



# City of Franklin

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

## Meeting Agenda

### Board of Zoning Appeals

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Thursday, November 6, 2025

6:00 PM

Eastern Flank Event Facility

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#### MEETING LOCATION

Eastern Flank Event Facility  
1368 Eastern Flank Circle

Notice is hereby given that a meeting of the Board of Zoning Appeals will be held on the date, time, and location listed above. Additional information can be found at [www.franklintn.gov/planning](http://www.franklintn.gov/planning). 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. Accommodations have been made to ensure that the public is able to participate in the meeting. The public may participate in the following ways: • Watch the meeting on FranklinTV or the City of Franklin website. • Watch the live stream through the City of Franklin Facebook and YouTube accounts. • Email comments to [planningintake@franklintn.gov](mailto:planningintake@franklintn.gov) to be provided in full to the Commission and included in the minutes, but not read aloud in their entirety during the meeting. Emailed comments are accepted until 12:00 PM (noon) on the day before the meeting. • Comment in-person at the meeting. Speakers will be asked to fill out a speaker card prior to the meeting starting. Speakers may sit in the meeting or wait in the lobby.

#### 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 an agenda item, the Chair will hold your comment until the public comment period associated with the item. As provided by law, the 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/Staff 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](mailto:planningintake@franklintn.gov) before noon on the day before the meeting. Emailed comments will be provided to the Board and included in the minutes, but not read aloud in their entirety during the meeting.

#### APPROVAL OF MINUTES

1. Consideration Of Approval Of The October 2, 2025, BZA Minutes.

#### BZA ANNUAL CALENDAR

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

Sponsors: Amy Diaz-Barriga, Ariella Stanford

## ANNOUNCEMENTS

## APPLICATIONS

3. A **Variance Request** To Encroach 14 Feet Into The Required 25-Foot Transition Zone 1 Buffer Along The Northern Property Line For The Property Located At 4309 S Carothers Road (FZO 8.1.2.).

Sponsors: Amy Diaz-Barriga, Ariella Stanford

4. A **Variance Request** To Allow A Parking Pad That Encroaches Into The Yard Area Located In Front Of The Principal Building For The Property Located At 807 Hillsboro Road (FZO 10.12.1.A).

Sponsors: Amy Diaz-Barriga, Ariella Stanford

5. A **Variance Request** To Allow Columns Without Bases For A Canopy For The Property Located At 1215 Hillsboro Road (FZO 5.2.7.E.3.).

Sponsors: Amy Diaz-Barriga, Ariella Stanford

6. A **Variance Request** To Allow A Proposed Principal Building To Have A Maximum Front Yard Setback Of 80 Feet, And A **Variance Request** To Allow The Front Façade Location Of A Proposed Principal Building To Be Oriented In A Non-Parallel Manner To The Frontage For The Property Located At 880 Oak Meadow Drive (FZO 3.19.5 and 6.9).

Sponsors: Amy Diaz-Barriga, Ariella Stanford

7. A **Variance Request** To Allow 14 Parking Spaces Within The Long Lane Frontage Area For An Existing Principal Building For The Property Located At 4400 Franklin South Court (FZO 7.5.).

Sponsors: Amy Diaz-Barriga, Ariella Stanford

## OTHER BUSINESS

## ADJOURN

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





## Meeting Minutes

### Board of Zoning Appeals

Thursday, October 2, 2025

6:00 PM

Eastern Flank Event Facility

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#### CALL TO ORDER

Chair Langley called the meeting to order at 6:01pm.

Board Members Present: Jonathan Langley (Chair), William Scales, Dorinda Smith, John Boehms

Board Members Absent: Jeff Fleishour

Staff Members Present: Shanna McCoy, Amy Diaz-Barriga, Ariella Stanford

**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 an agenda item, the Chair will hold your comment until the public comment period associated with the item. As provided by law, the 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/Staff for administrative consideration, or to a schedule the matter for consideration at a later date. Those addressing the Commission are requested to come to the microphone and identify themselves by name and address for the official record. The Chair may restrict the period for public comment, including the length of the public comment period, the number of individuals who can speak and the length of time each individual may speak. When time allows, the standard individual public comment time is two minutes.)**

Chair Langley asked for citizen comments. There were none.

**Comments on agenda items may be made in person at the meeting or by emailing [planningintake@franklintn.gov](mailto:planningintake@franklintn.gov) before noon on the day before the meeting. Emailed comments will be provided to the Board 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 7, 2025, BZA Minutes.

Sponsors:

Board Member Dorinda Smith motioned to approve the August 7, 2025, BZA meeting minutes, seconded by Board Member William Scales. The motion carried by a vote of 4-0.

#### ANNOUNCEMENTS

Ms. Diaz-Barriga stated that there will be training available for the BZA members during October 20-22, 2025 at the TAPA Conference. Once the agenda is received, Ms. Diaz-Barriga will notify everyone on the Board. It was also noted that the training courses would be recorded and available for viewing by the end of the year. The BZA members will have an opportunity to watch the video in place of attending the training.

Board Member Boehms stated that he attended the training event held on October 1 and it was a great learning opportunity.

## APPLICATIONS

### 2. **A Variance Request To Allow A 2-Foot And 6-Inch Encroachment Into The Required 7-Foot Side Yard Setback For An Existing Principal Building For The Property Located At 417 Forrest Street (F.Z.O. 3.7.5.).**

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

Staff Presentation: Ariella Stanford. Ms. Stanford stated that this 0.22 acre lot is located at 417 Forrest Street and is zoned R4 Residential 4 District. There is an existing house and accessory structure on the lot. The existing house, accessory structure, and paved areas were built in 2022, but were not built according to the building permit that was submitted and approved in November 2022. The applicant requested 3 variances at the July 3, 2025 BZA meeting which were denied. Since then, the applicant has remedied the appurtenance encroachment of the accessory structure, and has removed portions of impervious pavement so that the minimum landscape surface area (LSA) meets the 40% minimum. Since the conditions of the lot have changed since the applicant's previous variance request, the applicant is now requesting 1 variance for the remaining Zoning Ordinance violation.

1. A Variance Request To Allow A 2-Foot And 6-Inch Encroachment Into The Required 7-Foot Side Yard Setback For An Existing Principal Building.

Staff Analysis: The BZA may authorize a variance only when the request has met all three criteria in accordance with F.Z.O §20.10.6 and State law.

Criteria #1. Where, by reason of exceptional narrowness, shallowness, or shape of a specific piece of property at the time of the enactment of the Zoning Ordinance or by reason of exceptional topographic conditions or other extraordinary and exceptional situation or condition, such a piece of property is not able to accommodate development as required under this Ordinance. Staff does not find any extraordinary conditions of this property that would prevent a single-family home from being located the required 7 feet from the side property line on this property. The approved Building Permit shows that an approximately 2,000 square-foot home could be built within the setback requirements of this lot. Staff find this criteria is not met.

Criteria #2. The strict application of any provision enacted under the Zoning Ordinance would result in peculiar and exceptional practical difficulties for or exceptional or undue hardship for the owner of the property. Staff does not find that the strict application of any provision enacted under the Zoning Ordinance would result in peculiar and exceptional practical difficulties for or exceptional or undue hardship for the owner of the property. The hardship of needing to remedy the existing house that was built out of compliance is self-imposed. The practical difficulties presented by this situation are a result of the house not being built according to the approved plans, not a result of the strict application of the Zoning Ordinance. Staff finds this criteria is not met.

Criteria #3. Such relief may be granted without substantial detriment to the public good and without substantially impairing the purpose and intent of the Zoning Ordinance. Staff find that this request would not be a detriment to the public good and would not impair the intent of the Zoning Ordinance. Part of the intent for setbacks is safety, and buildings are required to be at least 5 feet from a property line for fire safety. If a house is less than 5 feet from a property line, the house is required to be fire rated or have a sprinkler system installed. The applicant has met with city staff and has submitted a permit application for a sprinkler system, so the fire safety concern is being addressed. The applicant and owner of 417 Forrest Street also owns 415 Forrest Street, and since last month, the house at 415 Forrest Street has been demolished. The house at 415 Forrest Street was legally nonconforming and was approximately 2 feet from the side lot line. With that house being demolished, a new house on that lot will now need to conform with the required 7-foot setback, so the houses will not be as close as they were. Part of the intent of the Zoning Ordinance in this case is to have aesthetic consistency of spacing between houses. The side setbacks between the houses on this street are not consistent, so the inconsistency of this setback with the rest of the street is not obviously out of place. Staff find this

criteria is met.

**RECOMMENDATION:** Staff recommends the Board of Zoning Appeals move to deny the Variance Request To Allow A 2-Foot And 6-Inch Encroachment Into The Required 7-Foot Side Yard Setback For An Existing Principal Building For The Property Located At 417 Forrest Street, because the criteria for granting a variance have not all been met.

**Applicant Presentation:** Brian Biglin, owner. Mr. Biglin stated that there have been several changes since the last meeting, including the purchase and demolition of the homes on each side of the subject property, removing the existence of a fire hazard. Concrete was removed from the front, back patio and steps along the side of the home to comply with the required permeable surface guidelines. The permeable surface area went from 27% to 40% permeable surface. Mr. Biglin stated that he solved the first two variance requests from the July submittal. Lastly, Mr. Biglin explained that he met Don Toothman, an expert in home moving, to understand the process. Mr. Toothman did not recommend moving the home because it is built on a slab. Part of the process of moving a home requires a four-foot trench to be dug, then the home is moved over and another four-foot trench and so forth. Because the home is built on a slab, Mr. Toothman said the concrete slab would collapse. Mr. Biglin finished by explaining that his goal is to rebuild the demolished homes on each side so that each home allows for better spacing between the properties.

**Citizen Comments:** None

Chair Langley mentioned that an email was received by staff regarding this property.

There being no other citizen comments, Chair Langley asked for a motion to close citizen comments.

Board Member Smith motioned to close the citizen comment portion of the item, seconded by Board Member Scales. The motion carried 4-0.

Board Member Smith stated that the applicant owns 415 and 417 Forrest Street. The issue involves the encroachment between these two homes. The problem could be solved if 415 becomes part of 417, in theory.

Ms. Diaz-Barriga stated that 415 does not meet the zoning ordinance minimums as it is today and to make 415 smaller, by giving land to 417, would make the lot further out of compliance. Ms. Diaz-Barriga agreed with Board Member Smith, that 415 and 417 could be combined into a singular lot which would solve the problem.

Board Member Boehms asked Mr. Biglin if he had considered removal of a wall, reducing the home size so that the home does not encroach into the required distance between the homes.

Mr. Biglin explained that the home is very narrow to begin with and removing a wall would reduce the space in the kitchen, which is where all the utilities enter the home.

Board Member Scales asked Mr. Biglin if he considered combining the two lots.

Mr. Biglin stated that only as a last resort would he consider combining the two lots as he would lose the ability to build a home on the 415 Forrest Street site.

#### **MOTION**

Board Member Smith motioned to deny A Variance Request To Allow A 2-Foot And 6-Inch Encroachment Into The Required 7-Foot Side Yard Setback For An Existing Principal Building For The Property Located At 417 Forrest Street because the criteria for granting a variance request has not been met, seconded by Board Member Boehms.

Board Member Smith stated that she researched the lots in this area of Franklin, and the lots are very small. Encroachment of 2.6 feet into the side setback of a small lot is significant when considering the lot size. Board Member Smith stated that buildings should be consistent with the lot size and should be compliant with the zoning ordinance.

Chair Langley stated that he recognizes the difficulty the applicant is faced with considering the home was built years ago in a location that does not meet the zoning requirements. Chair Langley noted that he feels for the applicant in this situation and the obstacles in finding a solution.

Board Member Scales agreed with Chair Langley and stated that he recognizes the work the applicant has

completed to bring the property into compliance with the zoning ordinance in other areas. Board Member Scales noted that it is an unfortunate situation, but there are still lot size issues.

There being no further discussion, the motion carried by a vote of 4-0.

3. **A Variance Request To Allow Additional Parking Bays And Drive Aisles Within The Noah Drive Frontage Area For A Principal Building For The Property Located At 245 Noah Drive (F.Z.O.7.4).**

**Sponsors:** Amy Diaz-Barriga, Ariella Stanford

Staff Presentation: Ariella Stanford. Ms. Stanford stated that this 2.39 acre property is located at 245 Noah Drive and is zoned LI Light Industrial District. There is currently an 8,191 SF building on the lot, and the applicant is proposing an additional 5,740 SF building to be used as a warehouse. Due to the unique conditions of the lot, the applicant is proposing to locate the warehouse building at the back of the lot, which would require parking to be in front of the proposed building. Parking frontage is allowed in the light industrial zoning district, but it is limited to 2 bays of parking and 1 drive aisle. Due to the unique conditions of the lot, the applicant is proposing more than 2 bays of parking and 1 drive aisle. For this reason, the applicant is requesting a variance to allow additional parking bays and drive aisles within the Noah Drive frontage area.

Staff Analysis: The BZA may authorize a variance only when the request has met all three criteria in accordance with F.Z.O §20.10.6 and State law.

Criteria #1. There are several unique conditions of this lot. In addition to the unique shape of the lot, the location of the existing building and the 50' buffer along the northern property line restrict options for additional development on this site. There is a 50' buffer along the northern property line because this property abuts a residential neighborhood to the north, which is required per the Franklin Zoning Ordinance. With the existing building location, the 50' buffer, and the unique shape of the lot, the proposed additional warehouse building would not be able to fit on the lot in a location that would allow the parking to be located behind the building. Staff find this criteria is met.

Criteria #2. To comply with the Zoning Ordinance regulations in this case, the applicant would likely not be able to build the proposed warehouse and keep the existing building on this lot. The applicant has attempted multiple configurations but have been unable to configure the lot in a way that would allow them to meet this Zoning Ordinance regulation. The lot is big enough to fit the existing building, the proposed building, and the necessary parking, but the only configuration that fits within the unique conditions of the lot cannot meet the Zoning Ordinance. This is a unique hardship. Staff find this criteria is met.

Criteria #3. Staff finds that this request would not be a detriment to the public good and would not impair the intent of the Zoning Ordinance. Part of the reason for this request is to maintain the 50' buffer between this lot and the neighboring residential use, which is an effort to ensure that this proposed warehouse would not be a detriment to those neighbors. The intent of this Zoning Ordinance regulation is to avoid parking lots being the view of a property from the street. The lot slopes up from the street in a way that the back of the lot is barely visible from the street. This means the proposed parking being in front of the proposed building would barely be visible from the street, if at all. Staff finds this criteria is met.

RECOMMENDATION: Staff recommends the Board of Zoning Appeals move to approve A Variance Request To Allow Additional Parking Bays And Drive Aisles Within The Noah Drive Frontage Area For A Principal Building For The Property Located At 245 Noah Drive, because the criteria for granting a variance have been met.

Applicant presentation: Jimmy Franks, Tennessee Valley Homes. Mr. Franks asked the BZA to favorably consider the variance request for an additional storage building on this property. Mr. Franks explained that the current building houses a cabinet making business for his Tennessee Valley Homes Company. The cabinets are in high demand, but more storage is needed to house the finished cabinets and to allow the workers to continue building. Mr. Franks also noted that there would not be any more parking needed than already exists. The proposed building would fit nicely into a steep bank that backs up to the APCOM property. Mr. Franks stated that there is a two-acre lot in front of the existing building that has a 13-14,000 square foot building on the property, making it impossible to build in the front. Also, Mr. Franks noted that there is a shortage of light

industrial space availability in Franklin. Lastly, Mr. Franklin stated that the area is a little over three acres that is being underutilized, and he would appreciate support for the request.

Citizen Comments: None

There being no citizen comments, Chair Langley asked for a motion to close the citizen comments.

Board Member Scales motioned to close the citizen comment portion of the item, seconded by Board Member Boehms. The motion carried by a vote of 4-0.

## **MOTION**

Board Member Boehms motioned to approve A Variance Request To Allow Additional Parking Bays And Drive Aisles Within The Noah Drive Frontage Area For A Principal Building For The Property Located At 245 Noah Drive, seconded by Board Member Scales. There being no discussion, the motion carried by a vote of 4-0.

#### **4. A Variance Request To Allow A Nonconforming Structure To Expand In A Way That Does Not Meet The 5-Foot Side Yard Setback Requirement For The Property Located At 1127 Park Street (F.Z.O. 2.3.3.).**

Sponsors: Amy Diaz-Barriga, Ariella Stanford

Staff Presentation: Ariella Stanford. Ms. Stanford stated that This 0.14-acre property is located at 1127 Park Street and is zoned R-6 Residential District. There is an existing house on this property, and the applicant is proposing an addition to the existing house. The existing house is not completely parallel to the side lot line, so the setback varies from 3.81' to 4.16'. The minimum setback requirement for the R-6 Residential zoning district is 5 feet, but this house is allowed to remain in place because it is a legally nonconforming use. As stated in the Franklin Zoning Ordinance, a nonconforming use is any principal or accessory use, structure, lot of record, sign, or tower that was lawfully established before the effective date of this Ordinance and no longer complies with this Ordinance is considered nonconforming. The proposed addition to the house extends from the rear façade and maintains the width of the existing house. Since the existing house is not parallel to the side lot line and gets closer to the lot line as it extends back, the addition encroaches closer to the side lot line than the existing house as it extends back. At its closest point, the proposed addition is 3.49' from the side lot line. Since any addition to a nonconforming use is required to comply with the Zoning Ordinance standards, the addition is required to comply with the 5-foot side yard setback requirement. For this reason, the applicant is requesting a variance to allow a nonconforming structure to expand in a way that does not meet the 5-foot side yard setback requirement.

Staff Analysis: The BZA may authorize a variance only when the request has met all three criteria in accordance with F.Z.O §20.10.6 and State law.

Criteria #1. Staff does not find any extraordinary conditions of this property that would prevent development of an addition to the existing house within the setbacks on this property. While it is unique that the existing house is not completely parallel to the side lot line, that does not prevent the addition from being offset by 2 feet to comply with the setback requirements. Staff find this criteria is not met.

Criteria #2. Staff does not find that the strict application of any provision enacted under the Zoning Ordinance would result in peculiar and exceptional practical difficulties for or exceptional or undue hardship for the owner of the property. To comply with the Zoning Ordinance in this case, the addition could be reduced by 2 feet on the side or moved 2 feet to the west. There is not a driveway extending to the back of the property along the west side of the house or a garage in the rear, so moving the addition 2 feet would not impede vehicular access to the backyard area. Regarding stormwater mitigation, the proposed drywell tanks may restrict the design of the addition if the applicant were to extend the addition back to compensate for meeting the side setback, but the proposed drywell tanks are not specifically required per the City of Franklin. There are other options for stormwater mitigation on the site that would likely allow the addition to extend further back on the site. Additionally, there seems to be at least a few feet between the proposed drywell tanks and the proposed deck, so there is currently room to extend further back with the proposed location of the drywell tanks. Without these options being explored to meet the Zoning Ordinance regulations, Staff does not find that the location of the proposed drywell tanks causes hardship. Staff find this criteria is not met.

Criteria #3. Staff find that this request may be a detriment to the public good and would impair the intent of the Zoning Ordinance. Part of the intent of this zoning ordinance regulation is to provide a buffer between buildings and to have aesthetic consistency with setbacks in a neighborhood. In addition to the house already being close to the side lot line, the addition would encroach even closer. This lessens the buffer to the

neighboring house and would be visibly closer to the side lot line from the street. This does not meet the intent of the zoning ordinance. Staff find that this criteria is not met.

**RECOMMENDATION:** Staff recommends the Board of Zoning Appeals move to deny the Variance Request To Allow A Nonconforming Structure To Expand In A Way That Does Not Meet The 5-Foot Side Yard Setback Requirement For The Property Located At 1127 Park Street, because the criteria for granting a variance have not been met.

Applicant: Matt Knutsen, KCK Custom Builders. Mr. Knutsen stated that Ms. Stanford covered everything well, and he did not have anything to add.

Chair Langley asked Mr. Knutsen to summarize or describe the situation.

Mr. Knutsen stated that the house is not parallel with the property lines as the front and rear property lines are skewed. Since the lines are skewed, the addition ends up encroaching into the left side setback.

Citizen Comments:

Lisa Coffee, 119 Reveille Court. Ms. Coffee stated that the purpose of the addition is to provide a larger bedroom for her 88-year-old mother who would like to remain in her home instead of moving to a nursing home. A larger space would accommodate a walker or larger bed along with any other needs she might have. Ms. Coffee explained that this house and the land are very special, and it is the family gathering place for holidays and celebrations throughout the year. Many times, the backyard is used to park cars for these gatherings because there is not enough parking on the road.

Board Member Boehms motioned to close the citizen comment portion of the item, seconded by Board Member Smith. The motion carried by a vote of 4-0.

Board Member Boehms asked staff if fire rating the wall or sprinkling the wall would address or satisfy the encroachment of the addition into the side setback.

Ms. McCoy stated that it would help meet the building code requirements, but it would not satisfy the zoning requirements. A fire rating of closer than five feet to the property line would require use of fire-rated materials or a sprinkler system.

Board Member Smith asked Ms. McCoy if the entire house would be required to have a sprinkler system.

Ms. McCoy confirmed that it would only be the addition that would require the sprinkler system.

Board Member Smith stated that staff analysis indicated that the option to move the structure over so that the addition does not encroach into the setback has not been explored fully. Ms. Smith asked Mr. Knutsen if they considered relocating the addition to a different part of the home.

Mr. Knutsen stated that if the addition was moved over, it would impede the pathway to the backyard making it difficult to park cars during family gatherings. There is only enough parking for two cars along the street. Another concern is the location of the drywells that mitigate storm water, as the plan was to build the addition and a deck leaving space for the dry wells. Mr. Knutsen further stated that there are a couple of storage buildings behind the dry wells. The main concern for the family is having enough space for parking so that cars are not blocking the street.

Board Member Boehms asked Mr. Knutsen if he explored an option to not setback the entire addition but at the corner where there appears to be a generous space that could be configured differently to address the setback issue. Mr. Boehms recommended exploring this option to find a way to comply with the zoning ordinance.

Mr. Knutsen explained that he considered decreasing the square footage, but the space is needed to accommodate the family's needs. Mr. Knutsen stated that they considered a reduction of 2.5 feet which would reduce the square footage by 75 square feet and even with the addition, it is a small house.

Board Member Boehms suggested a reduction on the inside using the 3D rendering to allow the family to get a better idea of what the smaller space would look like.

Mr. Knutsen stated that it has been a tricky process fitting the requested addition size on the small lot while not

interfering with the dry wells or encroaching into the side setback. Mr. Knutsen stated that he understands and appreciates the thoughts on decreasing the addition size but the family has concerns about having enough space for a walker or wheelchair or other needs in the future.

Chair Langley asked Board Member Boehms for more explanation on his suggestions on decreasing the size of the addition.

Board Member Boehms pointed out the areas on the application exhibits.

Board Member Scales asked Mr. Squires if the application was denied, could the applicant come back with a modified plan as was discussed this evening.

Mr. Scales explained yes, but the board is charged with deciding on the application that is before you. If changes are made to the proposal and presented to the board, the board would make a decision on the new information.

### **MOTION**

Board Member Scales motioned to deny A Variance Request To Allow A Nonconforming Structure To Expand In A Way That Does Not Meet The 5-Foot Side Yard Setback Requirement For The Property Located At 1127 Park Street because the criteria for granting a variance request have not been met, seconded by Board Member Smith.

Board Member Smith stated that she applauds and sympathizes with the efforts to keep Ms. Coffee's mother in her home. The board is tasked with looking at the entire situation, not only the subject property but the surrounding property and the neighborhood, and the consistency with the zoning ordinances. Ms. Smith further stated that the setbacks are already closer than they should be and to encroach closer to the adjacent property is concerning.

Board Member Scales stated that he would like to see other options or renderings that take into consideration more consistency with the setback requirements. The applicant has submitted a single version of a plan so far that does not satisfy the zoning requirements for side setbacks. Mr. Scales also stated that he sympathizes with the family, but he does not see how the current proposal can be approved given the criteria required for granting a variance request.

Chair Langley stated that this is a difficult situation given the small footprint of the lot, but looking at the aerial view of the lot and adjacent properties, there appears to be enough space to configure an addition that would not impact the side setbacks. Hearing the potential options from Board Member Boehms, is there a way to design the addition so that enough space is provided for the family and that complies with the zoning ordinance?

Board Member Boehms suggested that if the applicant considered using the corner as the pivot point, angled with the lot line, come back and strike a line at 5 feet...would this work for the applicant?

Board Member Scales asked if the board should speak in hypotheticals.

Mr. Squires stated that discussion can consist of anything the board would like to discuss, but it is never a good idea to discuss how you may vote in the future, and it is challenging to offer design suggestions to an applicant who may or may not take the suggestions.

Chair Langley stated that the charge of the BZA is to decide on the setback using criteria required for granting a variance and not the building plan of the addition. But to do so requires looking at the situation in context of existing conditions and plans for the future.

There being no further discussion, the motion carried by a vote of 3-1 with Chair Langley voting against.

### **OTHER BUSINESS**

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

### **ADJOURN**

There being no further business, Board Member Smith motioned to adjourn the October 2, 2025, BZA meeting, seconded by Board Member Boehms. The motion carried by a vote of 4-0 and the the meeting adjourned at 06:47 PM.

\_\_\_\_\_  
Chair

\_\_\_\_\_  
Date

# BOARD OF ZONING APPEALS

## 2026 Deadline and Meeting Schedule

### Department of Planning and Sustainability

Submittal Deadline	Public Notice mailed, Affidavit submitted to Planning	BZA Meeting
Monday @ noon*	15 days prior to meeting	Thursday at 6pm**
12/15/2025	12/23/2025	1/8/2026
1/12/2026	1/21/2026	2/5/2026
2/9/2026	2/18/2026	3/5/2026
3/9/2026	3/18/2026	4/2/2026
4/13/2026	4/22/2026	5/7/2026
5/11/2026	5/20/2026	6/4/2026
6/8/2026	6/17/2026	7/2/2026
7/13/2026	7/22/2026	8/6/2026
8/10/2026	8/19/2026	9/3/2026
<b>9/8/2026</b>	9/16/2026	10/1/2026
10/12/2026	10/21/2026	11/5/2026
11/9/2026	11/18/2026	12/3/2026
12/14/2026	12/23/2026	1/7/2027

\* Submittal Deadline is 12 NOON for items to be placed on the Board of Zoning Appeals monthly agenda. All required submittal documents must be submitted by 12 NOON on the submittal deadline, with application fee paid.

\*\*The Board of Zoning Appeals generally meets the first Thursday of each month. The exception is shown in red. To find out where a meeting will be held, please go to [www.franklinn.gov/agendas](http://www.franklinn.gov/agendas)



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**File #: 21-01307**

---

**DATE:** 11/6/2025  
**TO:** Board of Zoning Appeals  
**FROM:** Amy Diaz-Barriga, Asst Director of Planning Development  
Ariella Stanford, Planner

**SUBJECT:**

A **Variance Request** To Encroach 14 Feet Into The Required 25-Foot Transition Zone 1 Buffer Along The Northern Property Line For The Property Located At 4309 S Carothers Road (FZO 8.1.2.).

**PURPOSE:**

**PROJECT INFORMATION**

COF Project Number: 8956  
Applicant: Greg Gamble  
Owner: Lockwood Joint Venture, Manish Patel (representative)

**BACKGROUND/STAFF COMMENTS:**

**Vicinity Zoning/Land Use**

Site: NC Neighborhood Commercial / Vacant  
North: R-2 Residential / Residential Single Family  
South: Civic and Institutional / Vacant  
East: PD Planned District / Residential Single Family  
West: PD Planned District / Open Space

**Applicable Zoning Ordinance Provisions**

**20.10 Variance**

- A. The purpose of a variance is to:
1. Provide limited relief from the requirements of this Ordinance in cases where strict application of a particular requirement would create an unnecessary hardship prohibiting the use of land in a manner otherwise allowed under this Ordinance; and
  2. Address extraordinary, exceptional, or unique situations that were not caused by the applicant's act or omission.
- B. Variances are not intended merely to remove inconveniences or financial burdens that the requirements of this Ordinance may impose on property owners in general.

**F.Z.O. 8.1.2. - Transition Zones Abutting Residential Lots**

The transition zones below shall be required along the edge of:

1. A nonresidential, mixed-use, multifamily, or townhouse development site where it abuts an existing lot for a house, duplex, or multiplex;

Transition Area	Minimum Width	Requirements
Transition Zone 1	25 Feet	Buffer with plantings

### Background

This 5.5-acre parcel is zoned Neighborhood Commercial, and is within the Flood Fringe Overlay. The applicant plans to develop the site with one retail building, a daycare, and a gas station/convenience store. The property is vested under the 2020 Zoning Ordinance, so it must comply with the regulations as outlined in the 2020 Zoning Ordinance. Per the 2020 Zoning Ordinance regulations, a 25' transition zone 1 buffer is required along the northern property line abutting a R2 zoned property. Due to the location of the property with respect to the existing South Carothers Road and Carothers Parkway intersection, the entrance to the site must be located within the required transition buffer zone in order to create a four-way intersection with the existing street network. It should also be noted that this Variance Request was approved in April 2021 and then again in December 2023 but has since expired, hence the need to request the Variance again. The applicant is requesting a Variance To Encroach 14 Feet Into The Required 25-Foot Transition Zone 1 Buffer Along The Northern Property Line.

### Staff Analysis

The BZA may authorize a variance only when the request has met all three criteria in accordance with F.Z.O §20.10.6 and State law. The staff has completed an analysis of the request in light of these criteria:

1. Where, by reason of exceptional narrowness, shallowness, or shape of a specific piece of property at the time of the enactment of the Zoning Ordinance or by reason of exceptional topographic conditions or other extraordinary and exceptional situation or condition, such a piece of property is not able to accommodate development as required under this Ordinance.

The subject property is located next to the existing intersection of South Carothers Road and Carothers Parkway, with the northern property line located just north of the necessary alignment for the intersection. The location of this property line in relation to the existing intersection alignment is an exceptional situation, as it prevents the property from accommodating engineering standards to connect the entrance to the property with the intersection of South Carothers Road and Carothers Parkway. Staff finds this criteria is met.

2. The strict application of any provision enacted under the Zoning Ordinance would result in peculiar and exceptional practical difficulties for or exceptional or undue hardship for the owner of the property.

Strict application of the Zoning Ordinance would prevent the entrance of the parcel from aligning with the existing intersection. For full access to the site, City of Franklin Engineering Standards would require access to be either at the existing intersection, or at least 800 feet from the existing intersection; however, the overall length of the property is less than 600 feet. The Zoning Ordinance transition zone buffer requirements would require the site entrance to be in a location that is not desirable for roadway connectivity and not supported by the City's Engineering Standards. This creates a hardship upon the owner, which requires the site entrance to be in the proposed location.

Staff finds this criteria is met.

3. Such relief may be granted without substantial detriment to the public good and without substantially impairing the purpose and intent of the Zoning Ordinance.

Staff finds that allowing encroachment into the buffer would not be a detriment to the public good and would not substantially impair the purpose and intent of the Zoning Ordinance. The transition zone buffer requirements in the Zoning Ordinance are intended to screen and separate new development from adjacent residential properties, which is still being addressed by the proposed project. The buffer is proposed to have a retaining wall and landscaping to maintain a transition buffer adjacent to the residential property to the north. Additionally, aligning the entrance to the site with the existing intersection would create a higher public safety environment for vehicles entering and exiting the site. Staff finds this criteria is met.

**FINANCIAL IMPACT:**
























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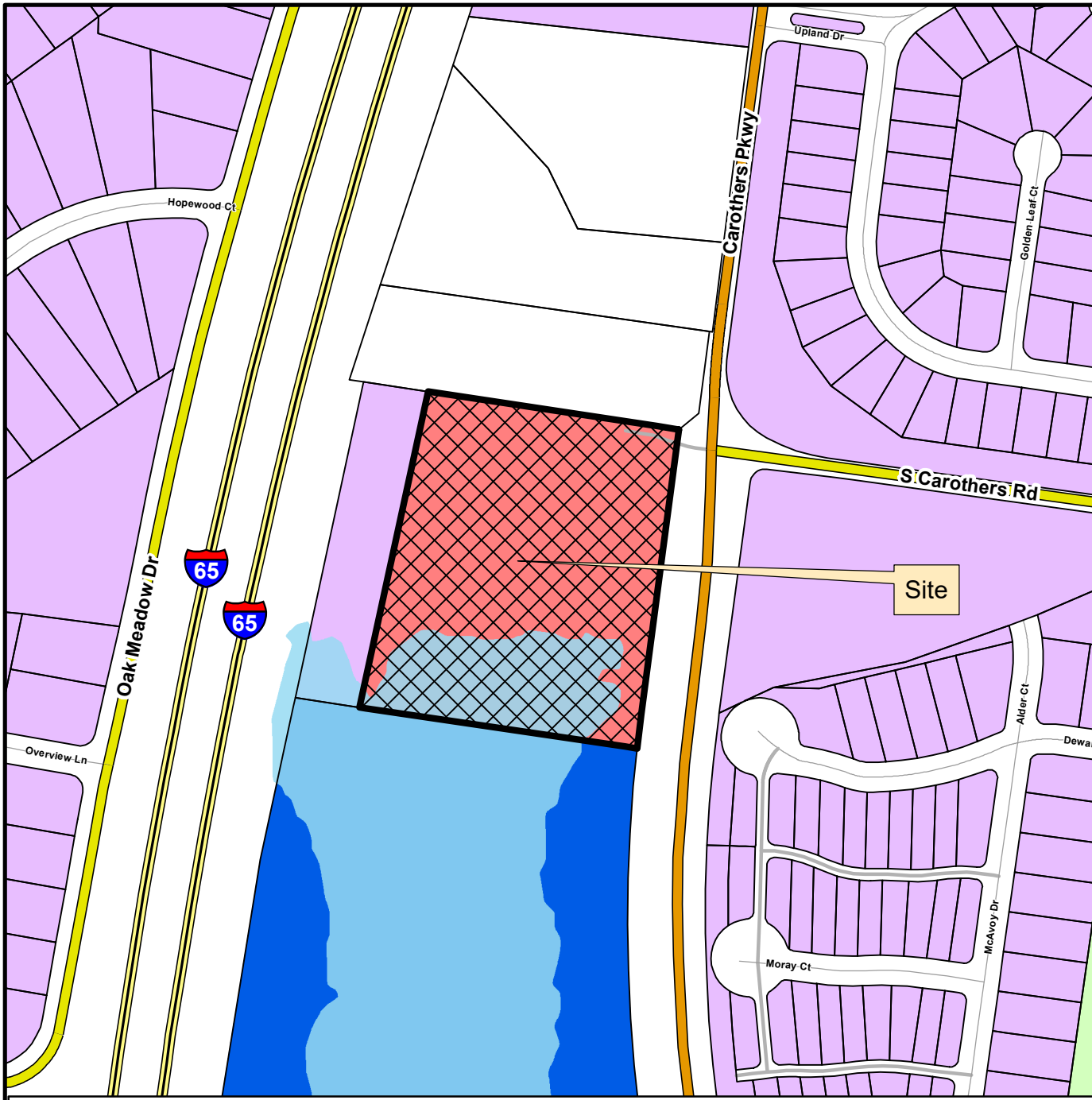
**RECOMMENDATION:**

**RECOMMENDED MOTION:** Staff recommends the Board of Zoning Appeals move to **approve** the Variance Request To Encroach 14 Feet Into The Required 25-Foot Transition Zone 1 Buffer Along The Northern Property Line For The Property Located At 4309 S Carothers Road, because the criteria for granting a variance have been met.

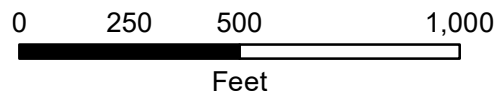
4309 S CAROTHERS RD  
 TAX MAP 089, PARCEL 04700  
 BOARD OF ZONING APPEALS  
 NOVEMBER 6, 2025

**Legend**

-  4309 S Carothers Road
-  Floodway Fringe 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
-  CC Central Commercial District
-  DD Downtown District
-  1ST Avenue District
-  5TH Avenue District
-  RC6 Regional Commerce 6 District
-  RC12 Regional Commerce 12 District
-  GO General Office District
-  LI Light Industrial District
-  HI Heavy Industrial District



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 It was compiled from the most authentic information available.  
 The City is not responsible for any errors or omissions contained herein.  
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HISTORIC  
 FRANKLIN  
 TENNESSEE



October 13, 2025

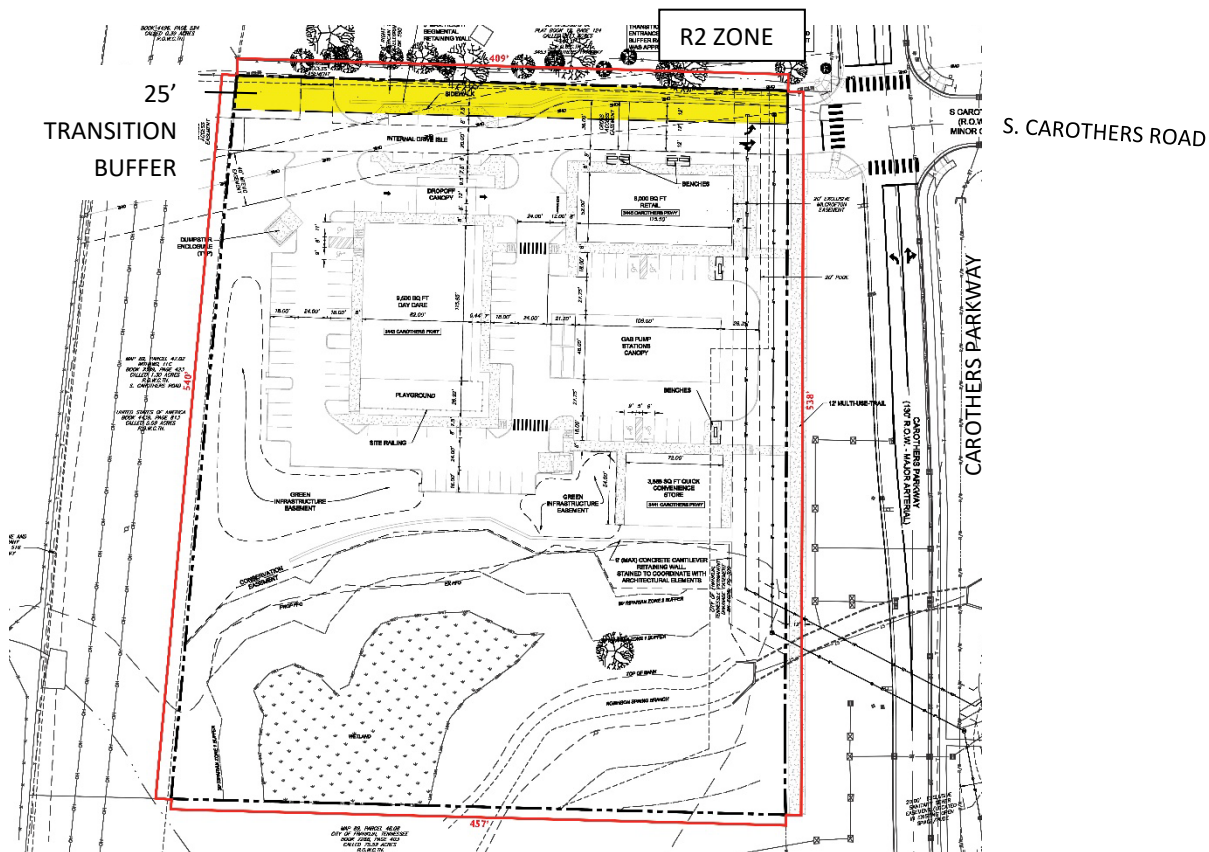
Gamble Design Collaborative, on behalf of Manish Patel, is requesting to the Board of Zoning Appeals a **variance to the width of the transition zone buffer 1 requirements** for the property located at 4309 S Carothers Road.

The property is 5.50 Acres and is located at the intersection of the S Carothers Road and Carothers Parkway. The zoning of the property is neighborhood commercial.

The proposed site plan consists of one retail building, one daycare and a gas station/convenience store. Per current zoning regulations a 25' transition zone 1 buffer is required along the northern property line abutting a R2 zoned property.

### Variance Overview

The entrance to the property is required to be located so that it aligns with S Carothers Road. No additional curb cuts are permitted on Carothers Parkway. Therefore, there is insufficient distance to provide the required 25' transition buffer along the entire length of the northern property line.





We are requesting the 25 foot landscape area for the Transition Zone across the northern boundary to range in size from 11 feet to 33 feet.

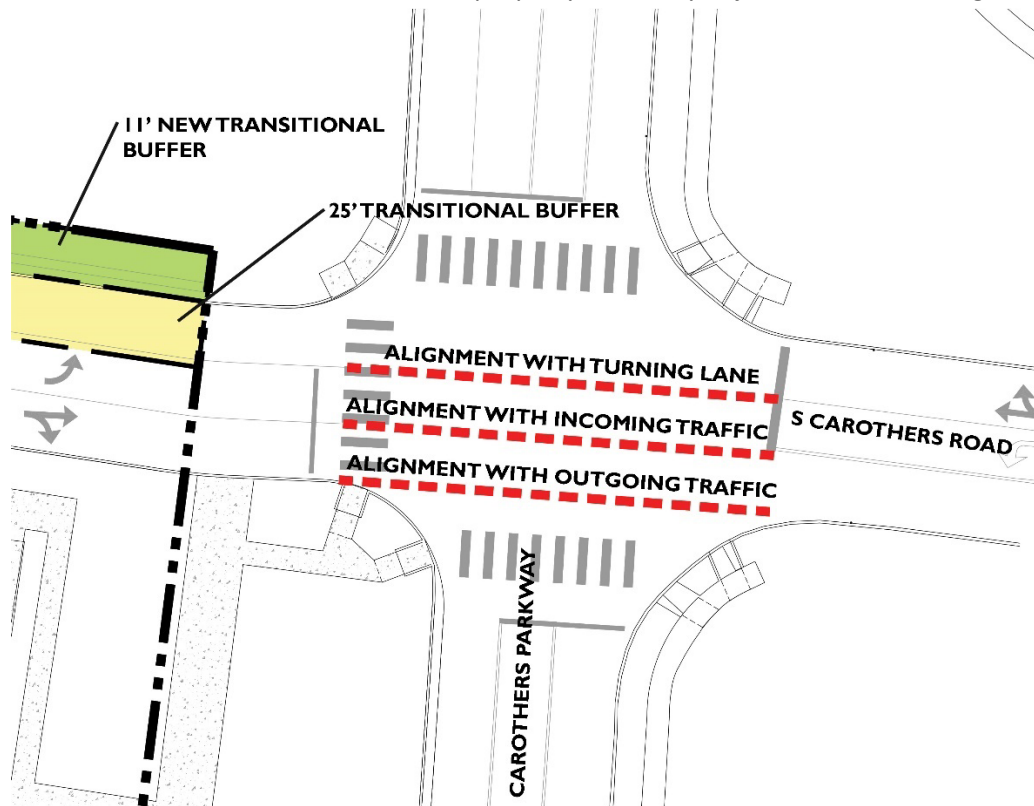
**Variance Request: Reduction in Transition Buffer**

**Variance Criteria: Transition Buffer**

According to 20.10.6 of the Zoning Ordinance, the BZA may authorize a variance for the following criteria:

#1. Where, by reason of exceptional narrowness, shallowness, or shape of a specific piece of property at the time of the enactment of this Ordinance or by reason of exceptional topographic conditions or other extraordinary and exceptional situation or condition, such a piece of property is not able to accommodate development as required under this ordinance.

Due to the existing alignment of South Carothers Road at Carothers Parkway, and due to the limited driveway intersections on Carothers Parkway, the 25-foot transition buffer cannot be accommodated for the entire distance of the northern property boundary adjacent to the existing residential home.





**Variance Criteria: Transition Buffer**

**According to 20.10.6 of the Zoning Ordinance, the BZA may authorize a variance for the following criteria:**

#2. The strict application of any provision enacted under this Ordinance would result in peculiar and exceptional practical difficulties to or exceptional or undue hardship upon the owner of such property

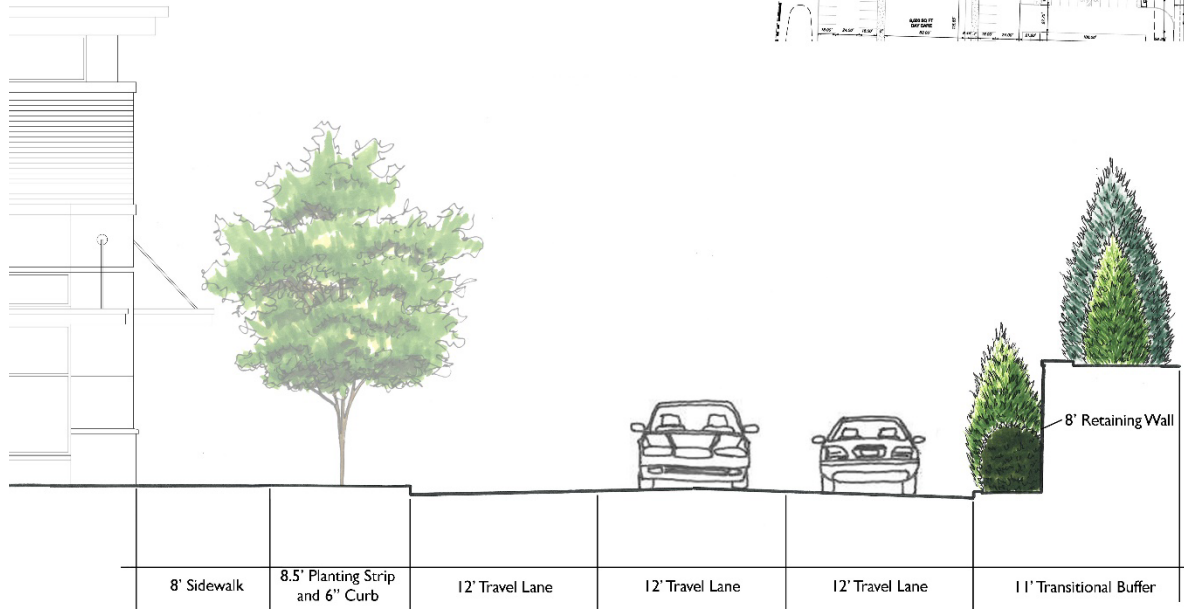
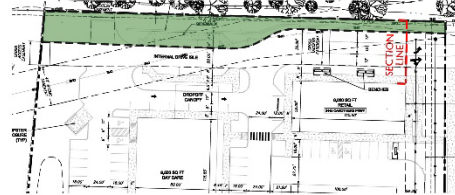
Without the approval of this variance, the property would not be accessible from Carothers Parkway.

**Variance Criteria: Transition Buffer**

**According to 20.10.6 of the Zoning Ordinance, the BZA may authorize a variance for the following criteria:**

#3. Such relief may be granted without substantial detriment to the public good and without substantially impairing the purpose and intent of the zoning map and this Ordinance.

The buffer will not be entirely abandoned. The buffer will be reduced to a width of 11 feet and will be planted with evergreen landscape material to maintain a transition buffer adjacent to the residential property to the north. The section elevation below demonstrates how the reduced buffer is still be able to serve its intended propose as a transition zone between the proposed neighborhood commercial development and the residential property located to the north.



Sincerely,

A handwritten signature in black ink, appearing to read 'Greg Gamble'.

Greg Gamble

**SITE DATA CHART**

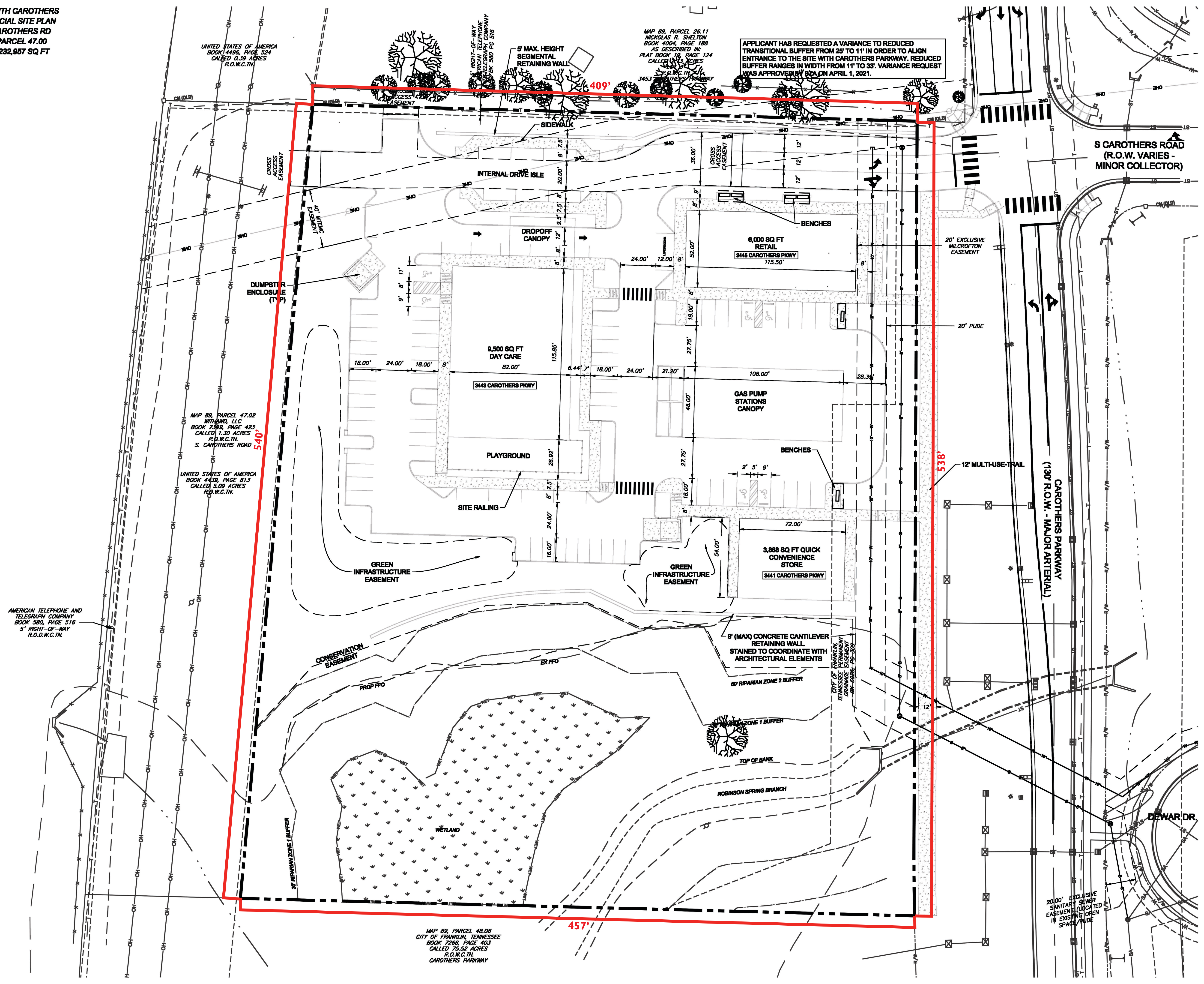
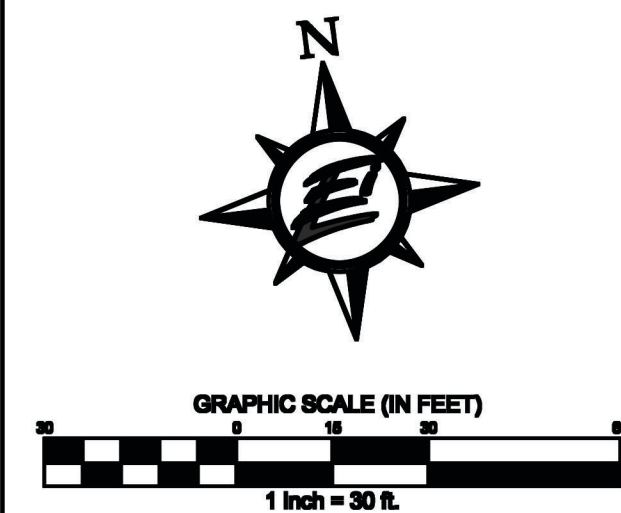
PROJECT NAME: 4309 SOUTH CAROTHERS  
 COMMERCIAL SITE PLAN  
 ADDRESS: 4309 S CAROTHERS RD  
 PARCEL: MAP 89, PARCEL 47.00  
 AC / SF OF SITE: 5.35 AC / 232,957 SQ FT

**REGULATIONS**  
 VESTING (DATE DEVELOPMENT FIRST BECAME VESTED): TBD  
 DATE OF VESTING ZONING: TBD  
 ORDINANCE: NC  
 CURRENT ZONING: FFO  
 VESTED ZONING: FFO  
 OVERLAY ZONING: FFO

**SETBACKS**  
 FRONT YARD: 10 FT  
 SIDE YARD: 5 FT  
 REAR YARD: 5 FT  
**COMMERCIAL SF BY USE:**  
 RETAIL: 6,000 SF  
 DAYCARE: 9,500 SF

**QUICK CONVENIENCE STORE:** 3,888 SF  
**HOTEL KEYS:** N/A  
**BUILDING HEIGHT:** 1 STORY  
**MIN LANDSCAPE SURFACE AREA:** 15%  
**FORMAL/INFORMAL OPEN SPACE:** 0.28 AC  
**TREE CANOPY RETENTION AC:** 1.01 AC  
**PARKING REQUIRED:** 99  
**PARKING PROVIDED:** 101  
**HISTORIC RESOURCE TREATMENT:** N

Filename: \\s:\15-1210 4309 South Carothers\3\_0410\Production\2\_Site Plan\4309Carothers-Site.dwg  
 Plotted: Thursday, August 05, 2021 - 4:40 pm  
 By: rplance



**GDC**  
 GAMBLE  
 DESIGN COLLABORATIVE  
 DEVELOPMENT PLANNING AND  
 LANDSCAPE ARCHITECTURE

**ENERGY LAND & INFRASTRUCTURE**  
 1420 DONELSON PIKE, SUITE A12 • NASHVILLE, TN 37217  
 OFFICE 615-383-6300 • WWW.ELI-LLC.COM  
 ENGINEERS • SURVEYORS • INFRASTRUCTURE • ENVIRONMENTAL

**4309 SOUTH CAROTHERS  
 COMMERCIAL SITE PLAN**

MAP 89, PARCEL 47.00  
 CITY OF FRANKLIN PROJECT NO. 7541  
 FRANKLIN, TENNESSEE

Rev.	Date	Per City of Franklin Comments	Revision Description
1	7/7/21		



Issue Date: May 10, 2021  
 ELI Project No: 20-11-1210  
 Drafted By: RDP  
 Checked By: LCW  
 Sheet Title:

**SITE PLAN**

Sheet No.  
**C.21**



HISTORIC  
FRANKLIN  
TENNESSEE

**DATE:** December 07, 2023  
**TO:** Board of Zoning Appeals  
**FROM:** Ariella Stanford, Planner  
Amy Diaz-Barriga, Assistant Director

**Subject**

A Variance Request To Reduce The Width Of The Required Transition Buffer To A Minimum Of 11 Feet Along The Northern Property Line For The Property Located At 4309 S Carothers Road (F.Z.O. 8.1.2.).

**Project Information**

COF Project Number: 8336  
Applicant: Greg Gamble

**Summary of Action Taken**

The Board of Zoning Appeals has reviewed this item, held a public hearing, and voted to:

- Approve the variance based on the criteria that authorize a variance to be established.
- Disapprove the variance because one or more of the criteria for approving a variance was not established.
- Defer the variance request for continued review of the application.
- Approve the variance with conditions based on the criteria that authorize a variance to be established: \_\_\_\_\_

  
\_\_\_\_\_  
BZA Chair

  
\_\_\_\_\_  
BZA Recording Secretary

12/7/23  
\_\_\_\_\_  
Date

## Katie Walker

---

**From:** c shore10 <cshore10@gmail.com>  
**Sent:** Wednesday, November 5, 2025 11:05 AM  
**To:** Planning Intake; Ariella Stanford  
**Subject:** Opposition to Variance Request

***ATTENTION COF staff: This email originated from outside the City of Franklin. Please use discretion when clicking on attachments & links from unknown senders or suspicious emails.***

Property Description: 4309 S Carothers Road, Neighborhood Commercial District  
Property Owner: Lockwood Joint Venture, Manish Patel (representative)  
Application Description: Variance Request To Encroach 14 Feet Into The Required 25 Foot Transition Zone 1 Buffer Along The Northern Property Line For The Property Located At 4309 S Carothers Road (FZO 8.1.2.)

I am writing in opposition to the above variance request.

I am a resident of Lockwood Glen, a subdivision opposite the location of the development on which the variance is being requested. Building requirements exist to protect the public and safeguard health, safety, and general welfare by setting minimum standards for the design, construction, and occupancy of buildings. Requesting a variance to these standards should be automatically denied since the request asks that the minimum standards be ignored. The request rejects the protections the minimum standards were designed to safeguard, This variance request is especially egregious since it requests that the minimum standard of 25 feet be reduced by 14 feet resulting in a buffer of only 11 feet, That's more than half of the minimum standard. This is unacceptable.

The commercial rezoning of this property has been met with concern, anger, and a sense of helplessness of the residents living along Carothers Road. The rezoning was done in 2021 during COVID and was done without much public knowledge, There have been a variety of meetings held with Ward 3 Alderman Jason Potts and Alderman-at-Large Ann Petersen as well as Greg Gamble of Gamble Design. To her credit, at one meeting, Petersen admitted that she had not read the complete rezoning request before giving it her approval. The proposed development includes a gas station, a convenience store, a liquor store, and a daycare facility. In addition to the gas station being in the middle of a residential community, it will be adjacent to the new Pearlene M. Bransford Complex Park, Robinson Lake and the Harpeth River - there will be underground fuel storage tanks next to a source of water for the City of Franklin. This section of Carothers lies between Murfreesboro Road/Hwy 96 and Goose Creek Parkway. There are plenty of existing gas stations and convenience stores along these roads. Additionally, there is a liquor store on Carothers within a mile of the proposed store. Why are we cluttering a residential area with gas stations and liquor stores? I understand that the City needs tax revenues and optimizing the commercial tax base is necessary, but what happens to the residential tax base when residential property values decrease due to unnecessary, unwanted, and unneeded development? And while I can not predict future shopping habits, the community upon which this development will rely, has been strongly opposed to it. Will the gas station, convenience store, and liquor store be successful or will it fail, be abandoned, and become

a blight on the community? And I haven't even begun to contemplate future traffic. Carothers already backs up to this location from its intersection with Murfreesboro Rd/Hwy 96.

Denial of this variance could prevent a problem before it begins. At the very least, denial of this variance will require a redesign of the development that will adhere to existing minimum standards protecting the public's - your neighbors' - interest.

Thank you for your time and consideration.

Caroline Shore  
467 Courfield Drive  
Franklin, TN 37064  
[cshore10@gmail.com](mailto:cshore10@gmail.com)  
615-418-6923

## Katie Walker

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**From:** Scott Anders <seandipityusvi@gmail.com>  
**Sent:** Monday, November 3, 2025 5:49 AM  
**To:** Planning Intake  
**Cc:** ariella.stanford@franklin.gov  
**Subject:** Variance application at 4309 S. Carothers Rd.

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

ATTENTION COF staff: This email originated from outside the City of Franklin. Please use discretion when clicking on attachments & links from unknown senders or suspicious emails.

To the city planning committee/Ariella Stanford,

We are new home owners in the Echelon Development inside Lockwood Glen subdivision. We are against the construction of a gas station at the location 4309 S. Carothers Dr. It would be too close to residential neighborhoods and ponds and common areas. Residents walk along the neighboring roads and we don't need more traffic coming down Carothers just South of the already congested Murfreesboro Road.

There is enough commercial construction going on already encroaching on our neighborhoods.

Sincerely,

Sandra Mackie and Scott Anders  
206-979-3720

## Katie Walker

---

**From:** Sherri Mangiagli <slmangiagli@att.net>  
**Sent:** Wednesday, November 5, 2025 11:58 AM  
**To:** Planning Intake  
**Subject:** BZA Meeting: November 6, 2025, Variance Request for property located at 4309 S Carothers Road

***ATTENTION COF staff: This email originated from outside the City of Franklin. Please use discretion when clicking on attachments & links from unknown senders or suspicious emails.***

I am writing to request that the BZA OPPOSE the Variance Request to Encroach 14 feet into the REQUIRED 25-foot Transition Zone / Buffer Along the Norther Property Line for the Property Located at 4309 S Carothers Road.

Although this now expired Variance Request was previously approved, the residents in the surrounding area were told in a 2021 zoom meeting prior to the Variance Request meeting, that this project was a "done deal " by the applicant's representative and there was nothing we could do about it.

Therefore, those that were and still are vehemently opposed to this project were unaware they could in fact attend or comment their opposition at the previous meetings where the variance request was in fact approved.

The staff report findings " that the encroachment into the buffer would not be a detriment to the public good and would not impair the purpose and intent " are extremely misguided.

At the very least, the property owners of the two adjacent properties to the North would beg to differ as well as the surrounding "public" communities on the negative impairment to approving this encroachment.

It would appear that according to the staff report, there is great emphasis regarding the "undue hardship " upon the owner to comply with the Zoning Ordinance Transition Buffer Requirement.

The owner purchased this property knowing it's development potential.

The owner's representative has vast knowledge regarding the City of Franklin's Zoning Requirements. I believe he was in fact, previously employed with the City's Planning Department and was appointed to the Planning Commission by Mayor Moore for a period of time.

In the past 7 years there has only been 1 approval in the City of Franklin for a Variance Request to Encroach into the Required 25-foot Transition Zone Buffer for a commercial building other than this property.

That property was a commercial building at 1228 Lakeview Drive located in an entirely commercial area.

There is NO precedent to approve this variance request with residential adjacent properties.

This will negatively impact the public good of hundreds and hundreds and hundreds of taxpaying Franklin residents.

Respectfully,

Sherri Mangiagli  
1020 Meandering Way  
Franklin



---

**File #: 21-01308**

---

**DATE:** 11/6/2025  
**TO:** Board of Zoning Appeals  
**FROM:** Amy Diaz-Barriga, Asst Director of Planning Development  
Ariella Stanford, Planner

**SUBJECT:**

A **Variance Request** To Allow A Parking Pad That Encroaches Into The Yard Area Located In Front Of The Principal Building For The Property Located At 807 Hillsboro Road (FZO 10.12.1.A).

**PURPOSE:**

**PROJECT INFORMATION**

COF Project Number: 8955  
Applicant: Cody Crawford  
Owner: Cyrus Beasley Jr and Melanie Beasley

**BACKGROUND/STAFF COMMENTS:**

**Vicinity Zoning/Land Use**

Site: R-1 Residential / Residential Single Family  
North: R-1 Residential / Residential Single Family  
South: R-1 Residential / Residential Single Family  
East: CI Civic and Institutional / Institutional  
West: PD Planned District / Residential Multifamily

**Applicable Zoning Ordinance Provisions**

**20.10 Variance**

- A. The purpose of a variance is to:
1. Provide limited relief from the requirements of this Ordinance in cases where strict application of a particular requirement would create an unnecessary hardship prohibiting the use of land in a manner otherwise allowed under this Ordinance; and
  2. Address extraordinary, exceptional, or unique situations that were not caused by the applicant's act or omission.
- B. Variances are not intended merely to remove inconveniences or financial burdens that the requirements of this Ordinance may impose on property owners in general.

**10.12.1.A Parking and Transit, Parking Pads on Residential Lots**

A. Parking pads on residential lots shall comply with the requirements below:

Parking Pads	Requirements
Parking Pad Placement	If any, a parking pad shall be adjacent to the driveway between the edge of driveway and the side or rear lot line, and shall not encroach into the sidewalk or the yard area located in front of the remaining part of the principal building.

**Background**

This 0.5 acre property is located at 807 Hillsboro Road and is zoned R-1 Residential District. The property has an existing single family house, and the applicant is proposing a parking pad along the driveway, between the existing house and the street.

**Staff Analysis**

The BZA may authorize a variance only when the request has met all three criteria in accordance with F.Z.O §20.10.6 and State law. The staff has completed an analysis of the request in light of these criteria:

1. Where, by reason of exceptional narrowness, shallowness, or shape of a specific piece of property at the time of the enactment of the Zoning Ordinance or by reason of exceptional topographic conditions or other extraordinary and exceptional situation or condition, such a piece of property is not able to accommodate development as required under this Ordinance.

The applicant has stated that the proposed parking pad is necessary due to traffic conditions on Hillsboro Road making it unsafe to back out onto the road with the current driveway. The current driveway is 10 feet wide which does not provide room for a car to turn around. However, the existing driveway leads to an existing parking area behind the house, where cars can turn around. In addition, the applicant is proposing to add a 2-car garage and make the concrete parking area in the back larger than it is currently. This shows that the property can accommodate a reasonable amount of parking spaces and an area to turn around behind the house, which is in compliance with the Zoning Ordinance. The applicant has also stated a concern with people turning around on the front yard, but there are viable solutions that comply with the Zoning Ordinance. One solution would be a small wall along the driveway between the driveway and the front yard, to prevent drivers from turning around on the front yard. Staff finds this criteria is not met.

2. The strict application of any provision enacted under the Zoning Ordinance would result in peculiar and exceptional practical difficulties for or exceptional or undue hardship for the owner of the property.

Staff does not find a hardship caused in this case. While Hillsboro Road is a busy road, the property already has a parking area behind the house to turn around, and the applicant is proposing a 2-car garage and a larger parking area behind the house, which eliminates the hardship caused, while complying with the Zoning Ordinance. Staff finds this criteria is not met.

3. Such relief may be granted without substantial detriment to the public good and without substantially impairing the purpose and intent of the Zoning Ordinance.

Staff finds that this request would not be a detriment to the public good, but it would impair the intent of the Zoning Ordinance. The intent of the Zoning Ordinance in this case is to ensure that parking pads and cars are not at the forefront, so that the house is the visual focal point of the lot, rather than

parked cars. Locating the parking pad in front of the house impairs the intent of the Zoning Ordinance in this case. Staff finds this criteria is not met.

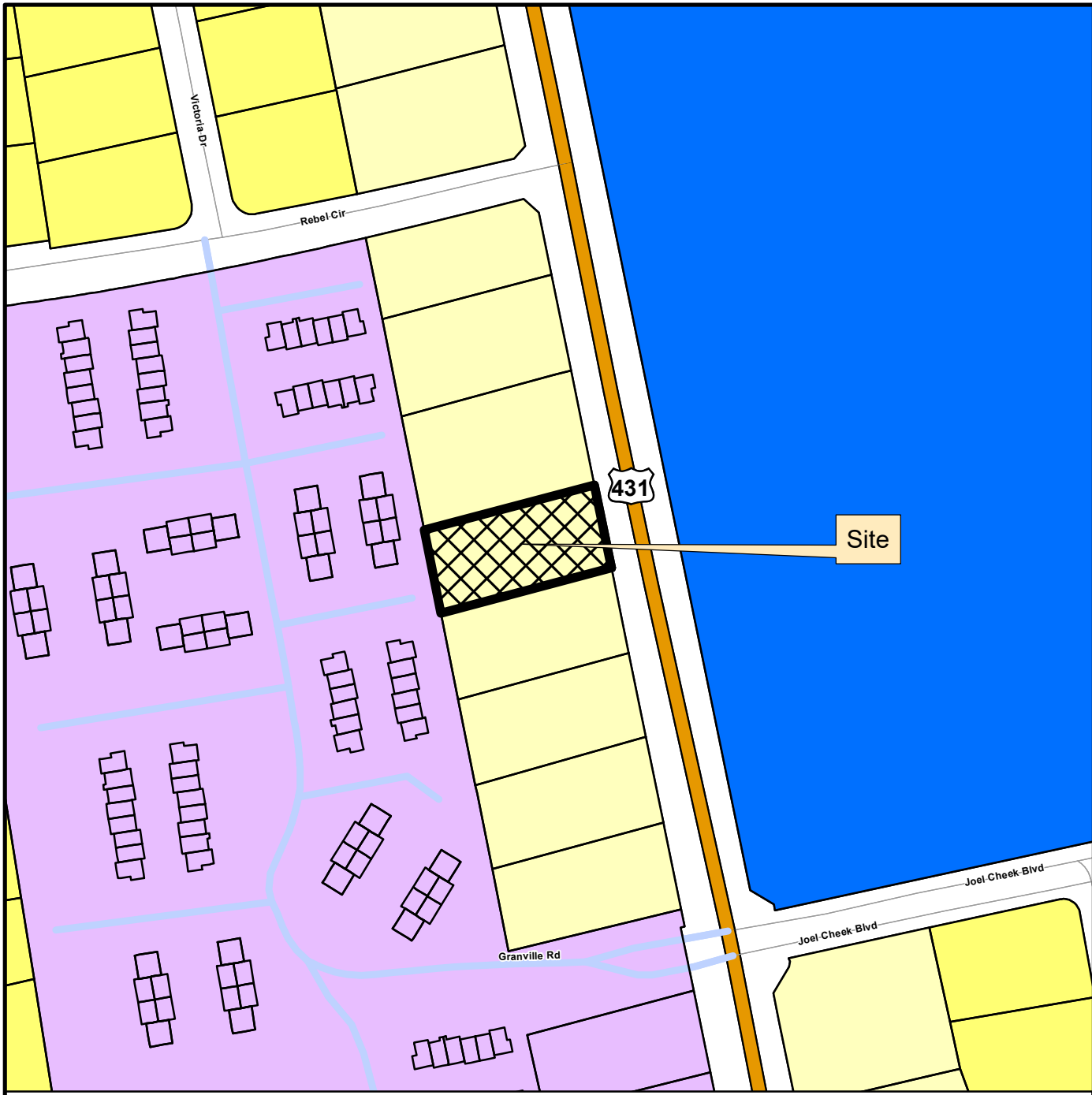
**FINANCIAL IMPACT:**

Unknown.
























**RECOMMENDATION:**

**RECOMMENDED MOTION:** Staff recommends the Board of Zoning Appeals move to **deny** the Variance Request To Allow A Parking Pad That Encroaches Into The Yard Area Located In Front Of The Principal Building For The Property Located At 807 Hillsboro Road, because the criteria for granting a variance have not been met.

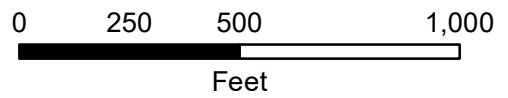
807 HILLSBORO ROAD  
 TAX MAP 063G, GROUP G, PARCEL 00400  
 BOARD OF ZONING APPEALS  
 NOVEMBER 6, 2025



**Legend**

-  807 Hillsboro Road
-  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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# LAYSON

BUILDING COMPANY

*Award Winning Design, Build, and Renovation*

## **807 Hillsboro Road – Variance Justification Letter**

This letter, written on behalf of the homeowners Cyrus and Melanie Beasley at 807 Hillsboro Road in Franklin, is to request a hearing by the Board of Zoning Appeals to consider a variance for a guest parking area that would also serve as an area for drivers to turn around in that they hope to build in front of their house.

We believe the location of the property, directly across the street from the main office of Franklin High School, serves as the “exceptional situation” required for the potential variance. As it currently sits, all delivery drivers or guests are forced to back out directly onto Hillsboro Road in a location that is busy consistently, and often at a complete standstill during school activities (dismissal, sporting events, etc). There is no room beside or behind the house to provide an area for cars to safely turn around.

Strict application of the zoning ordinance would continue to cause issues with the flow of traffic, with drivers backing out across multiple congested lanes, causing delays in the best scenarios and dangerous conditions in the worst. Even during times of low traffic, backing out in an area where cars are driving 35-40 mph is hazardous. The Beasleys also deal with uninvited cars turning around in their grass (I assume drivers that miss the school entrances), often causing damage to their yard and eyesores for the community.

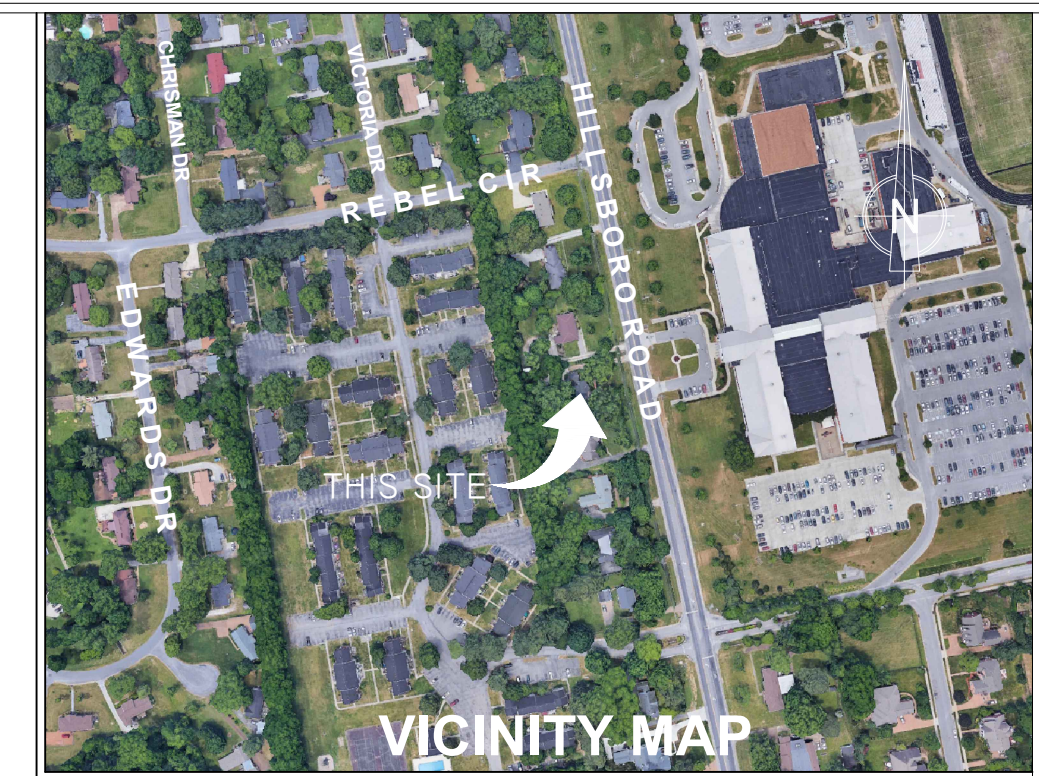
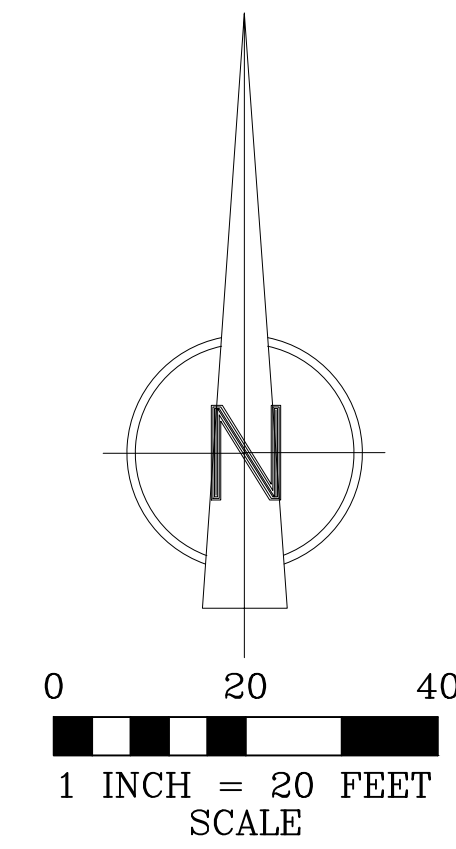
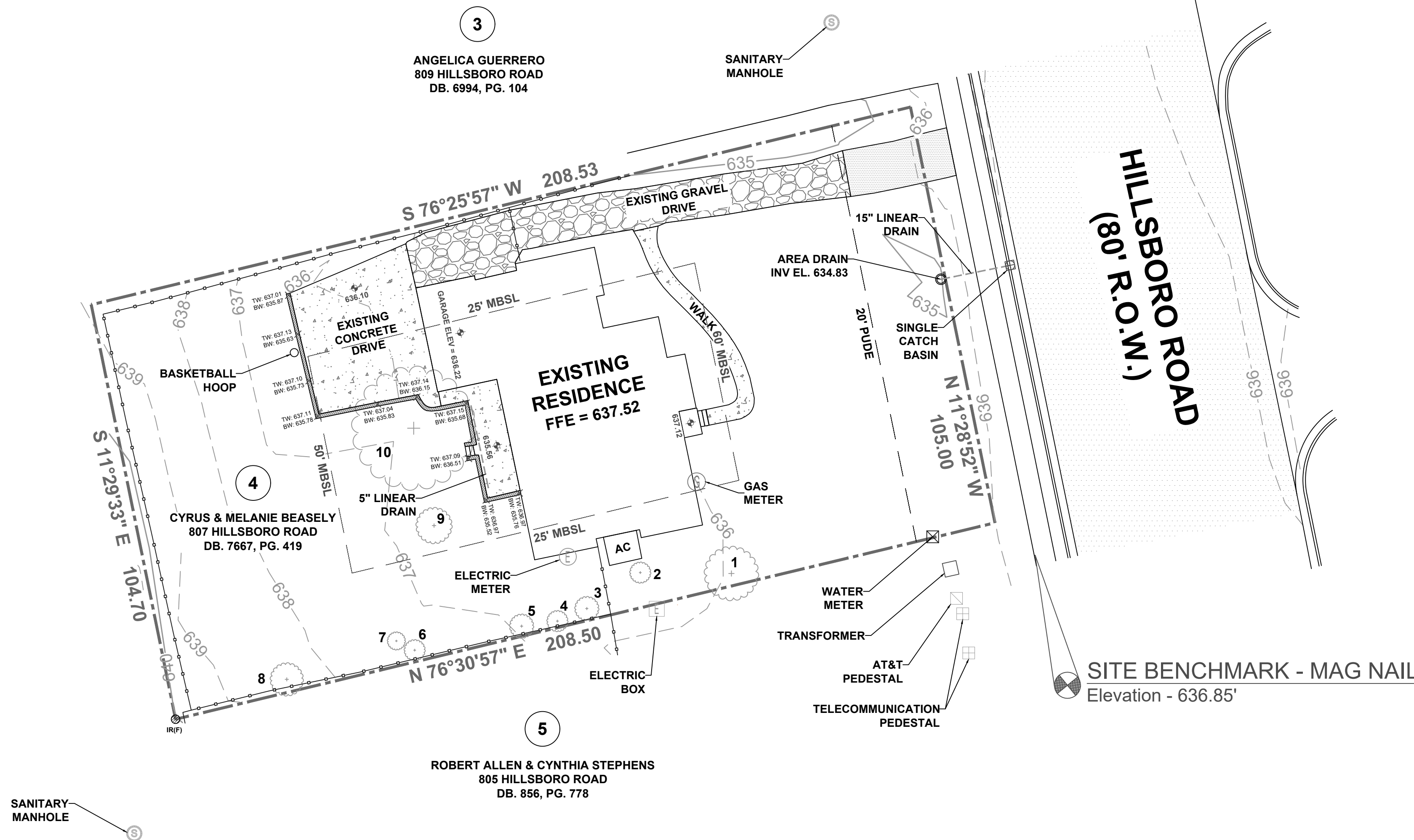
Relief, in this situation, would not be to the detriment of the public in any way. In addition to alleviating the traffic concerns, the area will be aesthetically matching with the home. Rus and Melanie are having their driveway redone, and the material used for the parking pad and driveway would match. There will be a stone retaining wall at the end of the parking pad that is consistent with what is behind and around their home. The intent of the parking pad is not to have cars on it at all times. We are currently in the process of building a detached two car garage for Rus and Melanie that will be where they park their cars in almost every situation. A rendering of the area is included in our submittal package and shows the area as it will be for the vast majority of the time, without cars.

Our team is happy to help the board in any way possible and hopeful that it will see the benefit of the potential project both to the Beasleys and to the community.

Kind Regards,

Cody Crawford  
VP of Operations  
Layson Building Co.  
615-636-4020

TREE TABLE		
NO.	TREE SIZE	TREE TYPE
1	18"	DECIDUOUS
2	7"	DECIDUOUS
3	8"	DECIDUOUS
4	7"	DECIDUOUS
5	8"	DECIDUOUS
6	7"	DECIDUOUS
7	6"	DECIDUOUS
8	11"	DECIDUOUS
9	12"	DECIDUOUS
10	41"	DECIDUOUS



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Alliance Engineering & Consulting, LLC

William H. Purser, P.E.  
Alliance Engineering & Consulting, LLC  
480 Duke Drive, Suite 120  
Franklin, TN 37067  
william@formalliances.com

DATE:  
PROJECT:  
**807 HILLSBORO ROAD  
SURVEY SITE PLAN**

LOCATION:  
807 HILLSBORO ROAD,  
WILLIAMSON COUNTY,  
FRANKLIN, TN  
DEED BOOK: 7667, PAGE: 419  
ZONE: R1

OWNER:  
**CYRUS & MELANIE BEASELY**

SHEET CONTENT:  
**EXISTING BOUNDARY AND  
TOPOGRAPHY SURVEY**

**GENERAL NOTES:**

- THIS PROPERTY IS LOCATED AT 807 HILLSBORO ROAD, WILLIAMSON COUNTY, FRANKLIN, TN 37064.
- BASIS OF BEARINGS IS BASED ON THE TENNESSEE STATE PLANE COORDINATE SYSTEM ON THE 1983 NORTH AMERICAN DATUM (NAD 83).
- THIS SURVEY MEETS OR EXCEEDS THE REQUIREMENTS OF A CATEGORY I URBAN AND SUBDIVISION PROPERTY SURVEY, AS PER THE STANDARDS OF PRACTICE, AS REVISED AND ADOPTED BY THE TENNESSEE BOARD OF EXAMINERS FOR LAND SURVEYORS. (EFFECTIVE JANUARY 4, 1992)
- IN TENNESSEE, IT IS A REQUIREMENT OF THE "UNDERGROUND UTILITY DAMAGE ACT", THAT ANYONE WHO ENGAGES IN EXCAVATION MUST NOTIFY ALL KNOWN UNDERGROUND UTILITY OWNER(S). NO LESS THAN THREE(3) AND NO MORE THAN TEN(10) WORKING DAYS PRIOR TO THE DATE OF THEIR INTENT TO EXCAVATE. TO AVOID ANY POSSIBLE HAZARD OR CONFLICT CONTACT TENNESSEE ONE CALL AT 1-800-351-1111.
- NO PORTION OF THE DESCRIBED TRACT LIES WITHIN FLOODWAY AND IS SHOWN IN THE AREA ZONE X AS SAID PROPERTY SHOWS ON FEMA MAP. PANEL NUMBER 47187C0184G ON FLOOD INSURANCE RATE MAP IN WILLIAMSON COUNTY, TN, EFFECTIVE DATE DECEMBER 22, 2016.
- ALL CONSTRUCTION TO CONFORM WITH WILLIAMSON COUNTY BUILDING AND ZONING RULES AND REGULATIONS.
- THIS SURVEY WAS MADE WITHOUT THE BENEFIT OF A TITLE REPORT, THEREFORE THIS SURVEY IS SUBJECT TO THE FINDINGS OF AN ACCURATE TITLE SEARCH.

**LEGEND**

- PROPERTY LINE
- SETBACK LINE (MBSL)
- SETBACK LINE (PUDE)
- ELEV --- MAJOR CONTOUR (EVERY 5')
- ELEV --- MINOR CONTOUR (EVERY 1')
- FENCE LINE
- LINEAR DRAIN
- ⊙ IRON ROD (IR)
- ⊙ GAS METER
- ⊙ AREA DRAIN
- ⊕ SINGLE CATCH BASIN
- ⊙ SANITARY MANHOLE
- ⊕ TELECOMMUNICATION PEDESTAL
- ⊕ AT&T PEDESTAL
- ⊕ ELECTRIC METER
- ⊕ ELECTRIC BOX
- ⊕ WATER METER
- ⊕ TRANSFORMER
- ⊕ GRAVEL (HATCH)
- ⊕ CONCRETE (HATCH)
- ⊕ PAVEMENT (HATCH)

**NOTES:**

**SITE SURVEY INFORMATION:**

**FIELD RUN SURVEY PERFORMED BY:**

**ALLIANCE ENGINEERING  
& CONSULTING, LLC**  
480 DUKE DRIVE, SUITE 120  
FRANKLIN, TN 37067  
WILLIAM@FORMALLIANCES.COM

**SURVEY LOCATION:**

807 HILLSBORO ROAD,  
WILLIAMSON COUNTY,  
FRANKLIN, TN 37064

**DATE OF SURVEY:**

SEPTEMBER 30TH, 2024

**EXISTING SITE INFORMATION:**

ZONING - R1 (RESIDENTIAL 1)

TOTAL SITE AREA: **21,849 S.F.**  
**0.50 ACRES**

**MAXIMUM LOT COVERAGE:**

DRIVEWAYS/WALKS (INCLUDES DRIVE-APRONS BEYOND PL): **2,808 S.F.**  
PATIOS/UNCOVERED PORCHES/DECKS: **271 S.F.**  
RET. WALLS/MISC HARDSCAPE/EQUIP. PADS/OTHER IA: **158 S.F.**  
ROOFED AREA OF ALL BUILDINGS: **3,270 S.F.**

TOTAL EXISTING IMPERVIOUS AREA: **6,507 S.F.**

TOTAL EXISTING I.A. / TOTAL LOT SF: **6,507 SF / 21,849 S.F. = 29.78%**

**SETBACKS:**

FRONT = 60', SIDE = 25' MBSL, REAR = 50'

DATE	REVIEWED BY	DATE	CAD BY	REV. NO.
10/09/24	POS			0
				1
				2
				3
				4

REMARKS:  
These building plans are available to purchasers for the sole purpose of providing a general understanding of the specifications for the selected scope of project. Field conditions, availability of materials, and many other factors will impact the final product.

SHEET CONTENT:

**C1**

1" : 20'

REVISION INFORMATION

REVISIONS	DATE
C.O.F REVIEW COMMENTS	8/5/2025

24031 08.01.2025

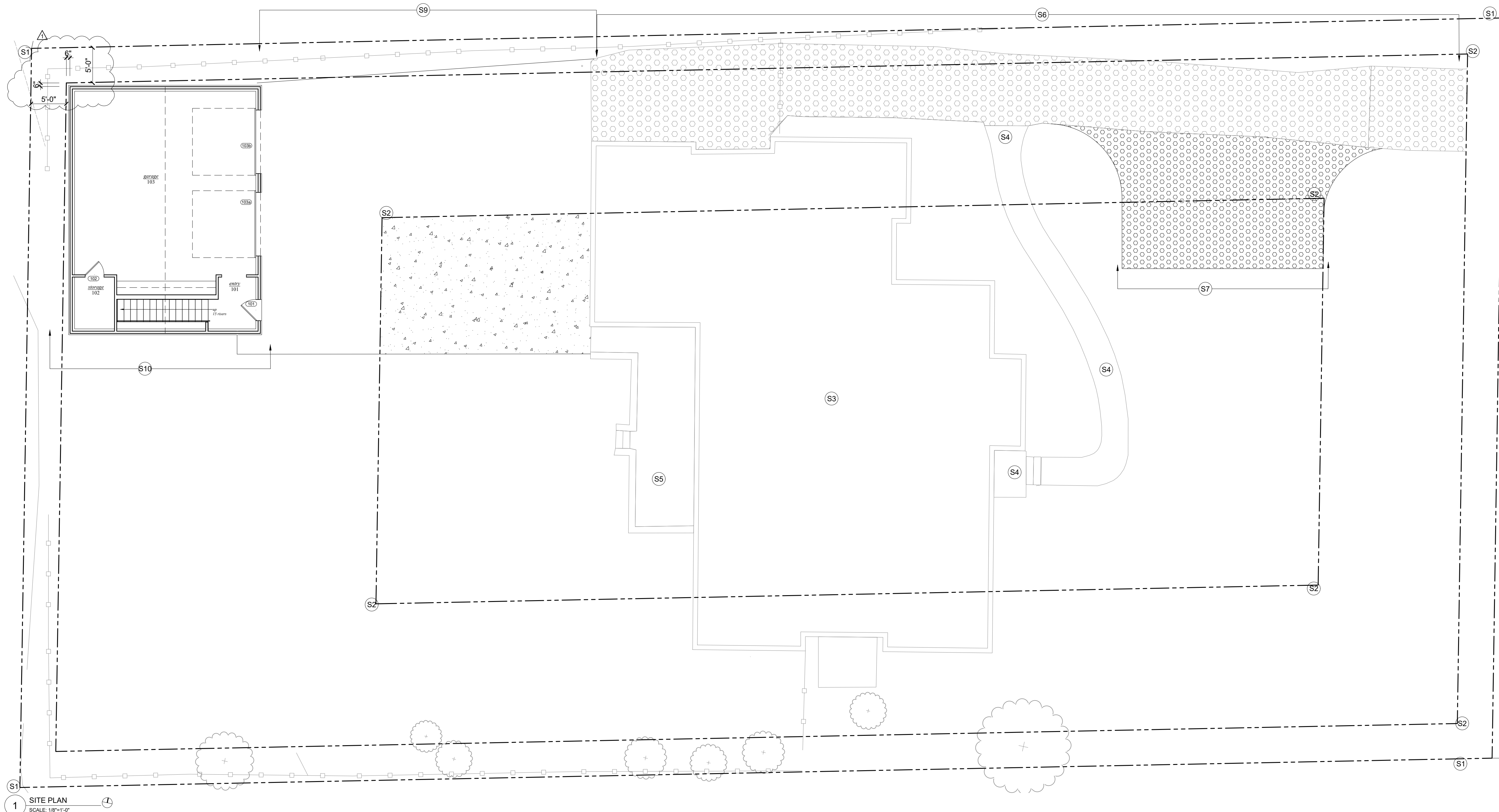
SITE PLAN

A1.0

KEYNOTES - SITE PLAN	
S1	PROPERTY BOUNDARY
S2	REQUIRED FRONT, SIDE, AND REAR SETBACK FROM PROPERTY BOUNDARY
S3	EXISTING RESIDENCE- 3240 s.f.
S4	EXISTING WALKWAY- 285 s.f.
S5	EXISTING REAR PATIO-260 s.f.
S6	EXISTING DRIVEWAY. REMOVE EXISTING FINISH AND PREPARE TO RECEIVE NEW CHIP AND SEAL ASPHALT BASE AND CRUSHED STONE-1360 s.f.
S7	NEW FRONT PARKING AREA CHIP AND SEAL ASPHALT BASE AND CRUSHED STONE TO MATCH REFINISHED EXISTING DRIVEWAY-575 s.f.
S9	EXISTING PARKING AREA-REMOVE EXISTING CONCRETE AND INSTALL NEW CONCRETE GARAGE APRON AND REAR PARKING - 1890 s.f.
S10	NEW GARAGE-955 s.f.

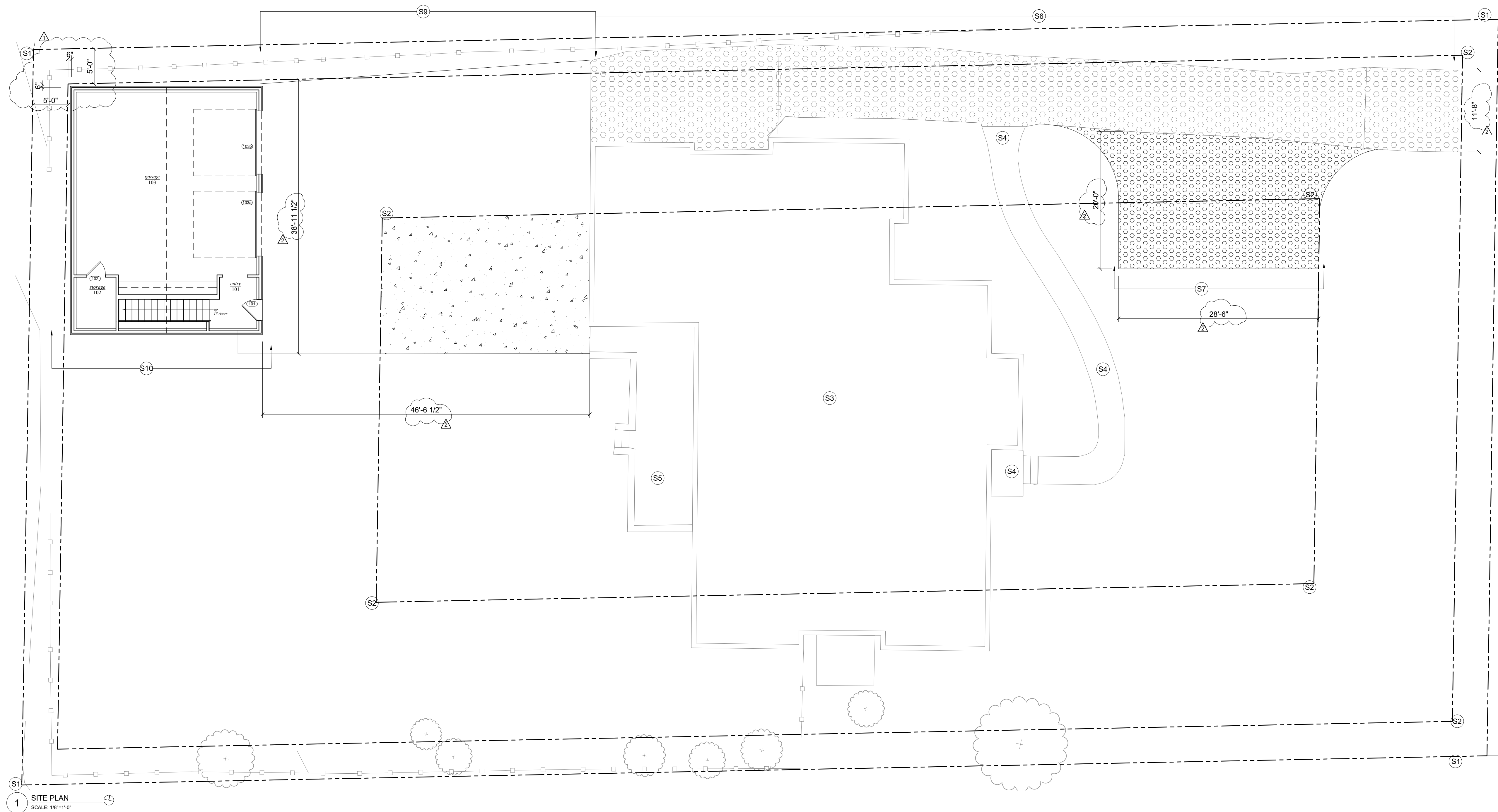
  

SITE ANALYSIS	
SITE/LOT: 21,849 s.f.	
CURRENT IMPERVIOUS AREA: 7042 s.f.	
IMPERVIOUS PERCENTAGE: 32.23%	
PROPOSED IMPERVIOUS AREA (EXISTING HOME + PROPOSED GARAGE + NEW APRON): 8572 s.f.	
PROPOSED IMPERVIOUS PERCENTAGE: 39.23%	



1 SITE PLAN  
SCALE: 1/8"=1'-0"

KEYNOTES - SITE PLAN	
S1	PROPERTY BOUNDARY
S2	REQUIRED FRONT, SIDE, AND REAR SETBACK FROM PROPERTY BOUNDARY
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S5	EXISTING REAR PATIO-260 s.f.
S6	EXISTING DRIVEWAY. REMOVE EXISTING FINISH AND PREPARE TO RECEIVE NEW CHIP AND SEAL ASPHALT BASE AND CRUSHED STONE-1360 s.f.
S7	NEW FRONT PARKING AREA CHIP AND SEAL ASPHALT BASE AND CRUSHED STONE TO MATCH REFINISHED EXISTING DRIVEWAY-675 s.f.
S9	EXISTING PARKING AREA-REMOVE EXISTING CONCRETE AND INSTALL NEW CONCRETE GARAGE APRON AND REAR PARKING- 1990 s.f.
S10	NEW GARAGE-955 s.f.
SITE ANALYSIS	
SITE/LOT: 21,849 s.f.	
CURRENT IMPERVIOUS AREA: 7042 s.f.	
IMPERVIOUS PERCENTAGE: 32.23%	
PROPOSED IMPERVIOUS AREA (EXISTING HOME + PROPOSED GARAGE + NEW APRON): 8572 s.f.	
PROPOSED IMPERVIOUS PERCENTAGE: 39.23%	



1 SITE PLAN  
SCALE: 1/8"=1'-0"

STRICKLAND | ARCHITECTURE



CONSTRUCTION DOCUMENTS

**THE BEASLEY RESIDENCE**  
GARAGE RENOVATION  
807 HILLSBORO ROAD  
FRANKLIN, TENNESSEE  
37064  
CONSTRUCTION DOCUMENTS

REVISION INFORMATION		
REVISIONS	DATE	
△ C.O.F. REVIEW COMMENTS	8/5/2025	
△ C.O.F. REVIEW COMMENTS	10/17/2025	

24031 09.22.2025

SITE PLAN

A1.0





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**File #: 21-01309**

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**DATE:** 11/6/2025  
**TO:** Board of Zoning Appeals  
**FROM:** Amy Diaz-Barriga, Asst Director of Planning Development  
Ariella Stanford, Planner

**SUBJECT:**

A **Variance Request** To Allow Columns Without Bases For A Canopy For The Property Located At 1215 Hillsboro Road (FZO 5.2.7.E.3.).

**PURPOSE:**

**PROJECT INFORMATION**

COF Project Number: 8954  
Applicant: Richard Brasher  
Owner: Christ Community Church of Franklin, Inc., Stephen Kuhn (representative)

**BACKGROUND/STAFF COMMENTS:**

**Vicinity Zoning/Land Use**

Site: CI Civic and Institutional District / Institutional  
North: Agriculture / Agriculture  
South: Agriculture / Agriculture  
East: Agriculture and R2 Residential / Estate and Single Family Residential  
West: Agriculture / Agriculture

**Applicable Zoning Ordinance Provisions**

**20.10 Variance**

- A. The purpose of a variance is to:
1. Provide limited relief from the requirements of this Ordinance in cases where strict application of a particular requirement would create an unnecessary hardship prohibiting the use of land in a manner otherwise allowed under this Ordinance; and
  2. Address extraordinary, exceptional, or unique situations that were not caused by the applicant's act or omission.
- B. Variances are not intended merely to remove inconveniences or financial burdens that the requirements of this Ordinance may impose on property owners in general.

**5.2.7.E.3. Accessory Use and Structure Regulations**

Canopies shall use the same exterior materials and architectural style as the principal building. Each column or post shall have a base of brick, natural stone, or cultured stone.

### **Background**

This 38 acre property is located at 1215 Hillsboro Road and is zoned CI Civic and Institutional District. There is an existing church on the property and a preschool located on the church campus as well. The applicant is proposing a canopy over the main entrance of the preschool building, and is proposing that the columns on the canopy not have bases. The Zoning Ordinance requires that each column or post shall have a base of brick, natural stone, or cultured stone. For this reason, the applicant is requesting a variance to Allow Columns Without Bases For A Canopy.

### **Staff Analysis**

The BZA may authorize a variance only when the request has met all three criteria in accordance with F.Z.O §20.10.6 and State law. The staff has completed an analysis of the request in light of these criteria:

1. Where, by reason of exceptional narrowness, shallowness, or shape of a specific piece of property at the time of the enactment of the Zoning Ordinance or by reason of exceptional topographic conditions or other extraordinary and exceptional situation or condition, such a piece of property is not able to accommodate development as required under this Ordinance.

Staff does not find any unique condition of the lot, nor any other extraordinary and exceptional situation or condition, that prevents each column of the proposed canopy from having a base. Staff finds this criteria is not met.

2. The strict application of any provision enacted under the Zoning Ordinance would result in peculiar and exceptional practical difficulties for or exceptional or undue hardship for the owner of the property.

Staff does not find a unique hardship caused by the strict application of the Zoning Ordinance. There are not specific dimensional requirements for bases on columns, which provides flexibility for the design of the base to meet the needs of the site or project. This allows the design of the bases on each column to be able to meet the needs of the preschool building. For example, if the concern is young children climbing the bases, they can be designed narrow and/or tall enough that they cannot be climbed. Staff finds this criteria is not met.

3. Such relief may be granted without substantial detriment to the public good and without substantially impairing the purpose and intent of the Zoning Ordinance.

Staff finds that this would not be a detriment to the public good and would not impair the intent of the Zoning Ordinance. Staff finds that bases without columns would not be a detriment to the public. The intent of this Zoning Ordinance is for aesthetic purposes and aesthetic consistency of buildings and canopies throughout the city. This is a very large lot, and the canopy would be barely visible from the street, if at all. Staff finds this criteria is met.

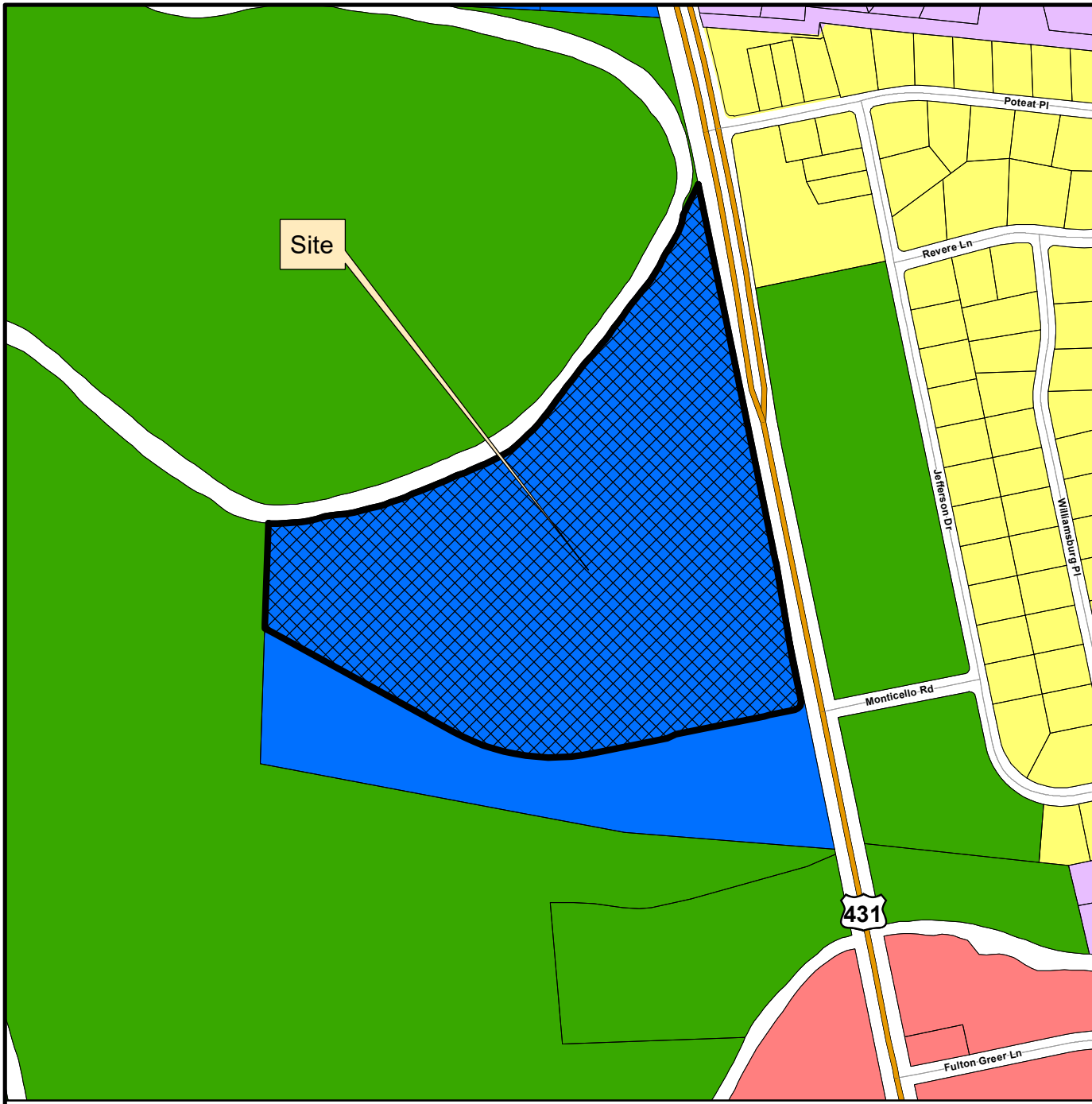
### **FINANCIAL IMPACT:**

Unknown.
























### **RECOMMENDATION:**

**RECOMMENDED MOTION:** Staff recommends the Board of Zoning Appeals move to **deny** the Variance Request To Allow Columns Without Bases For A Canopy For The Property Located At 1215 Hillsboro Road, because the criteria for granting a variance have not been met.

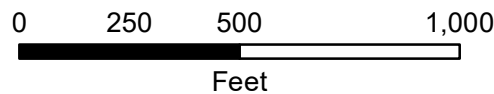
1215 HILLSBORO ROAD  
 TAX MAP 052, PARCEL 00700  
 BOARD OF ZONING APPEALS  
 NOVEMBER 6, 2025



**Legend**

-  1215 Hillboro Road
-  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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To the Board of Zoning Appeals,

Good afternoon. My name is Richard Brasher, and I am the Area Director for ShareBuilt. We are a nonprofit that partners with other nonprofits to help with their construction projects. We are serving as the owner's representative for Mustard Seed Preschool on the Christ Community Campus located at 1215 Hillsboro Rd Franklin, TN 37069 as they are planning a new canopy over their main entrance.

We are submitting a variance request application to appeal Section 5.2.7.E number 3 of the building code. This code states "Canopies shall use the same exterior materials and architectural style as the principal building. Each column or post shall have a base of brick, natural stone or cultured stone." Below are the grounds for our variance request.

1. *Where, by reason of exceptional narrowness, shallowness, or shape of a specific piece of property ... or by reason of exceptional topographic conditions or other extraordinary and exceptional situation or condition, such piece of property is not able to accommodate development as required under this Ordinance.*

The canopy is not visible from a public right of way which can be seen in Photo 1 in the "Mustard See Preschool Photos" document. The canopy will not be visible from the front parking lot of the Christ Community Campus, (see photo 2a for reference) due to the mound that is in the north lawn (see photo 3a for reference). It is only visible from the rear of the private property (see photos 4 and 5 for reference).

2. *The strict application of any provision enacted under this Ordinance would result in peculiar and exceptional practical difficulties to or exceptional hardship upon the owner of such property.*

The definition of "Strict Application" is ambiguous as staff acknowledged during our initial phone call. Due to the way the code is written there is no definition as to what "a base" of brick, natural stone, or cultured stone means. There are no height or width , or dimensional requirements, defined.

Staff indicated that their past "interpretation" of this requirement is a base of at least 18" in height" We are concerned that a base 18"high at each post creates a tripping hazard for school staff, small children and parents.

In general, a base of any size presents a safety hazard as an temptation for children to climb upon and thereby risk a fall to a concrete sidewalk

*connect. share. build.*

3. *Such relief may be granted without substantial detriment to the public good and without substantially impairing the purpose and intent of the zoning map and this Ordinance.*

Relief from this requirement will not affect the public good in any way as the canopy is clearly not visible from a public right of way. The Harpeth House which is very close in proximity to this proposed canopy (see photo 2b for reference) we believe set a precedent on this site. The Harpeth House does not have masonry surrounding the canopy columns (see photo 7 for reference). We could not find any evidence that the code requirement was any different back when the Harpeth House project was approved for permitting in 2018. We feel that having both canopies in close proximity to each other with columns that are of similar design is a reasonable expectation.

Sincerely, Richard Brasher

*connect. share. build.*

**DESIGN CODE REQUIREMENTS**

1. BUILDING CODE: TBC 2021 TENNESSEE BUILDING CODE  
IBC 2021 INTERNATIONAL BUILDING CODE
2. STANDARDS:
  - a. ASCE 7-16 AMERICAN SOCIETY OF CIVIL ENGINEERS: MINIMUM DESIGN LOADS FOR BUILDINGS AND OTHER STRUCTURES
  - b. ACI 318 AMERICAN CONCRETE INSTITUTE: BUILDING CODE REQUIREMENTS FOR STRUCTURAL CONCRETE
  - c. ACI 530 AMERICAN CONCRETE INSTITUTE: BUILDING CODE REQUIREMENTS FOR MASONRY STRUCTURES
  - d. ASTM AMERICAN SOCIETY FOR TESTING AND MATERIALS
  - e. AISI S100 AMERICAN IRON AND STEEL INSTITUTE: NORTH AMERICAN SPECIFICATION FOR THE DESIGN OF COLD-FORMED STEEL STRUCTURAL MEMBERS
  - f. AF&PA NDS AMERICAN FOREST & PAPER ASSOCIATION: NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION
  - g. AF&PA SPDWS AMERICAN FOREST & PAPER ASSOCIATION: SPECIAL DESIGN PROVISIONS FOR WIND AND SEISMIC

**DESIGN CRITERIA:**

1. DEAD LOADING
  - a. SUPERIMPOSED DEAD LOAD 5 PSF  
(IN ADDITION TO THE STRUCTURE SELF WEIGHT)
2. LIVE LOADING
  - a. ROOF LIVE LOAD 20 PSF
3. RAIN LOADING
  - a. DESIGN RAINFALL: 4.5"/HOUR (100-YEAR, 1-HOUR RAINFALL)
  - b. RAINWATER AT LOWEST POINT OF ROOF SHALL NOT POND DURING DESIGN RAINFALL
  - c. DESIGN RAIN LOAD, R: 20 PSF
4. SNOW LOADING
  - a. GROUND SNOW LOAD 10 PSF
  - b. SNOW EXPOSURE FACTOR 1.0
  - c. SNOW LOAD IMPORTANCE FACTOR 1.1
  - d. THERMAL FACTOR 1.2
5. WIND LOADING INPUTS
  - a. RISK CATEGORY III
  - b. ULTIMATE WIND SPEED 120 MPH (ASD = SQRT(0.6)\*Vult)
  - c. WIND EXPOSURE FACTOR C
  - d. DIRECTIONALITY/OTHER FACTORS Kd=0.85, G=0.85, Kz=0.90, Kzt=1.0
  - e. METHODOLOGY HOST ATTACHED CANOPY
  - f. ELEVATION 10' - 3 3/4"
  - g. COMPONENTS AND CLADDING DESIGN PRESSURES: +16.96 /- 16.00 PSF
6. SEISMIC LOADS
  - a. RISK CATEGORY II
  - b. SITE CLASS D
  - c. Ss 0.291
  - d. Sds 0.310
  - e. Si 0.143
  - f. Sd1 0.229
  - g. SEISMIC DESIGN CATEGORY (SDC) D
  - h. LONG TRANSITION PERIOD (Tl) 12
  - i. LATERAL RESISTING SYSTEM NONSTRUCTURAL COMPONENTS  
(APPENDAGES & ORNAMENTATIONS)
  - j. REDUNDANCY FACTOR, ρ: 1.0
  - k. OVERSTRENGTH FACTOR, Ωo: 2.0
  - l. RESPONSE MODIFICATION FACTOR, Rp: 2.5
  - m. AMPLIFICATION FACTOR: 2.5

**STRUCTURAL ALUMINUM & ALUMINUM WELDING:**

1. ALL COMPONENTS SHALL BE STRUCTURAL ALUMINUM (U.N.O.) AND SHALL BE FABRICATED AND ERECTED ACCORDING TO THE GOVERNING BUILDING CODE AND MATERIAL STANDARDS REFERENCED ON THIS SHEET.
2. ALL STRUCTURAL ALUMINUM SHALL BE MIN 1/8" THICK U.N.O. AND BE OF THE FOLLOWING ALLOY AND TEMPER:
  - a. BEAMS, PURLINS, COLUMNS 6063-T6
  - b. ALL OTHER EXTRUSIONS 6063-T6
  - c. FASTENERS SS 316
3. STRUCTURAL ALUMINUM SHALL BE FRAMED PLUMB AND TRUE AND ADEQUATELY BRACED DURING CONSTRUCTION.


4. ALL BEAMS SHALL HAVE A MINIMUM 1 1/2" DEPTH FULL BEARING SUPPORT UNLESS NOTED OTHERWISE.
5. WHERE ALUMINUM IS IN CONTACT WITH OTHER METALS EXCEPT 300 SERIES STAINLESS STEEL, ZINC OR CADMIUM AND THE FAYING SURFACES ARE EXPOSED TO MOISTURE, THE OTHER METALS SHALL BE PAINTED OR COATED WITH ZINC, CADMIUM, OR ALUMINUM.
6. UNCOATED ALUMINUM SHALL NOT BE EXPOSED TO MOISTURE OR RUNOFF THAT HAS COME IN CONTACT WITH OTHER UNCOATED METALS EXCEPT 300 SERIES STAINLESS STEEL, ZINC, OR CADMIUM. ALUMINUM SURFACES TO BE PLACED IN CONTACT WITH MASONRY, CONCRETE, WOOD, FIBERBOARD, OR OTHER POROUS MATERIAL THAT ABSORBS WATER SHALL BE PAINTED.
7. FOR ALUMINUM IN CONTACT WITH CONCRETE: ACCEPTABLE PAINTS: PRIMING PAINT (ONE COAT), SUCH AS ZINC MOLYBDATE PRIMER IN ACCORDANCE WITH FEDERAL SPECIFICATION TT-P-645B ("GOOD QUALITY", NO LEAD CONTENT). ALT: HEAVY COATING OF ALKALI-RESISTANT BITUMINOUS PAINT. ALT: WRAP ALUMINUM WITH A SUITABLE PLASTIC TAPE APPLIED IN SUCH A MANNER AS TO PROVIDE ADEQUATE PROTECTION AT THE OVERLAPS.
8. ALUMINUM SHALL NOT BE EMBEDDED IN CONCRETE TO WHICH CORROSIVE COMPONENTS SUCH AS CHLORIDES HAVE BEEN ADDED IF THE ALUMINUM WILL BE ELECTRICALLY CONNECTED TO STEEL. EMBEDDED ALUMINUM ELEMENTS WILL BE COVERED WITH PLASTIC TAPE OR OTHERWISE PROTECTED AS PER 2015 ADM M.7.3.
9. BOLT HOLES SHALL BE DRILLED IN THE SAME NOMINAL DIAMETER AS THE BOLT + 1/16".
10. ALUMINUM WELDING SHALL BE PERFORMED IN ACCORDANCE WITH WELD FILLER ALLOYS MEETING ANSI/AWS A5.10 STANDARDS TO ACHIEVE ULTIMATE DESIGN STRENGTH IN ACCORDANCE WITH THE ALUMINUM DESIGN MANUAL PART I-A, TABLE 7.3.1. ALL ALUMINUM CONSTRUCTION SHALL BE IN CONFORMANCE WITH THE TOLERANCES, QUALITY, AND METHODS OF CONSTRUCTION AS SET FORTH IN THE AMERICAN WELDING SOCIETY'S STRUCTURAL WELDING CODE ALUMINUM (D1.2). MINIMUM WELD IS 1/8" THROAT FULL PERIMETER FILLET WELD UNLESS OTHERWISE NOTED.
11. STAINLESS STEEL FASTENERS SHALL BE ASTM F593 316 SS COLD WORKED CONDITION. PROVIDE (5) PITCHES MINIMUM PAST THE THREAD PLANE FOR ALL SCREW CONNECTIONS. ALL FASTENER CONNECTIONS TO METAL SHALL PROVIDE 2xDIAMETER EDGE DISTANCE AND 3xDIAMETER SPACING.
12. SELF-DRILLING SCREWS SHALL BE TEK BRAND / ALL POINTS FASTENERS OF SIZE #14, STAINLESS STEEL 300 SERIES, WITH MINIMUM 1/2" THREAD ENGAGEMENT BEYOND THE CONNECTED PART, UNLESS OTHERWISE NOTED.
13. THE CONTRACTOR IS RESPONSIBLE TO INSULATE ALL MEMBERS FROM DISSIMILAR MATERIALS TO PREVENT ELECTROLYSIS.
14. ELECTRICAL GROUND, WHEN REQUIRED, TO BE DESIGNED & INSTALLED BY OTHERS.

**ANCHORS & FASTENERS**

1. ALL BOLTS SHALL BE HOT DIPPED GALVANIZED, OR STAINLESS STEEL & MEET THE REQUIREMENTS OF ASTM A307 GRADE A. WASHERS SHALL BE USED BETWEEN WOOD & BOLT HEAD & BETWEEN WOOD & NUT CONFORMING TO FEDERAL SPECIFICATION FF-W-92 FOR WASHERS. NUTS SHALL BE INSTALLED SUCH THAT THE END OF THE THREADED ROD OR BOLT IS AT LEAST FLUSH WITH THE TOP OF NUT.
2. WHERE GENERIC FASTENERS ARE LABELED IN DETAILS, CAPACITIES SHALL BE EQUAL TO OR GREATER THAN HILTI KWIK BOLT 3 OR RED HEAD THRU BOLTS.
3. BOLT HOLES SHALL BE AT LEAST A MINIMUM OF 1/32" AND NO MORE THAN A MAXIMUM OF 1/16" LARGER THAN THE BOLT DIAMETER.
4. NAILS SHALL PENETRATE THE SECOND MEMBER A DISTANCE EQUAL TO THE THICKNESS OF THE MEMBER BEING NAILED THERETO. THERE SHALL BE NOT LESS THAN 2 NAILS IN ANY CONNECTION.
5. DRY WOOD MAY SPLIT MORE EASILY. IF WOOD TENDS TO SPLIT, PRE-BORING HOLES SHALL BE USED WITH DIAMETERS NOT EXCEEDING 3/4" OF THE NAIL DIAMETER OR USE A 5/32" BIT FOR SDS SCREWS. A FASTENER THAT SPLITS THE WOOD SHALL BE REEVALUATED PRIOR LOADING THE CONNECTION.
6. ANCHORS SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURERS' RECOMMENDATIONS. MINIMUM EMBEDMENT SHALL BE AS NOTED HEREIN. MINIMUM EMBEDMENT AND EDGE DISTANCE ARE DEPTHS INTO SOLID SUBSTRATE AND DO NOT INCLUDE THICKNESS OF STUCCO, FOAM, BRICK, AND OTHER WALL FINISHES.
7. ANCHOR QUANTITIES INDICATED IN DETAILS ARE FOR GRAPHICAL PURPOSES ONLY. DO NOT SCALE DIAMETER, LENGTH, OR PENETRATION(S). HEAD STYLE(S) ARE FREELY INTERCHANGEABLE.

**GENERAL NOTES**

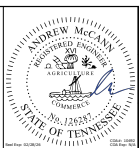
1. ALLOWABLE DESIGN PRESSURES UTILIZED IN THIS DOCUMENT HAVE BEEN CALCULATED PER THE REQUIREMENTS OF THE CODES AND STANDARDS STATED HEREIN USING ASCE 7-16 ALLOWABLE STRESS DESIGN METHODOLOGY WITH THE CRITERIA AS OUTLINED HEREIN. THE CONTRACTOR SHALL CONTACT THE AUTHORITY HAVING JURISDICTION TO ENSURE APPROPRIATE CRITERIA TO BE USED BEFORE CONSTRUCTION BEGINS.
2. DIMENSIONS ARE SHOWN TO ILLUSTRATE DESIGN FORCES AND OTHER DESIGN CRITERIA. IN SOME CASES, DETAILS MAY BE INTENTIONALLY ALTERED FOR PRESENTATION PURPOSES. DO NOT SCALE DIMENSIONS ELECTRONICALLY OR OTHERWISE. FIELD INSTALLATION MAY VARY SLIGHTLY BUT MUST REMAIN WITHIN 5% OF THE INTENDED DESIGN. THE CONTRACTOR IS TO VERIFY ALL FIELD DIMENSIONS PRIOR TO INSTALLATION.
3. THIS DRAWING SET IS PREPARED AS A SITE-SPECIFIC DESIGN. TYPICAL FIELD CONDITIONS HAVE BEEN ASSUMED.
4. THE INTEGRITY OF ANY EXISTING STRUCTURE HAS NOT BEEN VERIFIED BY THIS ENGINEER. THESE PLANS ARE NOT TO BE USED FOR CONSTRUCTION UNTIL A DESIGN PROFESSIONAL APPROVES THE HOST STRUCTURE AS BEING ABLE TO ACCOMMODATE THE NEW DESIGN.
5. APPROVAL OF THE HOST STRUCTURE FOR USE SHALL BE AT THE DISCRETION OF THE BUILDING OFFICIAL AND/OR SEPARATE ENGINEERING CERTIFICATION.
6. THIS STRUCTURE HAS BEEN DESIGNED AND SHALL BE FABRICATED IN ACCORDANCE WITH THE STRUCTURAL PROVISIONS OF THE ABOVE-REFERENCED BUILDING CODE. STRUCTURE SHALL BE FABRICATED IN ACCORDANCE WITH ALL GOVERNING CODES. THE CONTRACTOR SHALL INVESTIGATE AND CONFORM TO ALL LOCAL BUILDING CODE AMENDMENTS WHICH MAY APPLY AND GOVERN. DESIGN CRITERIA OR SPANS BEYOND STATED HEREIN MAY REQUIRE ADDITIONAL SITE-SPECIFIC SEALED ENGINEERING.
7. THE EXISTING HOST STRUCTURE MUST BE CAPABLE OF SUPPORTING THE LOADED SYSTEM AS VERIFIED BY THE ENGINEER & OR ARCHITECT OF RECORD, et.al. THE HOST STRUCTURE WHICH IS DESIGNED, CERTIFIED, AND INSPECTED BY OTHERS MUST PROVIDE SUFFICIENT, CAPACITY FOR THIS SPECIFIED DECK SYSTEM. NO WARRANTY OR GUARANTEE TO THESE CONDITIONS, EITHER EXPRESSED OR IMPLIED, IS OFFERED WITH THIS CERTIFICATION.
8. THE CONTRACTOR SHALL CAREFULLY CONSIDER POSSIBLE IMPOSING LOADS ON ROOF, INCLUDING BUT NOT LIMITED TO ANY CONCENTRATED LOADS WHICH MAY JUSTIFY GREATER DESIGN CRITERIA. ALL STRUCTURAL MEMBERS AS SHOWN HAVE BEEN DESIGNED TO CARRY IN PLACE DESIGN LOADS ONLY; THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE SUPPORT OF ANY ADDITIONAL LOADS AND FORCES IMPOSED DURING MANUFACTURING, TRUCKING, ERECTING, AND HANDLING.
9. SPECIAL INSPECTIONS MAY BE REQUESTED OR REQUIRED AT THE DISCRETION OF THE AUTHORITY HAVING JURISDICTION.



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121 WHEELER STREET  
LAVERGNE, TN 37086  
(615) 849-8034  
WWW.TENNESSEEAWNINGS.COM

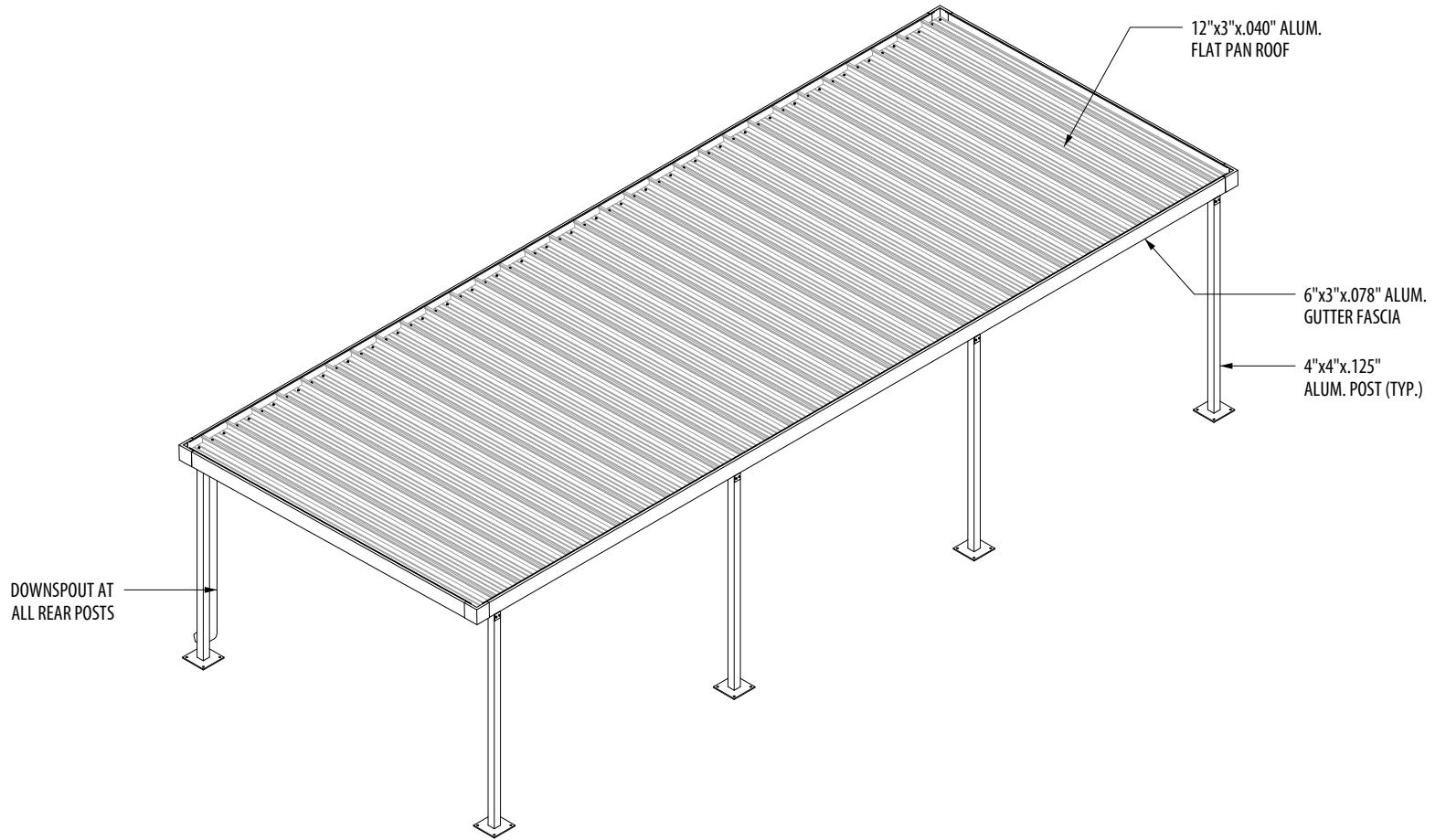
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1215 HILLSBORO ROAD  
FRANKLIN, TN 37069

Engineer: **AM STRUCTURES**  
1153 Town Center Dr  
#201  
Jupiter, FL 33458  
(561) 951 - 0099



Drawing Date:	7/10/2025	SHEET  1 OF 6
Revision No.	01	
Revision Date:	8/11/2025	

**CANOPY-01**  
TYP. OF 1



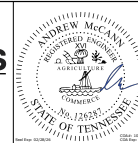
**ISOMETRIC**



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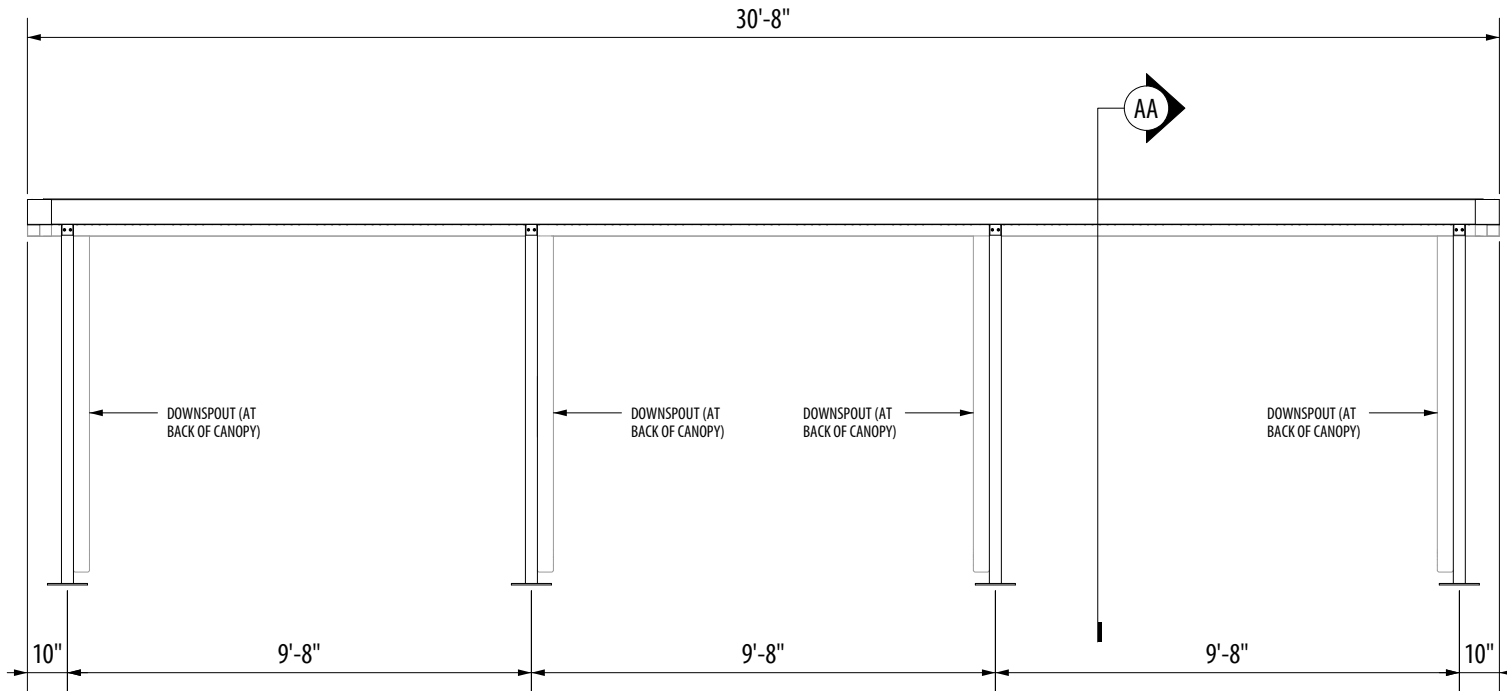
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Revision No.	01	
Revision Date:	8/11/2025	2 OF 6

**CANOPY-01**  
TYP. OF 1



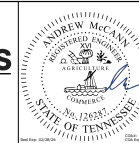
**FRONT VIEW**



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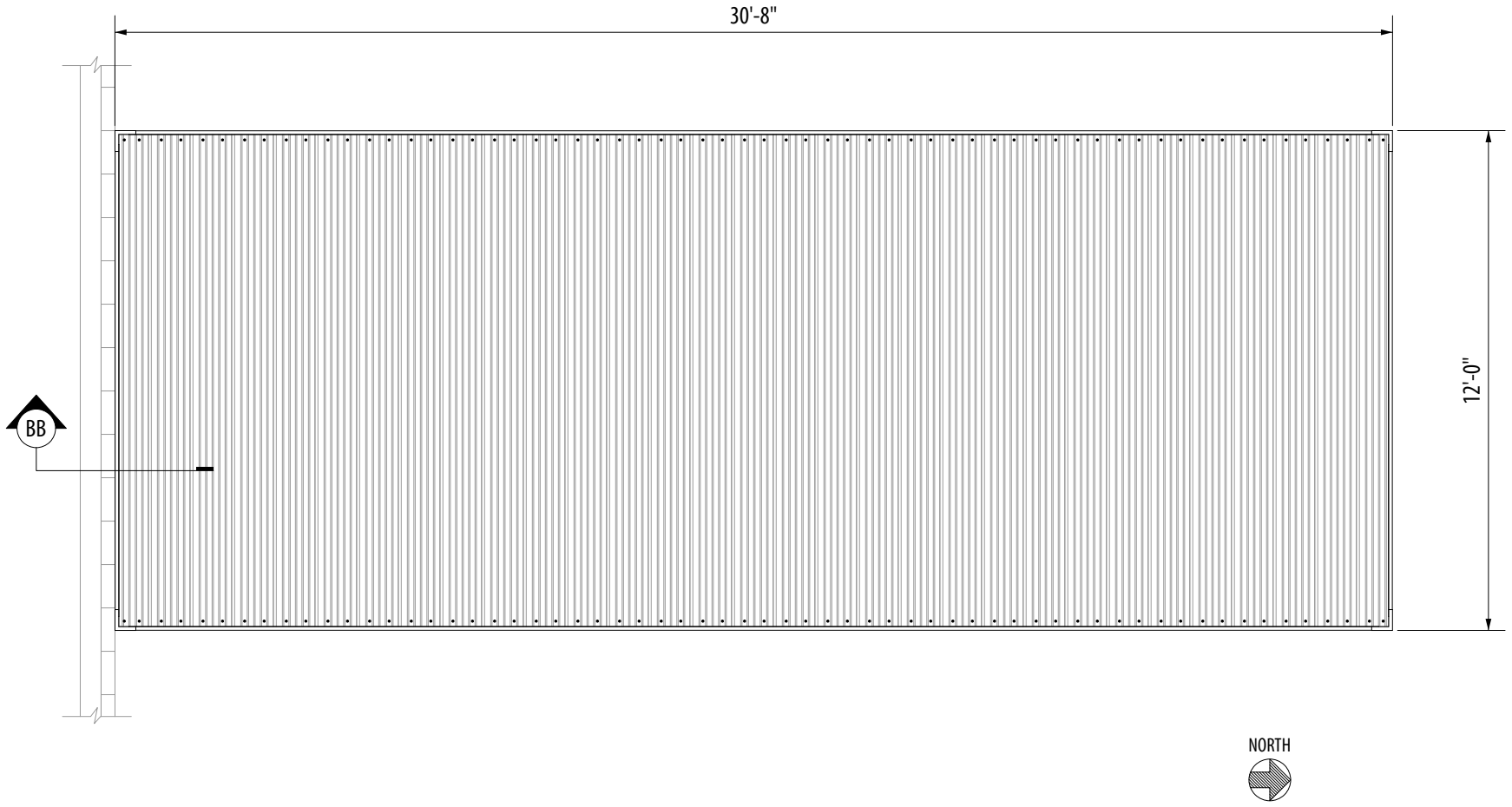
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TYP. OF 1



**PLAN VIEW**



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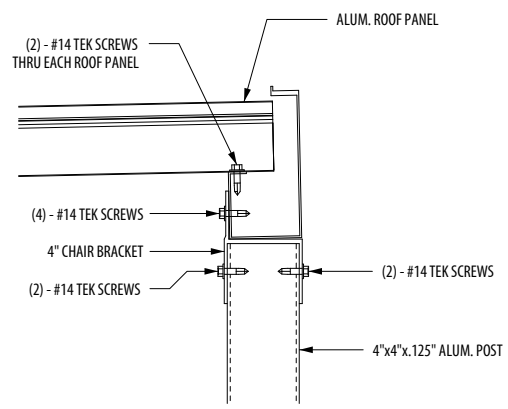
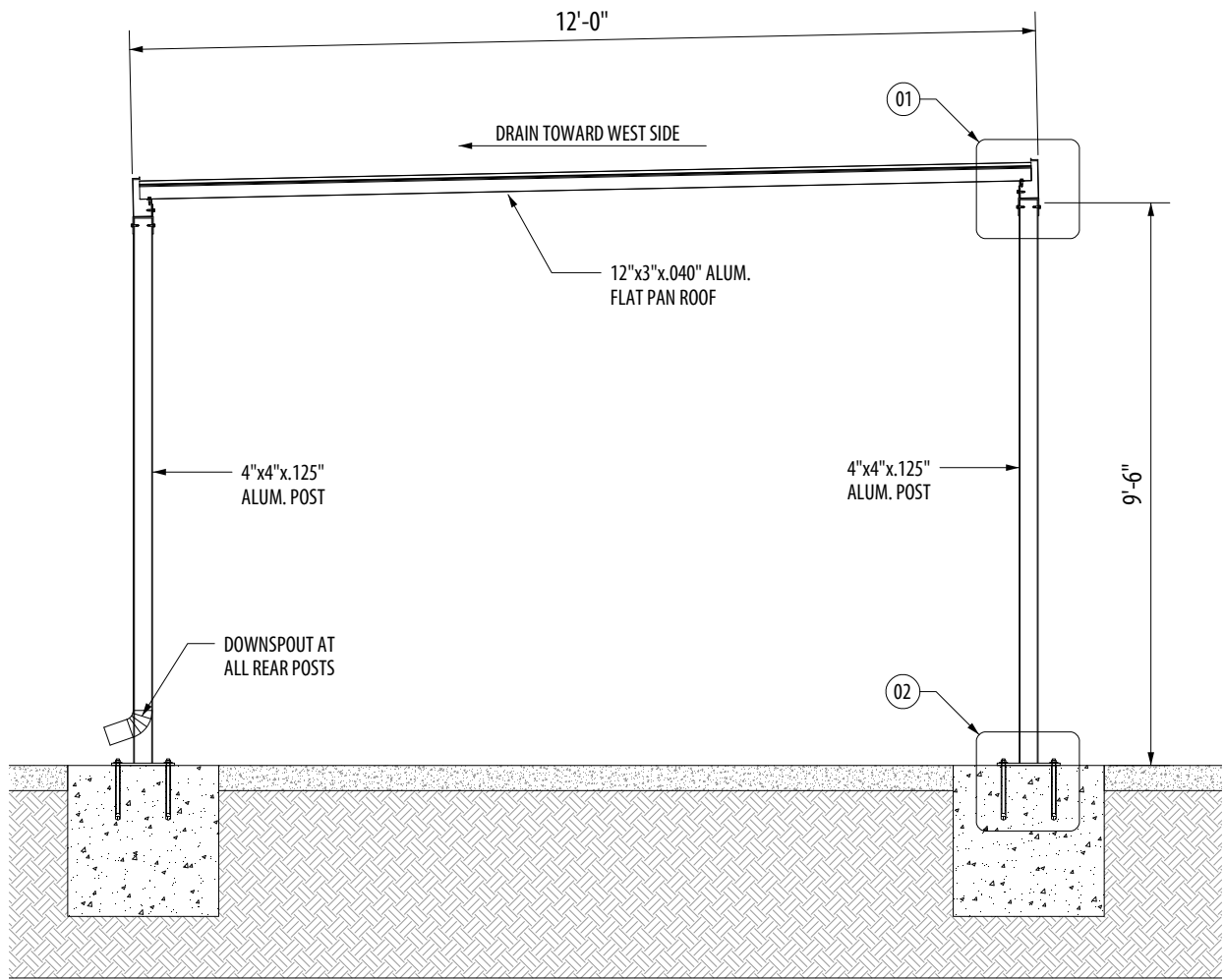
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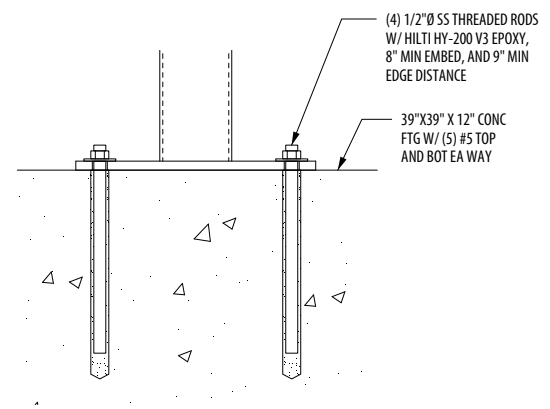


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4 OF 6



01 CONNECTION DETAIL



02 CONNECTION DETAIL

AA WALL SECTION



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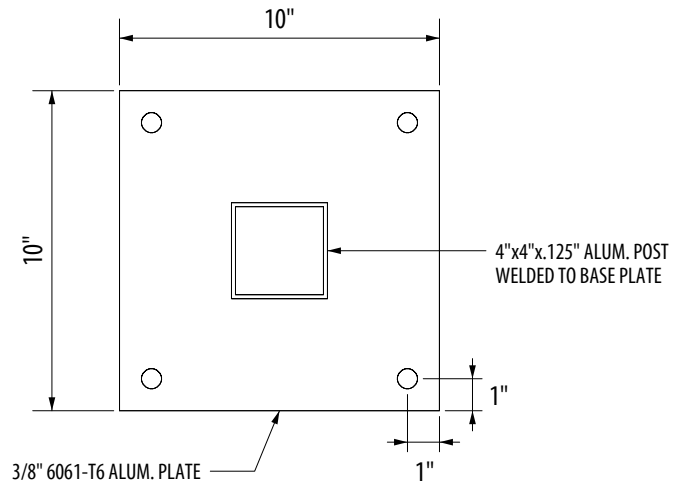
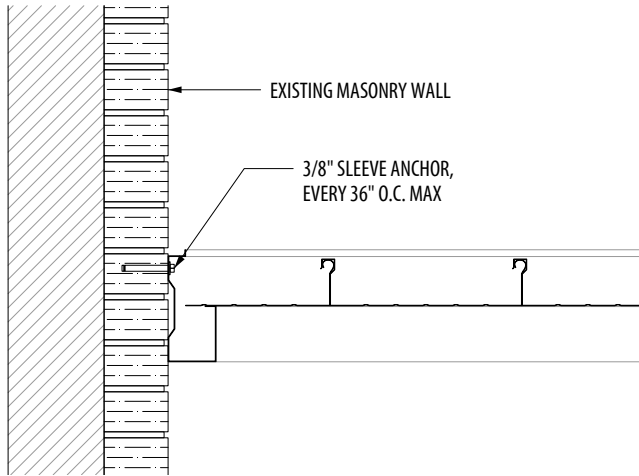
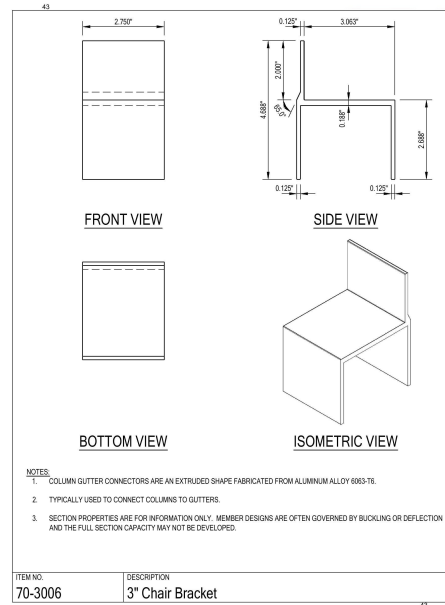
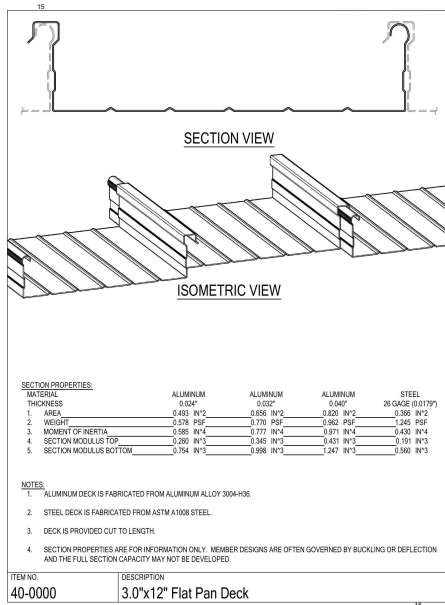
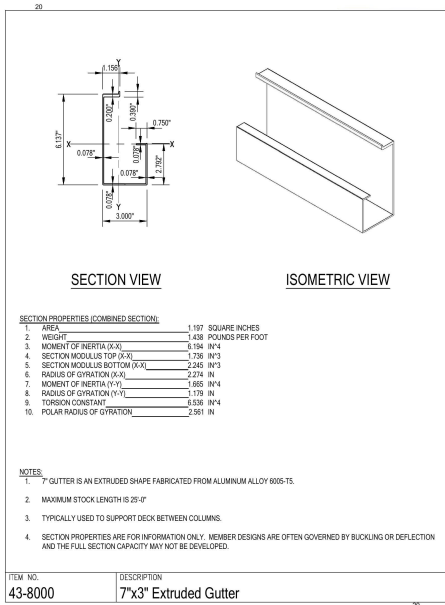
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 Revision Date: 8/11/2025

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 5 OF 6



**BB WALL SECTION**

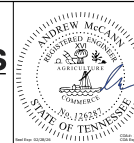
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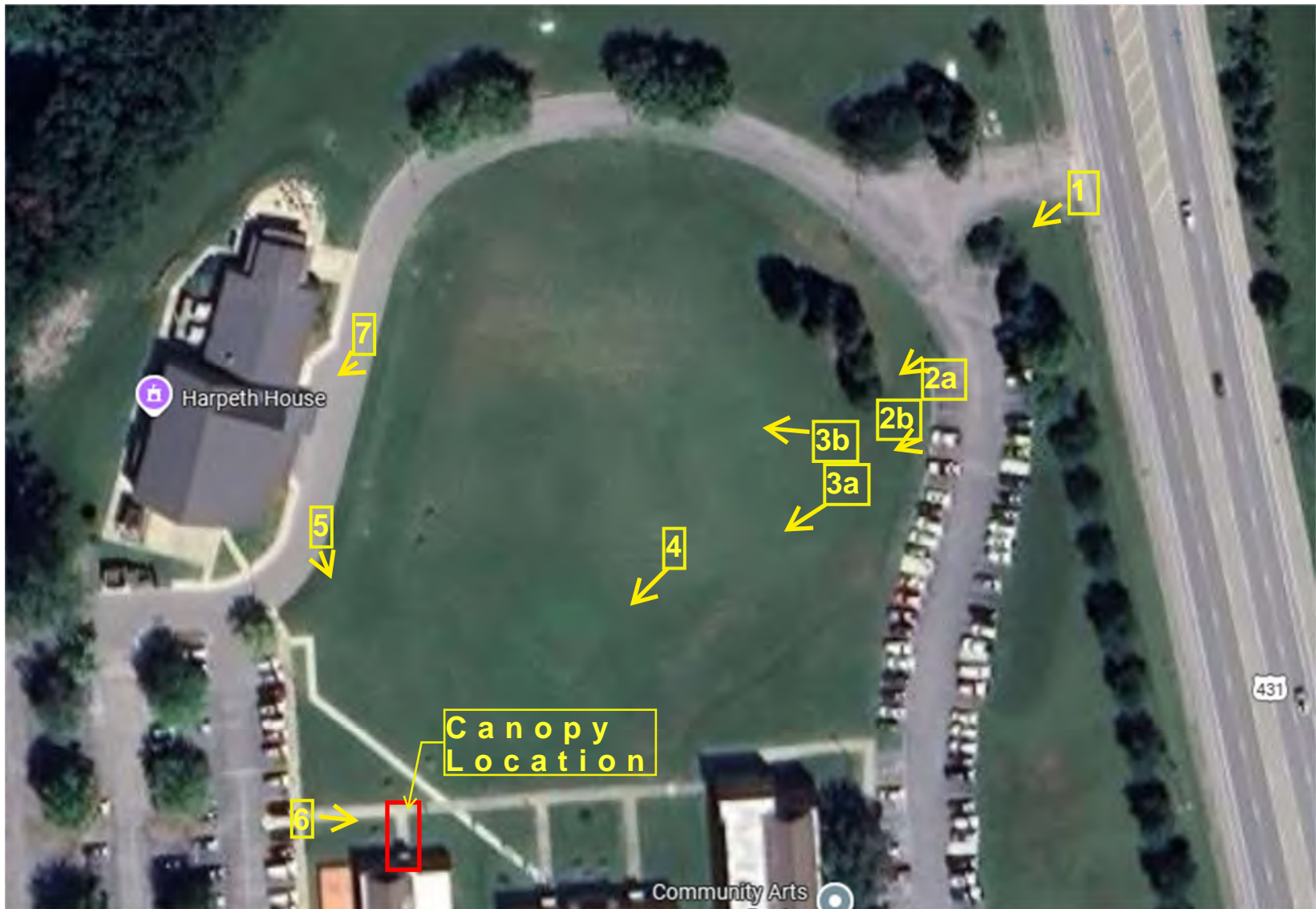
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Revision No.	01	
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Arial View of Christ Community North Lawn Area



**Photo #1.** Christ Community North Entrance Looking West



**Photo #2a.** North Lawn view SW towards Mustard Seed



**Photo #2b.** North Lawn view SW towards Mustard Seed with Harpeth House



**Photo #3a.** North Lawn view SW towards Mustard Seed Approaching Mound



**Photo #3b.** North Lawn view West towards Harpeth House approaching Mound



**Photo #4.** North Lawn view SW towards Mustard Seed from top of Mound



**Photo #5.** North Elevation towards Mustard Seed Canopy Location from Harpeth House



**Photo #6.** North Elevation Mustard Looking East



Harpeth  
House  
Canopy  
Columns  
(2020)

**Photo #7.** Front Entrance of Harpeth House looking South



Christ Community Church, Hillsboro





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**File #: 21-01311**

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**DATE:** 11/6/2025  
**TO:** Board of Zoning Appeals  
**FROM:** Amy Diaz-Barriga, Asst Director of Planning Development  
Ariella Stanford, Planner

**SUBJECT:**

A **Variance Request** To Allow A Proposed Principal Building To Have A Maximum Front Yard Setback Of 80 Feet, And A **Variance Request** To Allow The Front Façade Location Of A Proposed Principal Building To Be Oriented In A Non-Parallel Manner To The Frontage For The Property Located At 880 Oak Meadow Drive (FZO 3.19.5 and 6.9).

**PURPOSE:**

**PROJECT INFORMATION**

COF Project Number: 8958  
Applicant: Andrew Tarsi  
Owner: Franklin Capital Investment LLC, Bob Goodall (representative)

**BACKGROUND/STAFF COMMENTS:**

**Vicinity Zoning/Land Use**

Site: RC-6 - Regional Commerce 6 / Vacant  
North: RC-6 - Regional Commerce 6 / Mixed Nonresidential  
South: PD - Planned District and GO - General Office District / Multifamily Residential and Vacant  
East: RC-6 - Regional Commerce 6 / Mixed Nonresidential  
West: RC-6 - Regional Commerce 6 / Retail and Assisted Living

**Applicable Zoning Ordinance Provisions**

**20.10 Variance**

- A. The purpose of a variance is to:
1. Provide limited relief from the requirements of this Ordinance in cases where strict application of a particular requirement would create an unnecessary hardship prohibiting the use of land in a manner otherwise allowed under this Ordinance; and
  2. Address extraordinary, exceptional, or unique situations that were not caused by the applicant's act or omission.
- B. Variances are not intended merely to remove inconveniences or financial burdens that the requirements of this Ordinance may impose on property owners in general.

### 3.19.5 Zoning Districts, RC6 Regional Commerce 6, Dimensional Standards

The following dimensional standards are required:

Principal Building Setbacks	
Front Yard for Collector Streets, Local Streets, or Internal Drives	5 feet min to 30 feet max

### 6.9 Building Types, Commercial/Mixed-Use Building

#### Building Orientation and Entry

Facade Location	The front facade shall face the public street, private street, or internal drive, in that priority order. The building shall parallel the frontage.
-----------------	--

#### Background

This 13.3 acre lot is located at 880 Oak Meadow Drive, and is zoned RC-6 Regional Commerce District. The owner wishes to develop the parcel with a 1-story, 100,000± SF Commercial Recreation facility. There is no site plan submitted for this project, but the applicant plans to submit a final plat to subdivide the lot into 2 lots, and a site plan to develop it. The plans provided for this property represent the desired design of the site.

There are a few constraints with this property. The property has a border of slopes greater than 20% along Riverside Drive, Oak Meadow Drive, and the rear property line. There are also overhead power lines running along Riverside Drive within the Middle Tennessee Electric (MTE) Easement which extends up to 50' into the property from the Right-of-Way.

The applicant is requesting two variances:

1. To increase the maximum front yard setback from 30 feet to 80 feet along Riverside Drive
2. To allow a principal building to be located in a non-parallel manner to the frontage along Riverside Drive

#### Staff Analysis

The BZA may authorize a variance only when the request has met all three criteria in accordance with F.Z.O §20.10.6 and State law. The staff has completed an analysis of the request in light of these criteria:

#### Request 1: To Allow A Proposed Principal Building To Have A Maximum Front Yard Setback Of 80 Feet

1. Where, by reason of exceptional narrowness, shallowness, or shape of a specific piece of property at the time of the enactment of the Zoning Ordinance or by reason of exceptional topographic conditions or other extraordinary and exceptional situation or condition, such a piece of property is not able to accommodate development as required under this Ordinance.

The property has a border of slopes greater than 20% along Riverside Dr, Oak Meadow Dr, and the rear property line. There are also overhead power lines running along Riverside Drive within the Middle Tennessee Electric (MTE) Easement which extends up to 50' into the property from the Right-of-Way. The maximum setback for Regional Commerce 6 zoning district is 30 feet. Given the topographical conditions and the depth of the easement, it would not be possible for the setback to be 30 feet or less from Riverside Drive. Staff finds this criteria is met.

2. The strict application of any provision enacted under the Zoning Ordinance would result in peculiar

and exceptional practical difficulties for or exceptional or undue hardship for the owner of the property.

Staff finds that the strict application of a provision enacted under the Zoning Ordinance would result in exceptional practical difficulties for the owner of the property. Due to the slopes and the MTE Easement, the front yard setback must be more than the required maximum of 30 feet. This property cannot comply with the strict application of the maximum setback requirement in this situation. The setback must be more than 30 feet to accommodate the steep slope and easement along Riverside Drive. Staff finds this requirement is met.

3. Such relief may be granted without substantial detriment to the public good and without substantially impairing the purpose and intent of the Zoning Ordinance.

Staff finds that this request would not be a detriment to the public good and would not impair the intent of the Zoning Ordinance. The intent of maximum front setbacks is that buildings should activate the street by creating an inviting pedestrian experience, and views from the street should not be of parking lots. With the size of the lot, and the proposed location of the building and parking in relation to the building, it is apparent that this building was designed to be the focal view from the street. This shows effort to meet the intent of the Zoning Ordinance, and that this design is the minimum necessary deviation from the regulations of the Zoning Ordinance. Staff finds this criteria is met.

**Request 2: To Allow The Front Façade Location Of A Proposed Principal Building To Be Oriented In A Non-Parallel Manner To The Frontage**

1. Where, by reason of exceptional narrowness, shallowness, or shape of a specific piece of property at the time of the enactment of the Zoning Ordinance or by reason of exceptional topographic conditions or other extraordinary and exceptional situation or condition, such a piece of property is not able to accommodate development as required under this Ordinance.

Staff does not find a condition of the lot that prevents the building from being parallel to the frontage. While it may be favorable to have the building parallel to the power lines and the slopes, it is possible to have the building parallel to the frontage. Staff finds this criteria is not met.

2. The strict application of any provision enacted under the Zoning Ordinance would result in peculiar and exceptional practical difficulties for or exceptional or undue hardship for the owner of the property.

Staff does not find a hardship caused by requiring the building to parallel the frontage. While it may require further design, it is the responsibility of the applicant to design the site in accordance with the Zoning Ordinance. Staff finds this criteria is not met.

3. Such relief may be granted without substantial detriment to the public good and without substantially impairing the purpose and intent of the Zoning Ordinance.

Staff finds that this request would not be a detriment to the public good and would not impair the intent of the Zoning Ordinance. The lot line along Riverside Drive is not straight for the entirety of the lot width, and the power lines are not parallel to the lot line. With these conditions and the large size of the lot, a 5 percent non-parallel skew would likely not be noticeable. Staff finds this criteria is met.

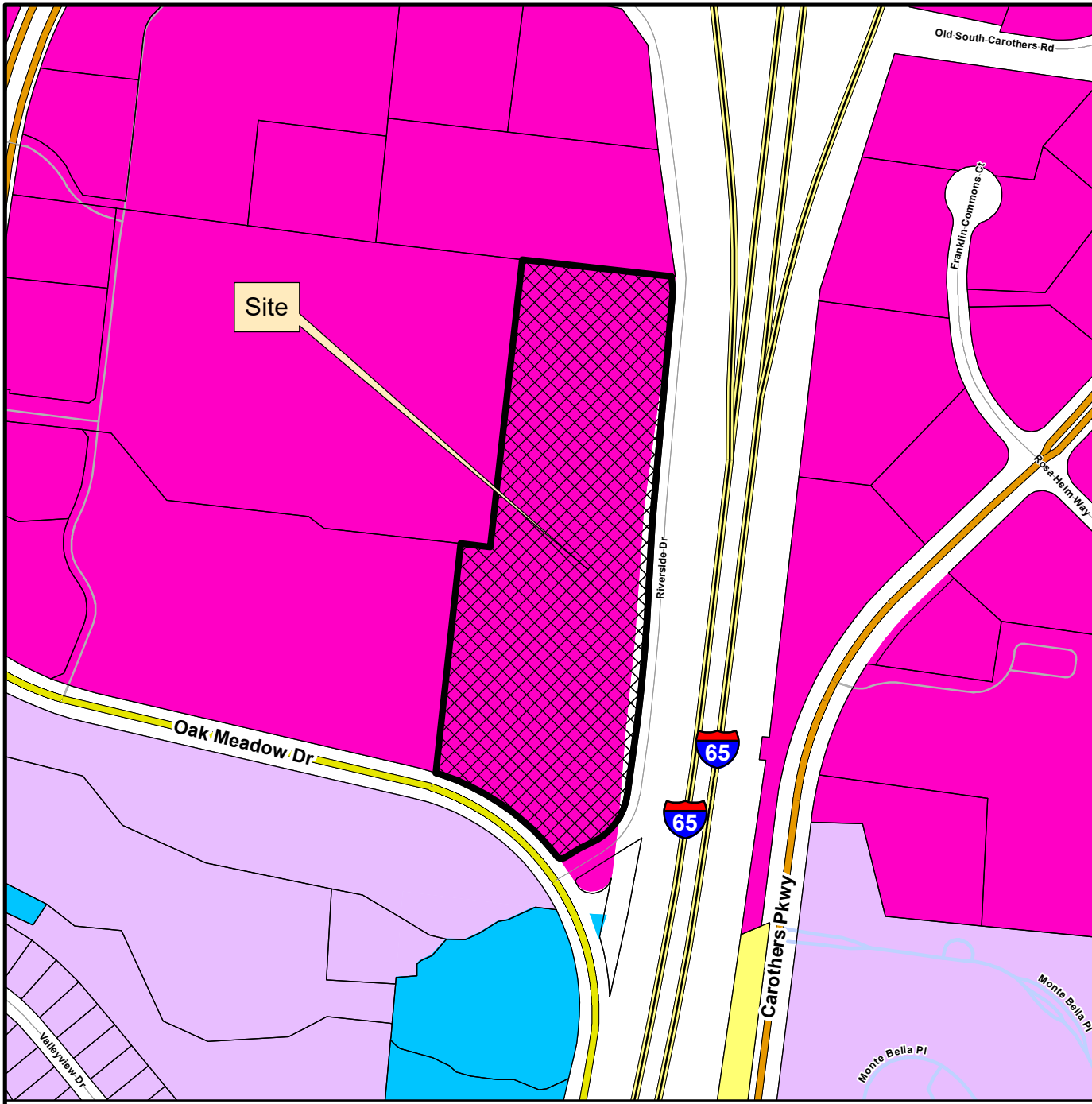
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




















## **RECOMMENDATION:**

**RECOMMENDED MOTION:** Staff recommends the Board of Zoning Appeals move to **approve** the Variance Request To Allow A Proposed Principal Building To Have A Maximum Front Yard Setback Of 80 Feet For The Property Located At 880 Oak Meadow Drive, because the criteria for granting a variance have been met, and **deny** A Variance Request To Allow The Front Façade Location Of A Proposed Principal Building To Be Oriented In A Non-Parallel Manner To The Frontage For The Property Located At 880 Oak Meadow Drive, because the criteria for granting a variance have not been met.

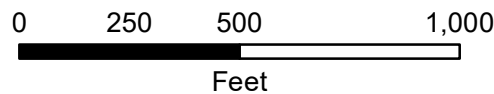
880 OAK MEADOW DRIVE  
 TAX MAP 079, PARCEL 10119  
 BOARD OF ZONING APPEALS  
 NOVEMBER 6, 2025



**Legend**

-  880 Oak Meadow Drive
-  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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October 13, 2025

**VIA IDT UPLOAD**

City of Franklin Board of Zoning Appeals  
Attn: Ms. Ariella Stanford, Planner  
Community Development  
120 9<sup>th</sup> Ave South

**BZA Application: Justification Letter**

**RE: OAK MEADOW LOT 32  
BZA VARIANCE PLAN  
FRANKLIN, TENNESSEE**

Dear Board of Zoning Appeals,

**RaganSmith**, on behalf of **WMB Foundation**, is requesting two (2) variances for the property located at 880 Oak Meadow Drive, Franklin, TN 37064. This property can be further identified as Lot 32 as shown on the Final Plat entitled "Watson Glen Subdivision, Section 2, Revision 2, Lot 32" of Record in Plat Book 74, Page 95, Register's Office for Williamson County, Tennessee.

**WMB Foundation** is requesting the first variance to the Front Yard Principal Building Setback line where the proposed building needs to be located beyond the 30 feet max range from the front property line of Riverside Drive. Furthermore, a second variance to the Façade Location is requested where the proposed front façade of the building needs to slightly vary from parallel since Riverside Drive has multiple bearings/curves along the R.O.W.

**WMB Foundation** is proposing a 1-story, 100,000± SF Commercial Recreation facility as permitted by Regional Commerce 6 District (RC6) zoning. Subsequent to this request, Site Plan and Final Plat Applications will be submitted to subdivide this property into two lots leaving an undeveloped tract. The applicant has worked with Planning & Engineering Staff to identify the specific variance needs associated with the proposed Recreation Facility along Riverside Drive, with the understanding that the future undeveloped tract would assess zoning code requirements, existing conditions, and/or variance needs at a later date when more design information is available.

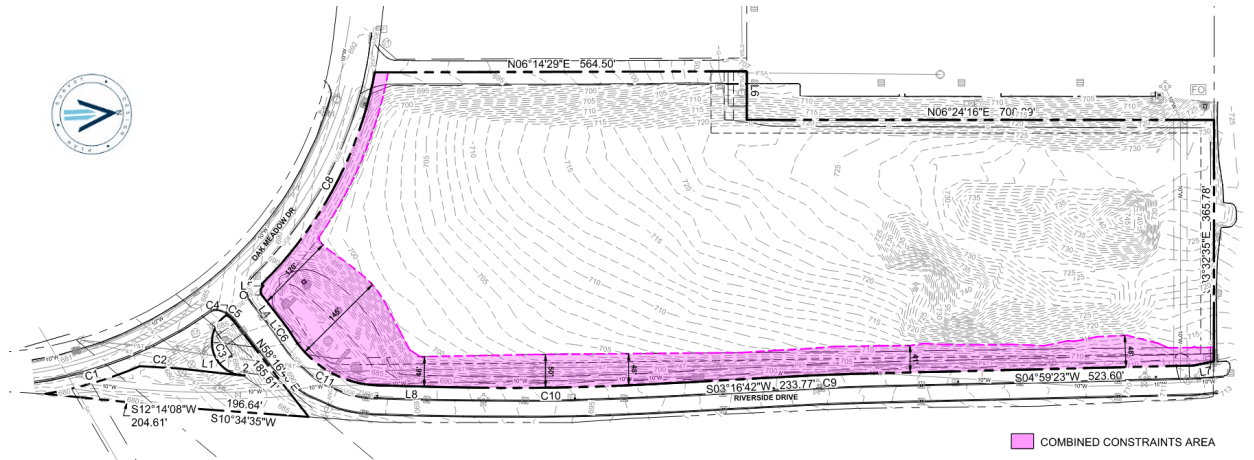
**NASHVILLE**  
315 Woodland Street  
P.O. Box 60070  
Nashville, TN 37206  
(615) 244-8591

**MURFREESBORO**  
1500 Medical Center Parkway  
Suite 2 J  
Murfreesboro, TN 37129  
(615) 546-6050

**CHATTANOOGA**  
1410 Cowart Street  
Suite 200  
Chattanooga, TN 37408  
(423) 490-9400

**Site Constraints Overview**

This site is located west of Riverside Drive, north of Oak Meadow Drive, and east of Home Depot and an access drive that is split between the subject property (Franklin Investment Holdings, LLC) and property owned by Dominion Senior Living of Franklin, LLC. The frontage area immediately adjacent to Riverside Drive is encumbered by an existing Middle Tennessee Electric Easement (width varies between ±26' & ±50'), overhead MTE power lines, a 20' Water Line Easement for the City of Franklin's 10" public water line, a ±17' Public Drainage Easement, a ±20' Public Utility Drainage Easement, a Green Infrastructure Easement (that varies in shape) allowing public access for maintenance, and topographic conditions with ±25% slopes. (Encumbrance area shown in pink hatch below, See enclosed Sheets V1.0 and V2.0 for enlarged plans).



**VARIANCE REQUEST # 1: Increase Front Yard Principal Building Maximum Setback to 80' (Along Riverside Drive, a Local Street)**

The 2025 FRANKLIN ZONING ORDINANCE [Chapter 3.19.5 Dimensional Standards] requires the RC6 Front Yard Principal Building Setback to be 5' minimum to 30' maximum from the front property line / R.O.W. on Local Streets. The Front Yard is the open area located between building's façade and the front lot line, extending the entire width of the lot.

**Principal Building Setbacks**

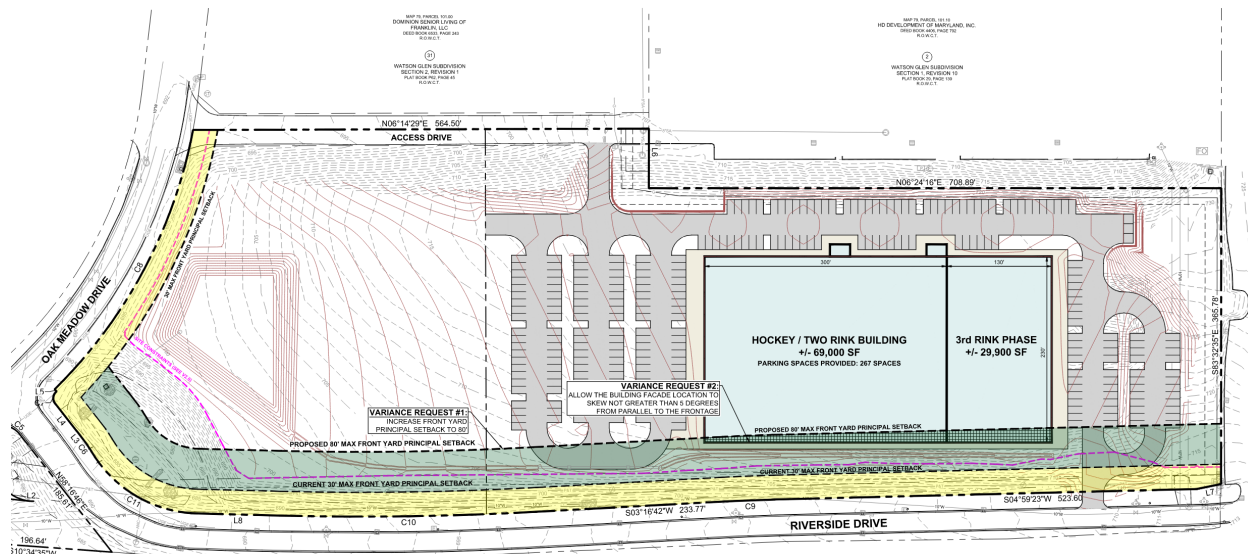
Front Yard for Collector Streets, Local Streets, or Internal Drives	5 feet min to 30 feet max
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Based on the Zoning Ordinance's RC6 Front Yard Principal Building 30' Maximum Setback, the exceptional condition of having numerous public easements with a combined width greater than 30' from the R.O.W., and having exceptional topographic conditions with ±25% slopes within this encumbered area creates an extraordinary condition where a Principal Building cannot be placed on this site without a Variance.

Furthermore, an increased front yard (beyond that of the encumbered easement / slope area) with a max 80' setback is needed to comply with these additional zoning ordinance requirements:

- 1) **City of Franklin Fire Access** to allow room for both fire access and fire hose pull between the proposed building and the encumbered area of overhead powerlines / steep slopes. Fire access is required on all four sides of a building and the existing site conditions along Riverside Drive restrict practical access via topographic conditions over  $\pm 25\%$  in conjunction with the existing overhead powerlines, thus additional setback is needed to provide a flatter usable space. The access and hose pull requirement as it relates to this specific site's existing conditions along Riverside Drive have been coordinated and confirmed with the City of Franklin Fire Department.
- 2) **Sidewalk & Pedestrian Circulation** to allow room for an 8' sidewalk [Chapter 9.7.4 Widths] which will allow compliance [Chapter 9.8 Sidewalk Connections] to connect a proposed sidewalk between the building's main entrance and the nearest street/internal drive, to connect a proposed sidewalk to the existing sidewalk within the Riverside Drive R.O.W., and to connect a proposed sidewalk from the main entrance to the associated parking areas on each side of the building.
- 3) **Stormwater regulations** to allow room for stormwater feature/s between the building / sidewalk and the encumbered easement area. Stormwater regulations requires both treatment and detention on-site (or via regional systems). The building must be setback from the encumbered easement/slope area to allow stormwater conveyance on-site. Adequate area is needed to capture stormwater so that it doesn't run-off down the existing bank towards Riverside Drive.

The combination of these additional zoning ordinance requirements necessitates the maximum 80' front yard setback being requested. (See enclosed Sheet V3.0 for enlarged plans).





**RaganSmith**

a Pape-Dawson company

**NOTE:** Riverside Drive R.O.W. was created via recordation of the Final Plat entitled “Watson Glen Subdivision, Section 2, Revision 2, Lot 32” of Record in Plat Book 74, Page 95, Register’s Office for Williamson County, Tennessee on October 6, 2020. Public R.O.W. for Riverside Drive (a public local street) was dedicated via Plat and Lot 32’s previous “Old Lot Line” was abandoned. The old lot line abandonment, creation of a new frontage R.O.W., and location of Public Utility Easements created a width of area along the frontage for public benefit, public easements, and public R.O.W. and is not developable.

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**VARIANCE CRITERIA #1:** *Where, by reason of exceptional narrowness, shallowness, or shape of a specific piece of property...or by reason of exceptional topographic conditions or other extraordinary and exceptional situation or condition, such piece of property is not able to accommodate development as required under this Ordinance.*

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**RESPONSE:** A Principal Building cannot be placed or accommodated on this site without a Variance. The Zoning Ordinance’s Front Yard Principal Building designating a 30’ Maximum Setback for the RC6 zoning district would require the principal building to be placed within existing recorded public easements. The recorded Drainage / Utility / Green Infrastructure easements prohibit obstructions or encroachments (such as a building/structures). Additionally, exceptional topographic conditions with  $\pm 25\%$  slopes are within and beyond the 30’ Maximum Setback area and create an extraordinary condition. The zoning ordinance [Chapter 17.1.2 Prohibited Development & Chapter 17.1.3 Grading Standards] prohibits development/buildings/structures other than public infrastructure / internal drives / driveways within areas of topographic conditions of  $\geq 25\%$ . Furthermore, the Zoning Ordinance and the 2018 Edition International Fire Code sets additional regulations such as fire access, sidewalk and pedestrian connectivity, and stormwater regulations. These additional regulations require adequate space between the building façade and the existing encumbrances as it relates to this specific site. A variance to increase the Front Yard Principal Building Maximum Setback to 80’ is necessary. More specifically, the granting of this Variance Request #1 will allow the site to be developed in compliance with the Fire/Pedestrian Connection/Stormwater regulations noted. See enclosed Sheet V3.0 for enlarged plans that illustrate the proposed design elements and existing conditions.

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**VARIANCE CRITERIA #2:** *The strict application of any provision enacted under this Ordinance would result in peculiar and exceptional practical difficulties to or exceptional hardship upon the owner of such property; and.*

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**RESPONSE:** The strict application of the Zoning Ordinance in conjunction with extraordinary existing site conditions (Public Easements/slopes) prevent the site from being developed with a Building/Structure without a Variance. The property owner is unable to develop the site with a Principal Building as currently zoned due to Zoning Ordinance Regulations and restrictions of the recorded Public Easements. Furthermore, the Zoning Ordinance and the 2018 Edition International Fire Code sets additional regulations such as fire access, sidewalk and pedestrian connectivity, and stormwater requirements that shall be enforced. The requested variance would allow compliance with those additional regulations noted above. Without this variance being granted, not only is there exceptional difficulty to comply with multiple ordinance requirements, development with a Building/Structure is not possible. The existing public encumbrances along Riverside Drive cannot be practically removed/resolved. Middle Tennessee Electric will not allow burial of three-phase powerlines and cannot be moved closer to the R.O.W, Riverside Drive

approximately ±10' lower in elevation than the site so drainage and drainage easements on this property will always be located within the front yard area due to unique topographic conditions, and underground public utilities are located outside of the newly constructed public R.O.W. Building/Structures are not permitted within the public easements. Though many sites have utilities, utility easements, and/or topographic conditions of ±25% slopes, this particular site is unique in that all three of these existing conditions combined encumber the entirety of the 30' front yard. As such, the Zoning Ordinance requires a development parameter in which the property owner is physically unable to meet, therefore, the property owner has an exceptional hardship.

**RESPONSE:** Granting of this Variance will not detriment public health, safety, or welfare nor will it allow the development to avoid meeting the intent of this Ordinance. This property cannot be developed with a building/structure without receiving a variance. The requested maximum front setback increase will allow the development to be constructed in compliance with Zoning Code to address fire access, sidewalk and

**VARIANCE CRITERIA #3:** *Such relief may be granted without substantial detriment to the public good and without substantially impairing the purpose and intent of the zoning map and this Ordinance.*

pedestrian connectivity, and stormwater requirements. More specifically, the granting of this variance protects the integrity of the zoning ordinance, provides a condition in which adequate room is provided for fire safety, pedestrian connectivity, & stormwater regulations, and will allow responsible design.

**VARIANCE REQUEST # 2: Allow the building façade location to skew not greater than five degrees (5°) from parallel to the frontage. (Along Riverside Drive, a Local Street)**

The 2025 FRANKLIN ZONING ORDINANCE [Chapter 6.9 Commercial/Mixed-Use Building, Building Orientation and Entry] requires the RC6 Façade Location to face the street/drive and that “The building shall parallel the frontage.” Parallel (or a slight skew from parallel) is not defined in the Zoning Ordinance.

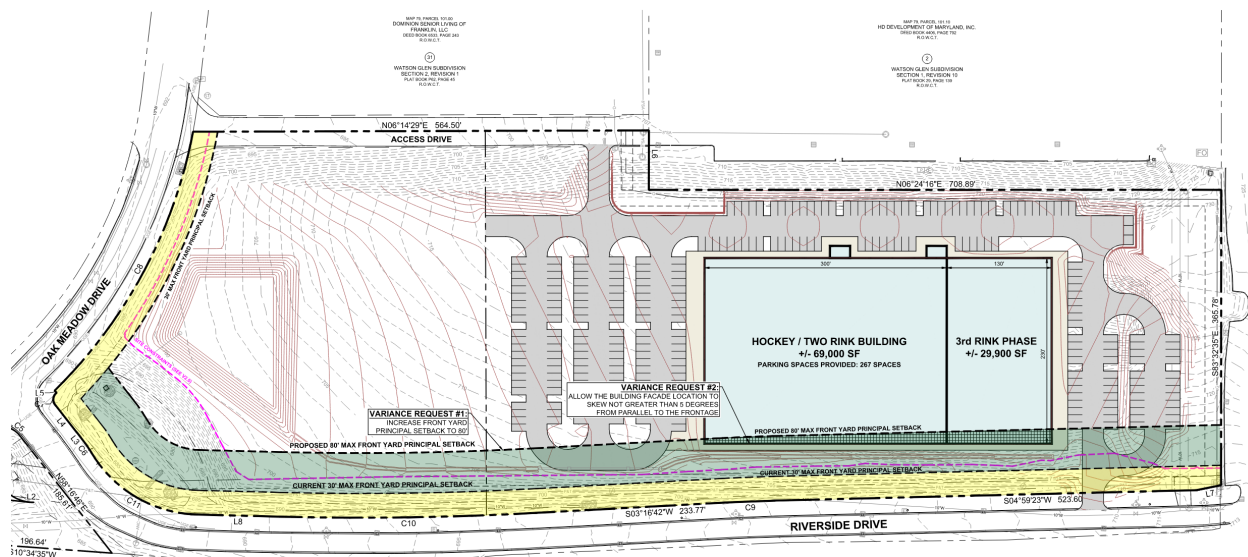
Facade Location	The front facade shall face the public street, private street, or internal drive, in that priority order The building shall parallel the frontage
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Based on the Zoning Ordinance’s RC6 Façade Location requirement, the exceptional condition of having numerous public easement widths that vary from parallel to exceptional shape (bearings) of the newly constructed Riverside Drive public R.O.W. creates an extraordinary condition where a Principal Building’s front façade cannot practically parallel the frontage without a variance that allows a very slight skew from parallel not greater than five degrees. Context:

- 1) Riverside Drive R.O.W. Bearings** has multiple segments and curves that creates a frontage boundary that is not a perfect straight line and the R.O.W. bearings are not parallel nor perpendicular to Lot 32’s side and rear property line, and

- 2) **Public Utility Easements** are recorded in such that the area (furthest Middle Tennessee Electric easement line) from Riverside Drive is not parallel to the Riverside Drive R.O.W. bearings.

The combination of the recorded Riverside Drive R.O.W. and the recorded Middle Tennessee Electric Easement bearings not being parallel necessitates the need for a Variance. More specifically, any building/structure placed immediately adjacent to the existing Middle Tennessee Electric easement cannot physically be parallel to the Riverside Drive R.O.W. Variance #1 is requesting an increase to the maximum Front Yard setback. In order to minimize the 80' maximum Front Yard Setback Variance #1 request, a slight skew from parallel no greater than 5 degrees is needed. This requested skew will allow the proposed building, sidewalk, stormwater features, and fire access to be closer to the R.O.W., which is also the zoning ordinance intent. (See enclosed Sheet V3.0 for enlarged plans).



**VARIANCE CRITERIA #1:** *Where, by reason of exceptional narrowness, shallowness, or shape of a specific piece of property...or by reason of exceptional topographic conditions or other extraordinary and exceptional situation or condition, such piece of property is not able to accommodate development as required under this Ordinance.*

**RESPONSE:** A Principal Building placed immediately adjacent to the existing Middle Tennessee Electric easement cannot physically be parallel to the Riverside Drive R.O.W. without a Variance. The easement

**VARIANCE CRITERIA #2:** *The strict application of any provision enacted under this Ordinance would result in peculiar and exceptional practical difficulties to or exceptional hardship upon the owner of such property; and.*

area that abuts the public Riverside Drive R.O.W. varies in width and the entirety of the easement area encroaches the Front Yard maximum (See Variance #1 request). In short, the bearings for the public easements and the public R.O.W. are not parallel. These recorded improvements create an exceptional condition as the Zoning Ordinance requires the building's façade to be placed within a minimum and maximum front yard setback and to be parallel. This property cannot accommodate development due to multiple requirements of the zoning code. This requested skew (in conjunction with Variance #1) will allow the proposed building, sidewalk, stormwater features, and fire access to be closer to the R.O.W. The R.O.W. boundary is comprised of multiple segments and curves (all having different bearings), thus a slight building façade skew not greater than five degrees is needed.

**RESPONSE:** The strict application of the Zoning Ordinance in conjunction with extraordinary existing site conditions (Public Easements/R.O.W. Bearings) prevent the site from being developed with a Building/Structure without a Variance. The property owner has an exceptional hardship based on existing geometry of public improvements while also needing to comply with additional zoning ordinance regulations.

**RESPONSE:** Granting of this Variance will not detriment public health, safety, or welfare nor will it allow the development to avoid meeting the intent of this Ordinance. The existing alignment/bearings of the overhead powerlines do not parallel the bearings of existing Riverside Drive R.O.W. Visually, the proposed building placement will appear reasonably parallel to the road frontage and will meet the overall massing intent of the zoning code. (See enclosed Sheet V3.0 for enlarged plans).

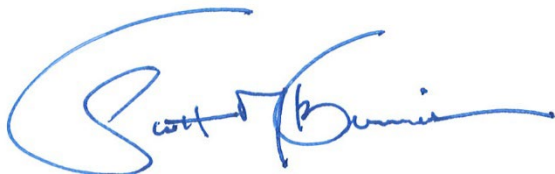
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**VARIANCE CRITERIA #3:** *Such relief may be granted without substantial detriment to the public good and without substantially impairing the purpose and intent of the zoning map and this Ordinance.*

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If you have any questions or comments, please contact me. I look forward to speaking on this matter at the next BZA meeting.

Sincerely,



Scotty Bernick, PLA – Vice President



**RaganSmith**

a Pape-Dawson company

**GENERAL NOTES**

- BEARINGS SHOWN HEREON ARE BASED ON PLAT BOOK P74, PAGE 95, REGISTER'S OFFICE FOR WILLIAMSON COUNTY, TENNESSEE.
- ELEVATIONS SHOWN HEREON ARE BASED ON NAVD 88. CONTOURS ARE AT ONE FOOT INTERVALS AND ARE BASED ON A FIELD RUN SURVEY USING RANDOM SPOT ELEVATIONS. CONTOURS WERE DERIVED USING SURFACE MODELING TECHNIQUES.
- THIS PROPERTY IS CURRENTLY ZONED RC6 - (REGIONAL COMMERCE 6).
- BY SCALED MAP LOCATION AND GRAPHIC PLOTTING ONLY, LOT 32 LIES WITHIN FLOOD ZONE "X" AS DESIGNATED ON CURRENT FEDERAL EMERGENCY MANAGEMENT AGENCY MAP NO. 47187C0212G WITH AN EFFECTIVE DATE OF DECEMBER 20, 2024, WHICH MAKES UP A PART OF THE NATIONAL FLOOD INSURANCE ADMINISTRATION REPORT; COMMUNITY NO. 470206, PANEL NO. 0212, SUFFIX G, WHICH IS THE CURRENT FLOOD INSURANCE RATE MAP FOR THE COMMUNITY IN WHICH SAID PREMISES IS SITUATED. SAID MAP DEFINES ZONE "X" AS "AREA OF MINIMAL FLOOD HAZARD".
- UNDERGROUND UTILITIES SHOWN HEREON ARE APPROXIMATE AND WERE FIELD LOCATED FROM PAINT MARKINGS MARKED BY THE APPROPRIATE UTILITY PROVIDER(S). PLAT BOOK P74, PAGE 95, R.O.W.C.T., AND GIS MAPS PROVIDED BY THE CITY OF FRANKLIN.

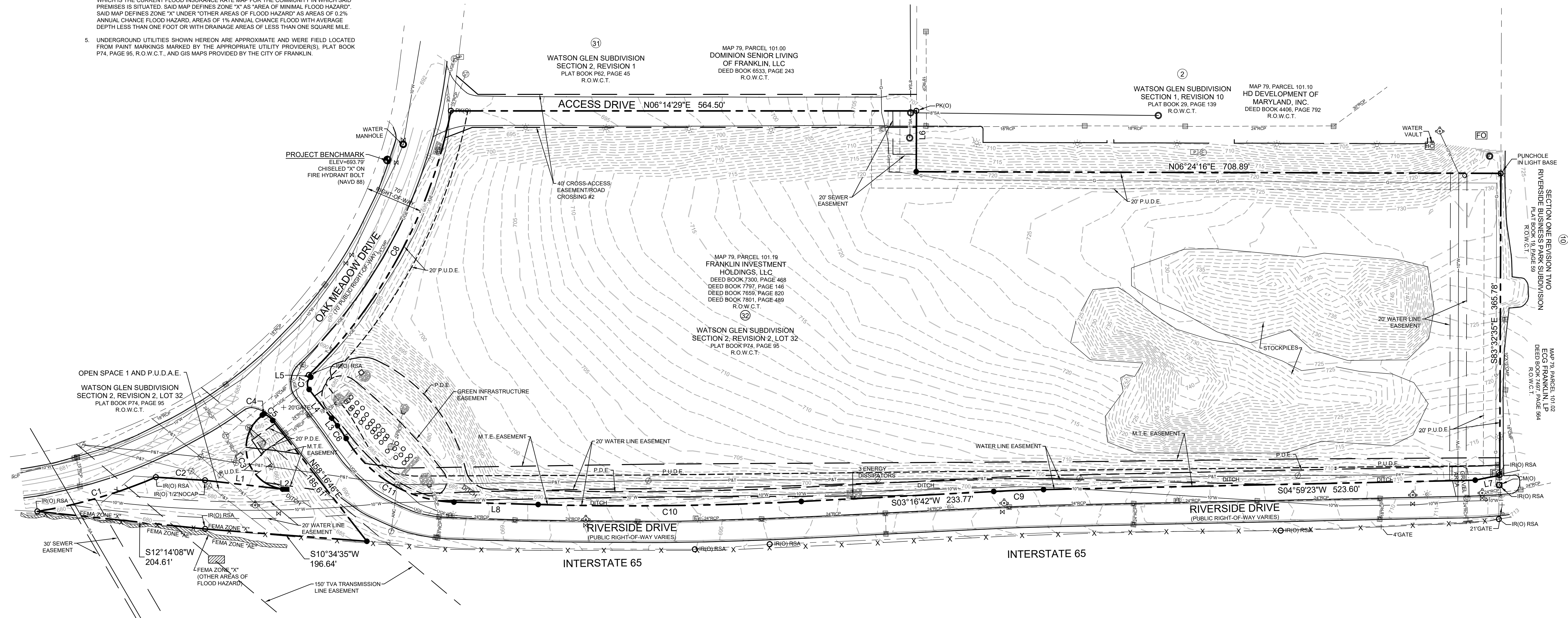
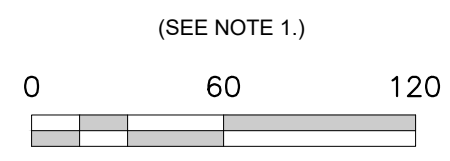
**PLAT REFERENCE**

BEING LOT 32 AND OPEN SPACE 1 AS SHOWN ON THE FINAL PLAT ENTITLED "WATSON GLEN SUBDIVISION, SECTION 2, REVISION 2, LOT 32" OF RECORD IN PLAT BOOK 74, PAGE 95, REGISTER'S OFFICE FOR WILLIAMSON COUNTY, TENNESSEE.

**DEED REFERENCE**

BEING A PORTION OF THE SAME PROPERTY CONVEYED TO FRANKLIN INVESTMENT HOLDINGS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY BY QUITCLAIM DEED FROM E. WARNER BASS, TRUSTEE, WITH FULL POWER TO CONVEY WITHOUT THE JOINDER OF ANY BENEFICIARY OF RECORD IN BOOK 7300, PAGE 468, REGISTER'S OFFICE FOR WILLIAMSON COUNTY, TENNESSEE, DATED JANUARY 31, 2018 AND RECORDED ON FEBRUARY 22, 2018 AND DEED OF CORRECTION OF RECORDED ON NOVEMBER 4, 2019 IN BOOK 7797, PAGE 146, SAID REGISTER'S OFFICE.

BEING A PORTION OF THE SAME PROPERTY CONVEYED TO FRANKLIN INVESTMENT HOLDINGS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY BY QUITCLAIM DEED FROM STATE OF TENNESSEE OF RECORD IN BOOK 7659, PAGE 820, REGISTER'S OFFICE FOR WILLIAMSON COUNTY, TENNESSEE, DATED APRIL 16, 2019 AND RECORDED ON JUNE 25, 2019, AND CORRECTED BY QUITCLAIM DEED OF CORRECTION OF RECORDED ON NOVEMBER 7, 2019 IN BOOK 7801, PAGE 489, SAID REGISTER'S OFFICE.



**OAK MEADOW VARIANCE PLANS**

FOR  
**WMB FOUNDATION**  
 880 OAK MEADOW DRIVE, CITY OF FRANKLIN,  
 9TH CIVIL DISTRICT OF WILLIAMSON COUNTY, TENNESSEE

Scale: 1" = 60'  
 Date: 10/13/2025  
 Approved By: S. BERNICK  
 Revisions:

Drawing Title:  
**LOT BOUNDARY EXHIBIT**  
 Drawing No.  
**V1.0**  
 Project No.  
 25-0118

**LEGEND**

- (R) IRON ROD (OLD)
- IRON ROD (NEW)  
(1/2" X 18" W/CAP STAMPED "RAGAN SMITH & ASSOCIATES")
- PK(O) PK NAIL (OLD)
- ⊕ FIRE HYDRANT
- ⊕ WATER VALVE
- ⊕ CATCH BASIN/CURB INLET
- ⊕ SANITARY SEWER MANHOLE
- ⊕ STORM MANHOLE
- ⊕ LIGHT STANDARD
- ⊕ ELECTRIC BOX
- ⊕ TRANSFORMER PAD
- ⊕ LOT NUMBER
- SIGN
- ANCHOR WIRE
- ⊕ ELECTRIC MANHOLE
- UG— UNDERGROUND ELECTRIC LINE
- INV INVERT ELEVATION
- R.O.W.C.T. REGISTER'S OFFICE FOR WILLIAMSON COUNTY, TN
- UTILITY POLE
- UTILITY POLE W/ ANCHOR
- P&T— OVERHEAD POWER AND TELEPHONE LINES
- GAS VALVE
- ⊕ CABLE TV BOX
- G— GAS LINE
- ⊕ HYDROCOWL
- ⊕ FIBER OPTIC BOX
- SA— SANITARY SEWER LINE
- W— WATER LINE
- X—X— FENCE
- INV INVERT ELEVATION
- RCP REINFORCED CONCRETE PIPE
- H— HEADWALL
- AREA DRAIN
- BOLLARD
- CMP— CORRUGATED METAL PIPE
- CPP— CORRUGATED PLASTIC PIPE
- H— HEADWALL
- P.U.D.E. PUBLIC UTILITY & DRAINAGE EASEMENT

**LINE TABLE**

LINE	BEARING	DISTANCE
L1	N12°41'55"E	94.77'
L2	N06°59'42"E	5.00'
L3	S58°16'46"W	11.48'
L4	S58°16'46"W	44.28'
L5	S53°50'27"W	3.64'
L6	S83°35'44"E	73.68'
L7	S05°24'15"E	30.30'
L8	S07°51'56"W	102.16'

**CURVE TABLE**

CURVE	RADIUS	LENGTH	DELTA	TANGENT	CHORD	CHORD BRG
C1	607.96'	149.75'	14°06'45"	75.25'	149.37'	N09°51'19"W
C2	11299.49'	59.86'	0°18'13"	29.93'	59.86'	N09°50'24"E
C3	50.00'	123.89'	141°58'19"	145.10'	94.54'	S77°58'06"W
C4	607.96'	2.65'	0°14'59"	1.32'	2.65'	N31°10'14"W
C5	27.50'	13.47'	28°04'25"	6.88'	13.34'	N44°14'34"E
C6	144.50'	18.69'	7°24'39"	9.36'	18.68'	S61°59'06"W
C7	10.50'	16.68'	91°01'35"	10.69'	14.98'	N76°12'26"W
C8	2023.50'	60.44'	1°42'40"	30.22'	60.43'	S04°08'02"W
C9	3976.50'	319.13'	4°35'53"	159.65'	319.04'	S05°33'59"W
C10	157.00'	158.45'	57°49'29"	86.71'	151.81'	S36°46'40"W

**UTILITY NOTE**

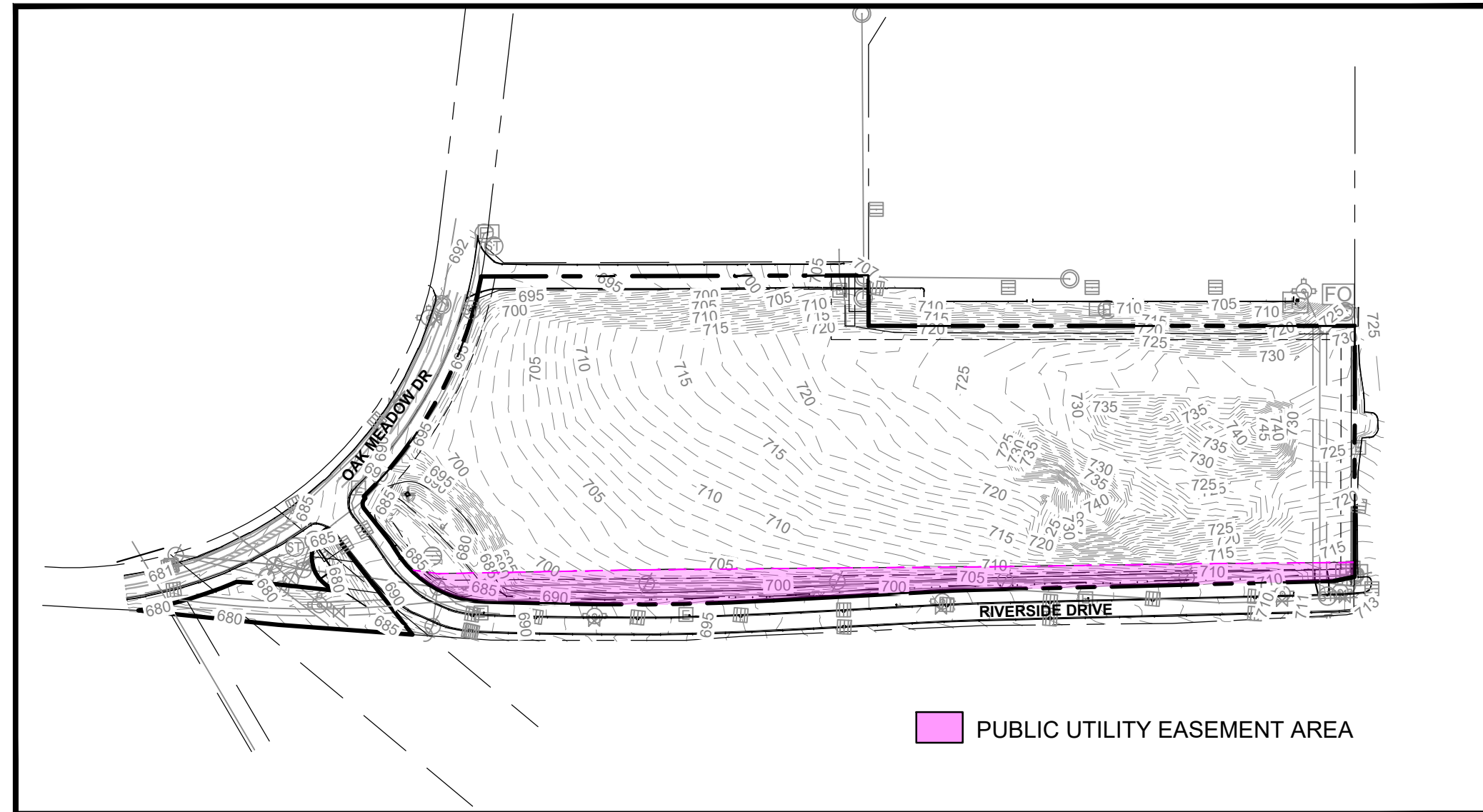
THIS SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES, ABOVE GRADE AND UNDERGROUND UTILITIES SHOWN WERE TAKEN FROM VISIBLE APPURTENANCES AT THE SITE, PUBLIC RECORDS AND/OR MAPS PREPARED BY OTHERS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED. THEREFORE, RELIANCE UPON THE TYPE, SIZE AND LOCATION OF UTILITIES SHOWN SHOULD BE DONE SO WITH THIS CIRCUMSTANCE CONSIDERED. DETAILED VERIFICATION OF EXISTENCE, LOCATION AND DEPTH SHOULD ALSO BE MADE PRIOR TO ANY DECISION RELATIVE THERETO IS MADE. AVAILABILITY AND COST OF SERVICE SHOULD BE CONFIRMED WITH THE APPROPRIATE UTILITY COMPANY. IN TENNESSEE IT IS A REQUIREMENT, PER THE UNDERGROUND UTILITY DAMAGE PREVENTION ACT, THAT ANYONE WHO ENGAGES IN EXCAVATION MUST NOTIFY ALL KNOWN UNDERGROUND UTILITY OWNERS, NO LESS THAN (3) THREE OR MORE THAN (10) TEN WORKING DAYS PRIOR TO THE DATE OF THEIR INTENT TO EXCAVATE AND ALSO TO AVOID ANY POSSIBLE HAZARD OR CONFLICT. TENNESSEE ONE CALL 811.



ORIGINAL FILED FOR RECORD IN THE REGISTER'S OFFICE FOR WILLIAMSON COUNTY, TENNESSEE, ON 10/13/2025 AT 10:15 AM. PLAT BOOK 74, PAGE 95.

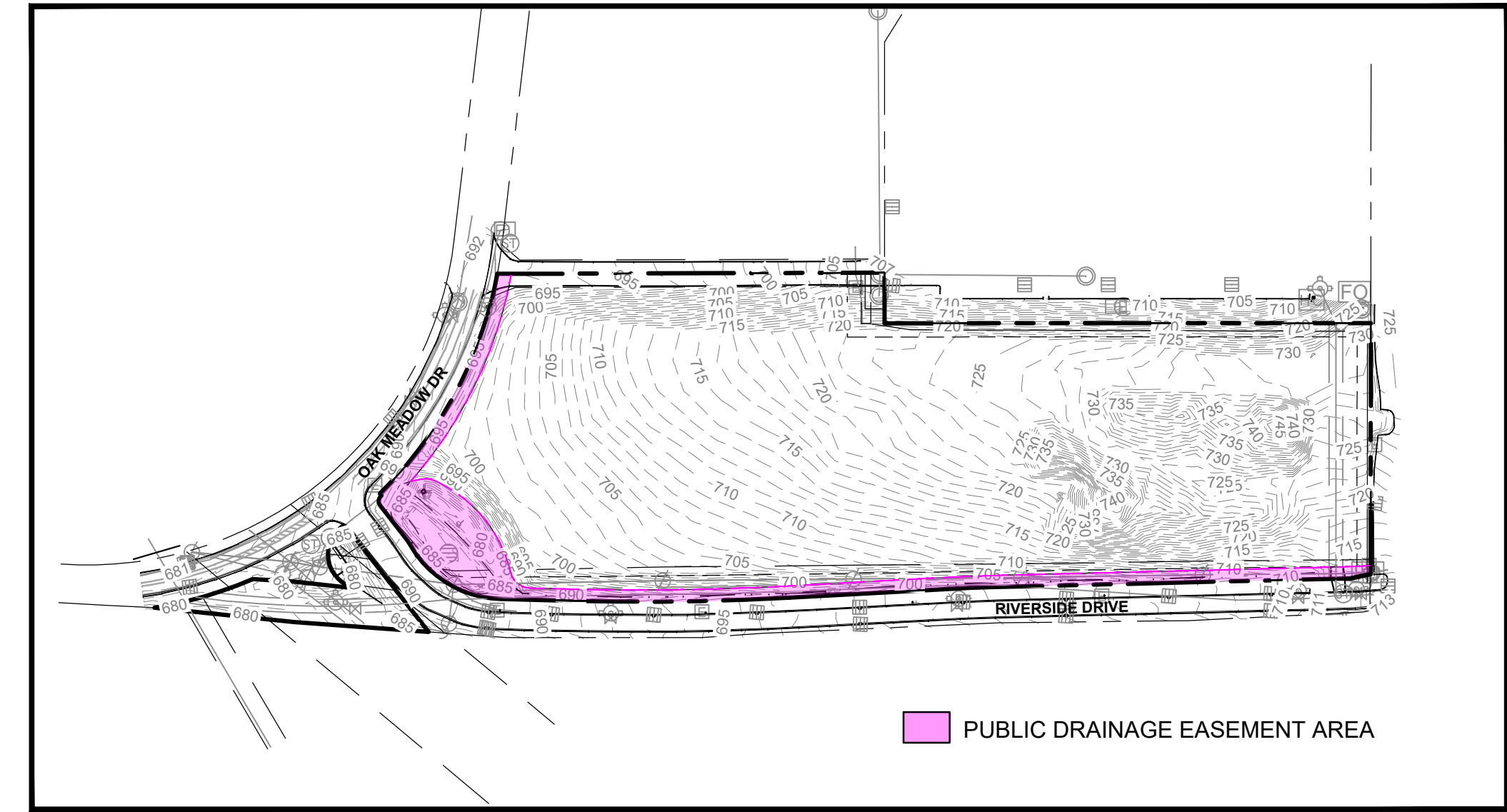


RaganSmith  
a PAPE-DAWSON company



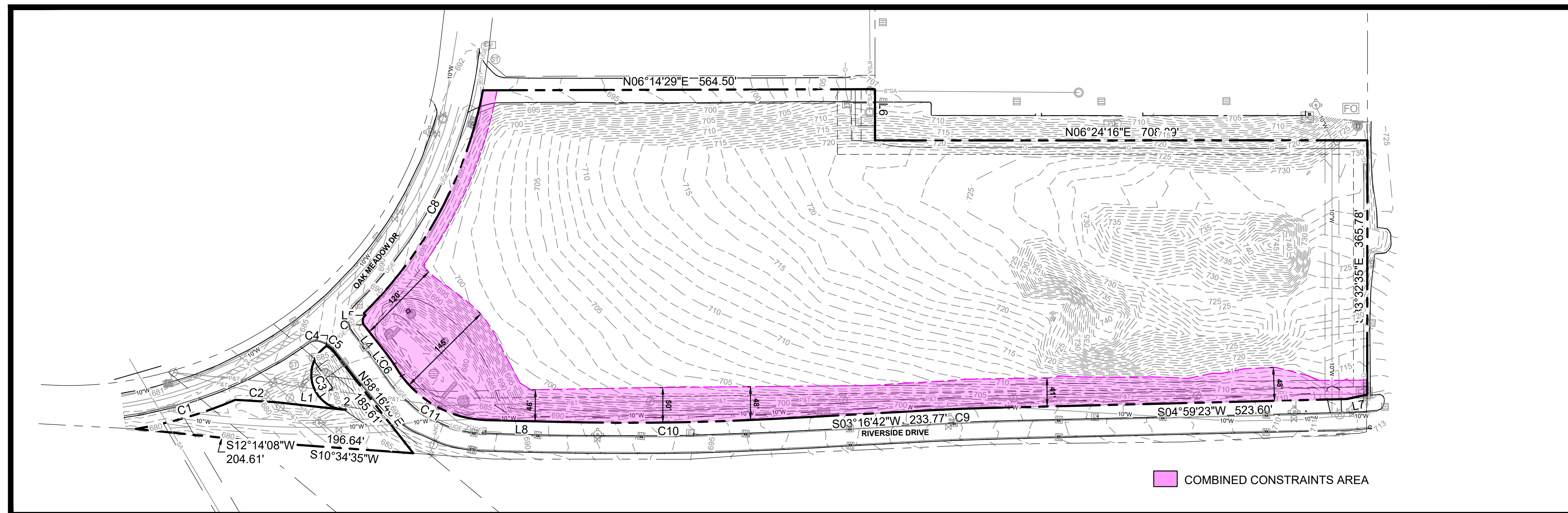
**PUBLIC UTILITY EASEMENTS**

THE AREA HIGHLIGHTED REPRESENTS ALL PUBLIC UTILITY EASEMENTS ALONG RIVERSIDE DRIVE, WHICH OBSTRUCT THE ABILITY TO MEET THE REQUIRED FRONT YARD PRINCIPAL SETBACK.



**PUBLIC DRAINAGE EASEMENTS**

THE AREA HIGHLIGHTED REPRESENTS ALL PUBLIC DRAINAGE EASEMENTS ALONG RIVERSIDE DRIVE, WHICH OBSTRUCT THE ABILITY TO MEET THE REQUIRED FRONT YARD PRINCIPAL SETBACK.



**COMBINED SITE CONSTRAINTS OVERLAY**

THIS SITE IS LOCATED WEST OF RIVERSIDE DRIVE, NORTH OF OAK MEADOW DRIVE, AND EAST OF HOME DEPOT AND AN ACCESS DRIVE THAT IS SPLIT BETWEEN THE SUBJECT PROPERTY (FRANKLIN INVESTMENT HOLDINGS, LLC) AND PROPERTY OWNED BY DOMINION SENIOR LIVING OF FRANKLIN, LLC. THE FRONTAGE AREA IMMEDIATELY ADJACENT TO RIVERSIDE DRIVE IS ENCUMBERED BY AN EXISTING MIDDLE TENNESSEE ELECTRIC EASEMENT (WIDTH VARIES BETWEEN ±26' & ±50'), OVERHEAD MTE POWER LINES, A 20' WATER LINE EASEMENT FOR THE CITY OF FRANKLIN'S 10" PUBLIC WATER LINE, A ±17' PUBLIC DRAINAGE EASEMENT, A ±20' PUBLIC UTILITY DRAINAGE EASEMENT, A GREEN INFRASTRUCTURE EASEMENT (THAT VARIES IN SHAPE) ALLOWING PUBLIC ACCESS FOR MAINTENANCE, AND TOPOGRAPHIC CONDITIONS WITH ±25% SLOPES.



**SITE PHOTOGRAPHS ALONG RIVERSIDE DRIVE**

SITE VISIT PHOTOGRAPHS CHARACTERIZE THE EXISTING CONDITIONS ON SITE AND CONSTRAINTS THAT OBSTRUCT THE ABILITY TO MEET THE REQUIRED FRONT YARD PRINCIPAL SETBACK.



**EXISTING TOPOGRAPHY ALONG RIVERSIDE DRIVE**

THE AREA HIGHLIGHTED REPRESENTS DRAINAGE SWALES AND EXISTING SLOPES GREATER THAN 25% ALONG RIVERSIDE DRIVE, WHICH OBSTRUCT THE ABILITY TO MEET THE REQUIRED FRONT YARD PRINCIPAL SETBACK.

**OAK MEADOW VARIANCE PLANS**

FOR  
**WMB FOUNDATION**  
880 OAK MEADOW DRIVE, CITY OF FRANKLIN,  
9TH CIVIL DISTRICT OF WILLIAMSON COUNTY, TENNESSEE

Scale: SCALE VARIES

Date: 10/13/2025

Approved By: S.BERNICK

Revisions:

Drawing Title:  
**EXISTING SITE CHARACTERISTICS**

Drawing No.  
**V2.0**

Project No.  
25-0118

1

**VARIANCE REQUEST #1: INCREASE FRONT YARD PRINCIPAL SETBACK TO 80'**  
(ALONG RIVERSIDE DRIVE, A LOCAL STREET)

THE 2025 FRANKLIN ZONING ORDINANCE [CHAPTER 3.19.5 DIMENSIONAL STANDARDS] REQUIRES THE RC6 FRONT YARD PRINCIPAL BUILDING SETBACK TO BE 5' MINIMUM TO 30' MAXIMUM FROM THE FRONT PROPERTY LINE / R.O.W. ON LOCAL STREETS. THE FRONT YARD IS THE OPEN AREA LOCATED BETWEEN BUILDING'S FAÇADE AND THE FRONT LOT LINE, EXTENDING THE ENTIRE WIDTH OF THE LOT.

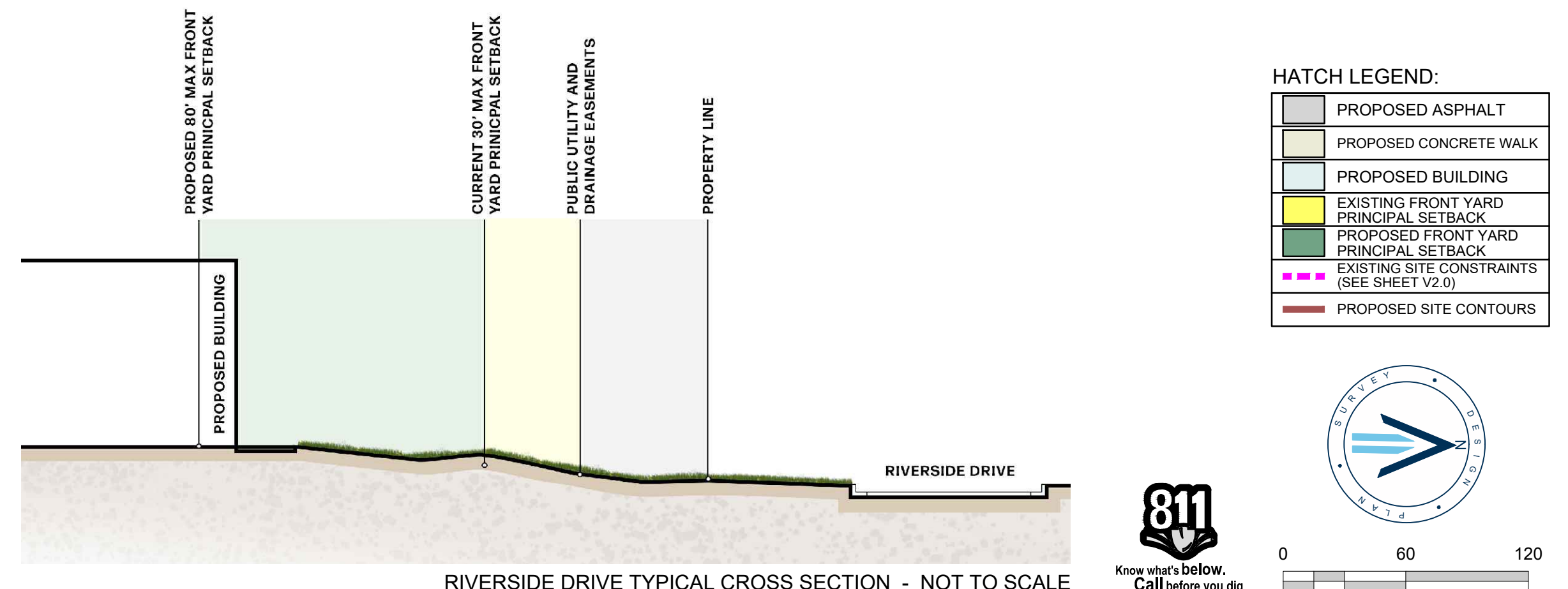
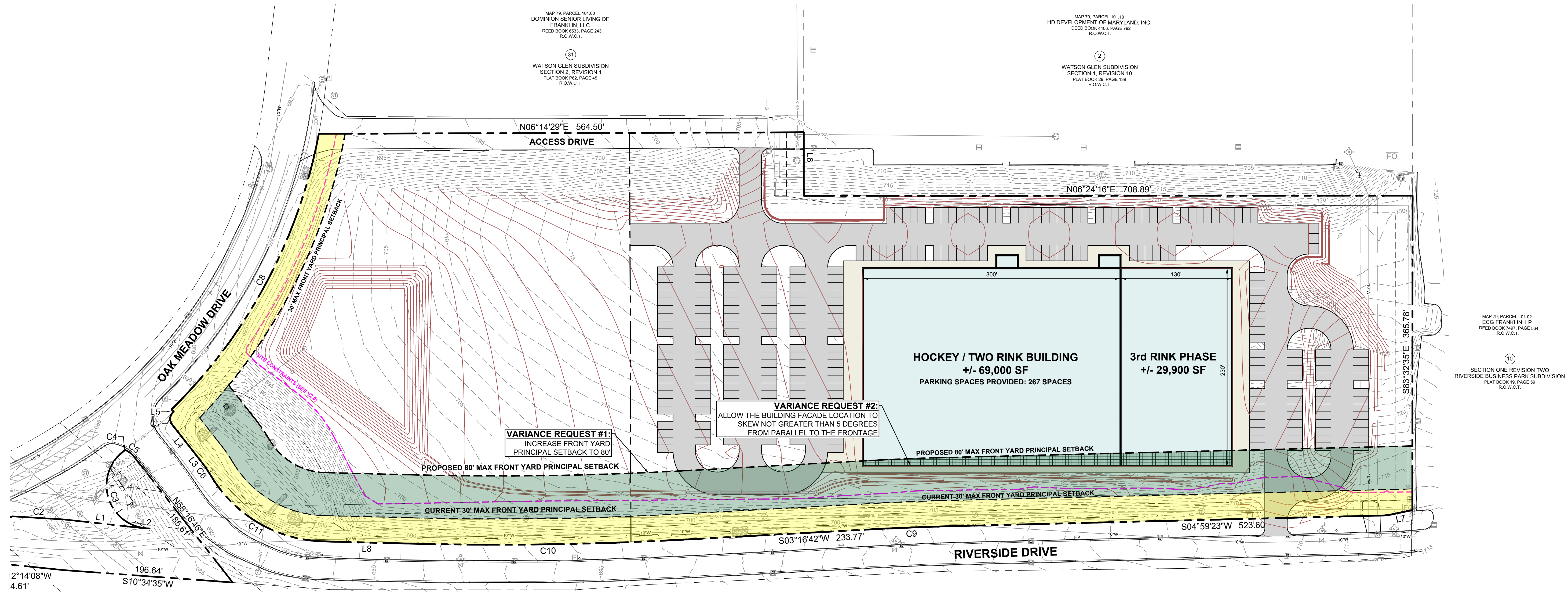
BASED ON THE ZONING ORDINANCE'S RC6 FRONT YARD PRINCIPAL BUILDING 30' MAXIMUM SETBACK, THE EXCEPTIONAL CONDITION OF HAVING NUMEROUS PUBLIC EASEMENTS WITH A COMBINED WIDTH GREATER THAN 30' FROM THE R.O.W., AND HAVING EXCEPTIONAL TOPOGRAPHIC CONDITIONS WITH ±25% SLOPES WITHIN THIS ENCUMBERED AREA CREATES AN EXTRAORDINARY CONDITION WHERE A PRINCIPAL BUILDING CANNOT BE PLACED ON THIS SITE WITHOUT A VARIANCE. THE COMBINATION OF ADDITIONAL ZONING ORDINANCE REQUIREMENTS NECESSITATES THE MAXIMUM 80' FRONT YARD SETBACK BEING REQUESTED. SEE BZA JUSTIFICATION LETTER FOR ADDITIONAL VARIANCE DESCRIPTION.

2

**VARIANCE REQUEST #2: ALLOW THE BUILDING FAÇADE LOCATION TO SKEW NOT GREATER THAN FIVE DEGREES FROM PARALLEL TO THE FRONTAGE**  
(ALONG RIVERSIDE DRIVE, A LOCAL STREET)

THE 2025 FRANKLIN ZONING ORDINANCE [CHAPTER 6.9 COMMERCIAL/MIXED-USE BUILDING, BUILDING ORIENTATION AND ENTRY] REQUIRES THE RC6 FAÇADE LOCATION TO FACE THE STREET/DRIVE AND THAT "THE BUILDING SHALL PARALLEL THE FRONTAGE." PARALLEL (OR A SLIGHT SKEW FROM PARALLEL) IS NOT DEFINED IN THE ZONING ORDINANCE.

BASED ON THE ZONING ORDINANCE'S RC6 FAÇADE LOCATION REQUIREMENT, THE EXCEPTIONAL CONDITION OF HAVING NUMEROUS PUBLIC EASEMENT WIDTHS THAT VARY FROM PARALLEL TO EXCEPTIONAL SHAPE (BEARINGS) OF THE NEWLY CONSTRUCTED RIVERSIDE DRIVE PUBLIC R.O.W. CREATES AN EXTRAORDINARY CONDITION WHERE A PRINCIPAL BUILDING'S FRONT FAÇADE CANNOT PRACTICALLY PARALLEL THE FRONTAGE WITHOUT A VARIANCE THAT ALLOWS A VERY SLIGHT SKEW FROM PARALLEL NOT GREATER THAN FIVE DEGREES. THE COMBINATION OF THE RECORDED RIVERSIDE DRIVE R.O.W. AND THE RECORDED MIDDLE TENNESSEE ELECTRIC EASEMENT BEARINGS NOT BEING PARALLEL NECESSITATES THE NEED FOR A VARIANCE. SEE BZA JUSTIFICATION LETTER FOR ADDITIONAL VARIANCE DESCRIPTION.



**OAK MEADOW VARIANCE PLANS**

FOR  
**WMB FOUNDATION**  
880 OAK MEADOW DRIVE, CITY OF FRANKLIN,  
9TH CIVIL DISTRICT OF WILLIAMSON COUNTY, TENNESSEE

Scale: 1" = 60'  
Date: 10/13/2025  
Approved By: S.BERNICK  
Revisions:

Drawing Title:  
**PROPOSED SITE VARIANCES**  
Drawing No.  
**V3.0**  
Project No.  
25-0118



02/10/25 10:45 AM ANTHONY ANTHONY (SHEET) VARIANCE 0113 VARIANCE 2/05  
PLOTTER BY ANDREW TAYLOR 10/13/2025 11:30 AM LAST UPDATED BY ANTHONY 10/13/2025 11:33 AM



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**File #: 21-01312**

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**DATE:** 11/6/2025  
**TO:** Board of Zoning Appeals  
**FROM:** Amy Diaz-Barriga, Asst Director of Planning Development  
Ariella Stanford, Planner

**SUBJECT:**

A **Variance Request** To Allow 14 Parking Spaces Within The Long Lane Frontage Area For An Existing Principal Building For The Property Located At 4400 Franklin South Court (FZO 7.5.).

**PURPOSE:**

**PROJECT INFORMATION**

COF Project Number: 8957  
Applicant: Pablo Dahbura  
Owner: Randall Baskin

**BACKGROUND/STAFF COMMENTS:**

**Vicinity Zoning/Land Use**

Site: RC12 Regional Commerce 12 / Industrial  
North: RC12 Regional Commerce 12 / Industrial  
South: RC12 Regional Commerce 12 / Utilities  
East: CI Civic and Institutional District / Institutional  
West: RC12 Regional Commerce 12 / Industrial

**Applicable Zoning Ordinance Provisions**

**20.10 Variance**

- A. The purpose of a variance is to:
1. Provide limited relief from the requirements of this Ordinance in cases where strict application of a particular requirement would create an unnecessary hardship prohibiting the use of land in a manner otherwise allowed under this Ordinance; and
  2. Address extraordinary, exceptional, or unique situations that were not caused by the applicant's act or omission.
- B. Variances are not intended merely to remove inconveniences or financial burdens that the requirements of this Ordinance may impose on property owners in general.

**7.5 Landscape Frontage**

Parking Placement	Parking shall be located behind or to the side of the principal building, but no closer to the street than the front facade, unless it is parallel parking along the street or internal drive.
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**Background**

This 1.31 acre property is located at 4400 Franklin South Court and is zoned RC12 Regional Commerce 12. There is an existing 10,000 square foot building on the property (comprised of 5,000 square feet of office space and 5,000 square feet of indoor animal services), along with an existing parking lot, and detention pond. The applicant is proposing an expansion of the parking lot as well as an expansion and modification of the detention pond into a bio-retention and detention pond. The parking expansion is being proposed because the site currently does not have enough parking to serve the existing building uses, which is forcing parking onto the street. This parking expansion will bring the site into compliance with the current Zoning Ordinance parking minimums for the square footage of office and indoor animal services. Due to the conditions and shape of the lot, most of the additional parking is within the Long Lane frontage area of the lot. For this reason, the applicant is requesting a variance to allow 14 parking spaces within the Long Lane frontage area for the existing principal building.

**Staff Analysis**

The BZA may authorize a variance only when the request has met all three criteria in accordance with F.Z.O §20.10.6 and State law. The staff has completed an analysis of the request in light of these criteria:

1. Where, by reason of exceptional narrowness, shallowness, or shape of a specific piece of property at the time of the enactment of the Zoning Ordinance or by reason of exceptional topographic conditions or other extraordinary and exceptional situation or condition, such a piece of property is not able to accommodate development as required under this Ordinance.

There are several conditions of this lot that make it a unique situation. The lot is a unique shape, it's a corner lot, and the existing building is located farther from Long Lane, leaving more room between the building and Long Lane than behind the building. Additionally, the existing drive access and parking spaces are located between the location of the existing building and Long Lane. There is also an existing sanitary sewer easement, and proposed bio-retention and detention ponds occupying a significant amount of space to the side and behind the existing building. All of these conditions combined significantly restrict the available space for additional parking. The space left for parking is being occupied to maximize the space, and the required amount of parking for the existing building would not be able to fit behind the building in relation to Long Lane. Staff finds this criteria is met.

2. The strict application of any provision enacted under the Zoning Ordinance would result in peculiar and exceptional practical difficulties for or exceptional or undue hardship for the owner of the property.

The strict application of the Zoning Ordinance in this case would prevent the lot from accommodating the required minimum amount of parking. With the conditions of the lot, there is nowhere else to put the required parking, so the strict application of the Zoning Ordinance in this case would require the removal of required and needed parking spaces for the existing building use. Staff finds this criteria is met.

3. Such relief may be granted without substantial detriment to the public good and without substantially impairing the purpose and intent of the Zoning Ordinance.

Staff finds that this request would not be a detriment to the public good and would not substantially impair the intent of the Zoning Ordinance. Providing the necessary parking for the building use on site benefits the neighborhood to allow more off-street parking spaces. The intent of the ordinance is to provide sufficient parking in a way that minimizes the emphasis on parking along frontages. While this variance is requesting parking in the frontage, it is an existing condition, and the applicant is asking for the minimal number of additional spaces in the frontage, as a means for meeting the other intent of the Zoning Ordinance, which is to provide sufficient parking on-site to avoid disturbance to adjacent property owners. In addition, the applicant is proposing landscaping (shrubs), which will likely partially screen the view of parking from Long Lane. Staff finds the criteria is met.

**FINANCIAL IMPACT:**
























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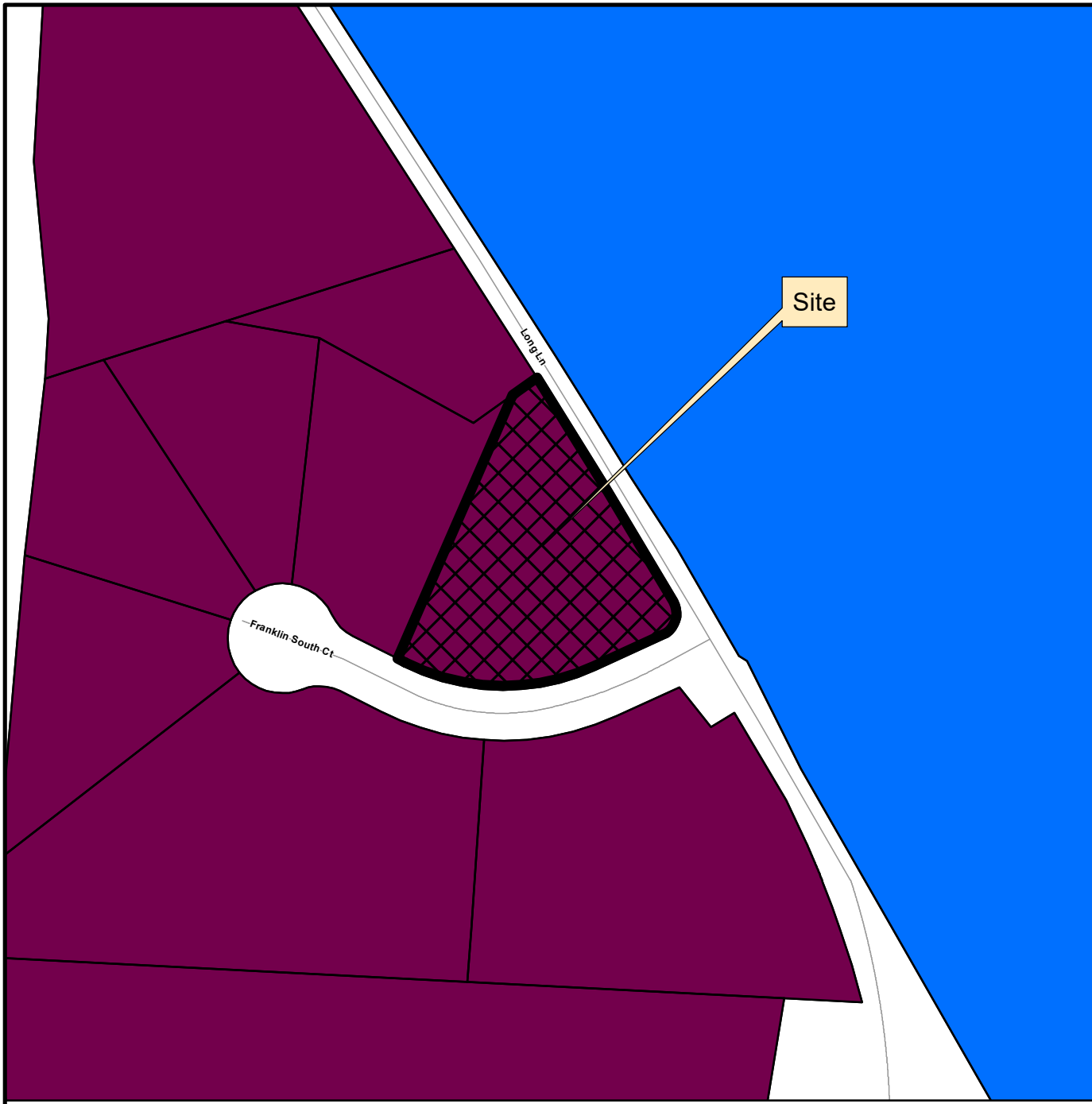
**RECOMMENDATION:**

**RECOMMENDED MOTION:** Staff recommends the Board of Zoning Appeals move to **approve** the Variance Request To Allow 14 Parking Spaces Within The Long Lane Frontage Area For An Existing Principal Building For The Property Located At 4400 Franklin South Court, because the criteria for granting a variance have been met.

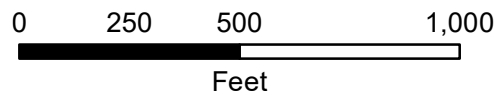
4400 FRANKLIN SOUTH COURT  
 TAX MAP 1060, GROUP A, PARCEL 00100  
 BOARD OF ZONING APPEALS  
 NOVEMBER 6, 2025

**Legend**

-  4400 Franklin South Court
-  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

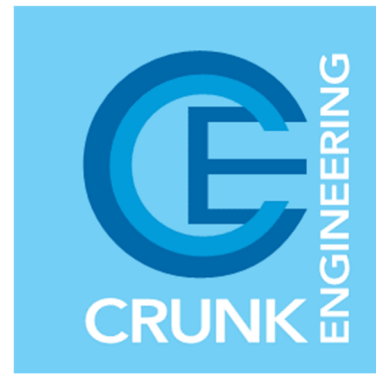


This map was created by the Franklin Planning Department.  
 It was compiled from the most authentic information available.  
 The City is not responsible for any errors or omissions contained hereon.  
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10-13-2025

ATTN: City of Franklin  
Justification Letter  
Parking Location Variance Request



This justification letter is for the proposed project at the address listed below:

4400 Franklin South Court  
Franklin, TN  
37064

This property currently has a mixed-use building, which is an office space and veterinary care clinic, an existing parking lot, utilities, and detention pond. This project is proposing an expansion of the parking lot as well as an expansion and modification of the detention pond into a bioretention / detention pond. Parking is being added because the site currently does not have enough parking to serve the existing building, which forces street parking to occur.

This site fails to comply with the zoning ordinance due to both existing and proposed parking occurring along building frontage for both Long Lane and Franklin South Court. It is important to note that this proposed project has 5 existing parking spaces that are to remain. However, to comply with the zoning ordinance, these 5 spaces would have to be relocated.

One alternative that has been considered in an attempt to achieve compliance was shared parking. This was not viable as both building uses have similar peak hours of demand.

Another alternative that was considered was remote parking. One property that was considered for this was the property directly to the east across Long Lane that has an existing parking lot and pond. However, this was not utilized as the pedestrian traffic that would be generated would be deemed a significant hazard to both pedestrians and vehicular traffic across Long Lane. There are no other properties within 1,320 feet of the site that may be a suitable location for remote parking.

Deferred parking was not a viable option as there is no equivalent area behind the building to build future parking spaces due to the existing sanitary sewer easement and the proposed bioretention / detention pond.

Valet parking was not a viable option either as this would not aid in the relocation of these parking spaces outside of the building frontage.

Please find the 3 issues listed in the variance checklist and how we mitigate them copied below:

1. The request is justified by either or both of the following: (i) the property is exceptional due to narrowness, shallowness, or shape of the property; or (ii) the property contains exceptional topographic conditions or other extraordinary or exceptional situations or conditions.
  - **Response: Our lot has several unique features that limit the usable lot space and make relocating both the existing and proposed parking spaces behind the building not feasible. These features are listed below:**

1. **The first feature is the building being located a significant distance from the property line, which limits how much lot space is technically behind the building.**
2. **The second feature is the bioretention and detention pond that is required to satisfy water quality and quantity requirements for this expansion.**
3. **The third is the shape of the lot, which narrows behind the building.**
4. **The last is the existing sanitary sewer easement, which cannot contain any structures or grading.**

**We believe that these 4 reasons justify this variance request.**

2. The strict application of the Zoning Ordinance would result in practical difficulties to or undue hardship upon the owner of the property (e.g. Why is your situation--not of personal or financial nature--not generally applicable to other properties throughout the City).
  - **Response: The main practical difficulty in satisfying the zoning ordinance regarding parking location would be not achieving the required number of parking. One possibility to achieve the full parking required behind the building would be having to remove the bioretention / detention pond entirely. However, this would then provide neither stormwater quality or quantity treatment as required by the zoning ordinance.**
3. The relief may be granted without substantial detriment to the public good and without substantially impairing the intent and purpose of the Zoning Ordinance.
  - **Response: The main intent of this requirement is to ensure that parking spaces are not seen from the right of way. To help mitigate this, landscaping has been proposed between all parking that is located within the building frontage, both existing and proposed, and the right of way. This helps screen the parking as well as maintain the original intent of the zoning ordinance.**

If there are any questions or concerns regarding this request, please don't hesitate to reach out.

Thanks,

Pablo Dahbura  
[pablo@crunkeng.com](mailto:pablo@crunkeng.com)  
615-873-1795  
Crunk Engineering

# FRANKLIN SOUTH BUSINESS PARK SUBDIVISION, SITE PLAN, SECTION 1, LOT 107 (CONTINENTAL INSURANCE PARKING ADDITION)

4400 FRANKLIN S COURT, FRANKLIN, TN 37064

## GENERAL INFORMATION

### DEVELOPER

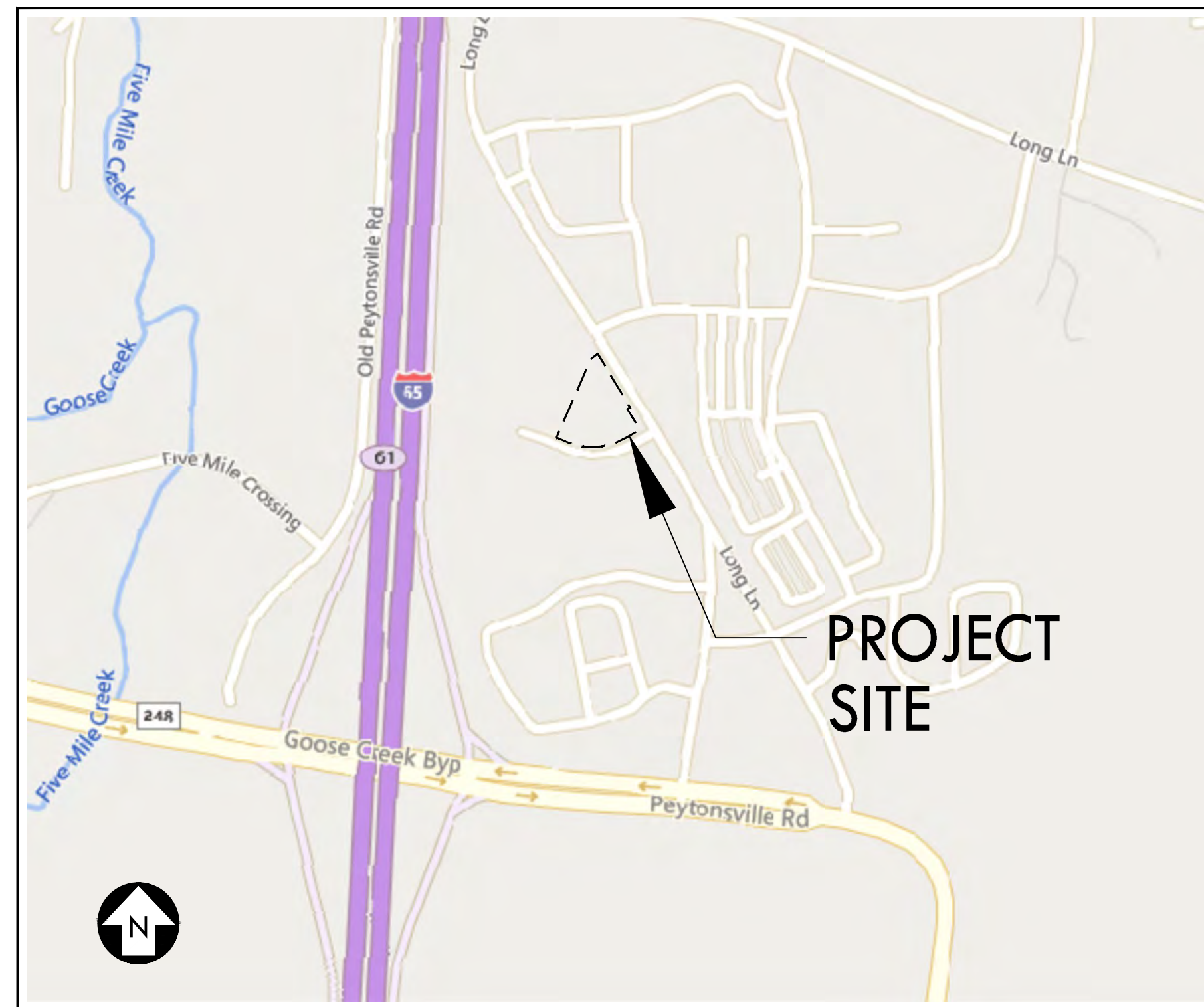
NAME  
ADDRESS  
Contact:  
Phone:

### CIVIL ENGINEER

Crunk Engineering LLC  
7112 Crossroads Boulevard, Suite 201  
Brentwood, TN 37027  
Contact: Adam Crunk, PE  
Phone: 615.873.1795  
Email: adam@crunkeng.com

### PROPERTY INFORMATION

TAX MAP: 1060  
PARCEL NUMBER: 00100

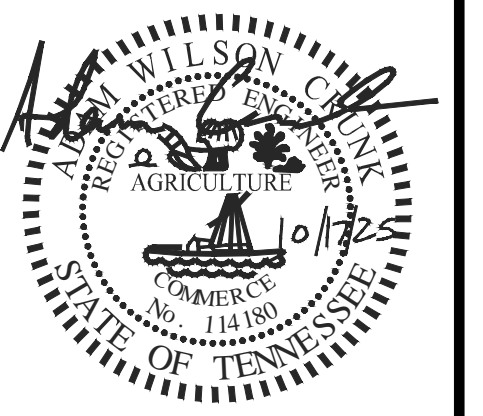


LOCATION MAP  
NOT TO SCALE

## Sheet List Table

Sheet Number	Sheet Title
C0.0	COVER SHEET
C1.0	EXISTING CONDITIONS PLAN
C2.0	NOTES
C2.1	FINAL PLAT STANDARD NOTES
C3.0	INITIAL EROSION AND SEDIMENT CONTROL PLAN
C3.1	INTERIM EROSION AND SEDIMENT CONTROL PLAN
C3.2	FINAL EROSION AND SEDIMENT CONTROL PLAN
C3.3	EROSION AND SEDIMENT CONTROL DETAILS
C4.0	DEMOLITION PLAN
C5.0	SITE LAYOUT PLAN
C5.1	EASEMENT LAYOUT PLAN
C5.2	FIRE TURNING MOVEMENT
C5.3	FEL TURNING MOVEMENT
C5.4	PHOTOMETRIC PLAN
C5.5	PHOTOMETRIC PLAN DETAILS
C6.0	GRADING AND DRAINAGE PLAN
C6.1	STORM PROFILES
C7.0	UTILITY PLAN
C8.0	DETAILS
C8.1	DETAILS
C8.2	DETAILS
L1.0	LANDSCAPE PLAN
L1.1	LANDSCAPE DETAILS

CRUNK ENGINEERING LLC  
7112 CROSSROADS BOULEVARD  
SUITE 201  
BRENTWOOD, TN 37027  
(615) 873-1795  
WWW.CRUNKENG.COM

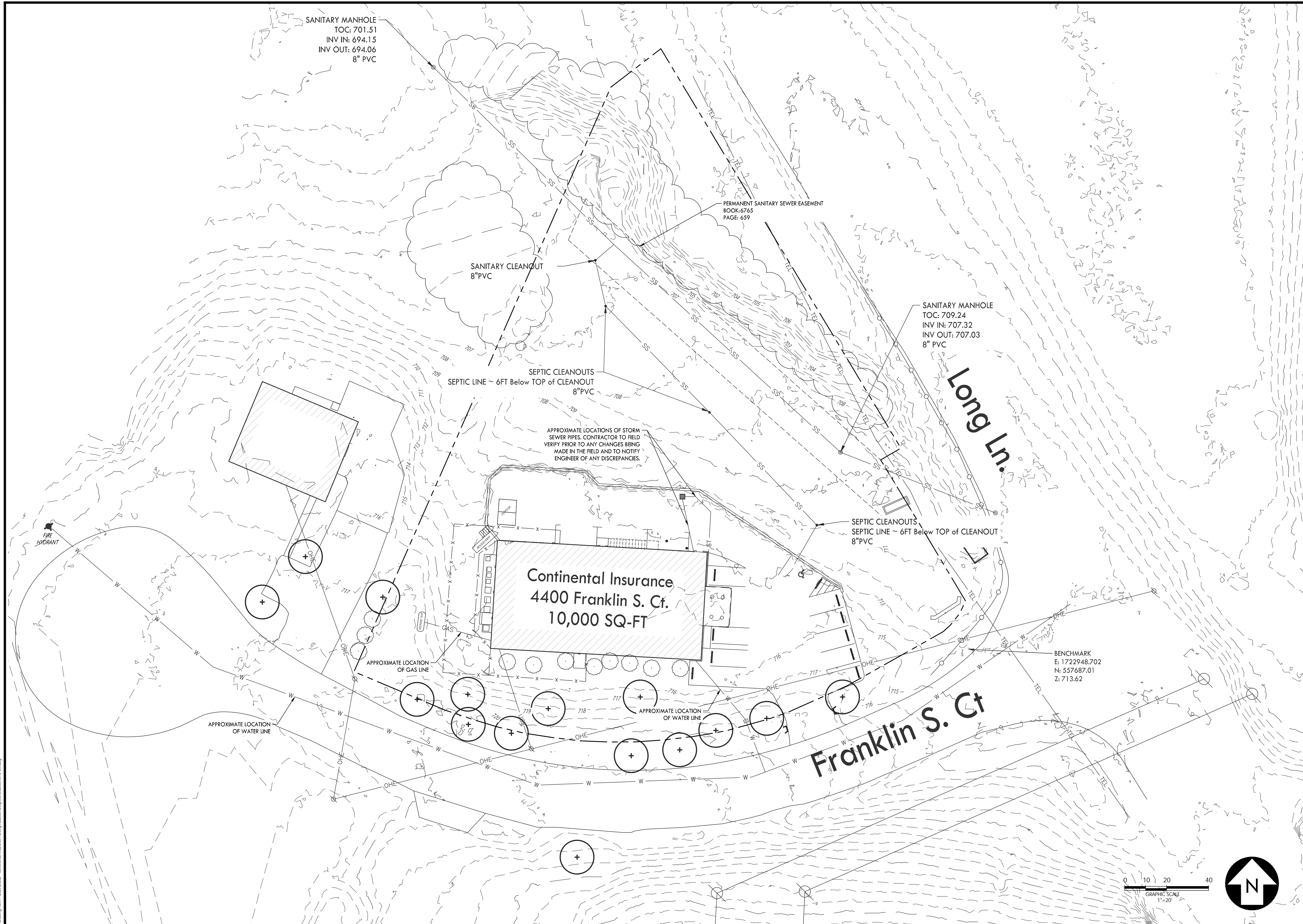


FRANKLIN SOUTH BUSINESS PARK SUBDIVISION, SITE PLAN, SECTION 1, LOT 107 (CONTINENTAL INSURANCE PARKING ADDITION)  
4400 FRANKLIN S COURT, FRANKLIN, TN 37064

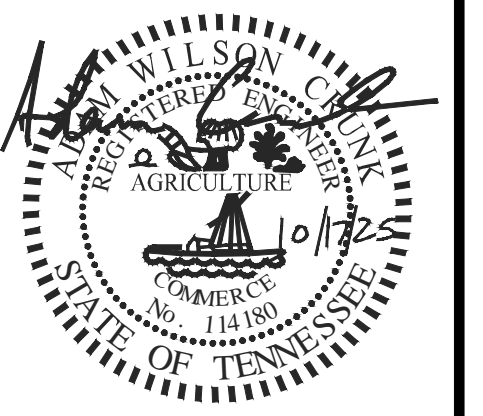
REVISIONS	No.	DATE

10/17/25 25052

**C0.0**  
COVER SHEET



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FRANKLIN SOUTH BUSINESS PARK SUBDIVISION, SITE  
PLAN, SECTION 1, LOT 107 (CONTINENTAL  
INSURANCE PARKING ADDITION)  
4400 FRANKLIN S COURT, FRANKLIN, TN 37064

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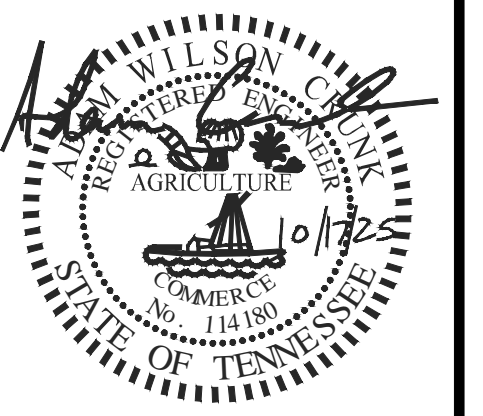
**C1.0**  
EXISTING  
CONDITIONS PLAN



**FINAL PLAT STANDARD NOTES:**

1. THE PURPOSE OF THIS PLAT IS TO RECORD 2 NEW EASEMENTS: A PUBLIC DRAINAGE EASEMENT (PDE) AND AN EXCLUSIVE GREEN INFRASTRUCTURE EASEMENT (GIE).
2. THE RECORDING OF THIS PLAT Voids, VACATED, AND SUPERCEDES THE PREVIOUS RECORDING OF LOT 0107 SHOWN ON THE FINAL PLAT ENTITLED "SECTION ONE FINAL PLAT OF FRANKLIN SOUTH BUSINESS PARK SUBDIVISION" AS RECORDED IN PLAT BOOK 15, PAGE 53, R.O.W.C.
3. 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.
4. ALL OPEN SPACE SHALL BE PUBLIC UTILITY, DRAINAGE, AND ACCESS EASEMENTS AND SHALL BE MAINTAINED BY THE PROPERTY OWNER(S) OR THE HOA.
5. MAINTENANCE OF ALL STORMWATER MANAGEMENT FEATURES SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER(S) OR THE HOA.
6. 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.
7. 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.
8. CROSS ACCESS EASEMENTS SHALL PROVIDE PERPETUAL, NON-EXCLUSIVE ACCESS FOR THE PURPOSES OF VEHICULAR AND PEDESTRIAN INGRESS AND EGRESS ACROSS THE CROSS ACCESS EASEMENT. PROPERTY OWNER(S) SHALL MAINTAIN AND KEEP THE CROSS ACCESS EASEMENT WITHIN THEIR DEVELOPMENT IN A COMMERCIALY REASONABLE CONDITION AND STATE OF REPAIR.
9. 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.
10. THE CITY OF FRANKLIN WATER MANAGEMENT DEPARTMENT HAS UNRESTRICTED ACCESS TO ITS DOMESTIC WATER, SANITARY SEWER, RECLAIM WATER LINES OR SYSTEM IMPROVEMENTS LOCATED WITHIN ITS EXCLUSIVE EASEMENTS WITHIN THE DEVELOPMENT. IN THE EVENT LANDSCAPING, FENCING, CONCRETE OR OTHER STRUCTURES ARE INSTALLED OR PLACED WITHIN A CITY OF FRANKLIN EASEMENT, THE CITY OF FRANKLIN SHALL HAVE THE RIGHT TO REMOVE SUCH ENCROACHMENTS WITHIN THE EASEMENT AS MAY BE NECESSARY FOR THE CITY OF FRANKLIN TO REPAIR, MAINTAIN OR REPLACE ITS INFRASTRUCTURE WHICH IS NOW OR IN THE FUTURE MAY BE LOCATED WITHIN THE EASEMENT WITHOUT OBTAINING ANY FURTHER PERMISSION FROM THE PROPERTY OWNER OR HOA. THE PROPERTY OWNER OR HOA SHALL BE RESPONSIBLE FOR REPAIRING AND/OR REPLACING ANY SUCH LANDSCAPING, FENCING, CONCRETE OR OTHER STRUCTURES REMOVED OR DISTURBED BY THE CITY OF FRANKLIN IN COMMON OPEN SPACE LOTS AND IN AREAS OWNED BY THE PROPERTY OWNER OR HOA AT NO EXPENSE TO THE CITY OF FRANKLIN. INDIVIDUAL HOMEOWNERS SHALL BE RESPONSIBLE FOR STRUCTURES REMOVED OR DISTURBED BY THE CITY OF FRANKLIN WITHIN AN EASEMENT ON THE HOMEOWNER'S LOT AT THE HOMEOWNER'S EXPENSE.
11. WITHIN NEW DEVELOPMENTS AND FOR OFF-SITE LINES CONSTRUCTED AS A RESULT OF, OR TO PROVIDE SERVICE TO, THE NEW DEVELOPMENT, ALL UTILITIES (INCLUDING CABLE TELEVISION, ELECTRICAL, NATURAL GAS, SEWER, TELEPHONE, AND WATER LINES) SHALL BE PLACED UNDERGROUND.
12. ALL STREET LIGHT LOCATIONS AND QUANTITIES ARE APPROXIMATE. FINAL POSITIONING AND QUANTITY SHALL BE AT THE DIRECTION OF ITEM.C.

**CRUNK ENGINEERING LLC**  
 7112 CROSSROADS BOULEVARD  
 SUITE 201  
 BRENTWOOD, TN 37027  
 (615) 873-1795  
 WWW.CRUNKENG.COM

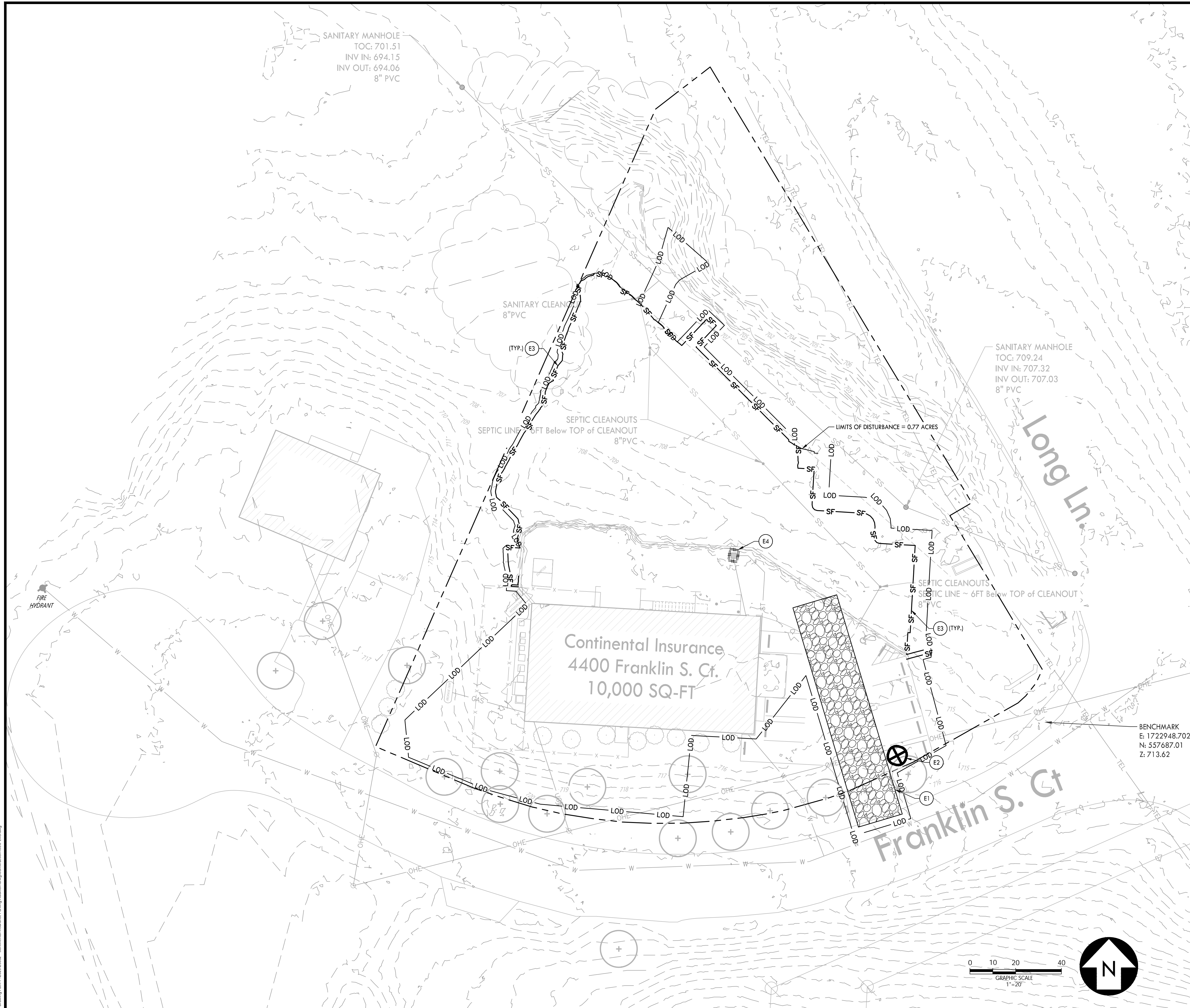


**FRANKLIN SOUTH BUSINESS PARK SUBDIVISION, SITE PLAN, SECTION 1, LOT 107 (CONTINENTAL INSURANCE PARKING ADDITION)**  
 4400 FRANKLIN S COURT, FRANKLIN, TN 37064

REVISIONS	No.	DATE

10/17/25 25052

**C2.1**  
 FINAL PLAT  
 STANDARD NOTES



### EROSION CONTROL PLAN KEYNOTES

CODE	DESCRIPTION	DETAIL LOCATION
E1	TEMPORARY CONSTRUCTION ENTRANCE	C3.3 - 1
E2	CONCRETE WASHOUT AREA	C3.3 - 2
E3	TEMPORARY SILT FENCE	C3.3 - 3
E4	TEMPORARY INLET PROTECTION - FLEXSTORM PURE INLET FILTER	-
E5	PIPE RIP-RAP OUTLET PROTECTION	C3.3 - 5
E6	HEADWALL RIP-RAP OUTLET PROTECTION	C3.3 - 6

- NOTES:
- REFER TO SHEET C2.0 FOR NOTES.
  - PLEASE REFER TO ADS FLEXSTORM PURE INLET FILTER PRODUCT SHEET FOR ALL INSTALLATION, OPERATION, MAINTENANCE, AND REMOVAL INSTRUCTIONS REGARDING THE TEMPORARY INLET PROTECTION.

### PROPOSED EROSION & SEDIMENT CONTROL LEGEND

	TEMPORARY CONSTRUCTION ENTRANCE
	TEMPORARY INLET PROTECTION
	LIMITS OF DISTURBANCE
	TEMPORARY SILT FENCE

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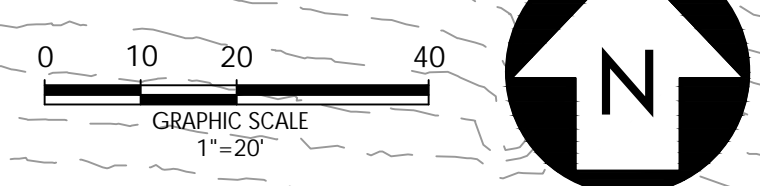
**FRANKLIN SOUTH BUSINESS PARK SUBDIVISION, SITE PLAN, SECTION 1, LOT 107 (CONTINENTAL INSURANCE PARKING ADDITION)**  
 4400 FRANKLIN S COURT, FRANKLIN, TN 37064

REVISIONS	No.	DATE

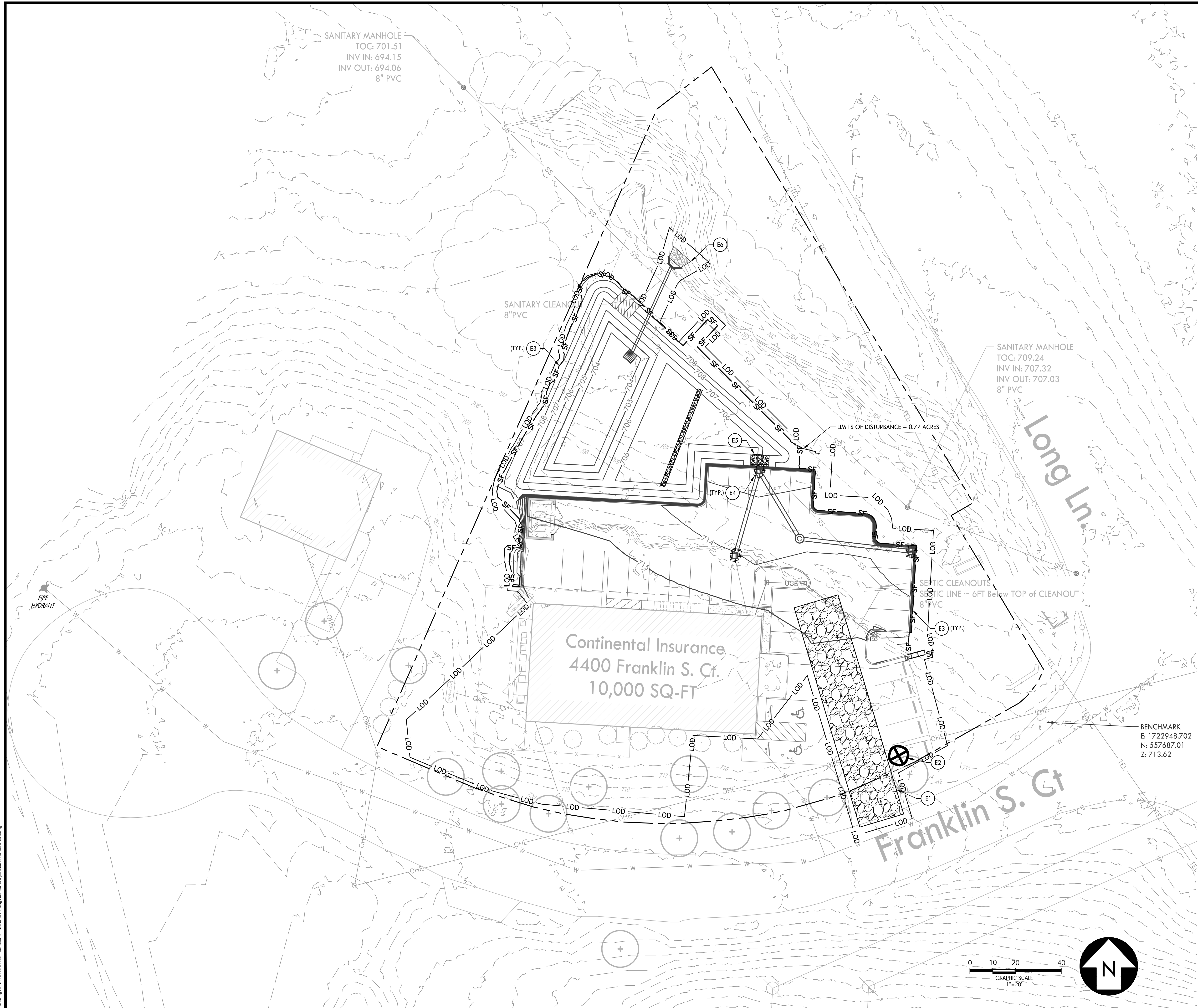
10/17/25 25052

# C3.0

INITIAL EROSION AND SEDIMENT CONTROL PLAN



Continental Insurance 4400 Franklin S. Ct. - Erosion and Sediment Control Plan - 10/17/25



### EROSION CONTROL PLAN KEYNOTES

CODE	DESCRIPTION	DETAIL LOCATION
E1	TEMPORARY CONSTRUCTION ENTRANCE	C3.3 - 1
E2	CONCRETE WASHOUT AREA	C3.3 - 2
E3	TEMPORARY SILT FENCE	C3.3 - 3
E4	TEMPORARY INLET PROTECTION - FLEXSTORM PURE INLET FILTER	-
E5	PIPE RIP-RAP OUTLET PROTECTION	C3.3 - 5
E6	HEADWALL RIP-RAP OUTLET PROTECTION	C3.3 - 6

- NOTES:
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### PROPOSED EROSION & SEDIMENT CONTROL LEGEND

- TEMPORARY CONSTRUCTION ENTRANCE
- TEMPORARY INLET PROTECTION
- LIMITS OF DISTURBANCE
- TEMPORARY SILT FENCE

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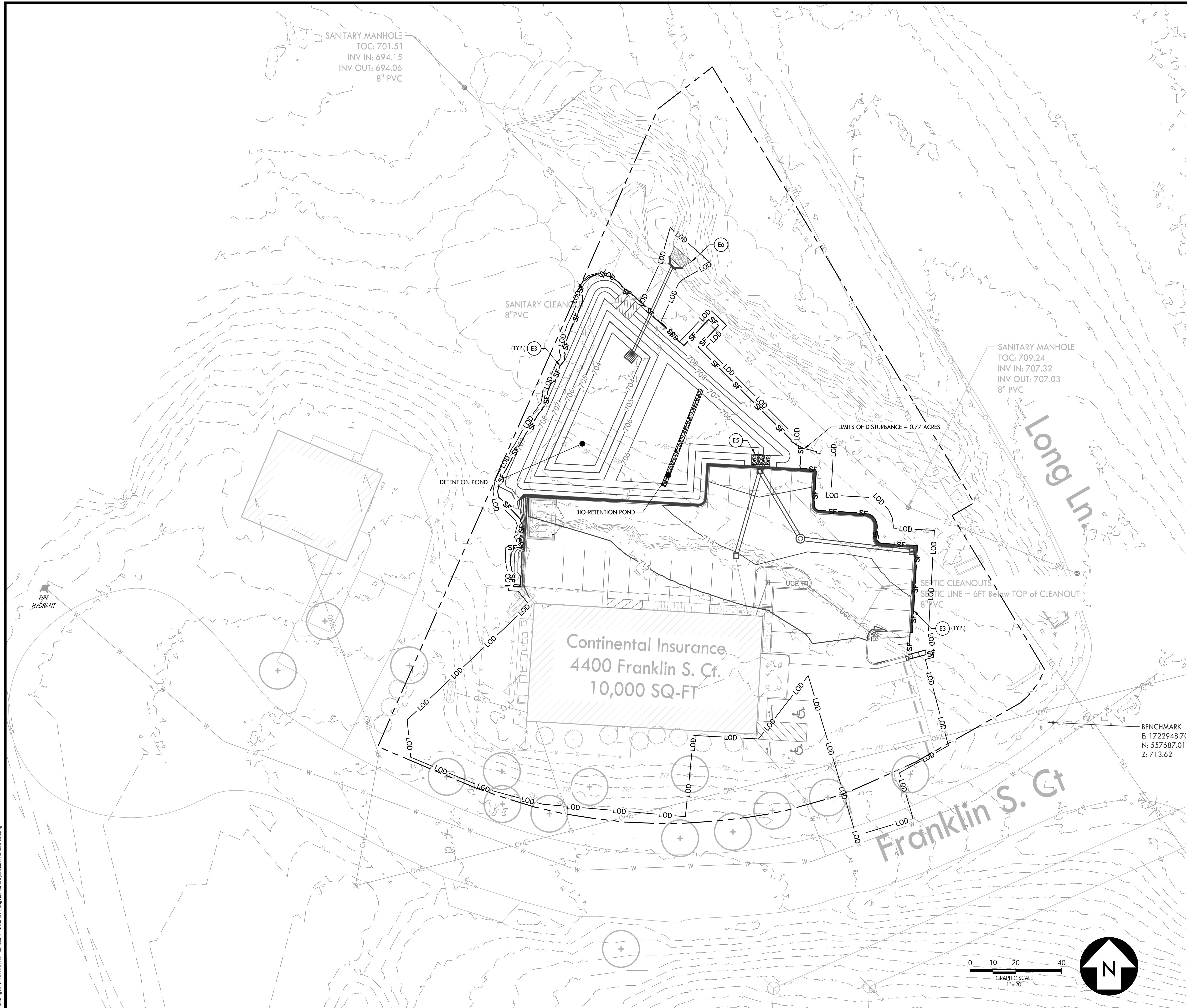


FRANKLIN SOUTH BUSINESS PARK SUBDIVISION, SITE  
PLAN, SECTION 1, LOT 107 (CONTINENTAL  
INSURANCE PARKING ADDITION)  
4400 FRANKLIN S COURT, FRANKLIN, TN 37064

REVISIONS	No.	DATE

10/17/25 25052

**C3.1**  
INTERIM EROSION  
AND SEDIMENT  
CONTROL PLAN



### EROSION CONTROL PLAN KEYNOTES

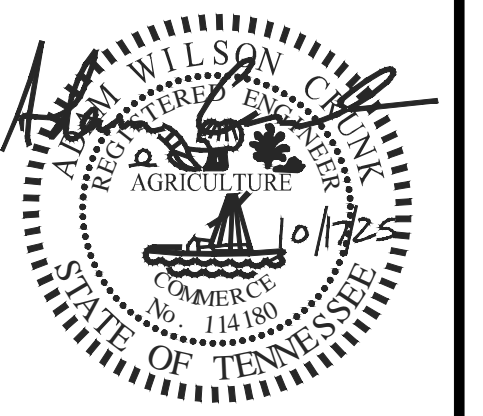
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- NOTES:
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### PROPOSED EROSION & SEDIMENT CONTROL LEGEND

- TEMPORARY CONSTRUCTION ENTRANCE
- TEMPORARY INLET PROTECTION
- LIMITS OF DISTURBANCE
- TEMPORARY SILT FENCE

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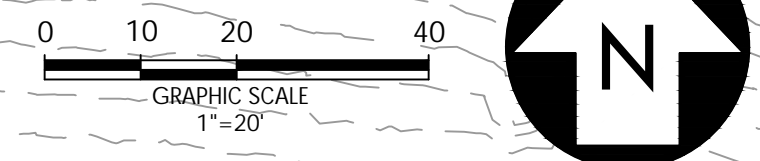


FRANKLIN SOUTH BUSINESS PARK SUBDIVISION, SITE PLAN, SECTION 1, LOT 107 (CONTINENTAL INSURANCE PARKING ADDITION)  
4400 FRANKLIN S COURT, FRANKLIN, TN 37064

REVISIONS	No.	DATE

10/17/25 25052

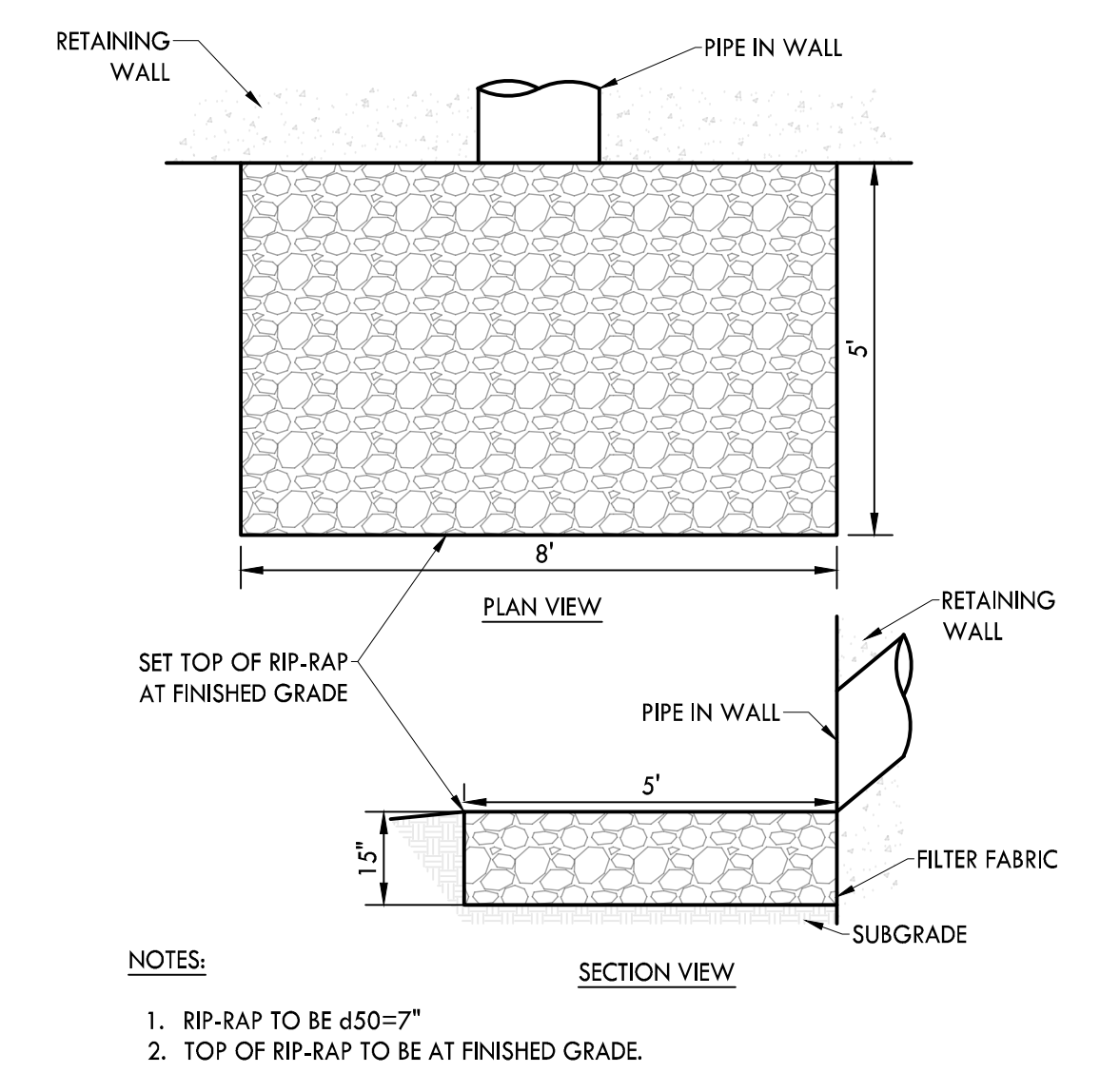
**C3.2**  
FINAL EROSION AND SEDIMENT CONTROL PLAN



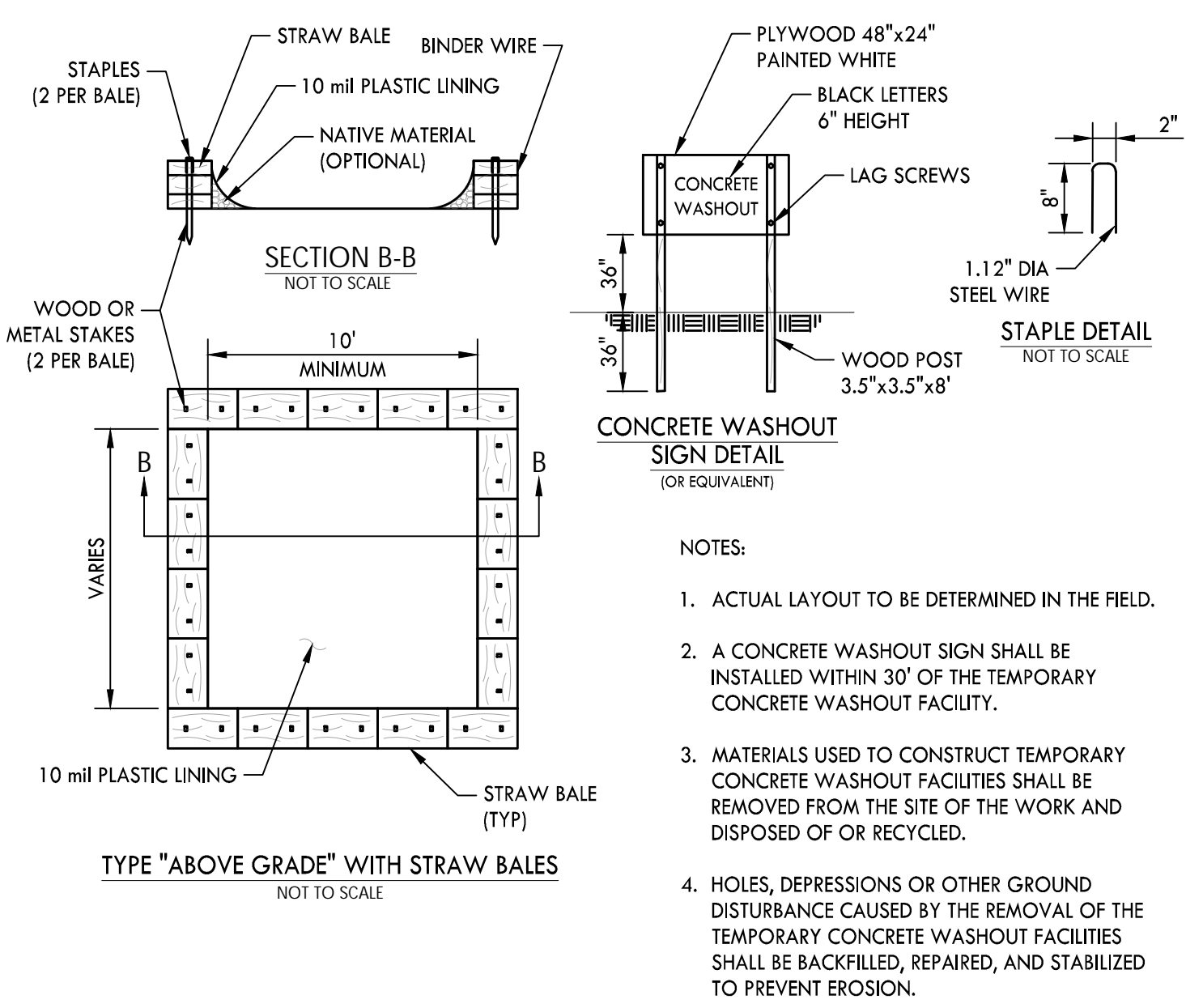
Continental Insurance 4400 Franklin S. Ct. - Erosion and Sediment Control Plan - 10/17/25

4 RESERVED  
DETAIL NOT TO SCALE

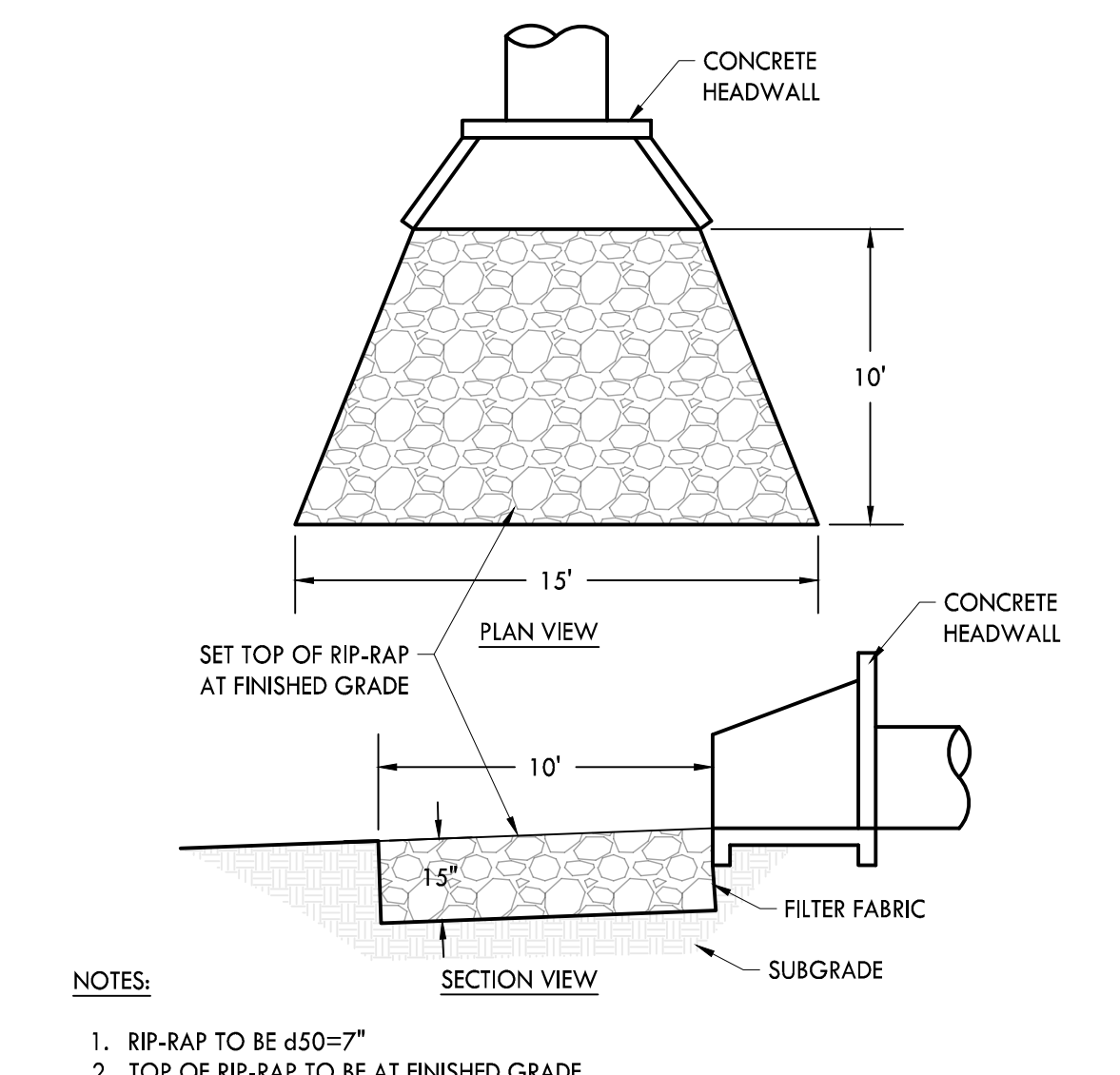
1 TEMPORARY CONSTRUCTION ENTRANCE  
DETAIL NOT TO SCALE



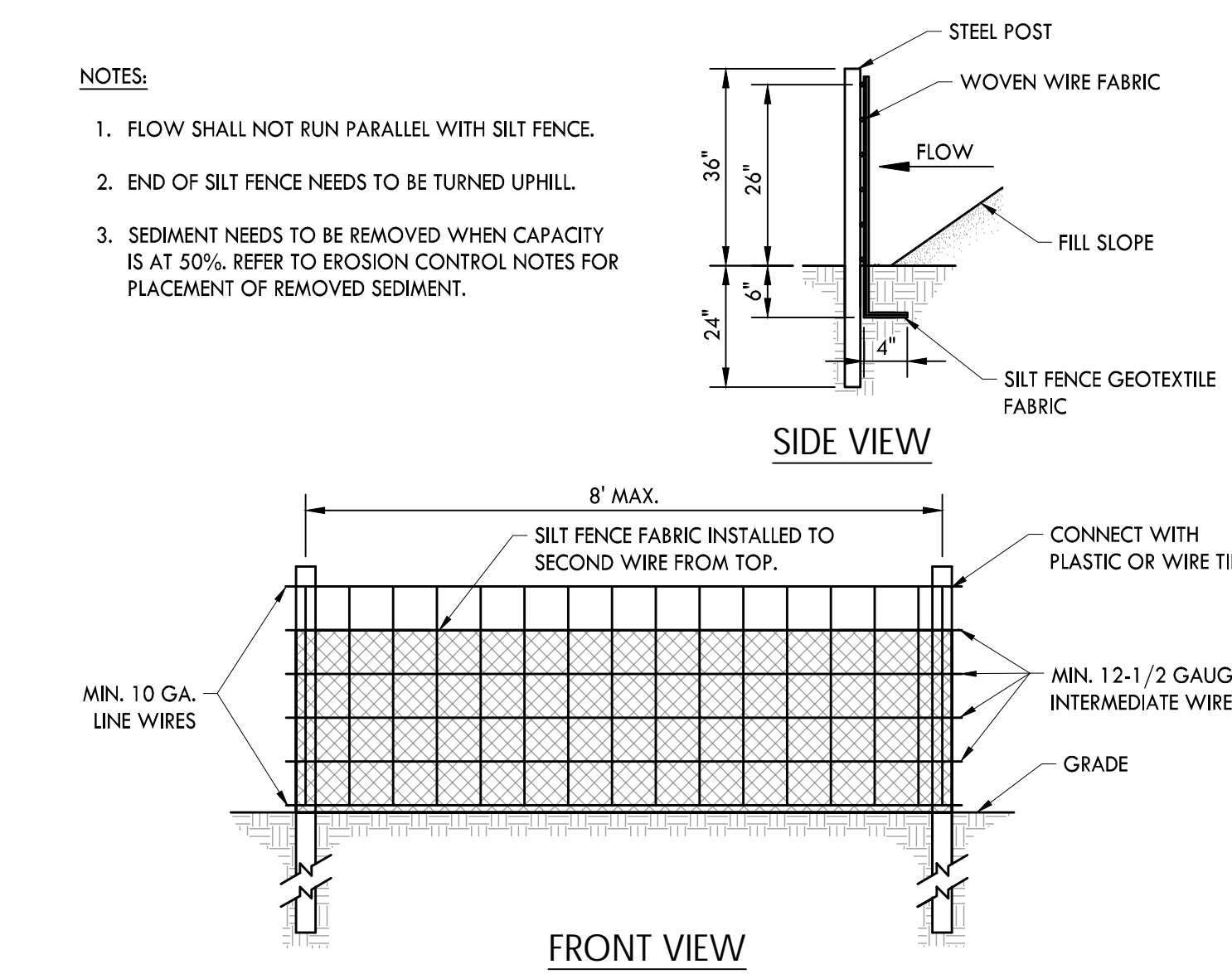
5 PIPE RIP-RAP OUTLET PROTECTION  
DETAIL NOT TO SCALE



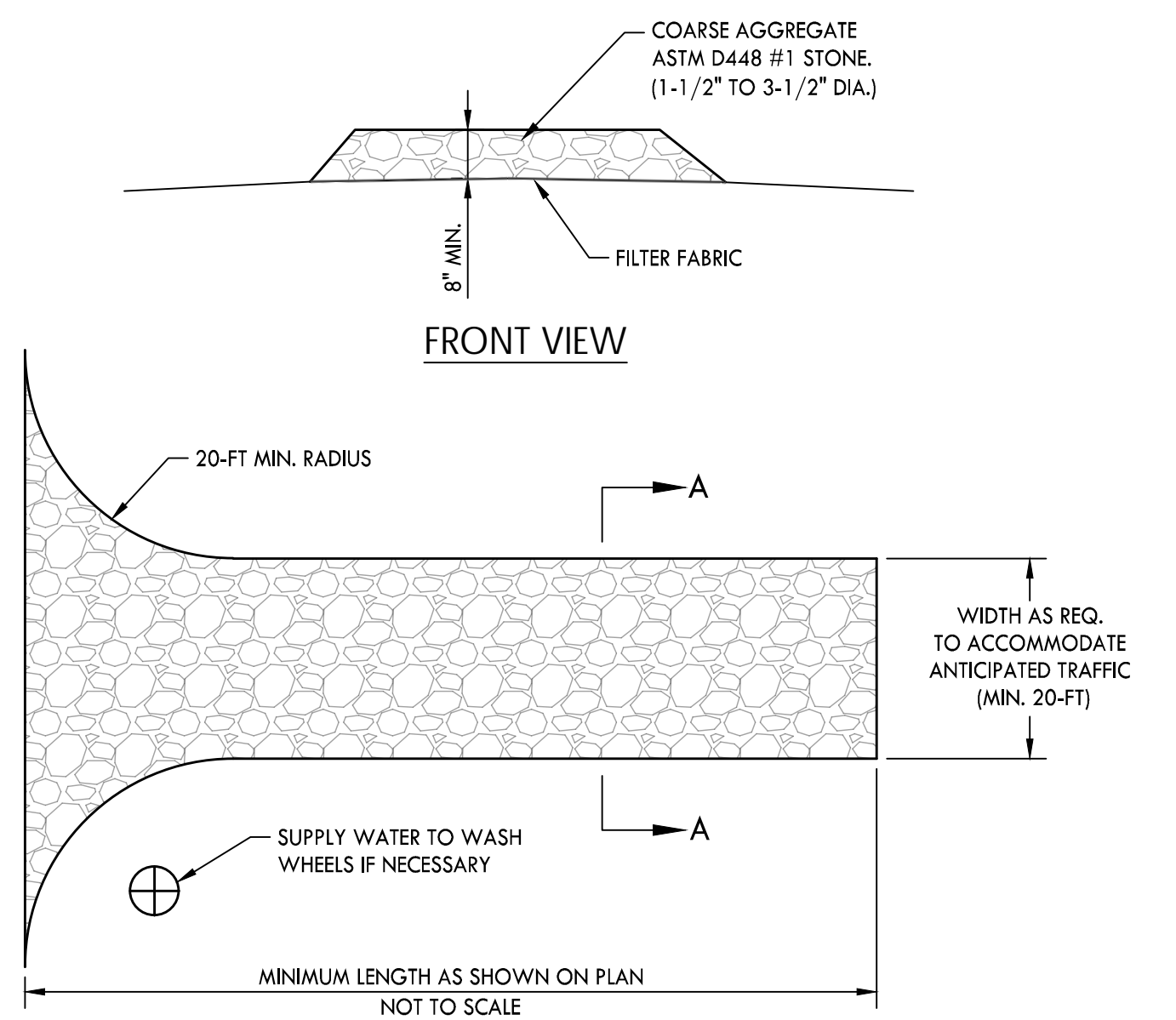
2 CONCRETE WASHOUT AREA  
DETAIL NOT TO SCALE



6 HEADWALL RIP-RAP OUTLET PROTECTION  
DETAIL NOT TO SCALE



3 TEMPORARY SILT FENCE  
DETAIL NOT TO SCALE



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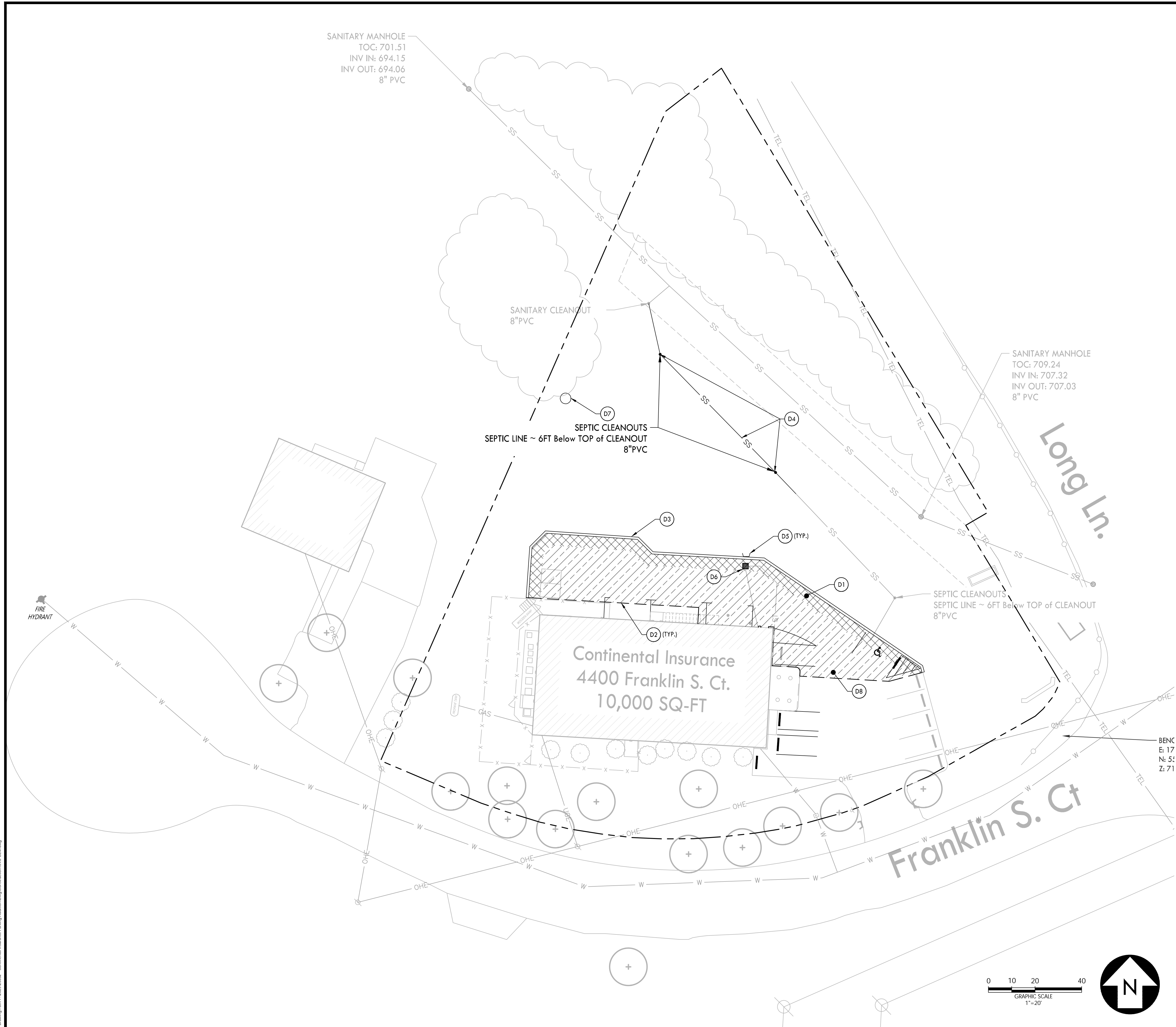


FRANKLIN SOUTH BUSINESS PARK SUBDIVISION, SITE  
PLAN, SECTION 1, LOT 107 (CONTINENTAL  
INSURANCE PARKING ADDITION)  
4400 FRANKLIN S COURT, FRANKLIN, TN 37064

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10/17/25 25052

**C3.3**  
EROSION AND  
SEDIMENT CONTROL  
DETAILS



**DEMOLITION PLAN KEYNOTES**

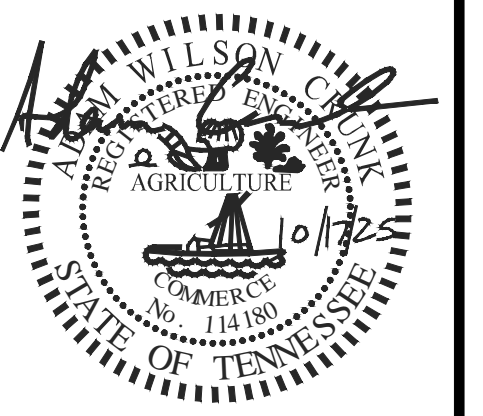
CODE	DESCRIPTION	DETAIL LOCATION
(D1)	REMOVE EXISTING ASPHALT PAVEMENT	-
(D2)	SAWCUT EDGE OF PAVEMENT DEMOLITION	-
(D3)	REMOVE EXISTING RETAINING WALL	-
(D4)	REMOVE EXISTING SANITARY LINE	-
(D5)	REMOVE EXISTING HEADWALL	-
(D6)	REMOVE EXISTING STORM INLET	-
(D7)	REMOVE EXISTING POND OUTLET STRUCTURE	-
(D8)	MILL ASPHALT SURFACE	-

NOTES:  
1. REFER TO SHEET C2.0 FOR NOTES.

**PROPOSED DEMOLITION LEGEND**

- EDGE OF PAVEMENT REMOVAL
- ASPHALT PAVEMENT DEMOLITION

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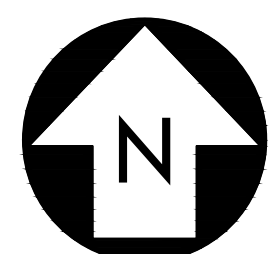
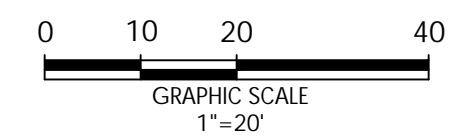


**FRANKLIN SOUTH BUSINESS PARK SUBDIVISION, SITE PLAN, SECTION 1, LOT 107 (CONTINENTAL INSURANCE PARKING ADDITION)**  
 4400 FRANKLIN S COURT, FRANKLIN, TN 37064

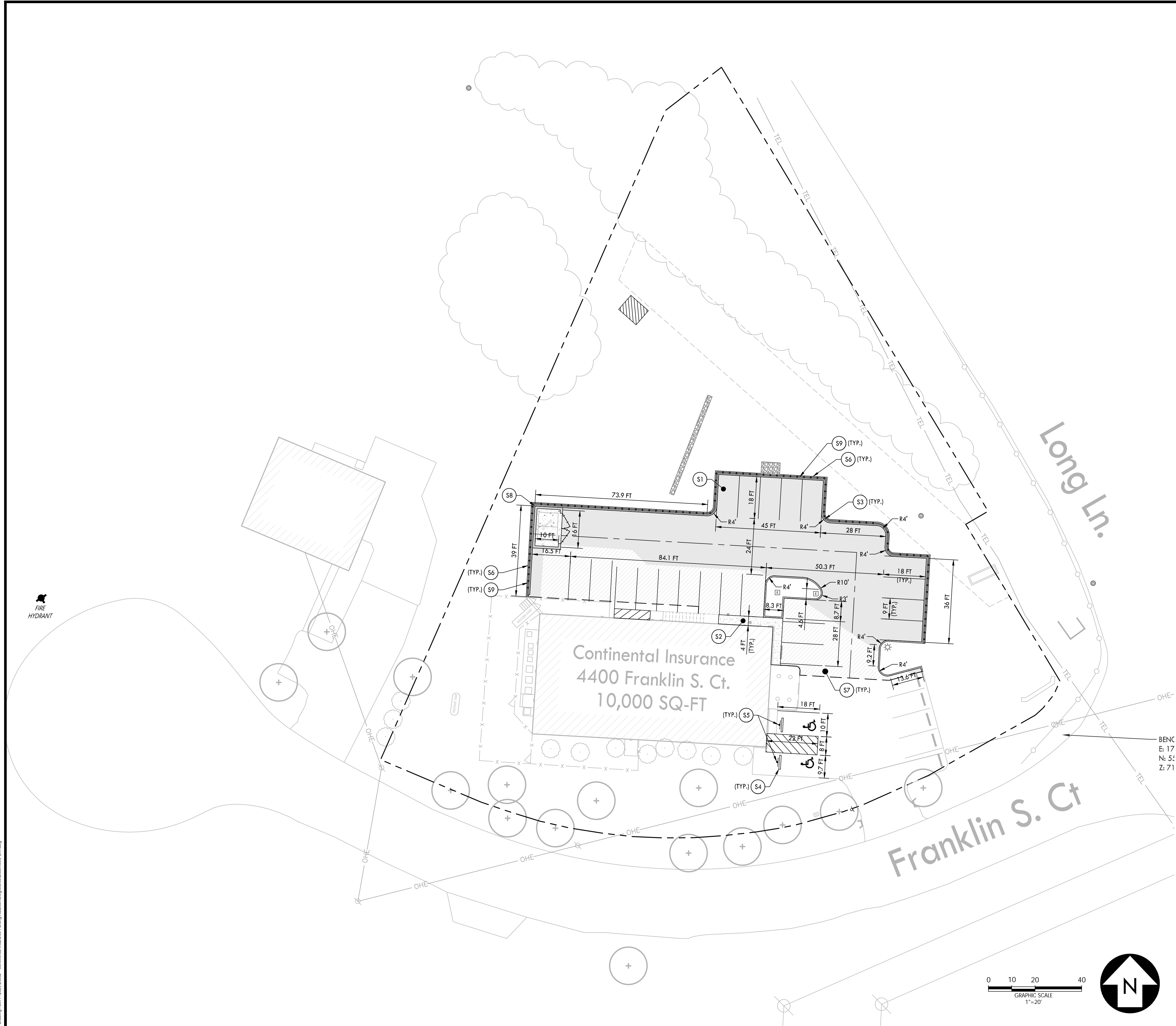
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**C4.0**  
 DEMOLITION PLAN



Continental Insurance Building - 4400 Franklin S. Ct. - Franklin, TN



LAYOUT PLAN KEYNOTES		
CODE	DESCRIPTION	DETAIL LOCATION
S1	HEAVY DUTY ASPHALT PAVEMENT	C8.0 - 4
S2	CONCRETE SIDEWALK	C8.0 - 6
S3	POST CURB	C8.0 - 5
S4	CONCRETE WHEEL STOP	C8.0 - 7
S5	ACCESSIBLE PARKING SIGN	C8.0 - 8
S6	SEGMENTAL RETAINING WALL	C8.1 - 3
S7	1.5" ASPHALT OVERLAY	-
S8	DUMPSTER PAD W/SCREEN WALL	C8.2 - 1
S9	PEDESTRIAN GUARDRAIL	C8.2 - 2

NOTES:  
1. REFER TO SHEET C2.0 FOR NOTES.

**PROPOSED LAYOUT LEGEND**

- HEAVY DUTY ASPHALT PAVEMENT
- CONCRETE SIDEWALK
- PROPERTY LINE
- EDGE OF NEW PAVEMENT

**SITE DATA CHART:**

PROJECT NAME: CONTINENTAL INSURANCE PARKING ADDITION  
 PROJECT #: 25052  
 ADDRESS: 4400 FRANKLIN S CT, FRANKLIN, TN, 37064  
 PARCELS: 1  
 ACREAGE/SQUARE FOOTAGE OF SITE: 1.23 ACRES/53,597.22 SQ-FT  
 VESTING (DATE DEVELOPMENT FIRST BECAME VESTED): N/A

**REGULATIONS:**  
 BASE ZONING: RC-12  
 OVERLAY ZONING: N/A  
 BUILDING TYPES APPLIED: COMMERCIAL/MIXED-USE  
 FRONTAGE TYPES APPLIED: PARKING FRONTAGE  
 LOT WIDTH (RESIDENTIAL): N/A  
 LOT SIZE (RESIDENTIAL): N/A  
 SETBACKS:  
 FRONT YARD: 5 FEET MIN TO 30 FEET MAX  
 SIDE YARD: 15 FEET MIN  
 REAR YARD: 25 FEET MIN  
 DWELLING UNIT COUNT, BY TYPE: 0  
 COMMERCIAL SF, BY USE: 5,000 OFFICES / 5,000 INDOOR ANIMAL SERVICES  
 HOTEL KEYS: N/A  
 BUILDING HEIGHT: 23 FT  
 MINIMUM LANDSCAPE SURFACE AREA: 15%  
 OPEN SPACE SF REQUIRED: 5%  
 NATURAL AREA SF REQUIRED: 5,000 SQ-FT  
 TREE CANOPY RETENTION/ACREAGE:  
 10%/11%/12%/13%/14% DEPENDING ON EXISTING TREE CANOPY COVER  
 OF 80%-100%/60%-79%/40%-59%/20%-39%/19% OR LESS

**PARKING REQUIRED, BY USE:**  
 INDOOR ANIMAL SERVICES 2 SPACES PER 1,000 SQ-FT 10 SPACES  
 OFFICES 3 SPACES PER 1,000 SQ-FT 15 SPACES

**PARKING PROVIDED, BY USE:**  
 INDOOR ANIMAL SERVICES 14 SPACES  
 OFFICES 14 SPACES  
 HISTORIC RESOURCE TREATMENT: NO

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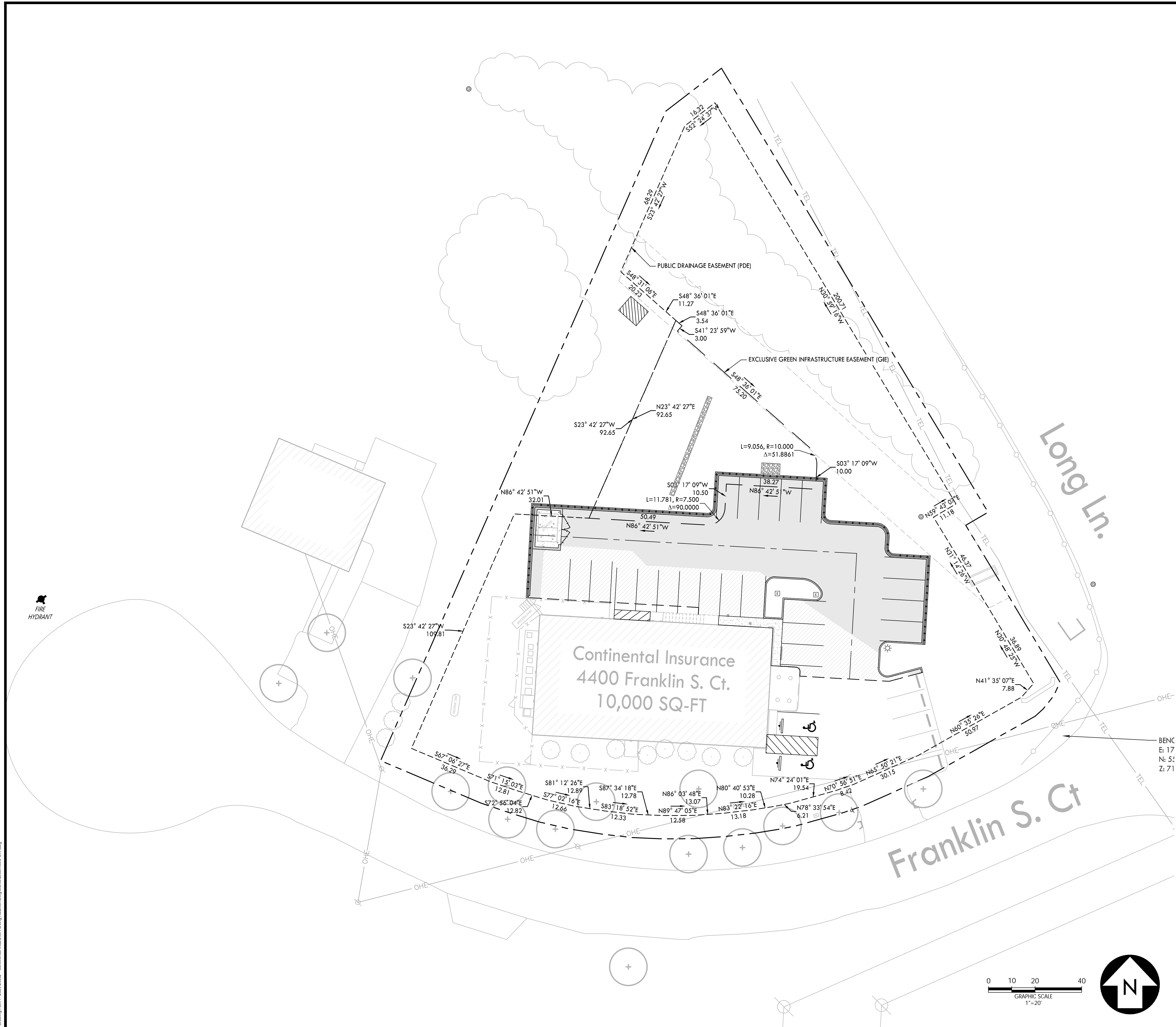


FRANKLIN SOUTH BUSINESS PARK SUBDIVISION, SITE  
 PLAN, SECTION 1, LOT 107 (CONTINENTAL  
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**C5.0**  
 SITE LAYOUT PLAN

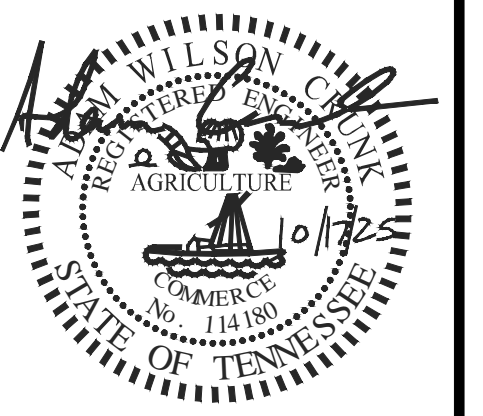


LAYOUT PLAN KEYNOTES		
CODE	DESCRIPTION	DETAIL LOCATION
S1	HEAVY DUTY ASPHALT PAVEMENT	C8.0 - 4
S2	CONCRETE SIDEWALK	C8.0 - 6
S3	POST CURB	C8.0 - 5
S4	CONCRETE WHEEL STOP	C8.0 - 7
S5	ACCESSIBLE PARKING SIGN	C8.0 - 8
S6	SEGMENTAL RETAINING WALL	C8.1 - 3
S7	1.5" ASPHALT OVERLAY	-
S8	DUMPSTER PAD W/SCREEN WALL	C8.2 - 1
S9	PEDESTRIAN GUARDRAIL	C8.2 - 2

NOTES:  
1. REFER TO SHEET C2.0 FOR NOTES.

PROPOSED LAYOUT LEGEND	
	HEAVY DUTY ASPHALT PAVEMENT
	CONCRETE SIDEWALK
	PROPERTY LINE
	EDGE OF NEW PAVEMENT

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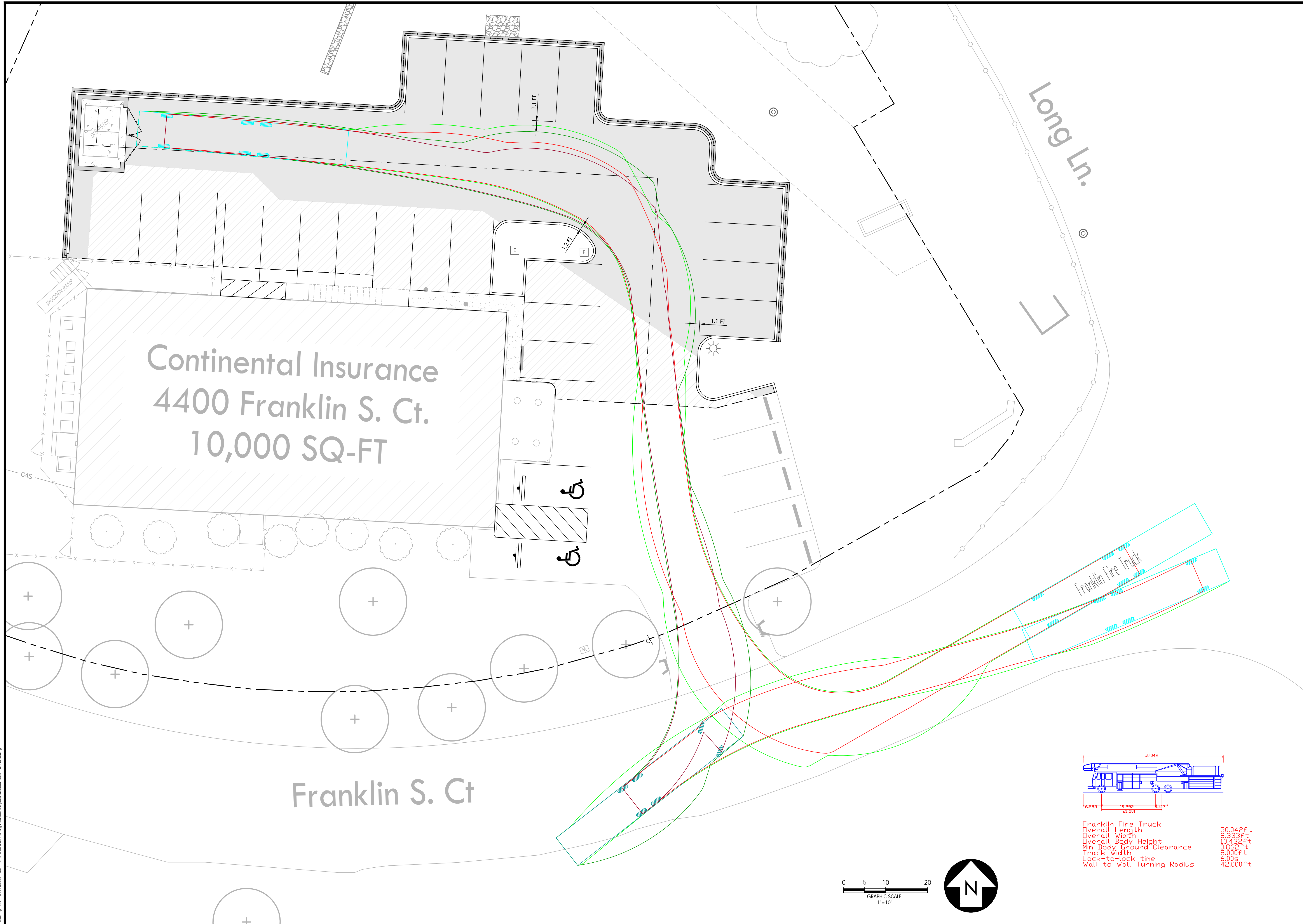
FRANKLIN SOUTH BUSINESS PARK SUBDIVISION, SITE PLAN, SECTION 1, LOT 107 (CONTINENTAL INSURANCE PARKING ADDITION)  
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**C5.1**  
EASEMENT LAYOUT PLAN

Continental Insurance - 4400 Franklin S. Ct. - Franklin, TN 37064

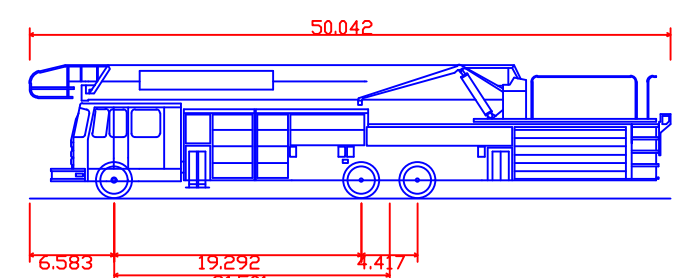
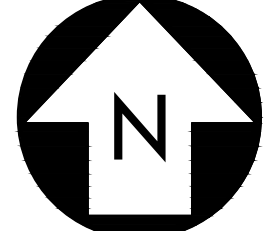
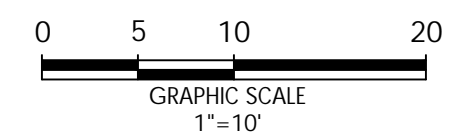


Continental Insurance  
 4400 Franklin S. Ct.  
 10,000 SQ-FT

Long Ln.

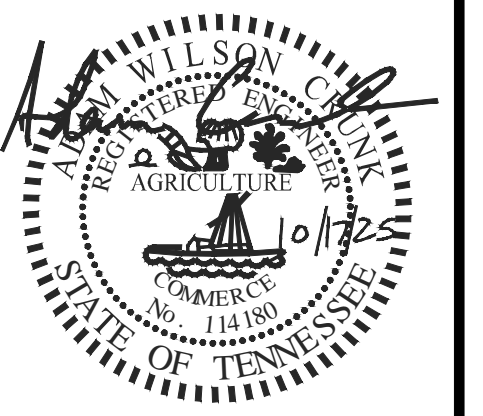
Franklin S. Ct

Franklin Fire Truck



Franklin Fire Truck  
 Overall Length 50.042ft  
 Overall Width 8.333ft  
 Overall Body Height 10.433ft  
 Min Body Ground Clearance 0.852ft  
 Track Width 8.000ft  
 Lock-to-lock time 6.00s  
 Wall to Wall Turning Radius 42.000ft

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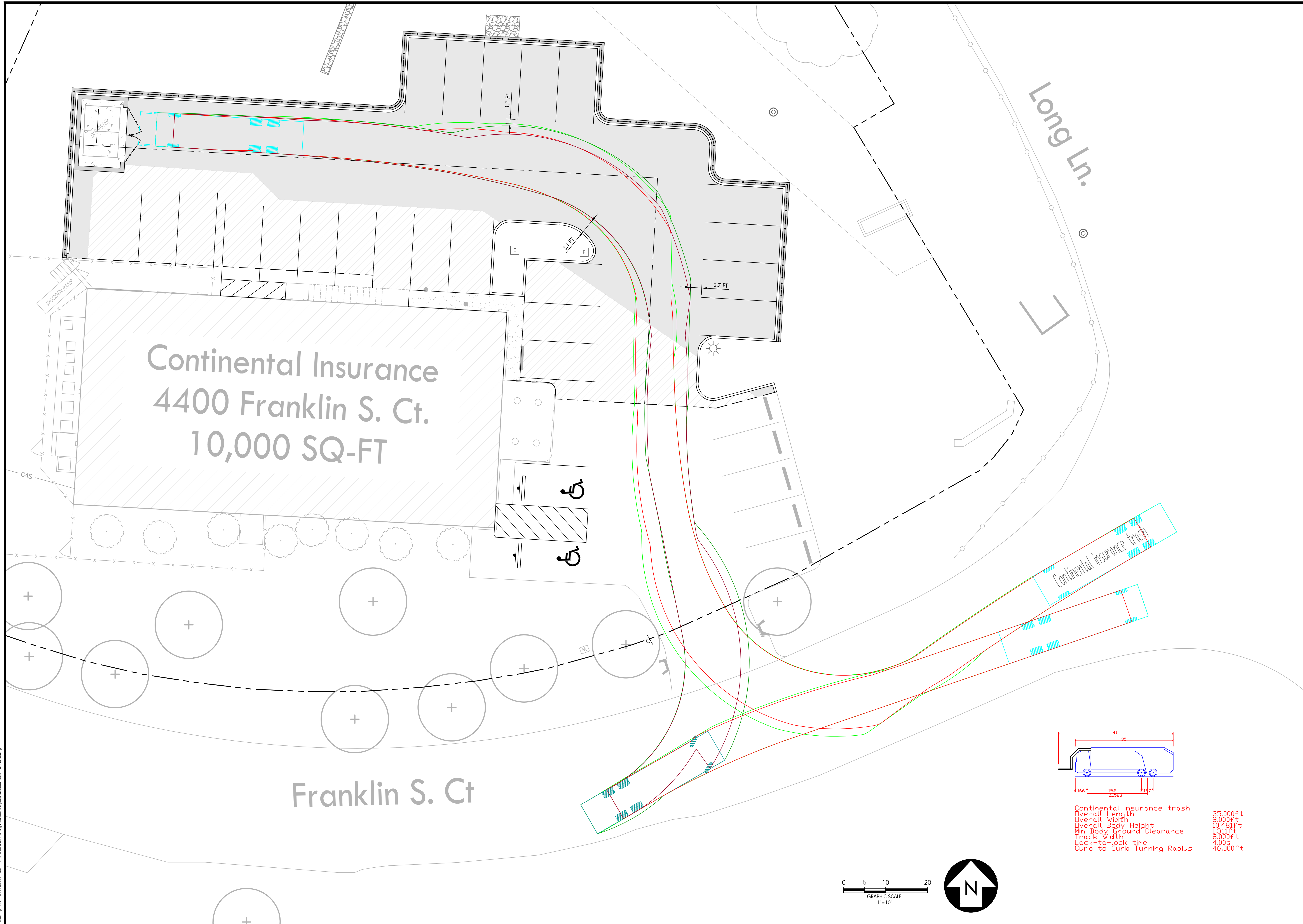


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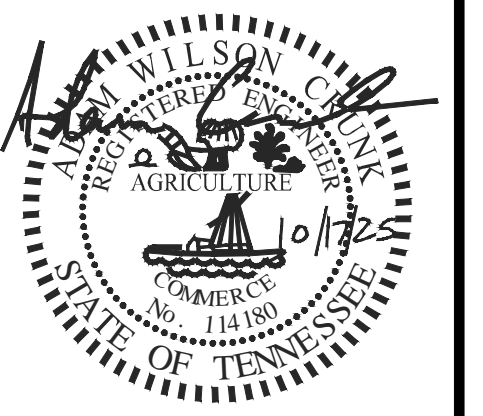
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**C5.2**  
 FIRE TURNING  
 MOVEMENT



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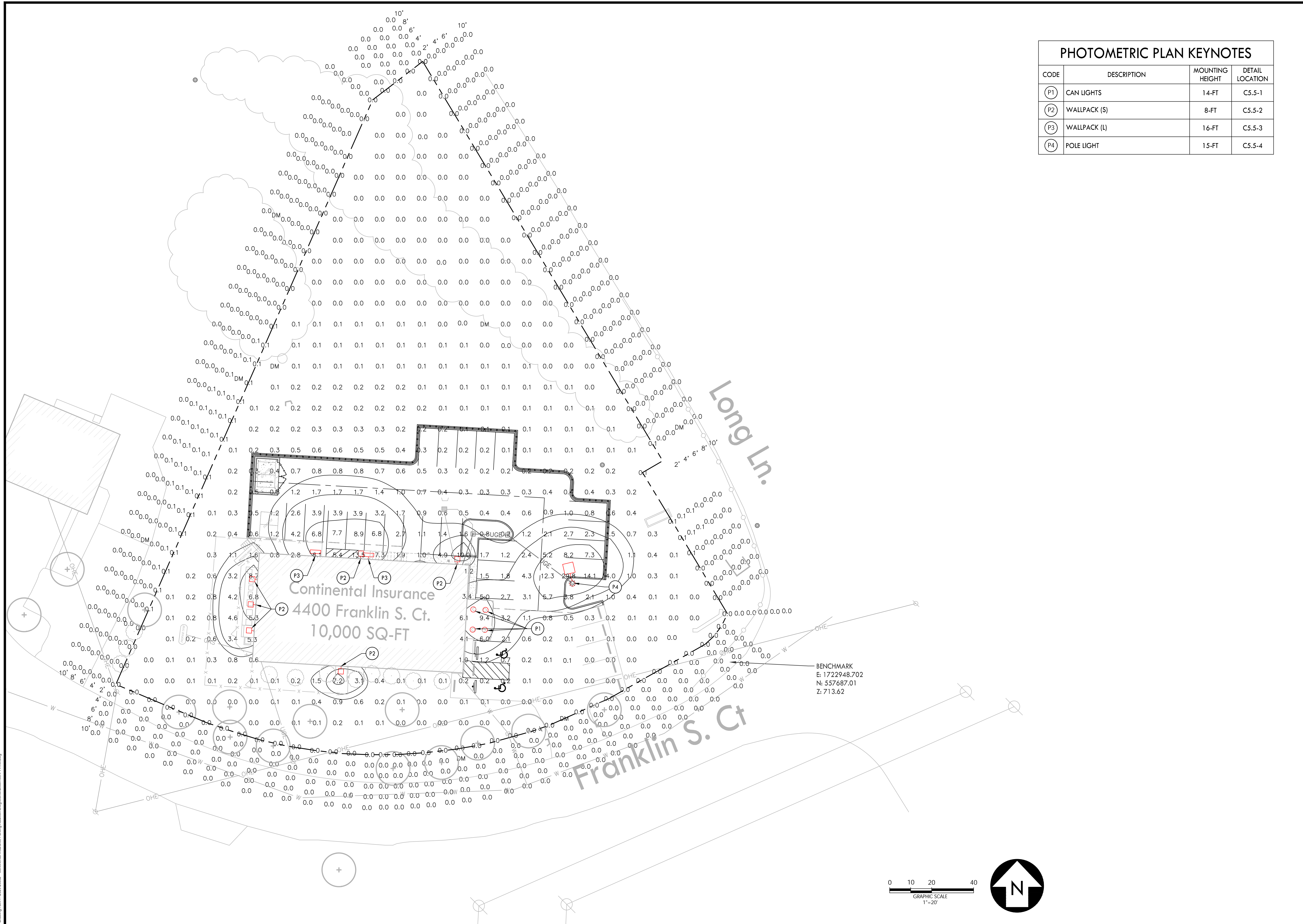


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**C5.3**  
 FEL TURNING  
 MOVEMENT



PHOTOMETRIC PLAN KEYNOTES			
CODE	DESCRIPTION	MOUNTING HEIGHT	DETAIL LOCATION
P1	CAN LIGHTS	14-FT	C5.5-1
P2	WALLPACK (S)	8-FT	C5.5-2
P3	WALLPACK (L)	16-FT	C5.5-3
P4	POLE LIGHT	15-FT	C5.5-4

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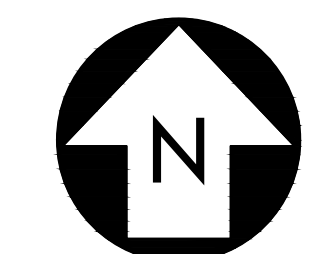
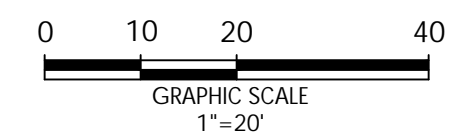


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No.	

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**C5.4**  
 PHOTOMETRIC PLAN



Project	Catalog #	Type
Prepared by	Notes	Date



### HALO Commercial

PR810/PR815/PR820/PR830/PR840 | PR8M12/PR8M34

8-inch LED new construction shallow lensed downlight

Typical Applications  
Office • Healthcare • Hospitality • Institutional • Mixed Use/Retail

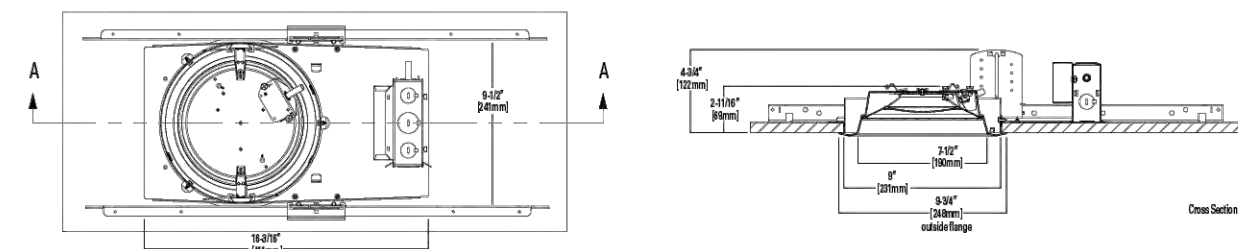


- Interactive Menu**
- Order Information page 2
  - Product Specifications page 3
  - Photometric Data page 4
  - Energy & Performance Data page 5
  - Connected Systems page 6
  - Product Warranty

**Top Product Features**

- New construction downlight; 1,000 to 4,000 lumens
- Medium and Wide interchangeable lens distributions; Wall accessory kit option
- Matte White, Matte Black and Matte Metallic Silver finishes
- Selectable color temperatures: 3000K, 3500K and 4000K CCT; 80 CRI
- Universal voltage 120V-277V; Standard 0-10V driver dims to 1%
- Quick Spec emergency backup mounting frames - fast delivery option

**Dimensional and Mounting Details**



PS017019EN page 1  
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P1 CAN LIGHT DETAIL NOT TO SCALE

### HALO Commercial PR8 Series

**Mounting Frame Order Information**

Sample Number: PR84002010  
A complete luminaire consists of a frame and LED module, order separately.

Frame	Lumens	Notes	Notes
PR810 - 8" square LED	1K - 1,000 lumens (optional)	SD19 - 120-277V 50/60Hz, 0-10V dimming to 1% dimming	EMER - 78W emergency battery pack with remote test switch and charge indicator light. For use with SD19 only. 1" H x 8" W x 1.5" D. Includes wall and trim. Includes emergency module with remote test switch. Includes LED light. Use with SD19 only.
PR815 - 8" square LED	1.5K - 1,500 lumens (optional)		
PR820 - 8" square LED	2K - 2,000 lumens (optional)		
PR830 - 8" square LED	3K - 3,000 lumens (optional)		
PR840 - 8" square LED	4K - 4,000 lumens (optional)		
SD19 - Distributed Low Voltage dimming driver 1% 100% 100-4000 lumens only. For use with SD19 driver only. Refer to ULCP specifications for details.			EMER - 78W emergency battery pack with remote test switch. For use with SD19 only. 1" H x 8" W x 1.5" D. Includes wall and trim. Includes emergency module with remote test switch. Includes LED light. Use with SD19 only.
			EMER - 148W emergency battery pack with remote test switch and charge indicator light. For use with SD19 only. 1" H x 8" W x 1.5" D. Includes wall and trim. Includes emergency module with remote test switch. Includes LED light. Use with SD19 only.

**LED Module Order Information**

MODULE SAMPLE NUMBER: PR8M34M0M0V  
A complete luminaire consists of a frame and LED module, order separately.

LED Module	Shelving	Range Price	Annotations
PR8M12 - Downlight LED module for PR8 series, provides 1000, 1500 or 2000 lumens (optional) depending on component frame type.	MD - Medium distribution plastic lens WD - Wide distribution plastic lens	MR - Matte White MB - Matte Black MM - Matte Metallic Silver	HE128RPE - 1" downlight hanger bar, 24" "No Fear" pole (implementation) HE128RPE - 2" downlight hanger bar, 24" "No Fear" pole (implementation) PR8M12 - 12" wide LED module for PR8 series, provides 1000, 1500 or 2000 lumens (optional) depending on component frame type. Includes 1" H x 8" W x 1.5" D. Includes wall and trim. Includes emergency module with remote test switch. Includes LED light. Use with SD19 only.
PR8M15 - Downlight LED module for PR8 series, provides 1500 lumens (optional) depending on component frame type.			
PR8M20 - Downlight LED module for PR8 series, provides 2000 lumens (optional) depending on component frame type.			
PR8M34 - Downlight LED module for PR8 series, provides 3400 lumens (optional) depending on component frame type.			



PS017019EN page 2  
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P3 WALLPACK (L) DETAIL NOT TO SCALE

### PK093 Light Pole Kit with Single LED Area Light, Selectable Wattage 80/100/120/150 & Color Temperature, 10-25 Foot Pole Height Options

Job: \_\_\_\_\_ Date: \_\_\_\_\_ Client Name: \_\_\_\_\_  
Job Site: \_\_\_\_\_ Date: \_\_\_\_\_  
Notes: \_\_\_\_\_ Approvals: \_\_\_\_\_ Date: \_\_\_\_\_

**Commercial grade LED Light Pole Assembly Includes:**  
Square steel light pole, Single LED light fixture with mounting bracket and hardware, set of anchor bolts and a base cover.

**Light Pole:**  
Pole Shaft: 4 inch square 11 gauge ELO R, 15 ft. and 20 ft. and 7 gauge (25 ft.) commercial grade steel with minimum yield strength of 55,000 psi.  
Pole Height: Optional heights are 10 ft., 15 ft., 20 ft., and 25 ft.  
Custom heights are also available.

**Anchor Bolts:** A set of 4 galvanized steel anchor bolts is provided. Each anchor bolt includes 2 nuts and 2 washers.

**Bolt Circle:** 8-1/2" (Bolt Circle range: 8"-11").

**Handhole:** 7" x 5" size reinforced handhole is located at 18 inches from the base. A ground lug with set screw is located near the handhole opening for proper grounding of the pole.

**Color:** Dark Bronze  
**Base Cover:** ABS Plastic base cover with rivets.  
**Warranty:** 5 Year

**LED Fixture:**  
Material: Aluminum construction with integrated fins to maximize heat dissipation.  
Color: Dark Bronze  
Preset Power: 150 Watts  
Voltage: 120-277 Volt standard.  
Selectable Colors: 3000K, 4000K, 5000K  
Preset Color Temperature: 5000K  
Light Distribution: Type 3 standard.  
Type 4 and Type 5 options as special order.  
Photocell: Photocell is optional.  
Dimming: 0-10V Dimming Capable.  
Dimming control not provided (field install).  
UL Listing: UL Listed for Wet Locations.  
DLC Listing: DLC Premium.  
IP Rating: IP66  
EPA Rating: 0.5 ft.  
Warranty: 5 Years

**LED Fixture Top View**  
**LED Fixture Bottom View**

**Base Plate**  
4 Slots 90° Apart  
Bolt Circle: 8.5" x 10.5" SQ

POWER (W)	80	100	120	150
AMPS	0.74 @ 120V / 0.33 @ 277V	0.93 @ 120V / 0.40 @ 277V	1.11 @ 120V / 0.48 @ 277V	1.39 @ 120V / 0.60 @ 277V
LUMENS/WATT	160			
LUMENS	12,800	16,000	19,200	24,000

**Anchor Bolt**  
Pole Height: 10 ft., 15 ft., 20 ft., 25 ft.  
Anchor Bolt: 1/4" x 1 1/2" x 1/2"

**Disclaimer:** All dimensions and specifications are subject to change without any notice. Light Pole Foundation should be designed by an engineer familiar with local soil and wind conditions as well as local code where the light pole will be installed.

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P4 POLE LIGHT DETAIL NOT TO SCALE

**SATCO NUOVO**

Project Name: \_\_\_\_\_  
Location: \_\_\_\_\_  
Prepared by: \_\_\_\_\_

**General**  
Status: Active  
Fixture Type: Wall Pack  
Finish: White  
Wattage: 10W/15W/20W  
Lumen Output: 1450/2175/2900  
CCT (mKv): 3000K/4000K/5000K  
Temperature: Soft White to Natural Light  
IP Rating: IP65  
Indoor or Outdoor Fixture: Outdoor

**Specifications**  
Technology: LED  
CRI: 80+  
Voltage: 120V-347V  
Beam Angle: 150°  
Rated Hours: 50000  
Operating Temperature: -40C (-40F) to +55C (+132F)  
Dimmable: Yes Dimmable  
Dimming Mode: 0-10V Dimming Only  
Photocell or Sensor: Max Photocell  
Lens Material: Polycarbonate (PC)  
Surge Protection: Built-in surge protection - 2.5kV  
Weight (lb.): 2.64  
Material: Die-Cast Aluminum

**Dimensions**  
Height (in.): 15.98  
Width (in.): 6.86  
Extension (in.): 4.33

**Compliance**  
Safety Listing: cULus  
Location Rating: Wet  
DLC Approved: Yes  
DLC ID: S-MSC000  
ADA Compliant: No  
ULG Rating: E1-U3-G1  
California Status: Labeled for sale in California  
Title 20/24 Status: Labeled for sale  
California Prop 65: Lead  
RoHS Compliant: Yes  
FCC Compliant: Yes  
Canadian Standard ICES-005: Class B  
Pilot Free: No  
SDS Sheet: LED\_Fixture

**Additional Information**  
Warranty: 5-Years

**NUOVO 65-987**  
LED ENTRYWAY WALL PACK

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For More Information Visit: <https://www.satco.com>

P2 WALLPACK (S) DETAIL NOT TO SCALE

**WARELIGHT**

PROJECT NAME: \_\_\_\_\_ CATALOG NUMBER: \_\_\_\_\_  
NOTES: \_\_\_\_\_ FIXTURE SCHEDULE: \_\_\_\_\_

**Warranty**  
5 YEARS

**WareLight LED Wall Pack**

**FEATURES**

- Prismatic glass refractor, non-yellowing
- Die-cast aluminum body
- 0-10V dimming standard
- ETL, DLC Listed
- 4x NPT 1/2in knockouts
- 120-277V
- CRI: >70
- CCT: 5000K (3000K, 4000K and 6500K available as factory special order)
- Life: 50000 Hours
- Warranty: 5 Years

**Applications**

- Building façade
- Carports
- Loading areas
- Driveways
- Parking areas

**FIELD INSTALLED ACCESSORIES**

- Wire Guard
- Visor
- Beauty Plate
- Photo Cell

MODEL	WATTAGE	CCT	LUMENS	DLC	VOLTAGE	DIMMING	GENERATION
WLWP-45W-40K-MV-10D-G2	45W	4000K	5789	PLCL8DXRSPB			
WLWP-45W-50K-MV-10D-G2	45W	5000K	5908	PL8KTQ8F1RB4			
WLWP-60W-40K-MV-10D-G2	60W	4000K	8038	PLUXB709A48			
WLWP-60W-50K-MV-10D-G2	60W	5000K	8093	PLQGSSEWADTZ	120-277V	0-10V	G2
WLWP-75W-50K-MV-10D-G2	75W		9874	PL7OSWQ95QC6			
WLWP-90W-50K-MV-10D-G2	90W	5000K	11473	PLP2RZJWJRT			
WLWP-120W-50K-MV-10D-G2	120W		15438	PLPYVL62OHGX			

Warehouse-Lighting.com  
2750 South 163rd St  
New Berlin, WI 53151  
Phone: 888-454-4480  
info@warehouse-lighting.com

P3 WALLPACK (L) DETAIL NOT TO SCALE

**WARELIGHT**

**DIMENSIONAL DRAWING**  
Length (L) 13.19" (335mm)  
Width (W) 7.5" (191mm)  
Height (H) 9.25" (235mm)

**MOUNTING INFORMATION**

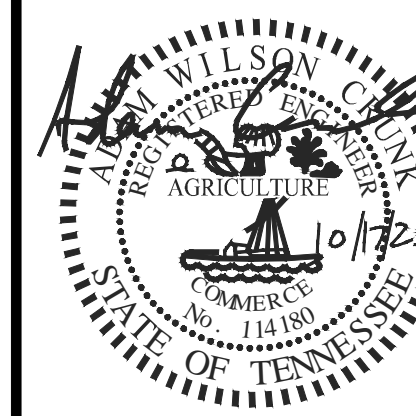
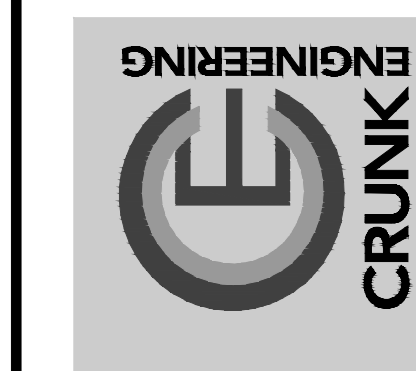
**WALL MOUNT INSTALLATION**  
**CONDUIT MOUNT INSTALLATION**

**ACCESSORIES**

- WIRE GUARD
- VISOR
- BEAUTY PLATE

Warehouse-Lighting.com  
2750 South 163rd St  
New Berlin, WI 53151  
Phone: 888-454-4480  
info@warehouse-lighting.com

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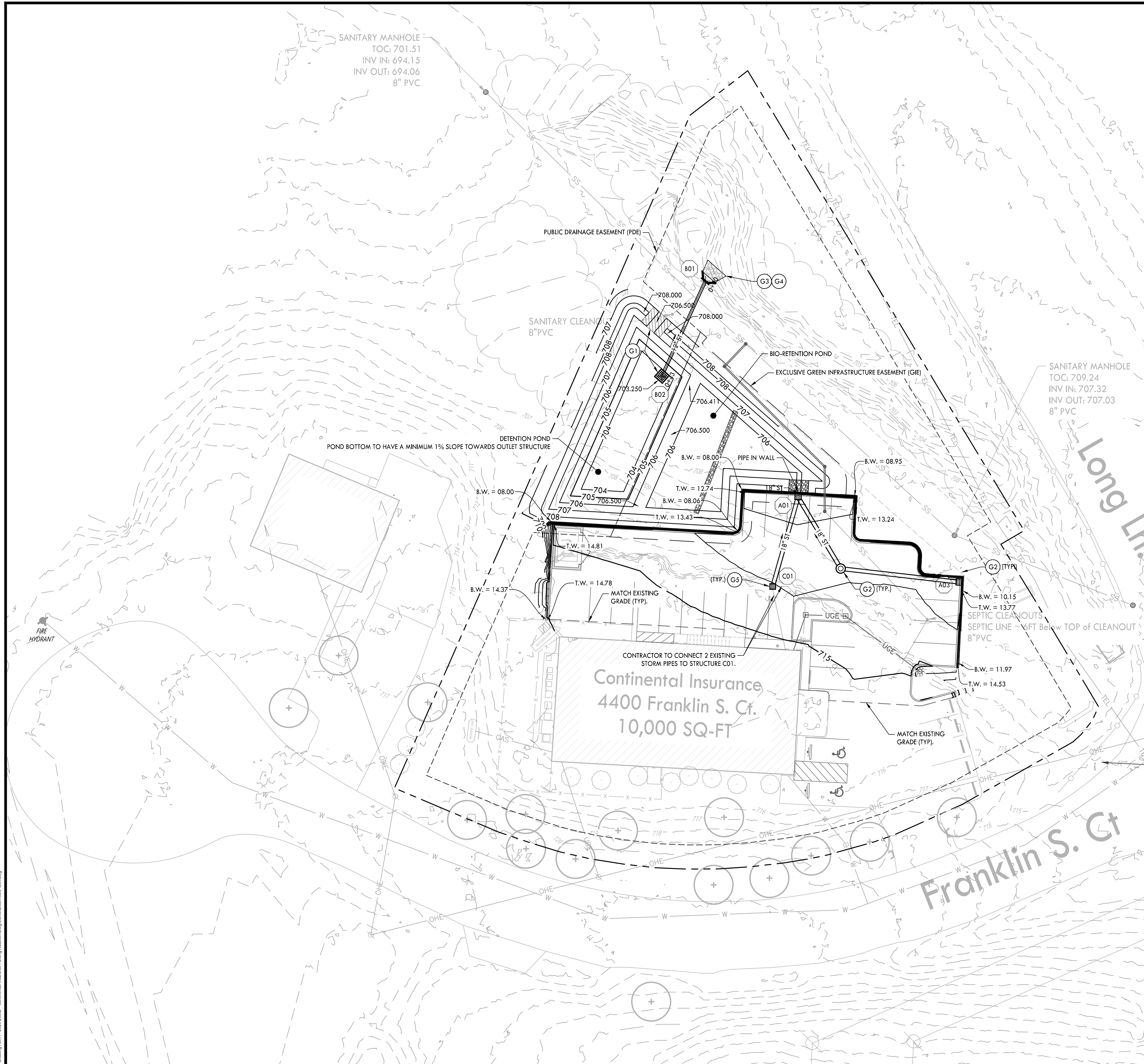


FRANKLIN SOUTH BUSINESS PARK SUBDIVISION, SITE PLAN, SECTION 1, LOT 107 (CONTINENTAL INSURANCE PARKING ADDITION)  
4400 FRANKLIN S COURT, FRANKLIN, TN 37064

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**C5.5**  
PHOTOMETRIC PLAN DETAILS



### GRADING & DRAINAGE PLAN KEYNOTES

CODE	DESCRIPTION	DETAIL LOCATION
G1	POND OUTLET STRUCTURE AND SPILLWAY	C8.0 - 1
G2	SINGLE CURB INLET	C8.0 - 2
G3	CONCRETE HEADWALL	C8.0 - 3
G4	RIP-RAP OUTLET PROTECTION	C8.1 - 1
G5	SINGLE CATCH BASIN	C8.1 - 4
G6	PRECAST CONCRETE MANHOLE	C8.1 - 5

- NOTES:
- REFER TO SHEET C2.0 FOR NOTES.
  - RETAINING WALL FENCING TO HAVE A CONSISTENT TOP OF FENCE ELEVATION.

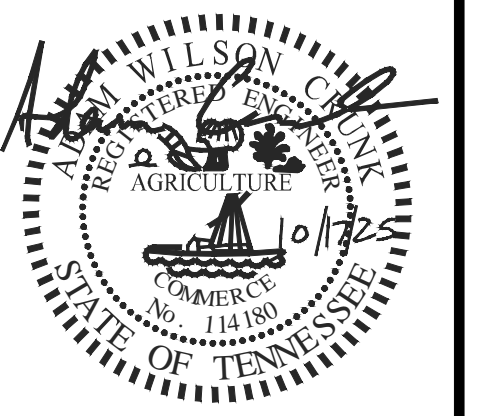
### PROPOSED GRADING & DRAINAGE LEGEND

- PROPOSED CONTOUR
- PROPOSED SPOT ELEVATION
- STORM STRUCTURE LABEL
- STORM PIPE
- SINGLE CURB INLET
- SINGLE CATCH BASIN
- JUNCTION BOX

STORM STRUCTURE TABLE			
ID	RIM	INVERT	TYPE
A01	712.54	18" HDPE (IN); 706.30 18" HDPE (IN); 706.30 18" HDPE (OUT); 706.20	SINGLE CURB INLET
A02	713.79	18" HDPE (IN); 706.75 18" HDPE (OUT); 706.65	JUNCTION MANHOLE
A03	713.22	18" HDPE (OUT); 707.25	SINGLE CURB INLET
B01	705.85	12" HDPE (IN); 702.80	4" - 16" CONCRETE HEADWALL
B02	707.00	12" HDPE (OUT); 703.25	OUTLET STRUCTURE
C01	714.05	18" HDPE (OUT); 707.00	SINGLE CATCH BASIN

STORM PIPE TABLE								
INLET	INVERT	OUTLET	INVERT	LENGTH (FT)	SLOPE (%)	SHAPE	DIAMETER (IN)	MATERIAL
A01	706.20		706.00	2	9.41%	CIRCULAR	18	HDPE
A02	706.65	A01	706.30	34	1.02%	CIRCULAR	18	HDPE
A03	707.25	A02	706.75	49	1.02%	CIRCULAR	18	HDPE
B02	703.25	B01	702.80	43	1.04%	CIRCULAR	12	HDPE
C01	707.00	A01	706.30	38	1.82%	CIRCULAR	18	HDPE

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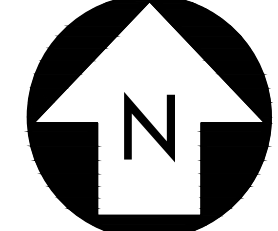
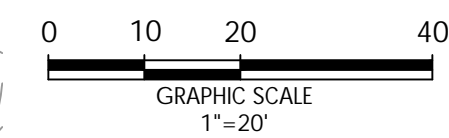


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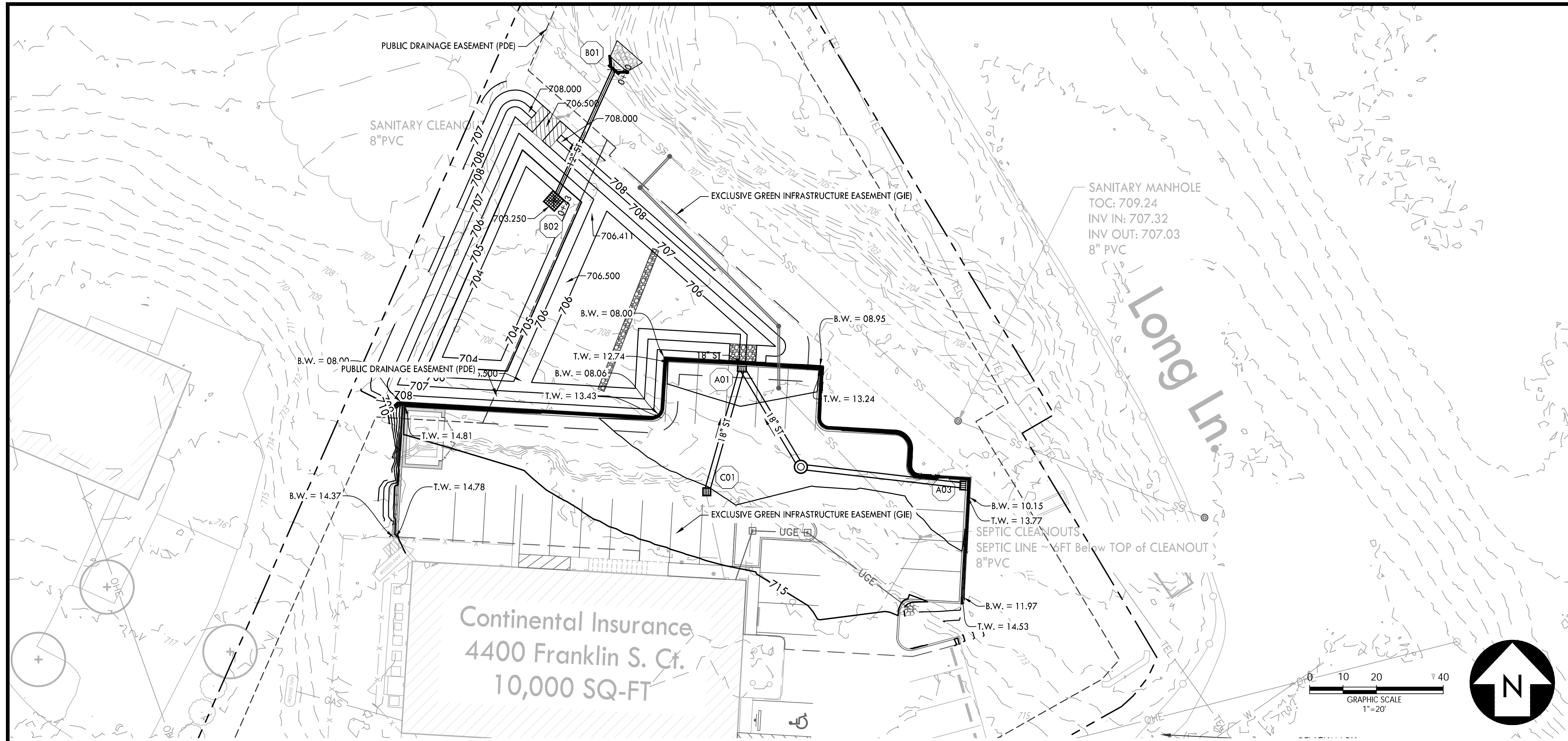
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**C6.0**  
 GRADING AND DRAINAGE PLAN



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 Date: 10/17/25 10:52 AM  
 User: andrew.wilson



### GRADING & DRAINAGE PLAN KEYNOTES

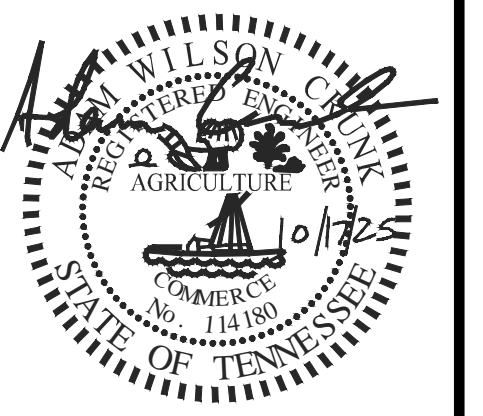
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- NOTES:
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### PROPOSED GRADING & DRAINAGE LEGEND

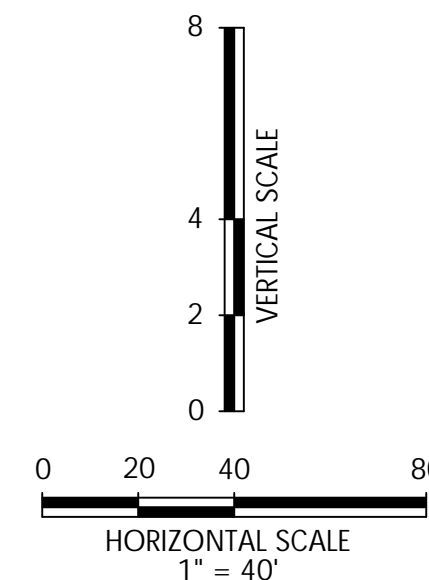
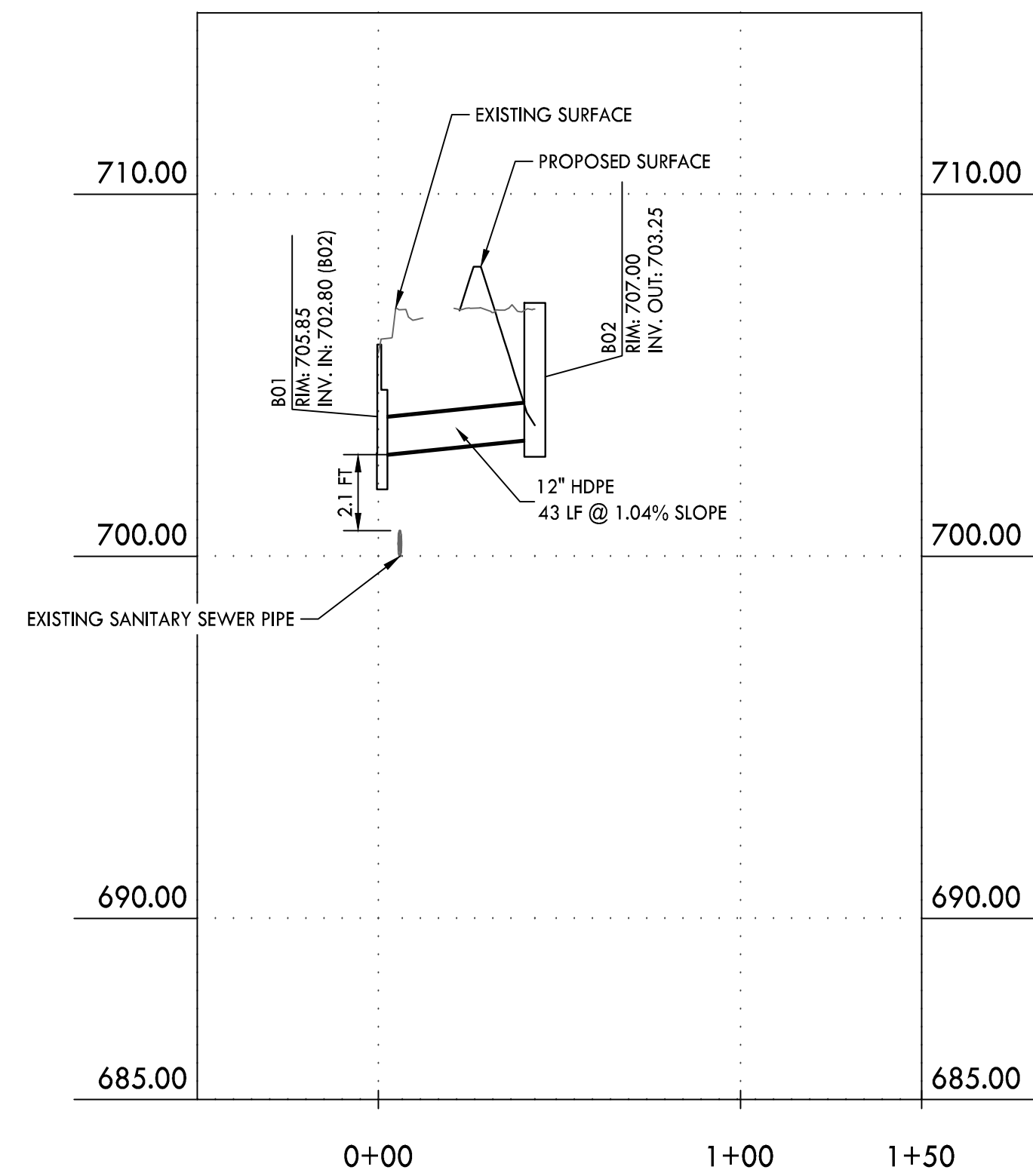
- PROPOSED CONTOUR
- PROPOSED SPOT ELEVATION
- STORM STRUCTURE LABEL
- STORM PIPE
- SINGLE CURB INLET
- SINGLE CATCH BASIN
- JUNCTION BOX

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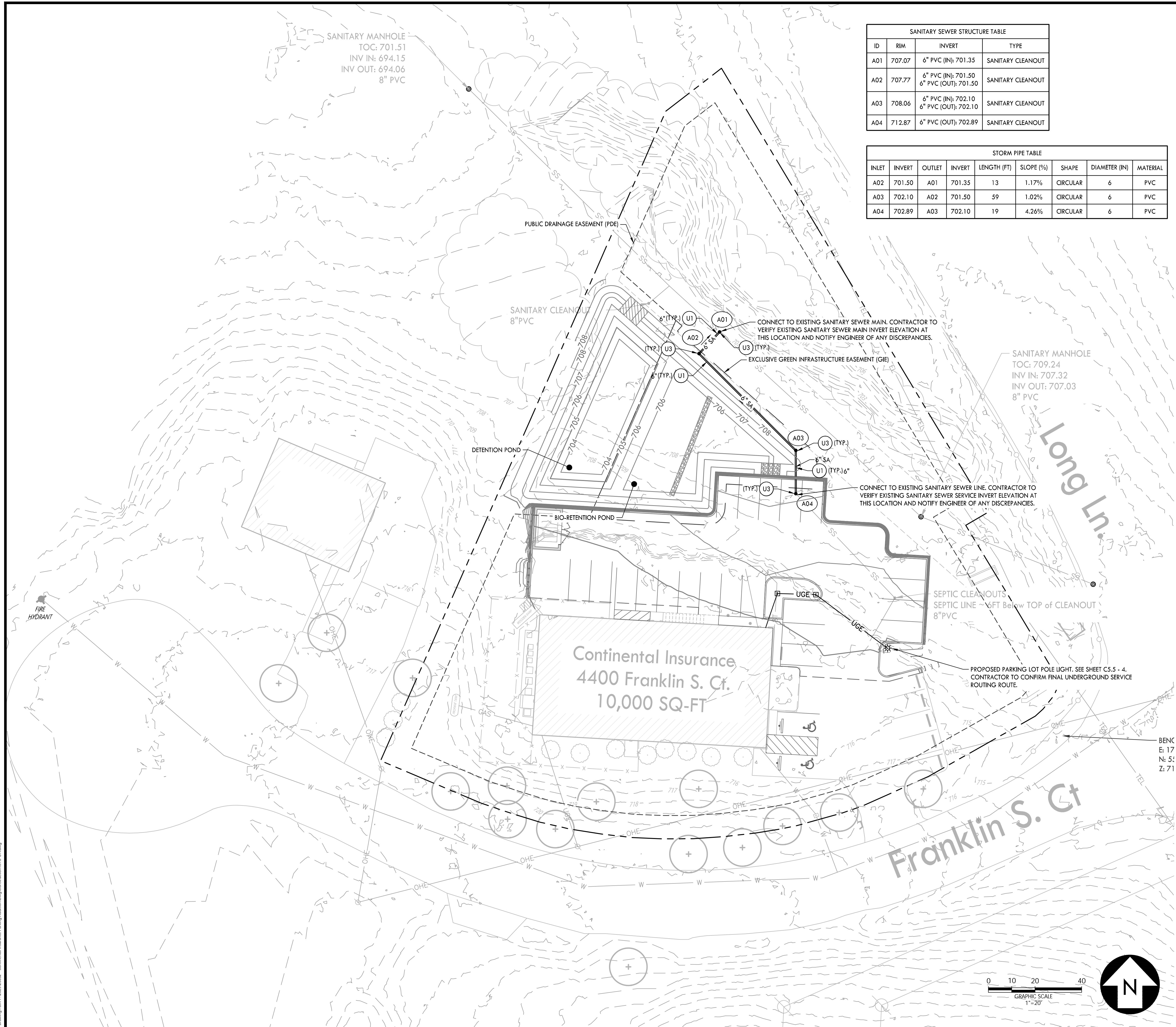
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**C6.1**  
 STORM PROFILES

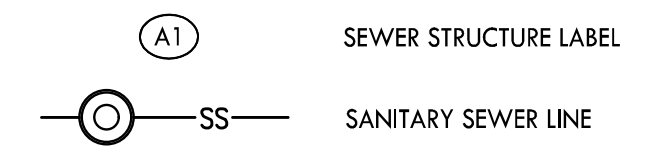


**UTILITY PLAN KEYNOTES**

CODE	DESCRIPTION	DETAIL LOCATION
U1	SANITARY SEWER LINE - SEE PLAN FOR SIZE	-
U2	RESERVED	-
U3	CLEANOUT	8.1 - 2

NOTES:  
1. REFER TO SHEET C2.0 FOR NOTES.

**PROPOSED UTILITY LEGEND**



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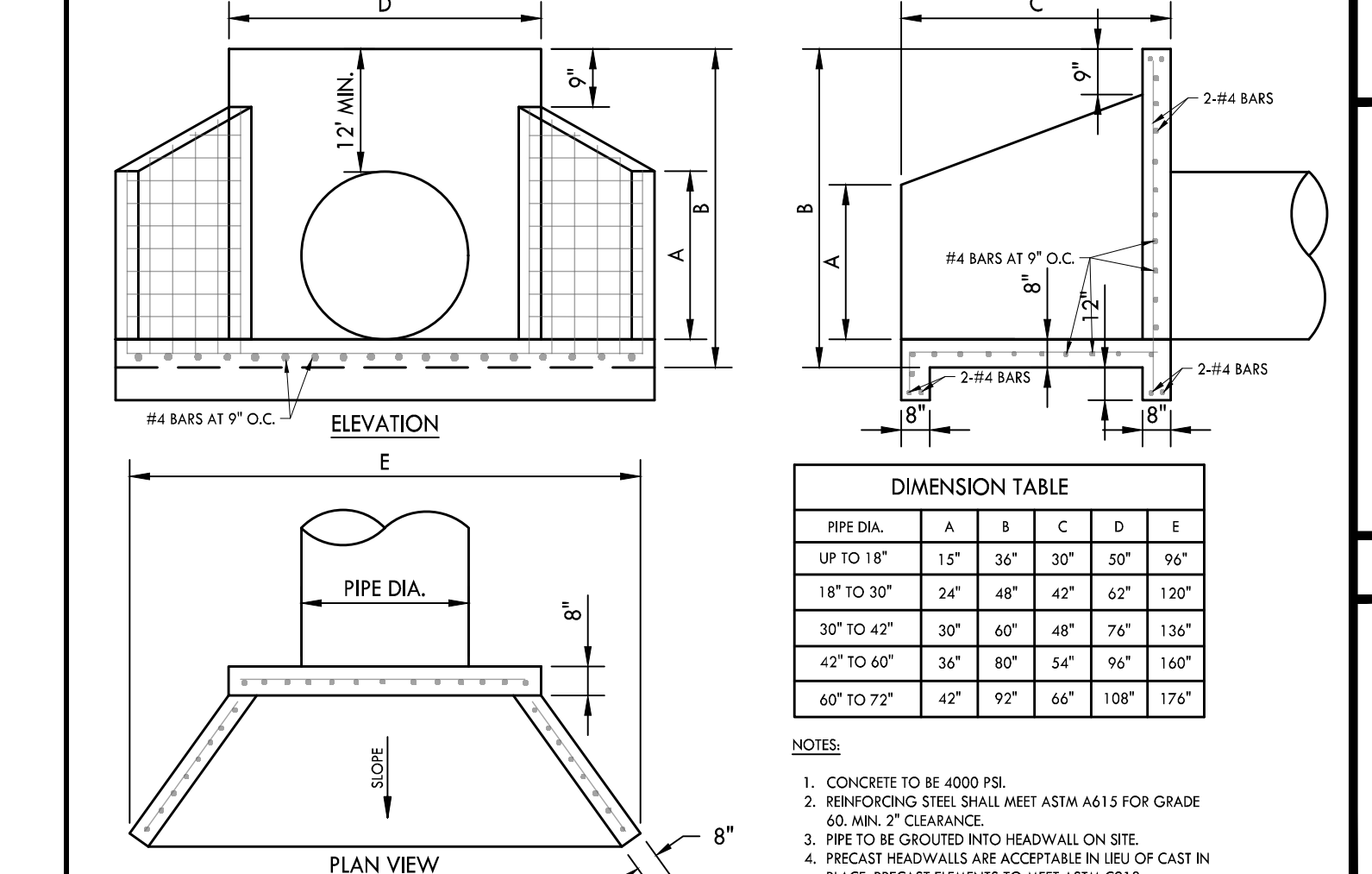
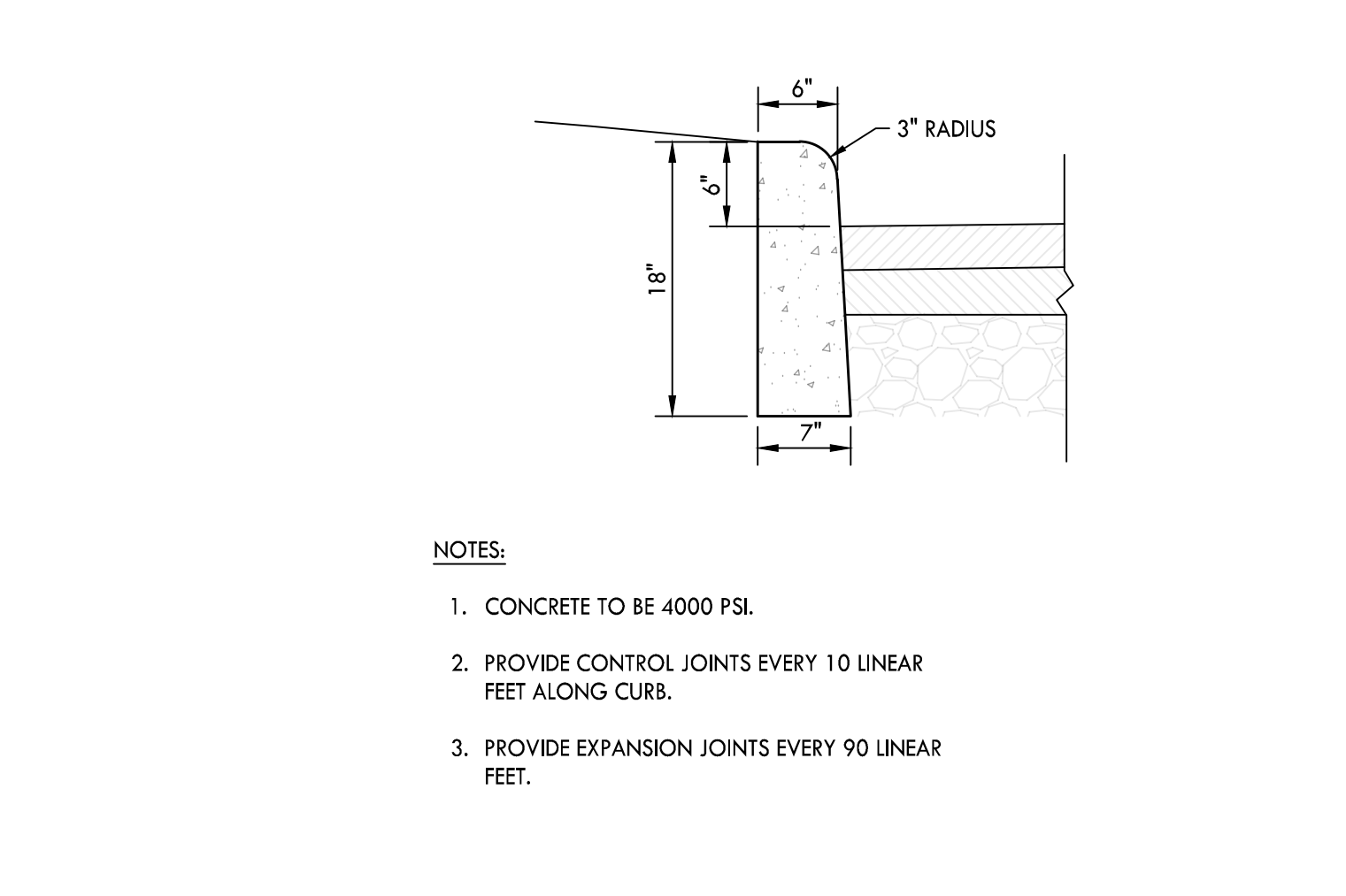
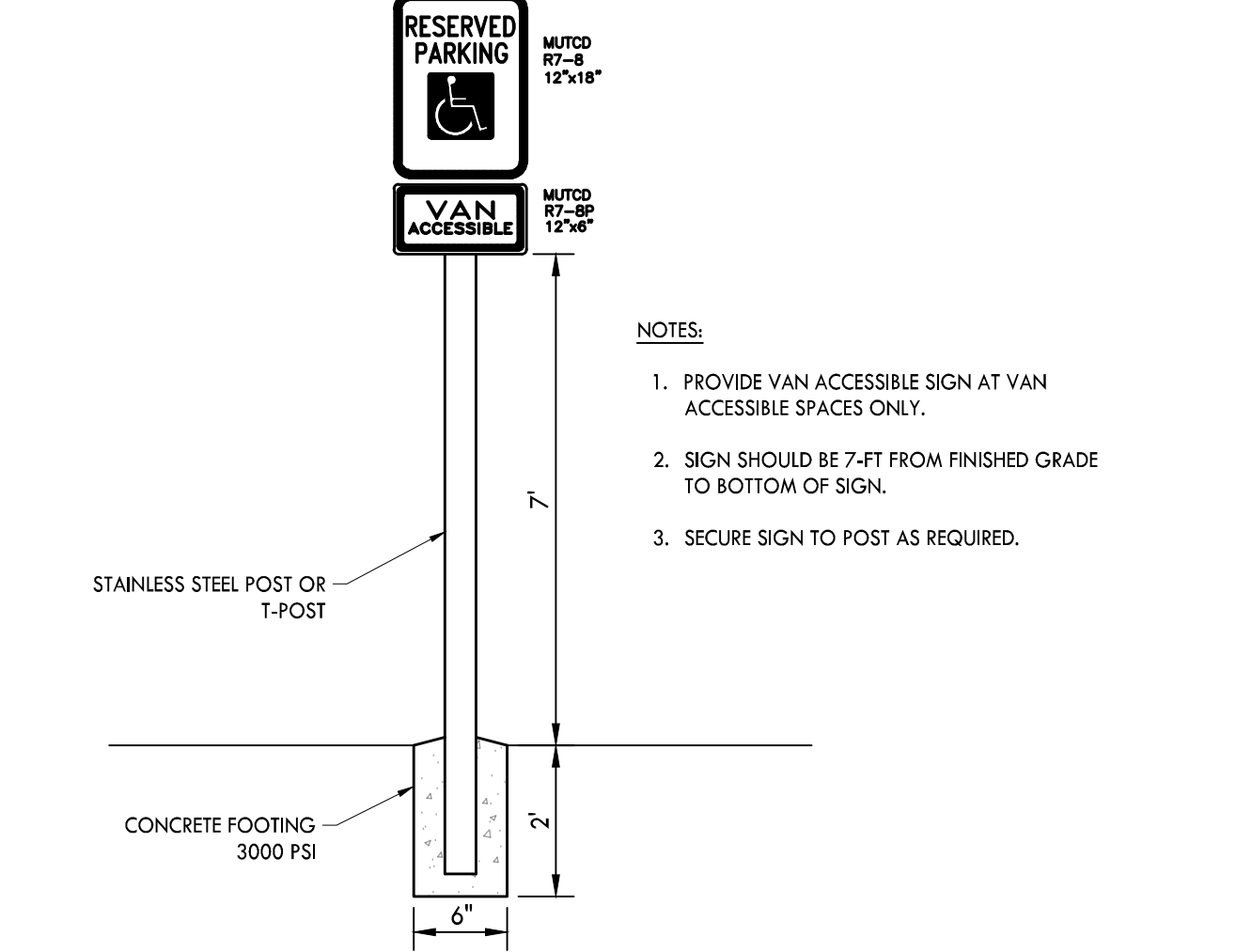
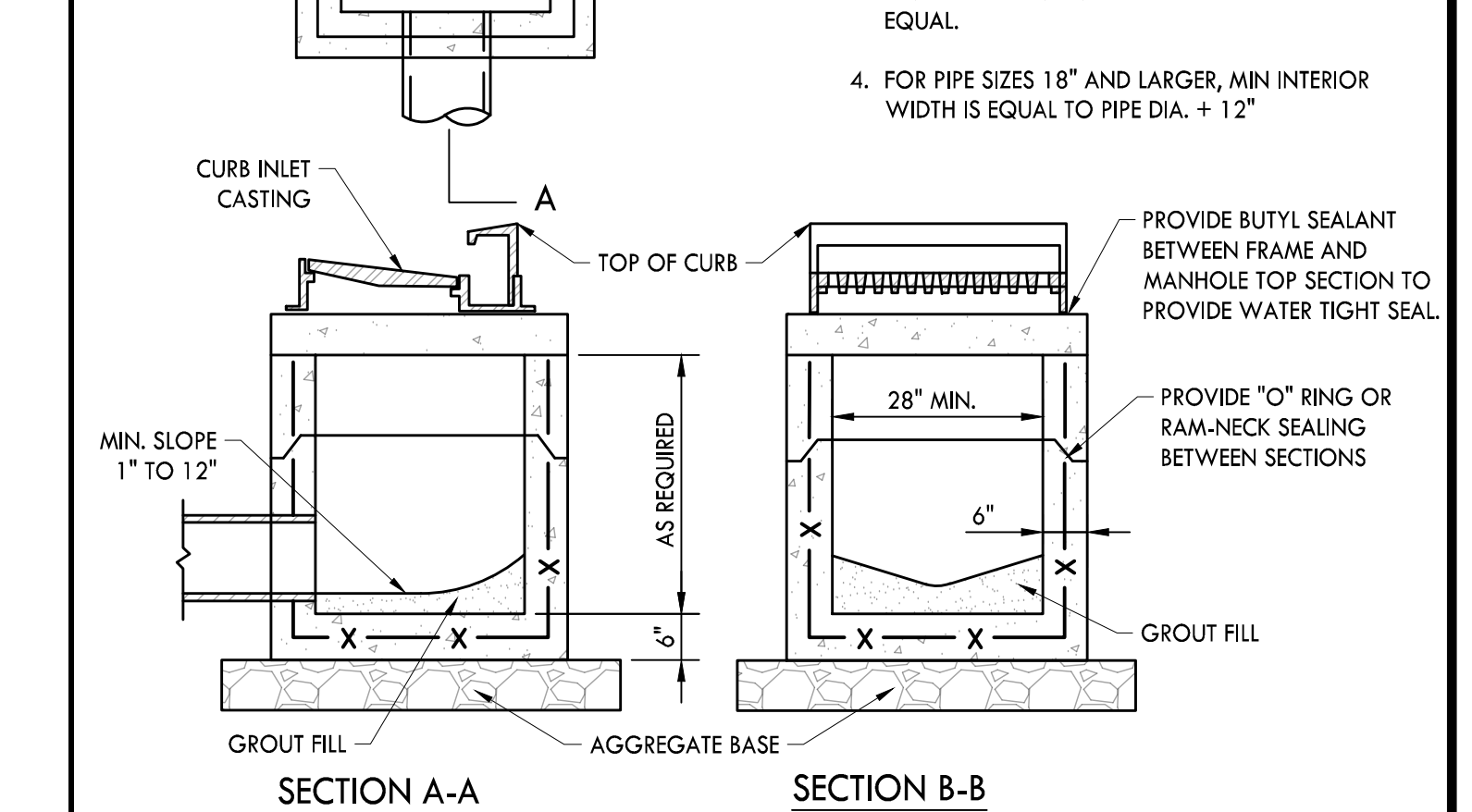
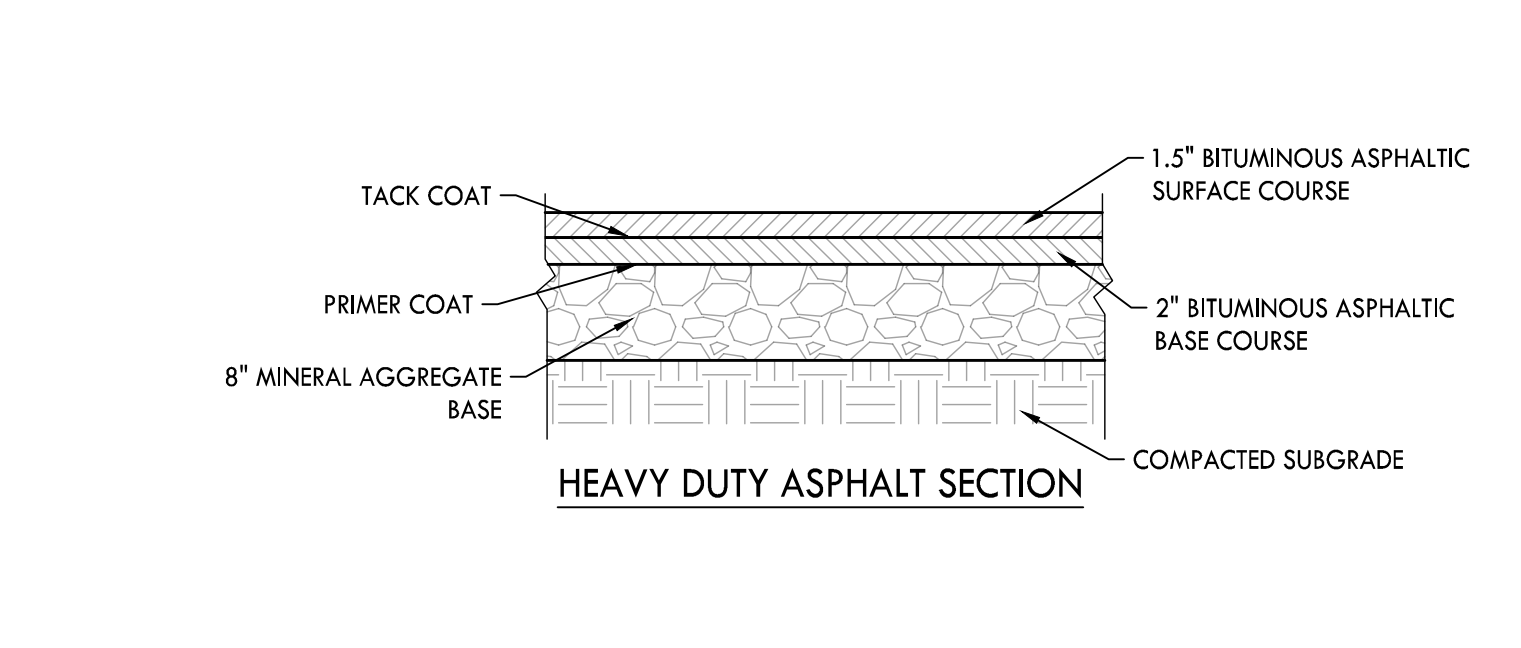
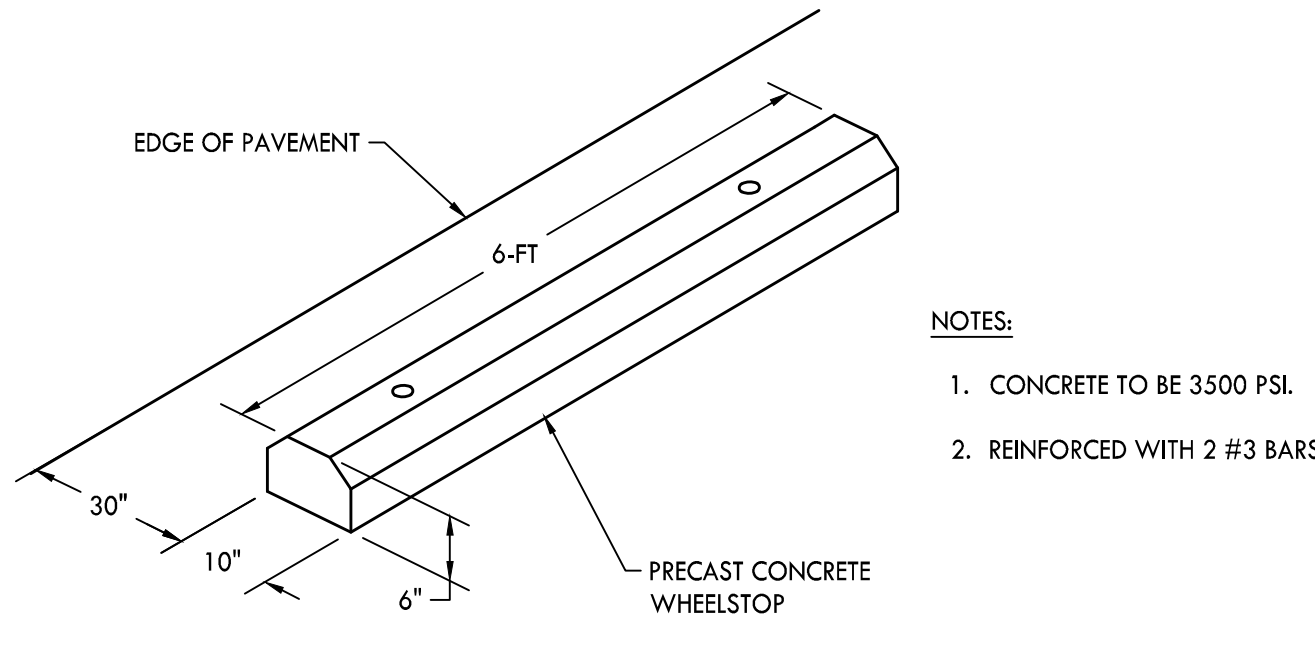
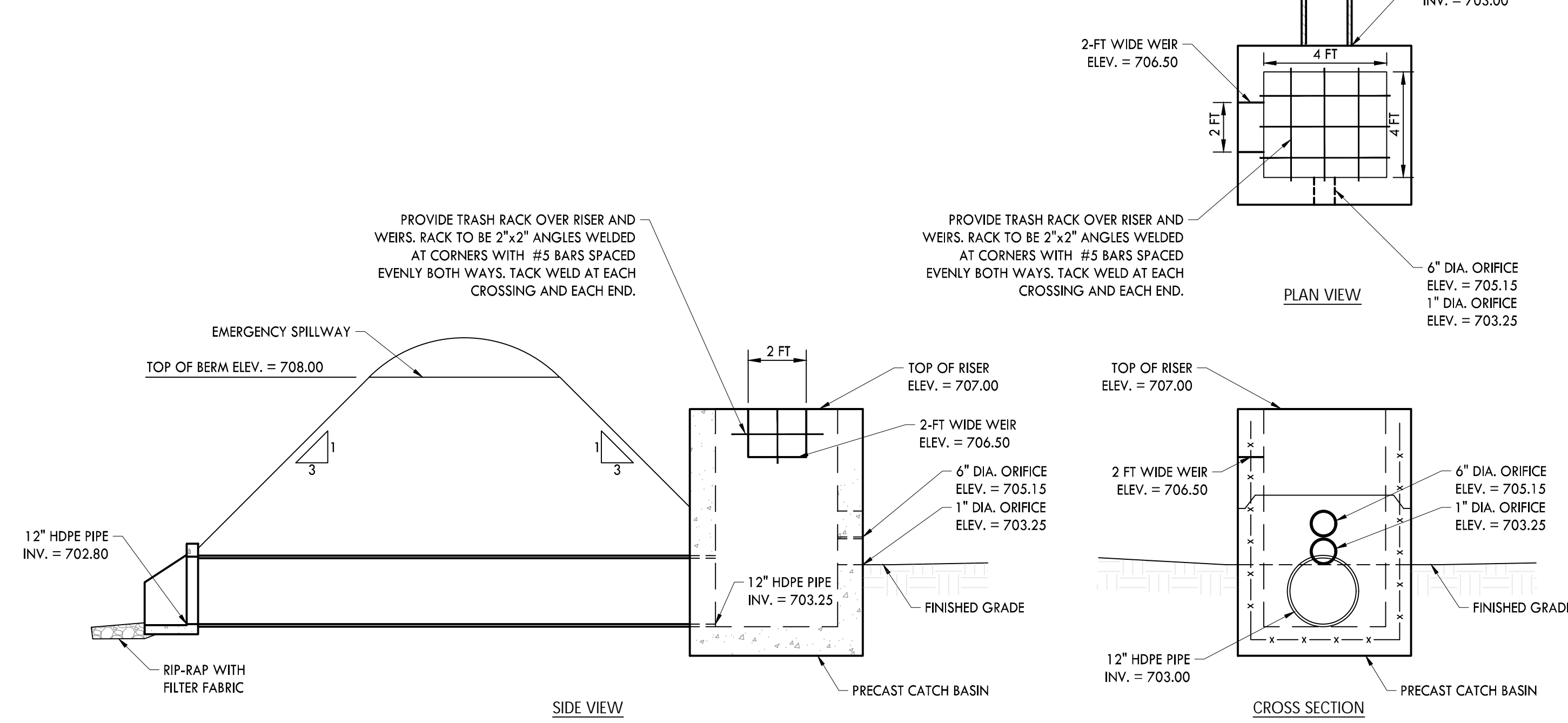
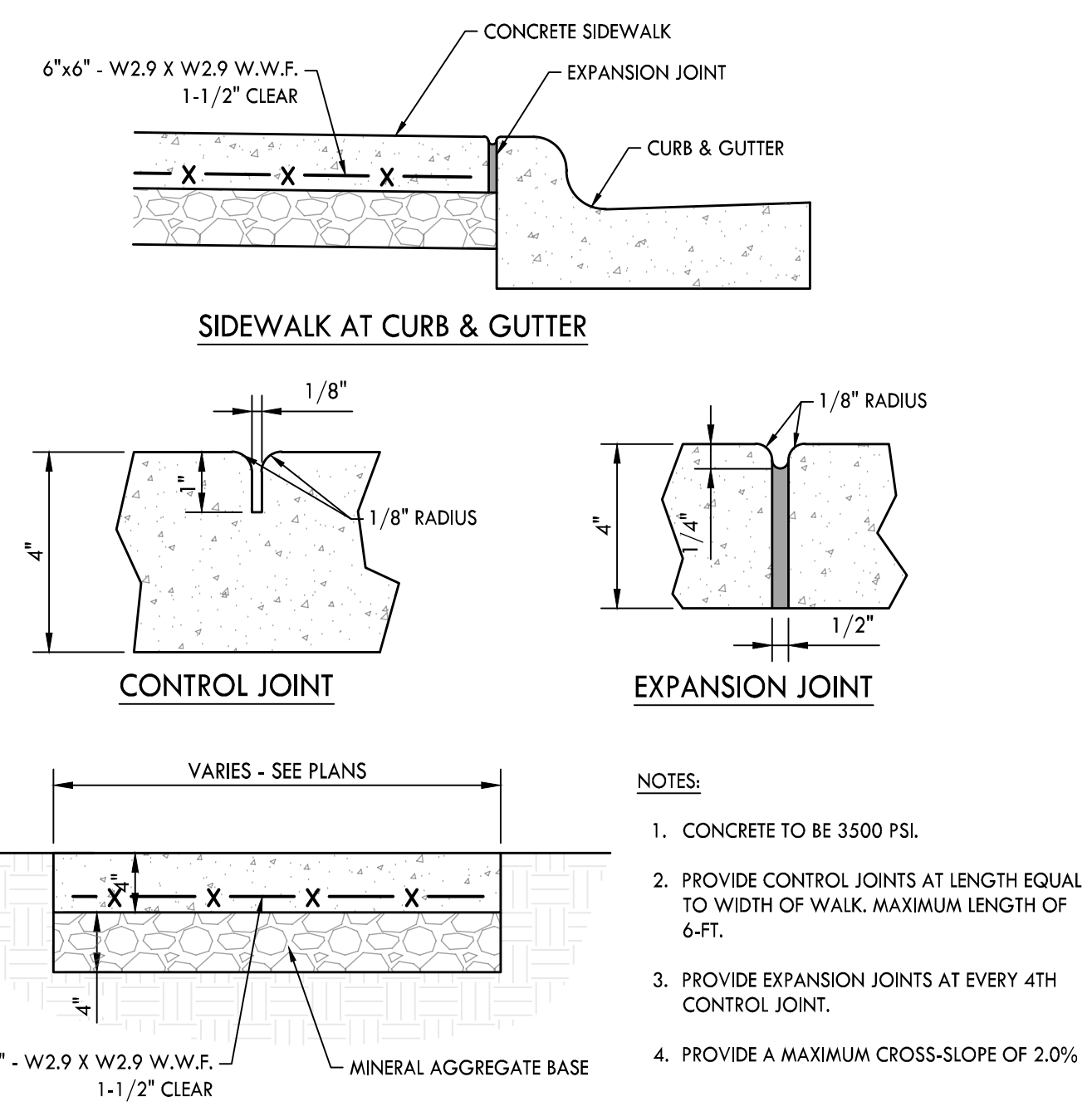
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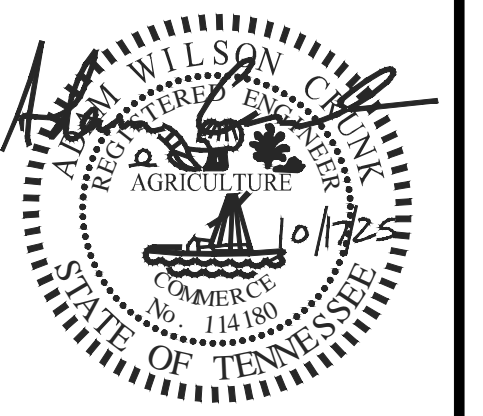
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**C7.0**  
 UTILITY PLAN



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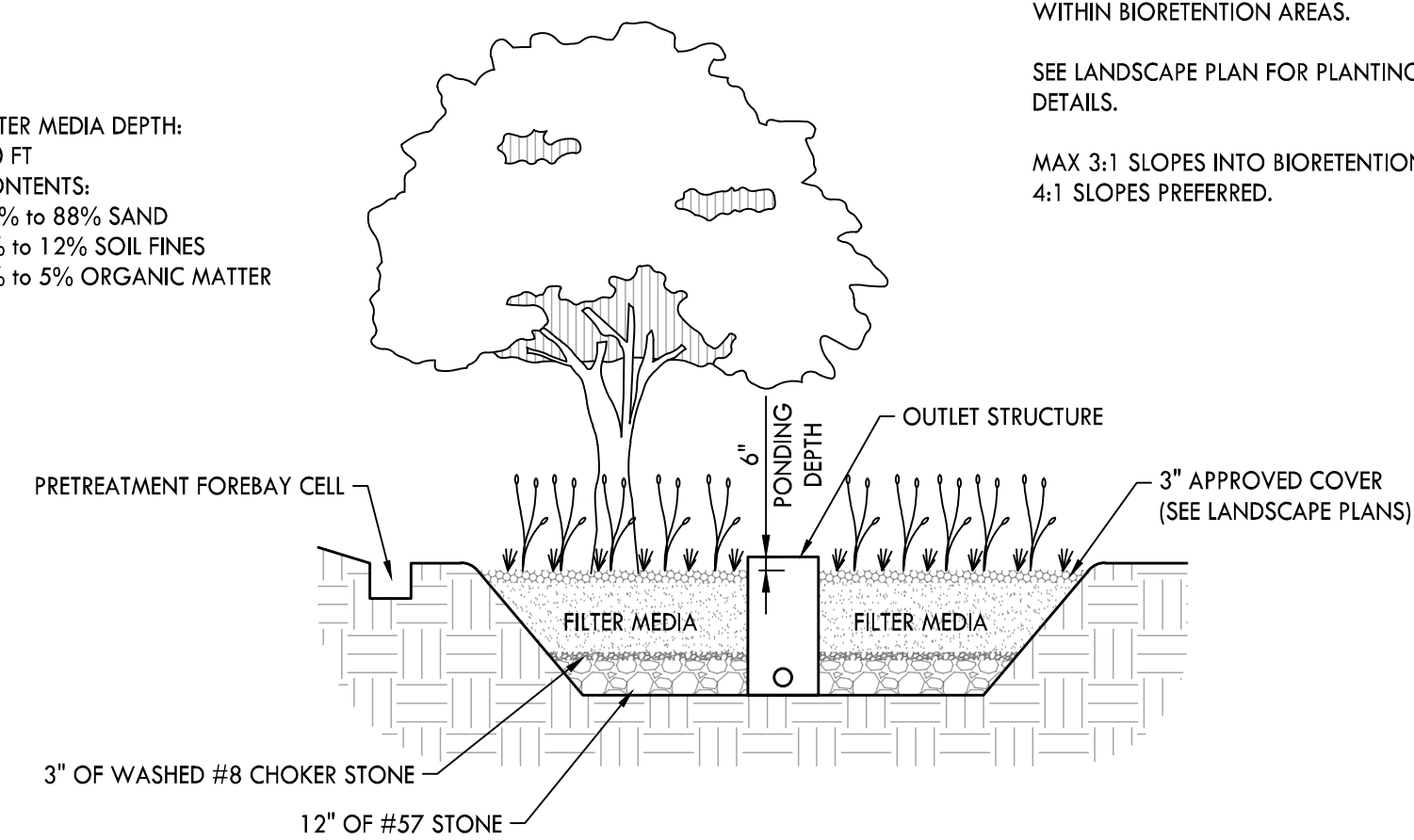
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**C8.0**  
DETAILS

FILTER MEDIA DEPTH:  
2.0 FT  
CONTENTS:  
85% to 88% SAND  
8% to 12% SOIL FINES  
3% to 5% ORGANIC MATTER



NO FILTER FABRIC SHALL BE INSTALLED WITHIN BIORETENTION AREAS.  
SEE LANDSCAPE PLAN FOR PLANTING DETAILS.  
MAX 3:1 SLOPES INTO BIORETENTION AREA.  
4:1 SLOPES PREFERRED.

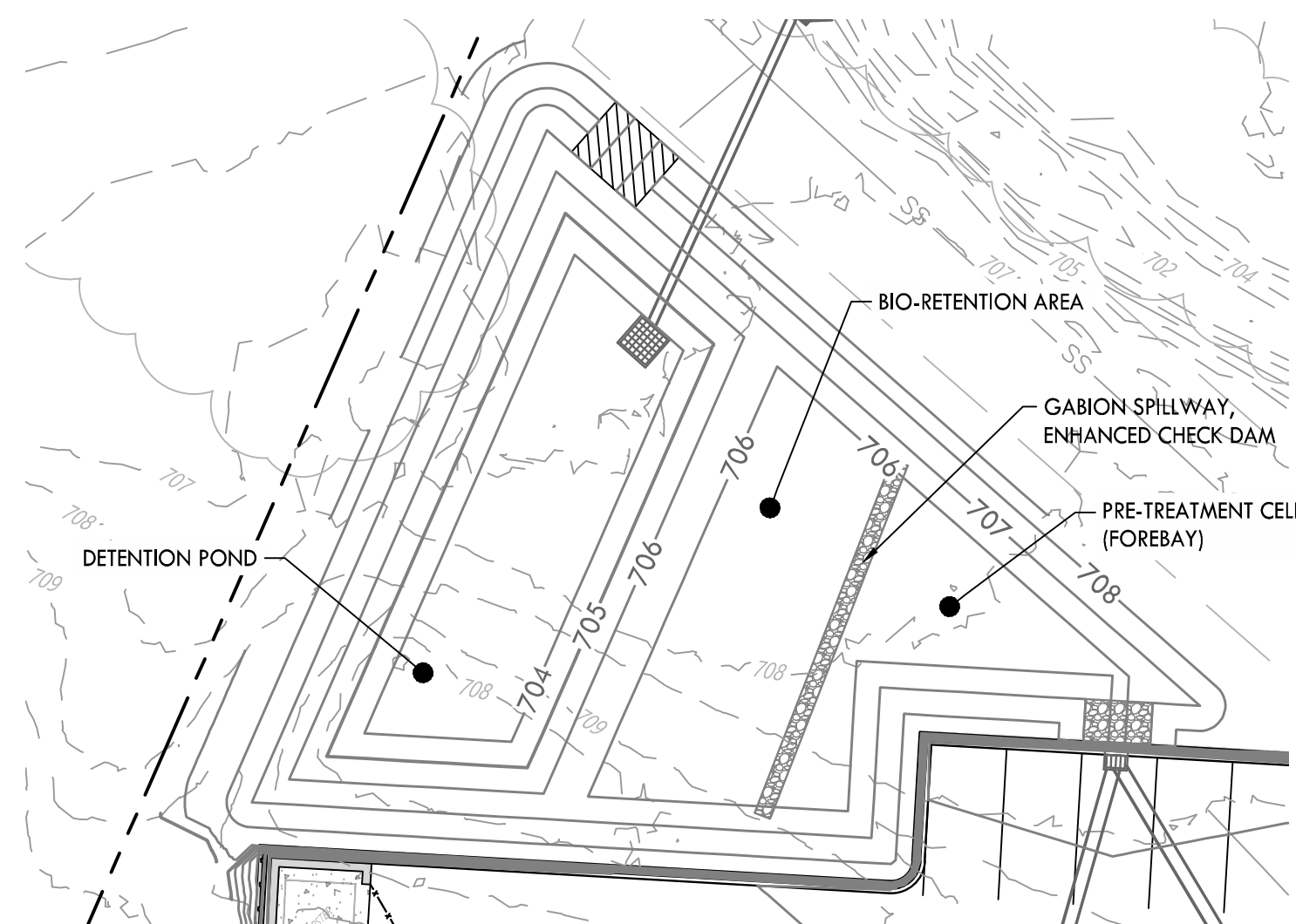
**NOTES:**

- EXCAVATORS SHALL WORK FROM THE OUTSIDE THE GREEN INFRASTRUCTURE PRACTICE (GIP) FOOTPRINT. EXCAVATED AREAS SHALL NOT BE COMPACTED OR LOADED IN ANY WAY AS TO CAUSE SOIL COMPACTION.
- DURING EXCAVATION, MOIST CONDITIONS MAY CAUSE FINES TO CLOG THE NATIVE SOIL SURFACE OF THE FACILITY. IF THE NATIVE SOIL HAS BEEN EXPOSED TO RAINFALL OR IF SMEARING OCCURS, SCARIFY THE SURFACE TO A DEPTH OF 1" TO RESTORE INFILTRATION CAPACITY.
- DURING CONSTRUCTION PHASE, CONTRACTOR SHALL DIVERT RUNOFF FLOW AROUND THE GIP AREAS TO ENSURE SEDIMENT DOES NOT ENTER.
- RECYCLED MATERIAL IS NOT APPROVED FOR USE IN GIP FACILITIES.
- UTILITIES AND IRRIGATION ARE PROHIBITED WITHIN THE GIP FOOTPRINT.
- WATER QUALITY SIGNS SHALL BE INSTALLED IN ALL WATER QUALITY AREAS.

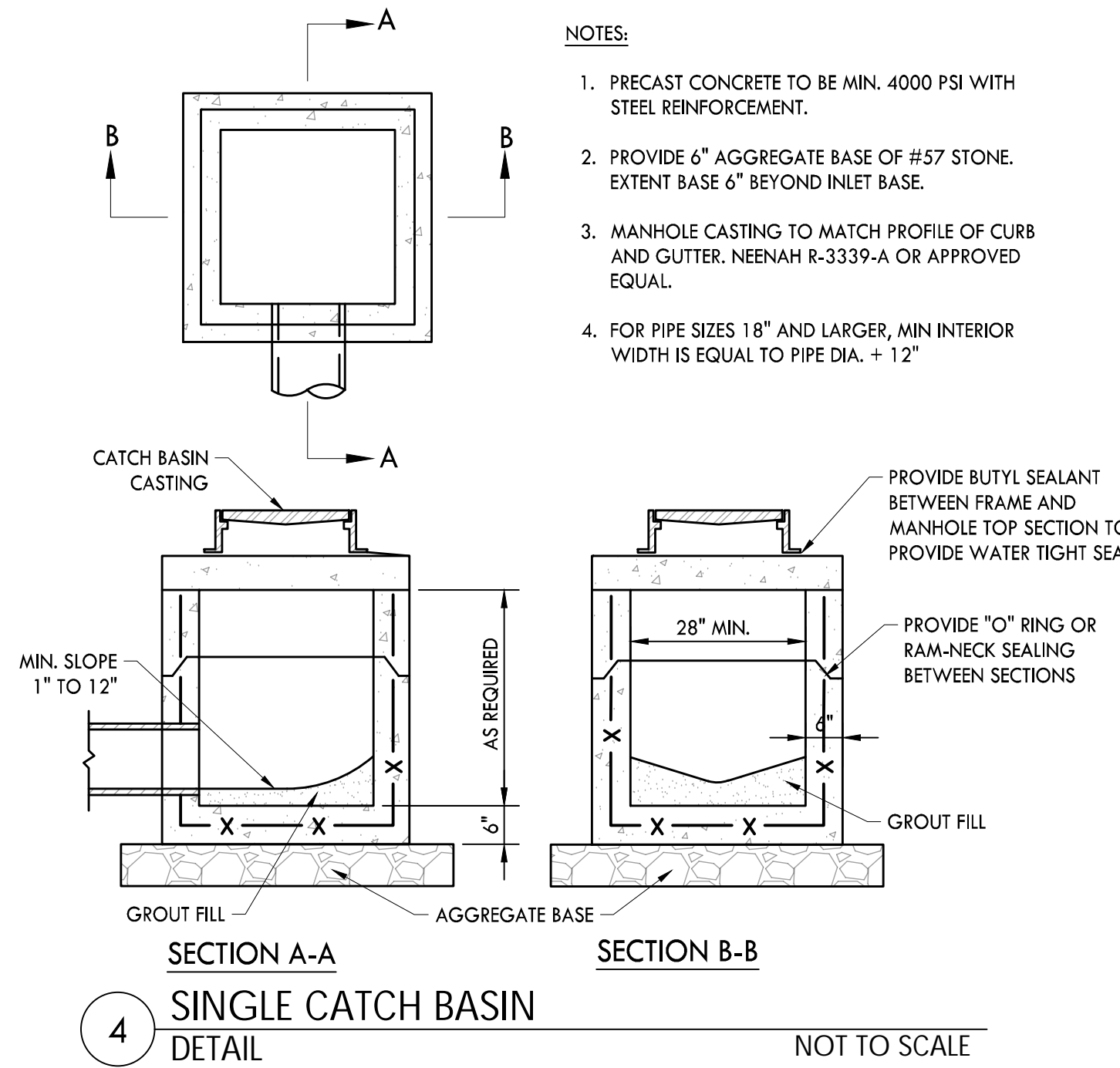
**CONSTRUCTION SEQUENCING:**

- CONSTRUCT STORMWATER RUNOFF DIVERSIONS.
- EXCAVATE GIP AREAS.
- SCARIFY SUBGRADE BY RIPPING THE BOTTOM SOILS TO A DEPTH OF 12" PRIOR TO STONE PLACEMENT.
- SCHEDULE GIP INSPECTION WITH CITY STORMWATER INSPECTOR AT (615) 791-3218.
- INSTALL STONE SUBBASE AND UNDERDRAINS. CONNECT UNDERDRAIN TO OUTLET STRUCTURE.
- SCHEDULE GIP INSPECTION WITH CITY STORMWATER INSPECTOR AT (615) 791-3218.
- INSTALL ADDITIONAL STONE ON AND FLAG THE UNDERDRAIN (3" EACH SIDE).
- A SMALL SKID STEER LOADER MAY BE USED FOR PLACEMENT OF ADDITIONAL SECTIONS AVOIDING THE UNDERDRAIN PIPE INSTALLATIONS.
- DELIVER AND STORE SOIL MEDIA ON PLASTIC SHEETING WITH APPROPRIATE EROSION CONTROL MEASURES.
- SCHEDULE GIP INSPECTION WITH CITY STORMWATER INSPECTOR AT (615) 791-3218.
- INSTALL SOIL MEDIA IN LIFTS. DO NOT COMPACT WITH EQUIPMENT.
- ADD ADDITIONAL MEDIA AS NEEDED TO ACHIEVE THE DESIGN ELEVATIONS.
- INSTALL VEGETATION, AND WATER ACCORDINGLY. PERMANENT IRRIGATION IS PROHIBITED IN GIP.
- INSTALL SPECIFIED GROUND COVER.
- FLAG LIMITS OF GIP FOR SURVEY LOCATE AND SHOW ON AS-BUILT PLANS.

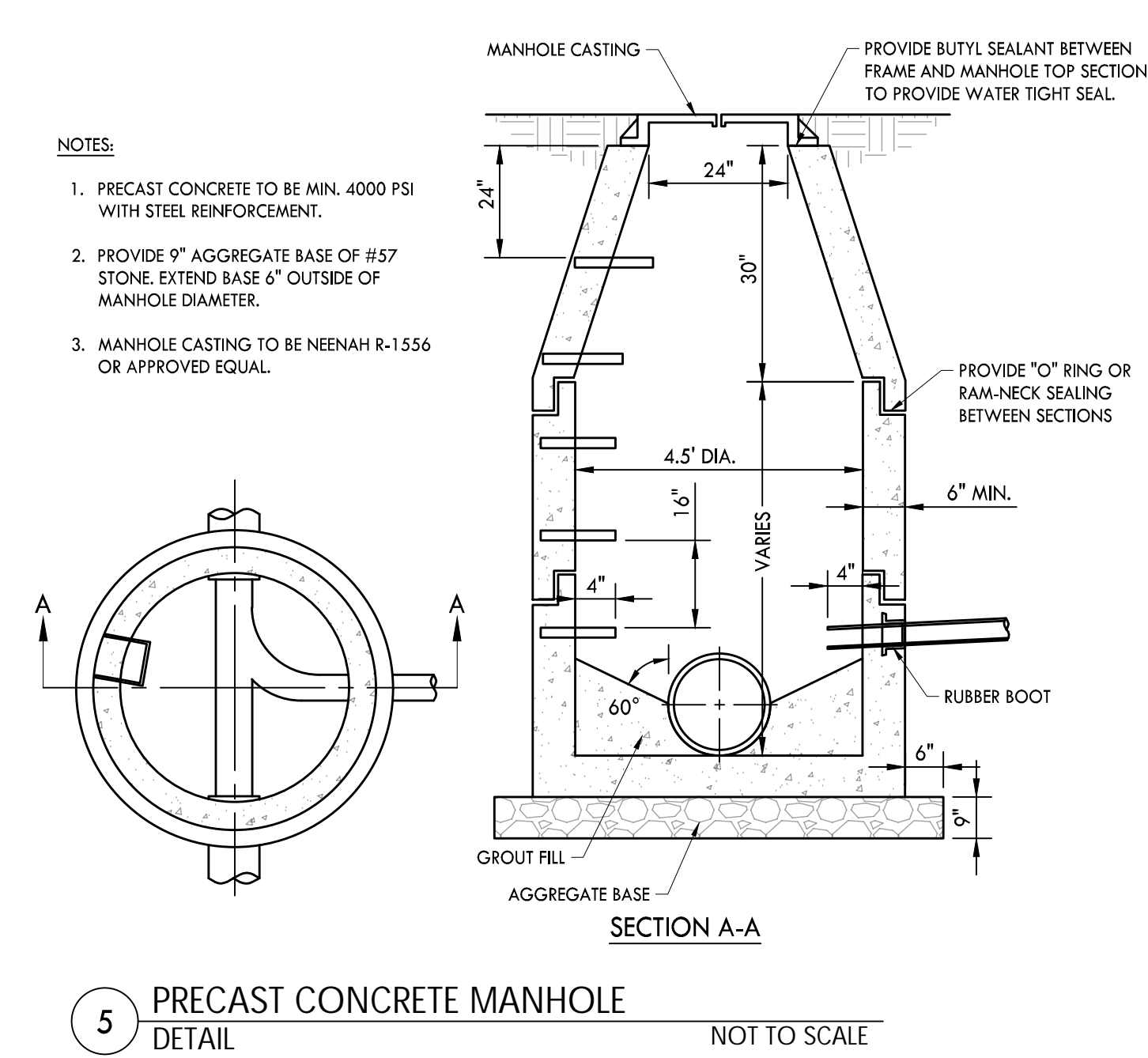
**6** BIORETENTION DETAIL NOT TO SCALE



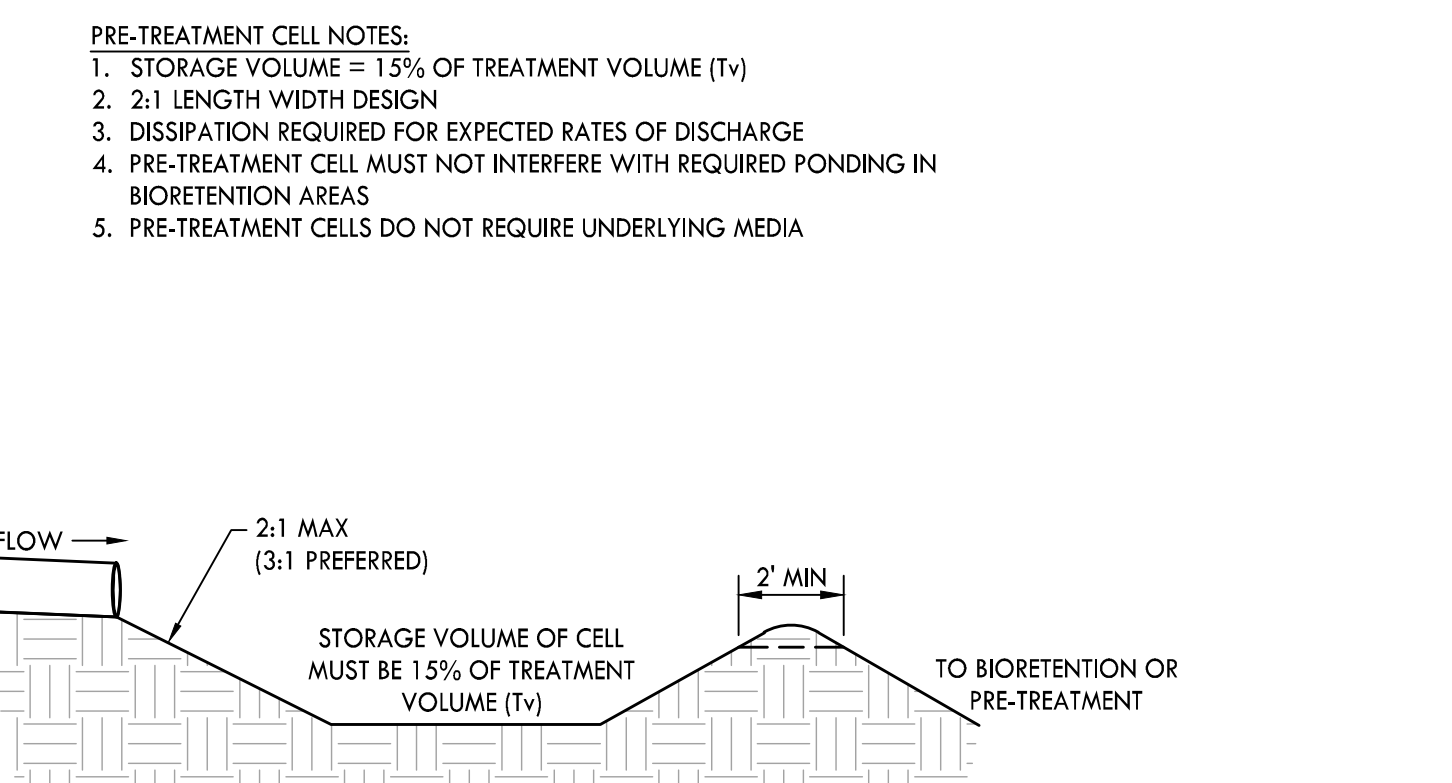
**7** PRE-TREATMENT CELL/FOREBAY DETAIL NOT TO SCALE



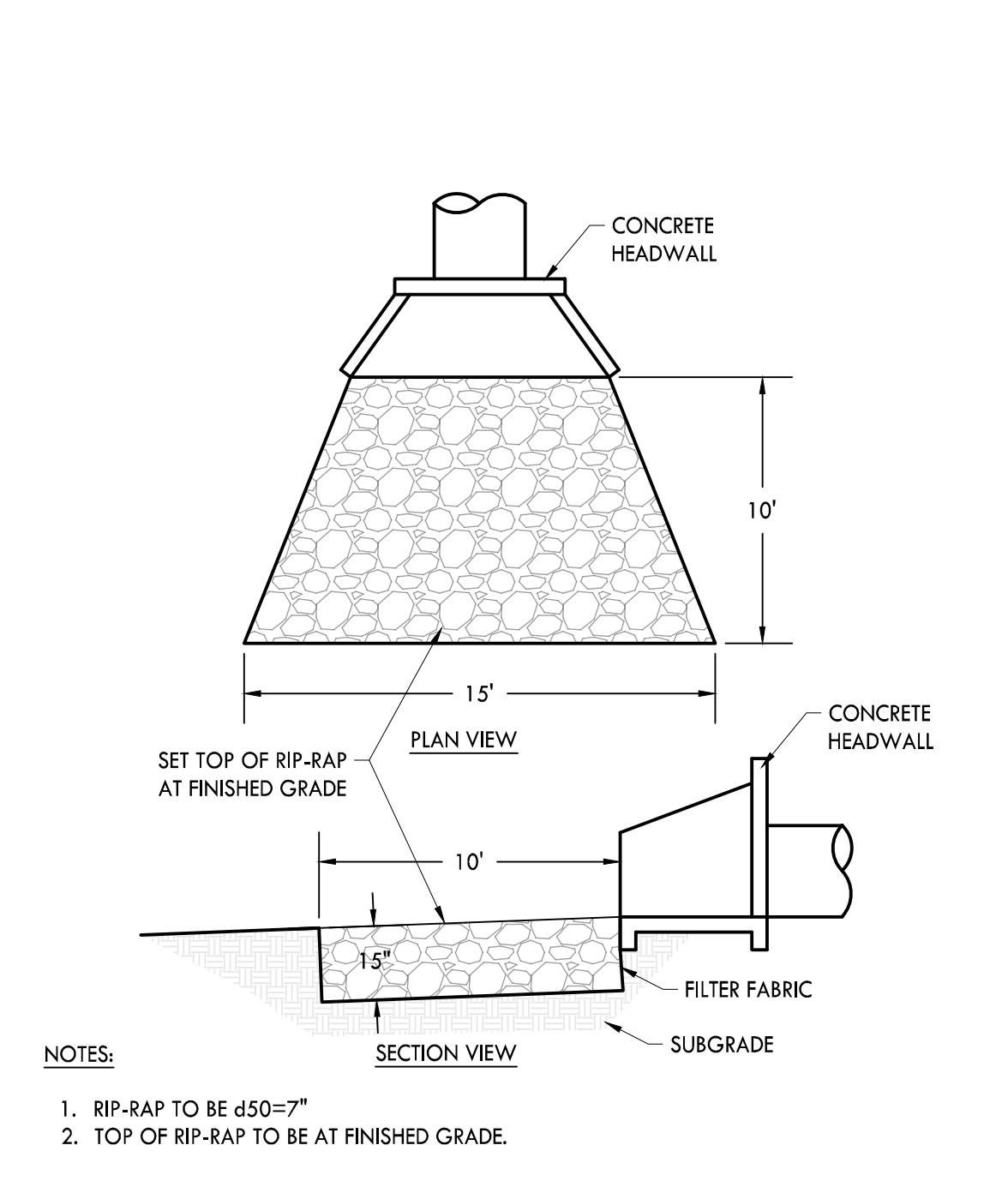
**4** SINGLE CATCH BASIN DETAIL NOT TO SCALE



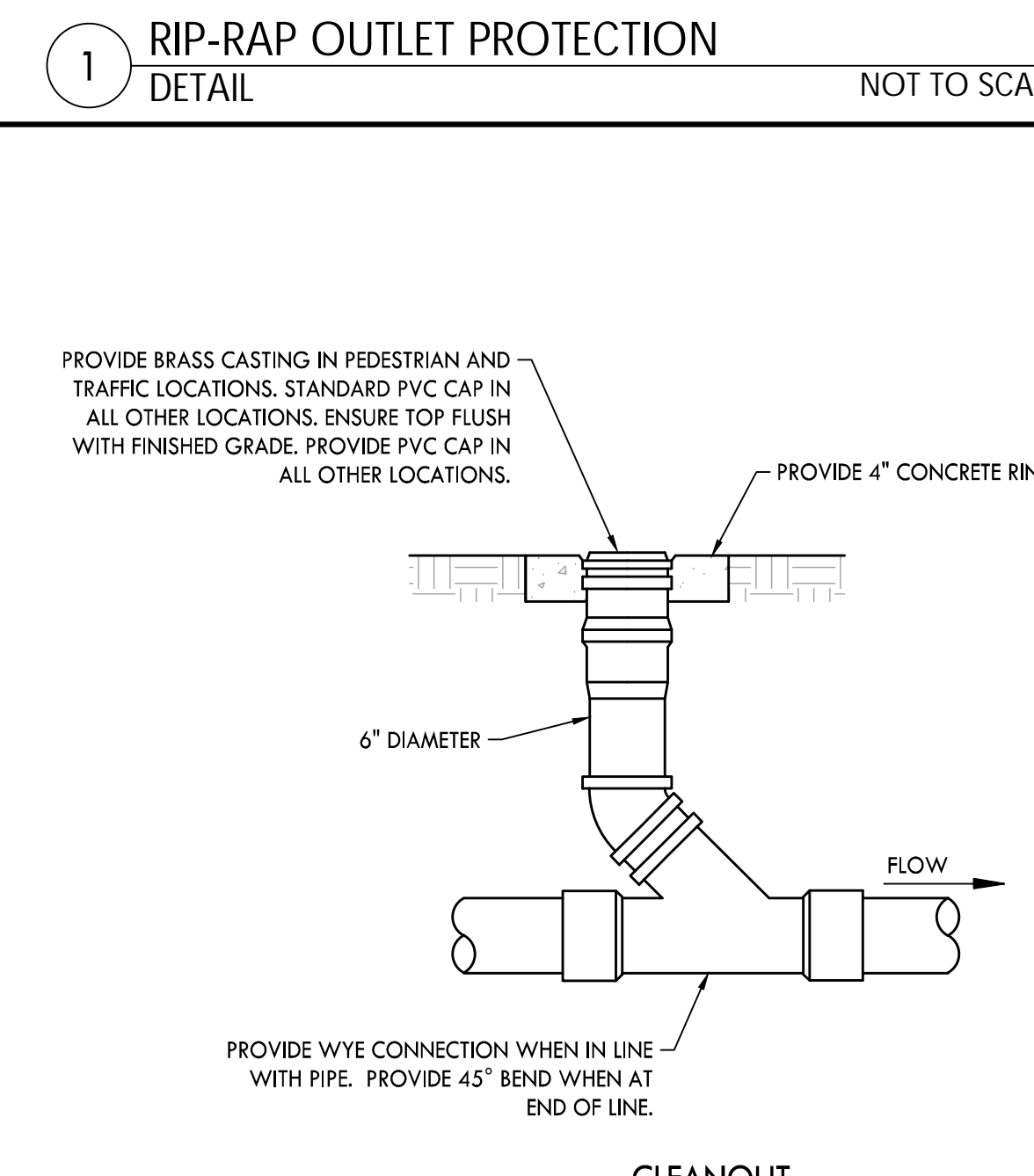
**5** PRECAST CONCRETE MANHOLE DETAIL NOT TO SCALE



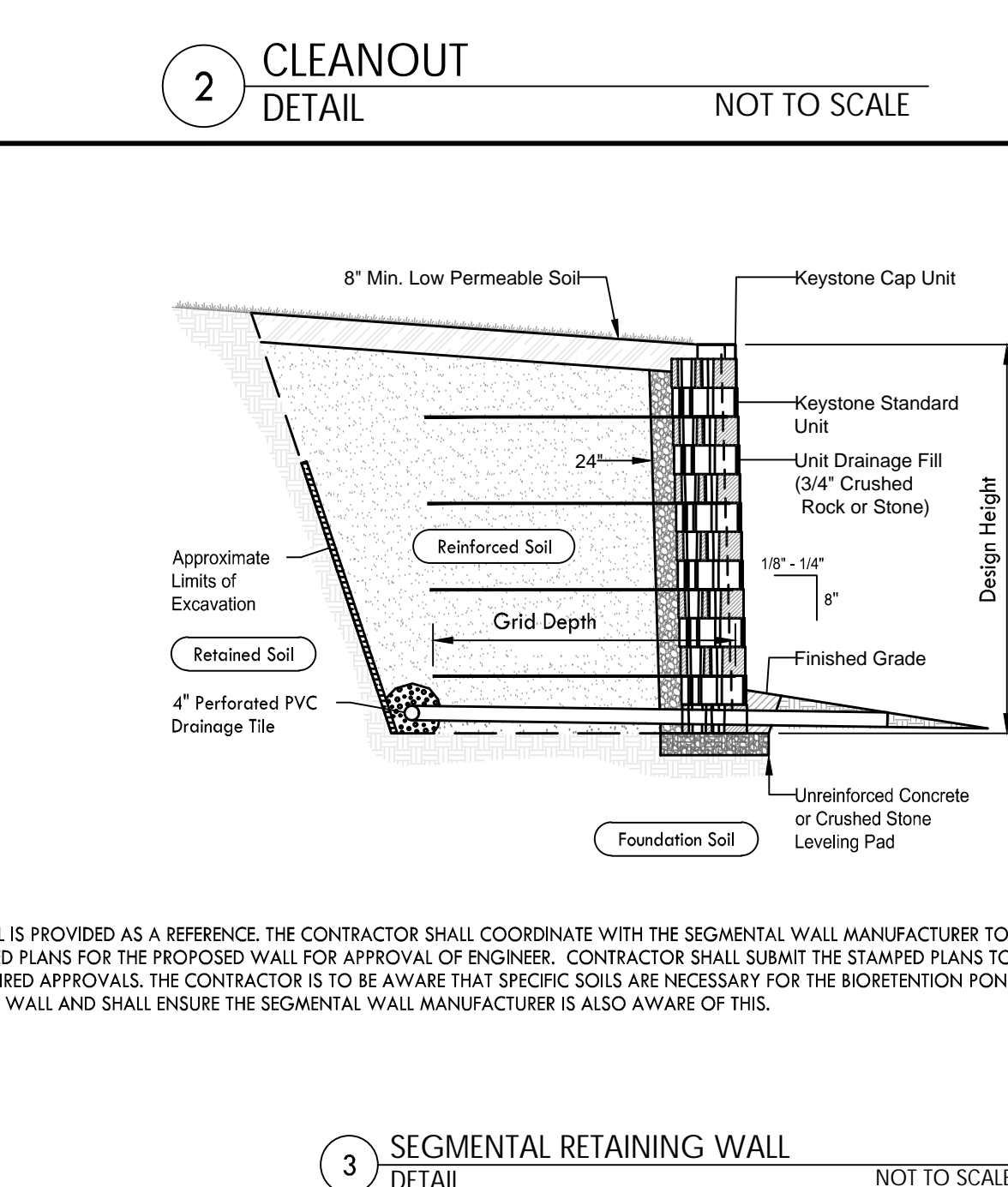
**PRE-TREATMENT CELL NOTES:**  
1. STORAGE VOLUME = 1.5% OF TREATMENT VOLUME (Tv)  
2. 2:1 LENGTH WIDTH DESIGN  
3. DISSIPATION REQUIRED FOR EXPECTED RATES OF DISCHARGE  
4. PRE-TREATMENT CELL MUST NOT INTERFERE WITH REQUIRED PONDING IN BIORETENTION AREAS  
5. PRE-TREATMENT CELLS DO NOT REQUIRE UNDERLYING MEDIA



**1** RIP-RAP OUTLET PROTECTION DETAIL NOT TO SCALE



**2** CLEANOUT DETAIL NOT TO SCALE



**3** SEGMENTAL RETAINING WALL DETAIL NOT TO SCALE

NOTE:  
THIS DETAIL IS PROVIDED AS A REFERENCE. THE CONTRACTOR SHALL COORDINATE WITH THE SEGMENTAL WALL MANUFACTURER TO PROVIDE STAMPED ENGINEERED PLANS FOR THE PROPOSED WALL FOR APPROVAL OF ENGINEER. CONTRACTOR SHALL SUBMIT THE STAMPED PLANS TO LOCAL JURISDICTION FOR ANY REQUIRED APPROVALS. THE CONTRACTOR IS TO BE AWARE THAT SPECIFIC SOILS ARE NECESSARY FOR THE BIORETENTION POND ON THE LOWER SIDE OF THE RETAINING WALL AND SHALL ENSURE THE SEGMENTAL WALL MANUFACTURER IS ALSO AWARE OF THIS.

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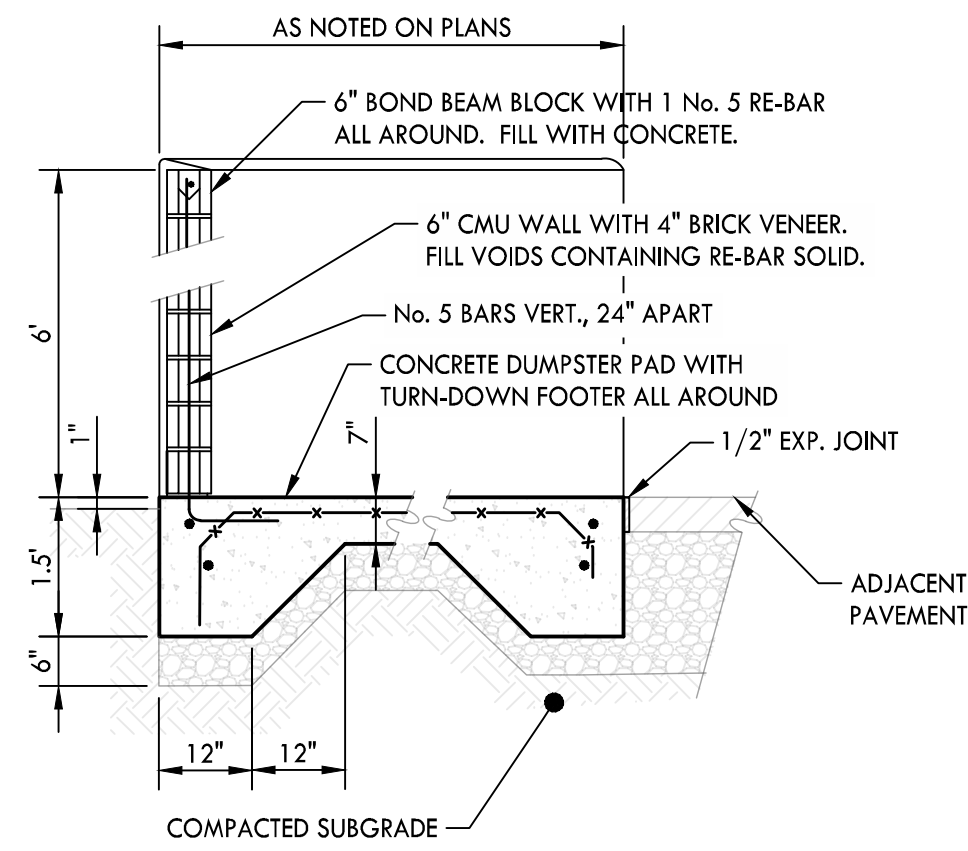


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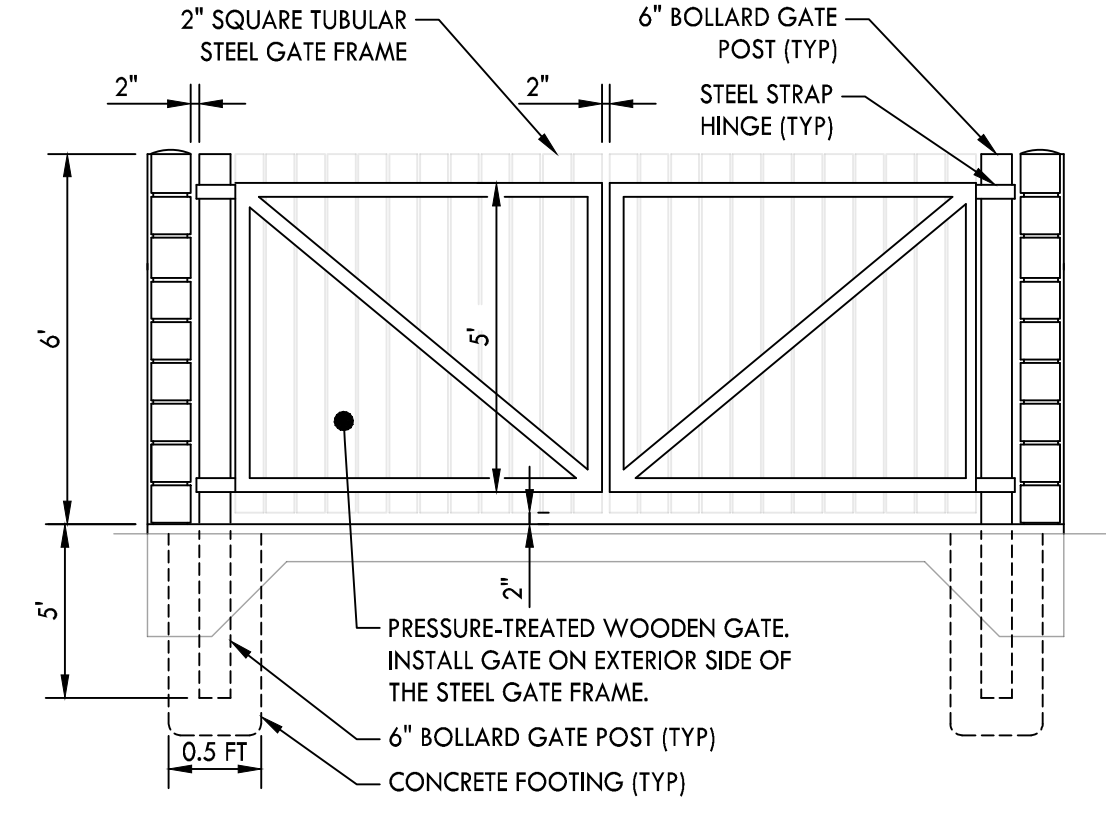
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**C8.1**  
DETAILS



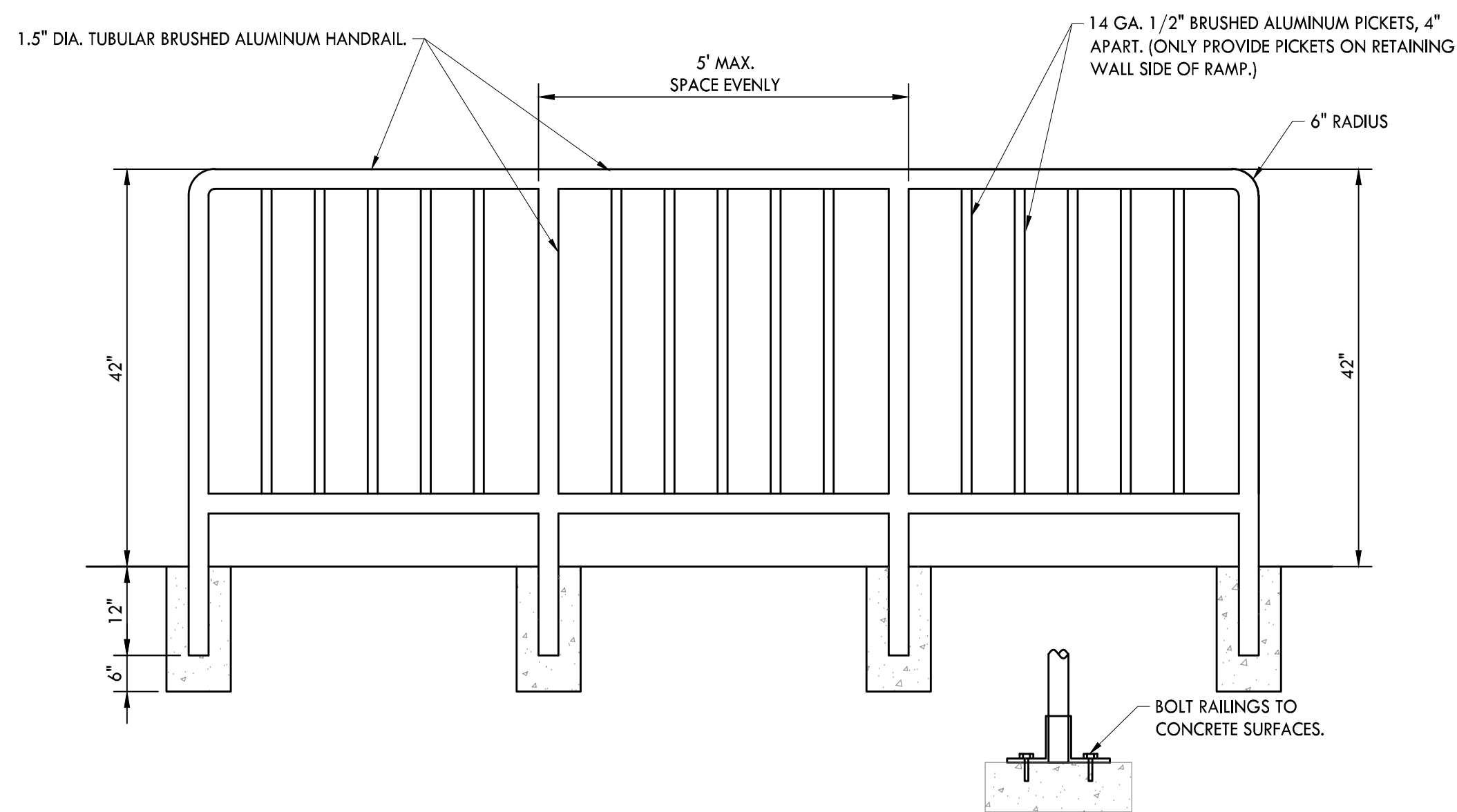
- NOTE:
1. ALL CONCRETE SHALL DEVELOP A MINIMUM COMPRESSIVE STRENGTH OF 3500 PSI AT 28 DAYS CURE.
  2. BROOM-FINISH SURFACES OF BOTH PADS.
  3. ENCLOSURE WALL FINISH SHALL MATCH THE BUILDING FINISH. COORDINATE WITH THE ARCHITECT.

- NOTE:
- CLEAN THE GATE POSTS, HINGES AND STEEL TUBE FRAME OF ALL DIRT AND OIL AND PRIME WITH A PRIMER APPROVED FOR GALVANIZED SURFACES. AFTER PRIMING PAINT WITH THREE COATS OF EXTERIOR ENAMEL. COORDINATE COLOR WITH THE ARCHITECT.



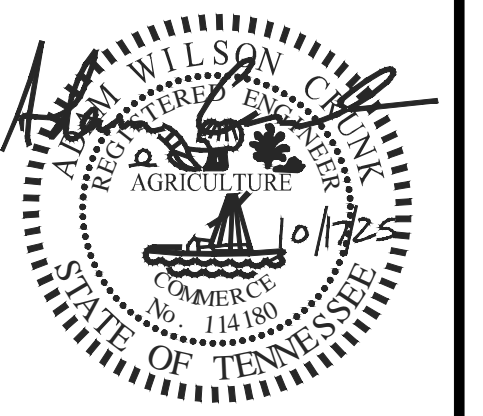
- HARDWARE NOTES:
- MANUFACTURER'S STANDARD PRODUCTS, INSTALLED COMPLETE. HINGES SHALL ALLOW GATE TO SWING THROUGH 120° FROM CLOSED TO OPEN. HANG AND SECURE GATES SUCH THAT WHEN LOCKED THEY CANNOT BE LIFTED OFF THE HINGES.
- PROVIDE STOPS AND KEEPERS FOR DOUBLE GATES LATCHES SHALL HAVE A PLUNGER BAR ARRANGED TO ENGAGE THE CENTER STOP. ARRANGE LATCHES FOR LOCKING. CENTER STOP SHALL CONSIST OF A DEVICE SET IN CONCRETE TO RECEIVE THE PLUNGER BAR. KEEPERS SHALL CONSIST OF DEVICES FOR SECURING THE FREE END OF THE GATE WHEN IN THE FULLY OPEN POSITION.

1 DUMPSTER PAD W/SCREEN WALL  
DETAIL NOT TO SCALE



2 PEDESTRIAN GUARDRAIL  
SECTION NOT TO SCALE

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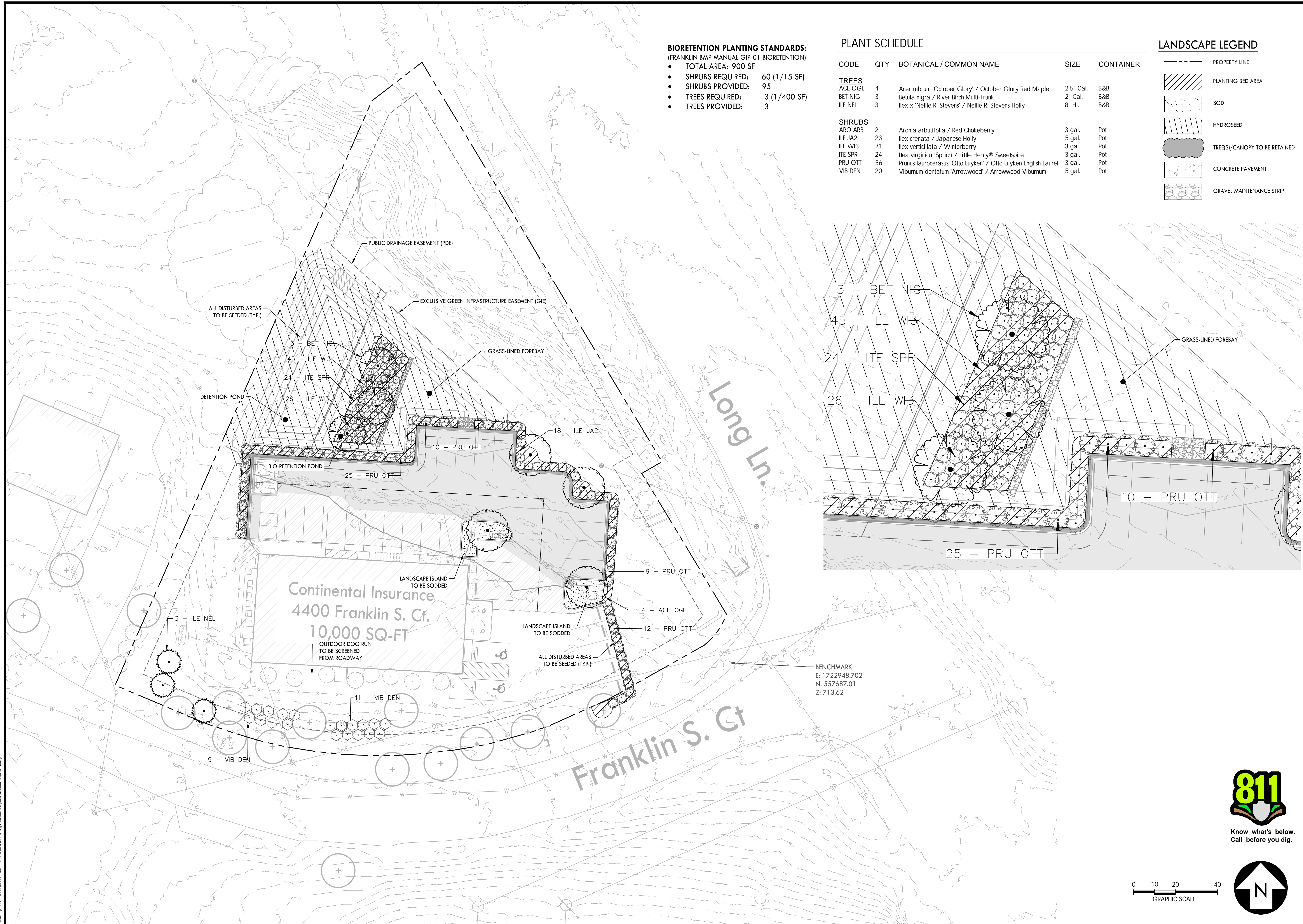


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C8.2  
DETAILS



- BIORETENTION PLANTING STANDARDS:**  
(FRANKLIN BMP MANUAL GIP-01 BIORETENTION)
- TOTAL AREA: 900 SF
  - SHRUBS REQUIRED: 60 (1/15 SF)
  - SHRUBS PROVIDED: 95
  - TREES REQUIRED: 3 (1/400 SF)
  - TREES PROVIDED: 3

**PLANT SCHEDULE**

CODE	QTY	BOTANICAL / COMMON NAME	SIZE	CONTAINER
<b>TREES</b>				
ACE OGL	4	Acer rubrum 'October Glory' / October Glory Red Maple	2.5" Cal.	B&B
BET NIG	3	Betula nigra / River Birch Multi-Trunk	2" Cal.	B&B
ILE NEL	3	Ilex x 'Nellie R. Stevens' / Nellie R. Stevens Holly	8' Ht.	B&B
<b>SHRUBS</b>				
ARO ARB	2	Aronia arbutifolia / Red Chokeberry	3 gal.	Pot
ILE JA2	23	Ilex crenata / Japanese Holly	5 gal.	Pot
ILE WI3	71	Ilex verticillata / Winterberry	3 gal.	Pot
ITE SPR	24	Itea virginica 'Sprid' / Little Henry® Sweetpire	3 gal.	Pot
PRU OTT	56	Prunus laurocerasus 'Otto Luyken' / Otto Luyken English Laurel	3 gal.	Pot
VIB DEN	20	Viburnum dentatum 'Arrowwood' / Arrowwood Viburnum	5 gal.	Pot

**LANDSCAPE LEGEND**

- PROPERTY LINE
- [Hatched Box] PLANTING BED AREA
- [Dotted Box] SOD
- [Horizontal Lines Box] HYDROSEED
- [Cloud Shape] TREE(S)/CANOPY TO BE RETAINED
- [Stippled Box] CONCRETE PAVEMENT
- [Gravel Pattern Box] GRAVEL MAINTENANCE STRIP

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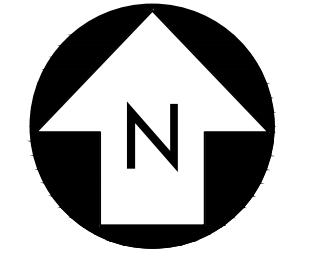
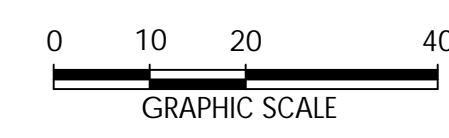


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**L1.0**  
LANDSCAPE PLAN



Graphic by: P&S 10/17/25 25052 - Continental Insurance Parking Addition - 4400 Franklin S. Ct. - Franklin, TN

**GENERAL LANDSCAPE PERFORMANCE NOTES:**

- LOCATE ALL UTILITIES WITHIN SCOPE OF WORK AREA PRIOR TO COMMENCEMENT. ANY DAMAGE DONE TO EXISTING OR NEW UTILITIES SHALL BE REPAIRED OR REPLACED AT NO ADDITIONAL COST TO OWNER.
- PLANTS SHALL BE WELL FORMED, NURSERY GROWN, NO. 1 GRADE OR BETTER NURSERY STOCK PER LOCAL/STATE HORTICULTURAL AND REGULATORY AGENCY AND COMPLY WITH THE AMERICAN STANDARDS FOR NURSERY STOCK: ANSI - LATEST EDITION FOR SIZE AND QUALITY. INCONSISTENT MATERIALS SHALL BE SUBJECT TO REJECTION BY THE LANDSCAPE ARCHITECT.
- COORDINATE LOCATION OF ALL TREES AND OTHER SIGNIFICANT LANDSCAPE FEATURES THAT MAY IMPACT DESIGN INTENT WITH GENERAL CONTRACTOR PRIOR TO IMPLEMENTATION. STAKE OUT ALL TREE LOCATIONS FOR APPROVAL BY THE OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION.
- COORDINATE WORK WITH THE WORK OF OTHER TRADES ON THE SITE.
- COORDINATE FINISHED GRADE WITH SITE CONTRACTOR PRIOR TO SCHEDULING LAWN/PLANTING INSTALLATION.
- PLANTS SHALL BE CONSISTENT QUALITY, FULL POT AND HEAD, UNIFORM FOLIAGE, CENTRAL/DOMINANT LEADERS AND BRANCHING STRUCTURE UNLESS OTHERWISE SPECIFIED. SHRUBS SHALL BE FULL TO GROUND UNLESS SPECIFIED OTHERWISE. PLANT MATERIAL OF THE SAME SPECIES SHALL BE CONSISTENT IN OVERALL CHARACTER, HEIGHT, SIZE, AND OBTAINED FROM THE SAME SOURCE.
- PLANT DELIVERIES SHOULD BE SCHEDULED IN A MANNER SO THAT LONG PERIODS OF STORAGE ARE AVOIDED. ADEQUATELY PROTECT PLANTS PLACED IN TEMPORARY STORAGE FROM THE SUN AND WIND; WATER PLANTS SO AS TO MAINTAIN THEIR APPEARANCE AND HEALTH. PLANTS THAT HAVE NOT BEEN PROPERLY MAINTAINED DURING TEMPORARY STORAGE MAY BE REJECTED BY THE LANDSCAPE ARCHITECT.
- THE LANDSCAPE ARCHITECT RESERVES THE RIGHT TO REJECT PLANTED MATERIAL IN THE FIELD, AT THE GROWING SITE OR ON THE JOB SITE. IF MATERIALS CANNOT BE FIELD TAGGED BY LANDSCAPE ARCHITECT, PHOTO IMAGES OF PLANT MATERIALS SHALL BE PROVIDED FOR REVIEW AND APPROVAL.
- ANY CHANGES IN PLANT MATERIAL SIZE, QUANTITY, SPECIES OR VARIETY MUST BE APPROVED BY THE OWNER AND LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
- SOIL SAMPLES: CONTRACTOR SHALL TAKE SOIL SAMPLES FROM SEVERAL AREAS (CONTRACTOR TO IDENTIFY ON SITE PLAN) OF THE SITE SCHEDULED FOR LAWN/PLANTING TO BE ANALYZED BY INDEPENDENT TESTING LAB. PROVIDE LANDSCAPE ARCHITECT WITH THE WRITTEN REPORT OF RECOMMENDATIONS FOR SOIL AMENDMENTS & FERTILIZERS TO BE USED ON SITE. CONTRACTOR SHALL RECEIVE ENDORSEMENT OF RECOMMENDATIONS FROM LANDSCAPE ARCHITECT AND INCORPORATE ACCORDINGLY. AN ALLOWANCE FOR FERTILIZER AND OTHER NUTRIENTS SHALL BE INCLUDED IN BASE BID WITH UNIT COST PER S.Y.
- CONTRACTOR TO PROVIDE MIN. 100 S.F. MOCK-UP OF FULLY AMENDED BED PREPARATION INCLUDING TILLING SUB-GRADE PER SPECIFICATIONS FOR REVIEW AND APPROVAL BY LANDSCAPE ARCHITECT OR OWNER'S REPRESENTATIVE PRIOR TO COMPLETING REMAINING BED PREPARATIONS AND PLANT INSTALLATION. CONTRACTOR WILL BE AT RISK TO REWORK/REPLANT SHOULD PREPARATION CONTINUE WITHOUT ACCEPTANCE. SPECIAL BED CONDITIONS, AND ASSOCIATED PREPARATION, MAY VARY PENDING PLANTING DESIGN.
- QUANTITIES INDICATED IN PLANT SCHEDULE ARE PROVIDED FOR CONVENIENCE AND NOT TO BE USED SOLELY FOR TAKE-OFF CALCULATIONS/ESTIMATING. CONTRACTOR SHALL VERIFY QUANTITIES BASED ON PLAN SYMBOLS. ANY DISCREPANCIES SHALL BE BROUGHT TO THE LANDSCAPE ARCHITECT'S ATTENTION DURING BIDDING AND ADDRESSED VIA ADDENDUM.
- GRASS (SOD, SEED, WILDFLOWER MIX, ETC.) OR GROUNDCOVER SHALL BE PLANTED ON ALL PORTIONS OF THE LANDSCAPE BUFFER AREA NOT OCCUPIED BY OTHER LANDSCAPE MATERIAL.
- ALL BARE LANDSCAPE/SOIL AREAS SHALL BE STABILIZED USING SHRUBS, GROUNDCOVER, STONE/NATURAL MULCH, TURF GRASS OR A COMBINATION THEREOF. REFER TO PLANS FOR PROPOSED MATERIALS.
- IF APPLICABLE, THERE MAY BE EXISTING TREES AND UNDERSTORY VEGETATION NOTED TO BE PRESERVED TO MEET LANDSCAPE CODE REQUIREMENTS. SHOULD ANY TREES OR VEGETATION DIE DUE TO NATURAL CAUSES, THESE PLANT MATERIALS MAY REQUIRE REPLACEMENT AS PER THE LANDSCAPE CODE REQUIREMENTS. HOWEVER, IF THESE PLANT MATERIAL DECLINE OR ARE REMOVED DUE TO CONSTRUCTION ACTIVITY, THESE WILL BE REPLACED AT NO ADDITIONAL COST TO OWNER.
- CONTRACTOR TO IMMEDIATELY NOTIFY DESIGN TEAM AND OWNER OF ANY PLANT MATERIAL LOCATED WITHIN A UTILITY EASEMENT THAT IS DAMAGED OR REMOVED DUE TO WORK REQUIRED BY THE UTILITY COMPANY. PHOTOGRAPH DOCUMENTATION WITH TIME STAMP IS ENCOURAGED.
- STREET TREES THAT ARE REQUIRED EITHER IN THE R.O.W. OR ON PRIVATE PROPERTY SHALL BE PLANTED IN A MANNER THAT DOES NOT AFFECT PUBLIC SAFETY AND MAINTAINS PROPER SIGHT DISTANCES. CONTRACTOR TO CONSULT WITH GENERAL CONTRACTOR AND LANDSCAPE ARCHITECT TO REVIEW OPTIONAL LOCATIONS AND CONDITIONS SHOULD UNFORESEEN CONFLICTS ARISE.
- ALL SERVICE STRUCTURES SHALL BE SCREENED PER APPROVED PLANS OR IN ACCORDANCE WITH LOCAL ZONING ORDINANCE/GOVERNING AGENCY. SERVICE STRUCTURES INCLUDE BUT ARE NOT LIMITED TO: PROPANE TANKS, TRASH/REFUSE, HVAC UNITS, ELECTRIC TRANSFORMERS, TELECOM BOXES, GENERATORS, ETC.
- CONTRACTOR SHALL COORDINATE ANY UTILITY, SIDEWALK, OR GRADE CHANGES WITH LANDSCAPE ARCHITECT PRIOR TO BED PREPARATION, IRRIGATION, OR PLANTING INSTALLATION.
- AN AUTHORIZED INSPECTOR OR LOCAL AGENCY OFFICIAL SHALL HAVE THE RIGHT TO ENTER ONTO ANY PROPERTY TO INSPECT THE HEALTH AND GENERAL CONDITION OF PLANT MATERIAL THAT IS LOCATED IN THE RIGHT OF WAY; PART OF AN APPROVED DEVELOPMENT/LANDSCAPE PLAN; OR REPORTED AS A PUBLIC HAZARD.
- SITE LANDSCAPE MUST BE INSTALLED PRIOR TO OWNER OCCUPANCY OF THE BUILDING OR AS APPROVED BY LOCAL PERMIT DEPARTMENT.
- LANDSCAPE CONTRACTOR TO MAINTAIN EROSION AND SEDIMENTATION CONTROL UNTIL DEEMED NECESSARY TO COMPLETE WORK. COORDINATE WITH GENERAL CONTRACTOR THE REMOVAL OF ANY NATIVE SOIL, MULCH, STONES, DEBRIS, AND SOIL AMENDMENTS THAT MAY HAVE WASHED INTO STORM DRAIN INLETS/PIPE DURING THE LANDSCAPE INSTALLATION.

**SITE PREPARATION**

- THE LANDSCAPE CONTRACTOR SHALL COORDINATE ALL CONSTRUCTION WITH THE APPROPRIATE UTILITY COMPANIES AND SHALL BE RESPONSIBLE FOR ALL DAMAGES TO UTILITIES.
- PLANT MATERIALS AND STUMPS INDICATED FOR REMOVAL SHALL BE REMOVED AND DISPOSED OFF-SITE BY THE CONTRACTOR. BACKFILL HOLES WITH QUALITY TOPSOIL FREE OF ROOTS, ROCKS, AND DEBRIS.
- THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR AND COORDINATE THE FINE GRADING WITH SITE CONTRACTOR PRIOR TO INSTALLATION OF ALL PLANTING/LAWN AREAS.
- IF BASE MATERIAL (I.E. LIMESTONE AGGREGATE, LIME STABILIZATION, SOIL CEMENT, ETC.) FOR ROADS, DRIVES, PARKING AREAS IS ENCOUNTERED IN OR NEAR AREAS TO RECEIVE PLANTING, IT SHALL BE REMOVED TO ALLOWABLE LIMITS AS SHOWN ON CIVIL DETAILS. SUITABLE NATIVE/AMENDED SOIL SHALL BE PROVIDED PER SPECIFICATIONS AND DETAILS.
- ALL CONTRACTORS APPLYING CHEMICALS ON SITE SHALL SUBMIT COPIES OF CERTIFICATION(S) AND LICENSES TO THE LANDSCAPE ARCHITECT.
- PLANTING BEDS SHALL BE FREE OF GRASS, WEEDS, ROCKS, ROOTS PRIOR TO INSTALLATION OF PLANTS.
- TEMPORARY COVER CROP/SEED MAY BE REQUIRED FOR AREAS DISTURBED BY AND DURING CONSTRUCTION FOR SOIL STABILIZATION AND NOT DESIGNATED AS PERMANENT VEGETATIVE COVER. CONTRACTOR TO REVIEW EROSION AND SEDIMENTATION PLANS AS NECESSARY.

**TOPSOIL**

- ALL PLANTED AREAS TO HAVE A MINIMUM OF 6" DEPTH OF QUALITY TOPSOIL.
- ALL COMPACTED AREAS AROUND BUILDING, PARKING, AND OTHER STRUCTURES SHALL BE AERATED AND AMENDED AS NEEDED TO RECEIVE LAWN OR PLANT MATERIALS.
- TOPSOIL IS TO BE NATURAL, FERTILE, FRIABLE, PRODUCTIVE SOIL, NEITHER EXCESSIVELY ACID NOR ALKALINE, AND FREE FROM TOXIC SUBSTANCES, STONES WEEDS, CLAY, CLODS, ROOTS, CINDERS, DEBRIS, AND CONSTRUCTION MATERIAL.

**PLANTING**

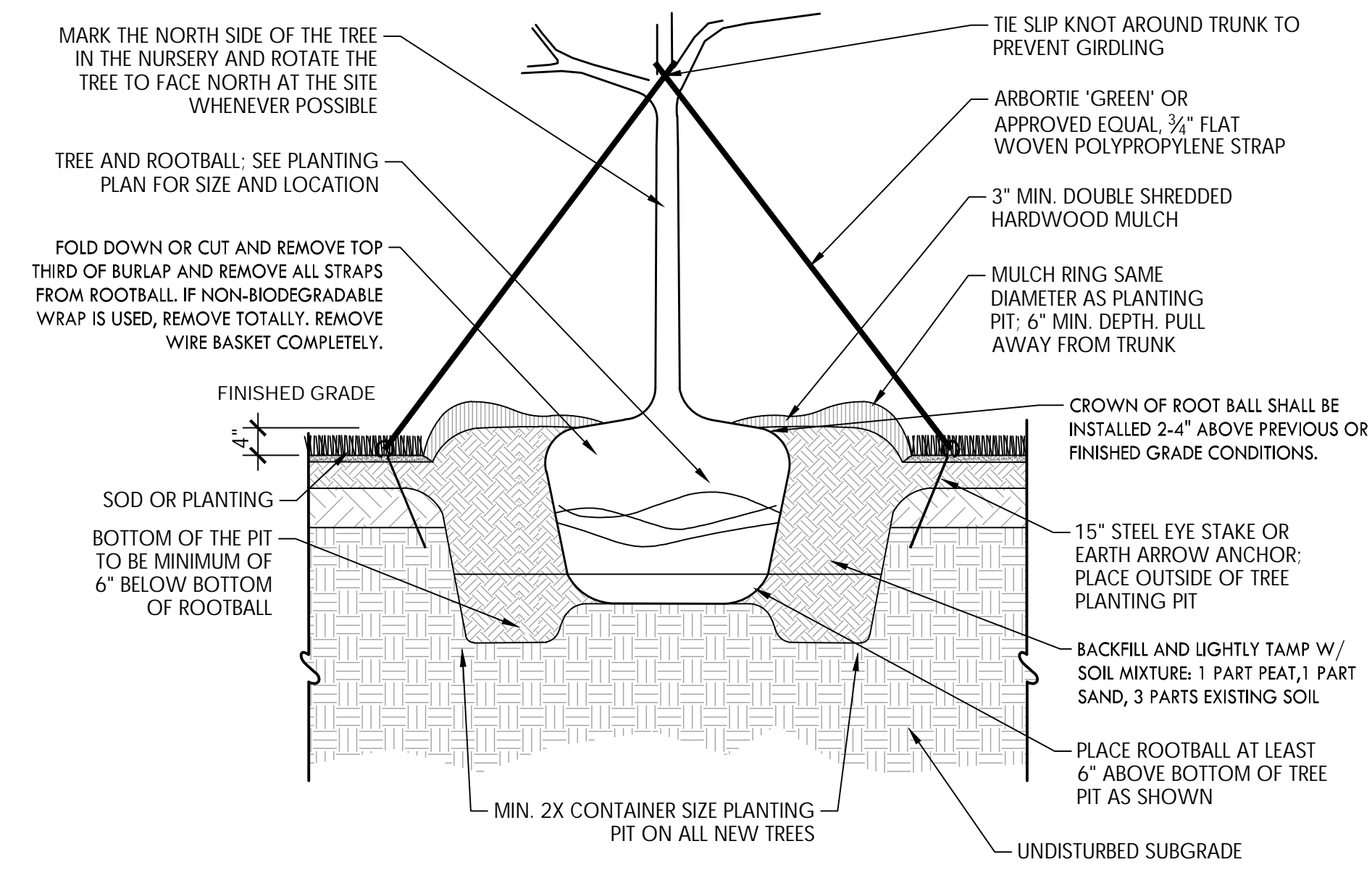
- CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT OF ANY DISCREPANCIES OR CONFLICTS THAT MAY RESULT IN PLANT QUANTITY CHANGES OR BED REALIGNMENT PRIOR TO INSTALLATION. CONTINUING TO INSTALL WITHOUT REVIEW AND APPROVAL WILL BE AT CONTRACTOR'S RISK. OWNER AND LANDSCAPE ARCHITECT SHALL HAVE THE RIGHT TO REJECT, RELOCATE, RECONFIGURE THIS PORTION OF PLANTING BED AND MATERIALS AT NO ADDITIONAL COST TO OWNER.
- IN GENERAL, THE OPTIMUM PLANTING TIME IS OCTOBER 1 - APRIL 1, BUT MAY VARY DUE TO PROJECT LOCATION AND SCHEDULE. SCHEDULING FOR PLANTING AT OTHER TIMES MUST BE APPROVED IN WRITING BY THE LANDSCAPE ARCHITECT. CONTRACTOR TO ACCOUNT FOR SUPPLEMENTAL WATERING AS PART OF THEIR BID FOR ANY PLANTING INSTALLED OUTSIDE LIMITS OF IRRIGATION DURING PERIODS OF HIGH TEMPERATURES.
- UPON SECURING PLANT MATERIAL AND BEFORE INSTALLATION, THE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT TO VERIFY ALL PLANT MATERIAL MEETS SPECIFICATIONS. TREES OF SAME SPECIES ARE TO BE MATCHED IN GROWTH CHARACTER AND UNIFORMITY.
- PLANTS SHALL BE ORIENTED FOR BEST APPEARANCE AND VERTICAL. ALL NON-BIODEGRADABLE ROOT CONTAINERS, STRAPPING, I.D. TAGS, FLAGGING SHALL BE REMOVED.
- AFTER PLANTING, TREE BRANCHES MAY REQUIRE SELECTIVE PRUNING WHILE MAINTAINING NATURAL SHAPE. ALL DEAD AND BROKEN BRANCHES IN PLANT MATERIALS SHALL BE PRUNED.
- DO NOT PLANT WITHIN 'V' GROOVE OF BED EDGE/BEDLINE. MAINTAIN MINIMUM EIGHT (8) INCHES BETWEEN BED EDGE AND EDGE OF PLANT FOLIAGE (I.E. GROUNDCOVER, PERENNIALS, ANNUALS) UNLESS NOTED OTHERWISE. FOR LARGER PERENNIALS AND SHRUBS THE DISTANCE SHALL BE NO CLOSER THAN TWO (2) FEET OR AS SHOWN ON PLAN.
- IF POOR DRAINING SOIL IS PRESENT OR SUSPECTED, CONTRACTOR TO PROVIDE PERCOLATION TEST TO VERIFY DRAINAGE RATE. SUB-SURFACE DRAINS OR CHANGE IN PLANT SPECIES MAY BE REQUIRED.
- GENERAL WATERING: ALL PLANT MATERIALS SHALL BE THOROUGHLY WATERED WITHIN ONE HOUR OF INSTALLATION.

**MULCHING**

- ALL PLANTING BEDS SHALL HAVE A MINIMUM OF 3" DEPTH OF AGED FINELY, SHREDDED HARDWOOD BARK MULCH UNLESS NOTED OTHERWISE.
- CONTRACTORS SHALL PROVIDE SMOOTH, NEATLY CUT SPADE/METAL BED EDGES. DELINEATION OF BED EDGE TO MATCH DESIGN INTENT ON PLAN(S). WAVY, RANDOM, INCONSISTENT EDGES WILL NOT BE ACCEPTED.
- MULCH SHALL NOT CONTACT OUTER BARK/ROOT FLARE AT BASE OF TREES. REFER TO TREE PLANTING DETAIL.

**PLANT MAINTENANCE**

- THE LANDSCAPE CONTRACTOR SHALL MAINTAIN ALL PLANT MATERIALS, LAWN AREAS, AND NATURAL FEATURES (I.E. TREES, SHRUBS, GROUNDCOVER, PERENNIALS, MAINTENANCE STRIPS, MULCH BEDS, LAWNS, AGGREGATE PATHS, STONE SWALES, EDGING, IRRIGATION, STONE BORDERS, ETC.) WITHIN THEIR CONTRACTUAL SCOPE OF WORK DURING IMPLEMENTATION PHASE THROUGH MAINTENANCE PERIOD AS SPECIFIED IN CONTRACT DOCUMENTS OR MIN. 45 DAYS AFTER SUBSTANTIAL COMPLETION, WHICHEVER IS GREATER.
- THE LANDSCAPE CONTRACTOR SHALL REVIEW PROPER MAINTENANCE PRACTICES OF ALL SPECIFIED PLANT MATERIALS AND LAWN AREAS PRIOR TO FINAL ACCEPTANCE/PROJECT COMPLETION.
- IT WILL BE THE RESPONSIBILITY OF THE PROPERTY OWNER TO MAINTAIN ALL LANDSCAPE AREAS AND ASSOCIATED PLANT MATERIAL REQUIRED UNDER LOCAL LAND DEVELOPMENT CODE/REGULATIONS. THE PROPERTY OWNER SHALL ALSO BE RESPONSIBLE FOR MAINTAINING ASSOCIATED BIO-FILTRATION VEGETATION AND DRAINAGE SYSTEM WITHIN THE STORMWATER BASINS AFTER MAINTENANCE PERIOD EXPIRES.
- CONTRACTOR TO WARRANTY ALL MATERIAL FOR ONE (1) YEAR AFTER NOTICE OF SUBSTANTIAL COMPLETION OR PER CONTRACT SPECIFICATIONS. IT IS ANTICIPATED THAT ALL UNHEALTHY OR DEAD PLANT MATERIAL INSTALLED BY CONTRACTOR IS SUBJECT TO REPLACEMENT WITHIN ONE YEAR AT NO ADDITIONAL COST TO OWNER.



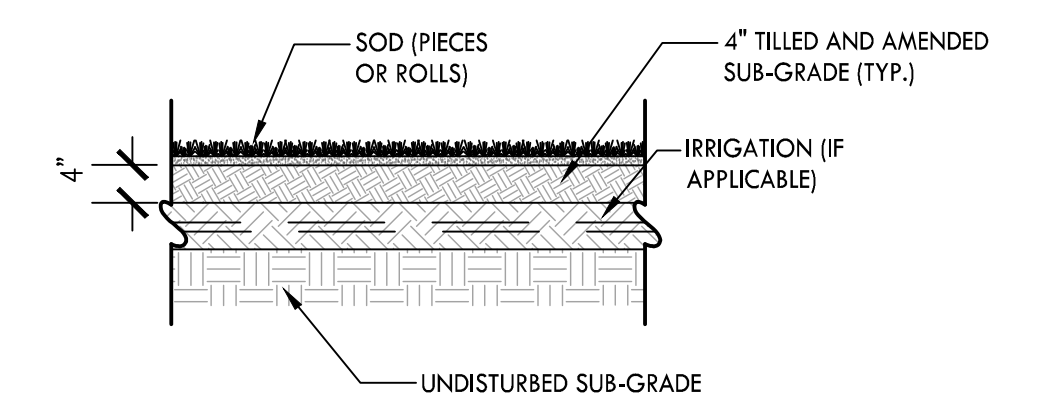
**1 TREE PLANTING DETAIL** NOT TO SCALE

NOTES:  
CONTRACTOR SHALL OBTAIN A SOIL ANALYSIS FROM AN INDEPENDENT LABORATORY APPROVED BY THE STATE DEPARTMENT OF AGRICULTURE. ANY RECOMMENDED AMENDMENTS SHALL BE INCORPORATED INTO PREPARATION.

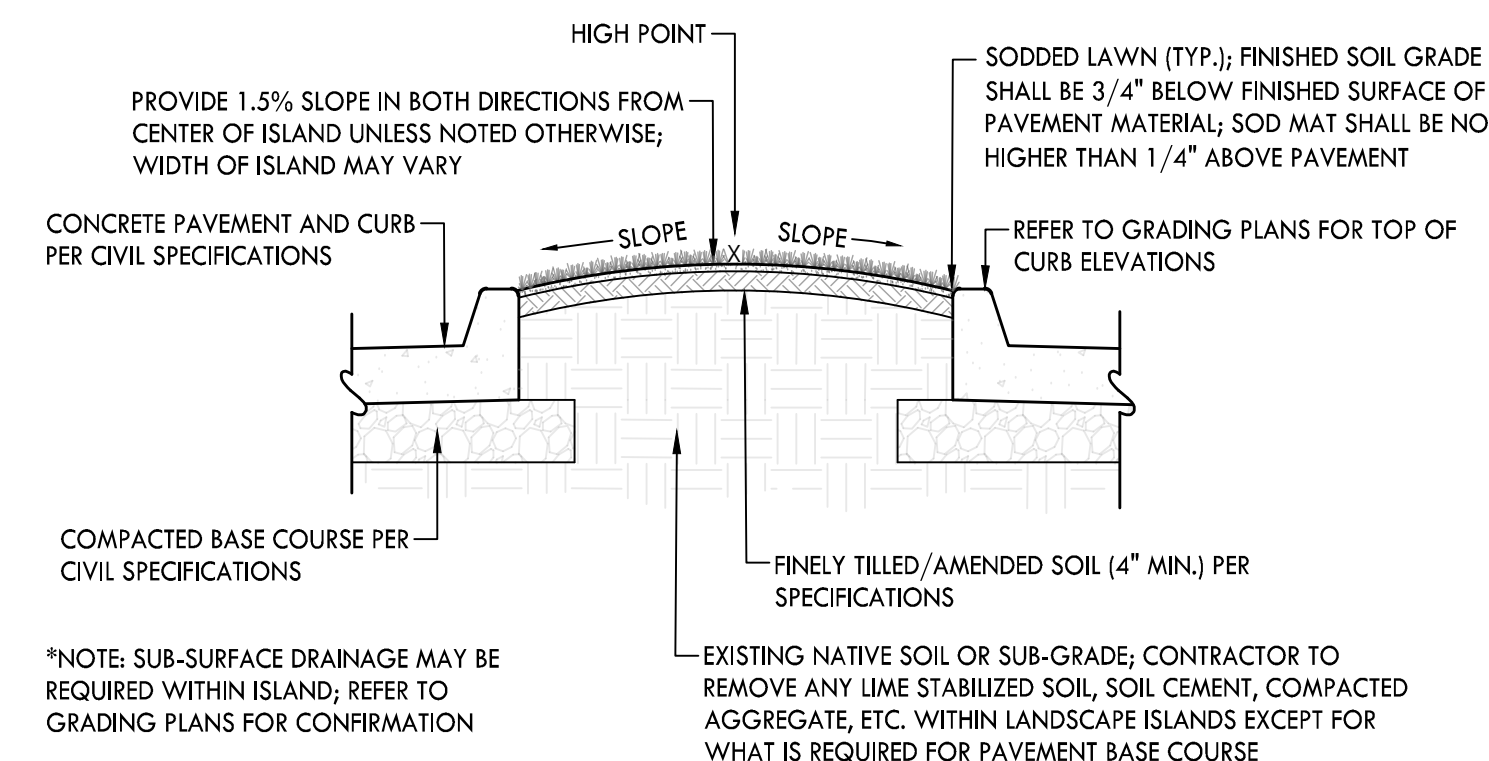
CONTRACTOR SHALL LOOSEN THE TOP FOUR (4") INCHES OF SOIL IN AREAS TO RECEIVE LAWN. REMOVE ALL DEBRIS, STICKS, ROOTS, RUBBISH, CLUMPS OF SOIL. STONES OVER ONE (1) INCH IN DIAMETER, AND ALL OTHER EXTRANEIOUS MATTER PRIOR TO FINE GRADING FOR SOD AREAS AS PER SPECIFICATIONS.

LAY SOD WITH TIGHTLY FITTED JOINTS: ELIMINATING AIR POCKETS AND FORMING A SMOOTH CONTINUOUS MASS OF LAWN.

REFER TO WRITTEN SPECIFICATIONS FOR ADDITIONAL INFORMATION THAT ARE PART OF THE CONTRACT DOCUMENTS.



**2 LAWN DETAIL** NOT TO SCALE



**3 INTERIOR PARKING ISLAND (LAWN) DETAIL** NOT TO SCALE

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**FRANKLIN SOUTH BUSINESS PARK SUBDIVISION, SITE PLAN, SECTION 1, LOT 107 (CONTINENTAL INSURANCE PARKING ADDITION)**  
4400 FRANKLIN S COURT, FRANKLIN, TN 37064

REVISIONS	DATE
No.	

10/17/25 25052

**L1.1**  
LANDSCAPE DETAILS