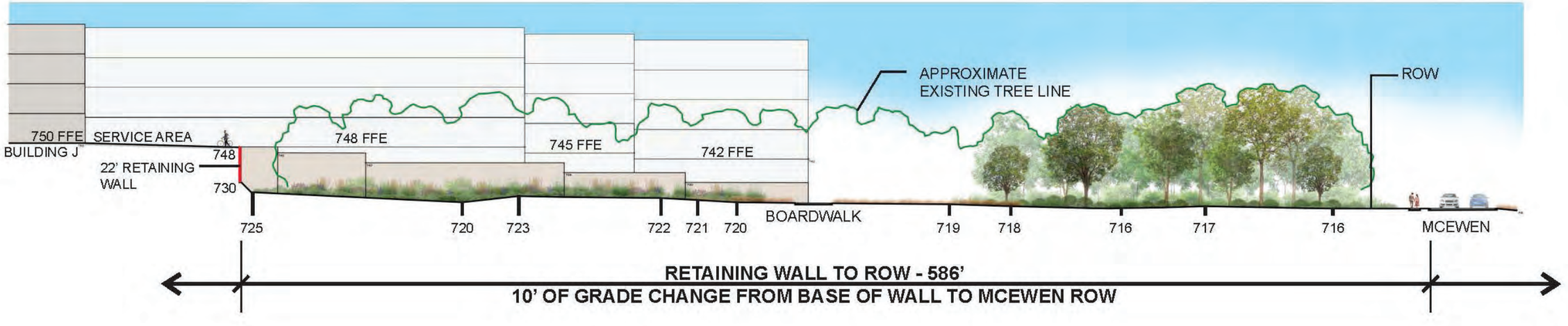
15'+



MOS 7 (cont). - SECTION 13.2.5: MAXIMUM HEIGHT OF RETAINING WALLS.

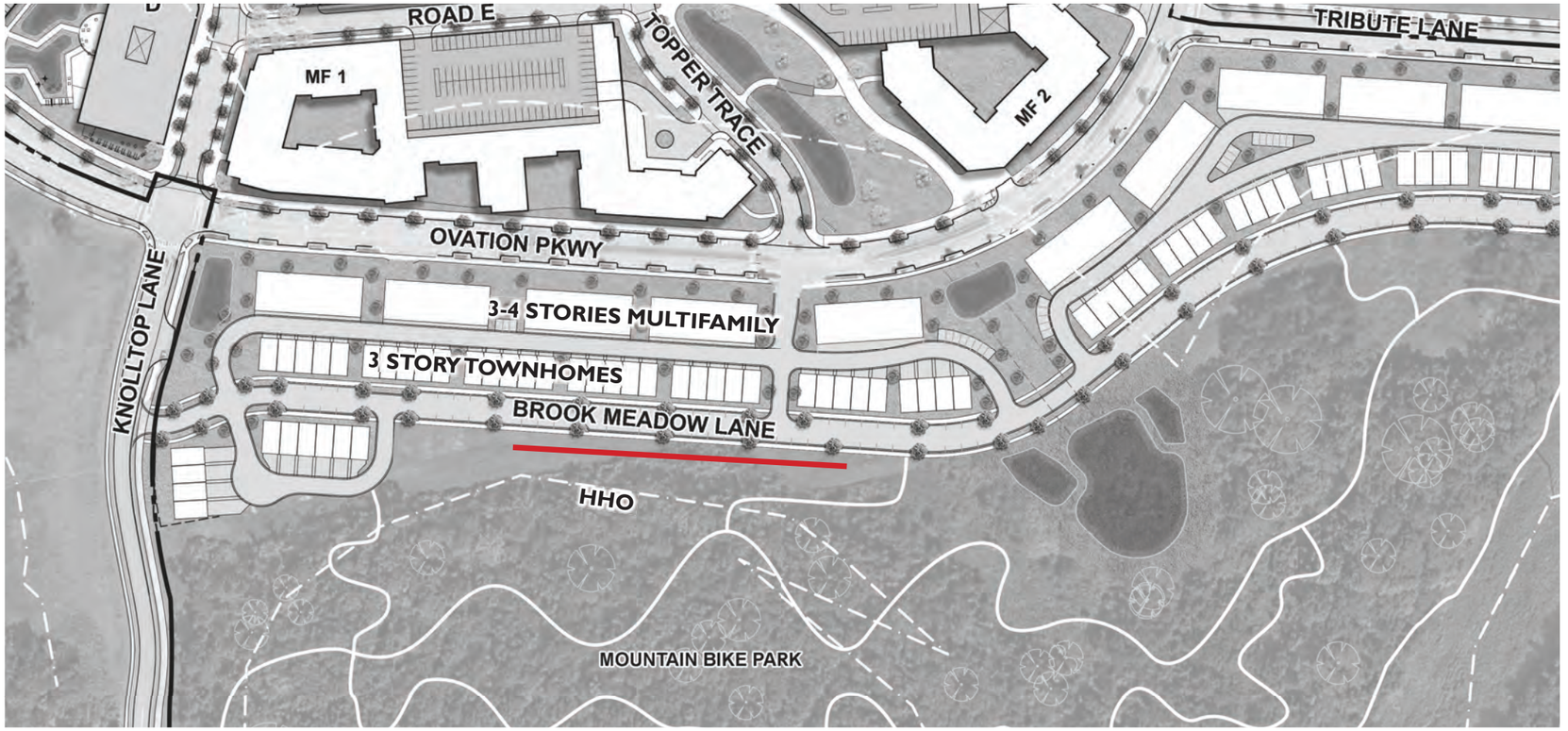
TO INCREASE THE MAXIMUM RETAINING WALL HEIGHT TO A MAXIMUM HEIGHT OF 22 FEET FOR ONE WALL BEHIND BUILDING J





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.

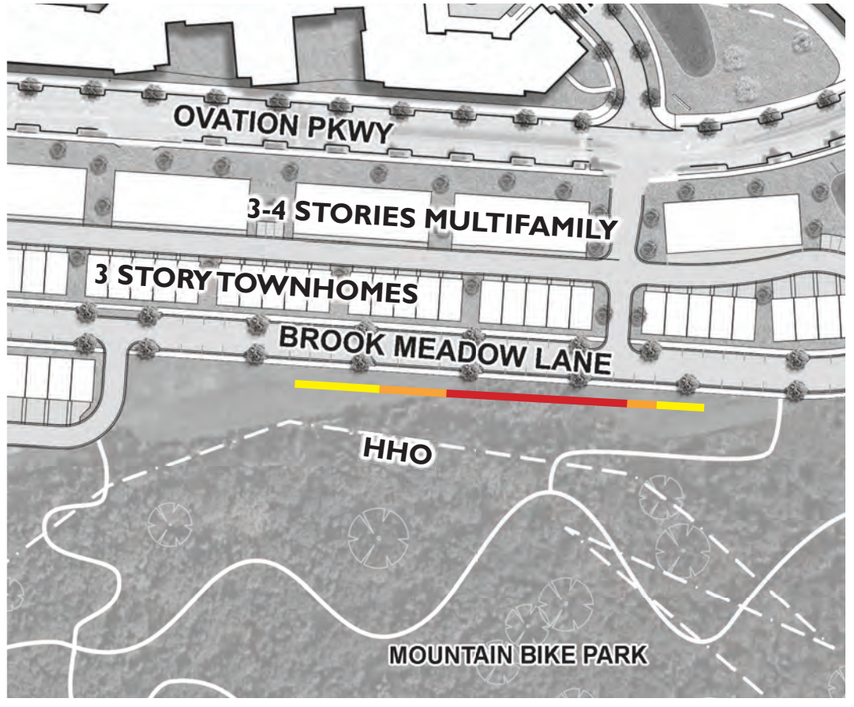


WALL HEIGHTS

5' -10'

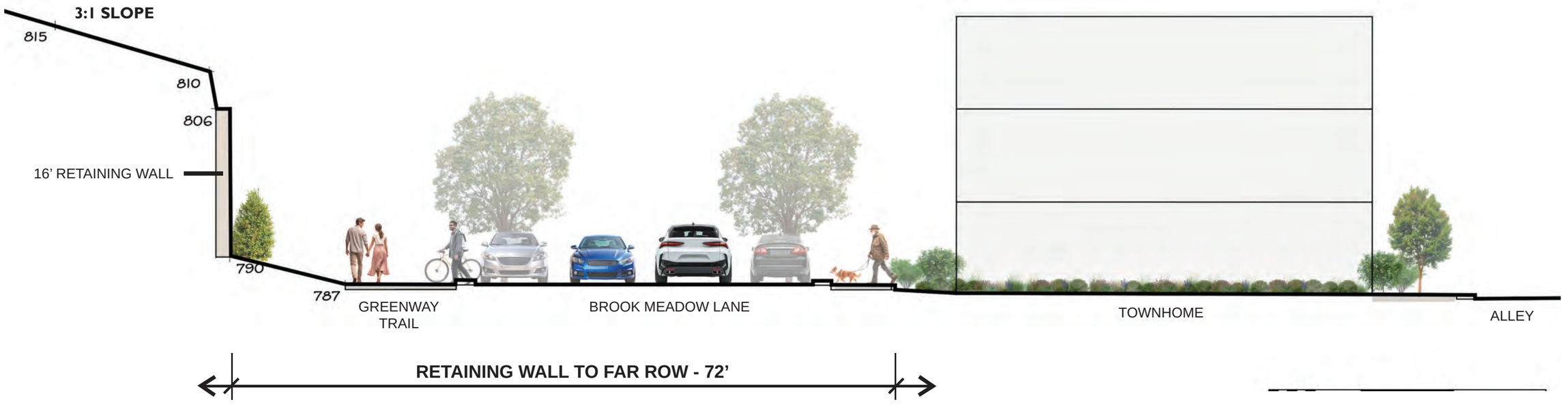
10'-15'

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.







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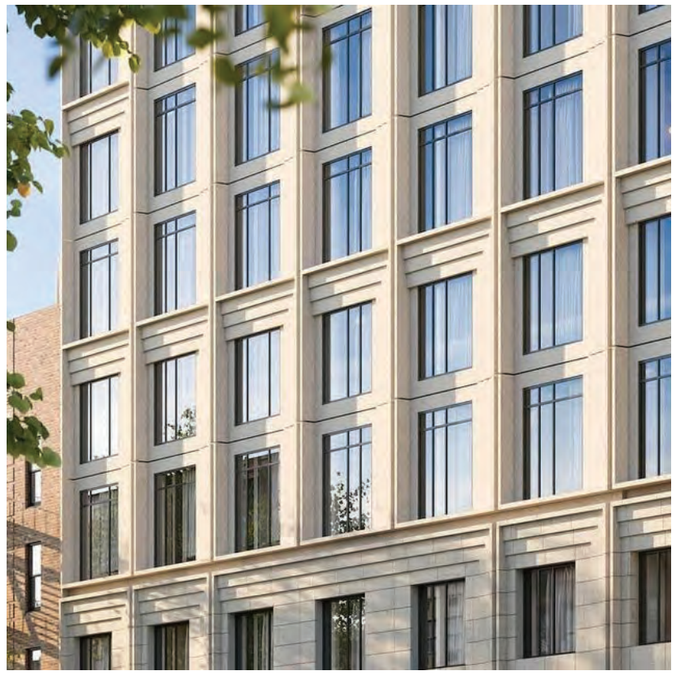
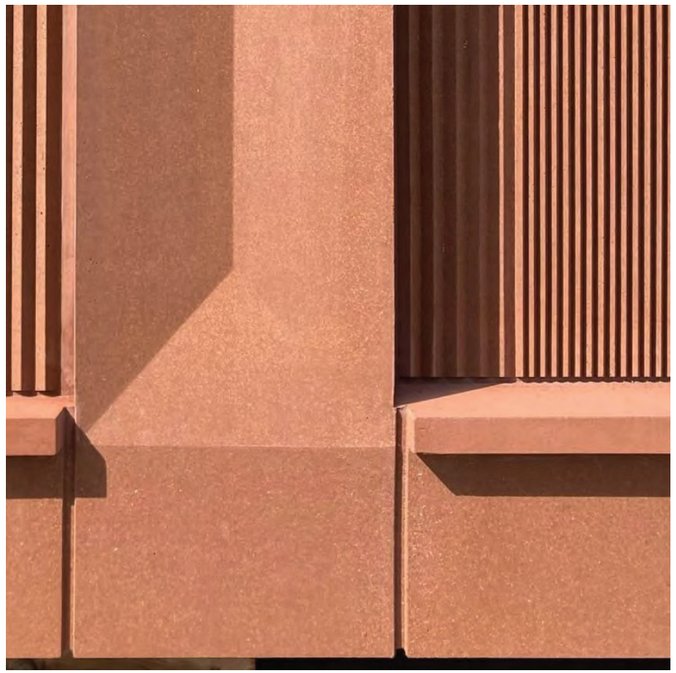
MOS 4 - SECTION 6.10
MOS 5- SECTION 6.9: TO ALLOW PRECAST CONCRETE AS A PRIMARY BUILDING MATERIAL.













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.

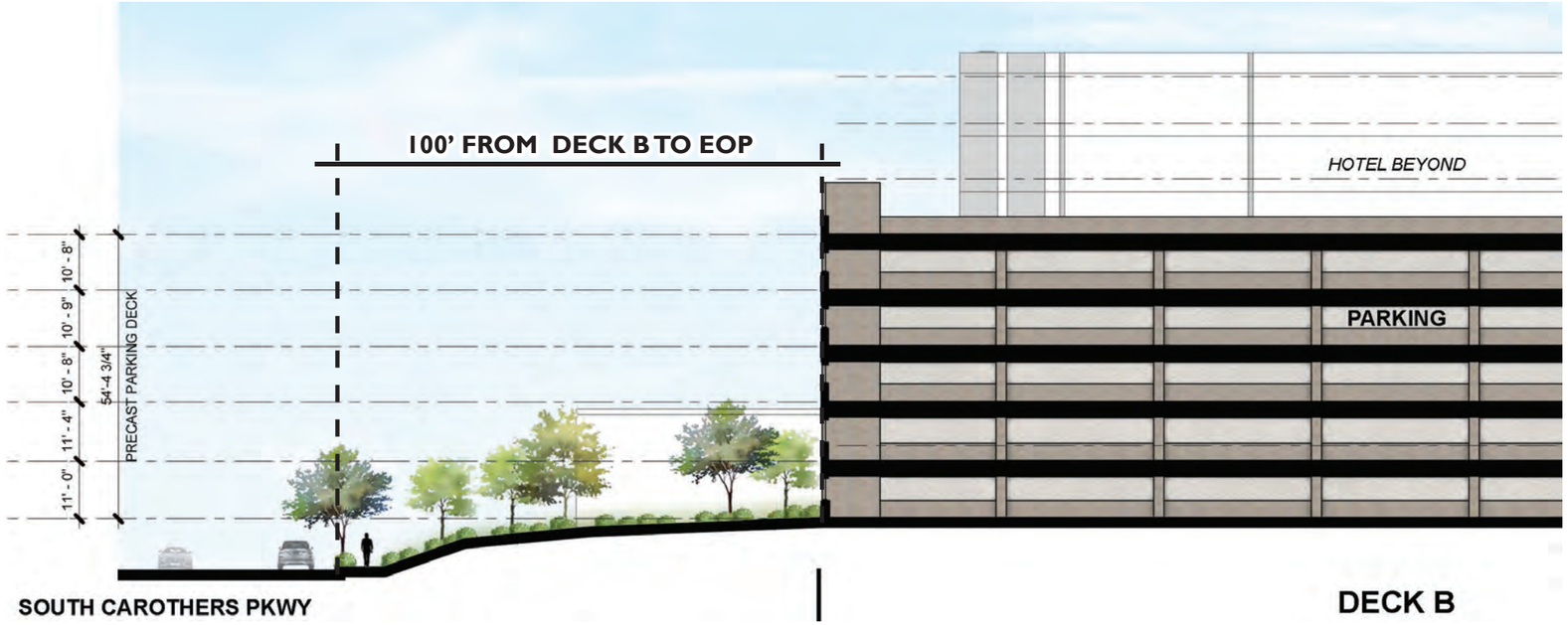
Section 10.5.2 At or Above Grade Parking Structures outside of the CFP or CAO1, CAO2, or CAO3 (D) states;

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.

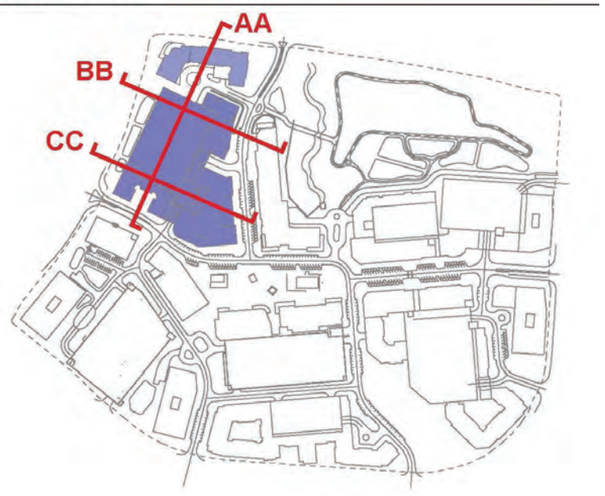


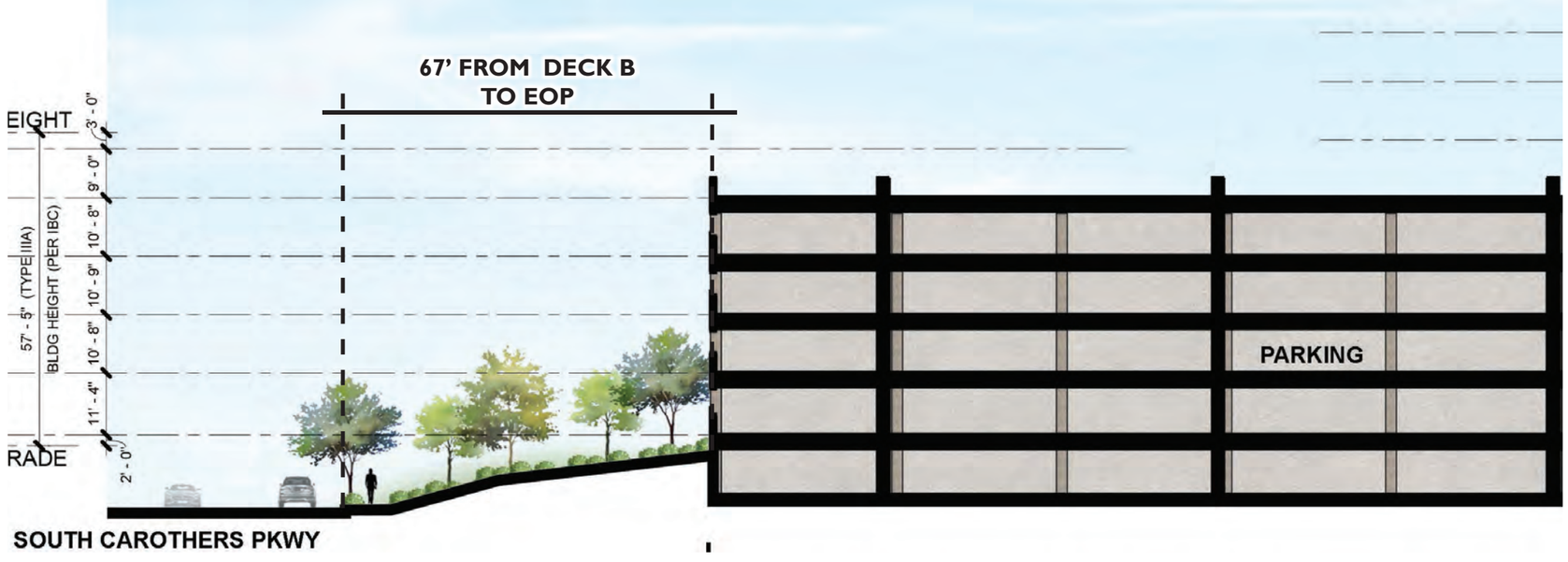
MOS 9(cont). - SECTION 10.5.2 A - PARKING STRUCTURES.
REQUEST TO PLACE A PARKING STRUCTURE PARALLEL TO THE CAROTHERS PARKWAY AND THE MCEWEN DRIVE RIGHTS OF WAYS.



SECTION BB

KEY PLAN

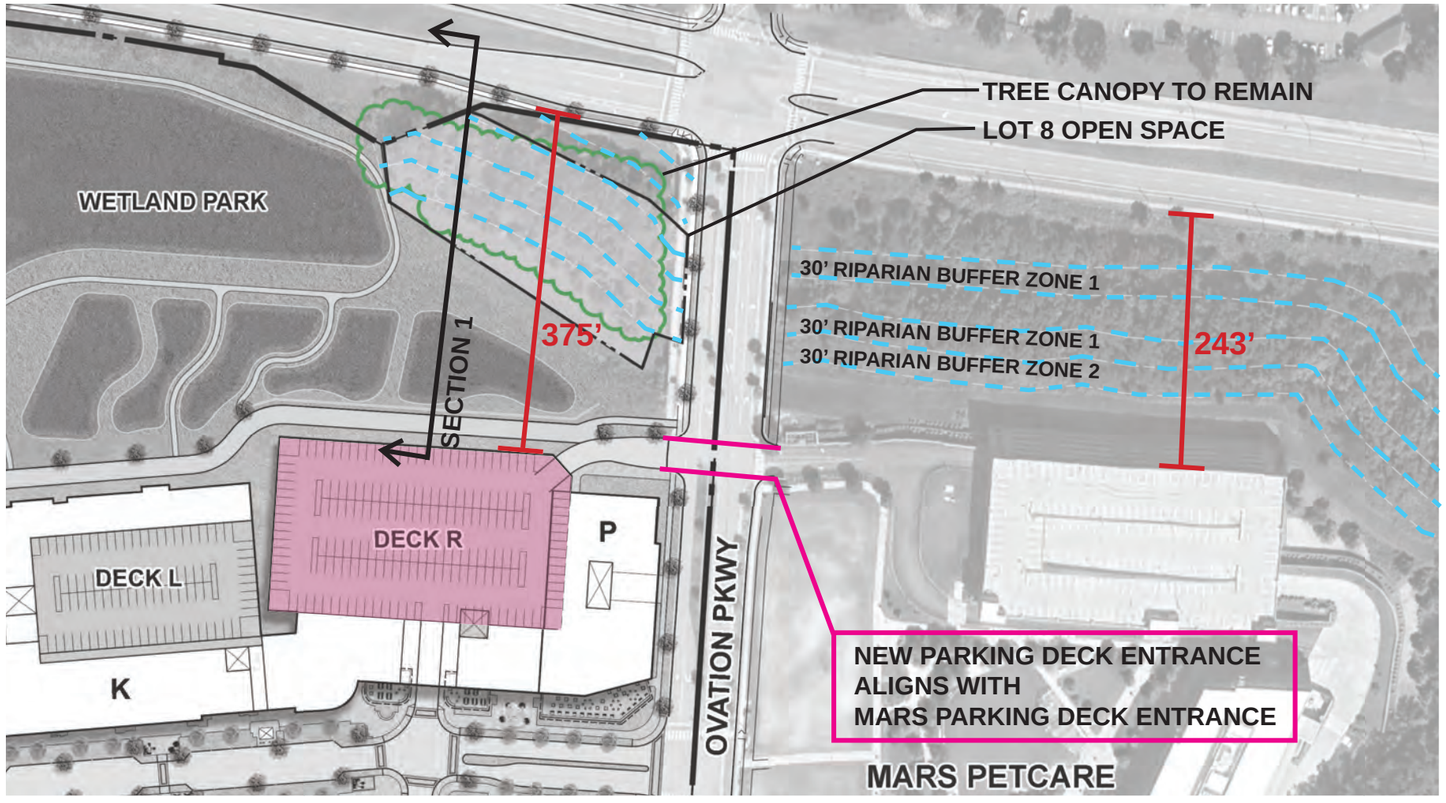


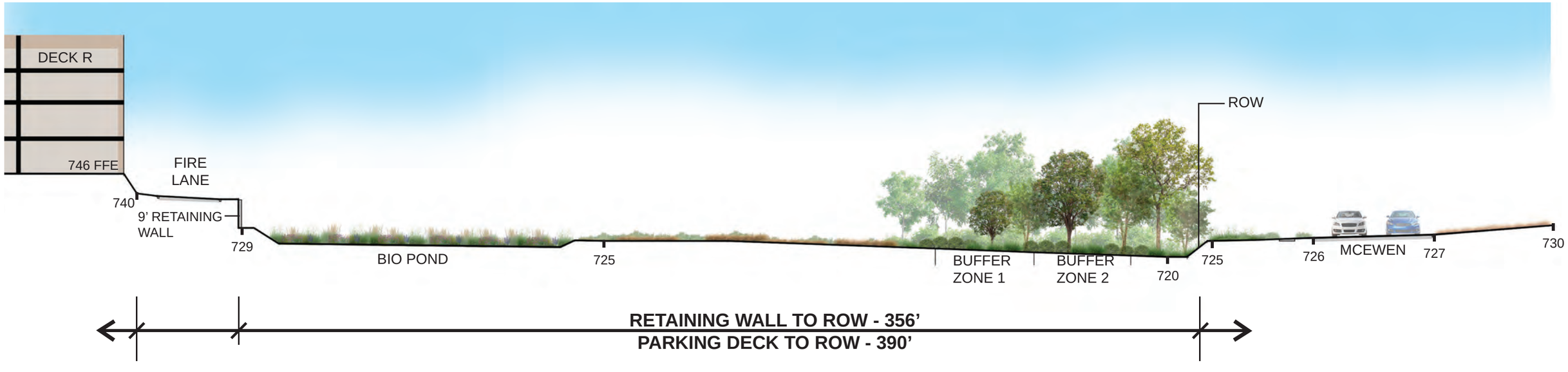


SECTION CC

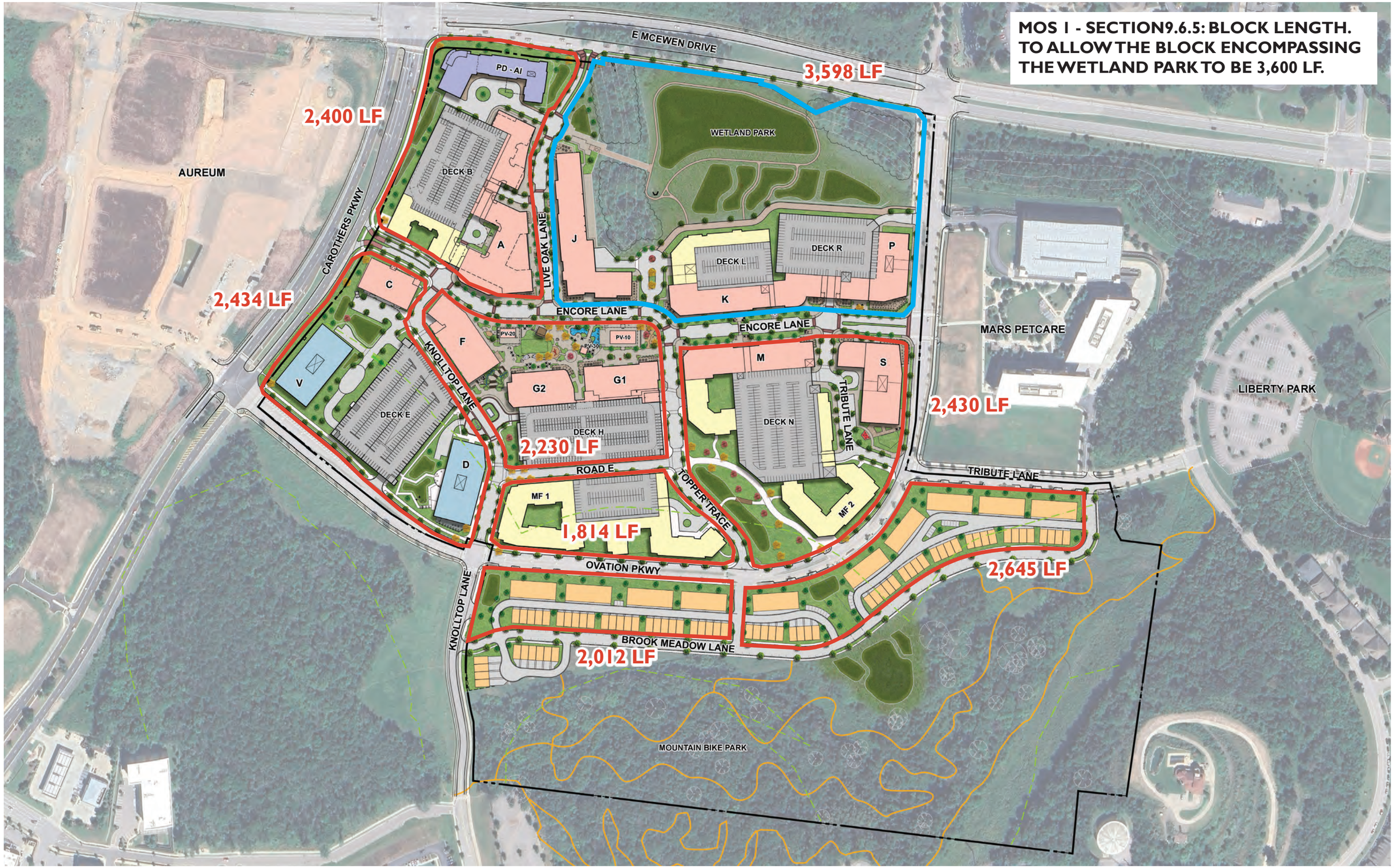
MOS 9 (cont). - SECTION 10.5.2 A - PARKING STRUCTURES.

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.



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BLOCK LENGTH EXHIBIT

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MOS 2 -SECTION 6.6: ROOF ELEMENTS.
TO PERMIT FLAT ROOFS WITH PARAPETS FOR TOWN HOMES.







Ovation PUD Subdivision, Development Plan MOS Requests

MOS #1: Allow a maximum block length of 3,600 LF for the block encompassing the Wetland Park and stormwater management area. **FMPC recommended approval, 8-0.**

MOS #2: Requesting to allow flat roofs with parapets for townhouse building type. (Request from Chapter 6.6 in the January 2025 Zoning Ordinance) **FMPC recommended approval, 8-0.**

MOS #3: Requesting 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. (Request from Chapter 6.9 Commercial/Mixed-Use Building in the January 2025 Zoning Ordinance) **FMPC recommended approval, 8-0, with the words "up to 50%" removed from the MOS.**

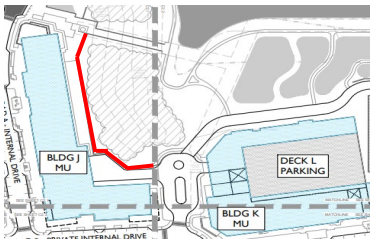
Staff does not support this MOS. Knee walls provide a base, and define a more traditional, classic design. Transom windows also provide a more traditional, classic design.

MOS #4: Requesting to add pre-cast concrete as an allowable primary material on a façade for a large-scale office building. (Request from Chapter 6.10 Large-Scale Office Building in the January 2025 Zoning Ordinance) **FMPC recommended approval, 7-1.**

MOS #5: Requesting to add pre-cast concrete as an allowable primary material on a façade for a commercial/mixed-use building where office is a primary use and to allow up to three materials as opposed to the two written in the zoning ordinance. (Request from Chapter 6.9 Commercial/Mixed Use Building in the January 2025 Zoning Ordinance) **FMPC recommended approval, 7-1.**

Staff does not support these MOS requests. 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.

MOS #6: Requesting to increase the maximum height for ~~**two (2)**~~ **a** retaining wall located behind Building J (shown below) to 22 feet ~~**and across from the proposed townhomes (also shown below) to 16 feet**~~. (Request from Chapter 13.2.5 Maximum Height of Retaining Walls in the January 2025 Zoning Ordinance) **FMPC recommended approval, 8-0, with amended language to address only the 22-foot wall. (at applicant request, as further study by the applicant determined that the 16' wall is no longer needed).**



Staff does not support this MOS. The wall could be reduced in height if the density of the site was reduced. The applicant has not provided any exhibits that detail that the height of these walls would enhance the design of the site.

MOS #7: Requesting 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. The evergreen shrub requirement conflicts with the native plant requirement as directed in Franklin's Best Management Practice Stormwater Management Manual. (Request from Chapter 13.2.5A Retaining Walls for Multifamily, Nonresidential, and Mixed Uses in the January 2025 Zoning Ordinance) **FMPC recommended approval, 8-0.**

MOS #8: Requesting to place a parking structure parallel to the **Carothers Parkway** and the **McEwen Drive** Right of Ways. (Request from Chapter 10.5.2 A - Parking Structures in the January 2025 Zoning Ordinance) **FMPC recommended approval, 8-0 (See option 2).**

Staff recommends disapproval of MOS #8. Previous staff recommendations at Planning Commission and BOMA Work Session have included an exemption from the staff's disapproval recommendation should regional transit accommodations be made with the parking structure facing Carothers. However, due to the recent discussion at Work Session and further discussions with WeGo, a new, alternative park and ride location is being explored. Therefore, staff continues to recommend disapproval of MOS #8, but without an exemption. Staff recognizes the need for transit options in the vicinity of the proposed development and will continue to engage with the BOMA, FTA, and WeGo in transit planning for the corridor as development continues.

The FMPC recommended approval of MOS #8, with the following conditions (Should the BOMA wish to approve MOS #8, staff would recommend that the FMPC-added conditions apply.):

a) Architectural detailing to be similar size and rhythm as the primary structure.
b) Building to include a base, middle and cap.
c) 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.
d) Pedestrian access entry facing the arterial road.
e) Foundation landscape planting along the base of the parking structure.

Here is a summary of the applicant's latest request, staff's recommendation, and other options for the BOMA to consider as a motion

The BOMA may consider:

1. **Approval**
   This would mean that the location of the parking structures are recommended to be approved as proposed and that the elevations of the parking structures meet the basic requirements of the Zoning Ordinance.

2. **Approval with conditions (applicant's request and FMPC's recommendation)**
   This would mean that the location of the parking structures are recommended to be approved as proposed and that the elevations of the parking structure meeting the following conditions:
   a) Architectural detailing to be similar size and rhythm as the primary structure.
   b) Building to include a base, middle and cap.
   c) 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.
   d) Pedestrian access entry facing the arterial road.
   e) Foundation landscape planting along the base of the parking structure.

3. **Disapproval**
   This would mean that the location of the parking structures along the arterial streets are recommended to be disapproved unless the Zoning Ordinance requirement for parking structures to be screened by buildings at least as tall as the parking structures is met.

   Previous staff recommendations at Planning Commission and BOMA Work Session have included an exemption from the staff's disapproval recommendation should regional transit accommodations be made with the parking structure facing Carothers. However, due to the recent discussion at Work Session and further discussions with WeGo, a new, alternative park and ride location is being explored. Therefore, staff continues to recommend disapproval of MOS #8, but without an exemption. Staff recognizes the need for transit options in the vicinity of the proposed development and will continue to engage with the BOMA, FTA, and WeGo in transit planning for the corridor as development continues.

File #: 21-01140

DATE: September 10, 2025

TO: Franklin Municipal Planning Commission

FROM: Emily Wright, Director of Planning and Sustainability
Kelly Dannenfelser, Asst. Director of Planning
Andrew Orr, Long Range Planning Supervisor
Joel Aguilera, Planner

SUBJECT:

*PUBLIC HEARING: Consideration of Resolution 2025-74, A Resolution To Adopt An Envision Franklin Plan Amendment To Amend The Limits Of The Conservation Design Concept For Property Located At 354 Franklin Road, Known As Map 063 Parcel 02800.

PURPOSE:

The purpose of this memorandum is to provide information to the Franklin Municipal Planning Commission (FMPC) concerning Resolution 2025-74.

BACKGROUND/STAFF COMMENTS:

This application is a request to amend the Envision Franklin Design Concepts Map for property located at 354 Franklin Road. The request is to specifically amend the limits of the Conservation Design Concept on the subject property. The property is currently assigned to the Rural Reserve Design Concept, with significant portions of the property designated as the Conservation Design Concept due to the existence of floodplain on the property around Spencer Creek and predominantly due to the elevation and slopes from Ropers Knob, and Shute's Knob, which is slightly lower and to the west. These high points played significant roles during the Civil War and Ropers Knob is listed on the National Register of Historic Places. Of the total 202.29 acres, approximately 122.2 acres of the site are currently within the Conservation Design Concept. Should the limits of the Conservation area be amended, approximately 113.68 acres of the site would then be within the Conservation Design Concept which is a net reduction of 8.52 acres designated for conservation.

The Conservation Design Concept contemplates as little encroachment as possible in order to protect sensitive lands and environmental features. These may include floodplains, hillsides with steep slopes, hilltops, water resources, tree rows, forested areas, and specimen trees. The Conservation Design Concept for this site dates back to a citywide analysis conducted when the Hillside Hillcrest Overlay Zoning District (HHO) was first established in 2008. The intent behind creating the HHO was to protect the City's hillsides and hillcrests, including their natural and topographic character and identity, as well as limiting development to ensure viewsheds were largely preserved from major corridors. The subject property is located prominently in Central Franklin,

between Franklin Road and Cool Springs Boulevard, and adjoins Roper's Knob which is planned to be a future City park.

The subject property also contains the Rural Reserve Design Concept which supports single-family residential uses on a minimum one-half acre lot for new developments, accessory dwellings, and potentially institutional uses. New developments within the Rural Reserve Design Concept should preserve at least 50% of the site as permanent open space. Harlinsdale Manor is an example of the type of development supported by the Rural Reserve Design Concept.

The purpose of this request is to amend the limits of the Conservation Design Concept in four different areas of the site:

Area A: Approximately 1.40 acres. Located on the southwest portion of the property, just north of Ash Drive in the Rural Reserve Design Concept, the area is proposed to be added and placed into the Conservation Design Concept to preserve the existing stone wall and tree buffer for the adjacent Ash Drive residences.

Area B: Approximately 7.05 acres. Located along the western portion of the property, close to Franklin Road, this area was previously disturbed from illegal grading work that occurred under a previous owner of the property. The current Conservation Design Concept boundary goes through the existing barn and (now) football field. The proposed boundary would follow the remaining tree line.

Area C: Approximately 1.01 acres. On the eastern portion of the property facing Mack Hatcher Parkway this area seeks to carve out a developable footprint with slopes less than 14%. The proposed boundary would use the 14% slope line as a guide, at the base of the hill. This is a forested area.

Area D: Approximately 2.48 acres. Located along the eastern portion of the property, at the intersection at Mack Hatcher Parkway and Cool Springs Boulevard. The proposed boundary would use 14% slopes as guide as well since it follows the base of the hill. The area proposed was cleared of trees during the widening of Mack Hatcher Parkway as well as more recently when Mallory Valley performed water line improvements in their easement which exists in this area.

If approved, the applicant could apply for a rezoning to revise the Hillside Hillcrest Overlay Zoning District (HHO) to match any newly revised boundaries of the Conservation Design Concept for this site.

Envision Franklin states that applicant-requested Plan amendments must demonstrate its need and justification for the following criteria:

1. Significant changes have occurred since the adoption of the Plan and necessitate the proposed amendment;
2. Proposal is consistent with the overall intent of the Plan, its guiding principles, desired land-use patterns, the development suitability analysis, and infill maps as applicable;
3. The design is compatible with the design concept of the surrounding area and does not cause an abrupt change in massing, form, or architecture;
4. The proposal does not adversely affect the health and safety of residents or damage the natural environment or scenic quality in contradiction to the Plan; and
5. Substantial improvements in the quality of life for City residents will be achieved.

The applicant has provided responses to these criteria, which are included as part of their submittal package as an attachment to this item in Civic Clerk. Staff responses to these criteria are as follows:

1. The applicant states that there have been significant changes to the property, as the property owner has commissioned several detailed site analyses to provide a more refined understanding of the site's physical characteristics. The analysis and visuals provided state that the proposed adjustment to the Conservation limits is necessary and would better align with the principles set forth in Envision Franklin. Although the detailed analyses conducted for this review appear correct, and within reason, staff still has some concerns with the justification for removing the Conservation Design Concept in some areas, specifically in area C, where the forested area exists and should be preserved. Due to the amount of deforestation done on site under previous ownership at Area B and at Area D in preparation for the driveway access at Cool Springs Boulevard to meet Engineering standards, staff does not want to continue any further deforestation in highly visible locations as part of the viewshed of the hill designated on the National Register of Historic Places. Additionally, because there is no conceptual layout or building information, staff does not know how impactful future development may be from this boundary change to other viewsheds along Franklin Road and natural areas. As there continues to be significant tree loss on the site due to the invasive emerald ash borer and to work being done in the waterline easements on-site, preservation of the trees at these sensitive locations, like in Area C, should be prioritized as tree canopy was part of the consideration for the original HHO boundary study.

2. The applicant states that the revised boundary of the Conservation area would still preserve the historic and natural character of the area and enabling for appropriately-scaled cluster development. Although no conceptual plan or information on the height, massing, and scale of a future development has been provided, the applicant accommodated staff's request to extend the proposed Conservation area in Area A in order to protect the existing historic stone wall and forested area, consistent with the principles of Envision of Franklin. For Area B, the new boundary line would follow the existing tree line and only incorporate the previously disturbed area. For Area C, the staff has raised concerns with the encroachment into the existing forested area. Encroachment into Area C for future development will not only impact the physical characteristics of the hill, but the staff has concerns it will negatively impact the viewshed from Mack Hatcher Parkway. At Area D, the boundary would follow the steep slopes and existing tree line, beyond the area that has been previously cleared for the Cool Springs Blvd intersection.

3. The applicant states that the proposed amendment adheres to the principles of Envision Franklin's Conservation and Rural Reserve concepts by preserving hilltop viewsheds and minimizing disturbance. The adjustment to the Conservation boundary maintains sensitive buffers in order to protect the visual context of the area. However, no conceptual plan or information on the height, massing, form, or architecture of a future development has been provided for staff to assess if the future development would be compatible with the surrounding area or if the future plan justifies the proposed adjustments to the Conservation areas. Any future proposal to amend the underlying Envision Franklin Design Concepts shall include this information in order to determine if the proposal is compatible with the surrounding area.

4. As stated by the applicant, the proposed adjustment to the Conservation boundaries have been carefully reviewed and adjusted to preserve the important topography and visual features of the property. The applicant's approach maintains the historic landscape and avoids unnecessary encroachment into sensitive terrain. The staff recognizes that some important visual and natural features, like in Area A, have been expanded to capture those sensitive areas; however, as previously stated, in Area C, encroachment of future development into the existing forested area may significantly impact the vegetation there. If encroachment into Area C is permitted, it could affect the

natural or scenic quality of the area.

5. The applicant states that, with the proposed Conservation boundary adjustment, the change supports the long-term vision of a more connected, accessible, and livable community. The adjustment will allow for clustered development in area that avoids environmentally sensitive areas and would encourage preservation, as well as new future amenities like trails, pedestrian connections, and open space access. However, as mentioned previously, because no additional information on conceptual development layout has been provided, it is difficult to assess how a future design will benefit or impact the quality of life of current and future residents.

A virtual neighborhood meeting was held on August 7, 2025. A recording of the meeting is located on the City's website at www.franklintn.gov/neighborhoodmeetings. In addition to the virtual neighborhood meeting, the applicant hosted an in-person neighborhood meeting on August 19, 2025, at Jamison Station to hear additional comments. At both meetings, neighbors voiced a variety of concerns, such as whether the applicant will make additional reductions to the Conservation area on the subject property, what impacts to the neighbors could arise from any future development proposals, and does this set a precedent for reducing other conservation areas throughout the city upon developers' requests, should this proposed amendment be approved.

Project Considerations

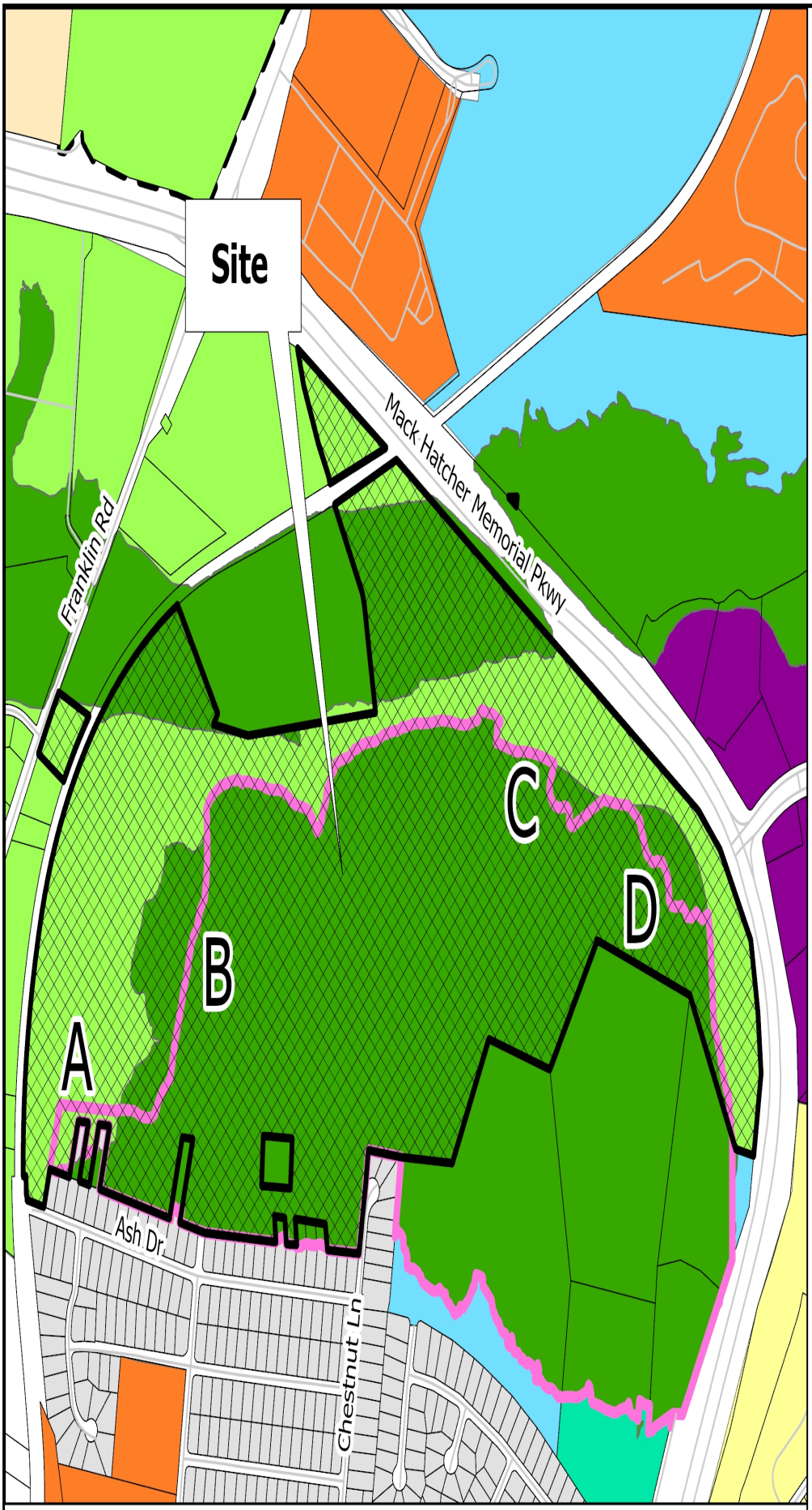
For this plan amendment request, the Planning Commission is only reviewing the applicant's request to amend the boundaries of the Conservation Design Concept on the subject property. No conceptual layout or development renderings have been submitted alongside this request. Any possible future Envision Franklin amendment request that would change the underlying Rural Reserve Design Concept should provide sufficient site layout, height, massing, scale, and architectural information to allow for a full staff review and assessment of the request that would ensure consistency with Envision Franklin and compatibility with the surrounding environment.

FINANCIAL IMPACT:

N/A

RECOMMENDATION:

The Staff recommends approval of Resolution 2025-74, with the condition that the Conservation Design Concept boundary not be amended for Area C.



Resolution 2025-74

Envision Franklin Plan Amendment

TAX MAP 063 PARCEL 02800

Project information:

Existing Design Concept: Rural Reserve
Proposed Design Concept: Rural Reserve
Current Land Use: Agricultural
Site Acreage: 202.29

Legend

- Subject Property

Design Concepts

- Civic and Recreation
- Historic Residential
- Large Lot Residential
- Mixed Residential
- Multifamily Residential
- Neighborhood Green
- Regional Commerce
- Rural Reserve
- Single Family Residential
- Conservation
- Proposed Conservation Boundary

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It was compiled from the most authentic information available.
The City is not responsible for any errors or omissions contained hereon.
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N

0 650 1,300 US Feet

HISTORIC FRANKLIN TENNESSEE

MACK HATCHER PARKWAY

FRANKLIN ROAD

ROPER'S KNOB
STATE OF TENNESSEE

354 FRANKLIN ROAD

ENVISION FRANKLIN AMENDMENT

GAMBLE DESIGN COLLABORATIVE

3. Be constructed and placed on the site to achieve the minimum resistance to the flow of floodwaters;
4. Be firmly anchored to prevent flotation, collapse, and lateral movement, which otherwise may result in damage to other structures; and
5. Have utilities and service facilities, such as electrical and heating equipment, elevated or otherwise protected from intrusion of flood waters.

4.3.7 Prohibited Development

A. For residential uses, other than multifamily residential, any portion of land within the FFO shall be placed in an open space lot and shall be noted on the final plat as non-buildable.
B. Any portion of land within the FFO on a nonresidential, mixed-use, or multifamily development site shall:
   1. Be placed in an open space lot and noted on the final plat as non-buildable; or
   2. Be placed in an easement where the permitted uses and encroachments are limited to the uses and encroachments in Subsection 4.3.4, Permitted Uses, and Subsection 4.3.5, Permitted Encroachments.

4.4 HHO—Hillside Hillcrest Overlay District

4.4.1 Purpose

The HHO district is intended to protect the City's hillsides and hillcrests, including their natural and topographic character and identity, environmental sensitivities, aesthetic qualities, and viewshed.

4.4.2 District Boundaries

The HHO boundaries shall be determined by a combination of GIS data, including elevation contours of hillsides and hillcrests, steep slopes, and a viewshed analysis from major thoroughfares.

4.4.3 Permitted Uses

The following uses are the only uses permitted in the HHO:

A. Passive parks and natural areas; and
B. Telecommunication towers and antennas.

4.4.4 Permitted Encroachments

The following encroachments are the only encroachments permitted in the HHO:

A. Public infrastructure and associated retaining walls.

4.4.5 Prohibited Development

A. Any portion of land within the HHO shall:
   1. Be placed in an open space lot and noted on the final plat as non-buildable; or
   2. Be placed in a conservation easement within a lot where the buildable portion is outside of the HHO.
B. Tree removal shall be prohibited, unless

HILLSIDE HILLCREST OVERLAY (HHO):

Criteria for establishment of line:

1. Elevation contours of hillsides and hillcrests

2. Steep Slopes

3. Viewshed Analysis for major thoroughfares



CONSERVATION

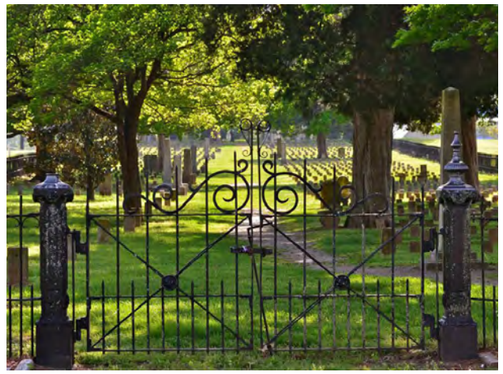
The Conservation design concept contemplates very little encroachment in order to protect sensitive land and environmental features. These Conservation areas include floodplains, hillsides with steep slopes, and hilltops which have inherent long-term value. The preservation of floodplains has a direct public-safety purpose and helps to minimize property damage during periods of flooding. Disruption in any Conservation area should be limited to preserve the function, form, and character of the area. Some cemeteries are also included in this design concept.

Because the Conservation design concept follows environmental features, the boundaries do not always align with parcel lines. Therefore, some properties may have the Conservation design concept and another design concept. Aside from public parks, it is intended that the majority of new development occur outside of this design concept, in the area where the second design concept applies.

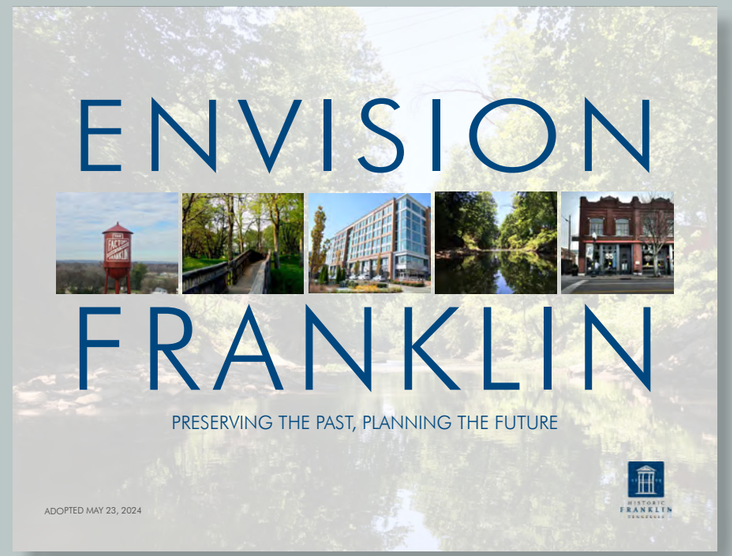
New development should be designed around conservation areas to highlight them as community amenities with pedestrian and bike systems that will connect the entire conservation design concept throughout the city. Pedestrian connections and trails are highly encouraged along the river, along water resources, and through scenic areas. Expanded connections to downtown and historic parks from surrounding residential areas are desired.

"...CONSERVATION DESIGN CONCEPT CONTEMPLATES AS VERY LITTLE ENCROACHMENT AS POSSIBLE IN ORDER TO PROTECT SENSITIVE LAND AND ENVIRONMENTAL FEATURES."







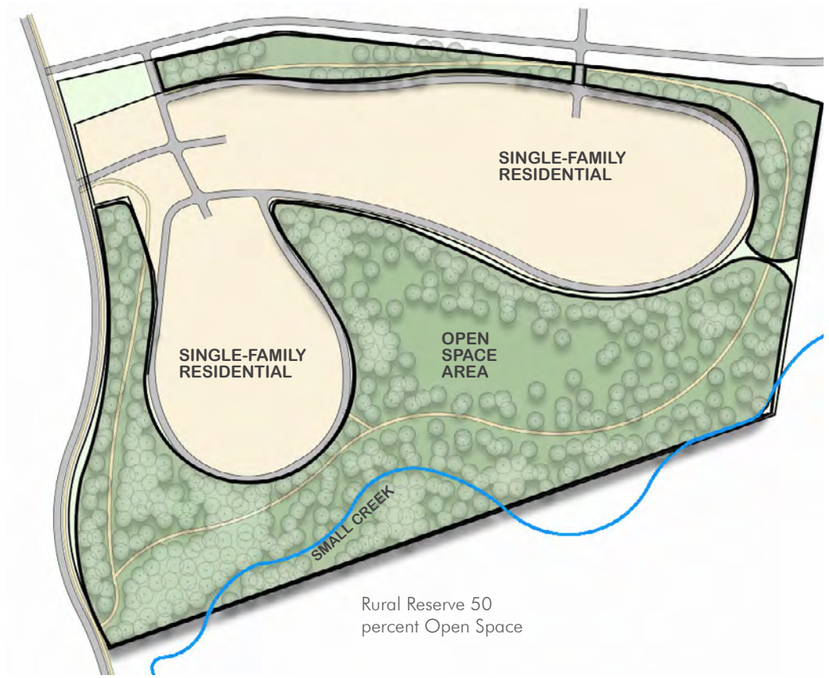


RURAL RESERVE

The Rural Reserve Design Concept is intended to help preserve the natural beauty of Franklin through innovative design that helps celebrate nature while transitioning from the more densely populated City to the rural County. Preliminary design considerations for new development should focus on identifying the natural features that should be preserved within a required 50 percent open space in a meaningful way, followed after by new residential lots of one-half acre minimum.

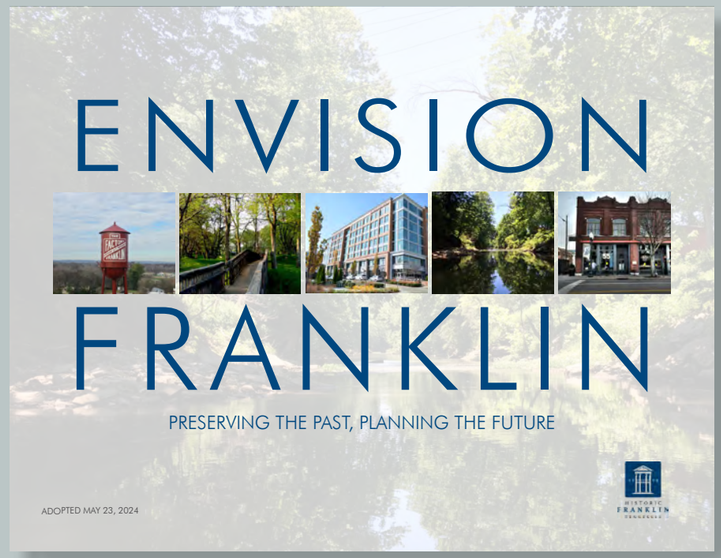
Preserved open space is a valued amenity and should be the focal point of this design concept by clustering residential uses around preserved environmental features and identified open spaces. A network of trails should be provided throughout the open spaces to provide access and encourage use of these areas. Multi-use trails should also connect to the broader community-wide system of sidewalks and multi-use trails.

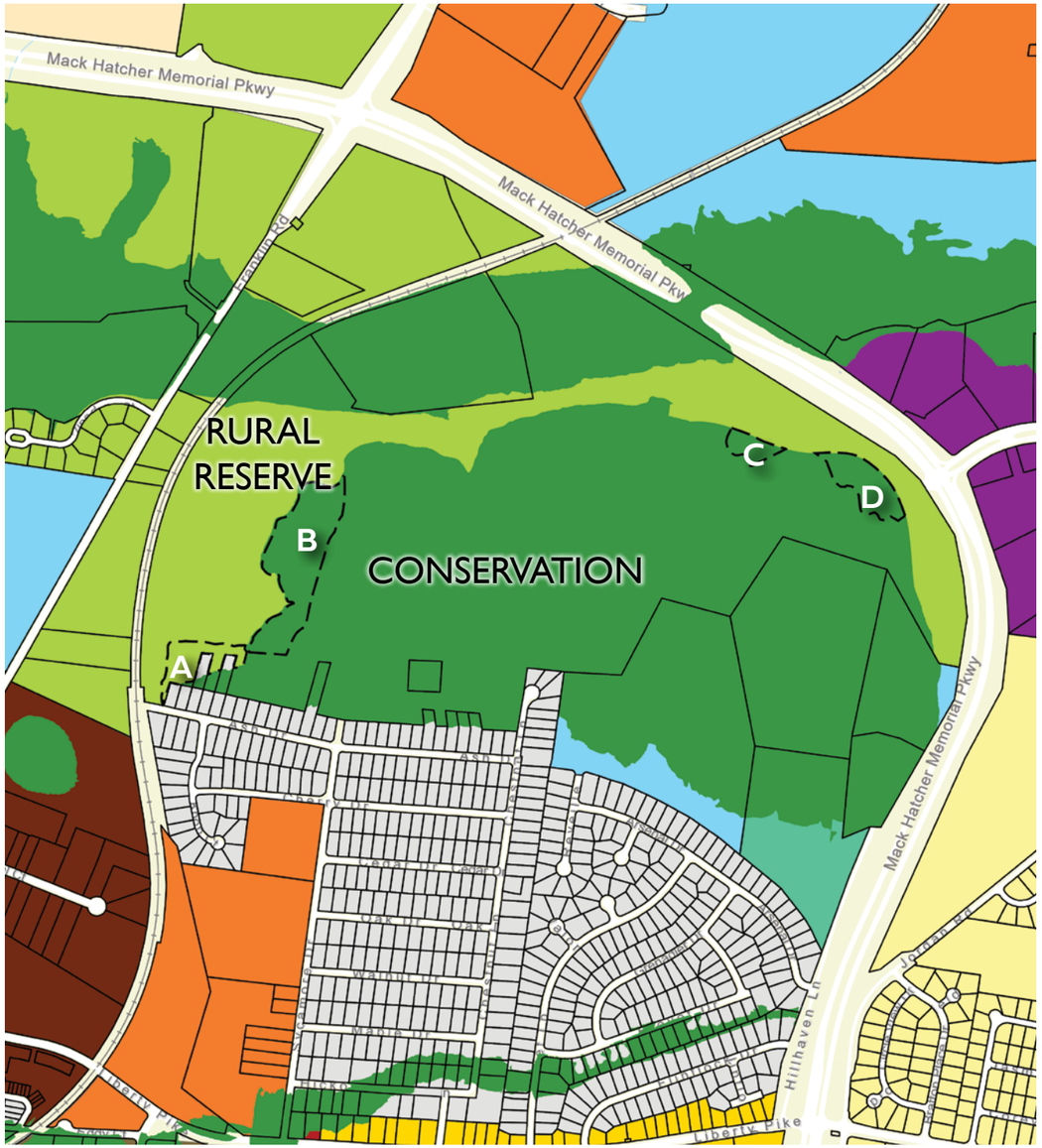
"...DESIGN THAT HELPS CELEBRATE NATURE WHILE TRANSITIONING FROM THE MORE DENSELY POPULATED CITY TO THE RURAL COUNTY."



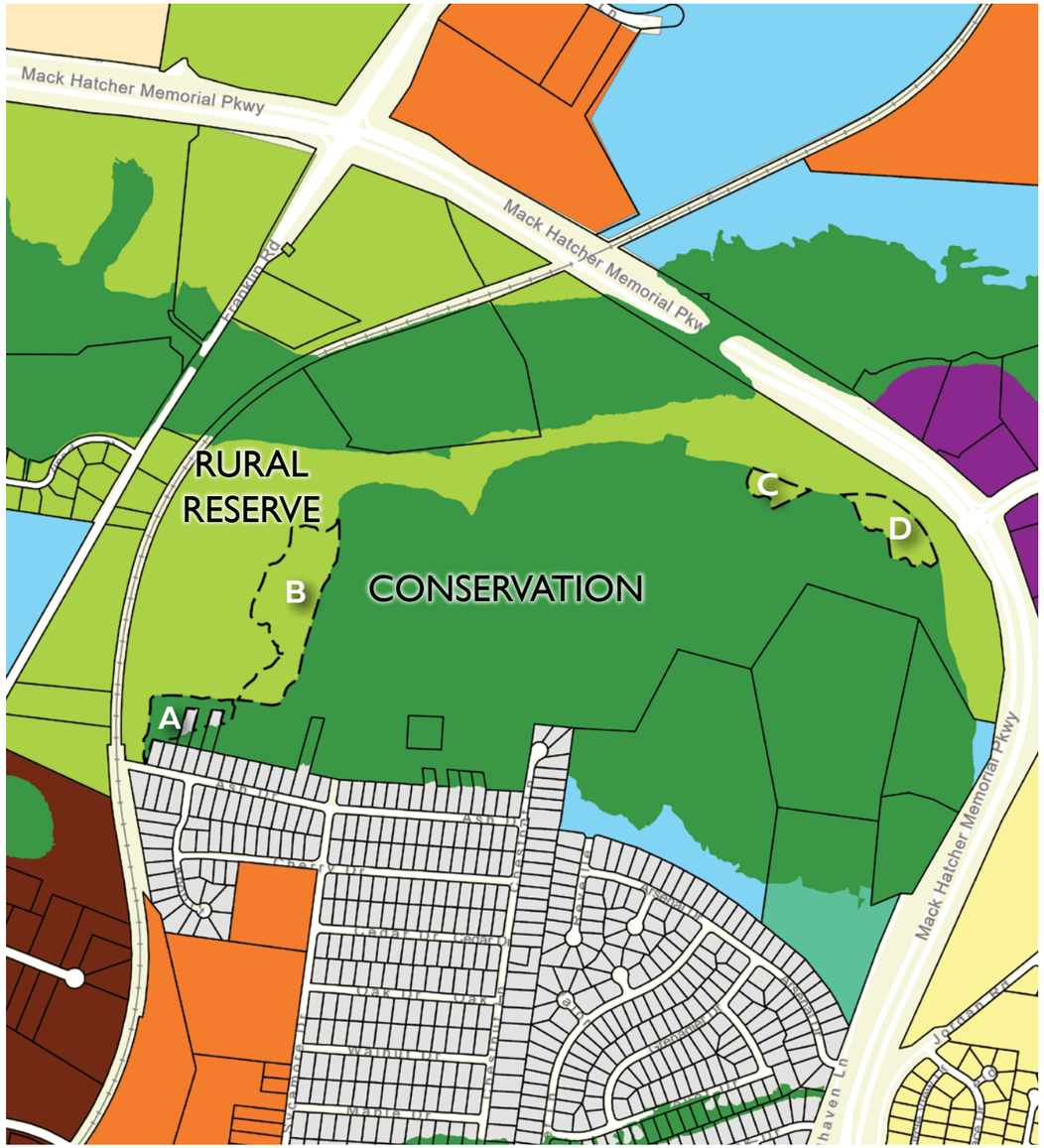
Rural Reserve 50 percent Open Space







EXISTING CONSERVATION



PROPOSED CONSERVATION

OUR REQUEST

Our request is to amend the Envision Franklin policy as it relates to areas currently designated as Conservation within the Hilltop/ Hillside Overlay (HHO). Because the Conservation policy in Envision Franklin is aligned with the existing HHO line, this amendment would enable us to bring forward a rezoning application requesting an adjustment to the HHO boundary on the property at a later time.

The portion of land proposed to be removed from the Conservation designation would transition into the Rural Reserve policy area. As such, any future development would remain limited in scale and character consistent with the Rural Reserve standards.

Following additional site analysis and detailed studies, we believe that the proposed revision better aligns with the criteria and definitions established in the zoning ordinance for determining the HHO boundary.



SITE DATA KEY

- HILLTOP/HILLSIDE OVERLAY
- 500 FT HILLTOP/HILLSIDE OVERLAY BUFFER
- PROPOSED HHO
- PROPOSED CONSERVATION
- FLOODWAY
- FLOODPLAIN

SITE AC	**202.29**
EXISTING CONSERVATION AC	**122.22**
EXISTING RURAL RESERVE AC	**59.72**
CONSERVATION AC REMOVED	**10.50**
CONSERVATION AC ADDED	**1.54**
NEW CONSERVATION AC	**113.23**
NEW RURAL RESERVE AC	**68.71**

354 FRANKLIN ROAD
EXISTING CONDITIONS

ENVISION FRANKLIN AMENDMENT

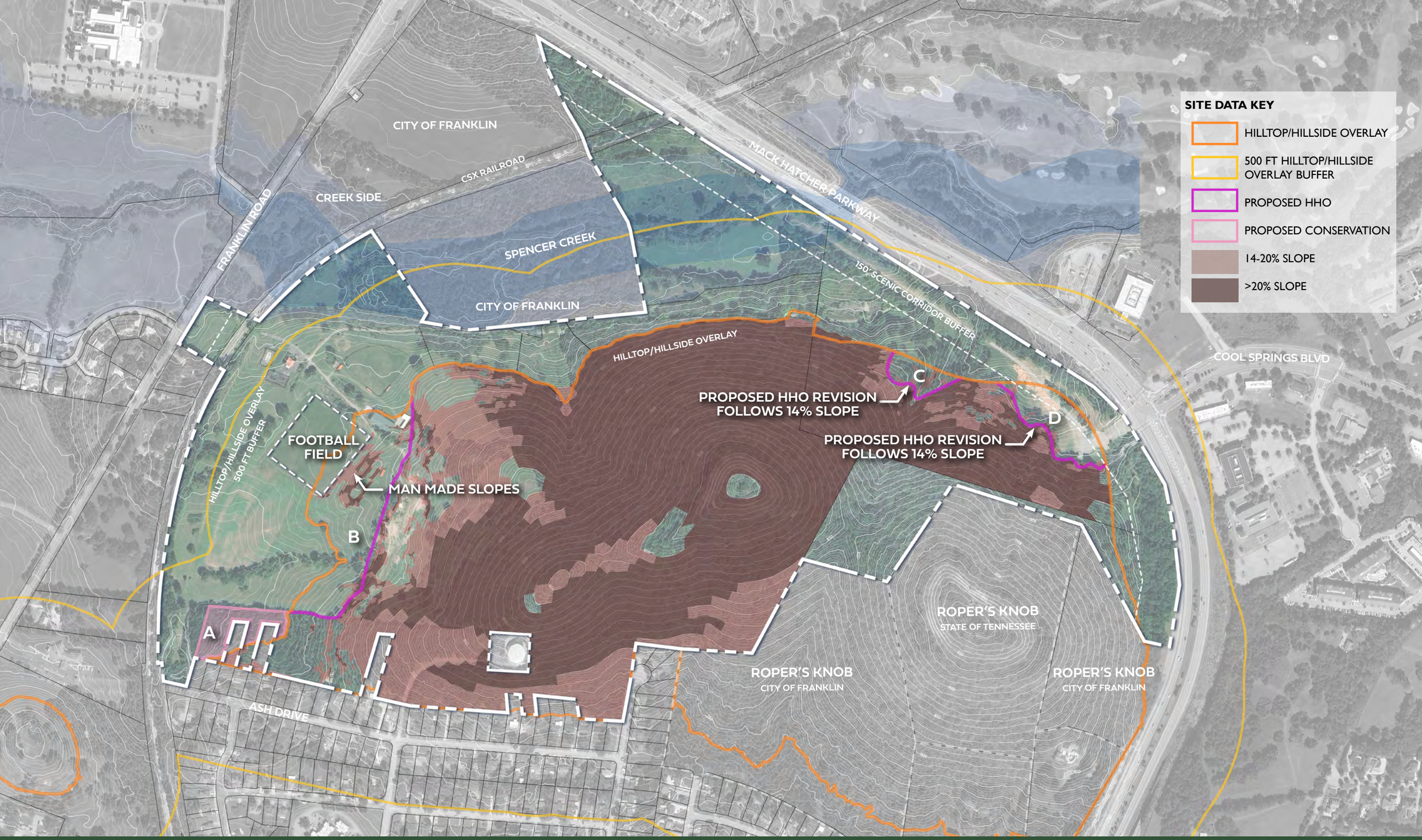
GAMBLE DESIGN COLLABORATIVE



354 FRANKLIN ROAD
CONTOUR EXHIBIT

ENVISION FRANKLIN AMENDMENT

GAMBLE DESIGN COLLABORATIVE



354 FRANKLIN ROAD

SLOPE EXHIBIT

ENVISION FRANKLIN AMENDMENT

GAMBLE DESIGN COLLABORATIVE



354 FRANKLIN ROAD

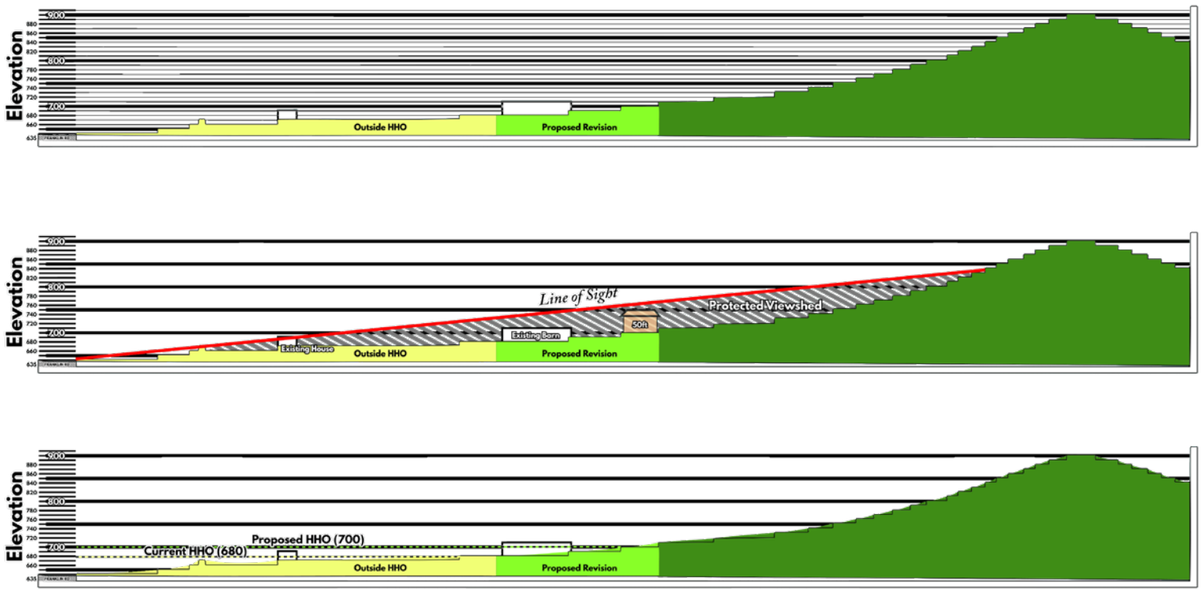
TREE CANOPY EXHIBIT

ENVISION FRANKLIN AMENDMENT

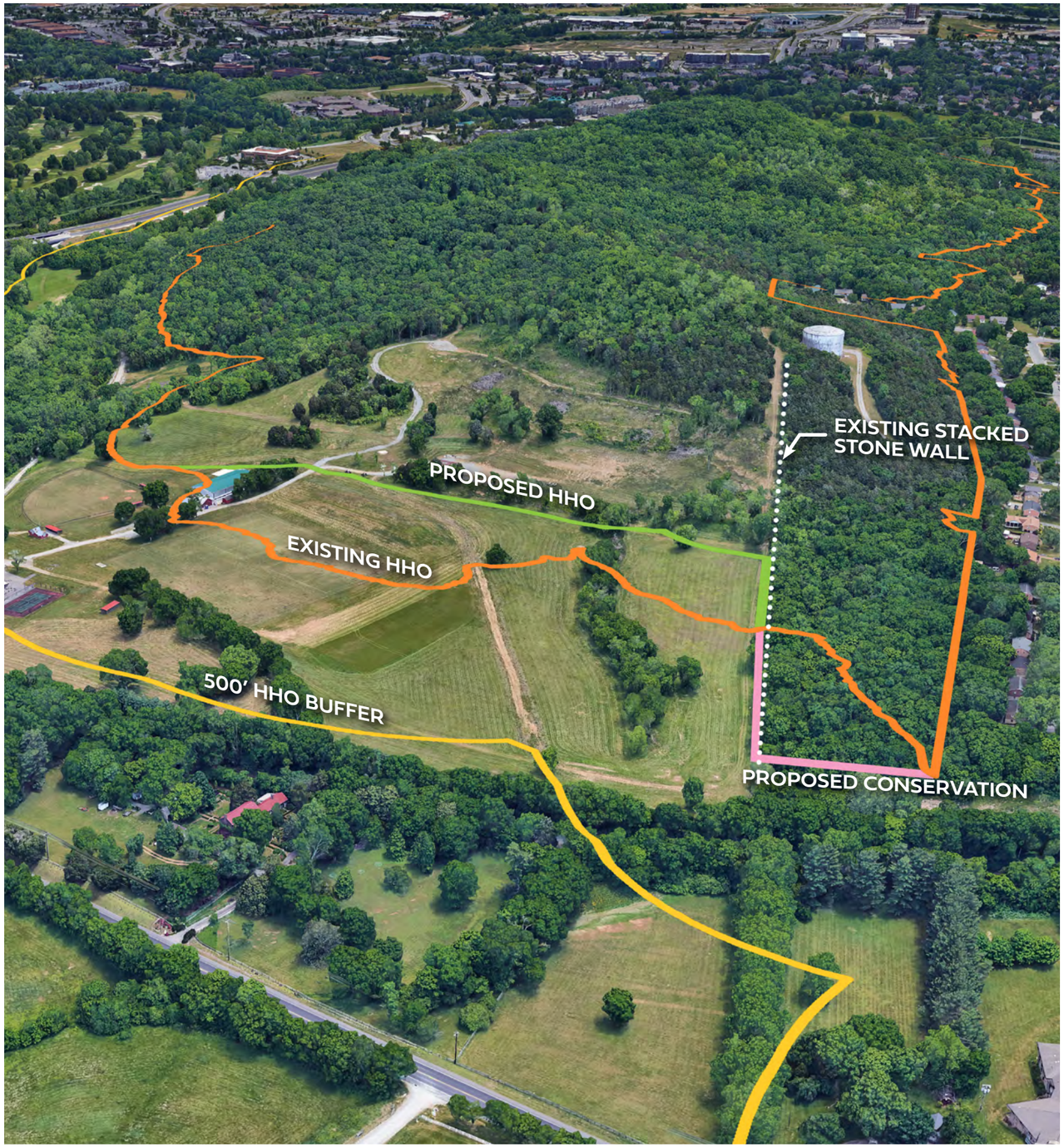
GAMBLE DESIGN COLLABORATIVE



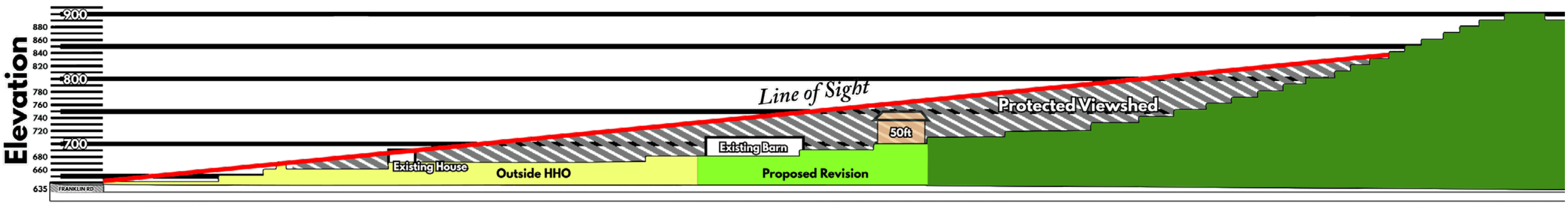
EAST FACING AERIAL



FRANKLIN ROAD VIEWSHED



WEST FACING AERIAL



FRANKLIN ROAD VIEWSHED

VIDEO

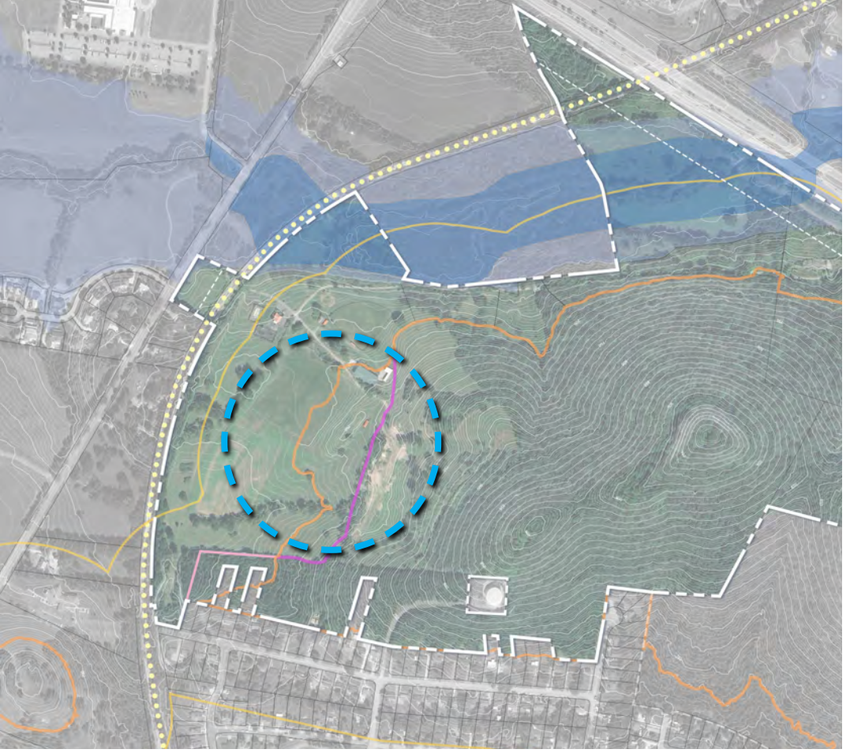


AREA A

This area is currently in rural design concept.

Proposed area to be placed into conservation to preserve existing stone wall and tree buffer for neighboring properties.





AREA B:

This area was previously disturbed.

Currently Line goes through a barn and football field

Proposed line follows existing tree line.



354 FRANKLIN ROAD

AREA B



AREA C:

By using the area of 14% and greater slopes as a guide, this area better follows the base of the hill.

Takes into account viewsheds and existing grades in those areas.



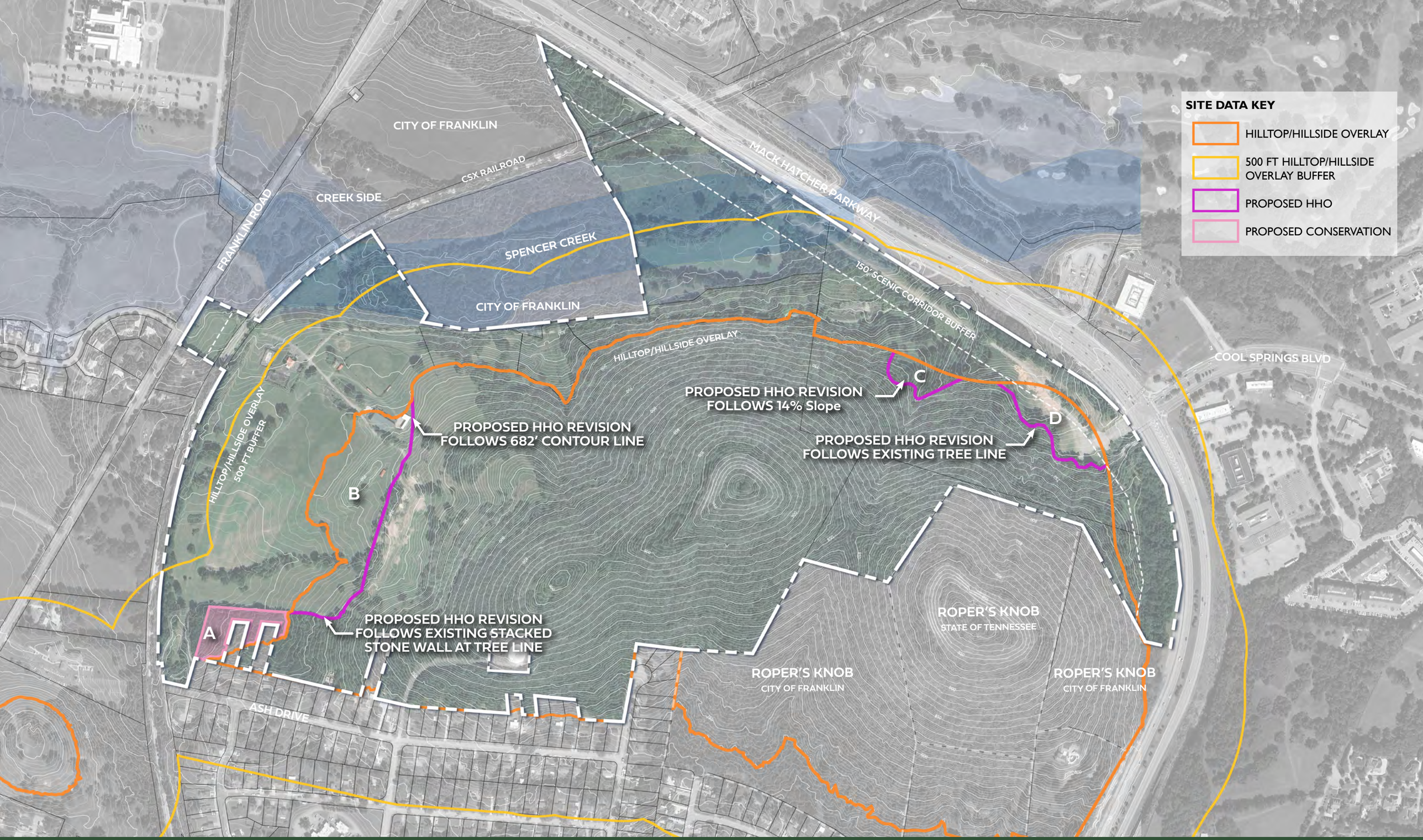


AREA D:

By using the area of 14% and greater slopes as a guide, this area better follows the base of the hill.

This area also reflects the existing tree canopy of the site.





354 FRANKLIN ROAD

HHO EXHIBIT

ENVISION FRANKLIN AMENDMENT

GAMBLE DESIGN COLLABORATIVE



APPROVAL CRITERIA

A. *Significant changes have occurred since the adoption of the plan that necessitate the proposed amendment:*

Following the initial delineation of the HHO boundary, the landowner commissioned a series of detailed site analyses, including high-resolution topographic mapping, comprehensive on site tree surveys, and viewshed modeling. These investigations provided a more refined understanding of the site's physical and visual characteristics. As a result, the proposed adjustment of the HHO boundary and associated conservation policy better aligns with the principals set forth in Envision Franklin.

B. *The proposal is consistent with the overall intent of Envision Franklin:*

The revised HHO boundary preserves historic and natural character yet enables appropriately scaled cluster development, in keeping with Envision Franklin's preservation centered growth framework. Envision Franklin asserts that "Franklin's natural features are irreplaceable assets… they will be protected with planning and conservation tools and celebrated through careful site design". The Rural Reserve builds on that value by intentionally celebrating viewsheds and natural landforms through clustering and sensitive development, rather than merely protecting them in place. This nuanced shift enables a more intentional set of outcomes preservation paired with strategic design.

C. *The proposal is compatible with the design concepts of the surrounding area and does not cause an abrupt change in massing, form, or architecture:*

Our proposed amendment adheres to Envision Franklin's Conservation and Rural Reserve guidance by preserving hilltop viewsheds and minimizing visible disturbance. Along Mack Hatcher Parkway, it creates a sensitive transition zone, buffering commercial uses in Cool Springs from residential development to the south, all while maintaining scale, character, and visual continuity with adjacent design contexts. Our request is to keep the design the same as what exists in the surrounding area. Rural Reserve encourages "transitioning from the more densely populated City to the rural County" through design that blends character and scale. The proposed boundary adjustment along Mack Hatcher Parkway embodies this principle, establishing a sensitive buffer between commercial and residential zones while retaining visual harmony and continuity.

D. *The proposal does not adversely affect the health, safety, and welfare of the public:*

The proposed adjustment to the Hillside and Hilltop Overlay boundaries and aligned Conservation Overlay is carefully designed to preserve the most significant topographic and visual features of the site while allowing for limited, context-sensitive development in previously disturbed or less prominent areas. This approach maintains the integrity of the historic landscape and avoids unnecessary encroachment into highly sensitive terrain. By refining the HHO boundaries, the proposal further refines the areas of highest sensitivity that needs preservation and allows a more in depth understanding of the site and areas that need preservation.

E. *Substantial improvements in the quality of life for Franklin citizens will be achieved:*

The proposed adjustment to the Hillside and Hilltop Overlay boundary supports the long-term vision of a more connected, accessible, and livable Franklin. Shifting to Rural Reserve aligns the amendment with these principles by cluster-development in already modified or less critical terrain, safeguarding natural beauty and steering growth where it's most appropriate. By transitioning small areas conservation land to community-oriented development, especially in areas that have already been altered or are less environmentally sensitive, the plan allows for new amenities such as trails, pedestrian connections, and open space access. These features promote healthy, active lifestyles and provide opportunities for recreation, education, and gathering to help further the City's plan for recreation in this area. Together, these improvements directly support the goals of Envision Franklin by elevating quality of life through preservation, accessibility, and thoughtful community design.

RESOLUTION 2025-74

RESOLUTION 2025-74: A RESOLUTION TO ADOPT AN ENVISION FRANKLIN PLAN AMENDMENT TO AMEND THE LIMITS OF THE CONSERVATION DESIGN CONCEPT FOR PROPERTY LOCATED AT 354 FRANKLIN ROAD, KNOWN AS MAP 063 PARCEL 02800

WHEREAS, pursuant to *Tennessee Code Annotated* (T.C.A.) § 13-4-201, it is the function and duty of the Franklin Municipal Planning Commission (FMPC) to adopt an official general plan for the physical development of the City of Franklin; and

WHEREAS, the City adopted *Envision Franklin* on May 23, 2024, and it provides a framework for the City to make land-use decisions, manage the quality of development, determine the timing and location of future growth, and direct investment and development activity; and

WHEREAS, the FMPC may from time to time amend, extend or add to the plan, or carry any part of subject matter into greater detail; and

WHEREAS, the amendment request, as depicted in the attached map, is to amend the limits of the conservation design concept for the property located at 354 Franklin Road; and

WHEREAS, the FMPC finds that the Plan amendment request has demonstrated its need and justification in accordance with the Implementation Chapter of *Envision Franklin*; and

WHEREAS, the FMPC held a public hearing and the Plan amendment to *Envision Franklin* is found to be in the best interest of the citizens of the City of Franklin.

NOW, THEREFORE, BE IT RESOLVED, by the Franklin Municipal Planning Commission of the City of Franklin, Tennessee, as follows:

SECTION I. The Envision Franklin Design Concepts Map is hereby amended to reflect the new limits of the conservation design concept on property located at 354 Franklin Road.

SECTION II. A copy of the adopted amendment to Envision Franklin shall be certified to the Board of Mayor and Aldermen, as required by T.C.A. § 13-4-202.

SECTION III. That this Resolution shall take effect upon approval by the FMPC on September 25, 2025, the health, safety, and welfare of the citizens requiring it.

ATTEST:

By:_____
Emily Wright
Secretary

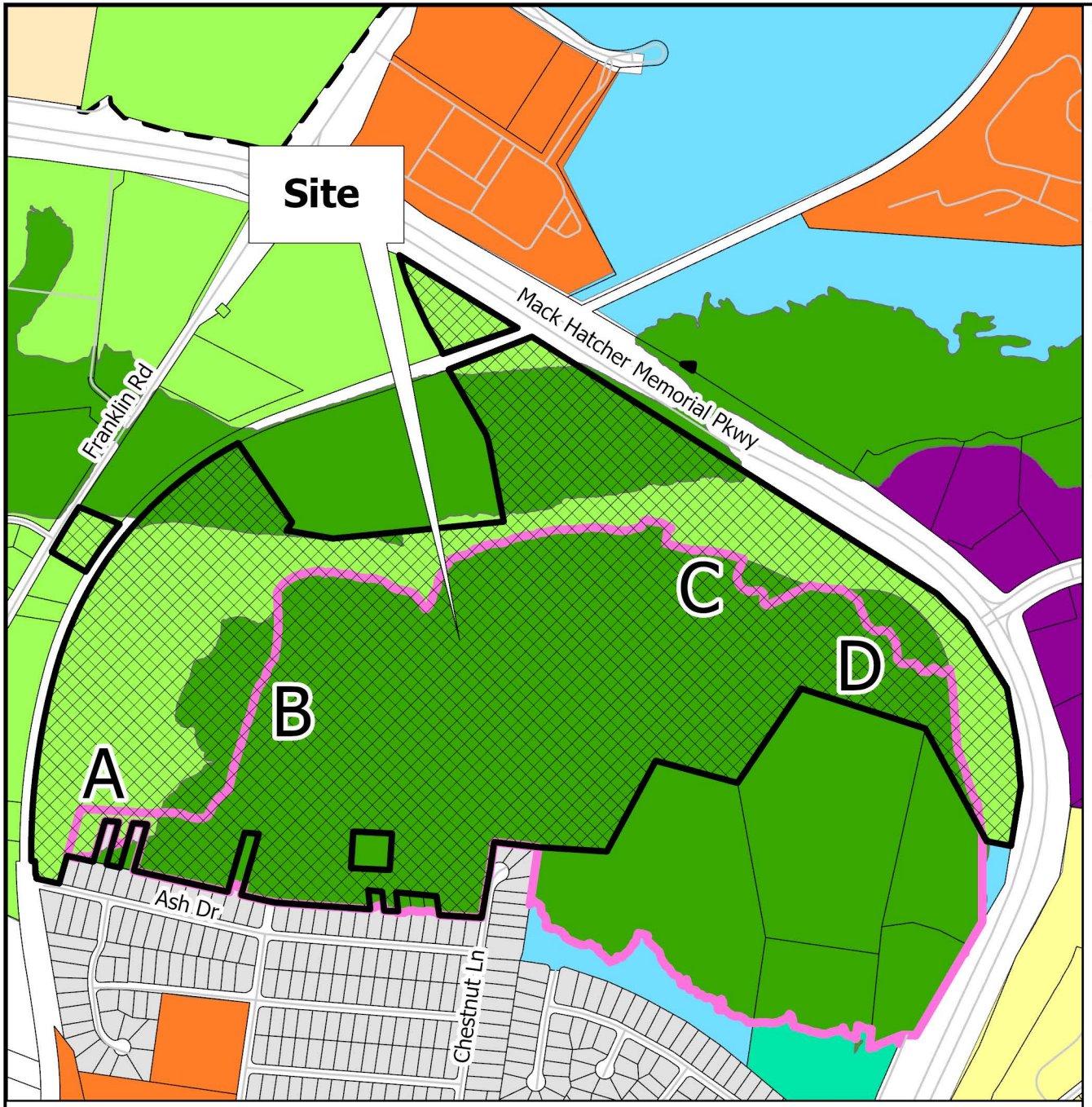
CITY OF FRANKLIN, TENNESSE

By:_____
Roger Lindsey
Chair

Law Dept approved 09.12.25

Approved as to Form:

By: _____
Shauna R. Billingsley
City Attorney



Resolution 2025-74
Envision Franklin Plan Amendment

TAX MAP 063 PARCEL 02800

Project information:

Existing Design Concept: Rural Reserve
Proposed Design Concept: Rural Reserve
Current Land Use: Agricultural
Site Acreage: 202.29

Legend

- Subject Property

Design Concepts

- Civic and Recreation
- Historic Residential
- Large Lot Residential
- Mixed Residential
- Multifamily Residential
- Neighborhood Green
- Regional Commerce
- Rural Reserve
- Single Family Residential
- Conservation
- Proposed Conservation Boundary

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

0 650 1,300 US Feet

HISTORIC FRANKLIN TENNESSEE

File #: 21-01153

DATE: September 12, 2025

TO: Franklin Municipal Planning Commission

FROM: Emily Wright, Director of Planning and Sustainability
Kelly Dannenfelser, Asst. Director of Planning
Andrew Orr, Long Range Planning Supervisor
Eric Conner, Principal Planner

SUBJECT:

*PUBLIC HEARING: Consideration Of Resolution 2025-70, A Resolution To Adopt An Envision Franklin Plan Amendment To Amend The "Columbia Avenue Between Five Points To Fowlkes Street" Special Consideration Of The Neighborhood Mixed-Use Design Concept For A Development At The Northwest Corner Of Columbia Avenue And Fowlkes Street, Known As The HG Hill Property

PURPOSE:

The purpose of this memorandum is to provide information to the Franklin Municipal Planning Commission regarding Resolution 2025-70, a resolution to amend the Envision Franklin Special Consideration "Columbia Avenue Between Five Points to Fowlkes Street" of the Neighborhood Mixed-Use Design Concept.

BACKGROUND/STAFF COMMENTS:

Project Information

COF Project Number: 8908
Applicant: **John Gore, Barge Civil Associates**
Owner: **Celeste Patterson, H.G. Hill Realty Company, LLC**

Background/Staff Comments

This application is to amend the “Columbia Avenue between Five Points to Fowlkes Street” Special Consideration of the Neighborhood Mixed-Use Design Concept in association with future development located at 926 Columbia Pike, commonly known as the HG Hill site. The applicant is requesting that the Special Consideration be amended in two ways, increasing the allowable height along Columbia Avenue, and along Plaza Street. The 5.7 acre site is zoned Central Commercial (CC) District and located within the Columbia Avenue Overlay District, specifically within the Urban Commercial Development Sub-District 1 (CAO1). The conceptual plan includes a central hotel, townhomes, and a mixed-use structure consisting of retail and residential uses which are all permitted uses within the CC District.

Based upon some of the feedback received from Joint Conceptual Workshop on August 28, 2025, the applicant amended their request, removing an additional story allowance for the hotel internal to the site and including that the third story of the multi-use building should be a minimum of 10 feet back from the lower façade to aid in the massing of the structure.

The currently requested changes would allow for a 3-story multi-use structure along Columbia Avenue, requiring that the third story step back a minimum of 10 feet from the front of the lower floors. Currently, the Special Consideration for this area states that structures have a maximum height of two stories along Columbia Avenue.

The proposed changes would also support 3-story townhomes along Plaza Street on the northern side of the site, which is currently permitted by the Zoning Ordinance but not currently supported by Envision Franklin due to a general height restriction for the Neighborhood Mixed-Use Design Concept within Mack Hatcher Parkway.

Due to the nature of this request being two-fold, staff has reviewed the requests independently and has different recommendations for each portion of the request. The justifications provided by staff below have been broken into separate sections for each required criterion; a single numeral for the Columbia Avenue height request, and a numeral with the letter ‘A’ for the Plaza Street height request.

Envision Franklin states that applicant-requested Plan amendments must demonstrate its need and justification for the following criteria:

1. Significant changes have occurred since the adoption of the Plan and necessitate the proposed amendment;
2. Proposal is consistent with the overall intent of the Plan, its guiding principles, desired land-use patterns, the development suitability analysis, and infill maps as applicable;
3. The design is compatible with the design concept of the surrounding area and does not cause an abrupt change in massing, form, or architecture;
4. The proposal does not adversely affect the health and safety of residents or damage the natural environment or scenic quality in contradiction to the Plan; and
5. Substantial improvements in the quality of life for City residents will be achieved.

The applicant has provided responses to these criteria, which are included as part of their submittal package as an attachment to this item in Civic Clerk. Staff responses to these criteria are as follows:

1. There have not been significant changes since the adoption of the recent Envision Franklin update, which occurred in May of 2024, that would necessitate an allowance for additional height along Columbia Avenue at this site. The Special Consideration in which the applicant is looking to amend is the same Special Consideration that was amended during the “Margin District” request which occurred in December of 2023, prior to the adopted update. Throughout the Envision Franklin update process, despite the additional height granted for the Margin District project, there was no staff intent nor necessity felt to add additional height allowance; staff does not believe that the Margin District height increase constitutes additional height to be granted further south in a transition zone to shorter and less intense uses.

1A. Staff believes there has been significant enough change since the adoption of the recent Envision Franklin update, due to this request staff has identified a conflict between the Zoning Ordinance and Envision Franklin. This identified inconsistency is significant enough to necessitate a

change to better align our Zoning Ordinance with the Long-Range Plan, therefore staff believes that an amendment to align the documents is appropriate.

2. The conceptual site plan and associated project for 926 Columbia Avenue meet a number of Envision Franklin's Guiding Principles, including Economic Vitality and Housing Choices, however Staff believes that the height indicated in the submitted materials is not in alignment with Context-Responsive Infill. The proposed massing of the mixed-use structure along Columbia Avenue does not match the massing of the surrounding land uses. The proximity to the street, the massing of the single block-long structure, and the additional height do not match the context of the surrounding area of smaller, detached structures, especially as it transitions to the Historic Residential Development Sub-District of the Columbia Avenue Overlay District (CAO2).

2A. Staff believes that the additional height allowance for townhomes along Plaza Street is consistent with the overall intent of Envision Franklin. This would allow for additional housing options in a popular area, and the location of the units is set back from Columbia Avenue, more in line with the location of the Police Station making the additional height more contextually appropriate.

3. The conceptual design of the proposed 3-story mixed-use structure along Columbia Avenue would cause an abrupt change in mass from the surrounding uses. This site was identified as a transitional zone towards the less dense CAO2 subdistrict and is surrounded by lower scale, detached structures, and the Police station which is set back approximately 75 feet from Columbia Avenue. A large structure stretching over 300 feet in length that fronts the sidewalk would cause an abrupt change in the massing of the area, especially on the northern side of the site in which the building is indicated to be 53 feet in height. The Zoning Ordinance requires a minimum front setback of five feet and a maximum front setback of ten feet from the back of the sidewalk along Columbia Avenue for new buildings in CAO1. These setback requirements are intended for one and two-story buildings and the staff believes the required setbacks are too shallow for a large three-story building, especially without on-street parking available, and would cause an abrupt change in height, form, and massing.

3A. The proposed additional height on Plaza Street would not cause an abrupt change in mass from the surrounding uses as shown in the conceptual plan. Additional height along Plaza Street is significantly less disruptive due to its setback away from Columbia Avenue which shields the massing from view while traveling along Columbia. As indicated by the Applicant's submittal, the Plaza Street side of the site also has the lowest elevation, making the additional height relatively equivalent to the height of the existing Police Station. Due to these factors, staff believes this criterion is met.

4. The proposal would not damage the natural environment of the area, and any development on this site that has small setbacks will impact the scenic quality of the area as established viewsheds are broken. The addition of a stepped back third story along Columbia Avenue does not directly contradict the qualities found in Envision Franklin, nor would it negatively impact the health and safety of residents, and therefore staff believes this criterion can be met.

4A. The proposal would not damage the natural environment of the area, nor impact the scenic quality of the area as the viewsheds down Columbia Avenue are minimally impacted. The location of future development on Plaza Street due to the topography of the site and the distance from Columbia Avenue allows for this height increase to occur without destroying the scenic quality of the area.

5. Staff believes that this change could lead to quality-of-life improvements for Franklin citizens by providing additional new housing and shopping options within walking distance of the established Historic Downtown.

5A. Staff believes that this change could lead to quality-of-life improvements for Franklin citizens by providing additional new housing options within walking distance of Historic Downtown Franklin.

As stated throughout this memorandum, the massing and overall height remain important factors for any development at this location. This site is located at the boundary of CAO 1 and COA 2 and should transition down in height to the lower scale character of CAO 2. The staff has expressed concerns about additional height along Columbia Avenue, especially due to the topography of the site and the proximity of the mixed-use structure to the street. In order to have a single roof-line, the applicant has proposed increasing the height of the mixed-use structure to 53 feet on the north side of the site, which is significantly taller than all other structures nearby, and due to the close proximity to the sidewalk, it may feel imposing to pedestrians and drivers on Columbia Avenue. The staff believes the “Rendering along Columbia Avenue facing South” on page 16 of the Applicant’s submittal demonstrates the imposing nature of the structure to a pedestrian walking along Columbia Avenue.

The staff believes that the mass of the conceptual structure along Columbia Avenue is still too large and out of character with the surrounding area. Breaking the building into two separate structures with a divided roofline and transitioning the height down to the south could achieve a break in massing and be more in line with the surrounding area. The staff believes that the included Site Section 2 entitled “Longitudinal Section Through Mixed-Use”, and Site Section 4 entitled "Transverse Section Through Mixed-Use & Townhomes” on page 13 of the Applicant’s submittal demonstrate the concern regarding both massing and overall height as it relates to the existing context of the area.

The staff believes that only a portion of this request for additional height is appropriate and has justification for all the required criteria. Should the Planning Commission find that all justification has been made for both aspects of this request, then Resolution 2025-70 should be approved as submitted; if the Planning Commission agrees with the staff that all justification cannot be made for both requests, staff has provided recommended language below.

A virtual neighborhood meeting was held on August 6, 2025. A recording of the meeting is located on the City’s website at www.franklintn.gov/neighborhoodmeetings.

Project Considerations

Any plan shown as part of this application is conceptual and has not been fully reviewed for compliance with Franklin’s Zoning Ordinance. Specific plans for any development on this site are reviewed as a part of the Development Plan or Site Plan stage to ensure the development meets all requirements.

While the submitted plans have not been fully reviewed for compliance with the City of Franklin Zoning Ordinance, the City staff have indicated the following concerns with the provided conceptual plan:

- Proposed shifting of the access from Fowlkes Street does not meet driveway spacing requirements from the signalized intersection and poses a problem for traffic with queues stacking back to the signal.

- Proposed structures are very close to ROW/ property lines and may pose an issue for installation and maintenance of utilities in the ROW and services to buildings.
- The proposed underground parking is very close to the Columbia Avenue ROW which will pose an issue for construction of the foundation/ retaining wall in close proximity to utilities and utility services within the ROW.
- Treatment and detention of stormwater runoff has not been accounted for on the plan.
- Columbia Avenue cannot be used as a required fire lane for the mixed-use structure.

These concerns would need to be addressed with any future site plan (or development plan, if applicable) submittal.

If this Amendment is approved, the staff will draft a Zoning Ordinance Text Amendment to be included in the annual Zoning Ordinance update for CAO1 to reflect the change in Envision Franklin so the Zoning Ordinance and Envision Franklin support the same heights on this property. The applicant intends to develop within the requirements of the CC base zoning district with a by-right site plan and not submit a development plan and rezoning application to the Planned District (PD).

FINANCIAL IMPACT:

Unknown

RECOMMENDATION:

Staff recommends disapproval of Resolution 2025-70 and instead recommends approving the revised language below for the first sentence of the Special Consideration:

“New development at the northwest corner of Columbia Avenue and Fowlkes Street, known as the HG Hill property, should be a maximum of two stories in height along Columbia Avenue and West Fowlkes Street, and may be up to three stories in height along Plaza Street and internal to the site.”



ENVISION FRANKLIN TEXT AMENDMENT — HILL CENTER FRANKLIN

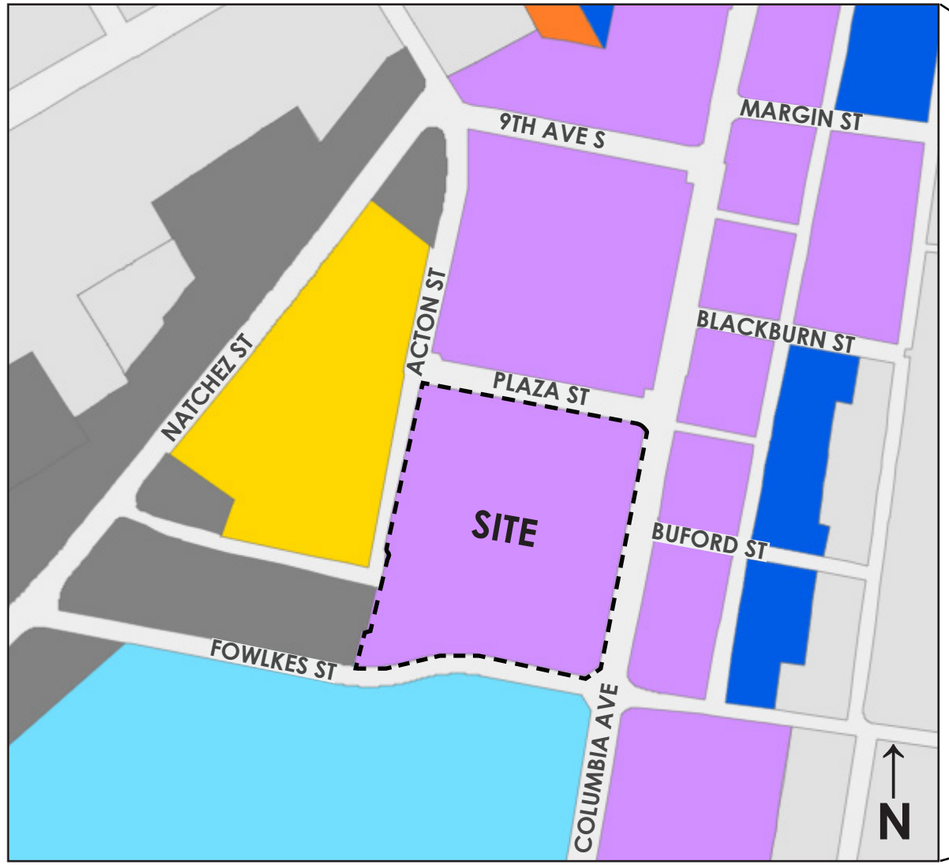
926 Columbia Ave
Franklin, Tennessee
September 4, 2025

CELEBRATING 130 1895 ~ 2025 years H.G. HILL REALTY COMPANY, LLC

Hawkins Partners, Inc. landscape architects

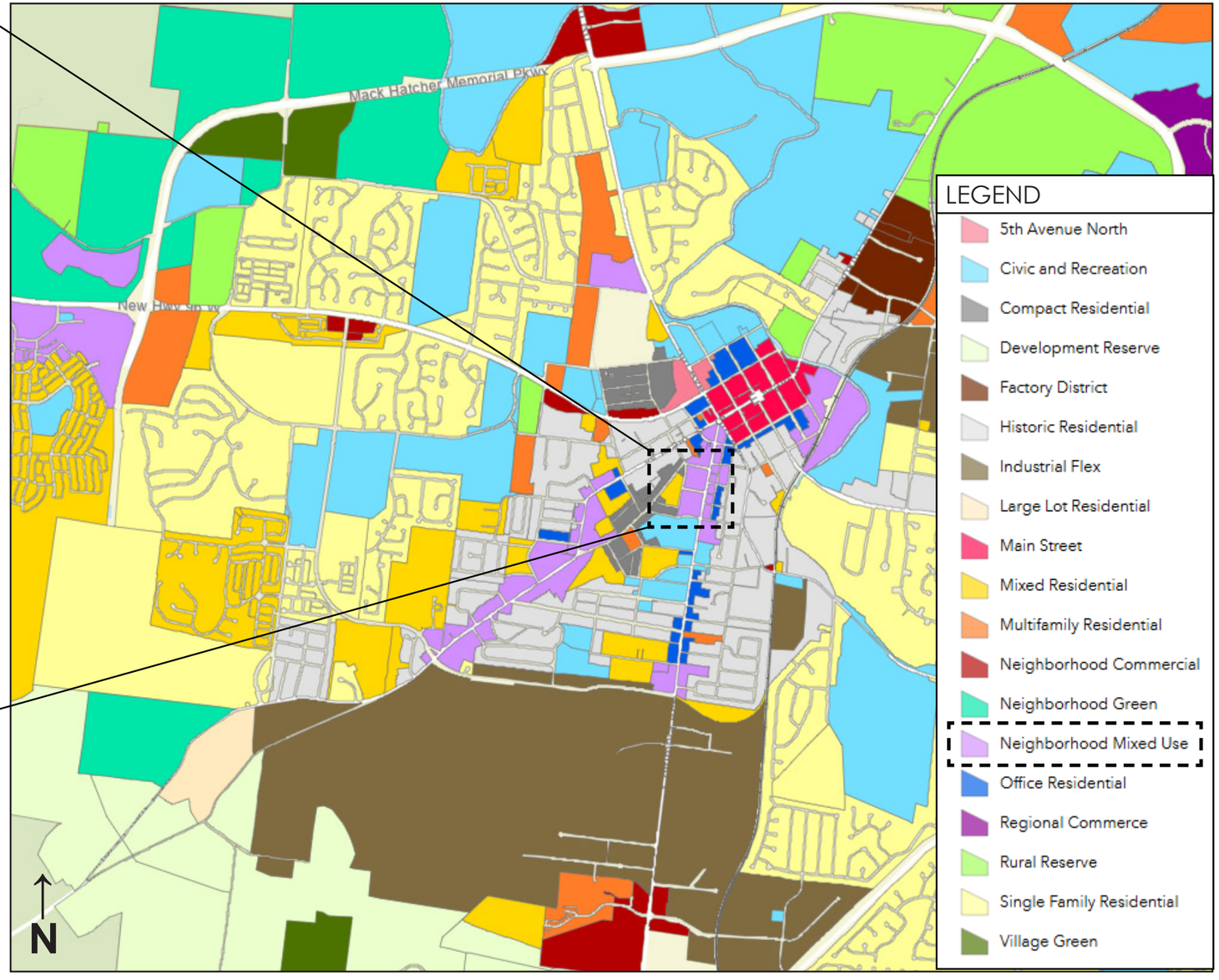
BCA BARGE CIVIL ASSOCIATES
6606 CHARLOTTE PIKE, SUITE 210, NASHVILLE, TN 37209
615.356.9911 ▾ BCAcivil.com

906 STUDIO ARCHITECTS + INTERIORS



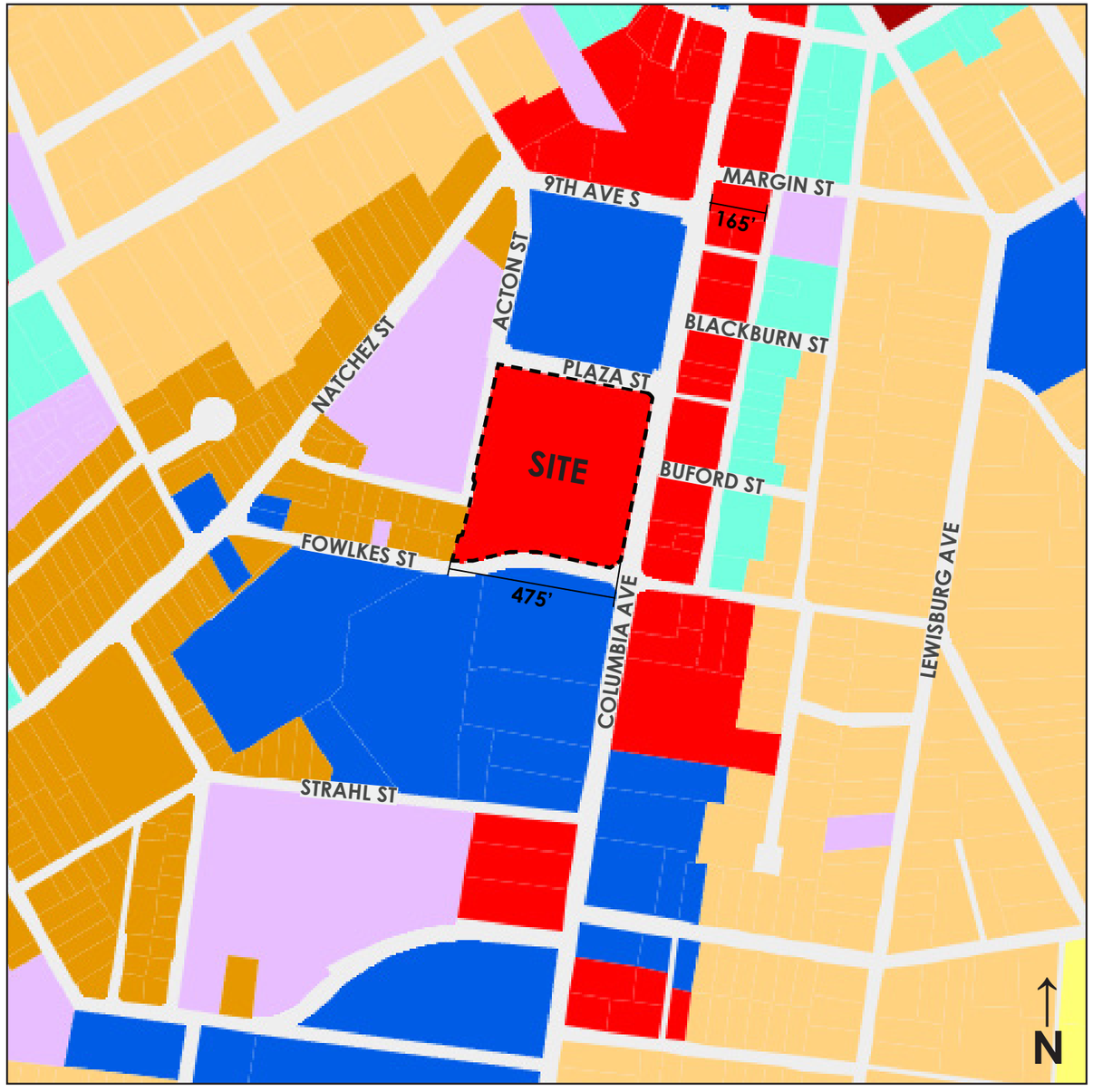
Columbia Avenue Neighborhood Mixed Use Design Concept Area

The proposed text amendment would affect only this property, specifically between Plaza Street and Fowlkes Street to the North and South and Acton Street and Columbia Avenue on the West and East. The applicant is currently seeking to propose a development including a hotel, mixed-use building with condos and commercial, and townhomes.

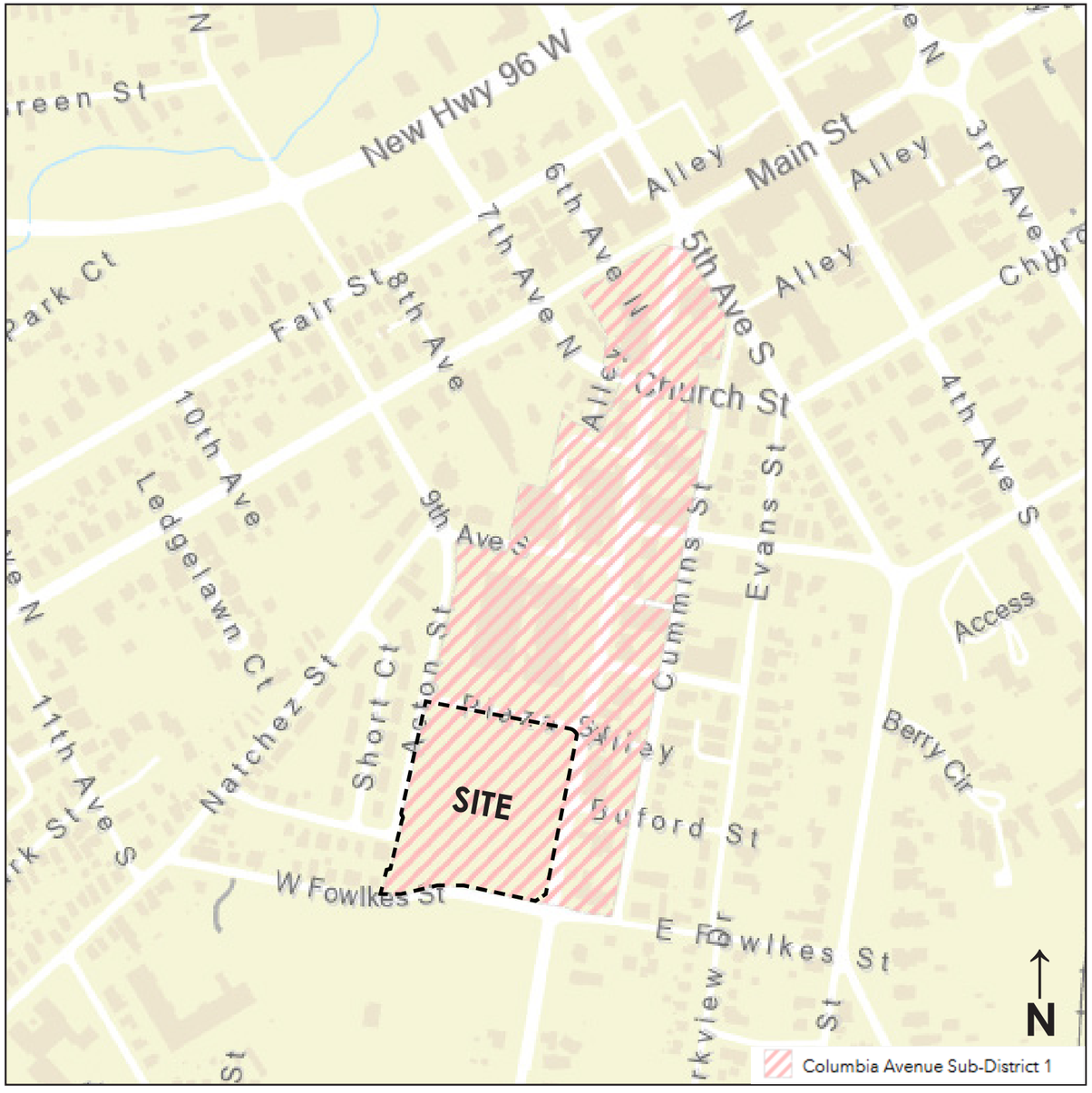


Columbia Avenue Neighborhood Mixed Use Design Concept Area

ZONING AND ZONING OVERLAYS

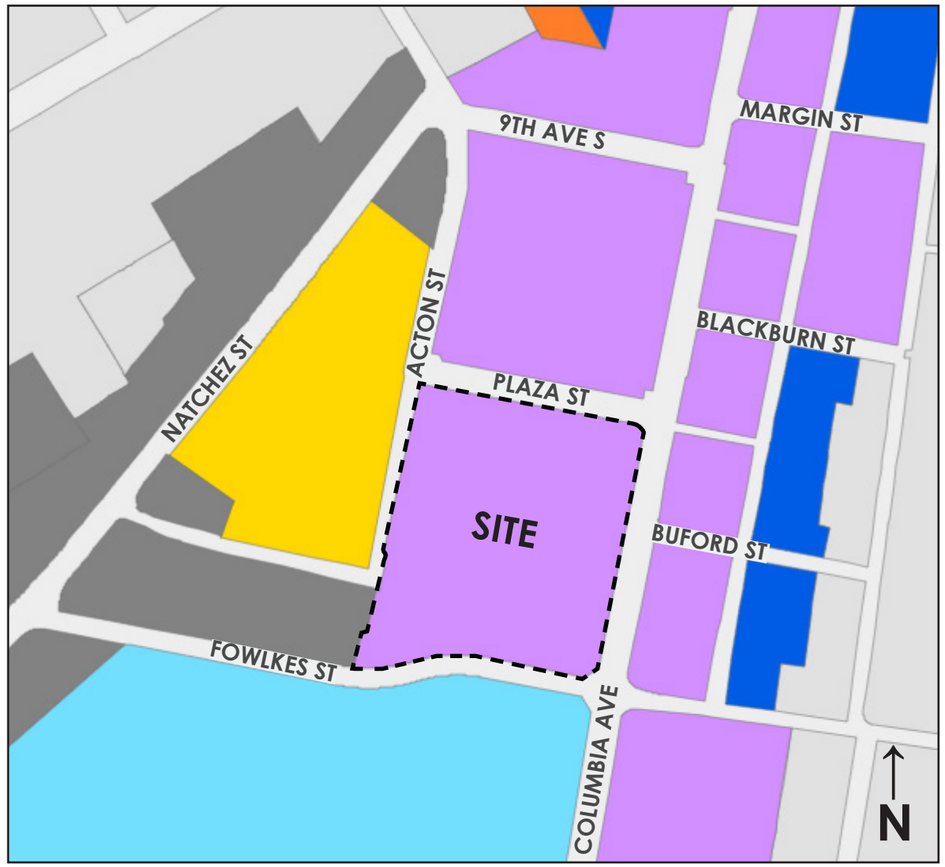


The site, shown outlined and in red, is currently zoned CC Central Commercial District.



The site is within the Columbia Avenue Subdistrict 1 Overlay.

ENVISION FRANKLIN TEXT AMENDMENT



The vision and guiding principles found in Envision Franklin are consistent with the proposed project. With a mixed-use building program including retail and restaurant as well as residential and hotel components, the project not only adds to economic vitality but also responds to connected community and context-responsive infill.

We are seeking a text amendment to add one story in height to the townhomes along Plaza Street and mixed use building along Columbia Avenue.

Original Text:

Our team is requesting the following text amendments to Envision Franklin. The Envision Franklin Neighborhood Mixed Use language on Building Height is as follows:

"Maximum of two stories inside Mack Hatcher Parkway, but certain locations have more specific height recommendations that are within the special considerations. Maximum of three stories outside of Mack Hatcher Parkway, but an additional story may be appropriate internal to the site. Certain locations may have additional height recommendations shown in Appendix E. Buildings on the periphery should transition in height to nearby residential buildings so as to ensure compatibility."

Additionally, the development is within the Special Consideration Area on Columbia Avenue between Five Points to Fowlkes Street. The Envision Franklin language on the Special Consideration Area is as follows:

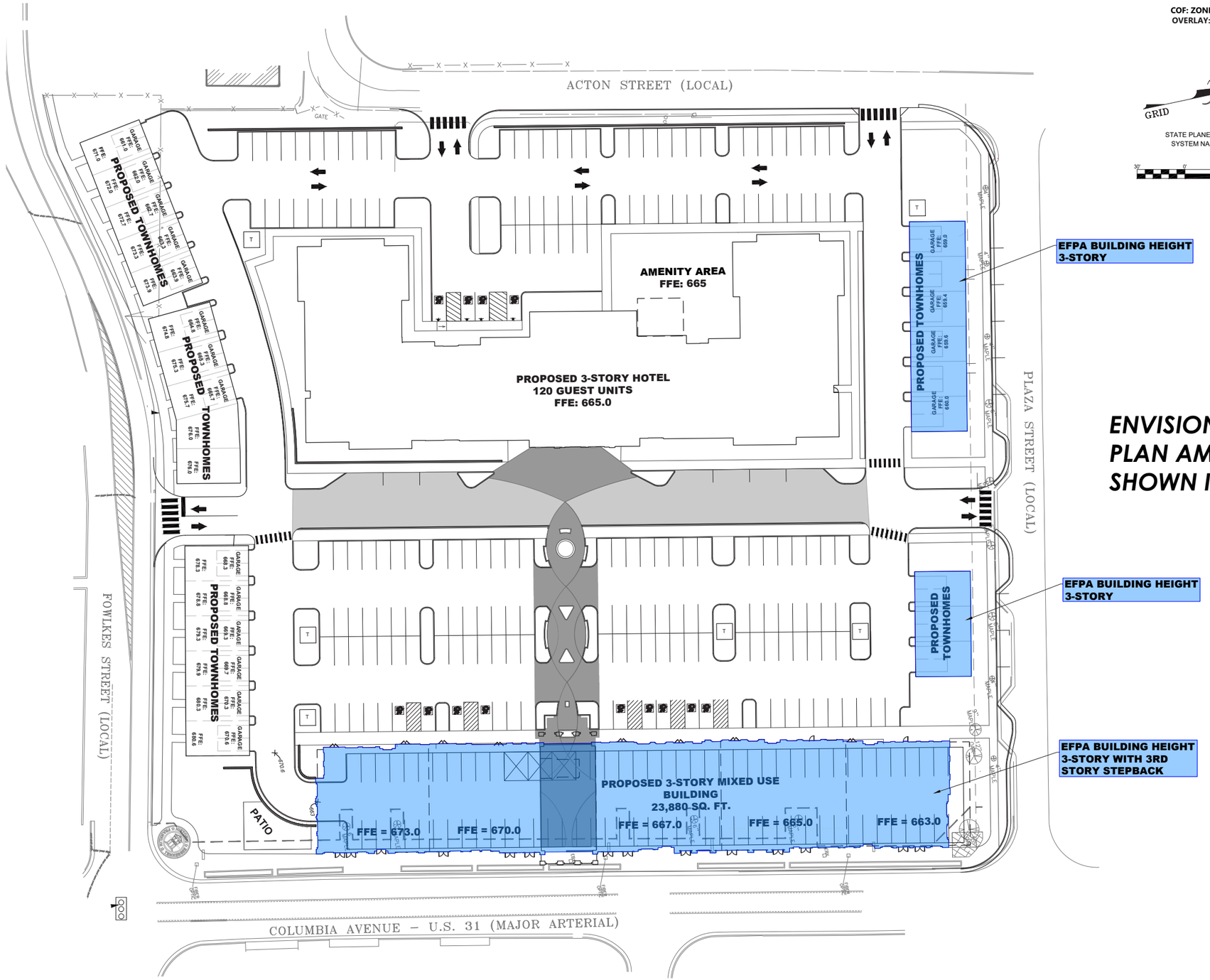
"New development of the northwest corner of Columbia Avenue and Fowlkes Street, known as the HG Hill property, should be two stories in height along Columbia Avenue and West Fowlkes Street, but three stories in height is appropriate internal to the site. Between Columbia Avenue and Cummins Street, and south of Church Street and at least 100 feet north of Blackburn Street, buildings may be up to three-and-a-half stories when the third story is stepped back at least ten feet from lower stories. Transition should be addressed between commercial buildings and their parking areas and adjacent residential uses. Historically significant buildings that contribute to the overall character of the corridor should be preserved, such as the Handy Hardware building."

Proposed Text:

We propose to amend the first sentence as follows, and add a second sentence:

"New development at the northwest corner of Columbia Avenue and Fowlkes Street, known as the HG Hill property, should be two stories in height along West Fowlkes Street, and can be three stories in height along Plaza Street and internal to the site. Along Columbia Avenue on the HG Hill property, buildings may be up to three stories in height when the third story is stepped back at least ten feet from lower stories."

SITE PLAN



ENVISION FRANKLIN PLAN AMENDMENTS SHOWN IN BLUE

926 Columbia Ave
Franklin, Tennessee

BCA BARGE CIVIL ASSOCIATES
6606 CHARLOTTE PIKE, SUITE 210, NASHVILLE, TN 37209
615.356.9911 ▾ BCAcivil.com

906 STUDIO ARCHITECTS +INTERIORS

RENDERED SITE PLAN



Hill Center Franklin Site Features:

- The site is 5.7 acres total, and measures 475 linear feet from East to West.

- The site has significant topography sloping 22 feet from the southeast corner to northwest corner.

- The site proposes 25 townhomes, a 120 key hotel, 42 condos, and 22,970 sf of retail space.

- The hotel includes a pool and outdoor amenity area.

- The southeast corner proposes plans to recognize the cultural and historic connection of the area.

- There is a central pedestrian walkway connecting the hotel to the retail building and to Acton Street.

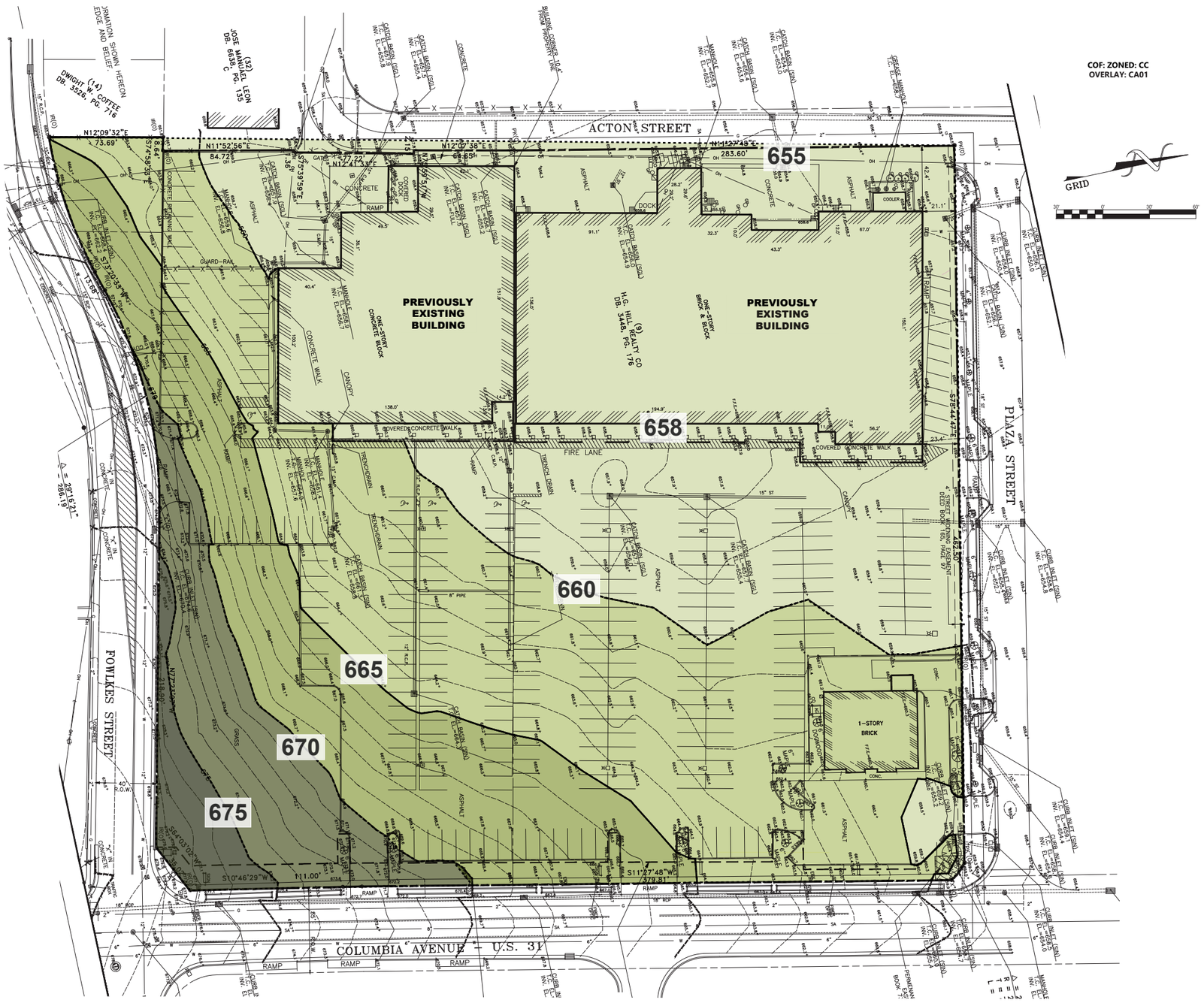
PROJECT RENDERING



926 Columbia Ave
Franklin, Tennessee

906 STUDIO
ARCHITECTS + INTERIORS

EXISTING CONDITIONS – PHYSICAL FEATURES



926 Columbia Ave
Franklin, Tennessee

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615.356.9911 ▾ BCAcivil.com

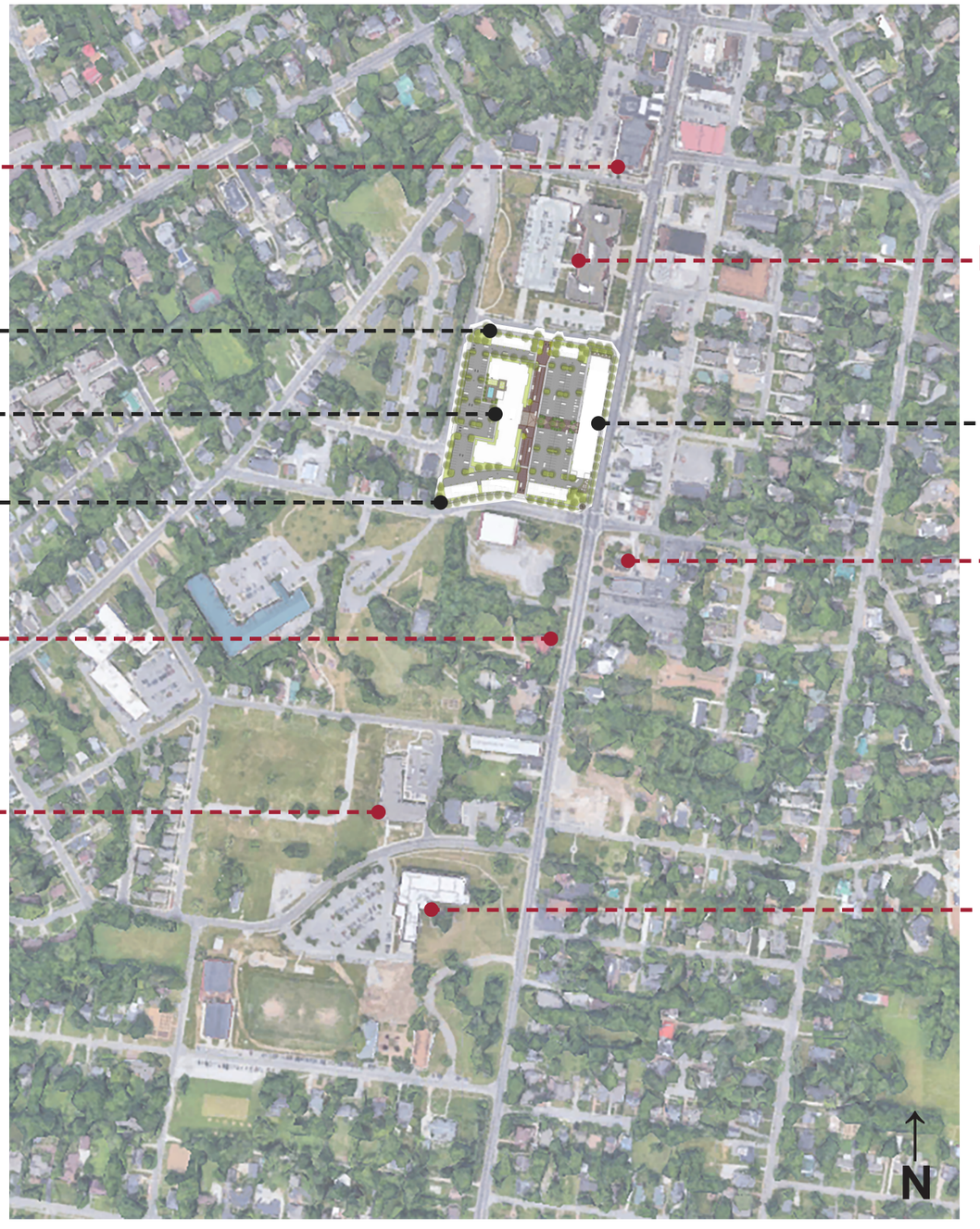
906 STUDIO
ARCHITECTS + INTERIORS

SITE CONTEXT



* The width of the Hill Center Franklin site is 475'-0" wide compared to the width of The Margin District and other Columbia Avenue properties which are 165'-0" wide.

HEIGHT ANALYSIS



HEIGHT ANALYSIS



The mixed-use building steps back 10’ at both Columbia Avenue and Fowlkes Street. The one story volume is 19’-10” in height, and the two story volume along Columbia is 31’-2” including the parapets.



The mixed-use building steps back 10’ at both Columbia Avenue and Plaza Street. The one story volume is 29’-10” in height, and the two story volume is 41’-2” including the parapets.

HEIGHT ANALYSIS



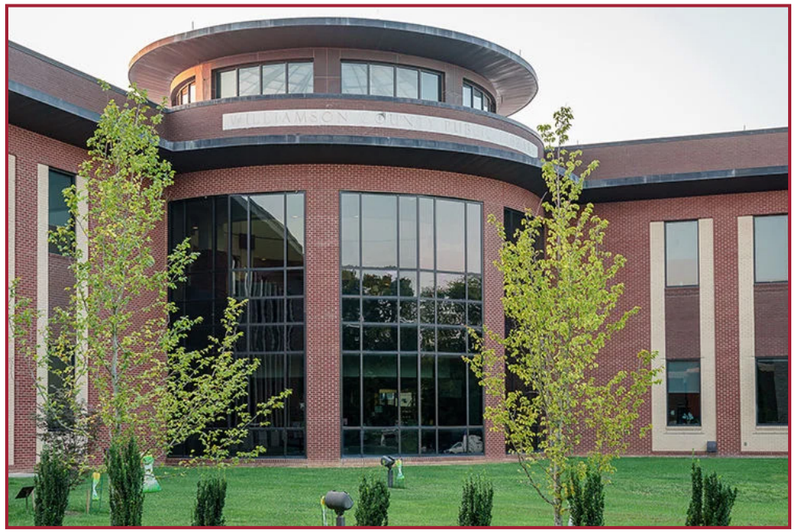
LOTZ HOUSE: ± 32’



CARTER HOUSE: ± 30’



POLICE DEPARTMENT: ± 38’ - 46’



PUBLIC LIBRARY: ± 58’

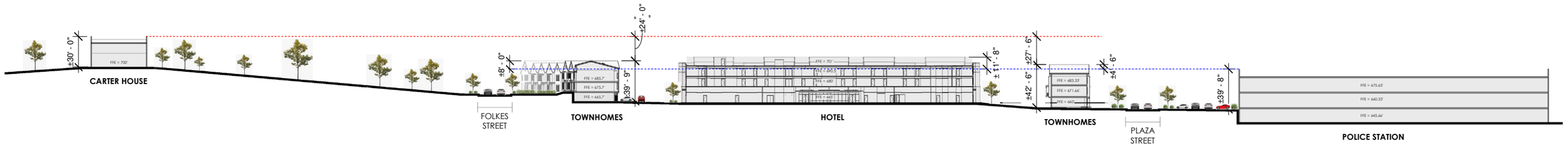


FIRSTBANK: ± 36’
FIRSTBANK MORTGAGE: ± 44’



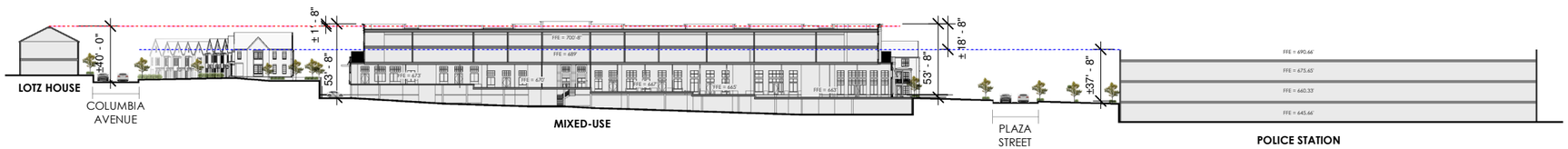
REDDICK SR. RESIDENCE: ± 40’

SITE SECTIONS



1 LONGITUDINAL SECTION THROUGH HOTEL
1" = 100'-0"

0' 30' 60' 120'



LONGITUDINAL SECTION THROUGH MIXED-USE
2
1" = 100'-0"

0' 30' 60' 120'



3 TRANSVERSE SECTION THROUGH HOTEL
1" = 100'-0"

0' 30' 60' 120'



TRANSVERSE SECTION THROUGH MIXED-USE & TOWNHOMES
4
1" = 100'-0"

0' 30' 60' 120'

926 Columbia Ave
Franklin, Tennessee

906 STUDIO ARCHITECTS + INTERIORS

PEDESTRIAN CONNECTIVITY





1. Carter House & 2. Civil War Museum



6. Main Street



7. Public Square



3. Lotz House



4. The Margin District



4. The Margin District



5. Five Points



6. Main Street

This map shows walking routes that connect pedestrians from the site to other desirable Franklin locations within the Columbia Avenue corridor and through Main Street.

CHARACTER IMAGES













SITE CONTEXT RENDERING



Rendering along Columbia Avenue facing South

PROJECT RENDERINGS









926 Columbia Ave
Franklin, Tennessee

906 STUDIO
ARCHITECTS + INTERIORS

PROJECT RENDERINGS





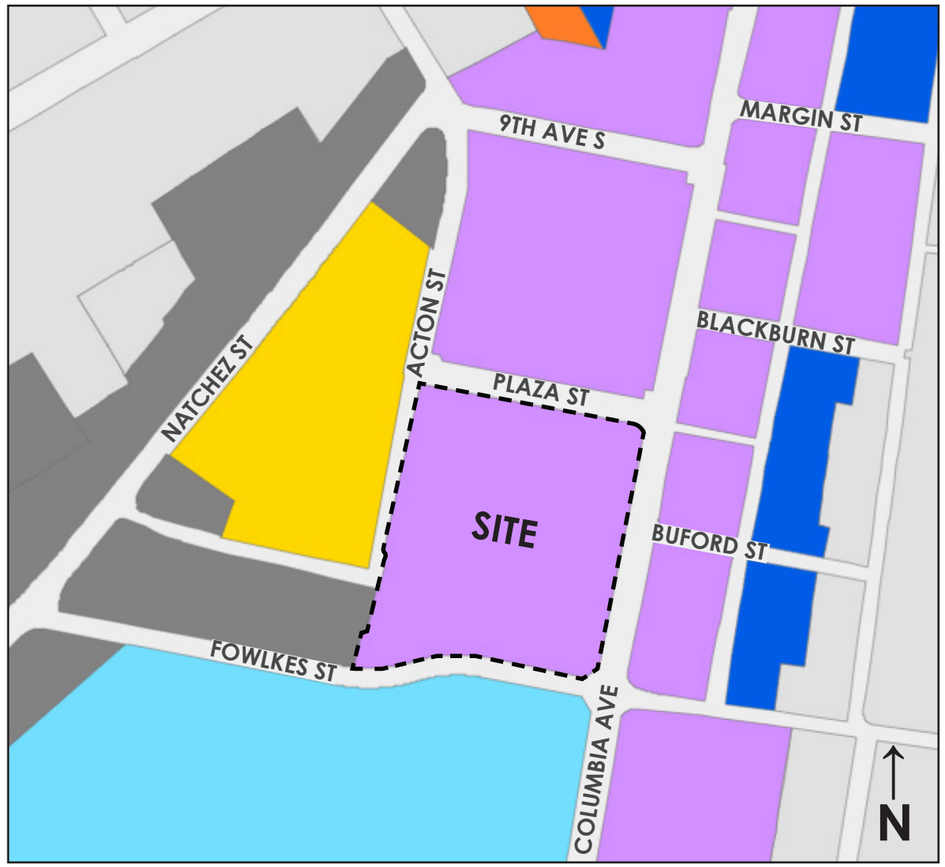




926 Columbia Ave
Franklin, Tennessee

906 STUDIO
ARCHITECTS + INTERIORS

ENVISION FRANKLIN TEXT AMENDMENT



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PROJECT RENDERINGS





Envision Franklin Plan Amendment Submittal for Hill Center Franklin

Barge Civil Associates
John Gore, P.E.
6606 Charlotte Pike, Suite 210
Nashville, TN 37209
615.356.9911
jgore@bcacivil.com

September 04, 2025

Mr. Eric Conner
City of Franklin
120 9th Avenue South
Franklin, TN 37064

RE: Hill Center Franklin
Envision Franklin Plan Amendment
Franklin, TN

Dear Eric,

5. Description of the Design Concept where the amendment is proposed

Our project is proposed within the Neighborhood Mixed-Use Design Concept Area

6. Description of the Existing Conditions for the site and nearby properties

The Hill Center Franklin development is located at 926 Columbia Pike. This property is 5.7 acres bounded by Columbia Avenue, Plaza Street, Fowlkes Street, and Acton Street. The depth and width of the property is significant with over 450 linear feet between Columbia Avenue and Acton Street and over 490 linear feet between Plaza Street and Fowlkes Street. This site was previously occupied by several commercial buildings, but they have since been demolished. The site also has significant topographic challenges sloping 22 feet from the southeast corner to the northwest corner. The new Franklin Police Department is across Plaza Street to the north and the Carter House historical site is to the south across Fowlkes Street. Residential homes are located to the west across Acton Street and AutoZone and auto sales and repair shops are located on the east side of Columbia Avenue.

7. Description of how conditions have changed, thereby making the amendment valid

The west side of Columbia Avenue and the Columbia streetscape itself have seen significant redevelopment. The new Franklin Police Department, Franklin Transit Authority building, a new visitor's center at the Carter House (under construction) and improvements to the Columbia Avenue streetscape are all new improvement projects along Columbia Avenue and within the Columbia Avenue Overlay. The First Bank corporate office and the Franklin Transit Authority are relatively new buildings and the City of Franklin Police Department along with the proposed Margin District all set precedents for a three-story product along Columbia Avenue. The Margin District will be the beginning of redevelopment on the east side of Columbia Avenue.

8. Description of how the proposed amendment will be compatible with the existing land use patterns and design concepts for nearby properties.

There has been significant redevelopment in the corridor leading from Five Points to the new Carter House Visitors Center. The new Franklin Police Department is compatible in height being 3 stories with a berm along Columbia Avenue and the proposed Margin District will also have 3 stories along Columbia Avenue. The First Bank building, and to a lesser extent, the Franklin Transit Authority are tall two-story structures along Columbia Avenue and within the Columbia Avenue Overlay. The Neighborhood Mixed-Use Special Consideration for this area allows for three stories along Plaza Street and suggests that structures internal to the site could be taller. For an urban site within walking distance of downtown Franklin, three stories along Columbia Avenue and Plaza Street with an allowable 3 story structure internal to the site seems appropriate and in line with existing land use patterns and design concepts of nearby properties.

9. Description of any Special Considerations to be added or modified, including the exact proposed text

Our team is requesting the following text amendments to Envision Franklin. The Envision Franklin Neighborhood Mixed Use language on Building Height is as follows:

	Building Height	Maximum of two stories inside Mack Hatcher Parkway, but certain locations have more specific height recommendations that are within the special considerations. Maximum of three stories outside of Mack Hatcher Parkway, but an additional story may be appropriate internal to the site. Certain locations may have additional height recommendations shown in Appendix E. Buildings on the periphery should transition in height to nearby residential buildings so as to ensure compatibility.

Additionally the development is within the special consideration are on Columbia Avenue between Five Point to Fowlkes Street. The Envision Franklin language on the Special consideration Area is as follows:

Columbia Avenue between Five Points to Fowlkes Street	New development at the northwest corner of Columbia Avenue and Fowlkes Street, known as the HG Hill property, should be two stories in height along Columbia Avenue and West Fowlkes Street, but three stories in height is appropriate internal to the site. Between Columbia Avenue and Cummins Street, and south of Church Street and at least 100 feet north of Blackburn Street, buildings may be up to three-and-a-half stories when the third story is stepped back at least ten feet from lower stories. Transition should be addressed between commercial buildings and their parking areas and adjacent residential uses. Historically significant buildings that contribute to the overall character of the corridor should be preserved, such as the Handy Hardware building.

We propose to revise the first sentence as follows:

“New development at the northwest corner of Columbia Avenue and Fowlkes Street, known as the HG Hill property, should be two stories in height along West Fowlkes Street, and can be three stories in height along Plaza Street and internal to the site. Along Columbia Avenue on the HG Hill property, buildings may be up to three stories in height when the third story is stepped back at least ten feet from the lower stories.”

10. Description of how the proposed amendment is consistent with Envision Franklin, including the Vision, Guiding Principles, the Development Suitability Analysis, and any other applicable exhibits.

VISION:

“Franklin will be a connected community of vibrant neighborhoods anchored by its historic downtown. The City seeks

to strategically manage growth while preserving historic resources and natural beauty. Exceptionally designed places will enhance Franklin's distinctive character and foster continued economic vitality."

GUIDING PRINCIPLES:

"The principles will serve as a clear guide for future decision making and they are organized around eight topics: Managed Growth, Economic Vitality, Vibrant Neighborhoods, Historic Preservation, Natural Beauty, Exceptional Design, Connected Community, and Context-Responsive Infill."

The vision and many of the guiding principles found in Envision Franklin are consistent with the proposed project. The HG Hill Franklin project is located between the economic vitality of downtown with the historic preservation of Carter and Lotz House. With a mixed-use building program including retail and restaurant as well as residential and hotel components, the project not only adds to economic vitality but also responds to connected community and context responsive infill. The location of the hotel provides a buffer from the scale and functions of servicing the hotel and the adjacent residential development, while the relationship and walkability between the mixed-use building on Columbia and the hotel provides a visually pleasing urban walkway and connectivity throughout the site, and for access to the Columbia Ave. corridor, which has already begun its revitalization with The Margin District. Plans also include three-story townhome buildings with frontage addressing Plaza St. and Fowlkes St. These frontages facing the Carter House Historic site and the Franklin Police Department will be screened with landscaping. Moreover, the site's design seeks to strike a balance between pedestrian traffic from Columbia Ave., and vehicular traffic which will use the interior surface parking lot accessed from the two side streets. The hotel will provide a welcome competition for rooms cost-wise and can serve visitors shopping downtown or history buffs visiting the Lotz and Carter House.

11. Description of how the proposed amendment will improve the quality of life for residents.

The property is located within the Columbia Avenue Overlay District and adheres to the "Urban" frontage requirement along Columbia Ave., while also extending the walkable, activated commercial district which extends from the north. The relationship and walkability between the mixed-use building on Columbia and the hotel in its location central to the site provides a visually pleasing urban walkway and connectivity throughout the site to provide access to the future Margin District and the Downtown Franklin core. The project aims to create a vibrant destination that welcomes guests and residents alike to a walkable and thriving place to live, shop, dine, and play. The location not only serves as an extension of the downtown core, but we also believe it will help enhance exposure of neighboring Carter House and Lotz House for Civil War enthusiasts and other visitors to Franklin."

John Gore, P.E.
Barge Civil Associates

RESOLUTION 2025-70

A RESOLUTION TO ADOPT AN ENVISION FRANKLIN PLAN AMENDMENT TO AMEND THE "COLUMBIA AVENUE BETWEEN FIVE POINTS TO FOWLKES STREET" SPECIAL CONSIDERATION OF THE NEIGHBORHOOD MIXED-USE DESIGN CONCEPT FOR DEVELOPMENT AT THE NORTHWEST CORNER OF COLUMBIA AVENUE AND FOWLKES STREET, KNOWN AS THE HG HILL PROPERTY

WHEREAS, pursuant to *Tennessee Code Annotated* (T.C.A.) § 13-4-201, it is the function and duty of the Franklin Municipal Planning Commission (FMPC) to adopt an official general plan for the physical development of the City of Franklin; and

WHEREAS, the City adopted *Envision Franklin* on May 23, 2024, and it provides a framework for the City to make land-use decisions, manage the quality of development, determine the timing and location of future growth, and direct investment and development activity; and

WHEREAS, the FMPC may from time to time amend, extend or add to the plan, or carry any part of subject matter into greater detail; and

WHEREAS, the amendment request, as depicted in the attached section of Envision Franklin, is to amend the Special Consideration entitled "Columbia Avenue between Five Points to Fowlkes Street" in the Neighborhood Mixed-Use Design Concept; and

WHEREAS, the FMPC finds that the Plan amendment request has demonstrated its need and justification in accordance with the Implementation Chapter of *Envision Franklin*; and

WHEREAS, the FMPC held a public hearing and the Plan amendment to *Envision Franklin* is found to be in the best interest of the citizens of the City of Franklin.

NOW, THEREFORE, BE IT RESOLVED, by the Franklin Municipal Planning Commission of the City of Franklin, Tennessee, as follows:

SECTION I. That *Envision Franklin* is hereby amended to include the attached Special Consideration for the Neighborhood Mixed-Use Design Concept.

SECTION II. A copy of the adopted amendment to Envision Franklin shall be certified to the Board of Mayor and Aldermen, as required by T.C.A. § 13-4-202.

SECTION III. That this Resolution shall take effect upon approval by the FMPC on September 25, 2025, the health, safety, and welfare of the citizens requiring it.

ATTEST:

By:_____
Emily Wright
Secretary

CITY OF FRANKLIN, TENNESSE

By:_____
Roger Lindsey
Chair

Approved as to Form:

By: _____
Shauna R. Billingsley
City Attorney

NEIGHBORHOOD MIXED-USE

SPECIAL CONSIDERATIONS	Columbia Avenue between Five Points to Fowlkes Street	New development at the northwest corner of Columbia Avenue and Fowlkes Street, known as the HG Hill property, should be two stories in height along West Fowlkes Street, and can be three stories in height along Plaza Street and internal to the site. Along Columbia Avenue on the HG Hill property, buildings may be up to three stories in height when the third story is stepped back at least ten feet from lower stories. Between Columbia Avenue and Cummins Street, and south of Church Street and at least 100 feet north of Blackburn Street, buildings may be up to three-and-a-half stories when the third story is stepped back at least ten feet from lower stories. Transition should be addressed between commercial buildings and their parking areas and adjacent residential uses. Historically significant buildings that contribute to the overall character of the corridor should be preserved, such as the Handy Hardware building.
	Goose Creek Area, East of I-65	At the future Carothers Parkway and Goose Creek Bypass intersection, at least one quadrant of the intersection should have primarily local commercial uses anchoring the intersection to serve the area. New development along the future Carothers Parkway extension as well as along Peytonsville Road, east of Pratt Lane, should have moderate setbacks of at least 50 feet from the right-of-way and include enhanced landscaping and masonry entrance walls to help create community character along the corridor. Multiple rows of trees should be provided. The integration of multi-use paths within the setback should be included to form a comprehensively connected network. Wood-plank fencing or stone walls may be appropriate depending on the building types and how they are located on the site. New standalone multifamily buildings should be limited to Small-Scale Multifamily Residential in order to extend the low-scale residential character that exists between major intersections along the Carothers Parkway corridor. Mixed use buildings may have more than 12 residential units as long as the entire ground floor contains commercial uses. New development south of the Reams-Fleming Tract will heavily depend upon the completion of Reams Fleming Boulevard, the Pratt Lane and Peytonsville Road intersection improvement, as well as the timing of the proposed I-65 flyover and east-west connector road. The Conservation Design Concept should be reevaluated once the final alignment for the proposed I-65 flyover connector road has been determined. Limited development potential exists until such improvements are completed.

City of Franklin

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

File #: 21-01136

DATE: September 10, 2025

TO: Franklin Municipal Planning Commission

FROM: Emily Wright, Director of Planning and Sustainability
Amy Diaz-Barriga, Asst Director of Planning Development
Ariella Stanford, Planner

SUBJECT:

Willis E. Henson Subdivision, Final Plat, Revision 2, Subdividing One Lot Into 2 Lots And Dedicating A Cross Access Easement, On 5.79 Acres, Located At 1268 Lewisburg Pike. (CONSENT AGENDA)

PURPOSE:

PROJECT INFORMATION
COF Project Number: 8909
Applicant: Travis Caldwell, CESO INC
Owner: Howard Varnedoe, Varnedoe Properties, LLC

BACKGROUND/STAFF COMMENTS:
The purpose of this plat is to subdivide one existing lot into 2 lots, and establish a cross-access easement. The property is located at 1268 Lewisburg Pike and comprises 5.79 acres. The property is zoned Neighborhood Commercial District. No site plan for future development has been submitted at this time, so all development shown on the plat is existing. The creation of a new lot on this final plat requires approval by the Franklin Municipal Planning Commission.

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

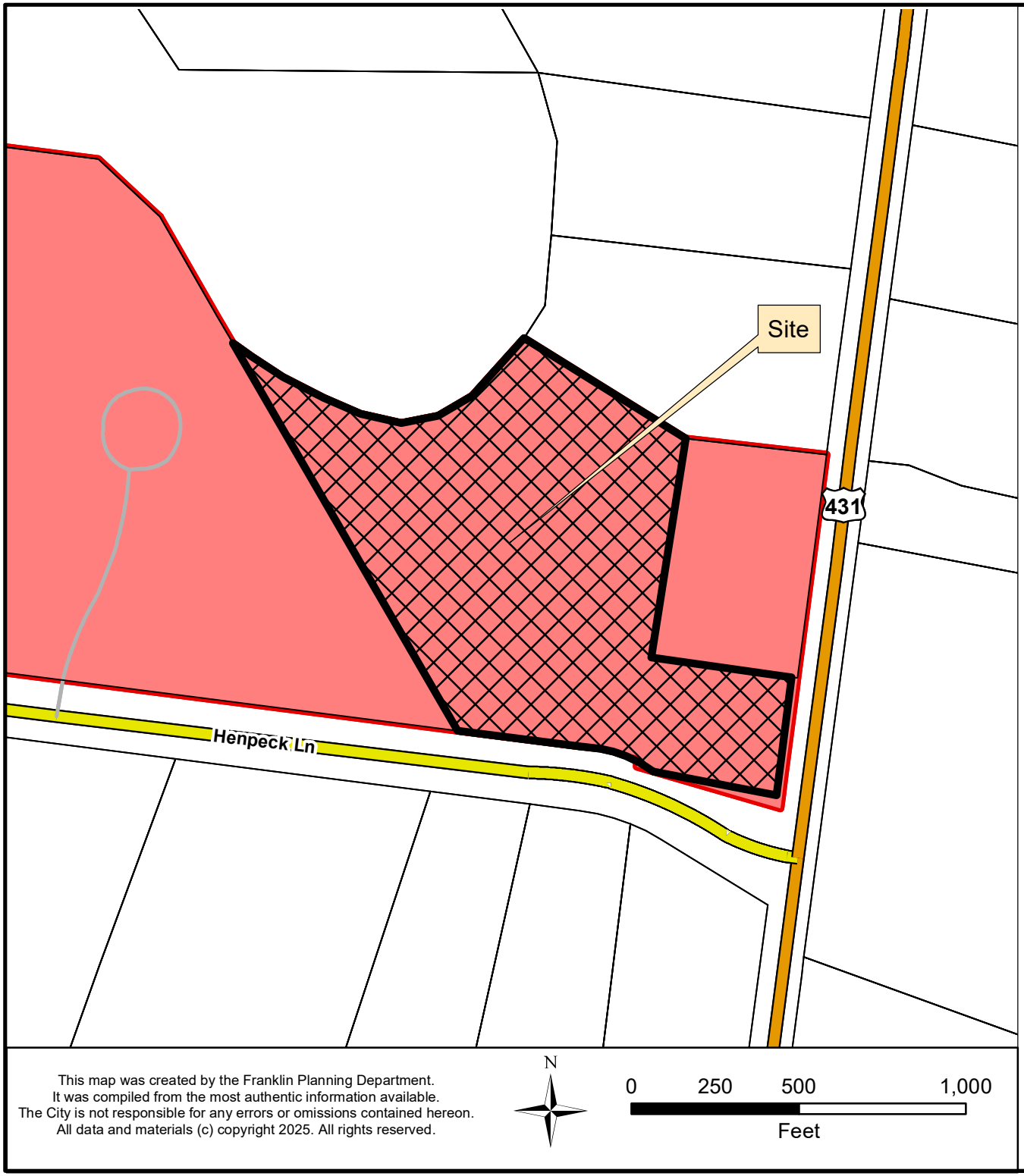
in Tennessee state plan coordinates, NAD 83, NAVD 88, zone 4100/5301 for incorporation of the plat into the Franklin GIS database.

FINANCIAL IMPACT:

Unknown.

RECOMMENDATION:

Staff recommends that the Franklin Municipal Planning Commission approve the Willis E. Henson Subdivision, Final Plat, Revision 2, with conditions.



WILLIS E. HENSON SUBDIVISION
FINAL PLAT, REVISION 2

Project Information
Existing Zoning: Neighborhood Commercial District
Overlay Districts: None
Site Acreage: 5.79 acres
Total Number of Lots: 2

Legend

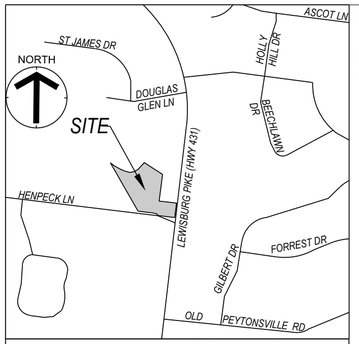
- Willis E. Henson Subdivision
- AG Agricultural District
- ER Estate Residential District
- R1 Residential 1 District
- R2 Residential 2 District
- R3 Residential 3 District
- R4 Residential 4 District
- R6 Residential 6 District
- MR Mixed Residential District
- PD Planned District
- OR Office Residential 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

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

N

0 250 500 1,000
Feet

HISTORIC FRANKLIN TENNESSEE



VICINITY MAP - NOT TO SCALE

UTILITY DISCLAIMER

The utilities shown hereon have been located from field survey information and/or existing drawings. The surveyor makes no guarentee that the utilities located hereon comprise all such utilities in the area, either in service or abandoned. The surveyor further does not warrant that the utilities located are in the exact location indicated although he does certify that they are located as accurately as possible from information available.

In Tennessee, it is a requirement, per "The Underground Utility Damage Prevention Act", that anyone who engages in excavation must notify all known underground utility owners, no less than three (3) or more than (10) working days prior to the date of their intent to excavate and also to avoid any possible hazard or conflict. Tennessee One Call 811.

CURVE TABLE				
Curve	Delta	Radius	Arc Length	Chord
C1	22° 53' 53"	360.50'	144.07'	N71° 15' 10"W, 143.12'

LINE TABLE		
Line #	Direction	Length
L1	S54° 25' 45"E	32.14'
L2	S56° 25' 16"E	52.40'
L3	S61° 58' 02"E	64.78'
L4	S67° 10' 30"E	56.54'
L5	S76° 33' 32"E	58.92'
L6	N79° 36' 39"E	52.83'
L7	N59° 38' 38"E	55.95'
L8	N42° 20' 00"E	109.48'

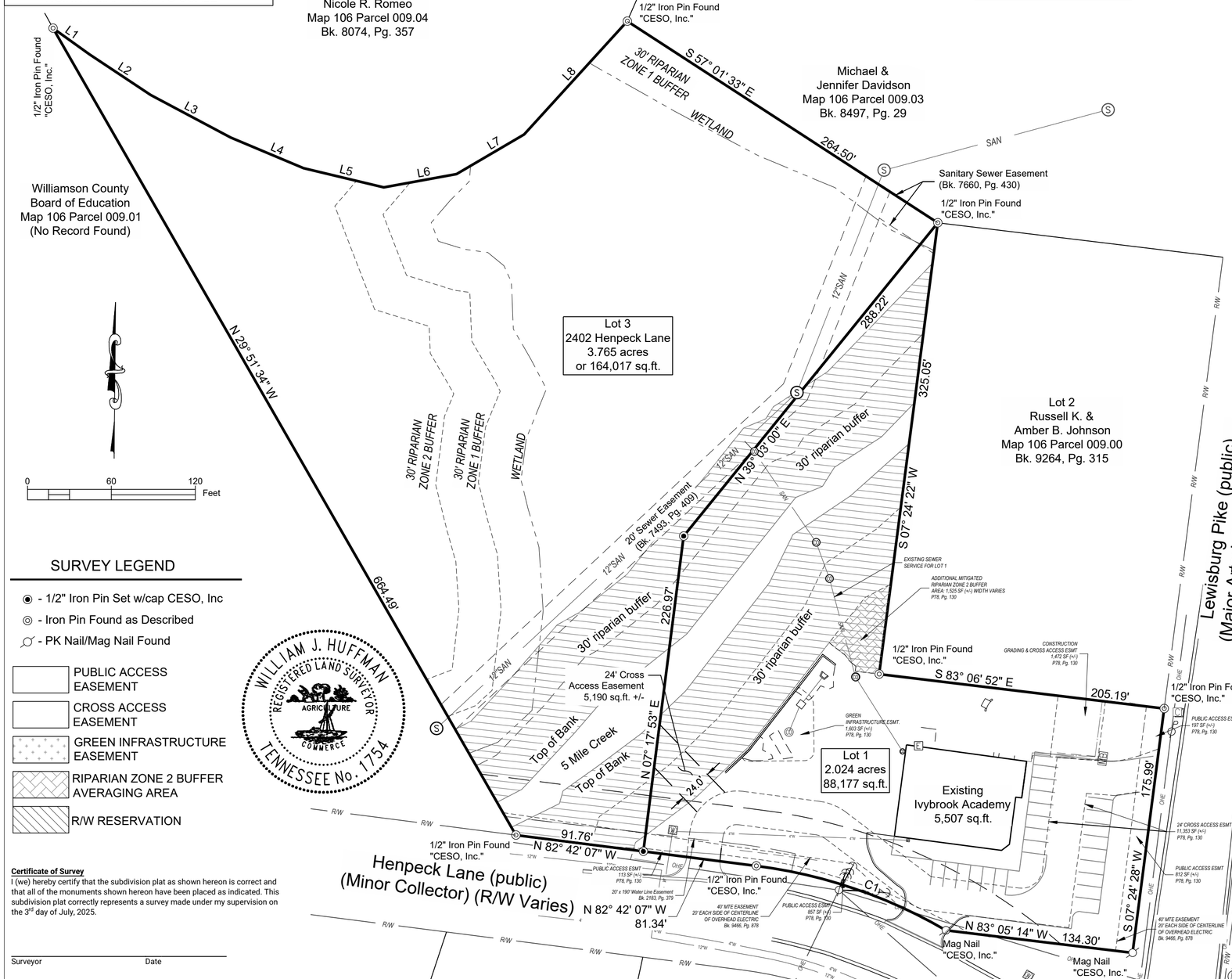
SITE DATA TABLE

Lot Areas

Name	SF (+/-)	AC (+/-)
Lot 1	88,177	2.024
Lot 3	164,017	3.765
Total Area	**252,194**	**5.790**

Owner
Varnedoe Properties, LLC
Map 106 Parcel 026.00
Bk. 7566, Pg. 769
Lot 1 of
Final Plat Willis E. Henson Subdivision
Revision 1, Lot 1
(PB 78, Pg. 130)

Contains
5.790 acres
or 252,194 sq.ft.



SURVEY LEGEND

- ◉ - 1/2" Iron Pin Set w/cap CESO, Inc
- ◎ - Iron Pin Found as Described
- ⌀ - PK Nail/Mag Nail Found
- PUBLIC ACCESS EASEMENT
- CROSS ACCESS EASEMENT
- GREEN INFRASTRUCTURE EASEMENT
- RIPARIAN ZONE 2 BUFFER AVERAGING AREA
- R/W RESERVATION

WILLIAM J. HUFFMAN
REGISTERED LAND SURVEYOR
AGRICULTURE
COMMERCE
TENNESSEE No. 1754

Certificate of Survey
I (we) hereby certify that the subdivision plat as shown hereon is correct and that all of the monuments shown hereon have been placed as indicated. This subdivision plat correctly represents a survey made under my supervision on the 3rd day of July, 2025.

Surveyor Date

Certificate of Ownership
I (we) hereby certify that I am (we are) the owner(s) of the property shown hereon as of record in Book 7566, Page 769 R.O.W.C, Tennessee, and adopt the plan of subdivision of the property as shown hereon and dedicate all public ways and easements as noted. No lot(s) as shown hereon shall again be subdivided, resubdivided, altered or changed so as to produce less area than is hereby established until otherwise approved by the Franklin Municipal Planning Commission, and under no condition shall such lot(s) be made to produce less area than is prescribed by the restrictive covenants as of record in Book ____, Page ____, R.O.W.C., Tennessee, running with the title to the property. I (we) further certify that there are no liens on this property, except as follows: Book ____, Page ____, R.O.W.C.

Owner(s) Date

Certificate of Approval of Water and Sewer Systems
I hereby certify that:
A. The water and sewer systems designated in Willis E. Henson Subdivision Revision 2, Lot 1 have been installed in accordance with City specifications, or
B. A performance agreement and surety in the amount of $_____ for the water system and $_____ for the sewer system has been posted with HB&TS Utility District to assure completion of such systems.

HB&TS Utility District Date

Certificate of Approval of Streets, Drainage, Sidewalks, and Green Infrastructure
I hereby certify that:
A. The streets, drainage, sidewalks, and green infrastructure designated in Willis E. Henson Subdivision Revision 2, Lot 1 have been installed in accordance with City specifications, or
B. A performance agreement and surety in the amount of $_____ for streets, $_____ for drainage, $_____ for sidewalks, and $_____ for green infrastructure has been posted with the City of Franklin, Tennessee, to assure completion of such improvements.

Director, Streets Department Date
City of Franklin, Tennessee

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

Secretary Date
Franklin Municipal Planning Commission

Certificate of Approval of Subdivision Name, Street Names, and Addressing
Subdivision name and street names approved by the Williamson County Emergency Management Agency and the City of Franklin.

Williamson County Emergency Management Agency Date

City of Franklin Date

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

Middle Tennessee Electric Date

SURVEY NOTES

1. The purpose of this plat is to create two (2) lots and dedicate Access Easement.
2. This property is zoned: NC - Neighborhood Commercial District
3. Survey is in the Tennessee State Plane Coordinate System, Zone 5301, Fipszone 4100 (NAD 83).
4. FEMA Flood Panel Number: FM47187C0355F Dated: September 29, 2006 Zone "X"
5. Upon redevelopment of Lot 2, access to Lewisburg Pike for Lot 1 shall be through an access easement across Lot 2, and all accesses to Lewisburg Pike that do not comply with TDOT and City of Franklin standards for driveway locations shall be removed.
6. Sidewalks and trails outside of public right-of-way shall be Public Access Easements and shall be maintained by the property owner(s) or the HOA.
7. All open space shall be Public Utility, Drainage, and Access Easements and shall be maintained by the property owner(s) or the HOA.
8. Maintenance of all stormwater management features, including lot line swales, shall be the responsibility of the property owner(s) or HOA. Details of these requirements are outlined in the Inspection and Maintenance Agreement of Private Stormwater Management Facilities recorded in Book 8250, Page 723 in the Williamson County Register of Deeds Office.
9. No obstructions or encroachments which impede the flow of stormwater shall be permitted within Drainage Easements. The City of Franklin is not responsible for repair or replacement of any encroachments that are damaged or removed in the course of maintenance activity within easements.
10. The City of Franklin Water Management department has unrestricted access to its domestic water, sanitary sewer, reclaim water lines or system improvements located within its exclusive easements within the development. In the event landscaping, fencing, concrete or other structures are installed or placed within a City of Franklin easement, the City of Franklin shall have the right to remove such encroachments within the easement as may be necessary for the City of Franklin to repair, maintain or replace its infrastructure which is now or in the future may be located within the easement without obtaining any further permission from the property owner or HOA. The property owner or HOA shall be responsible for repairing and/or replacing any such landscaping, fencing, concrete or other structures removed or disturbed by the City of Franklin in common open space lots and in areas owned by the property owner or HOA at no expense to the City of Franklin. Individual homeowners shall be responsible for structures removed or disturbed by the City of Franklin within an easement on the homeowner's lot at the homeowner's expense.
11. Within new developments and for off-site lines constructed as a result of, or to provide service to the new development, all utilities including (cable television, electrical, natural gas, sewer, telephone, and water lines) shall be placed underground,with the exception of Light Industrial and Heavy Industrial (HI) Districts, where their off-site lines may be overhead.
12. Recorded documents do not indicate ownership of Mineral Rights or Statement of Claim in accordance with TCA Code 67-5-90.
13. The location of the property boundaries depicted heron, based on the appropriate boundary law principles governed by the facts and evidence gathered during the course of this survey. Per accuracy and precision required by the State of Tennessee, in the opinion of this surveyor the monuments shown represents corners of the property. Corners have been found or set as indicated hereon. This survey represents a professional opinion, and carries no guarantees or warranties, expressed or implied.
14. Any improvements depicted may be demolished. The depiction of any improvements on this plat does not create any easement, setback, building pad, or other matter and is for informational purposes only as of the date and time of the recording of this plat.
15. Green Infrastructure Easements (GIE) are exclusive easements defining areas set aside for the construction, maintenance, repair, monitoring, and other activities necessary for the furtherance of water quality features designated as green infrastructure practices by the City of Franklin, and to provide public access to such features. Any and all activities, except as specifically permitted by notation on the current plat of record and/or within the recorded Long Term Maintenance Agreement, shall be strictly prohibited without the written consent of the City Engineer or his designee.
16. The 24' Cross Access Easement shall provide perpetual, non- exclusive access for the purposes of vehicular and pedestrian ingress and egress across the Cross Access Easement. Property Owner(s) shall maintain and keep the Cross Access Easement within their development in a commercially reasonable condition and state of repair.
17. There shall be no mowing, clearing, grading, construction, storage, or disturbance of vegetation in riparian buffers except as permitted by the City Engineer, or his designee.
18. Survey not final without Seal and Signature of Surveyor.
19. All set property corners are marked with 1/2" diameter rebar with a CESO cap.
20. As shown on survey, there are no gaps or gores between tracts.
21. There shall be no direct access to Lot 3 from Henpeck Lane. Access to Lot 3 shall be provided through Lot 1 via the 24' Cross Access Easement shown hereon.
22. The recording of this Plat voids, vacates, and supersedes the previous recording of Lot 1, shown on the Final Plat entitled "Final Plat Willis E. Henson Subdivision Revision 1, Lot 1" as recorded in Plat Book P78, Page 130, R.O.W.C.
23. If this lot is improved by the owner or sold for the purpose of constructing an additional residential dwelling unit, Parkland Impact Fees shall be assessed in accordance with applicable municipal regulations.

R.O.W.C. RECORDING STAMP

OWNER
Howard Varnedoe
Varnedoe Properties, LLC
7021 Mayflower Circle
Brentwood, TN 37027
Phone: 615-933-6888
Email: howard@ivybrookacademy.com

SURVEYOR
William J. Huffman, TN RLS 1754
Sr. Survey Manager, CESO, INC
216 Centerview Drive, Suite 150
Brentwood, Tennessee, 37027
Office: 615-238-0690
Email: william.huffman@cesoinc.com

CESO
WWW.CESOINC.COM
216 Centerview Dr., Suite 150
Brentwood, TN 37027
Phone: 615.928.5120 Fax: 888.208.4826

FINAL PLAT WILLIS E. HENSON SUBDIVISION, REVISION 2, LOT 1

CITY OF FRANKLIN PROJECT NO: 8909
IVYBROOK ACADEMY
1268 LEWISBURG PIKE, FRANKLIN, TN 37064
10th Civil District

Revisions / Submissions

ID	Description	Date
1	Submittal to City of Franklin	7/21/2025
2	Adressed comments	09/04/2025

© 2025 CESO, INC.

Project Number:	766668
Scale:	1" = 60'
Drawn By:	KJA
Checked By:	WJH
Date:	09/04/2025
Issue:	Preliminary

Drawing Title:
Final Plat

1 of 1

COF no: 8909

CONDITIONS OF APPROVAL:

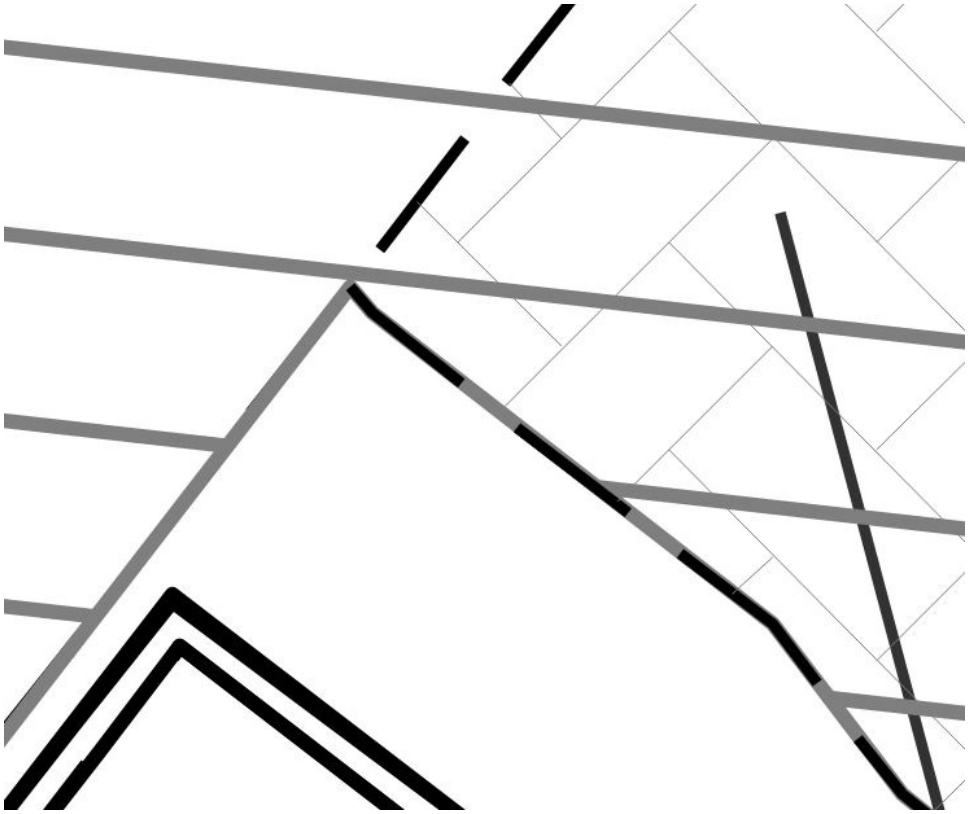
Open Issues: 5 These issues are currently being filtered

Engineering - Final Plat Checklist

General Issues

17. C. Final Plat

lance.fittro@franklintn.gov The previous comment has not been fully-addressed. Applicant shall provide all **black** linework on the plat so that all required information shown on the plat is visible upon monochrome (black/white) scanning of the mylar by Williamson County Register of Deeds.



Please be advised that City staff does not control Williamson County Register of Deeds document scanning procedures. Use of color or grayscale linework which results in required information disappearing or becoming illegible on the digital recorded document will not be accepted.

Performance Agreement and Surety

General Issues

9. Engineering Sureties

kevin.long@franklintn.gov **No sureties are associated with this Final Plat.**

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

Stormwater

General Issues

21. Plats

jeff.willoughby@franklintn.gov Not completely addressed. Label riparian buffers zones. I.e. 30' Riparian Buffer Zone 1, 30' Riparian Buffer Zone 2.

[Edited By Jeff Willoughby]

Water/Sewer

General Issues

7. Signature block

ben.mcneil@franklintn.gov The applicant revised the signature block for the water and sewer, but did so incorrectly. The sanitary sewer for the property is served by the city of Franklin and requires the correct signature block for City of Franklin sewer.

The water is served by HB&TS, their required signature block is also required.

The signature blocks shall be revised one for sewer and one for water, provide correct block for each utility.

