City of Franklin

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

Meeting Agenda

Franklin Municipal Planning Commission

Thursday, October 23, 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 September 25, 2025, FMPC Minutes.

ANNOUNCEMENTS

CONSENT AGENDA

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

2. Consideration Of Approval Of Item 3-19 And 21-24 On The Consent Agenda.

SITE PLAN SURETIES

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

Sponsors: Melodie Brady

4. Anand Subdivision, Site Plan, Revision 1, Lot 4 (Darrell Waltrip Volvo); Extend The Performance Agreement For Sidewalks And Streets Private Improvements To January 22, 2026. (CONSENT AGENDA)

Sponsors: Melodie Brady

5. Berry Farms Town Center PUD Subdivision, Final Plat, Section 7; Extend The Performance Agreement For Drainage Improvement To October 22, 2026. (CONSENT AGENDA)

Sponsors: Melodie Brady

6. Franklin Industrial Park Subdivision, Site Plan (APCOM); Extend The Maintenance Agreement For Landscaping Improvement To April 23, 2026. (CONSENT AGENDA)

Sponsors: Melodie Brady

7. Grace Pointe Church Subdivision, Site Plan; Extend The Performance Agreement for Landscaping Phase B Improvement To October 22, 2026. (CONSENT AGENDA)

Sponsors: Melodie Brady

8. Hart's Landmark Subdivision; Extend The Maintenance Agreement For Water Improvement To January 22, 2026. (CONSENT AGENDA)

Sponsors: Melodie Brady

9. Highlands At Ladd Park PUD Subdivision, Final Plat, Section 4; Extend The Performance Agreement For Stormwater Drainage/Detention Area 2 Improvement To October 22, 2026. (CONSENT AGENDA)

Sponsors: Melodie Brady

10. Highlands At Ladd Park PUD Subdivision, Final Plat, Section 17, Revision 1; Accept The Sidewalks Improvement, Release The Performance Agreement And Establish A One-Year Maintenance Agreement. (CONSENT AGENDA)

Sponsors: Melodie Brady

11. Highlands At Ladd Park PUD Subdivision, Site Plan, Section 18; Extend The Performance Agreement For Landscaping Improvement To April 23, 2026. (CONSENT AGENDA)

Sponsors: Melodie Brady

12. McEwen Town Center PUD Subdivision, Site Plan, Section 3 (Infrastructure); Extend The Performance Agreement For Drainage, Green Infrastructure And Streets Improvements To October 22, 2026. (CONSENT AGENDA)

Sponsors: Melodie Brady

13. Ovation Subdivision, Site Plan (Infrastructure); Extend The Performance Agreement For Landscaping Improvement To October 22, 2026. (CONSENT AGENDA)

Sponsors: Melodie Brady

14. Quail Hollow Subdivision, Site Plan, Section 2, Lot 11 (O'Reilly Auto Parts); Extend The Performance Agreement For Landscaping Improvement To April 23, 2026. (CONSENT AGENDA)

Sponsors: Melodie Brady

15. Rizer Point PUD Subdivision, Site Plan, Section 1; Extend The Performance Agreement For Drainage Improvement To October 22, 2026. (CONSENT AGENDA)

Sponsors: Melodie Brady

16. Simmons Ridge PUD Subdivision, Final Plat, Section 1; Extend The Performance Agreement For Green Infrastructure Improvement To January 22, 2026; Accept The Drainage Improvement, Release The Performance Agreement And Establish A One-Year Maintenance Agreement. (CONSENT AGENDA)

Sponsors: Melodie Brady

17. Simmons Ridge PUD Subdivision, Final Plat, Section 2; Accept The Green Infrastructure Improvement, Release The Performance Agreement And Establish A One-Year Maintenance Agreement. (CONSENT AGENDA)

Sponsors: Melodie Brady

18. Stream Valley PUD Subdivision, Site Plan, Section 13; Extend The Performance Agreement For Landscaping Improvement To October 22, 2026. (CONSENT AGENDA)

Sponsors: Melodie Brady

19. Water's Edge PUD Subdivision, Final Plat, Section 1; Extend The Performance Agreement For Green Infrastructure Improvement to April 23, 2026. (CONSENT AGENDA)

Sponsors: Melodie Brady

REZONINGS/DEVELOPMENT PLANS

20. Consideration Of Resolution 2025-84, A Resolution Approving A Revised Development Plan For West Franklin Park PUD Subdivision, With One Modification of Development Standards (Parking), For The Property Located North Of McEwen Drive And East Of Interstate 65, At 6100 And 6700 Tower Circle.

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

SITE PLANS, PRELIMINARY PLATS, AND FINAL PLATS

21. Christ Fellowship Church Subdivision, Site Plan, Developing 2,645 Square Feet Of Institutional Space, On 1.96 Acres, Located At 104 Chestnut Lane. (CONSENT AGENDA)

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

22. Colletta Park PUD Subdivision, Final Plat, Section 1, Creating 36 Residential Lots And 7 Open Space Lots And Dedicating Right Of Way And Easements, On 43.05 Acres, Located At S. Carothers Road And Copley Road (CONSENT AGENDA).

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

23. Tuck Away PUD Subdivision, Final Plat, Creating 1 Nonresidential Lot, On 25.64 Acres, Located At 1190 Lewisburg Pike. (CONSENT AGENDA)

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

24. Westhaven PUD Subdivision, Final Plat, Section 63, Revision 1 (Lot 2913), Creating 1 Single-Family Lot, On .322 Acres, Located Near The Intersection Of Eliot Road And Conar Street. (CONSENT AGENDA)

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

MASTER PLANS OF CITY-OWNED PROPERTY

25. Consideration Of Resolution 2025-69, A Resolution Endorsing The Creekside Master Plan And Supporting The Preservation, Interpretation, And Connectivity Of The Thomas Shute House Surrounding Property.
JCW 9/25/25

Sponsors: Lisa Clayton, Heather Eusebio

ZONING ORDINANCE TEXT AMENDMENTS

26. Consideration Of Ordinance 2025-25, AS AMENDED, 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 To The Historic Preservation Overlay District.
FMPC 8/28/25, 7-0 (approval of the ordinance, as amended)
WS 9/9/25
BOMA 9/24/25, 7-1 (approval of the ordinance, as amended)

Sponsors: Emily Wright, Kelly Dannenfelser

ANY OTHER BUSINESS

ADJOURN

City of Franklin

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Meeting Minutes

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CALL TO ORDER

Chair Lindsey called the meeting to order at 7:00 pm

Commissioners Present: Marcia Allen, Scott Harrison, Roger Lindsey(Chair), Michael Orr, Ann Petersen, Jimmy Franks, Alma McLemore, Jenny Williamson

Commissioners Absent: Nick Mann

Staff Members Present: Amy Diaz-Barriga, Emily Wright, Joel Aguilera, Eric Conner, Shauna Billingsley

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

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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.

Sponsors:

Attachments: 1. DRAFT FMPC minutes August 28 2025

A motion was made by Commissioner McLemore, seconded by Commissioner Orr to approve the Minutes from the August 28, 2025 meeting. The motion carried by a vote of 7-0 (Commissioner Harrison abstained).

FMPC ANNUAL CALENDAR

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

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

Attachments: 1. Draft FMPC Meetings and Deadlines Schedule 2026

Chair Lindsey asked for any comments. There were none. With no discussion, Commissioner Allen motioned to approve the 2026 FMPC Deadlines and Schedule Calendar, seconded by Commissioner Williamson. The motion carried by a vote of 8-0.

ANNOUNCEMENTS

Ms. Wright reminded the Commissioners about the Urban Planning Workshop that will take place from 8am-12pm, October 1, 2025, at the Eastern Flank Battlefield Event Center. Also, Tuesday, October 14, from 7am-10am at Bicentennial Park the Planning Department will host “Pastries with a Planner.”

CONSENT AGENDA

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

Sponsors:

Attachments: None

A motion was made by Commissioner Orr, seconded by Commissioner McLemore to approve items 4-8 and 12 as presented on the Consent Agenda. The motion carried by a vote of 8-0.

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

Attachments: 1. Action request - 9-2025 sidewalks
2. Inspection punch list

The item was Approved on Consent Agenda.

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

Attachments: None

The item was Approved on Consent Agenda.

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

Sponsors: Melodie Brady
Attachments: None

The item was Approved on Consent Agenda.

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
Attachments: None

The item was Approved on Consent Agenda.

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
Attachments: None

The item was Approved on Consent Agenda.

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.

Sponsors: Emily Wright, Amy Diaz-Barriga, Chelsea Randolph
Attachments:
1. MAP Ovation PUD Subdivision, Rezoning and Development Plan
2. RES_2025-52_OvationPUDSubDevPlan_Combined_LawApproved04
3. COF 8849 Ovation PUD Subdivision, Development Plan, Revision 2 Conditions of Approval_01
4. OVERALL DEVELOPMENT PLAN Ovation PUD Subdivision
5. MOS REQUEST EXHIBIT Ovation PUD Subdivision 5
6. 33-40 Pages from 2025-07-03 Ovation DP Rev 2-5
7. 41-18 Pages from 2025-07-03 Ovation DP Rev 2-6
8. 49-56 Pages from 2025-07-03 Ovation DP Rev 2-7
9. 57-64 Pages from 2025-07-03 Ovation DP Rev 2-8
10. 65-67 Pages from 2025-07-03 Ovation DP Rev 2-9
11. 1-8 Pages from 2025-07-08 Ovation DP Rev2
12. 9-16 Pages from 2025-07-08 Ovation DP Rev2
13. 17-24 Pages from 2025-07-03 Ovation DP Rev 2-3
14. 25-32 Pages from 2025-07-03 Ovation DP Rev 2-4
15. 2025-07-02_Ovation Shared Parking Study_Revised_FINAL
16. Applicant Presentation

17. STAFF EXHIBIT - Ovation PUD Subdivision MOS Reference Sheet PH

Staff: Amy Diaz-Barriga. Ms. Diaz-Barriga explained that at the BOMA Public Hearing for this item one of the Alderman noted concerns about the height of Building V. A condition of approval was added to reduce the height of building V from 6-10 stories to 5-8 stories. Building V is the last building along Carothers Parkway before the topography begins to rise. The reduction in height will blend and be more contextual with the surroundings. Because an additional condition of approval has been added, the item comes back to the FMPC to be concurred with.

Chair Lindsey explained that the FMPC is charged with concurrence of the building height of Building V.

MOTION
Commissioner Harrison motioned to concur with the additional condition of approval to reduce the height of building V from 6-10 stories to 5-8 stories for Resolution 2025-52, seconded by Commissioner Orr. There being no discussion, the motion carried by a vote of 8-0.

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

Attachments:
1. 354 Franklin Rd Location Map
2. 09-24 - Applicant Presentation 354 Franklin Road
3. 09-04 354 Franklin Road - EFA Resubmittal
4. RES_2025-74_LawApproved_10.1.25
5. RES_2025-74_LawApprove_9.16.25

Staff: Mr. Aguilera stated that 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. 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 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. 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.
Area B: Approximately 7.05 acres. Located along the western portion of the property, close to Franklin Road.
Area C: Approximately 1.01 acres. On the eastern portion of the property facing Mack Hatcher Parkway.
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 which was 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 5 specific criteria. 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:

Criteria #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.

Criteria #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 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.

Criteria #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 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 justifies the proposed adjustments to the Conservation areas. It is difficult to understand how this proposal or any future proposal could be compatible with the surrounding area.

Criteria #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.

Criteria #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 areas that avoid 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, along with an additional in-person neighborhood meeting, August 19, 2025, hosted at Jamison Station by the applicant. 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. 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.

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

Commissioner Allen asked staff to confirm that the 1.4 acres in area A would be protected and be included in the Conservation Design Concept. Because the staff report only mentioned that Area C was not to be included as part of the proposed amendment, Commissioner Allen stated that she wasn't clear about area A.

Mr. Aguilera stated that staff asked the applicant to include the 1.4 acres north of Ash Drive to the Conservation Design Concept based on feedback from the public. Staff is fine with areas A, B and D.

Ms. Wright reiterated that Area A would be amended to include the 1.4 acres in the Conservation Design Concept. Areas B and D would see a reduction in the Conservation Overlay and staff do not support a reduction in Area C.

Commissioner Allen asked how much Area A would be reduced.

Mr. Aguilera stated that Area A is being expanded by 1.4 acres without any changes to Area C.

Public Comment:

Elaine Harrison, 322 Ash Drive. Ms. Harrison stated that she has lived on Ash Drive for 53 years and enjoys the deer and other wildlife and does not support any development. Ms. Harrison stated that she was told years ago that her family could not build on the land and she would like to know what the difference is now. Ms. Harrison stated that she disapproves of any plans to develop the land around Ash Drive.

Applicant: Greg Gamble, Gamble Design Collaborative. Mr. Gamble explained that this proposal is a request for an Envision Franklin plan amendment not a rezoning request. The applicant would like the Commission to consider how the rules for the HHO are applied to these specific areas. If adopted, the applicant would likely follow up with a rezoning proposal but the purpose of this request is more about guidance in determining where the HHO lines are and where they should be located by applying the rules consistently. Mr. Gamble referred to handouts showing the existing HHO lines and the proposed HHO lines and discussed the rationale for changes to Areas A, B, C and D. The guiding principles of Envision Franklin for the HHO include consideration of the tree canopy, viewshed and steepness of the slope. For Area A, Mr. Gamble explained that the proposed HHO revision follows the existing stacked stone wall at the tree line. The existing HHO line for Area C does not confirm to any topographic line and runs cross country and by applying the 14 % and greater slopes as a guide, this area better follows the base of the hill. Moving the HHO line accounts for existing trees and the scenic corridor overlay. Regarding Area D using the 14 % and greater slopes as a guide, the proposed HHO line better follows the base of the hill and does not hinder the existing tree canopy of the site. Mr. Gamble referred to a cross section of the Franklin Road viewshed line of sight of the proposed revision and explained that the existing elevated railroad prevents views of any existing structures. Any future structures would be out of the viewshed of cars driving along Franklin Road. Lastly, Mr. Gamble narrated a video showing the viewsheds along Mack Hatcher and Franklin Road.

Commissioner McLemore asked Mr. Gamble what the impact would be on the residents living along Ash Drive.

Mr. Gamble referred to the illustration of Area A in the presentation documents pointing out the existing conservation overlay compared to the pink area indicating an extension of the conservation overlay. For some residents along Ash Drive there will be an extension of 300-325 feet of preserved area.

Commissioner Franks stated that previously the proposal included an extension of the conservation line to the

west allowing for open space.

Mr. Gamble stated that the extension of the conservation area (Area A) to include the historic stone wall was not part of the proposal during the Joint Conceptional Workshop.

Commissioner Allen stated that the additional area included in the proposal for Area A allows for more protected space and buffer.

Mr. Gamble noted that by adding the additional area into Envision Franklin makes it an enforceable buffer.

Commissioner McLemore agreed and stated that this helps and increases the protected areas for residents along Ash Drive.

MOTION
Commissioner Harrison motioned to approve 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, excluding Area C per staff recommendation, seconded by Commissioner Allen. There being no further discussion, the motion carried by a vote of 8-0.

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

Attachments:
1. Hill Center Presentation
2. Hill Center Additional Rendering
3. Applicant Justification Letter
4. RES_2025-70_EnvisionFranklinHGHill

Staff: Eric Conner. Mr. Conner stated that 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 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 applicant amended their request based upon feedback received from Joint Conceptual Workshop and has removed a request for a 4th story internal to the site for the proposed hotel and included a minimum of 10 feet setback for a 3rd story along Columbia Avenue. Originally the proposal included three changes to the special consideration and now there are two considerations. Currently the requested changes would allow for a 3-story multi-use structure along Columbia Avenue, requiring that the third story is setback 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. Secondly, the height allowance along Plaza Street adjacent to the Police Station is proposed to be amended to 3 stories up from 2 which is currently allowed for neighborhood mixed use buildings within the Mack Hatcher loop. Staff have reviewed each request independently and staff believe additional height requested along Columbia Avenue does not meet the necessary criteria but the requested change for Plaza Street is appropriate and meets the necessary criteria. Despite the applicants amending their request based on feedback from the Commission, staff still have concerns about the conceptual height along Columbia Avenue. The submitted materials show varied first floor heights to maintain a consistent roof line through the topography changes of the site. Materials show that the first-floor height on the north side of the building show 29.10" in height which is less than 6 feet below the 2-story height maximum including the COA2 overlay directly located south of the property (which has a max height including roof of 35 feet). Staff feel that the large variation causes a portion of the structure which is 53' tall to be too large and the massing is disproportionate to the scale of the existing structures that exist today. Mr. Conner noted that the applicant intends to develop the site under the current zoning ordinances and will not return with a development plan. As noted in 20.12.2.C of the zoning ordinance, site plans must be submitted to the Planning Commission for final approval. Any change to a special consideration of Envision Franklin will lead to an amendment of the zoning ordinance for CAO1 sub district to match the changes to Envision Franklin.

Recommendation:
To clarify staff's recommendations, Mr. Conner explained approval of the Resolution as is would amend the special consideration to language provided by the applicant at the re-submittal. However, staff are recommending disapproval of the Resolution 2025-70 and have provided amended language supporting the inclusion of the additional height along Plaza Street only. Lastly, Mr. Conner noted that staff have not received any public comments on this resolution.

Commissioner McLemore stated that a development plan would not follow this resolution.

Mr. Conner confirmed that a development plan will not follow this resolution because the area is being developed using the base zoning requirements with no rezoning to a PD.

Ms. Wright clarified by stating that the current application, as submitted, would not require a development plan. If changes were made to the submittal by the applicant, there could be a PD request in the future.

Citizen Comments:

Bob Bass, 107 Everbright. Mr. Bass stated that he lives within 3 blocks of this property and because of the elevation drop from south to north, from the Carter House to the Hill property, the mechanical equipment of a single-story retail building will be visible. Mr. Bass stated that he supports the 3-story residential concept as the project would be more aesthetically pleasing and more affordable for the developer.

Peter Shea, 813 Evan Street. Mr. Shea stated that he admires the distinctive character that the city has been able to maintain over the years and wants to do everything he can to encourage its preservation. Regarding the HG Hill property, special consideration should be given to the development of this prominent location in Franklin. The Envision Franklin plan is the blueprint that should be followed, and it would be a mistake to revise the language in the plan to allow three stories to be built on Columbia. The property should serve as a transition to the Carter House and should be more consistently aligned with Envision Franklin.

Tracy Ayers, 4018 Blossom Trail. Ms. Ayers stated that she is a long-time Franklin resident and a long-time commercial real estate lender. Looking at the proposed plan, a single story of residential above first floor retail is not financially feasible. Ms. Ayers stated that she would hate to see the city miss out on an attractive and appropriate plan for this space because the developer could not afford to develop the site with only a single story of residential. Ms. Ayers finished by stating she supports the application as submitted.

Coleman Aycock, 5012 Captain Freeman Parkway. Mr. Aycock stated that he is in favor of the development of the Hill property and believes the space is as important and impactful as the development of the Factory, the Harpeth Hotel, and the Margin District development. Three stories can be found along Main Street and because the third level will be stepped back like the Margin District is appropriate for the area. The design and the quality of the proposed development including the third-floor residential space will be a missed opportunity for the city if Franklin does not approve the proposed plan.

Steve Bacon, 201 Polk Place. Mr. Bacon stated that he supports the proposed project and considering the surrounding buildings including the Police Station and the Lotz House, what is proposed is appropriate in height and scale. This space has been empty and bleak for so many years, it seems the design and plan proposed by a local owner and developer would be something the city would take advantage of. When Harpeth Square was developed, the third floor was necessary financially even though the HZC didn't want to approve the additional height.

Applicant: Mike Hathaway. Mr. Hathaway stated that he believes this project is an extension of historic downtown Franklin with the design process being very intentional and respectful of the character of Franklin. HG Hill has the reputation of developing areas very well with the same purpose for this space along Columbia Avenue. Mr. Hathaway thanked staff for their support for the Plaza Street building and stated that he is excited about the commercial transition to the neighborhood areas behind the development. The team received great feedback from the Joint Conceptional Workshop, and several adjustments have been made. The Columbia Avenue building frontage was adjusted to a two story with a recessed third story with additional insets on each end of the building to help with the transition of scale. The recessed third story provides the same look as the Margin District Building and is very similar to Harpeth Square at the northern part of downtown Franklin. The third story creates the much-needed residential space in downtown Franklin and makes the project viable financially for the developer. Lastly, Mr. Hathaway explained that this is 50–100-year decision as the goal is to create a beautiful development that is appropriate for Franklin for many years to come.

Commissioner Allen stated that most of the discussion was centered around Columbia Avenue, but the development should be equally beautiful for the residents who live on the other side of the building. The experience should be nice regarding lighting and other aesthetics.

Mr. Hathaway stated that he absolutely agreed with Commissioner Allen.

MOTION
Commissioner Franks motioned to approve 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 as submitted, seconded by Commissioner Harrison.

Commissioner Allen stated that staff recommended re-wording the request which Mr. Hathaway touched on by stating that the third level fronting Columbia Avenue will be stepped back and is financially necessary to make the project viable.

Mr. Hathaway explained that the perception along Columbia Avenue is a two-story building as the third story is stepped back.

Commissioner Allen stated that she typically would not go against staff recommendation but in this instance, she supports the resolution as submitted.

Chair Lindsey asked Mr. Hathaway if there were additional setbacks for the building along Columbia.

Mr. Hathaway stated that the main building will be setback from the road to allow for outdoor restaurant seating and pedestrian walking space. The goal is to have enough comfortable space to accommodate an active streetscape.

Chair Lindsey noted the importance of an appropriate transition to the historical sites adjacent to the property.

Commissioner McLemore stated that she appreciates the consideration of the historic Natchez Street neighborhood that was established after the Civil War.

Commissioner Williamson stated that her main concern was building height, but with the stepback of the third story along Columbia Pike and the open corners, the transition to the adjacent areas is softened. Also, Commissioner Williamson noted that the building height and number of stories is appropriate along Plaza Street.

Commissioner Allen clarified her statements earlier by noting that, because the third story of the Columbia Street building is stepped back, is the reason she is going against staff's recommendation, not because the plan wouldn't be financially viable for the developer.

Commissioner Orr stated that the applicant took the feedback from the Joint Conceptional Workshop and created a plan based on what was asked by the JCW. The 10-foot stepback of the Columbia Avenue building and the reduced height of the hotel are appropriate, and Commissioner Orr stated that he doesn't have a problem supporting the resolution.

There being no further discussion, the motion carried by a vote of 8-0

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

Attachments:
1. MAP Willis E. Henson Subdivision, Final Plat, Revision 2
2. COF 8909_FinalPlat-WillisEHenson-Revision2-Lot1_2025-0904
3. Conditions of Approval_Willis E. Henson Subdivision, Final Plat, Revision 2

The item was Approved on Consent Agenda.

ANY OTHER BUSINESS

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

ADJOURN

There being no further business, Commissioner Orr motioned to adjourn the meeting, seconded by Commissioner Allen. The motion carried by a vote of 8-0 and the meeting adjourned at 08:10 p.m.

_____ _____

Chair Date

INSPECTION PUNCH LIST

INSPECTION CYCLE: October 17, 2025
INSPECTING DEPARTMENT: Planning Department
City of Franklin, TN
109 3rd Avenue South
Franklin, TN 37064

HIGHLANDS AT LADD PARK PUD SUBDIVISION, FINAL PLAT, SECTION 17, REVISION 1 – COF 4695

Improvement:	Sidewalks
Surety Type:	Performance
Original Amount:	$160,000.00
Current Amount:	$40,000.00
Request:	RELEASE TO MA
Recommendation:	Go to maintenance
Date of Inspection:	19-September-2025
Inspector:	Daniel Brady
Staff Comments:	

A review of this project revealed the following deficiency*:

PLANNING AND SUSTAINABILITY DEPARTMENT

Emily Wright, AICP
Director

HISTORIC FRANKLIN TENNESSEE

Dr. Ken Moore
Mayor

Eric S. Stuckey
City Administrator

ACTION REQUEST
August 25, 2025 Date

RE: HIGHLANDS AT LADD PARK PUD SUBDIVISION, FINAL PLAT, SECTION 17, REVISION 1; SIDEWALKS IMPROVEMENT

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

_X___ Release to Maintenance Agreement

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

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

SIGNED: _____
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 50%, 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: _____ ***(Engineer – 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: ____Richard Sullivan_____ ***(Engineer – print name)*** affirms that __Pat Wiggins____ 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:

RICHARD D. SULLIVAN REGISTERED ENGINEER AGRICULTURE COMMERCE NO. 021614 STATE OF TENNESSEE 8-25-25

_____
Engineer or Landscape Architect **(Sign and date on seal)**

Send request to COF Planning Dept., ATTN: Melodie Brady, email to melodie.brady@franklintn.gov

INSPECTION PUNCH LIST

INSPECTION CYCLE: October 17, 2025
INSPECTING DEPARTMENT: Planning Department
City of Franklin, TN
109 3rd Avenue South
Franklin, TN 37064

SIMMONS RIDGE PUD SUBDIVISION, FINAL PLAT, SECTION 1 – COF 5921

Improvement:	Drainage
Surety Type:	Performance
Original Amount:	$270,000.00
Current Amount:	$67,500.00
Request:	RELEASE TO MA
Recommendation:	Release to maintenance
Date of Inspection:	9/29/25
Inspector:	Casey Chrisman
Staff Comments:	

A review of this project revealed the following deficiency*:

As-builts approved

PLANNING AND SUSTAINABILITY DEPARTMENT

Emily Wright, AICP
Director

HISTORIC
FRANKLIN
TENNESSEE

Dr. Ken Moore
Mayor

Eric S. Stuckey
City Administrator

ACTION REQUEST
July 1, 2025

RE: SIMMONS RIDGE PUD SUBDIVISION, FINAL PLAT, SECTION 1; DRAINAGE IMPROVEMENT

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

✓ Release to Maintenance Agreement
_____*Reduce and extend to _____ *(not less than six mos)*
_____ Extend to _____ *(not less than six mos)*
SIGNED:
_____
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.

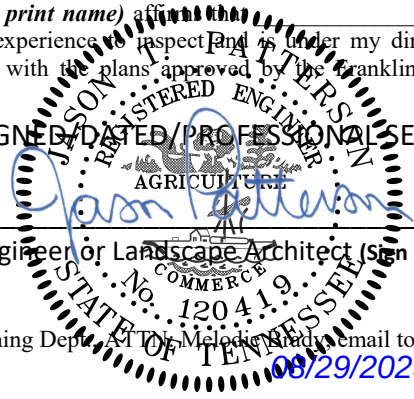
(Incomplete requests will not be accepted)

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

A: Jason Patterson, P.E. ***(Engineer – 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 – 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:



_____
Engineer or Landscape Architect **(Sign and date on seal)**

Forward completed request to COF Planning Dept. ATTN: Melodie Brady, email to melodie.brady@franklintn.gov

06/29/2025

INSPECTION PUNCH LIST

INSPECTION CYCLE: October 17, 2025
INSPECTING DEPARTMENT: Planning Department
City of Franklin, TN
109 3rd Avenue South
Franklin, TN 37064

SIMMONS RIDGE PUD SUBDIVISION, FINAL PLAT, SECTION 2 – COF 5923

Improvement:	Green infrastructure
Surety Type:	Performance
Original Amount:	$10,000.00
Current Amount:	$10,000.00
Request:	RELEASE TO MA
Recommendation:	Release to MA
Date of Inspection:	9/26/2025
Inspector:	Brittani Perez
Staff Comments:	

A review of this project revealed the following deficiency*:

Continue to maintain the site per the recorded long term maintenance plan.

PLANNING AND SUSTAINABILITY DEPARTMENT

Emily Wright, AICP
Director

HISTORIC
FRANKLIN
TENNESSEE

Dr. Ken Moore
Mayor

Eric S. Stuckey
City Administrator

ACTION REQUEST
July 1, 2025

RE: SIMMONS RIDGE PUD SUBDIVISION, FINAL PLAT, SECTION 2; GREEN INFRASTRUCTURE IMPROVEMENT

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

✓ Release to Maintenance Agreement _____*Reduce and extend to _____ *(not less than six mos)* _____ Extend to _____ *(not less than six mos)* SIGNED: _____ 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: Jason Patterson, P.E. ***(Engineer – 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 – 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:

STATE OF TENNESSEE
JASON T. PATTERSON
REGISTERED ENGINEER
AGRICULTURE
COMMERCE
No. 120419

_____

Engineer or Landscape Architect **(Sign and date on seal)**

08/29/2025

Forward completed request to COF Planning Dept., Attn: Melodie Brady email to melodie.brady@franklintn.gov

File #: 21-02186

DATE: 10/23/2025

TO: Franklin Municipal Planning Commission

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

SUBJECT:

Consideration Of Resolution 2025-84, A Resolution Approving A Revised Development Plan For West Franklin Park PUD Subdivision, With One Modification of Development Standards (Parking), For The Property Located North Of McEwen Drive And East Of Interstate 65, At 6100 And 6700 Tower Circle.

PURPOSE:

PROJECT INFORMATION
COF Project Number: 8932
Applicant: Gary Vogrin, Kiser and Vogrin Design
Owner: Neil Edwards, NW Franklin Park Land, LLC

BACKGROUND/STAFF COMMENTS:
The proposed West Franklin Park PUD Subdivision is a development consisting of 32.43 acres located north of McEwen Drive and east of Interstate 65, addressed as 6100 and 6700 Tower Circle. The proposed revision has one request for a modification of standards for parking with no other new requests. This modification of standards request is to align with the current zoning ordinance's parking minimums but maintain their vesting with regard to all other development standards. The development plan does include minor revisions to match the approved site plan (COF #8525). The parking reductions requested only impact the parking garages at the lowest levels, which does not impact the site layout, on-street parking, or exterior architecture of the plan. There are no proposed changes to the plan's approved 555 multifamily dwelling units or 320,116 commercial square feet so there is no associated rezoning.

MODIFICATION OF STANDARD:
There is one modification of standards request for this plan.

MOS #1: Requesting a modification of standards requests a modification in base parking rates to align with the parking rates matching the approved January 1, 2025 Franklin Zoning Ordinance. The

reduction of parking rates can be supported with no changes to the design included with the development plan.

The minimum parking requirements of the project's vested zoning ordinance (December 8, 2020) are in chapter 10.1.6 (Minimum Parking) and they require, "1.5 parking stalls for studio and 1-bedroom multifamily units, 2.5 parking stalls for 2-bedroom multifamily units, 3 parking stalls for 3-bedroom multifamily units, and 4 parking stalls per 1,000 SF of office space." The modification of standards is to apply the current zoning ordinance (January 1, 2025) parking minimums in chapter 10.2.3 (Minimum Parking) which require, "1.25 parking stalls for studio and 1-bedroom multifamily units, 2.25 parking stalls for 2-bedroom and 3-bedroom multifamily units, and 3 parking stalls per 1,000 SF of office space." The parking reduction of 384 stalls only impact the parking garages at the lowest levels. This request aligns with the current zoning ordinance and is consistent with Envision Franklin. Staff recommends approval of MOS #1.

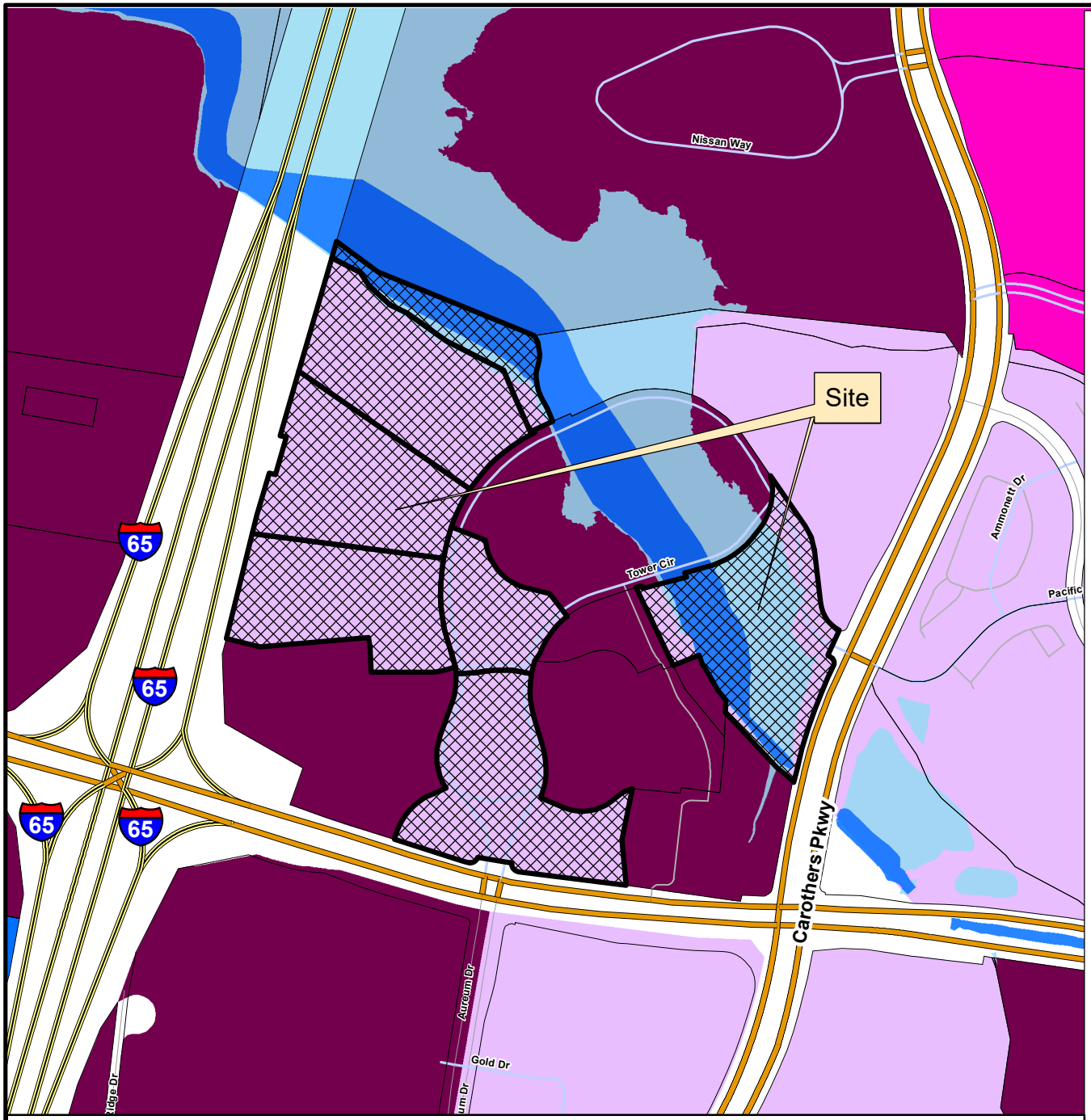
PROCEDURAL REQUIREMENTS:
1. If the plan receives BOMA approval, the applicant shall upload the corrected plan to the online plan review website (https://franklin.contractorsplanroom.com/secure/). All revisions to the approved plans shall be “clouded.” With the resubmittal, each condition of approval/open issue in the online plan review system shall contain a full response from the applicant as to the satisfaction or completion of that condition.
2. The city’s project identification number shall be included on all correspondence with any city department relative to this project.

FINANCIAL IMPACT:

Unknown.

RECOMMENDATION:

Staff recommends that Resolution 2025-84 be recommended to the Board of Mayor and Aldermen for approval with conditions.



WEST FRANKLIN PARK PUD SUBDIVISION
DEVELOPMENT PLAN, REVISION 1
RESOLUTION 2025-84

Project Information
Existing Zoning: Planned (PD 17.11/320,116) District
Overlay Districts: FFO, FWO
Site Acreage: 32.43 acres
Approved Dwelling Units: 555
Approved Nonresidential SF: 320,116 SF

Legend

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

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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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HISTORIC FRANKLIN TENNESSEE

RESOLUTION 2025-84

A RESOLUTION APPROVING A REVISED DEVELOPMENT PLAN FOR WEST FRANKLIN PARK PUD SUBDIVISION, WITH ONE MODIFICATION OF DEVELOPMENT STANDARD (PARKING), FOR THE PROPERTY LOCATED NORTH OF MCEWEN DRIVE AND EAST OF INTERSTATE 65, 6100 AND 6700 TOWER CIRCLE.

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 2021-27 on September 28, 2021, and originally approved a Development Plan for the subject property as part of Resolution 2021-123 on September 14, 2021; and

WHEREAS, in accordance with the provisions of the City of Franklin, Tennessee, Zoning Ordinance, and as required by *Tennessee Code Annotated* § 13-4-310, as amended, the approval of the Development Plan by the BOMA in Resolution 2021-123, initiated a vesting period during which the development standards adopted by the City, and in effect on the date of approval, remain the standards applicable to the approved PUD Development Plan; and

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

WHEREAS, amendments to Development Plans approved on, or after January 1, 2015, shall be reviewed pursuant to the requirements of the Franklin Zoning Ordinance Subsection Ordinance Subsection 20.19.

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 – 01424	1.90
062 – 01427	5.97
062 – 01431	4.99
062 – 01432	5.24
062 – 01433	5.76
062 – 01430	6.34
062 – 01435	2.58
Total	32.43

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 West Franklin Park PUD Subdivision, Revision 1 are as follows:

Entitlements	**West Franklin Park PUD Subdivision, Revision 1**
Original Base Zone District	Planned District (PD 17.11/320,116)
Other Zoning Overlays	FFO, FWO
Number of Dwelling Units	555
Number of Nonresidential Square Footage	320, 116 SF
Number of Hotel Rooms	None
Open Space Requirements	Per City of Franklin Project # 2572
Number of Phases in Development	Three
Vested Development Plan Approval	Resolution No. 2021-123 Date of approval: September 14, 2021
Development Plan Revision Number	1

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) is bieng requested:

MOS 1: **Minimum Parking**

Approved: _____

Denied: _____

Chapter 10.1.6. Which requires the following minimum parking rates:

LAND USE		REQUIRED RATES (PER COF ZONING ORDINANCE DATED 12.08.2020)
MULTI-FAMILY	STUDIO	1.50
	1-BEDROOM	1.50
	2-BEDROOM	2.50
	3-BEDROOM	3.00
OFFICE		4/1000 SF
RETAIL		3.33/1000 SF

Request to apply the following minimum parking rates:

LAND USE		PROPOSED RATES (PER COF ZONING ORDINANCE DATED 01.01.2025)
MULTI-FAMILY	STUDIO	1.25
	1-BEDROOM	1.25
	2-BEDROOM	2.25
	3-BEDROOM	2.25
OFFICE		3/1000 SF
RETAIL		3.33/1000 SF

Staff recommended approval.

SECTION VI. That this Resolution shall take effect from and after its passage, the health, safety, and welfare of the citizens requiring it.

IT IS SO RESOLVED AND DONE on this ____ day of _____, 202_.

ATTEST:

By: _____
Angie Skarp
City Recorder

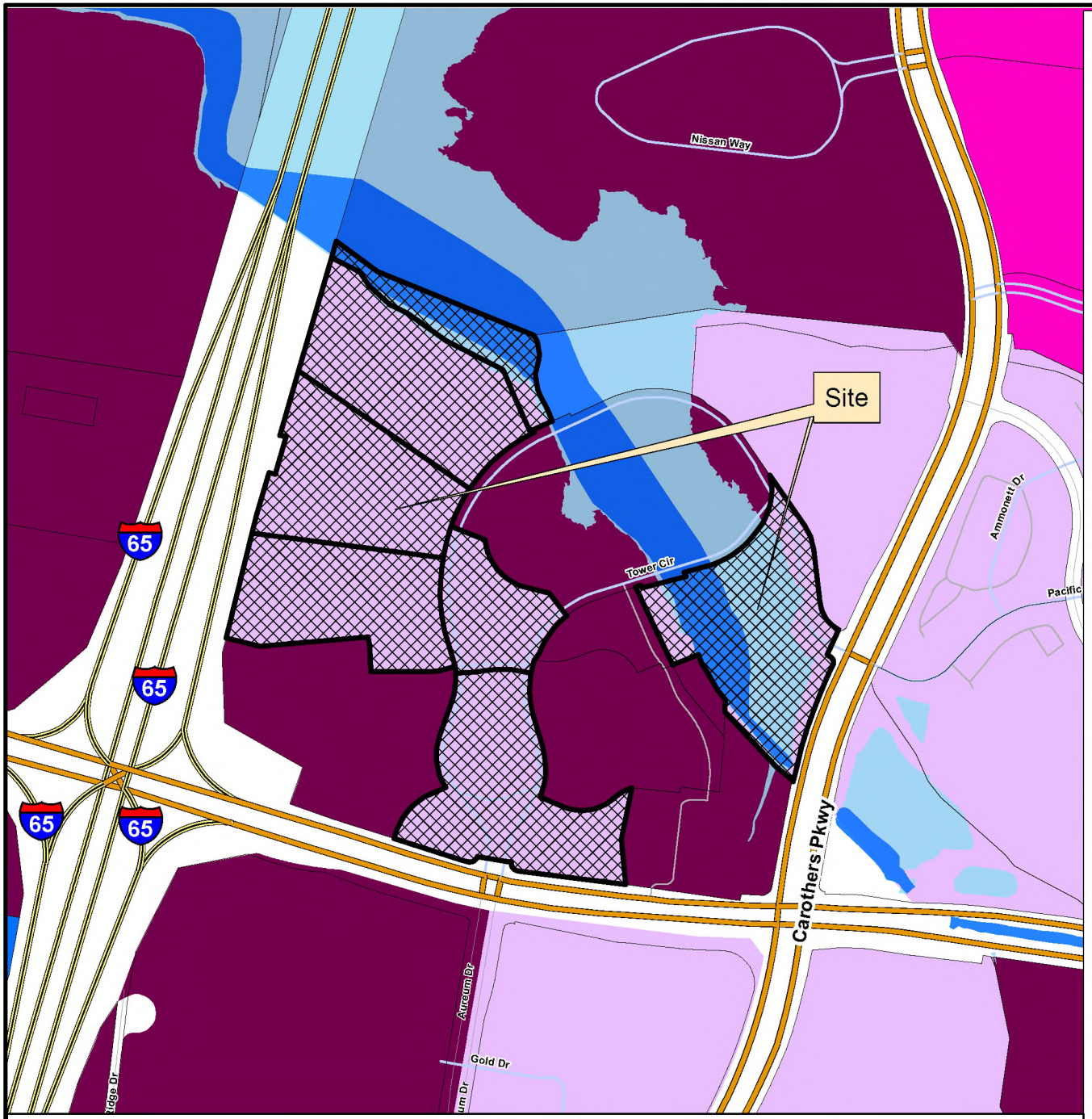
CITY OF FRANKLIN, TN:

By: _____
DR. KEN MOORE
Mayor

Approved as to form by:

_____
Shauna R. Billingsley
City Attorney

PREAPPLICATION CONFERENCE:	September 2, 2025
BOMA/FMPC JOINT CONCEPTUAL WORKSHOP:	September 25, 2025
NEIGHBORHOOD MEETING:	September 4, 2025
PLANNING COMMISSION RECOMMENDED APPROVAL:	_____
PUBLIC HEARING AND BOMA APPROVAL:	_____



WEST FRANKLIN PARK PUD SUBDIVISION
DEVELOPMENT PLAN, REVISION 1
RESOLUTION 2025-84

Project Information

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Overlay Districts: FFO, FWO
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- 5TH Avenue District
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- RC6 Regional Commerce 6 District
- RC12 Regional Commerce 12 District
- GO General Office District
- LI Light Industrial District
- HI Heavy Industrial District

This map was created by the Franklin Planning Department.
It was compiled from the most authentic information available.
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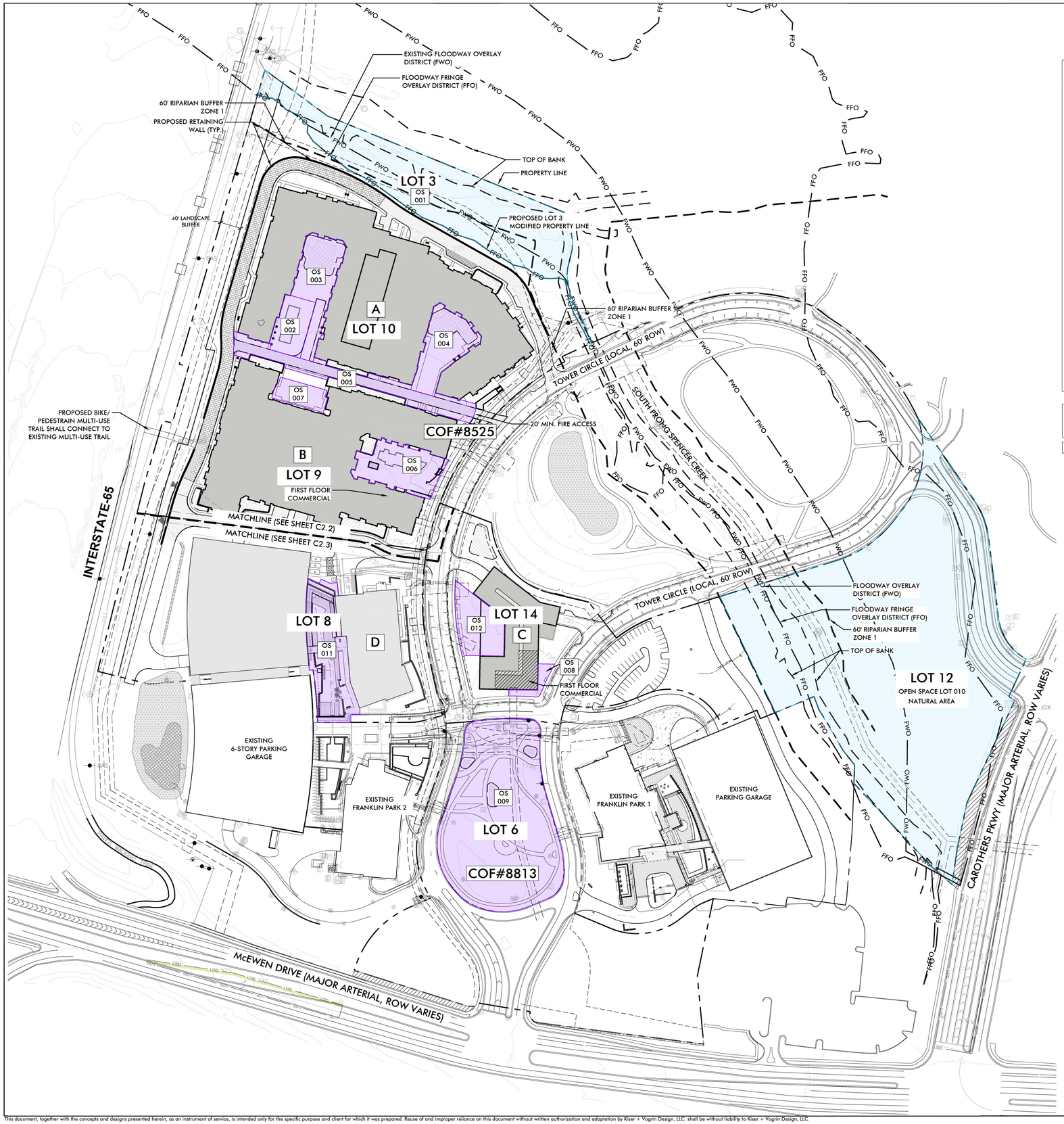
N

0 250 500 1,000
Feet

HISTORIC FRANKLIN TENNESSEE



TREE REPLACEMENT NOTE:
Refer to COF #2572 open space and tree information charts, 392 caliper inches of replacement trees to be included at site plan

IMPACT STATEMENT

STREET NETWORK
AS IDENTIFIED IN THE TIA RECOMMENDED IMPROVEMENTS, AT CAROTHERS PARKWAY AND TOWER CIRCLE IT IS RECOMMENDED TO INCLUDE ADJUSTED SIGNAL TIMINGS AND MODIFIED EXISTING TRAFFIC SIGNAL OPERATION TO INCORPORATE A PERMISSIVE OVERLAP RIGHT-TURN ARROW. AT CAROTHERS PARKWAY AND EAST MCEWEN DRIVE RECOMMENDATIONS INCLUDE ADJUSTED SIGNAL TIMINGS AND AN ADDITIONAL SOUTHBOUND LANE AT CAROTHERS PARKWAY BETWEEN TOWER CIRCLE AND EAST MCEWEN DRIVE. THIS LANE SHOULD RESULT IN TWO LEFT-TURN LANES, THREE THROUGH LANES, AND TWO RIGHT TURN LANES. AT MCEWEN DRIVE AND I-65 IT IS RECOMMENDED TO EXTEND THE EXISTING WESTBOUND RIGHT-TURN LANE ALONG EAST MCEWEN DRIVE FROM 225 FEET OF STORAGE TO FULL STORAGE (APPROXIMATELY 850 FEET). LASTLY, IT HAS BEEN RECOMMENDED TO ADJUST SIGNAL TIMINGS AT EAST MCEWEN DRIVE AND TOWER CIRCLE.

WATER
WATER IS PROVIDED BY MALLORY VALLEY UTILITY DISTRICT (MVUD) VIA AN EXISTING WATER MAIN THAT RUNS FROM EAST MCEWEN DRIVE ALONG TOWER CIRCLE ROAD TO THE PROPOSED DEVELOPMENT. PROJECTED MAXIMUM WATER DEMAND FOR LOTS 9, 10, AND 14 IS APPROXIMATELY 490 SFUE.

SANITARY SEWER
SANITARY SEWER WILL BE PROVIDED BY CITY OF FRANKLIN VIA EXISTING SEWER SURROUNDING THE SITE IN TOWER CIRCLE ROAD. PROJECTED MAXIMUM SEWER DEMAND FOR LOTS 9, 10, AND 14 IS APPROXIMATELY 437 SFUE. PROJECTED MAXIMUM SEWER DEMAND ORIGINALLY APPROVED FOR THE OVERALL SITE WAS 750 SFUE. THE REVISED PROPOSED MAXIMUM SEWER DEMAND FOR THE OVERALL SITE IS APPROXIMATELY 811 SFUE.

STORMWATER
POST DEVELOPMENT PEAK FLOW DISCHARGES WILL BE CONTROLLED TO PRE DEVELOPMENT PEAK FLOWS BY THE DETENTION PONDS AND OUTLET STRUCTURES WITH ULTIMATE OUTFLOW INTO SOUTH PRONG SPENCER CREEK. POND 1, 2, AND 3 ARE NEWLY PROPOSED DETENTION PONDS SERVING LOTS 9 AND 10 (5.88 IMPERVIOUS AREA). LOT 14 IS TO BE SERVED BY THE REGIONAL DETENTION POND WITHIN FRANKLIN PARK, APPROXIMATELY 6.56 AC OF IMPERVIOUS AREA IS PROPOSED AT FINAL BUILDOUT OF LOT 9, 10, AND 14.

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

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

RIPARIAN BUFFER NOTE:
"There shall be no mowing, clearing, grading, construction, storage, or disturbance of vegetation in riparian buffers except as permitted by the City Engineer, or his designee."

REFER TO COF #8525 FOR BUFFER MANAGEMENT PLAN

LEGEND

- PROPOSED STORMWATER AREAS
- MATCHLINES
- PROPERTY LINES

GENERAL NOTES:
1. DOOR LOCATIONS ARE INTENDED TO SHOW THE ACTIVATION AT THE GROUND LEVEL ON TOWER PARK CIRCLE, BUT ARE SUBJECT TO CHANGE UPON FINAL SITE PLAN SUBMITTAL. THERE WILL BE DOORS IN THESE APPROXIMATE LOCATIONS. SEE A01-A03 FOR APPROX. LOCATIONS.
2. REFER TO PLAN ENLARGEMENTS FOR DETAILED SITE INFORMATION

SITE DATA CHART:

PROJECT NAME: WEST FRANKLIN PARK
COF PROJECT NUMBER: 7587
TAX MAP: 062
GROUP: K & L
PARCEL NUMBERS: 01424, 01427, 01430-1433, 01435
ADDRESS: 6100 & 6700 Tower Circle Franklin, TN 37067
CITY: FRANKLIN
COUNTY: WILLIAMSON
STATE: TENNESSEE
CIVIL DISTRICT: 9
PUD SITE ACREAGE: 32.43 AC
PUD SITE SQUARE FOOTAGE: 1,412,650.8 SF
VESTING: September 13, 2027

REGULATIONS

BASE ZONING: RC12 REGIONAL COMMERCE 12
PROPOSED ZONING: PLANNED (PD 17.11/ 320,116) DISTRICT
OVERLAY ZONING: FFO, FWO
BUILDING TYPES APPLIED: MULTI-FAMILY, COMMERCIAL/ MIXED-USE, LARGE -SCALE OFFICE BUILDING
FRONTAGE TYPES APPLIED: URBAN FRONTAGE
SETBACKS:
FRONT YARD: 10'
SIDE YARD: 5'
REAR YARD: 0'
DWELLING UNIT COUNT, BY TYPE: 555 MULTI-FAMILY UNITS
DWELLING UNIT DENSITY: 17.11 DU/A
COMMERCIAL SF, BY USE: 311,216 SF OFFICE & 8,900 RETAIL
BUILDING HEIGHTS: 4-12 STORIES
MINIMUM LANDSCAPE SURFACE AREA: 0.20 (285,580 SF)
OPEN SPACE SF REQUIRED: SEE OPEN SPACE REQUIREMENT CHART
NATURAL AREA SF REQUIRED: SEE OPEN SPACE REQUIREMENT CHART
TREE CANOPY RETENTION ACREAGE: 100% (180,000 SF)
PARKING REQUIRED, BY USE: TOTAL: 1,883 SPACES
- RESIDENTIAL: (1.25/ STUDIO &1 BR, 2.25/ 2 BR & 3 BR) 919 SPACES
- OFFICE: (3/ 1,000 SF) 934 SPACES
- RETAIL: (3.33/ 1,000 SF) 30 SPACES

PARKING PROVIDED, BY USE: SEE "WEST FRANKLIN PARK BUILDING DATA" CHART
HISTORIC RESOURCE TREATMENT: NO
ENVISION FRANKLIN DESIGN CONCEPT: REGIONAL COMMERCE

ENVISION FRANKLIN DESCRIPTION: THIS DEVELOPMENT PROVIDES A MIX OF RESIDENTIAL, RETAIL, AND OFFICE USES CONSISTENT WITH ENVISION FRANKLIN.

WEST FRANKLIN PARK BUILDING DATA

BUILDING KEY	RETAIL (SF)	OFFICE (SF)	RESIDENTIAL (DU)	BUILDING STORIES	REQUIRED PARKING (SPACES)	GARAGE PARKING (SPACES)	PARALLEL PARKING (SPACES)	TOTAL PROPOSED PARKING (SPACES)
A			280	4-5	438	438	3	441
B	3,900		200	4-5	368	358	10	368
C	5,000		75	4-5	143	143	26	169
D		311,216		12	934	934	8	942
TOTAL	8,900	311,216	555	4-12	1,883	1,873	47	1,920

OPEN SPACE REQUIREMENT CHART

SITE ACREAGE: 32.43 AC (1,412,650.8 SF)
FORMAL OPEN SPACE ACREAGE REQUIRED PER COF#2572: 3.52 AC
INFORMAL OPEN SPACE REQUIRED PER COF#2572: 1.41 AC

OPEN SPACE PROVIDED

OS LOT #	OPEN SPACE TYPE	AREA OF OPEN SPACE (SF)	HARDSCAPE AREA% REQUIRED	STORMWATER FEATURE INCLUDED?	PROPOSED FEATURES
OS 001	NATURAL AREA	71,711	0%	N	MAINTAINED FLOODPLAIN/ FLOODWAY
OS 002	NEIGHBORHOOD AMENITY	8,045	N/A	N	POOL AMENITY
OS 003	POCKET PARK	14,375	N/A	Y	ACTIVE PARK (PLANTINGS, GAZEBO(S), OR SIMILAR STRUCTURE(S) & SEATING ELEMENTS
OS 004	POCKET PARK	13,297	N/A	Y	ACTIVE PARK (PLANTINGS, GAZEBO(S), OR SIMILAR STRUCTURE(S) & SEATING ELEMENTS
OS 005	GREENWAY	16,133	N/A	N	MULTI-USE TRAIL EXTENDING TO EXISTING TRAIL SYSTEM
OS 006	NEIGHBORHOOD AMENITY	14,732	50% - 80%	N	POOL AMENITY
OS 007	NEIGHBORHOOD AMENITY	5,000	50% - 80%	N	SPORT COURT
OS 008	OUTDOOR DINING AREA	2,080	N/A	N	OUTDOOR DINING AREA WITH PLANTING STRIP, DINING TABLE AND CHAIRS
OS 009	POCKET PARK	79,315	N/A	Y	ACTIVE PARK (PLANTINGS, GAZEBO(S), OR SIMILAR STRUCTURE(S) & SEATING ELEMENTS
OS 010	NATURAL AREA	269,126	0%	N	MAINTAINED FLOODPLAIN/ FLOODWAY
OS 011	POCKET PARK	21,753	N/A	Y	ACTIVE PARK (PLANTINGS, GAZEBO(S), OR SIMILAR STRUCTURE(S) & SEATING ELEMENTS
OS 012	PLAZA	11,347	80%	N	FORMAL GATHERING SPACE INCLUDING LANDSCAPE, SEATING, LIGHTING, AND FURNISHINGS

TOTAL PROVIDED: (FORMAL: 186,077 SF (4.27 AC) & INFORMAL: 340,837 SF (7.82 AC))
REFER TO COF PROJECT #2572 FOR ORIGINAL OPEN SPACE CHARTS

NOTE: EACH OPEN SPACE AREA SHALL BE DESIGNED IN FURTHER DETAIL IN A WAY THAT MEETS OR EXCEEDS THE STANDARDS OF ITS DESIGNATED OPEN SPACE TYPE STATED IN CHAPTER 11 OF THE FRANKLIN ZONING ORDINANCE

NORTH

0 100 200 300 feet
SCALE: 1"=100'

Kimley»Horn
214 Oceanside Drive
Nashville, TN 37204
Main: 615.564.2701
www.kimley-horn.com
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KVD
3005 Meridian Blvd Ste 100 Franklin, TN 37067
615.700.0567 | www.kisergroup.com

MICHAEL VOGRIN — REGISTERED — COMMERCE — TENNESSEE NO. 2532 — LANDSCAPE ARCHITECT
10.02.25

WEST FRANKLIN PARK PUD SUBDIVISION DEVELOPMENT PLAN, REVISION 1

6100 & 6700 TOWER CIRCLE
FRANKLIN PROJECT # 8932
FRANKLIN, WILLIAMSON COUNTY, TN

NO.	REVISIONS	DATE	BY

DESIGNED BY: GV
DRAWN BY: MB
CHECKED BY: KG
DATE: 10/02/2025
KVD PROJECT NO. 23094

DRAWING TITLE:
DEVELOPMENT PLAN

SHEET NUMBER
C2.1

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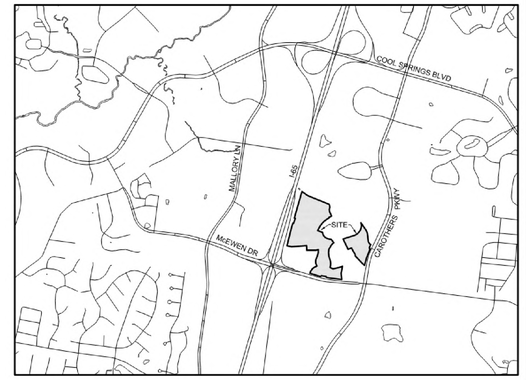
WEST FRANKLIN PARK PUD SUBDIVISION
Development Plan, Revision 1
Lots 3, 6, 8-10,12 & 14
TAX MAP 062, GROUP K & L
PARCELS 01424, 01427, 01429-1433, 01435
ADDRESS: 6100 & 6700 Tower Circle
Franklin, TN 37067
COF # 8932



SITE LOCATION MAP
N.T.S

SHEET INDEX:	Sheet Number	Pre - Application Submittal	Initial Submittal	Re-Submittal	One Stop Submittal
COVER	C0.0	08-25-25	09-08-25	10-02-25	
OVERALL EXISTING CONDITIONS	C1.0	08-25-25	09-08-25	10-02-25	
ENLARGED EXISTING CONDITIONS	C1.1	08-25-25	09-08-25	10-02-25	
ENLARGED EXISTING CONDITIONS	C1.2	08-25-25	09-08-25	10-02-25	
DEVELOPMENT PLAN	C2.0	08-25-25	09-08-25	10-02-25	
DEVELOPMENT PLAN W/ AERIAL	C2.1	08-25-25	09-08-25	10-02-25	
ENLARGED DEVELOPMENT PLAN	C2.2	08-25-25	09-08-25	10-02-25	
ENLARGED DEVELOPMENT PLAN	C2.3	08-25-25	09-08-25	10-02-25	
OVERALL GRADING & DRAINAGE PLAN	C3.0	08-25-25	09-08-25	10-02-25	
ENLARGED GRADING & DRAINAGE PLAN	C3.1	08-25-25	09-08-25	10-02-25	
ENLARGED GRADING & DRAINAGE PLAN	C3.2	08-25-25	09-08-25	10-02-25	
ENLARGED ROW AND ACCESS PLAN	C4.1	08-25-25	09-08-25	10-02-25	
ENLARGED ROW AND ACCESS PLAN	C4.2	08-25-25	09-08-25	10-02-25	
ENLARGED ROW AND ACCESS PLAN	C4.3	08-25-25	09-08-25	10-02-25	
ENLARGED ROW AND ACCESS PLAN	C4.4	08-25-25	09-08-25	10-02-25	
OVERALL UTILITY PLAN	C5.0	08-25-25	09-08-25	10-02-25	
ENLARGED UTILITY PLAN	C5.1	08-25-25	09-08-25	10-02-25	
ENLARGED UTILITY PLAN	C5.2	08-25-25	09-08-25	10-02-25	
SIGHT DISTANCE PLAN AND PROFILES	C5.5			10-02-25	
PHASING PLAN	C6.0	08-25-25	09-08-25	10-02-25	
BUFFER MANAGEMENT PLAN	L0.2			10-02-25	
TREE PRESERVATION PLAN	L1.0	08-25-25	09-08-25	10-02-25	
BUILDINGS A,B & C (ARCHITECTURAL MASSINGS)	A01	08-25-25	09-08-25	10-02-25	
BUILDINGS A & B VIEWS	A02	08-25-25	09-08-25	10-02-25	
BUILDING C VIEWS	A03	08-25-25	09-08-25	10-02-25	

DEVELOPER
NORTHWOOD RAVIN
Northwood Ravin
NW Franklin Park, LLC
3015 Carrington Mill Blvd.
Suite 460
Morrisville, NC 27560
Contact: Neil Edwards
980.322.6166

LANDSCAPE ARCHITECT / APPLICANT
RVD LANDSCAPE ARCHITECTURE & LAND PLANNING
Kiser+Vogrin Design
5005 Meridian Blvd
Suite 100
Franklin, TN 37067
Contact: Gary Vogrin
615.708.0567

ARCHITECT
906 STUDIO ARCHITECTS
906Studio
143 Fifth Avenue South
Franklin, TN 37064
Contact: Mike Hathaway
615.988.9065

CIVIL ENGINEER
Kimley»Horn
Kimley-Horn Assoc.
214 Oceanside Drive
Nashville, TN 37204
Contact: Deaton Hildabrand
615.678.0666

Comprehensive Review at Site Plan:
Comprehensive review of roadway, stormwater, and utility elements by 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 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.

Parkland Dedication Requirements:
555 units x $4,304= $2,388,720 to meet the ordinance.

25% of the total amount or $597,180 will be due at final plat plus the number of dwellings for that phase at a rate of $3,228 per unit.

The 25% or $597,180 will not be reimbursable and will remain in Quad 1 for future Parks.

The 75% or $1,791,540 is possible for reimbursement with an agreement and exhibits showing improvements.

The developer shall enter into a contract with the city which contains terms and conditions relative to the parkland impact fees required to be paid by the developer and/or any off-sets granted for parkland dedication and/or construction of park improvements as may be requested by the developer. Such contract shall be finalized concurrently with the approval of a development plan or site plan when a development plan is not required. When neither a development plan or site plan exist, the contract shall be approved by BOMA prior to the issuance of a building permit and shall contain financial assurances to the city.

REVISION 1 PURPOSE:
REVISION 1 IS TO ONLY REQUEST A MODIFICATION OF STANDARDS FOR PARKING. ALL OTHER CHANGES TO DEVELOPMENT PLAN, REVISION 1, ARE TO UPDATE MINOR REVISIONS TO MATCH THE CURRENT APPROVED SITE PLAN (COF #8525). THE PARKING REDUCTIONS SHALL ONLY IMPACT THE PARKING GARAGES AT THE LOWEST LEVELS, WHICH WILL NOT IMPACT THE SITE LAYOUT, ON-STREET PARKING, OR EXTERIOR ARCHITECTURE IN ANY WAY.

REFER TO COF #2572 FOR THE UNIFIED PLAN FOR OPEN SPACE AND TREE REPLACEMENT

REFER TO COF #8525 FOR BUFFER MANAGEMENT PLAN

THE LOTS SHOWN IN THIS DEVELOPMENT PLAN, ALONG WITH LOTS 4, 5, 7, AND11 OF THE FRANKLIN PARK SUBDIVISION, WERE FIRST APPROVED AS A UNIFIED SITE PLAN FOR OVERALL OPEN SPACE REQUIREMENTS AND TREE PRESERVATION REQUIREMENTS. BECAUSE SEVERAL OF THE LOTS FROM THIS UNIFIED SITE PLAN HAVE ALREADY BEEN DEVELOPED USING THE PARAMETERS OF THE PREVIOUSLY APPROVED UNIFIED SITE PLAN, THE REQUIREMENTS FROM COF 2572 ARE HONORED ON THIS DEVELOPMENT PLAN. THE TREE PRESERVATION, TREE REPLACEMENT, AND OPEN SPACE REQUIREMENTS ARE MET OR EXCEEDED WITH THIS PLAN.

MODIFICATION OF STANDARDS #1 - MINIMUM PARKING
Section 10.2.3 Minimum Parking (Previously 10.1.6 Parking Minimum)

Modification Request:

THIS PROPOSED MODIFICATION OF STANDARDS REQUESTS A MODIFICATION IN BASE PARKING RATES TO ALIGN WITH THE PARKING RATES MATCHING THE APPROVED JANUARY 1, 2025 FRANKLIN ZONING ORDINANCE. THE REDUCTION OF PARKING RATES IS SUPPORTED WITH NO CHANGES TO THE DESIGN INCLUDED WITH THE DEVELOPMENT PLAN.

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 the current minimum parking requirements to the approved uses.

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 requested modification seeks the ability to apply the current minimum parking requirements to the approved uses.

3. The modification is consistent with the intent of Envision Franklin:
a.a. Envision Franklin consistently references minimizing the impact of parking.
a.b. Off-street parking should be provided, and parking structures are encouraged. Parking should be located to the rear of buildings with limited side parking. Streets internal to a development may have on-street parking.
a.c. 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.

LAND USE		REQUIRED RATES (PER COF ZONING ORDINANCE DATED 12.08.2020)	PROPOSED RATES (PER COF ZONING ORDINANCE DATED 01.01.2025)
MULTI-FAMILY	STUDIO	1.50	1.25
	1-BEDROOM	1.50	1.25
	2-BEDROOM	2.50	2.25
	3-BEDROOM	3.00	2.25
OFFICE		4/1000 SF	3/1000 SF
RETAIL		3.33/1000 SF	3.33/1000 SF

WEST FRANKLIN PARK BUILDING DATA, REVISION 1

						ORIGINAL PUD				REVISION 1				
BUILDING KEY	RETAIL (SF)	OFFICE (SF)	RESIDENTIAL (DU)	BUILDING STORIES	REQUIRED PARKING (SPACES)	GARAGE PARKING (SPACES)	PARALLEL PARKING (SPACES)	TOTAL PROPOSED PARKING (SPACES)	REQUIRED PARKING (SPACES)	GARAGE PARKING (SPACES)	PARALLEL PARKING (SPACES)	TOTAL PROPOSED PARKING (SPACES)	NET CHANGE OF REQUIRED SPACES
A			280	4-5	474	555	2	557	438	438	3	441	-36
B	3,900		200	4-5	382	420	10	430	368	358	10	368	-14
C	5,000		75	4-5	166	140	35	175	143	143	26	169	-23
D		311,216		12	1,245	1,367	0	1,367	934	934	8	942	-311
TOTAL	8,900	311,216	555	4-12	2,267	2,482	47	2,529	1,883	1,873	47	1,920	-384

SITE DATA CHART:

PROJECT NAME: WEST FRANKLIN PARK
COF PROJECT NUMBER: 7587
TAX MAP: 062
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PARKING PROVIDED, BY USE: SEE "WEST FRANKLIN PARK BUILDING DATA" CHART
HISTORIC RESOURCE TREATMENT: NO
ENVISION FRANKLIN DESIGN CONCEPT: REGIONAL COMMERCE

VESTING DEVELOPMENT STANDARDS	
DEVELOPMENT STANDARD	VERSION/DATE
ZONING ORDINANCE	12-08-2020
SUBDIVISION REGULATIONS	12-12-2019
HISTORIC DISTRICT DESIGN GUIDELINES	N/A
TRANSPORTATION & STREET TECHNICAL STANDARDS	04-25-2017
STORMWATER BMP MANUAL	01-01-2016
TECHNICAL SPECIFICATIONS FOR UTILITY INSTALLATION	10-13-2020
MUNICIPAL CODE	EFFECTIVE DATES VARY PER STANDARD

GARY MICHAEL VOGRIN — REGISTERED LANDSCAPE ARCHITECT — TENNESSEE NO. 329 — OMNES — 10.02.25

DEATON J. HILDABRAND — REGISTERED ENGINEER — AGRICULTURE — 10/01/2025 — COMMERCE — No. 131214 — STATE OF TENNESSEE

MICHAEL A. HATHAWAY — REGISTERED ARCHITECT — AGRICULTURE — COMMERCE — No. 20975 — STATE OF TENNESSEE — 10-2-25

C0.0

DATE: 10-02-2025

NOT FOR CONSTRUCTION

SURVEY NOTES

1. THE INFORMATION SHOWN ON THIS PLAN IS BASED UPON THE TENNESSEE STATE PLAN COORDINATE SYSTEM, AND NAD 83 DATUM.
2. BASE INFORMATION WAS TAKEN FROM AN ALTA SURVEY PREPARED BY RAGAN-SMITH ASSOCIATES INC. 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. BASE INFORMATION FOR THE SOUTH PRONG SPENCER CREEK SEWER INTERCEPTOR AND ASSOCIATED EASEMENT WAS TAKEN FROM A BOUNDARY & TOPOGRAPHY SURVEY PREPARED BY WILSON & ASSOCIATES INC. 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.
4. INFORMATION WAS ALSO TAKEN FROM THE CITY OF FRANKLIN GIS AND AERIAL PHOTOGRAPHS.
5. THE CONSULTANT HAS FOUND NO EVIDENCE OF THE MINERAL RIGHTS OF THIS PROPERTY BEING TRANSFERRED TO ANY PARTY OTHER THAN THE OWNER.
6. THIS PROJECT IS LOCATED IN ZONE "X" AND ZONE "AE" AS DESIGNATED ON CURRENT FEDERAL EMERGENCY MANAGEMENT AGENCY MAP NO. 47187C0204F AND NO. 47187C0212F, WITH AN EFFECTIVE DATE OF 9-29-2006, WHICH MAKE UP A PART OF THE NATIONAL FLOOD INSURANCE PROGRAM. ZONE "X" IS AN AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANGE FLOODPLAIN. ZONE "AE" IS A SPECIAL FLOOD HAZARD AREA SUBJECT TO FLOODING BY THE 1% ANNUAL CHANCE FLOOD. THIS AREA IS INDICATED ON THE PLANS.

STORMWATER NARRATIVE

RUNOFF FOR THIS SITE ENCOUNTERS PRIMARILY GRASSY FIELDS SLOPING TOWARDS THE CREEK TO THE NORTH. DEPENDING ON WHERE RAINWATER FALLS, IT TRAVELS VIA SHEET FLOW AND SHALLOW CHANNEL FLOW TOWARDS THE NORTHERN CREEK. OUTFALLS ARE LABELED IN THE PLANS. EXISTING INLETS ALONG THE DEVELOPED AREA ROUTE WATER TO THE BIORETENTION AND DETENTION PONDS.

ALL OUTFALLS WILL BE UTILITZED IN THE DEVELOPMENT OF THIS SITE.

SITE SLOPE TABLE

	14% - 19.99%
	20% and above

GRAPHIC SCALE IN FEET
0 50 100 200

NORTH

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Franklin, TN 37067
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DEATON J. HILDABRAND
REGISTERED ENGINEER
AGRICULTURE
COMMERCE
No. 127215
10/01/2025
STATE OF TENNESSEE

WEST FRANKLIN PARK PUD SUBDIVISION
DEVELOPMENT PLAN, REVISION 1

6100 & 6700 TOWER CIRCLE
FRANKLIN PROJECT # 8932
FRANKLIN, WILLIAMSON COUNTY, TN

NO.	REVISIONS	DATE	BY

DESIGNED BY:	GV
DRAWN BY:	MB
CHECKED BY:	KG
DATE:	10/02/2025

KVD PROJECT NO.
23094

DRAWING TITLE:
OVERALL EXISTING CONDITIONS

SHEET NUMBER
C1.0

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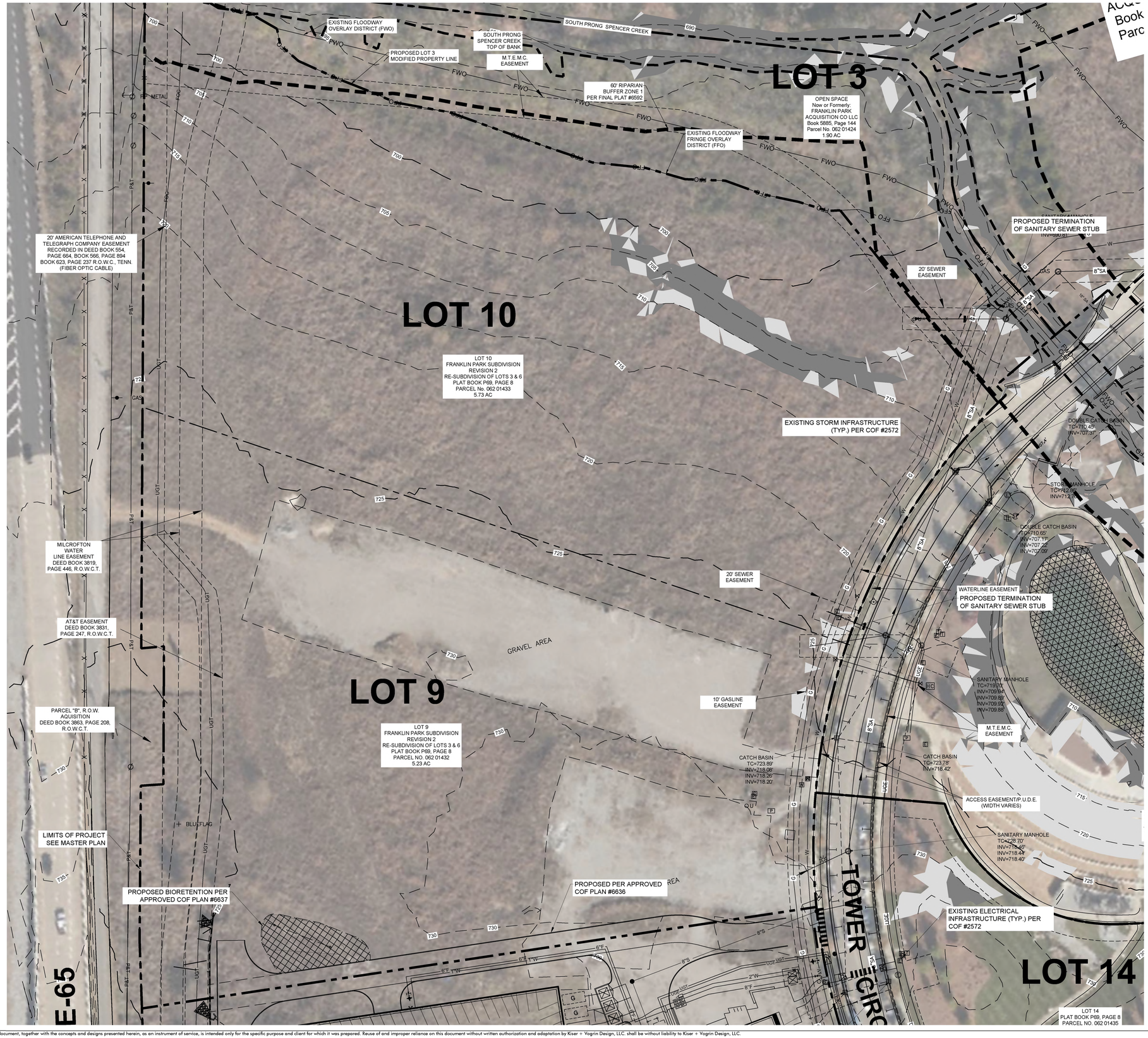
MM/DD/YYYY XX:XX AM/PM G:\2020\Project Name\XXXX\XXXX



SURVEY NOTES

1. THE INFORMATION SHOWN ON THIS PLAN IS BASED UPON THE TENNESSEE STATE PLAN COORDINATE SYSTEM, AND NAD 83 DATUM.
2. BASE INFORMATION WAS TAKEN FROM AN ALTA SURVEY PREPARED BY RAGAN-SMITH ASSOCIATES INC. 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. BASE INFORMATION FOR THE SOUTH PRONG SPENCER CREEK SEWER INTERCEPTOR AND ASSOCIATED EASEMENT WAS TAKEN FROM A BOUNDARY & TOPOGRAPHY SURVEY PREPARED BY WILSON & ASSOCIATES INC. THE INFORMATION PROVIDED SHALL BE FIELD VERIFIED PRIOR TO CONSTRUCTION. KIMLEY-HORN AND ASSOCIATES SHALL NOT BE HELD RESPONSIBLE FOR THE ACCURACY AND COMPLETENESS OF THE BASE INFORMATION SHOWN.
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5. THE CONSULTANT HAS FOUND NO EVIDENCE OF THE MINERAL RIGHTS OF THIS PROPERTY BEING TRANSFERRED TO ANY PARTY OTHER THAN THE OWNER.
6. THIS PROJECT IS LOCATED IN ZONE "X" AND ZONE "AE" AS DESIGNATED ON CURRENT FEDERAL EMERGENCY MANAGEMENT AGENCY MAP NO. 47187C0204F AND NO. 47187C0212F, WITH AN EFFECTIVE DATE OF 9-29-2006, WHICH MAKE UP A PART OF THE NATIONAL FLOOD INSURANCE PROGRAM. ZONE "X" IS AN AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANGE FLOODPLAIN. ZONE "AE" IS A SPECIAL FLOOD HAZARD AREA SUBJECT TO FLOODING BY THE 1% ANNUAL CHANCE FLOOD. THIS AREA IS INDICATED ON THE PLANS.

STORMWATER NARRATIVE

RUNOFF FOR THIS SITE ENCOUNTERS PRIMARILY GRASSY FIELDS SLOPING TOWARDS THE CREEK TO THE NORTH. DEPENDING ON WHERE RAINWATER FALLS, IT TRAVELS VIA SHEET FLOW AND SHALLOW CHANNEL FLOW TOWARDS THE NORTHERN CREEK. OUTFALLS ARE LABELED IN THE PLANS. EXISTING INLETS ALONG THE DEVELOPED AREA ROUTE WATER TO THE BIORETENTION AND DETENTION PONDS.

ALL OUTFALLS WILL BE UTILITZED IN THE DEVELOPMENT OF THIS SITE.

SITE SLOPE TABLE

	14% - 19.99%
	20% and above

GRAPHIC SCALE IN FEET
0 20 40 80

NORTH

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Franklin, TN 37067
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Franklin, TN 37067
Main: 615.708.0567
www.kiservogrin.com

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615.708.0567 | www.kiservogrin.com

DEACON J. HILDABRAND
REGISTERED ENGINEER
AGRICULTURE
10/01/2025
COMMERCE
No. 127215
STATE OF TENNESSEE

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6100 & 6700 TOWER CIRCLE
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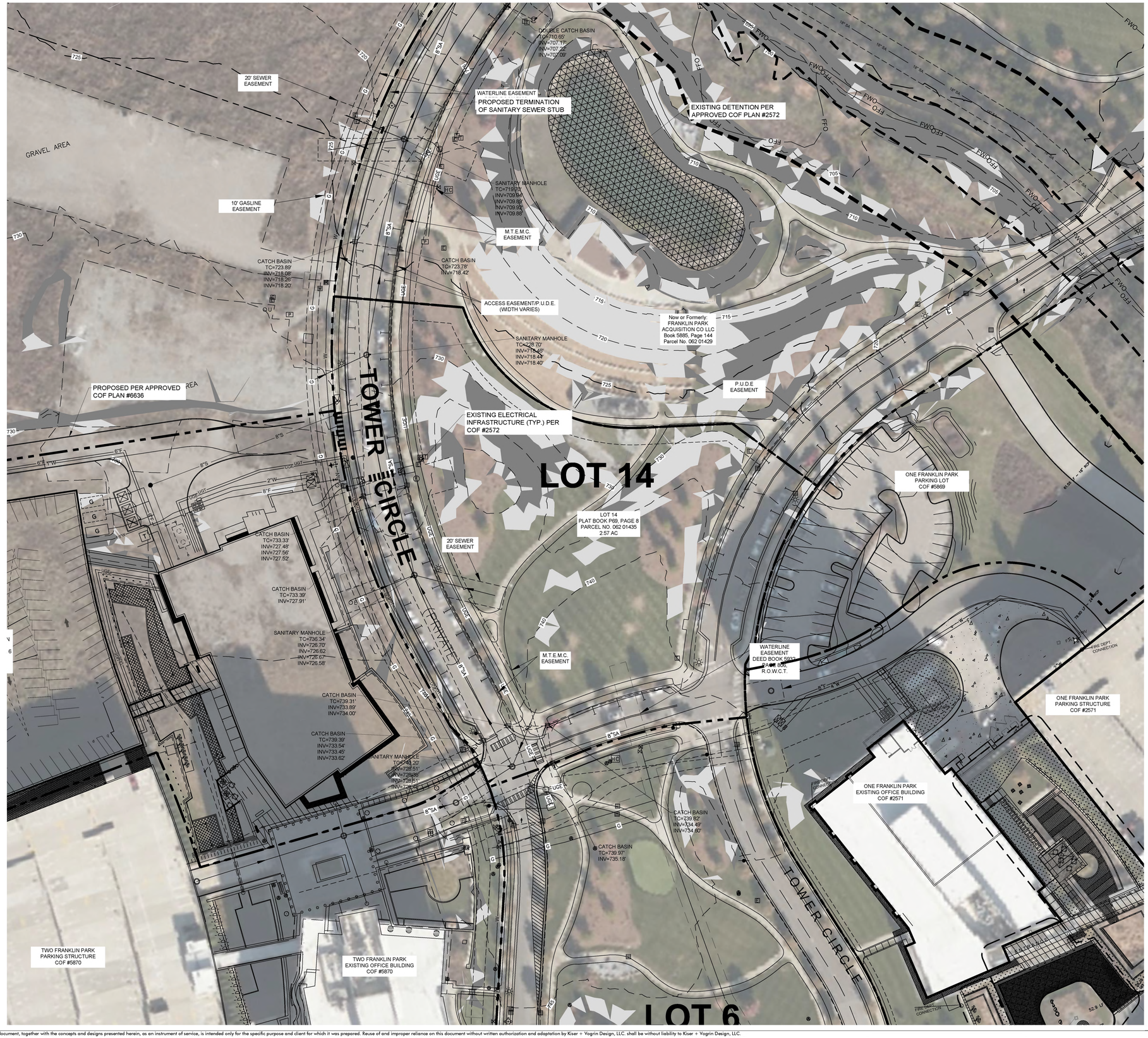

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SITE SLOPE TABLE

	14% - 19.99%
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GRAPHIC SCALE IN FEET
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DEATON J. HILDABRAND
REGISTERED ENGINEER
AGRICULTURE
10/01/2025
STATE OF TENNESSEE

WEST FRANKLIN PARK PUD SUBDIVISION DEVELOPMENT PLAN, REVISION 1

6100 & 6700 TOWER CIRCLE
FRANKLIN PROJECT # 8932
FRANKLIN, WILLIAMSON COUNTY, TN

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DATE:	10/02/2025

KVD PROJECT NO.
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ENLARGED EXISTING CONDITIONS

SHEET NUMBER
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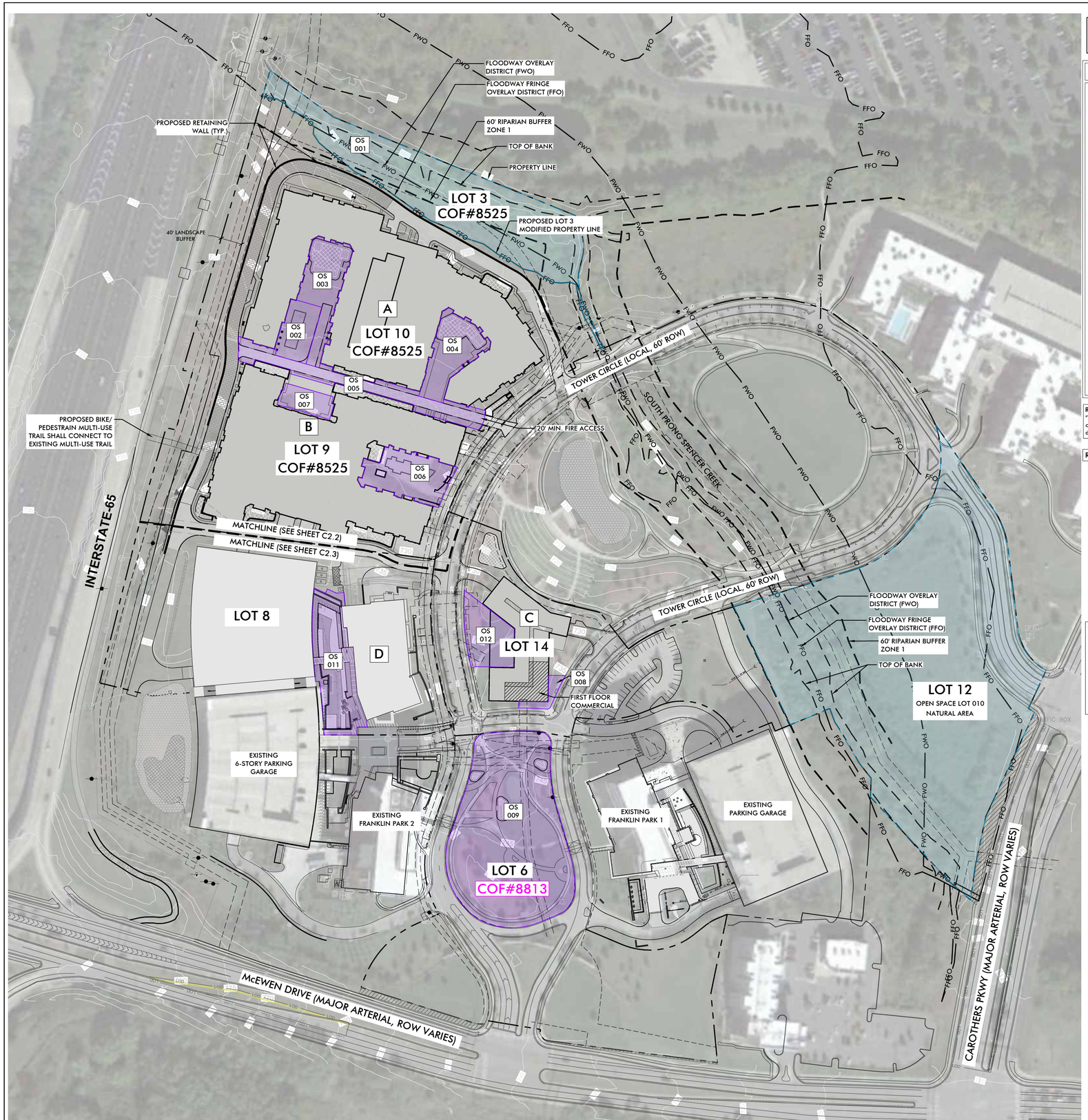

TREE REPLACEMENT NOTE:
Refer to COF #2572 open space and tree information charts, 392 caliper inches of replacement trees to be included at site plan

IMPACT STATEMENT

STREET NETWORK
AS IDENTIFIED IN THE TIA RECOMMENDED IMPROVEMENTS, AT CAROTHERS PARKWAY AND TOWER CIRCLE IT IS RECOMMENDED TO INCLUDE ADJUSTED SIGNAL TIMINGS AND MODIFIED EXISTING TRAFFIC SIGNAL OPERATION TO INCORPORATE A PERMISSIVE OVERLAP RIGHT-TURN ARROW. AT CAROTHERS PARKWAY AND EAST MCEWEN DRIVE RECOMMENDATIONS INCLUDE ADJUSTED SIGNAL TIMINGS AND AN ADDITIONAL SOUTHBOUND LANE AT CAROTHERS PARKWAY BETWEEN TOWER CIRCLE AND EAST MCEWEN DRIVE. THIS LANE SHOULD RESULT IN TWO LEFT-TURN LANES, THREE THROUGH LANES, AND TWO RIGHT TURN LANES. AT MCEWEN DRIVE AND I-65 IT IS RECOMMENDED TO EXTEND THE EXISTING WESTBOUND RIGHT-TURN LANE ALONG EAST MCEWEN DRIVE FROM 225 FEET OF STORAGE TO FULL STORAGE (APPROXIMATELY 850 FEET). LASTLY, IT HAS BEEN RECOMMENDED TO ADJUST SIGNAL TIMINGS AT EAST MCEWEN DRIVE AND TOWER CIRCLE.

WATER
WATER IS PROVIDED BY MALLORY VALLEY UTILITY DISTRICT (MVUD) VIA AN EXISTING WATER MAIN THAT RUNS FROM EAST MCEWEN DRIVE ALONG TOWER CIRCLE ROAD TO THE PROPOSED DEVELOPMENT. PROJECTED MAXIMUM WATER DEMAND FOR LOTS 9, 10, AND 14 IS APPROXIMATELY 490 SFUE.

SANITARY SEWER
SANITARY SEWER WILL BE PROVIDED BY CITY OF FRANKLIN VIA EXISTING SEWER SURROUNDING THE SITE IN TOWER CIRCLE ROAD. PROJECTED MAXIMUM SEWER DEMAND FOR LOTS 9, 10, AND 14 IS APPROXIMATELY 437 SFUE. PROJECTED MAXIMUM SEWER DEMAND ORIGINALLY APPROVED FOR THE OVERALL SITE WAS 750 SFUE. THE REVISED PROPOSED MAXIMUM SEWER DEMAND FOR THE OVERALL SITE IS APPROXIMATELY 811 SFUE.

STORMWATER
POST DEVELOPMENT PEAK FLOW DISCHARGES WILL BE CONTROLLED TO PRE DEVELOPMENT PEAK FLOWS BY THE DETENTION PONDS AND OUTLET STRUCTURES WITH ULTIMATE OUTFLOW INTO SOUTH PRONG SPENCER CREEK. POND 1, 2, AND 3 ARE NEWLY PROPOSED DETENTION PONDS SERVING LOTS 9 AND 10 (5.88 IMPERVIOUS AREA). LOT 14 IS TO BE SERVED BY THE REGIONAL DETENTION POND WITHIN FRANKLIN PARK, APPROXIMATELY 6.56 AC OF IMPERVIOUS AREA IS PROPOSED AT FINAL BUILDOUT OF LOT 9, 10, AND 14.

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

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

RIPARIAN BUFFER NOTE:
"There shall be no mowing, clearing, grading, construction, storage, or disturbance of vegetation in riparian buffers except as permitted by the City Engineer, or his designee."

REFER TO COF #8525 FOR BUFFER MANAGEMENT PLAN

LEGEND

- PROPOSED STORMWATER AREAS
- MATCHLINES
- PROPERTY LINES

GENERAL NOTES:
1. DOOR LOCATIONS ARE INTENDED TO SHOW THE ACTIVATION AT THE GROUND LEVEL ON TOWER PARK CIRCLE, BUT ARE SUBJECT TO CHANGE UPON FINAL SITE PLAN SUBMITTAL. THERE WILL BE DOORS IN THESE APPROXIMATE LOCATIONS. SEE A01-A03 FOR APPROX. LOCATIONS
2. REFER TO PLAN ENLARGEMENTS FOR DETAILED SITE INFORMATION

SITE DATA CHART:

PROJECT NAME: WEST FRANKLIN PARK
COF PROJECT NUMBER: 7587
TAX MAP: 062
GROUP: K & L
PARCEL NUMBERS: 01424, 01427, 01430-1433, 01435
ADDRESS: 6100 & 6700 Tower Circle Franklin, TN 37067
CITY: FRANKLIN
COUNTY: WILLIAMSON
STATE: TENNESSEE
Ccivil DISTRICT: 9
PUD SITE ACREAGE: 32.43 AC
PUD SITE SQUARE FOOTAGE: 1,412,650.8 SF
VESTING: September 13, 2027

REGULATIONS

BASE ZONING: RC12 REGIONAL COMMERCE 12
PROPOSED ZONING: PLANNED (PD 17.11/ 320,116) DISTRICT
OVERLAY ZONING: FFO, FWO
BUILDING TYPES APPLIED: MULTI-FAMILY, COMMERCIAL/ MIXED-USE, LARGE -SCALE OFFICE BUILDING
FRONTAGE TYPES APPLIED: URBAN FRONTAGE
SETBACKS:
- FRONT YARD: 10'
- SIDE YARD: 5'
- REAR YARD: 0'

DWELLING UNIT COUNT, BY TYPE: 555 MULTI-FAMILY UNITS
DWELLING UNIT DENSITY: 17.11 DU/A
COMMERCIAL SF, BY USE: 311,216 SF OFFICE & 8,900 RETAIL
BUILDING HEIGHTS: 4-12 STORIES
MINIMUM LANDSCAPE SURFACE AREA: 0.20 (285,580 SF)
OPEN SPACE SF REQUIRED: SEE OPEN SPACE REQUIREMENT CHART
NATURAL AREA SF REQUIRED: SEE OPEN SPACE REQUIREMENT CHART
TREE CANOPY RETENTION ACREAGE: 100% (180,000 SF)
PARKING REQUIRED, BY USE: TOTAL: 1,883 SPACES
- RESIDENTIAL: (1.25/ STUDIO &1 BR, 2.25/ 2 BR & 3 BR) 919 SPACES
- OFFICE: (3/ 1,000 SF) 934 SPACES
- RETAIL: (3.33/ 1,000 SF) 30 SPACES

PARKING PROVIDED, BY USE: SEE "WEST FRANKLIN PARK BUILDING DATA" CHART
HISTORIC RESOURCE TREATMENT: NO
ENVISION FRANKLIN DESIGN CONCEPT: REGIONAL COMMERCE

ENVISION FRANKLIN DESCRIPTION: THIS DEVELOPMENT PROVIDES A MIX OF RESIDENTIAL, RETAIL, AND OFFICE USES CONSISTENT WITH ENVISION FRANKLIN.

WEST FRANKLIN PARK BUILDING DATA

BUILDING KEY	RETAIL (SF)	OFFICE (SF)	RESIDENTIAL (DU)	BUILDING STORIES	REQUIRED PARKING (SPACES)	GARAGE PARKING (SPACES)	PARALLEL PARKING (SPACES)	TOTAL PROPOSED PARKING (SPACES)
A			280	4-5	438	438	3	441
B	3,900		200	4-5	368	358	10	368
C	5,000		75	4-5	143	143	26	169
D		311,216		12	934	934	8	942
TOTAL	8,900	311,216	555	4-12	1,883	1,873	47	1,920

OPEN SPACE REQUIREMENT CHART

SITE ACREAGE: 32.43 AC (1,412,650.8 SF)
FORMAL OPEN SPACE ACREAGE REQUIRED PER COF#2572: 3.52 AC
INFORMAL OPEN SPACE REQUIRED PER COF#2572: 1.41 AC

OPEN SPACE PROVIDED

OS LOT #	OPEN SPACE TYPE	AREA OF OPEN SPACE (SF)	HARDSCAPE AREA% REQUIRED	STORMWATER FEATURE INCLUDED?	PROPOSED FEATURES
OS 001	NATURAL AREA	71,711	0%	N	MAINTAINED FLOODPLAIN/ FLOODWAY
OS 002	NEIGHBORHOOD AMENITY	8,045	N/A	N	POOL AMENITY
OS 003	POCKET PARK	14,375	N/A	Y	ACTIVE PARK (PLANTINGS, GAZEBO(S), OR SIMILAR STRUCTURE(S) & SEATING ELEMENTS
OS 004	POCKET PARK	13,297	N/A	Y	ACTIVE PARK (PLANTINGS, GAZEBO(S), OR SIMILAR STRUCTURE(S) & SEATING ELEMENTS
OS 005	GREENWAY	16,133	N/A	N	MULTI-USE TRAIL EXTENDING TO EXISTING TRAIL SYSTEM
OS 006	NEIGHBORHOOD AMENITY	14,732	50% - 80%	N	POOL AMENITY
OS 007	NEIGHBORHOOD AMENITY	5,000	50% - 80%	N	SPORT COURT
OS 008	OUTDOOR DINING AREA	2,080	N/A	N	OUTDOOR DINING AREA WITH PLANTING STRIP, DINING TABLE AND CHAIRS
OS 009	POCKET PARK	79,315	N/A	Y	ACTIVE PARK (PLANTINGS, GAZEBO(S), OR SIMILAR STRUCTURE(S) & SEATING ELEMENTS
OS 010	NATURAL AREA	269,126	0%	N	MAINTAINED FLOODPLAIN/ FLOODWAY
OS 011	POCKET PARK	21,753	N/A	Y	ACTIVE PARK (PLANTINGS, GAZEBO(S), OR SIMILAR STRUCTURE(S) & SEATING ELEMENTS
OS 012	PLAZA	11,347	80%	N	FORMAL GATHERING SPACE INCLUDING LANDSCAPE, SEATING, LIGHTING, AND FURNISHINGS

TOTAL PROVIDED: (FORMAL: 186,077 SF (4.27 AC) & INFORMAL: 340,837 SF (7.82 AC))
REFER TO COF PROJECT #2572 FOR ORIGINAL OPEN SPACE CHARTS

NOTE: EACH OPEN SPACE AREA SHALL BE DESIGNED IN FURTHER DETAIL IN A WAY THAT MEETS OR EXCEEDS THE STANDARDS OF ITS DESIGNATED OPEN SPACE TYPE STATED IN CHAPTER 11 OF THE FRANKLIN ZONING ORDINANCE

NORTH

0 100 200 300 feet
SCALE: 1"=100'

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Nashville, TN 37204
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615.708.4567 | www.kaiservogrin.com

MICHAEL VOGRIN — REGISTERED — COMMERCE — TENNESSEE NO. 2382 — LANDSCAPE ARCHITECT
10.02.25

WEST FRANKLIN PARK PUD SUBDIVISION DEVELOPMENT PLAN, REVISION 1

6100 & 6700 TOWER CIRCLE
FRANKLIN, WILLIAMSON COUNTY, TN

NO.	REVISIONS	DATE	BY

DESIGNED BY: GV
DRAWN BY: MB
CHECKED BY: KG
DATE: 10/02/2025

KVD PROJECT NO. 23094

DRAWING TITLE:
DEVELOPMENT PLAN W/ AERIAL

SHEET NUMBER
C2.0

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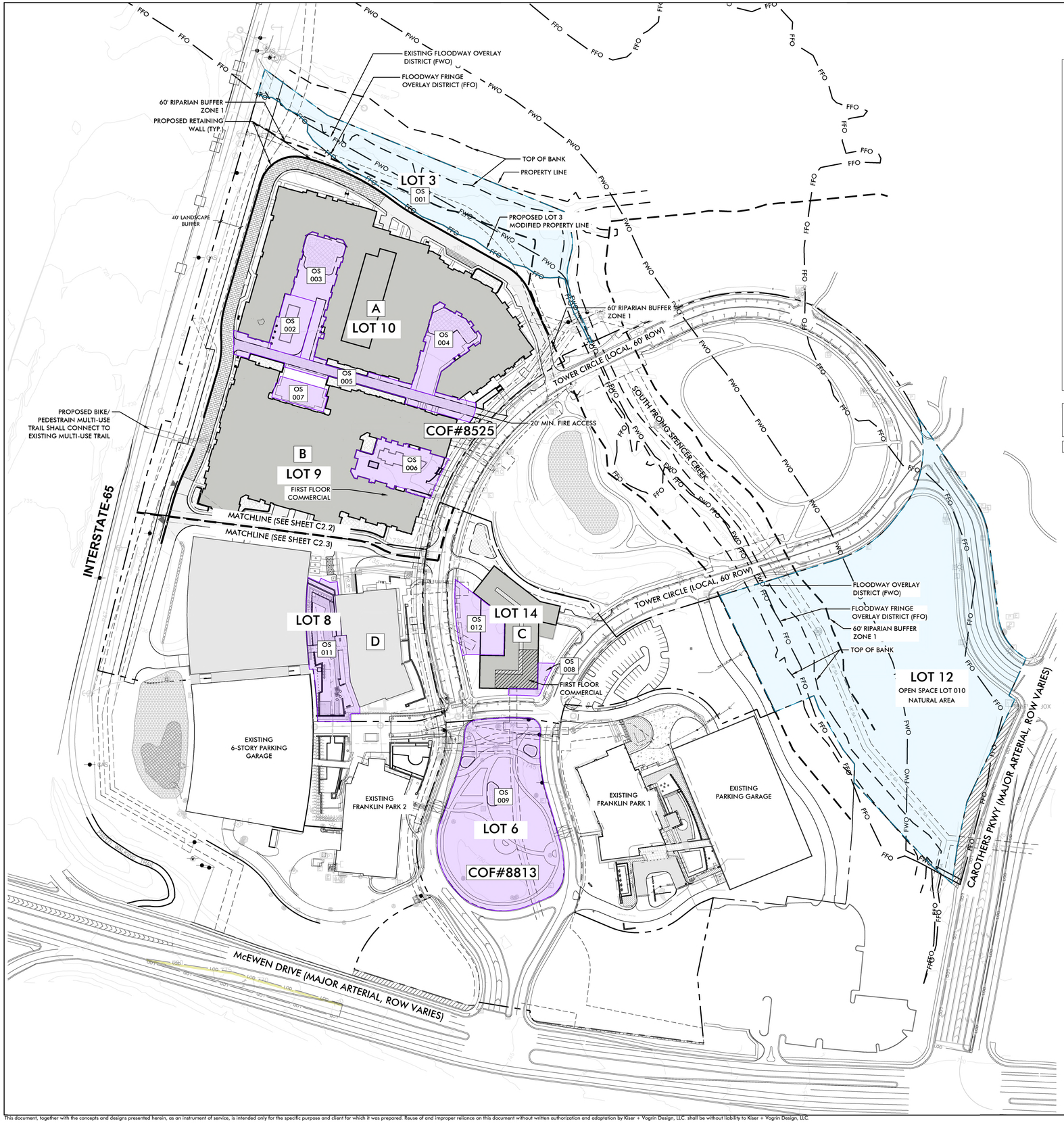

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CIVIL DISTRICT: 9
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BUILDING KEY	RETAIL (SF)	OFFICE (SF)	RESIDENTIAL (DU)	BUILDING STORIES	REQUIRED PARKING (SPACES)	GARAGE PARKING (SPACES)	PARALLEL PARKING (SPACES)	TOTAL PROPOSED PARKING (SPACES)
A			280	4-5	438	438	3	441
B	3,900		200	4-5	368	358	10	368
C	5,000		75	4-5	143	143	26	169
D		311,216		12	934	934	8	942
TOTAL	8,900	311,216	555	4-12	1,883	1,873	47	1,920

OPEN SPACE REQUIREMENT CHART

SITE ACREAGE: 32.43 AC (1,412,650.8 SF)
FORMAL OPEN SPACE ACREAGE REQUIRED PER COF#2572: 3.52 AC
INFORMAL OPEN SPACE REQUIRED PER COF#2572: 1.41 AC

OPEN SPACE PROVIDED

OS LOT #	OPEN SPACE TYPE	AREA OF OPEN SPACE (SF)	HARDSCAPE AREA% REQUIRED	STORMWATER FEATURE INCLUDED?	PROPOSED FEATURES
OS 001	NATURAL AREA	71,711	0%	N	MAINTAINED FLOODPLAIN/ FLOODWAY
OS 002	NEIGHBORHOOD AMENITY	8,045	N/A	N	POOL AMENITY
OS 003	POCKET PARK	14,375	N/A	Y	ACTIVE PARK (PLANTINGS, GAZEBO(S), OR SIMILAR STRUCTURE(S) & SEATING ELEMENTS
OS 004	POCKET PARK	13,297	N/A	Y	ACTIVE PARK (PLANTINGS, GAZEBO(S), OR SIMILAR STRUCTURE(S) & SEATING ELEMENTS
OS 005	GREENWAY	16,133	N/A	N	MULTI-USE TRAIL EXTENDING TO EXISTING TRAIL SYSTEM
OS 006	NEIGHBORHOOD AMENITY	14,732	50% - 80%	N	POOL AMENITY
OS 007	NEIGHBORHOOD AMENITY	5,000	50% - 80%	N	SPORT COURT
OS 008	OUTDOOR DINING AREA	2,080	N/A	N	OUTDOOR DINING AREA WITH PLANTING STRIP, DINING TABLE AND CHAIRS
OS 009	POCKET PARK	79,315	N/A	Y	ACTIVE PARK (PLANTINGS, GAZEBO(S), OR SIMILAR STRUCTURE(S) & SEATING ELEMENTS
OS 010	NATURAL AREA	269,126	0%	N	MAINTAINED FLOODPLAIN/ FLOODWAY
OS 011	POCKET PARK	21,753	N/A	Y	ACTIVE PARK (PLANTINGS, GAZEBO(S), OR SIMILAR STRUCTURE(S) & SEATING ELEMENTS
OS 012	PLAZA	11,347	80%	N	FORMAL GATHERING SPACE INCLUDING LANDSCAPE, SEATING, LIGHTING, AND FURNISHINGS

TOTAL PROVIDED: (FORMAL: 186,077 SF (4.27 AC) & INFORMAL: 340,837 SF (7.82 AC))
REFER TO COF PROJECT #2572 FOR ORIGINAL OPEN SPACE CHARTS

NOTE: EACH OPEN SPACE AREA SHALL BE DESIGNED IN FURTHER DETAIL IN A WAY THAT MEETS OR EXCEEDS THE STANDARDS OF ITS DESIGNATED OPEN SPACE TYPE STATED IN CHAPTER 11 OF THE FRANKLIN ZONING ORDINANCE

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MICHAEL VOGRIN — REGISTERED — COMMERCE — TENNESSEE NO. 382 — LANDSCAPE ARCHITECT
10.02.25

WEST FRANKLIN PARK PUD SUBDIVISION DEVELOPMENT PLAN, REVISION 1

6100 & 6700 TOWER CIRCLE
FRANKLIN PROJECT # 8932
FRANKLIN, WILLIAMSON COUNTY, TN

NO.	REVISIONS	DATE	BY

DESIGNED BY: GV
DRAWN BY: MB
CHECKED BY: KG
DATE: 10/02/2025
KVD PROJECT NO. 23094

DRAWING TITLE:
DEVELOPMENT PLAN

SHEET NUMBER
C2.1

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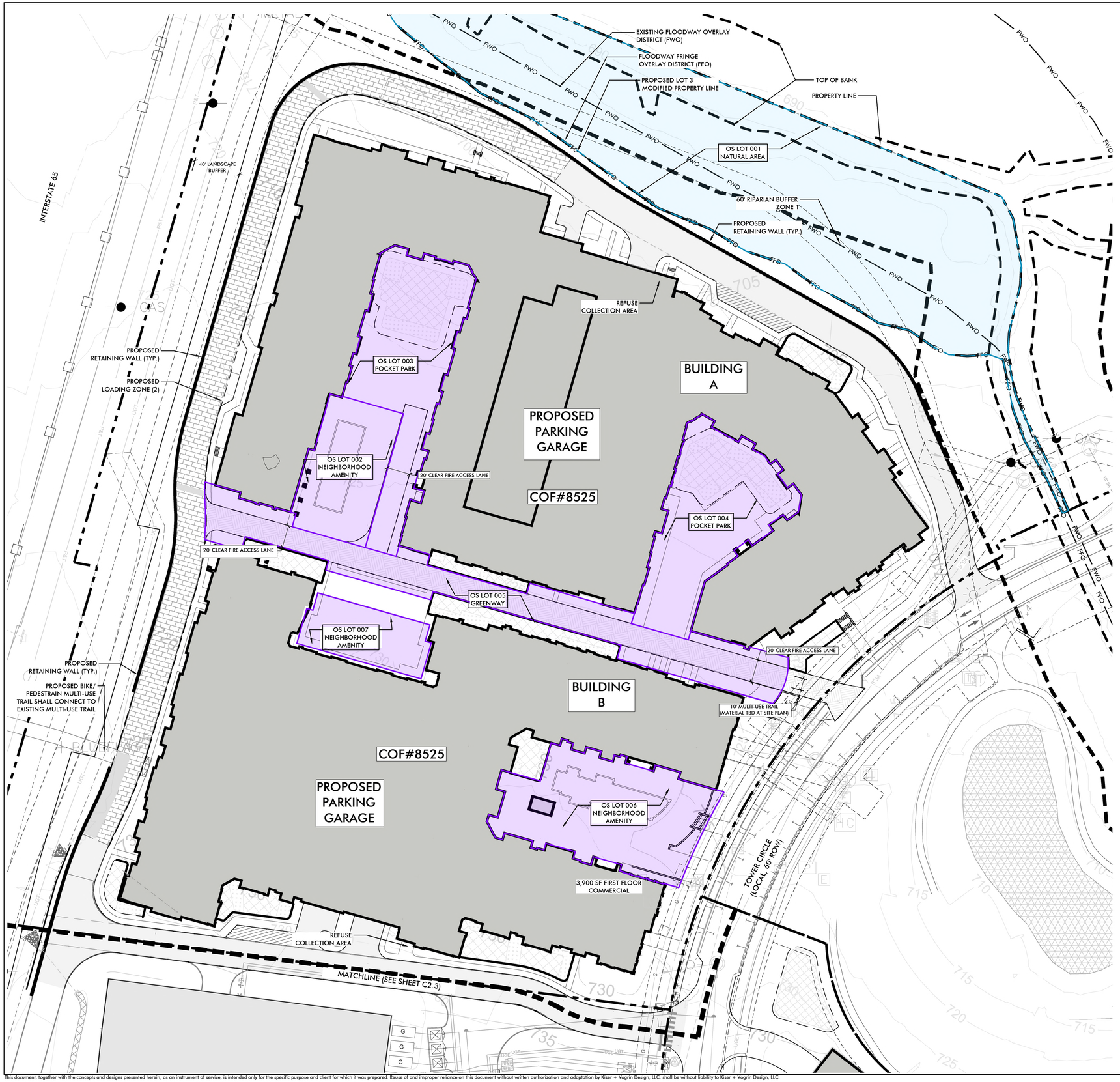

WEST FRANKLIN PARK BUILDING DATA

BUILDING KEY	RETAIL (SF)	OFFICE (SF)	RESIDENTIAL (DU)	BUILDING STORIES	REQUIRED PARKING (SPACES)	GARAGE PARKING (SPACES)	PARALLEL PARKING (SPACES)	TOTAL PROPOSED PARKING (SPACES)
A			280	4-5	438	438	3	441
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C	5,000		75	4-5	143	143	26	169
D		311,216		12	934	934	8	942
TOTAL	8,900	311,216	555	4-12	1,883	1,873	47	1,920

OPEN SPACE REQUIREMENT CHART

SITE ACREAGE: 32.43 AC (1,412,650.8 SF)
FORMAL OPEN SPACE ACREAGE REQUIRED PER COF#2572: 3.52 AC
INFORMAL OPEN SPACE REQUIRED PER COF#2572: 1.41 AC

OPEN SPACE PROVIDED

OS LOT #	OPEN SPACE TYPE	AREA OF OPEN SPACE (SF)	HARDSCAPE AREA% REQUIRED	STORMWATER FEATURE INCLUDED?	PROPOSED FEATURES
OS 001	NATURAL AREA	71,711	0%	N	MAINTAINED FLOODPLAIN/ FLOODWAY
OS 002	NEIGHBORHOOD AMENITY	8,045	N/A	N	POOL AMENITY
OS 003	POCKET PARK	14,375	N/A	Y	ACTIVE PARK (PLANTINGS, GAZEBO(S), OR SIMILAR STRUCTURE(S) & SEATING ELEMENTS
OS 004	POCKET PARK	13,297	N/A	Y	ACTIVE PARK (PLANTINGS, GAZEBO(S), OR SIMILAR STRUCTURE(S) & SEATING ELEMENTS
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OS 006	NEIGHBORHOOD AMENITY	14,732	50% - 80%	N	POOL AMENITY
OS 007	NEIGHBORHOOD AMENITY	5,000	50% - 80%	N	SPORT COURT
OS 008	OUTDOOR DINING AREA	2,080	N/A	N	OUTDOOR DINING AREA WITH PLANTING STRIP, DINING TABLE AND CHAIRS
OS 009	POCKET PARK	79,315	N/A	Y	ACTIVE PARK (PLANTINGS, GAZEBO(S), OR SIMILAR STRUCTURE(S) & SEATING ELEMENTS
OS 010	NATURAL AREA	269,126	0%	N	MAINTAINED FLOODPLAIN/ FLOODWAY
OS 011	POCKET PARK	21,753	N/A	Y	ACTIVE PARK (PLANTINGS, GAZEBO(S), OR SIMILAR STRUCTURE(S) & SEATING ELEMENTS
OS 012	PLAZA	11,347	80%	N	FORMAL GATHERING SPACE INCLUDING LANDSCAPE, SEATING, LIGHTING, AND FURNISHINGS

TOTAL PROVIDED: (FORMAL: 186,077 SF [4.27 AC] & INFORMAL: 340,837 SF [7.82 AC])
REFER TO COF PROJECT #2572 FOR ORIGINAL OPEN SPACE CHARTS

NOTE: EACH OPEN SPACE AREA SHALL BE DESIGNED IN FURTHER DETAIL IN A WAY THAT MEETS OR EXCEEDS THE STANDARDS OF ITS DESIGNATED OPEN SPACE TYPE STATED IN CHAPTER 11 OF THE FRANKLIN ZONING ORDINANCE

LEGEND

- PROPOSED STORMWATER AREAS
- MATCHLINES
- PROPERTY LINES

GENERAL NOTES:
1. DOOR LOCATIONS ARE INTENDED TO SHOW THE ACTIVATION AT THE GROUND LEVEL ON TOWER PARK CIRCLE, BUT ARE SUBJECT TO CHANGE UPON FINAL SITE PLAN SUBMITTAL. THERE WILL BE DOORS IN THESE APPROXIMATE LOCATIONS. SEE A01-A03 FOR APPROX. LOCATIONS.
2. REFER TO PLAN ENLARGEMENTS FOR DETAILED SITE INFORMATIONS

REFER TO COF #8525 FOR BUFFER MANAGEMENT PLAN

NORTH

0 40 80 120 feet

SCALE: 1"=40'

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MICHAEL GREGORY CUMMINS
REGISTERED
TENNESSEE NO. 383
LANDSCAPE ARCHITECT
10.02.25

WEST FRANKLIN PARK PUD SUBDIVISION DEVELOPMENT PLAN, REVISION 1

6100 & 6700 TOWER CIRCLE
FRANKLIN PROJECT # 8932
FRANKLIN, WILLIAMSON COUNTY, TN

NO.	REVISIONS	DATE	BY

DESIGNED BY:	GV
DRAWN BY:	MB
CHECKED BY:	KG
DATE:	10/02/2025

KVD PROJECT NO. 23094

DRAWING TITLE:
ENLARGED DEVELOPMENT PLAN

SHEET NUMBER
C2.2

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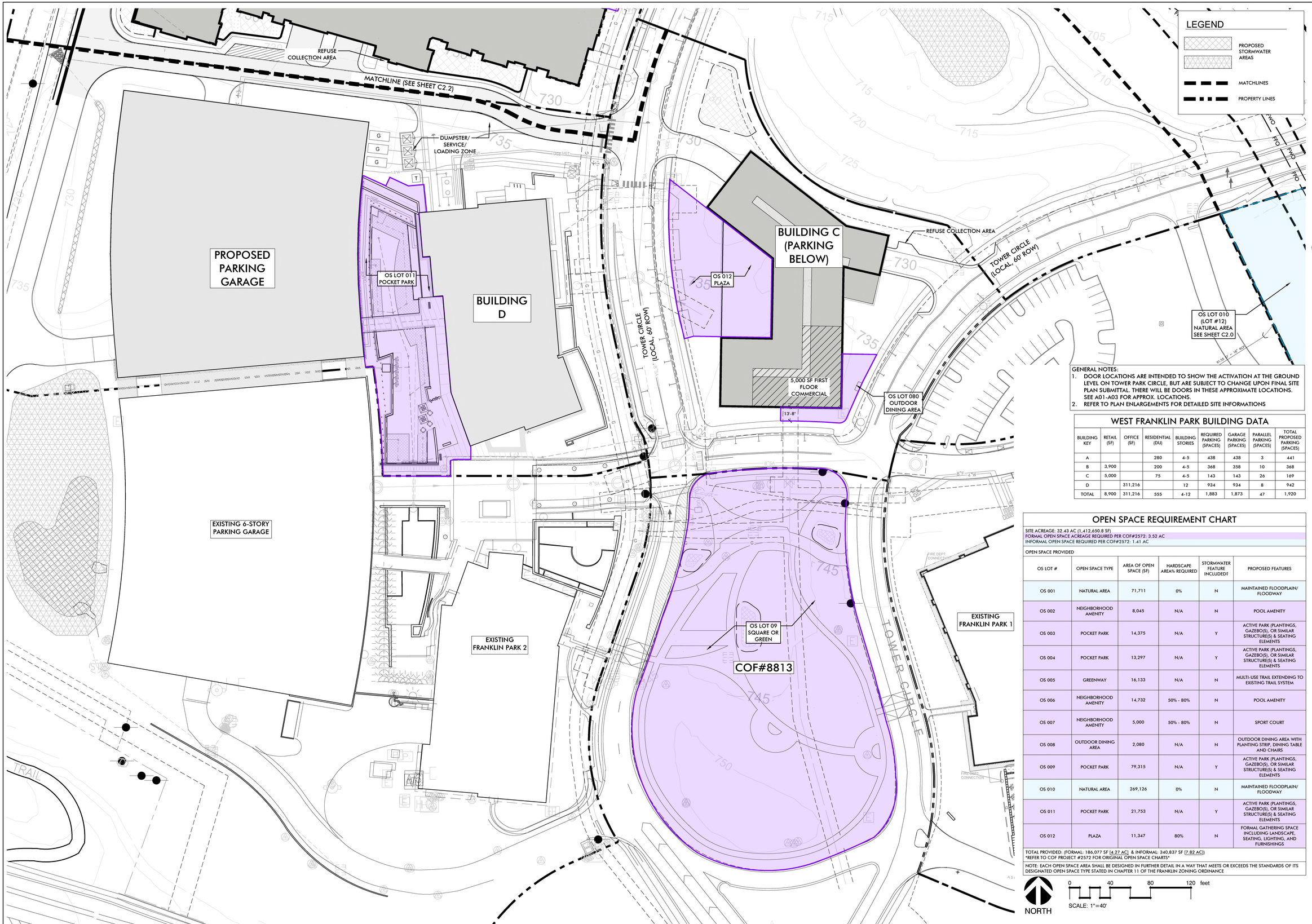

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WEST FRANKLIN PARK BUILDING DATA

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TOTAL PROVIDED: (FORMAL: 186,077 SF [4.27 AC] & INFORMAL: 340,837 SF [7.82 AC])
REFER TO COF PROJECT #2572 FOR ORIGINAL OPEN SPACE CHARTS

NOTE: EACH OPEN SPACE AREA SHALL BE DESIGNED IN FURTHER DETAIL IN A WAY THAT MEETS OR EXCEEDS THE STANDARDS OF ITS DESIGNATED OPEN SPACE TYPE STATED IN CHAPTER 11 OF THE FRANKLIN ZONING ORDINANCE

NORTH

0 40 80 120 feet

SCALE: 1"=40'

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MICHAEL KOGER COMMER REGISTERED TENNESSEE NO. 853 LANDSCAPE ARCHITECT
10.02.25

WEST FRANKLIN PARK PUD SUBDIVISION
DEVELOPMENT PLAN, REVISION 1

6100 & 6700 TOWER CIRCLE
FRANKLIN PROJECT # 8932
FRANKLIN, WILLIAMSON COUNTY, TN

NO.	REVISIONS	DATE	BY

DESIGNED BY:	GV
DRAWN BY:	MB
CHECKED BY:	KG
DATE:	10/02/2025

KVD PROJECT NO. 23094

DRAWING TITLE:
ENLARGED DEVELOPMENT PLAN

SHEET NUMBER
C2.3

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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.

SITE AREA TABLE

LOT 9, 10, & 14 TOTAL SITE AREA =	13.53 ACRES
LOT 9, 10, & 14 IMPERVIOUS AREA =	6.67 ACRES
LOT 9 AREA =	5.23 ACRES
LOT 10 AREA =	5.73 ACRES
LOT 14 AREA =	2.57 ACRES
LOT 3 AREA =	1.90 ACRES
LOT 6 AREA =	5.89 ACRES
LOT 8 AREA =	4.99 ACRES
LOT 10 AREA =	5.73 ACRES
LOT 12 AREA =	6.07 ACRES
TOTAL AREA =	38.11 ACRES

SITE LEGEND

- PROPOSED SANITARY SEWER PIPE
- PROPOSED WATER MAIN
- PROPOSED STORM PIPE
- EXISTING SANITARY SEWER PIPE
- PROPOSED RECLAIMED WATER MAIN
- EXISTING WATER MAIN
- EXISTING OVERHEAD ELECTRIC
- EXISTING STORM PIPE
- LIMITS OF DISTURBANCE
- FIRE HYDRANT
- SANITARY SWER MANHOLE
- DETENTION
- BIORETENTION

STORMWATER MANAGEMENT PLAN

ON-SITE STORMWATER WILL BE DIRECTED AWAY FROM PROPOSED BUILDINGS VIA POSITIVE DRAINAGE AND WILL SHEET FLOW INTO A CLOSED STORM SYSTEM AND TOWARDS THE BIORETENTION AREAS. STORMWATER RUNOFF WILL FLOW INTO PROPOSED BIORETENTION AREA FOR INFILTRATION AND TREATMENT. OFF-SITE STORMWATER WILL BE DIVERTED AWAY FROM ANY PROPOSED STORMWATER TREATMENT AREAS. THE PROPOSED BIORETENTION AREAS WILL TREAT STORMWATER RUNOFF BEFORE IT EITHER INFILTRATES INTO THE SOIL OR DISCHARGES VIA AN OVERFLOW BERM/STORM STRUCTURES TO THE PROPOSED DETENTION BASIN.

RUNOFF THAT EXCEEDS THE FIRST INCH OF RAINFALL WILL BE ROUTED VIA OVERFLOW BERM OR STORM STRUCTURE TO A DETENTION POND. AN OUTLET CONTROL STRUCTURE WILL LIMIT DISCHARGE FLOW RATE OF THE SITE UP TO THE 100-YEAR DESIGN STORM.

RIPARIAN BUFFER NOTE

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

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DEATON J. HILDABRAND
REGISTERED ENGINEER
AGRICULTURE
10/01/2025
COMMERCE
NO. 127115
STATE OF TENNESSEE

WEST FRANKLIN PARK PUD SUBDIVISION DEVELOPMENT PLAN, REVISION 1

6100 & 6700 TOWER CIRCLE
FRANKLIN PROJECT # 8932
FRANKLIN, WILLIAMSON COUNTY, TN

NO:	REVISIONS	DATE	BY

DESIGNED BY:	GV
DRAWN BY:	MB
CHECKED BY:	KG
DATE:	10/02/2025

KVD PROJECT NO. 23094

DRAWING TITLE:

OVERALL GRADING AND DRAINAGE PLAN

SHEET NUMBER

C3.0

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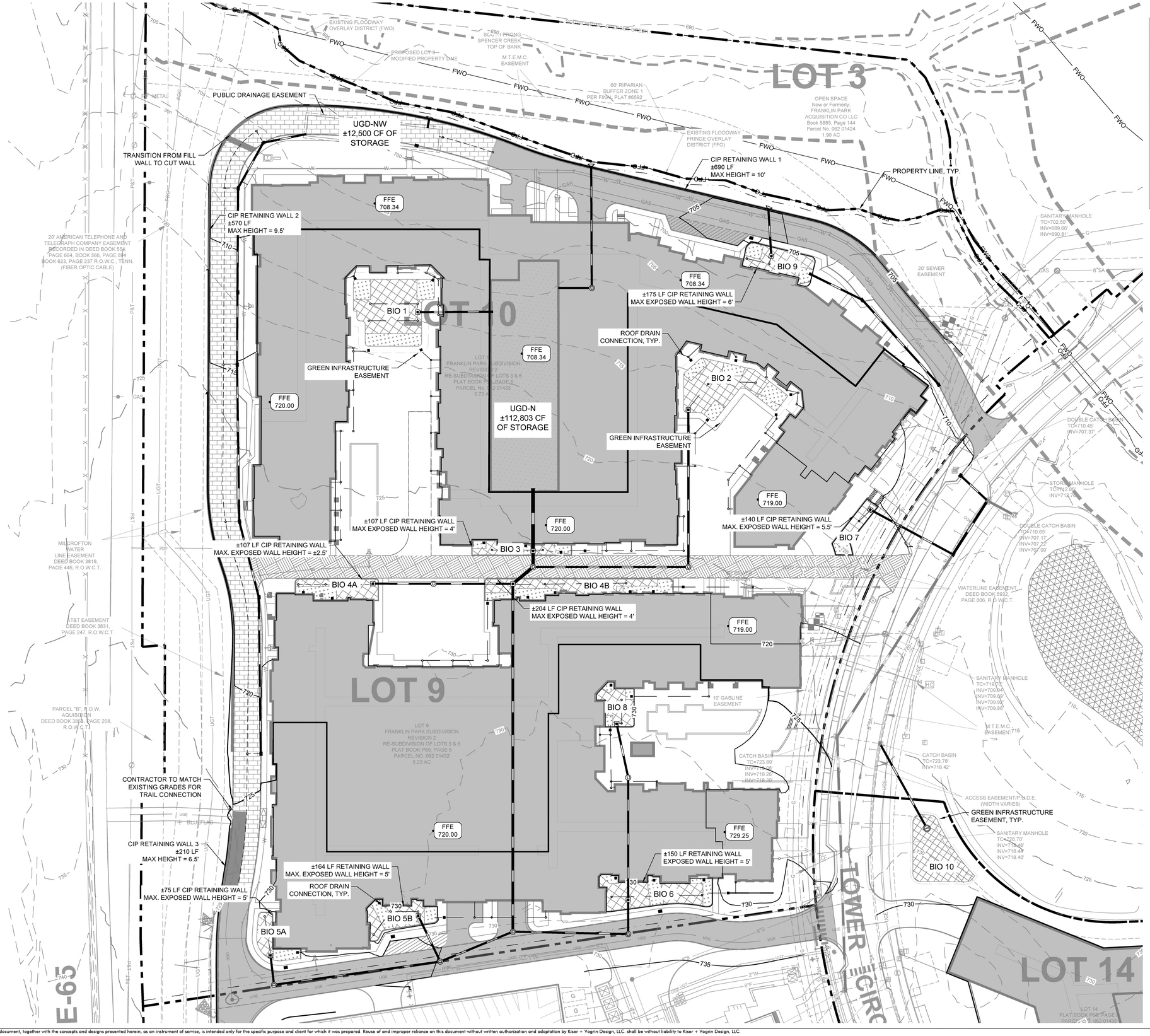
MM/DD/YYYY XX:XX AM/PM G:\2020\Project Name\XXXX\XXXX



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SITE LEGEND

- PROPOSED SANITARY SEWER PIPE
- PROPOSED WATER MAIN
- PROPOSED STORM PIPE
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STORMWATER MANAGEMENT PLAN

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GRAPHIC SCALE IN FEET
0 20 40 80

NORTH

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DEATON J. HILDABRAND
REGISTERED ENGINEER
AGRICULTURE
10/01/2025
COMMERCE
No. 127315
STATE OF TENNESSEE

WEST FRANKLIN PARK PUD SUBDIVISION DEVELOPMENT PLAN, REVISION 1

6100 & 6700 TOWER CIRCLE
FRANKLIN PROJECT # 8932
FRANKLIN, WILLIAMSON COUNTY, TN

NO.	REVISIONS	DATE	BY

DESIGNED BY:	GV
DRAWN BY:	MB
CHECKED BY:	KG
DATE:	10/02/2025

KVD PROJECT NO. 23094

DRAWING TITLE: ENLARGED GRADING AND DRAINAGE PLAN

SHEET NUMBER
C3.1

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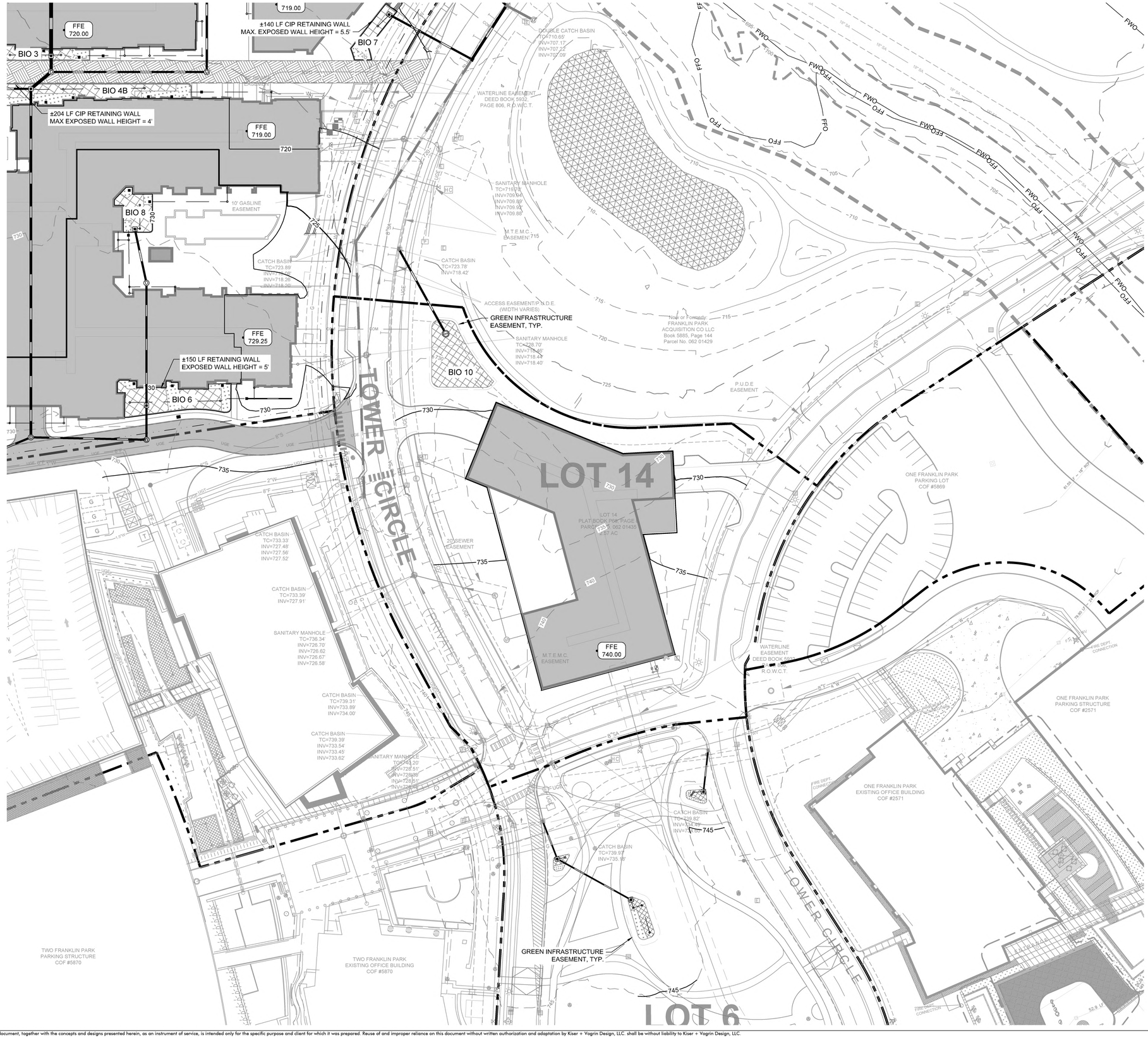

COF GRADING & DRAINAGE GENERAL NOTES

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.

SITE AREA TABLE

LOT 9, 10, & 14 TOTAL SITE AREA =	13.53 ACRES
LOT 9, 10, & 14 IMPERVIOUS AREA =	6.67 ACRES
LOT 9 AREA =	5.23 ACRES
LOT 10 AREA =	5.73 ACRES
LOT 14 AREA =	2.57 ACRES
LOT 3 AREA =	1.90 ACRES
LOT 6 AREA =	5.89 ACRES
LOT 8 AREA =	4.99 ACRES
LOT 10 AREA =	5.73 ACRES
LOT 12 AREA =	6.07 ACRES
TOTAL AREA =	38.11 ACRES

SITE LEGEND

- PROPOSED SANITARY SEWER PIPE
- PROPOSED WATER MAIN
- PROPOSED STORM PIPE
- EXISTING SANITARY SEWER PIPE
- PROPOSED RECLAIMED WATER MAIN
- EXISTING WATER MAIN
- EXISTING OVERHEAD ELECTRIC
- EXISTING STORM PIPE
- LIMITS OF DISTURBANCE
- FIRE HYDRANT
- SANITARY SWER MANHOLE
- DETENTION
- BIORETENTION

STORMWATER MANAGEMENT PLAN

ON-SITE STORMWATER WILL BE DIRECTED AWAY FROM PROPOSED BUILDINGS VIA POSITIVE DRAINAGE AND WILL SHEET FLOW INTO A CLOSED STORM SYSTEM AND TOWARDS THE BIORETENTION AREAS. STORMWATER RUNOFF WILL FLOW INTO PROPOSED BIORETENTION AREA FOR INFILTRATION AND TREATMENT. OFF-SITE STORMWATER WILL BE DIVERTED AWAY FROM ANY PROPOSED STORMWATER TREATMENT AREAS. THE PROPOSED BIORETENTION AREAS WILL TREAT STORMWATER RUNOFF BEFORE IT EITHER INFILTRATES INTO THE SOIL OR DISCHARGES VIA AN OVERFLOW BERM/STORM STRUCTURES TO THE PROPOSED DETENTION BASIN.

RUNOFF THAT EXCEEDS THE FIRST INCH OF RAINFALL WILL BE ROUTED VIA OVERFLOW BERM OR STORM STRUCTURE TO A DETENTION POND. AN OUTLET CONTROL STRUCTURE WILL LIMIT DISCHARGE FLOW RATE OF THE SITE UP TO THE 100-YEAR DESIGN STORM.

RIPARIAN BUFFER NOTE

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

GRAPHIC SCALE IN FEET
0 20 40 80

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REGISTERED ENGINEER
AGRICULTURE
10/01/2025
DEPARTMENT OF COMMERCE
NO. 127315
STATE OF TENNESSEE

WEST FRANKLIN PARK PUD SUBDIVISION DEVELOPMENT PLAN, REVISION 1

6100 & 6700 TOWER CIRCLE
FRANKLIN PROJECT # 8932
FRANKLIN, WILLIAMSON COUNTY, TN

NO.	REVISIONS	DATE	BY

DESIGNED BY:	GV
DRAWN BY:	MB
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DRAWING TITLE:
ENLARGE GRADING AND DRAINAGE PLAN

SHEET NUMBER
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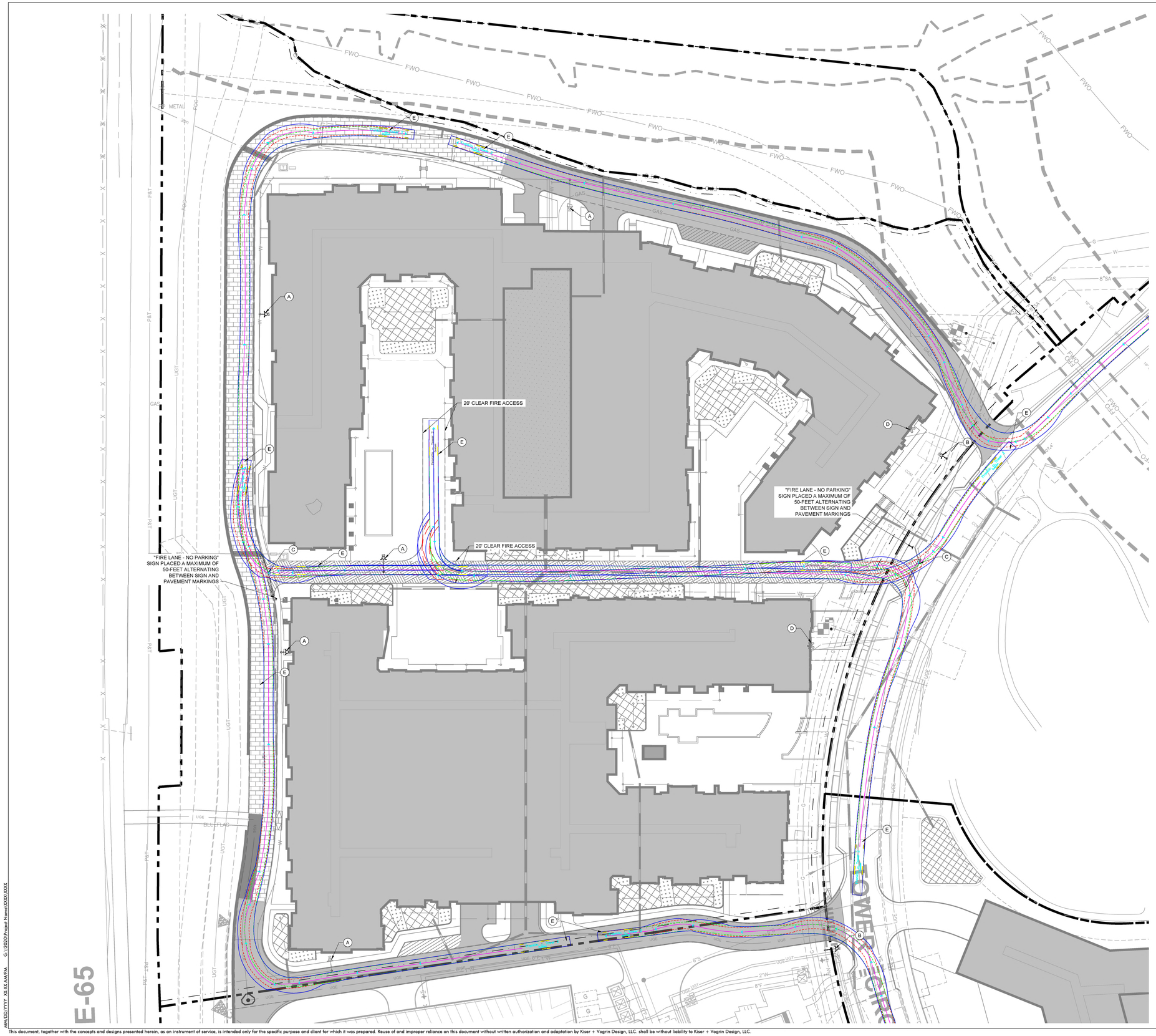

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2. ALL OFF-SITE WORK WITHIN THE PUBLIC RIGHT-OFWAY SHALL REQUIRE AN APPROVED TRAFFIC CONTROL PLAN WHICH COMPLIES WITH THE MUTCD. NO OFF-SITE EXCAVATION MAY BE UNDERTAKEN IN ANY STREET, ROAD, ALLEY OR RIGHT-OF-WAY OF ANY UTILITY OR TEMPORARY CONSTRUCTION EASEMENT OF THE CITY OF FRANKLIN BY ANY ENTITY UNLESS 72-HOUR NOTICE HAS BEEN GIVEN TO THE CITY OF FRANKLIN TRAFFIC OPERATIONS CENTER. THE CONTRACTOR SHALL HAVE AN APPROVED TRAFFIC CONTROL PLAN ONSITE DURING CONSTRUCTION.
3. CONSTRUCTION MATERIALS SHALL BE FULLY TESTED IN ACCORDANCE WITH THE DESIGNATIONS AND REQUIREMENTS WITHIN THE REFERENCED "TDOT STANDARD SPECIFICATIONS" SECTIONS, UNLESS OTHERWISE NOTED WITHIN THE "STANDARD SPECIFICATIONS" SECTION OF THE CITY OF FRANKLIN TRANSPORTATION & STREET TECHNICAL STANDARDS.
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7. THERMOPLASTIC PAVEMENT MARKINGS SHOULD BE USED ON ALL PUBLIC AND PRIVATE CITY STREET PROJECTS. THERMOPLASTIC TRAFFIC STRIPING AND PAVEMENT MARKINGS SHALL CONFORM TO SECTION 716.03 "THERMOPLASTIC PAVEMENT MARKINGS", OF THE TENNESSEE DEPARTMENT OF TRANSPORTATION SPECIFICATIONS (TDOT), AND TO THE CITY OF FRANKLIN TRANSPORTATION & STREET TECHNICAL STANDARDS.

SITE LEGEND

SS (S)	PROPOSED SANITARY SEWER PIPE
W	PROPOSED WATER MAIN
	PROPOSED STORM PIPE
SS	EXISTING SANITARY SEWER PIPE
W	EXISTING WATER MAIN
G	EXISTING GAS MAIN
ST	EXISTING STORM PIPE
LOD	LIMITS OF DISTURBANCE
FH	FIRE HYDRANT

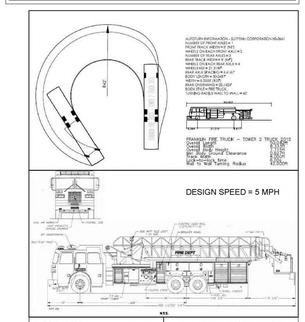
IMPACT STATEMENT

ACCESS TO THE MULTIFAMILY PORTION (LOT 9 & 10) OF THE DEVELOPMENT WILL BE PROVIDED VIA PRIVATE ROAD WITH TWO CONNECTIONS DIRECTLY FROM TOWER CIRCLE ROAD. THE CONDO/RETAIL PORTION (LOT 14) OF THIS SITE WILL BE ACCESSED VIA PRIVATE ROAD WITH TWO CONNECTION DIRECTLY FROM TOWER CIRCLE ROAD.

OFFSITE IMPROVEMENTS ARE TO BE MADE PER RECOMMENDATIONS FROM THE TRAFFIC IMPACT ANALYSIS PREPARED BY KIMLEY HORN FOR THIS SITE AND DISCUSSIONS WITH CITY OF FRANKLIN OFFICIALS.

FIRE LANE STRIPPING

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 AS APPROVED BY THE FIRE MARSHAL. A MAXIMUM OF 50-FEET ALTERNATING BETWEEN SIGNS AND PAVEMENT MARKINGS SHALL BE REQUIRED ALONG THE ENTIRE LENGTH OF THE FIRE LANE. PLACEMENT SUBJECT TO APPROVAL BY THE FIRE MARSHAL. SIZE OF LETTERING ON PAVEMENT SHALL BE 18-INCHES HIGH WITH A 3-INCH BRUSH STROKE.



TOWER 2
AUTOTURN TRUCK

CITY OF FRANKLIN ENGINEERING
109 THIRD AVE SOUTH
FRANKLIN, TN 37064

KEYNOTE LEGEND

A	PROPOSED FIRE HYDRANT ASSEMBLY
B	EXISTING FIRE HYDRANT ASSEMBLY
C	FIRE LANE STRIPING
D	FIRE DEPARTMENT CONNECTION (TYP.)
E	FRANKLIN T-2 SUTPHEN FIRE TRUCK

FDC LOCATIONS NOTE

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

GRAPHIC SCALE IN FEET
0 20 40 80

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No. 127115
10/01/2025
STATE OF TENNESSEE

WEST FRANKLIN PARK PUD SUBDIVISION
DEVELOPMENT PLAN, REVISION 1
6100 & 6700 TOWER CIRCLE
FRANKLIN PROJECT # 8932
FRANKLIN, WILLIAMSON COUNTY, TN

NO.	REVISIONS	DATE	BY

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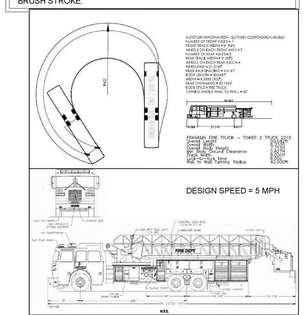

TOWER 2
AUTOTURN TRUCK

CITY OF FRANKLIN ENGINEERING
109 THIRD AVE SOUTH
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GRAPHIC SCALE IN FEET
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WEST FRANKLIN PARK PUD SUBDIVISION
DEVELOPMENT PLAN, REVISION 1
6100 & 6700 TOWER CIRCLE
FRANKLIN PROJECT # 8932
FRANKLIN, WILLIAMSON COUNTY, TN

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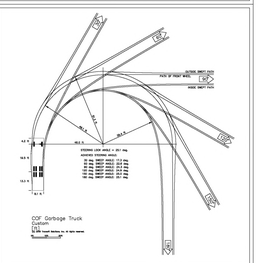

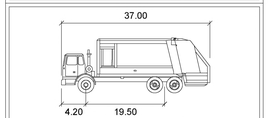

COF Garbage Truck

	feet
Width	: 8.10
Track	: 6.50
Lock to Lock Time	: 6.0
Steering Angle	: 25.1

GRAPHIC SCALE IN FEET
0 20 40 80

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FRANKLIN PROJECT # 8932
FRANKLIN, WILLIAMSON COUNTY, TN

NO.	REVISIONS	DATE	BY

DESIGNED BY:	GV
DRAWN BY:	MB
CHECKED BY:	KG
DATE:	10/02/2025

KVD PROJECT NO.
23094

DRAWING TITLE:
ENLARGED ROW & ACCESS PLAN

SHEET NUMBER
C4.3

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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-OF-WAY SHALL REQUIRE AN APPROVED TRAFFIC CONTROL PLAN WHICH COMPLIES WITH THE MUTCD. NO OFF-SITE EXCAVATION MAY BE UNDERTAKEN IN ANY STREET, ROAD, ALLEY OR RIGHT-OF-WAY OF ANY UTILITY OR TEMPORARY CONSTRUCTION EASEMENT OF THE CITY OF FRANKLIN BY ANY ENTITY UNLESS 72-HOUR NOTICE HAS BEEN GIVEN TO THE CITY OF FRANKLIN TRAFFIC OPERATIONS CENTER. THE CONTRACTOR SHALL HAVE AN APPROVED TRAFFIC CONTROL PLAN ONSITE DURING CONSTRUCTION.
3. CONSTRUCTION MATERIALS SHALL BE FULLY TESTED IN ACCORDANCE WITH THE DESIGNATIONS AND REQUIREMENTS WITHIN THE REFERENCED "TDOT STANDARD SPECIFICATIONS" SECTIONS, UNLESS OTHERWISE NOTED WITHIN THE "STANDARD SPECIFICATIONS" SECTION OF THE CITY OF FRANKLIN TRANSPORTATION & STREET TECHNICAL STANDARDS.
4. AN AUTHORIZED REPRESENTATIVE OF THE CITY SHALL MAKE A FINAL INSPECTION OF THE PROJECT AFTER COMPLETION TO DETERMINE ACCEPTABILITY OF THE WORK AND FOR RELEASE OF PERFORMANCE BONDS IF REQUIRED. BEFORE THIS FINAL INSPECTION CAN BE MADE, THE ENGINEER RESPONSIBLE FOR THE PROJECT SHALL CERTIFY IN WRITING TO THE CITY ENGINEER THAT THE WORK HAS BEEN COMPLETED IN ACCORDANCE WITH APPROVED PLANS AND SPECIFICATIONS.
5. LOCATING AND COORDINATION FOR THE RELOCATION OF EXISTING UTILITIES IS THE RESPONSIBILITY OF THE CONTRACTOR. TENNESSEE'S ONE-CALL AND THE CITY OF FRANKLIN UTILITY LOCATION SERVICE SHALL BE UTILIZED IN ADDITION TO COORDINATION WITH LOCAL UTILITY OWNERS. THE CONTRACTOR SHALL AT ALL TIMES PROTECT EXISTING UTILITIES AND WILL BE RESPONSIBLE FOR COSTS DUE TO DAMAGE CAUSED TO ANY UTILITY LINES.
6. ALL TEMPORARY STRIPING SHALL CONFORM TO "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION," PUBLISHED BY TDOT, THE LATEST REVISION EXCEPT AS HEREIN AMENDED. WHEN APPROVED, TEMPORARY STRIPING SHALL BE REQUIRED PRIOR TO THE OPENING OF A STREET FOR TRAVEL WHERE PAVEMENT AND/OR PERMANENT STRIPING CANNOT BE COMPLETED DUE TO WEATHER AND/OR TIME CONSTRAINTS.
7. THERMOPLASTIC PAVEMENT MARKINGS SHOULD BE USED ON ALL PUBLIC AND PRIVATE CITY STREET PROJECTS. THERMOPLASTIC TRAFFIC STRIPING AND PAVEMENT MARKINGS SHALL CONFORM 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.

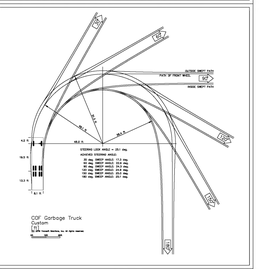
SITE LEGEND

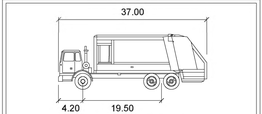
SS	PROPOSED SANITARY SEWER PIPE
W	PROPOSED WATER MAIN
	PROPOSED STORM PIPE
SS	EXISTING SANITARY SEWER PIPE
W	EXISTING WATER MAIN
G	EXISTING GAS MAIN
ST	EXISTING STORM PIPE
LOD	LIMITS OF DISTURBANCE
FH	FIRE HYDRANT

IMPACT STATEMENT

ACCESS TO THE MULTIFAMILY PORTION (LOT 9 & 10) OF THE DEVELOPMENT WILL BE PROVIDED VIA PRIVATE ROAD WITH TWO CONNECTIONS DIRECTLY FROM TOWER CIRCLE ROAD. THE CONDO/RETAIL PORTION (LOT 14) OF THIS SITE WILL BE ACCESSED VIA PRIVATE ROAD WITH TWO CONNECTION DIRECTLY FROM TOWER CIRCLE ROAD.

OFFSITE IMPROVEMENTS ARE TO BE MADE PER RECOMMENDATIONS FROM THE TRAFFIC IMPACT ANALYSIS PREPARED BY KIMLEY HORN FOR THIS SITE AND DISCUSSIONS WITH CITY OF FRANKLIN OFFICIALS.





COF Garbage Truck

	feet
Width	: 8.10
Track	: 6.50
Lock to Lock Time	: 6.0
Steering Angle	: 25.1

GRAPHIC SCALE IN FEET
0 20 40 80

NORTH

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

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KVD
5005 Meridian Blvd. Ste. 100
Franklin, TN 37067
Main: 615.708.0567

DEATON J. HILDABRAND
REGISTERED ENGINEER
AGRICULTURE
10/01/2025
COMMERCE
No. 137215
STATE OF TENNESSEE

WEST FRANKLIN PARK PUD SUBDIVISION DEVELOPMENT PLAN, REVISION 1

6100 & 6700 TOWER CIRCLE
FRANKLIN PROJECT # 8932
FRANKLIN, WILLIAMSON COUNTY, TN

NO.	REVISIONS	DATE	BY

DESIGNED BY:	GV
DRAWN BY:	MB
CHECKED BY:	KG
DATE:	10/02/2025

KVD PROJECT NO.
23094

DRAWING TITLE:
ENLARGED ROW & ACCESS PLAN

SHEET NUMBER
C4.4

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MM/DD/YYYY XX:XX AM/PM G:\2020\Project Name\XXXX\XXXX

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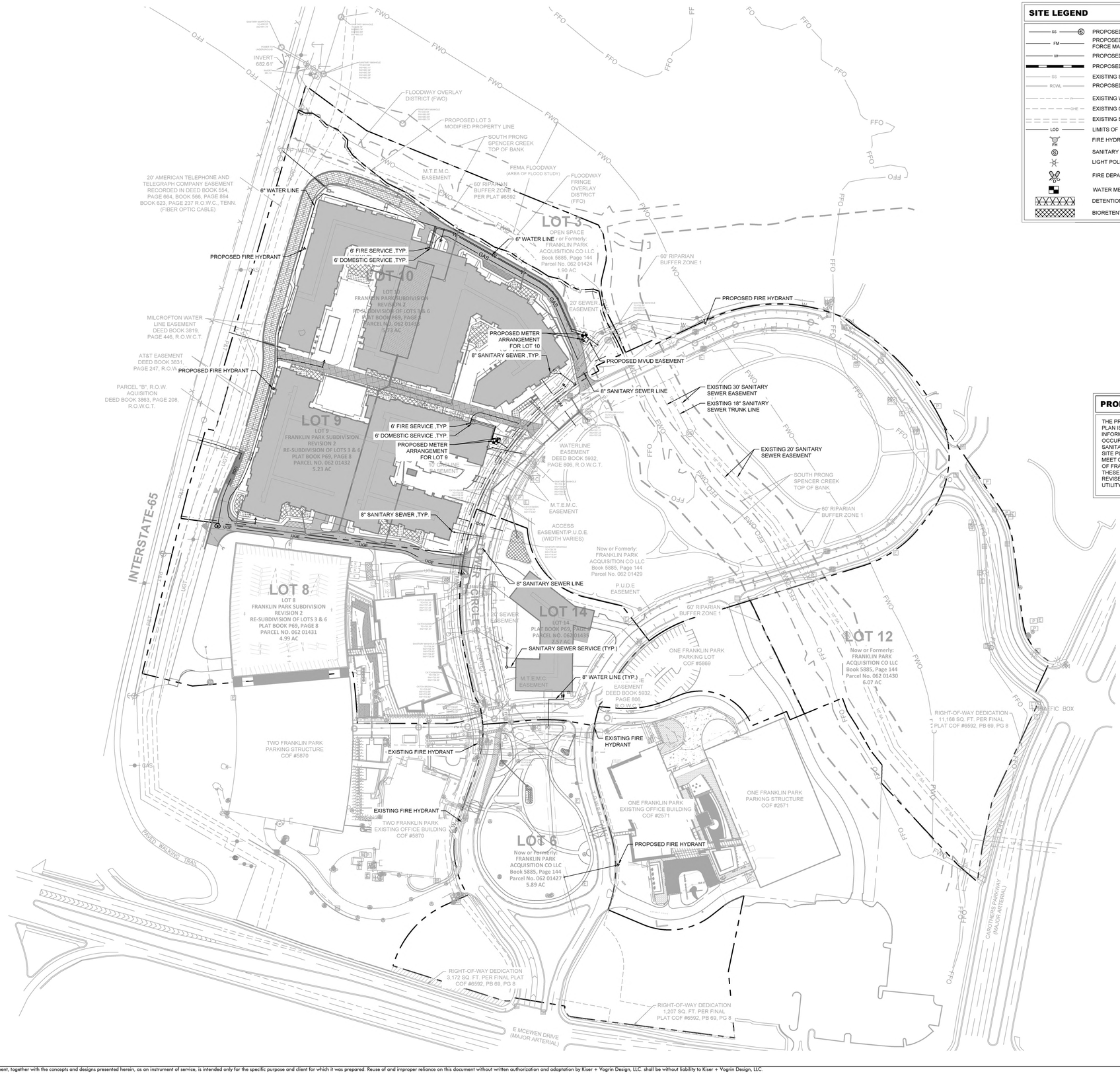

SITE LEGEND

- PROPOSED SANITARY SEWER PIPE
- PROPOSED SANITARY SEWER FORCE MAIN
- PROPOSED WATER MAIN
- PROPOSED STORM PIPE
- EXISTING SANITARY SEWER PIPE
- PROPOSED RECLAIMED WATER MAIN
- EXISTING WATER MAIN
- EXISTING OVERHEAD ELECTRIC
- EXISTING STORM PIPE
- LIMITS OF DISTURBANCE
- FIRE HYDRANT
- SANITARY SWER MANHOLE
- LIGHT POLE(4000K LED LIGHT SOURCE)
- FIRE DEPARTMENT CONNECTION
- WATER METER
- DETENTION
- BIORETENTION

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.

FLOW TEST INFORMATION

DATE: APRIL 12, 2024

FLOW HYDRANT
HYDRANT #: 1014
STATIC PRESSURE: 152 PSI
FLOW: 1348 GPM
PITOT PRESSURE: 26 PSI
GPM AT 20 PSI: 5,562 GPM

READ HYDRANT
HYDRANT #: 1016
STATIC PRESSURE: 158 PSI
RESIDUAL PRESSURE: 148 PSI

NOTE: FLOW TEST INFORMATION PERFORMED BY CIVIL AND ENVIRONMENTAL CONSULTANTS, INC. AND PROVIDED BY MALLORY VALLEY UTILITY DISTRICT

PROP. UTILITY PLAN

THE PROPOSED UTILITY LAYOUT SHOWN ON THE DEVELOPMENT PLAN IS CONCEPTUAL IN NATURE, AND DUE TO THE LACK OF INFORMATION PROVIDED REGARDING BUILDING USES AND OCCUPANCY LOADS, THE FINAL UTILITY ALIGNMENTS FOR WATER, SANITARY SEWER AND RECLAIM WATER SHALL BE DETERMINED AT SITE PLAN. IF AT SITE PLAN THE UTILITY ALIGNMENT DOES NOT MEET CITY OF FRANKLIN SPECIFICATIONS AND SUPPORT THE CITY OF FRANKLIN'S ABILITY TO MAINTAIN SAID INFRASTRUCTURE, AND THESE GOALS CANNOT BE ACHIEVED, THE APPLICANT SHALL REVISE THE OVERALL DESIGN TO MEET THE CITY OF FRANKLIN'S UTILITY DESIGN STANDARDS AND SPECIFICATIONS.

UTILITY LAYOUT NOTE

DETAILS AND LAYOUT OF UTILITIES SHOWN GRAPHICALLY ON THIS PLAN ARE SUBJECT TO CHANGE BETWEEN DEVELOPMENT PLAN AND SITE PLAN SUBMITTALS.

EXISTING UTILITIES NOTE

CONTRACTOR SHALL VERIFY LOCATION OF ALL EXISTING UTILITIES AND NOTIFY ENGINEER IMMEDIATELY OF ANY DISCREPANCIES AND/OR CONFLICTS WITH EXISTING OR PROPOSED UTILITIES PRIOR TO PROCEEDING. COF DOES NOT PARTICIPATE IN 811/TN ONE CALL. CONTACT COF WATER/SEWER DEPT. FOR LOCATION OF EXISTING UTILITIES PRIOR TO CONSTRUCTION.

WATER INFRASTRUCTURE NOTE

WATER LAYOUT SHOWN ON THIS PLAN IS CONCEPTUAL. REFER TO FINAL DRAWINGS PROVIDED BY MALLORY VALLEY UTILITY DISTRICT FOR CONSTRUCTION.

STREET LIGHT NOTE

ALL STREET LIGHTS SHALL HAVE A LED LIGHT SOURCE.

FRANKLIN PARK LOTS 9, 10, & 14 SFU EQUIVALENT

LOT	FACILITY TYPE	UNIT QUANTITY	UNIT FLOW (GPD)	TOTAL FLOW (GPD
LOT 9	ONE BEDROOM UNIT	109 UNITS	250 (PER APT)	27,250
	TWO BEDROOM UNIT	68 UNITS	300 (PER APT)	20,400
	THREE BEDROOM UNIT	28 UNITS	350 (PER APT)	9,800
	RETAIL	3900 SF	0.1625 (PER SF)	634
LOT 10	ONE BEDROOM UNIT	156 UNITS	250 (PER APT)	39,000
	TWO BEDROOM UNIT	73 UNITS	300 (PER APT)	21,900
	THREE BEDROOM UNIT	35 UNITS	350 (PER APT)	12,250
LOT 14	ONE BEDROOM UNIT	43 UNITS	250 (PER APT)	10,750
	TWO BEDROOM UNIT	23 UNITS	300 (PER APT)	6,900
	THREE BEDROOM UNIT	9 UNITS	350 (PER APT)	3,150
	RETAIL	5000 SF	0.1625 (PER SF)	813
			TOTAL:	152,847 GPD
			TOTAL:	437 SFUE

*FLOWS ESTIMATED FROM COF STANDARDS

Original Franklin Park Deveelopment SFU Equivalent			
		Meter size	SFU Equivalent
Franklin Park Office 1		4	125
Franklin Park Office 2		4	125
Franklin Park Office 3		4	125
Franklin Park Office 4		4	162
Franklin Park Office 5		4	125
Franklin Park Retail		3	88
Total SFU Equivalent			750

Franklin Park Revised SFU Equivalent				
	Status	Meter Size	# of Units	SFU Equivalent
Franklin Park Office 1	Completed	4"		125.00
Franklin Park Office 2	Completed	4"		125.00
Franklin Park Office 3	Permitted	4"		125.00
Lots 9 & 10	Permitted	(2) 4"		372.50
1BR (Lot 14)	Proposed	4"	43	30.70
2BR (Lot 14)	Proposed	4"	23	19.70
3BR (Lot 14)	Proposed	4"	9	9.00
Franklin Park Retail (Lot 14)	Proposed	4"	5000 SF	2.30
Total Revised SFU Equivalent				809.20
Total Additional SFUE Requested				59.20

COF 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.

GRAPHIC SCALE IN FEET
0 50 100 200

NORTH

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4031 Aspen Grove Drive, Suite 200
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Mallory Valley Utility District
@2025 Kimley-Horn and Associates, Inc.

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DEANON J. HILDABRAND
REGISTERED ENGINEER
AGRICULTURE
COMMERCE
No. 127141
10/01/2025
STATE OF TENNESSEE

WEST FRANKLIN PARK PUD SUBDIVISION DEVELOPMENT PLAN, REVISION 1

6100 & 6700 TOWER CIRCLE
FRANKLIN PROJECT # 8932
FRANKLIN, WILLIAMSON COUNTY, TN

NO.	REVISIONS	DATE	BY

DESIGNED BY: GV
DRAWN BY: MB
CHECKED BY: KG
DATE: 10/02/2025

KVD PROJECT NO.
23094

DRAWING TITLE:
OVERALL UTILITY PLAN

SHEET NUMBER
C5.0

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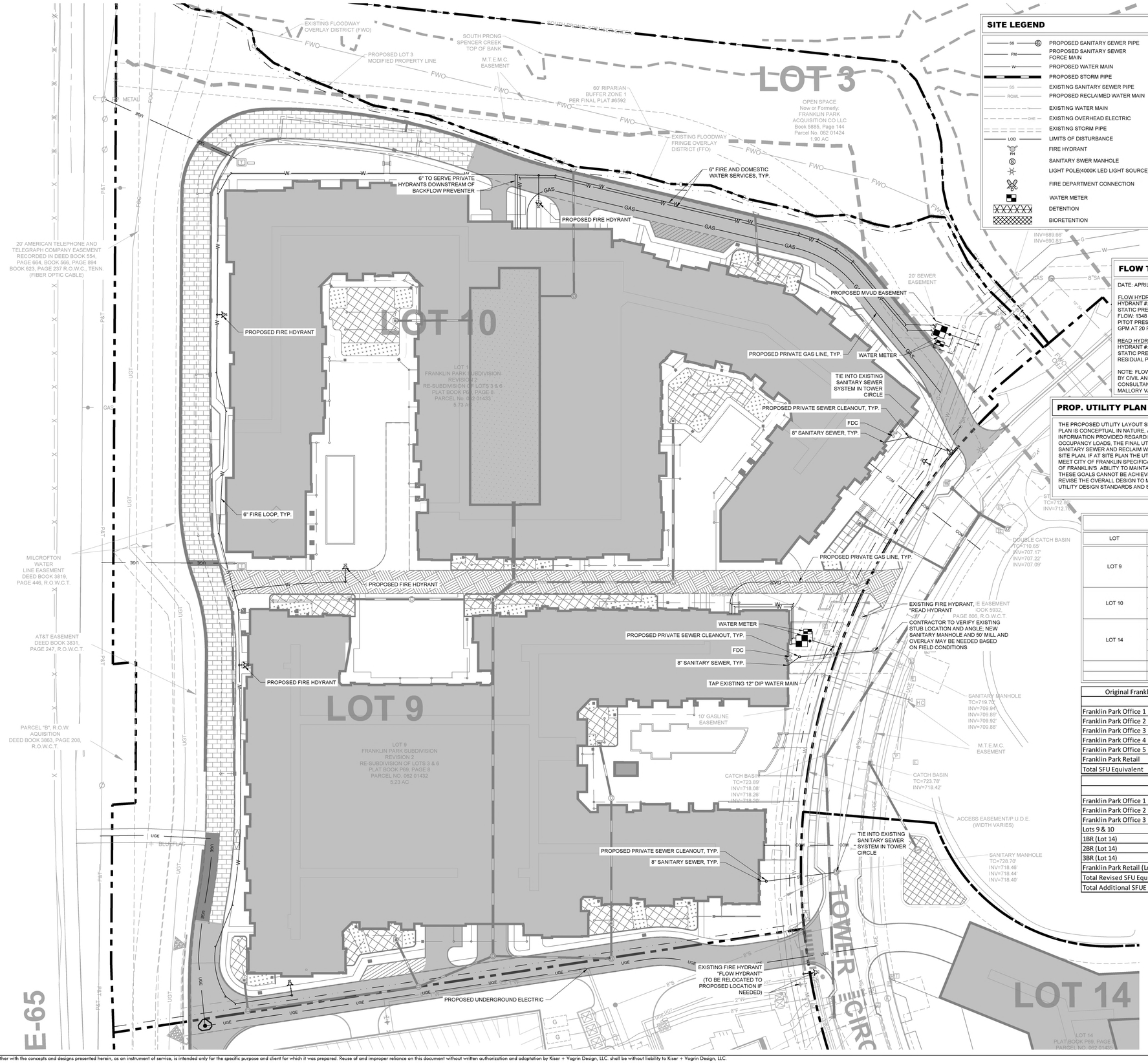

SITE LEGEND

- PROPOSED SANITARY SEWER PIPE
- PROPOSED SANITARY SEWER FORCE MAIN
- PROPOSED WATER MAIN
- PROPOSED STORM PIPE
- EXISTING SANITARY SEWER PIPE
- PROPOSED RECLAIMED WATER MAIN
- EXISTING WATER MAIN
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- FIRE HYDRANT
- SANITARY SWER MANHOLE
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- FIRE DEPARTMENT CONNECTION
- WATER METER
- DETENTION
- BIORETENTION

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FLOW TEST INFORMATION

DATE: APRIL 12, 2024

FLOW HYDRANT
HYDRANT #: 1014
STATIC PRESSURE: 152 PSI
FLOW: 1348 GPM
PITOT PRESSURE: 26 PSI
GPM AT 20 PSI: 5,562 GPM

READ HYDRANT
HYDRANT #: 1016
STATIC PRESSURE: 158 PSI
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UTILITY LAYOUT NOTE

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STREET LIGHT NOTE

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FRANKLIN PARK LOTS 9, 10, & 14 SFU EQUIVALENT

LOT	FACILITY TYPE	UNIT QUANTITY	UNIT FLOW (GPD)	TOTAL FLOW (GPD
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*FLOWS ESTIMATED FROM COF STANDARDS

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Franklin Park Office 5		4	125
Franklin Park Retail		3	88
Total SFU Equivalent			750

Franklin Park Revised SFU Equivalent				
	Status	Meter Size	# of Units	SFU Equivalent
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Franklin Park Office 2	Completed	4"		125.00
Franklin Park Office 3	Permitted	4"		125.00
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Total Additional SFUE Requested				59.20

COF UNDERGROUND SHOP DRAWING NOTE

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GRAPHIC SCALE IN FEET
0 20 40 80

NORTH

Kimley»Horn
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DEANON J. HILDABRAND
REGISTERED ENGINEER
AGRICULTURE
COMMERCE
No. 127315
10/01/2025
STATE OF TENNESSEE

WEST FRANKLIN PARK PUD SUBDIVISION DEVELOPMENT PLAN, REVISION 1

6100 & 6700 TOWER CIRCLE
FRANKLIN PROJECT # 8932
FRANKLIN, WILLIAMSON COUNTY, TN

NO.	REVISIONS	DATE	BY

DESIGNED BY: GV
DRAWN BY: MB
CHECKED BY: KG
DATE: 10/02/2025

KVD PROJECT NO. 23094

DRAWING TITLE: ENLARGED UTILITY PLAN

SHEET NUMBER
C5.1

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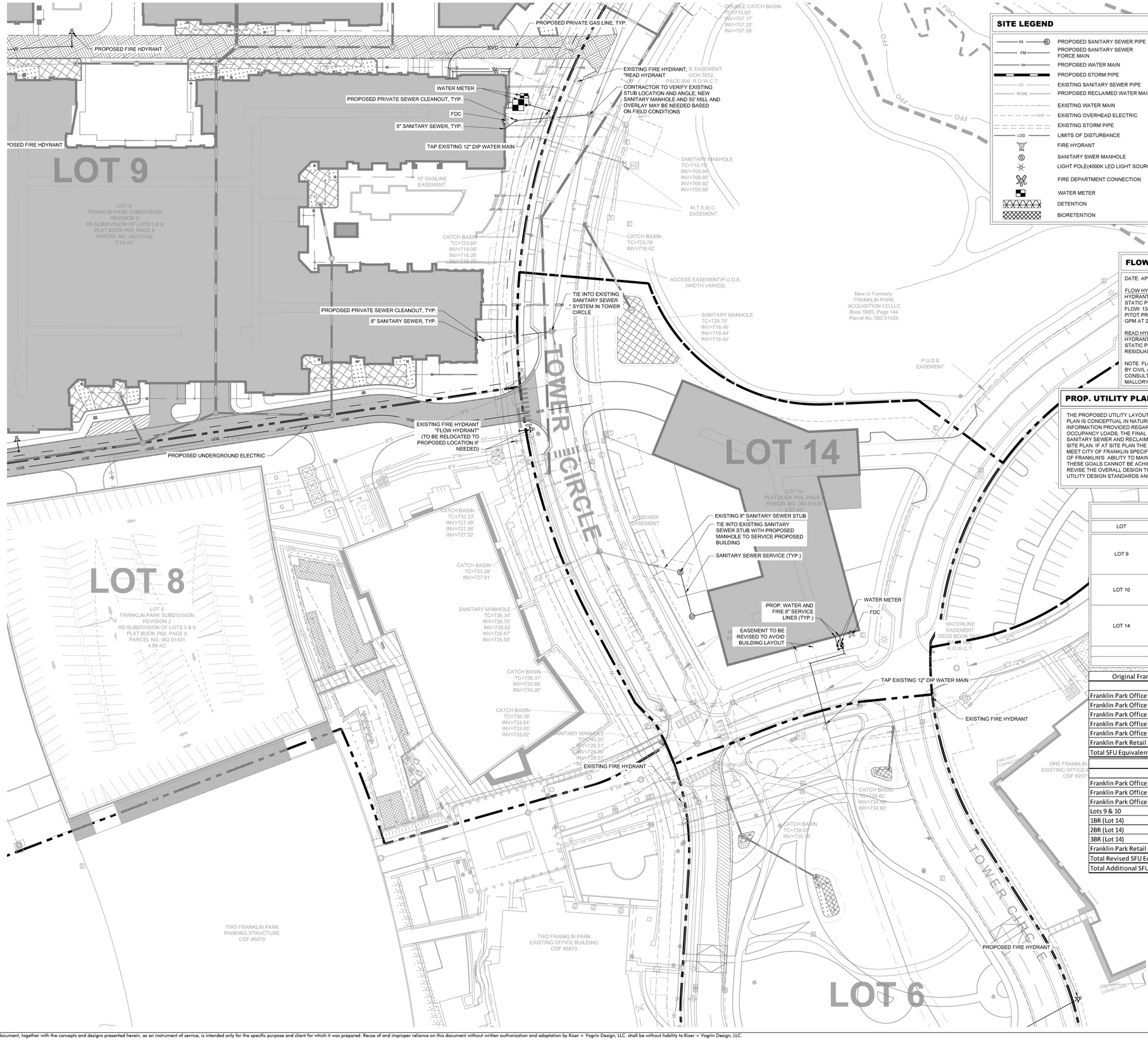
MM/DD/YYYY XX:XX AM/PM G:\2020\Project Name\XXXX\XXXX



SITE LEGEND

- PROPOSED SANITARY SEWER PIPE
- PROPOSED SANITARY SEWER FORCE MAIN
- PROPOSED WATER MAIN
- PROPOSED STORM PIPE
- EXISTING SANITARY SEWER PIPE
- PROPOSED RECLAIMED WATER MAIN
- EXISTING WATER MAIN
- EXISTING OVERHEAD ELECTRIC
- EXISTING STORM PIPE
- LIMITS OF DISTURBANCE
- FIRE HYDRANT
- SANITARY SWER MANHOLE
- LIGHT POLE(4000K LED LIGHT SOURCE)
- FIRE DEPARTMENT CONNECTION
- WATER METER
- DETENTION
- BIORETENTION

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.

FLOW TEST INFORMATION

DATE: APRIL 12, 2024

FLOW HYDRANT
HYDRANT #: 1014
STATIC PRESSURE: 152 PSI
FLOW: 1348 GPM
PITOT PRESSURE: 26 PSI
GPM AT 20 PSI: 5,562 GPM

READ HYDRANT
HYDRANT #: 1016
STATIC PRESSURE: 158 PSI
RESIDUAL PRESSURE: 148 PSI

NOTE: FLOW TEST INFORMATION PERFORMED BY CIVIL AND ENVIRONMENTAL CONSULTANTS, INC. AND PROVIDED BY MALLORY VALLEY UTILITY DISTRICT

PROP. UTILITY PLAN

THE PROPOSED UTILITY LAYOUT SHOWN ON THE DEVELOPMENT PLAN IS CONCEPTUAL IN NATURE, AND DUE TO THE LACK OF INFORMATION PROVIDED REGARDING BUILDING USES AND OCCUPANCY LOADS, THE FINAL UTILITY ALIGNMENTS FOR WATER, SANITARY SEWER AND RECLAIM WATER SHALL BE DETERMINED AT SITE PLAN. IF AT SITE PLAN THE UTILITY ALIGNMENT DOES NOT MEET CITY OF FRANKLIN SPECIFICATIONS AND SUPPORT THE CITY OF FRANKLIN'S ABILITY TO MAINTAIN SAID INFRASTRUCTURE, AND THESE GOALS CANNOT BE ACHIEVED, THE APPLICANT SHALL REVISE THE OVERALL DESIGN TO MEET THE CITY OF FRANKLIN'S UTILITY DESIGN STANDARDS AND SPECIFICATIONS.

UTILITY LAYOUT NOTE

DETAILS AND LAYOUT OF UTILITIES SHOWN GRAPHICALLY ON THIS PLAN ARE SUBJECT TO CHANGE BETWEEN DEVELOPMENT PLAN AND SITE PLAN SUBMITTALS.

EXISTING UTILITIES NOTE

CONTRACTOR SHALL VERIFY LOCATION OF ALL EXISTING UTILITIES AND NOTIFY ENGINEER IMMEDIATELY OF ANY DISCREPANCIES AND/OR CONFLICTS WITH EXISTING OR PROPOSED UTILITIES PRIOR TO PROCEEDING. COF DOES NOT PARTICIPATE IN 811/TN ONE CALL. CONTACT COF WATER/SEWER DEPT. FOR LOCATION OF EXISTING UTILITIES PRIOR TO CONSTRUCTION.

WATER INFRASTRUCTURE NOTE

WATER LAYOUT SHOWN ON THIS PLAN IS CONCEPTUAL. REFER TO FINAL DRAWINGS PROVIDED BY MALLORY VALLEY UTILITY DISTRICT FOR CONSTRUCTION.

EXISTING UTILITIES NOTE

CONTRACTOR SHALL VERIFY LOCATION OF ALL EXISTING UTILITIES AND NOTIFY ENGINEER IMMEDIATELY OF ANY DISCREPANCIES AND/OR CONFLICTS WITH EXISTING OR PROPOSED UTILITIES PRIOR TO PROCEEDING.

STREET LIGHT NOTE

ALL STREET LIGHTS SHALL HAVE A LED LIGHT SOURCE.

FRANKLIN PARK LOTS 9, 10, & 14 SFU EQUIVALENT

LOT	FACILITY TYPE	UNIT QUANTITY	UNIT FLOW (GPD)	TOTAL FLOW (GPD
LOT 9	ONE BEDROOM UNIT	109 UNITS	250 (PER APT)	27,250
	TWO BEDROOM UNIT	68 UNITS	300 (PER APT)	20,400
	THREE BEDROOM UNIT	28 UNITS	350 (PER APT)	9,800
	RETAIL	3900 SF	0.1625 (PER SF)	634
LOT 10	ONE BEDROOM UNIT	156 UNITS	250 (PER APT)	39,000
	TWO BEDROOM UNIT	73 UNITS	300 (PER APT)	21,900
	THREE BEDROOM UNIT	35 UNITS	350 (PER APT)	12,250
LOT 14	ONE BEDROOM UNIT	43 UNITS	250 (PER APT)	10,750
	TWO BEDROOM UNIT	23 UNITS	300 (PER APT)	6,900
	THREE BEDROOM UNIT	9 UNITS	350 (PER APT)	3,150
	RETAIL	5000 SF	0.1625 (PER SF)	813
			TOTAL:	152,847 GPD
			TOTAL:	437 SFUE

*FLOWS ESTIMATED FROM COF STANDARDS

Original Franklin Park Develeopment SFU Equivalent			
		Meter size	SFU Equivalent
Franklin Park Office 1		4	125
Franklin Park Office 2		4	125
Franklin Park Office 3		4	125
Franklin Park Office 4		4	162
Franklin Park Office 5		4	125
Franklin Park Retail		3	88
Total SFU Equivalent			750

Franklin Park Revised SFU Equivalent				
	Status	Meter Size	# of Units	SFU Equivalent
Franklin Park Office 1	Completed	4"		125.00
Franklin Park Office 2	Completed	4"		125.00
Franklin Park Office 3	Permitted	4"		125.00
Lots 9 & 10	Permitted	(2) 4"		372.50
1BR (Lot 14)	Proposed	4"	43	30.70
2BR (Lot 14)	Proposed	4"	23	19.70
3BR (Lot 14)	Proposed	4"	9	9.00
Franklin Park Retail (Lot 14)	Proposed	4"	5000 SF	2.30
Total Revised SFU Equivalent				809.20
Total Additional SFUE Requested				59.20

COF 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.

GRAPHIC SCALE IN FEET
0 20 40 80

NORTH

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STATE OF TENNESSEE

WEST FRANKLIN PARK PUD SUBDIVISION DEVELOPMENT PLAN, REVISION 1

6100 & 6700 TOWER CIRCLE
FRANKLIN PARK PROJECT # 8932
FRANKLIN, WILLIAMSON COUNTY, TN

NO.	REVISIONS	DATE	BY

DESIGNED BY: GV
DRAWN BY: MB
CHECKED BY: KG
DATE: 10/02/2025

KVD PROJECT NO.
23094

DRAWING TITLE:
ENLARGED UTILITY PLAN

SHEET NUMBER
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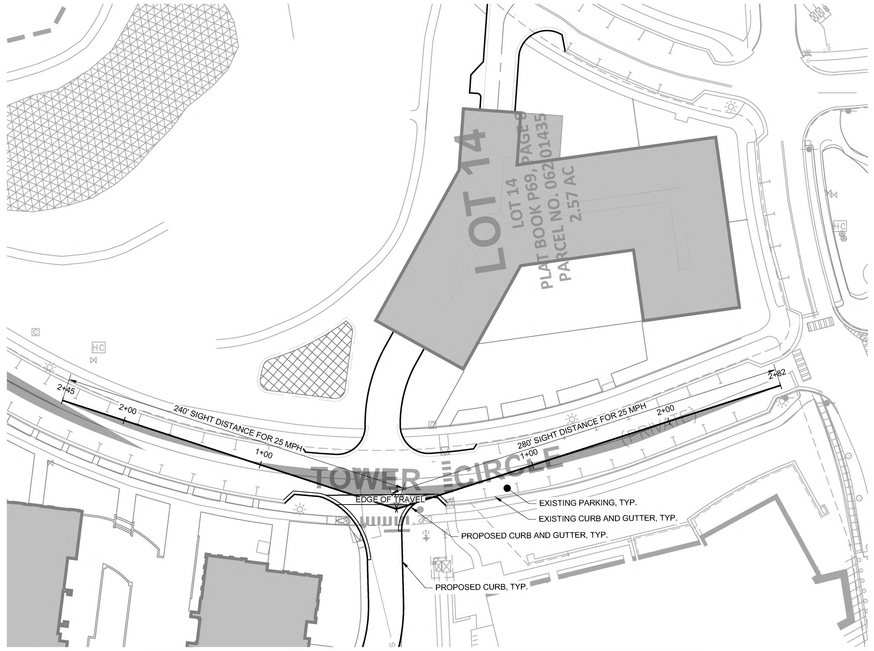
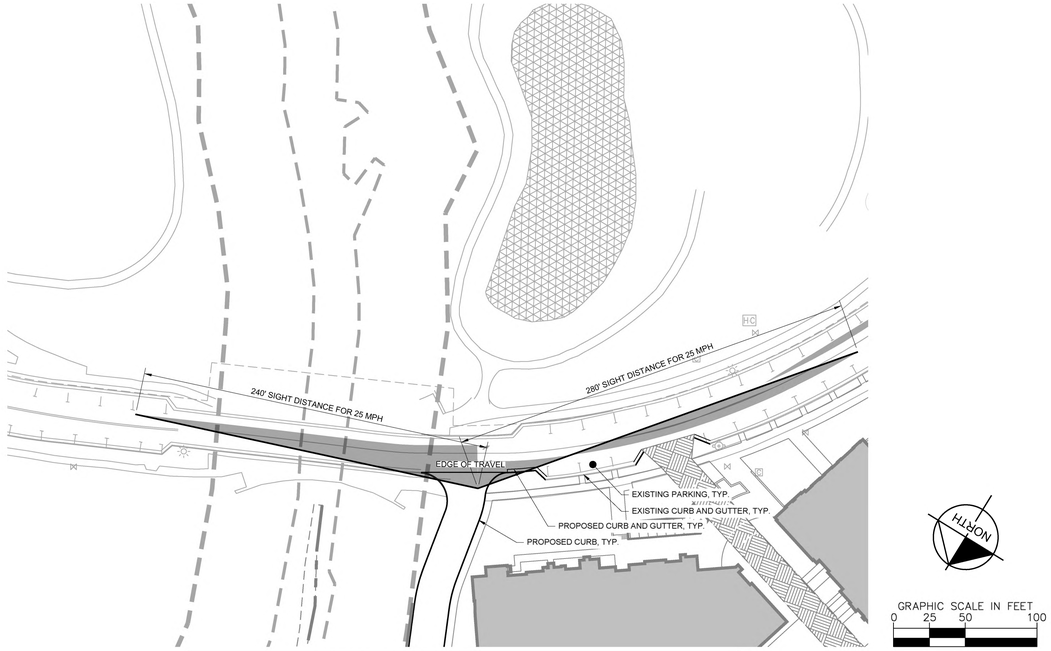
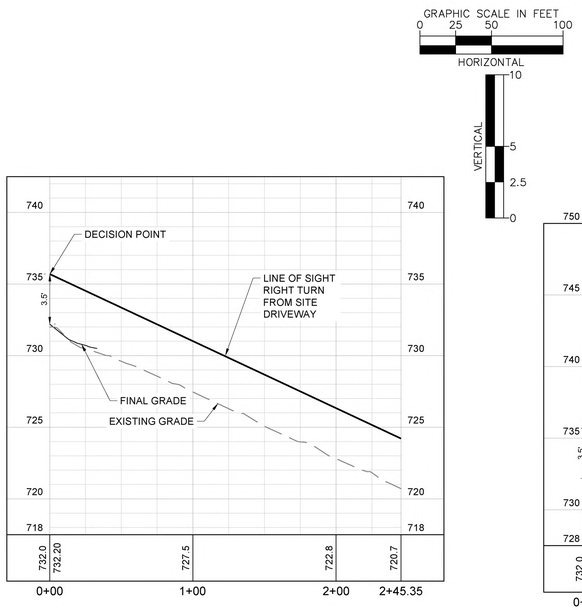


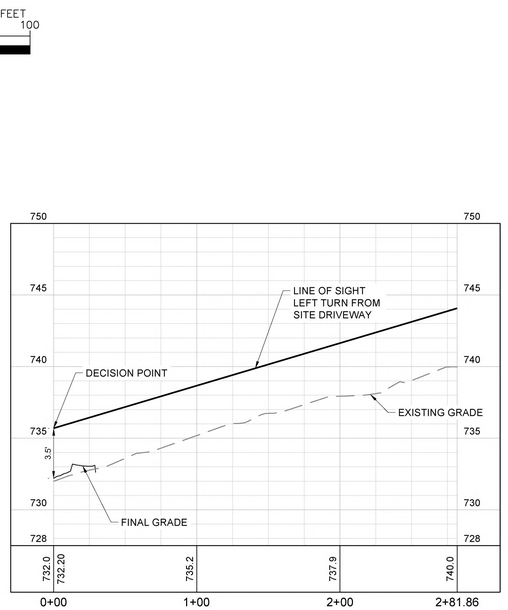
TOWER CIRCLE - PLAN VIEW
SITE ENTRY 1
PUBLIC R.O.W. - VARIES
POSTED SPEED = NOT AVAILABLE, DESIGN SPEED = 25 MPH



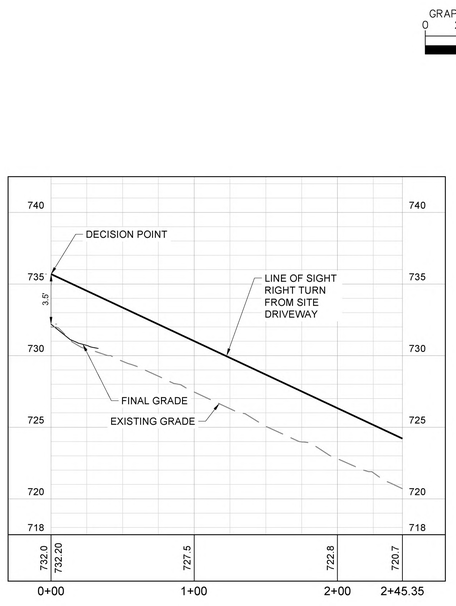
TOWER CIRCLE - PLAN VIEW
SITE ENTRY 2
PUBLIC R.O.W. - VARIES
POSTED SPEED = NOT AVAILABLE, DESIGN SPEED = 25 MPH



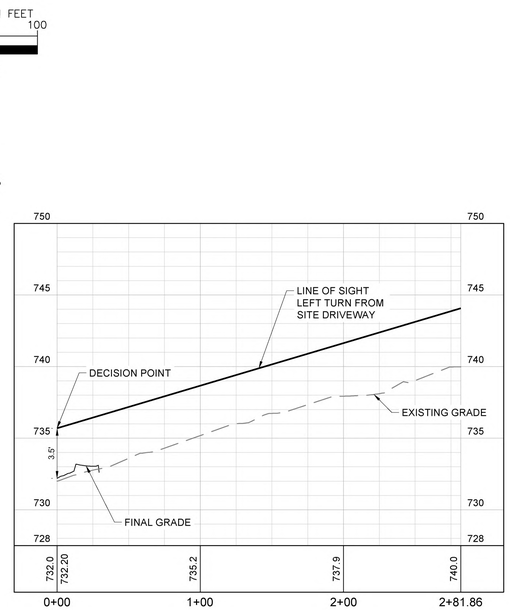
TOWER CIRCLE - PROFILE VIEW
SITE ENTRY 1 RIGHT TURN SIGHT DISTANCE
PUBLIC R.O.W. - VARIES
POSTED SPEED = NOT AVAILABLE, DESIGN SPEED = 25 MPH



TOWER CIRCLE - PROFILE VIEW
SITE ENTRY 1 LEFT TURN SIGHT DISTANCE
PUBLIC R.O.W. - VARIES
POSTED SPEED = NOT AVAILABLE, DESIGN SPEED = 25 MPH



TOWER CIRCLE - PROFILE VIEW
SITE ENTRY 2 RIGHT TURN SIGHT DISTANCE
PUBLIC R.O.W. - VARIES
POSTED SPEED = NOT AVAILABLE, DESIGN SPEED = 25 MPH



TOWER CIRCLE - PROFILE VIEW
SITE ENTRY 2 LEFT TURN SIGHT DISTANCE
PUBLIC R.O.W. - VARIES
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WEST FRANKLIN PARK PUD SUBDIVISION
DEVELOPMENT PLAN, REVISION 1

6100 & 6700 TOWER CIRCLE
FRANKLIN PROJECT # 8932
FRANKLIN, WILLIAMSON COUNTY, TN

NO.	REVISIONS	DATE	BY

DESIGNED BY:	GV
DRAWN BY:	MB
CHECKED BY:	KG
DATE:	10/02/2025
KVD PROJECT NO.	23094

DRAWING TITLE:
SIGHT DISTANCE PLAN AND PROFILES

SHEET NUMBER
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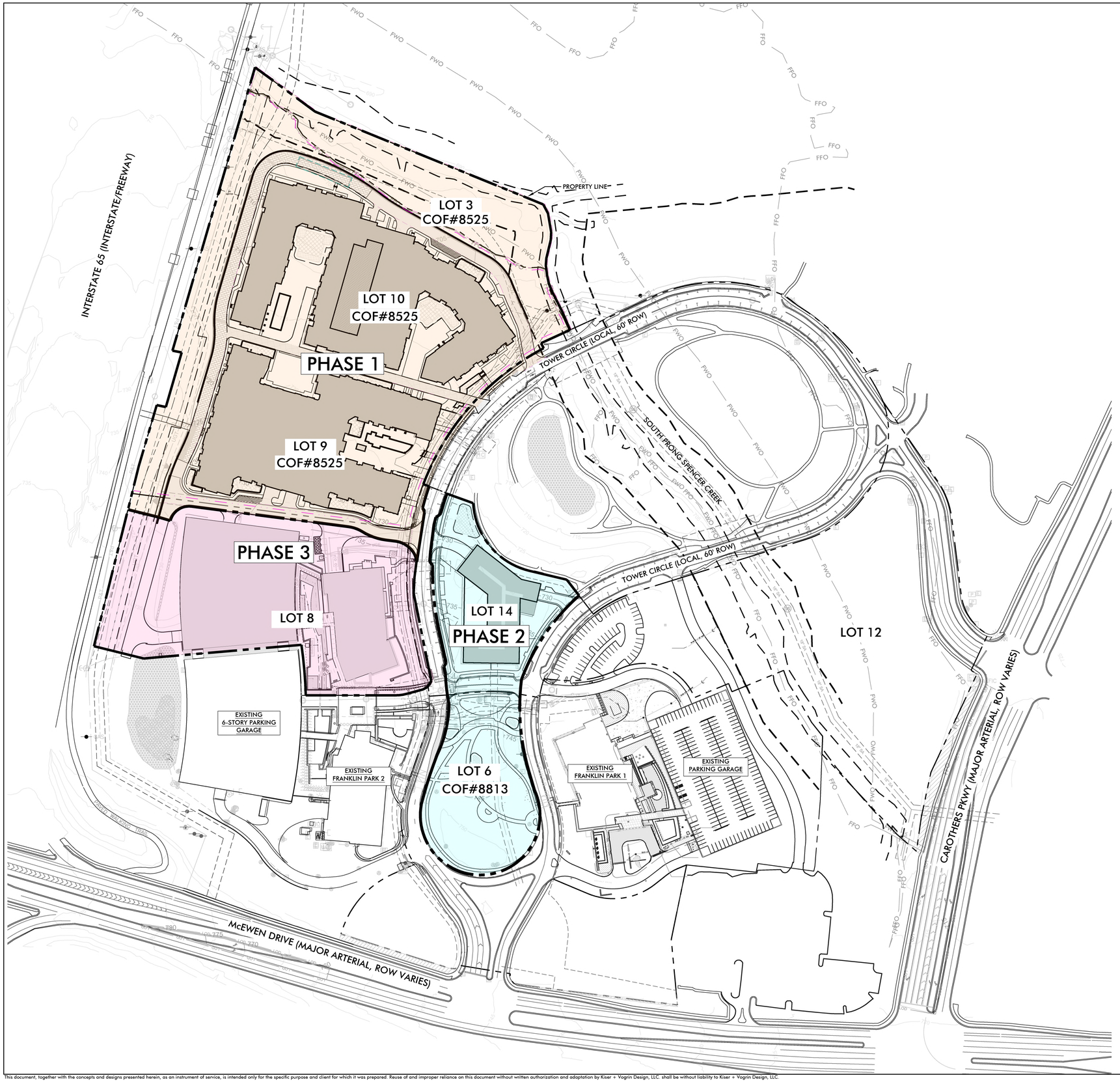

SITE DATA CHART:

PROJECT NAME: WEST FRANKLIN PARK
COF PROJECT NUMBER: 7587
TAX MAP: 062
GROUP: K & L
PARCEL NUMBERS: 01424, 01427, 01430-1433, 01435
ADDRESS: 6100 & 6700 Tower Circle Franklin, TN 37067
CITY: FRANKLIN
COUNTY: WILLIAMSON
STATE: TENNESSEE
CIVIL DISTRICT: 9
PUD SITE ACREAGE: 32.43 AC
PUD SITE SQUARE FOOTAGE: 1,412,650.8 SF
VESTING: September 13, 2027

REGULATIONS
BASE ZONING: RC12 REGIONAL COMMERCE 12
PROPOSED ZONING: PLANNED (PD 17.11/ 320,116) DISTRICT
OVERLAY ZONING: FFO, FWO
BUILDING TYPES APPLIED: MULTI-FAMILY, COMMERCIAL/ MIXED-USE, LARGE -SCALE OFFICE BUILDING
FRONTAGE TYPES APPLIED: URBAN FRONTAGE
SETBACKS:
- FRONT YARD: 10'
- SIDE YARD: 5'
- REAR YARD: 0'

DWELLING UNIT COUNT, BY TYPE: 555 MULTI-FAMILY UNITS
DWELLING UNIT DENSITY: 17.11 DU/A
COMMERCIAL SF, BY USE: 311,216 SF OFFICE & 8,900 RETAIL
BUILDING HEIGHTS: 4-12 STORIES
MINIMUM LANDSCAPE SURFACE AREA: 0.20 (285,580 SF)
OPEN SPACE SF REQUIRED: SEE OPEN SPACE REQUIREMENT CHART
NATURAL AREA SF REQUIRED: SEE OPEN SPACE REQUIREMENT CHART
TREE CANOPY RETENTION ACREAGE: 100% (180,000 SF)
PARKING REQUIRED, BY USE: TOTAL: 1,883 SPACES
- RESIDENTIAL: (1.25/ STUDIO &1 BR, 2.25/ 2 BR & 3 BR) 919 SPACES
- OFFICE: (3/ 1,000 SF) 934 SPACES
- RETAIL: (3.33/ 1,000 SF) 30 SPACES

PARKING PROVIDED, BY USE: SEE "WEST FRANKLIN PARK BUILDING DATA" CHART
HISTORIC RESOURCE TREATMENT: NO
ENVISION FRANKLIN DESIGN CONCEPT: REGIONAL COMMERCE

PHASING DATA:

PHASE 1
- LOT 3
- LOT10
- LOT 9

PHASE 2
- LOT 14
- LOT 6

PHASE 3
- LOT 8

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GARY MICHAEL VOGRIN REGISTERED LANDSCAPE ARCHITECT TENNESSEE NO. 382
10.02.25

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PHASING PLAN

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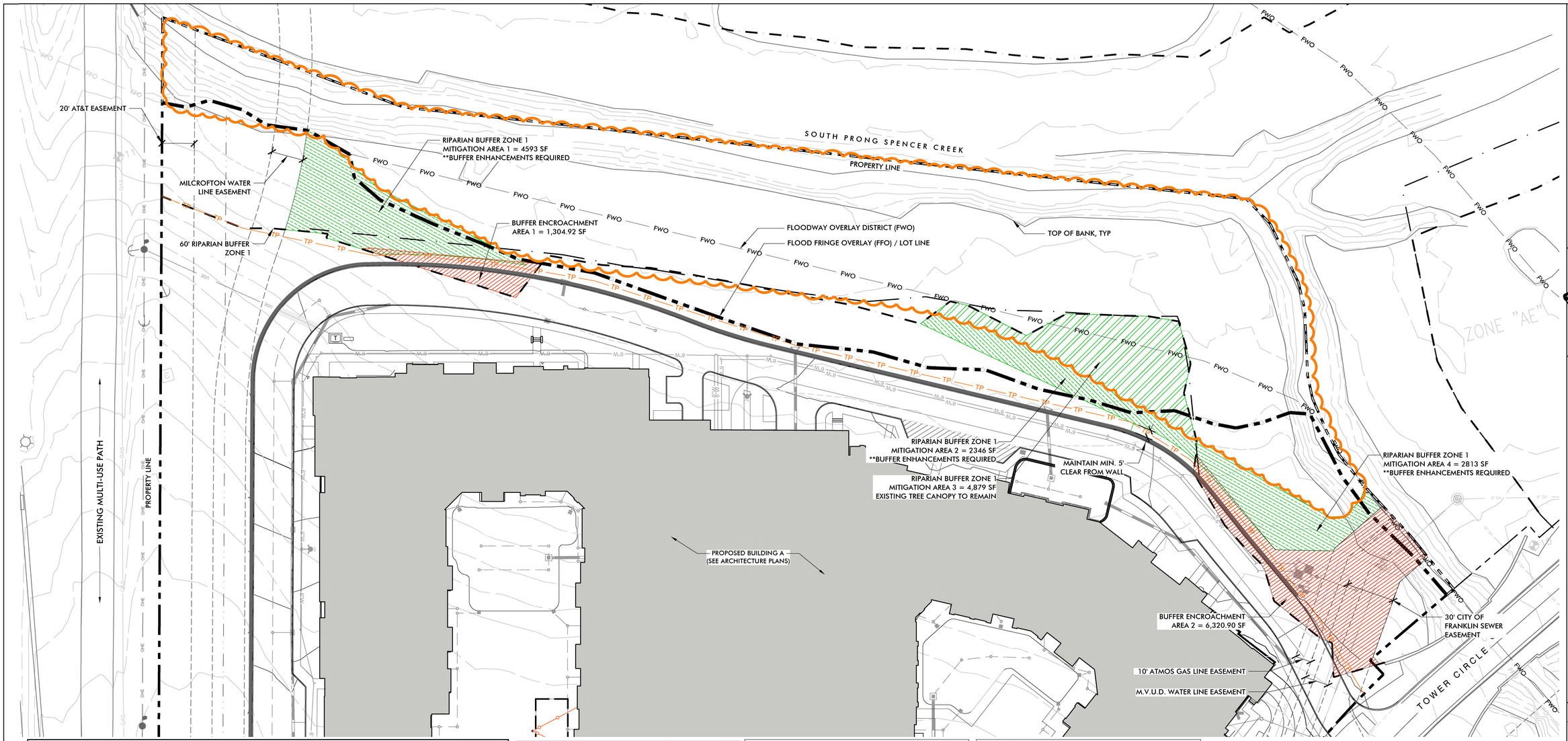


RIPARIAN BUFFER SEED MIX		
% OF SEED PER LB	BOTANICAL NAME	COMMON NAME
20.00%	*Elymus virginicus*	Virginia Wildrye
18.00%	*Panicum clandestinum, Tioga*	Deertongue, Tioga
17.90%	*Andropogon gerardii, 'Southlow'-MI Ecotype*	Big Bluestem, 'Southlow'-MI Ecotype
17.90%	*Sorghastrum nutans, NY4 Ecotype*	Indiangrass, NY4 Ecotype
9.00%	*Panicum virgatum, 'Shelter'*	Switchgrass, 'Shelter'
3.50%	*Verbena hastata, PA Ecotype*	Blue Vervain, PA Ecotype
3.00%	*Rudbeckia hirta*	Blackeyed Susan
2.40%	*Asclepias incarnata, PA Ecotype*	Swamp Milkweed, PA Ecotype
2.00%	*Aster pilosus, PA Ecotype*	Heath Aster, PA Ecotype
2.00%	*Heliopsis helianthoides, PA Ecotype*	Oxeye Sunflower, PA Ecotype
1.50%	*Zizia aurea, PA Ecotype*	Golden Alexanders, PA Ecotype
0.80%	*Eupatorium perfoliatum, PA Ecotype*	Boneset, PA Ecotype
0.80%	*Solidago rugosa, PA Ecotype*	Wrinkleleaf Goldenrod, PA Ecotype
0.50%	*Monarda fistulosa, Fort Indiantown Gap-PA Ecotype*	Wild Bergamot, Fort Indiantown Gap-PA Ecotype
0.40%	*Aster lanceolatus*	Lance Leaved Aster
0.30%	*Eupatorium fistulosum, PA Ecotype*	Joe Pye Weed, PA Ecotype
NOTES:		
Ernst Conservation Seeds (800-873-3321) www.ernstseed.com		
20 lb per acre with a cover crop of 30 lb per acre		

LANDSCAPE CONTRACTOR SHALL COORDINATE ALL RIPARIAN BUFFER ENHANCEMENT EFFORTS WITH THE CITY'S STORMWATER INSPECTOR FOR THE SITE. THE CONTRACTOR SHALL CONTACT THE INSPECTOR BEFORE BEGINNING WORK TO OUTLINE SCOPE OF WORK WITHIN THE RIPARIAN BUFFERS. FAILURE TO CONTACT THE CITY INSPECTOR MAY RESULT IN PARTIAL OR FULL LANDSCAPE BOND WITHHOLDING.

HERBICIDE TREATMENT SHALL BE PERFORMED DURING THE GROWING SEASON. RIPARIAN SEED MIX, IF SPECIFIED, SHALL ACHIEVE 70% VEGETATED COVER AND ESTABLISHMENT WITHIN A 2-YEAR PERIOD OR FURTHER STABILIZATION METHODS SHALL BE REQUIRED. AT THE TIME OF THE BOND RELEASE/REDUCTION REQUEST THE LANDSCAPE ARCHITECT SHALL EVALUATE ALL RIPARIAN BUFFER WORK AND PROVIDE AN ACCOMPANYING LETTER STATING THE SITE IS PERFORMING AS DESIGNED.

AS PER FMC 23-107(5)(D)BUFFER BOUNDARIES SHALL BE MARKED WITH SIGNS THAT PERSIST BEFORE, DURING, AND AFTER CONSTRUCTION. SIGNAGE SHALL BE POSTED AT THE EDGE OF THE BUFFER ZONE, EACH LOT LINE, AND AT A MAXIMUM SPACING OF ONE HUNDRED FIFTY (150) FEET. THIS SPACING CAN BE REDUCED FOR LARGE SCALE DEVELOPMENT AS APPROVED BY THE CITY'S ENGINEERING DEPT. THE LOCATION OF THE SIGNAGE SHALL BE SHOWN ON THE STORMWATER MANGAMENT PLAN, EPSC PLANS, GRADING PLANS, DRAINAGE PLANS AND BUFFER MANAGEMENT PLANS. THESE SIGN SHALL BE SUPPLIED BY THE CITY OF FRANKLIN'S STORMWATER INSPECTORS AT INITIAL SITE PRECONSTRUCTION MEETINGS AND BE INSTALLED BY THE FIRST EPSC INSPECTION.

NOTES:

1. PLANT MATERIAL MUST BE INSTALLED PER THE BARE ROOT STOCK DIAGRAM. REFER TO PG. 18 OF THE TENNESSEE URBAN RIPARIAN BUFFER HANDBOOK SERIES FOR MORE INFORMATION.
2. CONTRACTOR TO REMOVE INVASIVE PLANT MATERIAL WITHIN THE RIPARIAN BUFFER ZONE 1 AND ZONE 1 MITIGATION AREAS. SEE TN INVASIVE PLANT COUNCIL FOR LIST OF INVASIVE PLANTS.
3. INVASIVE PLANTS TO BE REMOVED PER THE NATIVE CONSERVANCY "WEED CONTROL METHODS HANDBOOK."
4. AS NEEDED, LANDSCAPE CONTRACTOR TO BREAK UP ALL COMPACTED SOIL VIA A SUBSOILER (RIPPER) TO A MINIMUM DEPTH OF 24" WITH A SUBSOILER SHANK SPACING OF 36" MAX. AND THEN AERATE TOPSOIL WITH A PLUG AERATOR TO A DEPTH OF 4".

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

TREE PROTECTION NOTE:

ALL TREE PROTECTION FENCING SHALL BE IN PLACE PRIOR TO THE ISSUANCE OF A GRADING OR LAND DISTURBANCE PERMIT AND SHALL BE MAINTAINED IN GOOD WORKING ORDER UNTIL ALL CONSTURCTION ACTIVITY IS COMPLETED. NO DISTURBANCE IS PERMITTED IN A TREE PRESERVATION AREA. ANY REQUIRED EROSION CONTROL MEASURES SHALL BE PLACED OUTSIDE OF ANY TREE PROTECTION FENCING.

RIPARIAN SEED MIX SHALL BE INSTALLED PER THE SEED MIX SUPPLIERS SPECIFICATIONS OR PER THE CITY'S NATIVE SEED INSTALLATION GUIDANCE DOCUMENT FOUND AT: HTTPS://WWW.FRANKLINTN.GOV/GOVERNMENT/DEPARTMENTS-A-J/ENGINEERING/DEVELOPMENT

UNMANAGED FOREST BUFFER AREA
(per the TENNESSEE URBAN RIPARIAN BUFFER REQUIREMENTS):

BUFFER ENCROACHMENT AREA PER CURRENT SITE PLAN: 7,625.82 SF
BUFFER ENCROACHMENT AREA 1: 1,304.92 SF
BUFFER ENCROACHMENT AREA 2: 6,320.90 SF

REQUIRED BUFFER MITIGATION AREA: 13,635.82 SF (0.31 AC)
- REQUIRED MITIGATION PER FRANKLIN PARK BUFFER RESTORATION: *6,010 SF (0.14 AC)
- REQUIRED BUFFER MITIGATION AREA PER CURRENT SITE PLAN: 7,625.82 SF (0.15 AC)

** PROPOSED BUFFER MITIGATION AREA ENHANCEMENTS: 9,752 SF (0.22 AC)

TOTAL REQUIRED PLANTING AREA: 9,752 SF
- # OF BARE ROOT SEEDLINGS = 9,752 SF / 36 = 270.89
  - •• TOTAL BARE ROOT SEEDLINGS REQUIRED = 271
  - •• 163 PROPOSED CANOPY TREES (60% MIN. CANOPY REQUIRED)
  - •• 108 PROPOSED UNDERSTORY TREES

(REFER TO PG. 18 OF THE TENNESSEE URBAN RIPARIAN BUFFER HANDBOOK FOR MORE INFORMATION)

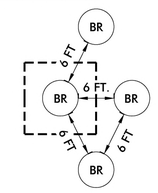
DISTURBED RIPARIAN ZONES TO BE SEEDED WITH RIPARIAN BUFFER SEED MIX. CONTRACTOR TO INSTALL RIPARIAN BUFFER SEED MIX BY HYDROSEEDING. A SECONDARY APPLICATION OF MULCH MAY BE APPLIED TO TOP AFTER APPLICATION FOR ADEQUATE GERMINATION. REFER TO MANUFACTURER'S SPECIFICATIONS (ERNST CONSERVATION SEEDS) FOR ADDITIONAL INSTALL INFORMATION.

*AREA NOT ILLUSTRATED. REFER TO COF #9437 1.0 STREAM BUFFER MITIGATION PLAN FOR BUFFER RESTORATION TAKE DOWN SCHEDULE AND AREA. REMAINING BUFFER RESTORATION AS NOTED ON SCHEDULE REFERS TO 'FUTURE DEVELOPMENT.'

LANDSCAPE DATA

SITE ACREAGE:	± 32.43 AC (1,412,650.8 SF)
SITE ZONING DISTRICT AND APPLICABLE OVERLAYS:	BASE ZONING: RC12 REGIONAL COMMERCE 12 PROPOSED ZONING: PD PLANNED DEVELOPMENT OVERLAY ZONING: FFO, FWO
MINIMUM REQUIRED LANDSCAPE AREA (RATIO & ACREAGE):	0.20 (6.49 AC)
PROVIDED LANDSCAPE SURFACE AREA (RATIO AND ACREAGE):	0.20 (6.49 AC)
PERCENT AND ACREAGE TREE CANOPY REQUIRED:	26% (46,800 SF)
PERCENT AND ACREAGE OF PRESERVED CANOPY COVER PROVIDED:	100% (±180,000 SQ. FT.)
NUMBER AND DBH OF SPECIMEN TREES REMOVED:	N/A
PROPOSED TREE SAVE AREA:	±4.13 AC (±180,000 SQ. FT.)

BARE ROOT STOCK



KEY

- BUFFER ENCROACHMENT AREA
- RIPARIAN BUFFER ZONE 1 MITIGATION AREA - TREE ENHANCEMENT AREA
- RIPARIAN BUFFER ZONE 1 MITIGATION AREA
- PROPOSED TREE SAVE AREA
- TP — TREE PROTECTION FENCE

23094 WEST FRANKLIN PARK BUFFER MANAGEMENT PLANT SCHEDULE					
QTY	BOTANICAL NAME	COMMON NAME	CAL/CONT	NOTES	GENUS
Trees (Bare Root Seeding Stock)					
55	*Acer rubrum*	Red Maple	Bare Root	Canopy, 6' O.C.	20%
54	*Morus rubra*	Red Mulberry	Bare Root	Understory, 6' O.C.	20%
54	*Populus deltoides*	Eastern Cottonwood	Bare Root	Canopy, 6' O.C.	20%
54	*Quercus phellos*	Willow Oak	Bare Root	Canopy, 6' O.C.	20%
54	*Rhus typhina*	Staghorn Sumac	Bare Root	Understory, 6' O.C.	20%
SEED					
+/- 97.52 Sq Ft	(See notes for mix details)	Ernst Converation Seeds (Riparian Buffer Mix)	Seed mix	Ground Cover, Pure Live Seed (PLS)	

NORTH

0 30 60 90 feet

SCALE: 1" = 30'

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BYD
3000 Meridian Blvd Ste 100 Franklin, TN 37067
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MICHAEL VOGRIN REGISTERED LANDSCAPE ARCHITECT STATE OF TENNESSEE NO. 329
10.02.25

WEST FRANKLIN PARK PUD SUBDIVISION DEVELOPMENT PLAN, REVISION 1

6100 & 6700 TOWER CIRCLE
FRANKLIN PROJECT # 8932
FRANKLIN, WILLIAMSON COUNTY, TN

NO.	REVISIONS	DATE	BY

DESIGNED BY:	GV
DRAWN BY:	MB
CHECKED BY:	KG
DATE:	10/02/2025

KVD PROJECT NO. 23094

DRAWING TITLE:

BUFFER MANAGEMENT PLAN

SHEET NUMBER

L0.2

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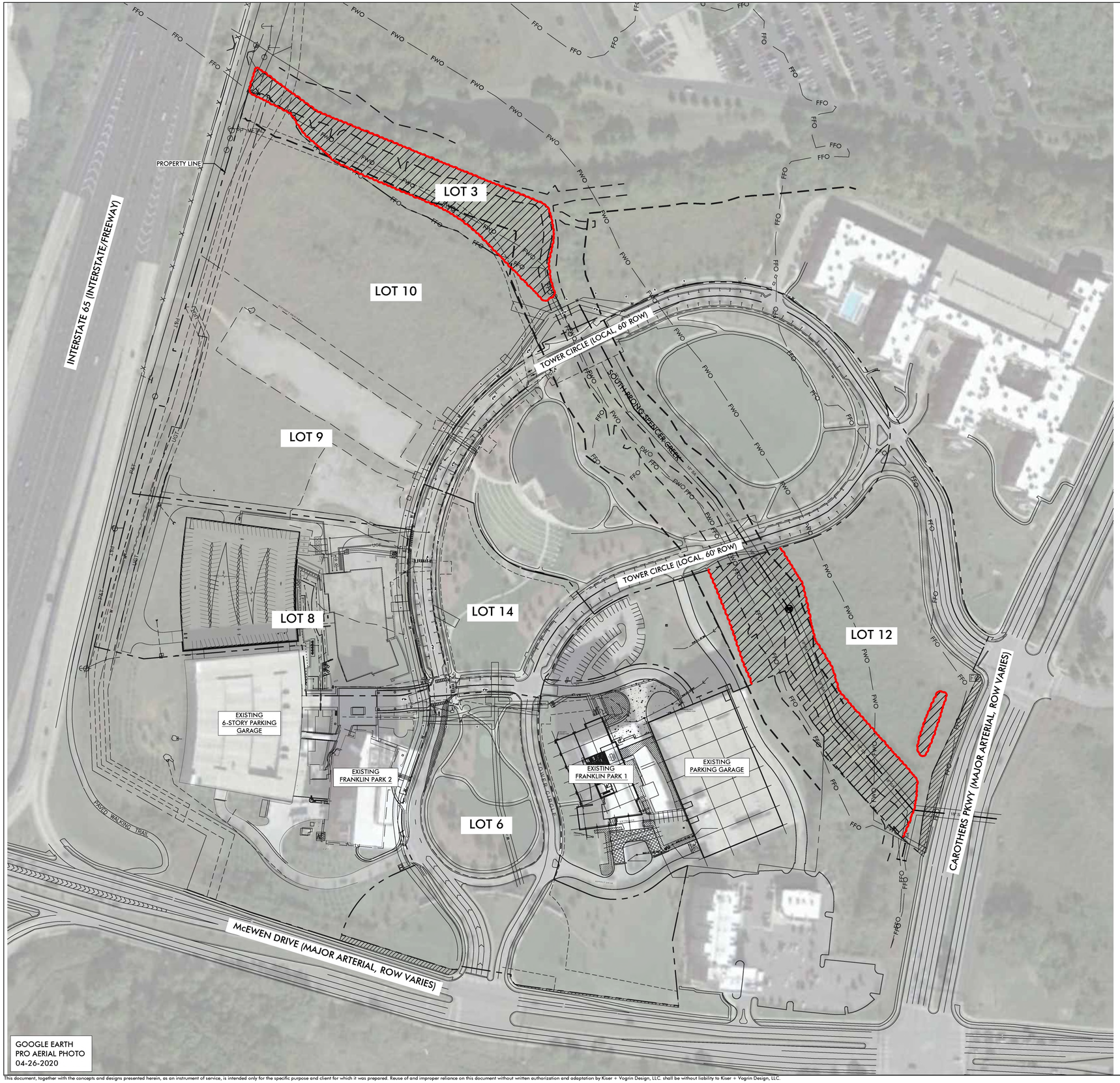

LANDSCAPE DATA

SITE ACREAGE:	± 32.43 AC. (1,412,650.8 SF)
SITE ZONING DISTRICT AND APPLICABLE OVERLAYS:	BASE ZONING: RC12 REGIONAL COMMERCE 12 PROPOSED ZONING: PD PLANNED DEVELOPMENT OVERLAY ZONING: FFO, FWO
MINIMUM REQUIRED LANDSCAPE AREA (RATIO & ACREAGE):	0.20 (6.49 AC)
PROVIDED LANDSCAPE SURFACE AREA (RATIO AND ACREAGE):	0.20 (6.49 AC)
PERCENT AND ACREAGE TREE CANOPY REQUIRED:	26% (46,800 SF)
PERCENT AND ACREAGE OF PRESERVED CANOPY COVER PROVIDED:	100% **(±180,000 SQ. FT.)**
NUMBER AND DBH OF SPECIMEN TREES REMOVED:	N/A
PROPOSED TREE SAVE AREA:	**±4.13 AC (±180,000 SQ. FT.)**

TREE REPLACEMENT NOTE:
Refer to COF #2572 open space and tree information charts, 392 caliper inches of replacement trees to be included at site plan

RIPARIAN BUFFER NOTE:
"There shall be no mowing, clearing, grading, construction, storage, or disturbance of vegetation in riparian buffers except as permitted by the City Engineer, or his designee."

TREE PROTECTION NOTE:

ALL TREE PROTECTION FENCING SHALL BE IN PLACE PRIOR TO THE ISSUANCE OF A GRADING OR LAND DISTURBANCE PERMIT AND SHALL BE MAINTAINED IN GOOD WORKING ORDER UNTIL ALL CONSTURCTION ACTIVITY IS COMPLETED. NO DISTURBANCE IS PERMITTED IN A TREE PRESERVATION AREA. ANY REQUIRED EROSION CONTROL MEASURES SHALL BE PLACED OUTSIDE OF ANY TREE PROTECTION FENCING.

KEY

APPROXIMATE TREE SAVE AREA (TSA)
±4.13 AC (±180,000 SQ. FT.)

APPROXIMATE EXISTING TREE CANOPY
12.6% ±4.13 AC (±180,000 SQ. FT.)

NORTH

0 100 200 300 feet

SCALE: 1"=100'

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MICHAEL GARY VOGRIN
REGISTERED
COMMERCIAL
TENNESSEE NO. 328
LANDSCAPE ARCHITECT
10.02.25

WEST FRANKLIN PARK PUD SUBDIVISION
DEVELOPMENT PLAN, REVISION 1

6100 & 6700 TOWER CIRCLE
FRANKLIN PROJECT # 8932
FRANKLIN, WILLIAMSON COUNTY, TN

NO.	REVISIONS	DATE	BY

DESIGNED BY:	GV
DRAWN BY:	MB
CHECKED BY:	KG
DATE:	10/02/2025

KVD PROJECT NO.
23094

DRAWING TITLE:

TREE PRESERVATION PLAN

SHEET NUMBER

L1.0

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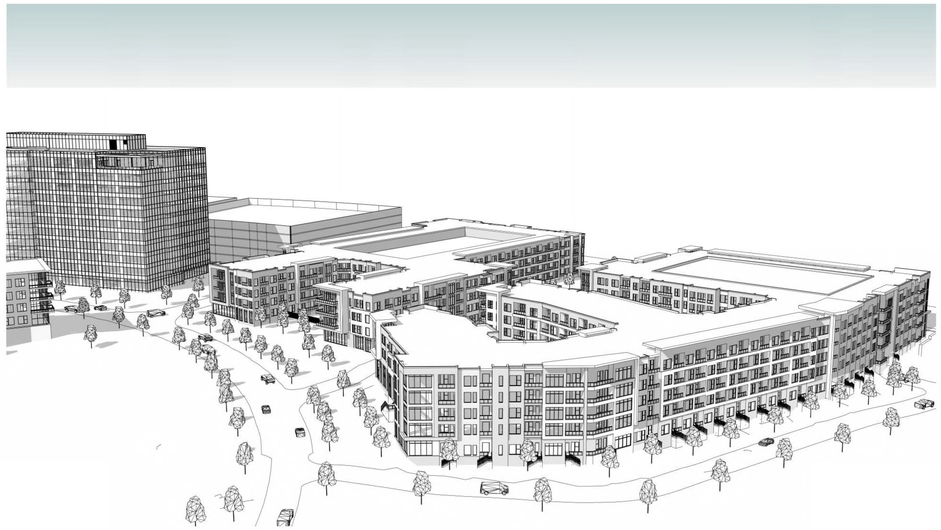
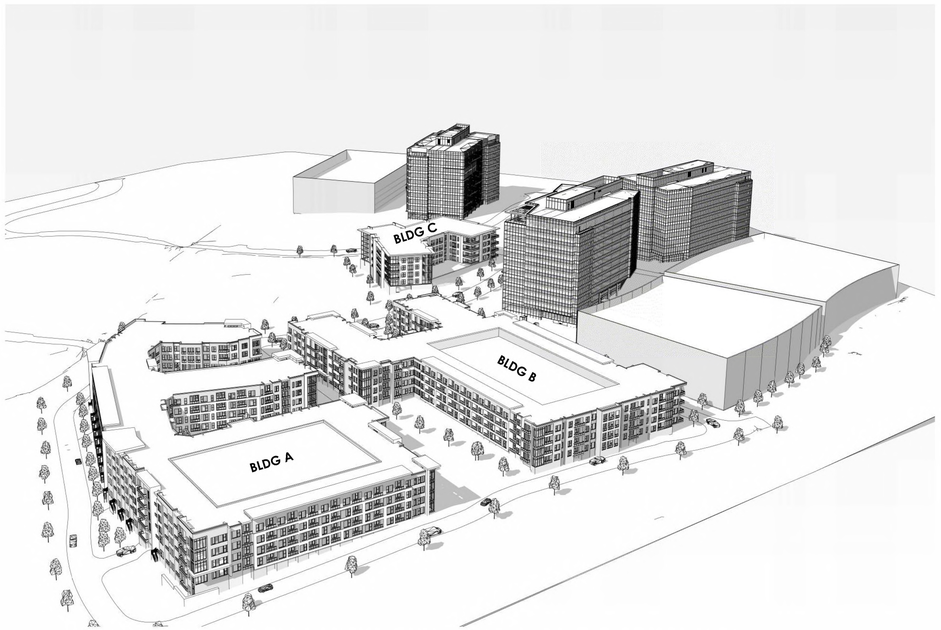


AERIAL VIEW: BUILDING A AND B FROM CAMERON APARTMENTS (FACING SOUTH EAST)

AERIAL VIEW: BUILDING A AND B FROM BUILDING C (FACING WEST)



AERIAL VIEW: BUILDING A AND B FROM I65 (FACING SOUTH EAST)

AERIAL VIEW: BUILDING A AND B FROM NISSAN HQ (FACING SOUTH WEST)

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MICHAEL A. HATHAWAY
REGISTERED ARCHITECT
AGRICULTURE
DATE
NO. 20951
STATE OF TENNESSEE
10.2.25

WEST FRANKLIN PARK PUD SUBDIVISION DEVELOPMENT PLAN, REVISION 1

6100 & 6700 TOWER CIRCLE
FRANKLIN PROJECT # XXXX
FRANKLIN, WILLIAMSON COUNTY, TN

NO	REVISIONS	DATE	BY

DESIGNED BY:	GV
DRAWN BY:	MB
CHECKED BY:	KG
DATE:	10/02/2025

KVD PROJECT NO.
23094

DRAWING TITLE:
BUILDINGS A, B, AND C

SHEET NUMBER
A01

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MM/DD/YYYY XX:XX AM/PM G:\12020\Project Name\XXXX\XXXX

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STREET VIEW: BUILDING A AND B FROM FRANKLIN PARK 3

STREET VIEW: BUILDING B FROM BUILDING C

STREET VIEW: BUILDING A

STREET VIEW: BUILDING A & B

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MICHAEL A. HATHAWAY
REGISTERED ARCHITECT
AGRICULTURE
DECEMBER 31, 2026
STATE OF TENNESSEE
10-2-25

WEST FRANKLIN PARK PUD SUBDIVISION DEVELOPMENT PLAN, REVISION 1

6100 & 6700 TOWER CIRCLE
FRANKLIN PROJECT # XXXX
FRANKLIN, WILLIAMSON COUNTY, TN

NO.	REVISIONS	DATE	BY

DESIGNED BY:	GV
DRAWN BY:	MB
CHECKED BY:	KG
DATE:	10/02/2025

KVD PROJECT NO.
23094

DRAWING TITLE:
BUILDINGS A AND B VIEWS

SHEET NUMBER
A02

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STREET VIEW: BUILDING C FROM FRANKLIN PARK 2

STREET VIEW: BUILDING C FROM EAST

STREET VIEW: BUILDING C FROM BUILDING B

STREET VIEW: BUILDING C FROM FRANKLIN PARK 1

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STATE OF TENNESSEE

10.2.25

WEST FRANKLIN PARK PUD SUBDIVISION
DEVELOPMENT PLAN, REVISION 1
6100 & 6700 TOWER CIRCLE
FRANKLIN PROJECT # XXXX
FRANKLIN, WILLIAMSON COUNTY, TN

NO.	REVISIONS	DATE	BY

DESIGNED BY:	GV
DRAWN BY:	MB
CHECKED BY:	KG
DATE:	10/02/2025

KVD PROJECT NO.
23094

DRAWING TITLE:
BUILDING C VIEWS

SHEET NUMBER
A03

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811

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COF no: 8932

CONDITIONS OF APPROVAL:

Open Issues: 4 These issues are currently being filtered

Engineering - Roadway Improvements

23094 West Franklin Park PUD DP Initial SP 250908.pdf

20. Roadway and traffic signal plans

david.chang@franklintn.gov **Advisory, to be addressed at site plan:**

Looks like the lanes the triangles are measured are backward. Triangles should be measured to the approaching lanes, not departing lanes.

Where right and left turns occur, the left-turn sight distance shall be used.

Also, looking at C5.5 site entry 1, the access from lot 14 did not have the triangles drawn.
[Edited By Chelsea Randolph]

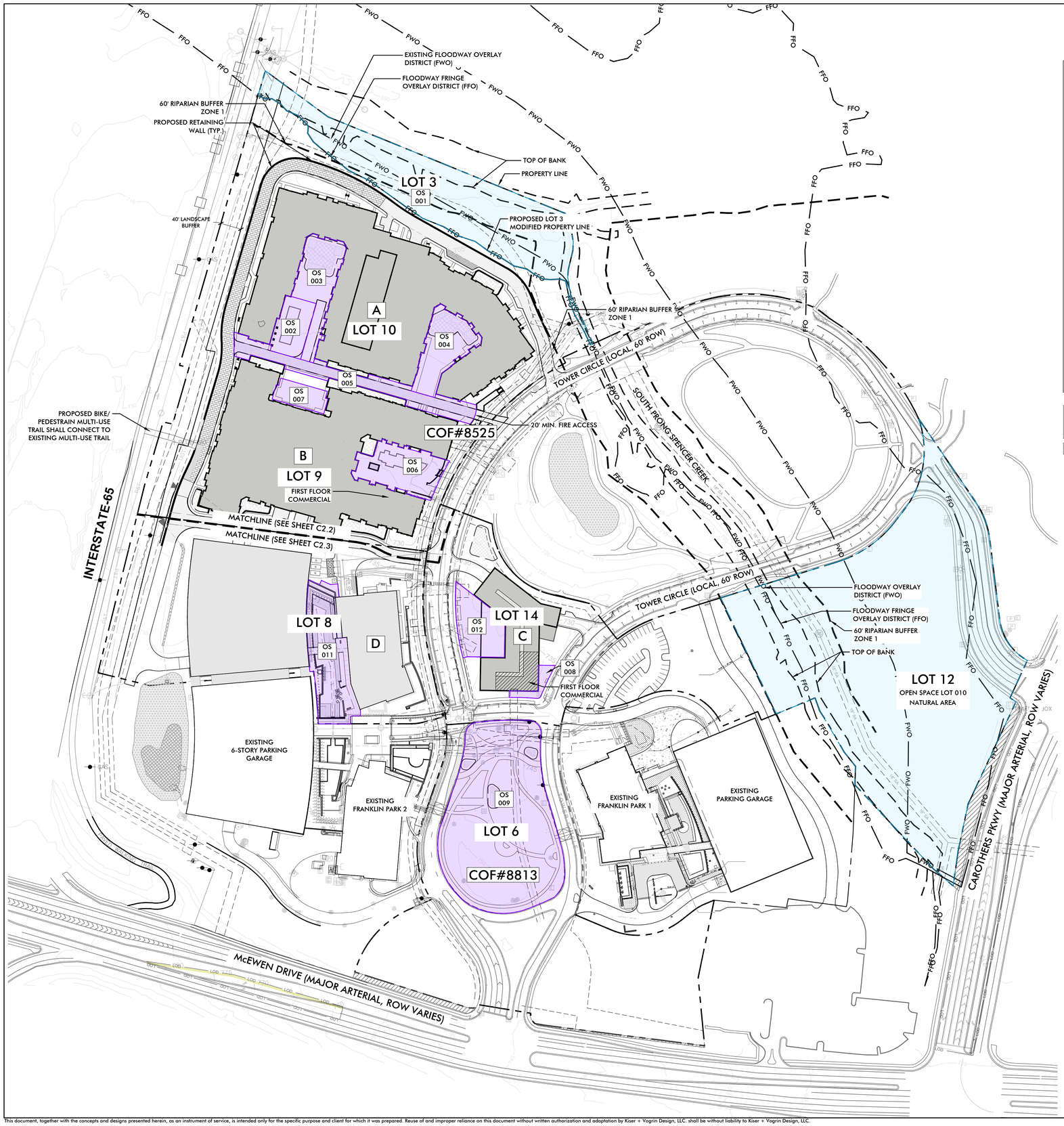
Planning

General Issues

13. MOS 1 - Reduction to Parking Requirements

chelsea.randolph@franklintn.gov Applicant shall add the result of the MOS request be documented on the cover of the Development Plan at One Stop.

Staff can support the MOS request. Although staff would advise being prepared to address why you aren't asking to be review under all current development standards associated with vesting.



TREE REPLACEMENT NOTE:
Refer to COF #2572 open space and tree information charts, 392 caliper inches of replacement trees to be included at site plan

IMPACT STATEMENT

STREET NETWORK
AS IDENTIFIED IN THE TIA RECOMMENDED IMPROVEMENTS, AT CAROTHERS PARKWAY AND TOWER CIRCLE IT IS RECOMMENDED TO INCLUDE ADJUSTED SIGNAL TIMINGS AND MODIFIED EXISTING TRAFFIC SIGNAL OPERATION TO INCORPORATE A PERMISSIVE OVERLAP RIGHT-TURN ARROW. AT CAROTHERS PARKWAY AND EAST MCEWEN DRIVE RECOMMENDATIONS INCLUDE ADJUSTED SIGNAL TIMINGS AND AN ADDITIONAL SOUTHBOUND LANE AT CAROTHERS PARKWAY BETWEEN TOWER CIRCLE AND EAST MCEWEN DRIVE. THIS LANE SHOULD RESULT IN TWO LEFT-TURN LANES, THREE THROUGH LANES, AND TWO RIGHT TURN LANES. AT MCEWEN DRIVE AND I-65 IT IS RECOMMENDED TO EXTEND THE EXISTING WESTBOUND RIGHT-TURN LANE ALONG EAST MCEWEN DRIVE FROM 225 FEET OF STORAGE TO FULL STORAGE (APPROXIMATELY 850 FEET). LASTLY, IT HAS BEEN RECOMMENDED TO ADJUST SIGNAL TIMINGS AT EAST MCEWEN DRIVE AND TOWER CIRCLE.

WATER
WATER IS PROVIDED BY MALLORY VALLEY UTILITY DISTRICT (MVUD) VIA AN EXISTING WATER MAIN THAT RUNS FROM EAST MCEWEN DRIVE ALONG TOWER CIRCLE ROAD TO THE PROPOSED DEVELOPMENT. PROJECTED MAXIMUM WATER DEMAND FOR LOTS 9, 10, AND 14 IS APPROXIMATELY 490 SFUE.

SANITARY SEWER
SANITARY SEWER WILL BE PROVIDED BY CITY OF FRANKLIN VIA EXISTING SEWER SURROUNDING THE SITE IN TOWER CIRCLE ROAD. PROJECTED MAXIMUM SEWER DEMAND FOR LOTS 9, 10, AND 14 IS APPROXIMATELY 437 SFUE. PROJECTED MAXIMUM SEWER DEMAND ORIGINALLY APPROVED FOR THE OVERALL SITE WAS 750 SFUE. THE REVISED PROPOSED MAXIMUM SEWER DEMAND FOR THE OVERALL SITE IS APPROXIMATELY 811 SFUE.

STORMWATER
POST DEVELOPMENT PEAK FLOW DISCHARGES WILL BE CONTROLLED TO PRE DEVELOPMENT PEAK FLOWS BY THE DETENTION PONDS AND OUTLET STRUCTURES WITH ULTIMATE OUTFLOW INTO SOUTH PRONG SPENCER CREEK. POND 1, 2, AND 3 ARE NEWLY PROPOSED DETENTION PONDS SERVING LOTS 9 AND 10 (5.88 IMPERVIOUS AREA). LOT 14 IS TO BE SERVED BY THE REGIONAL DETENTION POND WITHIN FRANKLIN PARK. APPROXIMATELY 6.56 AC OF IMPERVIOUS AREA IS PROPOSED AT FINAL BUILDOUT OF LOT 9, 10, AND 14.

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

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

RIPARIAN BUFFER NOTE:
"There shall be no mowing, clearing, grading, construction, storage, or disturbance of vegetation in riparian buffers except as permitted by the City Engineer, or his designee."

REFER TO COF #8525 FOR BUFFER MANAGEMENT PLAN

LEGEND
- PROPOSED STORMWATER AREAS
- MATCHLINES
- PROPERTY LINES

GENERAL NOTES:
1. DOOR LOCATIONS ARE INTENDED TO SHOW THE ACTIVATION AT THE GROUND LEVEL ON TOWER PARK CIRCLE, BUT ARE SUBJECT TO CHANGE UPON FINAL SITE PLAN SUBMITTAL. THERE WILL BE DOORS IN THESE APPROXIMATE LOCATIONS. SEE A01-A03 FOR APPROX. LOCATIONS.
2. REFER TO PLAN ENLARGEMENTS FOR DETAILED SITE INFORMATION

SITE DATA CHART:

PROJECT NAME: WEST FRANKLIN PARK
COF PROJECT NUMBER: 7587
TAX MAP: 062
GROUP: K & L
PARCEL NUMBERS: 01424, 01427, 01430-1433, 01435
ADDRESS: 6100 & 6700 Tower Circle Franklin, TN 37067
CITY: FRANKLIN
COUNTY: WILLIAMSON
STATE: TENNESSEE
Ccivil DISTRICT: 9
PUD SITE ACREAGE: 32.43 AC
PUD SITE SQUARE FOOTAGE: 1,412,650.8 SF
VESTING: September 13, 2027

REGULATIONS

BASE ZONING: RC12 REGIONAL COMMERCE 12
PROPOSED ZONING: PLANNED (PD 17.11/ 320,116) DISTRICT
OVERLAY ZONING: FFO, FWO
BUILDING TYPES APPLIED: MULTI-FAMILY, COMMERCIAL/ MIXED-USE, LARGE -SCALE OFFICE BUILDING
FRONTAGE TYPES APPLIED: URBAN FRONTAGE
SETBACKS:
- FRONT YARD: 10'
- SIDE YARD: 5'
- REAR YARD: 0'

DWELLING UNIT COUNT, BY TYPE: 555 MULTI-FAMILY UNITS
DWELLING UNIT DENSITY: 17.11 DU/A
COMMERCIAL SF, BY USE: 311,216 SF OFFICE & 8,900 RETAIL
BUILDING HEIGHTS: 4-12 STORIES
MINIMUM LANDSCAPE SURFACE AREA: 0.20 (285,580 SF)
OPEN SPACE SF REQUIRED: SEE OPEN SPACE REQUIREMENT CHART
NATURAL AREA SF REQUIRED: SEE OPEN SPACE REQUIREMENT CHART
TREE CANOPY RETENTION ACREAGE: 100% (180,000 SF)
PARKING REQUIRED, BY USE: TOTAL: 1,883 SPACES
- RESIDENTIAL: (1.25/ STUDIO &1 BR, 2.25/ 2 BR & 3 BR) 919 SPACES
- OFFICE: (3/ 1,000 SF) 934 SPACES
- RETAIL: (3.33/ 1,000 SF) 30 SPACES

PARKING PROVIDED, BY USE: SEE "WEST FRANKLIN PARK BUILDING DATA" CHART
HISTORIC RESOURCE TREATMENT: NO
ENVISION FRANKLIN DESIGN CONCEPT: REGIONAL COMMERCE

ENVISION FRANKLIN DESCRIPTION: THIS DEVELOPMENT PROVIDES A MIX OF RESIDENTIAL, RETAIL, AND OFFICE USES CONSISTENT WITH ENVISION FRANKLIN.

WEST FRANKLIN PARK BUILDING DATA

BUILDING KEY	RETAIL (SF)	OFFICE (SF)	RESIDENTIAL (DU)	BUILDING STORIES	REQUIRED PARKING (SPACES)	GARAGE PARKING (SPACES)	PARALLEL PARKING (SPACES)	TOTAL PROPOSED PARKING (SPACES)
A			280	4-5	438	438	3	441
B	3,900		200	4-5	368	358	10	368
C	5,000		75	4-5	143	143	26	169
D		311,216		12	934	934	8	942
TOTAL	8,900	311,216	555	4-12	1,883	1,873	47	1,920

OPEN SPACE REQUIREMENT CHART

SITE ACREAGE: 32.43 AC (1,412,650.8 SF)
FORMAL OPEN SPACE ACREAGE REQUIRED PER COF#2572: 3.52 AC
INFORMAL OPEN SPACE REQUIRED PER COF#2572: 1.41 AC

OPEN SPACE PROVIDED

OS LOT #	OPEN SPACE TYPE	AREA OF OPEN SPACE (SF)	HARDSCAPE AREA% REQUIRED	STORMWATER FEATURE INCLUDED?	PROPOSED FEATURES
OS 001	NATURAL AREA	71,711	0%	N	MAINTAINED FLOODPLAIN/ FLOODWAY
OS 002	NEIGHBORHOOD AMENITY	8,045	N/A	N	POOL AMENITY
OS 003	POCKET PARK	14,375	N/A	Y	ACTIVE PARK (PLANTINGS, GAZEBO(S), OR SIMILAR STRUCTURE(S) & SEATING ELEMENTS
OS 004	POCKET PARK	13,297	N/A	Y	ACTIVE PARK (PLANTINGS, GAZEBO(S), OR SIMILAR STRUCTURE(S) & SEATING ELEMENTS
OS 005	GREENWAY	16,133	N/A	N	MULTI-USE TRAIL EXTENDING TO EXISTING TRAIL SYSTEM
OS 006	NEIGHBORHOOD AMENITY	14,732	50% - 80%	N	POOL AMENITY
OS 007	NEIGHBORHOOD AMENITY	5,000	50% - 80%	N	SPORT COURT
OS 008	OUTDOOR DINING AREA	2,080	N/A	N	OUTDOOR DINING AREA WITH PLANTING STRIP, DINING TABLE AND CHAIRS
OS 009	POCKET PARK	79,315	N/A	Y	ACTIVE PARK (PLANTINGS, GAZEBO(S), OR SIMILAR STRUCTURE(S) & SEATING ELEMENTS
OS 010	NATURAL AREA	269,126	0%	N	MAINTAINED FLOODPLAIN/ FLOODWAY
OS 011	POCKET PARK	21,753	N/A	Y	ACTIVE PARK (PLANTINGS, GAZEBO(S), OR SIMILAR STRUCTURE(S) & SEATING ELEMENTS
OS 012	PLAZA	11,347	80%	N	FORMAL GATHERING SPACE INCLUDING LANDSCAPE, SEATING, LIGHTING, AND FURNISHINGS

TOTAL PROVIDED: (FORMAL: 186,077 SF [4.27 AC] & INFORMAL: 340,837 SF [7.82 AC])
REFER TO COF PROJECT #2572 FOR ORIGINAL OPEN SPACE CHARTS

NOTE: EACH OPEN SPACE AREA SHALL BE DESIGNED IN FURTHER DETAIL IN A WAY THAT MEETS OR EXCEEDS THE STANDARDS OF ITS DESIGNATED OPEN SPACE TYPE STATED IN CHAPTER 11 OF THE FRANKLIN ZONING ORDINANCE

NORTH
0 100 200 300 feet
SCALE: 1"=100'

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MICHAEL VOGRIN — REGISTERED — TENNESSEE NO. 2532 — LANDSCAPE ARCHITECT
10.02.25

WEST FRANKLIN PARK PUD SUBDIVISION
DEVELOPMENT PLAN, REVISION 1
6100 & 6700 TOWER CIRCLE
FRANKLIN PROJECT # 8932
FRANKLIN, WILLIAMSON COUNTY, TN

NO.	REVISIONS	DATE	BY

DESIGNED BY:	GV
DRAWN BY:	MB
CHECKED BY:	KG
DATE:	10/02/2025

KVD PROJECT NO. 23094

DRAWING TITLE:
DEVELOPMENT PLAN

SHEET NUMBER
C2.1

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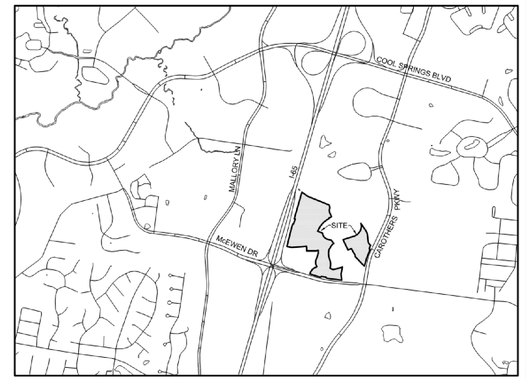
WEST FRANKLIN PARK PUD SUBDIVISION
Development Plan, Revision 1
Lots 3, 6, 8-10,12 & 14
TAX MAP 062, GROUP K & L
PARCELS 01424, 01427, 01429-1433, 01435
ADDRESS: 6100 & 6700 Tower Circle
Franklin, TN 37067
COF # 8932



SITE LOCATION MAP
N.T.S

DEVELOPER
NORTHWOOD RAVIN
Northwood Ravin
NW Franklin Park, LLC
3015 Carrington Mill Blvd.
Suite 460
Morrisville, NC 27560
Contact: Neil Edwards
980.322.6166

LANDSCAPE ARCHITECT / APPLICANT
LANDSCAPE ARCHITECTURE & LAND PLANNING
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5005 Meridian Blvd
Suite 100
Franklin, TN 37067
Contact: Gary Vogrin
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ARCHITECT
906 STUDIO ARCHITECTS
906Studio
143 Fifth Avenue South
Franklin, TN 37064
Contact: Mike Hathaway
615.988.9065

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Contact: Deaton Hildabrand
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SITE DATA CHART:

PROJECT NAME: WEST FRANKLIN PARK
COF PROJECT NUMBER: 7587
TAX MAP: 062
GROUP: K & L
PARCEL NUMBERS: 01424, 01427, 01430-1433, 01435
ADDRESS: 6100 & 6700 Tower Circle Franklin, TN 37067
CITY: FRANKLIN
COUNTY: WILLIAMSON
STATE: TENNESSEE
CIVIL DISTRICT: 9
PUD SITE ACREAGE: 32.43 AC
PUD SITE SQUARE FOOTAGE: 1,412,650.8 SF
VESTING: September 13, 2027

REGULATIONS
BASE ZONING: RC12 REGIONAL COMMERCE 12
PROPOSED ZONING: PLANNED (PD 17.11/ 320,116) DISTRICT
OVERLAY ZONING: FFO, FWO
BUILDING TYPES APPLIED: MULTI-FAMILY, COMMERCIAL/ MIXED-USE, LARGE -SCALE OFFICE BUILDING
FRONTAGE TYPES APPLIED: URBAN FRONTAGE
SETBACKS:
- FRONT YARD: 10'
- SIDE YARD: 5'
- REAR YARD: 0'

DWELLING UNIT COUNT, BY TYPE: 555 MULTI-FAMILY UNITS
DWELLING UNIT DENSITY: 17.11 DU/A
COMMERCIAL SF, BY USE: 311,216 SF OFFICE & 8,900 RETAIL
BUILDING HEIGHTS: 4-12 STORIES
MINIMUM LANDSCAPE SURFACE AREA: 0.20 (285,580 SF)
OPEN SPACE SF REQUIRED: SEE OPEN SPACE REQUIREMENT CHART
NATURAL AREA SF REQUIRED: SEE OPEN SPACE REQUIREMENT CHART
TREE CANOPY RETENTION ACREAGE: 100% (180,000 SF)
PARKING REQUIRED, BY USE: TOTAL: 1,883 SPACES
- RESIDENTIAL: (1.25/ STUDIO &1 BR, 2.25/ 2 BR & 3 BR) 919 SPACES
- OFFICE: (3/ 1,000 SF) 934 SPACES
- RETAIL: (3.33/ 1,000 SF) 30 SPACES

PARKING PROVIDED, BY USE: SEE "WEST FRANKLIN PARK BUILDING DATA" CHART
HISTORIC RESOURCE TREATMENT: NO
ENVISION FRANKLIN DESIGN CONCEPT: REGIONAL COMMERCE

GARY MICHAEL VOGRIN — REGISTERED — TENNESSEE NO. 1257 — LANDSCAPE ARCHITECT — 10.02.25

DEATON J. HILDABRAND — REGISTERED ENGINEER — AGRICULTURE — 10/01/2025 — COMMERCE — No. 127374 — STATE OF TENNESSEE

MICHAEL A. HATHAWAY — REGISTERED ARCHITECT — EXECUTIVE — No. 20951 — STATE OF TENNESSEE — 10/2/25

Comprehensive Review at Site Plan:
Comprehensive review of roadway, stormwater, and utility elements by 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 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.

Parkland Dedication Requirements:
555 units x $4,304= $2,388,720 to meet the ordinance.

25% of the total amount or $597,180 will be due at final plat plus the number of dwellings for that phase at a rate of $3,228 per unit.

The 25% or $597,180 will not be reimbursable and will remain in Quad 1 for future Parks.

The 75% or $1,791,540 is possible for reimbursement with an agreement and exhibits showing improvements.

The developer shall enter into a contract with the city which contains terms and conditions relative to the parkland impact fees required to be paid by the developer and/or any off-sets granted for parkland dedication and/or construction of park improvements as may be requested by the developer. Such contract shall be finalized concurrently with the approval of a development plan or site plan when a development plan is not required. When neither a development plan or site plan exist, the contract shall be approved by BOMA prior to the issuance of a building permit and shall contain financial assurances to the city.

REVISION 1 PURPOSE:
REVISION 1 IS TO ONLY REQUEST A MODIFICATION OF STANDARDS FOR PARKING. ALL OTHER CHANGES TO DEVELOPMENT PLAN, REVISION 1, ARE TO UPDATE MINOR REVISIONS TO MATCH THE CURRENT APPROVED SITE PLAN (COF #8525). THE PARKING REDUCTIONS SHALL ONLY IMPACT THE PARKING GARAGES AT THE LOWEST LEVELS, WHICH WILL NOT IMPACT THE SITE LAYOUT, ON-STREET PARKING, OR EXTERIOR ARCHITECTURE IN ANY WAY.

REFER TO COF #2572 FOR THE UNIFIED PLAN FOR OPEN SPACE AND TREE REPLACEMENT

REFER TO COF #8525 FOR BUFFER MANAGEMENT PLAN

THE LOTS SHOWN IN THIS DEVELOPMENT PLAN, ALONG WITH LOTS 4, 5, 7, AND11 OF THE FRANKLIN PARK SUBDIVISION, WERE FIRST APPROVED AS A UNIFIED SITE PLAN FOR OVERALL OPEN SPACE REQUIREMENTS AND TREE PRESERVATION REQUIREMENTS. BECAUSE SEVERAL OF THE LOTS FROM THIS UNIFIED SITE PLAN HAVE ALREADY BEEN DEVELOPED USING THE PARAMETERS OF THE PREVIOUSLY APPROVED UNIFIED SITE PLAN, THE REQUIREMENTS FROM COF 2572 ARE HONORED ON THIS DEVELOPMENT PLAN. THE TREE PRESERVATION, TREE REPLACEMENT, AND OPEN SPACE REQUIREMENTS ARE MET OR EXCEEDED WITH THIS PLAN.

MODIFICATION OF STANDARDS #1 -
MINIMUM PARKING
Section 10.2.3 Minimum Parking (Previously 10.1.6 Parking Minimum)

Modification Request:

THIS PROPOSED MODIFICATION OF STANDARDS REQUESTS A MODIFICATION IN BASE PARKING RATES TO ALIGN WITH THE PARKING RATES MATCHING THE APPROVED JANUARY 1, 2025 FRANKLIN ZONING ORDINANCE. THE REDUCTION OF PARKING RATES IS SUPPORTED WITH NO CHANGES TO THE DESIGN INCLUDED WITH THE DEVELOPMENT PLAN.

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 the current minimum parking requirements to the approved uses.

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 requested modification seeks the ability to apply the current minimum parking requirements to the approved uses.

3. The modification is consistent with the intent of Envision Franklin:
- a.a. Envision Franklin consistently references minimizing the impact of parking.
- a.b. Off-street parking should be provided, and parking structures are encouraged. Parking should be located to the rear of buildings with limited side parking. Streets internal to a development may have on-street parking.
- a.c. 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.

LAND USE		REQUIRED RATES (PER COF ZONING ORDINANCE DATED 12.08.2020)	PROPOSED RATES (PER COF ZONING ORDINANCE DATED 01.01.2025)
MULTI-FAMILY	STUDIO	1.50	1.25
	1-BEDROOM	1.50	1.25
	2-BEDROOM	2.50	2.25
	3-BEDROOM	3.00	2.25
OFFICE		4/1000 SF	3/1000 SF
RETAIL		3.33/1000 SF	3.33/1000 SF

WEST FRANKLIN PARK BUILDING DATA, REVISION 1

					ORIGINAL PUD				REVISION 1				
BUILDING KEY	RETAIL (SF)	OFFICE (SF)	RESIDENTIAL (DU)	BUILDING STORIES	REQUIRED PARKING (SPACES)	GARAGE PARKING (SPACES)	PARALLEL PARKING (SPACES)	TOTAL PROPOSED PARKING (SPACES)	REQUIRED PARKING (SPACES)	GARAGE PARKING (SPACES)	PARALLEL PARKING (SPACES)	TOTAL PROPOSED PARKING (SPACES)	NET CHANGE OF REQUIRED SPACES
A			280	4-5	474	555	2	557	438	438	3	441	-36
B	3,900		200	4-5	382	420	10	430	368	358	10	368	-14
C	5,000		75	4-5	166	140	35	175	143	143	26	169	-23
D		311,216		12	1,245	1,367	0	1,367	934	934	8	942	-311
TOTAL	8,900	311,216	555	4-12	2,267	2,482	47	2,529	1,883	1,873	47	1,920	-384

VESTING DEVELOPMENT STANDARDS

DEVELOPMENT STANDARD	VERSION/DATE
ZONING ORDINANCE	12-08-2020
SUBDIVISION REGULATIONS	12-12-2019
HISTORIC DISTRICT DESIGN GUIDELINES	N/A
TRANSPORTATION & STREET TECHNICAL STANDARDS	04-25-2017
STORMWATER BMP MANUAL	01-01-2016
TECHNICAL SPECIFICATIONS FOR UTILITY INSTALLATION	10-13-2020
MUNICIPAL CODE	EFFECTIVE DATES VARY PER STANDARD

C0.0

DATE: 10-02-2025

NOT FOR CONSTRUCTION

SURVEY NOTES

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STORMWATER NARRATIVE

RUNOFF FOR THIS SITE ENCOUNTERS PRIMARILY GRASSY FIELDS SLOPING TOWARDS THE CREEK TO THE NORTH. DEPENDING ON WHERE RAINWATER FALLS, IT TRAVELS VIA SHEET FLOW AND SHALLOW CHANNEL FLOW TOWARDS THE NORTHERN CREEK. OUTFALLS ARE LABELED IN THE PLANS. EXISTING INLETS ALONG THE DEVELOPED AREA ROUTE WATER TO THE BIORETENTION AND DETENTION PONDS.

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SITE SLOPE TABLE

	14% - 19.99%
	20% and above

GRAPHIC SCALE IN FEET
0 50 100 200

NORTH

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DEATON J. HILDABRAND
REGISTERED ENGINEER
AGRICULTURE
COMMERCE
No. 127141
10/01/2025
STATE OF TENNESSEE

WEST FRANKLIN PARK PUD SUBDIVISION DEVELOPMENT PLAN, REVISION 1

6100 & 6700 TOWER CIRCLE
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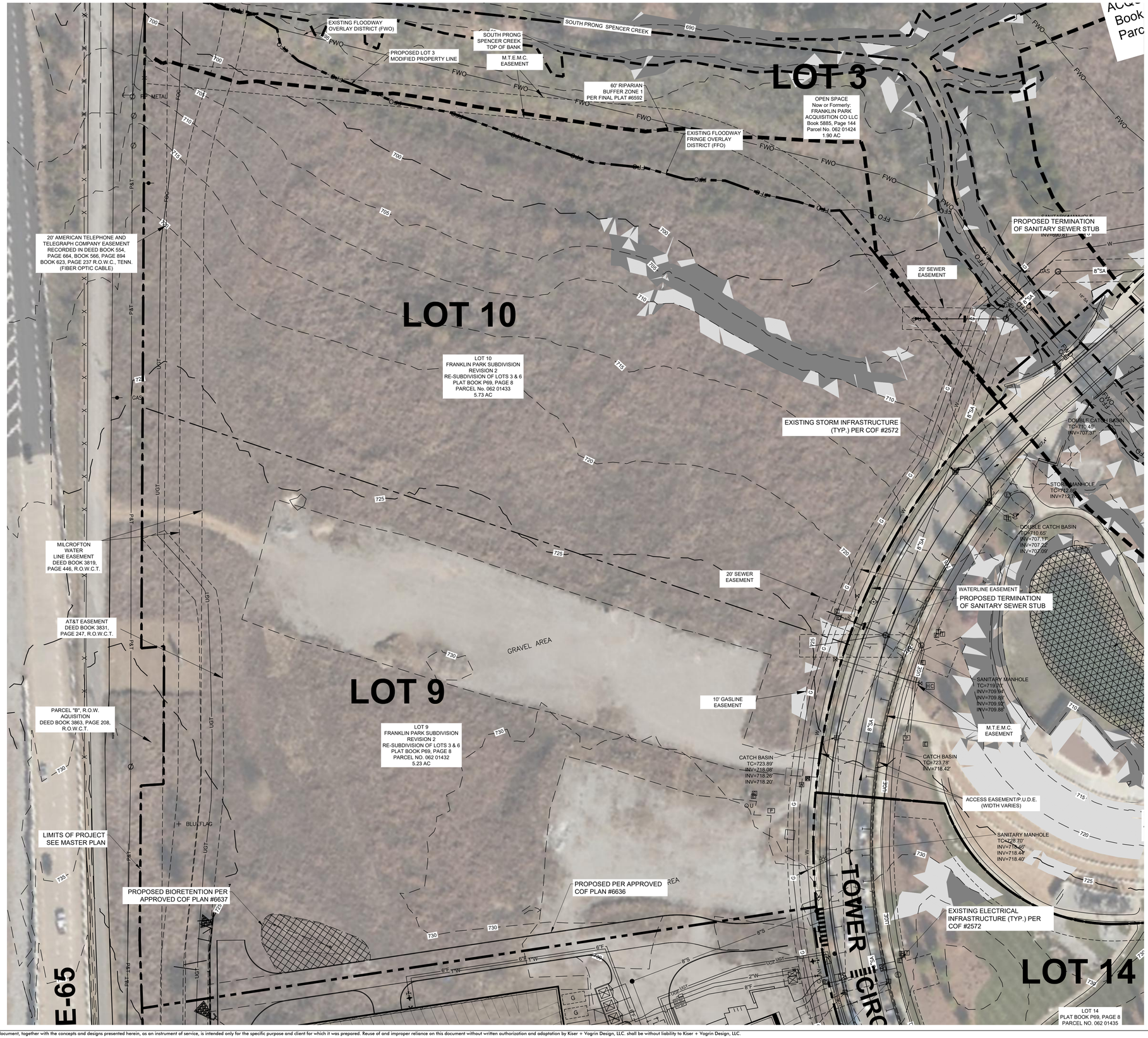

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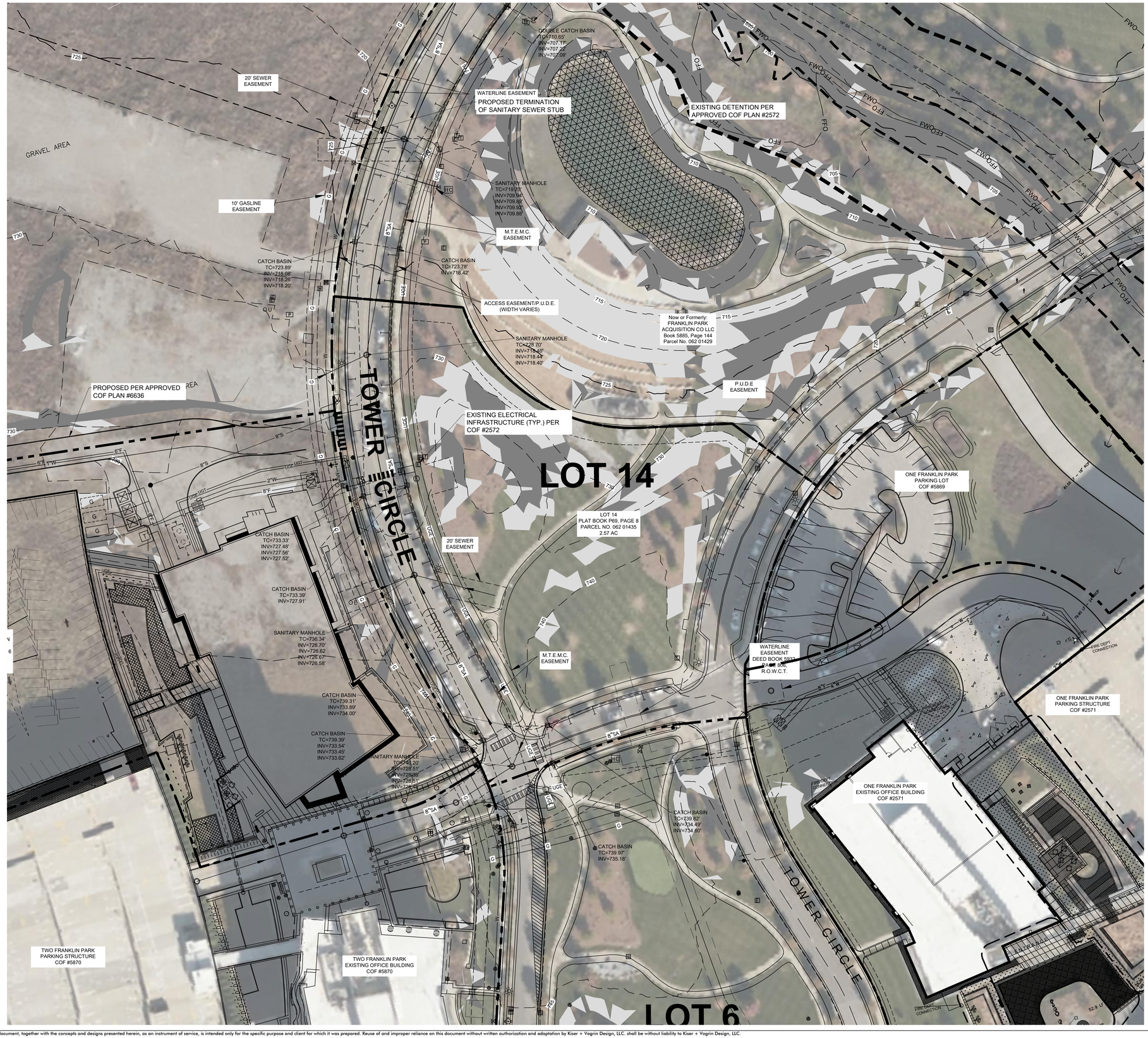

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MM/DD/YYYY XX:XX AM/PM G:\2020\Project Name\XXXX.XXXX

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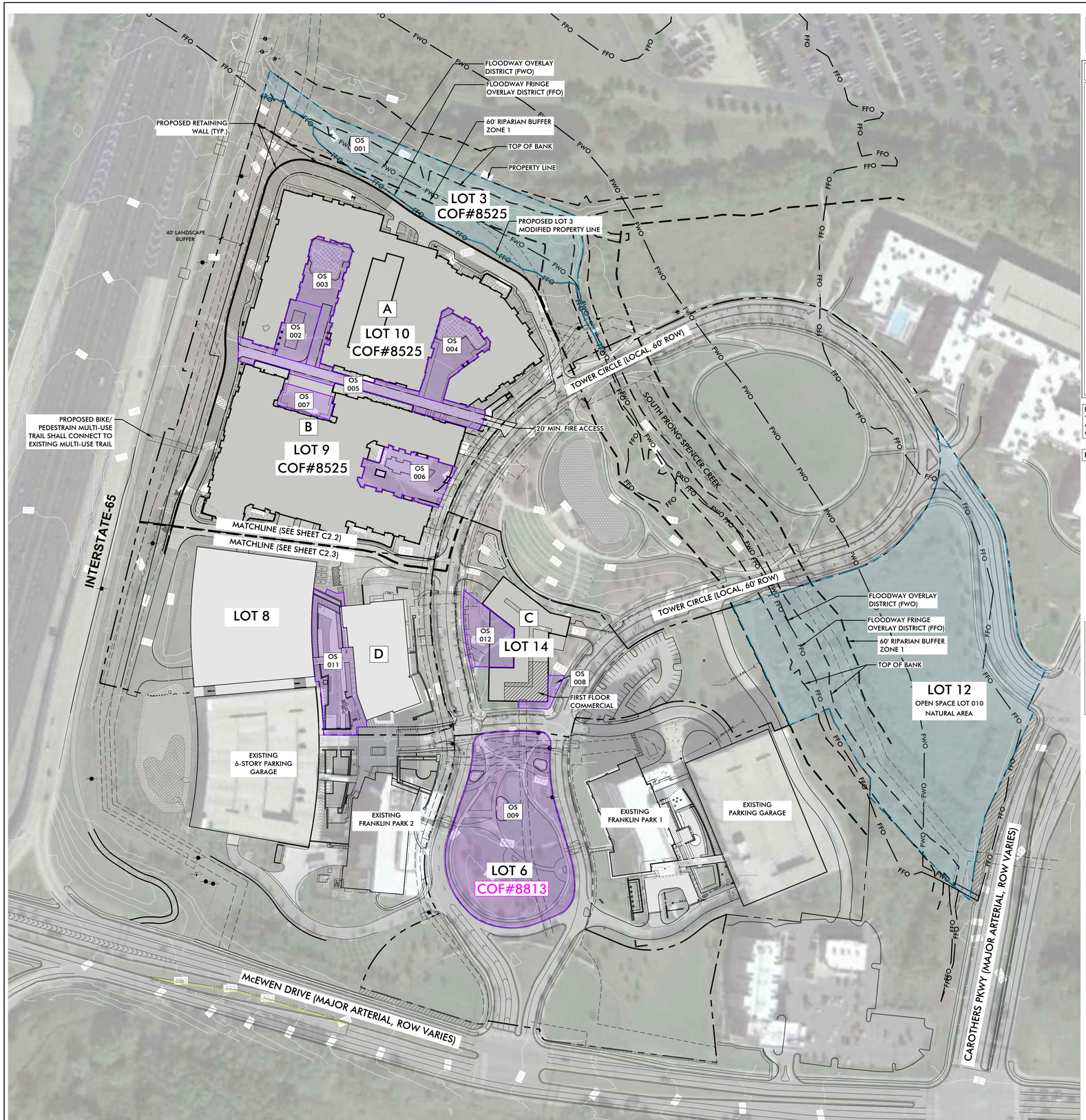

TREE REPLACEMENT NOTE:
Refer to COF #2572 open space and tree information charts, 392 caliper inches of replacement trees to be included at site plan

IMPACT STATEMENT

STREET NETWORK
AS IDENTIFIED IN THE TIA RECOMMENDED IMPROVEMENTS, AT CAROTHERS PARKWAY AND TOWER CIRCLE IT IS RECOMMENDED TO INCLUDE ADJUSTED SIGNAL TIMINGS AND MODIFIED EXISTING TRAFFIC SIGNAL OPERATION TO INCORPORATE A PERMISSIVE OVERLAP RIGHT-TURN ARROW. AT CAROTHERS PARKWAY AND EAST MCEWEN DRIVE RECOMMENDATIONS INCLUDE ADJUSTED SIGNAL TIMINGS AND AN ADDITIONAL SOUTHBOUND LANE AT CAROTHERS PARKWAY BETWEEN TOWER CIRCLE AND EAST MCEWEN DRIVE. THIS LANE SHOULD RESULT IN TWO LEFT-TURN LANES, THREE THROUGH LANES, AND TWO RIGHT TURN LANES. AT MCEWEN DRIVE AND I-65 IT IS RECOMMENDED TO EXTEND THE EXISTING WESTBOUND RIGHT-TURN LANE ALONG EAST MCEWEN DRIVE FROM 225 FEET OF STORAGE TO FULL STORAGE (APPROXIMATELY 850 FEET). LASTLY, IT HAS BEEN RECOMMENDED TO ADJUST SIGNAL TIMINGS AT EAST MCEWEN DRIVE AND TOWER CIRCLE.

WATER
WATER IS PROVIDED BY MALLORY VALLEY UTILITY DISTRICT (MVUD) VIA AN EXISTING WATER MAIN THAT RUNS FROM EAST MCEWEN DRIVE ALONG TOWER CIRCLE ROAD TO THE PROPOSED DEVELOPMENT. PROJECTED MAXIMUM WATER DEMAND FOR LOTS 9, 10, AND 14 IS APPROXIMATELY 490 SFUE.

SANITARY SEWER
SANITARY SEWER WILL BE PROVIDED BY CITY OF FRANKLIN VIA EXISTING SEWER SURROUNDING THE SITE IN TOWER CIRCLE ROAD. PROJECTED MAXIMUM SEWER DEMAND FOR LOTS 9, 10, AND 14 IS APPROXIMATELY 437 SFUE. PROJECTED MAXIMUM SEWER DEMAND ORIGINALLY APPROVED FOR THE OVERALL SITE WAS 750 SFUE. THE REVISED PROPOSED MAXIMUM SEWER DEMAND FOR THE OVERALL SITE IS APPROXIMATELY 811 SFUE.

STORMWATER
POST DEVELOPMENT PEAK FLOW DISCHARGES WILL BE CONTROLLED TO PRE DEVELOPMENT PEAK FLOWS BY THE DETENTION PONDS AND OUTLET STRUCTURES WITH ULTIMATE OUTFLOW INTO SOUTH PRONG SPENCER CREEK. POND 1, 2, AND 3 ARE NEWLY PROPOSED DETENTION PONDS SERVING LOTS 9 AND 10 (5.88 IMPERVIOUS AREA). LOT 14 IS TO BE SERVED BY THE REGIONAL DETENTION POND WITHIN FRANKLIN PARK. APPROXIMATELY 6.56 AC OF IMPERVIOUS AREA IS PROPOSED AT FINAL BUILDOUT OF LOT 9, 10, AND 14.

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

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

RIPARIAN BUFFER NOTE:
"There shall be no mowing, clearing, grading, construction, storage, or disturbance of vegetation in riparian buffers except as permitted by the City Engineer, or his designee."

REFER TO COF #8525 FOR BUFFER MANAGEMENT PLAN

LEGEND

- PROPOSED STORMWATER AREAS
- MATCHLINES
- PROPERTY LINES

GENERAL NOTES:
1. DOOR LOCATIONS ARE INTENDED TO SHOW THE ACTIVATION AT THE GROUND LEVEL ON TOWER PARK CIRCLE, BUT ARE SUBJECT TO CHANGE UPON FINAL SITE PLAN SUBMITTAL. THERE WILL BE DOORS IN THESE APPROXIMATE LOCATIONS. SEE A01-A03 FOR APPROX. LOCATIONS.
2. REFER TO PLAN ENLARGEMENTS FOR DETAILED SITE INFORMATION

SITE DATA CHART:

PROJECT NAME: WEST FRANKLIN PARK
COF PROJECT NUMBER: 7587
TAX MAP: 062
GROUP: K & L
PARCEL NUMBERS: 01424, 01427, 01430-1433, 01435
ADDRESS: 6100 & 6700 Tower Circle Franklin, TN 37067
CITY: FRANKLIN
COUNTY: WILLIAMSON
STATE: TENNESSEE
Ccivil DISTRICT: 9
PUD SITE ACREAGE: 32.43 AC
PUD SITE SQUARE FOOTAGE: 1,412,650.8 SF
VESTING: September 13, 2027

REGULATIONS

BASE ZONING: RC12 REGIONAL COMMERCE 12
PROPOSED ZONING: PLANNED (PD 17.11/ 320,116) DISTRICT
OVERLAY ZONING: FFO, FWO
BUILDING TYPES APPLIED: MULTI-FAMILY, COMMERCIAL/ MIXED-USE, LARGE -SCALE OFFICE BUILDING
FRONTAGE TYPES APPLIED: URBAN FRONTAGE
SETBACKS:
- FRONT YARD: 10'
- SIDE YARD: 5'
- REAR YARD: 0'

DWELLING UNIT COUNT, BY TYPE: 555 MULTI-FAMILY UNITS
DWELLING UNIT DENSITY: 17.11 DU/A
COMMERCIAL SF, BY USE: 311,216 SF OFFICE & 8,900 RETAIL
BUILDING HEIGHTS: 4-12 STORIES
MINIMUM LANDSCAPE SURFACE AREA: 0.20 (285,580 SF)
OPEN SPACE SF REQUIRED: SEE OPEN SPACE REQUIREMENT CHART
NATURAL AREA SF REQUIRED: SEE OPEN SPACE REQUIREMENT CHART
TREE CANOPY RETENTION ACREAGE: 100% (180,000 SF)
PARKING REQUIRED, BY USE: TOTAL: 1,883 SPACES
- RESIDENTIAL: (1.25/ STUDIO &1 BR, 2.25/ 2 BR & 3 BR) 919 SPACES
- OFFICE: (3/ 1,000 SF) 934 SPACES
- RETAIL: (3.33/ 1,000 SF) 30 SPACES

PARKING PROVIDED, BY USE: SEE "WEST FRANKLIN PARK BUILDING DATA" CHART
HISTORIC RESOURCE TREATMENT: NO
ENVISION FRANKLIN DESIGN CONCEPT: REGIONAL COMMERCE

ENVISION FRANKLIN DESCRIPTION: THIS DEVELOPMENT PROVIDES A MIX OF RESIDENTIAL, RETAIL, AND OFFICE USES CONSISTENT WITH ENVISION FRANKLIN.

WEST FRANKLIN PARK BUILDING DATA

BUILDING KEY	RETAIL (SF)	OFFICE (SF)	RESIDENTIAL (DU)	BUILDING STORIES	REQUIRED PARKING (SPACES)	GARAGE PARKING (SPACES)	PARALLEL PARKING (SPACES)	TOTAL PROPOSED PARKING (SPACES)
A			280	4-5	438	438	3	441
B	3,900		200	4-5	368	358	10	368
C	5,000		75	4-5	143	143	26	169
D		311,216		12	934	934	8	942
TOTAL	8,900	311,216	555	4-12	1,883	1,873	47	1,920

OPEN SPACE REQUIREMENT CHART

SITE ACREAGE: 32.43 AC (1,412,650.8 SF)
FORMAL OPEN SPACE ACREAGE REQUIRED PER COF#2572: 3.52 AC
INFORMAL OPEN SPACE REQUIRED PER COF#2572: 1.41 AC

OPEN SPACE PROVIDED

OS LOT #	OPEN SPACE TYPE	AREA OF OPEN SPACE (SF)	HARDSCAPE AREA% REQUIRED	STORMWATER FEATURE INCLUDED?	PROPOSED FEATURES
OS 001	NATURAL AREA	71,711	0%	N	MAINTAINED FLOODPLAIN/ FLOODWAY
OS 002	NEIGHBORHOOD AMENITY	8,045	N/A	N	POOL AMENITY
OS 003	POCKET PARK	14,375	N/A	Y	ACTIVE PARK (PLANTINGS, GAZEBO(S), OR SIMILAR STRUCTURE(S) & SEATING ELEMENTS
OS 004	POCKET PARK	13,297	N/A	Y	ACTIVE PARK (PLANTINGS, GAZEBO(S), OR SIMILAR STRUCTURE(S) & SEATING ELEMENTS
OS 005	GREENWAY	16,133	N/A	N	MULTI-USE TRAIL EXTENDING TO EXISTING TRAIL SYSTEM
OS 006	NEIGHBORHOOD AMENITY	14,732	50% - 80%	N	POOL AMENITY
OS 007	NEIGHBORHOOD AMENITY	5,000	50% - 80%	N	SPORT COURT
OS 008	OUTDOOR DINING AREA	2,080	N/A	N	OUTDOOR DINING AREA WITH PLANTING STRIP, DINING TABLE AND CHAIRS
OS 009	POCKET PARK	79,315	N/A	Y	ACTIVE PARK (PLANTINGS, GAZEBO(S), OR SIMILAR STRUCTURE(S) & SEATING ELEMENTS
OS 010	NATURAL AREA	269,126	0%	N	MAINTAINED FLOODPLAIN/ FLOODWAY
OS 011	POCKET PARK	21,753	N/A	Y	ACTIVE PARK (PLANTINGS, GAZEBO(S), OR SIMILAR STRUCTURE(S) & SEATING ELEMENTS
OS 012	PLAZA	11,347	80%	N	FORMAL GATHERING SPACE INCLUDING LANDSCAPE, SEATING, LIGHTING, AND FURNISHINGS

TOTAL PROVIDED: (FORMAL: 186,077 SF (4.27 AC) & INFORMAL: 340,837 SF (7.82 AC))
REFER TO COF PROJECT #2572 FOR ORIGINAL OPEN SPACE CHARTS.

NOTE: EACH OPEN SPACE AREA SHALL BE DESIGNED IN FURTHER DETAIL IN A WAY THAT MEETS OR EXCEEDS THE STANDARDS OF ITS DESIGNATED OPEN SPACE TYPE STATED IN CHAPTER 11 OF THE FRANKLIN ZONING ORDINANCE

NORTH
0 100 200 300 feet
SCALE: 1"=100'

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214 Oceanside Drive
Nashville, TN 37204
Main: 615.564.4701
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MICHAEL VOGRIN — PART — REGISTERED — COMMERCE — TENNESSEE NO. 3382 — LANDSCAPE ARCHITECT
10.02.25

WEST FRANKLIN PARK PUD SUBDIVISION DEVELOPMENT PLAN, REVISION 1

6100 & 6700 TOWER CIRCLE
FRANKLIN PROJECT # 8932
FRANKLIN, WILLIAMSON COUNTY, TN

NO.	REVISIONS	DATE	BY

DESIGNED BY: GV
DRAWN BY: MB
CHECKED BY: KG
DATE: 10/02/2025
KVD PROJECT NO. 23094

DRAWING TITLE:
DEVELOPMENT PLAN W/ AERIAL

SHEET NUMBER
C2.0

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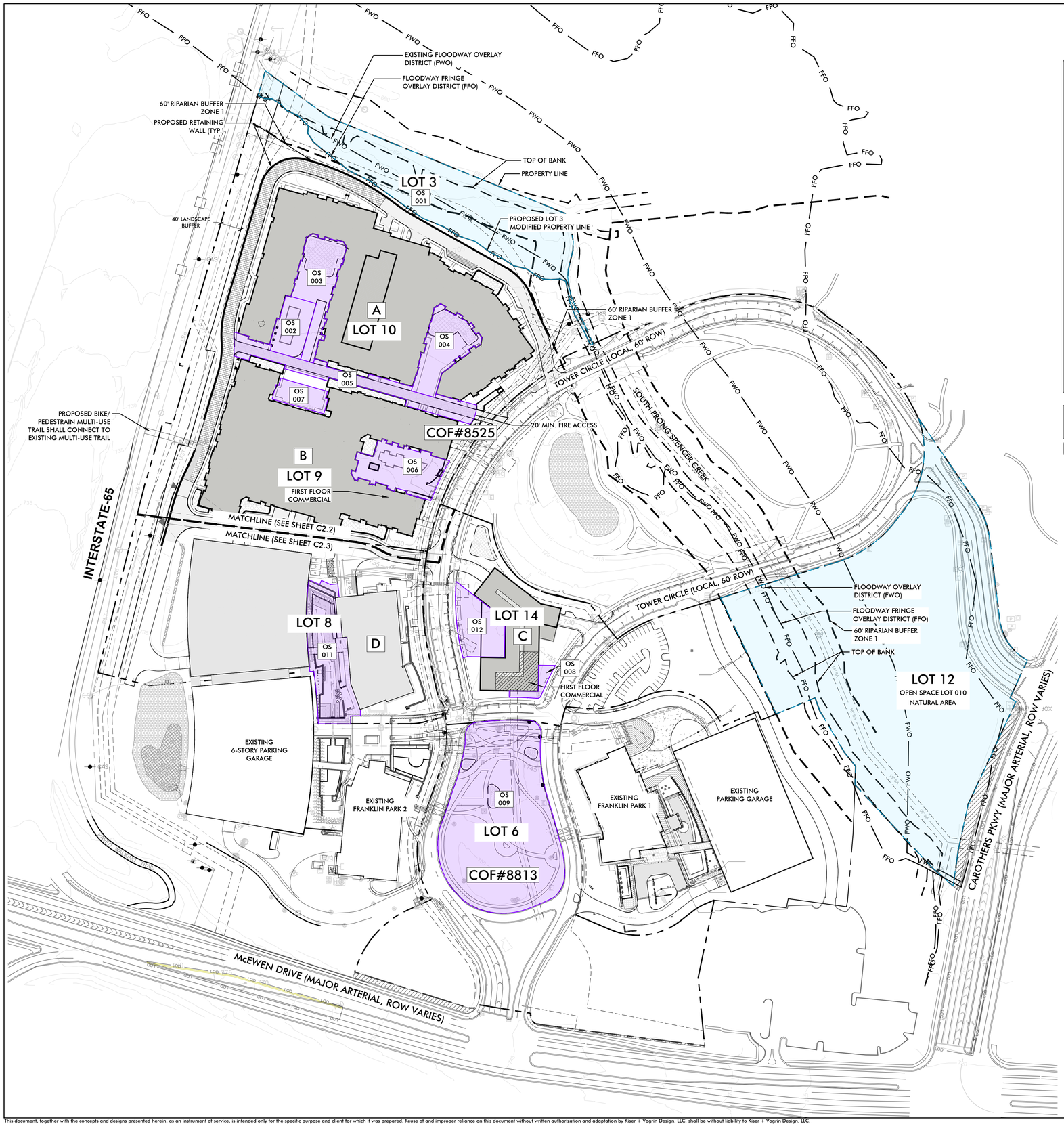

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OS 007	NEIGHBORHOOD AMENITY	5,000	50% - 80%	N	SPORT COURT
OS 008	OUTDOOR DINING AREA	2,080	N/A	N	OUTDOOR DINING AREA WITH PLANTING STRIP, DINING TABLE AND CHAIRS
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NORTH
0 100 200 300 feet
SCALE: 1"=100'

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Nashville, TN 37204
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www.kimley-horn.com
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3005 Meridian Blvd Ste 100 Franklin, TN 37067
615.790.0567 | www.kvdesign.com

MICHAEL VOGRIN PART REGISTERED COMMERCE NO. 2582 TENNESSEE LANDSCAPE ARCHITECT
10.02.25

WEST FRANKLIN PARK PUD SUBDIVISION DEVELOPMENT PLAN, REVISION 1

6100 & 6700 TOWER CIRCLE
FRANKLIN PROJECT # 8932
FRANKLIN, WILLIAMSON COUNTY, TN

NO.	REVISIONS	DATE	BY

DESIGNED BY:	GV
DRAWN BY:	MB
CHECKED BY:	KG
DATE:	10/02/2025

KVD PROJECT NO. 23094

DRAWING TITLE:
DEVELOPMENT PLAN

SHEET NUMBER
C2.1

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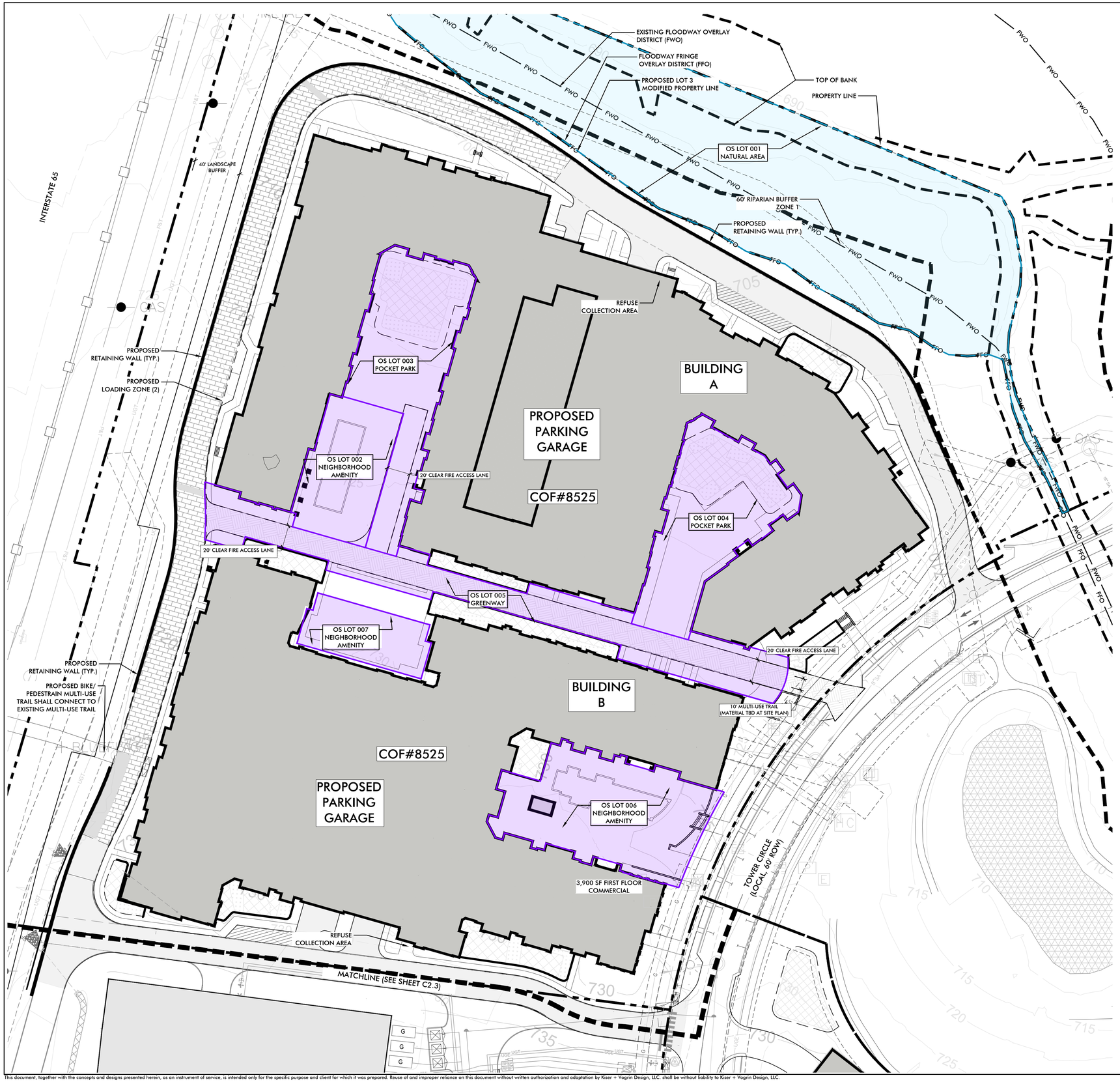

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BUILDING KEY	RETAIL (SF)	OFFICE (SF)	RESIDENTIAL (DU)	BUILDING STORIES	REQUIRED PARKING (SPACES)	GARAGE PARKING (SPACES)	PARALLEL PARKING (SPACES)	TOTAL PROPOSED PARKING (SPACES)
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NORTH

0 40 80 120 feet

SCALE: 1"=40'

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MICHAEL ROGER GRAY REGISTERED TENNESSEE NO. 353 LANDSCAPE ARCHITECT
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DEVELOPMENT PLAN, REVISION 1

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FRANKLIN, WILLIAMSON COUNTY, TN

NO.	REVISIONS	DATE	BY

DESIGNED BY: GV
DRAWN BY: MB
CHECKED BY: KG
DATE: 10/02/2025

KVD PROJECT NO. 23094

DRAWING TITLE:
ENLARGED DEVELOPMENT PLAN

SHEET NUMBER
C2.2

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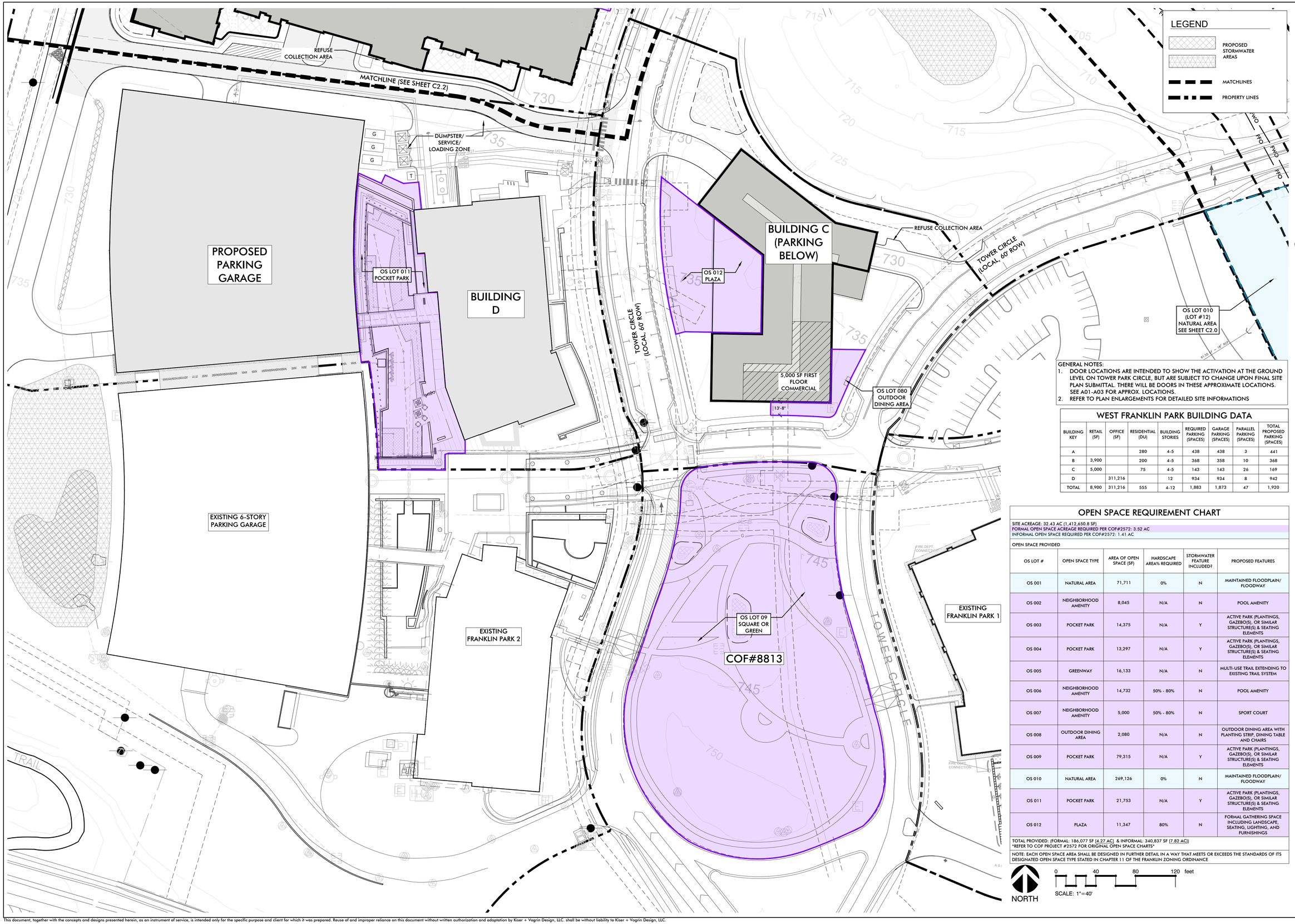

GENERAL NOTES:
1. DOOR LOCATIONS ARE INTENDED TO SHOW THE ACTIVATION AT THE GROUND LEVEL ON TOWER PARK CIRCLE, BUT ARE SUBJECT TO CHANGE UPON FINAL SITE PLAN SUBMITTAL. THERE WILL BE DOORS IN THESE APPROXIMATE LOCATIONS. SEE A01-A03 FOR APPROX. LOCATIONS.
2. REFER TO PLAN ENLARGEMENTS FOR DETAILED SITE INFORMATIONS

WEST FRANKLIN PARK BUILDING DATA

BUILDING KEY	RETAIL (SF)	OFFICE (SF)	RESIDENTIAL (DU)	BUILDING STORIES	REQUIRED PARKING (SPACES)	GARAGE PARKING (SPACES)	PARALLEL PARKING (SPACES)	TOTAL PROPOSED PARKING (SPACES)
A			280	4-5	438	438	3	441
B	3,900		200	4-5	368	358	10	368
C	5,000		75	4-5	143	143	26	169
D		311,216		12	934	934	8	942
TOTAL	8,900	311,216	555	4-12	1,883	1,873	47	1,920

OPEN SPACE REQUIREMENT CHART

SITE ACREAGE: 32.43 AC (1,412,650.8 SF)
FORMAL OPEN SPACE ACREAGE REQUIRED PER COF#2572: 3.52 AC
INFORMAL OPEN SPACE REQUIRED PER COF#2572: 1.41 AC

OPEN SPACE PROVIDED

OS LOT #	OPEN SPACE TYPE	AREA OF OPEN SPACE (SF)	HARDSCAPE AREA% REQUIRED	STORMWATER FEATURE INCLUDED?	PROPOSED FEATURES
OS 001	NATURAL AREA	71,711	0%	N	MAINTAINED FLOODPLAIN/ FLOODWAY
OS 002	NEIGHBORHOOD AMENITY	8,045	N/A	N	POOL AMENITY
OS 003	POCKET PARK	14,375	N/A	Y	ACTIVE PARK (PLANTINGS, GAZEBO(S), OR SIMILAR STRUCTURE(S) & SEATING ELEMENTS
OS 004	POCKET PARK	13,297	N/A	Y	ACTIVE PARK (PLANTINGS, GAZEBO(S), OR SIMILAR STRUCTURE(S) & SEATING ELEMENTS
OS 005	GREENWAY	16,133	N/A	N	MULTI-USE TRAIL EXTENDING TO EXISTING TRAIL SYSTEM
OS 006	NEIGHBORHOOD AMENITY	14,732	50% - 80%	N	POOL AMENITY
OS 007	NEIGHBORHOOD AMENITY	5,000	50% - 80%	N	SPORT COURT
OS 008	OUTDOOR DINING AREA	2,080	N/A	N	OUTDOOR DINING AREA WITH PLANTING STRIP, DINING TABLE AND CHAIRS
OS 009	POCKET PARK	79,315	N/A	Y	ACTIVE PARK (PLANTINGS, GAZEBO(S), OR SIMILAR STRUCTURE(S) & SEATING ELEMENTS
OS 010	NATURAL AREA	269,126	0%	N	MAINTAINED FLOODPLAIN/ FLOODWAY
OS 011	POCKET PARK	21,753	N/A	Y	ACTIVE PARK (PLANTINGS, GAZEBO(S), OR SIMILAR STRUCTURE(S) & SEATING ELEMENTS
OS 012	PLAZA	11,347	80%	N	FORMAL GATHERING SPACE INCLUDING LANDSCAPE, SEATING, LIGHTING, AND FURNISHINGS

TOTAL PROVIDED: (FORMAL: 186,077 SF [4.27 AC] & INFORMAL: 340,837 SF [7.82 AC])
REFER TO COF PROJECT #2572 FOR ORIGINAL OPEN SPACE CHARTS

NOTE: EACH OPEN SPACE AREA SHALL BE DESIGNED IN FURTHER DETAIL IN A WAY THAT MEETS OR EXCEEDS THE STANDARDS OF ITS DESIGNATED OPEN SPACE TYPE STATED IN CHAPTER 11 OF THE FRANKLIN ZONING ORDINANCE

NORTH

0 40 80 120 feet
SCALE: 1"=40'

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Nashville, TN 37204
Main: 615.564.2701
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KVD
5005 Mitchell Rd | Ste 105 Franklin, TN 37067
615.790.8507 | kvdnashville.com

MICHAEL JOSEPH GARY COMER REGISTERED TENNESSEE NO. 883 LANDSCAPE ARCHITECT
10.02.25

WEST FRANKLIN PARK PUD SUBDIVISION DEVELOPMENT PLAN, REVISION 1

6100 & 6700 TOWER CIRCLE
FRANKLIN PROJECT # 8932
FRANKLIN, WILLIAMSON COUNTY, TN

NO.	REVISIONS	DATE	BY

DESIGNED BY: GV
DRAWN BY: MB
CHECKED BY: KG
DATE: 10/02/2025

KVD PROJECT NO. 23094

DRAWING TITLE: ENLARGED DEVELOPMENT PLAN

SHEET NUMBER C2.3

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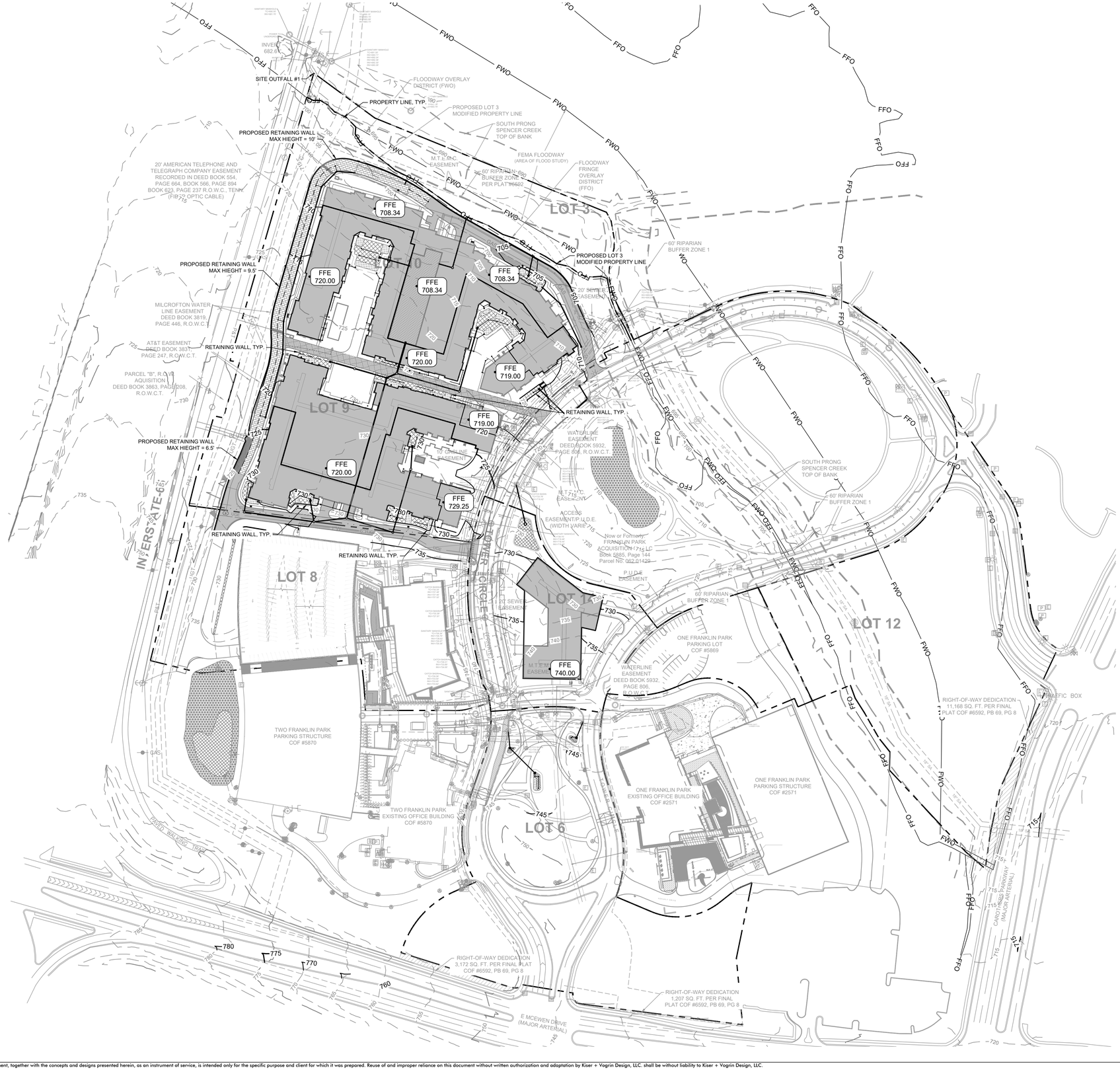

COF GRADING & DRAINAGE GENERAL NOTES

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.

SITE AREA TABLE

LOT 9, 10, & 14 TOTAL SITE AREA =	13.53 ACRES
LOT 9, 10, & 14 IMPERVIOUS AREA =	6.67 ACRES
LOT 9 AREA =	5.23 ACRES
LOT 10 AREA =	5.73 ACRES
LOT 14 AREA =	2.57 ACRES
LOT 3 AREA =	1.90 ACRES
LOT 6 AREA =	5.89 ACRES
LOT 8 AREA =	4.99 ACRES
LOT 10 AREA =	5.73 ACRES
LOT 12 AREA =	6.07 ACRES
TOTAL AREA =	38.11 ACRES

SITE LEGEND

- PROPOSED SANITARY SEWER PIPE
- PROPOSED WATER MAIN
- PROPOSED STORM PIPE
- EXISTING SANITARY SEWER PIPE
- PROPOSED RECLAIMED WATER MAIN
- EXISTING WATER MAIN
- EXISTING OVERHEAD ELECTRIC
- EXISTING STORM PIPE
- LIMITS OF DISTURBANCE
- FIRE HYDRANT
- SANITARY SWER MANHOLE
- DETENTION
- BIORETENTION

STORMWATER MANAGEMENT PLAN

ON-SITE STORMWATER WILL BE DIRECTED AWAY FROM PROPOSED BUILDINGS VIA POSITIVE DRAINAGE AND WILL SHEET FLOW INTO A CLOSED STORM SYSTEM AND TOWARDS THE BIORETENTION AREAS. STORMWATER RUNOFF WILL FLOW INTO PROPOSED BIORETENTION AREA FOR INFILTRATION AND TREATMENT. OFF-SITE STORMWATER WILL BE DIVERTED AWAY FROM ANY PROPOSED STORMWATER TREATMENT AREAS. THE PROPOSED BIORETENTION AREAS WILL TREAT STORMWATER RUNOFF BEFORE IT EITHER INFILTRATES INTO THE SOIL OR DISCHARGES VIA AN OVERFLOW BERM/STORM STRUCTURES TO THE PROPOSED DETENTION BASIN.

RUNOFF THAT EXCEEDS THE FIRST INCH OF RAINFALL WILL BE ROUTED VIA OVERFLOW BERM OR STORM STRUCTURE TO A DETENTION POND. AN OUTLET CONTROL STRUCTURE WILL LIMIT DISCHARGE FLOW RATE OF THE SITE UP TO THE 100-YEAR DESIGN STORM.

RIPARIAN BUFFER NOTE

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

GRAPHIC SCALE IN FEET
0 50 100 200

NORTH

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Main: 615.708.0567
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DEANON J. HILDABRAND
REGISTERED ENGINEER
AGRICULTURE
10/01/2025
COMMERCE
NO. 127215
STATE OF TENNESSEE

WEST FRANKLIN PARK PUD SUBDIVISION DEVELOPMENT PLAN, REVISION 1

6100 & 6700 TOWER CIRCLE
FRANKLIN PROJECT # 8932
FRANKLIN, WILLIAMSON COUNTY, TN

NO:	REVISIONS	DATE	BY

DESIGNED BY:	GV
DRAWN BY:	MB
CHECKED BY:	KG
DATE:	10/02/2025

KVD PROJECT NO.
23094

DRAWING TITLE:
OVERALL GRADING AND DRAINAGE PLAN

SHEET NUMBER
C3.0

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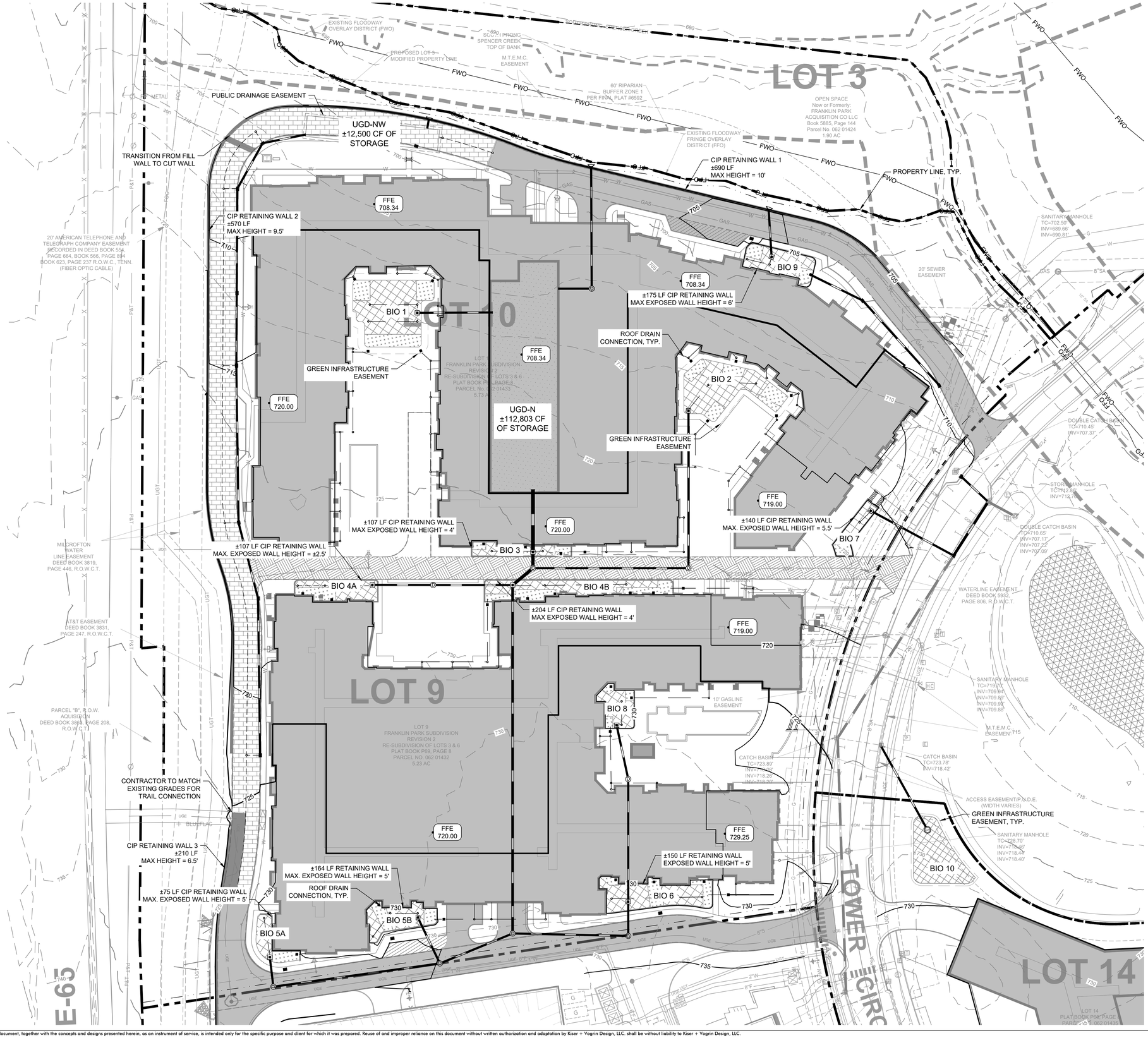

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- PROPOSED STORM PIPE
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- PROPOSED RECLAIMED WATER MAIN
- EXISTING WATER MAIN
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GRAPHIC SCALE IN FEET
0 20 40 80

NORTH

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WEST FRANKLIN PARK PUD SUBDIVISION DEVELOPMENT PLAN, REVISION 1

6100 & 6700 TOWER CIRCLE
FRANKLIN PROJECT # 8932
FRANKLIN, WILLIAMSON COUNTY, TN

NO.	REVISIONS	DATE	BY

DESIGNED BY: GV
DRAWN BY: MB
CHECKED BY: KG
DATE: 10/02/2025

KVD PROJECT NO. 23094

DRAWING TITLE:
ENLARGED GRADING AND DRAINAGE PLAN

SHEET NUMBER
C3.1

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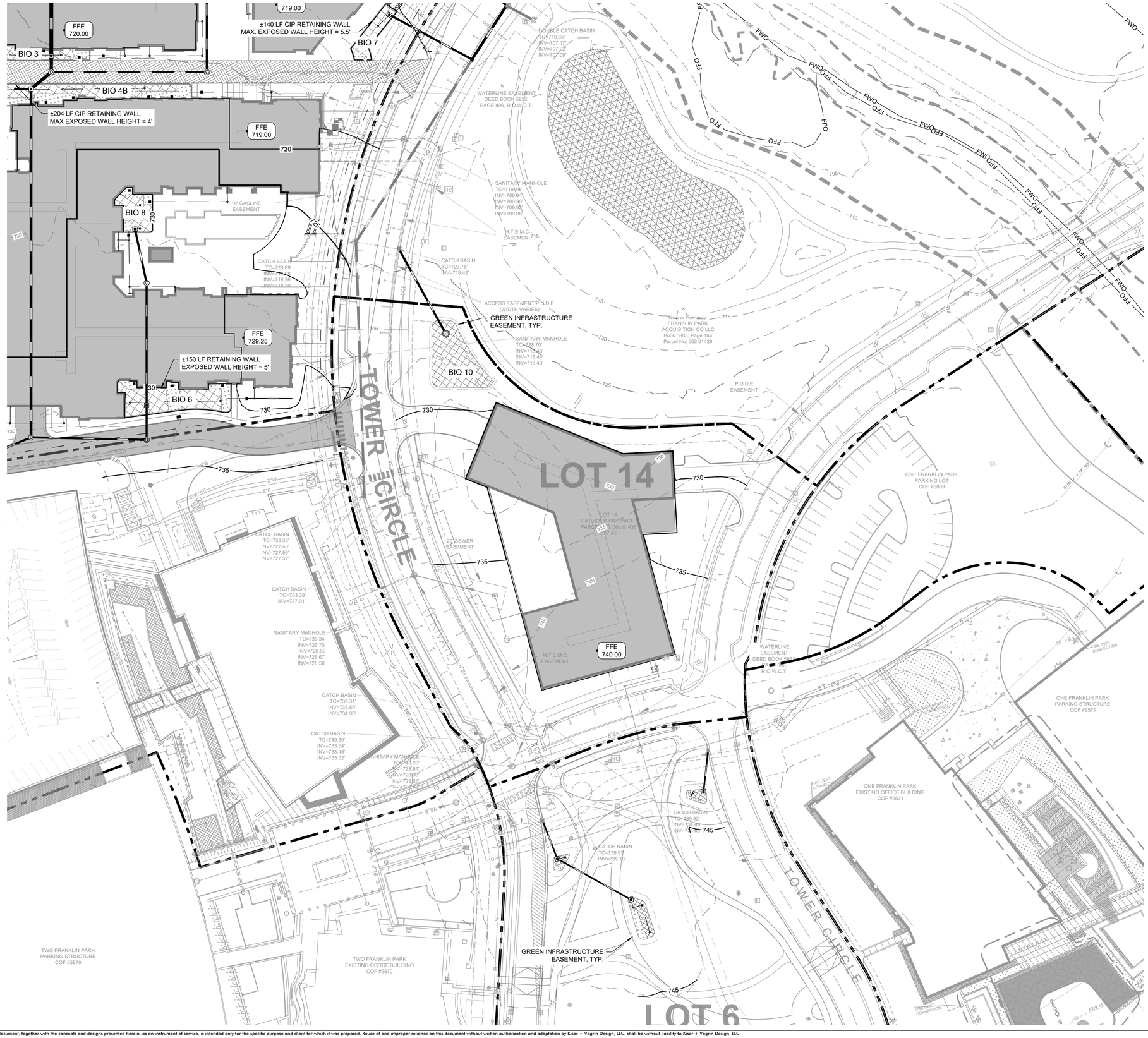
FFE 720.00
BIO 3
719.00
±140 LF CIP RETAINING WALL
MAX. EXPOSED WALL HEIGHT = 5.5'
BIO 7
BIO 4B
±204 LF CIP RETAINING WALL
MAX EXPOSED WALL HEIGHT = 4'
FFE 719.00
720
10' GASLINE EASEMENT
BIO 8
730
725
FFE 729.25
±150 LF RETAINING WALL
EXPOSED WALL HEIGHT = 5'
BIO 6
TOWER CIRCLE
LOT 14
LOT 14
PLAT BOOK P68, PAGE 1
PARCEL NO. 062 01435
2.87 AC
FFE 740.00
20' SEWER EASEMENT
WATERLINE EASEMENT DEED BOOK 5932, PAGE 806, R.O.W.C.T.
DOUBLE CATCH BASIN
TC=710.65'
INV=707.17'
INV=707.22'
INV=707.09'
SANITARY MANHOLE
TC=719.03'
INV=709.55'
INV=709.80'
INV=709.93'
INV=709.88'
M.T.E.M.C. EASEMENT
CATCH BASIN
TC=723.78'
INV=718.42'
ACCESS EASEMENT/P.U.D.E. (WIDTH VARIES)
GREEN INFRASTRUCTURE EASEMENT, TYP.
SANITARY MANHOLE
TC=728.70'
INV=718.46'
INV=718.42'
INV=718.40'
BIO 10
Now or Formerly
FRANKLIN PARK ACQUISITION CO LLC
Book 5885, Page 144
Parcel No. 062 01429
P.U.D.E. EASEMENT
ONE FRANKLIN PARK PARKING LOT COF #5869
ONE FRANKLIN PARK PARKING STRUCTURE COF #2571
ONE FRANKLIN PARK EXISTING OFFICE BUILDING COF #2571
WATERLINE EASEMENT DEED BOOK 5932, PAGE 806, R.O.W.C.T.
CATCH BASIN
TC=729.85'
INV=721.39'
CATCH BASIN
TC=739.97'
INV=735.18'
GREEN INFRASTRUCTURE EASEMENT, TYP.
TWO FRANKLIN PARK PARKING STRUCTURE COF #5870
TWO FRANKLIN PARK EXISTING OFFICE BUILDING COF #5870
CATCH BASIN
TC=733.33'
INV=727.48'
INV=727.56'
INV=727.52'
CATCH BASIN
TC=733.39'
INV=727.91'
SANITARY MANHOLE
TC=736.34'
INV=726.70'
INV=726.62'
INV=726.67'
INV=726.58'
CATCH BASIN
TC=739.31'
INV=733.89'
INV=734.00'
CATCH BASIN
TC=739.39'
INV=733.54'
INV=733.45'
INV=733.62'
SANITARY MANHOLE
TC=740.20'
INV=728.51'
INV=728.66'
INV=728.51'
INV=728.51'
LOT 6
FWO
FFO
FFO
FF

ROW & ACCESS GENERAL NOTES

1. PRIOR TO BEGINNING ANY CONSTRUCTION, THE DEVELOPER AND/OR CONTRACTOR, SHALL OBTAIN ALL NECESSARY PERMITS AS REQUIRED BY LAW. SUCH PERMITS MAY INCLUDE, BUT ARE NOT LIMITED TO, THOSE REQUIRED BY STATE OF TENNESSEE, WILLIAMSON COUNTY AND OTHER CITY OF FRANKLIN AGENCIES.
2. ALL OFF-SITE WORK WITHIN THE PUBLIC RIGHT-OFWAY SHALL REQUIRE AN APPROVED TRAFFIC CONTROL PLAN WHICH COMPLIES WITH THE MUTCD. NO OFF-SITE EXCAVATION MAY BE UNDERTAKEN IN ANY STREET, ROAD, ALLEY OR RIGHT-OF-WAY OF ANY UTILITY OR TEMPORARY CONSTRUCTION EASEMENT OF THE CITY OF FRANKLIN BY ANY ENTITY UNLESS 72-HOUR NOTICE HAS BEEN GIVEN TO THE CITY OF FRANKLIN TRAFFIC OPERATIONS CENTER. THE CONTRACTOR SHALL HAVE AN APPROVED TRAFFIC CONTROL PLAN ONSITE DURING CONSTRUCTION.
3. CONSTRUCTION MATERIALS SHALL BE FULLY TESTED IN ACCORDANCE WITH THE DESIGNATIONS AND REQUIREMENTS WITHIN THE REFERENCED "TDOT STANDARD SPECIFICATIONS" SECTIONS, UNLESS OTHERWISE NOTED WITHIN THE "STANDARD SPECIFICATIONS" SECTION OF THE CITY OF FRANKLIN TRANSPORTATION & STREET TECHNICAL STANDARDS.
4. AN AUTHORIZED REPRESENTATIVE OF THE CITY SHALL MAKE A FINAL INSPECTION OF THE PROJECT AFTER COMPLETION TO DETERMINE ACCEPTABILITY OF THE WORK AND FOR RELEASE OF PERFORMANCE BONDS IF REQUIRED. BEFORE THIS FINAL INSPECTION CAN BE MADE, THE ENGINEER RESPONSIBLE FOR THE PROJECT SHALL CERTIFY IN WRITING TO THE CITY ENGINEER THAT THE WORK HAS BEEN COMPLETED IN ACCORDANCE WITH APPROVED PLANS AND SPECIFICATIONS.
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6. ALL TEMPORARY STRIPING SHALL CONFORM TO "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION," PUBLISHED BY TDOT, THE LATEST REVISION EXCEPT AS HEREIN AMENDED. WHEN APPROVED, TEMPORARY STRIPING SHALL BE REQUIRED PRIOR TO THE OPENING OF A STREET FOR TRAVEL WHERE PAVEMENT AND/OR PERMANENT STRIPING CANNOT BE COMPLETED DUE TO WEATHER AND/OR TIME CONSTRAINTS.
7. THERMOPLASTIC PAVEMENT MARKINGS SHOULD BE USED ON ALL PUBLIC AND PRIVATE CITY STREET PROJECTS. THERMOPLASTIC TRAFFIC STRIPING AND PAVEMENT MARKINGS SHALL CONFORM TO SECTION 716.03 "THERMOPLASTIC PAVEMENT MARKINGS", OF THE TENNESSEE DEPARTMENT OF TRANSPORTATION SPECIFICATIONS (TDOT), AND TO THE CITY OF FRANKLIN TRANSPORTATION & STREET TECHNICAL STANDARDS.

SITE LEGEND

SS (S)	PROPOSED SANITARY SEWER PIPE
W	PROPOSED WATER MAIN
	PROPOSED STORM PIPE
SS	EXISTING SANITARY SEWER PIPE
W	EXISTING WATER MAIN
G	EXISTING GAS MAIN
ST	EXISTING STORM PIPE
LOD	LIMITS OF DISTURBANCE
FH	FIRE HYDRANT

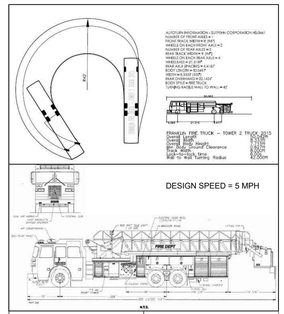
IMPACT STATEMENT

ACCESS TO THE MULTIFAMILY PORTION (LOT 9 & 10) OF THE DEVELOPMENT WILL BE PROVIDED VIA PRIVATE ROAD WITH TWO CONNECTIONS DIRECTLY FROM TOWER CIRCLE ROAD. THE CONDO/RETAIL PORTION (LOT 14) OF THIS SITE WILL BE ACCESSED VIA PRIVATE ROAD WITH TWO CONNECTION DIRECTLY FROM TOWER CIRCLE ROAD.

OFFSITE IMPROVEMENTS ARE TO BE MADE PER RECOMMENDATIONS FROM THE TRAFFIC IMPACT ANALYSIS PREPARED BY KIMLEY HORN FOR THIS SITE AND DISCUSSIONS WITH CITY OF FRANKLIN OFFICIALS.

FIRE LANE STRIPPING

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 AS APPROVED BY THE FIRE MARSHAL. A MAXIMUM OF 50-FEET ALTERNATING BETWEEN SIGNS AND PAVEMENT MARKINGS SHALL BE REQUIRED ALONG THE ENTIRE LENGTH OF THE FIRE LANE. PLACEMENT SUBJECT TO APPROVAL BY THE FIRE MARSHAL. SIZE OF LETTERING ON PAVEMENT SHALL BE 18-INCHES HIGH WITH A 3-INCH BRUSH STROKE.



TOWER 2
AUTOTURN TRUCK

CITY OF FRANKLIN ENGINEERING
109 THIRD AVE SOUTH
FRANKLIN, TN 37064

KEYNOTE LEGEND

(A)	PROPOSED FIRE HYDRANT ASSEMBLY
(B)	EXISTING FIRE HYDRANT ASSEMBLY
(C)	FIRE LANE STRIPING
(D)	FIRE DEPARTMENT CONNECTION (TYP.)
(E)	FRANKLIN T-2 SUTPHEN FIRE TRUCK

FDC LOCATIONS NOTE

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

GRAPHIC SCALE IN FEET
0 20 40 80

NORTH

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DEAKON J. HILDABRAND
REGISTERED ENGINEER
AGRICULTURE
COMMERCE
No. 127315
10/01/2025
STATE OF TENNESSEE

WEST FRANKLIN PARK PUD SUBDIVISION
DEVELOPMENT PLAN, REVISION 1
6100 & 6700 TOWER CIRCLE
FRANKLIN PROJECT # 8932
FRANKLIN, WILLIAMSON COUNTY, TN

NO.	REVISIONS	DATE	BY

DESIGNED BY:	GV
DRAWN BY:	MB
CHECKED BY:	KG
DATE:	10/02/2025

KVD PROJECT NO.
23094

DRAWING TITLE:
ENLARGED ROW & ACCESS PLAN

SHEET NUMBER
C4.1

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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.

SITE LEGEND

SS (S)	PROPOSED SANITARY SEWER PIPE
W	PROPOSED WATER MAIN
ST	PROPOSED STORM PIPE
SS	EXISTING SANITARY SEWER PIPE
W	EXISTING WATER MAIN
G	EXISTING GAS MAIN
ST	EXISTING STORM PIPE
LOD	LIMITS OF DISTURBANCE
FH	FIRE HYDRANT

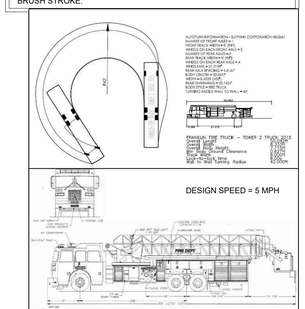
IMPACT STATEMENT

ACCESS TO THE MULTIFAMILY PORTION (LOT 9 & 10) OF THE DEVELOPMENT WILL BE PROVIDED VIA PRIVATE ROAD WITH TWO CONNECTIONS DIRECTLY FROM TOWER CIRCLE ROAD. THE CONDO/RETAIL PORTION (LOT 14) OF THIS SITE WILL BE ACCESSED VIA PRIVATE ROAD WITH TWO CONNECTION DIRECTLY FROM TOWER CIRCLE ROAD.

OFFSITE IMPROVEMENTS ARE TO BE MADE PER RECOMMENDATIONS FROM THE TRAFFIC IMPACT ANALYSIS PREPARED BY KIMLEY HORN FOR THIS SITE AND DISCUSSIONS WITH CITY OF FRANKLIN OFFICIALS.

FIRE LANE STRIPPING

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 AS APPROVED BY THE FIRE MARSHAL. A MAXIMUM OF 50-FEET ALTERNATING BETWEEN SIGNS AND PAVEMENT MARKINGS SHALL BE REQUIRED ALONG THE ENTIRE LENGTH OF THE FIRE LANE. PLACEMENT SUBJECT TO APPROVAL BY THE FIRE MARSHAL. SIZE OF LETTERING ON PAVEMENT SHALL BE 18-INCHES HIGH WITH A 3-INCH BRUSH STROKE.



KEYNOTE LEGEND

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B	EXISTING FIRE HYDRANT ASSEMBLY
C	FIRE LANE STRIPING
D	FIRE DEPARTMENT CONNECTION (TYP.)
E	FRANKLIN T-2 SUTPHEN FIRE TRUCK

FDC LOCATIONS NOTE

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GRAPHIC SCALE IN FEET
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STATE OF TENNESSEE

WEST FRANKLIN PARK PUD SUBDIVISION DEVELOPMENT PLAN, REVISION 1

6100 & 6700 TOWER CIRCLE
FRANKLIN PROJECT # 8932
FRANKLIN, WILLIAMSON COUNTY, TN

NO.	REVISIONS	DATE	BY

DESIGNED BY:	GV
DRAWN BY:	MB
CHECKED BY:	KG
DATE:	10/02/2025

KVD PROJECT NO. 23094

DRAWING TITLE: ENLARGED ROW & ACCESS PLAN

SHEET NUMBER
C4.2

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SITE LEGEND

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W	PROPOSED WATER MAIN
	PROPOSED STORM PIPE
SS	EXISTING SANITARY SEWER PIPE
W	EXISTING WATER MAIN
G	EXISTING GAS MAIN
ST	EXISTING STORM PIPE
LOD	LIMITS OF DISTURBANCE
FH	FIRE HYDRANT

IMPACT STATEMENT

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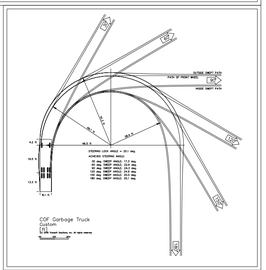

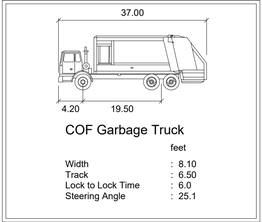

COF Garbage Truck

	feet
Width	: 8.10
Track	: 6.50
Lock to Lock Time	: 6.0
Steering Angle	: 25.1

GRAPHIC SCALE IN FEET
0 20 40 80

NORTH

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6100 & 6700 TOWER CIRCLE
FRANKLIN PROJECT # 8932
FRANKLIN, WILLIAMSON COUNTY, TN

NO.	REVISIONS	DATE	BY

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DRAWN BY:	MB
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KVD PROJECT NO.
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DRAWING TITLE:
ENLARGED ROW & ACCESS PLAN

SHEET NUMBER
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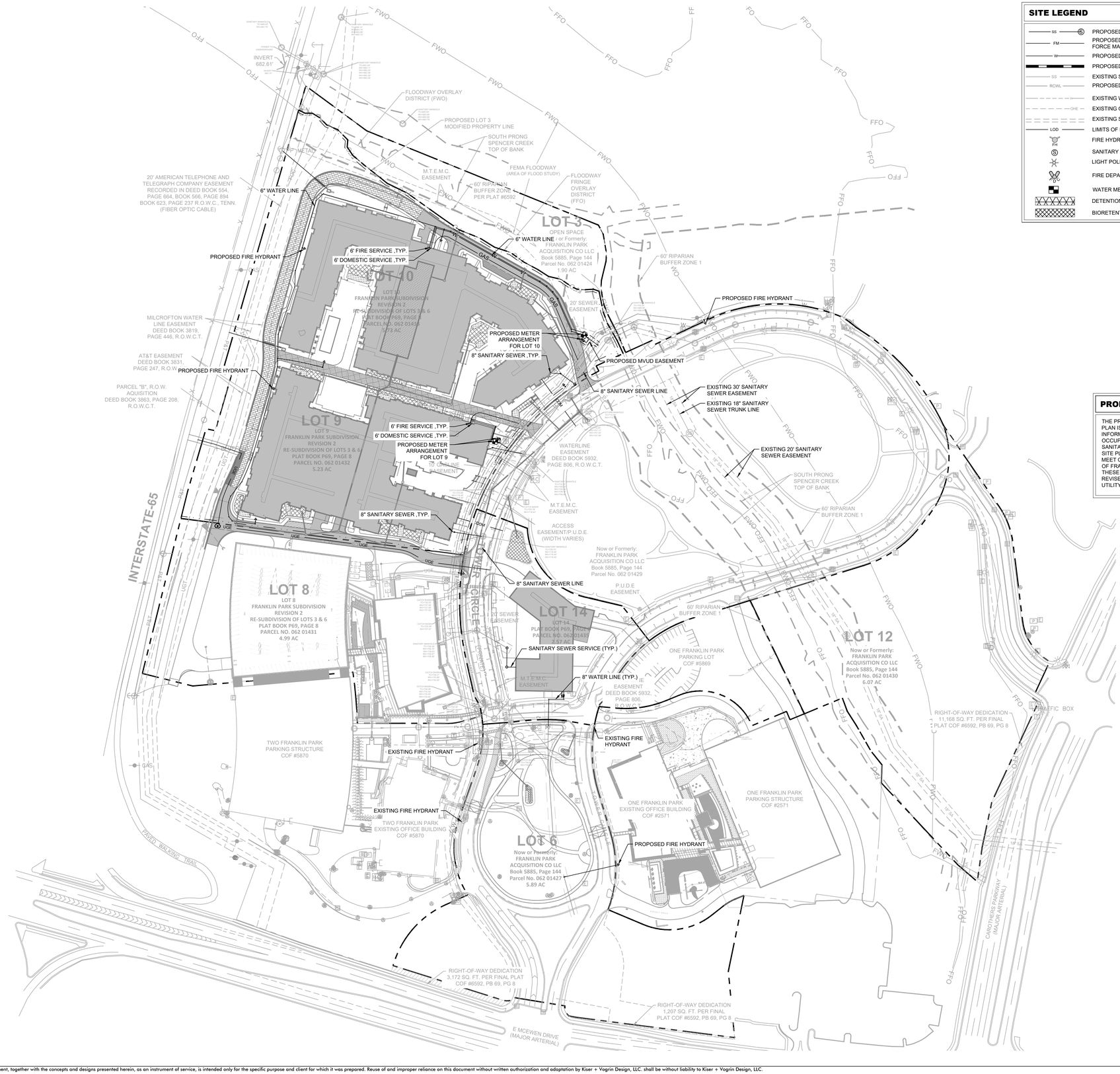
TOWER CIRCLE
TOWER CIRCLE
FIRE DEPT CONNECTION
FIRE DEPT CONNECTION
FIRE DEPT CONNECTION



SITE LEGEND

- PROPOSED SANITARY SEWER PIPE
- PROPOSED SANITARY SEWER FORCE MAIN
- PROPOSED WATER MAIN
- PROPOSED STORM PIPE
- EXISTING SANITARY SEWER PIPE
- PROPOSED RECLAIMED WATER MAIN
- EXISTING WATER MAIN
- EXISTING OVERHEAD ELECTRIC
- EXISTING STORM PIPE
- LIMITS OF DISTURBANCE
- FIRE HYDRANT
- SANITARY SWER MANHOLE
- LIGHT POLE(4000K LED LIGHT SOURCE)
- FIRE DEPARTMENT CONNECTION
- WATER METER
- DETENTION
- BIORETENTION

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.

FLOW TEST INFORMATION

DATE: APRIL 12, 2024

FLOW HYDRANT
HYDRANT #: 1014
STATIC PRESSURE: 152 PSI
FLOW: 1348 GPM
PITOT PRESSURE: 26 PSI
GPM AT 20 PSI: 5,562 GPM

READ HYDRANT
HYDRANT #: 1016
STATIC PRESSURE: 158 PSI
RESIDUAL PRESSURE: 148 PSI

NOTE: FLOW TEST INFORMATION PERFORMED BY CIVIL AND ENVIRONMENTAL CONSULTANTS, INC. AND PROVIDED BY MALLORY VALLEY UTILITY DISTRICT

UTILITY LAYOUT NOTE

DETAILS AND LAYOUT OF UTILITIES SHOWN GRAPHICALLY ON THIS PLAN ARE SUBJECT TO CHANGE BETWEEN DEVELOPMENT PLAN AND SITE PLAN SUBMITTALS.

EXISTING UTILITIES NOTE

CONTRACTOR SHALL VERIFY LOCATION OF ALL EXISTING UTILITIES AND NOTIFY ENGINEER IMMEDIATELY OF ANY DISCREPANCIES AND/OR CONFLICTS WITH EXISTING OR PROPOSED UTILITIES PRIOR TO PROCEEDING. COF DOES NOT PARTICIPATE IN 811/TN ONE CALL. CONTACT COF WATER/SEWER DEPT. FOR LOCATION OF EXISTING UTILITIES PRIOR TO CONSTRUCTION.

WATER INFRASTRUCTURE NOTE

WATER LAYOUT SHOWN ON THIS PLAN IS CONCEPTUAL. REFER TO FINAL DRAWINGS PROVIDED BY MALLORY VALLEY UTILITY DISTRICT FOR CONSTRUCTION.

STREET LIGHT NOTE

ALL STREET LIGHTS SHALL HAVE A LED LIGHT SOURCE.

PROP. UTILITY PLAN

THE PROPOSED UTILITY LAYOUT SHOWN ON THE DEVELOPMENT PLAN IS CONCEPTUAL IN NATURE, AND DUE TO THE LACK OF INFORMATION PROVIDED REGARDING BUILDING USES AND OCCUPANCY LOADS, THE FINAL UTILITY ALIGNMENTS FOR WATER, SANITARY SEWER AND RECLAIM WATER SHALL BE DETERMINED AT SITE PLAN. IF AT SITE PLAN THE UTILITY ALIGNMENT DOES NOT MEET CITY OF FRANKLIN SPECIFICATIONS AND SUPPORT THE CITY OF FRANKLIN'S ABILITY TO MAINTAIN SAID INFRASTRUCTURE, AND THESE GOALS CANNOT BE ACHIEVED, THE APPLICANT SHALL REVISE THE OVERALL DESIGN TO MEET THE CITY OF FRANKLIN'S UTILITY DESIGN STANDARDS AND SPECIFICATIONS.

FRANKLIN PARK LOTS 9, 10, & 14 SFU EQUIVALENT

LOT	FACILITY TYPE	UNIT QUANTITY	UNIT FLOW (GPD)	TOTAL FLOW (GPD
LOT 9	ONE BEDROOM UNIT	109 UNITS	250 (PER APT)	27,250
	TWO BEDROOM UNIT	68 UNITS	300 (PER APT)	20,400
	THREE BEDROOM UNIT	28 UNITS	350 (PER APT)	9,800
	RETAIL	3900 SF	0.1625 (PER SF)	634
LOT 10	ONE BEDROOM UNIT	156 UNITS	250 (PER APT)	39,000
	TWO BEDROOM UNIT	73 UNITS	300 (PER APT)	21,900
	THREE BEDROOM UNIT	35 UNITS	350 (PER APT)	12,250
LOT 14	ONE BEDROOM UNIT	43 UNITS	250 (PER APT)	10,750
	TWO BEDROOM UNIT	23 UNITS	300 (PER APT)	6,900
	THREE BEDROOM UNIT	9 UNITS	350 (PER APT)	3,150
	RETAIL	5000 SF	0.1625 (PER SF)	813
			TOTAL:	152,847 GPD
			TOTAL:	437 SFUE

*FLOWS ESTIMATED FROM COF STANDARDS

Original Franklin Park Deveelopment SFU Equivalent			
		Meter size	SFU Equivalent
Franklin Park Office 1		4	125
Franklin Park Office 2		4	125
Franklin Park Office 3		4	125
Franklin Park Office 4		4	162
Franklin Park Office 5		4	125
Franklin Park Retail		3	88
Total SFU Equivalent			750

Franklin Park Revised SFU Equivalent				
	Status	Meter Size	# of Units	SFU Equivalent
Franklin Park Office 1	Completed	4"		125.00
Franklin Park Office 2	Completed	4"		125.00
Franklin Park Office 3	Permitted	4"		125.00
Lots 9 & 10	Permitted	(2) 4"		372.50
1BR (Lot 14)	Proposed	4"	43	30.70
2BR (Lot 14)	Proposed	4"	23	19.70
3BR (Lot 14)	Proposed	4"	9	9.00
Franklin Park Retail (Lot 14)	Proposed	4"	5000 SF	2.30
Total Revised SFU Equivalent				809.20
Total Additional SFUE Requested				59.20

COF 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.

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NO.	REVISIONS	DATE	BY

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DATE: 10/02/2025

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DRAWING TITLE: OVERALL UTILITY PLAN

SHEET NUMBER C5.0

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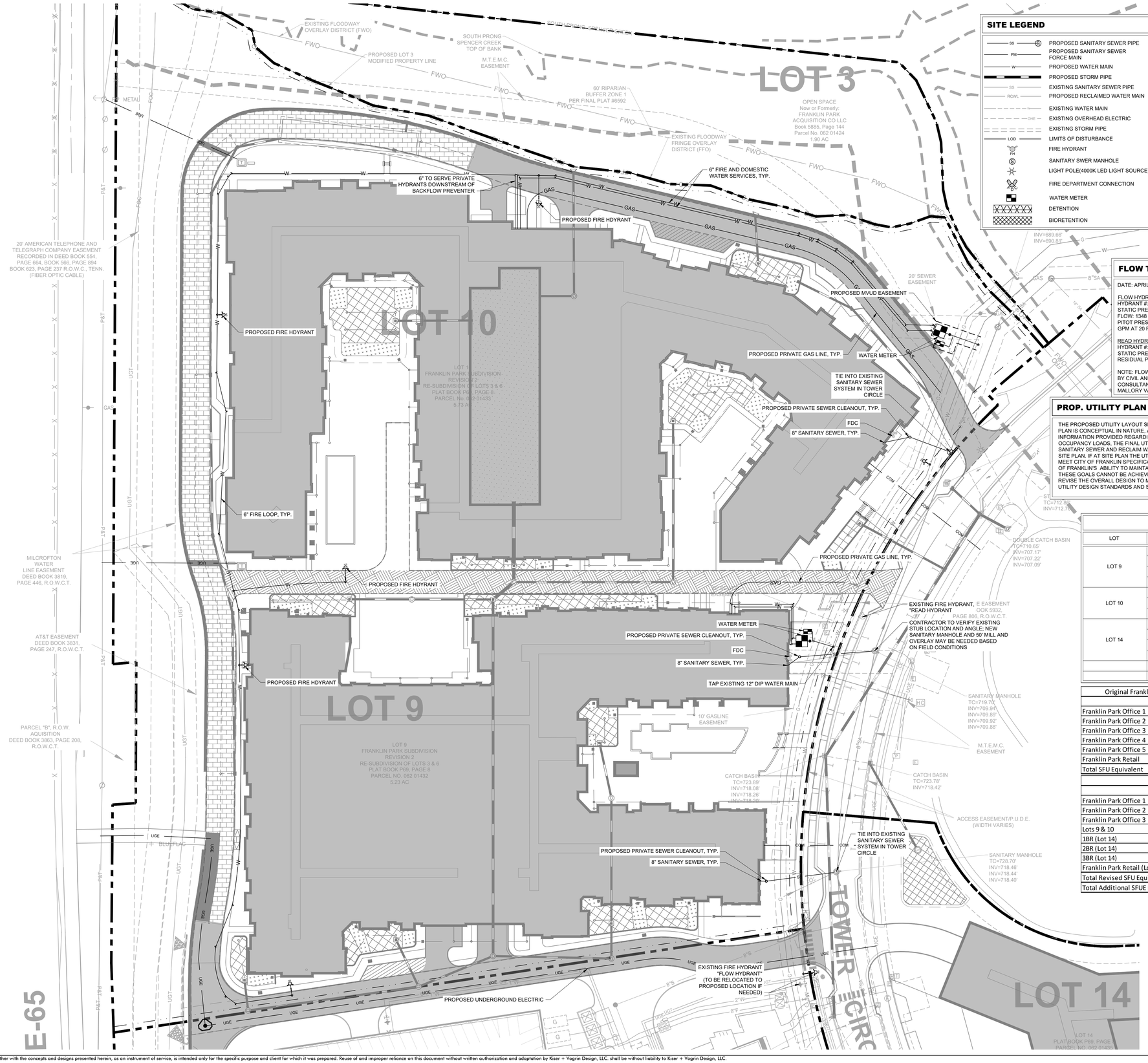

SITE LEGEND

- PROPOSED SANITARY SEWER PIPE
- PROPOSED SANITARY SEWER FORCE MAIN
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- PROPOSED STORM PIPE
- EXISTING SANITARY SEWER PIPE
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- EXISTING WATER MAIN
- EXISTING OVERHEAD ELECTRIC
- EXISTING STORM PIPE
- LIMITS OF DISTURBANCE
- FIRE HYDRANT
- SANITARY SWER MANHOLE
- LIGHT POLE(4000K LED LIGHT SOURCE)
- FIRE DEPARTMENT CONNECTION
- WATER METER
- DETENTION
- BIORETENTION

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.

FLOW TEST INFORMATION

DATE: APRIL 12, 2024

FLOW HYDRANT
HYDRANT #: 1014
STATIC PRESSURE: 152 PSI
FLOW: 1348 GPM
PITOT PRESSURE: 26 PSI
GPM AT 20 PSI: 5,562 GPM

READ HYDRANT
HYDRANT #: 1016
STATIC PRESSURE: 158 PSI
RESIDUAL PRESSURE: 148 PSI

NOTE: FLOW TEST INFORMATION PERFORMED BY CIVIL AND ENVIRONMENTAL CONSULTANTS, INC. AND PROVIDED BY MALLORY VALLEY UTILITY DISTRICT

PROP. UTILITY PLAN

THE PROPOSED UTILITY LAYOUT SHOWN ON THE DEVELOPMENT PLAN IS CONCEPTUAL IN NATURE, AND DUE TO THE LACK OF INFORMATION PROVIDED REGARDING BUILDING USES AND OCCUPANCY LOADS, THE FINAL UTILITY ALIGNMENTS FOR WATER, SANITARY SEWER AND RECLAIM WATER SHALL BE DETERMINED AT SITE PLAN. IF AT SITE PLAN THE UTILITY ALIGNMENT DOES NOT MEET CITY OF FRANKLIN SPECIFICATIONS AND SUPPORT THE CITY OF FRANKLIN'S ABILITY TO MAINTAIN SAID INFRASTRUCTURE, AND THESE GOALS CANNOT BE ACHIEVED, THE APPLICANT SHALL REVISE THE OVERALL DESIGN TO MEET THE CITY OF FRANKLIN'S UTILITY DESIGN STANDARDS AND SPECIFICATIONS.

UTILITY LAYOUT NOTE

DETAILS AND LAYOUT OF UTILITIES SHOWN GRAPHICALLY ON THIS PLAN ARE SUBJECT TO CHANGE BETWEEN DEVELOPMENT PLAN AND SITE PLAN SUBMITTALS.

EXISTING UTILITIES NOTE

CONTRACTOR SHALL VERIFY LOCATION OF ALL EXISTING UTILITIES AND NOTIFY ENGINEER IMMEDIATELY OF ANY DISCREPANCIES AND/OR CONFLICTS WITH EXISTING OR PROPOSED UTILITIES PRIOR TO PROCEEDING. COF DOES NOT PARTICIPATE IN 811/TN ONE CALL. CONTACT COF WATER/SEWER DEPT. FOR LOCATION OF EXISTING UTILITIES PRIOR TO CONSTRUCTION.

WATER INFRASTRUCTURE NOTE

WATER LAYOUT SHOWN ON THIS PLAN IS CONCEPTUAL. REFER TO FINAL DRAWINGS PROVIDED BY MALLORY VALLEY UTILITY DISTRICT FOR CONSTRUCTION.

EXISTING UTILITIES NOTE

CONTRACTOR SHALL VERIFY LOCATION OF ALL EXISTING UTILITIES AND NOTIFY ENGINEER IMMEDIATELY OF ANY DISCREPANCIES AND/OR CONFLICTS WITH EXISTING OR PROPOSED UTILITIES PRIOR TO PROCEEDING.

STREET LIGHT NOTE

ALL STREET LIGHTS SHALL HAVE A LED LIGHT SOURCE.

FRANKLIN PARK LOTS 9, 10, & 14 SFU EQUIVALENT

LOT	FACILITY TYPE	UNIT QUANTITY	UNIT FLOW (GPD)	TOTAL FLOW (GPD
LOT 9	ONE BEDROOM UNIT	109 UNITS	250 (PER APT)	27,250
	TWO BEDROOM UNIT	68 UNITS	300 (PER APT)	20,400
	THREE BEDROOM UNIT	28 UNITS	350 (PER APT)	9,800
	RETAIL	3900 SF	0.1625 (PER SF)	634
LOT 10	ONE BEDROOM UNIT	156 UNITS	250 (PER APT)	39,000
	TWO BEDROOM UNIT	73 UNITS	300 (PER APT)	21,900
	THREE BEDROOM UNIT	35 UNITS	350 (PER APT)	12,250
LOT 14	ONE BEDROOM UNIT	43 UNITS	250 (PER APT)	10,750
	TWO BEDROOM UNIT	23 UNITS	300 (PER APT)	6,900
	THREE BEDROOM UNIT	9 UNITS	350 (PER APT)	3,150
	RETAIL	5000 SF	0.1625 (PER SF)	813
			TOTAL:	152,847 GPD
			TOTAL:	437 SFUE

*FLOWS ESTIMATED FROM COF STANDARDS

Original Franklin Park Deveopment SFU Equivalent			
		Meter size	SFU Equivalent
Franklin Park Office 1		4	125
Franklin Park Office 2		4	125
Franklin Park Office 3		4	125
Franklin Park Office 4		4	162
Franklin Park Office 5		4	125
Franklin Park Retail		3	88
Total SFU Equivalent			750

Franklin Park Revised SFU Equivalent				
	Status	Meter Size	# of Units	SFU Equivalent
Franklin Park Office 1	Completed	4"		125.00
Franklin Park Office 2	Completed	4"		125.00
Franklin Park Office 3	Permitted	4"		125.00
Lots 9 & 10	Permitted	(2) 4"		372.50
1BR (Lot 14)	Proposed	4"	43	30.70
2BR (Lot 14)	Proposed	4"	23	19.70
3BR (Lot 14)	Proposed	4"	9	9.00
Franklin Park Retail (Lot 14)	Proposed	4"	5000 SF	2.30
Total Revised SFU Equivalent				809.20
Total Additional SFUE Requested				59.20

COF 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.

GRAPHIC SCALE IN FEET
0 20 40 80

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DEANON J. HILDABRAND
REGISTERED ENGINEER
AGRICULTURE
COMMERCE
No. 127141
10/01/2025
STATE OF TENNESSEE

WEST FRANKLIN PARK PUD SUBDIVISION DEVELOPMENT PLAN, REVISION 1

6100 & 6700 TOWER CIRCLE
FRANKLIN PROJECT # 8932
FRANKLIN, WILLIAMSON COUNTY, TN

NO.	REVISIONS	DATE	BY

DESIGNED BY: GV
DRAWN BY: MB
CHECKED BY: KG
DATE: 10/02/2025

KVD PROJECT NO. 23094

DRAWING TITLE: ENLARGED UTILITY PLAN

SHEET NUMBER C5.1

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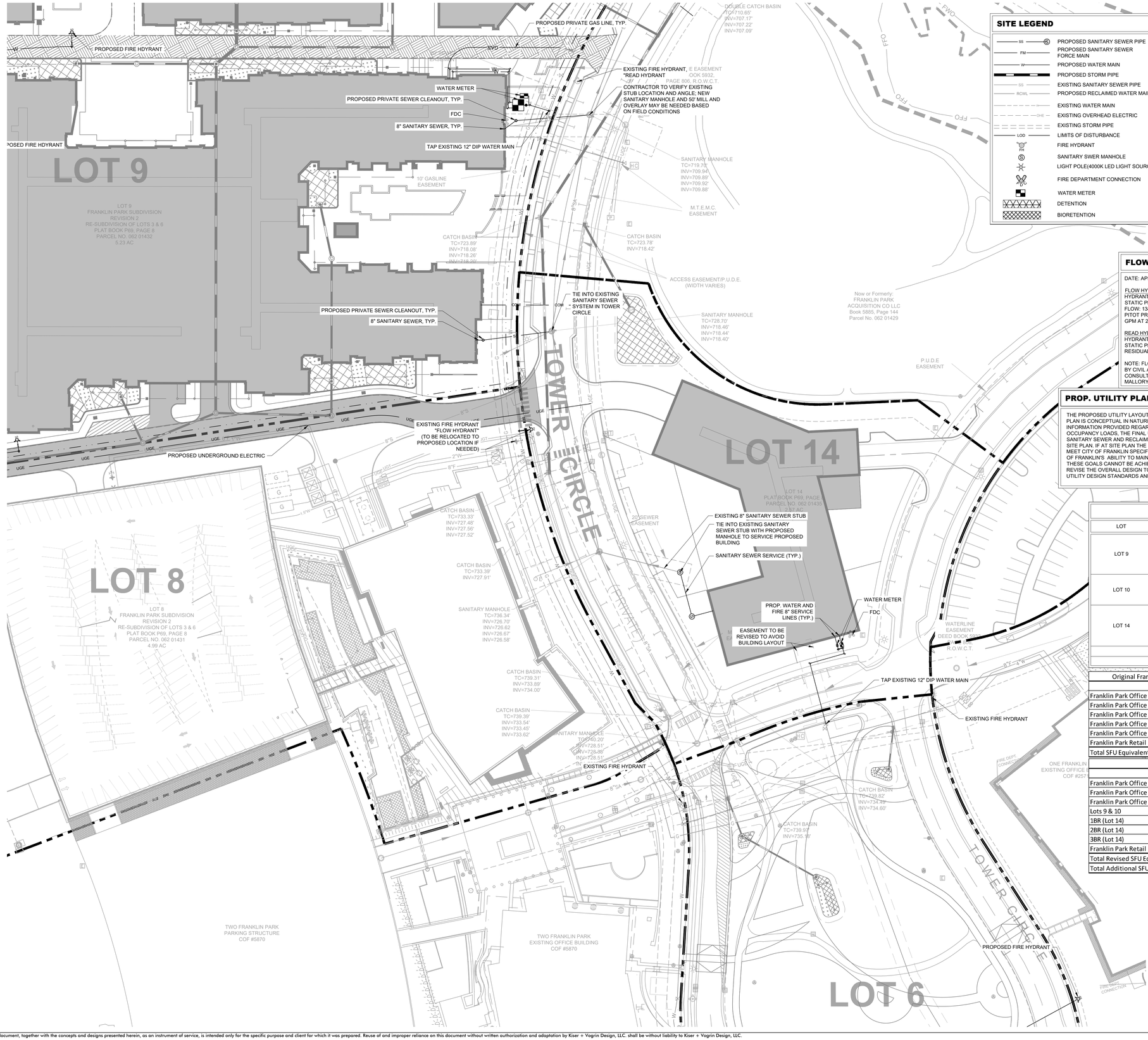

SITE LEGEND

- PROPOSED SANITARY SEWER PIPE
- PROPOSED SANITARY SEWER FORCE MAIN
- PROPOSED WATER MAIN
- PROPOSED STORM PIPE
- EXISTING SANITARY SEWER PIPE
- PROPOSED RECLAIMED WATER MAIN
- EXISTING WATER MAIN
- EXISTING OVERHEAD ELECTRIC
- EXISTING STORM PIPE
- LIMITS OF DISTURBANCE
- FIRE HYDRANT
- SANITARY SWER MANHOLE
- LIGHT POLE(4000K LED LIGHT SOURCE)
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*FLOWS ESTIMATED FROM COF STANDARDS

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Franklin Park Retail		3	88
Total SFU Equivalent			750

Franklin Park Revised SFU Equivalent				
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GRAPHIC SCALE IN FEET
0 20 40 80

NORTH

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DEANON J. HILDABRAND — REGISTERED ENGINEER — AGRICULTURE — COMMERCE — No. 127215 — 10/01/2025 — STATE OF TENNESSEE

WEST FRANKLIN PARK PUD SUBDIVISION DEVELOPMENT PLAN, REVISION 1

6100 & 6700 TOWER CIRCLE
FRANKLIN PROJECT # 8932
FRANKLIN, WILLIAMSON COUNTY, TN

NO.	REVISIONS	DATE	BY

DESIGNED BY: GV
DRAWN BY: MB
CHECKED BY: KG
DATE: 10/02/2025

KVD PROJECT NO. 23094

DRAWING TITLE: ENLARGED UTILITY PLAN

SHEET NUMBER
C5.2

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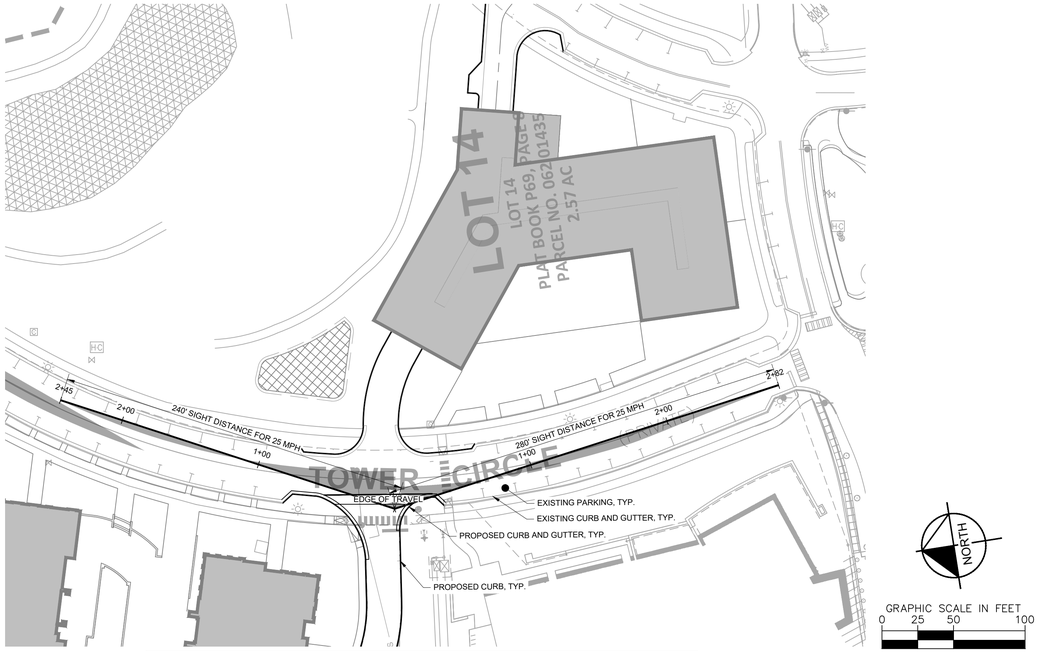
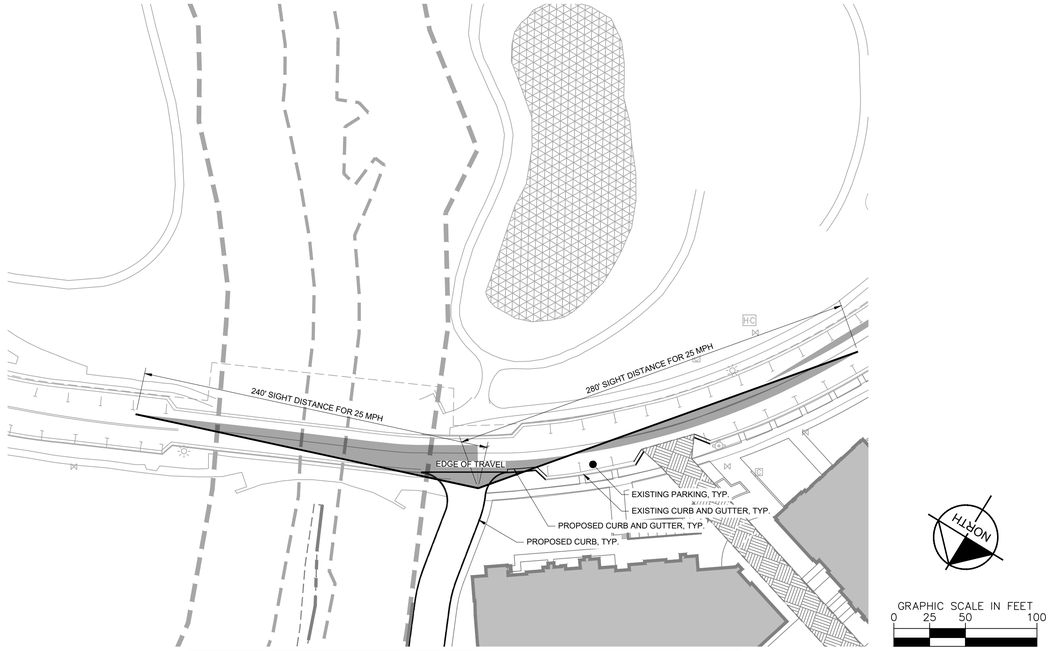
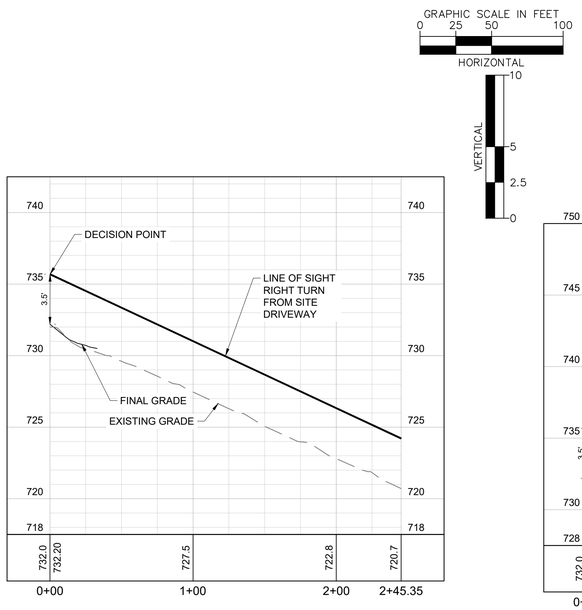


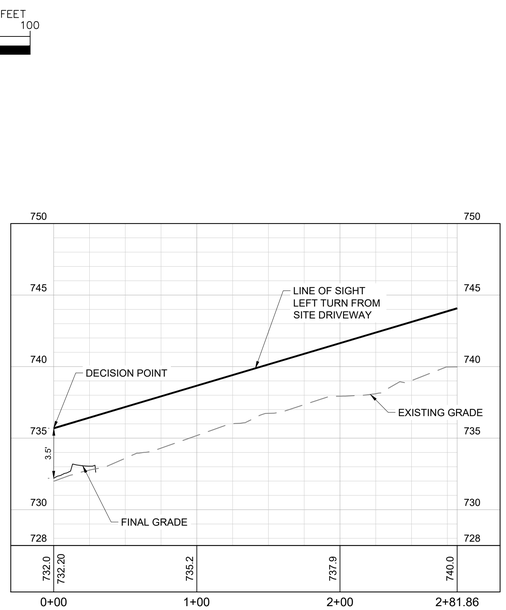
TOWER CIRCLE - PLAN VIEW
SITE ENTRY 1
PUBLIC R.O.W. - VARIES
POSTED SPEED = NOT AVAILABLE, DESIGN SPEED = 25 MPH



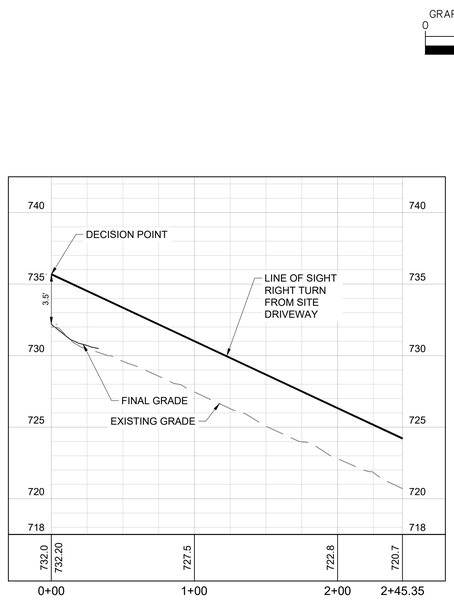
TOWER CIRCLE - PLAN VIEW
SITE ENTRY 2
PUBLIC R.O.W. - VARIES
POSTED SPEED = NOT AVAILABLE, DESIGN SPEED = 25 MPH



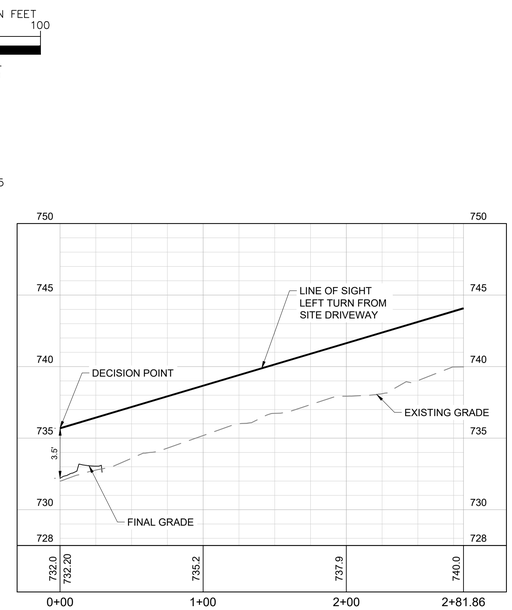
TOWER CIRCLE - PROFILE VIEW
SITE ENTRY 1 RIGHT TURN SIGHT DISTANCE
PUBLIC R.O.W. - VARIES
POSTED SPEED = NOT AVAILABLE, DESIGN SPEED = 25 MPH



TOWER CIRCLE - PROFILE VIEW
SITE ENTRY 1 LEFT TURN SIGHT DISTANCE
PUBLIC R.O.W. - VARIES
POSTED SPEED = NOT AVAILABLE, DESIGN SPEED = 25 MPH



TOWER CIRCLE - PROFILE VIEW
SITE ENTRY 2 RIGHT TURN SIGHT DISTANCE
PUBLIC R.O.W. - VARIES
POSTED SPEED = NOT AVAILABLE, DESIGN SPEED = 25 MPH



TOWER CIRCLE - PROFILE VIEW
SITE ENTRY 2 LEFT TURN SIGHT DISTANCE
PUBLIC R.O.W. - VARIES
POSTED SPEED = NOT AVAILABLE, DESIGN SPEED = 25 MPH

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DEATON J. HILDABRAND
REGISTERED ENGINEER
AGRICULTURE
COMMERCE
No. 127114
10/01/2025
STATE OF TENNESSEE

WEST FRANKLIN PARK PUD SUBDIVISION
DEVELOPMENT PLAN, REVISION 1

6100 & 6700 TOWER CIRCLE
FRANKLIN PROJECT # 8932
FRANKLIN, WILLIAMSON COUNTY, TN

NO.	REVISIONS	DATE	BY

DESIGNED BY:	GV
DRAWN BY:	MB
CHECKED BY:	KG
DATE:	10/02/2025
KVD PROJECT NO. 23094	---- BFG
DRAWING TITLE:	----

SIGHT DISTANCE PLAN AND PROFILES

SHEET NUMBER

C5.5

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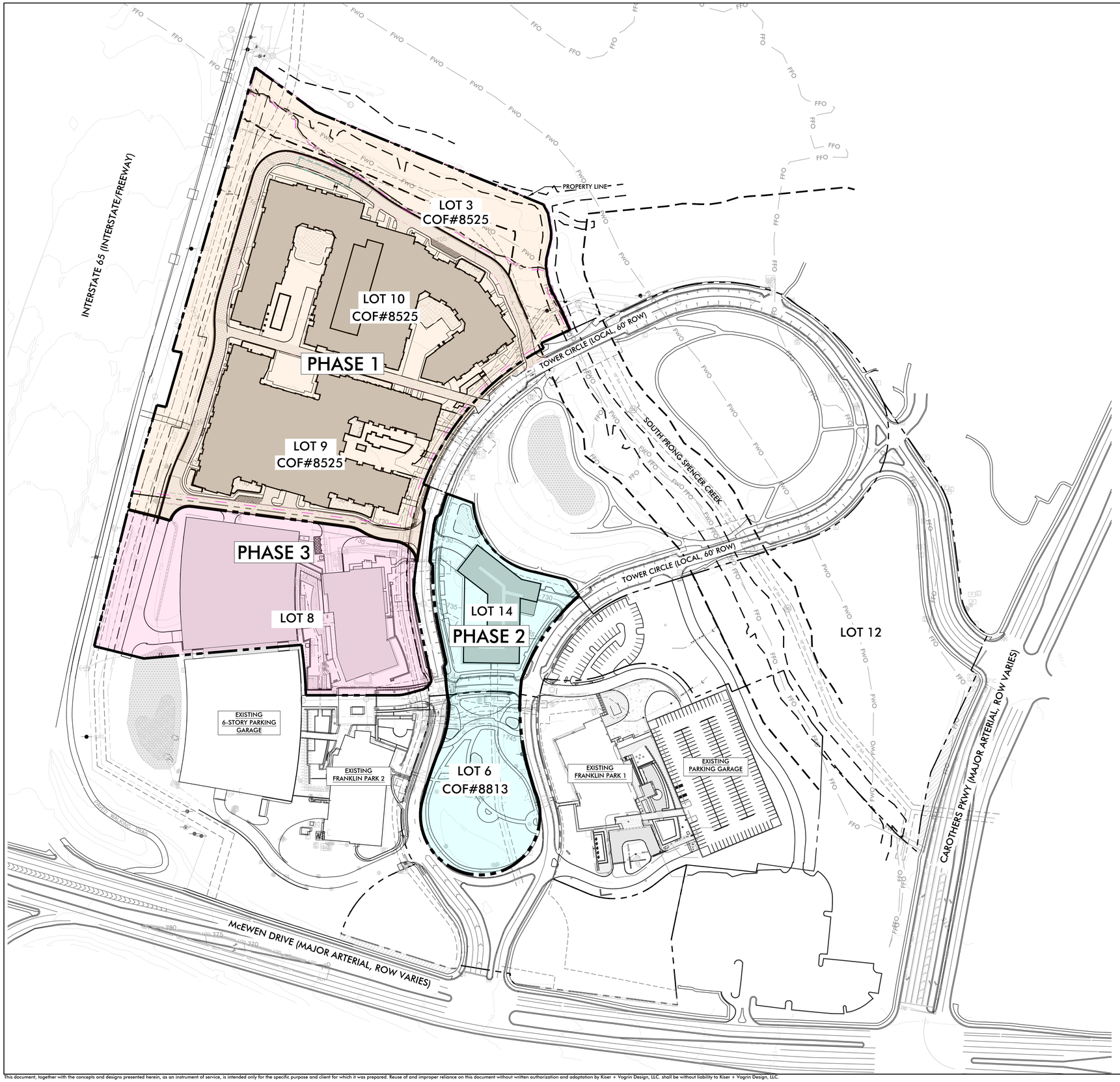

SITE DATA CHART:

PROJECT NAME: WEST FRANKLIN PARK
COF PROJECT NUMBER: 7587
TAX MAP: 062
GROUP: K & L
PARCEL NUMBERS: 01424, 01427, 01430-1433, 01435
ADDRESS: 6100 & 6700 Tower Circle Franklin, TN 37067
CITY: FRANKLIN
COUNTY: WILLIAMSON
STATE: TENNESSEE
CIVIL DISTRICT: 9
PUD SITE ACREAGE: 32.43 AC
PUD SITE SQUARE FOOTAGE: 1,412,650.8 SF
VESTING: September 13, 2027

REGULATIONS
BASE ZONING: RC12 REGIONAL COMMERCE 12
PROPOSED ZONING: PLANNED (PD 17.11/ 320,116) DISTRICT
OVERLAY ZONING: FFO, FWO
BUILDING TYPES APPLIED: MULTI-FAMILY, COMMERCIAL/ MIXED-USE, LARGE -SCALE OFFICE BUILDING
FRONTAGE TYPES APPLIED: URBAN FRONTAGE
SETBACKS:
- FRONT YARD: 10'
- SIDE YARD: 5'
- REAR YARD: 0'

DWELLING UNIT COUNT, BY TYPE: 555 MULTI-FAMILY UNITS
DWELLING UNIT DENSITY: 17.11 DU/A
COMMERCIAL SF, BY USE: 311,216 SF OFFICE & 8,900 RETAIL
BUILDING HEIGHTS: 4-12 STORIES
MINIMUM LANDSCAPE SURFACE AREA: 0.20 (285,580 SF)
OPEN SPACE SF REQUIRED: SEE OPEN SPACE REQUIREMENT CHART
NATURAL AREA SF REQUIRED: SEE OPEN SPACE REQUIREMENT CHART
TREE CANOPY RETENTION ACREAGE: 100% (180,000 SF)
PARKING REQUIRED, BY USE: TOTAL: 1,883 SPACES
- RESIDENTIAL: (1.25/ STUDIO &1 BR, 2.25/ 2 BR & 3 BR) 919 SPACES
- OFFICE: (3/ 1,000 SF) 934 SPACES
- RETAIL: (3.33/ 1,000 SF) 30 SPACES

PARKING PROVIDED, BY USE: SEE "WEST FRANKLIN PARK BUILDING DATA" CHART
HISTORIC RESOURCE TREATMENT: NO
ENVISION FRANKLIN DESIGN CONCEPT: REGIONAL COMMERCE

PHASING DATA:

PHASE 1
- LOT 3
- LOT10
- LOT 9

PHASE 2
- LOT 14
- LOT 6

PHASE 3
- LOT 8

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MICHAEL BRYAN VOGRIN REGISTERED LANDSCAPE ARCHITECT TENNESSEE NO. 382
10.02.25

WEST FRANKLIN PARK PUD SUBDIVISION
DEVELOPMENT PLAN, REVISION 1
6100 & 6700 TOWER CIRCLE
FRANKLIN PROJECT # 8932
FRANKLIN, WILLIAMSON COUNTY, TN

NO.	REVISIONS	DATE	BY

DESIGNED BY:	GV
DRAWN BY:	MB
CHECKED BY:	KG
DATE:	10/02/2025

KVD PROJECT NO.
23094

DRAWING TITLE:
PHASING PLAN

SHEET NUMBER
C6.0

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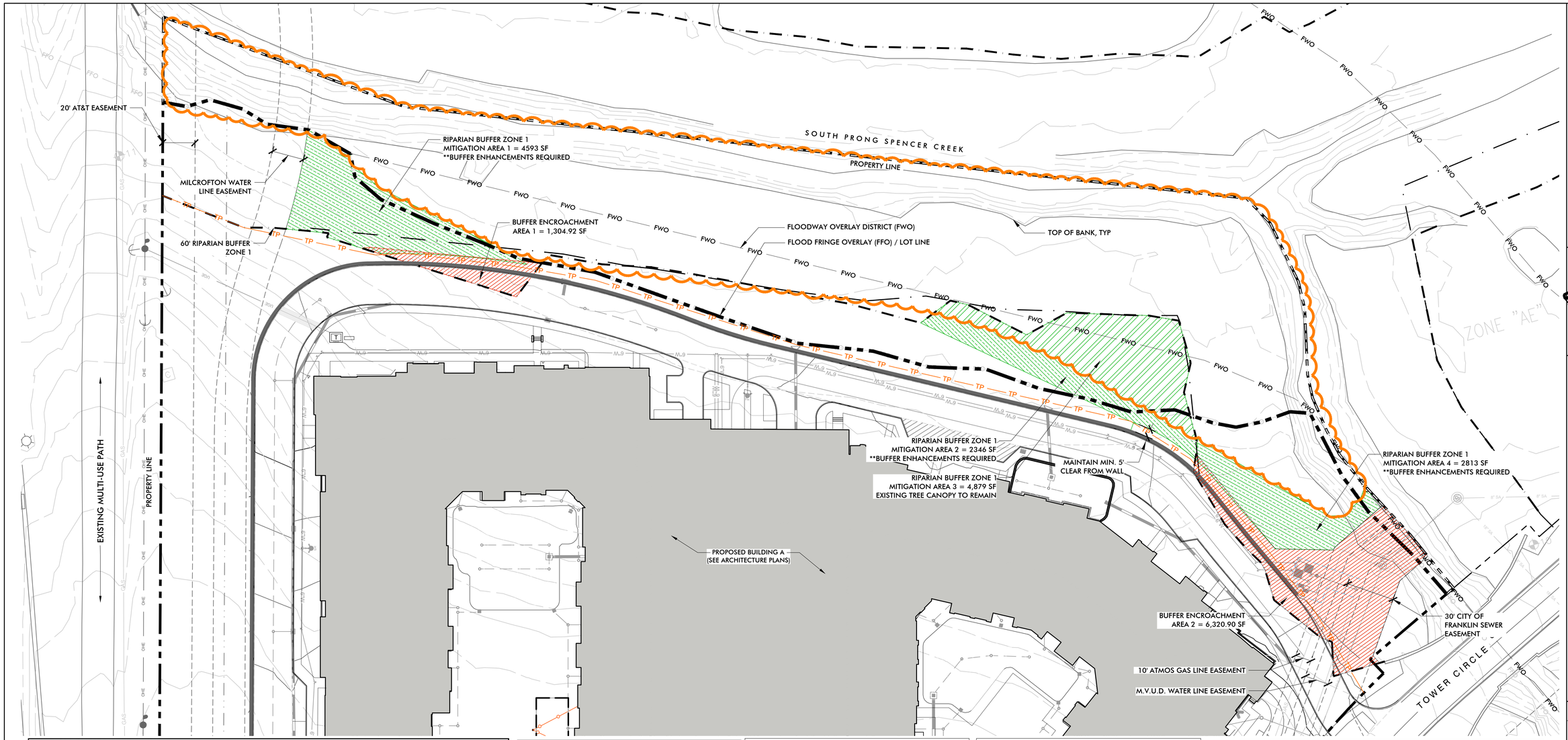


RIPARIAN BUFFER SEED MIX

% OF SEED PER LB	BOTANICAL NAME	COMMON NAME
20.00%	*Elymus virginicus*	Virginia Wildrye
18.00%	*Panicum clandestinum, Tioga*	Deertongue, Tioga
17.90%	*Andropogon gerardii, 'Southlow'-MI Ecotype*	Big Bluestem, 'Southlow'-MI Ecotype
17.90%	*Sorghastrum nutans, NY4 Ecotype*	Indiangrass, NY4 Ecotype
9.00%	*Panicum virgatum, 'Shelter'*	Switchgrass, 'Shelter'
3.50%	*Verbena hastata, PA Ecotype*	Blue Vervain, PA Ecotype
3.00%	*Rudbeckia hirta*	Blackeyed Susan
2.40%	*Asclepias incarnata, PA Ecotype*	Swamp Milkweed, PA Ecotype
2.00%	*Aster pilosus, PA Ecotype*	Heath Aster, PA Ecotype
2.00%	*Heliopsis helianthoides, PA Ecotype*	Oxeye Sunflower, PA Ecotype
1.50%	*Zizia aurea, PA Ecotype*	Golden Alexanders, PA Ecotype
0.80%	*Eupatorium perfoliatum, PA Ecotype*	Boneset, PA Ecotype
0.80%	*Solidago rugosa, PA Ecotype*	Wrinkleleaf Goldenrod, PA Ecotype
0.50%	*Monarda fistulosa, Fort Indiantown Gap-PA Ecotype*	Wild Bergamot, Fort Indiantown Gap-PA Ecotype
0.40%	*Aster lanceolatus*	Lance Leaved Aster
0.30%	*Eupatorium fistulosum, PA Ecotype*	Joe Pye Weed, PA Ecotype

NOTES:
Ernst Conservation Seeds (800-873-3321) www.ernstseed.com
20 lb per acre with a cover crop of 30 lb per acre

23094 WEST FRANKLIN PARK BUFFER MANAGEMENT PLANT SCHEDULE

QTY	BOTANICAL NAME	COMMON NAME	CAL/CONT	NOTES	GENUS
Trees (Bare Root Seeding Stock)					
55	*Acer rubrum*	Red Maple	Bare Root	Canopy, 6' O.C.	20%
54	*Morus rubra*	Red Mulberry	Bare Root	Understory, 6' O.C.	20%
54	*Populus deltoides*	Eastern Cottonwood	Bare Root	Canopy, 6' O.C.	20%
54	*Quercus phellos*	Willow Oak	Bare Root	Canopy, 6' O.C.	20%
54	*Rhus typhina*	Staghorn Sumac	Bare Root	Understory, 6' O.C.	20%
SEED					
+/- 97.52 Sq Ft	(See notes for mix details)	Ernst Converation Seeds (Riparian Buffer Mix)	Seed mix	Ground Cover, Pure Live Seed (PLS)	

LANDSCAPE CONTRACTOR SHALL COORDINATE ALL RIPARIAN BUFFER ENHANCEMENT EFFORTS WITH THE CITY'S STORMWATER INSPECTOR FOR THE SITE. THE CONTRACTOR SHALL CONTACT THE INSPECTOR BEFORE BEGINNING WORK TO OUTLINE SCOPE OF WORK WITHIN THE RIPARIAN BUFFERS. FAILURE TO CONTACT THE CITY INSPECTOR MAY RESULT IN PARTIAL OR FULL LANDSCAPE BOND WITHHOLDING.

HERBICIDE TREATMENT SHALL BE PERFORMED DURING THE GROWING SEASON. RIPARIAN SEED MIX, IF SPECIFIED, SHALL ACHIEVE 70% VEGETATED COVER AND ESTABLISHMENT WITHIN A 2-YEAR PERIOD OR FURTHER STABILIZATION METHODS SHALL BE REQUIRED. AT THE TIME OF THE BOND RELEASE/REDUCTION REQUEST THE LANDSCAPE ARCHITECT SHALL EVALUATE ALL RIPARIAN BUFFER WORK AND PROVIDE AN ACCOMPANYING LETTER STATING THE SITE IS PERFORMING AS DESIGNED.

AS PER FMC 23-107(5)(D)BUFFER BOUNDARIES SHALL BE MARKED WITH SIGNS THAT PERSIST BEFORE, DURING, AND AFTER CONSTRUCTION. SIGNAGE SHALL BE POSTED AT THE EDGE OF THE BUFFER ZONE, EACH LOT LINE, AND AT A MAXIMUM SPACING OF ONE HUNDRED FIFTY (150) FEET. THIS SPACING CAN BE REDUCED FOR LARGE SCALE DEVELOPMENT AS APPROVED BY THE CITY'S ENGINEERING DEPT. THE LOCATION OF THE SIGNAGE SHALL BE SHOWN ON THE STORMWATER MANGAMENT PLAN, EPSC PLANS, GRADING PLANS, DRAINAGE PLANS AND BUFFER MANAGEMENT PLANS. THESE SIGN SHALL BE SUPPLIED BY THE CITY OF FRANKLIN'S STORMWATER INSPECTORS AT INITIAL SITE PRECONSTRUCTION MEETINGS AND BE INSTALLED BY THE FIRST EPSC INSPECTION.

NOTES:

1. PLANT MATERIAL MUST BE INSTALLED PER THE BARE ROOT STOCK DIAGRAM. REFER TO PG. 18 OF THE TENNESSEE URBAN RIPARIAN BUFFER HANDBOOK SERIES FOR MORE INFORMATION.
2. CONTRACTOR TO REMOVE INVASIVE PLANT MATERIAL WITHIN THE RIPARIAN BUFFER ZONE 1 AND ZONE 1 MITIGATION AREAS. SEE TN INVASIVE PLANT COUNCIL FOR LIST OF INVASIVE PLANTS.
3. INVASIVE PLANTS TO BE REMOVED PER THE NATIVE CONSERVANCY "WEED CONTROL METHODS HANDBOOK."
4. AS NEEDED, LANDSCAPE CONTRACTOR TO BREAK UP ALL COMPACTED SOIL VIA A SUBSOILER (RIPPER) TO A MINIMUM DEPTH OF 24" WITH A SUBSOILER SHANK SPACING OF 36" MAX. AND THEN AERATE TOPSOIL WITH A PLUG AERATOR TO A DEPTH OF 4".

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

TREE PROTECTION NOTE:

ALL TREE PROTECTION FENCING SHALL BE IN PLACE PRIOR TO THE ISSUANCE OF A GRADING OR LAND DISTURBANCE PERMIT AND SHALL BE MAINTAINED IN GOOD WORKING ORDER UNTIL ALL CONSTURCTION ACTIVITY IS COMPLETED. NO DISTURBANCE IS PERMITTED IN A TREE PRESERVATION AREA. ANY REQUIRED EROSION CONTROL MEASURES SHALL BE PLACED OUTSIDE OF ANY TREE PROTECTION FENCING.

RIPARIAN SEED MIX SHALL BE INSTALLED PER THE SEED MIX SUPPLIERS SPECIFICATIONS OR PER THE CITY'S NATIVE SEED INSTALLATION GUIDANCE DOCUMENT FOUND AT: HTTPS://WWW.FRANKLINTN.GOV/GOVERNMENT/DEPARTMENTS-A-J/ENGINEERING/DEVELOPMENT

UNMANAGED FOREST BUFFER AREA
(per the TENNESSEE URBAN RIPARIAN BUFFER REQUIREMENTS):

BUFFER ENCROACHMENT AREA PER CURRENT SITE PLAN: 7,625.82 SF
BUFFER ENCROACHMENT AREA 1: 1,304.92 SF
BUFFER ENCROACHMENT AREA 2: 6,320.90 SF

REQUIRED BUFFER MITIGATION AREA: 13,635.82 SF (0.31 AC)
- REQUIRED MITIGATION PER FRANKLIN PARK BUFFER RESTORATION: *6,010 SF (0.14 AC)
- REQUIRED BUFFER MITIGATION AREA PER CURRENT SITE PLAN: 7,625.82 SF (0.15 AC)

** PROPOSED BUFFER MITIGATION AREA ENHANCEMENTS: 9,752 SF (0.22 AC)

TOTAL REQUIRED PLANTING AREA: 9,752 SF
- # OF BARE ROOT SEEDLINGS = 9,752 SF / 36 = 270.89
  - •• TOTAL BARE ROOT SEEDLINGS REQUIRED = 271
  - •• 163 PROPOSED CANOPY TREES (60% MIN. CANOPY REQUIRED)
  - •• 108 PROPOSED UNDERSTORY TREES

(REFER TO PG. 18 OF THE TENNESSEE URBAN RIPARIAN BUFFER HANDBOOK FOR MORE INFORMATION)

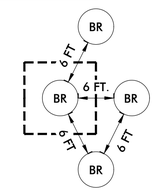
DISTURBED RIPARIAN ZONES TO BE SEEDED WITH RIPARIAN BUFFER SEED MIX. CONTRACTOR TO INSTALL RIPARIAN BUFFER SEED MIX BY HYDROSEEDING. A SECONDARY APPLICATION OF MULCH MAY BE APPLIED TO TOP AFTER APPLICATION FOR ADEQUATE GERMINATION. REFER TO MANUFACTURER'S SPECIFICATIONS (ERNST CONSERVATION SEEDS) FOR ADDITIONAL INSTALL INFORMATION.

*AREA NOT ILLUSTRATED. REFER TO COF #9437 1.0 STREAM BUFFER MITIGATION PLAN FOR BUFFER RESTORATION TAKE DOWN SCHEDULE AND AREA. REMAINING BUFFER RESTORATION AS NOTED ON SCHEDULE REFERS TO 'FUTURE DEVELOPMENT.'

LANDSCAPE DATA

SITE ACREAGE:	± 32.43 AC (1,412,650.8 SF)
SITE ZONING DISTRICT AND APPLICABLE OVERLAYS:	BASE ZONING: RC12 REGIONAL COMMERCE 12 PROPOSED ZONING: PD PLANNED DEVELOPMENT OVERLAY ZONING: FFO, FWO
MINIMUM REQUIRED LANDSCAPE AREA (RATIO & ACREAGE):	0.20 (6.49 AC)
PROVIDED LANDSCAPE SURFACE AREA (RATIO AND ACREAGE):	0.20 (6.49 AC)
PERCENT AND ACREAGE TREE CANOPY REQUIRED:	26% (46,800 SF)
PERCENT AND ACREAGE OF PRESERVED CANOPY COVER PROVIDED:	100% (±180,000 SQ. FT.)
NUMBER AND DBH OF SPECIMEN TREES REMOVED:	N/A
PROPOSED TREE SAVE AREA:	±4.13 AC (±180,000 SQ. FT.)

BARE ROOT STOCK



KEY

- BUFFER ENCROACHMENT AREA
- RIPARIAN BUFFER ZONE 1 MITIGATION AREA - TREE ENHANCEMENT AREA
- RIPARIAN BUFFER ZONE 1 MITIGATION AREA
- PROPOSED TREE SAVE AREA
- TP — TREE PROTECTION FENCE

NORTH
0 30 60 90 feet
SCALE: 1" = 30'

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MICHAEL TOCCI REGISTERED LANDSCAPE ARCHITECT TENNESSEE NO. 0
10.02.25

WEST FRANKLIN PARK PUD SUBDIVISION DEVELOPMENT PLAN, REVISION 1

6100 & 6700 TOWER CIRCLE
FRANKLIN PROJECT # 8932
FRANKLIN, WILLIAMSON COUNTY, TN

NO.	REVISIONS	DATE	BY

DESIGNED BY: GV
DRAWN BY: MB
CHECKED BY: KG
DATE: 10/02/2025
KVD PROJECT NO. 23094

DRAWING TITLE:
BUFFER MANAGEMENT PLAN

SHEET NUMBER
L0.2

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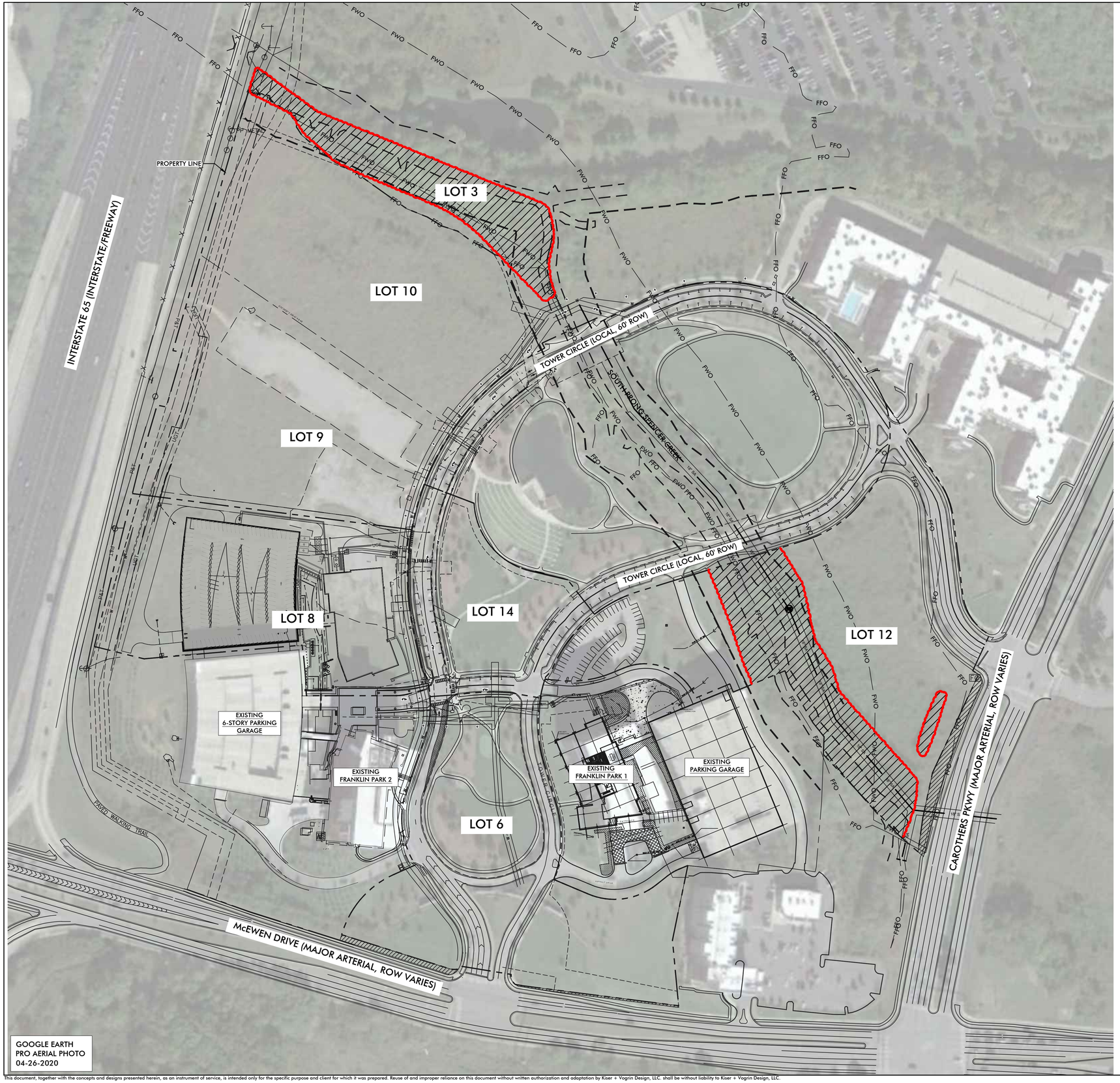

LANDSCAPE DATA

SITE ACREAGE:	± 32.43 AC (1,412,650.8 SF)
SITE ZONING DISTRICT AND APPLICABLE OVERLAYS:	BASE ZONING: RC12 REGIONAL COMMERCE 12 PROPOSED ZONING: PD PLANNED DEVELOPMENT OVERLAY ZONING: FFO, FWO
MINIMUM REQUIRED LANDSCAPE AREA (RATIO & ACREAGE):	0.20 (6.49 AC)
PROVIDED LANDSCAPE SURFACE AREA (RATIO AND ACREAGE):	0.20 (6.49 AC)
PERCENT AND ACREAGE TREE CANOPY REQUIRED:	26% (46,800 SF)
PERCENT AND ACREAGE OF PRESERVED CANOPY COVER PROVIDED:	100% (±180,000 SQ. FT.)
NUMBER AND DBH OF SPECIMEN TREES REMOVED:	N/A
PROPOSED TREE SAVE AREA:	±4.13 AC (±180,000 SQ. FT.)

TREE REPLACEMENT NOTE:
Refer to COF #2572 open space and tree information charts, 392 caliper inches of replacement trees to be included at site plan

RIPARIAN BUFFER NOTE:
"There shall be no mowing, clearing, grading, construction, storage, or disturbance of vegetation in riparian buffers except as permitted by the City Engineer, or his designee."

TREE PROTECTION NOTE:

ALL TREE PROTECTION FENCING SHALL BE IN PLACE PRIOR TO THE ISSUANCE OF A GRADING OR LAND DISTURBANCE PERMIT AND SHALL BE MAINTAINED IN GOOD WORKING ORDER UNTIL ALL CONSTURCTION ACTIVITY IS COMPLETED. NO DISTURBANCE IS PERMITTED IN A TREE PRESERVATION AREA. ANY REQUIRED EROSION CONTROL MEASURES SHALL BE PLACED OUTSIDE OF ANY TREE PROTECTION FENCING.

KEY

APPROXIMATE TREE SAVE AREA (TSA)
±4.13 AC (±180,000 SQ. FT.)

APPROXIMATE EXISTING TREE CANOPY
12.6% ±4.13 AC (±180,000 SQ. FT.)

NORTH

0 100 200 300 feet

SCALE: 1"=100'

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MARY MICHAEL VOGRIN
REGISTERED
COMMERCIAL
TENNESSEE NO. 328
LANDSCAPE ARCHITECT
10.02.25

WEST FRANKLIN PARK PUD SUBDIVISION
DEVELOPMENT PLAN, REVISION 1

6100 & 6700 TOWER CIRCLE
FRANKLIN PROJECT # 8932
FRANKLIN, WILLIAMSON COUNTY, TN

NO.	REVISIONS	DATE	BY

DESIGNED BY:	GV
DRAWN BY:	MB
CHECKED BY:	KG
DATE:	10/02/2025

KVD PROJECT NO.
23094

DRAWING TITLE:

TREE PRESERVATION PLAN

SHEET NUMBER

L1.0

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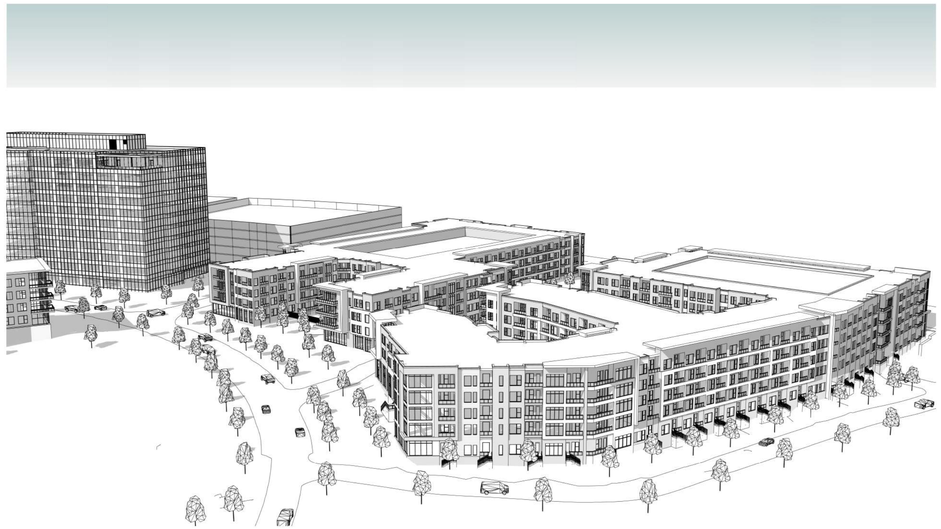
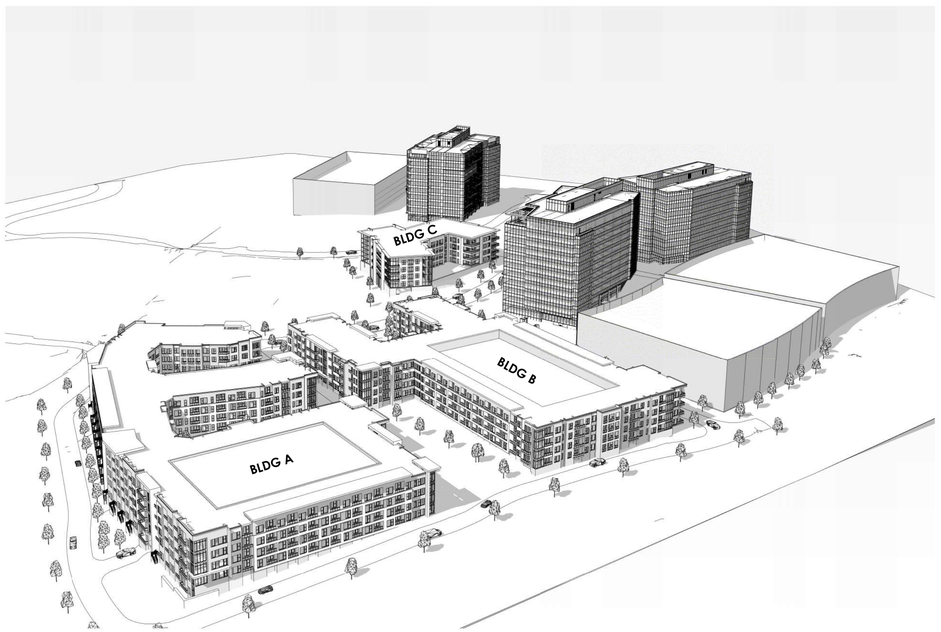
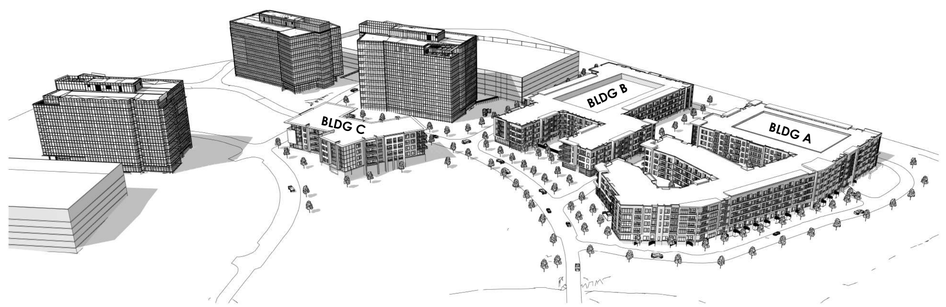


AERIAL VIEW: BUILDING A AND B FROM CAMERON APARTMENTS (FACING SOUTH EAST)

AERIAL VIEW: BUILDING A AND B FROM BUILDING C (FACING WEST)



AERIAL VIEW: BUILDING A AND B FROM I65 (FACING SOUTH EAST)



AERIAL VIEW: BUILDING A AND B FROM NISSAN HQ (FACING SOUTH WEST)

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MICHAEL A. HATHAWAY
REGISTERED ARCHITECT
AGRICULTURE
DATE ISSUED: 10-2-25
STATE OF TENNESSEE

WEST FRANKLIN PARK PUD SUBDIVISION
DEVELOPMENT PLAN, REVISION 1
6100 & 6700 TOWER CIRCLE
FRANKLIN PROJECT # XXXX
FRANKLIN, WILLIAMSON COUNTY, TN

NO.	REVISIONS	DATE	BY

DESIGNED BY:	GV
DRAWN BY:	MB
CHECKED BY:	KG
DATE:	10/02/2025

KVD PROJECT NO. 23094

DRAWING TITLE: BUILDINGS A, B, AND C

SHEET NUMBER A01

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STREET VIEW: BUILDING A AND B FROM FRANKLIN PARK 3

STREET VIEW: BUILDING B FROM BUILDING C

STREET VIEW: BUILDING A

STREET VIEW: BUILDING A & B

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MICHAEL A. HATHAWAY
REGISTERED ARCHITECT
AGRICULTURE
DESIGNED
NO. 20
STATE OF TENNESSEE
10-2-25

WEST FRANKLIN PARK PUD SUBDIVISION
DEVELOPMENT PLAN, REVISION 1
6100 & 6700 TOWER CIRCLE
FRANKLIN PROJECT # XXXX
FRANKLIN, WILLIAMSON COUNTY, TN

NO:	REVISIONS	DATE	BY

DESIGNED BY:	GV
DRAWN BY:	MB
CHECKED BY:	KG
DATE:	10/02/2025

KVD PROJECT NO.
23094

DRAWING TITLE:
BUILDINGS A AND B VIEWS

SHEET NUMBER
A02

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STREET VIEW: BUILDING C FROM FRANKLIN PARK 2

STREET VIEW: BUILDING C FROM EAST

STREET VIEW: BUILDING C FROM BUILDING B

STREET VIEW: BUILDING C FROM FRANKLIN PARK 1

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MICHAEL A. HATHAWAY
REGISTERED ARCHITECT
AGRICULTURE
No. 20951
STATE OF TENNESSEE
10-2-25

WEST FRANKLIN PARK PUD SUBDIVISION
DEVELOPMENT PLAN, REVISION 1
6100 & 6700 TOWER CIRCLE
FRANKLIN PROJECT # XXXX
FRANKLIN, WILLIAMSON COUNTY, TN

NO.	REVISIONS	DATE	BY

DESIGNED BY:	GV
DRAWN BY:	MB
CHECKED BY:	KG
DATE:	10/02/2025

KVD PROJECT NO.
23094

DRAWING TITLE:
BUILDING C VIEWS

SHEET NUMBER
A03

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City of Franklin

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

File #: 21-01276

DATE: 10/23/2025

TO: Franklin Municipal Planning Commission

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

SUBJECT:

Christ Fellowship Church Subdivision, Site Plan, Developing 2,645 Square Feet Of Institutional Space, On 1.96 Acres, Located At 104 Chestnut Lane. (CONSENT AGENDA)

PURPOSE:

PROJECT INFORMATION
COF Project Number: 8914
Applicant: John Amann, Verdantas LLC
Owner: Christ Fellowship Church, Travis Briles, Rep.

BACKGROUND/STAFF COMMENTS:
The applicant has submitted a site plan for the development of 2,645 square feet of additional institutional space for the property located at 104 Chestnut Lane. The property is zoned Civic Institutional (CI) and currently contains the Christ Fellowship Church campus. Properties in the CI District require review and approval by the Franklin Municipal Planning Commission. The conditions of approval are included with this application and no major issues or concerns are included.

PROCEDURAL REQUIREMENTS:
1. 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. Once the corrected site plan has been approved, one (1) full-size and one (1) half-sized copy of the final approved landscape plans shall be submitted to the Department of Building and Neighborhood Services for future landscape inspection purposes.
3. Once the project has obtained Site Plan approval, the applicant will be notified by COF Engineering Department with instructions regarding the status of their digitally stamped construction plans.

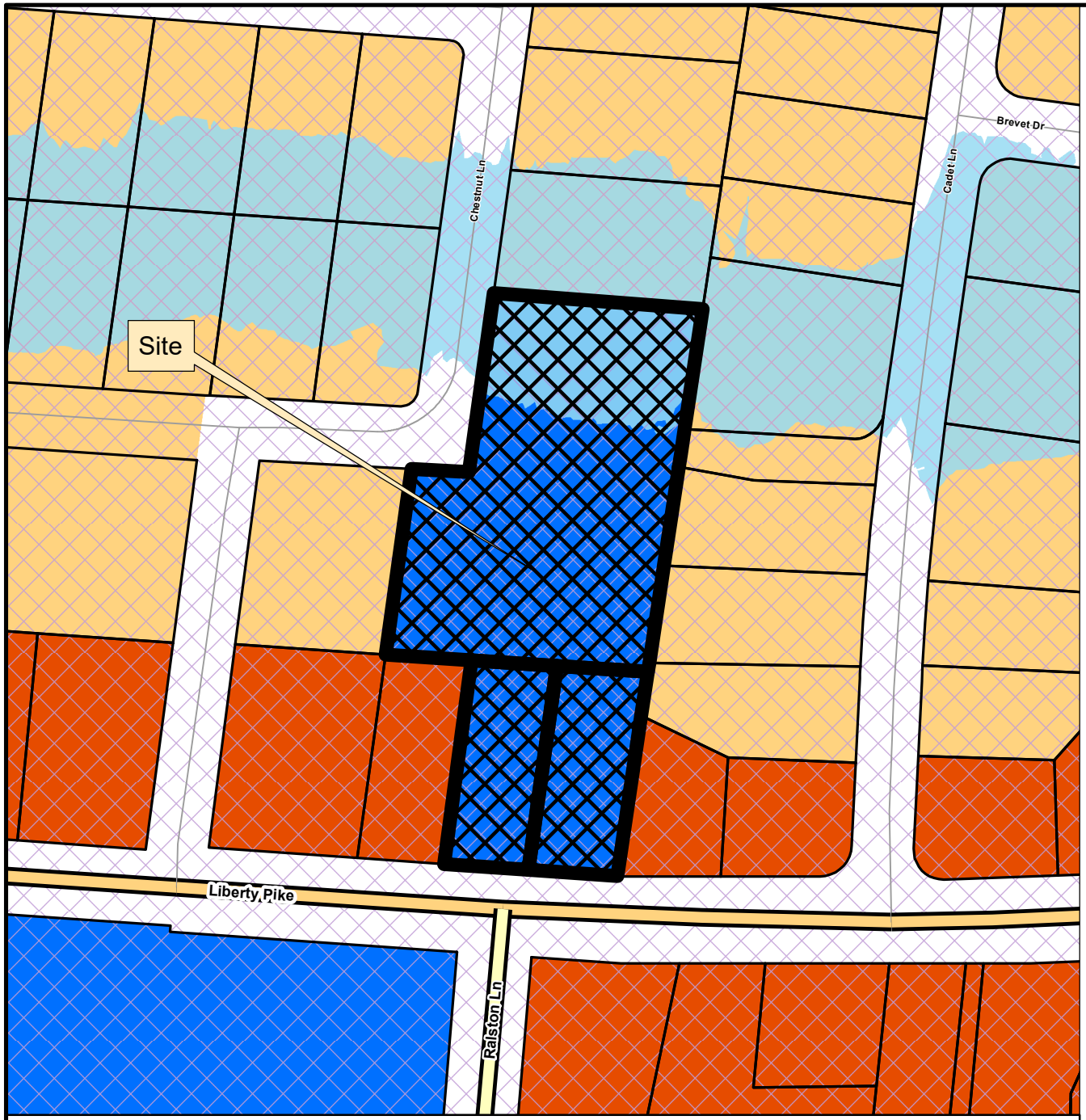
4. The applicant shall upload complete building plans, including the approved, revised site plans, to the City's IDT site for Building and Neighborhood Services Department review and approval prior to the issuance of a building permit.
5. Prior to the start of any excavation work, the developer and/or contractor shall notify AT&T and Comcast.
6. The City’s project identification number shall be included in all correspondence with any City department relative to this project.

FINANCIAL IMPACT:

Unknown.

RECOMMENDATION:

Staff recommends approval of the Christ Fellowship Church Subdivision, Site Plan, with conditions.



CHRIST FELLOWSHIP CHURCH SUBDIVISION
SITE PLAN

Project Information

Existing Zoning: CI Civic and Institutional District
Overlay Districts: CFO, FFO
Site Acreage: 1.96 acres
Proposed Number of Dwelling Units: 0
Proposed Nonresidential Square Footage: 2,645 SF

Legend

- Christ Fellowship Church Subdivision
- Central Franklin Overlay
- Floodway Fringe Overlay
- Floodway Overlay
- AG Agricultural District
- ER Estate Residential District
- R1 Residential 1 District
- R2 Residential 2 District
- R3 Residential 3 District
- R4 Residential 4 District
- R6 Residential 6 District
- MR Mixed Residential District
- PD Planned District
- OR Office Residential District
- CI Civic Institutional District
- NC Neighborhood Commercial District
- CC Central Commercial District
- DD Downtown District
- 1ST Avenue District
- 5TH Avenue District
- RC4 Regional Commerce 4 District
- RC6 Regional Commerce 6 District
- RC12 Regional Commerce 12 District
- GO General Office District
- LI Light Industrial District
- HI Heavy Industrial District

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

0 250 500 1,000
Feet

HISTORIC FRANKLIN TENNESSEE

COF no: 8914

CONDITIONS OF APPROVAL:

Open Issues: 20 These issues are currently being filtered

Engineering - Site Plan Checklist

General Issues

21. Final Plat

joe.marlo@franklintn.gov *As final plats followthe FMPC reviewcycle, the Applicant is encouraged to start the final plat process as soon as possible.*

*Comment to remain open as a Condition of Approval, but **does not hinder approval of the Site Plan.***

Prior to issuance of a Building Permit, a revised final plat shall be approved and recorded to dedicate right-of-way, modify/abandon existing easements on the property and create new easements as necessary for the proposed site development. This condition does not apply to building permits for site retaining walls not associated with the building(s), which may be issued with the grading permit.

43. J. Stormwater Managment Plan

lance.fittro@franklintn.gov Were the subsurface testing results (either test pits/borings or infiltration testing) omitted by accident, or am I overlooking them? Please clarify where the included test results are found in the submittal documents.

Performance Agreement and Surety

General Issues

46. Engineering Sureties

kevin.long@franklintn.gov

Applicant shall post sureties in the following amounts:	
I. CITY WATER	**$ 5,000.00**

II. CITY SEWER	
III. PUBLIC SIDEWALK:	**$ 10,000.00**
IV. CITY STREETS	
V. PRIVATE STREETS (INCLUDING SHARED ACCESS)	
VI. STREET ACCESS	**$ 20,000.00**
VII. TEMPORARY TURNAROUNDS	
VIII. TRAFFIC SIGNALS	
IX. I.T.S. ELEMENTS	
X. STORMWATER DRAINAGE	
XI. GREEN INFRASTRUCTURE	**$ 31,000.00**

NOTE: Performance Calculations - Sureties are calculated from the Site Plan and approved during the Site Plan approval process. Sureties shall be posted prior to obtaining a building permit. Where a building permit is not expected, sureties shall be posted prior to obtaining a grading permit. If a Final Plat is approved at any time during the development process, all sureties will be transferred to said plat as a Condition of Approval. Sureties posted should include Public Infrastructure, Erosion Control, Street Access, and all necessary repairs for work completed within the public right-of-way. ***Any driveway or related encroachment on City of Franklin right-of-way, including the modification, revision, or change in use of any existing driveway facilities, shall require a Street Access Surety.*** *A 25% contingency is applied to each surety category. EPSC is based on a flat $7,500 per acre of disturbed area and is distributed proportionally across all surety categories.*

Line Items (For Reference Only:)	Quantity
6" WATER MAIN	20 LF
CONCRETE SIDEWALK (4" CLASS A, 4" BASE)	317 SF
HANDICAP RAMP AND DETECTABLE WARNING	2 EA
NEW OR MODIFIED STREET CONNECTIONS	2 EA
BIORETENTION/RAIN GARDEN (Total Water Quality Treatment Volume)	1023 CF

66. Landscape

jason.arnold@franklintn.gov Landscape surety $26,000

67. Landscape Green Infrastructure

jason.arnold@franklintn.gov Landscape Green Infrastructure $8,000

Planning

General Issues

6. FMPC Approval

joseph.bryan@franklintn.gov Advisory comment to remain open, because the property is zoned Civic Institutional it must be reviewed and approved by the FMPC.

Planning (Landscape)

General Issues

17. Trees on Property line

jason.arnold@franklintn.gov To the tree preservation plan, add a note that the neighbors have provided written permission to remove the trees on the property line.

68. Bio-Retention Plant List

jason.arnold@franklintn.gov Bio-Retention Plant List, L-2, shows geranium plugs, which typically do not survive after planting. Applicant shall use a larger size than plugs.

Stormwater

General Issues

7. Stormwater Management Plan

ellen.moore@franklintn.gov	The level spreader can be designed using the broad crested weir equation. These calculations shall be provided in the stormwater management report and details shall show length, dimensions, and stone sizes for the level spreader on the plans.

22. Riparian Buffer

jeff.willoughby@franklintn.gov	Sheet C3.1 still shows the existing riparian buffer limits.

24. Riparian Buffer

jeff.willoughby@franklintn.gov	Pending.

53. Bioretention

ellen.moore@franklintn.gov	The choker stone is required across the entire underdrain layer to prevent amended soils from migrating into the larger voids.

65. Bioretention

ellen.moore@franklintn.gov	The PreTX inlet can be used instead of the forebay, but shall treat all runoff directed to the bioretention area.

Zoning

General Issues

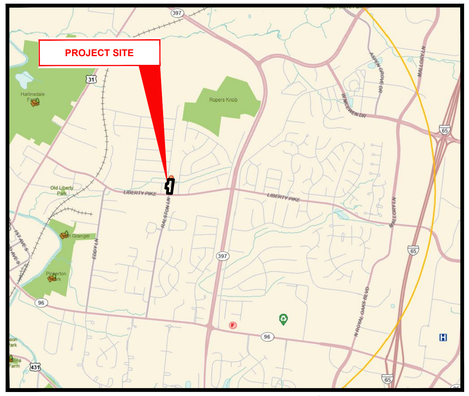
39. FFO

shanna.mccoy@franklintn.gov	Comment to remain open as a reminder. Permit shall be issued in conjunction with the grading permit. The applicant shall obtain a floodplain development permit prior to any disturbance of the FFO.

CHRIST FELLOWSHIP CHURCH SUBDIVISION
SITE PLAN
CITY OF FRANKLIN, WILLIAMSON COUNTY, TN

104 CHESTNUT LANE
FRANKLIN, TENNESSEE

VERDANTAS JOB # 32664
CITY OF FRANKLIN JOB # 8914



VICINITY MAP

SHEET LIST TABLE	
NO.	SHEET NAME
C0.0	TITLE SHEET
C0.1	NOTES & LEGEND
C0.2	DETAILS1
C0.3	DETAILS2
C0.4	DETAILS3
C0.5	DETAILS4
C0.6	DETAILS5
C1.0	EXISTING CONDITIONS - DEMOLITION PLAN
C2.0	SITE LAYOUT PLAN
C3.0	GRADING & DRAINAGE PLAN
C3.1	INITIAL EPSC - PRE-CONSTRUCTION PLAN
C3.2	INTERIM EPSC - CONSTRUCTION PLAN
C3.3	FINAL EPSC - WATER QUALITY PLAN
C4.0	ROW & ACCESS PLAN
C5.0	UTILITY PLAN
C6.0	EMERGENCY MANAGEMENT PLAN
L-0	TREE PRESERVATION PLAN
L-1	PARKING LOT LANDSCAPE PLAN
L-2	BIORETENTION LANDSCAPE PLAN
L-3	LANDSCAPE SPECIFICATIONS
L-4	LANDSCAPE SPECIFICATIONS AND DETAILS
L1-1	RIPARIAN BUFFER PLAN
A0.00	COVER SHEET
A2.00	PROPOSED FLOOR PLAN
A3.00	PROPOSED ELEVATIONS
A3.01	PROPOSED ELEVATIONS
1 OF 1	PHOTOMETRIC PLAN

SITE MAP

VESTING DEVELOPMENT STANDARDS	
DEVELOPMENT STANDARD	VERSION / DATE
ZONING ORDINANCE	7/1/2024
SUBDIVISION REGULATIONS	1/1/2022
HISTORIC DISTRICT DESIGN GUIDELINES	5/30/2022
TRANSPORTATION & STREET TECHNICAL STANDARDS	7/1/2024
STORMWATER BMP MANUAL	7/1/2021
TECHNICAL SPECIFICATIONS FOR UTILITY INSTALLATION	10/13/2020
MUNICIPAL CODE	5/22/2024

PROJECT SPECIFICATIONS

THE LATEST STANDARD SPECIFICATIONS OF THE TENNESSEE DEPARTMENT OF TRANSPORTATION, INCLUDING CHANGES AND SUPPLEMENTAL SPECIFICATIONS THERETO, AND THE CITY OF FRANKLIN ENGINEERING DEPARTMENT SHALL GOVERN THIS PROJECT.

ADDITIONALLY, THIS PROJECT SHALL ADHERE TO THE CITY OF FRANKLIN ZONING ORDINANCE ADOPTED & EFFECTIVE 1-1-2025.

SOURCE OF BOUNDARY INFORMATION

THE BOUNDARY & TOPOGRAPHIC INFORMATION SHOWN ON THESE PLANS IS BASED UPON THE TOPOGRAPHIC SURVEY DATED 06/11/25 AS PREPARED BY HOMELAND SURVEYING & MAPPING, LLC.

Tennessee811
Know what's below.
Call before you dig.

PROJECT CONTACTS

SITE ENGINEER
VERDANTAS
2964 SIDCO DRIVE
NASHVILLE, TN 37204
PHONE: (615) 349-4024
CONTACT: JAMES GOLIAS
PROJECT MANAGER
EMAIL: JGOLIAS@VERDANTAS.COM

APPLICANT/DEVELOPER
PREMIER DESIGN BUILD, LLC
1031 PARKWAY DRIVE, BLDG 25B
SPRING HILL, TN 37174
PHONE: (304) 561-5146
CONTACT: RICKY CANTRELL
PROJECT MANAGER

ARCHITECT
PACKMAN ARCHITECTS
PHONE: (818) 264-8365
CONTACT: PAUL PACKMAN
EMAIL: PAUL@PACKMANARCHITECTS.COM

LIGHTING CONSULTANT
DESIGNLIGHT
1508 ELM HILL PIKE, SUITE 100
NASHVILLE, TN 37210
PHONE: 615-329-6700
CONTACT: AMANDA LINDSEY
EMAIL: AMANDAL@DESIGNLIGHT.NET

ZONING INFORMATION

OWNER:	CHRIST FELLOWSHIP OF FRANKLIN
PROPERTY ADDRESS:	104 CHESTNUT LANE FRANKLIN, TN 37064
PARCEL NUMBERS:	062P-C-036.00 062P-C-005.00 062P-C-006.00
DB/PAGE:	BK 2/PG42
TOTAL ACREAGE:	85,193 SF (1.96 ACRES)
ACREAGE DISTURBED:	42,650 SF (0.98 ACRES)
CURRENT ZONING:	CIVIC INSTITUTIONAL (CI)
OVERLAY ZONING:	CENTRAL FRANKLIN OVERLAY DISTRICT (CFO) FLOOD FRINGE OVERLAY (FFO)
PROPOSED USE:	RELIGIOUS ASSEMBLY / EDUCATION
BUILDING SPACE BREAKDOWN:	
EXISTING SQUARE FOOTAGE:	5900 S.F.
ADDITION SQUARE FOOTAGE:	2645 S.F.
TOTAL PROPOSED SQUARE FOOTAGE:	8545 S.F.
SETBACKS-	
PRINCIPAL BUILDING:	
FRONT:	75' (LIBERTY PIKE FRONTAGE) 25' (CHESTNUT LANE FRONTAGE)
REAR:	25'
SIDE:	25'
ACCESSORY BUILDING:	5' BEHIND PRINCIPAL BUILDING 5' FROM ANY LOT LINE
PARKING RATIO BY USE:	1 SPACE PER 3.5 SEATS IN SANCTUARY
PARKING REQUIRED, BY USE:	73 TOTAL
PARKING CALCULATION:	
EXISTING PARKING:	63 TOTAL (2 VAN ADA)
PARKING REMOVED:	42 TOTAL (2 VAN ADA)
PARKING TO REMAIN:	21 TOTAL
PROPOSED PARKING:	55 TOTAL (3 ADA + 1 VAN ADA)
TOTAL PARKING SPACES PROVIDED:	76 TOTAL (3 ADA + 1 VAN ADA)
COMPACT VEHICLE SPACES:	10 TOTAL (13% OF TOTAL PARKING)
VEHICULAR USE AREA:	
MINIMUM LANDSCAPE AREA:	40% OF 81,340 SF = 32,536 SF REQUIRED
PROPOSED LANDSCAPING AREA:	47% = 38,337 SF PROVIDED
TREE CANOPY RETENTION AREA:	4,900 SF (0.11 ACRES) PROVIDED
PROPOSED BUILDING AREA:	2,810 SF
SITE AREA:	85,193 SF

NO RESIDENTIAL UNITS ARE PROPOSED. PARKLAND IMPACT FEE DOES NOT APPLY TO THE SITE.

BENCHMARK INFORMATION

BM1: MAG NAIL SET IN ASPHALT
NORTH = 582448.64
EAST = 1717103.19
ELEVATION = 671.56

BM2: MAG NAIL SET IN ASPHALT
NORTH = 582281.07
EAST = 1717149.51
ELEVATION = 676.83

JAMES G. GOLIAS
LICENSED LANDSCAPE ARCHITECT
AGRICULTURE
No. 1017
STATE OF TENNESSEE

verdantas
2964 SIDCO DRIVE
NASHVILLE, TN 37204
TEL. (615) 349-4024
WWW.VERDANTAS.COM

NO	REVISION	DATE
1	FMPC RE-SUBMISSION	10/02/25

ISSUED FOR: SITE PLAN SUBMITTAL
ISSUE DATE: 09/08/2025
DESIGNED BY: MHOR
DRAWN BY: MHOR
CHECKED BY: JGOL

CHRIST FELLOWSHIP CHURCH SUBDIVISION
SITE PLAN
104 CHESTNUT LANE
FRANKLIN, TENNESSEE

TITLE SHEET

VERDANTAS PROJECT NO.
32664
CITY OF FRANKLIN PROJECT NO.
8914
DISCIPLINE
CIVIL
SHEET
C0.0

Z:\PROJECT FILES\OA-PZ\PREMIERDES\32664 - PREMIER DESIGN-CHRIST FELLOWSHIP CHURCH\CAD\DWG\SHEETS\C0.0 CFC TITLE.DWG - TITLE - 9/26/2025 2:36:02 PM - JOHN AMANN

GENERAL NOTES

1. ALL CONSTRUCTION SHALL CONFORM TO THESE PLANS AND SPECIFICATIONS, THE LATEST EDITION OF THE WILLIAMSON COUNTY SUBDIVISION REGULATIONS AND THE TENNESSEE DEPARTMENT OF HIGHWAYS STANDARD SPECIFICATIONS FOR ROAD CONSTRUCTION.
2. THERE SHALL BE NO DEVIATION FROM THE APPROVED PLANS WITHOUT PRIOR WRITTEN APPROVAL FROM THE OWNER OR THEIR REPRESENTATIVE. ANY DEVIATION FROM THESE PLANS WITHOUT PRIOR WRITTEN APPROVAL SHALL BE AT THE CONTRACTOR'S RISK AND EXPENSE.
3. THE CONTRACTOR SHALL OBTAIN THE SERVICES OF A TESTING AGENCY FOR ALL REQUIRED TESTING.
4. THE CONTRACTOR SHALL REVIEW THE SUBSURFACE EXPLORATION AND GEOTECHNICAL ENGINEERING REPORT PREPARED BY _____ AND DATED _____, AND ANY SUBSEQUENT REVISIONS. A COPY OF THIS REPORT WILL BE MADE AVAILABLE TO THE CONTRACTOR THROUGH THE OWNER. THE CONTRACTOR SHALL ADHERE TO ALL ASPECTS AND RECOMMENDATIONS OF THE REPORT.
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL CONSTRUCTION LAYOUT STAKING INCLUDING HORIZONTAL AND VERTICAL CONTROL. ANY DISCREPANCIES DISCOVERED IN THE PLAN INFORMATION, OR BETWEEN THE PLAN AND ELECTRONIC DATA SHALL BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE DESIGN ENGINEER SO THE APPROPRIATE ADJUSTMENTS MAY BE MADE.
6. ALL WORK SHALL BE LIMITED TO THE PROPERTIES AND EASEMENTS IDENTIFIED ON THE PLANS. ANY WORK WITHIN THE PUBLIC RIGHT OF WAY IS SUBJECT TO INSPECTIONS AND ENCROACHMENT PERMITS FROM THE JURISDICTION HAVING AUTHORITY OVER THE RIGHT-OF-WAY. REQUIREMENTS OF SUCH PERMITS ARE INCORPORATED INTO THESE DOCUMENTS BY REFERENCE.
7. ANY DEFECTS IN CONSTRUCTION, INCLUDING MATERIALS OR WORKMANSHIP, SHALL BE REPLACED OR CORRECTED BY THE CONTRACTOR BY REMOVAL AND REPLACEMENT OR OTHER APPROVED METHODS PRIOR TO ACCEPTANCE BY THE OWNER WITH NO ADDITIONAL COMPENSATION.
8. CONTRACTOR SHALL SUBMIT A PLAN OF OPERATIONS FOR REVIEW AND APPROVAL BY THE ARCHITECT THAT WILL INDICATE EQUIPMENT STAGING AREAS, STOCKPILE LOCATION AND SANITATION FACILITIES.
9. RIGHT-OF-WAY AND PROPERTY LINES SHOWN ARE BASED UPON THE BOUNDARY SURVEY DATED 10/15/2024 AS PREPARED BY HOMELAND SURVEYING & MAPPING, LLC.
10. ALL OSHA, STATE AND LOCAL SAFETY REGULATIONS SHALL BE FOLLOWED DURING CONSTRUCTION.
11. NO CONSTRUCTION SHALL COMMENCE UNTIL ALL WILLIAMSON COUNTY AND THE CITY OF FRANKLIN PERMITS HAVE BEEN ISSUED AS REQUIRED.
12. APPROPRIATE BARRICADES, WARNING LIGHTS, SIGNS, FENCING ETC. SHALL BE ERECTED AROUND THE CONSTRUCTION AREA DURING NON-WORKING HOURS TO ALERT PERSONS OF THE POTENTIAL DANGER ASSOCIATED WITH THE AREA UNDER CONSTRUCTION AS WELL AS TO PREVENT ACCESS BY UNAUTHORIZED PERSONNEL. THE CONTRACTOR IS RESPONSIBLE FOR ENSURING THE SAFETY OF THE GENERAL PUBLIC AS WELL AS ALL CONSTRUCTION PERSONNEL.
13. ANY EXISTING ROADWAY, LAWN, CURB, SIDEWALK OR OTHER APPURTENANCE DISTURBED DURING CONSTRUCTION NOT DESIGNATED FOR REMOVAL OR REPLACEMENT SHALL BE RESTORED BY THE CONTRACTOR WITHOUT ADDITIONAL COMPENSATION TO A CONDITION EQUAL TO OR BETTER THAN THAT WHICH EXISTED PRIOR TO DISTURBANCE.
14. ANY TEMPORARY UTILITY REQUIRED BY THE CONTRACTOR (ELECTRIC, WATER ETC.) SHALL BE AT THE SOLE EXPENSE OF THE CONTRACTOR.
15. THE CONTRACTOR SHALL PRESERVE ALL BENCHMARKS, PROPERTY LINE REFERENCES, REFERENCE POINTS, STAKES AND ANY OTHER SURVEY REFERENCE. IN CASE OF DISTURBANCE THE CONTRACTOR SHALL REPLACE THEM AT THE CONTRACTOR'S EXPENSE, BE RESPONSIBLE FOR ANY ERRORS THAT MAY BE CAUSED BY THEIR LOSS OR DISTURBANCE.
16. ALL PROPOSED CONCRETE PAVEMENT ABUTTING EXISTING PAVEMENT SHALL BE DOWELED INTO EXISTING CONCRETE PAVEMENT USING A ¾" DEFORMED DOWEL WITH 9" MINIMUM EMBEDMENT.
17. THE CONTRACTOR SHALL COMPLY AT ALL TIMES WITH APPLICABLE FEDERAL, STATE AND LOCAL LAWS, PROVISIONS, AND POLICIES GOVERNING SAFETY AND HEALTH, INCLUDING THE FEDERAL CONSTRUCTION SAFETY ACT (PUBLIC LAW 91-54), FEDERAL REGISTER, CHAPTER XVII, PART 1926 OF TITLE 29 REGULATIONS, OCCUPATIONAL SAFETY AND HEALTH REGULATIONS FOR CONSTRUCTION, AND SUBSEQUENT PUBLICATIONS UPDATING THESE REGULATIONS.
18. THE CONTRACTOR SHALL BE RESPONSIBLE FOR EXAMINING THE AREAS AND CONDITIONS UNDER WHICH THE PROJECT IS TO BE CONSTRUCTED PRIOR TO THE SUBMISSION OF THE BID. SUBMISSION OF A BID SHALL BE CONSTRUED TO MEAN THE CONTRACTOR HAS REVIEWED THE SITE AND IS FAMILIAR WITH THE CONDITIONS AND CONSTRAINTS OF THE SITE.
19. CONTRACTOR SHALL REFER TO OTHER PLANS WITHIN THIS CONSTRUCTION SET FOR OTHER PERTINENT INFORMATION.

ACCESSIBILITY NOTES

1. ALL REQUIREMENTS OF THE AMERICANS WITH DISABILITIES ACT (ADA) SHALL BE FOLLOWED IN ALL ASPECTS OF THE PROJECT.
2. ALL SIDEWALKS INSTALLED SHALL HAVE A MAXIMUM CROSS SLOPE OF 2%
3. HANDICAP ACCESSIBLE PARKING SPACES SHALL NOT EXCEED A SLOPE OF 2% IN ANY DIRECTION
4. ALL CURB RAMPS SHOWN ALONG A DESIGNATED ACCESSIBLE ROUTE SHALL BE FLUSH WITH THE ADJACENT PAVEMENT.

UTILITY NOTES

1. THIS PLAN SHOWS THE APPROXIMATE LOCATION OF UNDERGROUND UTILITIES (GAS, WATER, STORM SEWER, SANITARY SEWER, TELEPHONE, ELECTRIC, ETC.). THE PREPARER DOES NOT GUARANTEE THEIR ACCURACY OR CORRECTNESS. THE INFORMATION PROVIDED SHALL BE FIELD VERIFIED PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING THE UTILITY AS WELL AS THE SERVICE LATERALS AT ALL TIMES DURING CONSTRUCTION. THE CONTRACTOR SHALL PRACTICE CARE DURING THE GRADING AND TRENCH EXCAVATION AND SHALL BE RESPONSIBLE FOR REPLACING ANY SERVICES THAT ARE DAMAGED DURING CONSTRUCTION AT THEIR EXPENSE.
2. PRIOR TO ANY EXCAVATION OVER AN EXISTING UTILITY LINE OR SERVICE, CONTRACTOR SHALL HAND EXCAVATE TO EXPOSE THE UTILITY AND DETERMINE LOCATION AND DEPTH. NOTIFY ENGINEER IMMEDIATELY OF ANY CONFLICTS.
3. TOPS OF EXISTING AND PROPOSED CASTING ELEVATIONS ARE SUBJECT TO FINAL ADJUSTMENTS AS APPROVED BY THE ENGINEER AND REQUIREMENTS OF UTILITY OWNER. THIS WORK WILL BE INCIDENTAL TO THE CONTRACT.
4. FORTY-EIGHT (48) HOURS BEFORE EXCAVATION IS TO COMMENCE, THE CONTRACTOR SHALL NOTIFY THE FOLLOWING AGENCIES: TN811 UTILITY PROTECTION SERVICE AND ALL OTHER UTILITIES THAT MAY HAVE UNDERGROUND UTILITIES INVOLVING THIS PROJECT AND ARE NON-MEMBERS OF TENNESSEE UNDERGROUND PROTECTION.
5. THE SITE MAY CONTAIN EXISTING PRIVATELY OWNED UTILITIES. THESE HAVE BEEN SHOWN AS ACCURATELY AS POSSIBLE BASED ON EXISTING UTILITY INFORMATION, BUT THE PREPARER OF THESE DOCUMENTS DOES NOT ATTEST TO THEIR ACCURACY OR CORRECTNESS. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO CONTRACT WITH A PRIVATE UTILITY MARKING AGENCY TO IDENTIFY AND LOCATE ALL PRIVATE UTILITIES WITHIN THE WORK SITE. THIS MAY INVOLVE THE EXCAVATION AND UNCOVERING OF UTILITIES TO VERIFY LOCATION. NOTIFY ENGINEER IMMEDIATELY OF ANY CONFLICTS. CONTRACT SHALL MAKE RECORDS OF ALL PRIVATE UTILITIES ENCOUNTERED DURING THE PROJECT.
6. RECORD DRAWINGS OF NEW UTILITY SERVICES SHALL BE PREPARED BY THE CONTRACTOR AND SUBMITTED TO THE OWNER UPON COMPLETION OF THE PROJECT.

STORM & SANITARY NOTES

1. ALL STORM AND SANITARY ITEMS SHALL BE IN ACCORDANCE WITH THE CITY OF FRANKLIN REQUIREMENTS. CONCRETE AND METAL PIPE MATERIALS SHALL NOT BE USED UNLESS OTHERWISE SPECIFIED ON THESE PLANS.
2. CONTRACTOR SHALL BE REQUIRED TO MAINTAIN STORM AND SANITARY SEWER FLOW THROUGHOUT THE PROJECT, FOR THE DURATION OF CONSTRUCTION. ALL COST FOR THE ABOVE SHALL BE INCIDENTAL TO THE CONTRACT.
3. IF REQUIRED, CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING AND SCHEDULING STORM AND SANITARY SEWER INSPECTIONS AS SET OUT IN THE PRECONSTRUCTION MEETING.
4. CONNECTIONS INTO EXISTING OR PROPOSED STORM OR SANITARY SEWER STRUCTURES OR PIPES SHALL BE COMPLETED BY A CERTIFIED TAPPER BY CITY OF FRANKLIN.
5. DOWNSPOUT AND UNDERDRAIN CONSTRUCTION SHALL MEET THESE AND THE LATEST SPECIFICATION OF THE CITY OF FRANKLIN UNIFIED DEVELOPMENT CODE AND STANDARD DRAWINGS, AND DETAILS SHOWN ON THIS PLAN. BEDDING, BACKFILLING, JOINTS, EXCAVATION AND INSTALLATION SHALL BE INCLUDED IN THE COST PER FOOT OF PIPE. STORM SEWER, DOWNSPOUT AND UNDERDRAIN PIPE MATERIAL SHALL HAVE A MANNING'S "N" VALUE OF 0.013 OR LESS (UNLESS OTHERWISE SHOWN) AND BE RIGID / SMOOTH INTERIOR WALLED PVC SDR-35 PIPE, RIBBED PVC PIPE, A-2000 PVC PIPE, UNLESS OTHERWISE SHOWN.
6. ROOF DRAINS, FOUNDATION DRAINS AND OTHER CLEAN WATER CONNECTIONS TO THE SANITARY SEWER SYSTEM ARE PROHIBITED.
7. CONTRACTOR TO PROVIDE SHOP DRAWINGS ON ALL STORM SEWER MANHOLES, INLETS AND DETENTION SYSTEMS.
8. CONTRACTOR SHALL ASSURE THAT THERE IS POSITIVE DRAINAGE TO THE INLETS UPON PLACEMENT OF NEW PAVEMENT

WATER NOTES

1. ALL WORK RELATING TO WATER MAINS OR WATER SERVICE LINES SHALL BE COMPLETED IN ACCORDANCE WITH THE RULES AND REGULATIONS OF THE CITY OF FRANKLIN'S WATER MANAGEMENT DEPARTMENT.
2. CONTRACTOR MAY NOT USE WATER FROM FIRE HYDRANTS WITHOUT PRIOR PERMISSION FROM THE CITY OF FRANKLIN'S WATER MANAGEMENT DEPARTMENT.
3. MAINTAIN A MINIMUM 10' HORIZONTAL SEPARATION AND 18" VERTICAL SEPARATION FROM ALL SANITARY SEWERS.

GAS NOTES

1. ALL WORK RELATING TO GAS MAINS OR GAS SERVICE LINES SHALL BE COMPLETED IN ACCORDANCE WITH THE RULES AND REGULATIONS OF ATMOS ENERGY.

ELECTRIC NOTES

1. ALL WORK RELATING TO ELECTRIC LINES SHALL BE COMPLETED IN ACCORDANCE WITH THE RULES AND REGULATIONS OF MIDDLE TENNESSEE ELECTRIC (MTE).

MAINTENANCE OF TRAFFIC NOTES

1. ALL MAINTENANCE OF TRAFFIC PROCEDURES SHALL MEET THE REQUIREMENT OF THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES. THE CONTRACTOR SHALL MAINTAIN ACCESS TO LOCAL TRAFFIC (ACCESS TO RESIDENCES WITHIN CONSTRUCTION LIMITS) AT ALL TIMES. THE CONTRACTOR SHALL PROVIDE SUFFICIENT SIGN, WARNING LIGHTS, BARRICADES, OR OTHER NECESSARY DEVICES MAKE THE SITE SAFE TO THE TRAVELING PUBLIC.
2. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO SUBMIT TO THE ENGINEER AND THE OWNER A TRAFFIC CONTROL PLAN FOR THIS PROJECT.
3. PRIOR TO ANY CONSTRUCTION, THE CONTRACTOR SHALL NOTIFY THE CITY OF FRANKLIN AND THE FRANKLIN POLICE DEPARTMENT. AT ALL TIMES, EMERGENCY VEHICLES SHALL BE GIVEN ACCESS.
4. RESIDENTS OF THE PROJECT AREA SHALL BE ALLOWED ACCESS TO THEIR PROPERTY AT ALL TIMES.
5. ALTERNATE ROUTES OR CONTINUOUS TRAFFIC CONTROL SHALL BE EMPLOYED WHEN A PUBLIC WAY IS TEMPORARY BLOCKED DURING CONSTRUCTION, INCLUDING PEDESTRIAN AND BICYCLE FACILITIES. ADVANCED NOTICE SIGNS IN ACCORDANCE WITH THE MUTCD SHALL BE EMPLOYED.

GRADING AND EROSION CONTROL NOTES

1. ALL DISTURBED AREAS ARE TO BE RESTORED (SEEDED AND MULCHED) BY THE CONTRACTOR AND SHALL PROCEED WITH JOB PROGRESSION. THE CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR REMOVING ANY EXCESS MATERIALS AT THE SITE AND MAINTAINING ALL SEEDED AND MULCHED AREAS UNTIL PROJECT COMPLETION AND FINAL INSPECTION PER TDEC. ALL DISTURBED AREAS SHALL BE RESTORED WITHIN TWENTY-ONE (21) DAYS AFTER CONSTRUCTION.
2. ALL APPLICABLE RECOMMENDATIONS IN TENNESSEE'S EROSION PREVENTION AND SEDIMENT CONTROL MANUAL SHALL BE FOLLOWED BY THE CONTRACTOR, INCLUDING SEEDING OF DISTURBED GROUND.
3. ADDITIONAL BMP'S AND EROSION AND SEDIMENT CONTROL MEASURES MAY BE REQUIRED AS DEEMED NECESSARY. ALL COST FOR ABOVE SHALL BE INCLUDED IN LUMP SUM BID FOR EROSION CONTROL AND WATER POLLUTION CONTROL.
4. ALL EXCAVATION IS CONSIDERED UNCLASSIFIED AND THE CONTRACTOR SHALL BE RESPONSIBLE FOR MEANS, METHODS AND MATERIALS OF CONSTRUCTION. THE DESIGN ENGINEER SHALL NOT BE RESPONSIBLE FOR THE SUITABILITY OF MATERIAL UNDERLYING THE PROJECT SITE. THE CONTRACTOR SHALL PERFORM ANY INVESTIGATIONS OR TESTING NECESSARY TO ADEQUATELY DETERMINE OR ESTIMATE TO THEIR SATISFACTION ANY EXISTING SITE CONDITION WHICH COULD AFFECT HIS BID OR THE PERFORMANCE OF THE PROPOSED IMPROVEMENTS. THIS COULD INCLUDE, BUT NOT BE LIMITED TO, UNSUITABLE OR UNSTABLE SOIL/SUBSURFACE CONDITIONS, ROCK, WATER (PERCHED OR FREE), OBSTRUCTIONS ETC.
5. ALL TREES AND OTHER VEGETATION WITHIN THE PROJECT LIMITS THAT INTERFERE WITH CONSTRUCTION SHALL BE REMOVED, INCLUDED STUMP REMOVAL.
6. THE CONTRACTOR SHALL REMOVE ALL SURPLUS DEMOLISHED AND WASTE MATERIALS, INCLUDING TREES, STUMPS, TRASH AND DEBRIS, FROM THE PROJECT LIMITS AND DISPOSE OF OFF-SITE. IN NO INSTANCE SHALL MATERIAL BE BURIED ON-SITE.
7. THE CONTRACTOR SHALL REMOVE FROM THE SITE ALL MATERIAL DEEMED UNSUITABLE FOR EMBANKMENT BY THE OWNER'S REPRESENTATIVE AND BE DISPOSED OF OFF-SITE.
8. THE CONTRACTOR SHALL PROVIDE FINAL GRADING TO WITHIN 1" OF GRADES SHOWN ON THE PLANS.
9. TOPSOIL SHALL BE STRIPPED AND STOCKPILED FROM ALL AREAS TO BE GRADED, TO WHATEVER DEPTH ENCOUNTERED, AND IN A MANNER TO PREVENT INTERMINGLING WITH UNDERLYING SUBSOIL. SOIL SHALL NOT BE STOCKPILED NEAR THE EDGE OF EXCAVATIONS OR WITHIN DRIP LINES OF TREES TO REMAIN.
10. EXCESS SOIL GENERATED FROM TRENCH EXCAVATIONS SHALL BE INCORPORATED IN THE UNIT PRICE BID FOR EXCAVATION INCLUDING EMBANKMENT CONSTRUCTION. ANY EXCESS SOIL UNABLE TO BE PLACED ON-SITE OR DEEMED UNSUITABLE FOR EMBANKMENT BY THE ENGINEER SHALL BE DISPOSED OF OFF-SITE.
11. THE CONTRACTOR SHALL FOLLOW THE RECOMMENDATIONS IN THE SUBSURFACE EXPLORATION AND GEOTECHNICAL ENGINEERING REPORT FOR EXCAVATION AND EMBANKMENT TO CONSTRUCT THE IMPROVEMENTS AND ACHIEVE THE FINISHED GRADES SHOWN ON THE PLANS.
12. NO SLAG, RIVER GRAVEL, RECYCLED PORTLAND CEMENT CONCRETE, RECLAIMED ASPHALT CONCRETE PAVEMENT OR RECLAIMED BITUMINOUS AGGREGATE BASE SHALL BE USED AS FILL.
13. EXPOSED PAVEMENT SUBGRADE AREAS SHALL BE MAINTAINED IN CONDITIONS TO PREVENT PONDING OF WATER AFTER RAINS.
14. ALL EXISTING AND PROPOSED MANHOLE COVERS, VALVE BOXES, ETC. LOCATED WITHIN PEDESTRIAN ACCESS SHALL BE FLUSH MOUNTED WITH THE WALKING SURFACE.
15. SLOPE ALL PAVING AND LANDSCAPE AREAS AWAY FROM THE BUILDING AT A MINIMUM OF 1%
16. THE ENGINEER MAKES NO REPRESENTATION AS TO A BALANCED EARTHWORK SITE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING THE FINAL SITE GRADES AS INDICATED ON THE GRADING PLAN, INCLUDING THE IMPORT OR EXPORT OF MATERIAL IF REQUIRED TO ACHIEVE THE PROPOSED GRADES. ADDITIONALLY, THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROPER REMOVAL AND DISPOSAL OF ALL SURPLUS EARTHWORK, DEBRIS OR WASTE FROM THE SITE. ALL COST FOR THE ABOVE SHALL BE INCLUDED IN THE CONTRACTORS BID PRICE FOR EXCAVATION AND/OR EMBANKMENT.
17. THE CONTRACTOR SHALL PROTECT STRUCTURES, UTILITIES, SIDEWALKS, PAVEMENTS AND OTHER FACILITIES TO REMAIN FROM DAMAGE CAUSED BY EARTHWORK OPERATIONS.
18. MAINTENANCE OF ALL TEMPORARY AND PERMANENT EROSION AND SEDIMENT CONTROL FACILITIES IS THE RESPONSIBILITY OF THE CONTRACTOR(S)
19. CONTRACTOR SHALL PROVIDE WRITTEN DOCUMENTATION OF REPAIR AND/OR REPLACEMENT OF BMP'S

UTILITY CONTACT INFORMATION

NATURAL GAS
ATMOS ENERGY CORPORATION
810 CRESCENT CENTRE DR #600
FRANKLIN, TN 37067
CONTACT: TERI LABELLA
EMAIL: TERI.LABELLA@ATMOSENERGY.COM

ELECTRICITY
MIDDLE TENNESSEE ELECTRIC
2156 EDWARD CURD LN
FRANKLIN, TN 37067
CONTACT: DALE HOOD
EMAIL: DALEHOOD@MTE.COM

WATER & SEWER
FRANKLIN WATER & SEWER DEPARTMENT
109 3RD AVENUE SOUTH #141
FRANKLIN, TN 37064
CONTACT: MICHELLE HATCHER (DIRECTOR)
PHONE: 615-794-4554

TELECOMMUNICATIONS
XFINITY
7090 BAKERS BRIDGE AVENUE STE #100
FRANKLIN, TN 37067
(800) - 934 - 6489

AT&T
1311 MURFREESBORO ROAD STE #110
FRANKLIN, TN 37064
(615) 614 - 3737

SURVEY LEGEND

P.U.D.E.	PUBLIC UTILITY & DRAINAGE EASEMENT
M.B.S.L.	MINIMUM BUILDING SETBACK LINE
R.O.W.C., TN.	REGISTERS OFFICE OF WILLIAMSON CNTY, TN.
●	IRON ROD (AND CAP) FOUND
○	IRON ROD AND CAP SET
Ⓔ	ELECTRIC UTILITY
Ⓕ	FIRE HYDRANT
Ⓖ	GAS METER
H	HANDICAP PARKING
Ⓜ	MANHOLE
Ⓥ	WATER VALVE
Ⓦ	WATER METER
	EXISTING FENCELINE
	POWER POLE AND LINES
	TREE

TREE LEGEND:

A	ASH
C	CEDAR
E	ELM
H	HACKBERRY
HI	HICKORY
M	MAPLE
P	POPLAR

EROSION CONTROL LEGEND

IP	INLET PROTECTION (SEE DETAIL)
CD	ENHANCED CHECK DAM
CE	CONSTRUCTION ENTRANCE
WA	CONCRETE WASHOUT
RCP	ROCK CHANNEL PROTECTION
SDD	SKIMMER DEWATERING DEVICE
SF	PROPOSED SILT FENCE
FS	PROPOSED FILTER SOCK
WA	CONCRETE WASHOUT

HATCH LEGEND

	STANDARD DUTY ASPHALT PAVEMENT
	8" CONCRETE PAVEMENT
	4" CONCRETE SIDEWALK
	EXISTING PAVEMENT TO BE REMOVED
	GRAVEL CONSTRUCTION ENTRANCE
	EXISTING BUILDING TO REMAIN
	BIOPOND TREATMENT AREA

SYMBOL LEGEND

G	*EXISTING GAS LINE*
GS	*EXISTING GAS SERVICE*
E-UG / E-OH	*EXISTING ELECTRIC (UNDERGROUND / OVERHEAD)*
C-UG / C-OH	*EXISTING CABLE (UNDERGROUND / OVERHEAD)*
T-UG / T-OH	*EXISTING TELEPHONE (UNDERGROUND / OVERHEAD)*
W	*EXISTING WATER MAIN*
WS	*EXISTING WATER SERVICE*
	EXISTING STORM SEWER
RD	*EXISTING ROOF DRAIN*
S	*EXISTING SANITARY SEWER*
FM	*EXISTING SANITARY FORCE MAIN*
FO	*EXISTING FIBER OPTICS*
X	*EXISTING FENCE*
650	*EXISTING CONTOURS (MAJOR)*
648	*EXISTING CONTOURS (MINOR)*
EX. R/W	*EXISTING RIGHT OF WAY*
	EXISTING PROPERTY LINE
	EXISTING EASEMENT
	EXISTING GUARDRAIL
	EXISTING TREE LINE
G	PROPOSED GAS LINE
GS	PROPOSED GAS SERVICE
E-OH	EXISTING ELECTRIC (UNDERGROUND / OVERHEAD)
E-UG / C-OH	PROPOSED CABLE (UNDERGROUND / OVERHEAD)
C-UG / T-OH	PROPOSED TELEPHONE (UNDERGROUND / OVERHEAD)
T-UG W	PROPOSED WATER MAIN
WS	PROPOSED WATER SERVICE
	PROPOSED STORM SEWER
UD	PROPOSED UNDERDRAIN
RD	PROPOSED ROOF DRAIN
UD/DSC	PROPOSED UNDERDRAIN / DOWNSPOUT COLLECTOR COMBO
S	PROPOSED SANITARY SEWER
FM	PROPOSED SANITARY FORCE MAIN
FO	PROPOSED FIBER OPTICS
X	PROPOSED FENCE
650	PROPOSED CONTOURS (MAJOR)
648	PROPOSED CONTOURS (MINOR)
	PROPOSED RIGHT OF WAY
	PROPOSED PROPERTY LINE
	PROPOSED EASEMENT
	PROPOSED GUARDRAIL
	PROPOSED TREE LINE / CLEARING LIMITS
	PROPOSED DISTURBED LIMITS

EXISTING FLAGPOLE	PROPOSED FLAGPOLE
EXISTING MAILBOX	PROPOSED MAILBOX
EXISTING SIGN	PROPOSED SIGN
EXISTING CABLE PEDESTAL	PROPOSED CABLE PEDESTAL
EXISTING ELECTRIC PEDESTAL	PROPOSED ELECTRIC PEDESTAL
EXISTING PULL BOX	PROPOSED PULL BOX
EXISTING GROUND LIGHT	PROPOSED GROUND LIGHT
EXISTING LIGHT POLE	PROPOSED LIGHT POLE
EXISTING ELECTRIC METER	PROPOSED ELECTRIC METER
EXISTING ELECTRIC MANHOLE	PROPOSED ELECTRIC MANHOLE
EXISTING GAS METER	PROPOSED GAS METER
EXISTING GAS VALVE	PROPOSED GAS VALVE
EXISTING GAS BOX	PROPOSED GAS BOX
EXISTING UTILITY POLE	PROPOSED UTILITY POLE
EXISTING GUY WIRE / ANCHOR	PROPOSED GUY WIRE / ANCHOR
EXISTING SANITARY MANHOLE	PROPOSED SANITARY MANHOLE
EXISTING SANITARY CLEANOUT	PROPOSED SANITARY CLEANOUT
EXISTING STORM MANHOLE	PROPOSED STORM MANHOLE
EXISTING SINGLE / DOUBLE CURB INLET	PROPOSED SINGLE / DOUBLE CURB INLET
EXISTING CATCH BASIN	PROPOSED CATCH BASIN
EXISTING STORM CLEANOUT	PROPOSED STORM CLEANOUT
EXISTING TELEPHONE MANHOLE	PROPOSED TELEPHONE MANHOLE
EXISTING TELEPHONE PEDESTAL	PROPOSED TELEPHONE PEDESTAL
EXISTING FIRE HYDRANT	PROPOSED FIRE HYDRANT
EXISTING WATER METER	PROPOSED WATER METER
EXISTING WATER VALVE	PROPOSED WATER VALVE
EXISTING BUSHES / TREES	REMOVE EXISTING BUSH / TREE
BM# *EXISTING SURVEY BENCHMARK*	PROPOSED SLOPE DIRECTION
TB B# *TEST BORING LOCATION*	DS PROPOSED DOWNSPOUT
	FDC PROPOSED FIRE DEPARTMENT CONNECTION

JAMES G. GOLIAS II
LICENSED LANDSCAPE ARCHITECT
AGRICULTURE
STATE OF TENNESSEE

verdantas
2964 SIDCO DRIVE
NASHVILLE, TN 37204
TEL. (615) 349-4024
WWW.VERDANTAS.COM

NO	REVISION	DATE
1	FMPC RE-SUBMISSION	10/02/25

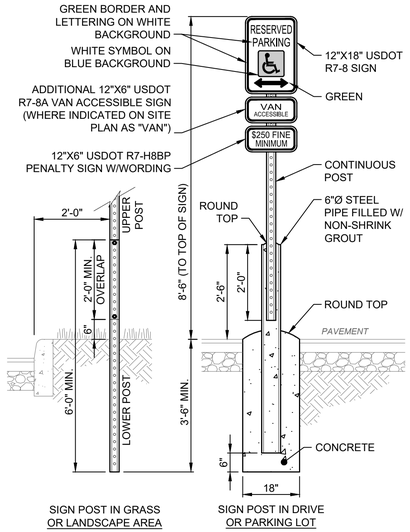
ISSUED FOR: SITE PLAN SUBMITTAL
ISSUE DATE: 09/08/2025
DESIGNED BY: MHOR
DRAWN BY: MHOR
CHECKED BY: JGOL

CHRIST FELLOWSHIP CHURCH SUBDIVISION
SITE PLAN
104 CHESTNUT LANE
FRANKLIN, TENNESSEE

NOTES & LEGEND

VERDANTAS PROJECT NO.
32664
CITY OF FRANKLIN PROJECT NO.
8914
DISCIPLINE
CIVIL
SHEET
C0.1

Z:\PROJECT FILES\OA-PZ\PREMIERDES\32664 - PREMIER DESIGN-CHRIST FELLOWSHIP CHURCH\CAD\DWG\SHEETS\C0.1 CFC GEN NOTES.DWG - NOTES - 9/26/2025 1:20:46 PM - JOHN AMANN



SIGN POST IN GRASS OR LANDSCAPE AREA

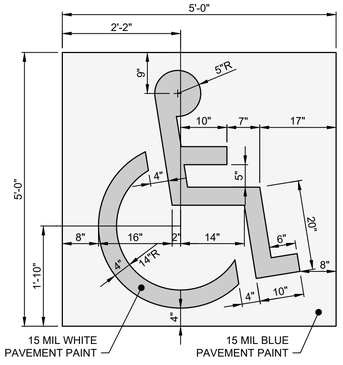
SIGN POST IN DRIVE OR PARKING LOT

NOTES:

1. ALL CONCRETE SHALL BE TDOT CLASS D (4,000 PSI).
2. POST SHALL BE 2 LB/FT GALVANIZED STEEL U-CHANNEL WITH 3/8" HOLES ON 1" CENTERS.
3. PAINT STEEL PIPE TRAFFIC YELLOW OR COLOR PER PLAN.
4. LOCATE SIGNS ON BOTH SIDES WHERE HANDICAP PARKING STALLS FACE EACH OTHER.

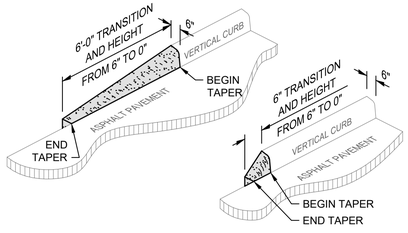
HANDICAP SIGN W/POST DETAIL

SCALE: NONE



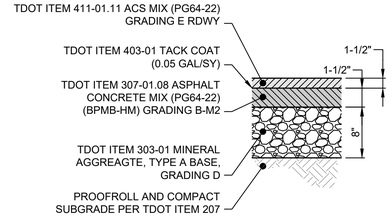
ACCESSIBLE PARKING SYMBOL DETAIL

SCALE: NONE



VERTICAL CURB TRANSITION TO PAVEMENT DETAIL

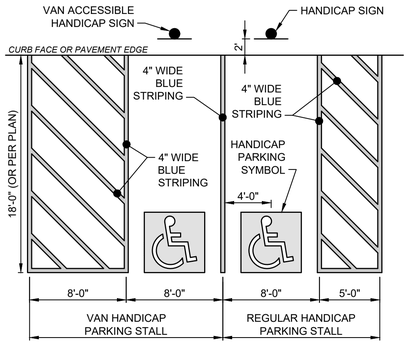
SCALE: NONE



PAVEMENT SECTION SHOWN FOR PRICING PURPOSES ONLY. FINAL PAVEMENT SECTION TO BE PROVIDED BY THE GEOTECHNICAL ENGINEER.

STANDARD DUTY ASPHALT PAVEMENT DETAIL

SCALE: NONE

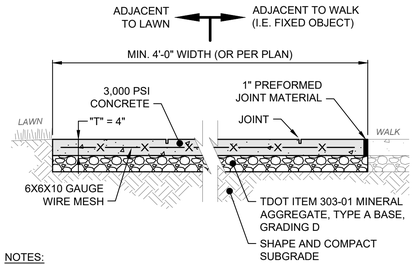


NOTES:

1. THIS DETAIL IS FOR REFERENCE AND DIMENSION CONTROL ONLY; SEE LAYOUT PLAN FOR ACTUAL CONFIGURATIONS AND NOT ALL ITEMS SHOWN MAY APPLY.
2. SEE SEPARATE DETAILS FOR SIGNS, ACCESSIBLE PARKING SYMBOL AND BUMPER BLOCK.

ACCESSIBLE PARKING LAYOUT DETAIL

SCALE: NONE

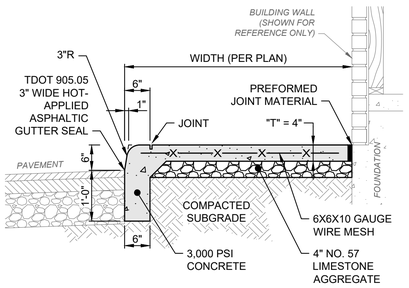


NOTES:

1. SEE LAYOUT PLAN FOR JOINT LOCATIONS. IF JOINTS ARE NOT PROVIDED, THEN THE CONTRACTOR SHALL DETERMINE THE LOCATION OF ALL JOINTS. DIVIDE JOINTS INTO EQUALLY SPACED RECTANGULAR BLOCKS.
2. SAW CUT OR HAND TOOL JOINT 1/8" WIDE BY 1/4 OF "T" DEEP.
3. ROUND ALL EDGES AND JOINTS WITH A 1/4" RADIUS.
4. INSTALL PREFORMED JOINT MATERIAL EVERY 30', OR BETWEEN SIDEWALK AND FIXED OBJECT (I.E. MANHOLE, WALK, BUILDING). WALK SHOWN FOR REFERENCE ONLY.
5. LIGHTLY BROOM THE FINISH PERPENDICULAR TO THE WALKING PATH OR PER PLAN. IF HAND TOOLED JOINTS AND EDGES ARE SPECIFIED, FINISH AFTER PANEL INTERIOR TEXTURE HAS BEEN APPLIED (I.E WINDOW PANE EFFECT).
6. APPLY LIQUID-MEMBRANE CURING COMPOUND (200 S.F./GAL.)

CONCRETE WALK DETAIL

SCALE: NONE

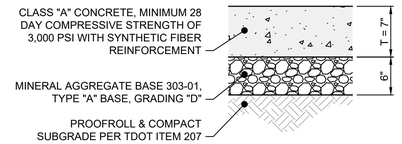


NOTES:

1. THIS DETAIL PROVIDES ADDITIONAL INFORMATION FOR INTEGRAL CURB AND WALK; SEE SEPARATE "CONCRETE WALK" DETAIL FOR ADDITIONAL REQUIREMENTS.
2. FOR INTEGRAL CURB AND WALK LOCATED WITHIN LIMITS OF DRIVEWAYS AND DRIVE APRONS; SEE "WALK THROUGH DRIVEWAY" DETAIL FOR ADDITIONAL REQUIREMENTS.

CONCRETE INTEGRAL CURB & WALK DETAIL

SCALE: NONE

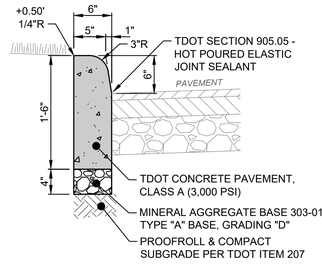


NOTES:

1. SEE LAYOUT PLAN FOR JOINT LOCATIONS. IF JOINTS ARE NOT SHOWN, THE CONTRACTOR SHALL DETERMINE THE LOCATION OF ALL JOINTS. DIVIDE JOINTS INTO EQUALLY SPACED RECTANGULAR BLOCKS, AND MAXIMUM JOINT SPACING SHALL BE 10'
2. IF UNSUITABLE SOILS EXIST, UNDERCUT SUBGRADE, REMOVE AND REPLACE WITH TDOT ITEM 303-01 MINERAL AGGREGATE, TYPE A BASE, GRADING S LIMESTONE, 12" MIN. OR PER GEOTECHNICAL ENGINEER.
3. COMPACT SUBGRADE TO A MINIMUM OF 95% OF THE MAXIMUM DRY DENSITY DETERMINED BY ASTM D698.
4. ISOLATION/EXPANSION JOINTS SHALL BE USED WHERE THE PAVEMENT ABUTS BUILDINGS, FOUNDATIONS, EXISTING PAVEMENTS, MANHOLES AND OTHER STRUCTURES AND FIXED OBJECTS. SUCH JOINTS SHALL EXTEND THE FULL DEPTH OF SLAB AND SHALL BE ¾" IN WIDTH AND SHALL BE RUBBERIZED EXPANSION JOINT FILLER (AASHTO M152, TYPE 1)
5. PAVEMENT SECTION IS FOR PRICING PURPOSES. ACTUAL FINAL PAVEMENT SECTION TO BE PROVIDED BY THE GEOTECHNICAL ENGINEER.

CONCRETE PAVEMENT DETAIL

SCALE: NONE

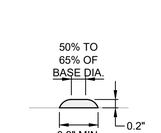


NOTES:

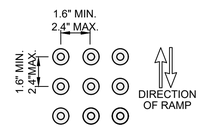
1. INSTALL 1/2" PREFORMED JOINT MATERIAL AND USE 5/8"Ø X 18" LONG DOWELS INTO COLD JOINTS TOP AND BOTTOM WHERE NEW CURB MEETS EXISTING CURB.
2. PROVIDE CONTRACTION JOINTS AT 10' O.C.
3. APPLY LIQUID-MEMBRANE CURING COMPOUND.
4. THIS DETAIL SHOWS ASPHALT PAVEMENT FOR REFERENCE ONLY. SEE SITE PLAN FOR ACTUAL TYPE OF PAVEMENT.

6" VERTICAL CURB DETAIL

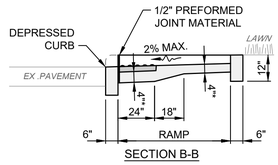
SCALE: NONE



TRUNCATED DOME HEIGHT AND DIAMETER



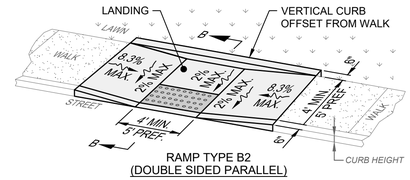
TRUNCATED DOME SQUARE PATTERN, PARALLEL ALIGNMENT



SECTION B-B

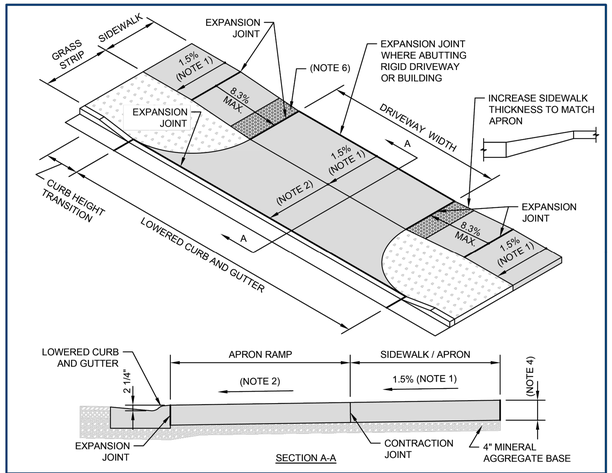
NOTES:

1. THIS DETAIL IS FOR REFERENCE ONLY; NOT ALL ITEMS MAY APPLY OR DIFFERENT CONFIGURATIONS MAY BE REQUIRED. SEE LAYOUT PLAN FOR RAMP TYPE, CONFIGURATION, DIMENSIONS AND DEPRESSED CURB LOCATION; GRADING PLAN FOR ELEVATIONS AND SLOPES; AND DETAIL SHEETS FOR APPLICABLE WALK AND CURB DETAILS.
2. LINES SHOWN IN THIS DETAIL INDICATE RAMP EDGES AND CHANGES IN SLOPE, AND NOT NECESSARILY JOINT LINES.
3. TEXTURE CONCRETE SURFACE BY COARSE BROOMING TRANSVERSE TO RAMP SLOPE.
4. ALL RAMPS SHALL BE POURED INTEGRAL WITH NEW CURBS WITH CURB EDGE FLUSH TO PAVEMENT.
5. TRUNCATED DOMES SHALL BE ALONG THE FULL RAMP WIDTH AND ALIGNED WITH THE PRIMARY RAMP DIRECTION.
6. TRUNCATED DOMES SHALL BE INSTALLED FLUSH WITH BACK OF CURB. IN SKEWED CONDITION, ONE CORNER OF THE STRIP MUST BE ADJACENT TO BACK OF CURB. TRUNCATED DOME MATERIALS SHALL BE MITERED AND PLACED SEGMENTALLY FOR NON-STANDARD LAYOUTS.
7. ONLY CAST-IN-PLACE TRUNCATED DOMES ARE ALLOWED.
8. TRUNCATED DOME COLOR SHALL BE BRIGHT RED, ORANGE RED OR FEDERAL YELLOW AND CONTRAST WITH CONCRETE.



ACCESSIBLE CURB RAMPS DETAIL

SCALE: NONE



SECTION A-A

NOTES

1. SIDEWALK CROSS SLOPE: 1.5% DESIRABLE, 2.0% MAX.
2. APRON RAMP SLOPE:
   A. 8% MAX., 1.5% MIN. AT RESIDENTIAL DRIVEWAYS, EXCEPT MULTI-FAMILY RESIDENTIAL
   B. 6% MAX., 1.5% MIN. AT ALL OTHER DRIVEWAYS
3. MINERAL AGGREGATE BASE: 4" MIN. THICK 303-01 MINERAL AGGREGATE, TYPE A BASE, GRADING D
4. CONCRETE: CLASS A (3,000 PSI, 6% AIR) WITH SYNTHETIC FIBER REINFORCEMENT
   A. 6" MIN. THICK AT RESIDENTIAL DRIVEWAYS, EXCEPT MULTI-FAMILY
   B. 8" MIN. THICK AT NONRESIDENTIAL, MIXED-USE, AND MULTI-FAMILY RESIDENTIAL DRIVEWAYS
5. EXPANSION JOINTS: 1/2" THICK U.N.O. (SEE ALSO DRAWING RP-10)
   A. RUBBERIZED EXPANSION JOINT FILLER (AASHTO M153, TYPE 1)
6. DETECTABLE WARNING: YELLOW (EXCEPT PER SECTION 2.4.8), CAST-IN-PLACE (ADA SOLUTIONS OR APPROVED EQUAL)
   A. PROVIDE AT DRIVEWAYS WITH YIELD OR STOP CONTROL ONLY

HISTORIC FRANKLIN TENNESSEE

LOWERED CONCRETE DRIVEWAY APRON WITH GRASS STRIP

DWG. NO. RP-6

CITY OF FRANKLIN

NOT TO SCALE

CITY ENGINEER:

DATE: 7/1/2023

JAMES G. GOLIAS II
REGISTERED LANDSCAPE ARCHITECT
AGRICULTURE
STATE OF TENNESSEE
verdantas
2964 SIDCO DRIVE
NASHVILLE, TN 37204
TEL. (615) 349-4024
WWW.VERDANTAS.COM

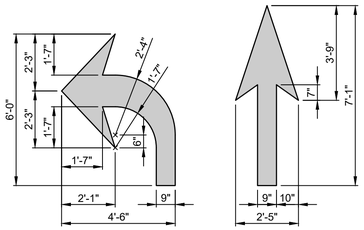
NO	REVISION	DATE
1	FMPC RE-SUBMISSION	10/2/25

ISSUED FOR:	ISSUE DATE:	DESIGNED BY:	DRAWN BY:	CHECKED BY:
SITE PLAN SUBMITTAL	09/08/2025	MHOR	MHOR	JGOL

CHRIST FELLOWSHIP CHURCH SUBDIVISION
SITE PLAN
104 CHESTNUT LANE
FRANKLIN, TENNESSEE

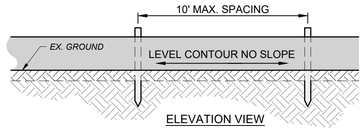
DETAILS1

VERDANTAS PROJECT NO. 32664
CITY OF FRANKLIN PROJECT NO. 8914
DISCIPLINE CIVIL
SHEET C0.2

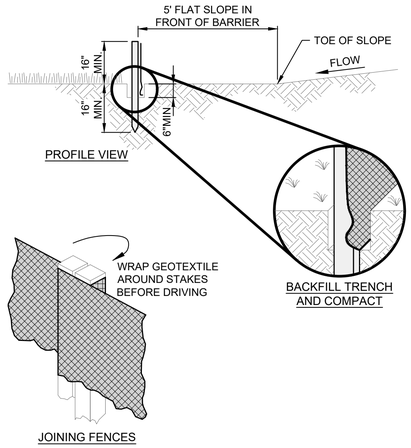


TURN & STRAIGHT ARROW (6 FT) DETAIL

SCALE: NONE



ELEVATION VIEW



PROFILE VIEW

JOINING FENCES

NOTES:

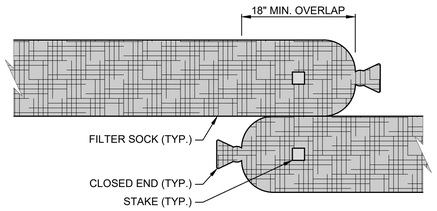
1. PRESERVE VEGETATION FOR 5 FEET OR AS MUCH AS POSSIBLE UPSLOPE FROM THE SILT FENCE. IF VEGETATION IS REMOVED, IT SHALL BE RE-ESTABLISHED WITHIN 7 DAYS FROM SILT FENCE INSTALLATION.
2. SILT FENCE MAY ONLY PASS RUNOFF AS DIFFUSE FLOW THROUGH THE GEOTEXTILE. IF RUNOFF OVERTOPS THE SILT FENCE, FLOWS UNDER OR AROUND THE ENDS, OR IN ANY OTHER WAY BECOMES A CONCENTRATED FLOW, THEN CHANGE THE LAYOUT OF THE SILT FENCE, REMOVE ACCUMULATED SEDIMENT OR INSTALL OTHER PRACTICES.
3. SILT FENCE SHALL BE INSPECTED FOR DEPTH OF SEDIMENT, TEARS, VERIFICATION FABRIC IS SECURELY ATTACHED TO FENCE POSTS, AND VERIFICATION FENCE POSTS ARE FIRMLY IN THE GROUND. BUILT UP SEDIMENT SHALL BE REMOVED FROM SILT FENCE WHEN IT HAS REACHED 1/3 THE FENCE HEIGHT.
4. THE MAXIMUM DRAINAGE AREA PER 100 FEET OF SILT FENCE IS 1/2 ACRE AND IS DEPENDENT ON THE SLOPE PER THE CHART BELOW:

MAX. DRAINAGE AREA (AC.) PER 100-FT OF SILT FENCE (*)	RANGE OF SLOPE PER INDIVIDUAL DRAINAGE AREA
0.50 AC.	<2% (50H:1V)
0.25 AC.	≥2% (50H:1V) BUT <20% (5H:1V)
0.125 AC.	≥20% (5H:1V) BUT <50% (2H:1V)

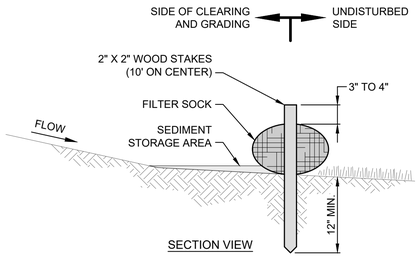
(*) SILT FENCE CANNOT BE USED FOR SLOPES ≥50% (2H:1V).

SILT FENCE DETAIL

SCALE: NONE



FILTER SOCK CONNECTION



SECTION VIEW

NOTES:

1. FILTER SOCKS SHALL BE CONTINUOUS, TUBULAR, HDPE KNITTED MESH NETTING MATERIAL, FILLED WITH COMPOST.
2. COMPOST SHALL BE WEED, PATHOGEN AND INSECT FREE, FREE OF REFUSE, CONTAMINANTS OR MATERIALS TOXIC TO PLANT GROWTH, BE DERIVED FROM A WELL-DECOMPOSED SOURCE OF ORGANIC MATTER, AND CONSIST OF PARTICLES RANGING FROM 3/8" TO 2".
3. FILTER SOCKS SHALL BE PLACED ON A LEVEL LINE ACROSS SLOPES PARALLEL TO THE BASE OF THE SLOPE. ON SLOPES APPROACHING 2:1, ADDITIONAL SOCKS SHALL BE PROVIDED AT THE TOP AND MID-SLOPE.
4. THE FLAT DIMENSION OF THE SOCK SHALL BE AT LEAST 1.5 TIMES THE NOMINAL DIAMETER.
5. FILTER SOCKS SHALL BE PLACED AT LEAST 5' FROM THE TOE OF SLOPE FOR SEDIMENT DEPOSIT.
6. TRAFFIC SHALL NOT BE PERMITTED TO CROSS FILTER SOCKS.
7. BUILT UP SEDIMENT SHALL BE REMOVED WHEN IT HAS REACHED 1/3 THE FILTER SOCK HEIGHT.
8. BIODEGRADABLE FILTER SOCKS SHALL BE REPLACED AFTER 6 MONTHS; PHOTODEGRADABLE SOCKS AFTER 1 YEAR. POLYPROPYLENE SOCKS SHALL BE REPLACED ACCORDING TO MANUFACTURER'S RECOMMENDATIONS.
9. WHEN A FILTER SOCK IS NO LONGER REQUIRED, IT SHALL BE DISPERSED ON-SITE.
10. THE MAXIMUM DRAINAGE AREA PER 100 FEET OF FILTER SOCK IS 1/2 ACRE AND IS DEPENDENT ON THE SLOPE PER THE CHARTS BELOW:

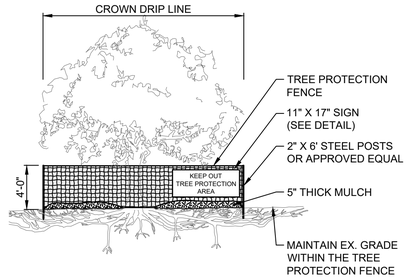
MAX. DRAINAGE AREA (AC.) PER 100-FT OF FILTER SOCK (*)	RANGE OF SLOPE PER INDIVIDUAL DRAINAGE AREA
0.50 AC.	<2% (50H:1V)
0.25 AC.	≥2% (50H:1V) BUT <20% (5H:1V)
0.125 AC.	≥20% (5H:1V) BUT <50% (2H:1V)

(*) FILTER SOCK CANNOT BE USED FOR SLOPES ≥50% (2H:1V).

MAX. SLOPE LENGTH ABOVE FILTER SOCK				
SLOPE (%)	RATIO (H:V)	12"	18"	24"
0% TO <2%	0 TO <50:1	250'	300'	350'
≥2% TO <10%	≥50:1 TO <10:1	125'	200'	25'
≥10% TO <20%	≥10:1 TO <5:1	100'	150'	200'
≥20% TO <50%	≥5:1 TO ≥2:1	50'	75'	100'

FILTER SOCK DETAIL

SCALE: NONE

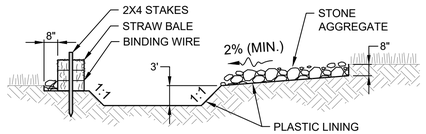


NOTES:

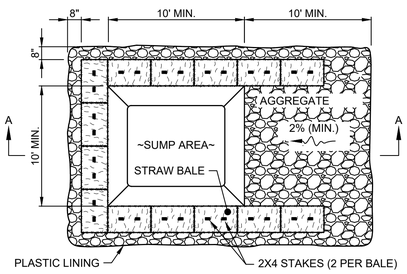
1. TREE PROTECTION FENCE MUST BE INSTALLED PRIOR TO BEGINNING CLEARING OPERATIONS AND REMAIN UNTIL FINAL GRADING HAS BEEN COMPLETED.
2. FENCE MUST BE PLACED BEYOND THE DRIP LINE OR CANOPY OF TREES (SEE PLANS FOR GENERAL FENCE ALIGNMENT).
3. FENCE SHALL BE ORANGE COLOR, HIGH DENSITY POLYETHYLENE FENCING WITH 3.5" X 1.5" OPENINGS.
4. STEEL POSTS SHALL BE INSTALLED AT 8' O.C. MIN.
5. SIGN SHALL BE LAMINATED IN PLASTIC AND SPACED EVERY 50' ALONG THE FENCE.
6. NO EQUIPMENT SHALL OPERATE INSIDE THE PROTECTIVE FENCING, INCLUDING FENCE INSTALLATION AND REMOVAL.

TREE PROTECTION DETAIL

SCALE: NONE



SECTION A-A



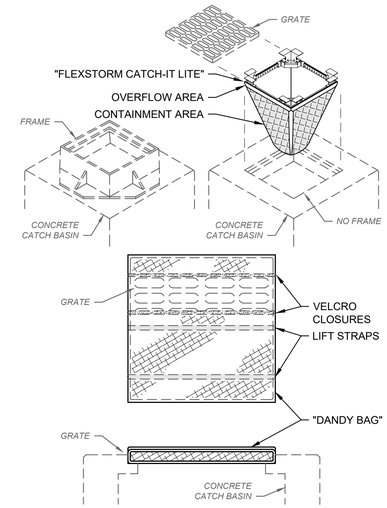
PLAN VIEW

NOTES:

1. CONCRETE WASHOUT AREA SHALL BE LOCATED A MINIMUM OF 100' FROM STORM SEWER INLETS, STREAMS, WETLANDS OR ANY OTHER SURFACE WATERS OF THE STATE.
2. IF CONCRETE WASHOUT AREA IS LOCATED AWAY FROM A PAVED SURFACE, CONSTRUCT A GRAVEL ACCESS ROUTE EQUAL IN COMPOSITION TO A CONSTRUCTION ENTRANCE.
3. CONCRETE WASHOUT AREA SHALL BE SUFFICIENT SIZE TO CONTAIN CONCRETE WASTE GENERATED. LARGE SITES MAY REQUIRE MULTIPLE CONCRETE WASHOUT AREAS.
4. PLASTIC LINING SHALL BE DOUBLE-LINED, CONTINUOUS 10-ML POLYETHYLENE SHEETING FREE OF HOLES, TEARS OR OTHER DEFECTS INSTALLED ON A SMOOTH, LEVEL SURFACE, FREE OF LARGE ROCKS AND DEBRIS.
5. CONCRETE WASHOUT SIGNAGE SHALL BE CLEARLY VISIBLE AND LOCATED WITHIN 30 FEET OF EACH WASHOUT AREA.
6. CONCRETE WASHOUT AREA SHALL BE COVERED DURING INCLEMENT WEATHER TO PREVENT OVERFLOW.
7. PREFABRICATED, PORTABLE AND RE-USABLE CONCRETE WASHOUT CONTAINERS ARE ACCEPTABLE.
8. CONCRETE WASHOUT AREA SHALL BE INSPECTED DAILY TO CHECK FOR DAMAGE AND DETERMINE IF IT NEEDS CLEANED OR REPLACED. ANY DAMAGE TO THE SIDEWALLS OR PLASTIC LINING SHALL BE REPAIRED IMMEDIATELY. REPLACE THE ENTIRE CONCRETE WASHOUT AREA WHEN IT IS 75% FULL.

CONCRETE WASHOUT DETAIL

SCALE: NONE

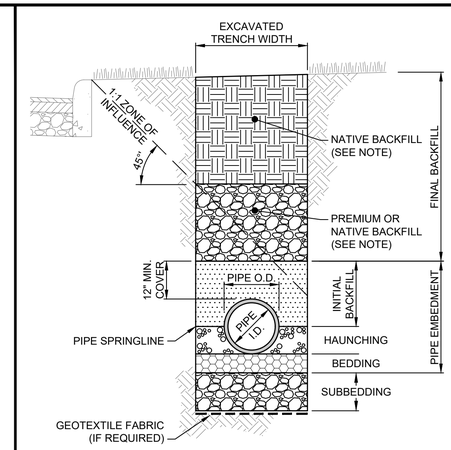


NOTES:

1. ALL NEW AND EXISTING STORM INLET BASINS WITHIN THE WORK LIMITS SHALL HAVE INLET PROTECTION INSTALLED.
2. INLET PROTECTION SHALL BE INSTALLED AS EACH STORM INLET IS CONSTRUCTED.
3. NOT ALL ITEMS SHOWN MAY APPLY OR DIFFERENT TYPES OR CONFIGURATIONS MAY BE REQUIRED. THE CONTRACTOR SHALL MEASURE EACH INLET TO CONFIGURE AND ASSEMBLE CUSTOMIZED INLET FILTERS.

INLET PROTECTION DETAIL

SCALE: NONE



NOTES:

1. EXCAVATED TRENCH WIDTH: MEASURED FROM BOTTOM OF TRENCH TO 12" OVER TOP OF PIPE (WITHIN PIPE EMBEDMENT), THE MIN. TRENCH WIDTH SHALL BE PIPE O.D. + 18" AND THE MAX. SHALL BE:
   - PIPE O.D.+ 24" FOR 24" AND SMALLER I.D. PIPE
   - PIPE O.D.+ 30" FOR 27" THRU 54" I.D. PIPE
   - PIPE O.D.+ 48" FOR 60" AND LARGER I.D. PIPE
2. FINAL BACKFILL: ALL AREAS UNDER PAVEMENT, STRUCTURES OR ZONE OF INFLUENCE SHALL BE PREMIUM BACKFILL [TYPE A AGGREGATE GRADING D MEETING TDOT ITEM 903.05] MEASURED FROM THE OUTSIDE EDGE OF PAVEMENT OR BOTTOM OF FOOTING. PAVEMENT INCLUDES ROADWAY, SHOULDER AND DRIVEWAY, BUT NOT SIDEWALK. ALL OTHER AREAS SHALL BE SUITABLE ON-SITE NATIVE FRIABLE MATERIAL. NO SLAG OR SLACKER AGGREGATES ALLOWED.
3. PIPE EMBEDMENT: BEDDING AND HAUNCHING SHALL BE NO. 8, 7, 67 OR 57 COURSE INTERLOCKING LIMESTONE AGGREGATE. BEDDING SHALL BE 6" MIN. ALL AREAS UNDER PAVEMENT, STRUCTURES OR ZONE OF INFLUENCE, INITIAL BACKFILL SHALL BE NO. 8, 7, 67 OR 57 COURSE INTERLOCKING LIMESTONE AGGREGATE. ALL OTHER AREAS, INITIAL BACKFILL MAY BE SUITABLE ON-SITE NATIVE FRIABLE MATERIAL FOR RIGID PIPE AND SHALL BE NO. 8, 7, 67 OR 57 COURSE INTERLOCKING LIMESTONE AGGREGATE FOR FLEXIBLE PIPE.
4. SUBBEDDING: WHERE AN UNSTABLE TRENCH BOTTOM CONDITION IS ENCOUNTERED, UNDERCUT UNSUITABLE MATERIAL 12" MIN. OR DEPTH REQUIRED BY THE ENGINEER AND REPLACE WITH PREMIUM BACKFILL ODOT ITEM 304 CRUSHED LIMESTONE.
5. COMPACTION REQUIREMENTS:

   COMPACTION TESTS REQUIRED EVERY 50 FEET UNDER PAVEMENT OR STRUCTURES, AND 100 FEET OUTSIDE PAVEMENT:
   - STRUCTURAL FILL: UNDER PAVEMENT, STRUCTURES AND ZONE OF INFLUENCE COMPACT TO 98% MAXIMUM DRY DENSITY OF STANDARD PROCTOR WITH MOISTURE CONTENT ADJUSTED TO +2/-2% OF OPTIMUM.
   - ENGINEERED FILL: UNDER WALKS COMPACT TO 95% MAXIMUM DRY DENSITY OF STANDARD PROCTOR WITH MOISTURE CONTENT ADJUSTED TO +2/-2% OF OPTIMUM.
   - GENERAL FILL: ALL OTHER AREAS COMPACT TO 90% MAXIMUM DRY DENSITY OF STANDARD PROCTOR WITH MOISTURE CONTENT ADJUSTED TO +2/-3% OF OPTIMUM.
6. CLAY TRENCH DAMS: SHALL BE REQUIRED WHEN AND WHERE NECESSARY AS PER PLAN OR DIRECTED BY THE ENGINEER.
7. STEEL PLATE: IF LOW STRENGTH MORTAR IS USED FOR PREMIUM BACKFILL, USE 1" THICK STEEL PLATES UNTIL SURFACE RESTORATION IS COMPLETE. STEEL PLATES SHALL BE PROTECTED FROM SLIDING AND A TEMPORARY ASPHALT RAMP INSTALLED WHERE EXPOSED TO VEHICULAR TRAFFIC WHICH COULD CONSTITUTE A DRIVING HAZARD.

4" DIA. & LARGER SANITARY, STORM & WATER TRENCHING & BACKFILL DETAIL

SCALE: NONE

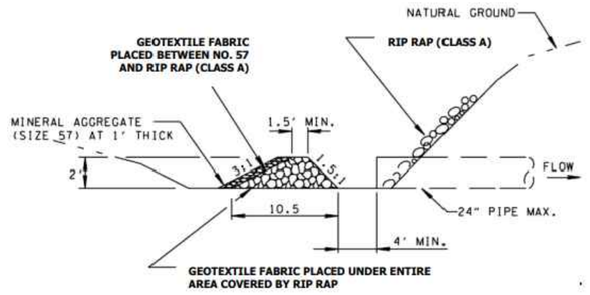


Figure 7.30-1 Filter Ring Detail (Source: TDOT Standard Drawing)

JAMES G. GOLIAS II
LICENSED LANDSCAPE ARCHITECT
DEPARTMENT OF AGRICULTURE
STATE OF TENNESSEE

verdantas
2964 SIDCO DRIVE
NASHVILLE, TN 37204
TEL. (615) 349-4024
WWW.VERDANTAS.COM

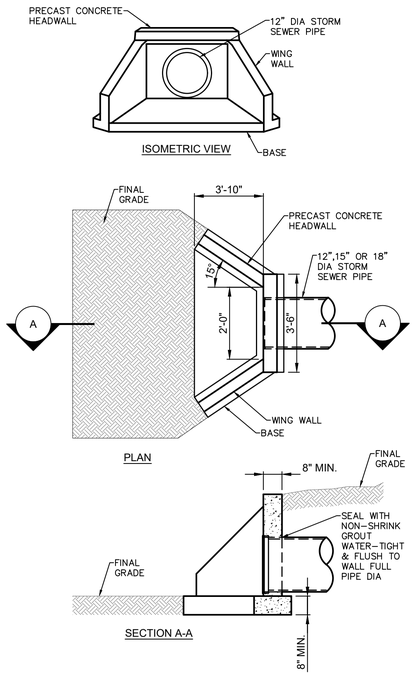
NO	REVISION	DATE
1	FMPC RE-SUBMISSION	10/02/25

ISSUED FOR:	ISSUE DATE:	DESIGNED BY:	DRAWN BY:	CHECKED BY:
SITE PLAN SUBMITTAL	09/08/2025	MHOR	MHOR	JGOL

CHRIST FELLOWSHIP CHURCH SUBDIVISION
SITE PLAN
104 CHESTNUT LANE
FRANKLIN, TENNESSEE

DETAILS2

VERDANTAS PROJECT NO.
32664
CITY OF FRANKLIN PROJECT NO.
8914
DISCIPLINE
CIVIL
SHEET
C0.3

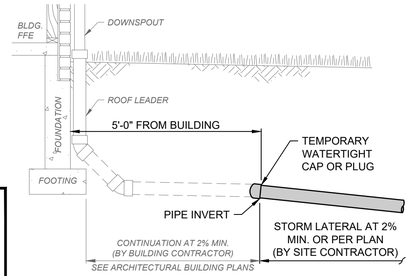


HEADWALL DETAIL

SCALE: NONE

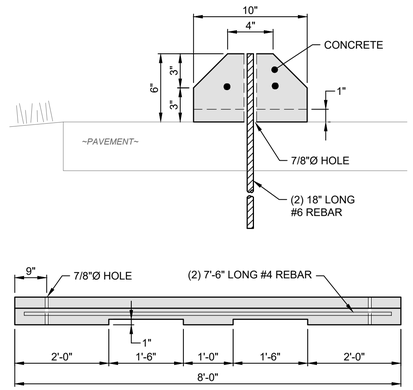
NOTES:

1. THIS DETAIL IS FOR REFERENCE PURPOSES ONLY TO SHOW THE SITE-CIVIL ENGINEER'S DESIGN ASSUMPTIONS TO DETERMINE THE STORM LATERAL ELEVATION RELATIVE TO THE BUILDING ROOF LEADER. SEE THE UTILITY PLAN FOR ELEVATIONS. SEE THE ARCHITECTURAL BUILDING PLANS FOR ACTUAL CONTINUATION SLOPES INCLUDING TIE-IN.
2. THE CAP OR PLUG MUST BE REMOVED BY THE BUILDING CONTRACTOR UPON CONTINUATION OF THE LATERAL.



BUILDING ROOF LEADER STUB DETAIL

SCALE: NONE



NOTES:

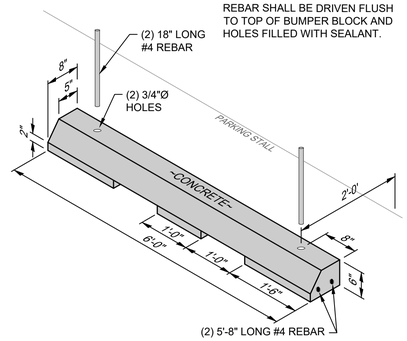
1. REBAR SHALL BE DRIVEN FLUSH TO TOP OF BUMPER BLOCK AND HOLES FILLED WITH SEALANT.
2. BUMPER BLOCK SHALL BE 2'-0" FROM CENTER OF BLOCK TO EDGE OF PARKING STALL.

8' CONCRETE BUMPER BLOCK DETAIL

SCALE: NONE

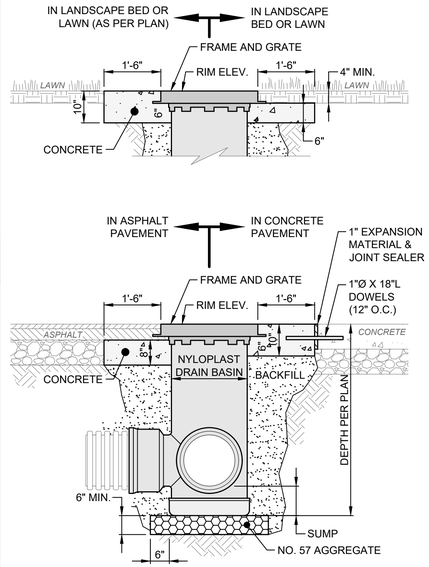
NOTE:

REBAR SHALL BE DRIVEN FLUSH TO TOP OF BUMPER BLOCK AND HOLES FILLED WITH SEALANT.



6' CONCRETE BUMPER BLOCK DETAIL

SCALE: NONE

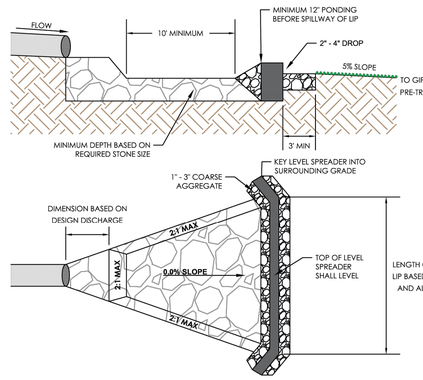


(NYLOPLAST) INLET BASIN DETAIL

SCALE: NONE

NOTES:

1. CONCRETE SHALL BE 4,000 PSI.
2. STRUCTURE SHALL MEET H-20 LOADING.
3. FRAME AND GRATE ASSEMBLY SHALL BE ROAD AND HIGHWAY 2'X2', ROAD AND HIGHWAY 2'X3', STEEL BAR 2'X2', STEEL BAR 2'X3', OR AS PER PLAN.
4. GRATE SHALL INCLUDE LETTERING "DUMP NO WASTE" AND FISH IMAGE [AND A NPDES MARKER STATING "NO DUMPING, DRAINS TO RIVER"].
5. SUMP DEPTH SHALL BE 6" MIN. FOR 8" THRU 24" DIA. BASIN, 10" MIN. FOR 30" DIA. BASIN, OR PER PLAN.
6. USE APPROPRIATE PIPE ADAPTER FOR TYPE OF PIPE MATERIAL USED FOR WATER TIGHT CONNECTION.



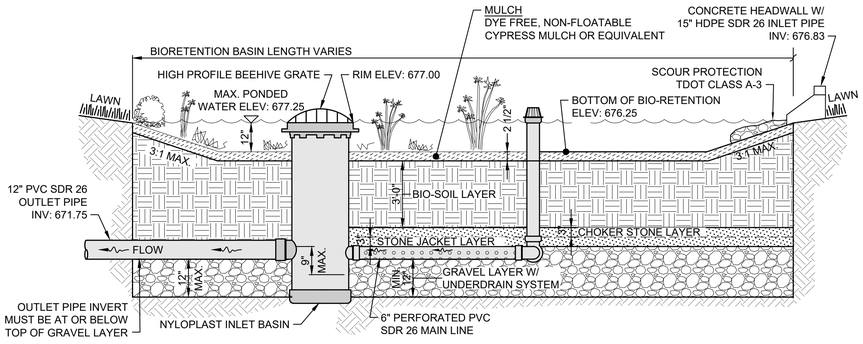
THE GRAVEL FLOW SPREADER IS LOCATED AT CURB CUTS, DOWNSPOUTS, OR OTHER CONCENTRATED INFLOW POINTS, AND SHALL HAVE A 2" - 4" ELEVATION DROP FROM A HARD-EDGED SURFACE INTO A GRAVEL OR STONE DIAPHRAGM. THE GRAVEL SHOULD EXTEND THE ENTIRE WIDTH OF THE OPENING AND CREATE A LEVEL STONE WEIR AT THE BOTTOM OR TREATMENT ELEVATION OF THE BASIN. CONSTRUCTION INSPECTION IS CRITICAL TO OBTAIN ADEQUATE SPOT ELEVATIONS, TO ENSURE THE GRAVEL FLOW SPREADER LIP IS LEVEL, KEYED INTO EXISTING CONTOURS, AND CONSTRUCTED TO THE CORRECT DESIGN ELEVATION.

LEVEL SPREADER NOTES:

1. ALL STONE SHALL BE WASHED BEFORE INSTALLATION
2. MINIMUM PONDING DEPTH OF 12" TO SPREADER LIP
3. THE FOREBAY SHALL BE SIZED TO ACCOMMODATE 0.2% OF THE CONTRIBUTING IMPERVIOUS AREA
4. THE LEVEL SPREADER LIP SHALL BE AN ACCEPTED, RIGID, NON-ERODIBLE MATERIAL; TIMBER WOOD IS NOT ACCEPTED
5. **SEE CITY BMP MANUAL FOR SPECIFIC DESIGN REQUIREMENTS**

N.T.S.

Pre-Treatment (concentrated flow) GRAVEL/STONE FLOW SPREADER TITLE	CITY OF FRANKLIN ENGINEERING 109 THIRD AVE SOUTH FRANKLIN, TN 37064	
DWG.NO.	DIRECTOR OF ENGINEERING	12/7/2017 DATE
02/20/2017 EFFECTIVE DATE	STORMWATER COORDINATOR	12/7/2017 DATE



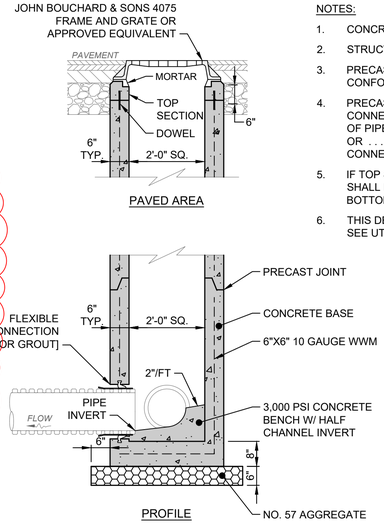
SECTION VIEW - OUTLET AREA

NOTES:

1. THIS DETAIL IS FOR REFERENCE AND DIMENSION CONTROL ONLY; NOT ALL ITEMS SHOWN MAY APPLY. SEE VARIOUS PLAN SHEETS FOR ACTUAL CONFIGURATION, CONTOURS, INLET BASIN AND PIPE SIZES, QUANTITIES, ELEVATIONS, PIPE SLOPES AND LANDSCAPING PLACEMENT.
2. CONSTRUCT THE BIORETENTION BASIN ONLY AFTER EARTHWORK ACTIVITIES ARE COMPLETE AND UPSLOPE DRAINAGE AREAS STABILIZED. DO NOT USE THE BIORETENTION BASIN FOR SEDIMENT CONTROL.
3. DO NOT OPERATE EQUIPMENT, INCLUDING BOB CATS, WITHIN THE BIORETENTION BASIN DURING BACKFILLING, PLANTING OR MULCHING TO AVOID COMPACTING BIO-SOIL. ALSO AVOID COMPACTION BY FOOT TRAFFIC. CONTRACTOR SHALL REMEDIATE ANY COMPACTED SOILS BY FRACTURING WITH A TILLAGE DEVICE.
4. PAINT ALL PVC APPURTENANCES EXTRUDING FROM THE GROUND SURFACE BLACK (E.G. NYLOPLAST INLET BASIN, RISER PIPE, CLEANOUT CAP, ETC.).
5. MULCH SHALL BE 2 ½" DYE FREE, NON-FLOATABLE CYPRESS MULCH OR EQUIVALENT.
6. GENERAL FILTER MEDIA COMPOSITION. THE RECOMMENDED BIORETENTION SOIL MIXTURE IS GENERALLY CLASSIFIED AS A LOAMY SAND ON THE USDA TEXTURE TRIANGLE, WITH THE FOLLOWING COMPOSITION:
   - 85% TO 88% SAND;
   - 8% TO 12% SOIL FINES; AND
   - 3% TO 5% ORGANIC MATTER
7. GRAVEL LAYER AND UNDERDRAIN SYSTEM SHALL BE NO. 57 WASHED STONE.
8. FILTER LAYER SHALL BE 3" MEDIUM CONCRETE SAND (ASTM C-33) OVER 3" NO. 8 STONE (PEA GRAVEL).

BIORETENTION BASIN DETAIL

SCALE: NONE



(PRECAST CONCRETE 2'X2') INLET BASIN DETAIL

SCALE: NONE

NOTES:

1. CONCRETE SHALL BE 4,000 PSI AT 28 DAYS.
2. STRUCTURE SHALL MEET H-20 LOADING.
3. PRECAST CONCRETE STRUCTURE AND REINFORCEMENT SHALL CONFORM TO ASTM C-913.
4. PRECAST KNOCKOUT SIDES FOR CURB DRAIN AND PIPE CONNECTION HOLES, AS REQUIRED. PIPE OPENINGS SHALL BE O.D. OF PIPE PLUS 2", AND INTERSTITIAL SPACE FILLED WITH GROUT [. . . OR . . . . . ALL PIPE OPENINGS MUST BE PRECAST WITH FLEXIBLE CONNECTIONS (Z-LOK OR A-LOK) PER ASTM C-923].
5. IF TOP SECTION IS A SEPARATE CAST PIECE, 1/2"Ø X 6" L DOWELS SHALL BE USED AT EACH CORNER TO ATTACH THE TOP TO THE BOTTOM SECTIONS OF BASIN.
6. THIS DETAIL IS FOR REFERENCE AND DIMENSION CONTROL ONLY; SEE UTILITY PLAN FOR ACTUAL PIPE SIZES AND ELEVATIONS.

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WWW.VERDANTAS.COM

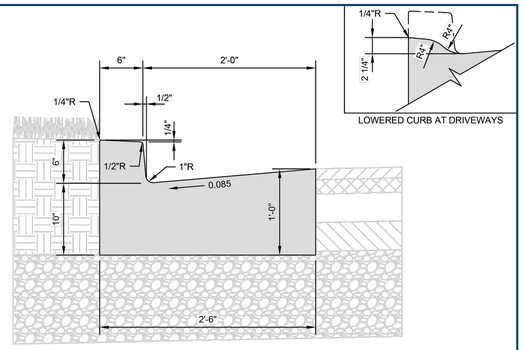
NO	REVISION	DATE
1	FMPC RE-SUBMISSION	10/02/25

ISSUED FOR: SITE PLAN SUBMITTAL
ISSUE DATE: 08/08/2025
DESIGNED BY: MHOR
DRAWN BY: MHOR
CHECKED BY: JGOL

CHRIST FELLOWSHIP CHURCH SUBDIVISION
SITE PLAN
104 CHESTNUT LANE
FRANKLIN, TENNESSEE

DETAILS3

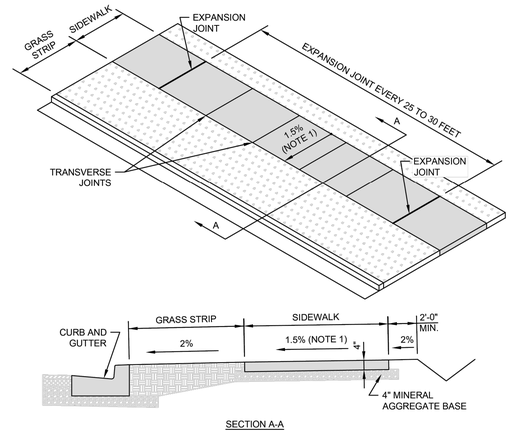
VERDANTAS PROJECT NO.
32664
CITY OF FRANKLIN PROJECT NO.
8914
DISCIPLINE
CIVIL
SHEET
C0.4



NOTES

1. REFERENCE "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION" OF THE TENNESSEE DEPARTMENT OF TRANSPORTATION, SECTION 702 - CEMENT CONCRETE CURB, GUTTER, AND COMBINED CURB AND GUTTER
2. THE FRONT FACE OF THE CONCRETE CURBS FOR ALL DEGREES OF CURVATURE SHALL CONFORM TO THE CONTOUR OF THE CURVE. NO CHORD SECTIONS WILL BE PERMITTED.
3. CONCRETE: CLASS A (3,000 PSI, 6% AIR)
4. EXPANSION JOINTS: 1/2" THICK U.N.O. (SEE ALSO DRAWING RP-10)
   A. RUBBERIZED EXPANSION JOINT FILLER (AASHTO M153, TYPE 1)
5. EXPANSION JOINTS SHALL BE PLACED AS FOLLOWS:
   A. AT TANGENT POINTS OF CIRCULAR CURBS
   B. BETWEEN CURBS AND ABUTTING RIGID OBJECTS
   C. AT OTHER PLACES WHERE STRESSES MAY DEVELOP
   D. TO LINE UP WITH PAVEMENT JOINTS WHERE THE ADJACENT PAVEMENT IS CONCRETE.
   E. AT A MAXIMUM SPACING OF 100 FEET
6. CONTRACTION JOINTS: SPACED AT 10 FEET. SPACING MAY BE REDUCED FOR CLOSURES, BUT NOT LESS THAN 6 FEET.
7. COMBINED CURB AND GUTTER BASED ON TDOT STD. DRAWING RP-VC-10
8. INLET CASTING: JBS 3300-V OR APPROVED EQUAL WITH DIRECTIONAL VANE GRATES AND SURFACE MOUNT ENVIRONOTICE PLATES STATING "DUMP NO WASTE DRAINS TO RIVER". MODIFY TDOT STRUCTURES AS NEEDED TO PROVIDE FULL BEARING AT CASTING.

	ARTERIAL AND COLLECTOR CURB AND GUTTER		DWG. NO.
HISTORIC FRANKLIN TENNESSEE	CITY OF FRANKLIN NOT TO SCALE	CITY ENGINEER: Ralph Hoge DATE: 7/1/2023	RP-1

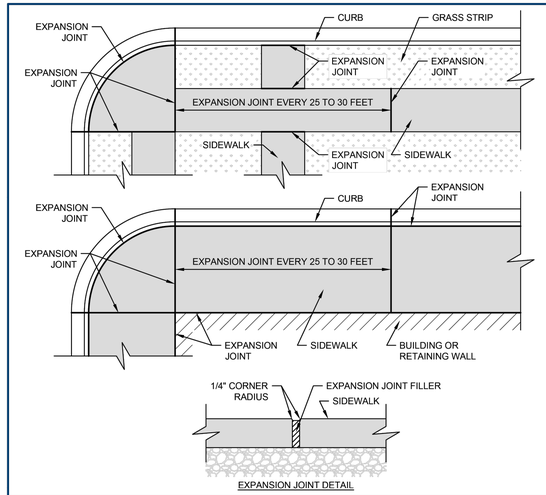


SECTION A-A

NOTES

1. SIDEWALK CROSS SLOPE: 1.5% DESIRABLE, 2.0% MAX.
2. MINERAL AGGREGATE BASE: 4" MIN. THICK 303-01 MINERAL AGGREGATE, TYPE A BASE, GRADING D
3. CONCRETE: CLASS A (3,000 PSI, 6% AIR) WITH SYNTHETIC FIBER (1.5 LB/CY, MASTERFIBER F OR APPROVED EQUAL)
   A. 4" MIN. THICK
   B. BROOM FINISH
4. EXPANSION JOINTS: SEE DRAWING RP-10
5. PROVIDE TRANSVERSE JOINTS FORMING BLOCKS AS NEARLY TO SQUARE AS PRACTICAL
6. PROVIDE A LONGITUDINAL JOINT CENTERED ON WALK WHERE SIDEWALK WIDTH IS 8'-0" OR GREATER

	CONCRETE SIDEWALK		DWG. NO.
HISTORIC FRANKLIN TENNESSEE	CITY OF FRANKLIN NOT TO SCALE	CITY ENGINEER: Ralph Hoge DATE: 7/1/2025	RP-8

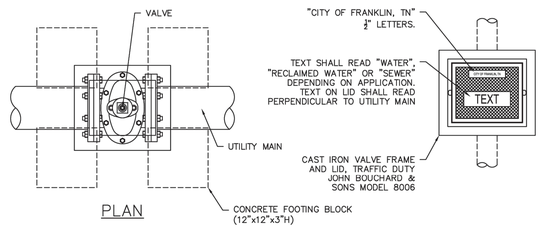


EXPANSION JOINT DETAIL

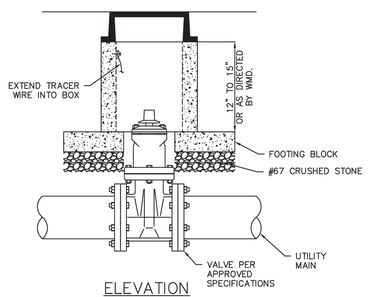
NOTES

1. EXPANSION JOINTS:
   A. RUBBERIZED EXPANSION JOINT FILLER (AASHTO M153, TYPE 1)
2. 1/2" THICK EXPANSION JOINTS SHALL BE PLACED AS FOLLOWS:
   A. TRANSVERSE TO SIDEWALK AT 25 TO 30 FEET APART DEPENDING ON TRANSVERSE JOINT MARKINGS
   B. TRANSVERSE TO SIDEWALK AT CURB EXPANSION JOINTS WHERE SIDEWALK IS BUILT DIRECTLY AGAINST CURB
   C. BETWEEN CURB AND SIDEWALK WHERE SIDEWALK IS BUILT DIRECTLY AGAINST CURB
   D. AT ABUTTING RIGID DRIVEWAYS OR OTHER SIDEWALKS
   E. AT CHANGES IN SIDEWALK DIRECTION, INCLUDING AT STREET CORNERS AND AT CURVED SECTIONS
   F. AT OTHER PLACES WHERE STRESSES MAY DEVELOP
3. 1" THICK EXPANSION JOINTS SHALL BE PLACED WHERE SIDEWALK ABUTS CIRCULAR CURBS, BUILDINGS, AND WALLS.

	SIDEWALK EXPANSION JOINT		DWG. NO.
HISTORIC FRANKLIN TENNESSEE	CITY OF FRANKLIN NOT TO SCALE	CITY ENGINEER: Ralph Hoge DATE: 7/1/2023	RP-10



PLAN

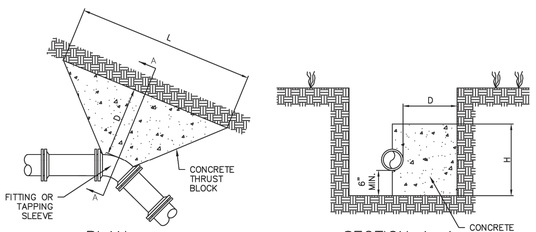


ELEVATION

NOTES:

1) FOUR (4) CONCRETE BLOCKS ARE TO BE PLACED UNDER EACH CORNER OF THE VALVE BOX AS SHOWN.
2) CONCRETE SHALL BE 4,000 PSI @ 28 DAYS REINFORCED WITH WELDED WIRE MESH.
3) STRUCTURE SHALL CONFORM TO ASTM C858.

	CONCRETE VALVE BOX		DWG. NO.
HISTORIC FRANKLIN TENNESSEE	CITY OF FRANKLIN NOT TO SCALE	WATER MANAGEMENT DIRECTOR: DATE: 10/16/2019	G-2



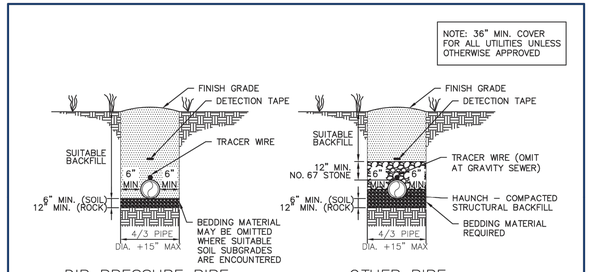
PLAN SECTION A–A

NOTES:

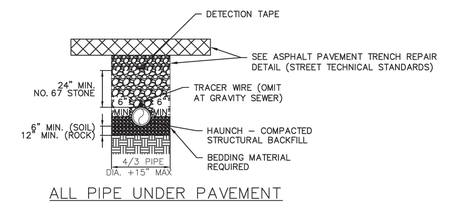
1) THRUST BLOCKS TO BE PLACED AGAINST SUITABLE, UNDISTURBED EARTH, AS APPROVED BY THE WATER MANAGEMENT DEPARTMENT.
2) CONCRETE STRENGTH f'c = 3,000 PSI AT 28 DAYS.
3) ALL DIMENSIONS ARE MINIMUMS EXCEPT WHERE LARGER DIMENSION WILL INTERFERE WITH PIPE JOINTS OR BOLT REMOVAL ON FITTINGS. IN THESE CASES, SUBMIT REVISED DRAWINGS TO THE WATER MANAGEMENT DEPARTMENT.
4) VERTICAL BENDS REQUIRE SEPARATE DESIGN AND DETAIL BY ENGINEER.
5) THRUST BLOCKING SHOWN IS BASED ON THE FOLLOWING ASSUMPTIONS. IF OTHER CONDITIONS ARE ENCOUNTERED, SPECIAL DESIGN IS REQUIRED. ENGINEER SHALL SUPPLY CALCULATIONS TO THE CITY OF FRANKLIN FOR REVIEW.
   A. BEARING AGAINST SOFT CLAY, SILT, OR ORGANIC SOILS NOT PERMITTED.
   B. GROUNDWATER TABLE ELEVATION LOCATED BELOW BOTTOM OF BLOCK.
   C. SAFETY FACTOR: 1.5
   D. DEPTH OF BURY: 3 FEET
   E. TEST PRESSURE: 200 PSI
   F. HORIZ. SOIL BEARING: 2,000 PSF

THRUST BLOCK DIMENSIONS										
PIPE DIAMETER	D	HORIZONTAL ELBOWS						TEES, DEAD ENDS, TAPPING SLEEVES	
		22 ½		45		90			
		L	H	L	H	L	H	L	H
4"	1'–6"	1'–6"	1'–6"	1'–6"	1'–6"	2'–0"	1'–6"	1'–6"	1'–6"
6"	1'–6"	2'–0"	1'–6"	2'–6"	1'–6"	3'–0"	2'–0"	3'–0"	1'–6"
8"	1'–6"	2'–0"	1'–6"	3'–0"	2'–0"	4'–6"	2'–6"	4'–0"	2'–0"
12"	2'–0"	4'–0"	2'–0"	5'–0"	2'–6"	7'–0"	3'–6"	6'–0"	3'–0"
16"	2'–0"	5'–0"	2'–6"	7'–0"	3'–6"	10'–0"	4'–6"	8'–0"	4'–0"

	THRUST BLOCK TABLE (NON-RESTRAINED JOINTS)		DWG. NO.
HISTORIC FRANKLIN TENNESSEE	CITY OF FRANKLIN NOT TO SCALE	WATER MANAGEMENT DIRECTOR: DATE: 10/16/2019	G-7



DIP PRESSURE PIPE OTHER PIPE



ALL PIPE UNDER PAVEMENT

NOTES:

1) ALL SUITABLE BACKFILL MATERIAL AND SUBGRADES SHALL BE APPROVED BY THE WATER MANAGEMENT DEPT.
2) ALL ROCK LOOSENED SHALL BE REMOVED; VOIDS CREATED BY SUCH REMOVAL SHALL BE FILLED WITH CRUSHED STONE.
3) REMOVE STONE FOR PIPE BELLS TO PROVIDE FULL CONTACT OF BEDDING.
4) BACKFILL SHALL BE TAMPED IN 6" LIFTS.
5) ACHIEVE 95% COMPACTION ON ALL BACKFILL.
6) NO ROCKS 6" IN DIAMETER OR GREATER ALLOWED IN SUITABLE BACKFILL.
7) PROVIDE STONE BACKFILL FOR PIPING WITHIN DRIVEWAYS, ROADWAYS AND PARKING AREAS UNLESS OTHERWISE APPROVED. SEE ASPHALT PAVEMENT TRENCH REPAIR DETAIL WHEN IN PAVED AREAS.
8) TRENCH DEWATERING SHALL BE DONE IN ACCORDANCE WITH TDOT STD DRAWING EC–STR–1 AND EC–STR–2
9) TRACER WIRE SHALL BE COPPER CLAD, 12 GA. MIN., WITH COLOR–CODED 30 MIL. HDPE INSULATED JACKET. PROVIDE WATERPROOF GREASE FILLED CONNECTIONS AT JUNCTIONS. TRACER WIRE SYSTEM SHALL BE TESTED FOR FUNCTIONALITY PRIOR TO ACCEPTANCE. TRACER WIRE SHALL NOT BE USED FOR GRAVITY SEWER LINES.
10) PROVIDE CHECK DAMS AT 50'–0" O.C. MINIMUM, UNLESS OTHERWISE DIRECTED BY WMD.

	UTILITY BEDDING AND BACKFILL DETAIL		DWG. NO.
HISTORIC FRANKLIN TENNESSEE	CITY OF FRANKLIN NOT TO SCALE	WATER MANAGEMENT DIRECTOR: DATE: 10/16/2019	G-8

JAMES G. GOLIAS II
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NO	REVISION	DATE
1	FMPC RE-SUBMISSION	10/2/25

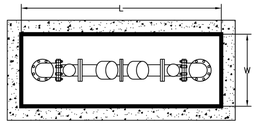
ISSUED FOR: SITE PLAN SUBMITTAL
ISSUE DATE: 09/08/2025
DESIGNED BY: MHOR
DRAWN BY: MHOR
CHECKED BY: JGOL

CHRIST FELLOWSHIP CHURCH SUBDIVISION
SITE PLAN
104 CHESTNUT LANE
FRANKLIN, TENNESSEE

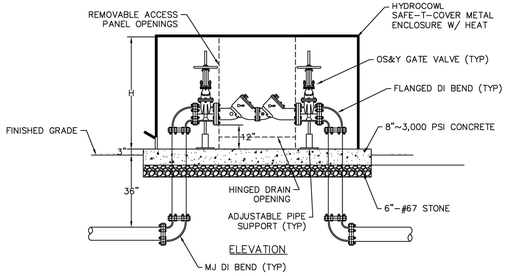
DETAILS4

VERDANTAS PROJECT NO.
32664
CITY OF FRANKLIN PROJECT NO.
8914
DISCIPLINE
CIVIL
SHEET
C0.5

Z:\PROJECT FILES\OA-PZ\PREMIER\DES\32664 - PREMIER DESIGN-CHRIST FELLOWSHIP CHURCH\CAD\DWG\SHEETS\C0.2 CFC DETAILS.DWG - DETAILS4 - 10/2/2025 4:40:48 PM - JOHN AMANN



PLAN VIEW

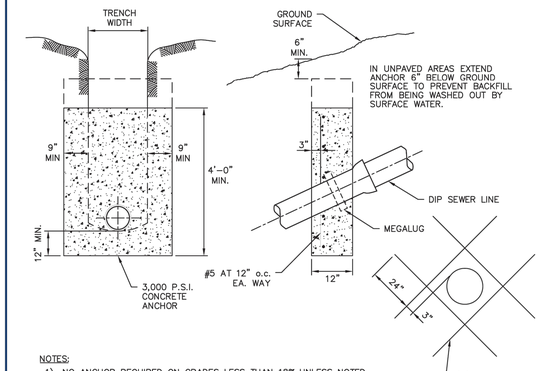


ELEVATION

BACKFLOW PREVENTER SIZE	SAFE-T-COVER ENCLOSURE MODEL	ENCLOSURE SIZE W(IN)	L (IN)	H (IN)	CONC PAD (W"XL")
4"	400-AL	26"	86"	44"	3'-4"X8'-4"
6"	600-AL	36"	100"	56"	4'-3"X9'-6"
8"	800T-AL	38"	120"	80"	4'-4"X11'-3"

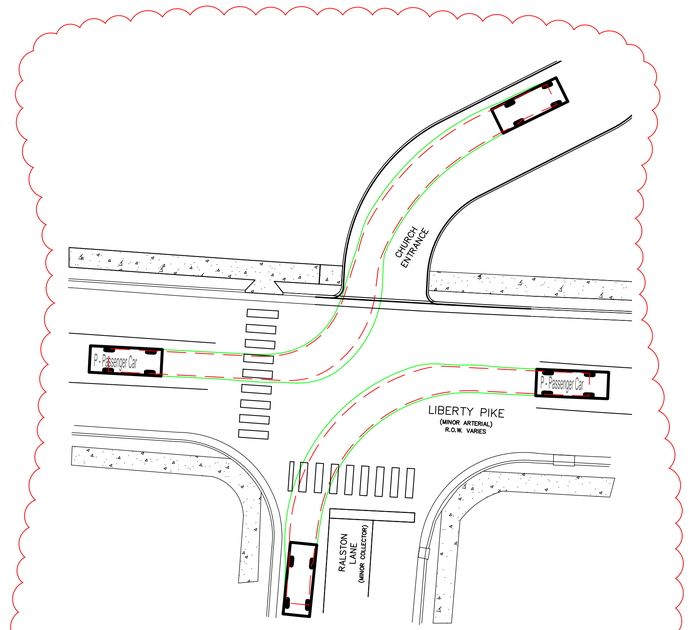
NOTES:
1) BACKFLOW PREVENTER MODELS SHALL BE PER THE APPROVED COF WATER MANAGEMENT LIST.
2) MAINTAIN 5' CLEARANCE FROM TREES, WALLS, DRIVEWAYS, POLES, ETC.
3) BACKFLOW DEVICE TO REMAIN ACCESSIBLE AT ALL TIMES.
4) BACKFLOW ASSEMBLY SHOULD BE DRAINED DURING FREEZING WEATHER OR ENCLOSED IN INSULATED ENCLOSURE.

HISTORIC FRANKLIN TENNESSEE	**BACKFLOW PREVENTER FOR 4"-8" LINES**		DWG. NO. **W-8**
CITY OF FRANKLIN	WATER MANAGEMENT DIRECTOR:	DATE: 10/16/2019	
NOT TO SCALE			

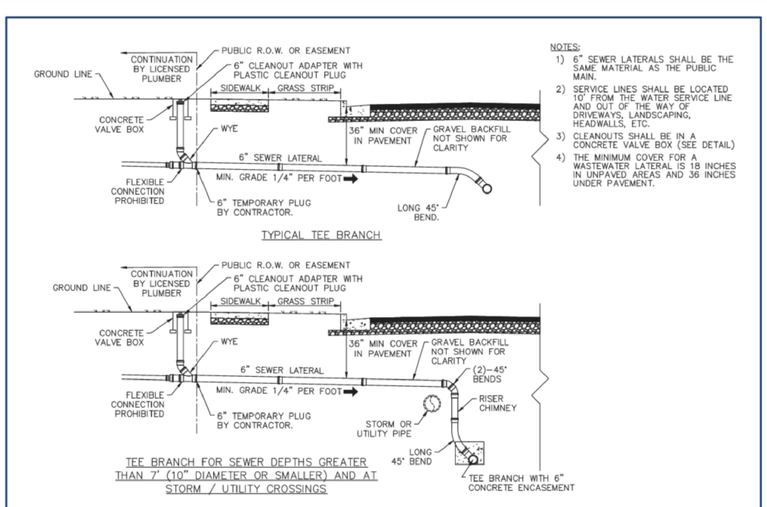


NOTES:
1) NO ANCHOR REQUIRED ON GRADES LESS THAN 18% UNLESS NOTED.
2) PIPE MATERIAL TO BE DIP FOR PIPE ON GRADES 18% OR GREATER.
3) PROVIDE ANCHOR 36'-0" CENTER TO CENTER ON GRADES BETWEEN 18% AND 25%.
4) PROVIDE ANCHOR 24'-0" CENTER TO CENTER ON GRADES BETWEEN 25% AND 35%.
5) PROVIDE ANCHOR 16'-0" CENTER TO CENTER ON GRADES 35% AND GREATER.
6) PROVIDE A MID-SPAN MEGALUG PIPE RESTRAINT CENTERED IN EACH CONCRETE ANCHOR.
7) CONTRACTOR MAY SUBMIT ALTERNATE DESIGN UTILIZING ROCK BOLTS TO KEY ANCHOR TO ROCK TRENCH.
8) FOR CONDITIONS OTHER THAN SHOWN HEREON, ANCHORS SHALL BE PROVIDED AS DESIGNED BY THE ENGINEER-OF-RECORD.

HISTORIC FRANKLIN TENNESSEE	**CONCRETE ANCHORS FOR SEWER ON STEEP GRADES**		DWG. NO. **WW-10**
CITY OF FRANKLIN	WATER MANAGEMENT DIRECTOR:	DATE: 10/16/2019	
NOT TO SCALE			



DRIVE ENTRANCE TURNING MOVEMENT EXHIBIT
SCALE: 1" = 20'

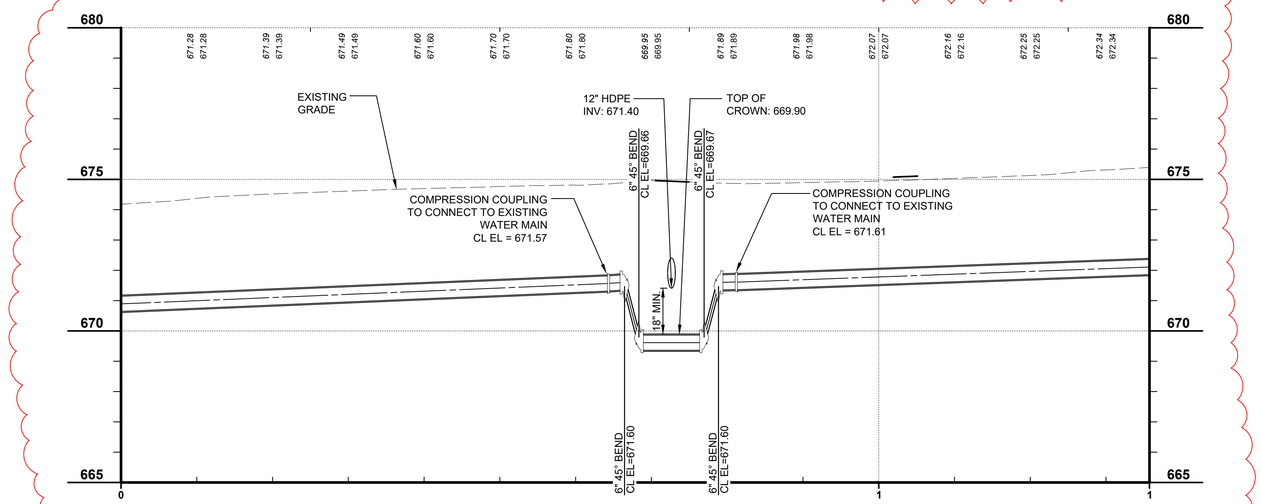


TYPICAL TEE BRANCH

TEE BRANCH FOR SEWER DEPTHS GREATER THAN 7' (10" DIAMETER OR SMALLER) AND AT STORM / UTILITY CROSSINGS

NOTES:
1) 6" SEWER LATERALS SHALL BE THE SAME MATERIAL AS THE PUBLIC MAIN.
2) SERVICE LINES SHALL BE LOCATED 10' FROM THE WATER SERVICE LINE AND OUT OF THE WAY OF DRIVEWAYS, LANDSCAPING, HEADWALLS, ETC.
3) CLEANOUTS SHALL BE IN A CONCRETE VALVE BOX (SEE DETAIL)
4) THE MINIMUM COVER FOR A WASTEWATER LATERAL IS 18 INCHES IN UNPAVED AREAS AND 36 INCHES UNDER PAVEMENT.

HISTORIC FRANKLIN TENNESSEE	**SANITARY SEWER LATERALS**		DWG. NO. **WW-9**
CITY OF FRANKLIN	WATER MANAGEMENT DIRECTOR:	DATE: 10/16/2019	
NOT TO SCALE			



WATERLINE CROSSING PROFILE
VIEWPORT SCALE: 1" = 10'
GRAPH SCALE: 1" = 2.5'

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104 CHESTNUT LANE
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DETAILS5

VERDANTAS PROJECT NO. 32664
CITY OF FRANKLIN PROJECT NO. 8914
DISCIPLINE: CIVIL
SHEET: C0.6

SURVEY LEGEND

P.U.D.E.	PUBLIC UTILITY & DRAINAGE EASEMENT
M.B.S.L.	MINIMUM BUILDING SETBACK LINE
R.O.W.C., TN.	REGISTERS OFFICE OF WILLIAMSON CNTY, TN.
●	IRON ROD (AND CAP) FOUND
○	IRON ROD AND CAP SET
Ⓔ	ELECTRIC UTILITY
Ⓕ	FIRE HYDRANT
Ⓖ	GAS METER
H	HANDICAP PARKING
Ⓜ	MANHOLE
Ⓥ	WATER VALVE
Ⓦ	WATER METER
	EXISTING FENCELINE
	POWER POLE AND LINES
	TREE

TREE LEGEND:

A	ASH
C	CEDAR
E	ELM
H	HACKBERRY
HI	HICKORY
M	MAPLE
P	POPLAR

TREE TO BE REMOVED

HATCH LEGEND

- EXISTING BUILDING AWNING, SLAB AND PORCH TO BE REMOVED. REFER TO ARCHITECTURAL PLANS FOR DETAILS.
- EXISTING PAVEMENT TO BE REMOVED
- EXISTING CONCRETE TO BE REMOVED
- EXISTING BUILDING TO REMAIN
- EXISTING CURB TO BE REMOVED
- EXISTING PAINT STRIPING TO BE PAINTED OVER

0' 20' 40'
SCALE: 1" = 20'

BEARINGS AS SHOWN HEREON ARE REFERENCED TO TENNESSEE STATE PLANE COORDINATE SYSTEM NAD83. ELEVATIONS SHOWN ARE BASED ON NAVD88 DATUM. GPS EQUIPMENT WAS USED TO ESTABLISH SURVEY CONTROL POINTS AND A BASIS OF BEARINGS.

Tennessee811
Know what's below.
Call before you dig.

DEMOLITION NOTES

1. REMOVE ENTRANCE SIGN.
2. REMOVE CHAINLINK AND WOOD FENCES.
3. SAW-CUT AND REMOVE EXISTING CURB AND PAVEMENT FOR A CLEAN JOINT TO CONSTRUCT NEW PAVEMENT.
4. PROTECT EXISTING TREES. SEE SHEET L-0 FOR TREE PROTECTION DETAIL.
5. EXISTING FRONT PORCH TO REMAIN. AWNING COVERING FRONT PORCH TO BE REMOVED.
6. REMOVE CONCRETE SIDEWALK AND PATIO AREA.
7. EXISTING UTILITY POLE. TO BE REMOVED BY MTE.
8. REMOVE EXISTING CONCRETE CURB.
9. REMOVE CONCRETE SIDEWALK, CURB AND GUTTER AND 2 FT OF ASPHALT ALONG LIBERTY PIKE AS SHOWN.
10. REMOVE EXISTING AWNING.
11. APPROXIMATE LOCATION OF FIRE HYDRANT PER FIELD LOCATION.
12. REMOVE EXISTING BOLLARDS.
13. REMOVE EXISTING OLD CONCRETE FOUNDATION.
14. REMOVE EXISTING CONCRETE STOOP.
15. REMOVE AND RELOCATE HVAC UNITS AND CONCRETE PADS.
16. REMOVE SEGMENTAL RETAINING WALL AND LANDSCAPING.
17. EXISTING PAINT STRIPING TO BE PAINTED BLACK.
18. REMOVE EXISTING CONCRETE STOOP WITH RETAINING WALL AND STAIRS.

LIMITS SHOWN HERE TO BE EXCLUDED FROM DISTURBANCE AREA DUE TO EXISTING BUILDING NOT BEING DISTURBED.

BURNS TABERNACLE PRIMITIVE CHURCH

2
STEELE, JAMES I AND WARE, STACY N.
DEED BOOK 3489, PAGE 208
R.O.W.C., TN.
ZONING: R-4

S82°57'32"E 46.17' (N86°20'47"E 43.09' DEED)

N87°00'08"W 6.73'

PIN AT 2.21' FROM 5' CHAINLINK FENCE

N07°52'46"E 152.23' (N01°17'18"E 147.98' DEED)

6' WOOD FENCE

BOLLARDS

NAILS IN TREESIDE

SHED

3
062P-C-006.01
SUBDIVISION OF
MR. HOWARD HILLS
TRACT OF LAND
PLAT BOOK 1, PAGE 76
R.O.W.C., TN.

N87°00'08"W 70.00'

EXISTING BUILDING #104
5,860 SF

HVAC UNITS

SIGN

5' CHAINLINK FENCE

CHESTNUT LANE
(LOCAL) 50' R.O.W.

BM1

8"SAN

RIM: 675.88
INV: 666.73'

N69°19'06"E 149.37'
(N70°30'00"E 149.37' DEED)

FEMA FLOOD ZONE AREA AE

WATERLINE ESMT.

20.00'

25' MBSL

PROPOSED 37.50' R.O.W. DEDICATION

PIN AT 28.66'

N07°59'52"E 200.00'

CONCRETE SIDEWALK

STORM SWR

N87°00'08"W 70.00'

LIBERTY PIKE
(MINOR ARTERIAL)
R.O.W. VARIES

ALSTON LANE
(COLLECTOR)

PIN AT 27.87'

S07°59'52"W 200.00'
PROPERTY LINE TO BE ABANDONED

2
062P-C-006.00
13947 Sq. Feet
+/-0.320 Acres

SUBDIVISION OF
MR. HOWARD HILLS
TRACT OF LAND
PLAT BOOK 1, PAGE 76
R.O.W.C., TN.

OLD CONCRETE FOUNDATION TO BE ABANDONED

(S85°42'37"W 212.00' DEED)

N87°00'08"W 70.00'
PROPERTY LINE TO BE ABANDONED

1
062P-C-005.00
13947 Sq. Feet
+/-0.320 Acres

BOLLARDS

SIGN

RIM: 687.74'
INV: 681.77'

PIN AT 28.34'

S07°59'52"W 200.00'

PIPE AT S88°58'10"E 0.83'

S04°51'05"W 6.74'

S08°24'20"W 70.00'
(S01°30'00"W 298.79' DEED)

062P-C-036.00
57299 Sq. Feet
+/-1.315 Acres

LIMITS OF DISTURBANCE
42,650 SF
0.98 ACRES

5' LANDSCAPE BUFFER

TOP OF BANK

CENTERLINE

LIBERTY CREEK

GRAVEL DRIVE

CONCRETE

2
LOPEZ, MIGUEL AYALA AND ANITA GARCIA DE
DEED BOOK T3884, PAGE 645
R.O.W.C., TN.
ZONING: R-4

S85°50'07"E 169.57' (N86°20'47"E 169.57' DEED)

S08°55'16"W 100.39'

FENCE POST

S08°24'20"W 29.80'

199
CADET HOMES SUBDIVISION
REVISION 1
PLAT BOOK P78, PAGE 67
R.O.W.C., TN.
ZONING: R-4

200
062P-C-001.02
CADET HOMES SUBDIVISION
PLAT BOOK 78, PAGE 67
R.O.W.C., TN.
ZONING: R-4

1
062P-C-004.00
CADET HOMES SUBDIVISION
PLAT BOOK 4, PAGE 35
R.O.W.C., TN.
ZONING: R-4

3
062P-C-002.00
CADET HOMES SUBDIVISION
PLAT BOOK 4, PAGE 35
R.O.W.C., TN.
ZONING: R-4

4
062P-C-001.00
CADET HOMES SUBDIVISION
PLAT BOOK 4, PAGE 35
R.O.W.C., TN.
ZONING: R-4

5
CADET HOMES SUBDIVISION
PLAT BOOK 4, PAGE 35
R.O.W.C., TN.
ZONING: R-4

JAMES G. GOLIAS II
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WWW.VERDANTAS.COM

NO	REVISION	DATE
1	FMPC RE-SUBMISSION	10/02/25

ISSUED FOR:	SITE PLAN SUBMITTAL
ISSUE DATE:	09/08/2025
DESIGNED BY:	MHOR
DRAWN BY:	MHOR
CHECKED BY:	JGOL

CHRIST FELLOWSHIP CHURCH SUBDIVISION
SITE PLAN
104 CHESTNUT LANE
FRANKLIN, TENNESSEE

EXISTING CONDITIONS - DEMOLITION PLAN

VERDANTAS PROJECT NO.
32664
CITY OF FRANKLIN PROJECT NO.
8914
DISCIPLINE
CIVIL
SHEET
C1.0

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MUTCD SIGN KEYNOTES

1	STOP	R1-1 30X30.
2	HANDICAPPED PARKING / VAN ACCESSIBLE / $250 FINE MINIMUM	R7-8 12X18; R7-8A 12X6; R7-8H8BP 12X6
3	HANDICAPPED PARKING / $250 FINE MINIMUM	R7-8 12X18; R7-8H8BP 12X6
4		R5-1 30X30

HATCH LEGEND

- STANDARD DUTY ASPHALT PAVEMENT
- 8" CONCRETE PAVEMENT
- 4" CONCRETE SIDEWALK
- TO BE REMOVED

0' 20' 40'
SCALE: 1" = 20'

BURNS TABERNACLE PRIMITIVE CHURCH
N87°00'08"W 6.73'
PIN AT 2.21'
NAILS IN TREESIDE
2
STEELE, JAMES I AND WARE, STACY N.
DEED BOOK 3489, PAGE 208
R.O.W.C., TN.
ZONING: R-4
N07°52'46"E 152.23'
(N01°17'18"E 147.98' DEED)
S82°57'32"E 46.17'
(N86°20'47"E 43.09' DEED)
3
062P-C-006.01
SUBDIVISION OF MR. HOWARD HILLS TRACT OF LAND
PLAT BOOK 1, PAGE 76
R.O.W.C., TN.
N87°00'08"W 70.00'
SHED
H5'
25' MBSL
STORM SWR
CONCRETE SIDEWALK
5' CHAINLINK FENCE
EXISTING BUILDING 5,900 SF +/- FFE : 680.90
AREA TO BE DEMOLISHED
MAIN ENTRANCE
PROPOSED ADDITION 2645 SF FFE = 680.90
CHESTNUT LANE
(LOCAL) 50' R.O.W.
RIM: 675.88
INV: 666.73'
N09°19'06"E 149.37'
(N09°30'00"E 149.37' DEED)
PIN AT 28.66'
N07°59'52"E 200.00'
PROPOSED 37.50' R.O.W. DEDICATION
N87°00'08"W 70.00'
LIBERTY PIKE
(MINOR ARTERIAL)
R.O.W. VARIES
PIN AT 27.87'
S07°59'52"W 200.00'
PROPERTY LINE TO BE ABANDONED
2
062P-C-006.00
13947 Sq. Feet
+/-0.320 Acres
1
062P-C-005.00
13947 Sq. Feet
+/-0.320 Acres
RIM: 687.74
INV: 681.77'
PIN AT 28.34'
S07°59'52"W 200.00'
S08°24'20"W 298.79'
(S01°30'00"W 298.79' DEED)
S08°24'20"W 29.80'
062P-C-036.00
57299 Sq. Feet
+/-1.315 Acres
RIPARIAN BUFFER, ZONE 1 WIDTH VARIES
WATERLINE ESMT
SAN. SEWER ESMT.
TOP OF BANK
CENTERLINE
LIBERTY CREEK
S04°51'05"W 6.74'
PIPE AT S88°58'10"E 0.83'
1
062P-C-004.00
CADET HOMES SUBDIVISION
PLAT BOOK 4, PAGE 35
R.O.W.C., TN.
ZONING: R-4
3
062P-C-002.00
CADET HOMES SUBDIVISION
PLAT BOOK 4, PAGE 35
R.O.W.C., TN.
ZONING: R-4
4
062P-C-001.00
CADET HOMES SUBDIVISION
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CADET HOMES SUBDIVISION
PLAT BOOK 78, PAGE 67
R.O.W.C., TN.
ZONING: R-4
CADET HOME
PLAT BOOK
R.O.W
ZONIN

GENERAL CONSTRUCTION NOTES

1. CONSTRUCT CONCRETE VERTICAL CURB. SEE DETAIL SHEET C0.2.
2. CONSTRUCT INTEGRAL CURB AND CONCRETE SIDEWALK. SEE DETAIL SHEET C0.2.
3. CONSTRUCT CONCRETE VERTICAL CURB. TAPER CURB OVER LAST 4' FOR WALK TO BE FLUSH WITH PAVEMENT.
4. SAW-CUT EXISTING PAVEMENT TO CREATE A CLEAN JOINT TO CONSTRUCT PROPOSED PAVEMENT.
5. HANDICAP PAVEMENT SYMBOL, SIGN AND STRIPING - SEE DETAIL SHEET C0.2
6. TAPER CURB OVER 6' TO BE FLUSH WITH PAVEMENT/WALK FOR HANDICAP LANDING. SEE DETAIL SHEET C0.2
7. LANDSCAPE ISLANDS. PROVIDE MIN. 12" TOPSOIL AND GRASS.
8. TAPER CURB OVER 6' TO MATCH EXISTING PAVEMENT GRADE. SEE DETAIL SHEET C0.2.
9. RE-INSTALL 6' WOOD FENCE & GATE AT NEW LOCATION SHOWN UPON COMPLETION OF SITE WORK.
10. INSTALL NEW MONUMENT SIGN
11. INSTALL ADA RAMP TO EXISTING PORCH TO EXISTING BUILDING. SEE ARCHITECTURAL PLANS FOR DETAILS.
12. EXISTING PAVEMENT TO BE RE-STRIPED WITH 4" WHITE PAINT AFTER THE COMPLETION OF SITE WORK.
13. INSTALL SIDEWALK ADA RAMP AND LANDING WITH DETECTABLE WARNING PAD. SEE DETAIL SHEET C0.2.
14. INSTALL BICYCLE PARKING AND CONCRETE PAD. SEE DETAIL ON SHEET C0.4
15. INSTALL NEW CONCRETE SIDEWALK WITH GRASS STRIP, CURB AND GUTTER. TIE IN TO EXISTING SIDEWALK, CURB AND GUTTER. SEE DETAIL RP-1 ON C0.5 FOR CURB AND GUTTER.
16. INSTALL 4' X 4' CONCRETE PAD FOR NEW HVAC SYSTEM TO BE ADDED.
17. INSTALL 5 FT x 7.5 FT CONCRETE LANDING FOR NEW ENTRANCE.
18. INSTALL CONCRETE DRIVE APRON. SEE DETAIL ON C0.2.
19. RELOCATED HVAC. REFER TO MEP PLANS FOR DETAILS.
20. INSTALL SIDEWALK ADA RAMPS ACCORDING TO DETAIL RP-5 ON DETAILS PAGE C0.2.
21. PROPOSED LIGHT POLE LOCATIONS. SEE PHOTOMETRIC PLAN FOR DETAILS.
22. CONCRETE HANDICAP PARKING AREA. SEE CONCRETE SECTION DETAIL ON C0.2.
23. CROSS-ACCESS EASEMENT
24. EXCLUSIVE GREEN INFRASTRUCTURE EASEMENT
25. FULL RIPARIAN BUFFERS NOT APPLIED DUE TO SITE CONDITIONS.

STORM SEWER CONSTRUCTION NOTES

D1. INSTALL NEW BIO-RETENTION POND, OVERFLOW STRUCTURE & PIPING. SEE STORMWATER DETAILS.

LANDSCAPING CONSTRUCTION NOTES

L1. PROTECT EXISTING TREES. SEE SHEET C0.3.

SITE DATA CHART

SITE DATA CHART

PROJECT NAME:	CHRIST FELLOWSHIP CHURCH
PROJECT #:	32664
ADDRESS:	104 CHESTNUT LANE
PARCEL(S):	TAX MAP 062P, GROUP C, PARCELS: 036.00 005.00 006.00

ACRES/SQUARE FOOTAGE OF SITE: 85,193 SF (1.96 ACRES)
VESTING:

REGULATIONS

BASE ZONING:	CIVIC INSTITUTIONAL (CI)
OVERLAY ZONING:	CENTRAL FRANKLIN OVERLAY DISTRICT (CFO) FLOOD FRINGE OVERLAY (FFO)
BUILDING TYPES APPLIED:	CIVIC BUILDING
FRONTAGE TYPES APPLIED:	PARKING AND YARD FRONTAGE
BUILDING USES:	RELIGIOUS ASSEMBLY EDUCATION

SETBACKS

FRONT YARD:	75' (LIBERTY PIKE) 25' (CHESTNUT LANE)
SIDE YARD:	25'
REAR YARD:	25'
BUILDING HEIGHT:	21' - 6"
MINIMUM LANDSCAPE AREA:	40% OF 81,340 SF = 32,536 SF REQ'D
OPEN SPACE SF REQUIRED:	N/A
NATURAL AREA SF REQUIRED:	N/A
TREE CANOPY RETENTION ACRES:	4,900 SF (0.11 ACRES) PROVIDED
PARKING REQUIRED, BY USE:	73 TOTAL
PARKING CALCULATION:	
EXISTING PARKING:	63 TOTAL (2 VAN ADA)
PARKING REMOVED:	42 TOTAL (2 VAN ADA)
PARKING TO REMAIN:	21 TOTAL
PROPOSED PARKING:	55 TOTAL (3 ADA + 1 VAN ADA)
PARKING PROVIDED, BY USE:	76 TOTAL (3 ADA + 1 VAN ADA)
COMPACT PARKING:	10 TOTAL (13% OF TOTAL)
BICYCLE PARKING REQUIREMENT:	1 SPACE PER 20 VEHICLE SPACES
BICYCLE PARKING REQUIRED:	76 SPACES / 20 = 3.8 SPACES
BICYCLE PARKING PROVIDED:	4 SPACES PROVIDED
HISTORIC RESOURCE TREATMENT (Y/N):	N

JAMES G. GOLIAS II
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No. 1017
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STATE OF TENNESSEE

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TEL. (615) 349-4024
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NO	REVISION	DATE
1	FMPC RE-SUBMISSION	10/02/25

ISSUED FOR:	ISSUE DATE:	DESIGNED BY:	DRAWN BY:	CHECKED BY:
SITE PLAN SUBMITTAL	09/08/2025	MHOR	MHOR	JGOL

CHRIST FELLOWSHIP CHURCH SUBDIVISION
SITE PLAN
104 CHESTNUT LANE
FRANKLIN, TENNESSEE

SITE LAYOUT PLAN

VERDANTAS PROJECT NO. 32664
CITY OF FRANKLIN PROJECT NO. 8914
DISCIPLINE: CIVIL
SHEET: C2.0

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PIPE TABLE						
NAME	SIZE	LENGTH	SLOPE	MATERIAL	UPSTREAM	DOWNSTREAM
C1-S1	6"	27'	0.51%	6" PVC Pipe	678.84(C1)	678.70(S1)
C2-WYE1	8"	58'	0.54%	8" HDPE Pipe	679.00(C2)	678.69()
DS-C2	6"	37'	0.53%	6" PVC Pipe	679.20()	679.00(C2)
DS-S3	6"	15'	1.55%	6" PVC Pipe	677.27()	677.03(S3)
DS-S5	6"	38'	12.02%	6" PVC Pipe	677.55()	673.00(S5)
DS-DS1	6"	17'	1.00%	6" PVC Pipe	676.77()	676.60()
DS-WYE1	6"	7'	0.73%	6" PVC Pipe	678.74()	678.69()
DS0-S2	6"	16'	1.57%	6" PVC Pipe	678.50()	678.25(S2)
DS1-S2	6"	13'	0.78%	6" PVC Pipe	678.05()	677.95(S2)
DS1-BASIN	6"	10'	1.00%	6" PVC Pipe	676.60()	676.50()
DS2-S2	6"	10'	1.00%	6" PVC Pipe	678.05()	677.95(S2)
S1-S2	12"	70'	1.06%	12" HDPE Pipe	678.50(S1)	677.76(S2)
S2-S3	12"	73'	1.01%	12" HDPE Pipe	677.76(S2)	677.03(S3)
S3-H1	15"	31'	0.64%	14" HDPE Pipe	677.03(S3)	676.83(H1)
S4-S5	12"	20'	0.56%	12" HDPE Pipe	671.75(S4)	671.64(S5)
S5-H2	12"	102'	0.51%	12" HDPE Pipe	671.64(S5)	671.12(H2)
TD-C1	6"	8'	0.78%	6" PVC Pipe	678.90()	678.84(C1)

STRUCTURE TABLE		
NAME	DESCRIPTION	RIM ELEV:
C1	CLEANOUT	679.18
C2	CLEANOUT	713.69
H1	CONC WINGED HEADWALL	678.72
H2	CONC WINGED HEADWALL	672.67
S1	CATCH BASIN - 2'x2'	681.12
S2	NYLOPLAST BASIN	680.50
S3	NYLOPLAST BASIN 15" SOLID COVER ASSEMBLY	679.94
S4	NYLOPLAST BASIN 24" DOME GRATE	677.00
S5	NYLOPLAST BASIN 15" SOLID COVER ASSEMBLY	677.35

BIORETENTION	SUBGRADE ELEVATION	TOP OF STONE ELEVATION & DEPTH	UNDERDRAIN INVERT ELEVATION	TOP OF SOIL ELEVATION & DEPTH	BERM ELEVATION	TOP OF CASTING OF THE OUTFALL STRUCTURE	SPILLWAY ELEVATION
AREA 1	671.20	672.53 / 1.33'	672.20	676.25 / 3.0'	N/A	677.00	677.10

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

GRADING & DRAINAGE CONSTRUCTION NOTES

1. INSTALL LEVEL SPREADER PER DETAIL. SEE SHEET C0.4.
2. INSTALL TRENCH DRAIN - KLASSIKDRAIN - K200 GALVANIZED STEEL EDGE RAIL CHANNEL SYSTEM WITH TYPE 660D DUCTILE IRON SLOTTED GRATE AND 902G IN LINE CATCH BASIN OR APPROVED EQUIVALENT.
3. PRETREATMENT STRUCTURE PRETX CURB INLET OR APPROVED EQUIVALENT TO BE USED FOR PRETREATMENT TO BIO-RETENTION POND.
4. BIOPOND MAIN TREATMENT AREA.
   TREATMENT AREA = 1,244 SF
   BOTTOM ELEV OF TREATMENT AREA = 676.25
5. MINIMUM PIPE SEPARATION FOR CROSSING DEPICTED ON WATERLINE CROSSING PROFILE SHOWN ON C0.6.
6. BIORETENTION SPILLWAY
   SPILLWAY ELEV = 677.10

COF GRADING & DRAINAGE GENERAL NOTES

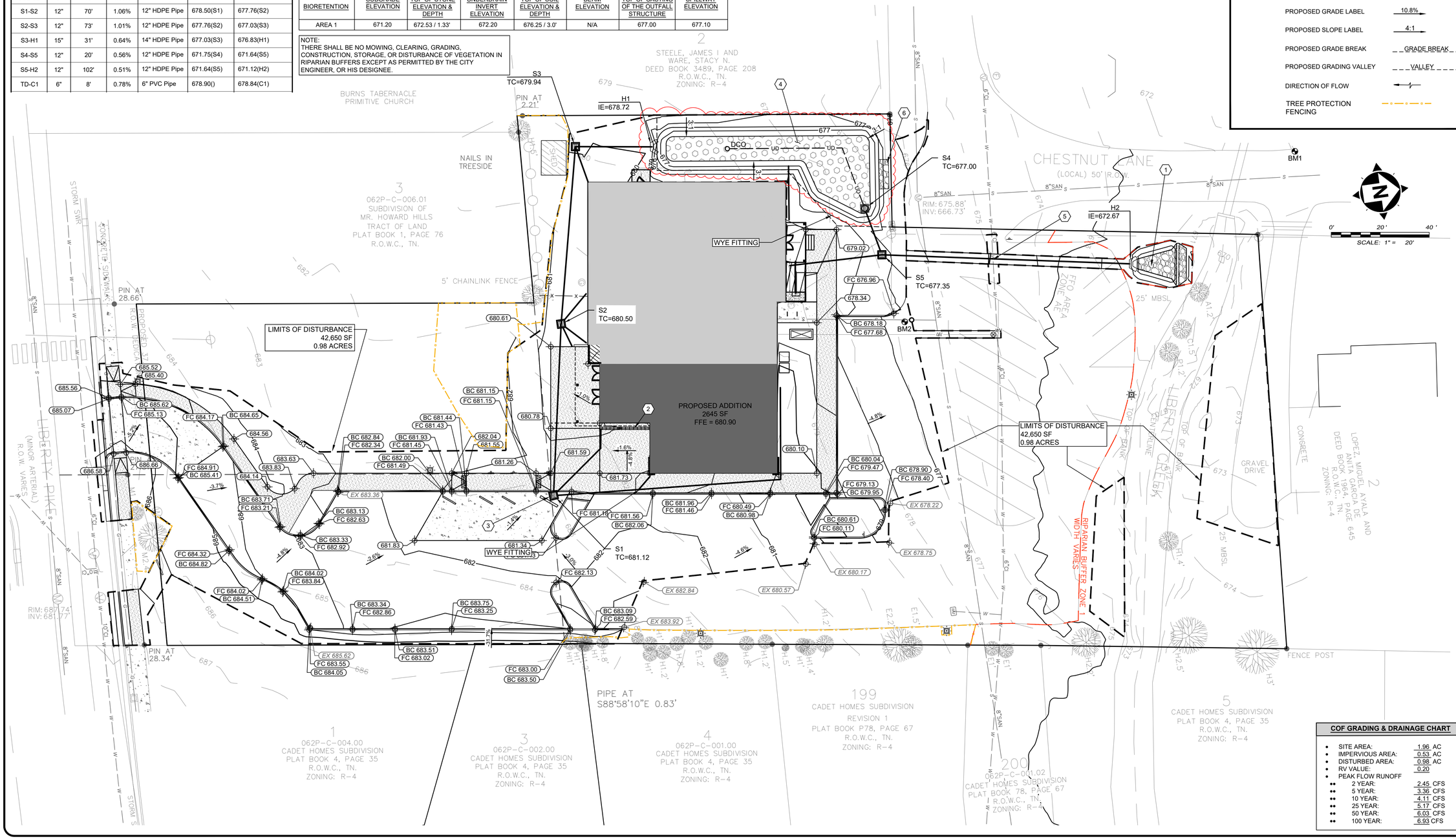
1. GRADING PERMIT IS REQUIRED FOR ANY PROJECT DISTURBING MORE THAN 10,000 SF, ADDING MORE THAN 5,000 SF OF IMPERVIOUS SURFACE OR FOR ANY SITE GRADING REQUIRING STOCKPILING OF MATERIAL.
2. THE DEVELOPER SHALL PROVIDE THE NECESSARY LABOR AND SUPERVISION REQUIRED TO SUPPORT FIELD TESTING BY THE INDEPENDENT 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. AREAS 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

COF GRADING & DRAINAGE GENERAL NOTES

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. GRADES NOT TO EXCEED 3:1 SLOPES.

GRADING LEGEND

- EXISTING SPOT ELEVATION — EX 232.46
- PROPOSED SPOT ELEVATION — 232.60
- PROPOSED SPOT ELEVATION AT TOP/BACK OF CURB — TC 232.60
- PROPOSED SPOT ELEVATION AT FACE/BOTTOM OF CURB — FC 232.60
- PROPOSED SPOT ELEVATION AT TOP/BACK OF WALL — TW 232.60
- PROPOSED SPOT ELEVATION AT FACE/BOTTOM OF WALL — FW 232.60
- PROPOSED SPOT ELEVATION AT HIGH POINT — HP 232.60
- PROPOSED SPOT ELEVATION AT LOW POINT — LP 232.60
- PROPOSED GRADE LABEL — 10.8%
- PROPOSED SLOPE LABEL — 4:1
- PROPOSED GRADE BREAK — GRADE BREAK
- PROPOSED GRADING VALLEY — VALLEY
- DIRECTION OF FLOW
- TREE PROTECTION FENCING



COF GRADING & DRAINAGE CHART

•	SITE AREA:	1.96 AC
•	IMPERVIOUS AREA:	0.53 AC
•	DISTURBED AREA:	0.98 AC
•	RV VALUE:	0.20
•	PEAK FLOW RUNOFF	
••	2 YEAR:	2.45 CFS
••	5 YEAR:	3.36 CFS
••	10 YEAR:	4.11 CFS
••	25 YEAR:	5.17 CFS
••	50 YEAR:	6.03 CFS
••	100 YEAR:	6.93 CFS

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NO	REVISION	DATE
1	FMPC RE-SUBMISSION	10/02/25

ISSUED FOR:	ISSUE DATE:	DESIGNED BY:	DRAWN BY:	CHECKED BY:
SITE PLAN SUBMITTAL	08/08/2025	MHOR	MHOR	JGOL

CHRIST FELLOWSHIP CHURCH SUBDIVISION
SITE PLAN
104 CHESTNUT LANE
FRANKLIN, TENNESSEE

GRADING & DRAINAGE PLAN

VERDANTAS PROJECT NO.
32664
CITY OF FRANKLIN PROJECT NO.
8914
DISCIPLINE
CIVIL
SHEET
C3.0

COF EPSC GENERAL NOTES

1. SEDIMENT SHALL BE REMOVED FROM SILT FENCE WHEN REACHES 1/3 THE HEIGHT OF THE FENCE; SEDIMENT SHALL BE REMOVED FROM ALL OTHER EPSC MEASURES AND CONTROL AS RECOMMENDED IN THE TNEPSC HANDBOOK, AND MUST BE REMOVED WHEN DESIGN CAPACITY HAS BEEN REDUCED BY 50%.
2. EPSCS SHALL BE IMPLEMENTED BEFORE EARTHMOVING BEGINS.
3. AREAS WHERE CONSTRUCTION HAS TEMPORARILY / PERMANENTLY CEASED SHALL BE STABILIZED WITHIN 14 DAYS (7 DAYS FOR ≥35% SLOPES)
4. INSPECTIONS OF OUTFALLS/EPSC MEASURES SHALL BE CONDUCTED AT LEAST TWICE WEEKLY AND AT LEAST 72 HOURS APART
5. VEGETATION, EPSCS & OTHER PROTECTIVE MEASURES SHALL BE REPAIRED, REPLACED, OR MODIFIED WITHIN 7 DAYS OF BEING NOTIFIED OF AN ISSUE
6. CONSTRUCTION SHALL BE PHASED FOR ACTIVITIES THAT WILL DISTURB >50 ACRES.
7. EPSCS SHALL BE DESIGNED TO CONTROL THE RAINFALL AND RUNOFF FROM A 5-YEAR, 24-HOUR RETURN INTERVAL STORM.
8. TEMPORARY SEDIMENT BASIN(S) SHALL BE PROVIDED FOR ON-SITE OUTFALLS THAT RECEIVE DRAINAGE FROM ≥10 ACRES; ≥5 ACRES FOR SITES THAT DISCHARGE TO IMPAIRED OR EXCEPTIONAL TN WATERS.
9. GREEN INFRASTRUCTURE BMPS SHALL BE PROTECTED DURING SITE WORK, WITH SILT FENCE, TO PREVENT SEDIMENTATION AND COMPACTION.

INITIAL EPSC SEQUENCE NOTES (PRE-CONSTRUCTION)

1. INSTALL CONSTRUCTION EXIT AS SHOWN. THIS WILL BE THE FIRST CONSTRUCTION WORK ON THE PROJECT
2. INSTALL SILT FENCE AND FILTER SOCKS AS SHOWN.
3. DURING CONSTRUCTION OF THE BIORETENTION BASIN, ADDITIONAL TEMPORARY EPSC MEASURES ARE REQUIRED TO PREVENT THE ACCUMULATION OF SEDIMENT IN BIORETENTION BASIN. SEE BIORETENTION INSTALLATION NOTE FOR ADDITIONAL GUIDANCE ON CONSTRUCTION PHASING AND DIRECTION.

AFTER CONSTRUCTION IS COMPLETE.

4. APPLY PERMANENT SEEDING AND MULCHING IN ACCORDANCE WITH THE TNEPSC HANDBOOK TO ALL DISTURBED AREAS INCLUDING BUT NOT LIMITED TO THOSE SHOWN ON PLANS.
5. REMOVE STABILIZED CONSTRUCTION EXIT.
6. REMOVE SILT FENCES AND ANY OTHER SILT BARRIERS OR OTHERWISE PREVENT THEM FROM BECOMING A POLLUTANT SOURCE FOR STORMWATER DISCHARGES.
7. APPLY TEMPORARY SEEDING WHENEVER GRADING OPERATIONS ARE TEMPORARILY HALTED FOR OVER 14 DAYS AND FINAL GRADING OF EXPOSED SURFACES IS TO BE COMPLETED WITHIN ONE YEAR.

HATCH LEGEND

- GRAVEL CONSTRUCTION ENTRANCE
- EXISTING PAVEMENT TO REMAIN
- EXISTING BUILDING TO REMAIN

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

COF GRADING & DRAINAGE CHART

• SITE AREA:	1.96 AC
• IMPERVIOUS AREA:	0.53 AC
• DISTURBED AREA:	0.98 AC
• RV VALUE:	0.20
• PEAK FLOW RUNOFF	
•• 2 YEAR:	2.45 CFS
•• 5 YEAR:	3.36 CFS
•• 10 YEAR:	4.11 CFS
•• 25 YEAR:	5.17 CFS
•• 50 YEAR:	6.03 CFS
•• 100 YEAR:	6.93 CFS

0' 20' 40'
SCALE: 1" = 20'

EROSION CONTROL LEGEND

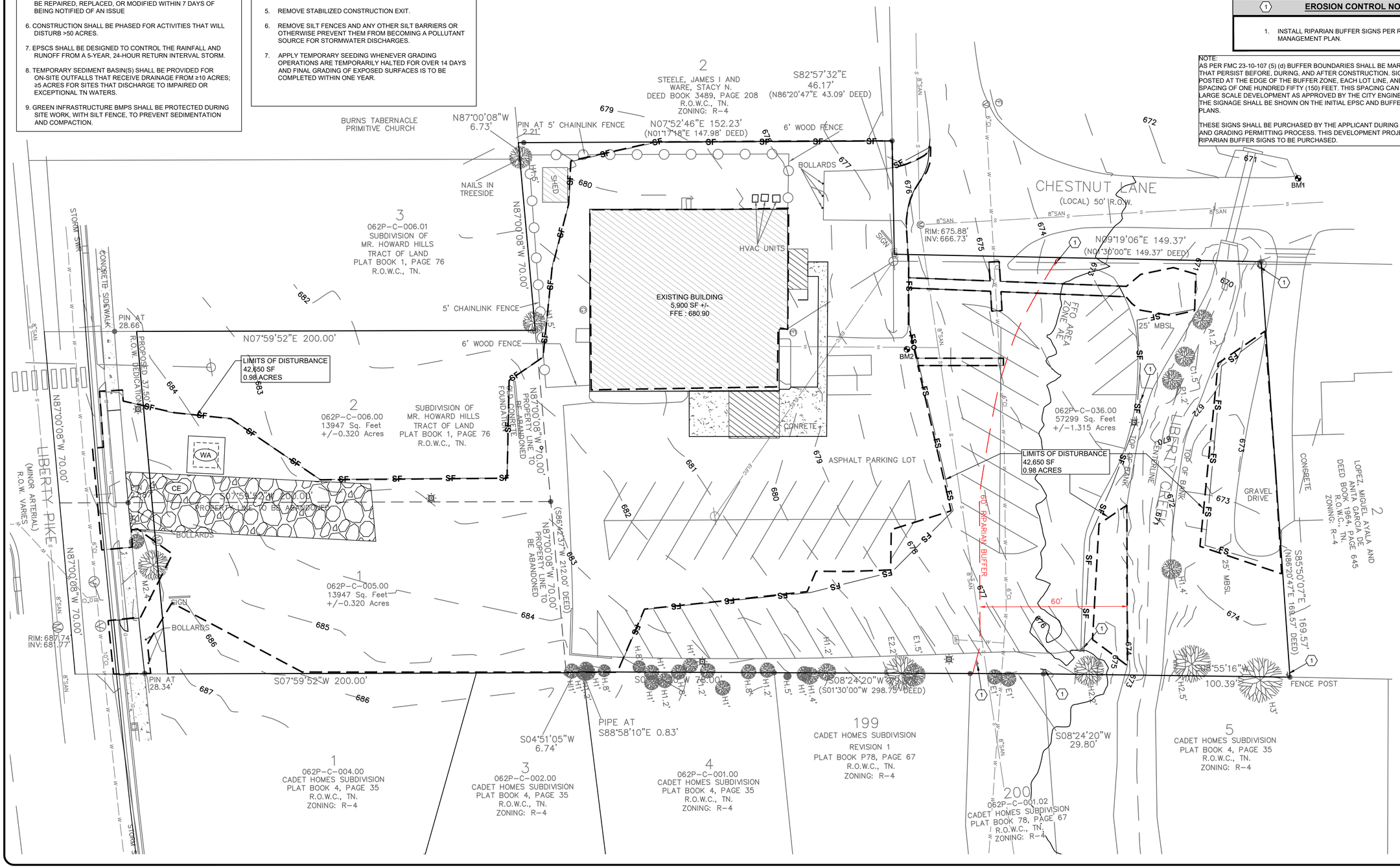
- IP — INLET PROTECTION (SEE DETAIL SHEET C0.3)
- FR — FILTER RING (SEE DETAIL SHEET C0.3)
- CE — CONSTRUCTION ENTRANCE
- WA — CONCRETE WASHOUT
- SF — PROPOSED SILT FENCE
- FS — PROPOSED FILTER SOCK
- WA — CONCRETE WASHOUT

1 EROSION CONTROL NOTES

1. INSTALL RIPARIAN BUFFER SIGNS PER RIPARIAN BUFFER MANAGEMENT PLAN.

NOTE:
AS PER FMC 23-10-107 (5) (d) BUFFER BOUNDARIES SHALL BE MARKED WITH SIGNS THAT PERSIST BEFORE, DURING, AND AFTER CONSTRUCTION. SIGNAGE SHALL BE POSTED AT THE EDGE OF THE BUFFER ZONE, EACH LOT LINE, AND AT A MAXIMUM SPACING OF ONE HUNDRED FIFTY (150) FEET. THIS SPACING CAN BE REDUCED FOR LARGE SCALE DEVELOPMENT AS APPROVED BY THE CITY ENGINEER. THE LOCATION OF THE SIGNAGE SHALL BE SHOWN ON THE INITIAL EPSC AND BUFFER MANAGEMENT PLANS.

THESE SIGNS SHALL BE PURCHASED BY THE APPLICANT DURING THE STORMWATER AND GRADING PERMITTING PROCESS. THIS DEVELOPMENT PROJECT REQUIRES 7 RIPARIAN BUFFER SIGNS TO BE PURCHASED.



JAMES G. GOLIAS II
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NASHVILLE, TN 37204
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NO	REVISION	DATE
1	FMPC RE-SUBMISSION	10/02/25

ISSUED FOR:	ISSUE DATE:	DESIGNED BY:	DRAWN BY:	CHECKED BY:
SITE PLAN SUBMITTAL	09/08/2025	MHOR	MHOR	JGOL

CHRIST FELLOWSHIP CHURCH SUBDIVISION
SITE PLAN
104 CHESTNUT LANE
FRANKLIN, TENNESSEE

INITIAL EPSC - PRE-CONSTRUCTION PLAN

VERDANTAS PROJECT NO.
32664
CITY OF FRANKLIN PROJECT NO.
8914
DISCIPLINE
CIVIL
SHEET
C3.1

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COF EPSC GENERAL NOTES

1. SEDIMENT SHALL BE REMOVED FROM SILT FENCE WHEN REACHES 1/3 THE HEIGHT OF THE FENCE; SEDIMENT SHALL BE REMOVED FROM ALL OTHER EPSC MEASURES AND CONTROL AS RECOMMENDED IN THE TNEPSC HANDBOOK, AND MUST BE REMOVED WHEN DESIGN CAPACITY HAS BEEN REDUCED BY 50%.
2. EPSCS SHALL BE IMPLEMENTED BEFORE EARTHMOVING BEGINS.
3. AREAS WHERE CONSTRUCTION HAS TEMPORARILY / PERMANENTLY CEASED SHALL BE STABILIZED WITHIN 14 DAYS (7 DAYS FOR ≥35% SLOPES)
4. INSPECTIONS OF OUTFALLS/EPSC MEASURES SHALL BE CONDUCTED AT LEAST TWICE WEEKLY AND AT LEAST 72 HOURS APART
5. VEGETATION, EPSCS & OTHER PROTECTIVE MEASURES SHALL BE REPAIRED, REPLACED, OR MODIFIED WITHIN 7 DAYS OF BEING NOTIFIED OF AN ISSUE
6. CONSTRUCTION SHALL BE PHASED FOR ACTIVITIES THAT WILL DISTURB >50 ACRES.
7. EPSCS SHALL BE DESIGNED TO CONTROL THE RAINFALL AND RUNOFF FROM A 5-YEAR, 24-HOUR RETURN INTERVAL STORM.
8. TEMPORARY SEDIMENT BASIN(S) SHALL BE PROVIDED FOR ON-SITE OUTFALLS THAT RECEIVE DRAINAGE FROM ≥10 ACRES; ≥5 ACRES FOR SITES THAT DISCHARGE TO IMPAIRED OR EXCEPTIONAL TN WATERS.
9. GREEN INFRASTRUCTURE BMPS SHALL BE PROTECTED DURING SITE WORK, WITH SILT FENCE, TO PREVENT SEDIMENTATION AND COMPACTION.

INITIAL EPSC SEQUENCE NOTES (PRE-CONSTRUCTION)

1. INSTALL CONSTRUCTION EXIT AS SHOWN. THIS WILL BE THE FIRST CONSTRUCTION WORK ON THE PROJECT
2. INSTALL SILT FENCE AND FILTER SOCKS AS SHOWN.
3. DURING CONSTRUCTION OF THE BIORETENTION BASIN, ADDITIONAL TEMPORARY EPSC MEASURES ARE REQUIRED TO PREVENT THE ACCUMULATION OF SEDIMENT IN BIORETENTION BASIN. SEE BIORETENTION INSTALLATION NOTE FOR ADDITIONAL GUIDANCE ON CONSTRUCTION PHASING AND DIRECTION.

AFTER CONSTRUCTION IS COMPLETE.

4. APPLY PERMANENT SEEDING AND MULCHING IN ACCORDANCE WITH THE TNEPSC HANDBOOK TO ALL DISTURBED AREAS INCLUDING BUT NOT LIMITED TO THOSE SHOWN ON PLANS.
5. REMOVE STABILIZED CONSTRUCTION EXIT.
6. REMOVE SILT FENCES AND ANY OTHER SILT BARRIERS OR OTHERWISE PREVENT THEM FROM BECOMING A POLLUTANT SOURCE FOR STORMWATER DISCHARGES.
7. APPLY TEMPORARY SEEDING WHENEVER GRADING OPERATIONS ARE TEMPORARILY HALTED FOR OVER 14 DAYS AND FINAL GRADING OF EXPOSED SURFACES IS TO BE COMPLETED WITHIN ONE YEAR.

HATCH LEGEND

- GRAVEL CONSTRUCTION ENTRANCE
- EXISTING PAVEMENT TO REMAIN
- EXISTING BUILDING TO REMAIN

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

COF GRADING & DRAINAGE CHART

• SITE AREA:	1.96 AC
• IMPERVIOUS AREA:	0.53 AC
• DISTURBED AREA:	0.98 AC
• RV VALUE:	0.20
• PEAK FLOW RUNOFF	
•• 2 YEAR:	2.45 CFS
•• 5 YEAR:	3.36 CFS
•• 10 YEAR:	4.11 CFS
•• 25 YEAR:	5.17 CFS
•• 50 YEAR:	6.03 CFS
•• 100 YEAR:	6.93 CFS

0' 20' 40'
SCALE: 1" = 20'

EROSION CONTROL LEGEND

- IP — INLET PROTECTION (SEE DETAIL SHEET C0.3)
- FR — FILTER RING (SEE DETAIL SHEET C0.3)
- CE — CONSTRUCTION ENTRANCE
- WA — CONCRETE WASHOUT
- SF — PROPOSED SILT FENCE
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(1) EROSION CONTROL NOTES

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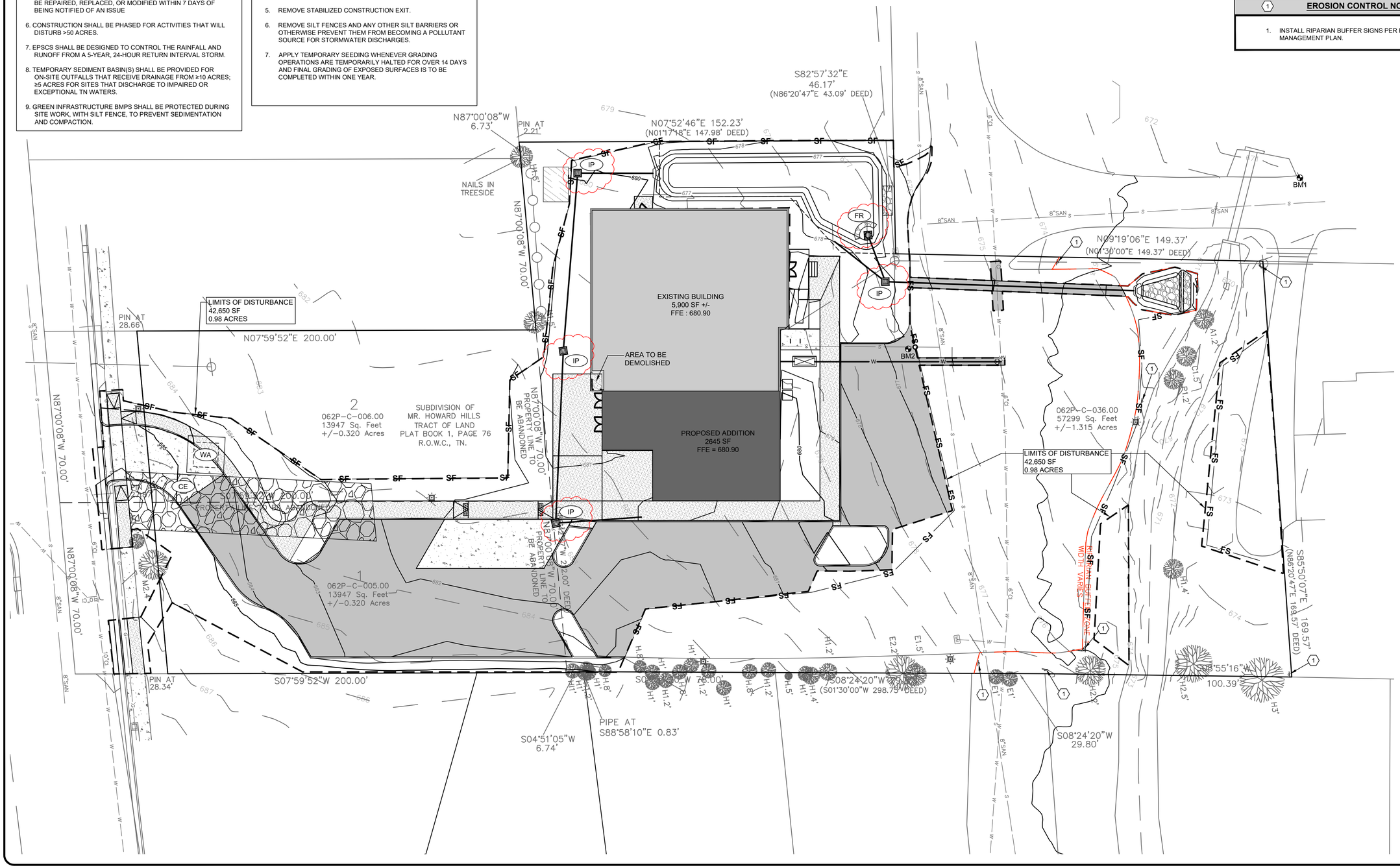

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CHRIST FELLOWSHIP CHURCH SUBDIVISION
SITE PLAN
104 CHESTNUT LANE
FRANKLIN, TENNESSEE

INTERIM EPSC - CONSTRUCTION PLAN

VERDANTAS PROJECT NO.
32664
CITY OF FRANKLIN PROJECT NO.
8914
DISCIPLINE
CIVIL
SHEET
C3.2

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0' 20' 40'
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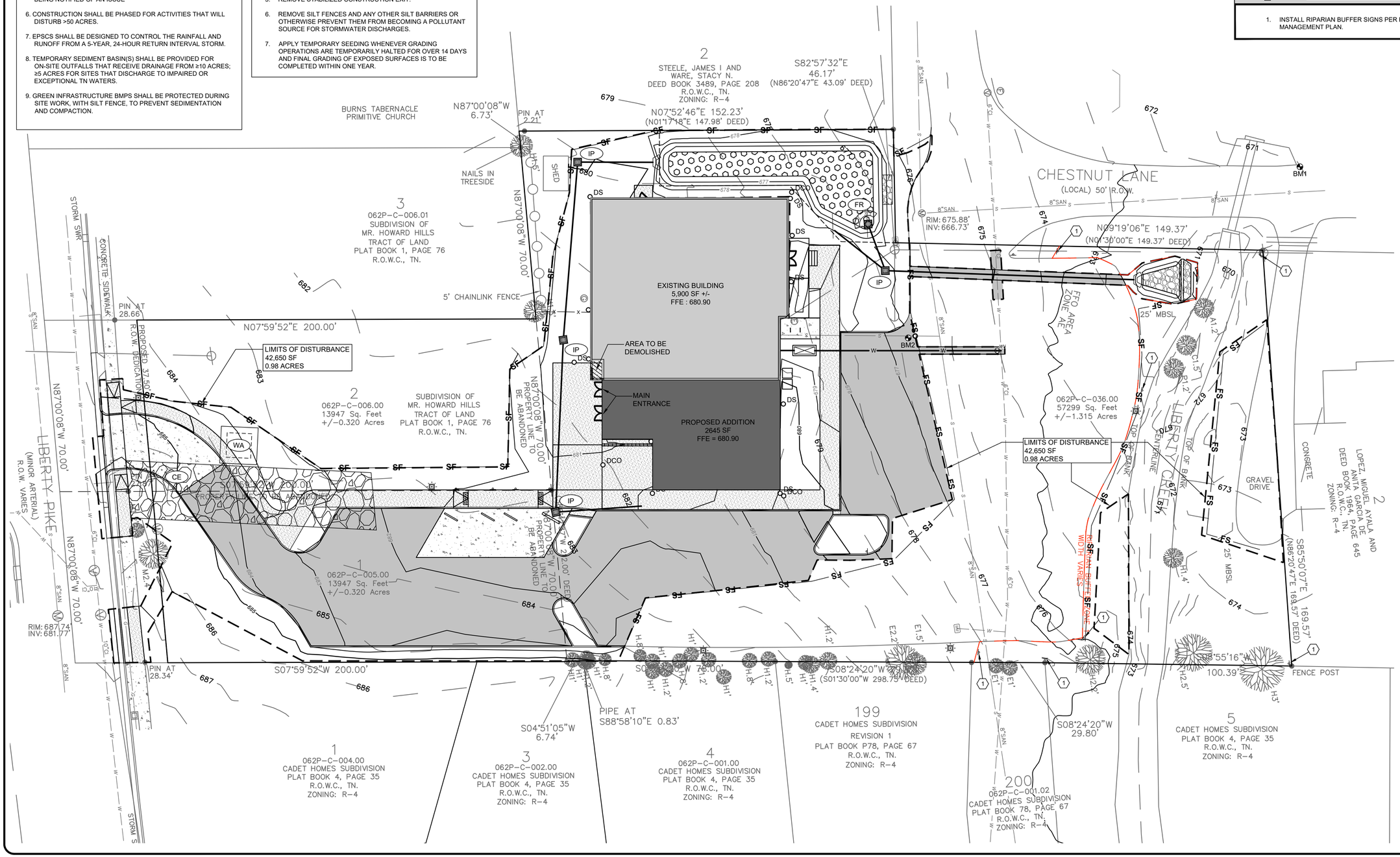

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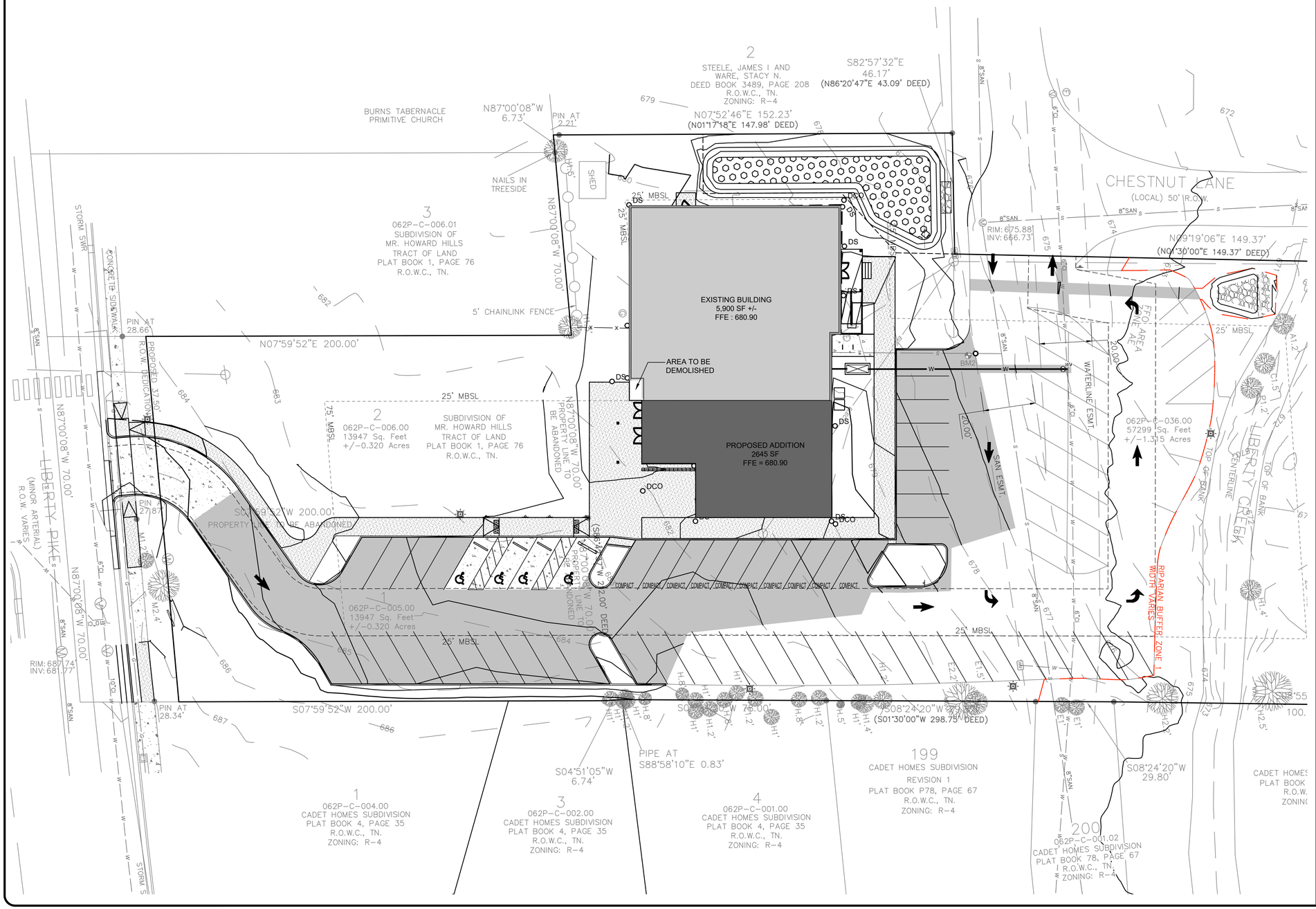
CHRIST FELLOWSHIP CHURCH SUBDIVISION
SITE PLAN
104 CHESTNUT LANE
FRANKLIN, TENNESSEE

FINAL EPSC - WATER QUALITY PLAN

VERDANTAS PROJECT NO.
32664
CITY OF FRANKLIN PROJECT NO.
8914
DISCIPLINE
CIVIL
SHEET
C3.3

Table 1 – ITE Trip Generation									
Land Use	AM Peak			PM Peak			Sunday Peak		
	IN	OUT	TOTAL	IN	OUT	TOTAL	IN	OUT	TOTAL
5,690 sf Church (LUC 560)	1	1	2	3	4	7	28	31	59
8,500 sf Church (LUC 560)	2	1	3	3	5	8	42	46	88
Increase	**1**	**0**	**1**	**0**	**1**	**1**	**14**	**15**	**29**



0' 20' 40'
SCALE: 1" = 20'

ROW & ACCESS NOTES

1. ROW ACCESS COMES FROM LIBERTY PIKE (MINOR ARTERIAL) AND CHESTNUT LANE (LOCAL).
2. LIBERTY PIKE ENTRANCE IS A ONE-WAY ENTRANCE.
3. CHESTNUT LANE ENTRANCE IS A TWO-WAY ENTRANCE.
4. TRIP GENERATION STUDY AND PARKING ANALYSIS DATA SHOWN IN TABLE 1. TABLE UTILIZED THE INTITUTE OF TRANSPORTATION ENGINEER'S (ITE) TRIP GENERATION MANUAL - 11TH EDITION FOR THE AM PEAK, PM PEAK, AND SUNDAY PEAK HOURS OF ADJACENT ROADWAY VOLUMES.
5. BASED ON THE INCREASE IN TRAFFIC BETWEEN THE EXISTING 5,690 SF BUILDING AND THE PROPOSED 8,500 SF BUILDING, THERE WILL BE NO SIGNIFICANT IMPACT TO TRAFFIC PATTERNS.

SITE DATA CHART

PROJECT NAME:	CHRIST FELLOWSHIP CHURCH
PROJECT #:	32664
ADDRESS:	104 CHESTNUT LANE
PARCEL(S):	TAX MAP 062P, GROUP C, PARCELS: 036.00 005.00 006.00
ACRES/SQUARE FOOTAGE OF SITE: 85,193 SF (1.96 ACRES)	
VESTING:	
REGULATIONS	
BASE ZONING:	CIVIC INSTITUTIONAL (CI)
PROPOSED ZONING:	CIVIC INSTITUTIONAL (CI)
OVERLAY ZONING:	CENTRAL FRANKLIN OVERLAY DISTRICT (CFO)
BUILDING TYPES APPLIED:	CIVIC BUILDING
FRONTAGE TYPES APPLIED:	PARKING AND YARD FRONTAGE
BUILDING USES:	RELIGIOUS ASSEMBLY / EDUCATION
BUILDING SPACE BREAKDOWN:	
EXISTING SQUARE FOOTAGE:	5900 S.F.
ADDITION SQUARE FOOTAGE:	2645 S.F.
TOTAL PROPOSED SQUARE FOOTAGE:	8545 S.F.
SETBACKS	
FRONT YARD:	75' (LIBERTY PIKE) 25' (CHESTNUT LANE)
SIDE YARD:	25'
REAR YARD:	25'
BUILDING HEIGHT:	UNKNOWN
MINIMUM LANDSCAPE AREA:	40% OF 81,340 SF = 32,536 SF REQ'D
OPEN SPACE SF REQUIRED:	
NATURAL AREA SF REQUIRED:	
TREE CANOPY RETENTION ACRES:	4,900 SF (0.11 ACRES) PROVIDED
PARKING REQUIRED, BY USE:	
PARKING CALCULATION:	
EXISTING PARKING:	63 TOTAL (2 VAN ADA)
PARKING REMOVED:	42 TOTAL (2 VAN ADA)
PARKING TO REMAIN:	21 TOTAL
PROPOSED PARKING:	54 TOTAL (3 ADA + 1 VAN ADA)
PARKING PROVIDED, BY USE:	75 TOTAL (3 ADA + 1 VAN ADA)
BICYCLE PARKING REQUIREMENT:	1 SPACE PER 20 VEHICLE SPACES
BICYCLE PARKING REQUIRED:	75 SPACES / 20 = 3.75 SPACES
BICYCLE PARKING PROVIDED:	4 SPACES PROVIDED
HISTORIC RESOURCE TREATMENT (Y/N):	

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CHRIST FELLOWSHIP CHURCH SUBDIVISION
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104 CHESTNUT LANE
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ROW & ACCESS PLAN

VERDANTAS PROJECT NO.
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DISCIPLINE
CIVIL
SHEET
C4.0

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UTILITY CONTACT INFORMATION

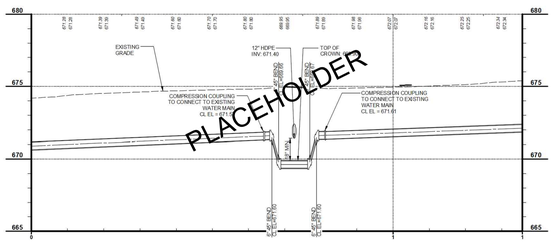
NATURAL GAS
ATMOS ENERGY CORPORATION
810 CRESCENT CENTRE DR #600
FRANKLIN, TN 37067
CONTACT: TERI LABELLA
EMAIL: TERI.LABELLA@ATMOSENERGY.COM

ELECTRICITY
MIDDLE TENNESSEE ELECTRIC
2156 EDWARD CURD LN
FRANKLIN, TN 37067
CONTACT: DALE HOOD
EMAIL: DALEHOOD@MTE.COM

WATER & SEWER
FRANKLIN WATER & SEWER DEPARTMENT
109 3RD AVENUE SOUTH #141
FRANKLIN, TN 37064
CONTACT: MICHELLE HATCHER (DIRECTOR)
PHONE: 615-794-4554

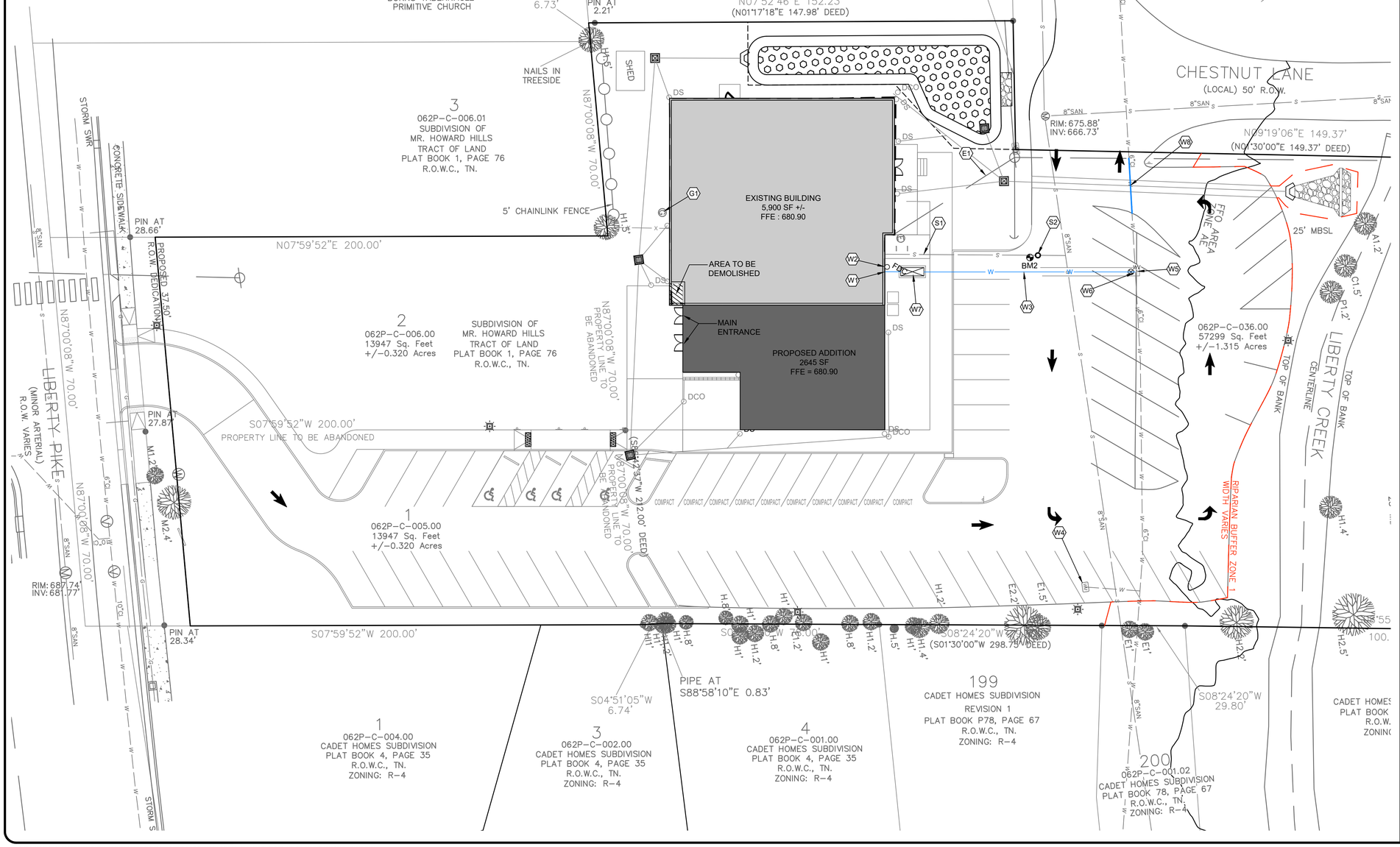
TELECOMMUNICATIONS
XFINITY
7090 BAKERS BRIDGE AVENUE STE #100
FRANKLIN, TN 37067
(800) - 934 - 6489

AT&T
1311 MURFREESBORO ROAD STE #110
FRANKLIN, TN 37064
(615) 614 - 3737



WATERLINE CROSSING PROFILE
VIEWPORT SCALE: 1" = 10'
GRAPH SCALE: 1" = 2.5'

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



0' 20' 40'
SCALE: 1" = 20

WATER CONSTRUCTION NOTES

W1 PROPOSED 6" FIRE SERVICE CONNECTION INTO BUILDING. SEE MEP PLANS FOR DETAILS.

W2 FIRE DEPARTMENT CONNECTION. SEE MEP PLANS FOR ADDITIONAL DETAILS.

W3 6" DUCTILE IRON CLASS 350 PER AWWA C151.

W4 EXISTING ¾" DOMESTIC WATER METER. CONTRACTOR TO FIELD VERIFY SERVICE CONNECTION LOCATION BETWEEN METER AND BUILDING.

W5 CONTRACTOR TO COORDINATE WITH CITY OF FRANKLIN FOR INSTALLATION OF THE 6" CUT-IN TEE AND VALVE.

W6 INSTALL RESILIENT SEALED 6" GATE VALVE.

W7 INSTALL 6" DOUBLE CHECK DETECTOR BACKFLOW ASSEMBLY AND ENCLOSURE PER FRANKLIN DETAIL W-8.

W8 IF STORM PIPE IS IN CONFLICT WITH 6" WATER MAIN, COORDINATE WITH FRANKLIN WATER DEPARTMENT TO RELOCATE WATER MAIN PER WATER MAIN RELOCATION DETAIL. 20 LINEAR FEET OF WATER MAIN SHOWN TO BE LOWERED.

ELECTRIC CONSTRUCTION NOTES

E1 EXISTING OVERHEAD ELECTRIC SERVICE (TO REMAIN).

GAS CONSTRUCTION NOTES

G1 REINSTALL GAS LINE WITH A MINIMUM OF 12 INCHES VERTICAL SEPARATION IF CONFLICT WITH STORM PIPE OCCURS.

SANITARY SEWER CONSTRUCTION NOTES

S1 APPROX. LOCATION OF SANITARY LINE FROM SEWER TAP LOCATE. CONTRACTOR TO FIELD VERIFY LOCATION OF SANITARY SEWER SERVICE.

S2 PROPOSED 6" CLEANOUT ON EXISTING SANITARY LINE. SEE DETAIL ON C0.5

FIRE FLOW TEST

CHESTNUT LANE
FIRE FLOW TEST WAS PERFORMED BY IRONSMITH FIRE, LLC ON 06/27/2025 AT THE FIRE HYDRANT LOCATED AT THE SOUTHEAST CORNER OF 201 CHESTNUT LANE.

STATIC:	78 PSI
RESIDUAL:	74 PSI
PITOT:	50 PSI
FLOW AT 20 PSI:	4,906 GPM

LIBERTY PIKE
FIRE FLOW TEST WAS PERFORMED BY IRONSMITH FIRE, LLC ON 06/27/2025 AT THE FIRE HYDRANT LOCATED AT THE NORTHWEST CORNER OF 704 LIBERTY PIKE.

STATIC:	76 PSI
RESIDUAL:	72 PSI
PITOT:	40 PSI
FLOW AT 20 PSI:	4,305 GPM

CITY OF FRANKLIN NOTES

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.

FIRE LINE TO BE PRESSURE CLASS 350.

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CHRIST FELLOWSHIP CHURCH SUBDIVISION
SITE PLAN
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UTILITY PLAN

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SHEET
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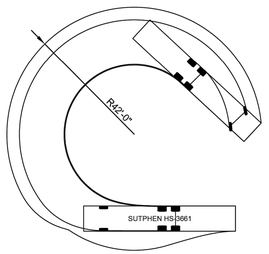
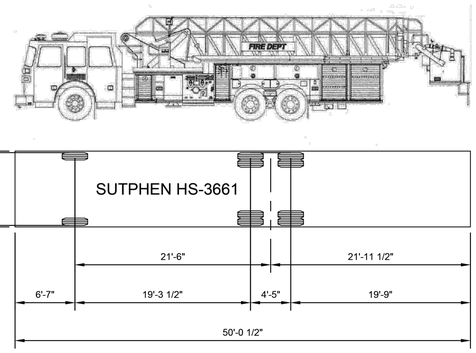
APPARATUS AND TURNING INFORMATION
1. NUMBER OF FRONT AXLES = 1
2. FRONT TRACK WIDTH = 8.000 FT
3. WHEELS ON EACH FRONT AXLE = 2
4. NUMBER OF REAR AXLES = 2
5. REAR TRACK WITH = 8.000 FT
6. WHEELS ON EACH REAR AXLE = 4
7. WHEELBASE = 19.292 FT
8. REAR AXLE SPACING = 4.417 FT
9. LOCK-TO-LOCK TIME = 6 SEC
10. TURNING RADIUS WALL TO WALL = 42 FT
11. BODY LENGTH = 50.042 FT
12. BODY WIDTH = 8.333 FT
13. REAR OVERHANG = 24.167 FT
14. MINIMUM DESIGN SPEED = 5 MPH



HISTORIC FRANKLIN TENNESSEE

FIRE APPARATUS TURNING TEMPLATE

CITY OF FRANKLIN	CITY ENGINEER:	DATE:	DWG. NO.
NOT TO SCALE		7/1/2021	SD-7



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RESIDUAL:	74 PSI
PITOT:	50 PSI
FLOW :	1,158 GPM

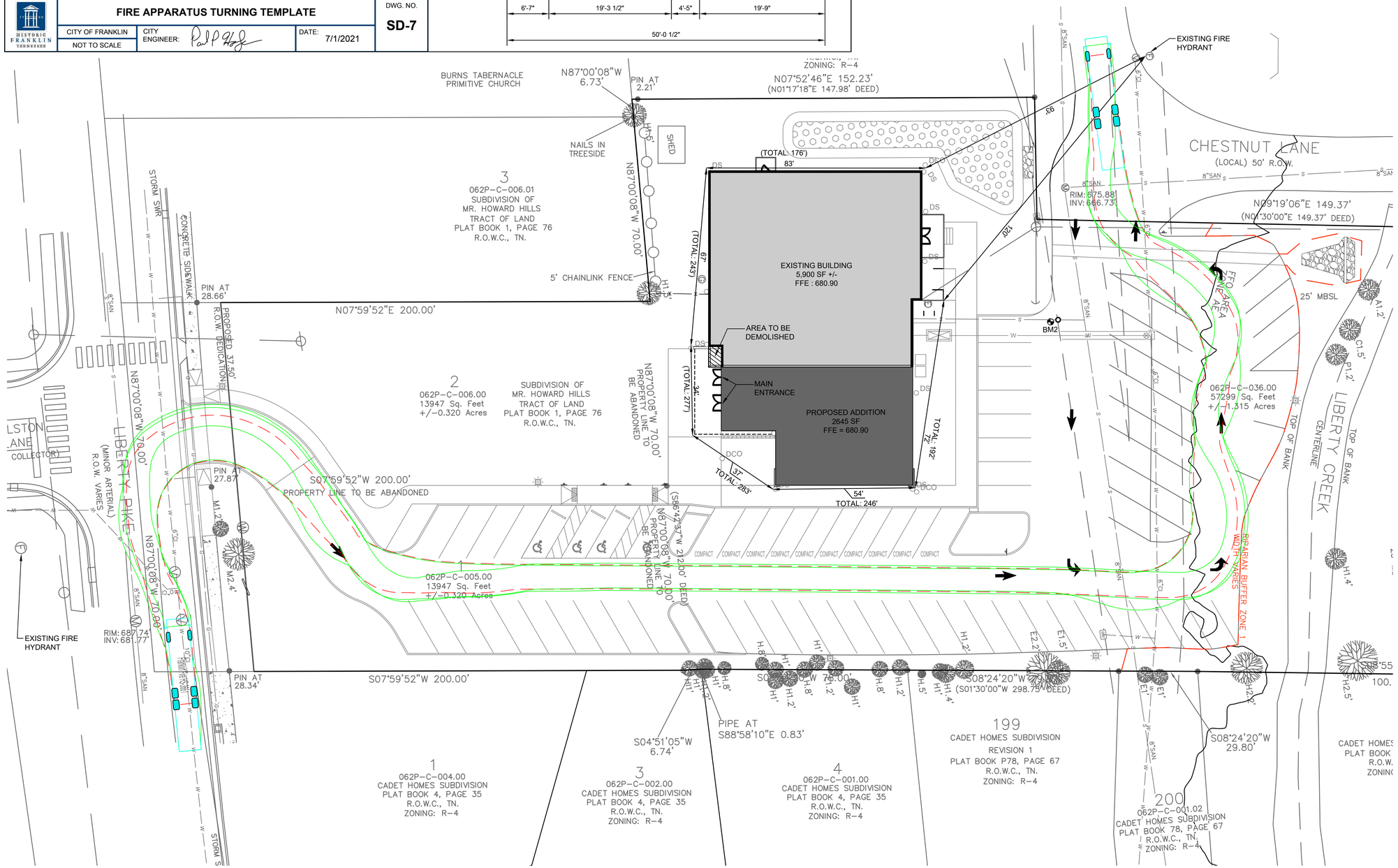
BUILDING CODE DATA

BUILDING SQUARE FOOTAGE IN ACCORDANCE WITH CHAPTER 5 OF THE IBC:
EXISTING 5900 SF
PROPOSED 2645 SF
TOTAL 8545 SF

BUILDING OCCUPANCY IN ACCORDANCE WITH CHAPTER 3 OF THE IBC:
GROUP A-3

CONSTRUCTION TYPE IN ACCORDANCE WITH CHAPTER 6 OF THE IBC:
TYPE III AND TYPE V

0' 20' 40'
SCALE: 1" = 20



JAMES G. GOLIAS II
LICENSED LANDSCAPE ARCHITECT
No. 1017
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NO	REVISION	DATE
1	FMPC RE-SUBMISSION	10/02/25

ISSUED FOR:	SITE PLAN SUBMITTAL
ISSUE DATE:	09/08/2025
DESIGNED BY:	MHOR
DRAWN BY:	MHOR
CHECKED BY:	JGOL

CHRIST FELLOWSHIP CHURCH SUBDIVISION
SITE PLAN
104 CHESTNUT LANE
FRANKLIN, TENNESSEE

EMERGENCY MANAGEMENT PLAN

VERDANTAS PROJECT NO.
32664
CITY OF FRANKLIN PROJECT NO.
8914
DISCIPLINE
CIVIL
SHEET
C6.0

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EXISTING TREES TO BE REMOVED					
TREE ID	SIZE (DBH)	SPECIMEN?	SPECIES	CONDITION	STATUS
T1	18"	NO	MAPLE	GOOD	REMOVE
T2	18"	NO	HACKBERRY	GOOD	REMOVE
T3	18"	NO	HACKBERRY	GOOD	REMOVE
T4	17"	NO	HACKBERRY	GOOD	REMOVE
T5	11"	NO	ASH	GOOD	REMOVE
T6	14"	NO	HACKBERRY	GOOD	REMOVE
T7	17"	NO	HACKBERRY	GOOD	REMOVE
T8	14"	NO	HACKBERRY	GOOD	REMOVE
T9	12"	NO	HACKBERRY	GOOD	REMOVE
T10	22"	NO	HACKBERRY	GOOD	REMOVE
T11	12"	NO	HACKBERRY	GOOD	REMOVE
T12	14"	NO	HACKBERRY	GOOD	REMOVE
T13	12"	NO	HACKBERRY	GOOD	REMOVE
T14	14"	NO	HACKBERRY	GOOD	REMOVE
T15	14"	NO	ELM	GOOD	REMOVE
T16	12"	NO	HACKBERRY	GOOD	REMOVE
T17	18"	NO	HACKBERRY	GOOD	REMOVE

LANDSCAPE DATA

TOTAL SITE ACREAGE:	1.96 AC (85,193 SF)
LIMIT OF DISTURBANCE AREA ACREAGE (WITHIN PARCEL):	0.89 AC (38,644 SF)
SITE ZONING DISTRICT AND APPLICABLE OVERLAYS:	CI - CIVIC INSTITUTIONAL
MINIMUM REQUIRED LANDSCAPE SURFACE AREA (RATIO & ACREAGE):	40% OF 80,223 SF = 32,089 SF REQ'D
PROVIDED LANDSCAPE SURFACE AREA (RATIO & ACREAGE):	23.0% (0.43 AC)
PERCENT AND ACREAGE OF ORIGINAL CANOPY COVER:	34.7% (0.64 AC)
PERCENT AND ACREAGE TREE CANOPY REQUIRED:	24.0% (0.44 AC)
PERCENT AND ACREAGE OF PRESERVED CANOPY COVER PROVIDED:	24.7% (0.46 AC)
NUMBER AND CALIPER INCHES OF SPECIMEN TREES REMOVED:	0; 0"

KEY

EXISTING TREE CANOPY TO REMAIN: 0.46 AC (19,874 SF)

EXISTING TREE CANOPY TO BE REMOVED: 0.17 AC (7,464 SF)

TREE PROTECTION FENCING

0' 20' 40'
SCALE: 1" = 20'

CONTRACTORS TO MAINTAIN TREE PROTECTION OF EXISTING TREES THROUGHOUT CONSTRUCTION. IF TREE HEALTH APPEARS TO DECLINE AT ANY POINT DURING CONSTRUCTION, CONTRACTOR MUST CONTACT THE LANDSCAPE ARCHITECT IMMEDIATELY.

TREE PROTECTION NOTE

ALL TREE PROTECTION FENCING SHALL BE IN PLACE PRIOR TO THE ISSUANCE OF A GRADING OR LAND DISTURBANCE PERMIT AND SHALL BE MAINTAINED IN GOOD WORKING ORDER UNTIL ALL CONSTRUCTION ACTIVITY IS COMPLETED. NO DISTURBANCE IS PERMITTED IN A TREE PRESERVATION ANY REQUIRED EROSION CONTROL MEASURES SHALL BE PLACED OUTSIDE OF ANY TREE PROTECTION FENCING.

NOTE: ALL TREES IN POOR OR DEAD HEALTH AND TREES CONSIDERED INVASIVE BY THE CITY OF FRANKLIN TREE AND PLANT LIST OR BY THE CITY'S LANDSCAPE ARCHITECT ARE NOT INCLUDED IN SPECIMEN TREE CALCULATIONS.

AERIAL IMAGERY OBTAINED BY GOOGLE EARTH PRO, DATED 08/10/2024

JAMES G. GOLIAS II
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NO	REVISION	DATE
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CHRIST FELLOWSHIP CHURCH SUBDIVISION
SITE PLAN
104 CHESTNUT LANE
FRANKLIN, TENNESSEE

TREE PRESERVATION PLAN

VERDANTAS PROJECT NO. 32664
CITY OF FRANKLIN PROJECT NO. 8914
DISCIPLINE: CIVIL
SHEET: **L-0**

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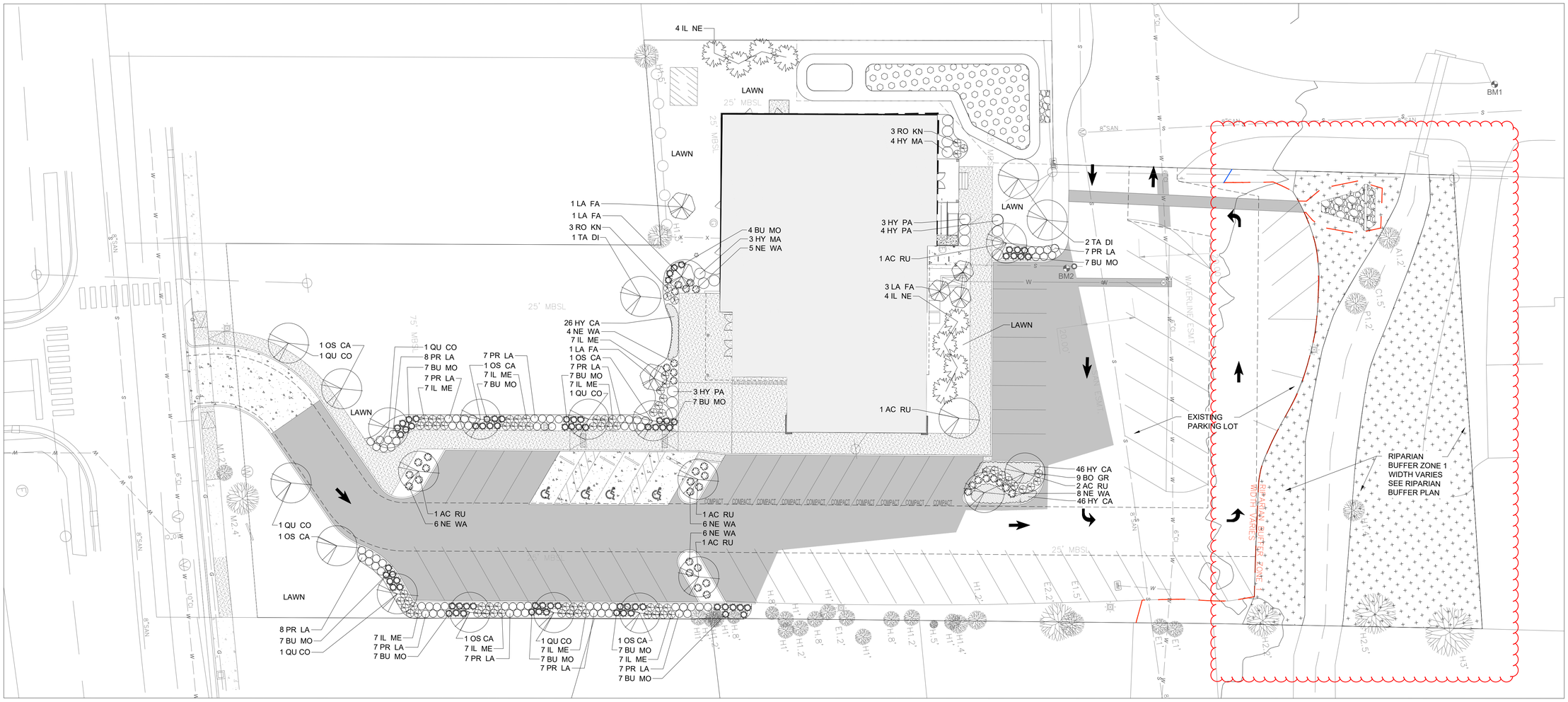

PLANT LIST

SYMBOL	QTY	BOTANICAL NAME	COMMON NAME	SIZE	ROOTS	COMMENTS
Canopy Trees						
AC RU	7	Acer rubrum 'Brandywine'	Brandywine Red Maple	2" cal.	B&B	
OS CA	6	Ostrya virginiana	American Hornbeam	2" cal.	B&B	
QU CO	6	Quercus coccinea	Scarlet Oak	2" cal.	B&B	
TA DI	3	Taxodium distichum	Bald Cypress	2" cal.	B&B	
Evergreen Trees						
IL NE	8	Ilex x. 'Nellie R. Stevens'	Nellie R. Stevens Holly	6' Ht.	B&B	Specimen
Ornamental Trees						
LA FA	6	Lagerstroemia x. faurei 'Natchez'	Natchez Crape Myrtle	2" cal.	B&B	Street Tree Form
Deciduous Shrubs						
HY MA	7	Hydrangea macrophylla 'Endless Summer'	Endless Summer Hydrangea	24" Ht.	#5 Cont.	
HY PA	10	Hydrangea paniculata 'Quick Fire'	Quick Fire Hydrangea	30" Ht.	#5 Cont.	
RO KN	6	Rosa 'Coral Knock Out'	Coral Knock Out Rose	18" Ht.	#5 Cont.	
Evergreen Shrubs						
BU MO	74	Buxus x 'Green Mountain	Green Mountain Boxwood	18" Ht.	#5 Cont.	
PR LA	72	Prunus Laurocerasus 'Otto Luyken'	Otto Luyken Laurel	18" Ht.	#5 Cont.	
IL ME	56	Ilex x. meserveae 'Mondo'	Little Roscal Holly	18" Ht.	#5 Cont.	
Perennials, Ornamental Grasses and Ground Covers						
BO GR	9	Bouteloua gracilis 'Blonde Ambition'	Blonde Ambition Grama Grass	Clump	#2 Cont.	Plant 2' o.c.
HY CA	118	Hypericum calycinum	Aaronsbeard St. Johnswort	Clump	#1 Cont.	Plant 18" o.c.
NE WA	35	Nepeta x f 'Walker's Low'	Walker's Low Catmint	Clump	#2 Cont.	Plant 2' o.c.

BAR SCALE
20' 10' 0' 20'
SCALE: 1"= 20'

NOTES:
1. SEED ALL DISTURBED AREAS WITH LAWN PER SPECIFICATIONS. ALL SEED AREAS SHALL HAVE A 3" DEPTH OF TOPSOIL INSTALLED PRIOR TO SEEDING. TOPSOIL SHALL BE EITHER FROM ON-SITE OR IMPORTED, AS REQUIRED TO ENSURE A 3" DEPTH.
2. SEED ALL DISTURBED AREAS NOT DESIGNATED TO BE OTHERWISE PLANTED WITH LANDSCAPE MATERIALS WITH LAWN SEED PER SPECIFICATIONS.
3. 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.

PAUL J. ROSCAM
TENNESSEE
AGRICULTURAL
LANDSCAPE ARCHITECT

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ISSUED FOR: SITE PLAN SUBMITTAL
ISSUE DATE: 09/09/2025
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CHECKED BY: JGOL

CHRIST FELLOWSHIP CHURCH SUBDIVISION
SITE PLAN
104 CHESTNUT LANE
FRANKLIN, TENNESSEE

PARKING LOT LANDSCAPE PLAN

VERDANTAS PROJECT NO.
32664
CITY OF FRANKLIN PROJECT NO.
8914
DISCIPLINE
CIVIL
SHEET
L-1

Minimum Required Overall Planting

Zoning District	LSA Percentage
CI	40%

Type of Landscape Material	Quantity per acre of LSA	Minimum Evergreen
Canopy Trees (ACI)	82	25%
Understory Trees (ACI)	21	25%
Number of Shrubs	96	25%

LSA = Landscape Surface Area
ACI = Aggregate Caliper Inch

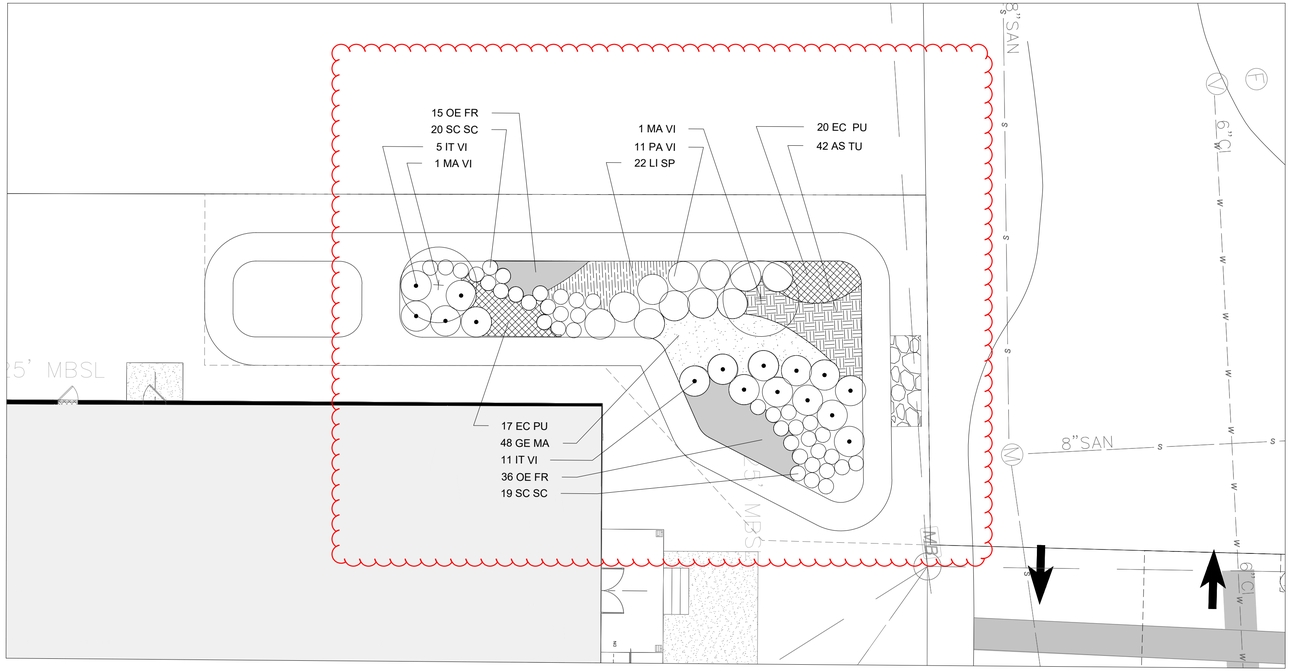
Development Lot Area (sf)	80223
Minimum LSA (ac)	0.74
Tree Saved Area (ac)	0.30
Adjusted LSA with Credit (ac)	0.43

Type of Landscape Material	Required Plants
Canopy Trees (ACI)	35.5
Understory Trees (ACI)	9.1
Number of Shrubs	41.6

Proposed Overall Planting

	Bioretention Area	Parking Lot Area	ACI	Evergreen Percentage
Designed Canopy Trees		30	52	27%
Understory Trees	2	6	15	25%
Number of Shrubs	16	225		84%

Notes:
For Everygreen Canopy Trees or Understory Trees specified by Height,
used the following conversion rule to estimate caliper: Caliper (in inches) = Height (in feet) / 6


15 OE FR
20 SC SC
5 IT VI
1 MA VI
1 MA VI
11 PA VI
22 LI SP
20 EC PU
42 AS TU
17 EC PU
48 GE MA
11 IT VI
36 OE FR
19 SC SC
8"SAN
6"SAN
25' MBSL
SWALE
CB
CB
CB

LAWN SPECIFICATIONS

PART 1 GENERAL

1.01 SECTION INCLUDES

A. Planting lawns in disturbed areas and areas indicated on the Drawings.

B. Work includes
1. Establishing finish grades.
2. Providing seeded lawns.

1.02 PRODUCT DELIVERY, STORAGE AND HANDLING

A. Deliver seed materials in original, unopened containers showing weight, analysis and name of manufacturer. Store in a manner not to impair effectiveness.

1.03 JOB CONDITIONS

A. Planting Season: Sow grass seed immediately after preparation of bed. Perform spring seeding between April 1st and June 1st; fall seeding between August 15th and October 15th, or at such time as approved by Owner's Representative.

PART 2 PRODUCTS/MATERIALS

2.01 MATERIALS

A. Fertilizer: Commercial Fertilizer containing 10% nitrogen, 6% phosphoric acid and 4% potash by weight. One quarter of nitrogen shall be in form of nitrates, one quarter in form of ammonia salt and one half in form of organic nitrogen. Phosphoric acid shall be from super-phosphate, bone or tankage. Potash shall be in form of sulfate of potash. Availability of various elements shall conform to standards of the Association of Official Agricultural Chemists.

B. Grass Seed: Fresh, clean, new crop Tall Fescue and Perennial Ryegrass blended in the following proportions by weight and meeting the following percentages of purity and germination:

Common Name	Proportion by Weight	Germination
Confederate or Southern Gold Tall Fescue Mix	70%	80%
Catalina Perennial Ryegrass	15%	90%
Pennant II Perennial Ryegrass (or approved equal)	15%	90%

Seed shall comply with tolerance for purity and germination established by official Seed Analysts of North America.

C. Topsoil: Existing topsoil from on-site to be respread under earthwork operations. Supplement existing topsoil with new topsoil in accordance ith ODOT Item 653 to achieve specified depth in all areas to be seeded.

D. Mulch: Clean straw or other approved material, well-seasoned before baling, containing less than 20% moisture by weight, free from mature seed- bearing stalks or roots of prohibited or noxious weeds. Mulch shall not contain the stems of tobacco, soybeans or other coarse or woody materials.

E. Asphaltic Emulsion: Refined petroleum asphalt emulsified in alkaline water without use of clay, starch or deleterious substances, and not more than 0.75% of saponifiable acids; of a fluid consistency suitable for spray application with or without dilution with water and with no petroleum solvents or other diluting agents toxic to plant life.

PART 3 EXECUTION

3.01 GENERAL

A. Hydroseeding my utilized to install lawns only if approved in writing by the Owner. If hydroseeding is approved by the Owner, protect adjacent pavements and/or structures from overspray. Any overspray shall be immediately and completed removed from affected pavements and/or structures.

3.02 PREPARATION

A. Contractor shall test topsoil at an approved testing lab to obtain recommendations for amendments for lawn crops.

B. Spread existing stockpiled or imported topsoil to a minimum 3'' depth in all areas to be seeded.

C. Finish grade all areas to receive new lawns. Remove any foreign materials larger than 2" from lawn areas. Areas shall be raked of all denuded matter.

D. Do not finish grade topsoil in muddy or frozen condition.

E. Prior to seeding, apply ground agricultural limestone to soil, if necessary, at rate determined by Contractor's soil tests to adjust pH of soil at no less than 5.0. Distribute ground limestone evenly by machine over whole area and incorporate thoroughly into soil.

F. After topsoil and, if necessary, limestone have been spread, apply fertilizer at rate recommended in the soil test.

3.03 LAWN SEEDING

A. Sow grass seed immediately after preparation of bed.

B. Sow grass seed evenly by mechanical spreader at rate of five (5) pounds per 1000 square feet. Do all seeding when soil is dry and wind does not exceed 5 mph velocity.

C. After seeding, rake surface of soil slightly with a fine toothed rake to incorporate seed into top 1/8" of soil and roll with light lawn roller as directed by Owner's Representative.

D. Place mulch uniformly on seeded areas within 24 hours after seeding.

E. Place mulch uniformly in a continuous blanket at rate of one and one half bales per 1,000 square feet.

F. Where size of areas mulched precludes use of equipment, mulch may be anchored by use of a light covering of topsoil or other approved means.

G. Protect buildings, site walls, pavements and plantings and non-seeded areas from asphaltic emulsion overspray.

3.04 CLEANUP AND PROTECTION

A. During lawn operations, keep pavements clean and work area in an orderly condition.

3.05 LAWN MAINTENANCE

A. Maintenance of seeded areas shall begin immediately after each area is seeded and shall continue until a uniform stand of grass is achieved and until acceptance of project by the Owner, but not for less than thirty days after initial seeding.

B. Water as required to maintain adequate moisture in the upper 4" of soil, necessary to promote proper root growth. Contractor shall furnish water to the site for purposes of lawn watering unless the Contractor makes other arrangements with the Owner for water supply. The irrigation system may be used for watering if it is fully functioning and has been accepted by the Owner, and use of the irrigation system for watering is permitted by Owner.

C. Remove weeds, diseased and unsatisfactory lawn areas; do not bury into soil.

3.06 INSPECTION OF LAWN

A. Inspection to determine acceptability of work will be made by the Owner's Representative upon the request by the Contractor.

B. Failure to request inspection extends the maintenance period until such inspection for acceptance.

C. After inspection, the Contractor will be notified by the Owner's Representative of acceptance of seeding. If there are any deficiencies, notification will be for completion requirements of the work. Work remaining to be done shall be subject to continued maintenance and reinspection before acceptance.

D. Upon acceptance, the Owner shall be responsible for all maintenance of lawns.

3.07 GUARANTEE AND REPLACEMENT OF LAWN

A. All lawn shall be guaranteed by this Contractor to achieve a uniform stand of grass to the satisfaction of the Owner. All lawn not in a vigorous, thriving condition shall be immediately replaced by this Contractor at no expense to the Owner.

B. Should replacement fall due during a non-planting season the Contractor may request the Owner's permission to defer the planting until the proper season. Replacement lawn shall be of the same variety originally specified and shall be guaranteed as originally specified.

END OF SECTION

LANDSCAPE WORK SPECIFICATIONS

PART 1 GENERAL

1.01 DESCRIPTION OF WORK

A. Provide all labor, materials, and equipment necessary to perform the landscape work, complete, as indicated on the drawings and as specified. Landscape development work includes, but is not limited to, plant materials, soils, soil amendments, and miscellaneous appurtenances.

B. A complete list of plants, including a schedule of quantities, sizes and other requirements is shown on the drawings. In the event that discrepancies occur between the quantities of plants indicated in the plant list and as indicated on the plan, the plant quantities indicated on the plan shall govern.

1.02 QUALITY ASSURANCE

A. General:
1. Landscape work shall be performed by a firm(s) specializing in type of landscape work required for this project.
2. Ship landscape materials with certificates of inspection required by governing authorities. Comply with regulations applicable to landscape materials.

B. Substitutions: If specified landscape material is not obtainable, submit proof of non-availability to Owner's Representative together with a proposal for use of substitute material.

C. Analysis and Standards: Package standard products with manufacturer's certified analysis. For other materials, provide analysis by recognized laboratory made in accordance with methods established by the Association of Official Agricultural Chemists, wherever applicable.

D. Plant Materials: Provide plant materials of quantity, size, genus, species and variety shown and scheduled for landscape work and complying with recommendations and requirements of ANSI Z60.1 "American Standard for Nursery Stock". Provide healthy, vigorous stock, grown in recognized nursery in accordance with good horticultural practice and free of disease, insects, eggs, larvae and defects such as knots, sun-scald, injuries, abrasions or disfigurements. All plants shall be nursery grown for a minimum of two years under climatic conditions similar to those in the locality of the project. (Plants must be from a nursery in the same U.S.D.A. hardiness zone as the project.)

E. Specimen Plants: Provide ''specimen'' plants with a special height, shape or character of growth. Specimen stock should be exceptionally fully developed, bushy and heavily branched plants that have been grown individually in the nursery. Tag specimen trees at the source of supply for inspection and approval by the Owner's Representative prior to digging. When specimen plants cannot be purchased locally, provide sufficient photographs of the proposed specimen plants for approval.

F. Labeling: Label each tree with securely attached waterproof tag bearing legible designation of botanical and common name.
1. Where formal arrangements or consecutive order of trees are shown, select stock for uniform caliper, height and spread and label with number to assure symmetry in planting.

G. Inspection: The Owner's Representative may inspect trees at place of growth before digging, for compliance with requirements for genus, species, variety, size and quality. The Owner's Representative retains the right to further inspect trees for size and condition of balls and root systems, insects, injuries and latent defects. The Owner's Representative also retains the right to reject unsatisfactory or defective material at any time during progress of work. Remove rejected trees or shrubs immediately from project site.

H. Plant Tagging: The Owner's Representative reserves the right to inspect and tag plant materials at acceptable nurseries for compliance with requirements for genus, species, variety, size and visual quality. The Owner's Representative retains the right to further inspect plant materials and to reject unsatisfactory or defective materials at any time during progress of work.
1. Submit to the Owner's Representative the names and locations of nurseries proposed as sources of acceptable plant materials.
2. If requested by the Owner's Representative, the Contractor shall provide transportation for the Owner's Representative to all out-of-state nurseries and is responsible for all expenses related to such transportation. Air fare, lodging (if required), and meals shall be provided for the Owner's Representative and paid for by the Contractor for trips to all nurseries not accessible by car during a single day trip (there and back, not exceeding 12 hours).
3. Schedule with the Owner's Representative a time for viewing plant material at the nursery. Trips to nurseries shall be efficiently arranged to allow the Owner's Representative to maximize his viewing time.
4. The Contractor is responsible for purchasing the tagged material and delivering it to the site for planting. These requirements do not remove the Contractor from his guarantee requirements.

1.03 SUBMITTALS

A. Samples: When requested by the Owner's Representative, samples of all materials shall be submitted for approval. Contractor shall not deliver bulk materials to the project site until samples and test results are approved.
1. Samples of the following shall be submitted:
   a. Compost/organic matter: Submit one cubic foot.
   b. Mulch: Submit one cubic foot.
   c. Tree Wrap: Submit a three foot length.

B. Certification: Submit certificates of inspection as required by governmental authorities. Submit manufacturer's or vendor's certified analysis for soil amendments and fertilizer materials. Submit other data substantiating that materials comply with specified requirements.

C. Test Reports: Test reports from an approved testing agency indicating compliance with the specifications shall be submitted for the following materials (and any other materials designated by the Owner's Representative):
1. Compost/Organic Matter
2. Planting soil for shrubs indicating pH, or required amendments to achieve specified pH.

D. Planting Schedule: Submit proposed planting schedule indicating dates for each type of landscape work during normal seasons for such work in area of site. Correlate with specified maintenance periods to provide maintenance from date of substantial completion. Once accepted, revise dates only as approved in writing, after documentation of reasons for delays.

E. Record Drawings: Provide plant material record drawings.
1. Legibly mark drawings to record actual construction.
2. Identify field changes of dimension and detail and changes made by change order, including approved plant variety changes.

1.04 INSPECTION, TESTING, AND APPROVALS

A. In-progress inspections shall be made by the Owner's Representative at regular intervals during execution of work on the project.

B. Materials shall not be used in construction until test results have been reviewed by the Owner's Representative.

C. All costs associated with testing shall be at Contractor's expense.

D. All approvals shall be in writing.

1.05 DELIVERY, STORAGE AND HANDLING

A. Delivery
1. Deliver fresh materials in sealed containers. Protect from deterioration during delivery, and while stored at the site. Material which becomes caked or otherwise damaged, making it unsuitable for use, shall be rejected.
2. Fertilizer shall be delivered to the site in bags or other sealed containers, each fully labeled, conforming to the applicable state fertilizer law, and bearing the name, trade name or trademark, and warranty of the manufacturer.
3. Protect plants during transportation by proper coverage with tarp or other means to reduce transpiration and damage. Closed vehicles shall be adequately ventilated to prevent overheating of the plants.
4. Trees transported in full-leaf are to be adequately sprayed with an anti-desiccant to provide a film over trunks, branches, stems, twigs, and foliage.
5. Plants shall be kept moist, fresh, and protected at all times. Such protection shall encompass the entire period during which the plants are in transit, being handled, or are in temporary storage.
6. Notify the Owner's Representative at least three working days in advance of the anticipated delivery date of any plant material. A legible copy of the bill of lading, showing the quantities, kinds (genus, species, cultivar, variety), and sizes of materials included for each shipment shall be furnished to the Owner's Representative.

B. Storage: Unless specific authorization is obtained from the Owner's Representative, plants shall not remain on the site of work longer than three days prior to being planted.
1. Plants that are not planted immediately shall be protected as follows:
   a. If planting is to be delayed more than six (6) hours after delivery, set trees, shrubs and plants in shade or protected area. Keep roots moist by covering with mulch, burlap or other acceptable means of retaining moisture.
   b. Plants shall not be allowed to dry out or freeze.
2. Both the duration and method of storage of plant materials shall be subject to the approval of the Owner's Representative.

C. Handling:
1. Plants shall not be dug at the nursery or approved source until the Contractor is ready to transport them from their original locations to the site of work or acceptable storage location.
2. As soon as possible after digging, all root balls shall be thoroughly soaked and the top of the plant syringed (in active season).
3. Plants shall be handled by the ball and not by trunk or top growth. No plant shall be so bound with rope or wire at any time as to damage the bark, break branches, or destroy its natural shape.
4. Protect all plant areas and plants from damage. Treat or replace any plants that are injured. Perform no work in or over prepared plant areas or adjacent to planting without proper safeguards and protection.
5. Do not remove container grown stock from containers until planting time.
6. Prepare planting pits and install plant material in accordance with specification.

1.06 JOB CONDITIONS

A. General:
1. Examine subgrade, verify the elevations, observe the conditions under which work is to be performed. Do not proceed with the work until unsatisfactory conditions have been corrected.
2. Proceed with and complete the landscape work as rapidly as portions of the site become available, working within the seasonal limitations for each kind of landscape work required.
3. When conditions detrimental to plant growth are encountered, such as rubble fill, adverse drainage conditions, or obstructions, do not plant.
4. If underground obstructions are encountered in the excavation of plant pits, alternate locations may be selected by the Owner's Representative. Where locations cannot be changed, the obstruction shall be removed to a depth of not less than 3 feet below grade and no less than 6" below bottom of ball or roots when plant is properly set at the required grade.
5. Plant only during normal planting seasons for each type of landscape work required. Correlate planting with specified maintenance service periods to provide maintenance until occupancy by the Owner.

B. Utilities:
1. Determine location of underground utilities and perform work in a manner which will avoid possible damage.
2. Hand excavate, as required, to minimize possibility of damage to underground utilities.
3. Maintain all stakes and markers set by others until removal is mutually agreed upon by all parties concerned.

C. Trees:
1. Plant trees after final grades are established and prior to planting of lawns. If planting of trees occurs after lawn work, promptly repair damage to lawns resulting from planting operations.

1.07 PLANTING SEASON

A. Spring Planting: Spring planting may commence April 1 and as soon as weather conditions make it practicable to work both at the nursery and at the site.

B. Fall Planting: Fall planting may commence September 1 and shall continue until such time as weather conditions make it impractical to work.

Note: Regardless of the dates specified above, planting shall only be performed when weather and soil conditions are suitable for planting the material specified in accordance with locally accepted practice.

Planting season may be extended only with the written permission of the Owner's Representative.

PART 2 PRODUCTS/MATERIALS

2.01 PLANTING SOIL FOR TREES, SHRUBS, PERENNIALS AND ORNAMENTAL GRASSES

A. For backfilling tree pits in general area, planting soil mixture shall be prepared using the following rate of materials:
Four (4) parts existing soil on site, by volume
One (1) part compost/organic matter, by volume
For backfilling tree pits in bioretention area, planting soil shall be
50% sand, 30% top soil and 20% approved leaf compost (or other compost as approved).

B. Amend and prepare soil for plant beds per shrubs, perennials and ornamental grass planting detail.

C. Mixture shall be well mixed and approved by the Owner's Representative before any plants are installed.

2.02 SOIL AMENDMENTS

A. General: Unless specified otherwise below, the following soil amendments shall be used at rates recommended by topsoil testing.

B. Lime: Natural dolomitic limestone containing not less than 85% of total carbonates with a minimum of 30% magnesium carbonates, ground so that not less than 90% passes a 10-mesh sieve and not less than 50% passes a 100-mesh sieve. Limestone shall be used to raise the pH of the planting soil when necessary.

C. Aluminum Sulfate: Unadulterated free flowing and delivered in containers with the name of the material, name of the manufacturer, net weight and purity. Aluminum sulfate shall be used to lower the pH of the planting soil when necessary.

D. Weed Control: Shall be a labeled herbicide appropriate for use with the plants grown. It can be applied in either granular or liquid form according to directions.

E. Compost/Organic Matter: Leaves composted 18-24 months in high temperatures, creating rich, mellow dark leaf humus. Leaf humus to be shredded and screened, and shall be free of weed seeds and toxic materials. Leaf humus (or other approved organic matter) shall conform to the following:
1. 100% shall pass through a 1'' screen.
2. Pathogen free; time and temperature tests minimum 55° Celsius for 3 days.
3. Organic content shall be between 35-75%; each source shall not vary more than 5%.
4. Inert contamination shall be less than 1% by weight.
5. Material shall be cured for at least 90 days.
6. Soluble salts shall be between 1-5 mmhos.
7. pH shall be between 6 and 8.
Note: Compost/organic matter other than leaf humus is acceptable providing it conforms to these specifications.

F. Commercial Fertilizers: Complete fertilizer of neutral character with some elements derived from organic sources and containing the following percentages of available plant nutrients:
1. For trees, shrubs, groundcovers, and perennials, provide controlled release fertilizer with not less than 5% total nitrogen, 10% available phosphoric acid and 5% soluble potash. Fertilizer shall be added in proportions determined by soil analysis and per manufacturer's recommendation.

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LANDSCAPE ARCHITECT

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NASHVILLE, TN 37204
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NO	REVISION	DATE
1	FMPC RE-SUBMISSION	10/2/225

ISSUED FOR: SITE PLAN SUBMITTAL
ISSUE DATE: 09/08/2025
DESIGNED BY: MHOR
DRAWN BY: MHOR
CHECKED BY: JGOL

CHRIST FELLOWSHIP CHURCH SUBDIVISION
SITE PLAN
104 CHESTNUT LANE
FRANKLIN, TENNESSEE

LANDSCAPE SPECIFICATIONS

VERDANTAS PROJECT NO.
32664
CITY OF FRANKLIN PROJECT NO.
8914
DISCIPLINE
CIVIL
SHEET
L-3

Z:\PROJECT FILES\OA-PZ\PREMIERDES\32664 - PREMIER DESIGN-CHRIST FELLOWSHIP CHURCH\CAD\DWG\SHEETS\C8.0 LANDSCAPE PLAN 2.DWG - L-3 - 10/2/2025 9:32:46 AM - CHUNYAN ZHENG

2.03 PLANT MATERIALS

A. General:
1. Provide plants of size, genus, species and variety shown and scheduled for landscape work and complying with latest recommendations and requirements of ANSI Z60.1 "American Standard for Nursery Stock". All plants shall be nursery grown.
2. All plants shall be hardy under climatic conditions and nursery grown in the same hardiness zone, or colder, as the project.
3. Plants shall have outstanding form; symmetrical, heavily branched with an even branch distribution, densely foliated and/or budded, and a strong, straight, distinct leader where this is characteristic of species. Plants shall possess a normal balance between height and spread. The Owner's Representative will be the final arbiter of acceptability of plant form.
4. Provide plants with a vigorous, well-developed fibrous root system.
5. Plants shall be healthy and vigorous, free of disease, insect pests and their eggs, larvae, borers, and all other forms of infestation.
6. Plants shall be free of physical damage such as scrapes, broken or split branches, scars, bark abrasions, sun scalds, frost cracks, fresh limb cuts, disfiguring knots, or other defects.
7. Plants shall meet the sizes indicated in the Plant List. Plants larger than specified may be used only if accepted by the Owner's Representative, and without additional cost to the Owner.
8. Balled and burlapped plants shall be dug with firm, natural balls of earth of sufficient diameter and depth to encompass the fibrous and feeding root system necessary for full recovery of the plant. Provide ball sizes complying with the latest edition of the "American Standard for Nursery Stock." Cracked or mushroomed balls are not acceptable. Plastic burlap and/or twine is not acceptable.

B. Deciduous Trees: Provide trees of height and caliper scheduled or shown and with branching configuration recommended by ANSI Z60.1 for type and species required. Provide single stem trees except where special forms are shown or listed. Single stem trees shall have a single, straight central leader.
1. Provide balled and burlapped (B&B) deciduous trees.
2. Canopy trees shall be branched up 5½' to 6'

2.04 MISCELLANEOUS LANDSCAPE MATERIALS

A. Shredded Bark Mulch: Shall be a finely shredded hardwood tree bark of uniform texture and size and shall be a slow decomposing, all organic material. Shredded bark shall be aged at least one year and dark brown in color. It shall not contain an excessive amount of acid that may adversely affect plant growth. Mulch shall be free of weeds and weed seeds.

B. Anti-Desiccant: Emulsion type, film forming agent designed to permit transpiration but retard excessive loss of moisture from plants. Deliver in manufacturer's fully identifiable containers and mix in accordance with manufacturer's instructions.

C. Herbicide: Shall be a labeled herbicide for the plants grown. It can be applied in either granular or liquid form according to directions.

D. Guying and Staking:
1. Guying Stakes: Shall be sound uniform hardwood stakes 2" x 2" x 36", or as shown on detailed drawings.
2. Bracing Stakes: Shall be sound uniform hardwood stakes 2" x 2" x 8' to 10', or as shown on detailed drawings.
3. Trunk Protector: For covering staking wire shall be Arbor Tie or equal.
4. Twine: Shall be a jute twine not less than two ply (no synthetic twines).
5. Cable/Wire: Shall be 12 or 14 gauge galvanized steel solid strand wire depending on size of tree. See planting details.
6. Turnbuckles: Galvanized or zinc coated, having a 3" minimum lengthwise opening fitted with screw eyes, and shall have a tensile strength equal to or greater than the attaching wire or cable.

E. Water: Shall be suitable for irrigation and shall be free from ingredients harmful to plant life. Contractor shall furnish water to site for purposes of plant watering unless the Contractor makes other arrangements with the Owner for water supply.

PART 3 EXECUTION

3.01 GENERAL

A. Examine proposed planting areas and conditions of installation. Do not start planting work until unsatisfactory conditions are corrected.

B. It shall be the Landscape Contractor's responsibility to coordinate work with other Contractors on the project.

C. The Contractor shall take all proper precautions so as not to disturb or damage subsurface improvements (see Paragraph 1.06 of this section).

D. Existing soil and organic matter shall be tested at an approved testing lab by the Contractor. When testing indicates a deficiency, soil amendments and fertilizer shall be applied at rates indicated by testing as specified herein, for optimal growth of specified plantings. See Paragraph 2.02 of these specifications for specific requirements for Planting Soil for Shrubs.

3.02 EXCAVATION FOR TREES

A. Excavate tree pits with vertical sides, taking care not to damage any subsurface improvements or utilities. Loosen hard subsoil on bottom and sides of excavation.

B. For tree locations, refer to the drawings and details.

C. Use soil removed from pit for preparation of planting soil backfill.

3.03 PLANTING INSTALLATION

A. Setting of Trees:
1. Set balled and burlapped (B&B) plants in pits as indicated on details. Each plant shall be set in the center of an individual pit and set plumb and straight. All plants shall be properly faced so as to give the best effect.
2. No filling is permitted around trunk or stems. Cut off all broken or frayed roots. No planting mixture in a frozen or muddy condition is permitted for backfilling.
3. Trees with broken root balls will not be accepted and will be replaced at Contractor's expense.
4. Tree trunks shall be installed plumb. Landscape contractor is responsible for adjustment of trees if not centered in pit.

B. Burlap Removal:
1. ALL TWINE SHALL BE REMOVED FROM THE BASE OF ALL PLANTS. Cut wire baskets from ball after setting in pit. Remove burlap from top and sides of ball and retain on bottom.

C. Backfill:
1. When the plant has been properly set, the pit shall be backfilled with specified planting soil. It shall be prepared by thoroughly mixing in the proper proportions prior to backfilling the pit.
2. Incorporate fertilizer into backfill mix at the rate recommended in the soil analysis and per manufacturer's recommendations.
3. The pit shall be loosely filled until full. Backfill shall be settled by watering and refilled as necessary. Dish top of backfill to allow for mulching.
4. No filling is permitted around trunks or stems. No planting mixture in a frozen or muddy condition is permitted for backfilling.

D. Watering of All Plants:
1. Once backfilled, all plants shall be thoroughly soaked to the depth of the pit excavation.
a. Subsequent watering shall be performed by the Landscape Contractor until final acceptance. The Contractor shall furnish water to the site, unless the Contractor makes arrangements with the Owner for water supply. The irrigation system may be used for watering if it is fully functioning and has been accepted by the Owner, and use of the irrigation system for watering is permitted by Owner.

3.04 PLANT FINISHING

A. Pruning: Pruning of deciduous stock shall be limited to removal of dead and broken limbs and conflicting branches, and to enhance the plant's natural character, if necessary.
1. Excessively pruned or misformed stock resulting from improper pruning shall be removed and replaced at the Contractor's expense.

B. Weed Control: Shall be done by applying pre-emergent herbicide at the rate specified by manufacturer.

C. Mulching: Mulch all trees to the depths specified.

D. Watering: Water all planted material thoroughly, immediately after planting.

E. Applying anti-desiccant: Use a power spray to provide an adequate film over trunks, branches, stems, twigs and foliage.
1. If deciduous trees are moved in full- leaf, spray with anti-desiccant at nursery before moving and again in 2 weeks after planting.

F. Guying and Staking: Trees shall be staked immediately after planting if directed by Engineer. On B&B stock, stakes shall not be driven through ball. Stakes shall be firmly driven into soil. (See planting details on drawing)
1. It shall be the Contractor's responsibility to keep guying wires tightened while contract and guarantee is in force.

3.05 CLEAN-UP AND PROTECTION

A. During landscape preparation, installation and maintenance, keep pavements debris free and work area in orderly condition. Remove all tags, labels, nursery stakes and ties from plants. Remove all excess soil, debris and surplus material attributed to landscape operations, and leave premises in neat, clean condition.

B. Protect landscape work and materials from damage due to landscape operations, operations by other contractors and trades and trespassers. Maintain protection during installation and maintenance periods. Treat, repair or replace damaged landscape work as directed.

3.06 FINAL INSPECTION OF LANDSCAPE WORK

A. When landscape work is completed, the Owner's Representative will, upon request, make an inspection to determine acceptability.

B. Where inspected landscape work does not comply with requirements, replace rejected work and continue specified maintenance until reinspected by Owner's Representative and found to be acceptable. Remove rejected plants and materials promptly from project site.

C. NOTE: Contractor is responsible for watering plants as required to maintain optimum plant health.

3.07 MAINTENANCE OF PLANTS DURING THE ONE YEAR GUARANTEE PERIOD

A. The Contractor shall be required to maintain all plantings for one year (beginning at the date of acceptance of all plantings). This one-year period shall coincide with the guarantee period.

B. During the guarantee period, the contractor shall be responsible for watering, fertilizing, weeding, cultivating, pruning, mulching, spraying, trimming, protecting from wind, staking (or restaking), resetting, replacing or other procedures necessary to sustain all the plant materials in a healthy and thriving condition. Additional waterings of plant materials shall be provided by the Landscape Contractor as required to maintain optimum plant health.

C. The Contractor, on a monthly basis during the guarantee period, shall submit to the Owner's Representative a written summary of all inspection and maintenance activities.

3.08 GUARANTEE AND REPLACEMENT OF PLANT MATERIAL

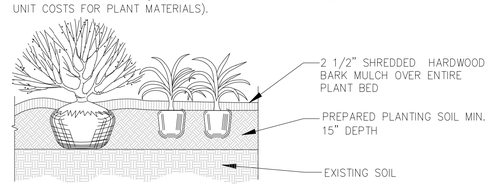
A. All plants shall be guaranteed by this Contractor for a period of one (1) year following acceptance. The Contractor shall make a minimum monthly check of the project during this one-year guarantee period and all dead plants or plants not in a vigorous, thriving condition shall be immediately replaced by this Contractor at no expense to the Owner.

B. Should replacement fall due during a non-planting season the Contractor may request the Owner's permission to defer the planting until the proper season. However, the contractor will be required to immediately remove and dispose of the dead plants, including all roots. The hole shall be backfilled properly with topsoil to finish grade until proper planting season occurs.

C. Plants used for replacements shall be of the same kind and size originally specified, and they shall be planted, mulched and guaranteed as originally specified. Only one replacement of each plant will be required except for losses of replacements due to failure to comply with specified requirements.

END OF SECTION

NOTES:
1. SET ALL PLANTS SO THAT WHEN SETTLED THEY WILL BEAR THE SAME RELATION TO THE FINISH GRADE AS THEY DID AT THE NURSERY.
2. NOTIFY LANDSCAPE ARCHITECT BEFORE PROCEEDING IF RUBBLE OR OTHER UNSUITABLE SOIL IS ENCOUNTERED DURING PLANTING OPERATIONS.
3. PREPARE PLANTING BEDS BY SPREADING A 4" LAYER OF ORGANIC MATTER OVER PLANTING AREA AND TILLING IT INTO THE EXISTING SOIL MATERIAL TO A MINIMUM DEPTH OF 15". (COST OF BED PREPARATION TO BE INCLUDED IN UNIT COSTS FOR PLANT MATERIALS).



SHRUBS, PERENNIALS AND ORNAMENTAL GRASS PLANTING DETAIL

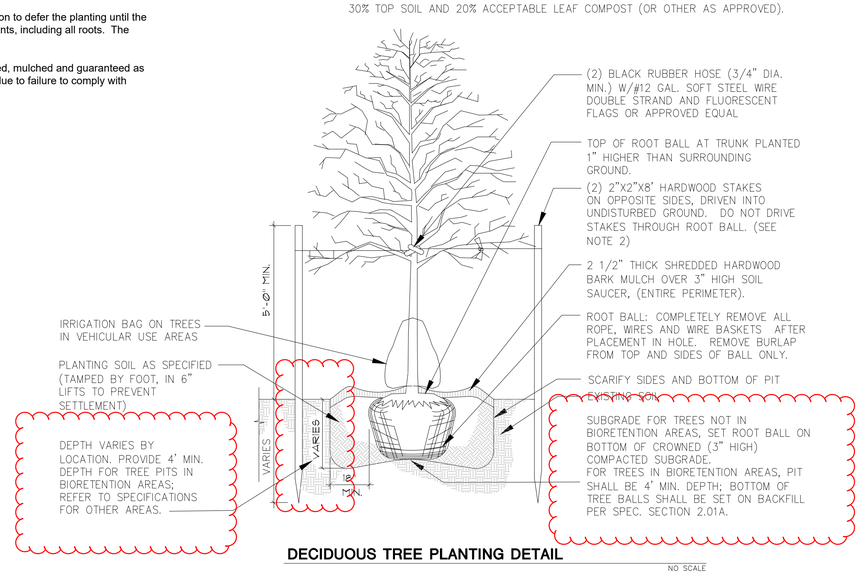
NO SCALE

NOTES:
SET ALL TREES SO THAT WHEN SETTLED THEY WILL BE SLIGHTLY ABOVE (1") THE FINISHED GRADE.

DECIDUOUS TREE STAKING SHALL BE DONE ONLY IF NECESSARY TO STABILIZE TREES AS DETERMINED BY LANDSCAPE ARCHITECT. THERE SHALL BE NO ADDITIONAL COST TO PROJECT FOR STAKING IF REQUIRED.

NOTIFY LANDSCAPE ARCHITECT BEFORE PROCEEDING IF RUBBLE OR OTHER UNSUITABLE SOIL IS ENCOUNTERED DURING PLANTING OPERATIONS.

BMP'S THAT REQUIRE TREES IN THE PLANTING SCHEDULE SHALL REQUIRE TREE HOLES IN THE FILTER BED THAT MUST BE AT LEAST 4 FEET DEEP (OR AS MUCH AS DESIGN ALLOWS) TO PROVIDE ENOUGH SOIL VOLUME FOR THE ROOT STRUCTURE OF MATURE TREES. IN ADDITION A MORE ORGANIC FILTER MEDIA IS REQUIRED WITHIN THE PLANTING HOLES FOR TREES, WITH RATIO OF 50% SAND, 30% TOP SOIL AND 20% ACCEPTABLE LEAF COMPOST (OR OTHER AS APPROVED).



DECIDUOUS TREE PLANTING DETAIL

NO SCALE

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NO	REVISION	DATE
1	FMPC RE-SUBMISSION	10/02/25

ISSUED FOR:	ISSUE DATE:	DESIGNED BY:	DRAWN BY:	CHECKED BY:
SITE PLAN SUBMITTAL	09/08/2025	MHOR	MHOR	JGOL

CHRIST FELLOWSHIP CHURCH SUBDIVISION
SITE PLAN
104 CHESTNUT LANE
FRANKLIN, TENNESSEE

LANDSCAPE SPECIFICATIONS AND DETAILS

VERDANTAS PROJECT NO.
32664
CITY OF FRANKLIN PROJECT NO.
8914
DISCIPLINE
CIVIL
SHEET
L-4

KEY

ZONE 1 RIPARIAN BUFFER

BUFFER ZONE ENCROACHMENT 1

ENCROACHMENT JUSTIFICATION STATEMENT:
THE PROPOSED BIORETENTION OUTFALL IS CURRENTLY SHOWN WITHIN THE RIPARIAN BUFFER. THE SITE CURRENTLY DRAINS TOWARDS THE RIPARIAN BUFFER, WHICH DRAINS INTO LIBERTY CREEK. A BUILDING ADDITION IS BEING PROPOSED TO THE EXISTING CHURCH WITH AN EFFORT TO MINIMIZE SITE DISTURBANCE, WHICH IS REQUIRING STORMWATER MANAGEMENT. AN EXISTING ASPHALT PARKING LOT OVER EXISTING PUBLIC WATER AND PUBLIC SEWER MAIN EASEMENTS RESTRICT THE AREAS WHERE THE OUTFALL CAN BE LOCATED TO PROVIDE POSITIVE DRAINAGE AND THE REQUIRED STORAGE/TREATMENT VOLUME. WE DO NOT BELIEVE IT IS POSSIBLE TO INSTALL AN OUTFALL OUTSIDE OF THE RIPARIAN BUFFER FOR THIS PROPERTY AS CURRENTLY DEVELOPED.

RIPARIAN ZONE 1 NOTES:

1. LANDSCAPE CONTRACTOR SHALL COORDINATE ALL RIPARIAN BUFFER ENHANCEMENT EFFORTS WITH THE CITY'S STORMWATER INSPECTOR BEFORE BEGINNING WORK TO OUTLINE SCOPE OF WORK WITHIN THE RIPARIAN BUFFERS. FAILURE TO CONTACT THE CITY INSPECTOR MAY RESULT IN PARTIAL OR FULL LANDSCAPE BOND WITHHOLDING

2. HERBICIDE TREATMENT SHALL ONLY BE PERFORMED DURING THE GROWING SEASON, WHEN THE PLANTS ARE NOT IN A DORMANT STATE PREFERABLY LATE SUMMER/FALL. AN APPROVED DYE SHALL BE USED IN CONJUNCTION WITH HERBICIDE IN ORDER TO EVALUATE APPLICATION AREAS. RIPARIAN SEED MIX, IF SPECIFIED, SHALL ACHIEVE A 70% VEGETATED COVER AND ESTABLISHMENT WITHIN A 2 YEAR PERIOD OR FURTHER STABILIZATION METHODS SHALL BE REQUIRED. A TEMPORARY COVER CROP SHALL BE USED WITHIN THE SEED MIX. AT THE TIME OF PERFORMANCE BOND RELEASE/REDUCTION THE LANDSCAPE ARCHITECT SHALL EVALUATE ALL RIPARIAN BUFFER WORK AND PROVIDE AN ACCOMPANYING LETTER STATING THE RIPARIAN BUFFER WORK HAS BEEN COMPLETED AND PLANT MATERIAL INSTALLED PER THE APPROVED SITE PLAN

3. UPON KILL BY HERBICDE, INVASIVE SPECIES SHALL BE REMOVED BY CONTRACTOR BY MEANS OF HAND REMOVING THE PLANT AND LARGE ROOTS. 1

http://www.tnipc.org/revised-list-of-invasive-plants

4. NO EQUIPMENT SHALL BE USED IN THE RIPARIAN BUFFER WITHOUT PRIOR AUTHORIZATION FROM THE CITY OF FRANKLIN

5. 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.

6. FULL RIPARIAN BUFFERS NOT APPLIED DUE TO SITE CONDITIONS

RIPARIAN BUFFER TREATMENT

1. OWNER SHALL ENLIST THE SERVICES OF A QUALIFIED NATIVE PLANTS SPECIALIST UPON INFRASTRUCTURE COMPLETION (INCLUDING ROADS, GRADING/DRAINAGE AND ALL UTILITIES)

2. NATIVE PLANTS SPECIALIST SHALL IDENTIFY ALL INVASIVE SPECIES WITHIN THE RIPARIAN BUFFER AREA AS DENOTED ON PLANS. UPON IDENTIFICATION, THE CONSULTANT SHALL PROVIDE A SUMMARY OF RECOMMENDATIONS FOR THE REMOVAL OF INVASIVE SPECIES WITHIN THE STREAM BUFFER.

3. THE CONSULTANT SHALL PROVIDE RECOMMENDATIONS FOR RIPARIAN RESTORATION IN AREAS DESIGNATED FOR INVASIVE SPECIES REMOVAL (THIS IS IN ADDITION TO THE BUFFER PLANTINGS SHOWN ON THIS SHEET)

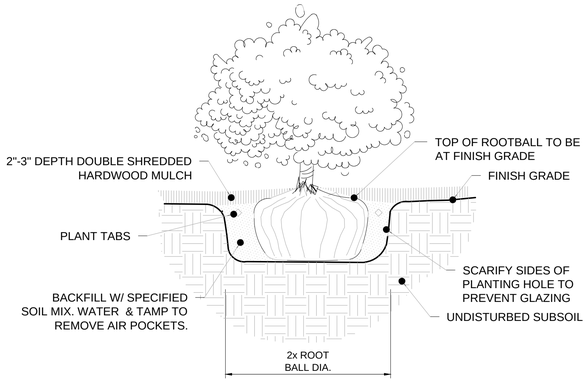
4. CONSULTANT SHALL REVIEW PROPOSED STREAM BUFFER PLANTINGS LIST AND MODIFY SPECIES, IF DEEMED NECESSARY. (SEE PLANT SCHEDULE THIS SHEET)

5. A SUMMARY OF ALL RECOMMENDATIONS SHALL BE PROVIDED TO THE FRANKLIN ENGINEERING DEPARTMENT FOR REVIEW PRIOR TO COMMENCEMENT OF WORK.

LANDSCAPE GENERAL NOTES:

1. NO PLANT SUBSTITUTIONS, TYPE OR QUANTITY DEVIATION FROM THE APPROVED LANDSCAPE PLANS SHALL BE PERMITTED WITHOUT PRIOR APPROVAL FROM THE LANDSCAPE ARCHITECT, AND THE TOWN OF GILBERT.
2. ALL PLANT MATERIAL AND SPECIFICATIONS TO CONFORM TO THE ARIZONA NURSERY ASSOCIATION STANDARDS.
3. ALL RIGHT-OF-WAY MATERIAL TO BE IN COMPLIANCE WITH THE DEPT. OF WATER RESOURCES LOW WATER USE PLANT LIST.
4. COORDINATE WORK WITH ALL TRADES.
5. CONTRACTOR SHALL HAVE PROJECT BLUE STAKED PRIOR TO COMMENCEMENT OF WORK.
6. ALL PLANT MATERIALS SHALL BE APPROVED BY THE LANDSCAPE ARCHITECT, OR OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION.
7. TREE HEIGHT AND CALIPER SIZE IS TO COMPLY WITH AMERICAN NURSERY ASSOCIATION STANDARDS PER TREE SPECIES. NURSERY ASSOCIATION STANDARDS PER TREE SPECIES.
8. CONTRACTOR TO STAKE LOCATIONS OF ALL PLANT MATERIAL FOR APPROVAL BY THE LANDSCAPE ARCHITECT OR OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION.
9. ALL LANDSCAPE AREAS SHALL RECEIVE DECORATIVE STONE COVER AT A MINIMUM DEPTH OF 2". SEE LEGENDS FOR LOCATIONS, COLORS AND SIZES. ALL DECORATIVE STONE IS TO BE APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION, AND MATCH EXISTING IN CENTER.
10. TOP OF MULCH SHALL BE 1" BELOW ADJACENT TOP OF CURBS OR PAVEMENT.
11. LANDSCAPE AREAS SHALL BE AT +/- .10 OF A FOOT FROM FINISHED GRADE PRIOR TO THE COMMENCEMENT OF WORK. ALL GRADING SHALL BE APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO THE INSTALLATION OF PLANT MATERIALS, OR THE IRRIGATION SYSTEM.
12. ALL TREES TO BE GUARANTEED FOR ONE YEAR AFTER FINAL ACCEPTANCE.
13. PROVIDE POSITIVE DRAINAGE AWAY FROM ALL WALLS AND STRUCTURES.
14. ALL SLOPES NOT TO EXCEED 4:1 IN LANDSCAPED AREAS.
15. CONTRACTOR IS TO VERIFY ALL QUANTITIES BASED ON THE APPROVED LANDSCAPE PLAN.
16. CONTRACTOR TO VISIT SITE AND VERIFY ALL EXISTING CONDITIONS PRIOR TO THE COMMENCEMENT OF WORK. ALL POTENTIAL CONFLICTS, OR DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT, OR OWNER'S REPRESENTATIVE IMMEDIATELY.
17. CONTRACTOR SHALL PROTECT ALL EXISTING PAVEMENT AND LANDSCAPE TO REMAIN THROUGHOUT CONSTRUCTION ALL DAMAGE CAUSED BY THE CONTRACTOR SHALL BE REPAIRED AT NO EXPENSE TO THE OWNER.
18. CONSTRUCTION AND INSTALLATION SHALL BE IN ACCORDANCE WITH THIS PLAN. ANY AND ALL DEVIATION WILL SERVICES PRIOR TO CERTIFICATE OF OCCUPANCY BEING ISSUED.
19. ALL LANDSCAPE AREAS & MATERIALS SHALL BE MAINTAINED IN A HEALTHY, NEAT, CLEAN, AND WEED-FREE CONDITION DURING CONSTRUCTION. THIS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
20. AREAS WITHIN THE SIGHT DISTANCE TRIANGLE SHALL BE KEPT CLEAR OF ANY OBSTRUCTIONS WITH A HEIGHT GREATER THAN 2'-0". TREE CANOPIES SHALL BE KEPT HIGHER THAN 7'-0"
21. COMMON LANDSCAPE AREAS SHALL BE MAINTAINED BY THE OWNER AND/OR ASSOCIATION.
22. ALL PLANTING SHALL BE MAINTAINED IN HEALTHY GROWING CONDITION. FERTILIZATION, CULTIVATION, AND PRUNING SHALL BE CARRIED OUT ON A REGULAR BASIS.
23. DEAD OR DYING PLANTS SHALL BE REMOVED AND REPLACED PROMPTLY.
24. ALL PLANTINGS ARE TO BE IRRIGATED AS OFTEN AS NECESSARY TO PROVIDE HEALTHY GROWING CONDITIONS.
25. NO TURF SHALL BE PERMITTED WITHIN THE PUBLIC RIGHT-OF-WAY.
26. THE PROPERTY OWNER AND/OR ASSOCIATION SHALL BE RESPONSIBLE FOR THE INSTALLATION AND MAINTENANCE OF ALL LANDSCAPING WITHIN THE RIGHT-OF-WAY.
27. PER THE GEOTECHNICAL ENGINEERING REPORT DATED 11-24-2021: PLANTERS AND OTHER SURFACE FEATURES WHICH COULD RETAIN WATER IN AREAS ADJACENT TO THE STRUCTURE OR PAVEMENTS SHOULD BE SEALED OR ELIMINATED. SPRINKLER SYSTEMS SHOULD NOT BE INSTALLED WITHIN 5 FEET OF FOUNDATION WALL. LANDSCAPED IRRIGATION ADJACENT TO THE FOUNDATION SYSTEMS SHOULD BE MINIMIZED OR ELIMINATED.

PLANT SCHEDULE					
QTY.	COMMON NAME	BOTANICAL NAME	HEIGHT	TRUNK	COMMENTS
SHRUBS					
8	Spice Bush	Lindera benzoin	24" Min.		Container
6	Witch-Hazel	Hamamelis virginiana	30" Min.	5 Gal.	Full and Heavy; Container
8	TOTAL - SHRUBS				



SHRUB PLANTING DETAIL
NOT TO SCALE

RIPARIAN SEED MIX SHALL BE INSTALLED PER THE SEED MIX SUPPLIERS SPECIFICATIONS OR PER THE CITY'S NATIVE SEED INSTALLATION GUIDANCE DOCUMENT FOUND AT
WWW.FRANKLINTN.GOV/GOVERNMENT/DEPARTMENTS-A-J/ENGINEERING/DEVELOPMENT 1

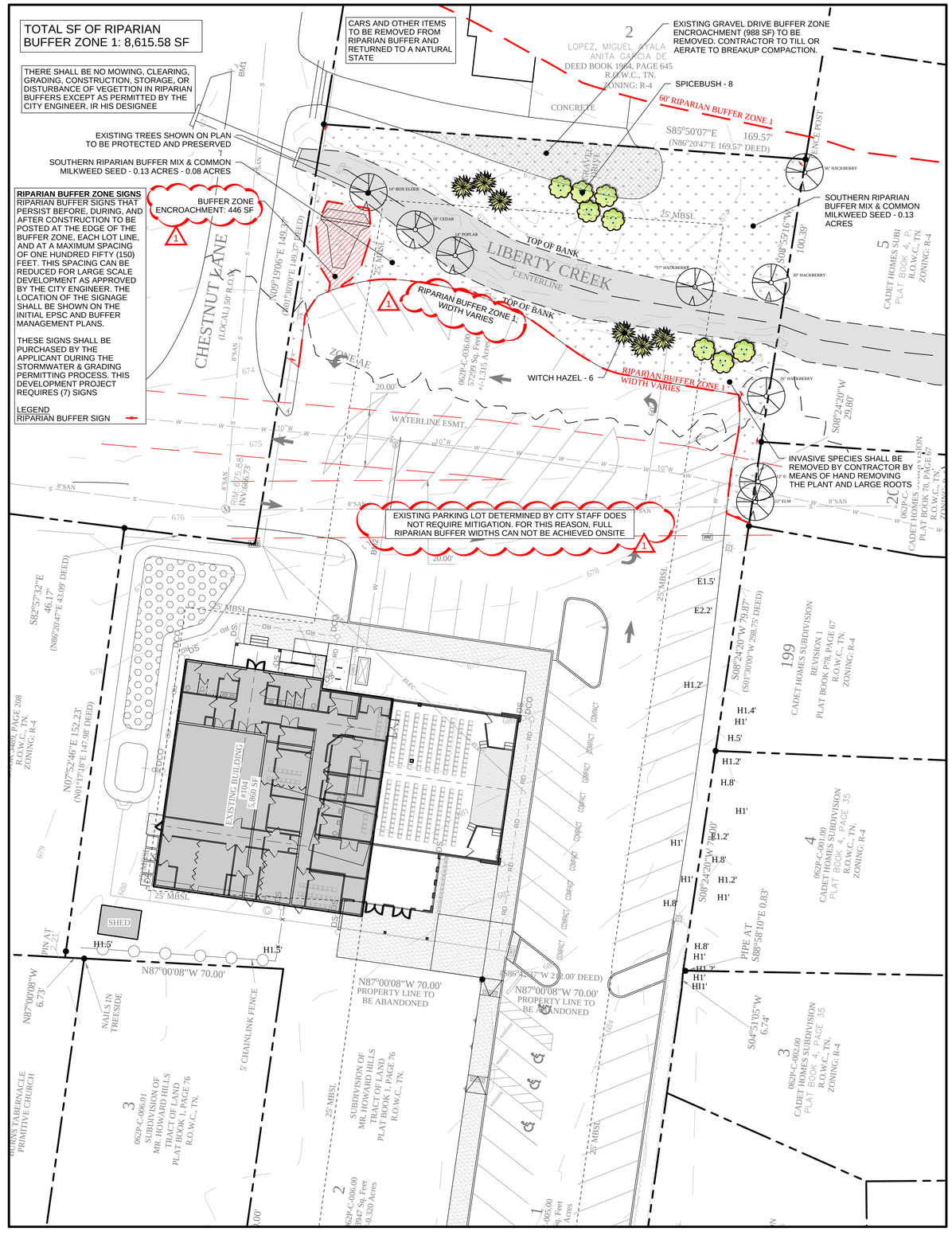
NATIVE GRASS MIX:
ROUNDSTONE NATIVE SEED:
MIX 168 - SOUTHERN RIPARIAN BUFFER MIX
SEED RATE: 20.8 PLS POUNDS/ACRE

COMMON MILKWEED:
ROUNDSTONE NATIVE SEED:
COMMON MILKWEED
SEED RATE 1.32LBS/ACRE

https://roundstonenativeseed.com/landscape-and-design-mixes/1562-mix-168-southern-riparian-buffer-mix.html
https://roundstonenativeseed.com/native-wildflowers/2-common-milkweed.html?search_query=MILKWEED&results=5

RECOMMENDED SEED VENDORS
ROUNDSTONE NATIVE SEED
ERNST SEED
THE HOGAN COMPANY

20 0 10 20 40
GRAPHIC SCALE - 1 inch = 20 ft.



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kyle@kitadesigns.com

KITA designs

CHRIST FELLOWSHIP CHURCH
ADDITION AND SITE IMPROVEMENTS
104 CHESTNUT LANE
FRANKLIN, TENNESSEE

REV.	DATE	COMMENT

RIPARIAN BUFFER PLAN

L-1.1

MATERIALS:

Siding
-James Hardie Plank, smooth, horizontal, painted with Sherwin-Williams, Extra White (SW 7006)

Brick
-Installed horizontally, running bond, painted with Sherwin-Williams, Extra White (SW 7006)

Roofing
-Owens Corning TruDefinition, Onyx Black

Fascia
-2x10 smooth pine fascia, painted with Sherwin-Williams, Extra White (SW 7006)

Columns
-Clad with James Hardie Plank, smooth, vertical, painted with Sherwin-Williams, Sealskin (SW 7675)

Gutters
-5" square profile, painted with Sherwin-Williams, Extra White (SW 7006)

Downspouts
-3" square profile, painted with Sherwin-Williams, Extra White (SW 7006)

Christ Fellowship Church | Exterior Finish Schedule

	NORTH ELEVATION	
AREA	SURFACE AREA	PERCENT OF NET
Gross of Wall	1560 S.F.	
Net of Wall	1402 S.F.	
Net Siding	389 S.F.	29%
Net Brick	969 S.F.	69%
Net Block	22 S.F.	2%
	SOUTH ELEVATION	
AREA	SURFACE AREA	PERCENT OF NET
Gross of Wall	742 S.F.	
Net of Wall	718 S.F.	
Net Siding	0 S.F.	
Net Brick	0 S.F.	
Net Block	(E) 718 S.F.	100%
	EAST ELEVATION	
AREA	SURFACE AREA	PERCENT OF NET
Gross of Wall	1115 S.F.	
Net of Wall	1033 S.F.	
Net Siding	884 S.F.	86%
Net Brick	125 S.F.	12%
Net Block	(E) 24 S.F.	2%
	WEST ELEVATION	
AREA	SURFACE AREA	PERCENT OF NET
Gross of Wall	1680 S.F.	
Net of Wall	1560 S.F.	
Net Siding	275 S.F.	18%
Net Brick	400 S.F.	26%
Net Block	885 S.F.	56%

PROJECT SUMMARY

ADDRESS	104 CHESTNUT LANE FRANKLIN, TN. 37064
LEGAL DESCRIPTION	--
TYPE	--
ZONING	CIVIC INDUSTRIAL
PROJECT SCOPE	1-STORY ADDITION AND INTERIOR REMODEL
BUILDING AREA	

EXISTING	PROPOSED	TOTAL
5900 S.F	2645 S.F.	8545 S.F.

PROJECT DIRECTORY

OWNER:
CHRIST FELLOWSHIP CHURCH
104 CHESTNUT LANE
FRANKLIN, TN
CONTACT: TRAVIS BRILES

ARCHITECT
PREMIER DESIGN BUILD
1031 PARKWAY DRIVE
UNIT 25B
SPRING HILL, TN. 37174
CONTACT: PAUL PACKMAN
PACKMAN@PDBTN.COM

GENERAL CONTRACTOR
PREMIER DESIGN BUILD
1031 PARKWAY DRIVE
UNIT 25B
SPRING HILL, TN. 37174
CONTACT: RICKY CANTRELL
RICKYC@PDBTN.COM

SURVEY
HOMELAND SURVEYING & MAPPING
4832 BETHESDA DUPLEX RD.
COLLEGE GROVE, TN. 37046
615-268-9658

CIVIL ENGINEER
VERDANTAS
2964 SIDCO DRIVE
NASHVILLE, TN. 37204

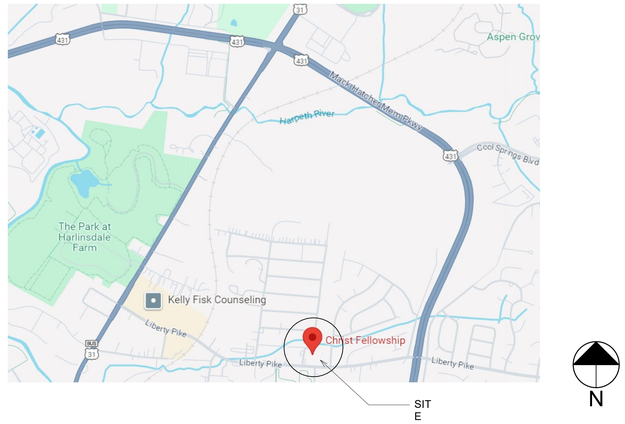
MECHANICAL ENGINEER
MERRYMAN-FARR, LLC
305 HILL AVENUE
NASHVILLE, TN. 37210

ELECTRICAL ENGINEER
PARSONS ENGINEERING,INC.
4751 TROUSDALE DRIVE
SUITE 202
NASHVILLE, TN. 37220

CODE COMPLIANCE

GOVERNING AGENCY	CITY OF FRANKLIN
APPLICABLE CODES:	ALL WORK & MATERIAL SHALL BE PERFORMED AND INSTALLED IN COMPLIANCE WITH THE CURRENT EDITIONS OF THE FOLLOWING CODES AS ADOPTED BY THE LOCAL GOVERNING AUTHORITIES.
BUILDING CODE	2018 IBC
ENERGY CODE	2012 IECC

VICINITY MAP



SHEET INDEX

ARCHITECTURAL

A0.00	COVER SHEET
A2.00	PROPOSED FLOOR PLAN
A3.00	PROPOSED ELEVATIONS
A3.01	PROPOSED ELEVATIONS

104 CHESTNUT LANE, FRANKLIN, TN. 37064

COF # 8914

CHRIST FELLOWSHIP CHURCH

104 CHESTNUT LANE, FRANKLIN, TN. 37064

NO	DATE	REVISION
1	10/14/24	ZONING SUBMISSION
2	1/24/25	ZONING RE-SUBMISSION
3	9/16/25	SITE PLAN REVISIONS
4	9/19/25	DEVELOPMENT
5	9/24/25	CITY SUBMISSION

THESE DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY AND COPYRIGHT OF PREMIER DESIGN BUILD AND SHALL NOT BE USED ON ANY OTHER PROJECT WITHOUT THE EXPRESS WRITTEN CONSENT OF PDB. WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALED DIMENSIONS AND SHALL BE VERIFIED BY THE CONTRACTOR ON THE JOB SITE. ANY DISCREPANCY SHALL BE REPORTED TO THE ARCHITECT OR PREMIER DESIGN BUILD PRIOR TO THE COMMENCEMENT OF ANY WORK.

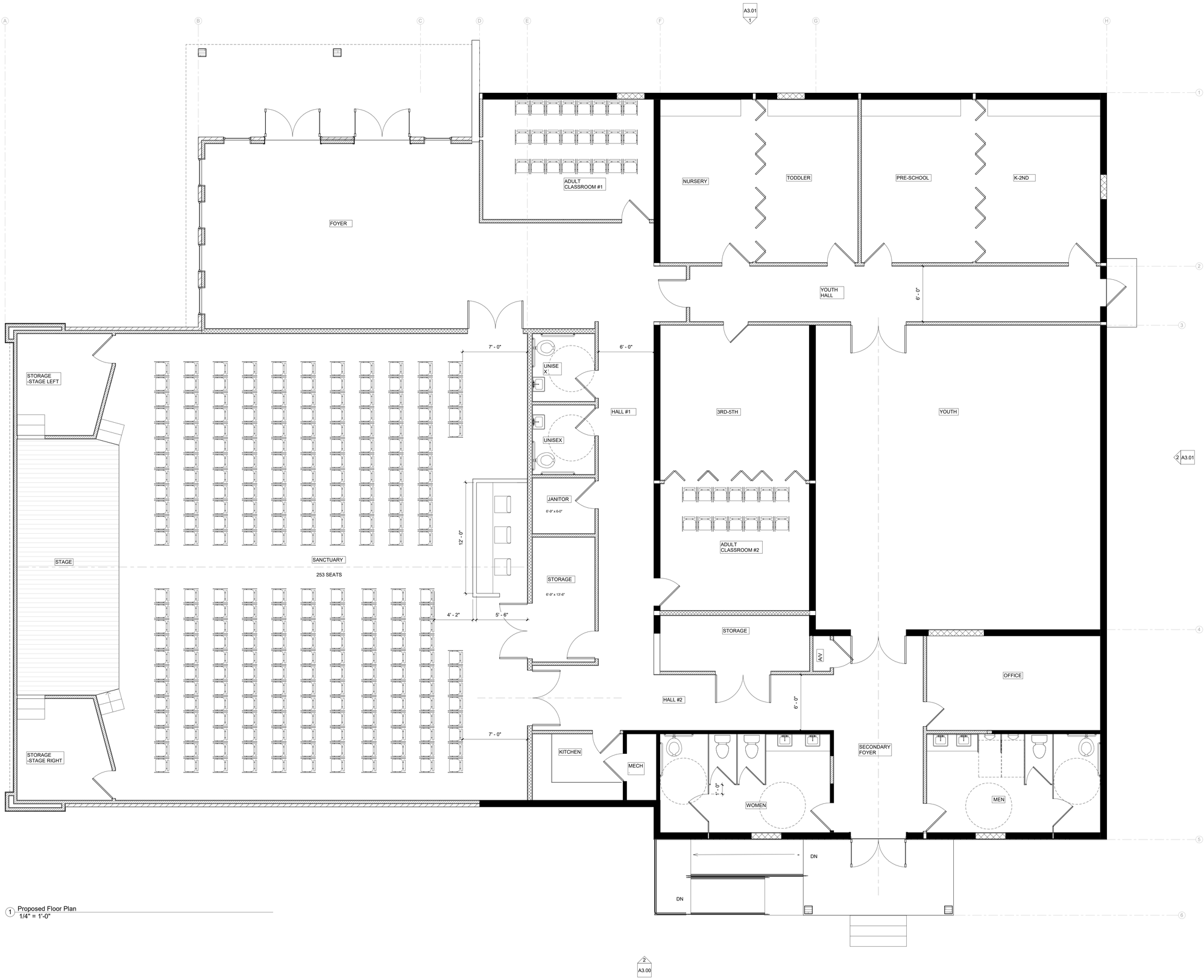
DATE: 9/24/2025 9:50:14 AM

SCALE:

COVER SHEET

A0.00

PREMIER DESIGN+BUILD BUILDING YOUR VISION



1 Proposed Floor Plan
1/4" = 1'-0"

WALL LEGEND

- (E) WALLS TO REMAIN
- WALLS TO BE DEMOLISHED

104 CHESTNUT LANE, FRANKLIN, TN. 37064

COF # 8914

CHRIST FELLOWSHIP CHURCH

104 CHESTNUT LANE, FRANKLIN, TN. 37064

NO.	DATE	REVISION
1	10/14/24	ZONING SUBMISSION
2	1/24/25	ZONING RE-SUBMISSION
3	6/16/25	SITE PLAN REVIEW
4	8/20/25	DESIGN DEVELOPMENT
5	7/25/25	CITY SUBMISSION

THESE DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY AND COPYRIGHT OF PREMIER DESIGN BUILD AND SHALL NOT BE USED ON ANY OTHER WORK EXCEPT BY AGREEMENT WITH PREMIER DESIGN BUILD. WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALED DIMENSIONS. CONTRACTOR SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS. DISCREPANCY SHALL BE BROUGHT TO THE ATTENTION OF PREMIER DESIGN BUILD PRIOR TO THE COMMENCEMENT OF ANY WORK.

9/24/2025
9:50:15 AM
DATE

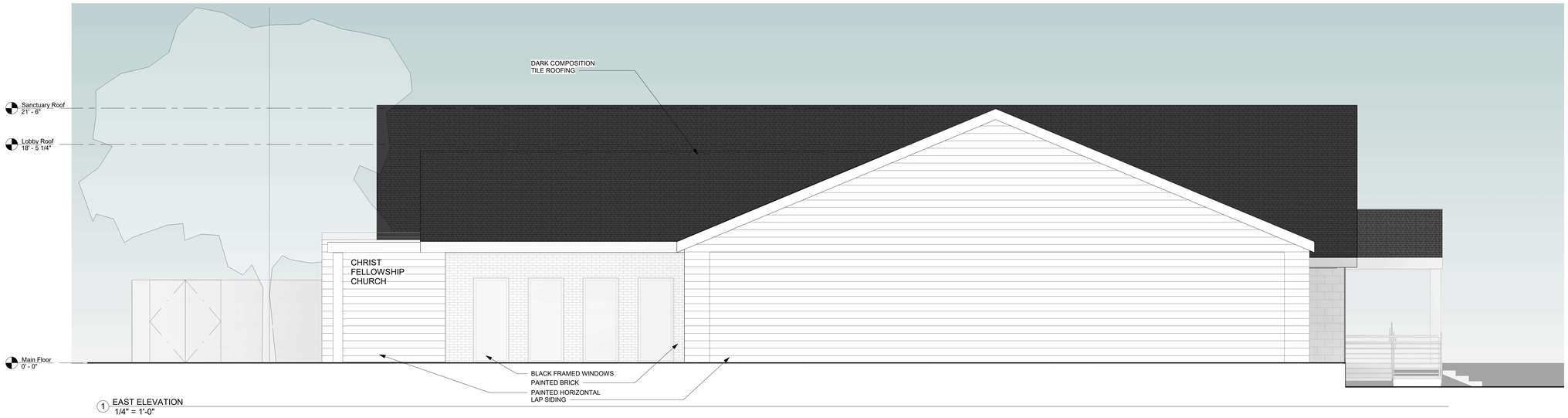
1/4" = 1'-0"
SCALE

N

PROPOSED
FLOOR PLAN

A2.00

PREMIER DESIGN•BUILD
BUILDING YOUR VISION



1 EAST ELEVATION
1/4" = 1'-0"

2 NORTH ELEVATION
1/4" = 1'-0"

MATERIALS:
SIDING
BRICK
ROOFING
FASCIA
COLUMNS
GUTTERS
DOWNSPOUTS

104 CHESTNUT LANE, FRANKLIN, TN. 37064

CHRIST FELLOWSHIP CHURCH

104 CHESTNUT LANE, FRANKLIN, TN. 37064

NO	DATE	REVISION
1	12/14/24	ZONING SUBMISSION
2	5/5/25	ZONING RE-SUBMISSION
3	8/14/25	SITE PLAN REVIEW
4	9/2/25	DESIGN DEVELOPMENT
5	7/25/25	CITY SUBMISSION

THESE DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY AND COPYRIGHT OF PREMIER DESIGN-BUILD AND SHALL NOT BE USED ON ANY OTHER WORK EXCEPT BY AGREEMENT WITH PREMIER DESIGN-BUILD. WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALED DIMENSIONS AND CONTRACTOR SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS. DISCREPANCY SHALL BE BROUGHT TO THE ATTENTION OF PREMIER DESIGN BUILD PRIOR TO THE COMMENCEMENT OF ANY WORK.

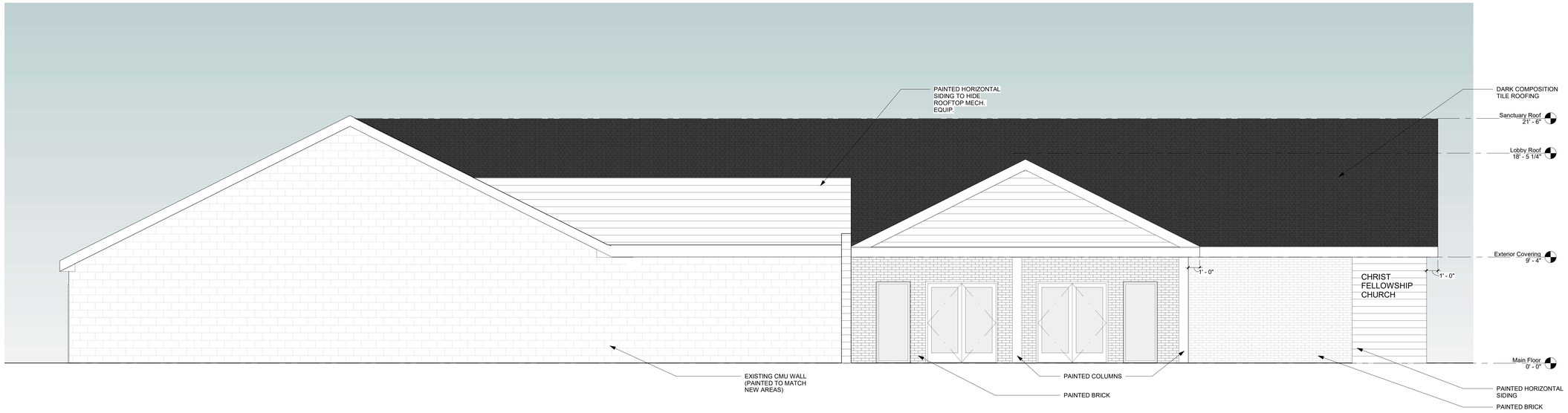
9/24/2025
9:50:22 AM
DATE

1/4" = 1'-0"
SCALE

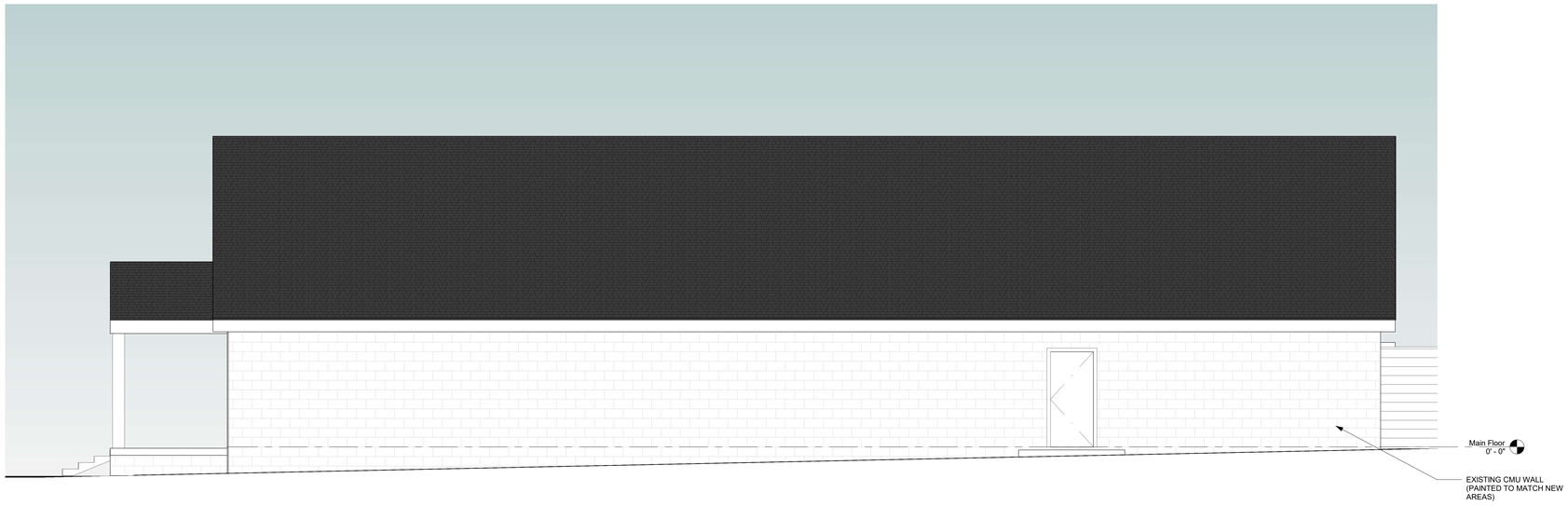
COF # 8914

PROPOSED
ELEVATIONS

A3.00



1 SOUTH ELEVATION
1/4" = 1'-0"



2 WEST ELEVATION
1/4" = 1'-0"

CHRIST FELLOWSHIP CHURCH

104 CHESTNUT LANE, FRANKLIN, TN. 37064

NO	DATE	REVISION
1	10/14/24	ZONING SUBMISSION
2	1/24/25	ZONING RE-SUBMISSION
3	6/18/25	SITE PLAN REVIEW
4	6/20/25	DESIGN DEVELOPMENT
5	7/25/25	CITY SUBMISSION

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9/24/2025
9:50:25 AM
DATE

1/4" = 1'-0"
SCALE

PROPOSED ELEVATIONS

A3.01

COF # 8914

PREMIER DESIGN•BUILD
BUILDING YOUR VISION

104 CHESTNUT LANE, FRANKLIN, TN. 37064

Schedule

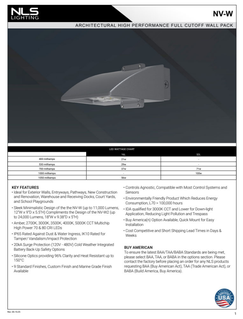
Symbol	Label	Quantity	Manufacturer	Catalog Number	Description	Filename	Lumen Multiplier	Light Loss Factor	Total Lamp Lumens	Wattage	Plot
	S1	3	Lithonia Lighting	DSX1 LED P4 30K 80CRI BLC4 EGS	D-Series Size 1 Area Luminaire P4 Performance Package 3000K CCT 80 CRI Type 4 Extreme Backlight Control External Glare Shield	DSX1_LED_P4_30K_80CRI_BLC4_EGS.ies	1	0.9	9655	123.94	Max: 9245cd
	S3	1	Lithonia Lighting	DSX1 LED P4 30K 80CRI T4M EGS	D-Series Size 1 Area Luminaire P4 Performance Package 3000K CCT 80 CRI Type 4 Medium External Glare Shield	DSX1_LED_P4_30K_80CRI_T4M_EGS.ies	1	0.9	11720	123.94	Max: 10547cd
	S4	1	Lithonia Lighting	DSX1 LED P4 30K 80CRI RCCO EGS	D-Series Size 1 Area Luminaire P4 Performance Package 3000K CCT 80 CRI Right Corner Cutoff Extreme Backlight Control External Glare Shield	DSX1_LED_P4_30K_80CRI_RCCO_EGS.ies	1	0.9	10163	123.94	Max: 15897cd
	S5	1	Lithonia Lighting	DSX1 LED P4 30K 80CRI LCCO EGS	D-Series Size 1 Area Luminaire P4 Performance Package 3000K CCT 80 CRI Left Corner Cutoff Extreme Backlight Control External Glare Shield	DSX1_LED_P4_30K_80CRI_LCCO_EGS.ies	1	0.9	10163	123.94	Max: 15897cd
	W1	4	NLS Lighting LLC	NV-W-T4-16L-53-30K-UNV	LED LUMINAIRE	NV-W-T4-16L-53--30K.IES	1	0.9	3542	29	Max: 2578cd

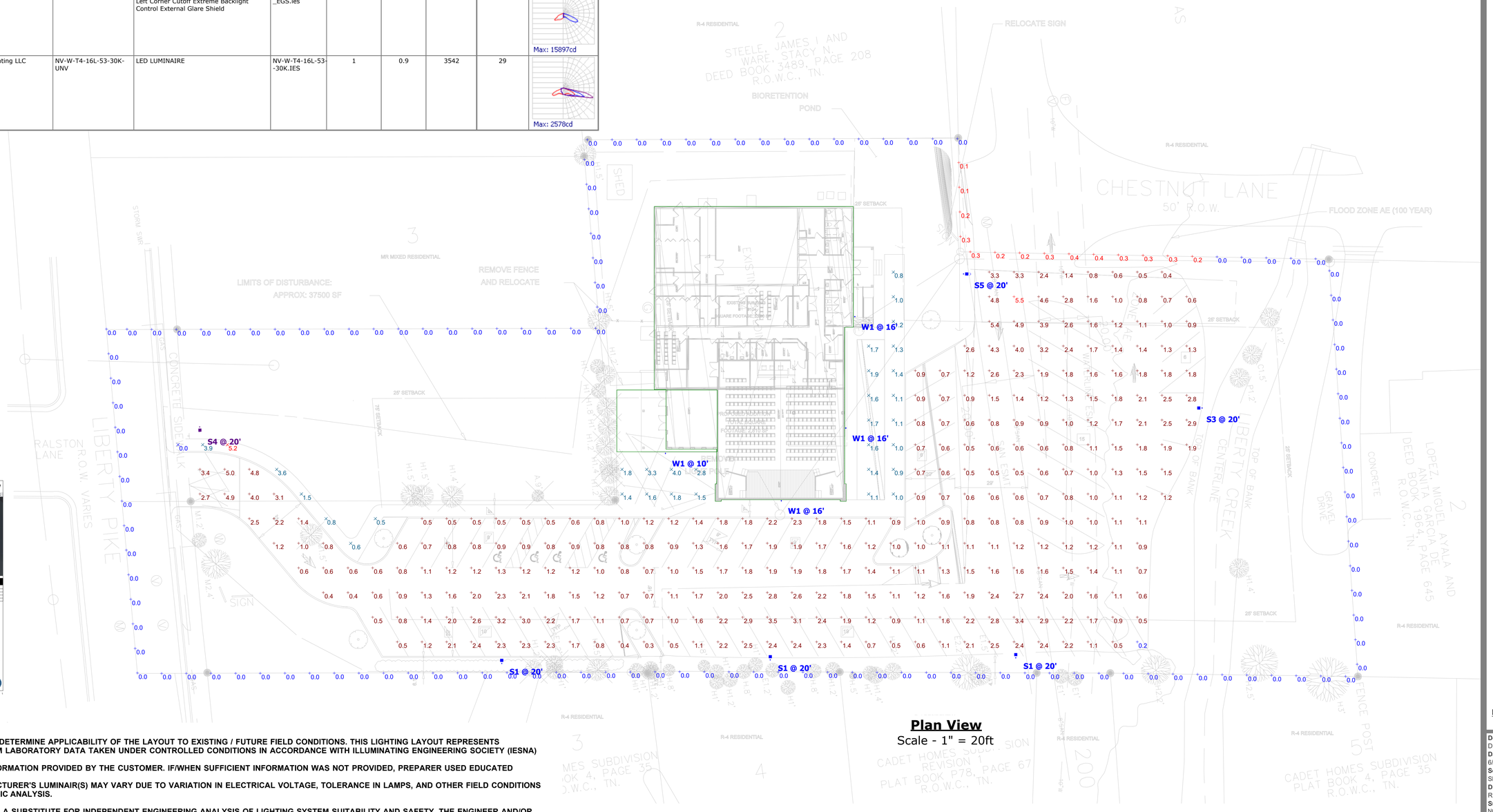
Statistics

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
PARKING	+	1.5 fc	5.5 fc	0.2 fc	27.5:1	7.5:1
PROPERTY LINE	+	0.0 fc	0.4 fc	0.0 fc	N/A	N/A
SIDEWALK	X	1.7 fc	5.2 fc	0.0 fc	N/A	N/A

Note

- REFLECTANCE VALUES: 80/50/20
- MEASUREMENTS TAKEN @ GRADE
- MOUNTING HEIGHT IS NOTED ON EACH FIXTURE





Plan View
Scale - 1" = 20ft

DESIGNER'S NOTE:

THE ENGINEER AND/OR ARCHITECT MUST DETERMINE APPLICABILITY OF THE LAYOUT TO EXISTING / FUTURE FIELD CONDITIONS. THIS LIGHTING LAYOUT REPRESENTS ILLUMINATION LEVELS CALCULATED FROM LABORATORY DATA TAKEN UNDER CONTROLLED CONDITIONS IN ACCORDANCE WITH ILLUMINATING ENGINEERING SOCIETY (IESNA) APPROVED METHODS.
ADDITIONALLY, THE PREPARER USED INFORMATION PROVIDED BY THE CUSTOMER. IF/WHEN SUFFICIENT INFORMATION WAS NOT PROVIDED, PREPARER USED EDUCATED ASSUMPTIONS.
ACTUAL PERFORMANCE OF ANY MANUFACTURER'S LUMINAIR(S) MAY VARY DUE TO VARIATION IN ELECTRICAL VOLTAGE, TOLERANCE IN LAMPS, AND OTHER FIELD CONDITIONS NOT ACCOUNTED FOR IN THIS PHOTOMETRIC ANALYSIS.

THESE LIGHTING CALCULATIONS ARE NOT A SUBSTITUTE FOR INDEPENDENT ENGINEERING ANALYSIS OF LIGHTING SYSTEM SUITABILITY AND SAFETY. THE ENGINEER AND/OR ARCHITECT IS RESPONSIBLE TO REVIEW FOR ENERGY CODE AND RELEVANT LIGHTING QUALITY COMPLIANCE.

DESIGNLIGHT

CHRIST FELLOWSHIP - SITE

CITY OF FRANKLIN
PROJECT NO.
8914

Designer
DESIGN LIGHT
Date
6/18/2025
Scale
SEE DRAWINGS
Drawing No.
REV-0
Summary
NORMAL OPERATION

1 of 1

File #: 21-01287

DATE: 10/23/2025

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:

Colletta Park PUD Subdivision, Final Plat, Section 1, Creating 36 Residential Lots And 7 Open Space Lots And Dedicating Right Of Way And Easements, On 43.05 Acres, Located At S. Carothers Road And Copley Road (CONSENT AGENDA).

PURPOSE:

PROJECT INFORMATION
COF Project Number: 8936
Applicant: Sam Billingsley, Kimley-Horn
Owner: Ford Colletta, LLC

BACKGROUND/STAFF COMMENTS:
This final plat creates 36 single-family residential lots and 7 open space lots within Section 1 of the Colletta Park PUD Subdivision. The corresponding site plan amendment was approved in September 2025, and both the final plat and the site plan are consistent with the development plan. The creation of new lots on this final plat requires approval by the Franklin Municipal Planning Commission.

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

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

FINANCIAL IMPACT:

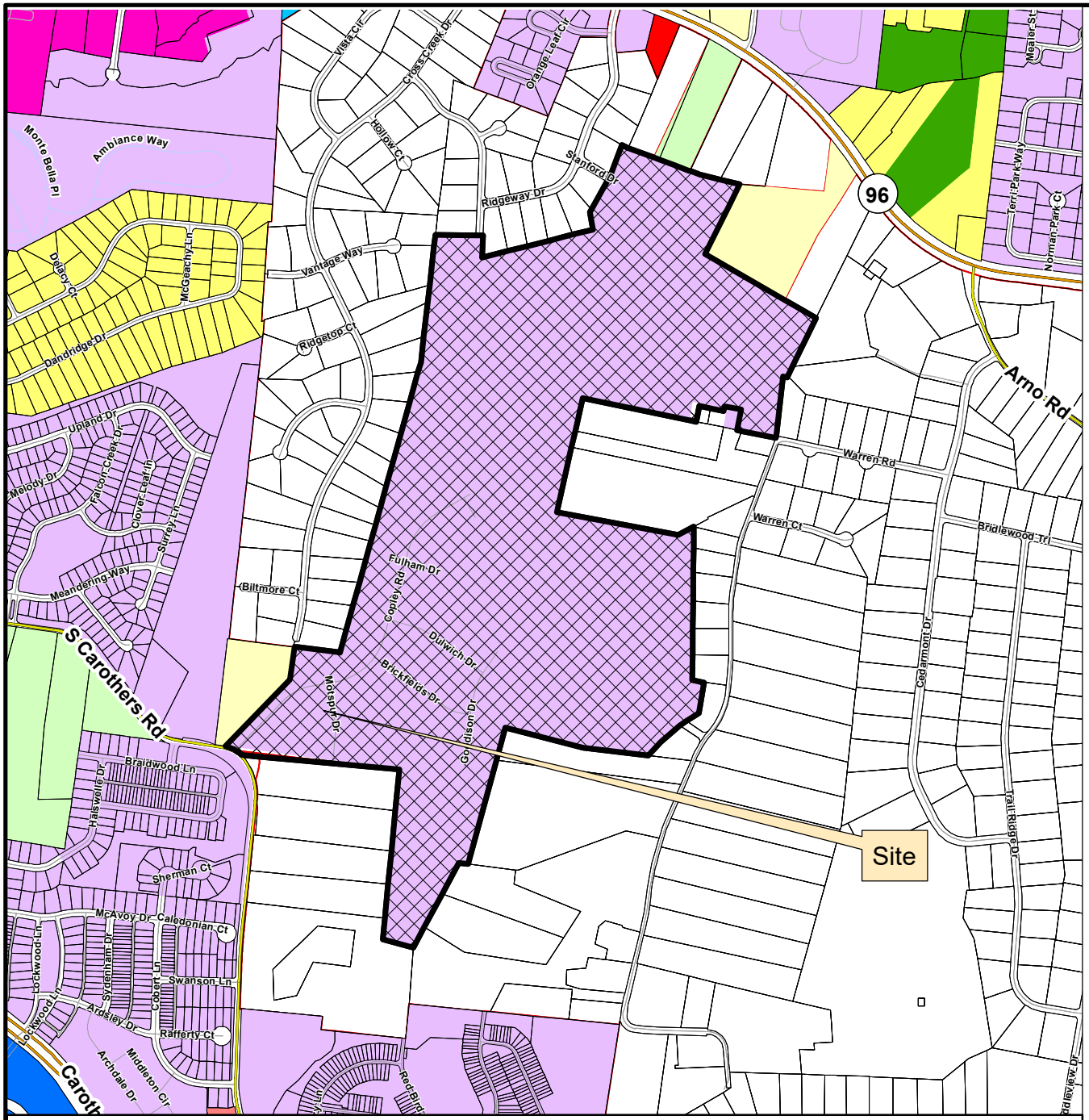
Unknown.

RECOMMENDATION:

Staff recommends approval with conditions of Colletta Park PUD Subdivision, Final Plat, Section 1. The conditions are attached.

COLLETTA PARK PUD SUBDIVISION, SECTION 1
FINAL PLAT

Project Information
Existing Zoning: PD Planned District
Overlay Districts: None
Site Acreage: 43.05 acres
Total Number of Lots: 43



Legend

- Colletta Park 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

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

COF no: 8936

CONDITIONS OF APPROVAL:

Open Issues: 11 These issues are currently being filtered

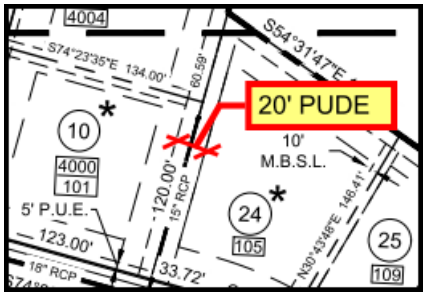
Engineering - Final Plat

General Issues

16. Easements

joe.marlo@franklintn.gov *Comment primarily addressed (thank you).*

Please add a note for a 20' PUDE between Lots 10 and 24 for clarity.



19. Open Space Lots

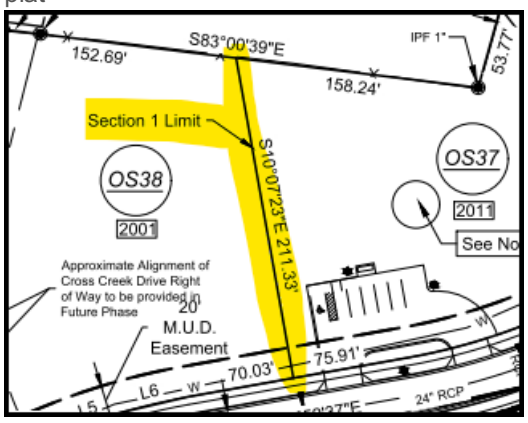
joe.marlo@franklintn.gov *Insufficient extents of open space lots shown for the proposed easements and buffers needed. Easements and buffers can only be created on platted lots within the extents of the final plat. Easements and buffers cannot be created with this final plat on "Future Phase" lands or other properties not within the extents of this final plat.*

Applicant shall revise Final Plat such that all required easements and buffers proposed to be created by this final plat are located on platted lots within the limits of this final plat. Show the full extent (i.e. full perimeter) of all open space lots created. Remove linework for proposed easements and buffers located in lands not included within the limits of this final plat, including those on other properties, as they cannot be created by this Final Plat.

21. Section Limits

joe.marlo@franklintn.gov *Please verify section limits, as the note belowappears errant.*

Applicant shall revise linework and notes to clearly show section limits on the final plat



22. Street To Be Extended

joe.marlo@franklintn.gov *Notation at stub streets has yet to be added.*

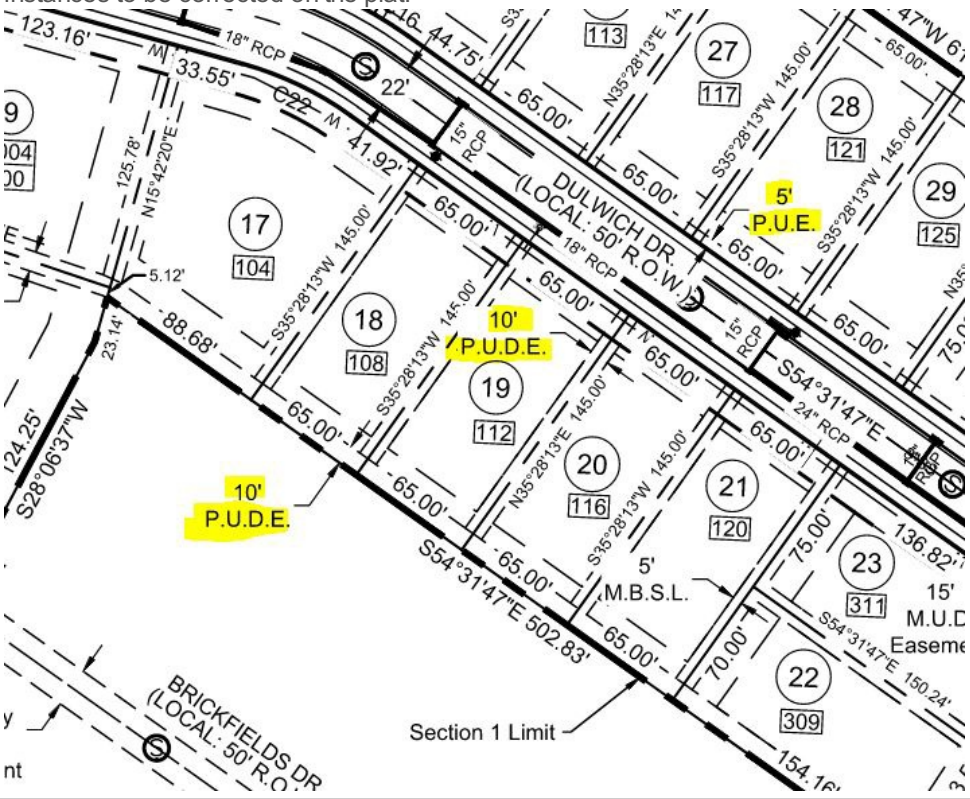
At all temporary turnarounds and stub streets, Applicant shall show a sign stating, *"Street to be extended by authority of City of Franklin."*

27. 0. General Information

lance.fittro@franklintn.gov Applicant shall ensure that any modifications to the site plan [COF #8544] are reflected on the final plat. The final plat shall match the site plan. This comment to remain as a condition of approval in the event the site plan is modified prior to One Stop submittal of the final plat.

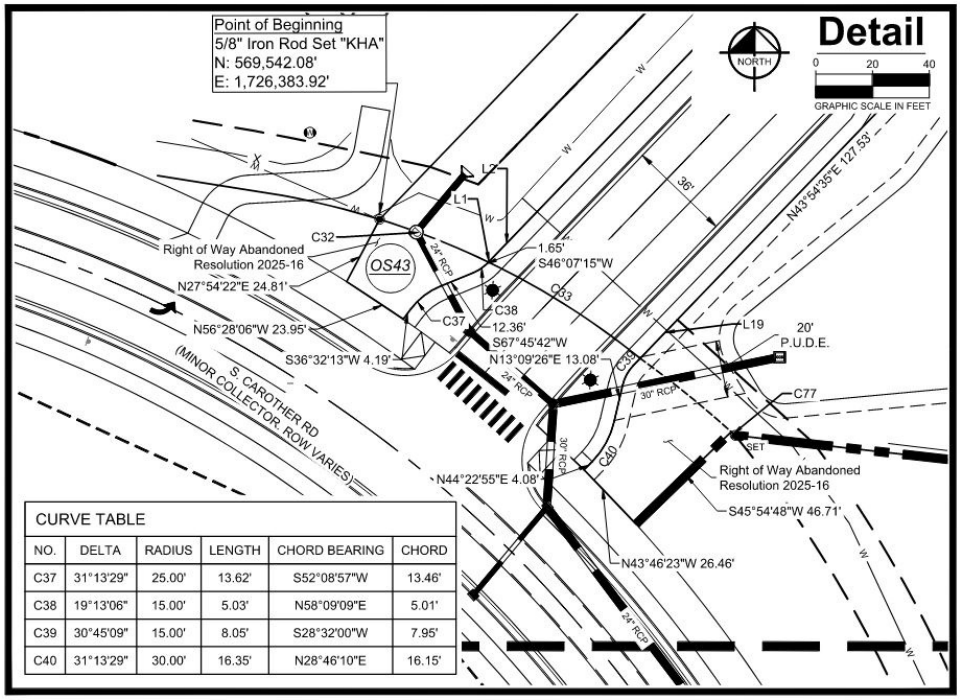
35. C. Final Plat

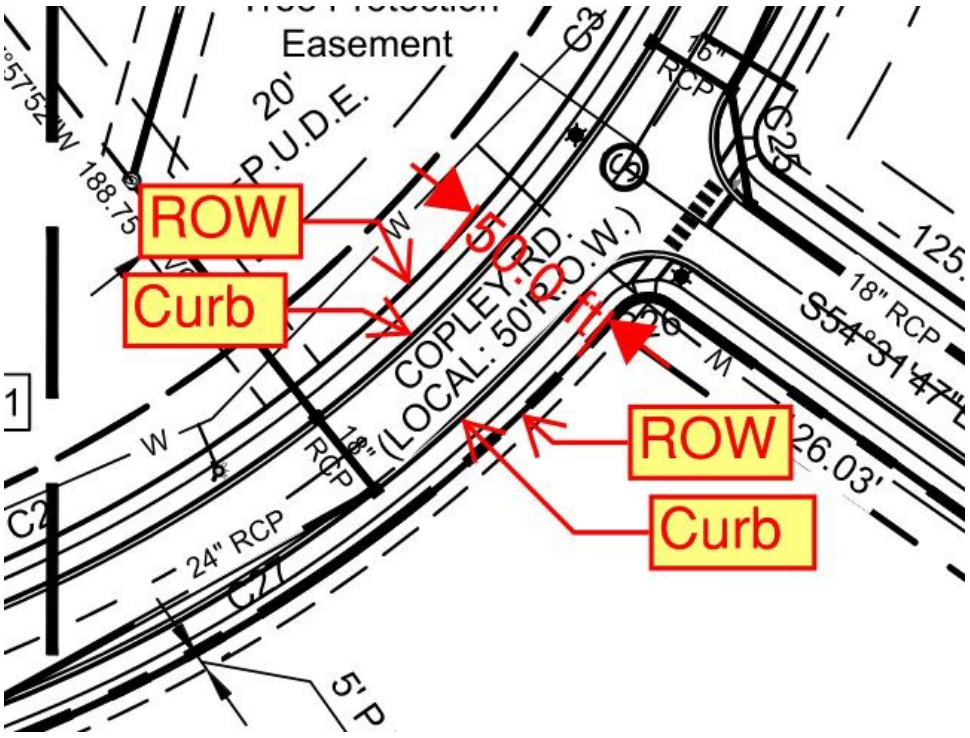
lance.fittro@franklintn.gov For the lot line easements now identified on the plans, Applicant shall add "(TYP)" following each easement call-out to clarify that the required easement is delineated along all such lot lines, not just at the location of the call-out. Several locations where the "(TYP)" notation should be added are highlighted below but are not inclusive of all instances to be corrected on the plat.



38. C. Final Plat

lance.fittro@franklintn.gov Applicant shall clarify the boundaries for proposed ROW dedication so that it is clear that the portions of S. Carothers Rd and Copley Rd shown on the plat are in public ROW. As currently depicted on the plat, line type and/or thickness used to indicate ROW boundaries are inconsistent and lack clarity. In addition to dimensioning ROW widths identified on the plat, I strongly recommend using a different linetype for ROW boundaries in lieu of the solid line currently used in order to distinguish from other solid linework (for example, curb lines) appearing on the plat.





Parks

General Issues

1. Parkland information

kevinl@franklintn.gov The plan will receive a 'Conditional Approval' comment and may proceed to One Stop, where it will remain on hold until Parkland Impact Fees are collected.

Please contact Alex Bearden to schedule an appointment in Building and Neighborhood Services to make a payment.
***Applicant shall bring the Parkland Invoice with the payment to BNS at City Hall,**
alex.bearden@franklintn.gov 615-721-9103

The invoice has been uploaded in IDT for review.
[Edited By Kevin Lindsey]

Performance Agreement and Surety

General Issues

3. Engineering Sureties

kevin.long@franklintn.gov Any unposted sureties associated with this development from site plan: **COF #8544 (Colletta Park PUD Subdivision, Site Plan, Section 1)** shall be transferred to this final plat as a condition of approval.

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

Stormwater

General Issues

12. Plats

jeff.willoughby@franklintn.gov Not completely addressed.

- If mitigation/averaging areas are present label as follows "Additional Mitigated Riparian Buffer Zone 1 (and/or Zone 2 if applicable) XXX sqft, width varies." Reference the sites buffer management plan for details of these widths and locations.

LOT TABLE		
LOT NO.	ACRES	SQ. FT.
Lot 1	0.965	42,056
Lot 2	0.967	42,112
Lot 3	0.967	42,124
Lot 4	1.428	62,189
Lot 5	1.697	73,923
Lot 6	1.673	72,864
Lot 7	0.551	24,000
Lot 8	0.409	17,795
Lot 9	0.376	16,368
Lot 10	0.369	16,054
Lot 11	0.339	14,746
Lot 12	0.368	16,052
Lot 13	0.403	17,545
Lot 14	0.400	17,429
Lot 15	0.364	15,848
Lot 16	0.369	16,054
Lot 17	0.364	15,838
Lot 18	0.216	9,425

LOT TABLE		
LOT NO.	ACRES	SQ. FT.
Lot 19	0.216	9,425
Lot 20	0.216	9,425
Lot 21	0.216	9,425
Lot 22	0.244	10,633
Lot 23	0.256	11,138
Lot 24	0.414	18,015
Lot 25	0.237	10,310
Lot 26	0.216	9,425
Lot 27	0.216	9,425
Lot 28	0.216	9,425
Lot 29	0.216	9,425
Lot 30	0.244	10,613
Lot 31	0.226	9,854
Lot 32	0.222	9,654
Lot 33	0.223	9,701
Lot 34	0.217	9,450
Lot 35	0.201	8,775
Lot 36	0.225	9,791

NORTH

GRAPHIC SCALE IN U.S. FEET

500 0 250 500 1000

1" = 500' @ 18x24

GRID NORTH
NAD83

FLOOD STATEMENT

According to Federal Emergency Management Agency's Flood Insurance Rate Map No. 47187CO214H & 47187CO2200G, for Williamson County, Tennessee and incorporated areas, dated December 20, 2024, this property is located within
Zone X (unshaded) defined as "Areas determined to be outside the 0.2% annual chance floodplain"

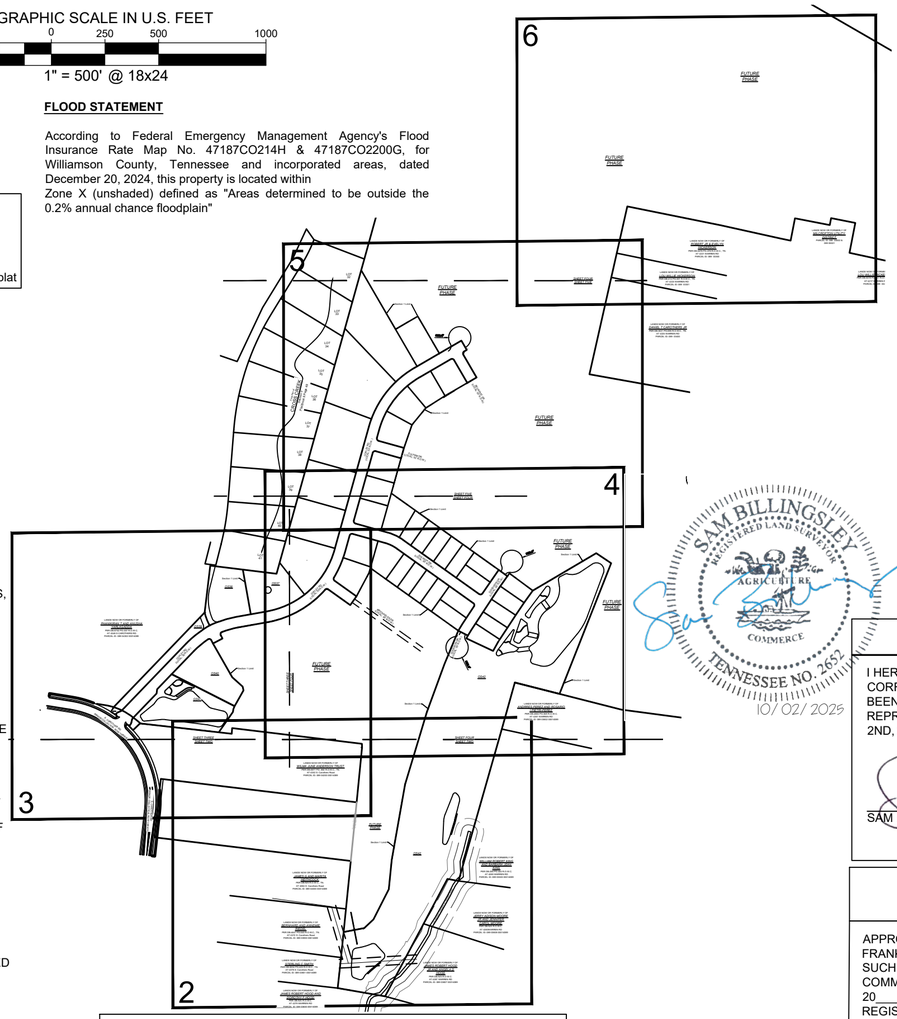
PARKLAND INFORMATION

259 units x $4,304 = $1,114,736
25% of total = $278,684
36 units x $3,228 = $116,208
$278,684 + $116,208 = $394,892 due at plat

OPEN SPACE TABLE		
LOT NO.	ACRES	SQ. FT.
OS 37	0.952	41,472
OS 38	1.023	44,544
OS 39	0.543	23,657
OS 40	1.113	48,501
OS 41	1.737	75,646
OS 42	16.329	711,285
OS 43	0.020	880

GENERAL NOTES

1. THE PURPOSE OF THIS PLAT IS: TO CREATE THIRTY-SIX (36) LOTS AND SEVEN (7) OPEN SPACE LOTS, DEDICATE RIGHT-OF-WAY, AND DEDICATE EASEMENTS.
2. THE BEARING SYSTEM FOR THIS SURVEY IS BASED ON THE TENNESSEE COORDINATE SYSTEM OF 1983 (NAD83). TN-4100, US FEET AND VERTICAL RELIEF BASED ON NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88), GEOID18 (TN-4100), US FEET.
3. A NSPS/ALTA LAND TITLE SURVEY WAS NOT COMPLETED FOR THIS SITE. ANY AND ALL EXISTING EASEMENTS, ENCUMBRANCES, AND RESTRICTIONS REMAIN, EITHER SHOWN OR NOT. NO DOCUMENTS WERE PROVIDED TO THE SURVEYOR AND THE SHOWN EXISTING CONDITIONS WERE OBSERVED AT THE TIME OF SURVEY.
4. THIS SURVEY DOES NOT PROVIDE A DETERMINATION OR OPINION CONCERNING THE LOCATION OF EXISTING WETLANDS, FAULT LINES, TOXIC OR HAZARDOUS WASTE AREAS, SUBSIDENCE, SUBSURFACE AND ENVIRONMENTAL CONDITIONS OR GEOLOGICAL ISSUES. NO STATEMENT IS MADE CONCERNING THE SUITABILITY OF THE SUBJECT TRACT FOR ANY INTENDED USE, PURPOSE OR DEVELOPMENT.
5. MAINTENANCE OF ALL STORMWATER MANAGEMENT FEATURES, INCLUDING LOT LINE SWALES, SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER(S) OR HOA. DETAILS OF THESE REQUIREMENTS ARE OUTLINED IN THE INSPECTION AND MAINTENANCE AGREEMENT OF PRIVATE STORMWATER MANAGEMENT FACILITIES RECORDED WITH THE WILLIAMSON COUNTY REGISTER OF DEEDS OFFICE: DEED BOOK 9611, PAGE 309.
6. THE WORD "CERTIFY" OR "CERTIFICATE" AS SHOWN AND USED HEREON MEANS AN EXPRESSION OF PROFESSIONAL OPINION REGARDING THE FACTS OF THE SURVEY AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE, EXPRESSED OR IMPLIED.
7. NO OBSTRUCTIONS OR ENCROACHMENTS WHICH IMPEDE THE FLOW OF STORMWATER SHALL BE PERMITTED WITHIN PUBLIC DRAINAGE EASEMENTS. THE CITY OF FRANKLIN IS NOT RESPONSIBLE FOR REPAIR OR REPLACEMENT OF ANY ENCROACHMENTS THAT ARE DAMAGED OR REMOVED IN THE COURSE OF MAINTENANCE ACTIVITY WITHIN EASEMENTS.
8. 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.
9. 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 HOMEOWNERS' LOT AT THE HOMEOWNERS' EXPENSE.
10. 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.
11. TREES SHALL BE PRUNED TO A MINIMUM OF EIGHT FEET ABOVE GRADE AND NO FENCES OR OTHER OBSTRUCTIONS SHALL BE TALLER THAN THREE FEET ABOVE GRADE WITHIN SIGHT TRIANGLES FOR STREET INTERSECTIONS AND ROADWAY SIGNAGE PER THE LATEST VERSION OF AS TO POLICY ON GEOMETRIC DESIGN OF HIGHWAYS AND STREETS.
12. THERE WAS NO EVIDENCE FOUND IN THE RECORDS OF THE WILLIAMSON COUNTY REGISTER OF DEEDS TO INDICATE THAT THE MINERAL RIGHTS HAVE BEEN SEVERED FROM THE SURFACE RIGHTS OF THE SURVEYED PARCEL(S).
13. ALL MILCROFTON UTILITY DISTRICT (MUD) EASEMENTS ARE EXCLUSIVE EASEMENTS. NO EXCAVATION, BUILDING, STRUCTURE, OR OBSTRUCTION OF ANY KIND MAY BE CONSTRUCTED OR PERMITTED WITHIN THE EASEMENTS, EXCEPT PAVEMENT FOR A DRIVEWAY THAT CROSSES AN EASEMENT. NO TREES OR SHRUBBERY MAY BE PLANTED WITHIN THE EASEMENTS. MUD WILL HAVE UNRESTRICTED ACCESS TO ALL OF ITS LINES, METERS, VALVES, VAULTS, AND OTHER WATER SYSTEM FACILITIES WITHIN THE EASEMENTS WITHOUT SEEKING ANY FURTHER PERMISSION. EARTHEN COVER, FILL, OR FINISHED GRADE ABOVE THE TOP OF THE PIPELINE SHALL BE NO LESS THAN 36" AND NO MORE THAN 48". ALL SLOPES, WHETHER CUT OR FILLED, WITHIN THE EASEMENT AREA SHALL HAVE A MAXIMUM SLOPE OF 5 HORIZONTAL TO 1 VERTICAL (5:1) AND SHALL NOT EXCEED THIS GRADE. MUD HAS THE RIGHT TO DISTURB OR REMOVE ANY IMPERMISSIBLE ITEMS WITHIN THE EASEMENTS. THE PROPERTY OWNER WILL BE RESPONSIBLE FOR REPAIRING OR REPLACING ANY SUCH ITEMS AT THE PROPERTY OWNER'S EXPENSE.
14. ALL PROPERTIES AND IMPROVEMENTS SHOWN ON THIS PLAT SHALL BE SUBJECT TO AND COMPLY WITH THE RULES AND REGULATIONS OF MILCROFTON UTILITY DISTRICT, AS AMENDED FROM TIME TO TIME. COMPLIANCE INCLUDES, BUT IS NOT LIMITED TO, REQUIREMENTS REGARDING SEPARATE WATER SERVICE CONNECTIONS FOR IRRIGATION SYSTEMS AND FIRE PROTECTION SYSTEMS. THE RULES AND REGULATIONS INCORPORATE BY REFERENCE ALL APPLICABLE TECHNICAL SPECIFICATIONS. NONCOMPLIANCE MAY RESULT IN DENIAL OR DISCONTINUATION OF WATER SERVICE BY MILCROFTON UTILITY DISTRICT
15. " * " DENOTES CRITICAL LOT FOR DRAINAGE. CRITICAL LOTS REQUIRE SUBMITTAL OF A CRITICAL LOT SITE PLAN WITH ANY FUTURE PERMIT SUBMITTAL.
16. ALL OPEN SPACES SHALL BE PUBLIC UTILITY, DRAINAGE AND ACCESS EASEMENTS AND SHALL BE MAINTAINED BY THE PROPERTY OWNER(S) OR HOA.
17. ALL STREET LIGHT LOCATIONS AND QUANTITIES AREA APPROXIMATE. FINAL POSITIONING AND QUANTITY SHALL BE AT THE DIRECTION OF MTEMC.
18. 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.
19. GREEN INFRASTRUCTURE EASEMENTS (GIE) ARE EXCLUSIVE EASEMENTS DEFINING AREAS SET ASIDE FOR THE CONSTRUCTION, MAINTENANCE, REPAIR, MONITORING, AND OTHER ACTIVITIES NECESSARY FOR THE FURTHERANCE OF WATER QUALITY FEATURES DESIGNATED AS GREEN INFRASTRUCTURE PRACTICES BY THE CITY OF FRANKLIN, AND TO PROVIDE PUBLIC ACCESS TO SUCH FEATURES. ANY AND ALL ACTIVITIES, EXCEPT AS SPECIFICALLY PERMITTED BY NOTATION ON THE CURRENT PLAT OF RECORD AND/OR WITHIN THE RECORDED LONG TERM MAINTENANCE AGREEMENT, SHALL BE STRICTLY PROHIBITED WITHOUT THE WRITTEN CONSENT OF THE CITY ENGINEER OR HIS DESIGNEE.
20. STREAM BUFFER'S ARE IN ACCORDANCE WITH A RE-EVALUATION PERFORMED BY THE CORPS OF ENGINEERS ON NOVEMBER 27, 2024 (FILE NO. LRN-2024-00323).
21. SINKHOLE IN AREA HAS BEEN REMEDIATED AND CLASSIFIED AS A DEPRESSION WITHOUT A BUFFER.
22. M.T.E.M.C. EASEMENT SHOWN IS DESCRIBED AS CENTERED ON EXISTING POWER POLES LOCATED IN FIELD AT THE TIME OF SURVEY (DEED BOOK 890, PAGE 157, R.O.W.C.).



SITE DATA TABLE

PROJECT NAME:	COLLETTA PARK - SECTION 1
COF SITE PLAN PROJECT #:	#8544
SUBDIVISION:	COLLETTA PARK
MAP:	MAP # 089
PARCEL #:	05500
ADDRESS:	MURFREESBORO ROAD
CITY:	FRANKLIN
COUNTY:	WILLIAMSON
STATE:	TENNESSEE
CIVIL DISTRICT:	14TH CIVIL DISTRICT
ZONING:	PD, PLANNED DISTRICT
CHARACTER AREA OVERLAY:	MECO-6, SWCO-3
OTHER APPLICABLE OVERLAYS:	N/A
TOTAL ACREAGE OF LOT:	± 196.41 ACRES (8,555,620 SQ. FT.)
TOTAL ACREAGE OF SECTION 1:	± 43.05 ACRES (1,875,258 SQ. FT.)
OWNERS:	FORD COLLETTA, LLC
ADDRESS:	554 FRANKLIN ROAD #300 FRANKLIN, TN 37069
PHONE:	615-721-3920
EMAIL:	CHAD.GORE@MIKEFORDBUILDERS.COM
CONTACT NAME:	CHAD GORE
APPLICANT:	KIMLEY-HORN & ASSOCIATES
ADDRESS:	4031 ASPEN GROVE DRIVE, SUITE 200 FRANKLIN, TN 37067
PHONE:	615-823-1272
EMAIL:	GRAY.HARRISON@KIMLEY-HORN.COM
CONTACT NAME:	GRAY HARRISON, P.E.

PUBLIC ROADWAYS:	LINEAR FEET	AREA(SQ.FT)
COPLEY ROAD	+/- 2,520'	+/- 126,000
BRICKFIELDS DRIVE	+/- 130'	+/- 6,500
GOODISON DRIVE	+/- 340'	+/- 17,000
DULWICH DRIVE	+/- 740'	+/- 37,000
FULHAM DRIVE	+/- 130'	+/- 6,500
SELHURST DRIVE	+/- 130'	+/- 6,500
SOUTH CAROTHERS ROAD	+/-1000'	+/- 50,000
TOTAL	+/- 5,000'	+/- 250,000

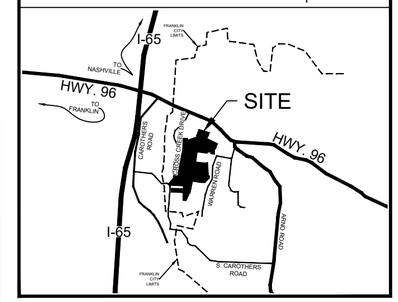
BUILDING SQUARE FOOTAGE: VARIES

BUILDING HEIGHT: 2 STORIES
MINIMUM LANDSCAPE SURFACE RATIO: 0.30
PROVIDED LANDSCAPE SURFACE RATIO: 0.40

REQUIRED PARKING: 72 SPACES (2 PER UNIT)
TOTAL PARKING PROVIDED: 72 SPACES
TOTAL SPACES OVER 120%: 0 SPACES

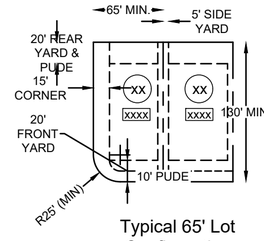
VICINITY MAP

N.T.S.



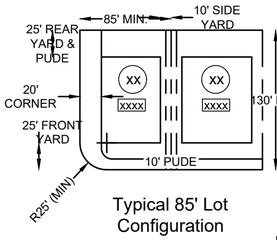
XX Indicates Lot Number

XXXX Indicates Street Number



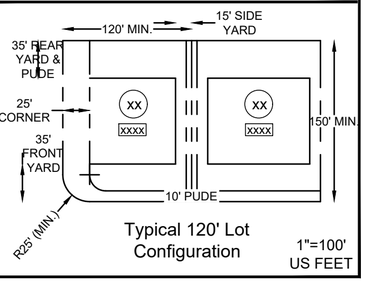
Typical 65' Lot Configuration

1"=100' US FEET



Typical 85' Lot Configuration

1"=100' US FEET



Typical 120' Lot Configuration

1"=100' US FEET

CERTIFICATE OF SURVEY

I HEREBY CERTIFY THAT THE SUBDIVISION PLAT AS SHOWN HEREON IS CORRECT AND THAT ALL OF THE MONUMENTS SHOWN HEREON HAVE BEEN PLACED AS INDICATED. THIS SUBDIVISION PLAT CORRECTLY REPRESENTS A SURVEY MADE UNDER MY SUPERVISION ON SEPTEMBER 2ND, 2025.

SAM BILLINGSLEY TN. REG. NO. 2652 — DATE 10/ 02/ 2025

SAM BILLINGSLEY REGISTERED LAND SURVEYOR AGRICULTURE COMMERCE TENNESSEE NO. 2652 10/ 02/ 2025

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 REGISTERS OFFICE OF WILLIAMSON COUNTY.

SECRETARY FRANKLIN MUNICIPAL PLANNING COMMISSION — DATE

CERTIFICATION OF OWNERSHIP

I (WE) HEREBY CERTIFY THAT I AM (WE ARE) THE OWNERS OF THE PROPERTY SHOWN HERE-ON AS OF RECORD IN DEED BOOK 9367, PAGE 725 R.O.W.C., TN., AND ADOPT THE PLAN OF SUBDIVISION OF THE PROPERTY AS SHOWN HEREON AND DEDICATED ALL 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. I (WE) FURTHER CERTIFY THAT THERE ARE NO LIENS ON THIS PROPERTY.

OWNER — DATE

CERTIFICATE OF APPROVAL STREETS, DRAINAGE, SIDEWALKS, AND GREEN INFRASTRUCTURE

I HEREBY CERTIFY THAT:
A.THE STREETS, DRAINAGE, SIDEWALKS, AND GREEN INFRASTRUCTURE IN "COLLETTA PARK PUD SUBDIVISON, SECTION 1", HAS BEEN INSTALLED IN ACCORDANCE WITH CITY SPECIFICATIONS, OR
B. A PERFORMANCE AGREEMENT AND A SURETY BOND IN THE AMOUNT OF $_____ 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

MTEMC CERTIFICATE OF APPROVAL FOR ELECTRIC SERVICE

MIDDLE TENNESSEE ELECTRIC MEMBERSHIP CORPORATION (MTEMC) WILL PROVIDE ELECTRIC SERVICE TO THE SUBJECT PROPERTY ACCORDING TO NORMAL OPERATING PRACTICES OF MTEMC AS DEFINED IN THE RULES AND REGULATION, BYLAWS, POLICY BULLETINS AND OPERATIONAL BULLETINS OF MTEMC, AND IN ACCORDANCE WITH THE PLAT APPROVAL CHECKLIST, TREE PLANTING GUIDELINES AND OTHER REGULATIONS CONTAINED ON THE MTEMC WEBSITE AT WWW.MTEMC.COM (COLLECTIVELY THE "REQUIREMENTS"). NO ELECTRIC SERVICE WILL BE PROVIDED UNTIL MTEMC'S REQUIREMENTS HAVE BEEN MET AND APPROVED IN WRITING BY AN AUTHORIZED REPRESENTATIVE OF MTEMC. ANY APPROVAL IS, AT ALL TIMES, CONTINGENT UPON CONTINUING COMPLIANCE WITH MTEMC'S REQUIREMENTS.

MIDDLE TENNESSEE ELECTRIC MEMBERSHIP CORP. — DATE

CERTIFICATE OF APPROVAL OF WATER

I HEREBY CERTIFY THAT:
(A) THE WATER SYSTEMS DESIGNATED OUTLINED OR INDICATED ON THE FINAL PLAT ENTITLED COLLETTA PARK PUD SUBDIVISION, SECTION 1, HAS BEEN INSTALLED IN ACCORDANCE WITH CURRENT LOCAL AND/OR STATE GOVERNMENT REQUIREMENTS, OR SURETY IN THE AMOUNT OF $_____ HAS BEEN POSTED WITH MILCROFTON UTILITY DISTRICT TO ASSURE THE COMPLETION OF ALL REQUIRED IMPROVEMENTS IN CASE OF DEFAULT

MILCROFTON UTILITY DISTRICT — DATE

CERTIFICATE OF APPROVAL OF SEWER SYSTEMS

I HEREBY CERTIFY THAT:
(A) THE SEWER SYSTEMS DESIGNATED IN COLLETTA PARK PUD SUBDIVISION, SECTION 1, HAVE BEEN INSTALLED IN ACCORDANCE WITH CURRENT LOCAL AND/OR STATE GOVERNMENT REQUIREMENTS, OR
(B) A PERFORMANCE AGREEMENT AND SURETY IN THE AMOUNT OF $_____ FOR THE SEWER SYSTEM HAS BEEN POSTED WITH THE CITY OF FRANKLIN, TENNESSEE, TO ASSURE THE COMPLETION OF SUCH IMPROVEMENTS.

DIRECTOR WATER MANAGEMENT DEPARTMENT — DATE
CITY OF FRANKLIN, TENNESSEE

No.	DATE	REVISION DESCRIPTION
1	10/2/25	Addressed PC Comments

Overall Site and Notes

COF #8936
FINAL PLAT

COLLETTA PARK PUD SUBDIVISION

SECTION 1

LANDS NOW OR FORMERLY OF

FORD COLLETTA, LLC c/o MIKE FORD CUSTOM BUILDER, LLC

DEED BOOK 9367, PAGE 725
PARCEL ID: 08904303.00
4350 SOUTH CAROTHERS ROAD
CITY OF FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

Kimley»Horn
10 Lea Ave Suite 400
Nashville, Tennessee 37210
Tel. No. (615) 564-2701
www.kimley-horn.com

Drawn by	Checked by	Date	Project No.	Sheet No.
KJM	SCB	Oct. 2, 2025	118683002	1 of 6

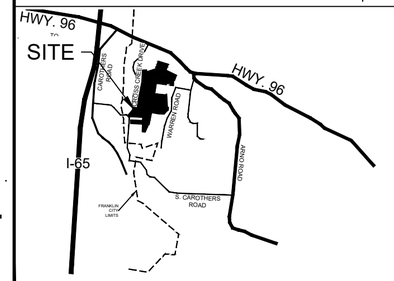
GRAPHIC SCALE IN U.S. FEET
100 0 50 100 200
1" = 100' 18x24

NORTH
GRID NORTH
NAD83

FLOOD STATEMENT

According to Federal Emergency Management Agency's Flood Insurance Rate Map No. 47187CO214H & 47187CO2200G, for Williamson County, Tennessee and incorporated areas, dated December 20, 2024, this property is located within
Zone X (unshaded) defined as "Areas determined to be outside the 0.2% annual chance floodplain"

VICINITY MAP N.T.S.



LINE TABLE		
NO.	BEARING	LENGTH
L1	S46°07'15"W	0.53'
L2	S43°54'35"W	17.44'
L4	S27°33'16"E	5.98'
L5	S71°17'22"W	35.54'
L6	S76°46'46"W	45.91'
L7	S59°50'29"W	14.69'
L8	N59°50'27"E	14.00'
L9	N59°50'29"E	50.00'
L10	S36°18'11"W	16.26'
L11	S33°18'25"W	13.92'
L12	N29°14'15"E	48.26'
L13	S62°43'49"E	50.04'
L14	S31°18'45"W	36.55'
L15	N27°32'21"W	16.81'
L16	N62°27'39"E	50.00'
L17	S27°32'21"E	16.80'
L18	N07°02'23"E	20.00'
L19	N43°54'35"E	28.76'
L20	S03°47'42"W	26.41'
L21	S10°07'05"W	14.66'
L22	S22°43'01"W	13.87'
L23	S12°57'01"E	18.24'

SHEET THREE
SHEET TWO

SHEET FOUR
SHEET TWO

Green Infrastructure Easement
N83°33'57"W 366.89'
S34°46'27"E 11.
60.80'
L20
IPF 1" Bent
N83°33'57"W IPF 1"
N83°07'16"W 609.09'
SET
IRF 5/8"
N1°33'19"W 17.57'
N5°37'41"E 9.16'
SET
20' M.U.D. Easement Bk: 9025 Pg: 874
Slope & Construction Easement Bk: 9028 Pg: 711
LANDS NOW OR FORMERLY OF
WILMA JUNE ANDERSON TRUST
PER DB-6677 PG- 862 R.O.W.C., TN.
AT 4352 S. Carothers Road
PARCEL ID: 089 04200 00014089
N5°37'28"E 247.14'
24" RCP
IRF 1/2"
Right of Way Dedication Bk: 9544 Pg: 85
S83°10'19"E 918.52'
IRF 1/2" "2287"
Construction Easement
Slope Easement
Property/Parcel Line To Be Abandoned
S. CAROTHERS RD (MINOR COLLECTOR, ROW VARIES)
M.U.D. Easement Bk: 9616 Pg: 262
Slope & Construction Easement Bk: 9544 Pg: 77
IRF 1/2"
42" RCP
Slope & Construction Easement Bk: 9433 Pg: 132
20' M.U.D. Easement Bk: 9442 Pg: 271
Right of Way Dedication Bk: 9433 Pg: 127
N83°08'08"W 920.90'
IRF 1/2" "2287"
FUTURE PHASE
Section 1 Limit
N16°46'05"E 352.84'
N10°01'16"E 357.96'
N5°42'42"E 136.85'
12"SS
20' Sanitary Sewer Easement
Green Infrastructure Easement
DETENTION 2B
S15°54'30"W 735.72'
OS42
300
Top of Bank
IRF 3/4"
IPF 1"
See Note 20
N79°37'19"W 52.65'
LANDS NOW OR FORMERLY OF
WILLIAM ROBERT KING AND BARBARA JEAN KING
PER DB-259 PG-444 R.O.W.C.
AT 4269 WARREN RD
PARCEL ID: 089 03500 00014089
LANDS NOW OR FORMERLY OF
JAMES G AND MARITA HEITHCOCK
PER DB-N/A R.O.W.C., TN.
AT 4364 S. Carothers Road
PARCEL ID: 089 04000 00014089
N5°44'51"E 224.36'
OHE
IPF 1"
N5°46'21"E 108.20'
N26°56'06"E 157.55'
12"SS
N46°45'44"E 59.05'
N79°14'03"E 97.82'
S27°56'22"W 236.65'
Un-Named Tributary to Harpeth River
30' Riparian Buffer Zone 1
60' Riparian Buffer Zone 2
IRF 1/2" Capped
LANDS NOW OR FORMERLY OF
JERRY ADISON MOORE JR AND JENNIFER CAROL MOORE
PER DB-N/A R.O.W.C.
AT 4283WARREN RD
PARCEL ID: 089 03608 00014089
LANDS NOW OR FORMERLY OF
BERNHARD AND ANNEMIE RIEDEL
PER DB-4447 PG-540 R.O.W.C., TN.
AT 4372 S. Carothers Road
PARCEL ID: 089 03900 00014089
Green Infrastructure Easement
40' M.T.E.M.C. Easement DB 890 PG 157
DETENTION 2C
N5°46'21"E 119.41'
IPF 1"
OHE
LANDS NOW OR FORMERLY OF
STERLING C SMITH
PER DB-5034 PG-425 R.O.W.C., TN.
AT 4378 S. Carothers Road
PARCEL ID: 089 03801 00014089
N6°13'56"E 143.34'
SS.21
S27°58'21"W 382.57'
LANDS NOW OR FORMERLY OF
JAMES ROBERT HOOD JR AND ANGELA D HOOD
PER DB-N/A R.O.W.C.
AT 4287 WARREN RD
PARCEL ID: 089 03607 00014089
IRF 1/2" Capped
Sanitary Sewer Easement Bk: 9351 Pg: 598
N80°09'13"W 224.05'
IRF 5/8"
LANDS NOW OR FORMERLY OF
JAMES ROBERT HOOD AND DOROTHY F HOOD
PER DB-N/A R.O.W.C.
AT 4279 WARREN RD
PARCEL ID: 089 03600 00014089

SAM BILLINGSLEY
REGISTERED LAND SURVEYOR
AGRICULTURE
COMMERCE
TENNESSEE NO. 2652
10/ 02/ 2025

COF #8936
FINAL PLAT

COLLETTA PARK PUD SUBDIVISION
SECTION 1

LANDS NOW OR FORMERLY OF
FORD COLLETTA, LLC c/o MIKE FORD CUSTOM BUILDER, LLC
DEED BOOK 9367, PAGE 725
PARCEL ID: 08904303.00
4350 SOUTH CAROTHERS ROAD
CITY OF FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

No.	DATE	REVISION DESCRIPTION
1	10/2/25	Addressed PC Comments

Kimley»Horn
10 Lea Ave Suite 400
Nashville, Tennessee 37210
Tel. No. (615) 564-2701
www.kimley-horn.com

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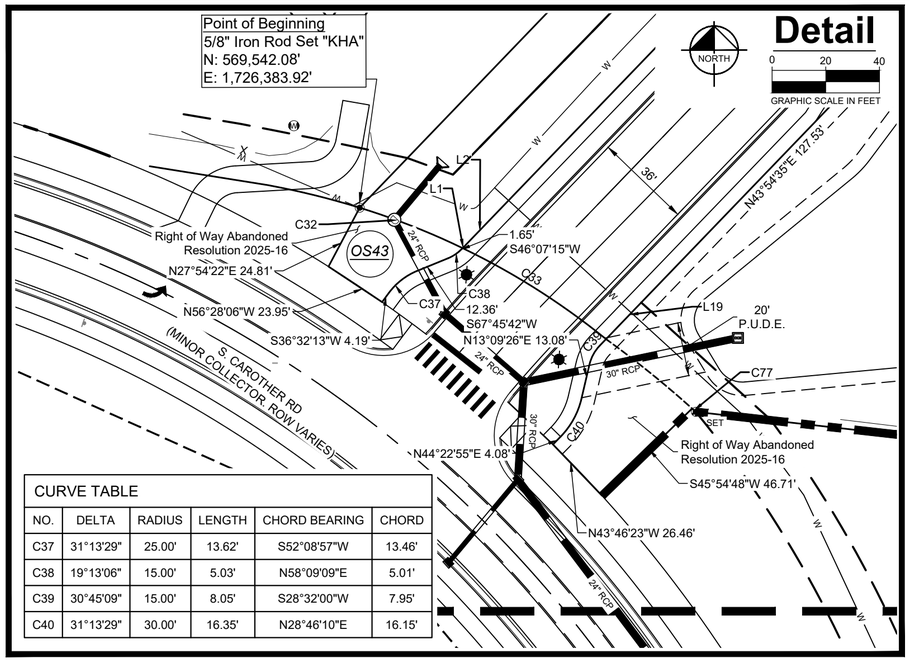
KJM	SCB	Oct. 2, 2025	118683002	2 of 6



CURVE TABLE					
NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C37	31°13'29"	25.00'	13.62'	S52°08'57"W	13.46'
C38	19°13'06"	15.00'	5.03'	N58°09'09"E	5.01'
C39	30°45'09"	15.00'	8.05'	S28°32'00"W	7.95'
C40	31°13'29"	30.00'	16.35'	N28°46'10"E	16.15'

CURVE TABLE					
NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	10°34'16"	255.61'	47.16'	S57°07'21"W	47.09'
C2	27°49'25"	400.25'	194.37'	N65°57'18"E	192.46'
C3	37°33'16"	400.25'	262.34'	N33°15'57"E	257.67'
C4	4°46'38"	460.01'	38.36'	S17°59'47"W	38.34'
C5	25°58'34"	460.01'	208.56'	S33°22'23"W	206.77'
C6	13°28'46"	460.01'	108.22'	S53°06'03"W	107.97'
C7	89°59'21"	11.00'	17.28'	S14°50'27"W	15.56'
C8	90°00'00"	11.00'	17.28'	N75°09'31"W	15.56'
C9	9°50'26"	410.01'	70.42'	S54°55'13"W	70.33'
C10	21°19'16"	410.01'	152.57'	S39°20'22"W	151.70'
C11	13°04'16"	410.01'	93.54'	S22°08'36"W	93.34'
C12	89°59'21"	11.00'	17.28'	S29°23'35"E	15.56'
C13	89°59'21"	11.51'	18.08'	S63°05'48"W	16.28'
C14	89°59'21"	11.00'	17.28'	S29°23'15"E	15.56'
C15	14°42'05"	225.06'	57.75'	N67°02'22"W	57.59'
C16	5°09'22"	225.06'	20.25'	N57°06'39"W	20.25'
C17	92°02'53"	11.01'	17.69'	N79°22'59"E	15.85'
C18	1°18'37"	2499.00'	57.15'	S35°27'10"W	57.15'
C19	1°41'07"	2499.00'	73.50'	S33°57'18"W	73.50'
C20	2°48'10"	1367.07'	66.87'	S32°25'28"W	66.87'
C21	87°49'33"	11.00'	16.86'	N10°36'41"W	15.26'
C22	19°51'47"	175.00'	60.67'	N64°27'41"W	60.37'
C23	89°59'21"	11.00'	17.28'	S60°36'25"W	15.56'
C24	11°45'18"	499.11'	102.40'	N25°00'16"E	102.22'
C25	84°37'00"	11.13'	16.44'	S11°35'59"E	14.98'
C26	83°17'53"	10.78'	15.68'	S84°50'56"W	14.33'
C27	37°42'12"	468.75'	308.46'	N60°12'40"E	302.93'
C28	9°12'58"	476.91'	76.71'	S74°00'46"W	76.63'
C29	98°13'35"	10.86'	18.61'	S20°42'33"W	16.42'
C30	98°11'57"	10.84'	18.58'	N75°40'01"W	16.38'
C31	10°19'26"	466.25'	84.01'	S50°19'57"W	83.90'
C32	8°38'08"	273.70'	41.25'	N68°34'19"W	41.21'
C33	13°16'48"	273.70'	63.44'	N57°36'51"W	63.30'
C36	15°09'46"	223.17'	59.06'	S20°22'12"E	58.89'
C37	31°13'29"	25.00'	13.62'	S52°08'57"W	13.46'
C38	19°13'06"	15.00'	5.03'	N58°09'09"E	5.01'
C39	30°45'09"	15.00'	8.05'	S28°32'00"W	7.95'
C40	31°13'29"	30.00'	16.35'	N28°46'10"E	16.15'
C77	0°16'37"	385.51'	1.86'	N47°54'39"W	1.86'

LEGEND

	BOX OR PEDESTAL	C	COMMUNICATIONS
	HANDHOLE	E	ELECTRIC OR POWER
	MANHOLE	F	FIBER OPTIC
	MARKER SIGN	G	NATURAL GAS
	METER	P	PETROLEUM OR PIPELINE
	MARKER PINFLAG	R	RAILROAD
	POLE	S	SAN. SEWER OR WASTEWATER
	STORAGE TANK	D	STORM SEWER
	VALVE (EXCEPT WATER)	T	TELEPHONE
	VAULT	TR	TRAFFIC
	WELL	U	UNIDENTIFIED
TV	CABLE TV	W	WATER
	FIRE SPRINKLER CONNECTION		SANITARY SEWER CLEAN OUT
	FIRE HYDRANT		SANITARY SEWER LIFT STATION
	WATER VALVE		STORM SEWER DRAIN
	WATER WELL		MONITORING WELL
	TRAFFIC BARRIER		FUEL TANK
	TRAFFIC BOLLARD		ELECTRIC SWITCH
	TRAFFIC CAMERA	T	ELECTRIC TRANSFORMER
TS	TRAFFIC SENSOR		RAILROAD SIGNAL
	TRAFFIC SIGNAL	M.U.D.	MILCROFTON UTILITY EASEMENT
	PARKING METER		SIGN
	ROOF DRAIN	P.U.D.A.E.	PUBLIC UTILITY, DRAINAGE & ACCESS EASEMENT
	GOAL POST	P.U.D.E.	PUBLIC UTILITY & DRAINAGE EASEMENT
GT	GREASE TRAP		TREE
	IRRIGATION VALVE	P.U.E.	PUBLIC UTILITY EASEMENT
	SECURITY CAMERA		FLAG POLE / MONUMENT
	MAIL BOX		BORE LOCATION
	A/C UNIT		ELEVATION BENCHMARK
	BASKET BALL GOAL	IRF	IRON ROD FOUND
	LAMP	IRFC	IRON ROD WITH CAP FOUND
	FLOOD LIGHT	MNF	MAG NAIL FOUND
	GUY ANCHOR	CMF	CONCRETE MONUMENT FOUND
	GUY ANCHOR POLE	ADF	ALUMINUM DISK FOUND
	UTILITY POLE	XF	"X" CUT IN CONCRETE FOUND
P.O.B.	POINT OF BEGINNING	IRSC	5/8" IRON ROD W/ "KHA" CAP SET
P.O.C.	POINT OF COMMENCING	MNS	MAG NAIL SET

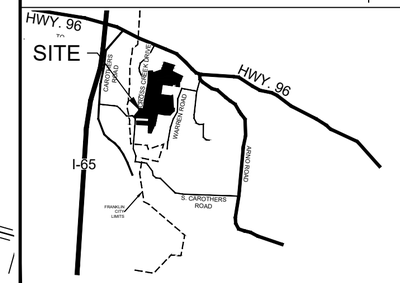
NORTH

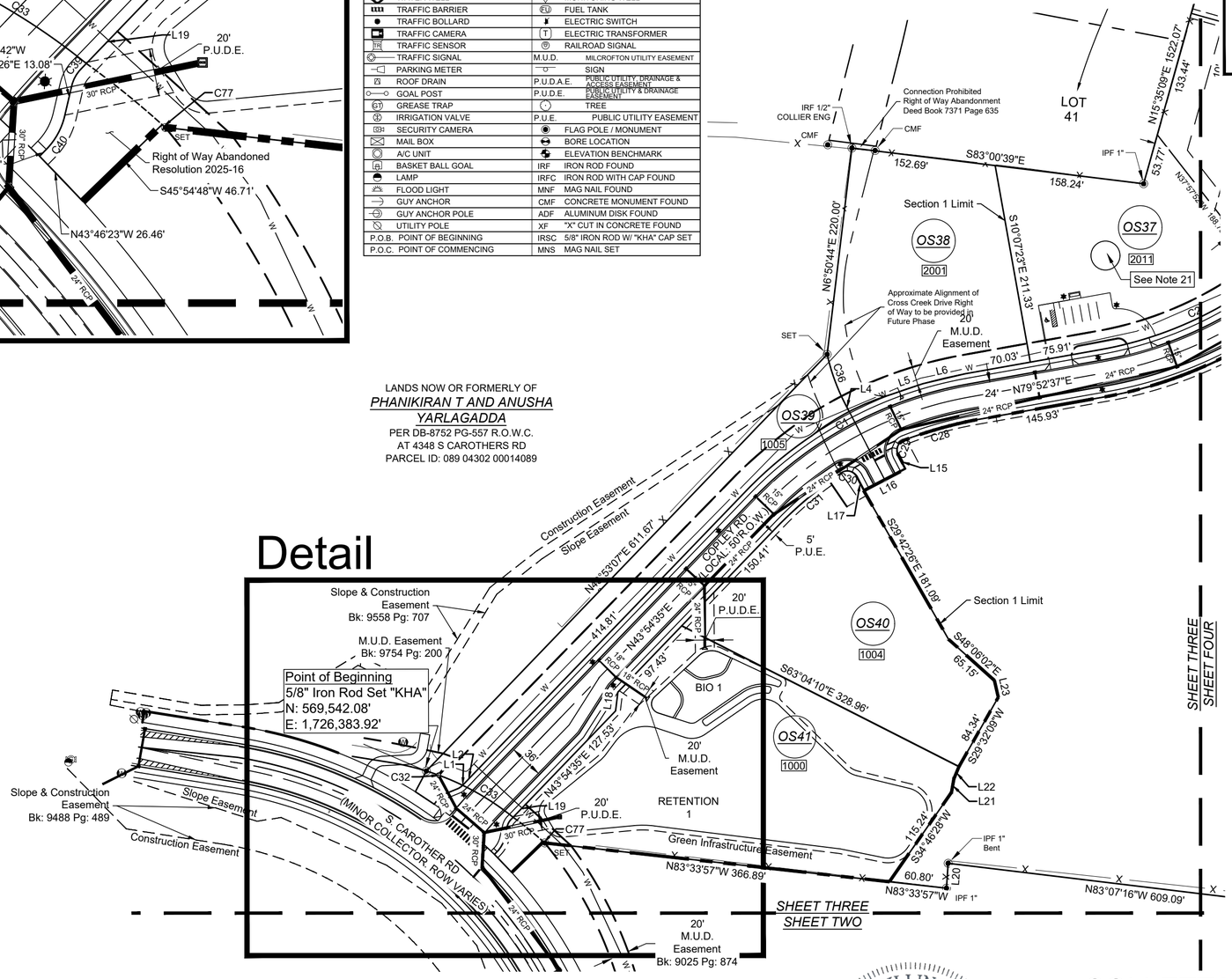
GRID NORTH
NAD83

GRAPHIC SCALE IN U.S. FEET
100 0 50 100 200
1" = 100' @ 18x24

VICINITY MAP

N.T.S.





LINE TABLE		
NO.	BEARING	LENGTH
L1	S46°07'15"W	0.53'
L2	S43°54'35"W	17.44'
L4	S27°33'16"E	5.98'
L5	S71°17'22"W	35.54'
L6	S76°46'46"W	45.91'
L7	S59°50'29"W	14.69'
L8	N59°50'27"E	14.00'
L9	N59°50'29"E	50.00'
L10	S36°18'11"W	16.26'
L11	S33°18'25"W	13.92'
L12	N29°14'15"E	48.26'
L13	S62°43'49"E	50.04'
L14	S31°18'45"W	36.55'
L15	N27°32'21"W	16.81'
L16	N62°27'39"E	50.00'
L17	S27°32'21"E	16.80'
L18	N07°02'23"E	20.00'
L19	N43°54'35"E	28.76'
L20	S03°47'42"W	26.41'
L21	S10°07'05"W	14.66'
L22	S22°43'01"W	13.87'
L23	S12°57'01"E	18.24'

LANDS NOW OR FORMERLY OF
PHANIKIRAN T AND ANUSHA YARLAGADDA
PER DB-8752 PG-557 R.O.W.C.
AT 4348 S CAROTHERS RD
PARCEL ID: 089 04302 00014089

LINE TYPE LEGEND

	BOUNDARY LINE
	ADJACENT PROPERTY LINE
	EASEMENT LINE
	BUILDING LINE
W	WATER LINE
SS	SANITARY SEWER LINE
SD	STORM SEWER LINE
GAS	UNDERGROUND GAS LINE
OHE	OVERHEAD UTILITY LINE
UGE	UNDERGROUND ELECTRIC LINE
UGT	UNDERGROUND TELEPHONE LINE
CBL	UNDERGROUND CABLE LINE
	FENCE
	BUILDING OUTLINE
	ASPHALT PAVEMENT

FLOOD STATEMENT

According to Federal Emergency Management Agency's Flood Insurance Rate Map No. 47187CO214H & 47187CO2200G, for Williamson County, Tennessee and incorporated areas, dated December 20, 2024, this property is located within Zone X (unshaded) defined as "Areas determined to be outside the 0.2% annual chance floodplain"

SAM BILLINGSLEY
REGISTERED LAND SURVEYOR
AGRICULTURE
COMMERCE
TENNESSEE NO. 2652
10/02/2025

No.	DATE	REVISION DESCRIPTION
1	10/2/25	Addressed PC Comments

COF #8936
FINAL PLAT

COLLETTA PARK PUD SUBDIVISION

SECTION 1

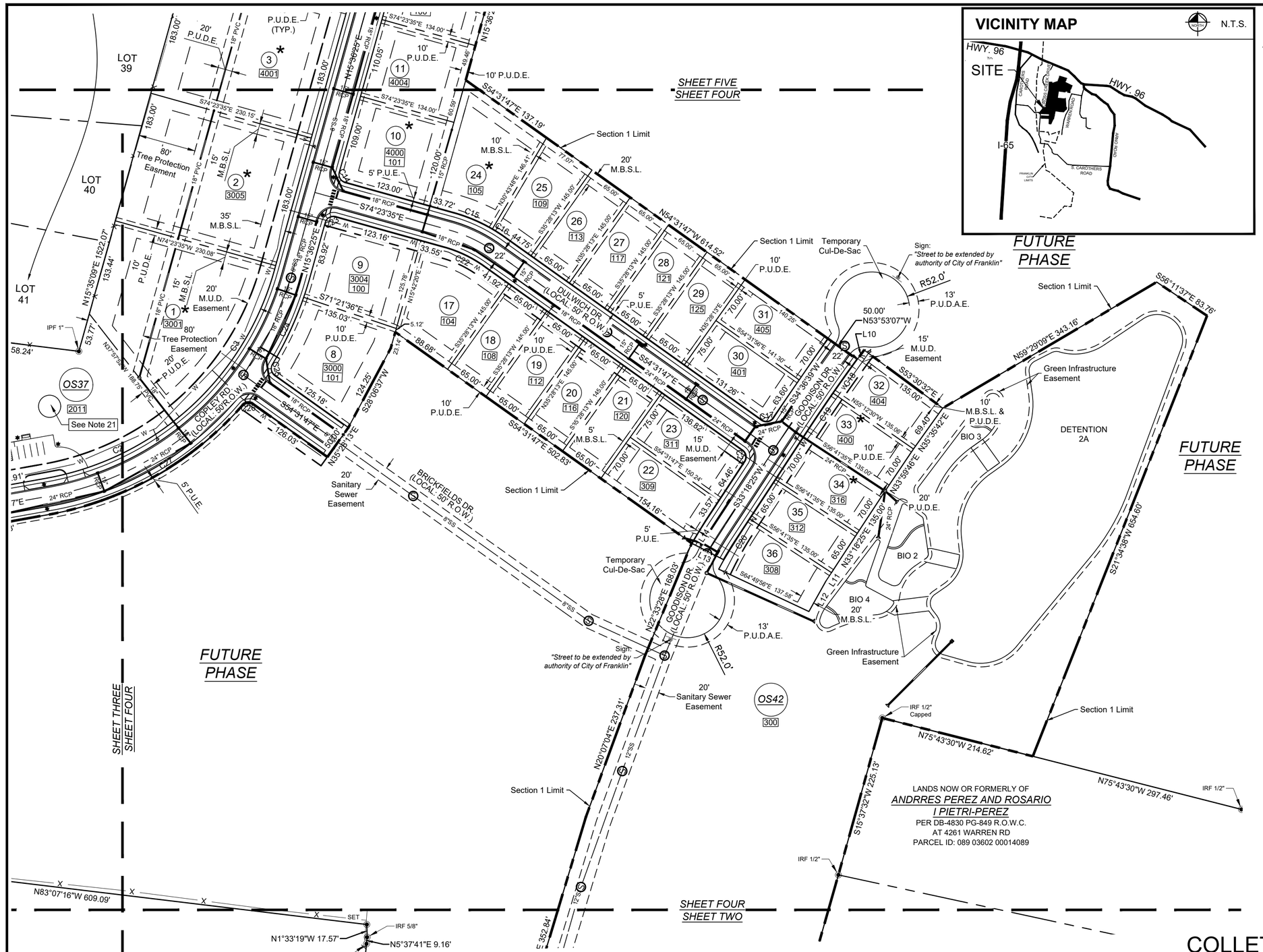
LANDS NOW OR FORMERLY OF

FORD COLLETTA, LLC c/o MIKE FORD CUSTOM BUILDER, LLC

DEED BOOK 9367, PAGE 725
PARCEL ID: 08904303.00
4350 SOUTH CAROTHERS ROAD
CITY OF FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

Kimley»Horn
10 Lea Ave Suite 400
Nashville, Tennessee 37210
Tel. No. (615) 564-2701
www.kimley-horn.com

Drawn by	Checked by	Date	Project No.	Sheet No.
KJM	SCB	Oct. 2, 2025	118683002	3 of 6



CURVE TABLE					
NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
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C19	1°41'07"	2499.00'	73.50'	S33°57'18"W	73.50'
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C40	31°13'29"	30.00'	16.35'	N28°46'10"E	16.15'
C77	0°16'37"	385.51'	1.86'	N47°54'39"W	1.86'

LINE TABLE			LINE TABLE		
NO.	BEARING	LENGTH	NO.	BEARING	LENGTH
L1	S46°07'15"W	0.53'	L14	S31°18'45"W	36.55'
L2	S43°54'35"W	17.44'	L15	N27°32'21"W	16.81'
L4	S27°33'16"E	5.98'	L16	N62°27'39"E	50.00'
L5	S71°17'22"W	35.54'	L17	S27°32'21"E	16.80'
L6	S76°46'46"W	45.91'	L18	N07°02'23"E	20.00'
L7	S59°50'29"W	14.69'	L19	N43°54'35"E	28.76'
L8	N59°50'27"E	14.00'	L20	S03°47'42"W	26.41'
L9	N59°50'29"E	50.00'	L21	S10°07'05"W	14.66'
L10	S36°18'11"W	16.26'	L22	S22°43'01"W	13.87'
L11	S33°18'25"W	13.92'	L23	S12°57'01"E	18.24'
L12	N29°14'15"E	48.26'			
L13	S62°43'49"E	50.04'			

FLOOD STATEMENT

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SAM BILLINGSLEY
REGISTERED LAND SURVEYOR
AGRICULTURE
COMMERCE
TENNESSEE NO. 2652
10/02/2025

COF #8936
FINAL PLAT

COLLETTA PARK PUD SUBDIVISION

SECTION 1

LANDS NOW OR FORMERLY OF

FORD COLLETTA, LLC c/o MIKE FORD CUSTOM BUILDER, LLC

DEED BOOK 9367, PAGE 725
PARCEL ID: 08904303.00
4350 SOUTH CAROTHERS ROAD
CITY OF FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

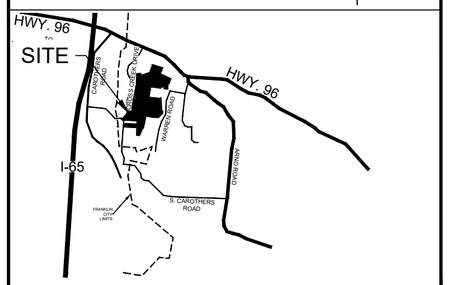
No.	DATE	REVISION DESCRIPTION
1	10/2/25	Addressed PC Comments

Kimley»Horn
10 Lea Ave Suite 400
Nashville, Tennessee 37210
Tel. No. (615) 564-2701
www.kimley-horn.com

Drawn by	Checked by	Date	Project No.	Sheet No.
KJM	SCB	Oct. 2, 2025	118683002	4 of 6

VICINITY MAP

N.T.S.



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L5	S71°17'22"W	35.54'	L17	S27°32'21"E	16.80'
L6	S76°46'46"W	45.91'	L18	N07°02'23"E	20.00'
L7	S59°50'29"W	14.69'	L19	N43°54'35"E	28.76'
L8	N59°50'27"E	14.00'	L20	S03°47'42"W	26.41'
L9	N59°50'29"E	50.00'	L21	S10°07'05"W	14.66'
L10	S36°18'11"W	16.26'	L22	S22°43'01"W	13.87'
L11	S33°18'25"W	13.92'	L23	S12°57'01"E	18.24'
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GRAPHIC SCALE IN U.S. FEET

100 0 50 100 200

1" = 100' @ 18x24

NORTH

GRID NORTH
NAD83

FLOOD STATEMENT

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C29	98°13'35"	10.86'	18.61'	S20°42'33"W	16.42'
C30	98°11'57"	10.84'	18.58'	N75°40'01"W	16.38'
C31	10°19'26"	466.25'	84.01'	S50°19'57"W	83.90'
C32	8°38'08"	273.70'	41.25'	N68°34'19"W	41.21'
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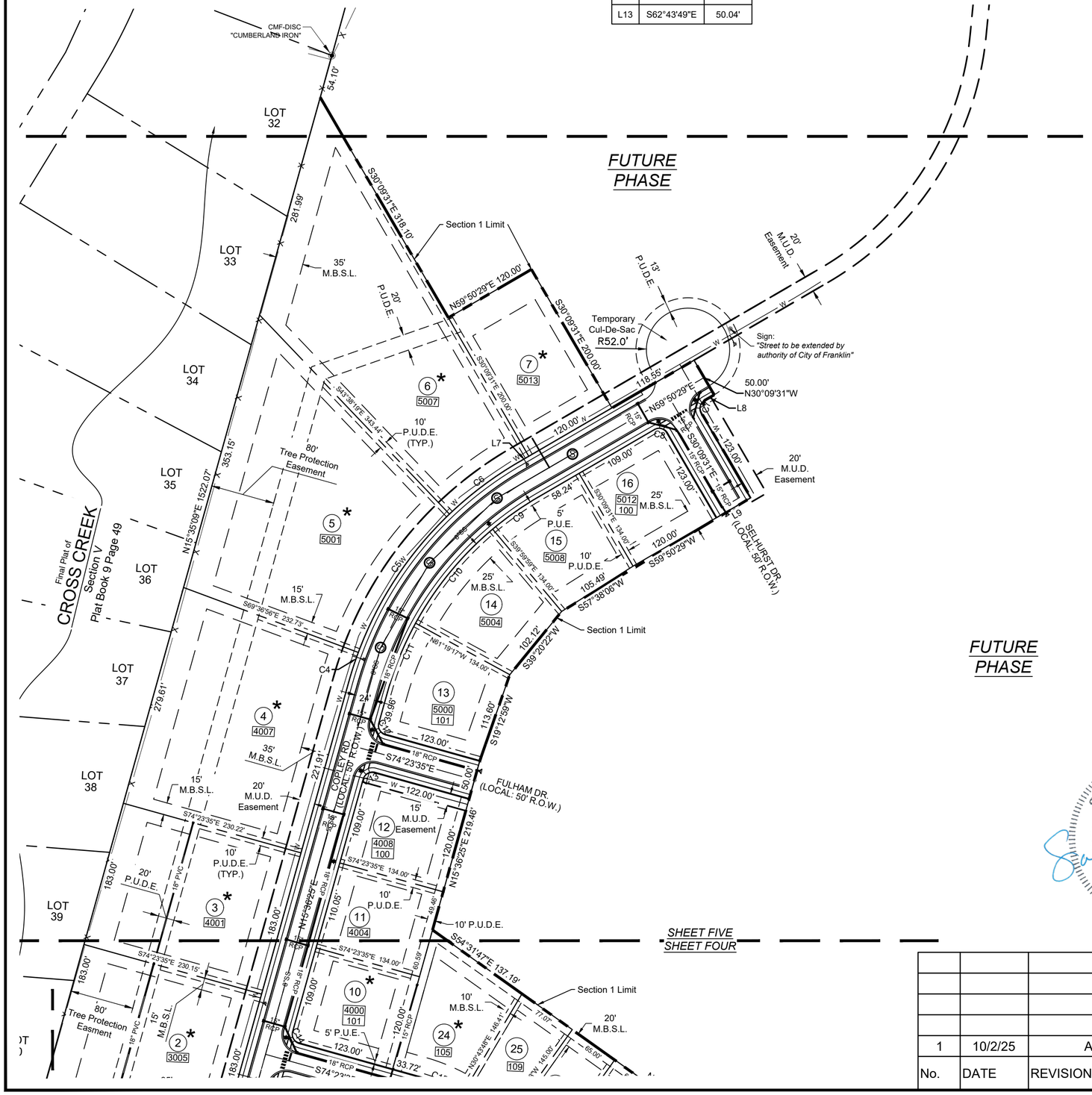


LEGEND

	BOX OR PEDESTAL	C	COMMUNICATIONS
	HANDHOLE	E	ELECTRIC OR POWER
	MANHOLE	F	FIBER OPTIC
	MARKER SIGN	G	NATURAL GAS
	METER	P	PETROLEUM OR PIPELINE
	MARKER PINFLAG	R	RAILROAD
	POLE	S	SAN. SEWER OR WASTEWATER
	STORAGE TANK	D	STORM SEWER
	VALVE (EXCEPT WATER)	T	TELEPHONE
	VAULT	TR	TRAFFIC
	WELL	U	UNIDENTIFIED
TV	CABLE TV	W	WATER
	FIRE SPRINKLER CONNECTION		SANITARY SEWER CLEAN OUT
	FIRE HYDRANT	S	SANITARY SEWER LIFT STATION
	WATER VALVE		STORM SEWER DRAIN
W	WATER WELL		MONITORING WELL
	TRAFFIC BARRIER	FU	FUEL TANK
	TRAFFIC BOLLARD		ELECTRIC SWITCH
	TRAFFIC CAMERA	T	ELECTRIC TRANSFORMER
TR	TRAFFIC SENSOR		RAILROAD SIGNAL
	TRAFFIC SIGNAL	M.U.D.	MILCROFTON UTILITY EASEMENT
	PARKING METER		SIGN
	ROOF DRAIN	P.U.D.A.E.	PUBLIC UTILITY, DRAINAGE & ACCESS EASEMENT
	GOAL POST	P.U.D.E.	PUBLIC UTILITY & DRAINAGE EASEMENT
GT	GREASE TRAP		TREE
	IRRIGATION VALVE	P.U.E.	PUBLIC UTILITY EASEMENT
	SECURITY CAMERA		FLAG POLE / MONUMENT
	MAIL BOX		BORE LOCATION
	A/C UNIT		ELEVATION BENCHMARK
	BASKET BALL GOAL	IRF	IRON ROD FOUND
	LAMP	IRFC	IRON ROD WITH CAP FOUND
	FLOOD LIGHT	MNF	MAG NAIL FOUND
	GUY ANCHOR	CMF	CONCRETE MONUMENT FOUND
	GUY ANCHOR POLE	ADF	ALUMINUM DISK FOUND
	UTILITY POLE	XF	"X" CUT IN CONCRETE FOUND
P.O.B.	POINT OF BEGINNING	IRSC	5/8" IRON ROD W/ "KHA" CAP SET
P.O.C.	POINT OF COMMENCING	MNS	MAG NAIL SET

LINE TYPE LEGEND

	BOUNDARY LINE
	ADJACENT PROPERTY LINE
	EASEMENT LINE
	BUILDING LINE
W	WATER LINE
SS	SANITARY SEWER LINE
SD	STORM SEWER LINE
GAS	UNDERGROUND GAS LINE
OHE	OVERHEAD UTILITY LINE
UGE	UNDERGROUND ELECTRIC LINE
UGT	UNDERGROUND TELEPHONE LINE
CBL	UNDERGROUND CABLE LINE
	FENCE
	BUILDING OUTLINE
	ASPHALT PAVEMENT

FUTURE PHASE

SAM BILLINGSLEY
REGISTERED LAND SURVEYOR
AGRICULTURE
COMMERCE
TENNESSEE NO. 2652
10/ 02/ 2025

COF #8936
FINAL PLAT

COLLETTA PARK PUD SUBDIVISION

SECTION 1

LANDS NOW OR FORMERLY OF

FORD COLLETTA, LLC c/o MIKE FORD CUSTOM BUILDER, LLC

DEED BOOK 9367, PAGE 725
PARCEL ID: 08904303.00
4350 SOUTH CAROTHERS ROAD
CITY OF FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

No.	DATE	REVISION DESCRIPTION
1	10/2/25	Addressed PC Comments

Kimley»Horn
10 Lea Ave Suite 400
Nashville, Tennessee 37210
Tel. No. (615) 564-2701
www.kimley-horn.com

Drawn by	Checked by	Date	Project No.	Sheet No.
KJM	SCB	Oct. 2, 2025	118683002	5 of 6

GRAPHIC SCALE IN U.S. FEET

100 0 50 100 200

1" = 100' @ 18x24

NORTH

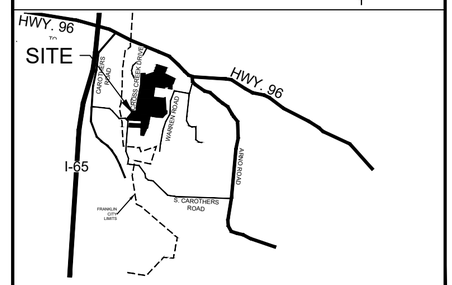
GRID NORTH
NAD83

FLOOD STATEMENT

According to Federal Emergency Management Agency's Flood Insurance Rate Map No. 47187CO214H & 47187CO2200G, for Williamson County, Tennessee and incorporated areas, dated December 20, 2024, this property is located within
Zone X (unshaded) defined as "Areas determined to be outside the 0.2% annual chance floodplain"

VICINITY MAP

N.T.S.



LEGEND

	BOX OR PEDESTAL	C	COMMUNICATIONS
	HANDHOLE	E	ELECTRIC OR POWER
	MANHOLE	F	FIBER OPTIC
	MARKER SIGN	G	NATURAL GAS
	METER	P	PETROLEUM OR PIPELINE
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TV	CABLE TV	W	WATER
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	WATER VALVE		STORM SEWER DRAIN
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	TRAFFIC SENSOR		RAILROAD SIGNAL
	TRAFFIC SIGNAL	M.U.D.	MILCROFTON UTILITY EASEMENT
	PARKING METER		SIGN
	ROOF DRAIN	P.U.D.A.E.	PUBLIC UTILITY, DRAINAGE & ACCESS EASEMENT
	GOAL POST	P.U.D.E.	PUBLIC UTILITY & DRAINAGE EASEMENT
	GREASE TRAP		TREE
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	MAIL BOX		BORE LOCATION
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UGE	UNDERGROUND ELECTRIC LINE
UGT	UNDERGROUND TELEPHONE LINE
CBL	UNDERGROUND CABLE LINE
	FENCE
	BUILDING OUTLINE
	ASPHALT PAVEMENT

FUTURE PHASE

FUTURE PHASE

20' M.U.D. Easement

SHEET FOUR
SHEET FIVE

IRSC

N78°34'45"W 444.32'

S12°42'34"W 223.37'

N77°32'01"W 283.04'

IRF 1/2" "E. ROBERTS ALLEY"

N78°17'22"W 50.09'

S12°42'31"W 115.61'

S12°42'33"W 462.73'

SET IRON ROD

LANDS NOW OR FORMERLY OF
ROBERT JR & EVELYN HICKERSON
PER DB-5078 PG-378 R.O.W.C., TN.
AT 4221 WARREN RD
PARCEL ID: 089 03300

LANDS NOW OR FORMERLY OF
LOU WILLIE HICKERSON
PER DB-414 PG-301 R.O.W.C., TN.
AT 4223 WARREN RD
PARCEL ID: 089 03301

LANDS NOW OR FORMERLY OF
DANIEL T CAROTHERS JR
PER DB-3531 PG-695 R.O.W.C., TN.
AT 4225 WARREN RD
PARCEL ID: 089 03400

32.95'
S11°00'14"W

N78°58'42"W 165.00'

105.87'
S10°59'38"W

LANDS NOW OR FORMERLY OF
MILCROFTON UTILITY DISTRICT
PARCEL ID: 089 05502 &
089 05501

N11°00'14"E 142.07'

273.91'
N77°49'32"W

N78°49'46"W 115.00'

LANDS NOW OR FORMERLY OF
LOU WILLIE HICKERSON
PER DB-5019 PG-417 R.O.W.C., TN.
AT 4217 WARREN RD
PARCEL ID: 089 03200

SAM BILLINGSLEY
REGISTERED LAND SURVEYOR
TENNESSEE NO. 2652
10/02/2025

COF #8936
FINAL PLAT

COLLETTA PARK PUD SUBDIVISION

SECTION 1

LANDS NOW OR FORMERLY OF

FORD COLLETTA, LLC c/o MIKE FORD CUSTOM BUILDER, LLC

DEED BOOK 9367, PAGE 725
PARCEL ID: 08904303.00
4350 SOUTH CAROTHERS ROAD
CITY OF FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

No.	DATE	REVISION DESCRIPTION
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Kimley»Horn

10 Lea Ave Suite 400
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Drawn by	Checked by	Date	Project No.	Sheet No.
KJM	SCB	Oct. 2, 2025	118683002	6 of 6

File #: 21-01275

DATE: 10/23/2025

TO: Franklin Municipal Planning Commission

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

SUBJECT:

Tuck Away PUD Subdivision, Final Plat, Creating 1 Nonresidential Lot, On 25.64 Acres, Located At 1190 Lewisburg Pike. (CONSENT AGENDA)

PURPOSE:

PROJECT INFORMATION
COF Project Number: 8928
Applicant: Richard Dillard, Wilson & Associates, PC
Owner: Fellowship Bible Church, Bill Wellons, Rep.

BACKGROUND/STAFF COMMENTS:
The purpose of this plat is to create one institutional lot consisting of 25.64 acres and located at 1190 Lewisburg Pike. The property is zoned Planned District and is associated with the Tuck Away PUD Subdivision. The site plan for the Tuck Away PUD Subdivision was approved in August 2025.

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

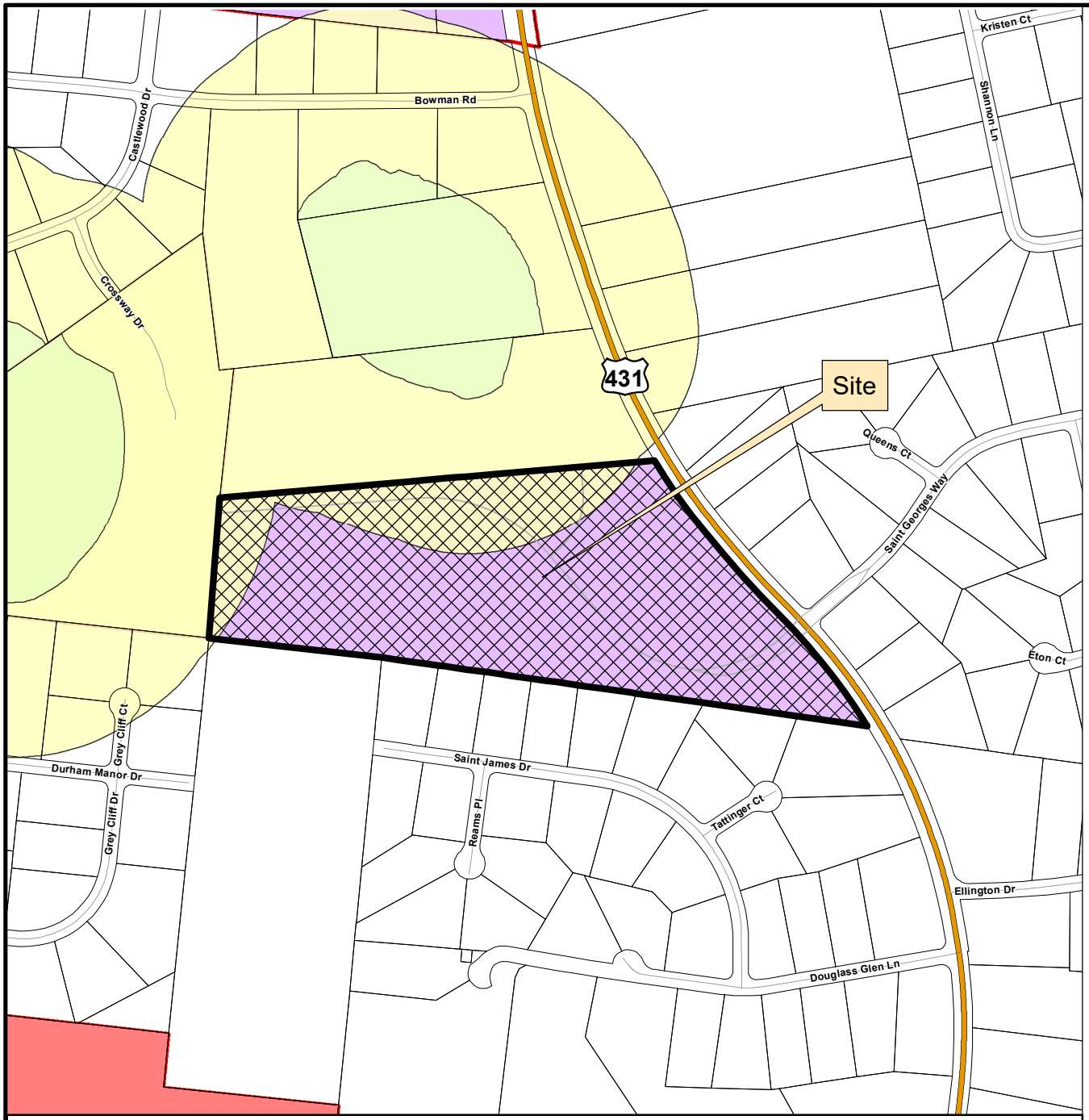
in Tennessee state plan coordinates, NAD 83, NAVD 88, zone 4100/5301 for incorporation of the plat into the Franklin GIS database.

FINANCIAL IMPACT:

Unknown.

RECOMMENDATION:

Staff recommends approval of the Tuck Away PUD Subdivision Final Plat, with conditions.



TUCK AWAY PUD SUBDIVISION
FINAL PLAT

Project Information
Existing Zoning: PD Planned District
Overlay Districts: 500' Buffer of Hillside
Site Acreage: 25.642 acres
Total Number of Lots: 1

Legend

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

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

0 250 500 1,000
Feet

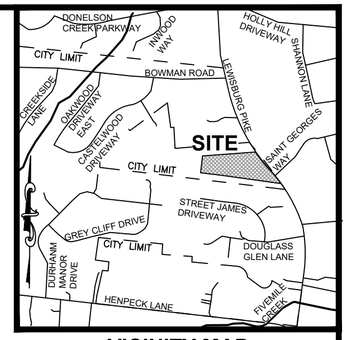
HISTORIC FRANKLIN TENNESSEE

LEGEND

IRON PIN FOUND	FIRE HYDRANT	UTILITY POLE	ADDRESSES 1234	BOUNDARY	
IRON PIN SET	SANITARY SEWER MH (SS)	GUY ANCHOR	HANDICAP SPACE	CENTERLINE	
CONC. MON. FOUND	SANITARY SEWER CO (CO)	COMMUNICATION BOX (C)	SANITARY SEWER 8" SA	FENCE X	
CONC. MON. SET	AREA DRAIN	COMMUNICATION MH (C)	WATER 4" W	WATER FEATURE	
NON-MONUMENTED POINTS	CURB INLET	GAS METER (G)	UNDERGROUND ELEC UGE	TREE LINE	
CONTROL POINT SET	STORM MH (ST)	GAS VALVE	OVERHEAD ELEC OHE	ROW RIGHT OF WAY	
BENCH MARK	ELECTRIC METER-BOX (E)	EVERGREEN TREE	GAS 4" G	PVMT EDGE OF PAVEMENT	
WATER METER	ELECTRIC MH (E)	SIDEWALK	COMMUNICATIONS COM	PUDE PUBLIC UTILITY & DRAINAGE EASEMENT	
WATER VALVE	LIGHT POLE	MIN. BUILDING SETBACK M.B.S.L		PUDAE PUBLIC UTILITY, DRAINAGE & ACCESS EASEMENT	

HATCH LEGEND

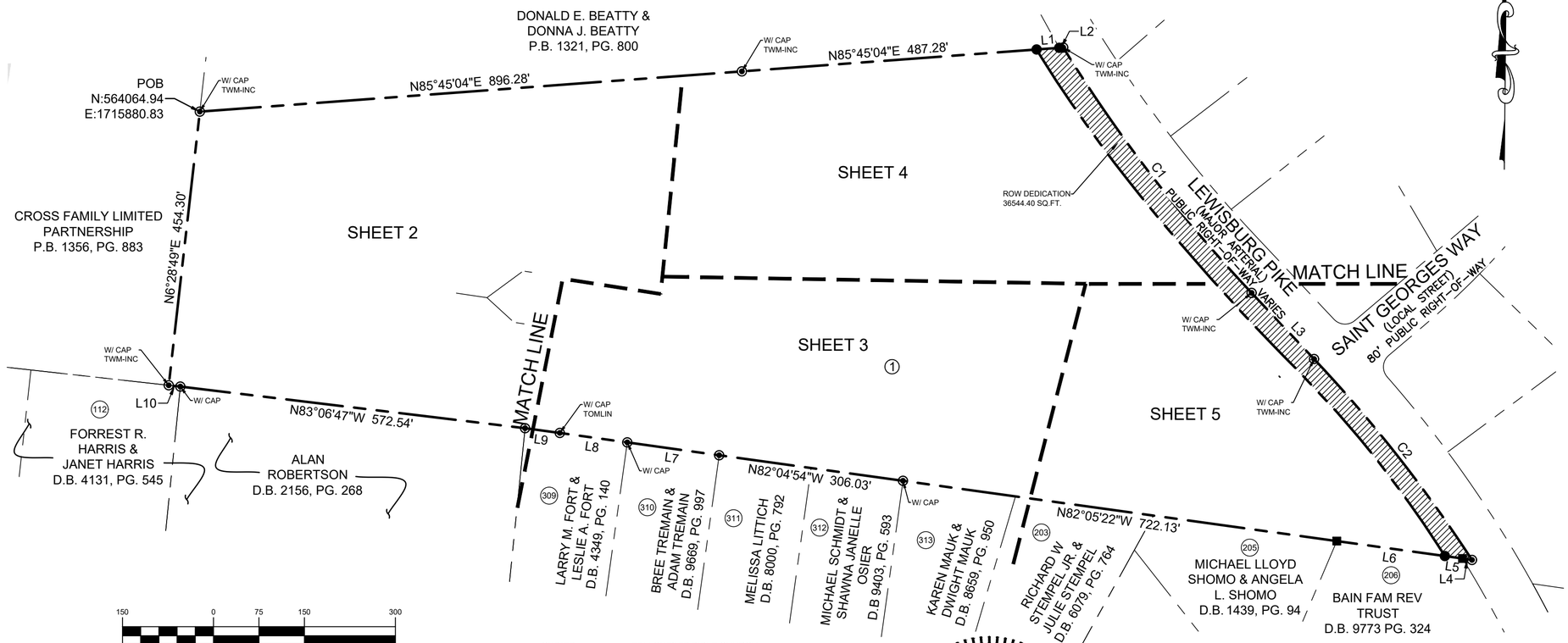
ROW DEDICATION



VICINITY MAP
NOT TO SCALE

PLAT NOTES

1. THE PURPOSE OF THIS PLAT IS TO CREATE ONE LOT, CREATE EASEMENTS AND DEDICATE ROW.
2. SUBJECT PROPERTY IS PRESENTLY IDENTIFIED AS PARCEL 8.00, ON WILLIAMSON COUNTY TAX MAP 106 AND PARCEL 28.04 ON WILLIAMSON COUNTY TAX MAP 105. SAID PARCEL IS FURTHER IDENTIFIED AS A PORTION OR ALL OF THE PROPERTY DESCRIBED IN DEED BOOK 9493, PAGE 249, REGISTERS OFFICE OF WILLIAMSON COUNTY, TENNESSEE.
3. ZONING: PD
   SETBACKS
   FRONT: 100'
   SIDE: 5'
   REAR: 20'
   MAX 2 STORIES
   MAX HEIGHT: 53'
4. BEARINGS AND COORDINATES SHOWN HEREON ARE BASED ON THE TENNESSEE STATE PLANE COORDINATE SYSTEM NAD83 (2011 US SURVEY FEET). ELEVATIONS SHOWN HEREON ARE BASED ON NAVD88 (2011 US SURVEY FEET).
5. BY SCALED MAP LOCATION AND GRAPHIC PLOTTING ONLY, THIS PROPERTY LIES WITHIN ZONE "X" AS DESIGNATED ON CURRENT FEDERAL EMERGENCY MANAGEMENT AGENCY MAP NO. 47187C0213H, WITH AN EFFECTIVE DATE OF 12/20/2024, WHICH MAKES UP A PART OF THE NATIONAL FLOOD INSURANCE PROGRAM. ZONE "X" IS AN AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN. ZONE "X" HAS TWO DESCRIPTIONS. PLEASE SEE FLOOD PLAIN MAP IF ZONE "X" IS SHADED. ***IF FIELD RUN CONTOURS ARE ESTABLISHED YOU MUST PLOT THE FLOOD LINE BASED ON BFE UNLESS THE PROPERTY IS IN ZONE A.
6. I HEREBY CERTIFY THAT THIS IS A CATEGORY IV SURVEY AND WAS CONDUCTED IN ACCORDANCE WITH RULE 0820-03.11 (GLOBAL POSITION SYSTEMS SURVEYS) ACCORDING TO THE CURRENT TENNESSEE MINIMUM STANDARDS OF PRACTICE AS PROMULGATED BY THE TENNESSEE STATE BOARD OF EXAMINERS FOR LAND SURVEYORS. THIS SURVEY WAS CONDUCTED WITH DUAL-FREQUENCY RTK GPS EQUIPMENT BASED ON THE TDOT CORPS NETWORK.
   a. POSITIONAL ACCURACY: 0.07'
   b. DATE OF SURVEY: 00/00/0000
   c. DATUM/EPOCH: TENNESSEE STATE PLANE NAD83(2011 US SURVEY FEET). OCCUPATIONS FOR CONTROL POINTS ARE 3 MINUTES EACH, SIDE SHOTS ARE 3 SECONDS.
   d. GEOID 18
   e. NO COMBINED GRID FACTORS WERE USED.
7. ALL CORNERS SHOWN ON THE FACE OF THE SURVEY WILL BE SET WITH 5/8 IRON ROD WITH CAP BEARING THIS SURVEYORS COMPANY NAME.
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 WITH THE WILLIAMSON COUNTY REGISTER OF DEEDS OFFICE.
9. NO OBSTRUCTIONS OR ENCROACHMENTS WHICH IMPEDE THE FLOW OF STORMWATER SHALL BE PERMITTED WITHIN PUBLIC DRAINAGE EASEMENTS. THE CITY OF FRANKLIN IS NOT RESPONSIBLE FOR REPAIR OR REPLACEMENT OF ANY ENCROACHMENTS THAT ARE DAMAGED OR REMOVED IN THE COURSE OF MAINTENANCE ACTIVITY WITHIN EASEMENTS.
10. GREEN INFRASTRUCTURE EASEMENTS ARE EXCLUSIVE EASEMENTS DEFINING AREAS SET ASIDE FOR THE CONSTRUCTION, MAINTENANCE, REPAIR, MONITORING, AND OTHER ACTIVITIES NECESSARY FOR THE FURTHERANCE OF WATER QUALITY FEATURES DESIGNATED AS GREEN INFRASTRUCTURE PRACTICES BY THE CITY OF FRANKLIN, AND TO PROVIDE PUBLIC ACCESS TO SUCH FEATURES. ANY AND ALL ACTIVITIES, EXCEPT AS SPECIFICALLY PERMITTED BY NOTATION ON THE CURRENT 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.
11. 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. THE PROPERTY OWNER 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 AT NO EXPENSE TO THE CITY OF FRANKLIN. INDIVIDUAL PROPERTY OWNER SHALL BE RESPONSIBLE FOR STRUCTURES REMOVED OR DISTURBED BY THE CITY OF FRANKLIN WITHIN AN EASEMENT ON THE PROPERTY OWNER LOT AT THE PROPERTY OWNER EXPENSE.
12. 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.
13. ALL STREET LIGHT LOCATIONS AND QUANTITIES ARE APPROXIMATE. FINAL POSITIONING AND QUANTITY SHALL BE AT THE DIRECTION OF MTEMC.
14. MINERAL RIGHTS ARE TO BE HELD BY PROPERTY OWNER.
15. WATER METERS, GAS METERS, AND SEWER LATERALS ARE INDICATIVE ONLY.
16. ACCESS FROM LOT 1 TO LEWISBURG PIKE SHALL BE VIA THE CROSS ACCESS EASEMENT SHOWN HEREON. THERE SHALL BE NO ADDITIONAL ACCESS TO LEWISBURG PIKE.



150 0 75 150 300

GRAPHIC SCALE: 1" = 150'

OWNER: FELLOWSHIP BIBLE CHURCH
1210 FRANKLIN ROAD
BRENTWOOD, TN 37207
BILL WELLONS
615-277-9513

ENGINEER: KIMLEY HORN
4031 ASPEN GROVE DRIVE SUITE 200
FRANKLIN, TN 37067
MARY MCGOWAN, PE
(615) 800-4004
MARY.MCGOWAN@KIMLEY-HORN.COM

SURVEYOR: SEAN ALAN MCGOWAN, PE, PS,
TENNESSEE RLS NO. 3516
WILSON & ASSOCIATES, P.C.
108 BEASLEY DRIVE, FRANKLIN, TN 37064
(615) 794-2176
SMCGOWAN@WILSONPC.COM

SEAN ALAN MCGOWAN REGISTERED LAND SURVEYOR STATE OF TENNESSEE AGRICULTURE 9/25/25 TENNESSEE NO. 3516

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

TUCK AWAY

PUD SUBDIVISION, FINAL PLAT

MTEMC SIGNATURE

MIDDLE TENNESSEE ELECTRIC MEMBERSHIP CORPORATION (MTEMC) WILL PROVIDE ELECTRIC SERVICE TO THE SUBJECT PROPERTY ACCORDING TO THE NORMAL OPERATING PRACTICES OF MTEMC AS DEFINED IN THE RULES AND REGULATIONS, BYLAWS, POLICY BULLETINS AND OPERATIONAL BULLETINS OF MTEMC, AND IN ACCORDANCE WITH THE PLAT APPROVAL CHECKLIST, TREE PLANTING GUIDELINES AND OTHER REGULATIONS CONTAINED ON THE MTEMC WEBSITE AT WWW.MTEMC.COM (COLLECTIVELY THE "REQUIREMENTS"). NO ELECTRIC SERVICE WILL BE PROVIDED UNTIL MTEMC'S REQUIREMENTS HAVE BEEN MET AND APPROVED IN WRITING BY AN AUTHORIZED REPRESENTATIVE OF MTEMC. ANY APPROVAL IS, AT ALL TIMES, CONTINGENT UPON CONTINUING COMPLIANCE WITH MTEMC'S REQUIREMENTS.

MIDDLE TENNESSEE ELECTRIC MEMBERSHIP CORPORATION — DATE

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.

SEAN ALAN MCGOWAN, PS, TENNESSEE RLS NO. 3516 — DATE
WILSON & ASSOCIATES, P.C.
108 BEASLEY DRIVE, FRANKLIN, TN 37064
(615) 794-2176
SMCGOWAN@WILSONPC.COM

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

CERTIFICATE OF OWNERSHIP

I (WE) HEREBY CERTIFY THAT I AM (WE ARE) THE OWNER(S) OF THE PROPERTY SHOWN HEREON AS OF RECORD IN BOOK ____, PAGE ____, R.O.W.C., TENNESSEE, AND ADOPT THE PLAN OF SUBDIVISION OF 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 STREETS, DRAINAGE, SIDEWALKS & GREEN INFRASTRUCTURE

I HEREBY CERTIFY THAT:

(A) THE STREETS, DRAINAGE, SIDEWALKS, AND GREEN INFRASTRUCTURE DESIGNATED IN TUCK AWAY SUBDIVISION 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 OF WATER AND SEWER SYSTEMS

I HEREBY CERTIFY THAT:

(1) THE WATER AND SEWER SYSTEMS DESIGNATED IN TUCK AWAY SUBDIVISION HAVE BEEN INSTALLED IN ACCORDANCE WITH CITY SPECIFICATIONS, OR

(2) A PERFORMANCE AGREEMENT AND SURETY IN THE AMOUNT OF $____ FOR THE WATER SYSTEM AND $____ FOR THE SEWER SYSTEM HAS BEEN POSTED WITH THE CITY OF FRANKLIN, TENNESSEE, TO ASSURE COMPLETION OF SUCH SYSTEMS.

DIRECTOR WATER MANAGEMENT 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

RECORDING STAMP HERE

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FINAL SUBDIVISION PLAT

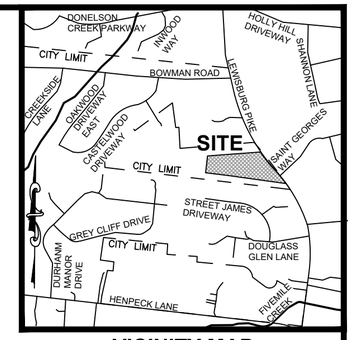
FRANKLIN - WILLIAMSON COUNTY - TENNESSEE

TOTAL ACRES:	25.642	TOTAL NO. OF LOTS:	01
ACRES NEW RD/ST:	0.839 (ROW)	L.F. OF NEW RD/ST:	5000.000
ACRES OPEN SPACE:	0.00	CIVIL DISTRICT:	5TH
DRAWN BY:	AS	CLOSURE ERROR:	> 1:10,000
SCALE:	1":150'	DATE:	09/25/2025

WA PROJECT NO. 25-2453 COF PROJECT NO. 8928 SHEET 1 0F 5

LEGEND

IRON PIN FOUND		FIRE HYDRANT		UTILITY POLE		ADDRESSES	1234	BOUNDARY	
IRON PIN SET		SANITARY SEWER MH	SS	GUY ANCHOR		HANDICAP SPACE		CENTERLINE	
CONC. MON. FOUND		SANITARY SEWER CO	SS	COMMUNICATION BOX	C	SANITARY SEWER	8" SA	FENCE	X
CONC. MON. SET		AREA DRAIN		COMMUNICATION MH	C	WATER	4" W	WATER FEATURE	
NON-MONUMENTED POINTS		CURB INLET		GAS METER	G	UNDERGROUND ELEC	UGE	TREE LINE	
CONTROL POINT SET		STORM MH	ST	GAS VALVE		OVERHEAD ELEC	OHE	ROW	RIGHT OF WAY
BENCH MARK		ELECTRIC METER-BOX	E	EVERGREEN TREE		GAS	4" G	PVMT	EDGE OF PAVEMENT
WATER METER	W	ELECTRIC MH	E	SIDEWALK		COMMUNICATIONS	COM	PUDE	PUBLIC UTILITY & DRAINAGE EASEMENT
WATER VALVE		LIGHT POLE		MIN. BUILDING SETBACK	M.B.S.L			PUDAE	PUBLIC UTILITY, DRAINAGE & ACCESS EASEMENT



VICINITY MAP
NOT TO SCALE

DONALD E. BEATTY &
DONNA J. BEATTY
BK 1321, PG. 800

N85°45'04"E 896.28'

W/ CAP
TWM-INC

5' MBSL

8" SA

EXCLUSIVE
20' SANITARY
SEWER EASEMENT

24' CROSS ACCESS
EASEMENT (TYP.)

CROSS FAMILY LIMITED
PARTNERSHIP
BK 1356, PG. 883

HHO BUFFER

SEE SHEET 4

20' MBSL

N6°28'49"E 454.30'

PUBLIC DRAINAGE
EASEMENT

POND

EXCLUSIVE GREEN
INFRASTRUCTURE
EASEMENT

EXCLUSIVE 30'
SANITARY
SEWER
EASEMENT

W/ CAP
TWM-INC

W/ CAP

L10

DURHAM MANOR
P.B. P46, PG. 148

ALAN ROBERTSON
D.B. 2156, PG. 268

N83°06'47"W 572.54'

15' TEMPORARY
CONSTRUCTION EASEMENT
BOOK 9329, PAGE 289

30' SANITARY
SEWER EASEMENT
BK 9329, PG. 289

15' TEMPORARY
CONSTRUCTION EASEMENTS
BOOK 9329, PAGE 289

L9

SEE SHEET 3

Lot Line Table		
Line #	Length	Direction
L9	57.78'	N82°13'00"W
L10	19.27'	N83°39'03"W

HATCH LEGEND

- BIORETENTION FOREBAY
- BIORETENTION AREA
- DRY POND

50 0 25 50 100

GRAPHIC SCALE: 1" = 50'

SEAN ALAN MCGOWAN
REGISTERED LAND SURVEYOR
STATE OF TENNESSEE
DEPARTMENT OF AGRICULTURE
COMMERCE
9/25/25
TENNESSEE NO. 3516

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

TUCK AWAY

PUD SUBDIVISION, FINAL PLAT

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FRANKLIN - WILLIAMSON COUNTY - TENNESSEE

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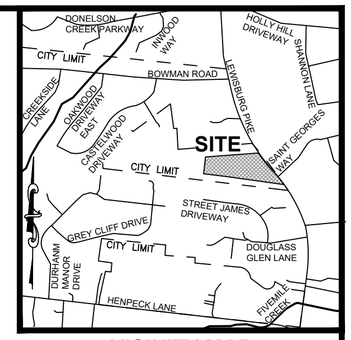
SCALE:	1": 50'	DATE:	09/25/2025

WA PROJECT NO. 25-2453 COF PROJECT NO. 8928 SHEET 2 0F 5

LEGEND

IRON PIN FOUND	FIRE HYDRANT	UTILITY POLE	ADDRESSES 1234	BOUNDARY	
IRON PIN SET	SANITARY SEWER MH	GUY ANCHOR	HANDICAP SPACE	CENTERLINE	
CONC. MON. FOUND	SANITARY SEWER CO	COMMUNICATION BOX	SANITARY SEWER 8" SA	FENCE	X
CONC. MON. SET	AREA DRAIN	COMMUNICATION MH	WATER 4" W	WATER FEATURE	
NON-MONUMENTED POINTS	CURB INLET	GAS METER	UNDERGROUND ELEC UGE	TREE LINE	
CONTROL POINT SET	STORM MH	GAS VALVE	OVERHEAD ELEC OHE	ROW	RIGHT OF WAY
BENCH MARK	ELECTRIC METER-BOX	EVERGREEN TREE	GAS 4" G	PVMT	EDGE OF PAVEMENT
WATER METER	ELECTRIC MH	SIDEWALK	COMMUNICATIONS COM	PUDE	PUBLIC UTILITY & DRAINAGE EASEMENT
WATER VALVE	LIGHT POLE	MIN. BUILDING SETBACK M.B.S.L		PUDAE	PUBLIC UTILITY, DRAINAGE & ACCESS EASEMENT

Lot Line Table		
Line #	Length	Direction
L7	153.01'	N82°02'05"W
L8	112.33'	N82°01'38"W
L9	57.78'	N82°13'00"W



VICINITY MAP
NOT TO SCALE

SEE SHEET 2

SEE SHEET 4

SEE SHEET 2

EXISTING HOUSE

EXCLUSIVE GREEN INFRASTRUCTURE EASEMENT

POND

24' CROSS ACCESS EASEMENT (TYP.)

1

8" SA

SS

EXCLUSIVE 20' SANITARY SEWER EASEMENT

L9

L8

L7

W/ CAP TOMLIN

W/ CAP

5' MBSL

W/ CAP

N82°04'54"W 306.03'

N82°05'22"W 722.13'

309 LARRY M. FORT & LESLIE A. FORT D.B. 4349, PG. 140

310 BREE TREMAIN & ADAM TREMAIN D.B. 9669, PG. 997

311 MELISSA LITTICH D.B. 8000, PG. 792

312 MICHAEL SCHMIDT & SHAWNA JANELLE OSIER D.B 9403, PG. 593

313 KAREN MAUK & DWIGHT MAUK D.B. 8659, PG. 950

SEE SHEET 5

HATCH LEGEND

BIORETENTION FOREBAY

BIORETENTION AREA

50 0 25 50 100

GRAPHIC SCALE: 1" = 50'

SEAN ALAN MCGOWAN REGISTERED LAND SURVEYOR AGRICULTURE COMMERCE 9/25/25 TENNESSEE NO. 3516

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

TUCK AWAY

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WA PROJECT NO. 25-2453 COF PROJECT NO. 8928 SHEET 3 0F 5

LEGEND

IRON PIN FOUND	FIRE HYDRANT	UTILITY POLE	ADDRESSES	1234	BOUNDARY	
IRON PIN SET	SANITARY SEWER MH	GUY ANCHOR	HANDICAP SPACE		CENTERLINE	
CONC. MON. FOUND	SANITARY SEWER CO	COMMUNICATION BOX	SANITARY SEWER	8" SA	FENCE	X
CONC. MON. SET	AREA DRAIN	COMMUNICATION MH	WATER	4" W	WATER FEATURE	
NON-MONUMENTED POINTS	CURB INLET	GAS METER	UNDERGROUND ELEC	UGE	TREE LINE	
CONTROL POINT SET	STORM MH	GAS VALVE	OVERHEAD ELEC	OHE	ROW	RIGHT OF WAY
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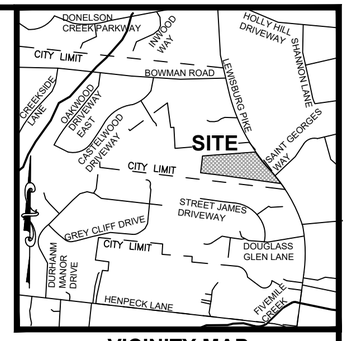
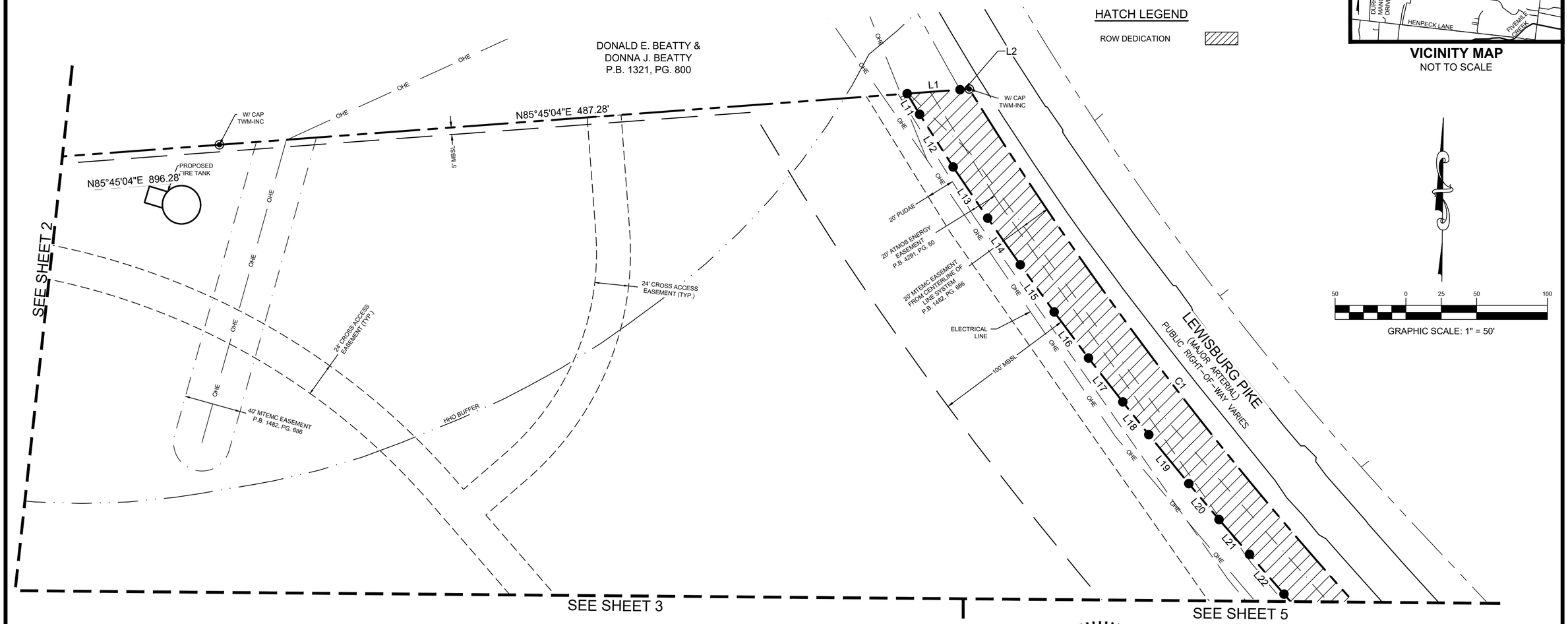


VICINITY MAP
NOT TO SCALE

HATCH LEGEND

ROW DEDICATION



50 0 25 50 100

GRAPHIC SCALE: 1" = 50'

Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	511.08'	2504.07'	11° 41' 38"	S37° 30' 08"E	510.19'

Lot Line Table		
Line #	Length	Direction
L1	37.44'	N85°45'04"E
L2	6.55'	N85°45'04"E
L11	17.01'	N31°02'24"W
L12	44.13'	N32°28'40"W
L13	43.59'	N34°02'59"W
L14	40.20'	N34°57'39"W
L15	41.03'	N35°40'54"W
L16	40.61'	N36°41'55"W
L17	39.33'	N38°02'01"W

Lot Line Table		
Line #	Length	Direction
L18	29.51'	N38°26'51"W
L19	44.64'	N39°14'51"W
L20	33.19'	N40°06'32"W
L21	32.65'	N41°10'55"W
L22	37.16'	N40°59'52"W

SEAN ALAN MCGOWAN REGISTERED LAND SURVEYOR STATE OF TENNESSEE AGRICULTURE COMMERCE 9/15/25 TENNESSEE NO. 3516

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

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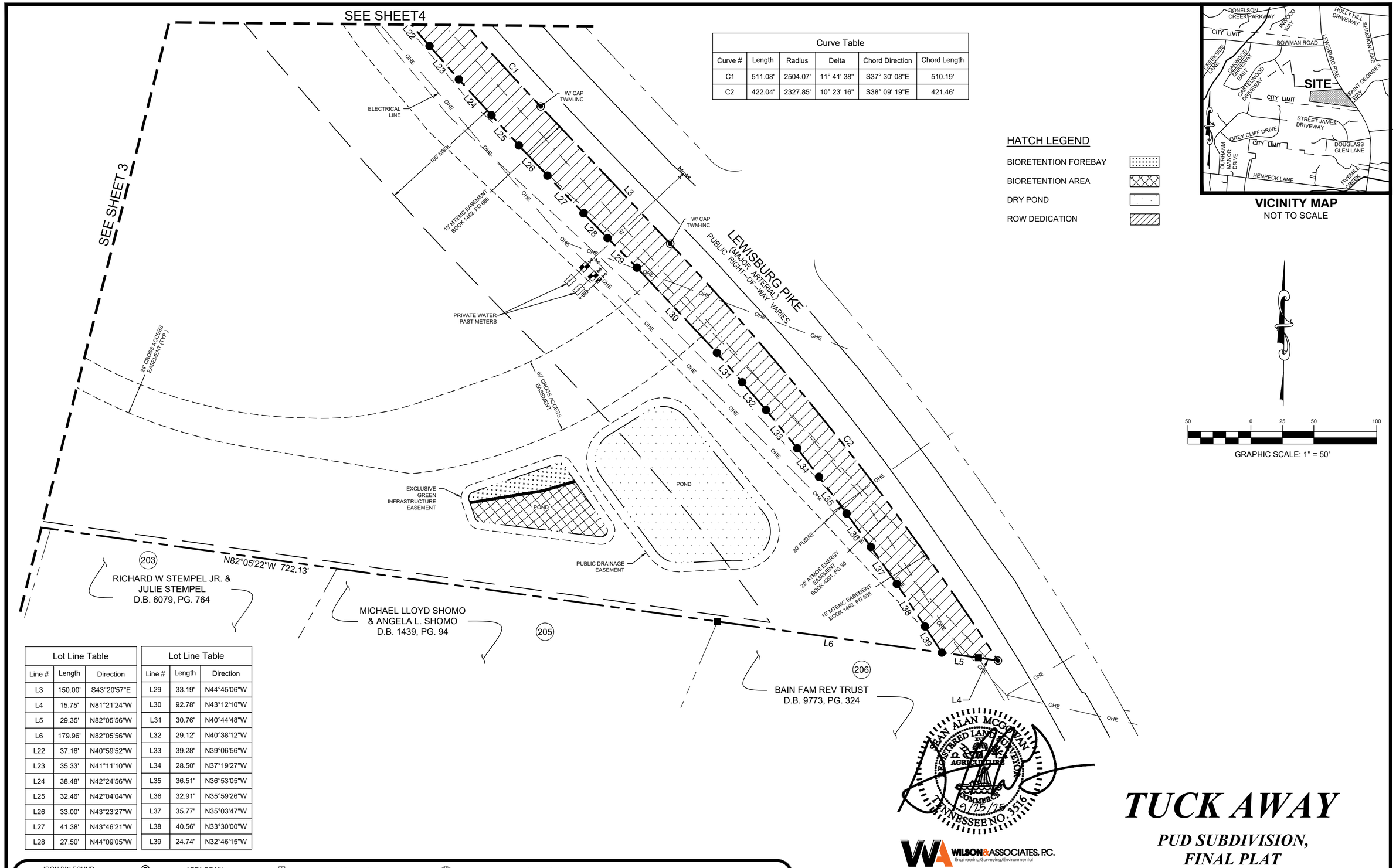
WA PROJECT NO. 25-2453 COF PROJECT NO. 8928 SHEET 4 0F 5



Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	511.08'	2504.07'	11° 41' 38"	S37° 30' 08"E	510.19'
C2	422.04'	2327.85'	10° 23' 16"	S38° 09' 19"E	421.46'

VICINITY MAP
NOT TO SCALE

HATCH LEGEND

- BIORETENTION FOREBAY
- BIORETENTION AREA
- DRY POND
- ROW DEDICATION

50 0 25 50 100

GRAPHIC SCALE: 1" = 50'

Lot Line Table		
Line #	Length	Direction
L3	150.00'	S43°20'57"E
L4	15.75'	N81°21'24"W
L5	29.35'	N82°05'56"W
L6	179.96'	N82°05'56"W
L22	37.16'	N40°59'52"W
L23	35.33'	N41°11'10"W
L24	38.48'	N42°24'56"W
L25	32.46'	N42°04'04"W
L26	33.00'	N43°23'27"W
L27	41.38'	N43°46'21"W
L28	27.50'	N44°09'05"W

Lot Line Table		
Line #	Length	Direction
L29	33.19'	N44°45'06"W
L30	92.78'	N43°12'10"W
L31	30.76'	N40°44'48"W
L32	29.12'	N40°38'12"W
L33	39.28'	N39°06'56"W
L34	28.50'	N37°19'27"W
L35	36.51'	N36°53'05"W
L36	32.91'	N35°59'26"W
L37	35.77'	N35°03'47"W
L38	40.56'	N33°30'00"W
L39	24.74'	N32°46'15"W

LEGEND

IRON PIN FOUND	AREA DRAIN	EVERGREEN TREE	CENTERLINE
IRON PIN SET	CURB INLET	SIDEWALK	FENCE
CONC. MON. FOUND	STORM MH	ADDRESSES	WATER FEATURE
CONC. MON. SET	ELECTRIC METER-BOX	HANDICAP SPACE	TREE LINE
CONTROL POINT FOUND	ELECTRIC MH	SANITARY SEWER	MBSL MINIMUM BUILDING SETBACK LINE
CONTROL POINT SET	LIGHT POLE	WATER	ROW RIGHT OF WAY
BENCH MARK	UTILITY POLE	UNDERGROUND ELEC	PVMT EDGE OF PAVEMENT
WATER METER	GUY ANCHOR	OVERHEAD ELEC	PUDE PUBLIC UTILITY AND DRAINAGE EASEMENT
WATER VALVE	COMMUNICATION BOX	GAS	PUDAE PUBLIC UTILITY, DRAINAGE AND ACCESS EASEMENT
FIRE HYDRANT	COMMUNICATION MH	COMMUNICATIONS	
SANITARY SEWER MH	GAS METER	BOUNDARY	
SANITARY SEWER CO	GAS VALVE		

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

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SCALE:	1": 50'	DATE:	09/25/2025

WA PROJECT NO. 25-2453 COF PROJECT NO. 8928 SHEET 5 0F 5

COF no: 8928

CONDITIONS OF APPROVAL:

Open Issues: 3 These issues are currently being filtered

Engineering - Final Plat

General Issues

10. 0. General Information

lance.fittro@franklintn.gov	Applicant shall ensure that any modifications to the site plan [COF #8764] are reflected on the final plat. The final plat shall match the site plan. This comment to remain as a condition of approval in the event the site plan is modified prior to One Stop submittal of the final plat.

Performance Agreement and Surety

General Issues

4. Engineering Sureties

kevin.long@franklintn.gov	Any unposted sureties associated with this development from site plan: **COF #8764 (Tuck Away PUD Subdivision, Site Plan)** shall be transferred to this final plat as a condition of approval. ***(This comment serves only as a reminder to staff and does not hinder approval. No response is necessary from the applicant beyond "N/A" or "Acknowledged" to satisfy requirements of the IDT system.)***

City of Franklin

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

File #: 21-04780

DATE: 10/23/2025

TO: Franklin Municipal Planning Commission

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

SUBJECT:

Westhaven PUD Subdivision, Final Plat, Section 63, Revision 1 (Lot 2913), Creating 1 Single-Family Lot, On .322 Acres, Located Near The Intersection Of Eliot Road And Conar Street. (CONSENT AGENDA)

PURPOSE:

PROJECT INFORMATION
COF Project Number: 8931
Applicant: Richard Dillard, Wilson & Associates, PC
Owner: Westhaven Owner LP, Rep. Brian Sewell

BACKGROUND/STAFF COMMENTS:
This final plat creates 1 single-family lot within Section 63 of the Westhaven PUD Subdivision. The corresponding site plan amendment was approved in August 2025, and both the final plat and the site plan are consistent with the development plan. The creation of new lots on this final plat requires approval by the Franklin Municipal Planning Commission.

PROCEDURAL REQUIREMENTS:
1. In addition to uploading the corrected plat to the online plan review website (https://franklin.contractorsplanroom.com/secure/), the applicant shall submit the Mylar, to the Department of Building and Neighborhood Services (Suite 110, Franklin City Hall).
2. 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.

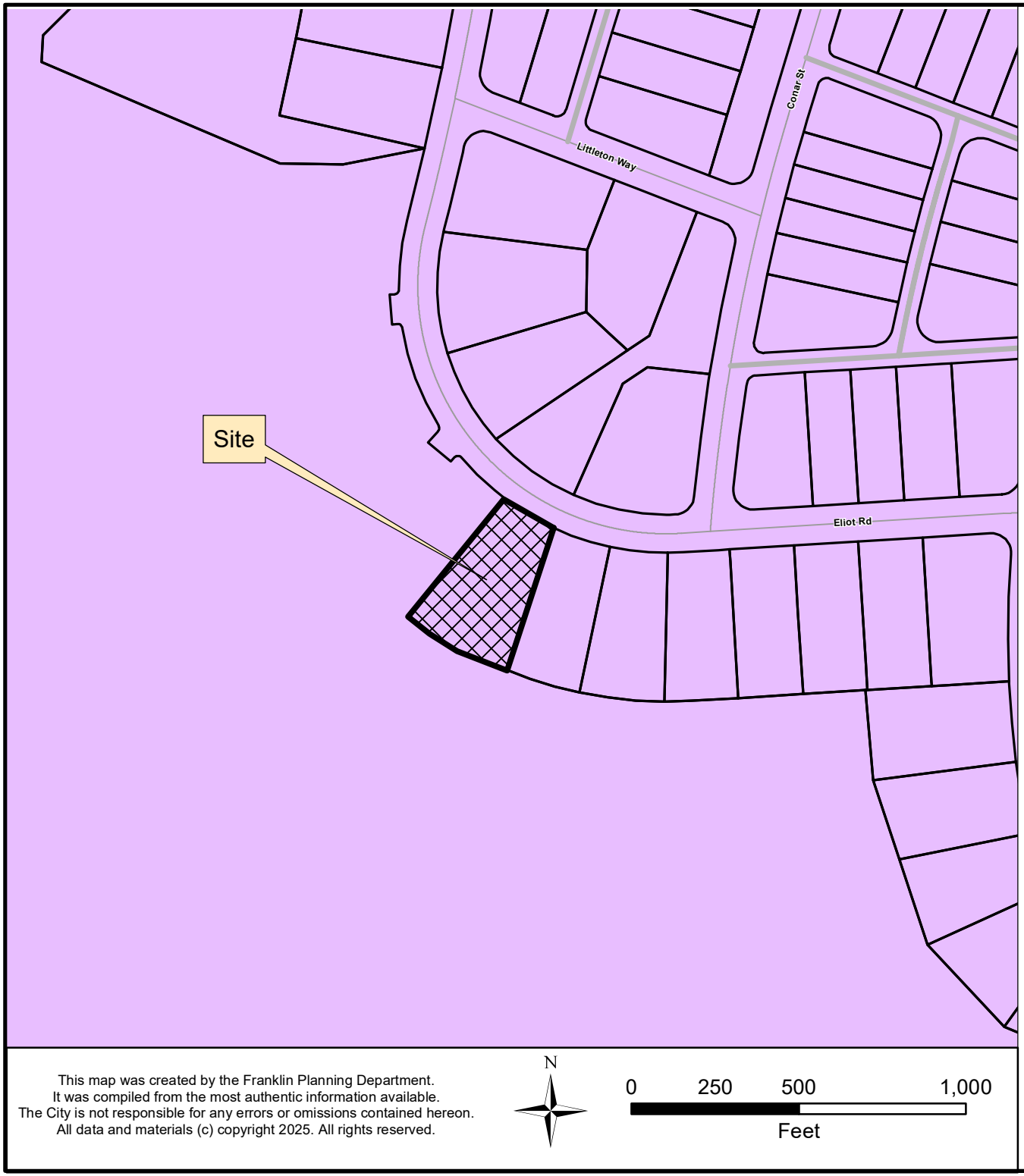
3. The city’s project identification number shall be included on all correspondence with any city department relative to this project.

FINANCIAL IMPACT:

Unknown.

RECOMMENDATION:

Staff recommends approval with conditions of Westhaven PUD Subdivision, Final Plat, Section 63. The conditions are attached.



WESTHAVEN PUD SUBDIVISION, SECTION 63
FINAL PLAT, REVISION 1

Project Information
Existing Zoning: Planned (PD 2.26) District
Overlay Districts: None
Site Acreage: 0.322 acres
Total Number of New Lots: 1

Legend

- Westhaven PUD Subdivision, Section 63, Lot 2913
- AG Agricultural District
- ER Estate Residential District
- R1 Residential 1 District
- R2 Residential 2 District
- R3 Residential 3 District
- R4 Residential 4 District
- R6 Residential 6 District
- MR Mixed Residential District
- PD Planned District
- OR Office Residential District
- CI Civic Institutional District
- NC Neighborhood Commercial District
- CC Central Commercial District
- DD Downtown District
- 1ST Avenue District
- 5TH Avenue District
- RC4 Regional Commerce 4 District
- RC6 Regional Commerce 6 District
- RC12 Regional Commerce 12 District
- GO General Office District
- LI Light Industrial District
- HI Heavy Industrial District

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

0 250 500 1,000
Feet

HISTORIC FRANKLIN TENNESSEE

GENERAL NOTES:

1. THE PURPOSE OF THIS PLAT IS TO ESTABLISH ONE ADDITIONAL SINGLE-FAMILY RESIDENTIAL LOT.
2. SUBJECT PROPERTY IS SHOWN AS SECTION 63 LOCATED IN WESTHAVEN P.U.D. SUBDIVISION, FIFTH CIVIL DISTRICT, CITY OF FRANKLIN, WILLIAMSON COUNTY, TENNESSEE.
3. SUBJECT PROPERTY IS IDENTIFIED AS A PORTION OF PARCEL 1.16 ON PROPERTY MAP 77.
4. ZONING: PLANNED DEVELOPMENT (2.26)
5. LOTS IN SECTION 63 FALL WITHIN THE T3 AND T4 TRANSECT ZONE AS DEFINED IN THE WESTHAVEN CONCEPT PLAN (REVISION 4) AND PATTERN BOOK, REVISED 05/08/07.
   MINIMUM SETBACK REQUIREMENTS :

   TRANSECT ZONE T3
   FRONT SETBACK: 40' (MAY BE REDUCED TO 25', SEE NOTE 6)
   SIDE SETBACK: 5' (MINIMUM 10' BETWEEN BUILDINGS)
   SIDE SETBACK FOR ROW HOUSES OR SIDEYARD HOUSES: 0'
   CORNER SIDE SETBACK: 10'
   REAR SETBACK: EXISTING NOTE BELOW TO REMAIN

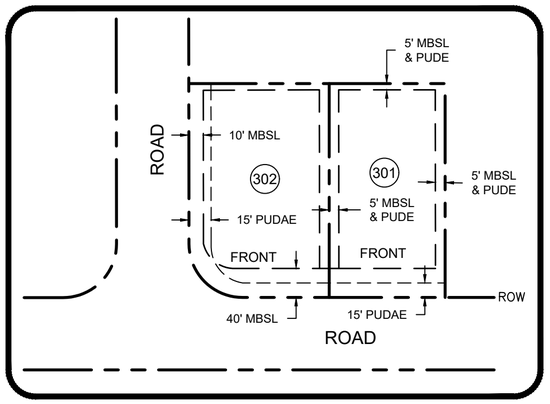
   REAR YARD/ALLEY SETBACK: 7' (MINIMUM 18' WIDE X 22' DEEP PARKING APRON IS REQUIRED FROM THE FRONT OF THE APRON TO THE FACE OF ALLEY CURB) EXCEPT ON STREET CORNER LOTS AND LOTS THAT PROVIDE GARAGES WITH A STORAGE AREA OF 50 SQUARE FEET OR GREATER. REAR YARD/NON-ALLEY SETBACK: 5' MINIMUM TO THE PROPERTY LINE; 10' MINIMUM BETWEEN BUILDINGS (FOR THE MAIN, BACK, AND ANCILLARY BUILDINGS)

   NOTE: PROJECTIONS SHALL NOT EXTEND TO A POINT CLOSER THAN 4 FEET FROM THE PROPERTY LINE. ANY PROJECTIONS (INCLUDING SOFFITS) INTO THE 5' SIDEYARD SETBACK SHALL HAVE A ONE-HOUR FIRE-RESISTIVE CONSTRUCTION ON THE UNDERSIDE. REFER TO THE 2004 IRC SUPPLEMENT R302.1 EXTERIOR WALLS FOR FURTHER EXPLANATION.

6. FRONT SETBACK MAY BE REDUCED TO MATCH THE FRONT ENCROACHMENT ZONE WHEN AN ARCHITECTURAL DEVIATION AS BEEN REVIEWED AND APPROVED BY THE WESTHAVEN DESIGN REVIEW COMMITTEE.
   T3 REDUCED SETBACK: 25'
   T4 REDUCED SETBACK: 10'
7. SECTION 63 INCLUDES THE FOLLOWING BUILDING TYPES AND SIZES: SIDE YARD HOUSES, COTTAGES, HOUSES, AND COURTYARD HOUSES.

   DWELLING UNIT LIVING AREAS: EXCLUSIVE OF OPEN PORCHES, GARAGES, AND ANCILLARY APARTMENTS:
   MINIMUM.....1,000 S.F.
   MAXIMUM.....10,000 S.F.
   MAXIMUM BUILDING HEIGHTS....2 STORIES

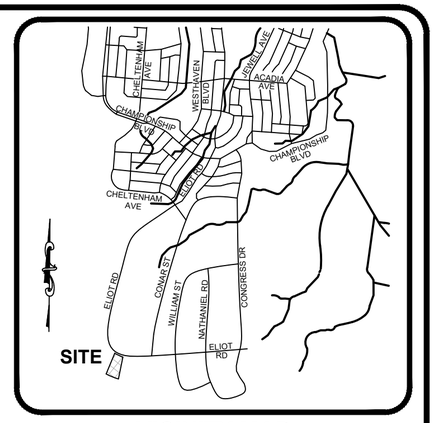
8. BEARINGS AND COORDINATES ARE BASED ON TENNESSEE STATE PLANE COORDINATE SYSTEM, NAD 83 (2011 US SURVEY FEET) DATUM.
9. SUBJECT PROPERTY IS NOT WITHIN A FLOOD HAZARD AREA AS PER F.E.M.A. FLOOD INSURANCE RATE MAP NO. 47187C0195F, REVISION DATE SEPTEMBER 29, 2006.
10. THE DEVELOPER ACKNOWLEDGES THAT ALL LOTS HAVE ADEQUATE BUILDING ENVELOPES AND NO VARIANCES WILL BE REQUIRED.
11. ALL STREETS AND ALLEYS ARE DESIGNATED AS PUBLIC RIGHT-OF-WAY; THE CITY OF FRANKLIN IS NOT RESPONSIBLE FOR THE REPLACEMENT OR REPAIR OF ANY PRIVATE STRUCTURES WITHIN PUBLIC EASEMENTS SHOULD THE STRUCTURES BE DISTURBED IN THE PROCESS OF THE CITY EXERCISING ITS EASEMENT RIGHTS.
12. STREETS, DRAINAGE EASEMENTS, STRUCTURES, AND CULVERTS SHALL BE MAINTAINED BY THE CITY OF FRANKLIN. DETENTION PONDS AND OUTLET STRUCTURES WITHIN PUBLIC DRAINAGE EASEMENTS ARE TO BE MAINTAINED BY THE WESTHAVEN HOMEOWNERS' ASSOCIATION.
13. STORMWATER QUALITY SHALL BE ADDRESSED WITH EACH SITE PLAN.
14. OPEN SPACE AREAS, ROADWAY MEDIANS, BRICK PEDESTRIAN CROSSWALKS, BIKE PATHS, SIDEWALKS OUTSIDE OF RIGHT-OF-WAYS, TRAILS AND DETENTION FACILITIES SHALL BE MAINTAINED BY THE WESTHAVEN HOME OWNERS ASSOCIATION AND SHALL BE PUBLIC UTILITY, DRAINAGE AND ACCESS EASEMENTS.
15. BUILDING ELEMENTS: PORCHES, STOOPS, CHIMNEYS, BAY WINDOWS, AND BALCONIES MAY ENCROACH INTO THE FRONT YARD SETBACKS. CHIMNEYS MAY ENCROACH UP TO 1'-0" FROM THE PROPERTY LINE WITHIN THE SIDEYARD SETBACKS. WHERE CHIMNEYS ENCROACH INTO THE SIDEYARD SETBACK, THE MINIMUM SEPARATION BETWEEN DWELLINGS SHALL BE REDUCED BY THE DISTANCE OF THE ENCROACHMENT ONLY AT THE WIDTH OF THE FIREPLACE. THE REMAINDER OF THE SIDEYARD SETBACK SHALL BE THE STATED MINIMUM. CHIMNEYS THAT ENCROACH CLOSER THAN 5'-0" TO A PROPERTY LINE MUST MEET THE FIRE RATING REQUIREMENTS OF THE CITY OF FRANKLIN BUILDING CODES.
16. 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.
17. ALL STREET LIGHT LOCATIONS AND QUANTITIES ARE APPROXIMATE. FINAL POSITIONING AND QUANTITY SHALL BE AT THE DIRECTION OF MTEMC.
18. MINERAL RIGHTS ARE TO BE HELD BY WESTHAVEN PARTNERS, LLC.
19. PROPERTY NUMBERS ARE INDICATED AS SUCH: LOT NUMBERS ARE ENCIRCLED AND ADDRESS NUMBERS ARE ENCLOSED BY RECTANGULAR SHAPE.
20. AT ALL TEMPORARY TURNAROUNDS, A SIGN SHALL BE PLACED STATING, "STREET TO BE EXTENDED BY AUTHORITY OF THE CITY OF FRANKLIN."
21. MAINTENANCE OF ALL STORMWATER MANAGEMENT FEATURES, INCLUDING LOT LINE SWALES, SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER(S) OR HOA.
22. NO OBSTRUCTIONS OR ENCROACHMENTS WHICH IMPEDE THE FLOW OF STORMWATER SHALL BE PERMITTED WITHIN PUBLIC DRAINAGE EASEMENTS. THE CITY OF FRANKLIN IS NOT RESPONSIBLE FOR REPAIR OR REPLACEMENT OF ANY ENCROACHMENTS THAT ARE DAMAGED OR REMOVED IN THE COURSE OF MAINTENANCE ACTIVITY WITHIN EASEMENTS.
23. SIDEWALKS AND TRAILS OUTSIDE OF PUBLIC RIGHT-OF-WAY SHALL BE PUBLIC ACCESS EASEMENTS AND SHALL BE MAINTAINED BY THE HOMEOWNERS' ASSOCIATION.
24. REQUIRED EXTERIOR PARKING:
    A. SINGLE FAMILY DETACHED RESIDENCE 2 SPACES REQUIRED EXCEPT ON STREET CORNER LOTS. SPACES MUST BE ON THE SAME LOT AS THE RESIDENCE. SPACES SHALL BE A MINIMUM OF 18' WIDE BY 22' DEEP PAVED AREA (AS MEASURED FROM THE FACE OF THE ALLEY CURB), PARKING AREA MAY BE GARAGE APRON OR A SEPARATE PARKING PAD.
25. 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.
26. 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 HOMEOWNERS' LOT AT THE HOMEOWNERS' EXPENSE.
27. TREES SHALL BE PRUNED TO A MINIMUM OF EIGHT FEET ABOVE GRADE AND NO FENCES OR OTHER OBSTRUCTIONS SHALL BE TALLER THAN THREE FEET ABOVE GRADE WITHIN SIGHT TRIANGLES FOR STREET INTERSECTIONS AND ROADWAY SIGNAGE PER THE LATEST VERSION OF AASHTO POLICY ON GEOMETRIC DESIGN OF HIGHWAYS AND STREETS.
28. 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 CONSENT OF THE CITY ENGINEER OR HIS DESIGNEE.



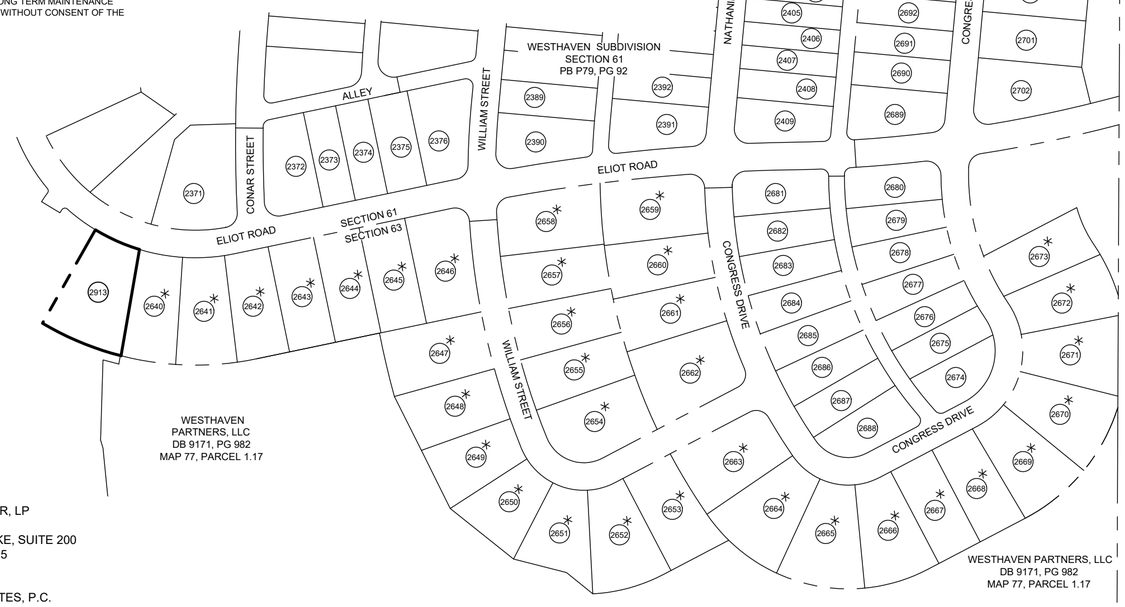
TYPICAL LOT LAYOUT
N.T.S.

NOTE:
ALL NOTES IN THIS SECTION NOTED WITH AN ASTERISK (*) ARE DESIGNATED AS CRITICAL LOTS FOR GRADING AND REQUIRE A CRITICAL LOT SITE PLAN WITH THE BUILDING PERMIT SUBMITTAL.

Lot Area Table		
Lot #	Area (SF)	Area (AC)
2913	14017.72	0.322



VICINITY MAP
NOT TO SCALE



GRAPHIC SCALE: 1" = 150'

OWNER: WESTHAVEN OWNER, LP
C/O BRIAN SEWELL
3990 HILLSBORO PIKE, SUITE 200
NASHVILLE, TN 37215
(615) 778-3150

SURVEYOR: WILSON & ASSOCIATES, P.C.
108 BEASLEY DRIVE
FRANKLIN, TN 37064
SEAN ALAN MCGOWAN, PE, PS
(615)794-2176
SMCGOWAN@WILSONPC.COM

SEAN ALAN MCGOWAN REGISTERED LAND SURVEYOR XVI AGRICULTURE COMMERCE TENNESSEE NO. 3516

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

SOUTHERN LAND COMPANY

WESTHAVEN

PUD SUBDIVISION, FINAL PLAT, SECTION 63, LOT 2913

CERTIFICATE OF APPROVAL OF ELECTRICAL SYSTEMS

MIDDLE TENNESSEE ELECTRIC MEMBERSHIP CORPORATION (MTEMC) WILL PROVIDE ELECTRIC SERVICE TO THE SUBJECT PROPERTY ACCORDING TO THE NORMAL OPERATING PRACTICES OF MTEMC AS DEFINED IN THE RULES AND REGULATIONS, BYLAWS, POLICY BULLETINS AND OPERATIONAL BULLETINS OF MTEMC, AND IN ACCORDANCE WITH THE PLAT APPROVAL CHECKLIST, TREE PLANTING GUIDELINES AND OTHER REGULATIONS CONTAINED ON THE MTEMC WEBSITE AT WWW.MTEMC.COM (COLLECTIVELY THE "REQUIREMENTS"). NO ELECTRIC SERVICE WILL BE PROVIDED UNTIL MTEMC'S REQUIREMENTS HAVE BEEN MET AND APPROVED IN WRITING BY AN AUTHORIZED REPRESENTATIVE OF MTEMC. ANY APPROVAL IS, AT ALL TIMES, CONTINGENT UPON CONTINUING COMPLIANCE WITH MTEMC'S REQUIREMENTS.

MIDDLE TENNESSEE ELECTRIC MEMBERSHIP CORPORATION — DATE

CERTIFICATE OF APPROVAL OF WATER SYSTEMS

I HEREBY CERTIFY THAT:

(1) THE WATER SYSTEM DESIGNATED IN WESTHAVEN PUD SUBDIVISION, SECTION 63, REVISION HAS BEEN INSTALLED IN ACCORDANCE WITH HB & TS SPECIFICATIONS, OR

(2) A PERFORMANCE AGREEMENT AND SURETY IN THE AMOUNT OF $_____ FOR THE WATER SYSTEM HAS BEEN POSTED WITH THE CITY OF FRANKLIN, TENNESSEE, TO ASSURE COMPLETION OF SUCH SYSTEM.

HB&TS UTILITY DISTRICT — DATE

CERTIFICATE OF APPROVAL OF SEWER SYSTEMS

I HEREBY CERTIFY THAT:

(1) THE SEWER SYSTEM DESIGNATED IN WESTHAVEN PUD SUBDIVISION, SECTION 63, REVISION HAS BEEN INSTALLED IN ACCORDANCE WITH CITY SPECIFICATIONS, OR

(2) A PERFORMANCE AGREEMENT AND SURETY IN THE AMOUNT OF $_____ FOR THE SEWER SYSTEM HAS BEEN POSTED WITH THE CITY OF FRANKLIN, TENNESSEE, TO ASSURE COMPLETION OF SUCH SYSTEM.

DIRECTOR WATER MANAGEMENT DEPARTMENT — DATE
CITY OF FRANKLIN, TENNESSEE

CERTIFICATE OF APPROVAL OF STREETS, DRAINAGE, SIDEWALKS & GIE

I HEREBY CERTIFY THAT:

(1) THE STREETS, DRAINAGE, SIDEWALKS, AND GREEN INFRASTRUCTURE DESIGNATED IN WESTHAVEN PUD SUBDIVISION, SECTION 63 HAVE BEEN INSTALLED IN ACCORDANCE WITH CITY SPECIFICATIONS, OR

(2) 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 OF SUBDIVISIION 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 EMERGENCYMANAGEMENT AGENCY — DATE

CITY OF FRANKLIN — DATE

CERTIFICATE OF OWNERSHIP

I (WE) HEREBY CERTIFY THAT I AM (WE ARE) THE OWNER(S) OF THE PROPERTY SHOWN HEREON AS OF RECORD IN PLAT BOOK P81, PAGE 139, 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 0000, PAGE 0000, 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.

BRIAN SEWELL, WESTHAVEN OWNER LP — DATE

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.

SEAN ALAN MCGOWAN, PS, TENNESSEE RLS NO. 3516 — DATE
WILSON & ASSOCIATES, P.C.
108 BEASLEY DRIVE, FRANKLIN, TN 37064
(615) 794-2176
SMCGOWAN@WILSONPC.COM

CERTIFICATE OF APPROVAL OF 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, TENNESSEE.

SECRETARY — DATE
FRANKLIN MUNICIPAL PLANNING COMMISSION

RECORDING STAMP HERE

IF YOU CAN READ THIS YOU ARE HOLDING AN UNRECORDED COPY

FINAL SUBDIVISION PLAT

FRANKLIN - WILLIAMSON COUNTY - TENNESSEE

TOTAL ACRES:	0.322	TOTAL NO. OF LOTS:	1
ACRES NEW RD/ST:	0.00 (ROW)	L.F. OF NEW RD/ST:	2571.74
ACRES OPEN SPACE:	0.00	CIVIL DISTRICT:	5TH
DRAWN BY:	AS	CLOSURE ERROR:	SEE NOTE
SCALE:	1" = 150'	DATE:	09/24/2025

WA PROJECT NO. 20-1478 COF PROJECT NO. 8931 SHEET 1 OF 2

LEGEND

IRON PIN FOUND	FIRE HYDRANT	UTILITY POLE	ADDRESSES	1234	BOUNDARY	
IRON PIN SET	SANITARY SEWER MH	GUY ANCHOR	HANDICAP SPACE		CENTERLINE	
CONC. MON. FOUND	SANITARY SEWER CO	COMMUNICATION BOX	SANITARY SEWER	8" SA	BUFFER	
CONC. MON. SET	AREA DRAIN	COMMUNICATION MH	WATER	4" W	WATER FEATURE	
CONTROL POINT FOUND	CURB INLET	GAS METER	UNDERGROUND ELEC	UGE	TREE LINE	
CONTROL POINT SET	STORM MH	GAS VALVE	OVERHEAD ELEC	OHE	R.O.W.	RIGHT OF WAY
BENCH MARK	ELECTRIC METER-BOX	EVERGREEN TREE	GAS	4" G	PVMT.	EDGE OF PAVEMENT
WATER METER	ELECTRIC MH	SIDEWALK	COMMUNICATIONS	COM	PUDAE	PUBLIC UTIL. DRAIN. & ACCESS EASEMENT
WATER VALVE	LIGHT POLE	MIN. BUILDING SETBACK M.B.S.L			G.I.E.	GREEN INFRASTRUCTURE EASEMENT

NOTE:
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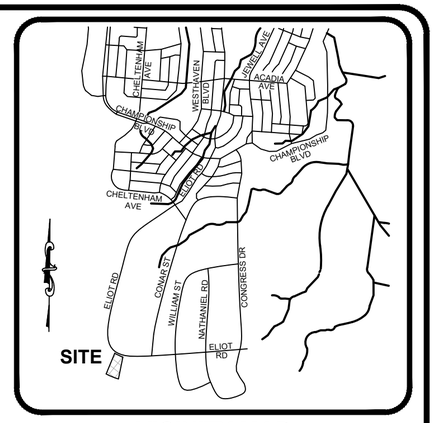
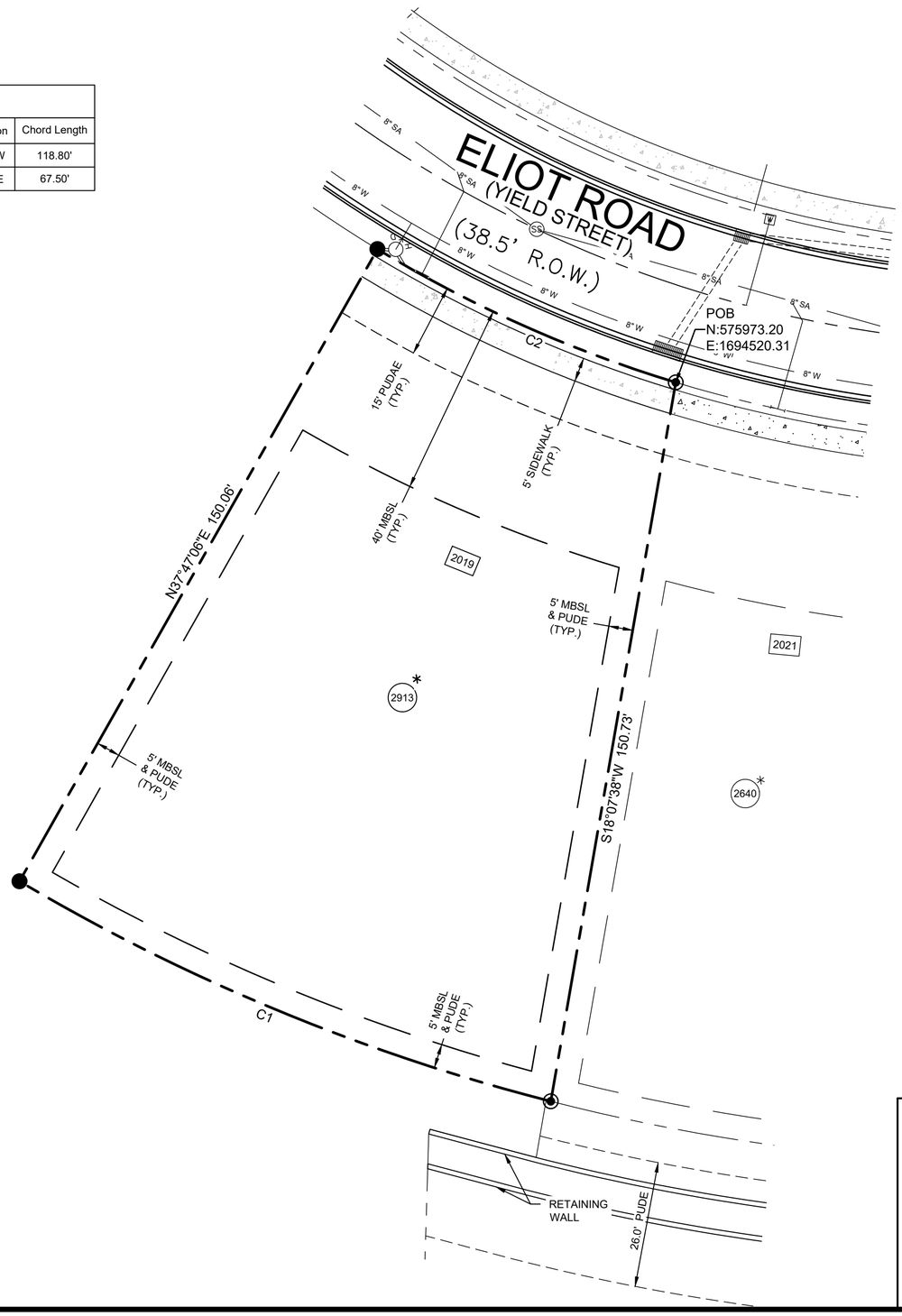
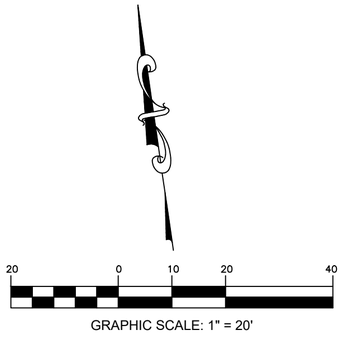


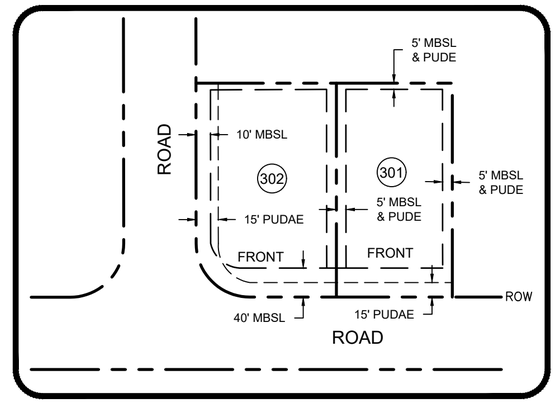
VICINITY MAP
NOT TO SCALE

Boundary Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	119.20'	419.25'	16° 17' 23"	N59° 14' 08"W	118.80'
C2	67.68'	269.25'	14° 24' 08"	S57° 39' 43"E	67.50'





GRAPHIC SCALE: 1" = 20'



TYPICAL LOT LAYOUT
N.T.S.

SEAN ALAN MCGOWAN REGISTERED LAND SURVEYOR TENNESSEE NO. 3516 AGRICULTURE COMMERCE

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

SOUTHERN LAND COMPANY

WESTHAVEN

PUD SUBDIVISION, FINAL PLAT, SECTION 63, LOT 2913

RECORDING STAMP HERE

IF YOU CAN READ THIS YOU ARE HOLDING AN UNRECORDED COPY

FINAL SUBDIVISION PLAT

FRANKLIN - WILLIAMSON COUNTY - TENNESSEE

TOTAL ACRES:	0.322	TOTAL NO. OF LOTS:	1
ACRES NEW RD/ST:	0.00 (ROW)	L.F. OF NEW RD/ST:	2571.74
ACRES OPEN SPACE:	0.00	CIVIL DISTRICT:	5TH
DRAWN BY:	AS	CLOSURE ERROR:	SEE NOTE
SCALE:	1" = 20'	DATE:	09/24/2025

WA PROJECT NO. 20-1478 COF PROJECT NO. 8931 SHEET 2 OF 2

COF no: 8931

CONDITIONS OF APPROVAL:

Open Issues: 3 These issues are currently being filtered

Engineering - Final Plat

General Issues

6. 0. General Information

lance.fittro@franklintn.gov Applicant shall ensure that any modifications to the site plan [COF #7971] are reflected on the final plat. The final plat shall match the site plan. This comment to remain as a condition of approval in the event the site plan is modified prior to One Stop submittal of the final plat.

Parks

General Issues

7. Fees required at plat

kevinl@franklintn.gov Parks:

The Parkland Fees are due at plat for Lot 2913

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

Please contact Alex Bearden for an appointment in Building and Neighborhood Services to make payment.
***Applicant shall bring the Parkland Invoice with the payment to BNS at City Hall**
alex.bearden@franklintn.gov 615-721-9103

The invoice has been uploaded in IDT for review.

Performance Agreement and Surety

General Issues

5. 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.)

File #: 21-0997

DATE: 10/23/2025

TO: Franklin Municipal Planning Commission

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

SUBJECT:

Consideration Of Resolution 2025-69, A Resolution Endorsing The Creekside Master Plan And Supporting The Preservation, Interpretation, And Connectivity Of The Thomas Shute House Surrounding Property.
JCW 9/25/25

PURPOSE:

The purpose of this memorandum is to provide information to the Franklin Board of Mayor and Aldermen (BOMA) concerning endorsing the Creekside Master Plan and supporting the preservation, interpretation, and connectivity of the Thomas Shute House surrounding property.

BACKGROUND/STAFF COMMENTS:

The City of Franklin is committed to preserving its cultural, architectural, and agricultural heritage, and recognizes the importance of safeguarding historically significant properties for future generations. The Thomas Shute House, constructed in 1845, stands as a distinguished example of mid-19th century Greek Revival architecture and remains one of the best-preserved antebellum homes in Williamson County. The Creekside property, located on 4.8 acres near Spencer Creek and Franklin Road, retains original architectural elements and historic outbuildings, including a stone springhouse, frame barn, and chicken coop, and reflects the region's agricultural legacy dating back to its use as a dairy farm established by John B. McEwen in 1876. The property's lineage includes notable figures such as William Shute, John B. McEwen, Reverend William L. Rosser, and Ella "Marion" Adkerson, and its location along a historically significant route to Nashville saw substantial Civil War military traffic. The Creekside property is surrounded by City of Franklin–owned parcels and lies within a network of parks and trails, offering opportunities for active and passive recreation, pedestrian connectivity, and cultural interpretation. The City supports the development of Creekside as a Welcome Center with an agricultural focus, serving as a gateway to Franklin's historic and agri-tourism destinations. The City encourages the integration of Creekside into the broader pedestrian infrastructure network, including connections to Bicentennial Park, Ropers Knob, Harlinsdale Farm, and other city-owned lands.

FINANCIAL IMPACT:

There is no financial impact.

RECOMMENDATION:

Staff recommends that the Franklin Municipal Planning Commission approve Resolution 2025-69.

RESOLUTION 2025-69

A RESOLUTION APPROVING THE CREEKSIDE MASTER PLAN AND SUPPORTING THE PRESERVATION, INTERPRETATION, AND CONNECTIVITY OF THE THOMAS SHUTE HOUSE AND SURROUNDING PROPERTY

WHEREAS, the City of Franklin is committed to preserving its cultural, architectural, and agricultural heritage, and recognizes the importance of safeguarding historically significant properties for future generations; and

WHEREAS, the Thomas Shute House, constructed in 1845, stands as a distinguished example of mid-19th century Greek Revival architecture and remains one of the best-preserved antebellum homes in Williamson County; and

WHEREAS, the Creekside property, located on 4.8 acres near Spencer Creek and Franklin Road, retains original architectural elements and historic outbuildings, including a stone springhouse, frame barn, and chicken coop, and reflects the region's agricultural legacy dating back to its use as a dairy farm established by John B. McEwen in 1876; and

WHEREAS, the property's lineage includes notable figures such as William Shute, John B. McEwen, Reverend William L. Rosser, and Ella "Marion" Adkerson, and its location along a historically significant route to Nashville saw substantial Civil War military traffic; and

WHEREAS, the Creekside property is surrounded by City of Franklin-owned parcels and lies within a network of parks and trails, offering opportunities for active and passive recreation, pedestrian connectivity, and cultural interpretation; and

WHEREAS, the site's picturesque landscape of open lawns, mature tree canopies, and proximity to Spencer Creek provides ecological and aesthetic value, while the existing railroad crossing offers a unique opportunity for pedestrian linkage to adjacent properties; and

WHEREAS, the Creekside Master Plan envisions the development of the site as a Welcome Center with an agricultural focus, supporting low-impact land use, family-friendly cottage industry, and regional agri-tourism efforts that celebrate Franklin's farming heritage; and

WHEREAS, the property's strategic location near Franklin Road and Mack Hatcher Parkway enhances multimodal accessibility and positions Creekside as a gateway to Historic Downtown Franklin and surrounding recreational destinations; and

WHEREAS, proposed on-site trails will connect Creekside to The Park at Harlinsdale Farm, Chestnut Bend Trail, Franklin Road sidewalks and other City-owned lands, while offering interpretive opportunities to highlight the site's historical significance, agricultural legacy, and Civil War connections; and

WHEREAS, enhancements such as educational signage, local artwork displays, and a children's story walk will further engage visitors and foster community appreciation for the site's heritage; and

WHEREAS, all improvements must be sensitive to the site's natural features, including Spencer Creek and its floodplain, and must comply with applicable permitting requirements and the City of Franklin's Historic Design Guidelines regarding alignment, configuration, width, and materials; and

WHEREAS, the Board of Mayor and Aldermen believes it is in the best interest of the City of Franklin to preserve and activate the Creekside property through the implementation of the Creekside Master Plan, which promotes historical preservation, agricultural education, multimodal connectivity, and low-impact public use that reflects the character and heritage of Franklin.

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

1. That the City of Franklin formally approves the Creekside Master Plan (*attached hereto*) as a framework for the preservation, interpretation, and adaptive reuse of the Thomas Shute House and surrounding property.

2. That the City approves the development of Creekside as a Welcome Center with an agricultural focus, serving as a gateway to Franklin's historic and agri-tourism destinations.

3. That the City encourages the integration of Creekside into the broader pedestrian infrastructure network, including connections to Bicentennial Park, Ropers Knob, Harlinsdale Farm, and other City-owned lands.

4. That the City encourages the implementation of interpretive trails, educational signage, and family-friendly engagement features that celebrate the site's historical and agricultural significance.

5. That all improvements shall be designed in accordance with the City of Franklin's Historic Design Guidelines and shall respect the site's natural features and regulatory requirements.

6. That this resolution shall take effect immediately upon its adoption, the public welfare requiring it.

(signature page to follow)

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

ATTEST:

By:_____
Angie Skarp
City Recorder

CITY OF FRANKLIN, TENNESSEE:

By:_____
Dr. Ken Moore
Mayor

Approved as to Form:

By: _____
J. Blake Harper
Assistant City Attorney

Thomas Shute House, 1987

CREEKSIDE
Master Plan

JULY 2025

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SITE HISTORY

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

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

Throughout its history, the property has witnessed various changes in ownership and usage, including a brief period with Wright Stanley and later John Campbell. Creekside is located along a main route to Nashville that saw significant military traffic during the Civil War and remains a well-traveled thoroughfare today. Throughout these transitions, the house and its outbuildings—such as the stone springhouse, frame barn, and chicken coop—have retained their historical integrity. In recent years, faced with development threats, the Franklin Preservation Partners have stepped in to preserve Creekside, ensuring the Thomas Shute House remains a lasting testament to the area's rich history.

Thomas Shute House, 2024

Barn on site, 1987

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While the historic structures on this property are a key part of Franklin's broader story, the site also holds significant potential to highlight the region's agricultural heritage—serving as a gateway to the farming history of Franklin and Williamson County.

The agricultural history of Creekside dates to 1866 when John B. McEwen, former mayor of Franklin and one of its most prominent citizens purchased the home for his daughter, Sarah "Sallie" Florence and her husband, Reverend William L. Rosser as a wedding gift.

Reverend Rosser worked the land as an active farm but sadly, the passing of Sallie shortly after the birth of their first child, Florence, resulted in Rosser moving from the home by 1870. The land however, remained in agricultural use for some time and by 1876, John McEwen established and operated a dairy farm on the property, managed by a Canadian dairy farmer. The dairy operated successfully for many years.

Thomas Shute House, 1987

SITE CONTEXT

Vicinity Map

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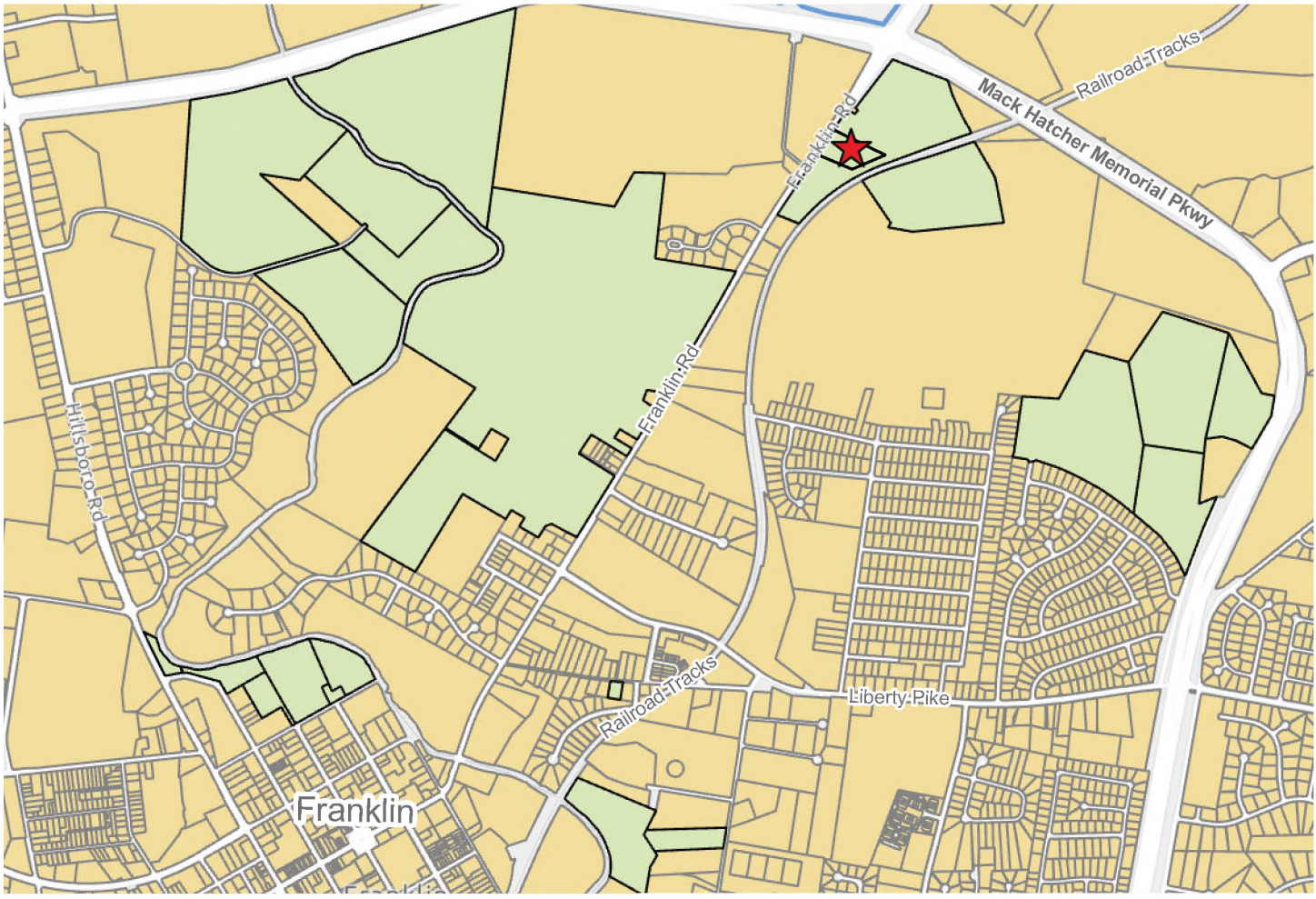

Legend

- City of Franklin Limits
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0 0.17 0.35 0.7 Miles

N W E S

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Legend

Site Location
Proposed Connectivity
Existing Pedestrian Infrastructure

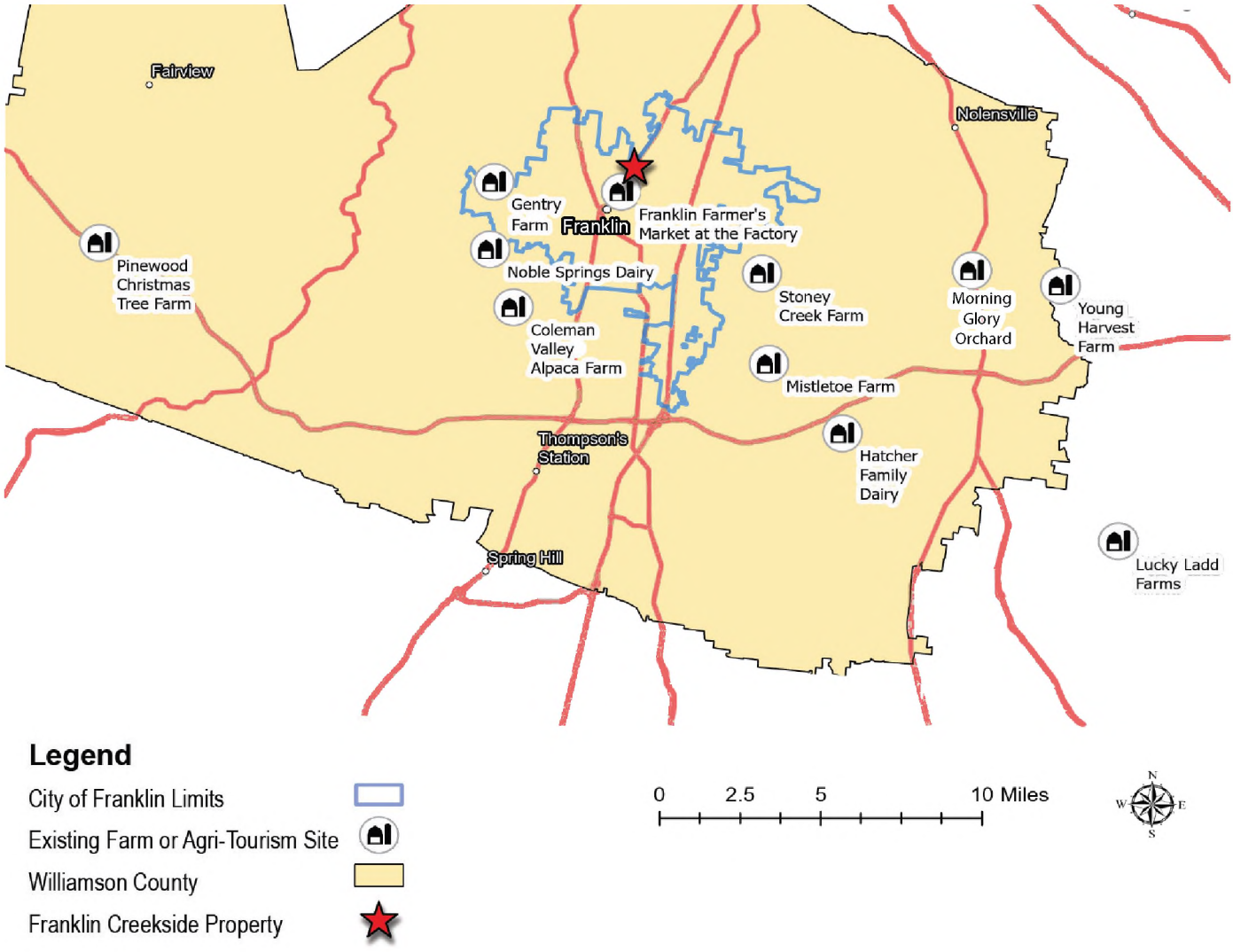
Parks
Proposed Pedestrian Crossing
City Owned Property

0 0.3 0.6 1.2 Miles

Farm Life in Williamson County

Capitalizing on the site's rich agricultural history, its unique proximity to adjacent farmlands, and the growing focus on agri-tourism in Williamson County presents an opportunity to develop the site as a welcome center with an agricultural focus that captures traffic coming to Historic Franklin. This creates an opportunity to expand and grow a low-impact land use that supports a family-friendly cottage industry within the agri-business sector. It also helps preserve and celebrate the history of the home and surrounding area.

This type of use could also strengthen the region's farm-based agri-tourism efforts by providing a stopping point where residents and visitors can better explore, connect with, and understand the area. The map below identifies some of the agri-tourism destinations around Williamson County and the Creekside property.



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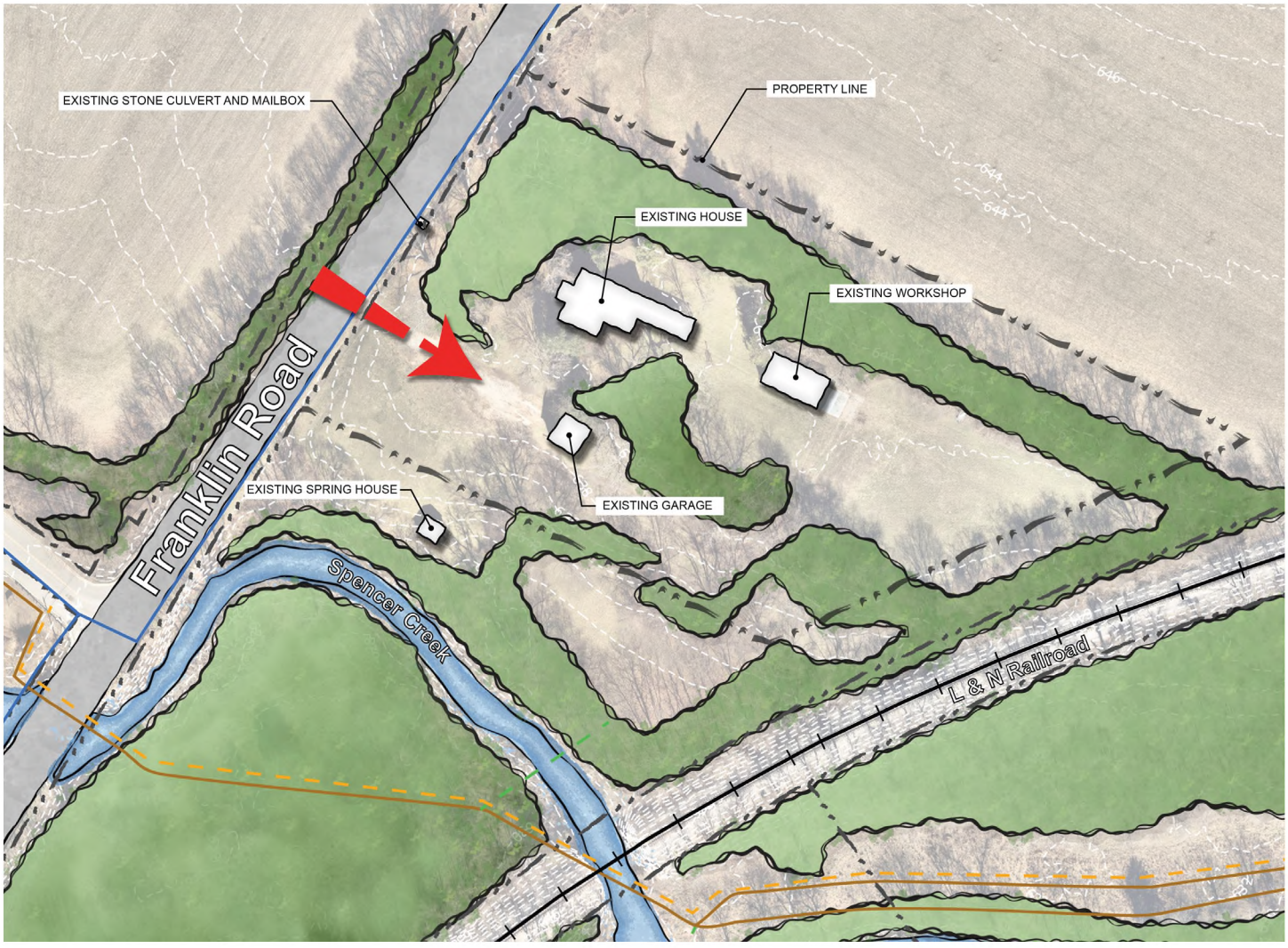
The picturesque landscape is composed of open grassy lawns and clustered mature tree canopies, providing areas of pleasant sun and shade. Spencer Creek—a tributary of the Harpeth River—winds through the southern portion of the property, where it is crossed by an existing railroad. This unique feature offers both water access and a pedestrian connection to adjacent properties.



Front of Thomas Shute House

Inside of existing workshop on site

Existing garage on site

Side of Thomas Shute House

Backyard of Thomas Shute House

Spencer Creek and existing railroad bridge crossing

Open greenspace on site

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Adjacent farmland

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Existing stone stairs and mailbox on site

Existing springhouse on site

SITE OPPORTUNITIES

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The implementation of these connections will need to be sensitive to the existing natural features of the site. If improvements are completed within the floodplain and floodway, additional permitting exercises will need to be completed. New sidewalks and walkways will need to follow the historic patterns of alignment, configuration, width, and materials in conformance with the Franklin Historic Design Guidelines.

Legend

Trail Opportunities

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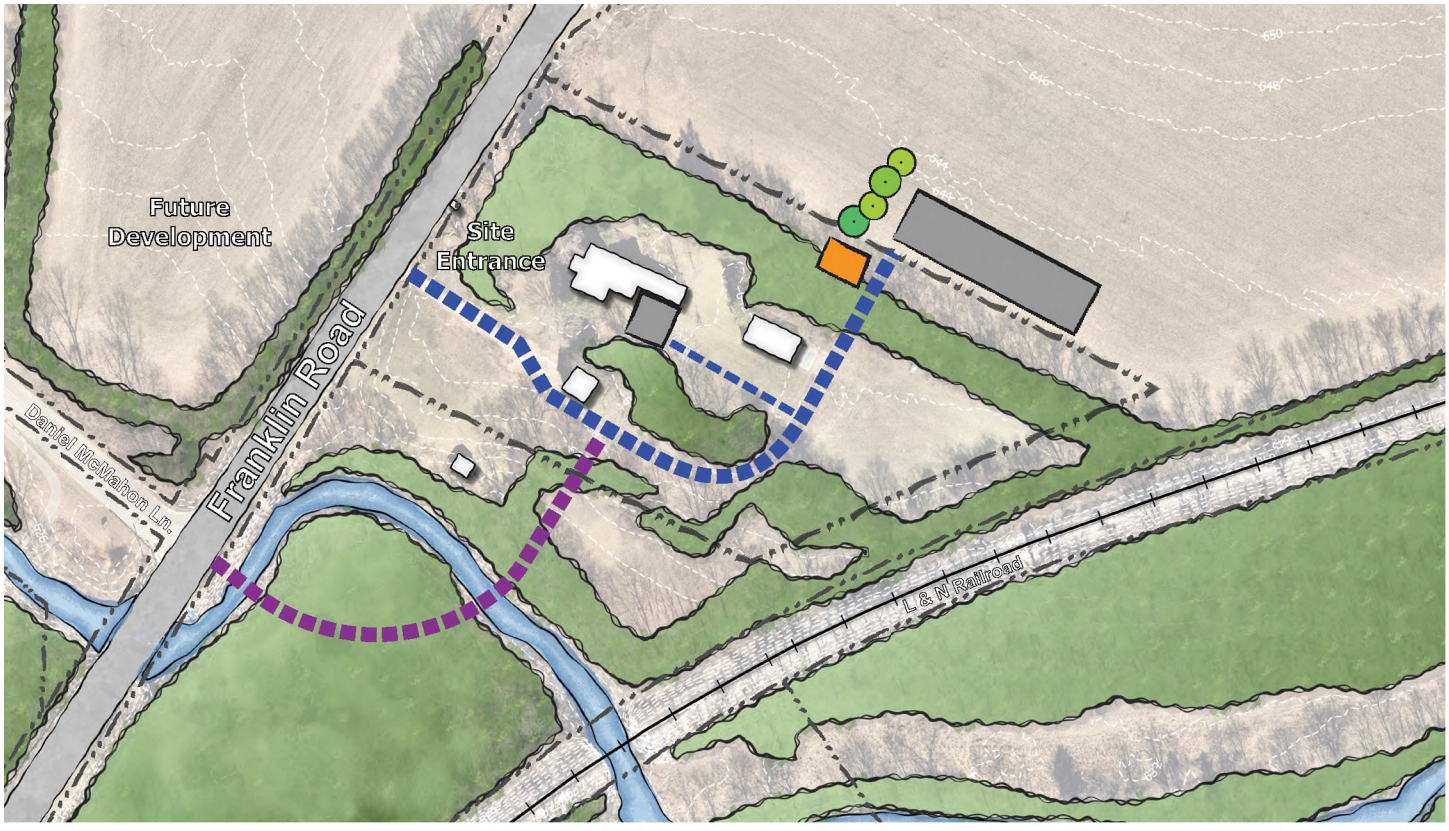
Vehicular Circulation

Due to the historic and aesthetic nature of the property, vehicular circulation should limit disturbance of viewsheds and be sensitive to the existing site components. A proposed road around the site could provide access to a future visitor parking area.

The increased vehicular and pedestrian traffic throughout the site for public access supports the need for a larger driveway and parking area. The proposed parking area, located on a separate city owned parcel, will serve both parcels and align with the city's broader goals for the area. A smaller parking area with ADA-accessible stalls is proposed near the house. Additionally, a restroom building with unisex facilities near the parking area is recommended to meet visitor needs.

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



Partnerships

While the existing structures on site could stand alone and convey historical and architectural significance, an opportunity may exist to leverage one or more partnerships that could serve to offset some of the upkeep, maintenance, and restoration costs (as applicable) for the buildings and the site. This may include one or more of the following:

Private Partnership(s)

Should the city choose to create something on this property that would draw locals and visitors, partnering with local businesses that could utilize existing space within the home in a nominal way, while still respecting the history and elegance of the building is worth exploring. This could include a tasting room, ice cream vendor building on the historical dairy presence, a tearoom, etc. One or more of these uses would engage a third-party vendor in a partnership that could include rent payments or revenue sharing with proceeds benefiting the upkeep and future restoration of the buildings and grounds. The intensity of these uses will greatly determine the amount of parking required.

Land Leases

Portions of the property, but more likely the adjacent lands that have been cleared could be leased to farmers who then could sell their crops or ag-based products on site. This could be done via a straight land lease or a cooperative agreement.

Agri-Tourism Information Center

While a Visitors Center exists in the Historic Downtown area, a more Agri-tourism based information center could be located here that would treat the site as a gateway to the larger region for groups or individuals that are visiting.

Friends and Descendants Group

For properties such as this with multiple families involved who are generational in the area, the creation of a 'Friends and Descendants' Group may help create a keen sense of stewardship for the property and its mission. While many groups in Franklin strive to shine a light on the history of the area, this group would be focused on how this property and its owners and caretakers over time helped form and shape what Franklin is today.

While the goal is to maintain light, passive uses that preserve the property's natural and historic character, allowing private businesses to operate during specific seasons or events can support the property's long-term success.

NEXT STEPS

1. **Maintain Existing Lease**
   City to maintain existing leases on site until they are ready for construction to begin.

2. **Site Master Plan**
   The city will engage a consultant to prepare a concept plan for review and approval. Once approved, the consultant will proceed with full construction documents.

3. **Engage Community and Stakeholders**
   The city will build public and private partnerships to support the implementation of the master plan.

4. **Construct Master Plan**
   Construction will begin to implement the final design.

5. **Reopen Creekside Property**
   Celebrate the opening of this new public asset for the city!

Thomas Shute House

Thomas Shute House, 1987

CREEKSIDE
Master Plan

JULY 2025

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SITE HISTORY

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

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

Throughout its history, the property has witnessed various changes in ownership and usage, including a brief period with Wright Stanley and later John Campbell. Creekside is located along a main route to Nashville that saw significant military traffic during the Civil War and remains a well-traveled thoroughfare today. Throughout these transitions, the house and its outbuildings—such as the stone springhouse, frame barn, and chicken coop—have retained their historical integrity. In recent years, faced with development threats, the Franklin Preservation Partners have stepped in to preserve Creekside, ensuring the Thomas Shute House remains a lasting testament to the area's rich history.

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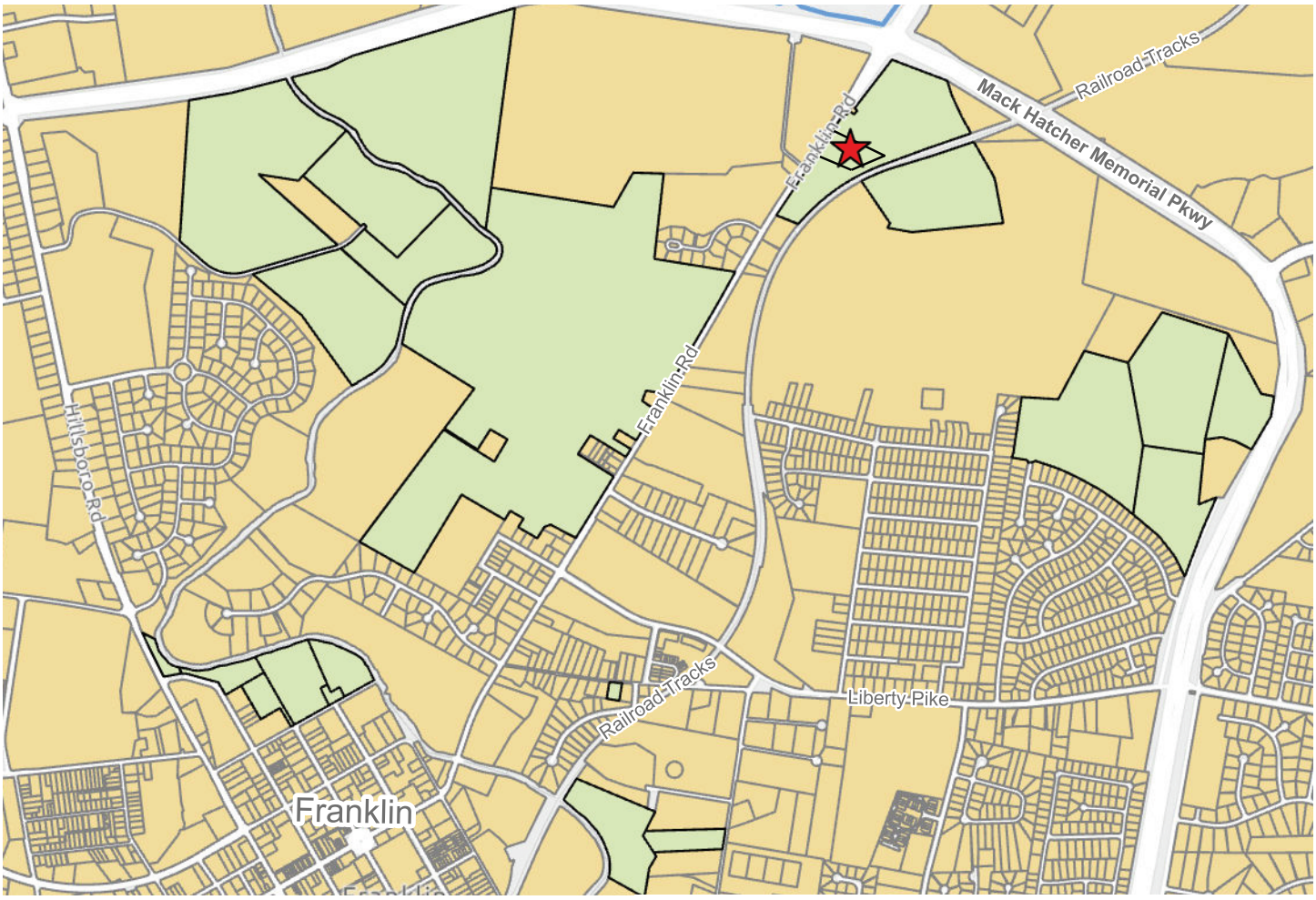

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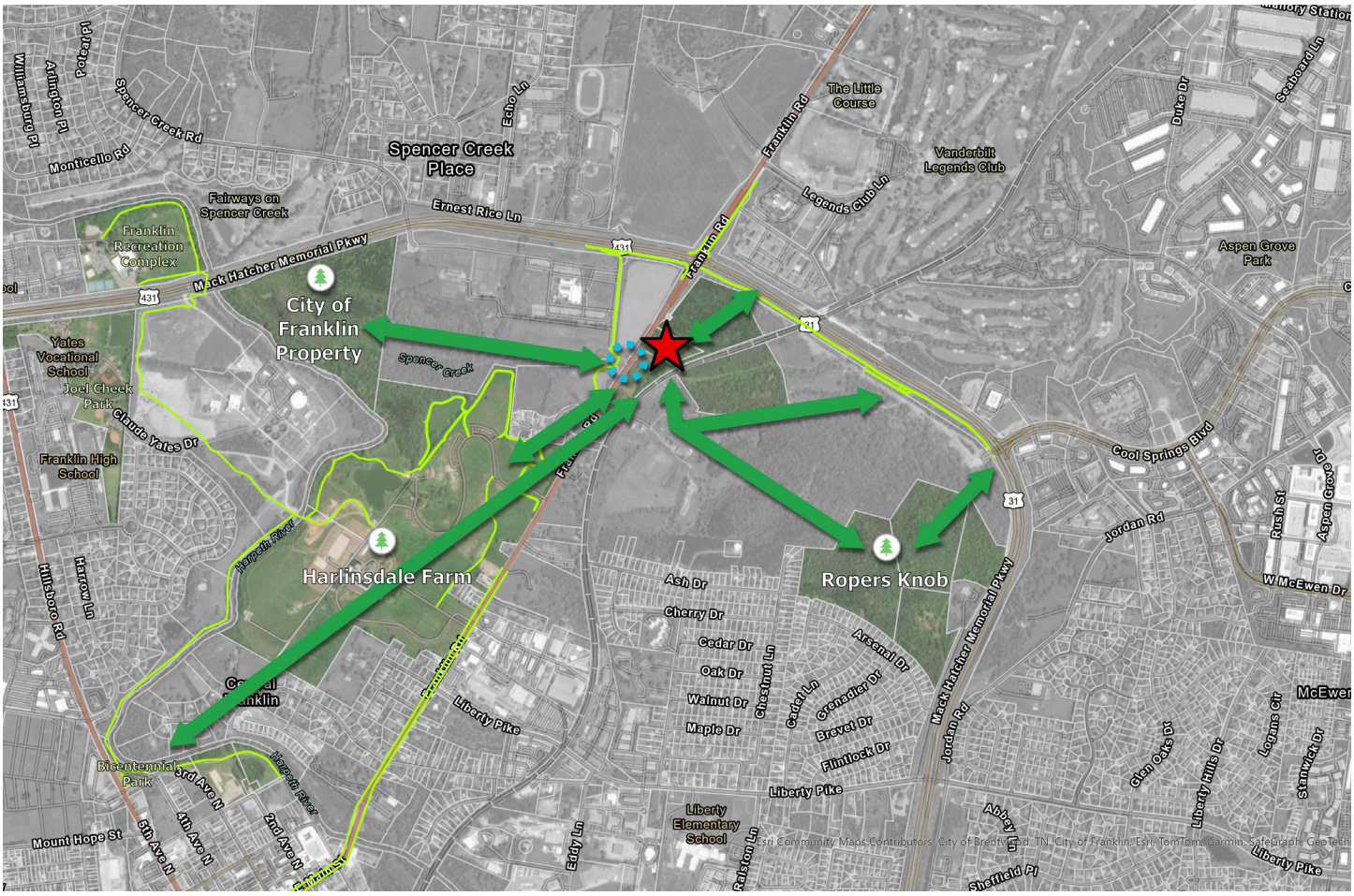

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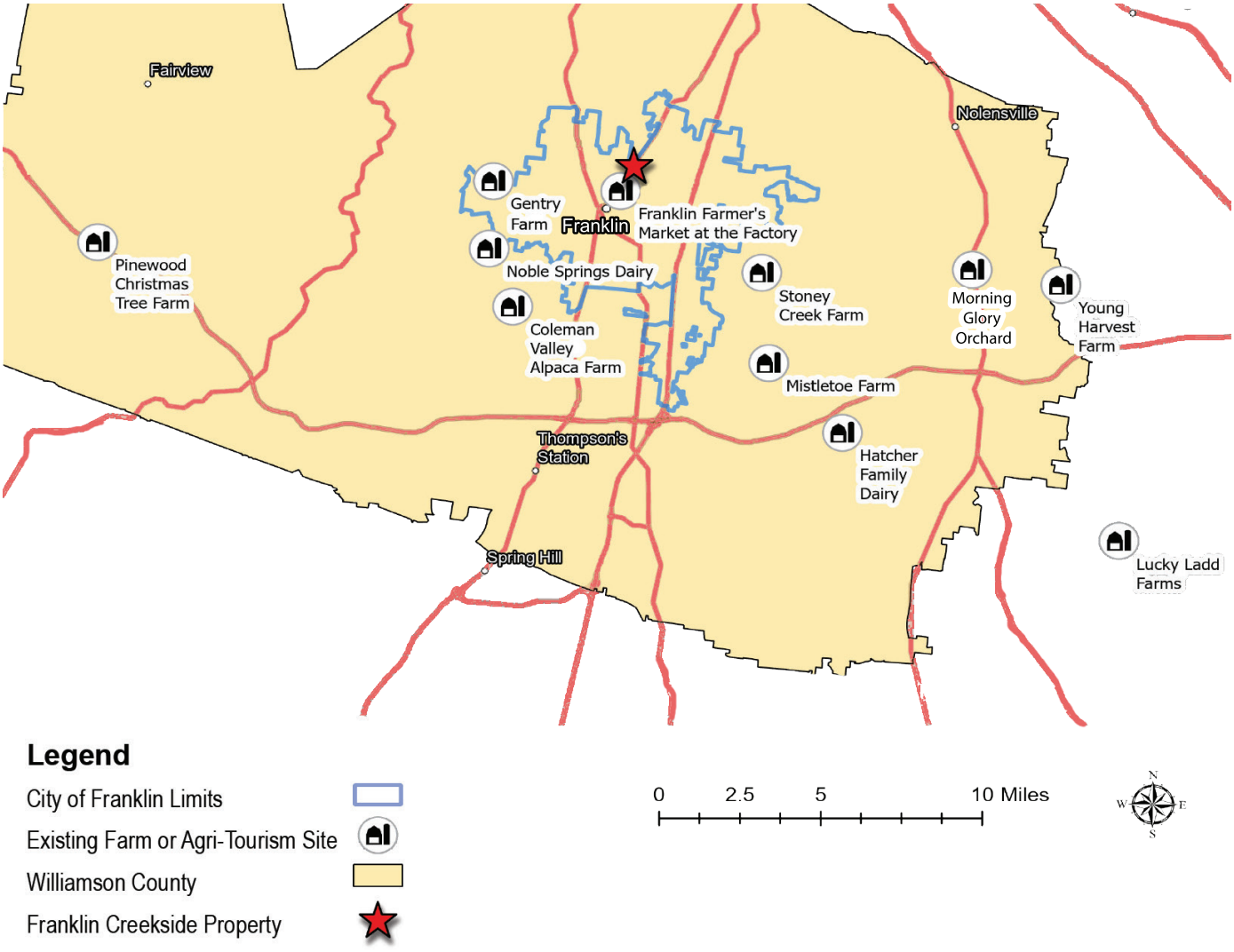

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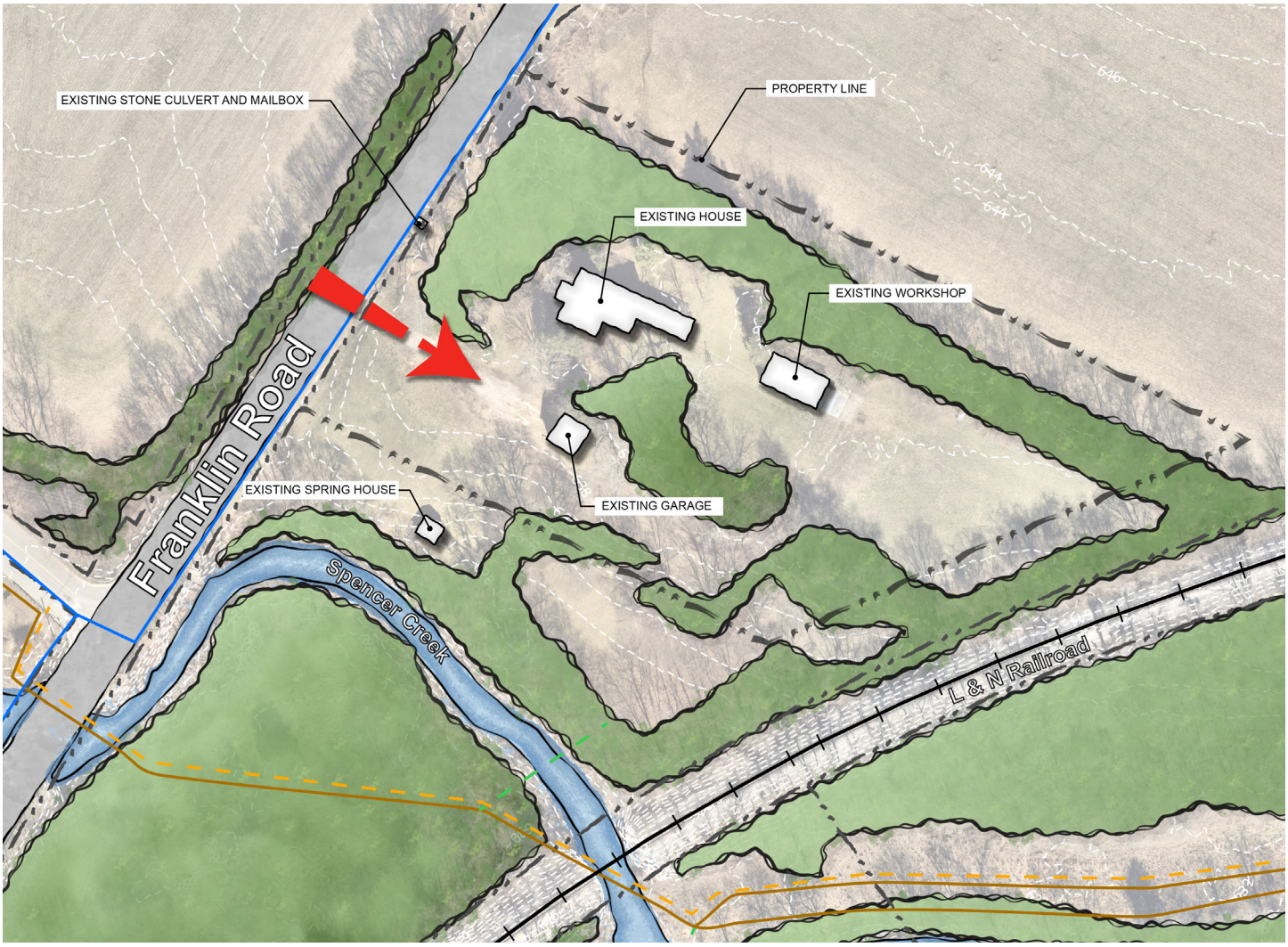

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Inside of existing workshop on site

Existing garage on site

Side of Thomas Shute House

Backyard of Thomas Shute House

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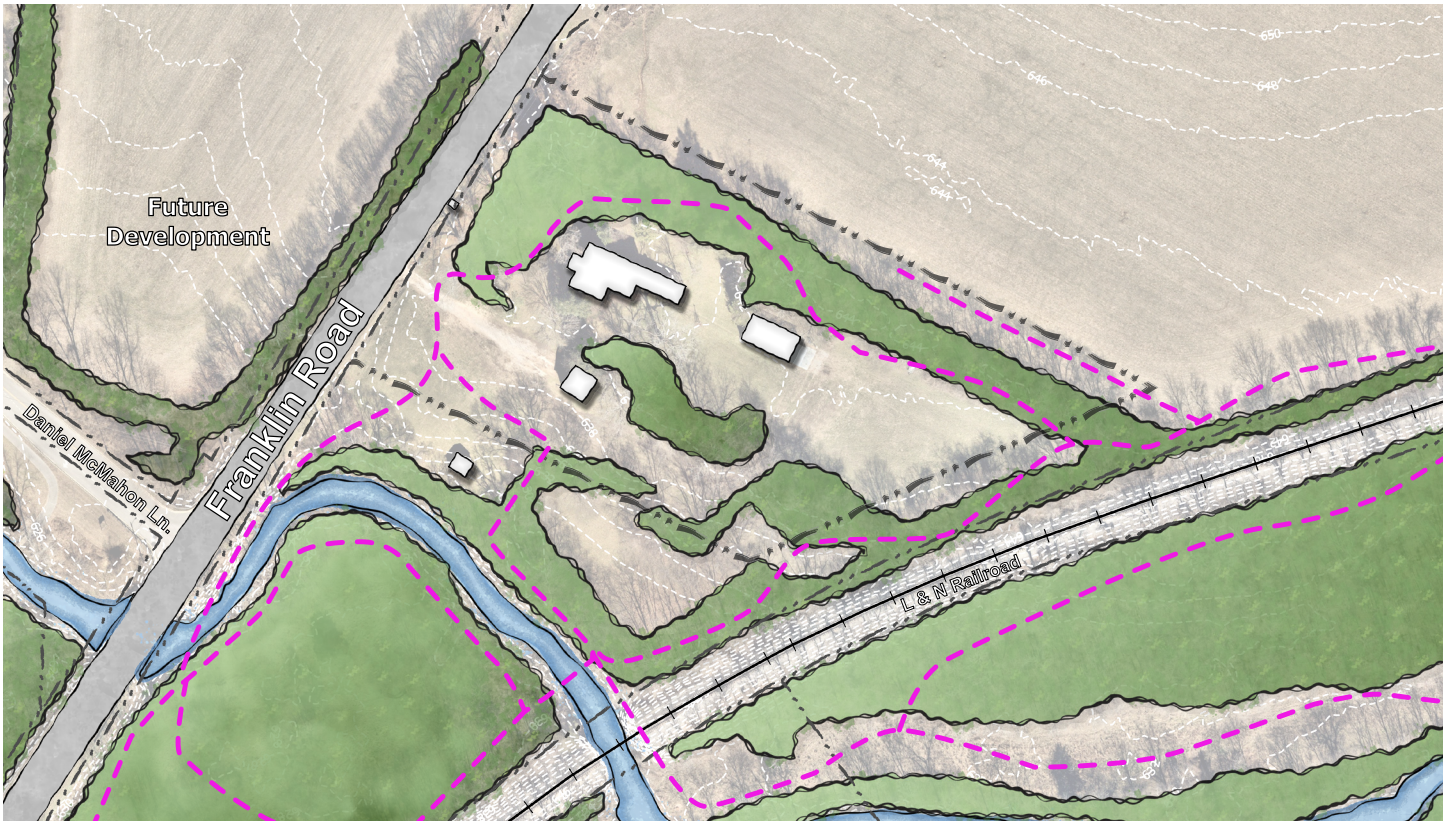

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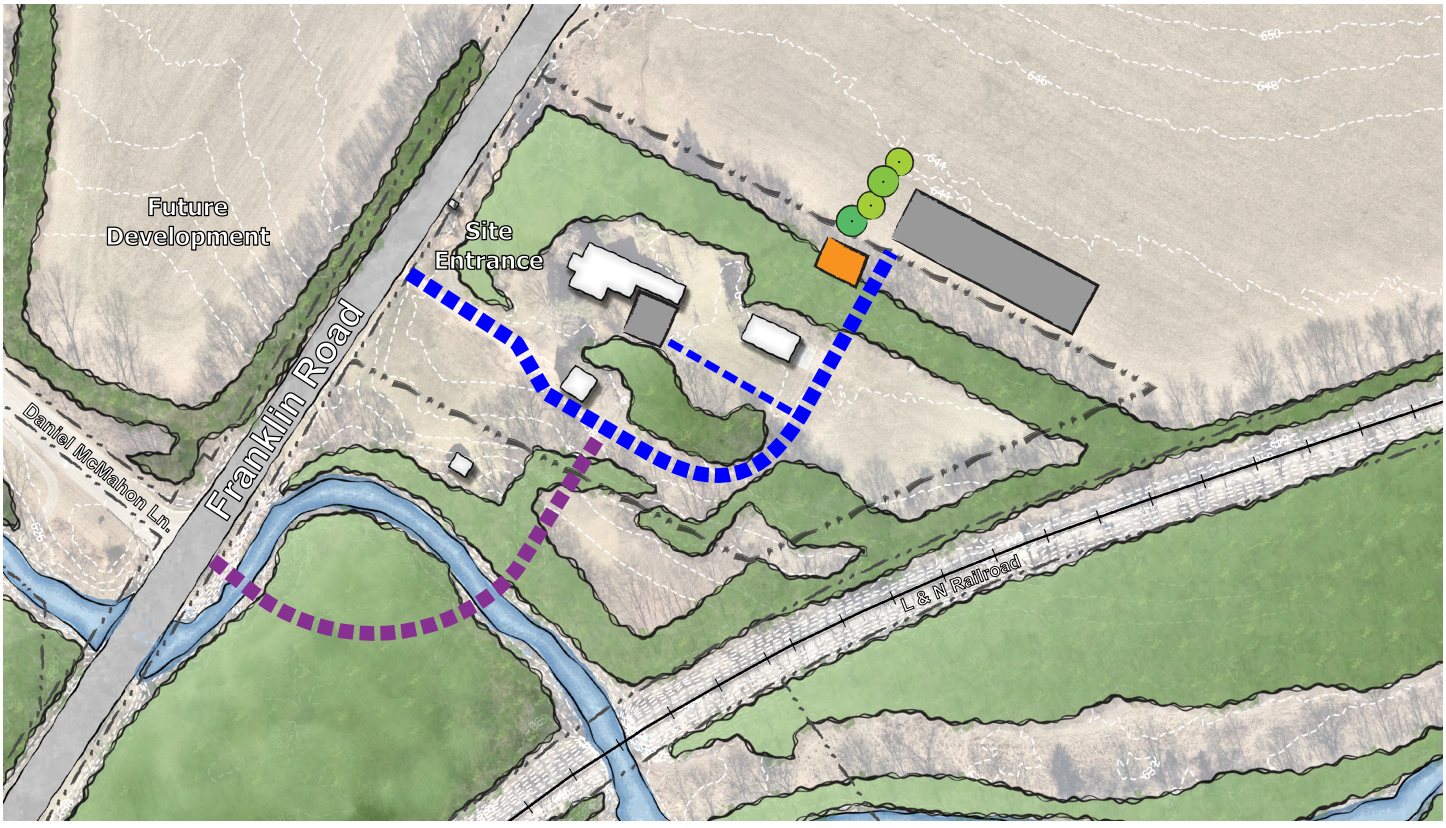

Legend

Vehicular Circulation (Phase 1)

Vehicular Circulation (Future)

Proposed Screening

Parking Area

Public Restroom

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Thomas Shute House

City of Franklin

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

File #: 21-01062

DATE: 10/23/2025

TO: Board of Mayor and Aldermen

FROM: Emily Wright, Director of Planning and Sustainability
Kelly Dannenfelser, Asst. Director of Planning

SUBJECT:

Consideration Of Ordinance 2025-25, AS AMENDED, 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 To The Historic Preservation Overlay District.
FMPC 8/28/25, 7-0 (approval of the ordinance, as amended)
WS 9/9/25
BOMA 9/24/25, 7-1 (approval of the ordinance, as amended)

PURPOSE:

The purpose of this memorandum is to provide information to the Franklin Municipal Planning Commission (FMPC) concerning the annual Zoning Ordinance update.

BACKGROUND/STAFF COMMENTS:

At the September 23, 2025, BOMA meeting, the BOMA voted to approve this ordinance on first reading with an amendment to change the cumulative timeframe for substantial damage and substantial improvement from five years to one year and to keep the 54 acre utility district (the parcel southwest of Mack Hatcher Parkway and Aldersgate Way) outside of the Historic Preservation Overlay District.

At the August 28, 2025, FMPC meeting, the Commission voted to recommend approval of the ordinance to the BOMA with an amendment to conform with staff's recommendations for the substantial damage and substantial improvement provisions, keeping the language at five years and striking the language to one year for cumulative timeframes in the floodplain.

Each year, the City undertakes a Zoning Ordinance update to maintain the City's development standards and reflect changing conditions. This year's update includes some updates to various Chapters, including the following:

- Signage updates, such as adding halo illumination as a lighting option, allowing canopy signs above the canopy, allowing irregular shapes for hanging/projecting arm signs, and allowing additional flexibility for flags on residential lots.
- A use change to allow for wrecker service in the Light Industrial (LI) district.
- Adding performance bonds as an option in addition to letters of credit and cashier's checks to secure the surety for improvements related to the performance agreements for development project.
- Adding preferred streetlights to reduce light pollution for residential streetlights maintained by Middle Tennessee Electric.
- Revisions related to State law changes regarding the Board of Zoning Appeals and Vesting.
- A change to the cumulative timeframe from 5 years to 1 year for substantial improvement and substantial damage in the floodplain.

This year's update also includes two property rezonings, including one City-owned property (Creekside House) in the Franklin Road Historic District and one owned by Franklin's Charge on Hillhaven Lane that will transferred to City ownership in the future as part of the park at Roper's Knob.

FINANCIAL IMPACT:

N/A

RECOMMENDATION:

Staff recommends that the Franklin Municipal Planning Commission recommends approval of Ordinance 2025-25 AS AMENDED.

ORDINANCE 2025-25
AS AMENDED

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 TO THE HISTORIC PRESERVATION OVERLAY DISTRICT.

WHEREAS, Envision Franklin is the City's long-range plan that guides growth and development in the City; and

WHEREAS, the Franklin Zoning Ordinance regulates uses and sets community development standards for development; and

WHEREAS, the Board of Mayor and Aldermen (BOMA) adopted a comprehensive Zoning Ordinance update on December 31, 2019; and

WHEREAS, the City strives to keep the Zoning Ordinance up to date and completes an annual review and ordinance update; and

WHEREAS, on August 28, 2025, the Franklin Municipal Planning Commission (FMPC) voted to recommend approval of this ordinance with an amendment to conform with staff's recommendations for the substantial damage and substantial improvement provisions, keeping the language at five years and striking the language to one year; and

WHEREAS, on September 23, 2025, the BOMA voted to approve this ordinance on first reading with an amendment to change the cumulative timeframe for substantial damage and substantial improvement from five years to one year and to keep the 54 acre utility district (the parcel southwest of Mack Hatcher Parkway and Aldersgate Way) outside of the Historic Preservation Overlay District; and

WHEREAS, this Ordinance includes a text and zoning map amendment, which is in the best interest of the public health, safety, and welfare of the citizens of Franklin, Tennessee.

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

SECTION I. That Chapter 1, Introductory Provisions, of the Franklin Zoning Ordinance is hereby amended to delete the following text with a ~~strikethrough~~ and add the following text noted in **bold**, renumber the subsequent Sections, Subsections, Figures, and pages accordingly, and is approved to read as follows:

…

1.1.3 Effective Date

This Ordinance was adopted by the Board of Mayor and Aldermen (BOMA) and it became effective on January 1, 202**6** by Ordinance **2025-25**.

…

1.1.6.**R. Uphold Franklin's community character, avoid visual clutter, and protect property values;**

…

1.2.1 Pending Applications
All applications submitted on or after January 1, **2026**~~5~~ shall comply with this Ordinance, including applications submitted for the **March 26, 2026** ~~27, 2025~~ FMPC or administrative agenda.
…

SECTION II. That Chapter 2, Nonconformities, of the Franklin Zoning Ordinance is hereby amended to delete the following text with a ~~strikethrough~~ and add the following text noted in **bold**, renumber the subsequent Sections, Subsections, Figures, and pages accordingly, and is approved to read as follows:

…
2.3.3.A. The nonconforming structure shall not be enlarged, expanded, or altered in a way that increases the degree of nonconformity. Any proposed expansion must conform to all other applicable standards of this Ordinance. For example:
1. For a building that is located five feet from a side lot line, where this Ordinance requires a ten foot minimum side yard setback, any building addition or increase in building height must comply with the ten-foot setback; ~~and~~
2. For a building that is entirely within a required front yard setback, any building addition must occur only to the rear of the building**; and**~~.~~
3. For a lot where there are two accessory structures and both exceed the maximum size of a minor accessory structure, then the smaller of the two accessory structures shall be considered the nonconforming minor accessory structure and shall not be enlarged or expanded.
…

SECTION III. That Chapter 4, Overlay Zoning Districts, of the Franklin Zoning Ordinance is hereby amended to delete the following text with a ~~strikethrough~~ and add the following text noted in **bold**, renumber the subsequent Sections, Subsections, Figures, and pages accordingly, and is approved to read as follows:
…
4.7.4.C.1.**c Townhouse**
…

SECTION IV. That Chapter 5, Use Regulations, of the Franklin Zoning Ordinance is hereby amended to delete the following text with a ~~strikethrough~~ and add the following text noted in **bold**, renumber the subsequent Sections, Subsections, Figures, and pages accordingly, and is approved to read as follows:
…
The Zoning Ordinance is hereby amended for Subsection 5.1.3, Permitted Principal Uses by Zoning District to add a half moon, Permitted with Additional Use Regulations per Subsection 5.1.4 for wrecker service in LI.
…
5.1.4.AD Wrecker Service
In the LI district, a wrecker service is permitted only when the following is met:
1. **Any outdoor parking or storage of wrecked vehicles shall comply with Subsection 13.3.6, Outdoor Storage Areas; and**
2. **Where abutting an existing residential lot or land zoned for any residential use, an opaque screen shall be provided along the periphery of the site that includes a fence or wall of eight feet in height, in addition to any requirements of Chapter 8, Transitional Features.**

…

5.2.7.G Home Occupations
The following home occupations are permitted:
a. Artistic and creative professions, such as artist, author, baker, caterer, event planner, graphic designer, interior designer, recording artist, sewist, songwriter, tailor, or like profession, where business conducted shall be limited to ~~one on-site client at a time.~~ **up to two individuals or one family on-site at a time**. All other client and business contact shall be via phone/internet or off-site;
b. Counseling services that do not provide services to more than two ~~clients~~ **individuals or one family on-site** at a time; ~~however, this shall not preclude a family counseling session, provided that all other provisions of Paragraph 5.2.7.G are followed~~;
c. Office for mobile service provider, such as dog grooming, auto detailing or maintenance, courier service, mobile food vendor, or office for like mobile service, where business conducted shall be limited to ~~one on-site client~~ **no more than two individuals or one family on-site** at a time. All other client and business contact shall be via phone/internet or off site;
…
f. Photography **and videography** services, where services conducted shall be limited to **no more than two individuals or one family** ~~one~~ on-site ~~client~~ at a time.
g. Professional services, such as accountant, architect, attorney, contractor (office only), data entry clerk, engineer, planner, draftsman, Information Technology consultant, management or financial consultant, real estate agent, insurance agent, or like profession, where business conducted shall be limited to **two individuals or one family** ~~one~~ on-site ~~client~~ at a time. All other client and business contact shall be via phone/internet
or off-site;
…
5.2.7.G.3.iv. employ no more than one person **on the premises** who does not reside on the premises;
…

SECTION V. That Chapter 6, Building Types, of the Franklin Zoning Ordinance is hereby amended to delete the following text with a ~~strikethrough~~ and add the following text noted in **bold**, renumber the subsequent Sections, Subsections, Figures, and pages accordingly, and is approved to read as follows:
…
6.3 House

Window Shape and Alignment	Vertically proportioned and symmetrically aligned, but exceptions may be approved for particular architectural style**,** e.g. prairie style **or transom windows**

…
The Zoning Ordinance is hereby amended to Sections 6.4, Duplex; 6.5, Multiplex; 6.6, Townhouse;

Window Shape and Alignment	Vertically proportioned and symmetrically aligned**, but exceptions may be approved for transom windows**

…
6.7 Farmstead Residential

Window Shape and Alignment	Vertically proportioned and symmetrically aligned, with proportions similar to those of a historic farmhouse**, but exceptions may be approved for transom windows**

…
6.8 Multifamily Windows…

Window Orientation	Vertically proportioned**, but exceptions may be approved for transom windows**

…

6.9 Commercial/Mixed-Use Building	
Window Orientation and Arrangement	Vertically proportioned**, with exceptions for transom windows,** ~~and~~ **symmetrically** ~~vertically~~ aligned

…

6.10 Large-Scale Office Building	
Window Orientation	Vertically proportioned**, but exceptions may be approved for transom windows**

…

6.11 Large-Scale Retail Building	
Window Orientation **and Arrangement**	Vertically proportioned**, but exceptions may be approved for transom windows,** and symmetrically aligned
~~Window Alignment~~	~~Upper floor windows shall be aligned with those of ground floor~~

…

6.12 Civic Building	
Window Orientation	Vertically proportioned**, but exceptions may be approved for transom windows**

…

6.13 Flex Building	
Window Orientation **and Arrangement**	Vertically proportioned**, but exceptions may be approved for transom windows,** and symmetrically aligned

…

SECTION VI. That Chapter 11, Open Space, of the Franklin Zoning Ordinance is hereby amended to delete the following text with a ~~strikethrough~~ and add the following text noted in **bold**, renumber the subsequent Sections, Subsections, Figures, and pages accordingly, and is approved to read as follows:

…

The Zoning Ordinance is hereby amended to add the following for 11.5 Neighborhood Amenities, 11.6, Pocket Parks, 11.8 Square or Green in the Features category:

Playgrounds **or outdoor games, e.g. chess, checkers, toss the ring**

…

SECTION VII. That Chapter 14, Lighting, of the Franklin Zoning Ordinance is hereby amended to delete the following text with a ~~strikethrough~~ and add the following text noted in **bold**, renumber the subsequent Sections, Subsections, Figures, and pages accordingly, and is approved to read as follows:

…

14.3.8.B Street lighting shall be designed in accordance with the Transportation and Street Technical Standards and be of a type approved by Middle Tennessee Electric. **When streetlights will be owned and maintained by Middle Tennessee Electric, the City prefers the following street light fixtures for residential streets in order to reduce the amount of light pollution:**

1. Arlington;

2. Granville Post Top with Full Cover;

3. Plan Granville with Lunar Optics; and

4. Town and Country.

…

SECTION VIII. That Chapter 15, Signs, of the Franklin Zoning Ordinance is hereby amended to delete the following text with a ~~strikethrough~~ and add the following text noted in **bold**, renumber the subsequent Sections, Subsections, Figures, and pages accordingly, and is approved to read as follows:

…

15.1.3 Proportion and Shape

Signs shall not be irregularly shaped**, except for small hanging/projecting signs**.

…

15.1.7 Halo Illumination

A. Halo illumination of signs shall be limited to light emanating from behind the individual letters, numbers, logos, or accent elements, where the light source is concealed and directed only toward the background surface of the sign to create a soft, backlit "halo" effect. The face of all illuminated elements shall be opaque to prevent light from shining through. When halo illumination is used, no other internal or external illumination of the sign is permitted.

B. Halo illumination shall be used only as an accent and shall not increase the sign area by more than 10 percent.

C. The lighting shall be limited to a warm white color and shall not flash, move, change color, be overly bright, or create a nuisance.

D. The sign or light source shall not produce glare or illumination that could distract or interfere with the vision of drivers, cyclists, pedestrians, adjacent property owners, or the general public. Illumination shall be shielded in such as a manner that no direct glare can be seen from any angle.

E. In the CAO1, halo illuminated signs attached to buildings shall only be allowed on the façade facing Columbia Avenue.

F. In the CAO2 and DD districts, halo illuminated signs are prohibited.

G. Any electrical lights or fixtures shall be installed in accordance with Article 600 of the National Electrical Code.

...

15.1.**8**~~7~~ Maintenance

…

15.1.**10**~~9~~ Prohibited Signs

…

The Zoning Ordinance is hereby amended for lighting in Sections 15.4, Band Sign, and 15.10, Monument Sign, as follows:

Lighting	External**,** ~~or~~ internal**, or halo** illumination **subject to Section 15.2, General Provisions**

…

15.2 Overview of Sign Types

Canopy Sign:	A sign that is attached to ~~the front face of~~ a canopy **on** ~~attached to~~ a **multifamily, commercial/mixed-use, or nonresidential** building

…

15.5 Canopy Sign

Description	A sign that is attached to ~~the front face of~~ a canopy **on** ~~attached to~~ a **multifamily, commercial/mixed-use, or nonresidential** building
…	
Placement	**Shall be placed on the front face of the canopy and outside of the HPO, the sign may be placed above the canopy when channel cut letters are used** Shall not project ~~above or~~ below the canopy or be located above the building roof line

…

15.7 Development Entrance Sign

…

Sign Structure	**Shall have a solid base that fully extends from the ground to the bottom of the sign area along the entire length of the sign structure**

…

15.9 Flag

…

Quantity	Maximum of three per lot
Sign Area	**For ground-mounted and rooftop flagpoles, the m~~M~~**aximum width of the flag shall not exceed one-fourth the height of the pole (e.g. 40-foot pole = maximum width of 10 feet **For wall-mounted flagpoles, the maximum flag size shall be 5 x 8 feet**
Placement	**For ground-mounted and rooftop flagpoles, the minimum setback shall be 10 feet from a property line** **For wall-mounted flagpoles, the m~~M~~**inimum setback **shall be** at the property line
Flagp~~P~~ole Height	Maximum of 40 feet **for ground-mounted flagpoles** or 20 feet for rooftop **flag**poles
Materials	…
Lighting	…

Exemptions in AG, ER, R1, R2, R3, R4, R6, MR Districts and in PD on Residential Lots

For up to 90 days per calendar year, flags up to 40 square feet in size shall be exempt from quantity and placement requirements

…

15.10 Monument Sign

…

Sign Structure	**Shall have a solid base that fully extends from the ground to the bottom of the sign area along the entire length of the sign structure**

…

The Zoning Ordinance is hereby amended for lighting in Sections 15.14, Vertical Blade Sign, and 15.15, Wall Sign, as follows:

Lighting	**External, internal, or halo illumination subject to Section 15.2, General Provisions** ~~External illumination, subject to 15.1.5, External Illumination or internal illumination, subject to Subsection 15.1.6, Internal Illumination~~

…

SECTION IX. That Chapter 17, Natural Resources, of the Franklin Zoning Ordinance is hereby amended to delete the following text with a ~~strikethrough~~ and add the following text noted in **bold**, renumber the subsequent Sections, Subsections, Figures, and pages accordingly, and is approved to read as follows:

…

17.6.5.A.2 Variances may be issued **by the BZA** for the repair or rehabilitation of historic structures ~~upon~~ **following** a determination **by the HZC** that the proposed repair or rehabilitation will not preclude the structure's continued designation as a historic structure and the variance is the minimum necessary deviation from the requirements of this Section to preserve the historic character and design of the structure;

…

SECTION X. That Chapter 18, Historic Resources, of the Franklin Zoning Ordinance is hereby amended to delete the following text with a ~~strikethrough~~ and add the following text noted in **bold**, renumber the subsequent Sections, Subsections, Figures, and pages accordingly, and is approved to read as follows:

18.7.1 Description

~~A.~~ The corridor context edge treatment preserves the setting of the historic resource ~~along a scenic corridor in the SCO~~ where development is proposed across a street from and within view of a historic building**.**~~;~~

~~B. New buildings within view of the historic resource are designed to be similar in scale and architectural character with the historic building.~~

18.7.2 Standards

A. Any new buildings across the street from the historic resource property shall be designed:

1. To be similar in scale and shall not be more than one story taller than the historic building;

2. To have traditional architectural character; and

3. To utilize traditional materials and design that are contextual and complementary to the historic resource without mimicking the historic resource.

B. Where the historic resource property is at least two acres **and located within the SCO**, any new lot fronting an arterial or collector street across from the historic resource property shall be at least two acres, to lessen the potential adverse impact and intensity of the new development. The new lot may be an open space lot or contain up to one principal building.

…

SECTION XI. That Chapter 19, Review Bodies, of the Franklin Zoning Ordinance is hereby amended to delete the following text with a ~~strikethrough~~ and add the following text noted in **bold**, renumber the subsequent Sections, Subsections, Figures, and pages accordingly, and is approved to read as follows:

…

19.5 Historic Zoning Commission (HZC)

19.5.1 Specific Review Authority

Within the HPO, the HZC is responsible for **preliminary HZC recommendations** ~~the review and recommendation~~ to the FMPC and the BOMA, as applicable, of~~:~~

1~~A~~. Development plans;

…

19.5.2 Specific Approval **and Interpretation** Authority

A. The HZC is responsible for review and final approval of certificates of appropriateness within the HPO.

B. The HZC is the final authority on the interpretation of the Historic District Design Guidelines.

19.5.3 Additional Authority

The following shall also be the duty of the HZC:
A. To regularly maintain and update the following documents:
1. Historic Preservation Plan;
2. Historic Resources Survey; and
3. Historic District Design Guidelines.
B. To nominate properties for inclusion in the HPO; ~~and~~
C. To review nominations for the National Register of Historic Places~~;~~.
D. To make determinations on whether a building, structure, or resource is contributing to the local historic district (HPO), regardless of federal or state listing status;
E. To provide HZC determinations to the BZA for variance requests from the requirements of Section 17.6, Floodplain Protection related to historic structures in the FWO or FFO; and
F. To provide recommendations on public art proposals to the Franklin Public Arts Commission and the BOMA.
…
19.8 Department of Building and Neighborhood Services
19.8.1 General Authority
The Department of Building and Neighborhood Services is authorized by the BOMA to interpret, enforce, and administer this Ordinance, except for those duties delegated or conferred upon the Department of Planning and Sustainability. The Department of Building and Neighborhood Services shall have the following authority and duties under this Ordinance:
A. To render interpretations of all provisions of this Ordinance and confer with the Department of Planning and Sustainability and other City departments as needed; and
B. To make initial rulings on the interpretations of zoning map boundaries based on the following criteria:
1. The Department of Building and Neighborhood Services shall use the best available data to make an interpretation of the zoning map boundary.
2. The City has received an approved Letter of Map Revision from FEMA.
3. The Department of Building and Neighborhood Services shall make the initial ruling within 120 days of submission of a complete application. An applicant may consent to waive the deadline. An application is deemed to be approved if the Department of Building and Neighborhood Services fails to approve, deny, or extend with consent the application within the required time period; and
C~~B~~. To enforce the provisions of this Ordinance.
…

SECTION XII. That Chapter 20, Procedures, of the Franklin Zoning Ordinance is hereby amended to delete the following text with a ~~strikethrough~~ and add the following text noted in **bold**, renumber the subsequent Sections, Subsections, Figures, and pages accordingly, and is approved to read as follows:
…
20.6 Preliminary HZC Recommendation
20.6.1 Purpose
The purpose of a preliminary HZC recommendation is to provide ~~other review bodies with~~ recommendations **from the HZC to the FMPC and BOMA** related to the Historic District Design Guidelines on development applications in the HPO early in the approval process where certain contextually sensitive design features become entitled prior to the certificate of appropriateness review. **The HZC uses these Guidelines to consider exterior alterations that may affect the historic integrity and context of properties within the HPO.**

The HZC reviews the proposals in light of the Design Guidelines for consistency with the historic district and potential impact to historic resources. Considerations include building locations, the rhythm of buildings along streetscapes, lot widths and sizes, setbacks, historic resource edge treatments, as well as building types, height, massing, and scale. Locations of proposed parking, drive aisles, landscaping, hardscape features, grading of the earth, and other site alterations are also reviewed. Modifications of standards that are impactful to the historic district or are related to any Design Guidelines recommendations are also considered as part of the preliminary HZC recommendation.

~~D. Development plan applications shall be reviewed for consistency with the Historic District Design Guidelines regarding conceptual elevations, height, massing, scale, setbacks, type of historic resource edge treatment, and lot or building site sizes.~~
~~E. Preliminary plat and final plat applications shall be reviewed for consistency with the Historic District Design Guidelines regarding types of edge treatment, setbacks, and lot or building site sizes.~~
…
20.8.8.A The applicant shall submit a development plan application in accordance with Section 20.2, Common Review Procedures. **The submittal shall be within four initial submittal deadlines of the pre-application meeting. See the submittal deadlines for the scheduled meetings of the applicable review body posted on the City website.**
…
20.8.16 **Review of Revisions to an Approved Development Plan** ~~Revisions to an Approved Development Plan~~
An approved development plan may be revised subject to approval by the BOMA, FMPC, or the Department of Planning and Sustainability, depending on the degree and scope of change requested. ~~Review of requests for revisions to an approved development plan are subject to one of the~~ **The** three **approval** processes are described in Paragraphs 20.8.16.A through C below:
A. Revision by BOMA Resolution
The following revisions trigger the entire review procedures and public notification, including neighborhood meeting**,** and joint conceptual workshop**, and FMPC review and recommendation**, as required for the original development plan approval, with final action by BOMA resolution:…
…
20.8.17 Effect of an Approved Development Plan Revision
When a revised development plan is approved by the applicable final review body, the revised development plan becomes the approved development plan of record. Any subsequent revisions are compared against the latest approved development plan of record.

20.8.18 Expiration of a Development Plan Revision ~~Revisions to an Approved Development Plan~~
Revisions to an approved development plan are still subject to the expiration date of the original approval of the development plan in Subsection 20.8.15, Expiration of a Development Plan. As such, revisions to development plans approved after a project has commenced construction will also not "restart" the clock on expiration timelines.

20.8.19 Denial of a Development Plan Revision
Revisions to an approved development plan that are denied by the applicable review body may affect the vesting property rights, per Section 20.19, Vesting.

20.8.20 Rezoning Triggers for a Development Plan Revision

A rezoning is required when a development plan revision includes an entitlement increase that exceeds the originally rezoned entitlements and original approved development plan. A rezoning is not required when a revised development plan is submitted that reduces entitlements.

…

20.12.4.B. Plans for nonresidential additions that do not exceed **50** ~~ten~~ percent of the square footage of the building and do not require a stormwater permit or grading permit, pursuant to Section 23-102 of the Municipal Code;

…

20.12.6 Application Submittal

A. The applicant shall submit a site plan application in accordance with Section 20.2, Common Review Procedures. The submittal shall be within **four initial submittal deadlines** ~~120 days~~ of the pre-application meeting, if applicable. **See the submittal deadlines for the scheduled meetings of the applicable review body posted on the City website.**

B. The Department of Planning and Sustainability may choose to forward an administrative site plan application to the FMPC for review, pursuant to the applicable application requirements.

~~B.~~**C.** Applications for buildings…

…

20.14 Grading Permit

See the **Municipal Code Title 23,** Stormwater Management**,** ~~Ordinance~~ **and Chapter 13, Local Rules Applicable to Construction**. All proposed development shall be shown on an approved development plan or site plan prior to grading.

…

20.18.1.B For **final** interpretations of the zoning map when there are ~~disputed questions of lot lines or~~ **disputed initial rulings of zoning map boundaries** ~~district boundary lines~~ as they arise in the administration of the zoning regulations.

...

20.18.5 BZA Final Action

The BZA shall review the application at a public meeting, hold a public hearing, and vote:

A. To uphold or reverse the administrative decision for an appeal where it is alleged by the applicant that there is error in an administrative decision;

20.18.5.B To make a final interpretation on a **disputed** boundary of the zoning map. **This decision shall be made within 120 days of the filing of an appeal. An applicant may consent to waive the deadline. An application is deemed to be approved if the Board of Zoning Appeals fails to approve, deny, or extend with consent the application within the required time period.**

…

20.19.1 **Establishment** ~~Initiation~~ of Vesting

A. In accordance with T.C.A. § 13-4-310, and subject to the exceptions set forth in said statute, vesting shall be **established** ~~initiated~~ by the **submittal** ~~approval~~ of a plan listed below on or after January 1, 2015~~, by the applicable review body~~ **when the plan substantially complies with the requirements of local development ordinances and regulations.**

1. Development plan;
2. Preliminary plat;
3. Site plan that is not associated with an approved development plan or preliminary plat; or
4. A revision to a development plan, site plan, or preliminary plat that was originally approved prior to January 1, 2015 and receives approval by the original review body.

B. Substantial compliance of the submittal shall be determined by the following:

1. The submittal complies with any applicable use related requirements of Chapter 5, Use Regulations;

2. There are no pending variance or modifications of standards requests associated with the submittal;

3. The DRT reviews have been completed with a staff recommendation of approval or approval with conditions to the applicable final review body; and
4. The applicable final review body makes the final determination on whether the submittal is in substantial compliance through its action of approval or approval with conditions.
C.~~B.~~ For the remainder of this Section, these ~~approved~~ applications **with established vested rights** shall be referred to as "vested plans".
…
20.19.2 Vesting Periods
A. ~~The approval of a plan in accordance with~~ **The establishment of a vested plan per** Subsection 20.19.1, **Establishment** ~~Initiation~~ of Vesting, will initiate a vesting period, during which the development standards adopted by the City and in effect on the date ~~of~~ **the submittal is determined to substantially comply** ~~approval~~ shall remain the applicable standards to the vested plan during its vesting period.
B. The vesting period applicable to a vested plan shall be a period of three years and begins on the date ~~of~~ **the submittal is determined to substantially comply** ~~approval~~ by the applicable review body**, but the period cannot expire before either:**
1. The date on which an appeal period for challenging such approval has expired; or
2. The date on which all appeals of such approval have been exhausted.
~~, which is either:~~
~~1. The effective date of the BOMA resolution approving the development plan;~~
~~2. The meeting date of the FMPC meeting approving the preliminary plat or site plan (not associated with an approved development plan or preliminary plat); or~~
~~3. The date of the administrative agenda approving the preliminary plat or site plan (not associated with an approved development plan or preliminary plat.~~
C. To keep a vested plan vested, an applicant must:…
…
20.19.2.**F**~~E~~. If construction commences, the vesting period shall be extended for a total of ten years from the date ~~of approval~~ **the submittal is determined to substantially comply** ~~of the vested plan~~, provided that the applicant maintains any necessary permits during the ten-year period.
20.19.2.**H**~~G~~. In the case of developments which proceed in two or more sections or phases as described on the vested plan, there shall be a separate vesting period applicable to each section or phase. The development standards which are in effect on the date ~~of approval~~ **the submittal is determined to substantially comply** ~~of the vested plan~~ for the first section or phase shall remain the development standards applicable to all subsequent sections or phases of the development; provided, that the total vesting period for all phases shall not exceed 15 years from the date ~~of approval~~ **the submittal is determined to substantially comply** ~~of the vested plan~~ for the first section or phase, provided that the applicant maintains any necessary permits during the 15-year period.
…
20.19.4.A. 1. Whether the proposed revision is consistent with all standards of the Ordinance and other applicable development standards in effect ~~on~~ **when** the original ~~approval~~ **submittal is determined to substantially comply** ~~date of the vested plan~~; and…
…
The Zoning Ordinance is hereby amended to change Figure 20.19.2.A, Vesting Flowchart, related to approval of a plan initiating vesting to submittal of a plan that substantially complies to initiating vesting to comply with applicable sections of T.C.A 13-4-310.
…

SECTION XIII. That Chapter 21, Performance Agreements, of the Franklin Zoning Ordinance is hereby amended to delete the following text with a ~~strikethrough~~ and add the following text noted in **bold**,

renumber the subsequent Sections, Subsections, Figures, and pages accordingly, and is approved to read as follows:

…

21.2.2 Surety Requirements

A. A performance agreement shall be secured by one of the following:

1. An irrevocable standby letter of credit with an automatically renewable feature, often called an "evergreen" letter of credit;

2. A cashier's check, payable to City of Franklin; ~~or~~

3. A performance bond, with an automatically renewable feature; or

4~~3~~. Other method of surety deemed adequate by the Department of Planning and Sustainability.

B. The beneficiary of the surety shall be the City of Franklin.

C. Letters of credit **or performance bonds** shall be issued by a financial institution **or agency** located within the United States of America, ~~organized and operating~~ **licensed and registered** under the laws of the State of Tennessee**.** ~~or the United States of America, and whose~~

D. A financial institutions's deposits ~~are~~ **must be** insured by either the Federal Deposit Insurance Corporation or National Credit Union Administration.

E. Bonding agencies must have an "A" rating from AM Best Rating System.

F. The means for communicating when a letter of credit or performance bond is in default must be included within the language of the surety document.

~~D. The financial institution shall permit the letter of credit to be presented for collection at a place physically located within Williamson or Davidson County, Tennessee. Alternatively, the financial institution may choose to provide a means for facsimile presentation, under the following conditions:~~

~~1. The financial institution must operate a minimum of one branch or office open to the public, located in Williamson or Davidson County, Tennessee;~~

~~2. Presentation of draw documents by the beneficiary shall also be permitted via overnight courier service to the financial institution's department where issuance of letters of credit transpires;~~

~~3. Facsimile numbers for presentation shall be printed in the letter of credit, with a statement that modifications to, or discontinuation of, facsimile numbers shall be provided the beneficiary via amendment; and~~

~~4. A means of backup shall be provided in the letter of credit, for an occasion when the facsimile number is inoperable for any reason. Backup information in the letter of credit shall include either:~~

~~a. A physical location address in Williamson or Davidson County, Tennessee, to be accessed only if the facsimile number is inoperable for any reason; or~~

~~b. The financial institution shall print in the letter of credit that if for any reason the facsimile number noted in the letter of credit is inoperable at a time when the beneficiary is attempting to present draw documents, then draw documents shall be considered timely when the financial institution is presented with a facsimile machine transmittal showing an attempted presentation by the beneficiary, along with satisfactory draw documents.~~

…

21.~~2.3~~**4** Monitoring **and Documenting** Improvements

A. The applicant shall have a registered professional engineer or landscape architect, depending on the type of improvements, involved in the installation or construction phase of the project, to monitor construction and determine conformity with approved plans and specifications.

B. After the completion of all water and sewer public infrastructure improvements associated with an approved site plan, the registered professional engineer or landscape architect described in Paragraph 21.4.A above shall submit as-built drawings to the Water Management Department detailing all

constructed improvements, including the pipe locations, depth sizes, fittings, etc. The as-built drawings shall be submitted at least 30 days prior to submittal of:

1. The application for the first building permit for a residential building other than multifamily residential; or

2. A request for the first final certificate of use and occupancy for a multifamily, commercial/mixed-use, or nonresidential building.

C. The as-built drawings and required improvements must be reviewed and inspected by the appropriate City department and determined to be satisfactorily completed in accordance with approved plans prior to:

1. The issuance of the first building permit for a residential building other than multifamily residential; or

2. The issuance of the first final certificate of use and occupancy for a multifamily, commercial/mixed-use, or nonresidential building.

…

21.4**5** Extension, Reduction, or Release of Improvements

…

21.~~5~~**6** Procedure for Reduction or Release of Improvements

…

21.~~6~~**7** Maintenance Agreement

…

21.~~6~~**7**.2 Calculation of Maintenance Agreement Amounts

The maintenance agreement shall be in an amount satisfactory to the appropriate City departments; however:

A. Landscape improvements shall be no less than 25 percent of the original amount, rounded up to the nearest thousand, or $~~3~~ **10**,000.00, whichever is greater;

B. All other improvements shall be no less than ten percent of the original amount or $~~2,5~~ **10,0**00.00, whichever is greater.

…

SECTION XIV. That Chapter 23, Definitions and Interpretations, of the Franklin Zoning Ordinance is hereby amended to delete the following text with a ~~strikethrough~~ and add the following text noted in **bold**, renumber the subsequent Sections, Subsections, Figures, and pages accordingly, and is approved to read as follows:

…

Commercial Recreation

An establishment primarily engaged in providing participatory athletic, recreational, or physical fitness services to the public for a fee, such as fitness and recreational sports centers, health and fitness studios, bowling centers, miniature golf courses, paintball or laser tag arenas, recreational day camps, **art workshop spaces,** and other recreational activities. This definition does not include golf courses, which are defined separately in this Ordinance.

…

Substantial Damage

Damage of any origin sustained by a structure, whereby the cost of restoring the structure to its before-damaged condition would equal or exceed 50 percent of the market value of the structure before the damage occurred. The market value is determined either by the assessed value of the structure per the Williamson County Property Assessor, plus an additional 15 percent of that assessed value, or by independent appraisal by a State of Tennessee licensed or certified real estate appraiser. In calculating

the substantial damage, construction improvement costs are tracked cumulatively over a **one** ~~five~~ year period.

…

Substantial Improvement

For the purposes of Section 17.6, Floodplain Regulations, any reconstruction, rehabilitation, addition, alteration, or other improvement of a structure in which the cost equals or exceeds 50 percent of the market value of the structure before the "start of construction" of the initial improvement. This term includes structures which have incurred "substantial damage", regardless of the actual repair work performed. The market value is determined either by the assessed value of the structure per the Williamson County Property Assessor, plus an additional 15 percent of that assessed value, or by independent appraisal by a State of Tennessee licensed or certified real estate appraiser. In calculating the substantial improvement, construction improvement costs are tracked cumulatively over a **one** ~~five~~ year period….

…

Transom Window

A small window directly above a door or larger window that does not exceed the width of the window or door immediately below. Transom windows are not located below windows on the same story.

…

SECTION XV. That the Department of Planning and Sustainability is authorized to make administrative clerical revisions to the zoning text so long as the changes are not substantive, such as cleaning up tables, clerical word corrections, typographical errors, table of contents adjustments, header and footer adjustments, font adjustments, amending graphics and supporting explanations based on approved zoning text, and adding or correcting references.

SECTION XVI. That the following described properties shall be, and are hereby, rezoned from its existing zoning classification to the proposed zoning district:

Zoning District Changes				
Address/Site	Map-Parcel	Acres	Existing Zoning District	Proposed Zoning District
171 Hillhaven Lane	062 00100 00009062	13.81	PD	CI
370 Franklin Road	063 02400 00008063	3.84	ER	CI

Overlay Zoning District Changes		
Location	Acres	Proposed Overlay Zoning District
171 Hillhaven Lane	13.81	HPO

Premises Considered

SECTION XVI. That the attached Location Maps shall serve the purpose of further delimiting the geographical boundaries as described by this Ordinance.

SECTION XVIII. BE IT FINALLY ORDAINED by the Board of Mayor and Aldermen of the City of Franklin, Tennessee that this Ordinance shall take effect on January 1, 2024, pending its passage on third and final reading, the public health, safety, and welfare requiring it.

ATTEST:

BY: _____
Angie Skarp
City Recorder

CITY OF FRANKLIN, TENNESSEE:

BY: _____
Dr. Ken Moore
Mayor

Approved as to Form:

_____
Shauna R. Billingsley, City Attorney

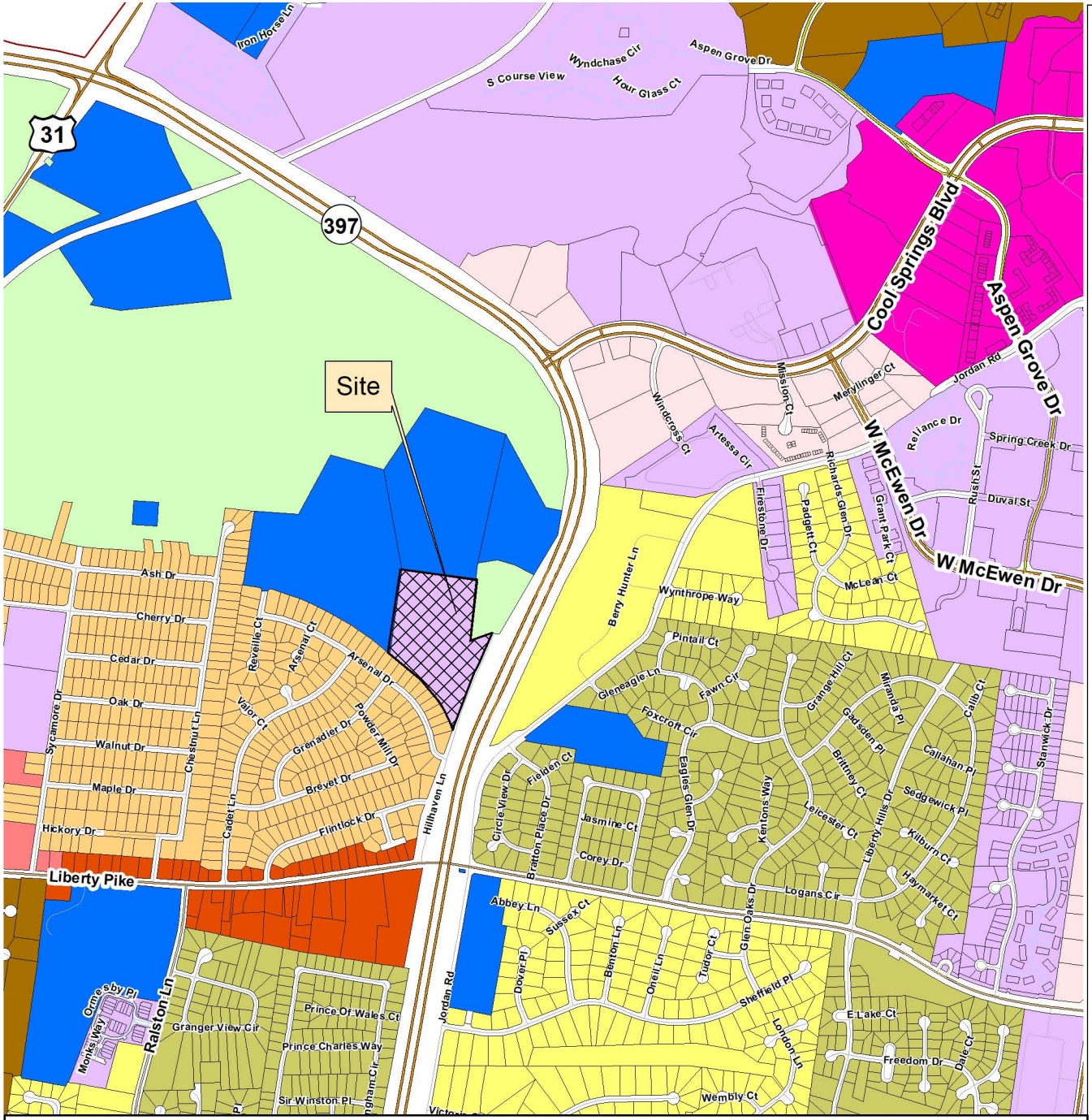
PLANNING COMMISSION RECOMMENDED: _____

PASSED FIRST READING: _____

PUBLIC HEARING HELD: _____

PASSED SECOND READING: _____

PASSED THIRD READING: _____



ZONING ORDINANCE ANNUAL UPDATE REZONING
171 Hillhaven Ln
ORDINANCE 2025-25

Project Information
Existing Zoning: PD, CFO, SCO
Proposed Zoning: CI, CFO, SCO, HPO
Site Acreage: 13.81 acres
Owner: City of Franklin
Parcel ID: 062 00100 00009062

Legend

- Subject Parcel
- ER Estate Residential District
- R2 Residential 2 District
- R3 Residential 3 District
- R4 Residential 4 District
- MR Mixed Residential District
- PD Planned District
- OR Office Residential District
- CI Civic Institutional District
- NC Neighborhood Commercial District
- RC4 Regional Commerce 4 District
- RC6 Regional Commerce 6 District
- RC12 Regional Commerce 12 District
- GO General Office District
- LI Light Industrial District

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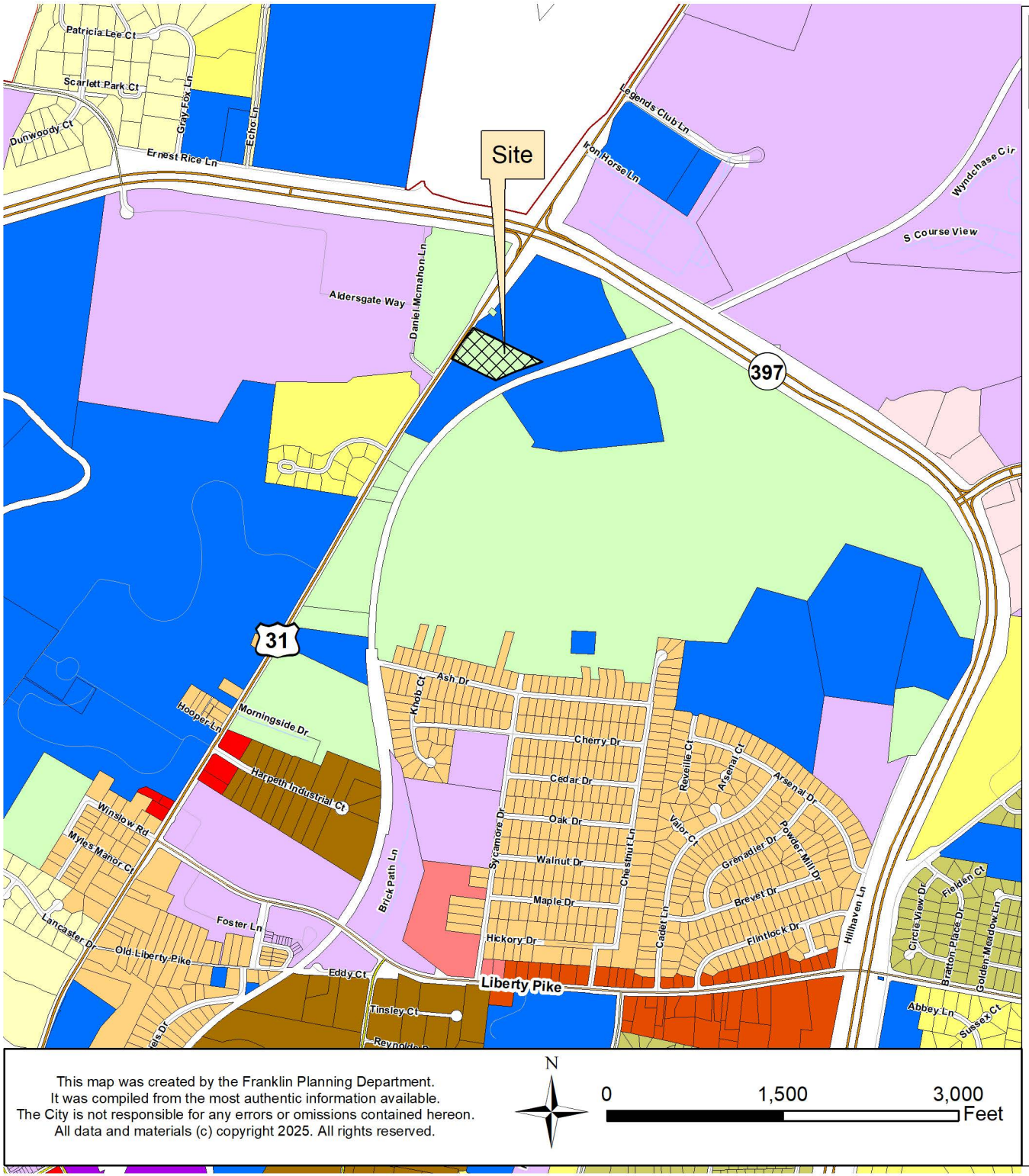
N

0 1,250 2,500 Feet

HISTORIC FRANKLIN TENNESSEE



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N

0 1,500 3,000 Feet

ZONING ORDINANCE ANNUAL UPDATE REZONING
370 Franklin Rd
ORDINANCE 2025-25

Project Information
Existing Zoning: ER, CFO, SCO, HPO
Proposed Zoning: CI, CFO, SCO, HPO
Site Acreage: 3.84 acres
Owner: City of Franklin
Parcel ID: 063 02400 00008063

Legend

- Subject Parcel
- ER Estate Residential District
- R1 Residential 1 District
- R2 Residential 2 District
- R3 Residential 3 District
- R4 Residential 4 District
- MR Mixed Residential District
- PD Planned District
- CI Civic Institutional District
- NC Neighborhood Commercial District
- CC Central Commercial District
- DD Downtown District
- 1ST Avenue District
- RC4 Regional Commerce 4 District
- LI Light Industrial District

HISTORIC FRANKLIN TENNESSEE

Franklin Municipal Planning Commission

August 28, 2025

Annual Zoning Ordinance Update

Signs: Halo Illumination

Add halo illumination: soft backlit lighting as an accent in a warm white color

Canopy Sign Placement

Allow above the canopy

Hanging/Projecting Arm Signs

Allow for irregular shapes

Flags

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 40 square feet in size shall be exempt from quantity and placement requirements

Minimum setback for ground-mounted flagpoles of 10 feet
Maximum size for wall-mounted flagpoles of 5 x 8 feet

Use Change

- Allow for wrecker service in the Light Industrial (LI) District

Performance Bonds

- Allow for 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

Streetlights

When streetlights will be owned and maintained by Middle Tennessee Electric, the City prefers the following street light fixtures for residential streets in order to reduce the amount of light pollution:

1. **Arlington;**
2. **Granville Post Top with Full Cover;**
3. **Plain Granville with Lunar Optics; and**
4. **Town and Country.**

Arlington

Town and Country (Dark Sky)

Granville with Full Cover

Internal metal plate preventing uplighting

Plain Granville with Lunar Optics

State Law Changes

- Board of Zoning Appeal Changes
  - Allows staff to have an initial ruling on the interpretation of zoning district boundaries
    - E.g. FEMA approved Letters of Map Revision no longer need BZA approval

- When Vesting Takes Effect
  - Was "Approved plan"
  - Now when "the plan is submitted and determined to substantially comply with local development ordinances and regulations"

Floodplain Standards

Reduce the Cumulative Timeframe for Substantial Improvement and Substantial Damage from 5 years to 1 year.

Background

- Request from an Alderman to address routine maintenance in the floodplain, such as roof replacement, painting, etc.
- Based on the information received from FEMA and the State, creating exemptions would be a violation of the NFIP.
- The only solution staff can identify to address regular maintenance is to change the SI/SD cumulative timeframe from 5 years to 1 year.

What Are Substantial Damage & Substantial Improvement?

Substantial Damage: Damage ≥ 50% of a structure's market value.

Substantial Improvement: Renovation or addition ≥ 50% of market value.

If triggered, requires buildings to be brought into compliance with current **floodplain regulations**.

Overall policy goal is to gain compliance and have safer, more sustainable buildings.

Why Is This Important?

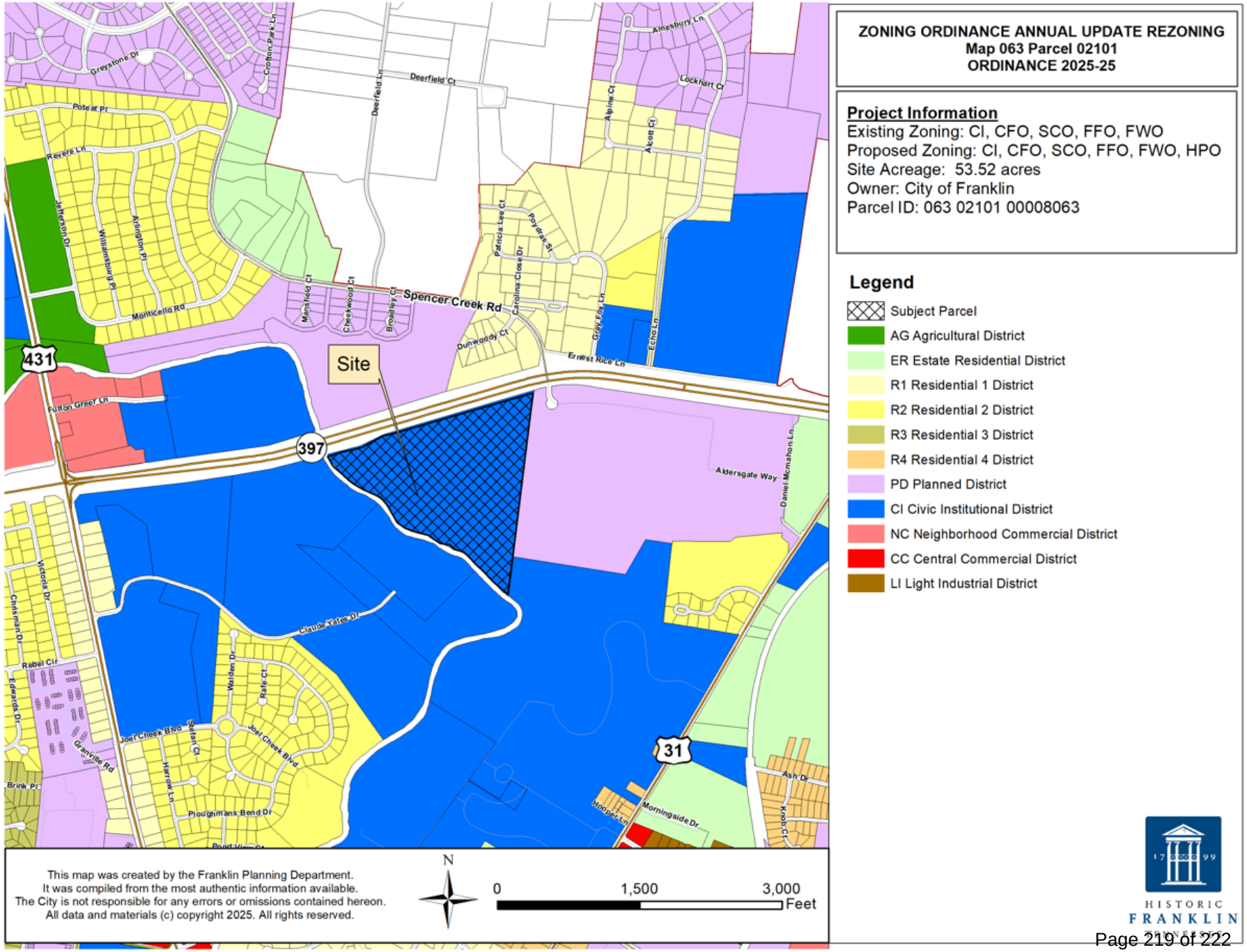
- Promoting Safer Structures by Reducing Injury, Loss of Life, and Property Damage.
- Reducing Future Flood Risk by Preventing Repeat Losses
- Controlling Long-Term Costs by Saving Money Over Time for Property Owners and the Public
- Ensuring Fair, Consistent Enforcement with Equal Treatment Across Properties
- Maintaining NFIP Participation for Access to Flood Insurance and Aid
- Encouraging Resilient Rebuilding with Stronger Structures After Disasters

Recommendation

- Substantial Damage & Improvement rules are crucial tools to gaining compliance and having safer structures in the floodplain.
- The timeframe was previously 10 years based on a recommendation by the State. It was reduced to 5 years in 2020.
- Further reducing the timeframe takes us to a place that's seen as against best practice.
- The CRS rating wouldn't change regardless of the decision on this.
- The State of TN is looking to update the State's Model Ordinance within the next 2 years and expects that the new State model will be a 5-year cumulative.
- Staff recommends keeping the 5-year cumulative timeframe until the State model is updated and released, although this ordinance update has the Alderman requested reduction to one year in it.

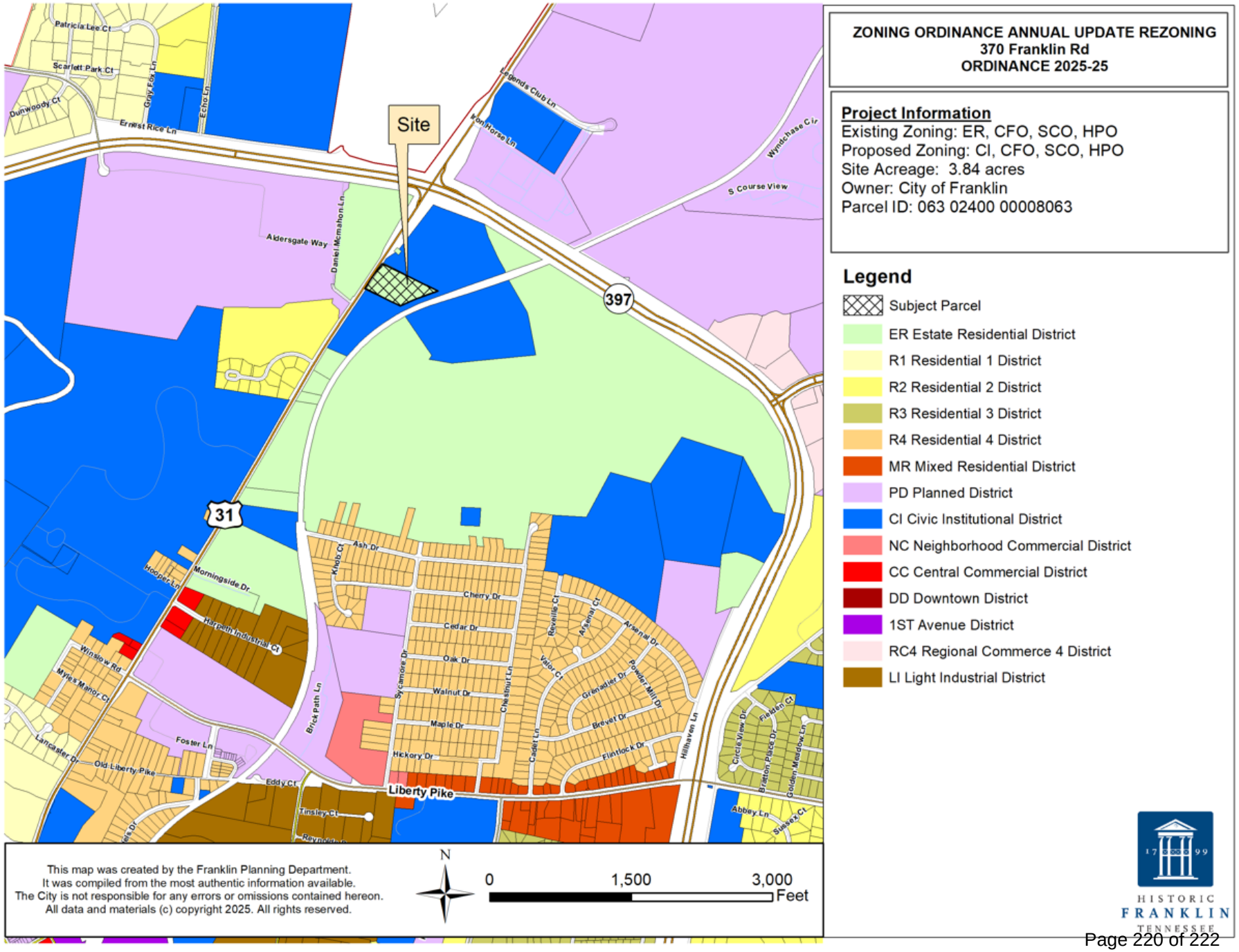
Rezonings

- To rezone into the Historic Preservation Overlay District (HPO)
- City-owned property
- Adjacent to the Franklin Road Historic District and the Park at Harlinsdale Farm
- HZC recommended favorably due to its proximity to historic resources



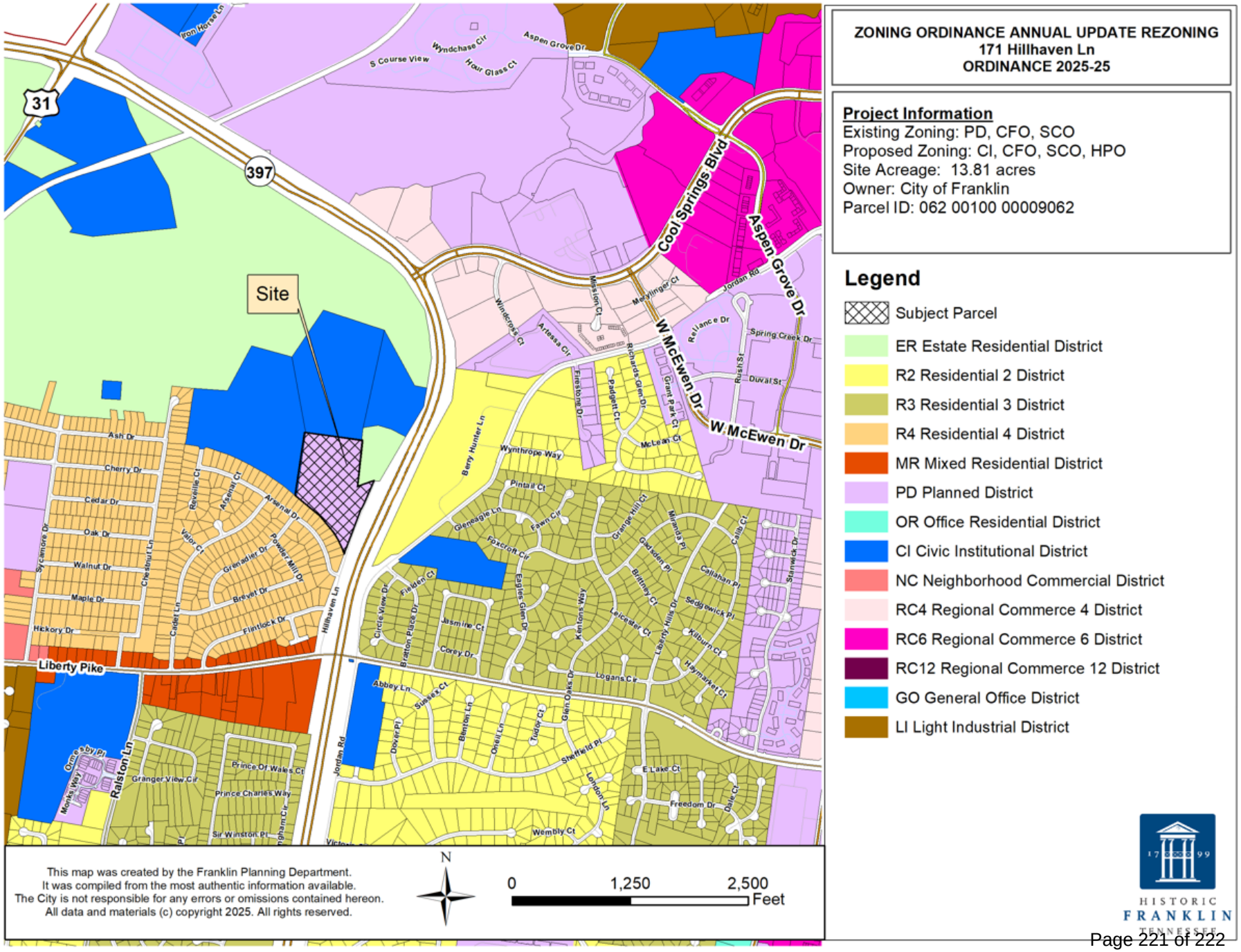
Rezonings

- To rezone to the Civic Institutional (CI) District
- Creekside house and buildings (Thomas Shute House) already in the HPO and the National Register
- City-owned property intended as part of a larger future park



Rezonings

- To rezone to the CI and HPO Districts
- Owned by Franklin's Charge and will become City Property
- Future trailhead for the park at Roper's Knob
- HZC recommended favorably as it adjacent to the Civil War fortifications at Roper's Knob



Anticipated Timeline

• HZC HPO Nomination (Ropers Knob, Mack Hatcher)	August 11
• FMPC Recommendation	August 28
• BOMA Work Session	September 9
• BOMA 1st Reading	September 23
• FMPC review if required	October 23
• BOMA 2nd Reading and Public Hearing	November 11
• BOMA 3rd Reading	November 25