



City of Franklin

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

Meeting Agenda

Work Session

Tuesday, January 13, 2026

5:00 PM

**Williamson County
Auditorium**

MEETING LOCATION

Williamson County Auditorium
1320 West Main Street

CALL TO ORDER

CITIZEN COMMENTS

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

WORK SESSION DISCUSSION ITEMS

1. *Consideration Of Resolution 2025-100, A Resolution To Affirm Compliance With Federal Title VI Regulations

Sponsors: Eric Stuckey

2. Consideration Of Event Permit For Franklin Pride Festival Sponsored By Franklin Pride TN At The Park At Harlinsdale Farm On June 6, 2026

Sponsors: Milissa Reiersen, Lisa Clayton, Monique McCullough

3. Consideration Of Event Permit For Boots and Buckles Ball Sponsored by the Franklin Noon Rotary At Bicentennial Park On March 28, 2026

Sponsors: Milissa Reiersen, Lisa Clayton, Monique McCullough

4. *Consideration Of Ordinance 2025-51, An Ordinance To Rezone 16.81 Acres From General Office (GO) District To Regional Commerce 4 (RC4) District For The Property Located South Of Liberty Pike And East Of Carothers Parkway, Located At 1211 And 1217 Liberty Pike. Establishing A Public Hearing On February 10, 2026
FMPC 12/11/25, 9-0 to disapprove

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

5. Consideration Of Ordinance 2025-50, An Ordinance To Rezone 7.01 Acres From Estate Residential (ER) District To Office Residential (OR) District For The Property Located South Of Long Lane And West Of Carothers Road, Located At 4325 Long Lane. Establishing A Public Hearing On February 24, 2026
FMPC 12/11/25, 8-1

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

6. Consideration Of Resolution 2025-93, A Resolution Amending The Madison At Franklin PUD Subdivision To Extend The Vested Rights, For The Property Located North Of Del Rio Pike And East Of Brink Place, Located At 801 Del Rio Pike. Establishing a Public Hearing on February 10, 2026
FMPC 12/11/25, 8-1

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

7. Acknowledgment Of Progress Report On Resolution 2025-12, A Resolution Adopting A Plan Of Services For The Annexation Of 4356 South Carothers Road By The City Of Franklin, Tennessee. Establishing A Public Hearing For February 10, 2026

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

8. *Consideration Of COF Contract No. 2026-0005, With The Tennessee Department Of Environment And Conservation For An Asset Management Plan Grant In The Amount Of \$250,000

Sponsors: Michelle Hatcher, Dillon Gaster

9. Consideration Of Amendment 6 To COF Contract No. 2020-0012, With Hazen And Sawyer For Evaluation Of City Of Franklin's Southeastern Wastewater Capacity

Sponsors: Michelle Hatcher

10. *Consideration Of Resolution 2026-01, A Resolution Establishing Policies And Procedures Relating To The Consideration Of Petitions For The Creation Of Real Estate Infrastructure Development Districts
WS 4/8/25, 8/26/25, 9/23/25; 11/25/25

Sponsors: Eric Stuckey, Walter Denton, Shauna Billingsley, Kristine Brock

11. Consideration Of Resolution 2025-102, A Resolution Adopting The Re-Evaluation Of The Environmental Review And Regulations (ERR) For HUD-Funded Proposals Relating To The Disposition And Comprehensive Renovation At 114 Natchez Street, Franklin, TN

Sponsors: Tom Marsh, Kathleen Sauseda

12. Discussion Regarding The Update To The Parks And Recreation Master Plan And Affirming The City's Commitment To Providing Quality Parks, Greenways, Recreational Facilities, And Programs For Current And Future Generations

Sponsors: Lisa Clayton, Heather Eusebio

13. Discussion Concerning Southern Land Company's Request For Funding Associated With Improvements To Boyd Mill Pike Between Stonewater Boulevard and Championship Boulevard

Sponsors: Walter Denton, Paul Holzen

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.



File #: 21-01789

DATE: 1/13/2026
TO: Board of Mayor and Aldermen
FROM: Eric Stuckey, City Administrator

SUBJECT:

*Consideration Of Resolution 2025-100, A Resolution To Affirm Compliance With Federal Title VI Regulations

PURPOSE:

The purpose of this memorandum is to provide information to the Franklin Board of Mayor and Aldermen (BOMA) concerning Resolution 2025-100, A Resolution to affirm compliance with Federal Title VI regulations for the City of Franklin, TN.

BACKGROUND/STAFF COMMENTS:

Title VI of the 1964 Civil Rights Act states that, "No person in the United States shall, on the grounds of race, color, or national origin be excluded from participation in, be denied the benefits of, or be subjected to discrimination under any program or activity receiving federal financial assistance."

If the City of Franklin is non-compliant with Title VI regulations, this could prohibit federal funding for City projects. Currently, the Risk Manager is the Title VI Coordinator and must periodically complete Title VI self-surveys that either the Department of the Military or the Department of Justice send to the City of Franklin. Through these self-surveys, we prove that we are compliant with Title VI regulations. This allows the City of Franklin to receive federal grant money. Some examples of compliance are, putting Title VI language in all our bid documents and contracts, Title VI training for new employees, having a LEP (Limited English Person) policy in place in case one of our customers or citizens does not speak English, and putting Title VI language on our applications, etc.

FINANCIAL IMPACT:

As stated above, non-compliance with Title VI could inhibit the City's ability to use federal funding for city projects and programs.

RECOMMENDATION:

Staff recommends that the Board of Mayor and Aldermen approve approve Resolution 2025-100.

RESOLUTION 2025-100

A RESOLUTION TO AFFIRM COMPLIANCE WITH FEDERAL TITLE VI REGULATIONS

WHEREAS, both Title VI of the Civil Rights Act of 1964 and the Civil Rights Restoration Act of 1987 provide that no person in the United States shall, on the ground of race, color or national origin be excluded from participation in, be denied the benefits of or be subjected to discrimination under any program or activity receiving federal financial assistance; and

WHEREAS, the Tennessee Attorney General opined in Opinion No. 92.47 that state and local governments are required to comply with Title VI of the Civil Rights Act in administering federally funded programs; and

WHEREAS, the City of Franklin receives federal funds for various projects through several state agencies such as the Tennessee Department of Transportation (TDOT) the Tennessee Department of Environment and Conservation (TDEC) and others, as well as some federal agencies directly; and

WHEREAS, by virtue receiving the federal funds through the state agencies, the Board of Mayor and Aldermen need to confirm that the City is in compliance with the regulations of Title VI of the Civil Rights Act of 1964 and the Civil Rights Restoration Act of 1987.

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

SECTION 1. The Board of Mayor and Aldermen of the City of Franklin declares that the City is in compliance with the federal Title VI regulations.

SECTION 2. Any state agency providing pass through federal funds to the City, or any federal agency providing funds directly to the City may from time to time monitor the City's compliance with federal Title VI regulations.

SECTION 3. This Resolution shall take effect upon adoption, the public welfare requiring it.

IT IS SO RESOLVED THIS _____ day of January 2026.

ATTEST:

CITY OF FRANKLIN, TENNESSEE

By: _____
ANGIE SKARP
City Recorder

By: _____
DR. KEN MOORE
Mayor

Approved as to form by:

Shauna R. Billingsley
City Attorney



File #: 21-01874

DATE: 1/13/2026

TO: Board of Mayor and Aldermen

FROM: Eric Stuckey, City Administrator
Milissa Reiersen, Chief Communications Officer
Lisa Clayton, Director of Parks & Recreation
Monique McCullough, Public Outreach Specialist

SUBJECT:

Consideration Of Event Permit For Franklin Pride Festival Sponsored By Franklin Pride TN At The Park At Harlinsdale Farm On June 6, 2026

PURPOSE:

The purpose of this memorandum is to outline recommendations for the Franklin Pride Festival at the Park at Harlinsdale Farm on June 6, 2026.

BACKGROUND/STAFF COMMENTS:

Franklin Pride TN has requested an event permit for their annual Pride Festival at the Park at Harlinsdale Farm on June 6, 2026. This is the sixth year for the event. Expected attendance is 10,000. The festival includes live music, food trucks, arts and crafts vendors, and non-profit booths, as well as a youth activity area. Although the footprint of the event will move to the area closer to the Main Barn, the applicant will once again rent the entire Park (including the Dog Park).

FINANCIAL IMPACT:

The applicant covers the cost of staff, facility usage, and any damage that occurs during the event (including set-up and tear-down).

RECOMMENDATION:

Staff recommends approval of this event with the following conditions:

- Applicant shall meet with staff for a walk-through at least five days prior to event.
- Applicant will provide detailed map/layout to City detailing location of tents, vendors, etc. prior to event.
- Applicant will provide list of entertainers and vendors at least two weeks prior to event.

- Applicant will provide a Good Neighbor letter which will be distributed to surrounding neighborhoods.

Risk Management:

- Applicant will provide certificate of insurance with liquor liability naming the City as additional insured and with coverage and limits approved by the City's Risk Manager.

Police Department:

- Applicant will hire their own private security as well as extra-duty Franklin Police Officers.

Sanitation and Environmental Services Department:

- Applicant will lease dumpsters from the Sanitation and Environmental Services Department.

Fire Department:

- Applicant must adhere to requirements provided by the Fire Marshal's office regarding tents, stages, and mobile food vendors.
- After stage setup is complete, the stage manager/crew chief shall be prepared to meet with Franklin fire and building inspectors to assure the stage has been properly setup and all safety measures are in place.

Parks Department:

- All coordination regarding the event, including fees and pre-event site meetings, will be done with the Programming Division at the Parks Department.
- Any major changes to the event after approval, must be reviewed by the Special Events Advisory Team and the Department.

OFFICE USE

ONLY

Permit No: _____



City of Franklin Special Event Permit Application

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

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

Please list all that apply: Festival/Fair

1. **Name/purpose of event:** Annual Franklin Pride Festival
2. **Location Requested:** *(if Temporary Street Closure, list major roads to be closed):* The Park at Harlinsdale Farm, 239 Franklin Rd.
3. **Date or dates of event:** ~~05/30/2026~~ **June 6, 2026 mlm**
4. **Start/End Times of Event:**
Start: Noon

End: 6 p.m.

What date/time will set-up begin? ~~5/28/2026~~ 7:00 AM **6/4/2026 mlm**

What date/time will tear-down be complete? ~~6/4/2026~~ 5:00 PM **6/7/2026 mlm**

**Note: Event is responsible for cost of staff required during this time (including Franklin Police Officers). Read Additional Requirements section for more information).*

5. **Time of Street Closure** *(if applicable):*
N/A
6. **An estimated number expected to attend during the course of the event:**
Spectators/Attendees: 10,000 Event Staff/Volunteers:150 Total:10,150

7. **Name of applicant and Organization Requesting Permit** (at least one applicant must be a resident of the City of Franklin; or the organization must be located in the City limits of Franklin): **Applicant / Organization Requesting Permit**

Robert McNamara
Franklin Pride TN
P.O. Box 832
Franklin, TN 37065
P:615-414-5531
franklinpridetn@yahoo.com

Person in charge on day of event: Clayton Klutts

Cell: 6158305492

E-mail address: cklutts@franklinpridetn.org

Name and Cell Number of at least two others available on day of event:

Name: Robert McNamara

Cell: 6154145531

E-mail address: rmcnamara@franklinpridetn.org

Name: Lea Ann Fracasso

Cell: 3128101593

E-mail address: lfracasso@franklinpridetn.org

8. **DETAILED description of the event** (include information regarding the appropriateness of the event for all ages. If available, include the names and descriptions of acts/performers) :

- a. Franklin Pride is a free one-day festival, (appropriate for all ages) with food trucks, two stages of live music/entertainment, a picnic area, vendor booths, nonprofit booths, a youth activity area, a teen activity area, and a beer tent (21 and up).

There will not be a drag show this year. Once again we will rent the entire park on ~~May 30, 2026~~ **6/6/2026 mlm**

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

Event Map: [Map 2025.png](#)

10.

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

Administrative Contact List: [Contact List.pdf](#)

11. **Where is your organization based?** Williamson County
12. **Is your organization authorized to do business in Tennessee?** Yes
13. **Is your organization a tax-exempt organization as described by the Internal Revenue Code Section 501(c)(3) or a not-for-profit organization?** Yes
IRS tax exemption letter: [Blank Tax Exemption.pdf](#)
14. **Will you charge an admission fee?** Yes
Average admission fee: 5
15. **Will you charge a vendor participation fee?** Yes
Average vendor participation fee? 75
16. **Total Estimated Revenue from vendors, ticket sales, and sponsorship to event organizer:**
17. **Will any charity, gratuity, or offers be solicited or accepted during the event?** Yes
18. **Is this event a fundraiser?** No
What organization will be the benefactor of event?
What percentage of funds will they receive?

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

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

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

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

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

Insurance Certificate:

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

Arts/Crafts

Non Profits

Religious Organizations

Merchandise Tents

Corporate Business Marketing

Vender applications are currently open and a full list will be provided prior to the event.

23. **Will food, beverages, or merchandise be sold or given away?** Yes

Clean-up of the area is required. Please attach your clean-up and recycling plan, including name of clean-up provider with contact information for person who will be on on-site during event. See Question #26.

Clean Up Plan and Provider: [Franklin Pride Cleanup.docx](#)

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

25. **Will you require a temporary water tap?** No

If yes, please list exact locations:

26. **Will alcohol, beer, and/or wine be given away or sold?** Yes

If yes, a permit from the relevant board is required. Please read Additional Requirements section of this application for more information.

27. **Will your event include tents or other temporary structures, propane use, or open flames?** Yes

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

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

Good Neighbor Letter: [Franklin Pride Good Neighbor Letter 2026.docx](#)

Good Neighbor Letter Mailing List: [Good Neighbor Mailing List.docx](#)



Rules and Regulations

Please Read All Attachments Before Signing Application.

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

BY: Lea Ann Fracasso Secretary, Franklin Pride Date: 8/19/25
(Signature and title – must be officer of organization)

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

Dr. Ken Moore, Mayor

Eric S. Stuckey, City Administrator

Signature: _____



Buildings, Structures, & Power Sources

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

Any site-built platforms (stages) and/or bleachers

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

All Permit applications are subject to permit fees.

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

Signature: _____



Sound Amplification

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

Applicant/Organization: Robert McNamara - Franklin Pride TN

Event Name: Annual Franklin Pride Festival

Event Date(s): 05/30/2026

- Time amplification equipment will be used:** From: 12:00 AM To: 6:00 PM
- Exact locations sound amplification equipment will be used** (*i.e. stage located on Second Avenue*). Provide map/layout if necessary.:
Two sound stages for musical performance and announcements and presentations.

Sound Amplification Map: [Map 2025.png](#)

- For what purpose will sound amplification be used?** Please list all that apply: Announcements/Speeches,Band/Singers
- Type of Amplifier:** PA System

5. **Number of Amplifiers:** 14 **Number of Speakers:** 14 **Number of Performers:** 10

- Name and Cell Number of at least two coordinators who will monitor the sound level and respond to complaints and violations:**

Name: Austin Ailes

Cell: 6153100106

E-Mail: ailesaustin@gmail.com

Name: Lea Ann Fracasso

Cell: 3128101593

E-Mail: lfracasso@franklinpridetn.org

Authorized Signature: Robert McNamara

Date: 08/19/2025

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



Tractor Supply Co. Arena

Food Trucks

Stages

Shade Tent

Beer Tent

Food Trucks

Welcome Tent

Volunteer Tent

The Park at Harlinsdale Farm

Measure distance
Click on the map to add to your path
Total distance: 10.09 ft (3.07 m)

Franklin Pride Festival



FRANKLIN DISCLAIMER
This map was created by the City of Franklin's IT Department and was compiled from the most authentic information available. The City is not responsible for any errors or omissions contained hereon. All data and materials Copyright © 2025. All Rights Reserved.

- Fire Hydrant
- Food Trucks
- Stages
- Vendors
- Large Tents

Staff Conditions:

Staff recommends approval of this event with the following conditions:

- Applicant shall meet with staff for walk through at least five days prior to event.
- Applicant will provide detailed map/layout to City detailing location of tents, vendors, etc. prior to event.
- Applicant will provide list of entertainers and vendors at least two weeks prior to event.
- Applicant will provide a Good Neighbor letter which will be distributed to surrounding neighborhoods.

Risk Management:

- Applicant will provide certificate of insurance with liquor liability naming the City as additional insured and with coverage and limits approved by the City's Risk Manager.

Police Department:

- Applicant will hire their own private security as well as extra-duty Franklin Police Officers

Sanitation and Environmental Services Department:

- Applicant will lease dumpsters from the Sanitation and Environmental Services Department.

Fire Department:

- Applicant must adhere to requirements provided by the Fire Marshal's office regarding tents, stages, and mobile food vendors.
- After stage setup is complete, the stage manager/crew chief shall be prepared to meet with Franklin fire and building inspectors to assure the stage has been properly setup and all safety measures are in place.

Parks Department:

- All coordination regarding the event, including fees and pre-event site meetings, will be done with the Programming Division at the Parks Department.
- Any major changes to the event after approval, must be reviewed by the Special Events Advisory Team and the Department.



File #: 21-01875

DATE: 1/13/2026

TO: Board of Mayor and Aldermen

FROM: Eric Stuckey, City Administrator
Milissa Reiersen, Chief Communications Officer
Lisa Clayton, Director of Parks & Recreation
Monique McCullough, Public Outreach Specialist

SUBJECT:

Consideration Of Event Permit For Boots and Buckles Ball Sponsored by the Franklin Noon Rotary At Bicentennial Park On March 28, 2026

PURPOSE:

The purpose of this memorandum is to outline recommendations for the Boots and Buckles Ball Sponsored by the Franklin Noon Rotary Club at Bicentennial Park on March 28, 2026.

BACKGROUND/STAFF COMMENTS:

The Franklin Noon Rotary has requested the use of Bicentennial Park for their Boots and Buckles Ball. This event will celebrate the 75th Anniversary of the Franklin Rodeo. The ticketed event has an expected attendance of 500.

FINANCIAL IMPACT:

The applicant covers the cost of staff, facility usage, and any damage that occurs during the event (including set-up and tear-down).

RECOMMENDATION:

Staff recommends approval of this event with the following conditions:

- Applicant shall meet with staff for walk through at least five days prior to event.
- Applicant will provide detailed map/layout to City detailing location of tents, vendors, etc. prior to event.

Risk Management:

- Applicant will provide certificate of insurance naming the City as additional insured and with coverage and limits approved by the City's Risk Manager.

Police Department:

- Applicant will hire private security and/or required number of extra-duty Franklin Police Officers

Sanitation and Environmental Services Department:

- Applicant will contact department for possible lease of dumpsters or roll-out containers.

Fire Department:

- Applicant must adhere to requirements provided by the Fire Marshal's office regarding tents, emergency access, and mobile food vendors.

Parks Department:

- All coordination regarding the event, including fees and pre-event site meetings, will be done with the Programming Division at the Parks Department.
- Any major changes to the event after approval, must be reviewed by the Special Events Advisory Team and the Department.

OFFICE USE

ONLY

Permit No: _____



City of Franklin Special Event Permit Application

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

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

Please list all that apply: 75th Anniversary Celebration

1. **Name/purpose of event:** Franklin Rodeo 75th Anniversary Celebration
2. **Location Requested:** (if Temporary Street Closure, list major roads to be closed):
Bicentennial Park and MLK street closure. Also use of the parking field
3. **Date or dates of event:** 03/28/2026
4. **Start/End Times of Event:**
Event will start at 5:30pm and end around 11pm. Guest will probably begin arriving around 4:45pm-5:45pm

What date/time will set-up begin? 3/27/2026 8:00 AM

What date/time will tear-down be complete? 3/28/2026 11:00 PM

**Note: Event is responsible for cost of staff required during this time (including Franklin Police Officers). Read Additional Requirements section for more information).*

5. **Time of Street Closure** (if applicable):
We would like to have street closed as early as we can
6. **An estimated number expected to attend during the course of the event:**
Spectators/Attendees: 600 Event Staff/Volunteers:50 Total:650
7. **Name of applicant and Organization Requesting Permit** (at least one applicant must be a resident of the City of Franklin; or the organization must be located in the City limits of Franklin): **Applicant / Organization Requesting Permit**
Robin Baldree
Franklin Rodeo
605 S Margin Street, 102
Franklin, TN 37064
P:6155175019
sponsors@franklinrodeo.com
Person in charge on day of event: Robin Baldree, Summer Sheldon, Christine Wilson and Devin Gilliam
Cell: 615-306-0876 **E-mail address:** sponsors@franklinrodeo.com
Name and Cell Number of at least two others available on day of event:
Name: Summer Sheldon **Cell:** 615-390-3998 **E-mail address:** Summer@southerneventsonline.com
Name: Devin Gilliam **Cell:** 615-708-8590 **E-mail address:** Devin.Gilliam@fcma.com

8. **DETAILED description of the event** (include information regarding the appropriateness of the event for all ages. If available, include the names and descriptions of acts/performers) :

2026 marks the 75th year of the Franklin Rodeo a proud milestone for one of Middle Tennessee's most iconic traditions. Our special event will celebrate the 75th Anniversary of the Franklin Rodeo, honoring its rich history and community impact since 1949.

Guests will include our valued sponsors, distinguished dignitaries, City of Franklin and Williamson County elected officials, as well as state elected officials and VIP attendees of the Franklin Rodeo. Together, we'll commemorate 75 years of rodeo heritage, community service, and the enduring spirit of Franklin. We want to also have propane firepits for social gathering outside of the pavilion

9. **ENCLOSE A DETAILED PDF MAP** of the event site and/or route, detailing any temporary or permanent structures, street closures, parking, etc. If applicable, list the location, blocks, streets, and/or intersections in which such an event will occur.

For large-scale events, a map or maps should be obtained from the City's GIS division.

If also submitting a CAD file, please ensure that it is in DWG file format, and projected in TN State Plane NAD83

Please detail any restricted parking areas on the event map.

Event Map: [firepit.heic](#)

10.

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

Administrative Contact List: [75th Boots & Buckles Ball Chairs.pdf](#)

11. **Where is your organization based?** Williamson County
12. **Is your organization authorized to do business in Tennessee?** Yes
13. **Is your organization a tax-exempt organization as described by the Internal Revenue Code Section 501(c)(3) or a not-for-profit organization?** Yes
IRS tax exemption letter: [Rodeo - Tax Exempt.pdf](#)
14. **Will you charge an admission fee?** Yes
Average admission fee: 100.
15. **Will you charge a vendor participation fee?** No
Average vendor participation fee?
16. **Total Estimated Revenue from vendors, ticket sales, and sponsorship to event organizer:**
17. **Will any charity, gratuity, or offers be solicited or accepted during the event?** No
18. **Is this event a fundraiser?** No
What organization will be the benefactor of event?
What percentage of funds will they receive?
19. **Will parking in the area of the event need to be restricted or prohibited?** Yes
20. **Will any sound amplification equipment be used during the event?** No

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

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

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

Insurance Certificate:

22. **What, if any, vendors will be present at event?** (i.e. medical related, shirts, arts, etc.) **Please provide detailed list.**
Franklin Rodeo Merch to include memorabilia items of the 75th, Hat Bar Vendors, Franklin Rodeo Swag,
23. **Will food, beverages, or merchandise be sold or given away?** Yes
Clean-up of the area is required. Please attach your clean-up and recycling plan, including name of clean-up provider with contact information for person who will be on-site during event. See Question #26.
Clean Up Plan and Provider: [Clean up Crew.pages](#)
24. Events under 200 participants require a \$250 refundable security deposit at the time of approval. For events over 200, a \$1000 security deposit is required upon approval. If the applicant fails to restore the property to its prior condition, then the applicant shall be responsible to the City of Franklin for any costs incurred in restoring the property after the event. Surrender of the deposit in no way relieves the applicant of the responsibility for any costs incurred by the City of Franklin in excess of the deposit. Applicant's event coordinator or representative and a City of Franklin representative will conduct a Pre-Event meeting prior to event date for Pre-Event Check List Site Review. *At the end of the event, a Post-Event Check List shall be completed by the Applicant's event coordinator, or representative, and a City of Franklin representative to re-assess the site for trash and damage, and to secure with caution tape and signage (provided by event group) any tents left for removal.* Damage deposit will be refunded after a satisfactory Post Event Check List has been completed and signed off on by both the City of Franklin and organization requesting event. ***NOTE:** Events that include deep frying cooking oil operations are required to have a grease pit on-site and contract with a grease waste hauler to handle the grease waste and removal of the grease pit. A copy of this agreement shall be filed along with this application. The primary event sponsor is required to remove all cooking grease from the site immediately after the event. Illegal dumping of cooking grease will be prosecuted. *Please read Additional Requirements section of this application for more information.*
25. **Will you require a temporary water tap?** No
If yes, please list exact locations:
26. **Will alcohol, beer, and/or wine be given away or sold?** Yes
If yes, a permit from the relevant board is required. Please read Additional Requirements section of this application for more information.
27. **Will your event include tents or other temporary structures, propane use, or open flames?** Yes
Tents 400 sq. ft. or larger (or, if cooking operations are under the tent, 200 sq. ft. or larger) require a special inspection from the Franklin Fire Department. All tents must meet the requirements of Chapter 31 of the International Fire Code. Tents 20-ft by 20-ft or larger must have an approved label or documentation showing the tent fabric meets all flammability requirements. Tents larger than 400-SF must be inspected and approved by the fire department before the event opens. All cooking operations must be inspected and approved by the fire department before the event opens. Cooking operations will be periodically inspected throughout the event. Tents should be taken down on the date the event has ended. **Please read the Additional Requirements section of this application for more information.**
28. **Attach Good Neighbor Letter and Mailing List used.** *Please read Additional Requirements section of this application for more information.*
Good Neighbor Letter: [Good Neighbor Letter .pdf](#)
Good Neighbor Letter Mailing List: [address .pdf](#)



Rules and Regulations

Please Read All Attachments Before Signing Application.

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

BY: Christopher CEO Date: 07/15/2025
(Signature and title – must be officer of organization)

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

Dr. Ken Moore, Mayor

Eric S. Stuckey, City Administrator

Event Franklin Rodeo 75th
Name: Anniversary Celebration



FORM C

Signature: _____

Buildings, Structures, & Power Sources

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

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

All Permit applications are subject to permit fees.

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



Signature: _____

Sound Amplification

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

Applicant/Organization: Robin Baldree - Franklin Rodeo

Event Name: Franklin Rodeo 75th Anniversary Celebration

Event Date(s): 03/28/2026

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

Sound Amplification Map:

3. **For what purpose will sound amplification be used?** Please list all that apply:
4. **Type of Amplifier:**
- 5.

Number of Amplifiers:

Number of Speakers:

Number of Performers:

6. **Name and Cell Number of at least two coordinators who will monitor the sound level and respond to complaints and violations:**

Name:

Cell:

E-Mail:

Name:

Cell:

E-Mail:

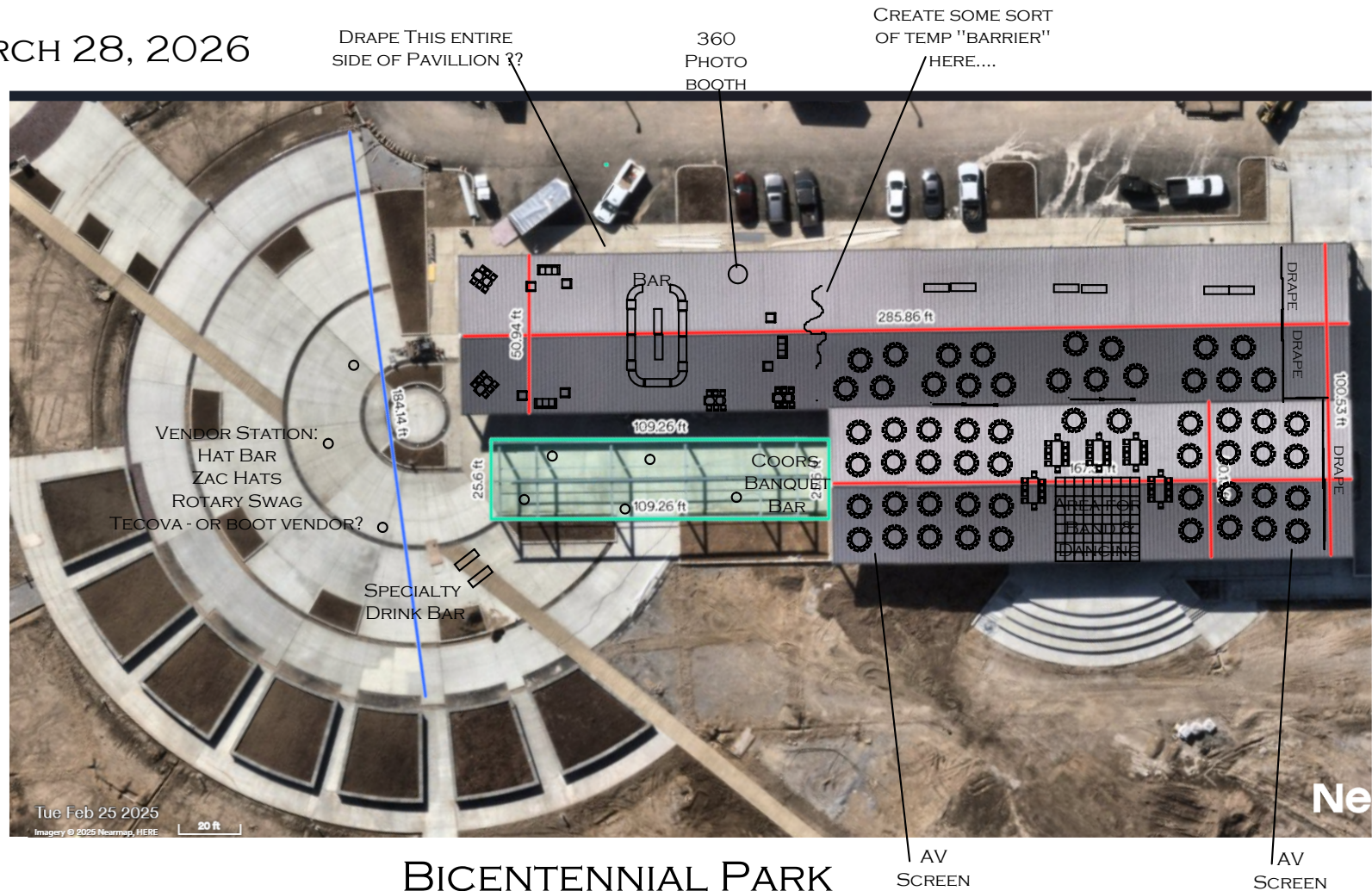
Authorized Signature: Robin Baldree

Date: 10/31/2025

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

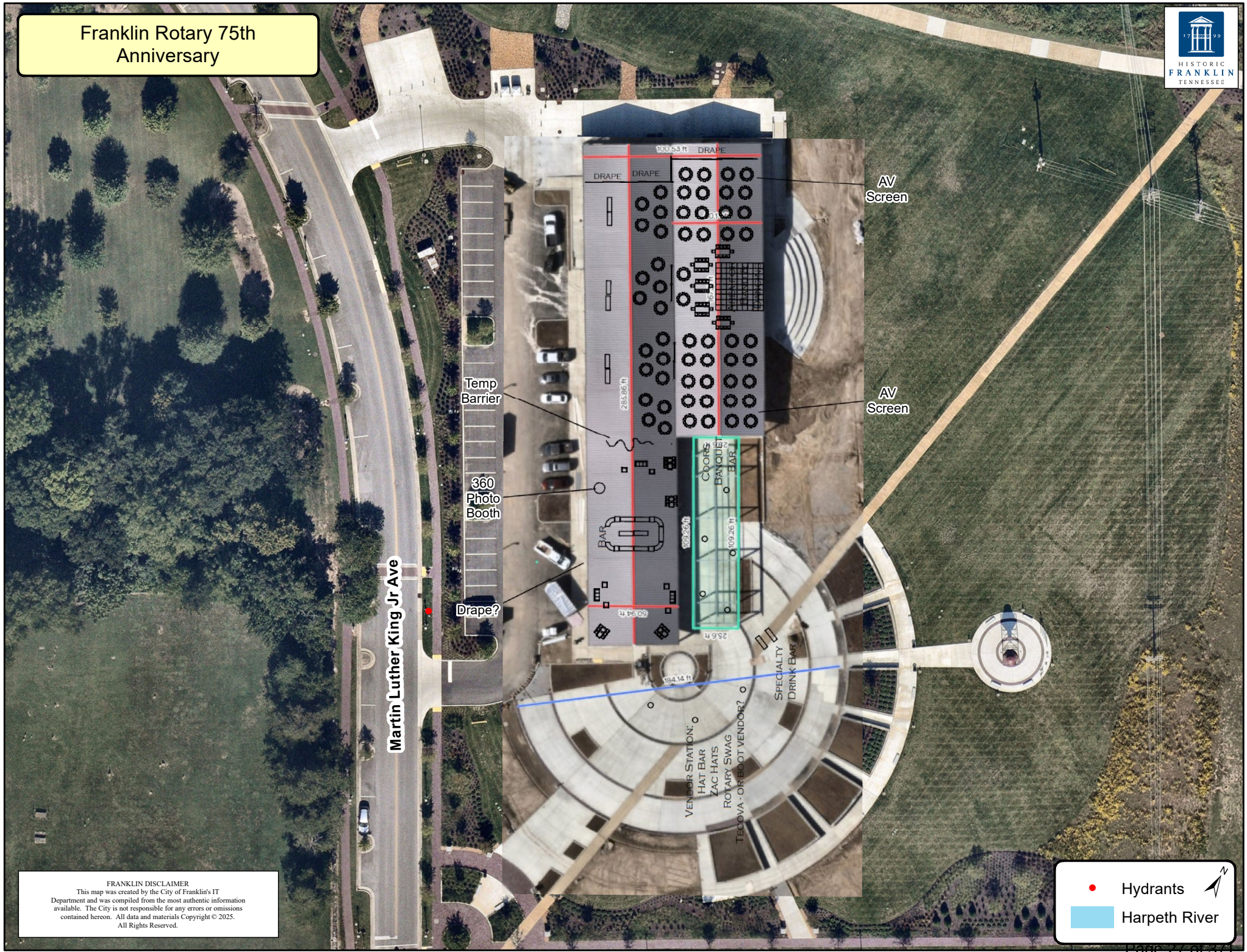
FRANKLIN ROTARY 75TH ANNIVERSARY BOOTS & BUCKLES BALL

MARCH 28, 2026



BICENTENNIAL PARK
PAVILION

Franklin Rotary 75th Anniversary



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● Hydrants
 Harpeth River

Open Issues: 4

FIRE-Special Event

General Issues

2. Exit signs and emergency lights

kristie.thompson@franklin.tn.gov	Ensure all exits are not blocked, especially to the left of the stage where one of the screens is going. They are required to be marked. Exit signs are required above the required exits (red or green color). Emergency lights are required to be placed in locations along the tent walls to ensure the occupants ability to make their way to the exits.
--	--

3. Fire pit?

kristie.thompson@franklin.tn.gov	There is a mention of a fire pit, but no location specified. Contact Fire Prevention for further discussion.
--	--

4. Tents

kristie.thompson@franklintn.gov

Your application said "Yes" to having a tent. What size? Where is it located? Please specify on the plan. Also, a tent permit is required with flammability certificates. Please see www.franklintn.gov for more details.

Tents must meet the following requirements.

1. A site diagram showing where the tent will be on site and clearly showing fire department access routes is required. The site diagram shall also show the location of all generators and heating and cooking equipment.
2. Provide floor plan of the tent showing the layout of all furniture and fixtures and all exits.
3. Tents are located no closer than 20-feet to a building or other tent (zoning requirement; exceptions apply)
4. Tents must be properly anchored. Tents 20-feet by 20-feet and larger must be anchored in accordance with manufacturer's instructions. Staking is preferred. If staking is not possible, concrete blocks are required. Water barrels are not permitted. As a general rule-of-thumb, tents must have 5-pound to 10-pounds of anchoring per SF of tent. One 36-inch stake, properly installed, provides 800-pounds anchoring.
5. Tents 20-feet by 20-feet and larger must have at least one 5-pound ABC fire extinguisher. Extinguishers must have a current inspection tag issued by a licensed fire equipment distributor.
6. Tents 20-feet by 20-feet and larger must have a label or certificate showing that the tent fabric meets flammability standards.
7. Tents with sides are treated as buildings and must meet all the fire and life safety code requirements for buildings including exit signs, emergency lights, and adequate means of egress.
8. Pop-up vendor tents (nominal 10-feet x 10-feet) must have a minimum of 40-pounds of ballast on each pole.
9. Pop-up tents using open flames, such as, candles, portable heaters, torches, must have one ABC fire extinguisher that is fully charged.
10. Where tents will be in use for more than three days, event sponsors must submit plans to the fire department for review and approval.
Plans must contain the following:
 - a. Manufacturer's staking diagram
 - b. Manufacturer's wind restrictions

Sanitation and Environmental Services

General Issues

1. Solid Waste Containers

bobby.sullivan@franklintn.gov

Thank you for providing your cleanup plan document. Unfortunately, I am having issues opening and viewing it. SES services include 8 cubic yard dumpster boxes that can be rented at a fee of \$110.00 per each dumpster requested. One dump is included in the rental price. 96 gallon rollout containers may also be rented for events, as well as sanitation staff members and waste disposal vehicles. Services may be tailored to event coordinator needs. You may secure rentals and obtain pricing for these services by contacting our office at 615-794-1516. Thank you for the opportunity to be of service.

Staff Conditions:

Staff recommends approval of this event with the following conditions:

- Applicant shall meet with staff for walk through at least five days prior to event.
- Applicant will provide detailed map/layout to City detailing location of tents, vendors, etc. prior to event.

Risk Management:

- Applicant will provide certificate of insurance naming the City as additional insured and with coverage and limits approved by the City's Risk Manager.

Police Department:

- Applicant will hire private security and/or required number of extra-duty Franklin Police Officers

Sanitation and Environmental Services Department:

- Applicant will contact department for possible lease of dumpsters or roll-out containers.

Fire Department:

- Applicant must adhere to requirements provided by the Fire Marshal's office regarding tents, emergency access, and mobile food vendors.

Parks Department:

- All coordination regarding the event, including fees and pre-event site meetings, will be done with the Programming Division at the Parks Department.
- Any major changes to the event after approval, must be reviewed by the Special Events Advisory Team and the Department.



File #: 21-01515

DATE: 1/13/2026

TO: Board of Mayor and Aldermen

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

SUBJECT:

*Consideration Of Ordinance 2025-51, An Ordinance To Rezone 16.81 Acres From General Office (GO) District To Regional Commerce 4 (RC4) District For The Property Located South Of Liberty Pike And East Of Carothers Parkway, Located At 1211 And 1217 Liberty Pike. Establishing A Public Hearing On February 10, 2026
FMPC 12/11/25, 9-0 to disapprove

PURPOSE:

PROJECT INFORMATION

COF Project Number: 8962
Applicant: Adam Crunk, Crunk Engineering
Owner: E. Ray Morris

BACKGROUND/STAFF COMMENTS:

The applicant is requesting to rezone properties at 1211 and 1217 Liberty Pike from General Office (GO) District to Regional Commerce 4 (RC4) District. These properties are two separate lots comprising 16.81 acres, both of which are currently vacant. These parcels were specifically zoned General Office (GO) District many years ago to implement a transition from intensive commercial uses along the I-65 corridor to adjacent single-family residential uses. Envision Franklin places both lots within the Regional Commerce Design Concept. Envision Franklin's height map recommends a maximum height of three stories for the property at 1217 Liberty Pike to help transition away from the Liberty Pike and Carothers Parkway intersection to the residential areas to the south. This request would not accommodate the recommendations of Envision Franklin for this property. Envision Franklin allows for six stories in height for 1211 Liberty Pike, assuming all the zoning requirements can be met. Envision Franklin could support the rezoning of 1211 Liberty Pike due to the guidance of the height map. Due to the request for rezoning only partially meeting the intent of Envision Franklin staff can't support the rezoning request for 1211 and 1217 Liberty Pike.

PROCEDURAL REQUIREMENTS:

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

FINANCIAL IMPACT:

Unknown.

RECOMMENDATION:

Franklin Municipal Planning Commission recommends disapproval of Ordinance 2025-51 by a vote of 9-0.

Staff recommends that the Board of Mayor and Aldermen deny Ordinance 2025-51.

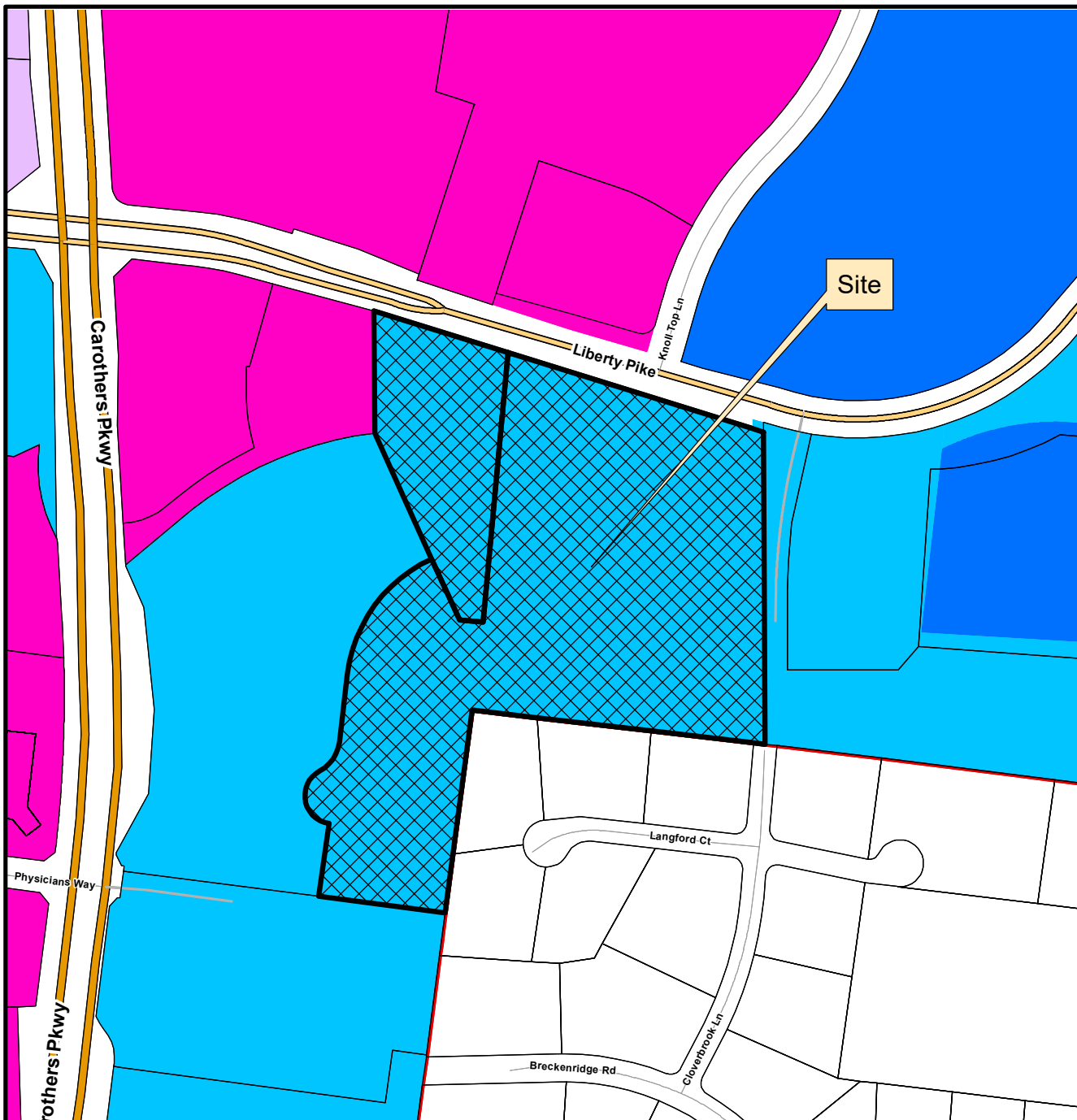
1211 AND 1217 LIBERTY PIKE ORDINANCE 2025-51

Project Information

Existing Zoning: GO General Office District
Proposed Zoning: RC4 Regional Commerce 4
Overlay Districts: None
Site Acreage: 16.81 acres

Legend

-  1211 and 1217 Liberty Pike
-  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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0 250 500 1,000
Feet



HISTORIC
FRANKLIN
TENNESSEE

ORDINANCE 2025-51

AN ORDINANCE TO REZONE 16.81 ACRES FROM GENERAL OFFICE (GO) DISTRICT TO REGIONAL COMMERCE 4 (RC4) DISTRICT FOR THE PROPERTY LOCATED SOUTH OF LIBERTY PIKE AND EAST OF CAROTHERS PARKWAY, LOCATED AT 1211 AND 1217 LIBERTY PIKE.

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

WHEREAS, the Regional Commerce 4 (RC4) District provides zoning for land uses compatible with both the Franklin Land Use Plan and surrounding development; and

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

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

SECTION I. That the following described property shall be, and is hereby, rezoned from its present zoning classification of General Office (GO) District to Regional Commerce 4 (RC4) District:

PREMISES CONSIDERED

Map-Parcel	Acres
079-040.10	13.96
079-040.18	2.85
Total	16.81

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

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

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

ATTEST:

CITY OF FRANKLIN, TENNESSEE:

By: _____
Angie Skarp
City Recorder

By: _____
Dr. Ken Moore
Mayor

Approved as to form by:

Shauna R. Billingsley

City Attorney

PLANNING COMMISSION RECOMMENDED:

PASSED FIRST READING:

PUBLIC HEARING HELD:

PASSED SECOND READING:

PASSED THIRD READING:

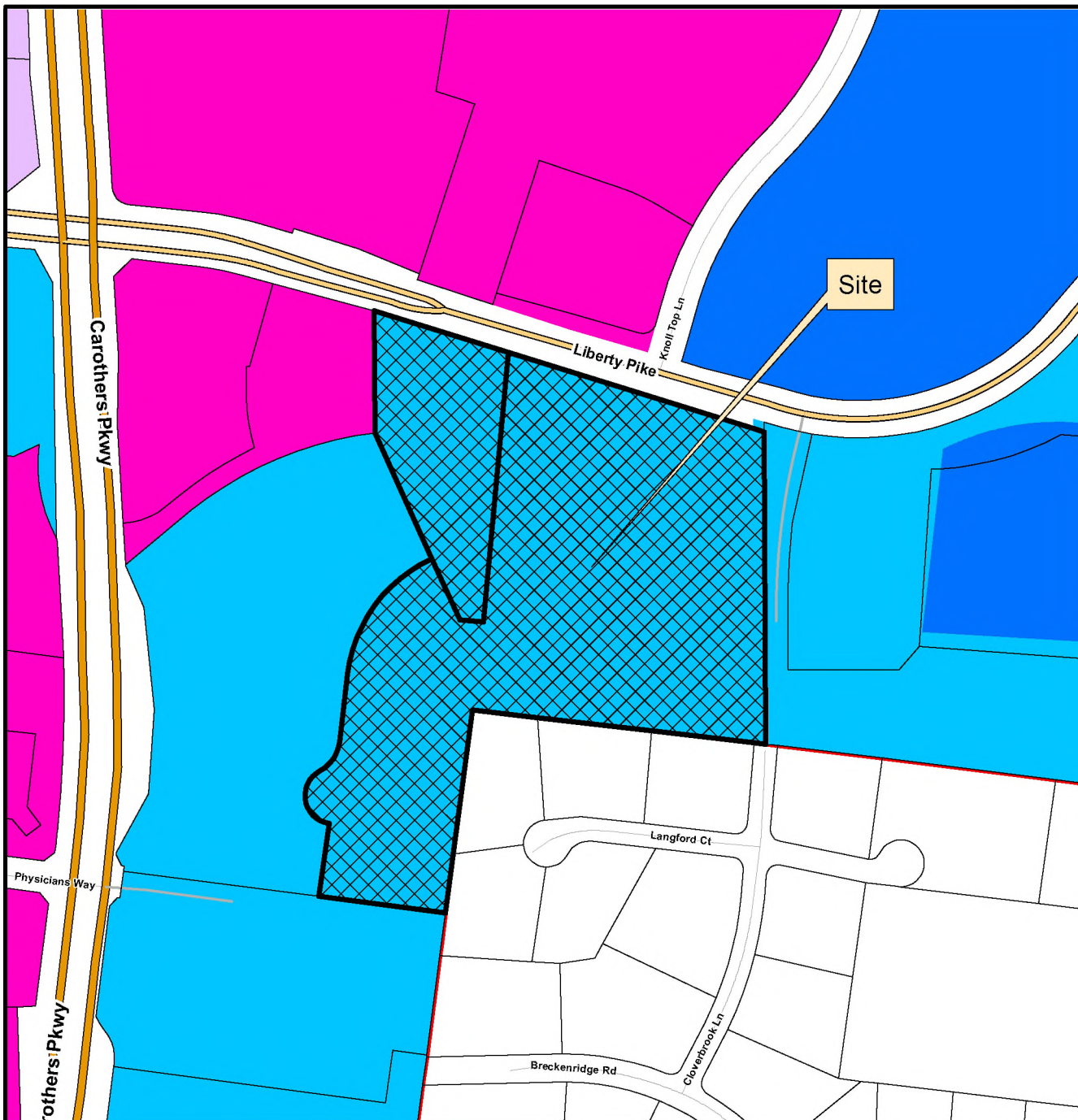
1211 AND 1217 LIBERTY PIKE ORDINANCE 2025-51

Project Information

Existing Zoning: GO General Office District
Proposed Zoning: RC4 Regional Commerce 4
Overlay Districts: None
Site Acreage: 16.81 acres

Legend

-  1211 and 1217 Liberty Pike
-  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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0 250 500 1,000
Feet



HISTORIC
FRANKLIN
TENNESSEE

This aerial map shows the project site in Cary, NC, which is divided into two lots. Lot 1, located to the west, is 1211 sq. ft. (2.893 Ac. ±). Lot 2, located to the east, is 587,009 sq. ft. (13.705 Ac. ±). The site is bounded by Liberty Pike to the north and Carothers Pkwy to the west. To the south, the site is adjacent to Langford Ct and Cloverbrook Ln. The map also shows surrounding areas including the Carothers Pkwy corridor, the Liberty Pike corridor, and the area around the Carothers Pkwy and Liberty Pike intersection. A north arrow is located in the bottom right corner of the map.

LOCATION MAP
1" = 100'

SITE DATA TABLE	
PROPERTY ADDRESS:	1211 & 1217 LIBERTY PIKE FRANKLIN TN, 37067
PARCEL ID:	079 040.10 & 079 040.18
PARCEL ACREAGE:	13.96 AC + 2.85 AC TOTAL = 16.81 AC
DESIGN PROFESSIONAL:	Crunk Engineering LLC 7112 Crossroads Boulevard, Suite 201 Brentwood, TN 37027 Contact: Adam Crunk, PE Phone: 615.873.1795 Email: adam@crunkeng.com
OWNER:	MORRIS E. RAY 5660 PEACHTREE INDUSTRIAL BLVD Norcross, GA
ENVISION FRANKLIN DESIGN CONCEPT	REGIONAL COMMERCE
PROPOSED REZONING REQUESTED	RC-4

PURPOSE STATEMENT:

Rezoning is being requested to adapt to current market conditions. The uses allowed under GO zoning are too restrictive for current market demand.

STATEMENT OF IMPACTS:

The proposed rezoning would change the current zoning designation of the property from GO to RC4. This change would primarily allow for commercial uses that are not allowed in the GO zone. The intended uses for this property are not known at this time. For the purposes of this statement, the following designation has been assumed for the RC4 zone based on limited interest to develop the property in the past:

Medical Office	- 45,000sf
Retail (Shopping Center)	- 15,000 sf
Restaurant	- 6,000 sf
Assisted Living or Skilled Nursing	- 200 units

Traffic:

Trips would be generated on Liberty Pike, which is a Minor Arterial. The majority of trips would be expected to head west toward Carothers Parkway, which is the nearest major intersection. The total combined peak hour trips per the ITE manual would be 266 AM peak hour trips, and 453 PM peak hour trips.

Water:

This property is served by Milkenwater Utility District, and there would be no impact on the City of Franklin Water System. That being said, the water usage is estimated to be 27,120 gpd.

Sewer:

This property is served by City of Franklin sewer, with an existing main along the south side of Liberty Pike. The estimated sewer demand would be 27,120 gpd.

Reclaimed Water:

There is no access to reclaimed water at this time.

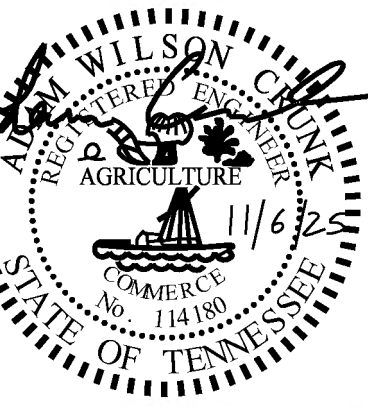
Stormwater:

The primary drainage point to the property is the southern boundary line, discharging onto neighboring single family county property. There will be a combination of bio-retention and pervious pavement provided for stormwater treatment, as well as stormwater detention to reduced peak flows. Similarly, there would be treatment and detention provided for the southwest leg of the property in a similar manner.

Comparison to Existing Zoning:

If the property were developed into an office corporate center under the current zoning, the maximum density would be approximately 250,000 sf of office space. This would yield 399 AM peak hour trips and 359 am peak hour trips. The water and sewer demand would be 25,000 gpd, and the stormwater impact would be very similar to that stated above.

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



1211 & 1217 LIBERTY PIKE, REZONING

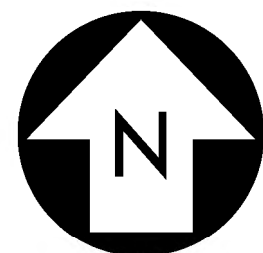
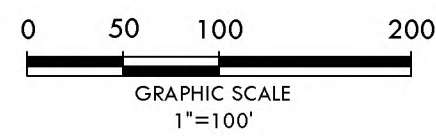
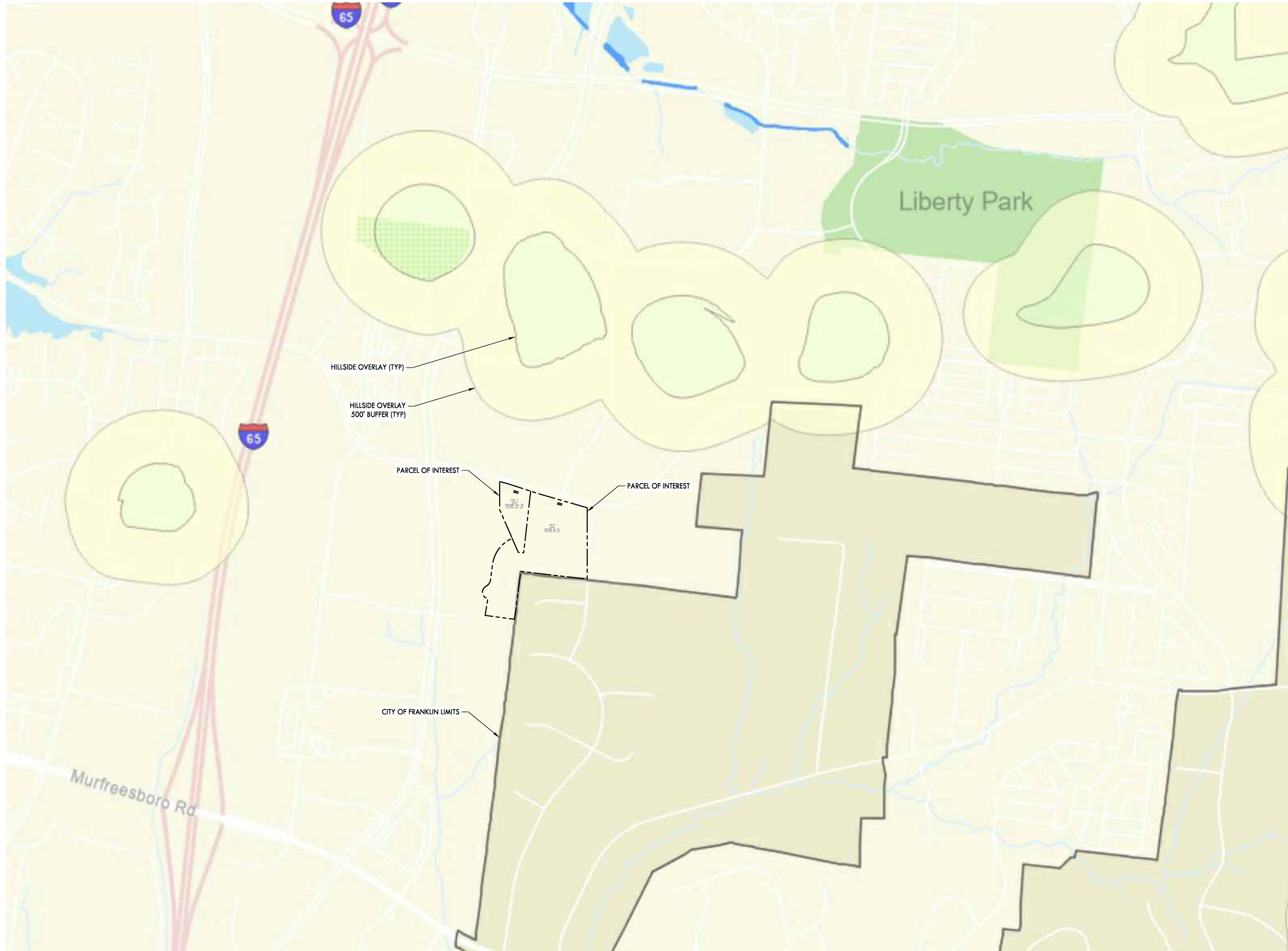
LIBERTY PIKE, FRANKLIN, TENNESSEE 37067

REVISIONS	
No.	DATE
	11/06/2025
09/11/2025	25092

1.0

REZONING INITIATION

Drawing Date: 11/06/2025 1211 & 1217 Liberty Pike Rezoning/Consolidation CS & P.dwg



REVISIONS	
No.	DATE
	11/06/2025

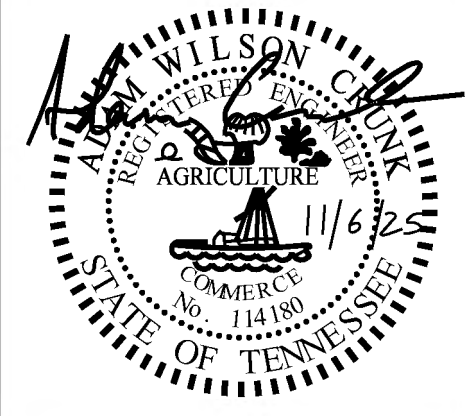
09/11/2025 25092

2.0

REZONING
INITIATION

1211 & 1217 LIBERTY PIKE, REZONING

LIBERTY PIKE, FRANKLIN, TENNESSEE 37067



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

Drawing Date: 11/05/2025 12:18:12 PM Liberty Pike Rezoning Drawing/Consultant/CSB.dwg

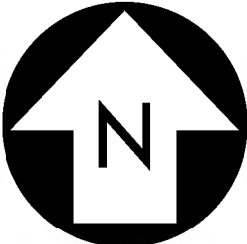
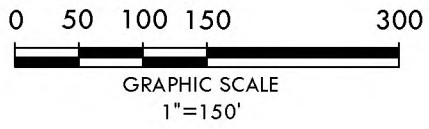


1211 LIBERTY PIKE
LEGAL DESCRIPTION:

BEING A PARCEL OF LAND LYING WHOLLY WITHIN THE 4TH CIVIL DISTRICT OF WILLIAMSON COUNTY, TENNESSEE AND BEING A PORTION OF PARCEL 40.18, TAX MAP 79 OF THE WILLIAMSON COUNTY TAX ASSESSORS OFFICE OF DEED BOOK 6167, PAGE 74.

1217 LIBERTY PIKE
LEGAL DESCRIPTION:

BEING A PARCEL OF LAND LYING WHOLLY WITHIN THE 4TH CIVIL DISTRICT OF WILLIAMSON COUNTY, TENNESSEE AND BEING A PORTION OF PARCEL 40.10, TAX MAP 79 OF THE WILLIAMSON COUNTY TAX ASSESSORS OFFICE OF DEED BOOK 6207, PAGE 653



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

1211 & 1217 LIBERTY PIKE, REZONING

LIBERTY PIKE, FRANKLIN, TENNESSEE 37067

REVISIONS	
No.	DATE
	11/06/2025

09/11/202525092

3.0

REZONING INITIATION

Liberty Pike

Carothers Pkwy

Physicians Way

Langford Ct

Cloverbrook Ln

Kerind Ct

Huntington Ct

Black

LOT 1
1211
120,025 Sq. Ft.
(2.803 Ac. ±)

LOT 2
1017
687,009 Sq. Ft.
(15.705 Ac. ±)

PROJECT SITE

North Arrow

LOCATION MAP

1" = 100'

<u>SITE DATA TABLE</u>	
PROPERTY ADDRESS:	1211 & 1217 LIBERTY PIKE FRANKLIN TN, 37067
PARCEL ID:	079 040.10 & 079 040.18
PROPERTY ACREAGE:	13.96 AC + 2.85 AC TOTAL = 16.81 AC
DESIGN PROFESSIONAL:	Crunk Engineering LLC 7112 Crossroads Boulevard, Suite 201 Brentwood, TN 37027 Contact: Adam Crunk, PE Phone: 615.873.1795 Email: adam@crunkeng.com
OWNER:	MORRIS E. RAY 5660 PEACHTREE INDUSTRIAL BLVD Narcross, GA
ENVISION FRANKLIN DESIGN CONCEPT	REGIONAL COMMERCE
PROPOSED REZONING REQUESTED	RC-4

PURPOSE STATEMENT:

Rezoning is being requested to adapt to current market conditions. The uses allowed under GO zoning are too restrictive for current market demand.

STATEMENT OF IMPACTS:

The proposed rezoning would change the current zoning designation of the property from GO to RC4. This change would primarily allow for commercial uses that are not allowed in the GO zone. The intended uses for this property are not known at this time. For the purposes of this statement, the following designation has been assumed for the RC4 zone based on limited interest to develop the property in the past:

Medical Office	- 45,000sf
Retail (Shopping Center)	- 15,000 sf
Restaurant	- 6,000 sf
Assisted Living or Skilled Nursing	- 200 units

Traffic:

Trips would be generated on Liberty Pike, which is a Minor Arterial. The majority of trips would be expected to head west toward Carothers Parkway, which is the nearest major intersection. The total combined peak hour trips per the ITE manual would be 266 AM peak hour trips, and 453 PM peak hour trips.

Water:

This property is served by Milcrafont Utility District, and there would be no impact on the City of Franklin Water System. That being said, the water usage is estimated to be 27,120 gpd.

Sewer:

This property is served by City of Franklin sewer, with an existing main along the south side of Liberty Pike. The estimated sewer demand would be 27,120 gpd.

Reclaimed Water:

There is no access to reclaimed water at this time.

Stormwater:

The primary drainage point to the property is the southern boundary line, discharging onto neighboring single family county property. There will be a combination of bio-retention and pervious pavement provided for stormwater treatment, as well as stormwater detention to reduced peak flows. Similarly, there would be treatment and detention provided for the southwest leg of the property in a similar manner.

Comparison to Existing Zoning:

If the property were developed into an office corporate center under the current zoning, the maximum density would be approximately 250,000 sf of office space. This would yield 399 AM peak hour trips and 359 AM peak hour trips. The water and sewer demand would be 25,000 gpd, and the stormwater impact would be very similar to that stated above.

CRUNK ENGINEERING LLC
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1211 & 1217 LIBERTY PIKE, REZONING

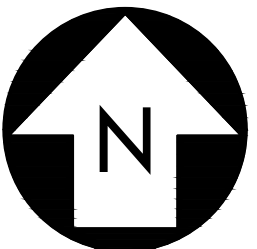
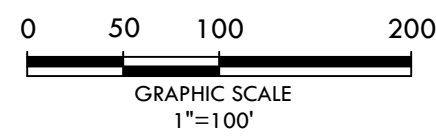
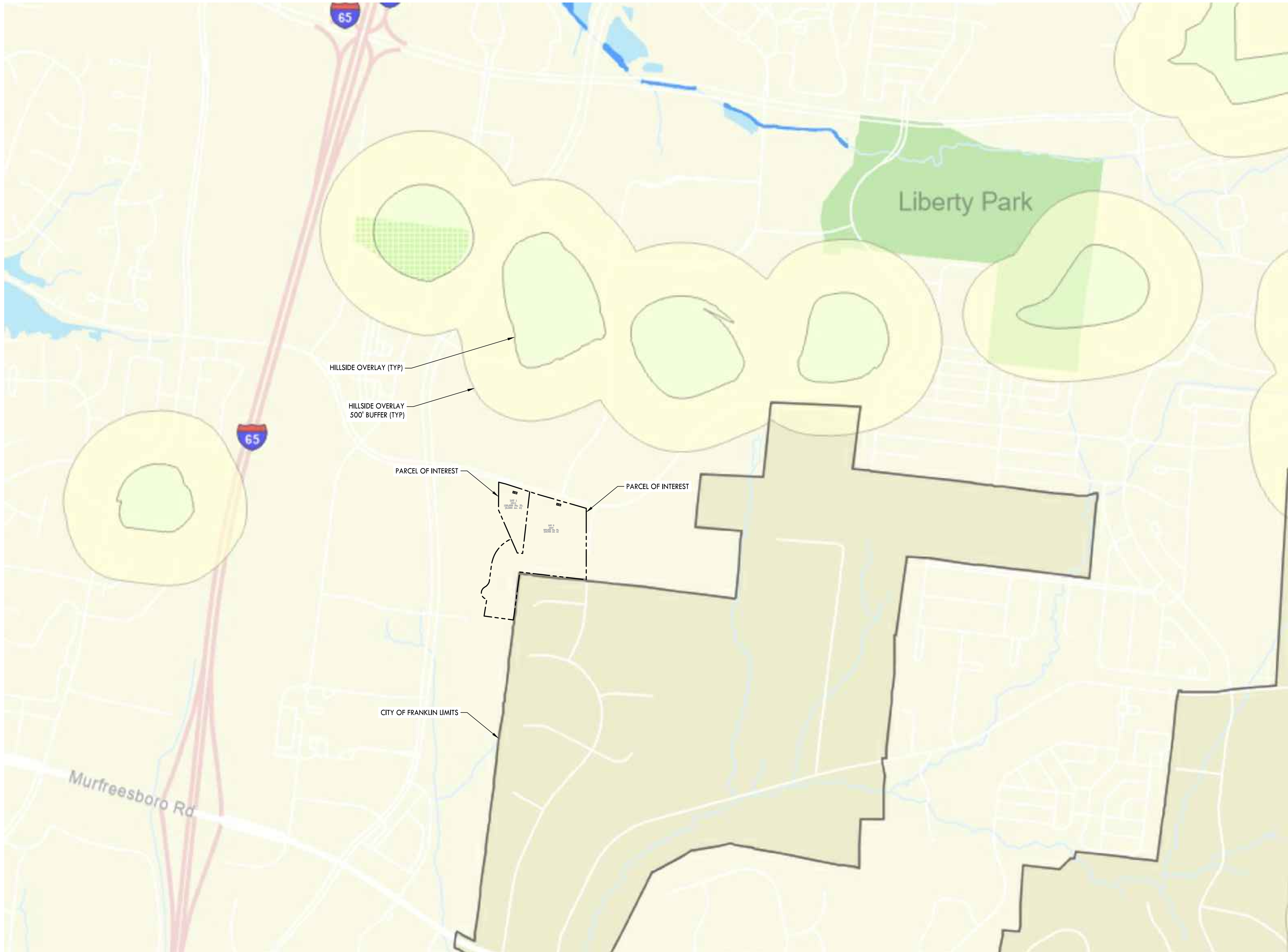
LIBERTY PIKE, FRANKLIN, TENNESSEE 37067

REVISIONS	
No.	DATE
	11/06/2025
09/11/2025	25092

1.0

REZONING INITIATION

Drawing Path: P:\2025\25092 - 1211 & 1217 Liberty Pike Rezoning\Drawings\CS-04.dwg



REVISIONS	
No.	DATE
	11/06/2025

09/11/2025 25092

2.0

REZONING
INITIATION

1211 & 1217 LIBERTY PIKE, REZONING

LIBERTY PIKE, FRANKLIN, TENNESSEE 37067



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

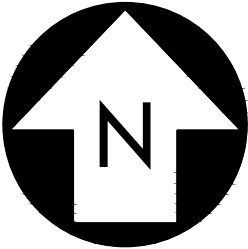
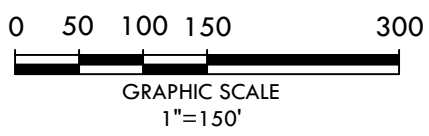


1211 LIBERTY PIKE
LEGAL DESCRIPTION:

BEING A PARCEL OF LAND LYING WHOLLY WITHIN THE 4TH CIVIL DISTRICT OF WILLIAMSON COUNTY, TENNESSEE AND BEING A PORTION OF PARCEL 40.18, TAX MAP 79 OF THE WILLIAMSON COUNTY TAX ASSESSORS OFFICE OF DEED BOOK 6167, PAGE 74.

1217 LIBERTY PIKE
LEGAL DESCRIPTION:

BEING A PARCEL OF LAND LYING WHOLLY WITHIN THE 4TH CIVIL DISTRICT OF WILLIAMSON COUNTY, TENNESSEE AND BEING A PORTION OF PARCEL 40.10, TAX MAP 79 OF THE WILLIAMSON COUNTY TAX ASSESSORS OFFICE OF DEED BOOK 6207, PAGE 653



CRUNK ENGINEERING LLC
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SUITE 201
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(615) 873-1795
WWW.CRUNKENG.COM

1211 & 1217 LIBERTY PIKE, REZONING

LIBERTY PIKE, FRANKLIN, TENNESSEE 37067

REVISIONS	
No.	DATE
	11/06/2025

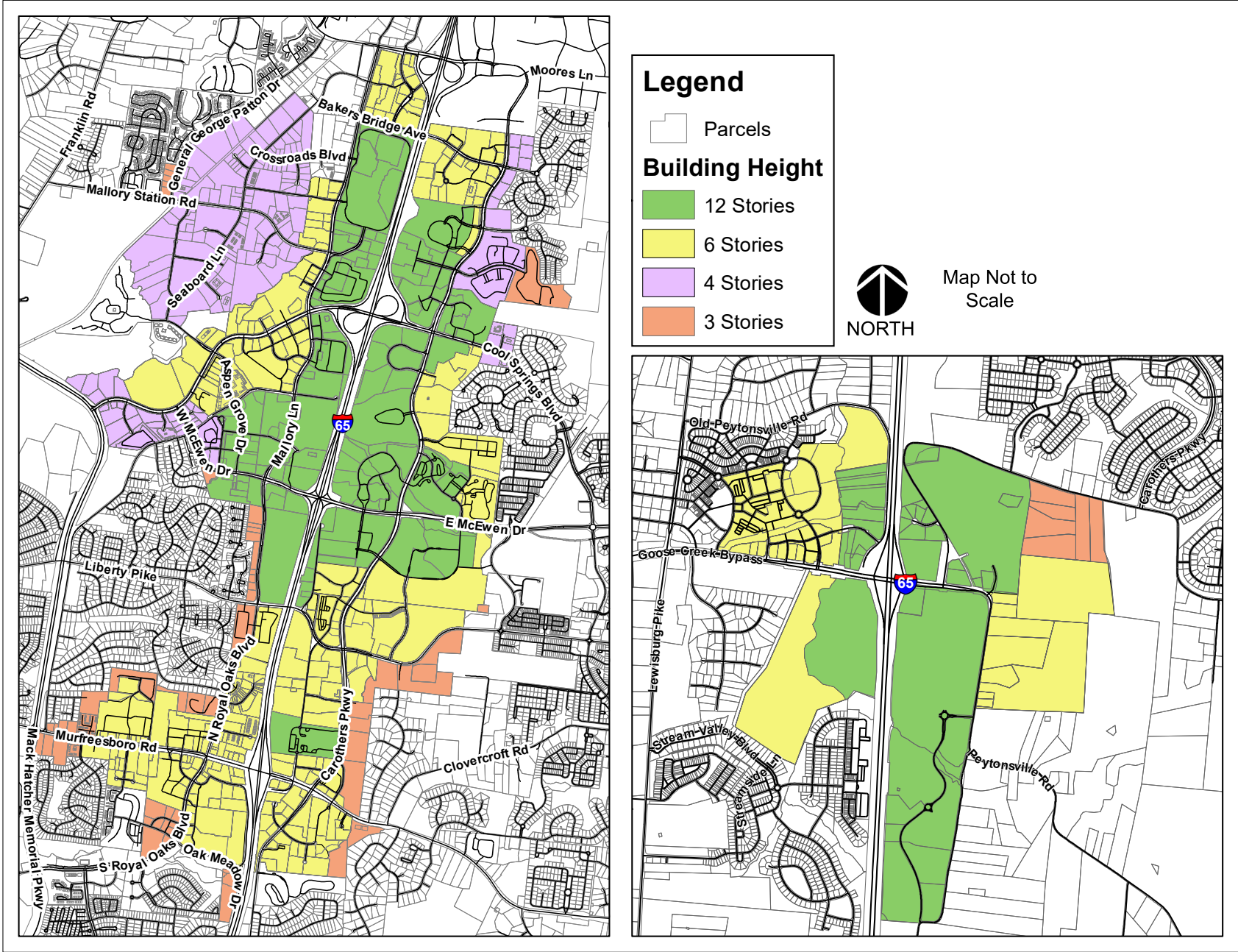
09/11/202525092

3.0

REZONING
INITIATION

APPENDIX E: INTERSTATE CORRIDOR BUILDING HEIGHTS

FIGURE.1: INTERSTATE CORRIDOR BUILDING HEIGHT MAP



Katie Walker

From: Dominick Avello <pastordom@cornerstonefire.com>
Sent: Wednesday, December 10, 2025 10:35 PM
To: Planning Intake
Subject: Rezoning for property located at 1211 and 1217 liberty Pike

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.

From: Dominick and Joyce Avello
Address: 708 Langford Court Franklin 37067
RE: November 24, 2025 Public Notice for rezone 1211 & 1217 Liberty Pike, Franklin, TN, 37067

To Whom it May Concern,
Concerns as it relates to rezoning request:

Preservation of county property value

- Breckenridge consists of single-family homes, several of which are valued in excess of \$1M.
- Property values are currently protected from line-of-sight access by adjacent woodlands of the Liberty Pike properties, specifically a continuous line of cedar trees near the MTEC power line easement.
- Physical access is limited both by that wooded area and the absence of roadway through to Liberty Pike. The cedars discussion further restrict light and sound reduction to the continuously increasing traffic utilizing Liberty Pike.
- Any development of the Subject Property will likely encroach on natural barriers noted above. Though no plan has been filed, a zoning change to RC-4 will cut required minimum landscape surface from 30% to 15%. Such loss will certainly have adverse impact to barriers noted.
- Loss of said barriers would likely degrade Breckenridge property values.

Drainage and flooding

- Drainage issues arose, circa 2015, during attempted development of the Subject Property as zoned and may have been what eventually caused that project to fail to reach a resolution between builder, city, and county. · The requested change from GO to RC-4 would reduce required landscape from 30% to 15% implying a significant reduction in permeable natural drainage. I believe that will exacerbate flooding and drainage remediation for all properties in question, both city and county.
- Multiple adjacent county properties of the Breckenridge Addition (specifically 700, 704, and 708 Langford Court) are directly impacted by drainage feeding the Power Line Branch Creek (Harpeth River watershed) from the Liberty Pike properties being considered. 704 and 708 properties have experienced continual issues over the years.
- Increased storm intensity and irregularities experienced statewide further complicate watershed and flood mitigation planning.

Actual Need

- I'm concerned that rezoning without a clear plan serves no one clearly. I understand that a change may allow use of the property in a more appealing way to developers and, perhaps, easier to sell. I am sensitive to Mr. Morris situation in the increasing shadow of recession. The commercial real estate business is strained. Yet reduction of one party's particular risk at the cost of impact to multiple adjoining properties seems extreme and at odds with the broader intent of zoning and best practice.

Thank you for the opportunity for me to voice these concerns.

Dominick Avello
708 Langford Court

Franklin, TN 37067Dominick Avello
dom@cornerstonefire.com

Katie Walker

From: dbstewart@dswrite.com
Sent: Tuesday, December 9, 2025 5:00 PM
To: Planning Intake
Cc: sharon@motomage.com; dbstewart
Subject: Comments for 11 December FMPC meeting (RE: Rezoning application for 1211 & 1217 Liberty Pike)

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.*

RE: November 24, 2025 Public Notice for rezone 1211 & 1217 Liberty Pike, Franklin, TN, 37067

To Whom it May Concern:

Thank you for notifying me and my neighbors regarding the requested zoning change of 1211 & 1217 Liberty Pike, Franklin, TN, 37067 which are city properties adjacent to my Williamson County home.

As an owner of property lying outside the City of Franklin, I understand that my views are secondary. I'm hopeful that Envision Franklin addresses the boundary issues between city and county as it does the balance between beautification, growth, function, and preservation of Franklin proper.

I am planning to attend the December 11, 2025 FMPC meeting. Following are my primary concerns with the rezoning request.

- Preservation of county property value
 - Breckenridge consists of single-family homes, several of which are valued in excess of \$1M.
 - Property values are currently protected from line-of-sight access by adjacent woodlands of the Liberty Pike properties, specifically a continuous line of cedar trees near the MTEC power line easement.
 - Physical access is limited both by that wooded area and the absence of roadway through to Liberty Pike. The cedars noted above further restrict light and offer sound reduction to the continuously increasing traffic utilizing Liberty Pike.
 - Any development of the Subject Property will likely encroach on natural barriers noted above. Though no plan has been filed, a zoning change to RC-4 will cut required minimum landscape surface from 30% to 15%. Such loss will certainly have adverse impact to barriers noted.
 - Loss of said barriers would likely degrade Breckenridge property values.
- Drainage and flooding
 - Drainage issues were identified, circa 2015(?), during attempted development of the Subject Property as zoned and may have been what eventually caused that project to fail to reach a resolution between builder, city, and county. The requested change from GO to RC-4 would reduce

required landscape from 30% to 15% implying a significant reduction in permeable natural drainage. I believe that reduction will exacerbate flooding and drainage remediation for all properties in question, both city and county.

- Multiple adjacent county properties of the Breckenridge Addition (specifically 700, 704, and 708 Langford Court) are directly impacted by drainage feeding the Power Line Branch Creek (Harpeth River watershed) from the Liberty Pike properties being considered. 704 and 708 properties have experienced continual issues over the years.
- My property, 700 Langford, backs up to the two flood control ponds that help manage the storm runoff. Copies I've seen of surveys in 2015 indicated no presence of those structures. Changes to surface area and surface permeability of the Subject Property would impact all flow downstream and into Breckenridge.
- Increased storm intensity and irregularities experienced statewide and nationally further complicate watershed and flood mitigation planning. Extreme rainfall as experienced in the 2010 floods must be considered as more than outliers for any ongoing plan.
- Actual Need
 - I'm concerned that rezoning without a clear plan serves no one clearly. I understand that a change may allow use of the property in a more appealing way to developers and, perhaps, make it easier to sell. While I'm sensitive to Mr. Morris' situation in the increasing shadow of recession and strains on commercial properties, a reduction of one party's particular risk at the cost of impact to multiple adjoining properties seems extreme and at odds with the broader intent of zoning and best practice.

Thank you for the opportunity for me to voice these concerns.

David B. Stewart
700 Langford Court
Franklin, TN 37067

Katie Walker

From: Jay Rae <jaytrae@gmail.com>
Sent: Tuesday, December 9, 2025 9:34 PM
To: Planning Intake
Cc: Darla
Subject: RE: November 24, 2025 Public Notice for rezone 1211 & 1217 Liberty Pike, Franklin, TN, 37067

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.

RE: November 24, 2025 Public Notice for rezone 1211 & 1217 Liberty Pike, Franklin, TN, 37067

To Whom it May Concern:

Thank you for notifying us of the requested zoning change of 1211 & 1217 Liberty Pike, Franklin, TN, 37067 which are city properties adjacent to our Williamson County home.

As owners of a property lying outside the City of Franklin, we understand that our views are secondary. We're hopeful that the approved Envision Franklin plan addresses the boundary issues between city and county as it does the balance between beautification, growth, function, and preservation of Franklin proper.

We are planning to attend the December 11, 2025 FMPC meeting. Following are our primary concerns with the rezoning request.

- **Preservation of county property value**

- Breckenridge, one of the oldest subdivision's within Williamson County, consists of single-family homes, several of which are valued in excess of \$1M.
- Property values are currently protected from line-of-sight access by adjacent woodlands of the Liberty Pike properties, specifically a continuous line of cedar trees near the MTEC power line easement.
- Physical access is limited both by that wooded area and the absence of a roadway through to Liberty Pike. The cedars noted above further restrict light and offer a sound buffer for the continuously increasing vehicle traffic utilizing Liberty Pike.
- Any development of the Subject Property will likely encroach on the natural barriers noted above. Though no plan has been filed, a zoning change to RC-4 will cut required minimum landscape surface from 30% to 15%. Such loss will certainly have an adverse impact to the barriers noted.
- Loss of said barriers would likely degrade Breckenridge property values.

- **Drainage and flooding**

- Drainage issues were identified, circa 2015(?), during attempted development of the Subject Property as zoned and may have been what eventually caused that project to be abandoned as the builder, city and county failed to reach an acceptable resolution. The requested change from GO to RC-4 would reduce required landscape from 30% to 15% implying a significant reduction in permeable natural drainage. I believe that reduction will exacerbate flooding and drainage remediation for all properties in question, both city and county.
- Multiple adjacent county properties of the Breckenridge Addition (specifically 700, 704, and 708 Langford Court) are directly impacted by drainage feeding the Power Line Branch Creek (Harpeth River watershed) from the Liberty Pike Properties being considered. 704 and 708 properties have experienced continual issues over the years.
- Our property, 704 Langford, also backs up to the two flood control ponds that help manage the storm runoff. Copies of surveys in 2015 indicated no presence of those structures. Changes to surface area and surface permeability of the Subject Property would impact all flow downstream and into Breckenridge.
- Increased storm intensity and irregularities experienced statewide and nationally further complicate watershed and flood mitigation planning. Extreme rainfall as experienced in the 2010 floods must be considered as more than outliers for any ongoing plan.

Actual Need

We are concerned that rezoning without a clear plan serves no one clearly. We understand that a change in zoning may allow use of the Properties in a more appealing way to developers and, perhaps, make it easier to sell. While we are somewhat sensitive to Mr. Morris' situation in the increasing shadow of recession and strains on commercial properties, a reduction of one party's particular risk at the cost of impacting multiple adjoining properties seems extreme and at odds with the broader intent of zoning and the Envision Franklin plan. Given the magnitude of the above mentioned impacts and issues, we will be actively opposing changes that don't balance the needs of both parties.

Thank you for the opportunity for us to voice these concerns.

Jay & Darla Rae
704 Langford Court
Franklin, TN 37067

y



File #: 21-01561

DATE: 1/13/2026

TO: Board of Mayor and Aldermen

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

SUBJECT:

Consideration Of Ordinance 2025-50, An Ordinance To Rezone 7.01 Acres From Estate Residential (ER) District To Office Residential (OR) District For The Property Located South Of Long Lane And West Of Carothers Road, Located At 4325 Long Lane. Establishing A Public Hearing On February 24, 2026

FMPC 12/11/25, 8-1

PURPOSE:

PROJECT INFORMATION

COF Project Number: 8961

Applicant: Greg Gamble, Gamble Design Collaborative

Owner: Family Holdings, LLC, Keith Baker, Rep.

BACKGROUND/STAFF COMMENTS:

The applicant is requesting to rezone the property at 4325 Long Lane from Estate Residential (ER) District to Office Residential (OR) District. The property consists of 7.01 acres. It is the applicant's intent to utilize the existing building as office and administration space for the neighboring Refuge Center complex. Envision Franklin places this property in the Regional Commerce Design Concept. Regional Commerce supports a variety of uses including retail, office, restaurant, hotel and institutional, with higher, more intense uses being located closer to the Interstate-65 corridor. Envision Franklin supports the proposed rezoning as it supports the office use and requires minimal changes to the existing site. Any further development or additional uses on the property may require a new rezoning to a district that would support those changes.

PROCEDURAL REQUIREMENTS:

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

FINANCIAL IMPACT:

Unknown.

RECOMMENDATION:

Franklin Municipal Planning Commission recommends that the Board of Mayor and Aldermen approve Ordinance 2025-50 by a vote of 8-1.

Staff recommends that the Board of Mayor and Aldermen approve Ordinance 2025-50.

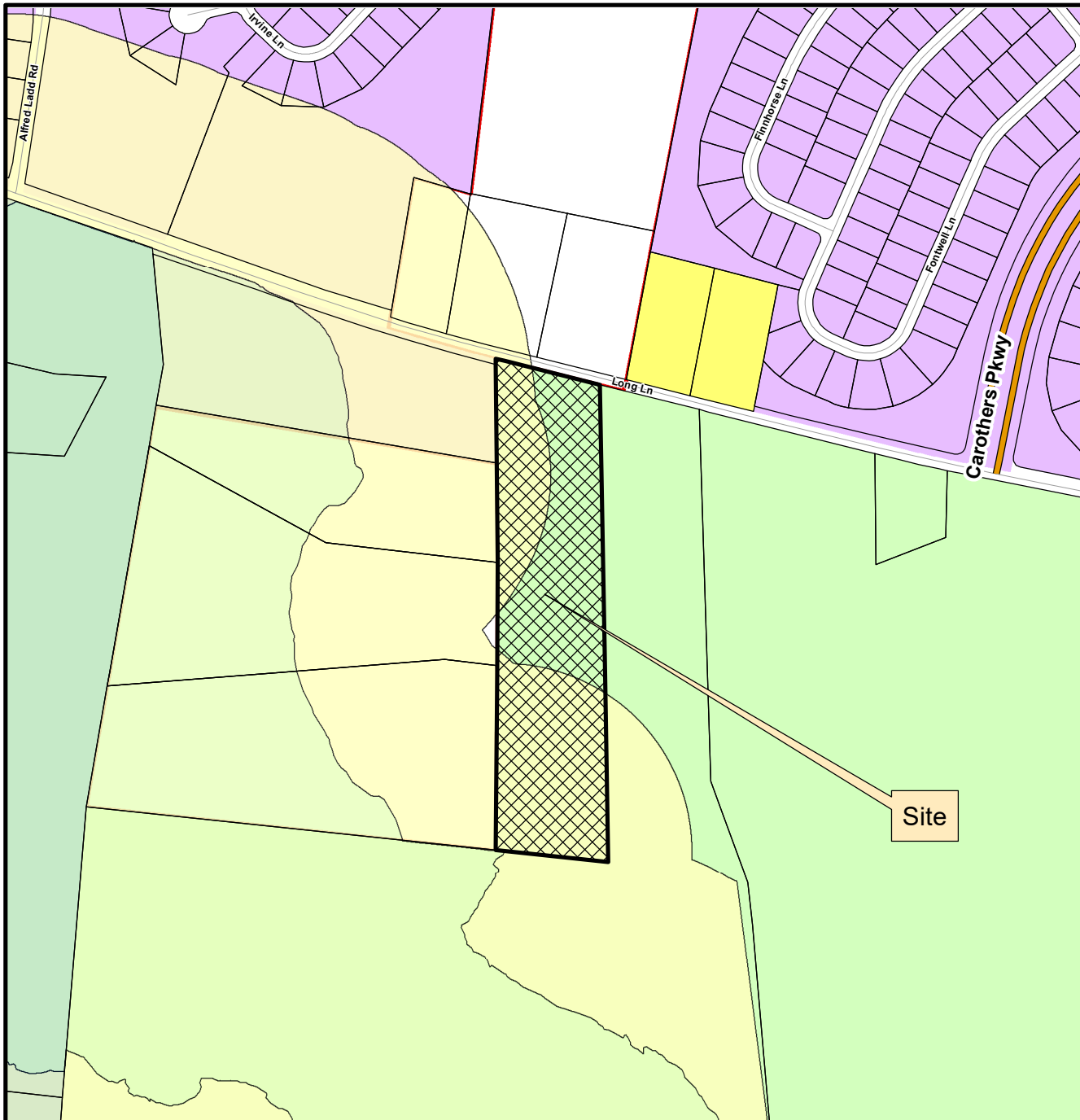
4325 LONG LANE, REZONING ORDINANCE 2025-50

Project Information

Existing Zoning: ER Estate Residential
Proposed Zoning: OR Office Residential
Overlay Districts: 500' Buffer of Hillside
Site Acreage: 7.01 acres

Legend

-  4325 Long Lane
-  Hillside/Hillcrest Overlay
-  500 Ft Buffer of Hillside
-  AG Agricultural District
-  ER Estate Residential District
-  R1 Residential 1 District
-  R2 Residential 2 District
-  R3 Residential 3 District
-  R4 Residential 4 District
-  R6 Residential 6 District
-  MR Mixed Residential District
-  PD Planned District
-  OR Office Residential District
-  CI Civic Institutional District
-  NC Neighborhood Commercial District
-  CC Central Commercial District
-  DD Downtown District
-  1ST Avenue District
-  5TH Avenue District
-  RC4 Regional Commerce 4 District
-  RC6 Regional Commerce 6 District
-  RC12 Regional Commerce 12 District
-  GO General Office District
-  LI Light Industrial District
-  HI Heavy Industrial District



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It was compiled from the most authentic information available.
The City is not responsible for any errors or omissions contained hereon.
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0 250 500 1,000
Feet



HISTORIC
FRANKLIN
TENNESSEE

ORDINANCE 2025-50

AN ORDINANCE TO REZONE 7.01 ACRES FROM ESTATE RESIDENTIAL (ER) DISTRICT TO OFFICE RESIDENTIAL (OR) DISTRICT FOR THE PROPERTY LOCATED SOUTH OF LONG LANE AND WEST OF CAROTHERS ROAD, LOCATED AT 4325 LONG LANE

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

WHEREAS, the Office Residential (OR) District provides zoning for land uses compatible with both the Franklin Land Use Plan and surrounding development; and

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

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

SECTION I. That the following described property shall be, and is hereby, rezoned from its present zoning classification of Estate Residential (ER) District to Office Residential (OR) District:

PREMISES CONSIDERED

Map-Parcel	Acres
106 – 179.03	7.01
Total	7.01

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

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

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

ATTEST:

CITY OF FRANKLIN, TENNESSEE:

By: _____
Angie Skarp
City Recorder

By: _____
Dr. Ken Moore
Mayor

Approved as to form by:

Shauna R. Billingsley

City Attorney

PLANNING COMMISSION RECOMMENDED:

PASSED FIRST READING:

PUBLIC HEARING HELD:

PASSED SECOND READING:

PASSED THIRD READING:

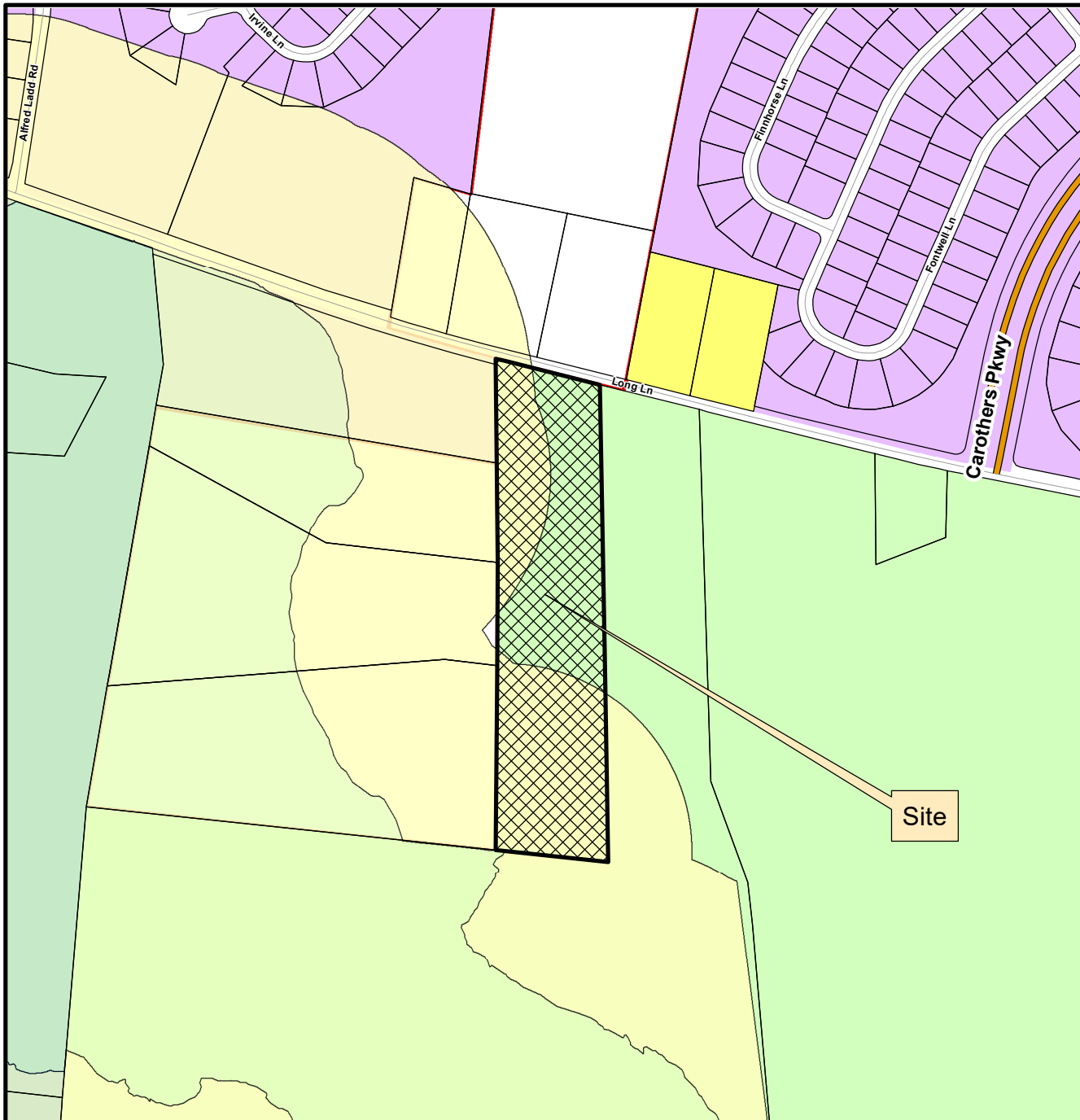
4325 LONG LANE, REZONING ORDINANCE 2025-50

Project Information

Existing Zoning: ER Estate Residential
Proposed Zoning: OR Office Residential
Overlay Districts: 500' Buffer of Hillside
Site Acreage: 7.01 acres

Legend

-  4325 Long Lane
-  Hillside/Hillcrest Overlay
-  500 Ft Buffer of Hillside
-  AG Agricultural District
-  ER Estate Residential District
-  R1 Residential 1 District
-  R2 Residential 2 District
-  R3 Residential 3 District
-  R4 Residential 4 District
-  R6 Residential 6 District
-  MR Mixed Residential District
-  PD Planned District
-  OR Office Residential District
-  CI Civic Institutional District
-  NC Neighborhood Commercial District
-  CC Central Commercial District
-  DD Downtown District
-  1ST Avenue District
-  5TH Avenue District
-  RC4 Regional Commerce 4 District
-  RC6 Regional Commerce 6 District
-  RC12 Regional Commerce 12 District
-  GO General Office District
-  LI Light Industrial District
-  HI Heavy Industrial District



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It was compiled from the most authentic information available.
The City is not responsible for any errors or omissions contained hereon.
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0 250 500 1,000
Feet



HISTORIC
FRANKLIN
TENNESSEE

SHEET INDEX

C0.0	COVER SHEET
C1.0	EXISTING CONDITIONS & SITE SURVEY
C1.1	ENLARGED EXISTING CONDITIONS

APPLICANT & LANDSCAPE ARCHITECT:

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

OWNER:

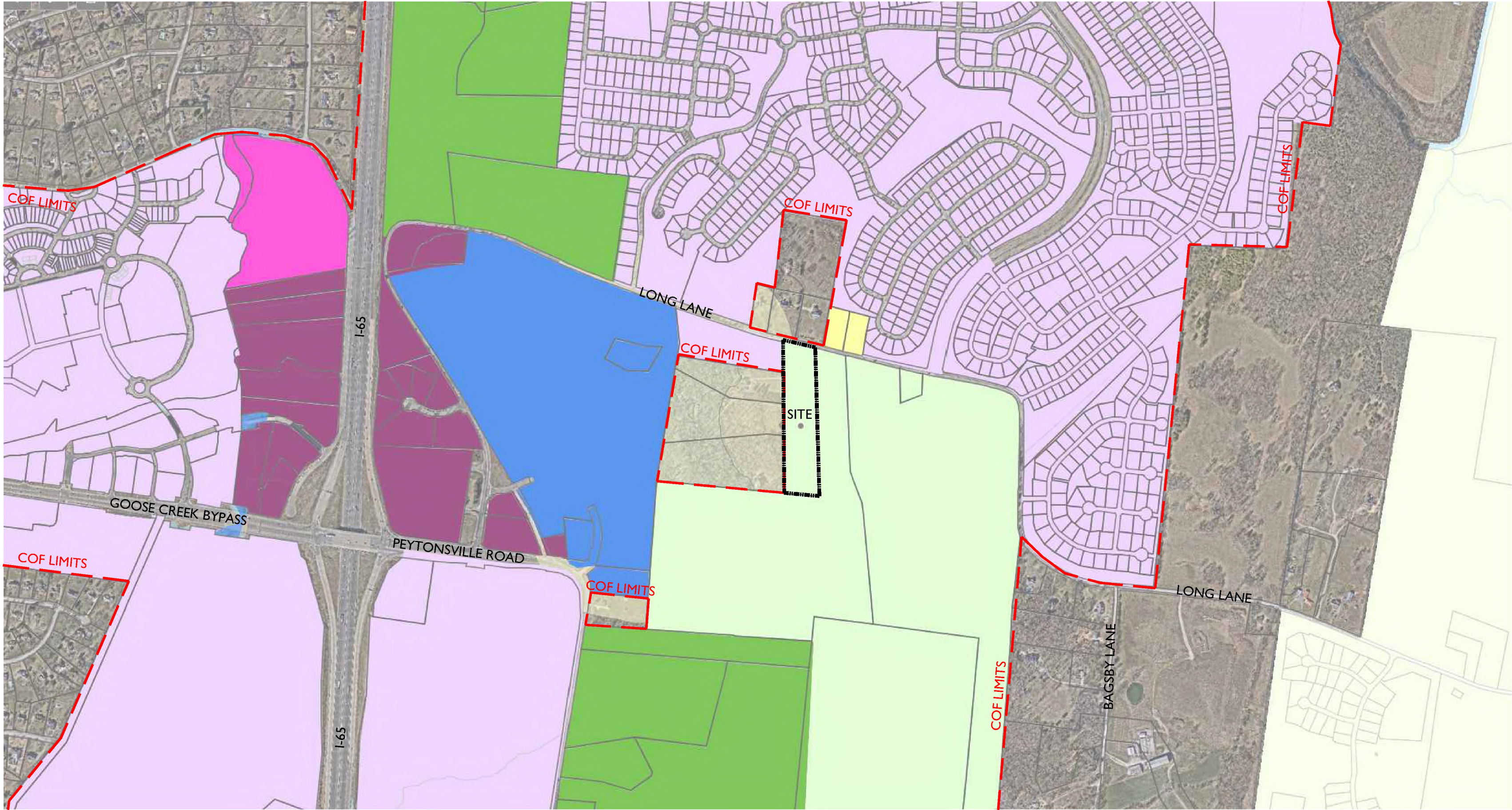
KEITH BAKER
BAKER FAMILY HOLDING, LLC
112 VILLAGE STREET
SLIDELL, LA 70458

4325 LONG LANE

REZONING REQUEST

OFFICE RESIDENTIAL

Franklin, Williamson, Tennessee



NOT TO SCALE

4325 LONG LANE

SITE DATA

SUBDIVISION/DEVELOPMENT:	4325 LONG LANE
COF PROJECT NUMBER:	8961
TAX MAP & PARCELS:	MAP 106, PARCEL 17903
ADDRESS	4325 LONG LANE
CITY:	FRANKLIN
COUNTY:	WILLIAMSON
STATE:	TENNESSEE
CIVIL DISTRICT:	10
SITE ACREAGE:	7.01 AC
EXISTING ZONING:	ER - ESTATE RESIDENTIAL
PROPOSED ZONING:	OR - OFFICE RESIDENTIAL
OTHER APPLICABLE OVERLAYS:	500' HHO BUFFER
ENVISION FRANKLIN:	REGIONAL COMMERCE

LEGAL DESCRIPTION
FOR
TRACT 2 OF THE MOSS PROPERTY
SITUATED IN THE TENTH (10TH) CIVIL DISTRICT
MAP 106, PARCEL 179.03
IN WILLIAMSON COUNTY, TN.

A TRACT OF LAND SITUATED IN THE TENTH (10TH) CIVIL DISTRICT OF WILLIAMSON COUNTY, TENNESSEE. BEING THE SAME LAND AS FURTHER DESCRIBED AS TRACT 2 OF THE MOSS PROPERTY SUBDIVISION AS REFERENCED IN THE ORIGINAL DEED FOR THIS PROPERTY AND AS RECORDED IN DEED BOOK 1566 AT PAGE 145 IN THE REGISTER'S OFFICE OF WILLIAMSON COUNTY, TENNESSEE (ROWC). SAID TRACT 2 ALSO BEING A PORTION OF THE SAME PROPERTY CONVEYED TO WILLIAM R. MOSS, JR., AND WIFE BLANCHE C. MOSS BY INSTRUMENT OF RECORD IN BOOK 93 PAGE 514 IN THE WILLIAMSON COUNTY, TENNESSEE REGISTER OF DEED OFFICE, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A SET IRON ROD AND CAP (RLS 2039) IN THE NORTHERLY LINE OF TRACT 2 OF CHAPTER 2 INVESTMENTS LLC, (DB 6991 PG 585), THE SOUTHWEST CORNER OF TRACT 1 OF CHAPTER 2 INVESTMENTS LLC, (DB 6991 PG 585), AND ALSO BEING THE SOUTHEASTERN CORNER OF THIS HEREINAFTER DESCRIBED TRACT OF LAND; THENCE, LEAVING SAID TRACT 1 AND WITH SAID TRACT 2 OF SAID CHAPTER 2 INVESTMENTS LLC, NORTH 85°06'46" WEST, A DISTANCE OF 251.08 FEET TO A FOUND IRON ROD AND CAP AT THE SOUTHEAST CORNER OF THE DAN & BOBBI JO OSWALD TRACT OF LAND (DB 6224 PG 955); THENCE LEAVING THE NORTH LINE OF THE LANDS OF CHAPTER 2 INVESTMENTS AND WITH THE EAST LINE OF SAID OSWALD LANDS, NORTH 00°06'25" WEST, A DISTANCE OF 577.51 FEET TO THE NORTHEAST CORNER OF SAID OSWALD LANDS AND THE SOUTHEAST CORNER OF DWAIN M & RITA M. ALLISON (DB 1670 PG 545); THENCE LEAVING OSWALD LANDS AND WITH THE EASTERN LINE OF SAID ALLISON LANDS, NORTH 00°06'25" WEST, A DISTANCE OF 322.29 FEET TO A FOUND TPOST AT THE SOUTHEAST CORNER OF THE IMMANUEL COMMUNITY BAPTIST CHURCH (DB 3563 PG 424); THENCE LEAVING SAID ALLISON LANDS AND WITH THE EASTERLY LINE OF SAID IMMANUEL COMMUNITY BAPTIST CHURCH, NORTH 00°08'51" WEST, A DISTANCE OF 266.13 FEET TO A FOUND IRON ROD AND CAP AT THE SOUTHEAST CORNER OF THE LANDS OF THE REFUGE CENTER FOR COUNSELING INC. (DB 7708 PG 535). THENCE WITH THE EASTERN LINE OF SAID REFUGE CENTER FOR COUNSELING INC., NORTH 00°08'51" WEST, A DISTANCE OF 260.49 FEET TO THE SOUTHERN RIGHT OF WAY (50' IN WIDTH) OF LONG LANE AND PASSING A FOUND IRON ROD AT 257.68' ; THENCE WITH SAID LONG LANE (50') R.O.W. SOUTH 75°36'50" EAST, A DISTANCE OF 224.80 FEET TO A FOUND IRON ROD; THENCE LEAVING SAID R.O.W. AND WITH THE WEST LINE OF THE PREVIOUSLY MENTIONED OF TRACT 1 OF CHAPTER 2 INVESTMENTS LLC, SOUTH 01°33'49" EAST, A DISTANCE OF 1292.44 FEET TO THE POINT OF BEGINNING.

CONTAINING 7.011 ACRES, MORE OR LESS.

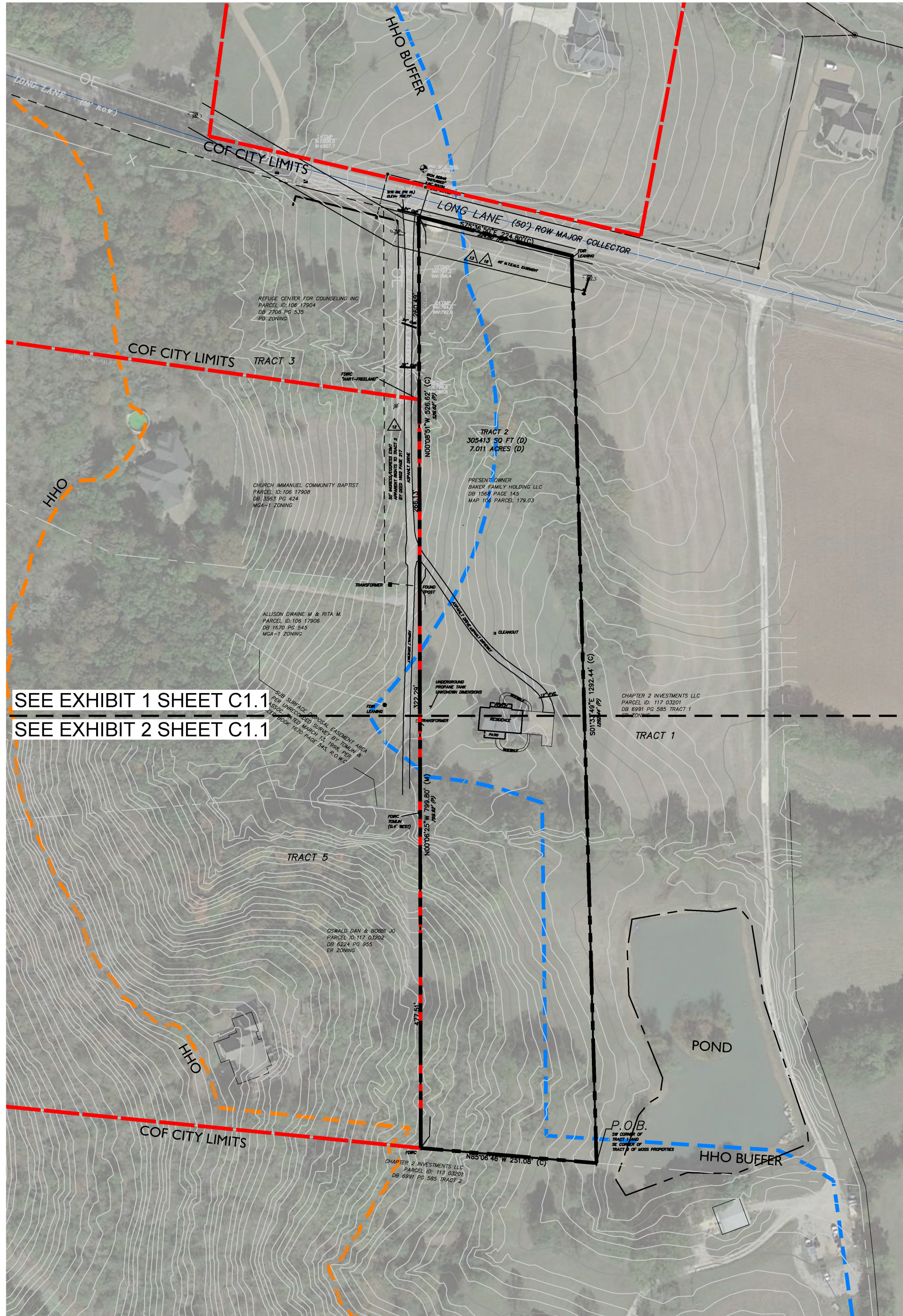
ACCORDING TO THE SURVEY OF ROGER H. HARRAH, RLS 2039



SUBMITTAL: OCTOBER 13, 2025
RESUBMITTAL: NOVEMBER 6, 2025
COF #: 8961

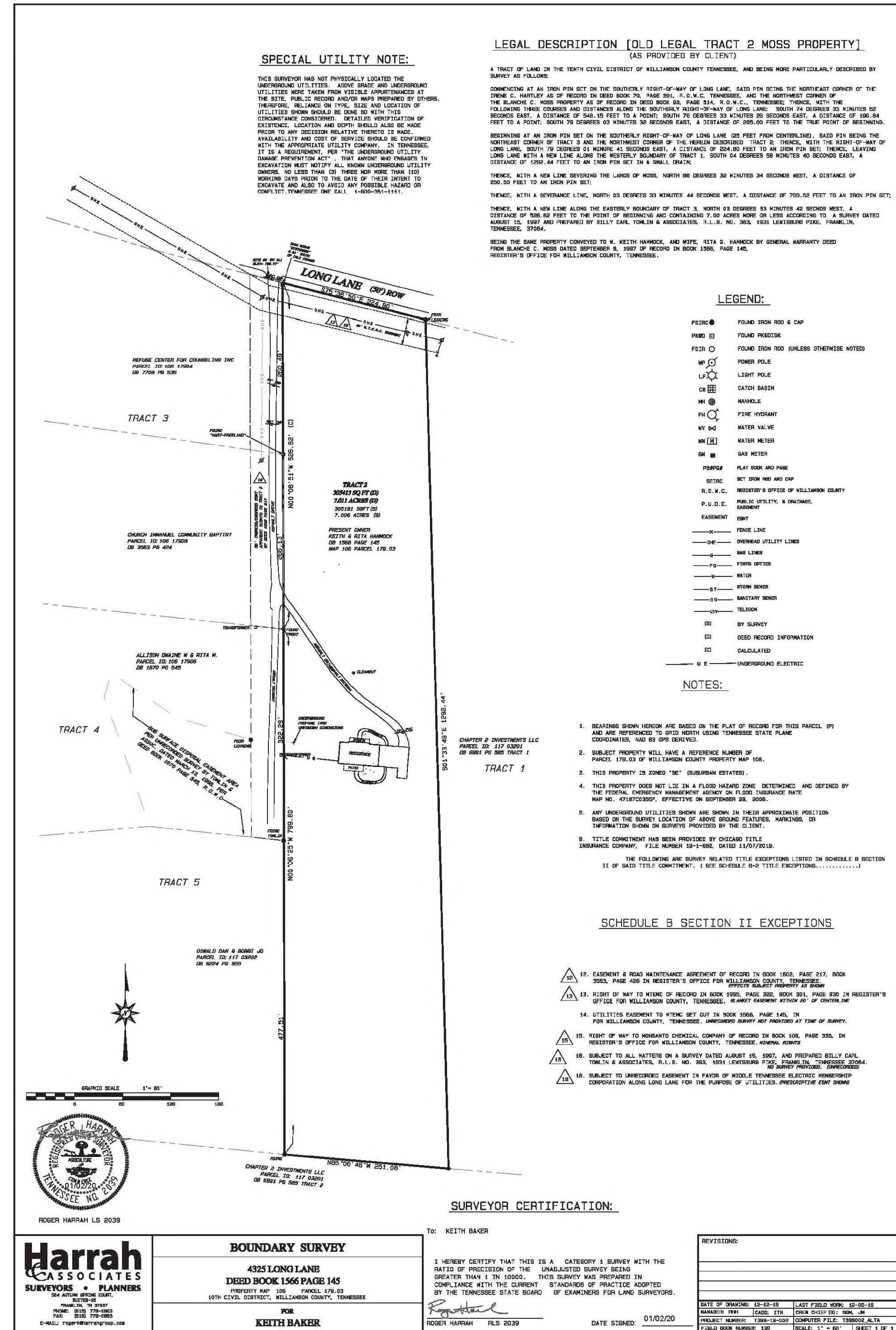


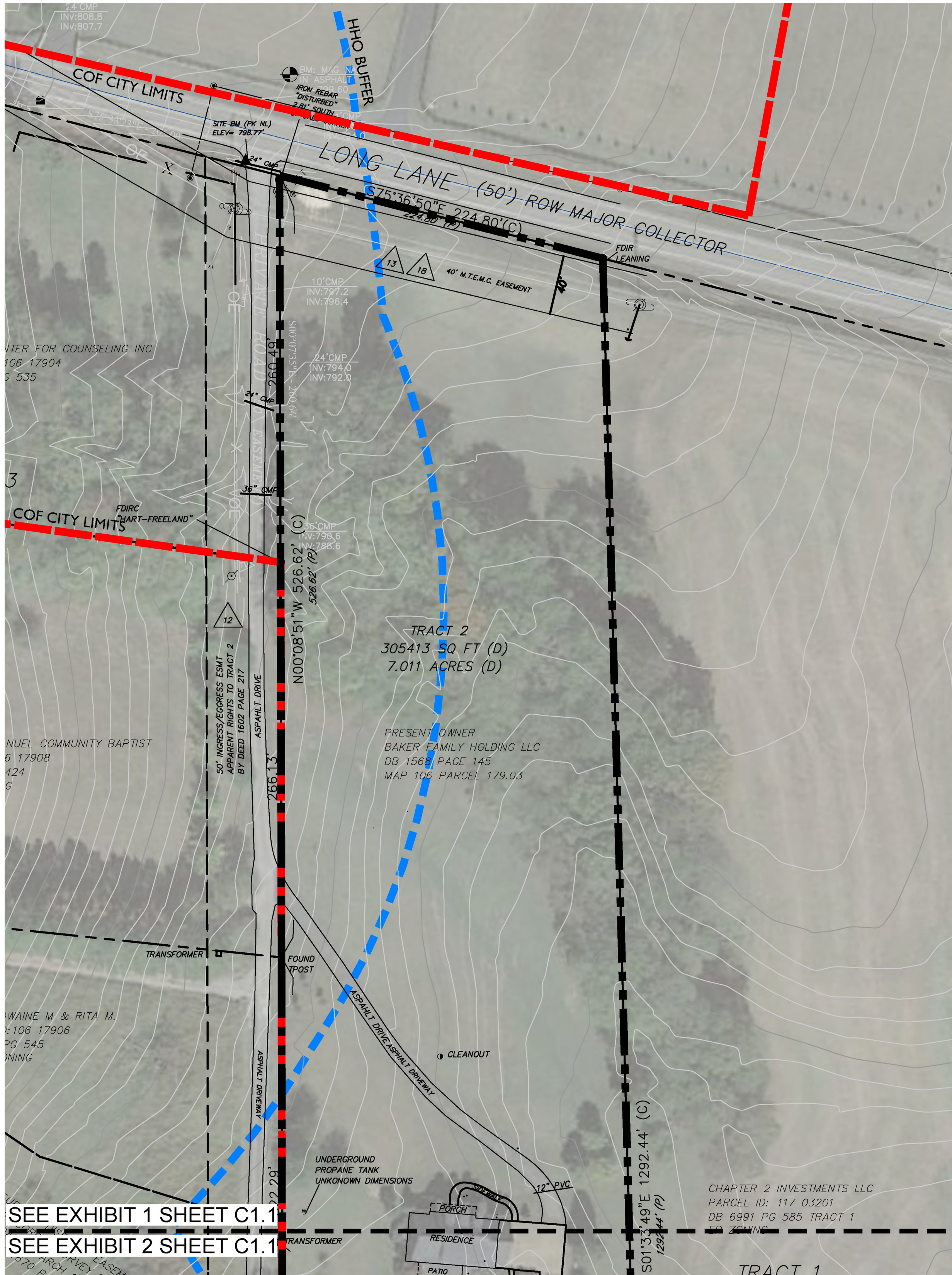
DEVELOPMENT PLANNING AND
LANDSCAPE ARCHITECTURE



KEY

- HHO
- 500' HHO BUFFER
- COF CITY LIMITS



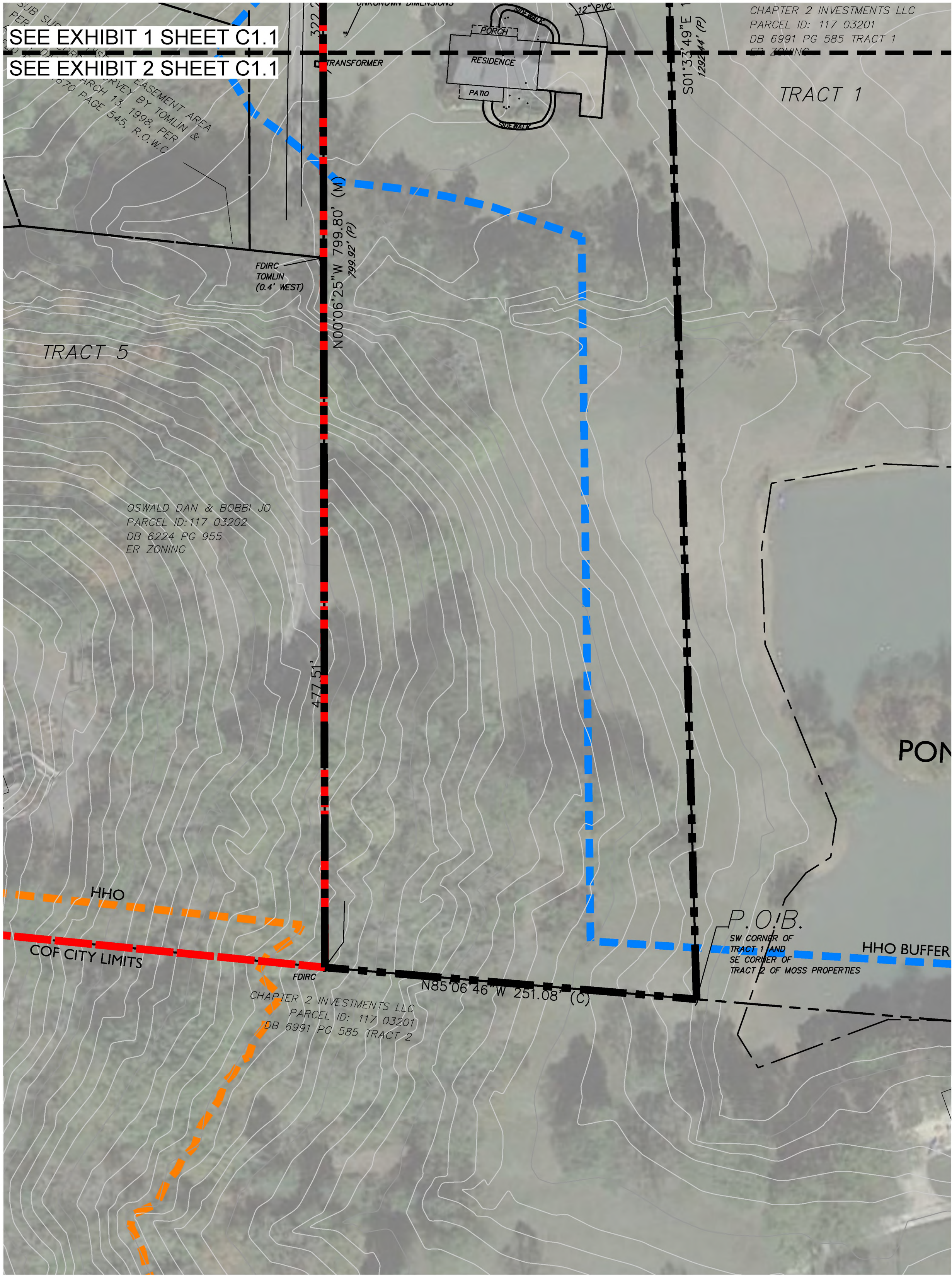


KEY

— HHO

— 500' HHO BUFFER

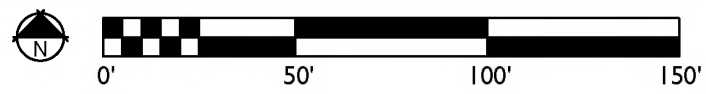
— COF CITY LIMITS



1

C1.1

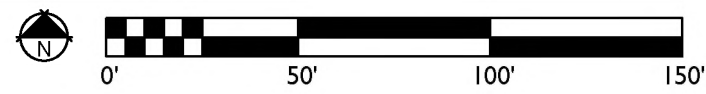
EXISTING CONDITIONS ENLARGEMENT



2

C1.1

EXISTING CONDITIONS ENLARGEMENT



Revision Date
October 13, 2025
November 6, 2025

SHEET INDEX

C0.0	COVER SHEET
C1.0	EXISTING CONDITIONS & SITE SURVEY
C1.1	ENLARGED EXISTING CONDITIONS

APPLICANT & LANDSCAPE ARCHITECT:

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

OWNER:

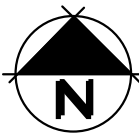
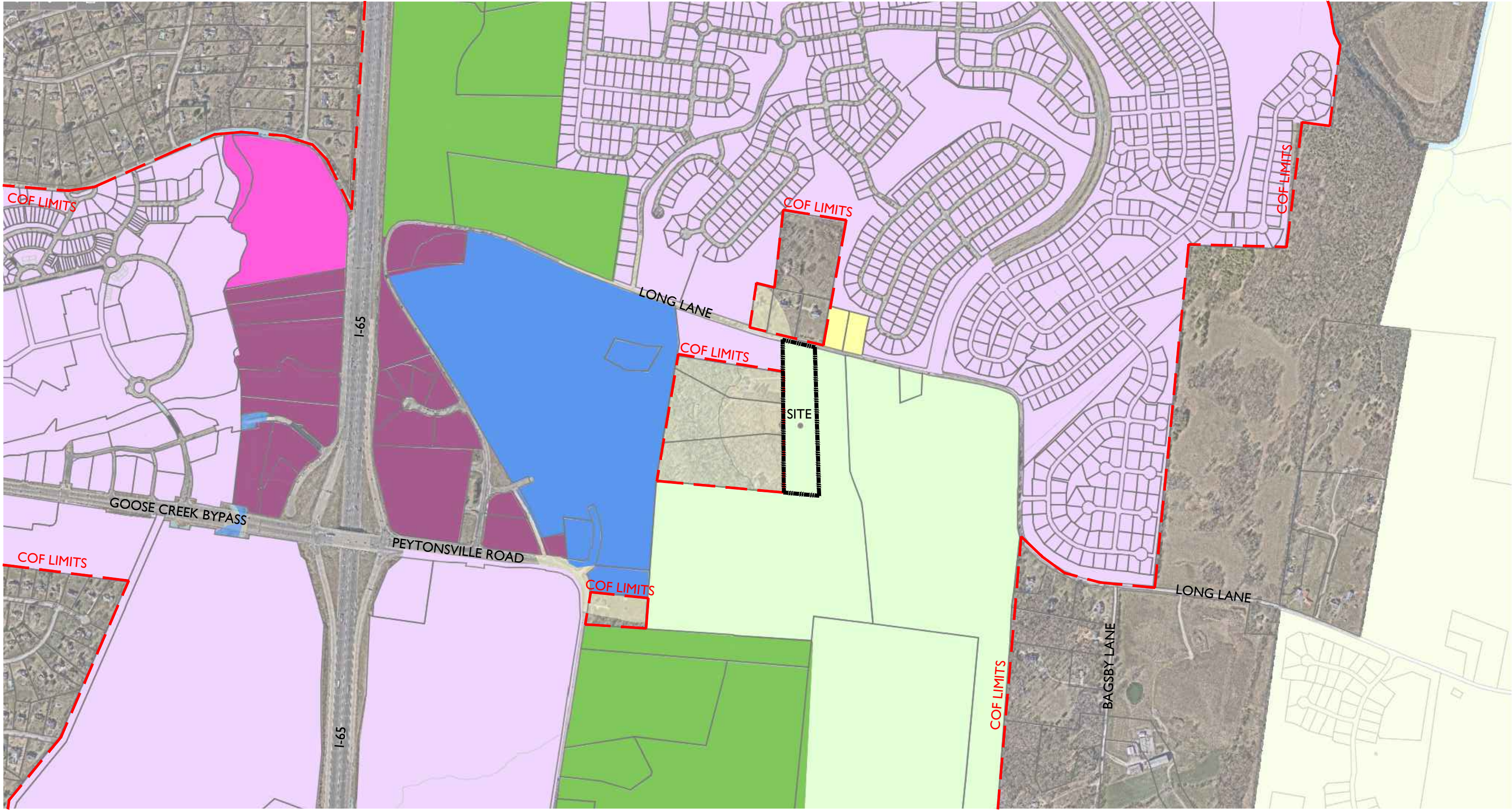
KEITH BAKER
BAKER FAMILY HOLDING, LLC
112 VILLAGE STREET
SLIDELL, LA 70458

4325 LONG LANE

REZONING REQUEST

OFFICE RESIDENTIAL

Franklin, Williamson, Tennessee



NOT TO SCALE

4325 LONG LANE

SITE DATA

SUBDIVISION/DEVELOPMENT:	4325 LONG LANE
COF PROJECT NUMBER:	8961
TAX MAP & PARCELS:	MAP 106, PARCEL 17903
ADDRESS	4325 LONG LANE
CITY:	FRANKLIN
COUNTY:	WILLIAMSON
STATE:	TENNESSEE
CIVIL DISTRICT:	10
SITE ACREAGE:	7.01 AC
EXISTING ZONING:	ER - ESTATE RESIDENTIAL
PROPOSED ZONING:	OR - OFFICE RESIDENTIAL
OTHER APPLICABLE OVERLAYS:	500' HHO BUFFER
ENVISION FRANKLIN:	REGIONAL COMMERCE

LEGAL DESCRIPTION
FOR
TRACT 2 OF THE MOSS PROPERTY
SITUATED IN THE TENTH (10TH) CIVIL DISTRICT
MAP 106, PARCEL 179.03
IN WILLIAMSON COUNTY, TN.

A TRACT OF LAND SITUATED IN THE TENTH (10TH) CIVIL DISTRICT OF WILLIAMSON COUNTY, TENNESSEE. BEING THE SAME LAND AS FURTHER DESCRIBED AS TRACT 2 OF THE MOSS PROPERTY SUBDIVISION AS REFERENCED IN THE ORIGINAL DEED FOR THIS PROPERTY AND AS RECORDED IN DEED BOOK 1566 AT PAGE 145 IN THE REGISTER'S OFFICE OF WILLIAMSON COUNTY, TENNESSEE (ROWC). SAID TRACT 2 ALSO BEING A PORTION OF THE SAME PROPERTY CONVEYED TO WILLIAM R. MOSS, JR., AND WIFE BLANCHE C. MOSS BY INSTRUMENT OF RECORD IN BOOK 93 PAGE 514 IN THE WILLIAMSON COUNTY, TENNESSEE REGISTER OF DEED OFFICE, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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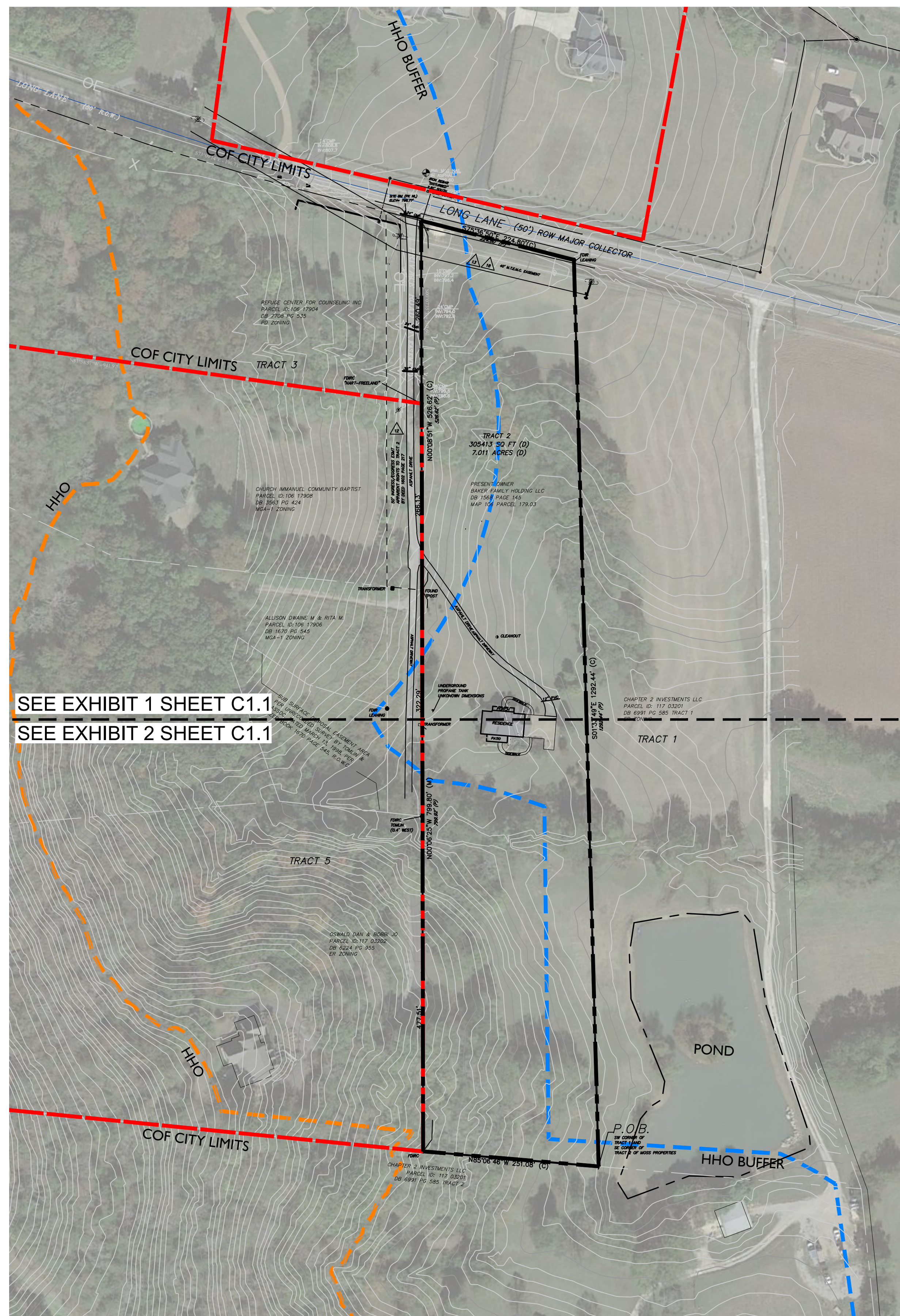
ACCORDING TO THE SURVEY OF ROGER H. HARRAH, RLS 2039



SUBMITTAL: OCTOBER 13, 2025
RESUBMITTAL: NOVEMBER 6, 2025
COF #: 8961

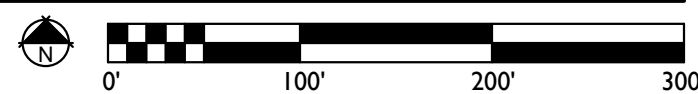


DEVELOPMENT PLANNING AND
LANDSCAPE ARCHITECTURE



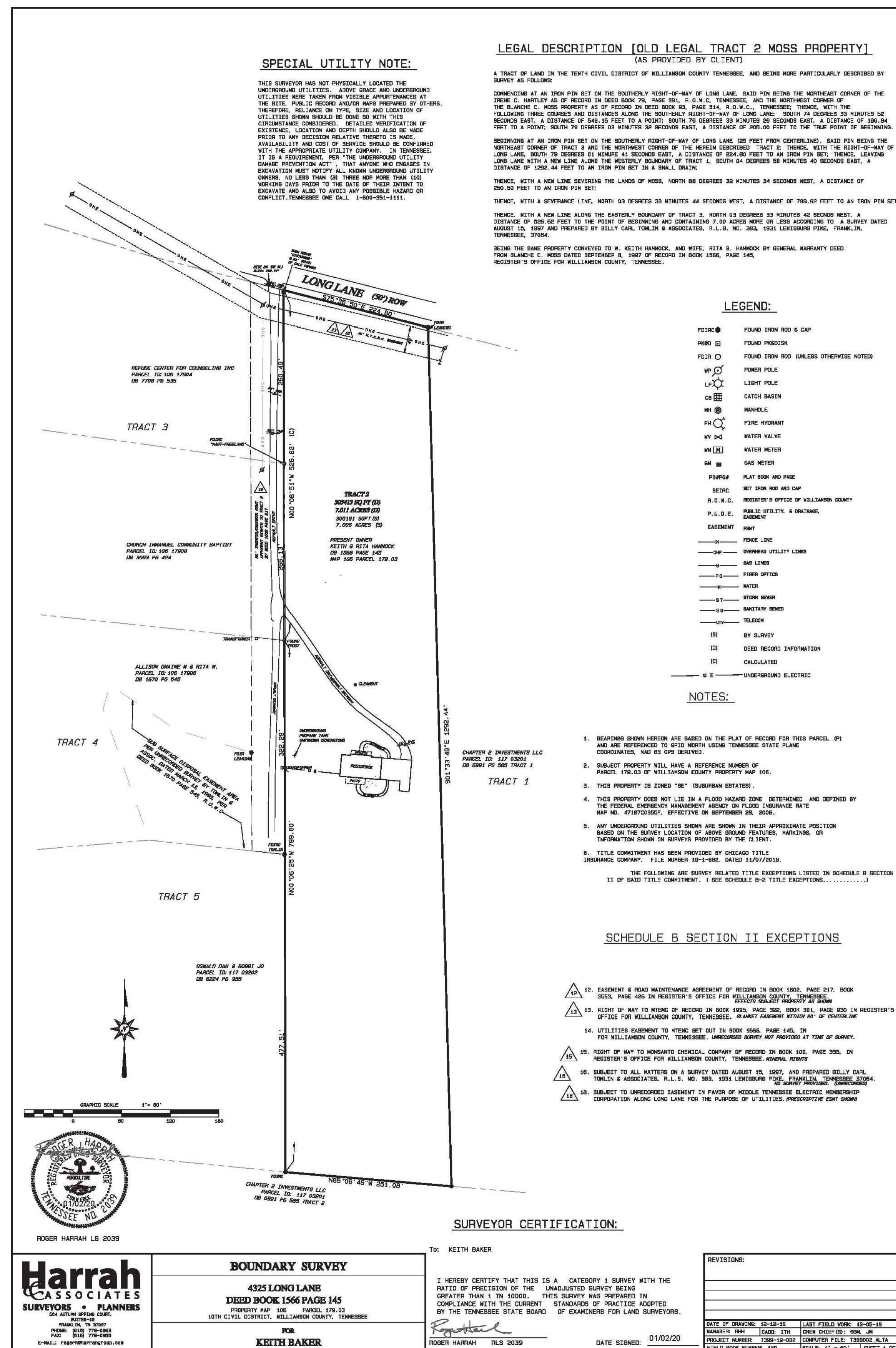
SEE EXHIBIT 2 SHEET C1.1

1 OVERALL EXISTING CONDITIONS



KEY

- HHO
 500' HHO BUFFER
 COE CITY LIMITS



2 SITE SURVEY



 N.T.S

**4325 LONG LANE
REZONING REQUEST
OFFICE RESIDENTIAL**
Franklin, Williamson County, Tennessee



 October 13, 2025

November 6, 2025

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△ _____

EXISTING

CONDITIONS A

SITE SURVEY

SHEET

SHEET
010

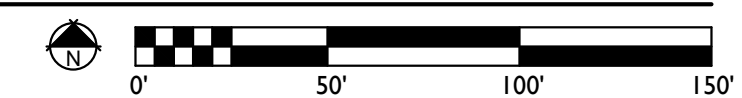
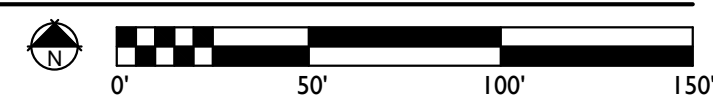
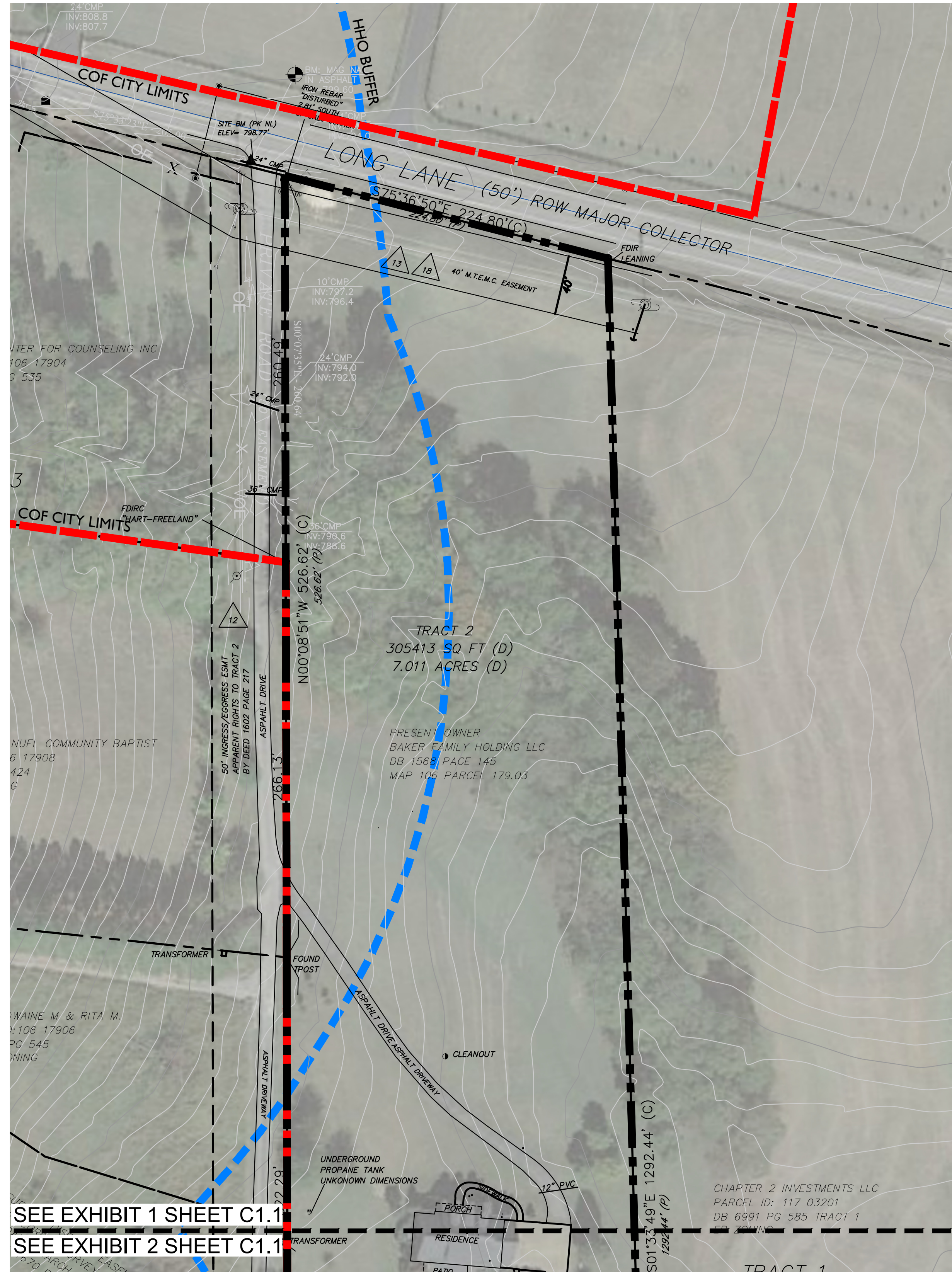
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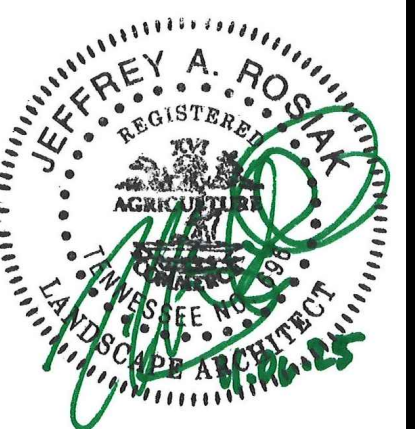
COE #: 8961

COI #: 0901

60 of 37:



**4325 LONG LANE
REZONING REQUEST
OFFICE RESIDENTIAL**
Franklin, Williamson County, Tennessee



Revision Date _____

1. October 13, 2025

2. November 6, 2025

ENLARGED
EXISTING
CONDITIONS

SHEET

C1.1

COF #: 8961

Katie Walker

From: John Sehring <jasehring@gmail.com>
Sent: Wednesday, December 10, 2025 1:15 PM
To: Planning Intake; Alderman Potts
Subject: Proposed Rezoning of 4325 Long Lane, Franklin, TN-Opposed

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.

Dear Planning Intake Committee and Alderman Potts-

I was only recently notified of the proposed zoning change to the property at 4325 Long Lane, Franklin, TN. As a homeowner that is within a quarter mile of said property, I am **OPPOSED** to the proposed zoning change.

I am also very concerned that proposal notification requirements for this change were not adhered to. Living within a quarter mile of the property in question, I should have been personally notified of the proposal change. This did not happen.

I will be attending the meeting tomorrow to further voice my concerns with not only the proposal rezoning, but the overall notification process.

Sincerely,

John A. Sehring
779 Fontwell Ln, Franklin, TN 37064

Katie Walker

From: John Sehring <jasehring@gmail.com>
Sent: Wednesday, December 10, 2025 1:13 PM
To: Planning Intake; alerman.potts@franklintn.gov
Subject: Proposed Rezoning of 4325 Long Lane, Franklin, TN-Opposed

Follow Up Flag: Follow up
Flag Status: Flagged

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Sincerely,

John A. Sehring
779 Fontwell Ln, Franklin, TN 37064

Katie Walker

From: Michelle Somes <michellesomes28@gmail.com>
Sent: Wednesday, December 10, 2025 11:50 AM
To: Planning Intake; Alderman Potts
Subject: Opposed to rezoning on Long Lane

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.

Hello,
This email to to say that we are opposed to the potential rezoning of 4325 Long Lane.

William and Michelle Somes

Katie Walker

From: Fran Skipper <fran.skipper02@gmail.com>
Sent: Wednesday, December 10, 2025 11:45 AM
To: Planning Intake; Alderman Potts
Subject: I am opposed - rezoning Long Lane

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.

I am opposed to the rezoning of property on Long Lane, item 12 on the agenda I believe. Long Lane is so dangerous as is. The property being discussed is at a hill on Long Lane and it is very difficult to see the oncoming traffic. The infrastructure is NOT there for a commercial property. Please consider this as you make your decision. This is not an appropriate placement for commercial properties.

Fran Skipper
159 Wise Rd.
Franklin, TN 37064

Katie Walker

From: Phillip Skipper <phillip_skipper@yahoo.com>
Sent: Wednesday, December 10, 2025 11:36 AM
To: Planning Intake
Subject: I am opposed

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.

I am opposed to the rezoning of the property on Long Lane to office or commercial.

Phillip Skipper
159 Wise Road
Franklin TN, 37064

Katie Walker

From: Wendy Tolmack <captwmorgan@gmail.com>
Sent: Wednesday, December 10, 2025 11:21 AM
To: Planning Intake
Subject: Long Lane Rezoning

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.

I am writing as a concerned resident of the Long Lane area to strongly oppose the proposed rezoning of the residential plot located on Long Lane from residential to commercial use. As someone who has lived in this neighborhood for over 10 years, I have witnessed the peaceful, family-oriented character of our community, and I believe this change would irreparably harm the quality of life for those who call this area home. We purchased our homes away from the commercial zoning for a reason. This is Greg Gamble's first try at infiltrating our area for a commercial venture, and I am hopeful that you will not allow it again. There are many areas of Franklin that can be fixed up without taking away the calm rural environment that gives Franklin its charm. We don't need another office building.

The primary issue with this rezoning is the significant increase in traffic it would generate. Long Lane is currently a quiet residential street, primarily used by local families, and cyclists. Converting this plot to commercial purposes would attract a steady influx of vehicles from outside the neighborhood, including delivery trucks, customer cars, and employee commuters. This surge in traffic could lead to congestion during peak hours, longer commute times for residents, and heightened risks of accidents. Our streets are not designed to handle commercial-level volumes, lacking the necessary infrastructure like wider lanes, traffic signals, or dedicated turning areas. The added strain could turn what is now a safe environment into a hazardous thoroughfare.

Beyond traffic, the rezoning would profoundly impact the people living in the area. The introduction of commercial activity would bring increased noise pollution from vehicles, construction, and business operations, disrupting the tranquility that defines our residential zone. This could lead to sleep disturbances, higher stress levels, and a decline in overall well-being for families and individuals. Property values might also suffer, as the shift from a serene residential setting to a bustling commercial one could deter potential homebuyers seeking a peaceful community. Furthermore, the loss of green space or residential harmony could erode the sense of community we've built, replacing it with impersonal commercial developments that prioritize profit over people. Our neighborhood is a place where families thrive, not a corridor for commerce, and this change threatens to undermine the very fabric of our daily lives.

I urge the Zoning Board to reconsider this proposal and maintain the residential designation for the plot on Long Lane. Preserving our community's character is essential for the safety, health, and happiness of its residents. Instead, I encourage exploring alternatives that align with the existing residential needs,

such as affordable housing or community parks. Please take these concerns into account during your deliberations and vote against the rezoning.

Thank you for your time and consideration. I am available to discuss this matter further and would appreciate being notified of any public hearings or updates on this issue.

Sincerely,

Wendy Tolmack

Katie Walker

From: Kyle Prins <kyleprins@me.com>
Sent: Wednesday, December 10, 2025 10:58 AM
To: Planning Intake; Alderman Potts
Subject: Opposed of rezoning on Long Lane to office

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.

Hello,

I wanted to voice my concern of the recent proposal to rezone a residential plot on Long Lane to commercial. Long Lane is currently too dangerous and overloaded with the neighborhoods that have come in. We must fix the curve by the ag center first. Or we need to punch Carothers down directly to goose creek and bypass the TA. I daily run into near misses on the curve and the trucks pulling out in front of us at TA. Allowing office space and mixed use will only make this more dangerous.

Thanks,
Kyle Prins

Katie Walker

From: Meagan Magruder <meagan.magruder@gmail.com>
Sent: Wednesday, December 10, 2025 10:40 AM
To: Planning Intake; Alderman Potts
Subject: Rezoning long lane

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.

Hi! Im opposed to the rezoning of the property on Long Lane. I live in Ladd Park and want it kept the way it is.

My house is 301 Rich Cir, Franklin, TN 37064

Thank you

Meagan Magruder

Katie Walker

From: David Gilfillan <w.davidgilfillan@gmail.com>
Sent: Wednesday, December 10, 2025 10:24 AM
To: Planning Intake
Subject: Opposition Long Lane

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.

Please note that as a homeowner next to Long Lane we are in opposition to the proposed property rezoning to office currently under review.

David Gilfillan
169 Circuit Rd

Katie Walker

From: Jason S <jasonswartz@gmail.com>
Sent: Wednesday, December 10, 2025 10:19 AM
To: Planning Intake
Subject: Opposition to Rezoning Request for 4325 Long Lane (Map 106, Parcel 17903)

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.

Dear Franklin Planning Commission,

I'm writing to formally express my opposition to the proposed rezoning of the property located at **4325 Long Lane (Map 106, Parcel 17903)** from Estate Residential to Office Residential, as outlined in the public notification for the December 11, 2025 Planning Commission meeting.

One of the primary reasons my family chose this neighborhood was its quieter, less congested environment—something that is becoming increasingly rare in Franklin. Allowing an office-use rezoning in this area would move the community in the opposite direction. Even a single office property introduces increased daily traffic, additional vehicle flow during peak hours, and more noise and disruption for the residents who rely on this area remaining residential in character.

This change doesn't just affect quality of life—it directly impacts property values. Introducing commercial activity into a residential zone can create long-term concerns for buyers, reduce neighborhood appeal, and set a precedent for further commercial encroachment. Once that door is opened, it is extremely difficult to close.

The proposal may not include physical changes to the existing structure, but the **change in use** fundamentally alters the rhythm and feel of our neighborhood. Long Lane and the surrounding areas are already seeing steady growth and heavier traffic patterns. Adding office activity will only compound this.

I respectfully ask the Commission to deny this rezoning request in order to preserve the integrity, safety, and residential character of our community.

Thank you for your time and consideration.

Sincerely,
Jason Swartz
327 Wise Rd., Franklin TN
jasonswartz@gmail.com
651-238-8164

Katie Walker

From: Matt Schumacker <matt@schumacker.net>
Sent: Wednesday, December 10, 2025 9:58 AM
To: Planning Intake; Alderman Potts
Subject: Rezoning on Long Lane

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.

Morning,

I would like to voice my concerns and opposition to the rezoning of the building on Long Lane from residential to commercial. The introduction of the Refuge Center has already greatly increased the traffic on Long Lane and making it much more difficult to access the Ladd Park Community. Adding more commercial buildings to just add to this, plus with the developer's track record, it will not stop at this building.

Please do not allow this rezoning to happen as it is way to close to a large neighborhood of homes.

Sincerely,
Matt Schumacker
134 Wise Rd.

Katie Walker

From: Matt Matthews <mm.matt.matthews@gmail.com>
Sent: Wednesday, December 10, 2025 10:16 AM
To: Planning Intake; Alderman Potts; Ashlyn Matthews
Subject: Rezoning on Long Lane

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.

Hi- my wife and I live in Ladd Park at 836 Ryecroft Lane and are opposed to the rezoning request on Long Lane. We (and many others in Ladd Park) do not want to see the area around our neighborhood commercialized.

Sent from my iPhone

Katie Walker

From: Amanda <connectwithamanda.field@gmail.com>
Sent: Wednesday, December 10, 2025 10:15 AM
To: Alderman Potts; Planning Intake
Subject: Rezoning of Long Lane

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.*

Hello,

My name is Amanda Field, and I am writing to voice my opposition to the proposed rezoning of the property on Long Lane from residential to office use. We are residents of Ladd Park.

This change would contribute to turning Long Lane—and our surrounding neighborhood—into another commercial corridor, which would negatively impact traffic, safety, and the overall residential character of our community. I strongly urge the Planning Commission to deny this rezoning request.

Thank you,

--

Amanda Field

Your Creative Content Partner



Instagram: [@yourfriend.amanda](#)



Email: connectwithamanda.field@gmail.com



Creating relatable, real, and engaging content one post at a time.

Katie Walker

From: Karen Roe <karen.roe@comcast.net>
Sent: Wednesday, December 10, 2025 10:14 AM
To: Planning Intake
Cc: Alderman Potts
Subject: Rezoning from residential to residential commercial on long lane

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.

Sent from my iPhone

To whom it may concern

We live comfortably at 165 Circuit Rd which backs up to Long Lane. We have lived here 15 years. We love our home and neighborhood and do not want to see quality of area decline with commercial properties. Strongly oppose making yet another commercial decision for Long Lane. Please keep our neighborhoods on Long Lane for single family homes only. No apartments retail and commercial properties. This one decision can open the door for more commercial properties that are not wanted here. Many reasons not to do this Sincerely The Roe Family Karen.roe@comcast.net

165 Circuit rd

Franklin tn. 37065

Katie Walker

From: Ben Zeidman <benzeidman@yahoo.com>
Sent: Wednesday, December 10, 2025 10:15 AM
To: Planning Intake
Subject: I am opposed

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 opposed to the rezoning of the property on Long Lane to office or commercial. The infrastructure is not there. Long Lane is dangerous enough as it is.

Ben Zeidman
340 Irvine Lane
Franklin TN 37064

Katie Walker

From: Kristin Harris <bscballin@yahoo.com>
Sent: Wednesday, December 10, 2025 10:12 AM
To: Planning Intake
Cc: Alderman Potts
Subject: Rezoning of Long Lane

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.

Writing this email in opposition to turning Long Lane into another giant Commercial corridor. Long Lane is already much more traffic heavy than it was when my family moved here years and years ago. Franklin is turning into a small Nashville at this point. I ask that you keep long Lane as it is... single family homes.

Kristin Harris

[Sent from Yahoo Mail for iPhone](#)

Katie Walker

From: Anna Nangle <annaonangle@gmail.com>
Sent: Wednesday, December 10, 2025 10:11 AM
To: Planning Intake
Subject: Rezoning of Long Lane Property to Office

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.

I am writing in reference to the rezoning of Long Lane Property by the Refuge Center to be rezoned to office. I am a resident of Ladd Park and would like to keep that property residential as we do not need anymore traffic on Long Lane and Carothers. My house backs up to the corner of Long Lane and Carothers and every night there is a large amount of cars and even people drag racing on Carothers. By rezoning office use you are putting more residents at risk of accidents along this stretch of road and more crime to the area.

I am asking you to reconsider the rezoning in this area and keep it residential.

Thank you
Resident of Ladd Park

Katie Walker

From: David Johnston <davajohnston@me.com>
Sent: Wednesday, December 10, 2025 9:39 AM
To: Planning Intake
Subject: 4325 Long Lane

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.

FMPC Members,

This letter is being written in opposition to the rezoning scheduled to be discussed tomorrow of the property at 4325 Long Lane. While the rezoning request is only for a single lot, this is clearly part of a longer term plan to rezone all three houses and turn this property into an office development. That property abuts residential development, and Long Lane is clearly incompatible with any office use. Please reject this proposal.

David Johnston
943 Ryecroft Ln, Franklin

Katie Walker

From: Tanya Richardson <tanjrich007@gmail.com>
Sent: Wednesday, December 10, 2025 10:01 AM
To: Planning Intake; Alderman Potts
Subject: 4325 Long Lane Rezoning

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 whom it may concern, as a Ladd Park resident, I am NOT in favor of the rezoning to commercial for any administrative office. It opens the door for the other homes beside it to follow. PLEASE LEAVE IT AS IS.

Thank you,
Tanya Richardson

Synergy Realty Network, LLC

Tanya Richardson | Affiliate Broker

1585 Mallory Lane Suite 205 ~ Brentwood, TN 37027

Mobile: 615-878-9981





File #: 21-01621

DATE: 1/13/2026
TO: Board of Mayor and Aldermen
FROM: Emily Wright, Director of Planning and Sustainability
Amy Diaz-Barriga, Asst Director of Planning Development
Joseph Bryan, Principal Planner

SUBJECT:

Consideration Of Resolution 2025-93, A Resolution Amending The Madison At Franklin PUD Subdivision To Extend The Vested Rights, For The Property Located North Of Del Rio Pike And East Of Brink Place, Located At 801 Del Rio Pike. Establishing a Public Hearing on February 10, 2026 FMPC 12/11/25, 8-1

PURPOSE:

The purpose of this memorandum is to provide information to the Franklin Municipal Planning Commission (FMPC) and Board of Mayor and Aldermen (BOMA) concerning a vesting extension request for the The Madison at Franklin PUD Subdivision.

BACKGROUND/STAFF COMMENTS:

VESTED PROPERTY RIGHTS INFORMATION

State Law establishes vested property rights. It states that a vested property right is established with the approval of an entitling document (in this case a Development Plan), and during a defined vesting period, the locally adopted development standards which are in effect on the date of approval shall remain the development standards applicable to that property during the vesting period.

The law describes the vesting period as beginning with a three-year time frame during which an applicant must secure final approval of the plan (in this case a site plan), secure any necessary permits, and begin site preparation. Should the project meet these three requirements, the vesting period is extended for an additional two years. Within these two years, an applicant must begin construction and maintain any necessary permits. If a project gets to this point, and begins construction on at least one building, the vesting period is extended by a total of 10 years for single-phase projects or 15 years for multi-phase projects. This 10-15-year time period is measured from the original approval date of the entitling document, which in this case is the date the BOMA approved the Development Plan.

THE REQUEST

The request is to extend the vesting period by 36 months, from March 10, 2026, until March 10,

2029, to allow the applicant to secure any necessary permits and commence site preparation.

APPROVAL HISTORY AND PROJECT DESCRIPTION

The development plan for the Madison PUD was approved by BOMA on March 10, 2020. The plan includes the existing Madison multifamily complex, and proposes the demolition of one existing building and the construction of three additional multifamily buildings. The proposed development increases the unit count by 64 units, to 254 units. The project had two Modifications of Standards, detailed below. Staff recommended approval, with conditions, of the Development Plan.

The Modification of Standards (MOS) requests were as follows:

MOS #1: Reduce the width of the Class C Buffer along the western property line to exclude the existing parking area from the buffer and utilize only existing vegetation within the buffer. Approved by BOMA with an 8-0 vote.

MOS #2: Reduce the width of the Class C Buffer along the eastern property line by 12.5 feet to exclude any existing structures or patios from the buffer. Approved by BOMA with an 8-0 vote.

CURRENT STATUS

A previous 3-year vesting extension was granted in July 2022. A site plan for the Madison at Franklin Road PUD was approved in December 2023, however no building permits have been secured for the site. The applicant is committed to constructing these additional units once financing has been secured.

VESTING IMPACTS

If the vesting period is not extended, the project entitlements would cease to exist, and stop work orders would be issued, if applicable. A new development would need to be approved and would be reviewed against the current local development standards.

In reviewing the plan against the current City regulations, the current plan generally complies. The biggest challenge this plan may have, if it is required to meet current development standards, is meeting the frontage requirements for new buildings. The site layout and locations of buildings and parking lots within the existing development limit the location of new buildings and parking lots. All new buildings would be required to face an internal drive, which is defined as two ten-foot drive aisles with parallel parking on each side. Reducing the type of parking in front of new buildings to parallel parking, while promoting the pedestrian experience in both aesthetics and safety, limits parking placement for the required spaces needed. It is unknown if the same density could be met under current development standards, and allowable density would be highly dependent upon a new design for the site that complies with the Zoning Ordinance. However, since the site is already an existing development, application of the frontage standards to only the new buildings may require changes that are easily accommodated in a new plan. Alternatively, if development was allowed to continue under its current plans, the proposed building and parking placements would be consistent with the 17 other buildings on the site.

Staff would continue to support full access to Brink Place for better connectivity for the area, and any condition to reduce full connectivity would have to be granted by the BOMA. A Modification of Standards for Buffer requirements would likely not be required along the entire perimeter of the development, and would be limited to where new development was adjacent to existing single-family lots. Based on the current layout, the requirements for Transition Zones would not limit development potential. Lastly, stormwater drainage issues would still need to be resolved, and would need to comply with the current BMP manual.

FINANCIAL IMPACT:

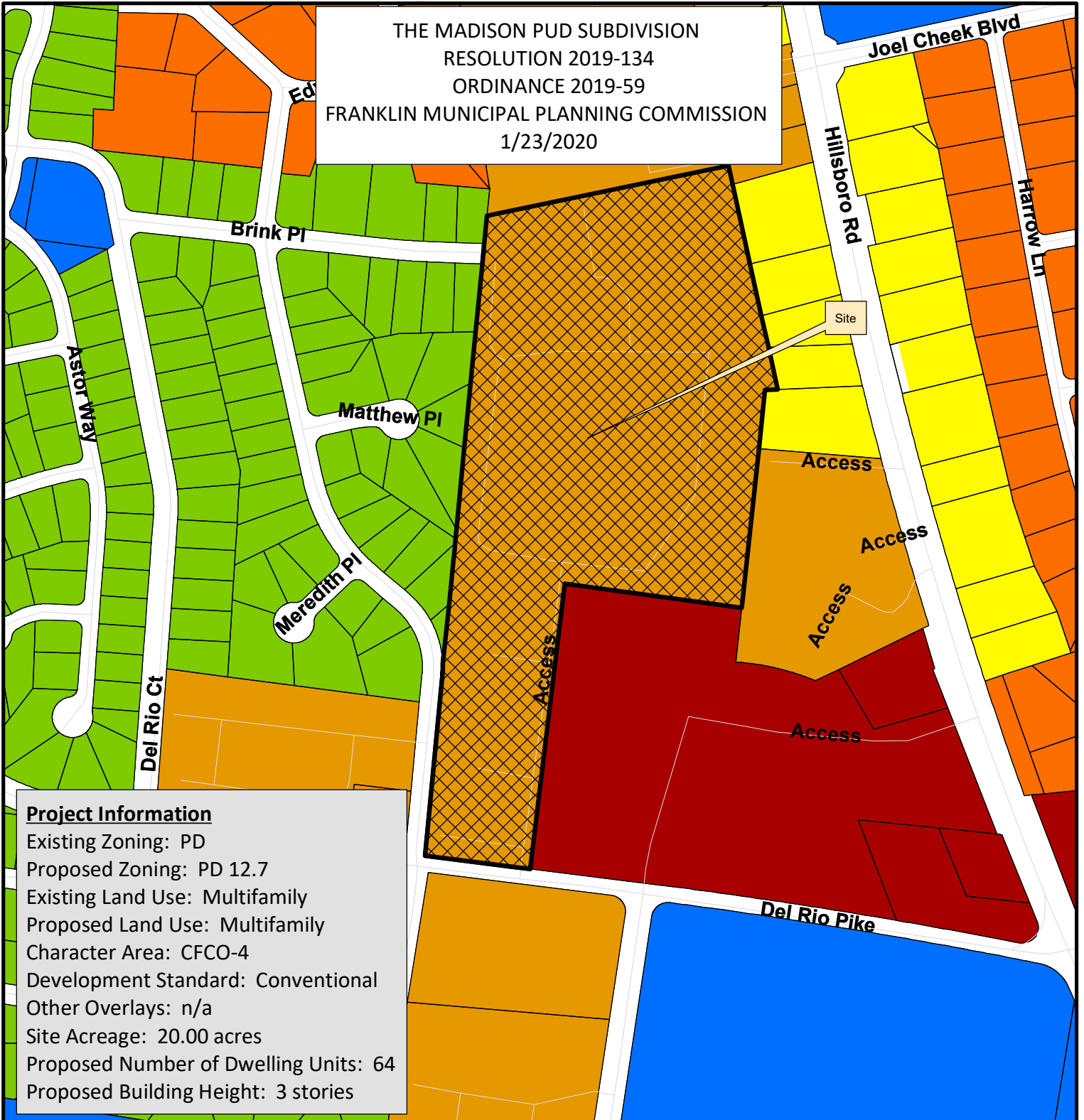
Unknown.

RECOMMENDATION:

Franklin Municipal Planning Commission recommends approval of Resolution 2025-93 by a vote of 8-1.

Staff recommends that the Board of Mayor and Aldermen approve Resolution 2025-93 should they determine that the continuation of vested rights is in the best interest of the community.

THE MADISON PUD SUBDIVISION
 RESOLUTION 2019-134
 ORDINANCE 2019-59
 FRANKLIN MUNICIPAL PLANNING COMMISSION
 1/23/2020



Project Information

Existing Zoning: PD
 Proposed Zoning: PD 12.7
 Existing Land Use: Multifamily
 Proposed Land Use: Multifamily
 Character Area: CFCO-4
 Development Standard: Conventional
 Other Overlays: n/a
 Site Acreage: 20.00 acres
 Proposed Number of Dwelling Units: 64
 Proposed Building Height: 3 stories

- | | |
|--|---------------------------------------|
| The Madison PUD | SD-R Specific Development-Residential |
| AG Agricultural District | SD-X Specific Development-Variety |
| ER Estate Residential | OR Office Residential District |
| R-1 Residential District | GO General Office District |
| R-2 Residential District | CC Central Commercial District |
| R-3 Residential District | NC Neighborhood Commercial District |
| R-6 Residential District | GC General Commercial District |
| RM-10 Attached 10 Residential District | LI Light Industrial District |
| RM-15 Attached 15 Residential District | HI Heavy Industrial District |
| RM-20 Attached 20 Residential District | CI Civic and Institutional District |



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RESOLUTION 2025-93

A RESOLUTION AMENDING THE MADISON AT FRANKLIN PUD SUBDIVISION TO EXTEND THE VESTED RIGHTS, FOR THE PROPERTY LOCATED NORTH OF DEL RIO PIKE AND EAST OF BRINK PLACE, LOCATED AT 801 DEL RIO PIKE

WHEREAS, the Board of Mayor and Aldermen (BOMA) of the City of Franklin, Tennessee, has approved the zoning for the property as part of Ordinance 2019-59; and

WHEREAS, BOMA has approved the Planned Unit Development for the property as part of Resolution 2019-134; and

WHEREAS, in accordance with the provisions of the City of Franklin, Tennessee, Zoning Ordinance, and as required by *Tennessee Code Annotated* (T.C.A.) § 13-4-310, as amended, the approval of the Development Plan by the BOMA initiates a vesting period during which the development standards adopted by the City and in effect on the date of approval; and

WHEREAS, T.C.A. § 13-4-310 (d) (1) states that the vesting period applicable to a development plan shall be a period of three (3) years, beginning on the date of the local government's approval of the preliminary development plan; provided, that the applicant obtains local government secures any necessary permits and commences site preparation within the vesting period; and

WHEREAS, the Madison at Franklin PUD vesting period began on March 10, 2020 and is set to expire on March 10, 2026, and the applicant has not yet obtained an approved site plan or permitting for site prep; and

WHEREAS, T.C.A. § 13-4-310 (h) states that an amendment to an approved development plan by the developer must be approved by the local government to retain the protections of the vested property right, and a vested property right shall not terminate if the local government determines, in writing, that it is in the best interest of the community to allow the development to proceed under the amended plan without terminating the vested property right;

WHEREAS, the *Franklin Zoning Ordinance* § 2.4.2 (16) states that upon the expiration of a vesting period for a Development Plan, construction may not proceed unless a new Development Plan is approved by the BOMA that meets all development standards in effect at the time of approval for portions of the project not already constructed or under construction or, alternatively, the BOMA may grant an extension of the vesting period if it determines, in writing, that it is in the best interest of the community to allow the development to proceed without terminating the vested property right; and

WHEREAS, the applicant has requested an extension of the vesting period for 3 years, until March 10, 2029.

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

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

PREMISES CONSIDERED

Map-Parcel	Acres
063 – 11.00	20.0
Total	20.0

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

SECTION III. That the overall entitlements for The Madison At Franklin District PUD Subdivision, as outlined below and through Exhibit A, are as follows:

Entitlements	The Madison at Franklin PUD
Base Zone District	Planned (PD 12.7)
Character Area Overlay	CFCO-4
Development Standard	Conventional
Other Zoning Overlays	n/a
Number of Dwelling Units	64
Number of Nonresidential Square Footage	0
Number of Hotel Rooms	0
Open Space Requirements	15%
Number of Phases in Development	1

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

MOS 1: Reduce the width of the Class C Buffer along the western property line to exclude the existing parking area from the buffer and utilize only existing vegetation within the buffer. Approved: __X__ Denied: _____	5.4.6(4)-Table 5-5: A Class C Buffer requires a 50-foot buffer width. <i>Staff recommended approval.</i>
MOS 2: Reduce the width of the Class C Buffer along the eastern property line by 12.5 feet to exclude any existing structures or patios from the buffer.	5.4.6(4)-Table 5-5: A Class C Buffer requires a 50-foot buffer width. <i>Staff recommended approval.</i>

Approved: __X__	
Denied: _____	

SECTION V. That the original vesting period was initiated on March 10, 2020 and was set to expire on March 10, 2026. The amended development plan will now have until March 10, 2029 to obtain an approved site plan and permitting for site prep.

SECTION VI. That the total vesting period of three years shall not be extended. If construction commences during this extended vesting period, the development standards applicable during the vesting period shall remain in effect until the local government has certified final completion of the development or project; provided, the total vesting period for the project shall not exceed ten years from the date of the original approval of the preliminary development plan on March 10, 2020 and shall remain at March 10, 2030.

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

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

IT IS SO RESOLVED AND DONE on this ____ day of _____, 2026.

ATTEST:

CITY OF FRANKLIN, TENNESSEE:

By: _____
Angie Skarp
City Recorder

By: _____
Dr. Ken Moore
Mayor

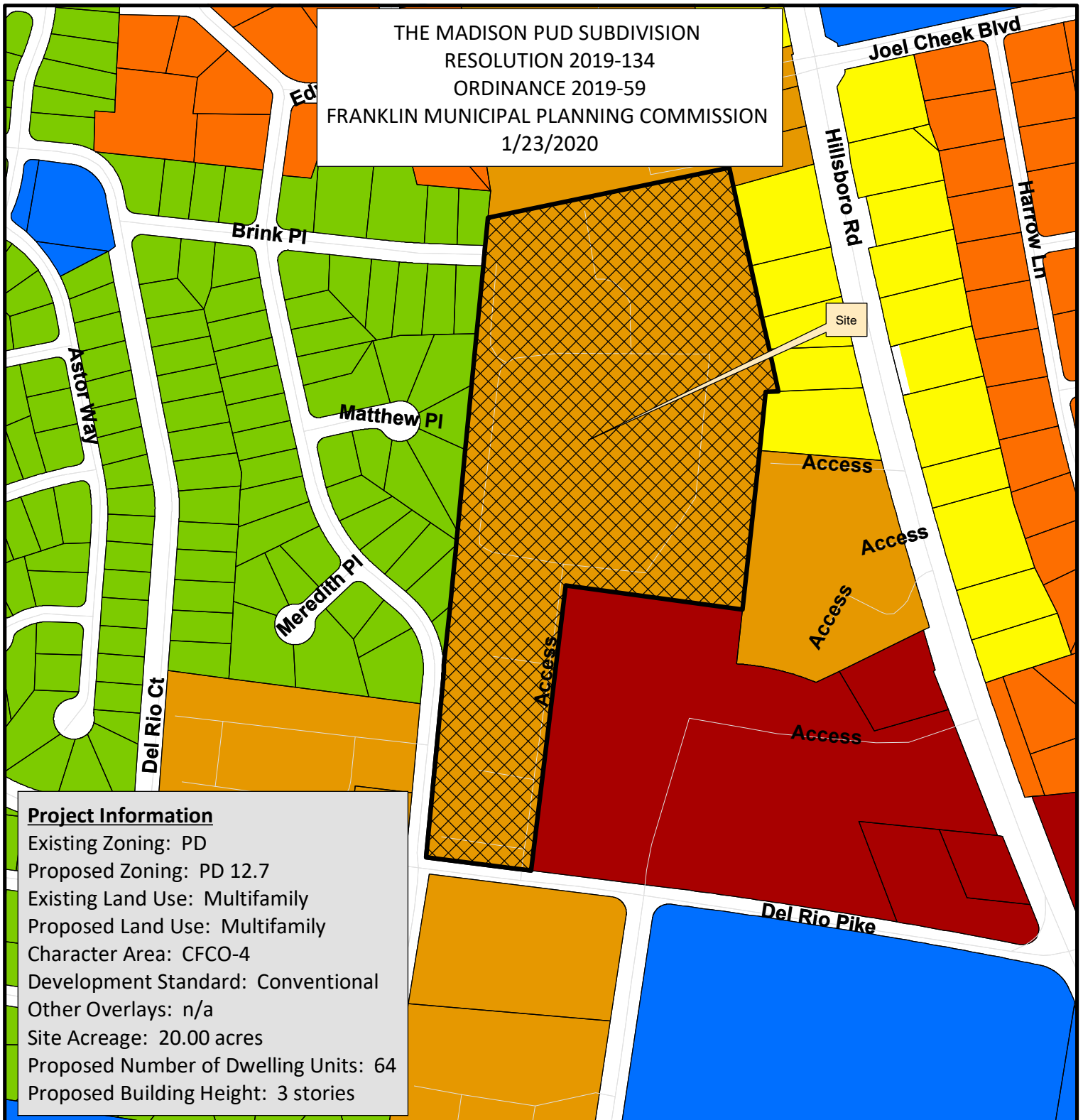
Approved as to form by:

Shauna R. Billingsley
City Attorney

PLANNING COMMISSION RECOMMENDED:

PUBLIC HEARING HELD:

THE MADISON PUD SUBDIVISION
 RESOLUTION 2019-134
 ORDINANCE 2019-59
 FRANKLIN MUNICIPAL PLANNING COMMISSION
 1/23/2020



Project Information

Existing Zoning: PD
 Proposed Zoning: PD 12.7
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- | | |
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| The Madison PUD | SD-R Specific Development-Residential |
| AG Agricultural District | SD-X Specific Development-Variety |
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| R-2 Residential District | CC Central Commercial District |
| R-3 Residential District | NC Neighborhood Commercial District |
| R-6 Residential District | GC General Commercial District |
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| RM-15 Attached 15 Residential District | HI Heavy Industrial District |
| RM-20 Attached 20 Residential District | CI Civic and Institutional District |



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Page 90 of 37:

WELDENFIELD DEVELOPMENT, LLC

P O Box 55465
Birmingham, Alabama 35255

October 13, 2025

Ms. Amy Diaz-Barriga
City of Franklin Department of Planning and Sustainability
109 3rd Avenue South
Franklin, TN, 37064
615-550-6732
Amy.diaz-barriga@franklintn.gov

Re: The Madison PUD Subdivision

Dear Amy Diaz- Barriga,

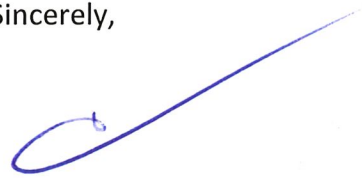
Investment VII-Madison, LLC acquired The Madison April 15, 2021. The long-term investment strategy for the property included improvements to the existing units and the addition of new units. To date, we have completed several capital improvement projects associated with the existing units including roof replacements and exterior paint but we have not started the development of the additional units as approved by the Board of Mayor and Aldermen on March 10, 2020. Per Tennessee Code Annotated 13-4-310, the vesting of the associated entitlements is set to expire on March 10, 2026. Investment VII-Madison, LLC is requesting an extension of the second Development Plan milestone, whereby the property owner/developer must obtain approval of a site plan, obtain approval of a necessary permit, and commence site preparation within a period of three years. Since the first extension of the vesting period, the owners spent approximately \$350,000 furthering plans and working with a local general contractor to price the project and develop a detailed phasing plan to minimize the disruption to existing residents.

Investment VII-Madison, LLC is requesting an extension of the second vesting period to March 10, 2029 to meet the various milestones.

We intend to develop this property to bring additional housing units to Franklin as soon as the market dynamics allow us to do so. We know Franklin needs more housing in the long term to support its economy, but we have run into four major issues that are affecting our ability to obtain investor committee approval and financing for this project:

1. Market Vacancy – Over the past three years, vacancy in the Franklin has averaged roughly 10%. We typically need to see vacancy no higher than 7% to underwrite a new development opportunity.
2. Market Rent Growth – Market rent growth has been largely stagnant over the past three years, while expenses have continued to rise. We typically need to see rent growth no lower than 2.5% to underwrite a new development opportunity.
3. Financing – Interest rates and liquidity in the debt markets are still putting pressure on new development opportunities. We expect to see both of these to improve over the next three years.
4. Construction Pricing- Based on the City requirements for materials and other code issues such as impervious requirements, it is difficult in the current pricing environment to add new units to an existing project that requires large quantities of new infrastructure to meet current code requirements while minimizing the impact to existing residents.

Sincerely,



Charles V. Welden III



Page 93 of 37



File #: 21-0950

DATE: 1/13/2026

TO: Board of Mayor and Aldermen

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

SUBJECT:

Acknowledgment Of Progress Report On Resolution 2025-12, A Resolution Adopting A Plan Of Services For The Annexation Of 4356 South Carothers Road By The City Of Franklin, Tennessee. Establishing A Public Hearing For February 10, 2026

PURPOSE:

The purpose of this memorandum is to provide information to the Franklin Board of Mayor and Aldermen (BOMA) concerning the progress reports required by State Law for Plans of Services adopted by the City of Franklin.

BACKGROUND/STAFF COMMENTS:

Changes were made to State Law, effective May 2015, that affected the annexation process, including the Plan of Services adopted as part of an annexation. Not only is a Plan of Service required for any annexation considered by a municipality, but a progress report is required six months after the adoption of the Plan of Services and annually thereafter until such a time as the City has fulfilled all of its obligations. The progress report is required to be published in a newspaper of general circulation, and a public hearing is required to be held. The progress report provided identifies only the City's obligations for extending services to the annexed properties. It should be noted that many times, the Plan of Services is written to require the extension of public infrastructure as development occurs, and not necessarily immediately after an annexation becomes effective.

This progress report addresses the Plan of Services for a property located east of South Carothers Road and south of Motspur Drive at 4356 South Carothers Road. This property was annexed on May 27, 2025. Currently, the property is zoned PD, and while no development applications have been submitted for this site specifically, the Colletta Park PUD was updated with the annexation to include this property. At this time, the City has fulfilled any and all of its obligations as outlined in Resolution 2025-12. There will be no other reports given for this Plan of Services.

FINANCIAL IMPACT:

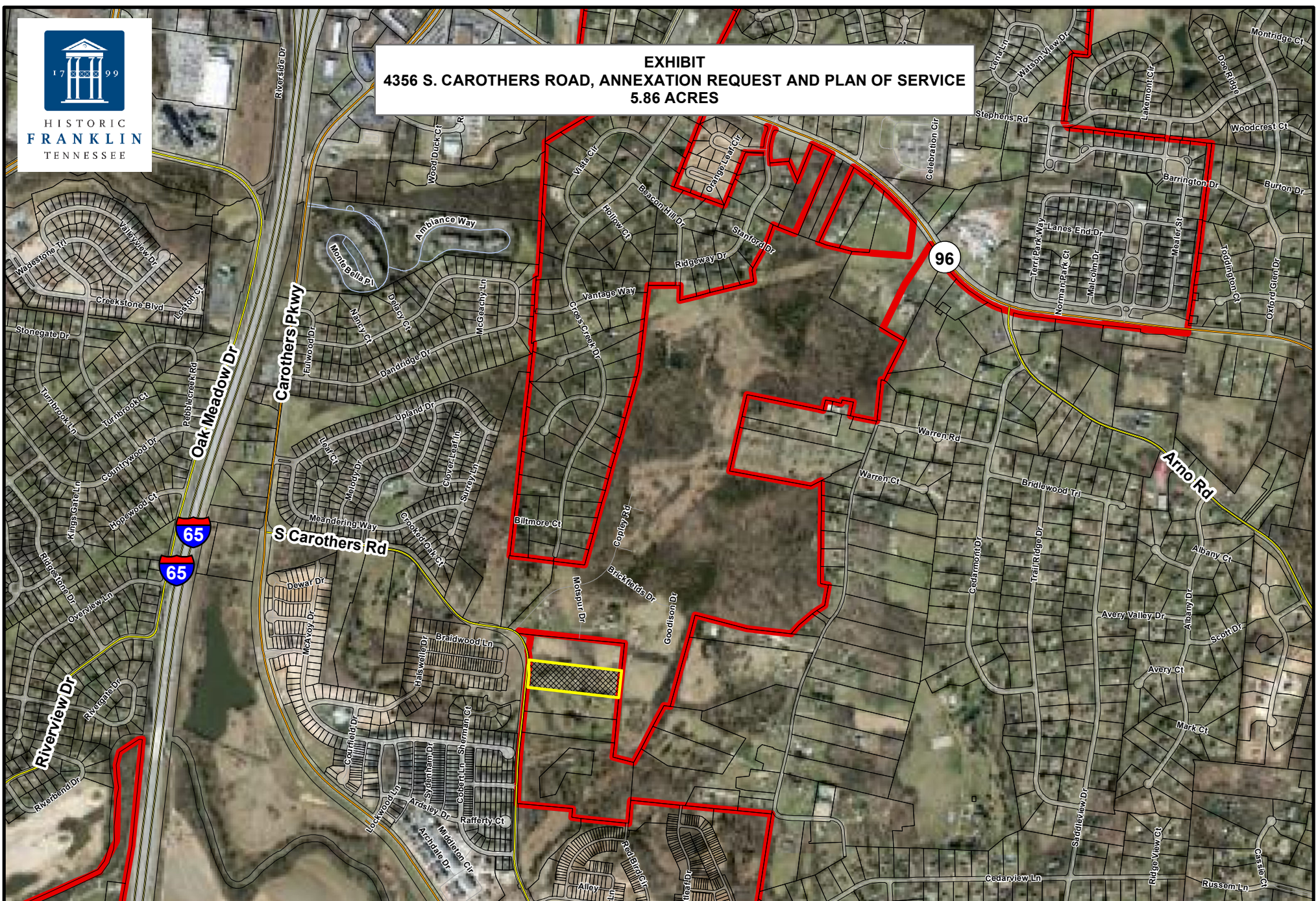
Thus far, additional staffing resources or equipment has been deemed unnecessary to provide services to the annexed properties.

RECOMMENDATION:

Staff recommends acknowledgement of the Plans of Services Progress Report for Resolution 2025-12.



EXHIBIT
4356 S. CAROTHERS ROAD, ANNEXATION REQUEST AND PLAN OF SERVICE
5.86 ACRES



Legend

-  4356 S. Carothers Road
-  City Limits



0 250 500 1,000 1,500 2,000 Feet

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Progress Report

Date: January 13, 2025

Purpose: to provide the six-month report on the status of the extension of services according to the Plan of Services and any changes proposed, as required by TCA 6-51-108 for the following Plan of Services:

Resolution 2025-12, A Resolution Adopting A Plan Of Services For The Annexation Of
4356 South Carothers Road, By The City Of Franklin, Tennessee. (Effective 05/27/2025)

Properties:

Parcel	Address
089-04100	4356 South Carothers Road

Services	City's Obligation	Status of City's Obligation
Water	No obligations of the City; Milcrofton provider	Fulfilled
Reclaimed Water	None; Owners will be required to extend reclaimed water	Fulfilled
Wastewater	None; Owners are required to extend the sanitary sewer mains, providing all components necessary to do so.	Fulfilled
Stormwater	None; Owners are required to extend the stormwater infrastructure, providing all components necessary to do so.	Fulfilled
Streets	None; Owners are required to extend and provide all components necessary to do so.	Fulfilled
Traffic Control	No additional traffic control devices required for annexation	Fulfilled
Street Lighting	No additional off-site street lighting required for annexation	Fulfilled
Street Name Signs	No additional street name signs required for annexation	Fulfilled
Fire Protection	Fire Protection begins on and after the effective date of annexation	Fulfilled
Planning and Zoning	Property to be zoned pursuant to the Franklin Zoning Ordinance	Fulfilled
Parks and Recreation	Benefit and use of all City recreational facilities and programs made available	Fulfilled
Police Protection	Police patrol and response to calls by the Franklin Police Department on and after the effective date of annexation	Fulfilled
Building and Code Inspection Services	Building and code inspection services to begin in the annexed area on and after the effective date of annexation	Fulfilled
Garbage Pickup /Environmental Services	Sanitation and Environmental Services will begin offering services in the annexed area	Fulfilled

At this time, the City has fulfilled its obligations, and no other reports will be provided for this Plan of Services.

RESOLUTION 2025-12

A RESOLUTION ADOPTING A PLAN OF SERVICES FOR THE ANNEXATION OF 4356 SOUTH CAROTHERS ROAD, BY THE CITY OF FRANKLIN, TENNESSEE.

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

WHEREAS, Mike Ford Custom Home Builders, LLC, (Owner) of property located at 4356 S. Carothers Road (Property) petitioned the Board of Mayor and Aldermen (BOMA) of the City of Franklin, Tennessee (City), to annex the Property contiguous the City limits and located within the Franklin Urban Growth Boundary (UGB); and

WHEREAS, the Property is located at 4356 South Carothers Road, contiguous to the City limits, within the Urban Growth Boundary, and as described herein and as depicted on the Map attached hereto as Exhibit A:

Map-Parcel	Acres
089---04100	5.86
Total	5.86

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

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

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

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

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

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

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

A. Water

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

B. Reclaimed Water

1. According to the City of Franklin's Municipal Code, reclaimed water systems shall be extended to a development if the development is located within 1,000 feet of an existing reclaimed water line.
2. In the case of this Property, a greater than 4,600-foot extension would be required to serve the Property. For this reason, reclaimed water will not be required to be extended to the Property.

C. Wastewater

1. The Property lies within the Goose Creek Basin as defined in the City of Franklin Sanitary Sewer Basin Study.
2. The proposed development of the Property is anticipated to construct single family homes.
3. The Owner shall be required to extend the internal sanitary sewer through the property to connect to sanitary sewer being constructed as part of COF Development Plan #8691 and eventual approved site plan to provide service to the Property.
4. The Owner shall be required to submit engineering calculations to determine final sizing requirements.
5. The Owner shall be required to provide Engineering design, construction, easements, rights-of-way and the costs associated with the on-site sanitary sewer infrastructure required to serve the development of this Property.
6. The Owner shall be responsible for the payment of fees per the policies and procedures outlined in Franklin Municipal Code

D. Stormwater

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

E. Streets

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

F. Traffic Control

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

G. Street Lighting

1. No off-site street lighting is proposed at this time.
2. Street lighting within new developments shall be funded and installed by the Owner per City policy, which includes the installation of electric meters to allow for future ownership and

maintenance by the City or homeowners association. The installation and operation of street lights shall coincide with the phasing of development and issuance of Certificates of Occupancy.

H. Street Name Signs

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

I. Fire Protection

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

J. Planning and Zoning

1. The planning and zoning jurisdiction of the City will extend to the annexed area on and after the effective date of annexation.
2. Envision Franklin designates the property as Mixed Residential, a residential neighborhood concept consisting of a combination of single-family dwellings, big houses, duplexes and townhouses.
Upon annexation, the Property will be zoned by the Board of Mayor and Aldermen to a Zoning District and any applicable Overlay Zoning District(s), pursuant to the requirements of the Franklin Zoning Ordinance. If the Owner has requested the Planned District, they shall be required to submit a Development Plan, pursuant to the Franklin Zoning Ordinance.

K. Parks and Recreation

1. The benefit and use of the recreational facilities and programs provided by the Parks Department will be available on and after the effective date of the annexation. Recreational facilities and programs will be provided with existing personnel, facilities and resources.
2. New development in the annexed area shall comply with the City of Franklin Parkland Impact Fees and Parkland Dedication Ordinance 2016-25. The Ordinance can be found at https://library.municode.com/tn/franklin/codes/code_of_ordinances.

L. Police Protection

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

M. Building and Code Inspection Services

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

N. Garbage and Recycling Pickup and Environmental

1. The Sanitation and Environmental Services Department will begin providing services in the annexed area on and after the effective date of the annexation in accordance with adopted City requirements.

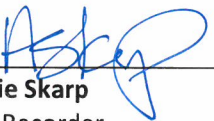
2. Additional manpower and equipment will be necessary to serve the annexation area in the near future as this area is experiencing rapid growth.

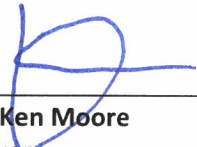
SECTION II. This Resolution shall take effect from and after its adoption.

IT IS SO RESOLVED AND DONE on this 13th day of May, 2025.

ATTEST:

CITY OF FRANKLIN, TENNESSEE:

BY: 
Angie Skarp
City Recorder

BY: 
Dr. Ken Moore
Mayor

Approved as to form by:


Shauna R. Billingsley
City Attorney

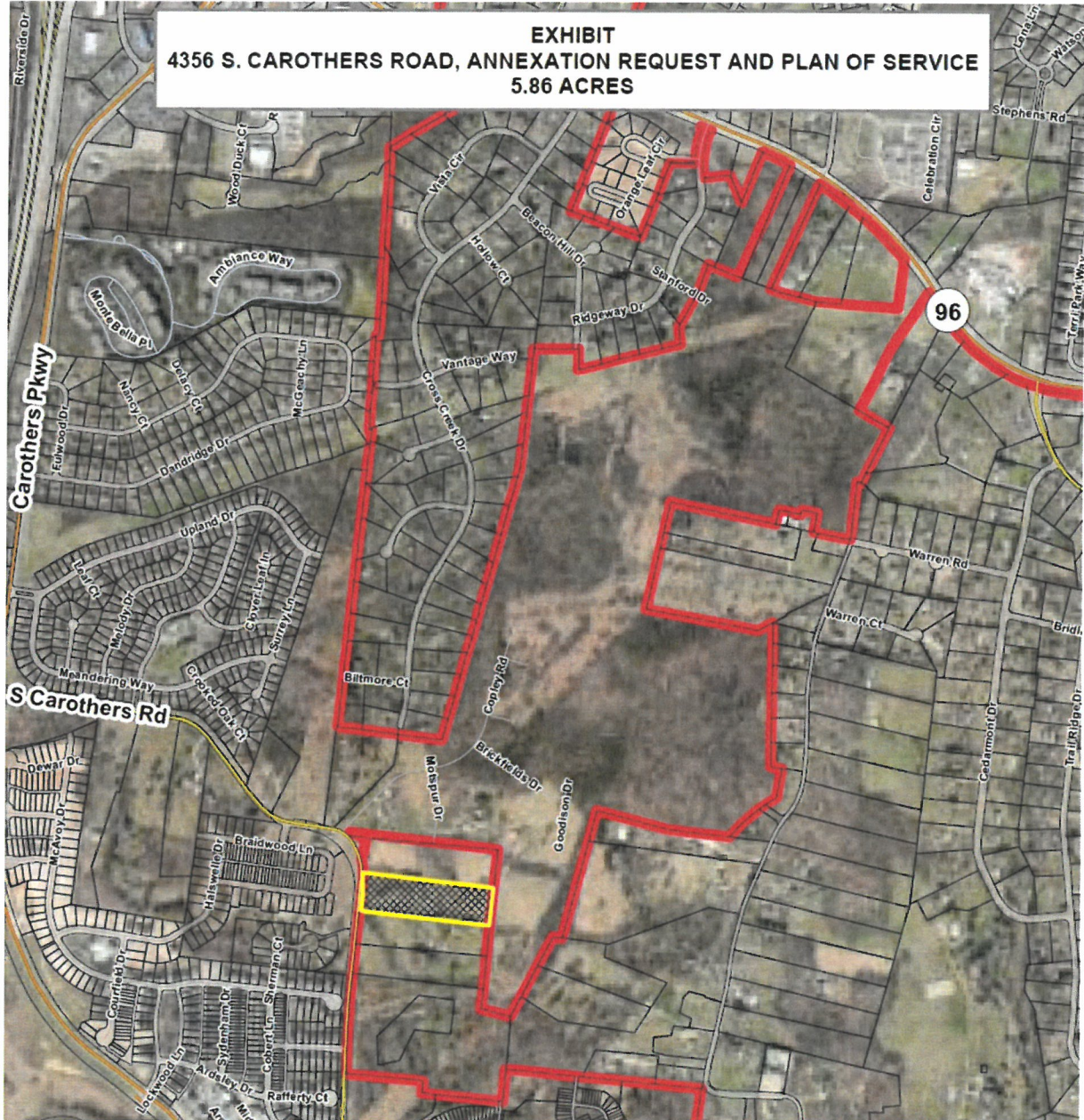
PLANNING COMMISSION RECOMMENDED:

3/27/25, 9-0

PUBLIC HEARING HELD:

5/13/25, 8-0

EXHIBIT
4356 S. CAROTHERS ROAD, ANNEXATION REQUEST AND PLAN OF SERVICE
5.86 ACRES





File #: 21-03

DATE: 1/13/2026
TO: Board of Mayor and Aldermen
FROM: Eric Stuckey, City Administrator
Michelle Hatcher, Director of Water Management
Dillon Gaster, Fiscal Affairs Manager - Water

SUBJECT:

*Consideration Of COF Contract No. 2026-0005, With The Tennessee Department Of Environment And Conservation For An Asset Management Plan Grant In The Amount Of \$250,000

PURPOSE:

The purpose of this memorandum is to provide information to the Franklin Board of Mayor and Aldermen (BOMA) concerning Contract 2026-0005 with TDEC for a grant of \$250,000 to be used for the development of an Asset Management Plan.

BACKGROUND/STAFF COMMENTS:

The Water Management Department submitted an application for the TDEC Asset Management Plan (AMP) Grant in August 2025. This grant supports utilities in compiling all relevant asset information into one document to organize inventory, operations, and capital planning. The term of the contract is two years and will be a reimbursement of \$250,000 upon approval of the Water Management Department's AMP by TDEC. Up to 80% of the granted amount can be reimbursed prior to final submission, and the remaining 20% will be reimbursed upon approval. The Water Management Department plans to utilize consultant services and software to compile all relevant asset data into a formalized document for the first implementation at the Water Reclamation Facility, and subsequent implementations across all divisions will be handled internally. This system can be used to implement a data-driven prioritization process in operations, assisting in the budgeting and identification of replacement criteria. Also, long-term plans can be developed for the strategic replacement and repair of major assets.

FINANCIAL IMPACT:

The financial impact of this contract will be a revenue of \$250,000 received in Fiscal Years 2026 and 2027.

RECOMMENDATION:

Staff recommends that the Board of Mayor and Aldermen approve COF Contract No. 2026-0005.

(cost reimbursement grant contract with a federal or Tennessee local governmental entity or their agents and instrumentalities)

Page 105 of 371

**GRANT CONTRACT
BETWEEN THE STATE OF TENNESSEE,
DEPARTMENT OF ENVIRONMENT AND CONSERVATION
AND
CITY OF FRANKLIN**

This grant contract ("Grant Contract"), by and between the State of Tennessee, Department of Environment and Conservation, hereinafter referred to as the "State" or the "Grantor State Agency" and Grantee City of Franklin, hereinafter referred to as the "Grantee," is for the provision of Asset Management Plan, as further defined in the "SCOPE OF SERVICES AND DELIVERABLES."

Grantee Edison Vendor ID # 0000001552

A. SCOPE OF SERVICES AND DELIVERABLES:

- A.1. The Grantee shall provide the scope of services and deliverables ("Scope") as required, described, and detailed in this Grant Contract
- A.2. The Grantee shall submit an asset management plan (AMP) that is consistent with the minimum data elements required by the July 2023 Tennessee AMP Guide. The final AMP shall include:
 - i. The Five Core AMP Components:
 - a. Component 1: Current State of the Assets – Inventory and Condition Assessment:
 - i. Inventory
 - ii. Digital Map of System
 - iii. Asset Condition
 - b. Component 2: Level of Service
 - c. Component 3: Critical Assets
 - d. Component 4: Minimizing Life Cycle Costs – Capital Improvement Plan
 - e. Component 5: Long-Term Funding Plan – Rate Evaluation
 - ii. Fiscal Sustainability Plan
 - a. Organizational Structure
 - b. Plan of Operation
 - c. Operation and Maintenance manual
 - d. Water and Energy Conservation Efforts
 - iii. Meter Testing and Changeout Program
 - iv. IT Infrastructure
 - v. Work Order System

The Grantee shall submit the final AMP two months before the contract's end date. The AMP must be approved by the State before final reimbursement. Grantees are eligible to receive a reimbursement up to 80% of the contracted amount until the AMP is approved.

- A.3. Incorporation of Additional Documents. Each of the following documents is included as a part of this Grant Contract by reference or attachment. In the event of a discrepancy or ambiguity regarding the Grantee's duties, responsibilities, and performance hereunder, these items shall govern in order of precedence below.
 - i. This Grant Contract document with any attachments or exhibits;
 - ii. Grantee's application packet, which includes the grant proposal, incorporated to elaborate supplementary scope of services specifications;
 - iii. The July 2023 Tennessee Asset Management Plan Guide.
- A.4. Incorporation of Federal Award Identification Worksheet. The federal award identification worksheet, which appears as Attachment B, is incorporated in this Grant Contract.

B. TERM OF CONTRACT:

This Grant Contract shall be effective on 10/1/2025 ("Effective Date") and extend for a period of twenty-seven (27) months after the Effective Date ("Term"). The State shall have no obligation to the Grantee for fulfillment of the Scope outside the Term.

C. PAYMENT TERMS AND CONDITIONS:

- C.1. Maximum Liability. In no event shall the maximum liability of the State under this Grant Contract exceed Two Hundred Fifty Thousand Dollars (\$250,000.00) ("Maximum Liability"). The Grant Budget, attached and incorporated as Attachment A is the maximum amount due the Grantee under this Grant Contract. The Grant Budget line-items include, but are not limited to, all applicable taxes, fees, overhead, and all other direct and indirect costs incurred or to be incurred by the Grantee.
- C.2. Compensation Firm. The Maximum Liability of the State is not subject to escalation for any reason unless amended. The Grant Budget amounts are firm for the duration of the Grant Contract and are not subject to escalation for any reason unless amended, except as provided in Section C.6.
- C.3. Payment Methodology. The Grantee shall be reimbursed for actual, reasonable, and necessary costs based upon the Grant Budget, not to exceed the Maximum Liability established in Section C.1. Upon progress toward the completion of the Scope, as described in Section A of this Grant Contract, the Grantee shall submit invoices prior to any reimbursement of allowable costs.
- C.4. Travel Compensation. Reimbursement to the Grantee for travel, meals, or lodging shall be subject to amounts and limitations specified in the "State Comprehensive Travel Regulations," as they are amended from time to time, and shall be contingent upon and limited by the Grant Budget funding for said reimbursement.
- C.5. Invoice Requirements. The Grantee shall invoice the State no more often than monthly, with all necessary supporting documentation, and present such to:

Vena Jones
 Department of Environment and Conservation
 Division of Water Resources
 Davy Crockett Tower, 9th Floor
 500 James Robertson Parkway
 Nashville, TN 37243

- a. Each invoice shall clearly and accurately detail all of the following required information (calculations must be extended and totaled correctly).
- (1) Invoice/Reference Number (assigned by the Grantee).
 - (2) Invoice Date.
 - (3) Invoice Period (to which the reimbursement request is applicable).
 - (4) Grant Contract Number (assigned by the State).
 - (5) Grantor: Dept. of Environment and Conservation, Division of Water Resources
 - (6) Grantor Number (assigned by the Grantee to the above-referenced Grantor).
 - (7) Grantee Name.
 - (8) Grantee Tennessee Edison Registration ID Number Referenced in Preamble of this Grant Contract.
 - (9) Grantee Remittance Address.
 - (10) Grantee Contact for Invoice Questions (name, phone, or fax).

(11) Itemization of Reimbursement Requested for the Invoice Period— it must detail, at minimum, all of the following:

- i. The amount requested by Grant Budget line-item (including any travel expenditure reimbursement requested and for which documentation and receipts, as required by "State Comprehensive Travel Regulations," are attached to the invoice).
- ii. The amount reimbursed by Grant Budget line-item to date.
- iii. The total amount reimbursed under the Grant Contract to date.
- iv. The total amount requested (all line-items) for the Invoice Period.

b. The Grantee understands and agrees to all of the following.

- (1) An invoice under this Grant Contract shall include only reimbursement requests for actual, reasonable, and necessary expenditures required in the delivery of service described by this Grant Contract and shall be subject to the Grant Budget and any other provision of this Grant Contract relating to allowable reimbursements.
- (2) An invoice under this Grant Contract shall not include any reimbursement request for future expenditures.
- (3) An invoice under this Grant Contract shall initiate the timeframe for reimbursement only when the State is in receipt of the invoice, and the invoice meets the minimum requirements of this section C.5.

C.6. Budget Line-items. Expenditures, reimbursements, and payments under this Grant Contract shall adhere to the Grant Budget. The Grantee may vary from a Grant Budget line-item amount by up to one percent (1%) of the line-item amount, provided that any increase is off-set by an equal reduction of other line-item amount(s) such that the net result of variances shall not increase the total Grant Contract amount detailed by the Grant Budget. Any increase in the Grant Budget, grand total amounts shall require an amendment of this Grant Contract.

C.7. Disbursement Reconciliation and Close Out. The Grantee shall submit any final invoice and a grant disbursement reconciliation report within ninety (90) days of the Grant Contract end date, in form and substance acceptable to the State.

- a. If total disbursements by the State pursuant to this Grant Contract exceed the amounts permitted by the section C, payment terms and conditions of this Grant Contract, the Grantee shall refund the difference to the State. The Grantee shall submit the refund with the final grant disbursement reconciliation report.
- b. The State shall not be responsible for the payment of any invoice submitted to the State after the grant disbursement reconciliation report. The State will not deem any Grantee costs submitted for reimbursement after the grant disbursement reconciliation report to be allowable and reimbursable by the State, and such invoices will NOT be paid.
- c. The Grantee's failure to provide a final grant disbursement reconciliation report to the State as required by this Grant Contract shall result in the Grantee being deemed ineligible for reimbursement under this Grant Contract, and the Grantee shall be required to refund any and all payments by the State pursuant to this Grant Contract.
- d. The Grantee must close out its accounting records at the end of the Term in such a way that reimbursable expenditures and revenue collections are NOT carried forward.

C.8. Indirect Cost. Should the Grantee request reimbursement for indirect costs, the Grantee must submit to the State a copy of the indirect cost rate approved by the cognizant federal agency or the cognizant state agency, as applicable. The Grantee will be reimbursed for indirect costs in

accordance with the approved indirect cost rate and amounts and limitations specified in the attached Grant Budget. Once the Grantee makes an election and treats a given cost as direct or indirect, it must apply that treatment consistently and may not change during the Term. Any changes in the approved indirect cost rate must have prior approval of the cognizant federal agency or the cognizant state agency, as applicable. If the indirect cost rate is provisional during the Term, once the rate becomes final, the Grantee agrees to remit any overpayment of funds to the State, and subject to the availability of funds the State agrees to remit any underpayment to the Grantee.

- C.9. Cost Allocation. If any part of the costs to be reimbursed under this Grant Contract are joint costs involving allocation to more than one program or activity, such costs shall be allocated and reported in accordance with the provisions of Central Procurement Office Policy Statement 2013-007 or any amendments or revisions made to this policy statement during the Term.
- C.10. Payment of Invoice. A payment by the State shall not prejudice the State's right to object to or question any reimbursement, invoice, or related matter. A payment by the State shall not be construed as acceptance of any part of the work or service provided or as approval of any amount as an allowable cost.
- C.11. Non-allowable Costs. Any amounts payable to the Grantee shall be subject to reduction for amounts included in any invoice or payment that are determined by the State, on the basis of audits or monitoring conducted in accordance with the terms of this Grant Contract, to constitute unallowable costs.
- C.12. State's Right to Set Off. The State reserves the right to set off or deduct from amounts that are or shall become due and payable to the Grantee under this Grant Contract or under any other agreement between the Grantee and the State of Tennessee under which the Grantee has a right to receive payment from the State.
- C.13. Prerequisite Documentation. The Grantee shall not invoice the State under this Grant Contract until the State has received the following, properly completed documentation.
 - a. The Grantee shall complete, sign, and return to the State an "Authorization Agreement for Automatic Deposit (ACH Credits) Form" provided by the State. By doing so, the Grantee acknowledges and agrees that, once this form is received by the State, all payments to the Grantee under this or any other grant contract will be made by automated clearing house ("ACH").
 - b. The Grantee shall complete, sign, and return to the State the State-provided W-9 form. The taxpayer identification number on the W-9 form must be the same as the Grantee's Federal Employer Identification Number or Social Security Number referenced in the Grantee's Edison registration information.

D. STANDARD TERMS AND CONDITIONS:

- D.1. Required Approvals. The State is not bound by this Grant Contract until it is signed by the parties and approved by appropriate officials in accordance with applicable Tennessee laws and regulations (depending upon the specifics of this Grant Contract, the officials may include, but are not limited to, the Commissioner of Finance and Administration, the Commissioner of Human Resources, and the Comptroller of the Treasury).
- D.2. Modification and Amendment. This Grant Contract may be modified only by a written amendment signed by all parties and approved by the officials who approved the Grant Contract and, depending upon the specifics of the Grant Contract as amended, any additional officials required by Tennessee laws and regulations (the officials may include, but are not limited to, the

Commissioner of Finance and Administration, the Commissioner of Human Resources, and the Comptroller of the Treasury).

- D.3. Termination for Convenience. The State may terminate this Grant Contract without cause for any reason. A termination for convenience shall not be a breach of this Grant Contract by the State. The State shall give the Grantee at least thirty (30) days written notice before the effective termination date. The Grantee shall be entitled to compensation for authorized expenditures and satisfactory services completed as of the termination date, but in no event shall the State be liable to the Grantee for compensation for any service that has not been rendered. The final decision as to the amount for which the State is liable shall be determined by the State. The Grantee shall not have any right to any actual general, special, incidental, consequential, or any other damages whatsoever of any description or amount for the State's exercise of its right to terminate for convenience.
- D.4. Termination for Cause. If the Grantee fails to properly perform its obligations under this Grant Contract, or if the Grantee violates any terms of this Grant Contract, the State shall have the right to immediately terminate this Grant Contract and withhold payments in excess of fair compensation for completed services. Notwithstanding the exercise of the State's right to terminate this Grant Contract for cause, the Grantee shall not be relieved of liability to the State for damages sustained by virtue of any breach of this Grant Contract by the Grantee.
- D.5. Subcontracting. The Grantee shall not assign this Grant Contract or enter into a subcontract for any of the services performed under this Grant Contract without obtaining the prior written approval of the State. If such subcontracts are approved by the State, each shall contain, at a minimum, sections of this Grant Contract pertaining to "Conflicts of Interest," "Lobbying," "Nondiscrimination," "Public Accountability," "Public Notice," and "Records" (as identified by the section headings). Notwithstanding any use of approved subcontractors, the Grantee shall remain responsible for all work performed.
- D.6. Conflicts of Interest. The Grantee warrants that no part of the total Grant Contract Amount shall be paid directly or indirectly to an employee or official of the State of Tennessee as wages, compensation, or gifts in exchange for acting as an officer, agent, employee, subcontractor, or consultant to the Grantee in connection with any work contemplated or performed relative to this Grant Contract.
- D.7. Lobbying. The Grantee certifies, to the best of its knowledge and belief, that:
- a. No federally appropriated funds have been paid or will be paid, by or on behalf of the undersigned, to any person for influencing or attempting to influence an officer or employee of an agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with the awarding of any federal contract, the making of any federal grant, the making of any federal loan, the entering into of any cooperative agreement, and the extension, continuation, renewal, amendment, or modification of any federal contract, grant, loan, or cooperative agreement.
 - b. If any funds other than federally appropriated funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with this contract, grant, loan, or cooperative agreement, the Grantee shall complete and submit Standard Form-LLL, "Disclosure of Lobbying Activities," in accordance with its instructions.
 - c. The Grantee shall require that the language of this certification be included in the award documents for all sub-awards at all tiers (including subcontracts, sub-grants, and contracts under grants, loans, and cooperative agreements) and that all subrecipients shall certify and disclose accordingly.

This certification is a material representation of fact upon which reliance was placed when this transaction was made or entered into and is a prerequisite for making or entering into this transaction imposed by 31 U.S.C. § 1352.

- D.8. Communications and Contacts. All instructions, notices, consents, demands, or other communications required or contemplated by this Grant Contract shall be in writing and shall be made by certified, first class mail, return receipt requested and postage prepaid, by overnight courier service with an asset tracking system, or by email or facsimile transmission with recipient confirmation. All communications, regardless of method of transmission, shall be addressed to the respective party as set out below:

The State:

Vena Jones
Department of Environment and Conservation
Division of Water Resources
Davy Crockett Tower, 9th Floor
500 James Robertson Parkway
Nashville, TN 37243
Telephone # 615-898-9499

The Grantee:

Ken Moore
City of Franklin
109 Third Avenue South
Franklin, TN 37064
ken.moore@franklin.tn.gov
Telephone # (615) 791-3217

A change to the above contact information requires written notice to the person designated by the other party to receive notice.

All instructions, notices, consents, demands, or other communications shall be considered effectively given upon receipt or recipient confirmation as may be required.

- D.9. Subject to Funds Availability. This Grant Contract is subject to the appropriation and availability of State or Federal funds. In the event that the funds are not appropriated or are otherwise unavailable, the State reserves the right to terminate this Grant Contract upon written notice to the Grantee. The State's right to terminate this Grant Contract due to lack of funds is not a breach of this Grant Contract by the State. Upon receipt of the written notice, the Grantee shall cease all work associated with the Grant Contract. Should such an event occur, the Grantee shall be entitled to compensation for all satisfactory and authorized services completed as of the termination date. Upon such termination, the Grantee shall have no right to recover from the State any actual, general, special, incidental, consequential, or any other damages whatsoever of any description or amount.
- D.10. Nondiscrimination. The Grantee hereby agrees, warrants, and assures that no person shall be excluded from participation in, be denied benefits of, or be otherwise subjected to discrimination in the performance of this Grant Contract or in the employment practices of the Grantee on the grounds of handicap or disability, age, race, color, religion, sex, national origin, or any other classification protected by federal, Tennessee state constitutional, or statutory law. The Grantee shall, upon request, show proof of nondiscrimination and shall post in conspicuous places, available to all employees and applicants, notices of nondiscrimination.

- D.11. HIPAA Compliance. As applicable, the State and the Grantee shall comply with obligations under the Health Insurance Portability and Accountability Act of 1996 (HIPAA), Health Information Technology for Economic and Clinical Health Act (HITECH) and any other relevant laws and regulations regarding privacy (collectively the "Privacy Rules"). The obligations set forth in this Section shall survive the termination of this Grant Contract.
- a. The Grantee warrants to the State that it is familiar with the requirements of the Privacy Rules and will comply with all applicable HIPAA requirements in the course of this Grant Contract.
 - b. The Grantee warrants that it will cooperate with the State, including cooperation and coordination with State privacy officials and other compliance officers required by the Privacy Rules, in the course of performance of this Grant Contract so that both parties will be in compliance with the Privacy Rules.
 - c. The State and the Grantee will sign documents, including but not limited to business associate agreements, as required by the Privacy Rules and that are reasonably necessary to keep the State and the Grantee in compliance with the Privacy Rules. This provision shall not apply if information received by the State under this Grant Contract is NOT "protected health information" as defined by the Privacy Rules, or if the Privacy Rules permit the State to receive such information without entering into a business associate agreement or signing another such document.
- D.12. Public Accountability. If the Grantee is subject to Tenn. Code Ann. § 8-4-401 *et seq.*, or if this Grant Contract involves the provision of services to citizens by the Grantee on behalf of the State, the Grantee agrees to establish a system through which recipients of services may present grievances about the operation of the service program. The Grantee shall also display in a prominent place, located near the passageway through which the public enters in order to receive Grant supported services, a sign at least eleven inches (11") in height and seventeen inches (17") in width stating:
- NOTICE: THIS AGENCY IS A RECIPIENT OF TAXPAYER FUNDING. IF YOU OBSERVE AN AGENCY DIRECTOR OR EMPLOYEE ENGAGING IN ANY ACTIVITY WHICH YOU CONSIDER TO BE ILLEGAL, IMPROPER, OR WASTEFUL, PLEASE CALL THE STATE COMPTROLLER'S TOLL-FREE HOTLINE: 1-800-232-5454.
- The sign shall be on the form prescribed by the Comptroller of the Treasury. The Grantor State Agency shall obtain copies of the sign from the Comptroller of the Treasury, and upon request from the Grantee, provide Grantee with any necessary signs.
- D.13. Public Notice. All notices, informational pamphlets, press releases, research reports, signs, and similar public notices prepared and released by the Grantee in relation to this Grant Contract shall include the statement, "This project is funded under a grant contract with the State of Tennessee." All notices by the Grantee in relation to this Grant Contract shall be approved by the State.
- D.14. Licensure. The Grantee, its employees, and any approved subcontractor shall be licensed pursuant to all applicable federal, state, and local laws, ordinances, rules, and regulations and shall upon request provide proof of all licenses.
- D.15. Records. The Grantee and any approved subcontractor shall maintain documentation for all charges under this Grant Contract. The books, records, and documents of the Grantee and any approved subcontractor, insofar as they relate to work performed or money received under this Grant Contract, shall be maintained in accordance with applicable Tennessee law. In no case shall the records be maintained for a period of less than five (5) full years from the date of the final payment. The Grantee's records shall be subject to audit at any reasonable time and upon

reasonable notice by the Grantor State Agency, the Comptroller of the Treasury, or their duly appointed representatives.

The records shall be maintained in accordance with Governmental Accounting Standards Board (GASB) Accounting Standards or the Financial Accounting Standards Board (FASB) Accounting Standards Codification, as applicable, and any related AICPA Industry Audit and Accounting guides.

In addition, documentation of grant applications, budgets, reports, awards, and expenditures will be maintained in accordance with U.S. Office of Management and Budget's *Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards*.

Grant expenditures shall be made in accordance with local government purchasing policies and procedures and purchasing procedures for local governments authorized under state law.

The Grantee shall also comply with any recordkeeping and reporting requirements prescribed by the Tennessee Comptroller of the Treasury.

The Grantee shall establish a system of internal controls that utilize the COSO Internal Control - Integrated Framework model as the basic foundation for the internal control system. The Grantee shall incorporate any additional Comptroller of the Treasury directives into its internal control system.

Any other required records or reports which are not contemplated in the above standards shall follow the format designated by the head of the Grantor State Agency, the Central Procurement Office, or the Commissioner of Finance and Administration of the State of Tennessee.

- D.16. Monitoring. The Grantee's activities conducted and records maintained pursuant to this Grant Contract shall be subject to monitoring and evaluation by the State, the Comptroller of the Treasury, or their duly appointed representatives.
- D.17. Progress Reports. The Grantee shall submit brief, periodic, progress reports to the State as requested.
- D.18. Annual and Final Reports. The Grantee shall submit, within three (3) months of the conclusion of each year of the Term, an annual report. For grant contracts with a term of less than one (1) year, the Grantee shall submit a final report within three (3) months of the conclusion of the Term. For grant contracts with multiyear terms, the final report will take the place of the annual report for the final year of the Term. The Grantee shall submit annual and final reports to the Grantor State Agency. At minimum, annual and final reports shall include: (a) the Grantee's name; (b) the Grant Contract's Edison identification number, Term, and total amount; (c) a narrative section that describes the program's goals, outcomes, successes and setbacks, whether the Grantee used benchmarks or indicators to determine progress, and whether any proposed activities were not completed; and (d) other relevant details requested by the Grantor State Agency. Annual and final report documents to be completed by the Grantee shall appear on the Grantor State Agency's website or as an attachment to the Grant Contract.
- D.19. Audit Report. The Grantee shall be audited in accordance with applicable Tennessee law.

At least ninety (90) days before the end of its fiscal year, the Grantee shall complete the Information for Audit Purposes ("IAP") form online (accessible through the Edison Supplier portal) to notify the State whether or not Grantee is subject to an audit. The Grantee should submit only one, completed form online during the Grantee's fiscal year. Immediately after the fiscal year has ended, the Grantee shall fill out the End of Fiscal Year ("EOFY") (accessible through the Edison Supplier portal).

When a federal single audit is required, the audit shall be performed in accordance with U.S. Office of Management and Budget's *Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards*.

A copy of the audit report shall be provided to the Comptroller by the licensed, independent public accountant. Audit reports shall be made available to the public.

- D.20. Procurement. If other terms of this Grant Contract allow reimbursement for the cost of goods, materials, supplies, equipment, or contracted services, such procurement shall be made on a competitive basis, including the use of competitive bidding procedures, where practical. The Grantee shall maintain documentation for the basis of each procurement for which reimbursement is paid pursuant to this Grant Contract. In each instance where it is determined that use of a competitive procurement method is not practical, supporting documentation shall include a written justification for the decision and for use of a non-competitive procurement. If the Grantee is a subrecipient, the Grantee shall comply with 2 C.F.R. §§ 200.317—200.327 when procuring property and services under a federal award.

The Grantee shall obtain prior approval from the State before purchasing any equipment under this Grant Contract.

For purposes of this Grant Contract, the term “equipment” shall include any article of nonexpendable, tangible, personal property having a useful life of more than one year and an acquisition cost which equals or exceeds ten thousand dollars (\$10,000.00).

- D.21. Strict Performance. Failure by any party to this Grant Contract to insist in any one or more cases upon the strict performance of any of the terms, covenants, conditions, or provisions of this Grant Contract is not a waiver or relinquishment of any term, covenant, condition, or provision. No term or condition of this Grant Contract shall be held to be waived, modified, or deleted except by a written amendment signed by the parties.
- D.22. Independent Contractor. The parties shall not act as employees, partners, joint venturers, or associates of one another in the performance of this Grant Contract. The parties acknowledge that they are independent contracting entities and that nothing in this Grant Contract shall be construed to create a principal/agent relationship or to allow either to exercise control or direction over the manner or method by which the other transacts its business affairs or provides its usual services. The employees or agents of one party shall not be deemed or construed to be the employees or agents of the other party for any purpose whatsoever.
- D.23. Limitation of State's Liability. The State shall have no liability except as specifically provided in this Grant Contract. In no event will the State be liable to the Grantee or any other party for any lost revenues, lost profits, loss of business, loss of grant funding, decrease in the value of any securities or cash position, time, money, goodwill, or any indirect, special, incidental, punitive, exemplary or consequential damages of any nature, whether based on warranty, contract, statute, regulation, tort (including but not limited to negligence), or any other legal theory that may arise under this Grant Contract or otherwise. The State's total liability under this Grant Contract (including any exhibits, schedules, amendments or other attachments to the Contract) or otherwise shall under no circumstances exceed the Maximum Liability originally established in Section C.1 of this Grant Contract. This limitation of liability is cumulative and not per incident.
- D.24. Force Majeure. “Force Majeure Event” means fire, flood, earthquake, elements of nature or acts of God, wars, riots, civil disorders, rebellions or revolutions, acts of terrorism or any other similar cause beyond the reasonable control of the party except to the extent that the non-performing party is at fault in failing to prevent or causing the default or delay, and provided that the default or delay cannot reasonably be circumvented by the non-performing party through the use of alternate sources, workaround plans or other means. A strike, lockout or labor dispute shall not excuse either party from its obligations under this Grant Contract. Except as set forth in this Section, any failure or delay by a party in the performance of its obligations under this Grant Contract arising from a Force Majeure Event is not a default under this Grant Contract or grounds for termination. The non-performing party will be excused from performing those obligations

directly affected by the Force Majeure Event, and only for as long as the Force Majeure Event continues, provided that the party continues to use diligent, good faith efforts to resume performance without delay. The occurrence of a Force Majeure Event affecting Grantee's representatives, suppliers, subcontractors, customers or business apart from this Grant Contract is not a Force Majeure Event under this Grant Contract. Grantee will promptly notify the State of any delay caused by a Force Majeure Event (to be confirmed in a written notice to the State within one (1) day of the inception of the delay) that a Force Majeure Event has occurred, and will describe in reasonable detail the nature of the Force Majeure Event. If any Force Majeure Event results in a delay in Grantee's performance longer than forty-eight (48) hours, the State may, upon notice to Grantee: (a) cease payment of the fees until Grantee resumes performance of the affected obligations; or (b) immediately terminate this Grant Contract or any purchase order, in whole or in part, without further payment except for fees then due and payable. Grantee will not increase its charges under this Grant Contract or charge the State any fees other than those provided for in this Grant Contract as the result of a Force Majeure Event.

- D.25. Tennessee Department of Revenue Registration. The Grantee shall comply with all applicable registration requirements contained in Tenn. Code Ann. §§ 67-6-601 – 608. Compliance with applicable registration requirements is a material requirement of this Grant Contract.
- D.26. Charges to Service Recipients Prohibited. The Grantee shall not collect any amount in the form of fees or reimbursements from the recipients of any service provided pursuant to this Grant Contract.
- D.27. No Acquisition of Equipment or Motor Vehicles. This Grant Contract does not involve the acquisition and disposition of equipment or motor vehicles acquired with funds provided under this Grant Contract.
- D.28. State and Federal Compliance. The Grantee shall comply with all applicable state and federal laws and regulations in the performance of this Grant Contract. The U.S. Office of Management and Budget's Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards is available here: http://www.ecfr.gov/cgi-bin/text-idx?SID=c6b2f053952359ba94470ad3a7c1a975&tpl=/ecfrbrowse/Title02/2cfr200_main_02.tpl
- D.29. Governing Law. This Grant Contract shall be governed by and construed in accordance with the laws of the State of Tennessee, without regard to its conflict or choice of law rules. The Grantee agrees that it will be subject to the exclusive jurisdiction of the courts of the State of Tennessee in actions that may arise under this Grant Contract. The Grantee acknowledges and agrees that any rights or claims against the State of Tennessee or its employees hereunder, and any remedies arising there from, shall be subject to and limited to those rights and remedies, if any, available under Tenn. Code Ann. §§ 9-8-101 through 9-8-408.
- D.30. Completeness. This Grant Contract is complete and contains the entire understanding between the parties relating to the subject matter contained herein, including all the terms and conditions agreed to by the parties. This Grant Contract supersedes any and all prior understandings, representations, negotiations, or agreements between the parties, whether written or oral.
- D.31. Severability. If any terms and conditions of this Grant Contract are held to be invalid or unenforceable as a matter of law, the other terms and conditions shall not be affected and shall remain in full force and effect. To this end, the terms and conditions of this Grant Contract are declared severable.
- D.32. Headings. Section headings are for reference purposes only and shall not be construed as part of this Grant Contract.
- D.33. Iran Divestment Act. The requirements of Tenn. Code Ann. § 12-12-101, *et seq.*, addressing contracting with persons as defined at Tenn. Code Ann. §12-12-103(5) that engage in investment

activities in Iran, shall be a material provision of this Grant Contract. The Grantee certifies, under penalty of perjury, that to the best of its knowledge and belief that it is not on the list created pursuant to Tenn. Code Ann. § 12-12-106.

- D.34. Debarment and Suspension. The Grantee certifies, to the best of its knowledge and belief, that it, its current and future principals, its current and future subcontractors and their principals:
- a. are not presently debarred, suspended, proposed for debarment, declared ineligible, or voluntarily excluded from covered transactions by any federal or state department or agency;
 - b. have not within a three (3) year period preceding this Grant Contract been convicted of, or had a civil judgment rendered against them from commission of fraud, or a criminal offence in connection with obtaining, attempting to obtain, or performing a public (federal, state, or local) transaction or grant under a public transaction; violation of federal or state antitrust statutes or commission of embezzlement, theft, forgery, bribery, falsification, or destruction of records, making false statements, or receiving stolen property;
 - c. are not presently indicted or otherwise criminally or civilly charged by a government entity (federal, state, or local) with commission of any of the offenses detailed in section b. of this certification; and
 - d. have not within a three (3) year period preceding this Grant Contract had one or more public transactions (federal, state, or local) terminated for cause or default.

The Grantee shall provide immediate written notice to the State if at any time it learns that there was an earlier failure to disclose information or that due to changed circumstances, its principals or the principals of its subcontractors are excluded or disqualified, or presently fall under any of the prohibitions of sections a-d.

- D.35. Confidentiality of Records. Strict standards of confidentiality of records and information shall be maintained in accordance with the requirements of this Grant Contract and applicable state and federal law. All material, information, and data regardless of form, medium or method of communication, that the Grantee will have access to, acquire, or is provided to the Grantee by the State or acquired by the Grantee on behalf of the State shall be regarded as "Confidential Information." The State grants the Grantee a limited license to use the Confidential Information but only to perform its obligations under the Grant Contract. Nothing in this Section shall permit Grantee to disclose any Confidential Information, regardless of whether it has been disclosed or made available to the Grantee due to intentional or negligent actions or inactions of agents of the State or third parties. Confidential Information shall not be disclosed except as required under state or federal law or otherwise authorized in writing by the State. Grantee shall take all necessary steps to safeguard the confidentiality of such Confidential Information in conformance with the requirements of this Grant Contract and with applicable state and federal law.

As long as the Grantee maintains State Confidential Information, the obligations set forth in this Section shall survive the termination of this Grant Contract.

- D.36. State Sponsored Insurance Plan Enrollment. The Grantee warrants that it will not enroll or permit its employees, officials, or employees of contractors to enroll or participate in a state sponsored health insurance plan through their employment, official, or contractual relationship with Grantee unless Grantee first demonstrates to the satisfaction of the Department of Finance and Administration that it and any contract entity satisfies the definition of a governmental or quasigovernmental entity as defined by federal law applicable to ERISA.

E. SPECIAL TERMS AND CONDITIONS:

E.1. Conflicting Terms and Conditions. Should any of these special terms and conditions conflict with any other terms and conditions of this Grant Contract, the special terms and conditions shall be subordinate to the Grant Contract's other terms and conditions.

E.2. Federal Funding Accountability and Transparency Act (FFATA).

This Grant Contract requires the Grantee to provide supplies or services that are funded in whole or in part by federal funds that are subject to FFATA. The Grantee is responsible for ensuring that all applicable FFATA requirements, including but not limited to those below, are met and that the Grantee provides information to the State as required.

The Grantee shall comply with the following:

a. Reporting of Total Compensation of the Grantee's Executives.

(1) The Grantee shall report the names and total compensation of each of its five most highly compensated executives for the Grantee's preceding completed fiscal year, if in the Grantee's preceding fiscal year it received:

- i. 80 percent or more of the Grantee's annual gross revenues from Federal procurement contracts and federal financial assistance subject to the Transparency Act, as defined at 2 CFR 170.320 (and sub awards); and
- ii. \$25,000,000 or more in annual gross revenues from federal procurement contracts (and subcontracts), and federal financial assistance subject to the Transparency Act (and sub awards); and
- iii. The public does not have access to information about the compensation of the executives through periodic reports filed under section 13(a) or 15(d) of the Securities Exchange Act of 1934 (15 U.S.C. § 78m(a), 78o(d)) or § 6104 of the Internal Revenue Code of 1986. (To determine if the public has access to the compensation information, see the U.S. Security and Exchange Commission total compensation filings at <http://www.sec.gov/answers/execomp.htm>).

As defined in 2 C.F.R. § 170.315, "Executive" means officers, managing partners, or any other employees in management positions.

(2) Total compensation means the cash and noncash dollar value earned by the executive during the Grantee's preceding fiscal year and includes the following (for more information see 17 CFR § 229.402(c)(2)):

- i. Salary and bonus.
- ii. Awards of stock, stock options, and stock appreciation rights. Use the dollar amount recognized for financial statement reporting purposes with respect to the fiscal year in accordance with the Statement of Financial Accounting Standards No. 123 (Revised 2004) (FAS 123R), Shared Based Payments.
- iii. Earnings for services under non-equity incentive plans. This does not include group life, health, hospitalization or medical reimbursement plans that do not discriminate in favor of executives, and are available generally to all salaried employees.
- iv. Change in pension value. This is the change in present value of defined benefit and actuarial pension plans.
- v. Above-market earnings on deferred compensation which is not tax qualified.
- vi. Other compensation, if the aggregate value of all such other compensation (e.g. severance, termination payments, value of life insurance paid on behalf of the employee, perquisites or property) for the executive exceeds \$10,000.

- b. The Grantee must report executive total compensation described above to the State by the end of the month during which this Grant Contract is established.
- c. If this Grant Contract is amended to extend its term, the Grantee must submit an executive total compensation report to the State by the end of the month in which the amendment to this Grant Contract becomes effective.
- d. The Grantee will obtain a Unique Entity Identifier (SAM) and maintain its number for the term of this Grant Contract. More information about obtaining a Unique Entity Identifier can be found at: <https://www.gsa.gov>.

The Grantee's failure to comply with the above requirements is a material breach of this Grant Contract for which the State may terminate this Grant Contract for cause. The State will not be obligated to pay any outstanding invoice received from the Grantee unless and until the Grantee is in full compliance with the above requirements.

E.3. Transfer of Grantee's Obligations.

The Grantee shall not transfer or restructure its operations related to this Grant Contract without the prior written approval of the State. The Grantee shall immediately notify the State in writing of a proposed transfer or restructuring of its operations related to this Grant Contract. The State reserves the right to request additional information or impose additional terms and conditions before approving a proposed transfer or restructuring.

E.4. Equal Opportunity. As a condition for receipt of grant funds, the Grantee agrees to comply with 41 C.F. R. § 60-1.4 as that section is amended from time to time during the term.

E.5. Davis-Bacon Act and Copeland Anti-Kickback Act. As a condition for receipt of grant funds, the Grantee agrees to comply with the Davis-Bacon Act, 40 U.S.C. § 3141 *et seq.*, and the Copeland Anti-Kickback Act at 18 U.S.C. § 874 *et seq.*, as those sections are amended from time to time during the term.

E.6. Contract Work Hours and Safety Standard Act. As a condition for receipt of grant funds, the Grantee agrees to comply with the Contract Work Hours and Safety Standard Act at 40 U.S.C. § 3701 *et seq.*, as that section is amended from time to time during the term.

E. 7. Clean Air Act and Federal Water Pollution Control Act. As a condition for receipt of funds, the Grantee agrees to comply with the Clean Air Act, 42 U.S.C. § 7401 *et seq.* and the Federal Water Pollution Control Act, 33 U.S.C § 1251 *et seq.*, as those sections are amended from time to time during the term. Violations must be reported to the U.S. Department of Treasury and the Region 4 Office of the Environmental Protection Agency.

E.8. Prohibition on Certain Telecommunications and Video Surveillance Services or Equipment. If applicable and as required by 2 CFR 200.216, Grantee is prohibited from obligating or expending loan or grant funds to procure or obtain; extend or renew a contract to procure or obtain; or enter into a contract (or extend or renew a contract) to procure or obtain equipment, services, or systems that uses covered telecommunications equipment or services as a substantial or essential component of any system, or as a critical technology as part of any system. As described in Public Law 115-232, Section 889, "covered telecommunications equipment" is as follows:

- a. Telecommunications equipment produced by Huawei Technologies Company or ZTE Corporation (or any subsidiary or affiliate of such entities).
- b. For the purpose of public safety, security of government facilities, physical security surveillance of critical infrastructure, and other national security purposes, video surveillance

and telecommunications equipment produced by Hytera Communications Corporation, Hangzhou Hikvision Digital Technology Company, or Dahua Technology Company (or any subsidiary or affiliate of such entities).

- c. Telecommunications or video surveillance services provided by such entities or using such equipment.
 - d. Telecommunications or video surveillance equipment or services produced or provided by an entity that the Secretary of Defense, in consultation with the Director of the National Intelligence or the Director of the Federal Bureau of Investigation, reasonably believes to be an entity owned or controlled by, or otherwise connected to, the government of a covered foreign country.
- E.9. Domestic Preference for Procurements. As appropriate, and to the extent consistent with law, the Grantee should, to the greatest extent practicable, provide a preference for the purchase, acquisition, or use of goods, products or materials produced in the United States. This includes, but is not limited to iron, aluminum, steel, cement, and other manufactured products. For purposes of this clause: (1) "Produced in the United States" means, for iron and steel products, that all manufacturing processes, from the initial melting stage through the application of coatings, occurred in the United States; (2) "Manufactured products" means items and construction materials composed in whole or in part of non-ferrous metals such as aluminum; plastics and polymer-based products such as polyvinyl chloride pipe; aggregates such as concrete; glass, including optical fiber; and lumber.

IN WITNESS WHEREOF,

CITY OF FRANKLIN:

GRANTEE SIGNATURE

DATE

PRINTED NAME AND TITLE OF GRANTEE SIGNATORY (above)

DEPARTMENT OF ENVIRONMENT AND CONSERVATION:

DAVID W. SALYERS, P.E., COMMISSIONER

DATE

ATTACHMENT A

PAGE 1

GRANT BUDGET				
Asset Management Plan Grant				
The Grant Budget line-item amounts below shall be applicable only to expenses incurred during the following applicable period:				
BEGIN: 10/1/2025		END: 12/31/2027		
	EXPENSE OBJECT LINE-ITEM CATEGORY ¹	GRANT CONTRACT	GRANTEE ³ MATCH	TOTAL PROJECT
	Salaries, Benefits & Taxes	0.00	0.00	0.00
	Professional Fee, Grant & Award ²	\$250,000.00	\$205,334.00	\$455,334.00
	Supplies, Telephone, Postage & Shipping, Occupancy, Equipment Rental & Maintenance, Printing & Publications	0.00	0.00	0.00
	Travel, Conferences & Meetings	0.00	0.00	0.00
	Interest ²	0.00	0.00	0.00
	Insurance	0.00	0.00	0.00
	Specific Assistance To Individuals	0.00	0.00	0.00
	Depreciation ²	0.00	0.00	0.00
	Other Non-Personnel ²	0.00	0.00	0.00
	Capital Purchase ²	0.00	0.00	0.00
	Indirect Cost	0.00	0.00	0.00
	In-Kind Expense	0.00	0.00	0.00
	Grantee Match Requirement (for any amount of the required Grantee Match that is <u>not</u> specifically delineated by budget line-items above) ³	0.00	0.00	0.00
	GRAND TOTAL	\$250,000.00	\$205,334.00	\$455,334.00

¹ Each expense object line-item is defined by the U.S. OMB's Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards, Subpart E Cost Principles (posted on the Internet at: <https://www.ecfr.gov/current/title-2/subtitle-A/chapter-II/part-200/subpart-E>) and CPO Policy 2013-007 (posted online at <https://www.tn.gov/generalservices/procurement/central-procurement-office--cpo-/library-.html>).

² Applicable detail follows this page if line-item is funded.

³ A Grantee Match Requirement is detailed by this Grant Budget, and the maximum total amount reimbursable by the State pursuant to this Grant Contract, as detailed by the "Grant Contract" column above, shall be reduced by the amount of any Grantee failure to meet the Match Requirement.

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GRANT BUDGET LINE-ITEM DETAIL:[illegible]

ATTACHMENT B**Federal Award Identification Worksheet**

Subrecipient's name (must match name associated with its Unique Entity Identifier (SAM))	City of Franklin
Subrecipient's Unique Entity Identifier (SAM)	
Federal Award Identification Number (FAIN)	
Federal award date	
Subaward Period of Performance Start and End Date	10-1-2025 & 12-31-2027
Subaward Budget Period Start and End Date	10-1-2025 & 12-31-2027
Assistance Listing number (formerly known as the CFDA number) and Assistance Listing program title.	
Grant contract's begin date	10-1-2025
Grant contract's end date	12-31-2027
Amount of federal funds obligated by this grant contract	\$250,000.00
Total amount of federal funds obligated to the subrecipient	\$250,000.00
Total amount of the federal award to the pass-through entity (Grantor State Agency)	
Federal award project description (as required to be responsive to the Federal Funding Accountability and Transparency Act (FFATA))	Asset Management Plan
Name of federal awarding agency	Environmental Protection Agency
Name and contact information for the federal awarding official	
Name of pass-through entity	Department of Environment and Conservation
Name and contact information for the pass-through entity awarding official	Vena Jones Vena.L.Jones@tn.gov Telephone 615-898-9499
Is the federal award for research and development?	
Indirect cost rate for the federal award (See 2 C.F.R. §200.332 for information on type of indirect cost rate)	

Application Type: DWR-2023 Asset Management Plan Grant

Purpose and Overview

Background

An asset management plan (AMP) is critical to effectively managing water, wastewater, and stormwater infrastructure. As defined by the Environmental Protection Agency (EPA), asset management is the practice of managing infrastructure capital assets to minimize the total cost of owning and operating them while delivering the service level customers need. The water sector has widely adopted this management framework to pursue and achieve sustainable infrastructure. Although utility owners and operators build AMPs specific to their system, the foundation of this process is the same. Without a proper AMP, utilities can struggle to maintain compliance with state and federal regulations, secure adequate funding for capital improvements, and address customer needs. A proper AMP strongly supports a utility's technical, managerial, and financial (TMF) capacity, establishes a prioritized list of asset replacement needs, and enables a system to provide safe, reliable drinking water, wastewater, or stormwater services. Well-developed AMPs can improve service, reliability, and regulatory compliance, reduce risk and unexpected costs, and enhance communication with customers and stakeholders. These plans also help budget for ongoing maintenance while strategically planning for asset renewal, growth, and capacity expansion.

State Goals and Priorities

In 2022, the Division of Water Resources (DWR) convened a group of public and private partners to develop an [AMP guide](#). State Water Infrastructure Grants (SWIG), State Revolving Fund, Drinking Water program (SRF), Engineering Services programs in DWR, and the Tennessee Association of Utility Districts (TAUD) and KCI Technologies contributed to the guide. Through this working group, DWR has considered the aspects of planning needs across our drinking water, wastewater, and stormwater systems, regulatory expectations, and requirements for our grants and loan programs in developing this document. DWR aims to increase consistency across the state for water, wastewater, and stormwater infrastructure planning documents.

DWR's funding assistance programs are offering this grant opportunity. The SRF and the SWIG programs have shared resources to establish a pool of funds to provide water systems to complete AMPs.

This funding aims to assist entities working to meet the basic AMP components and designed to meet minimum criteria for [Water Infrastructure Investment Plan \(WIIP\)](#) American Rescue Plan (ARP) grants and AMP requirements for SRF loans.

Timeline, Eligibility & Funding

TIMELINE AND REVIEW PROCESS

Timeline

Please see the [SWIG Grant](#) website for the latest timeline pertaining to this grant.

Review Process

SWIG will review, evaluate, and recommend grant awards following the closure of the application solicitation and will announce awards in approximately **60** days. To prevent conflicts of interest and maintain the integrity of the competitive process, SWIG is unlikely to engage with grant applicants between the application solicitation opening and announcement of awards and may only contact applicants to clarify minor points within the proposal. Grant applicants are required to have a full and complete application submitted by the application solicitation closing and may not be able to modify or add to an application between submission and announcement of awards. SWIG will rank and review applications based only on the information included in the application at the time of submission. Incomplete applications may not be considered for funding.

SWIG will strive to execute contracts within **120** days of grant award announcements. Each contract will be individualized based on the proposed scope of work and project timelines. Grant applicants should anticipate project management discussions with SWIG during this time, including but not limited to an overview of the award, scope of services, project timelines, terms and conditions (which are set at the time of grant award), subcontracting, the budget, and the process for reimbursement of costs incurred. Applicants may be able to modify their application to ensure that the application and information within is ready for contract execution during the window between award announcement and contract execution.

ELIGIBILITY

Applicants

Eligible grant applicants include:

- All counties and cities
- Water utility districts
- Water utility authorities or similarly governed/authorized entities

Eligible grant applicants (i.e., grantees) may only submit a single grant application under the AMP offering.

Grant applicants are responsible for:

- Grant oversight and monitoring of activities
- Submitting progress updates
- Submitting reimbursement requests

Activities

Grant applicants can apply for AMP planning grants to develop, update, or expand an AMP and create a capital improvement plan focusing on funding the repair or replacement of a utility's most critical needs. The plan must adhere to DWR's AMP guide's minimum requirements. Grant applications can be submitted for drinking water

programs (DW), wastewater (WW), and/or stormwater (SW) Municipal Separate Storm Sewer System (MS4) programs. Applicants can combine wastewater and stormwater requests into one grant. However, drinking water requests may not be combined with any other system and must be submitted as a separate grant. Projects may be completed by existing utility staff or completed using third parties. Grantees contracting for services must follow proper procurement procedures in compliance with federal guidance.

Methods to obtain asset information can be done in a variety of ways. Activities that expand the applicant's asset information (meet the five core components) and ability to organize information for management purposes are eligible. This includes the creation of an inventory and condition assessment of each component that qualifies as an asset, purchasing software and training, field verification of historical information, expanding current inventories, generating reports, and establishing a digital map for the entire system. Additionally, applicants can refer to the [Drinking Water State Revolving Fund](#) and [Clean Water State Revolving Fund](#) eligibility guides for further discussion on eligible activities.

When developing or updating an AMP, entities must meet the minimum framework elements of [DWR's AMP guide](#). This AMP guide outlines the components of the TDEC AMP program's basic AMP. This guide includes companion [Tennessee Asset Management templates](#) in Microsoft Excel workbooks. These are designed to help users assemble the minimum required data and information to build a comprehensive AMP. These workbooks will assist entities in identifying the criticality and potential improved needs of their drinking water, wastewater, and/or stormwater assets.

Here are examples for each of the core components eligible activities:

Inventory and Condition Assessment

1. Activities that are used to create, refine, verify, or expand assets, attributes, or information. This includes documenting, organizing, and assessing the physical condition of each asset. This also includes reverifying already inventory assets from previous inventoried efforts.
2. Inventorying assets into a digital map. This would include importing data into software like Geographic Information System or digitizing paper maps to digital features.

Level of Service

1. Activities that establish performance goals and measure performance:
 - a. Defining the initial level of service or changing existing goals based on customer demand, source water, regulatory compliance, new processes, etc.
 - b. Data analysis, including energy consumption and water conservation metrics.
 - c. Conducting customer surveys, workshops, or engagement activities to gauge the level of service.

Critical Assets

1. Activities that rank the criticality of assets and consequences of failure:
 - a. Documenting age, materials, useful life, maintenance history, costs to replace, and current condition.
 - b. Conducting failure analysis and impacts on level of service.
 - c. Ranking and creating the likelihood failure score and developing criteria relating to the consequence of failure.

Minimizing Life Cycle Costs – Capital Improvement Plan

1. Activities that apply to Life Cycle Costs:
 - a. Analysis of inventory, condition, capacity, and criticality of assets to assist in prioritizing:
 - i. Repair
 - ii. Rehabilitation
 - iii. Replacement
 - b. Developing or updating a capital improvement plan with the minimum information:
 - i. Description of the project
 - ii. Establish the need for and benefits of the project, including reduction in energy costs, sewer overflows, or water loss where applicable
 - iii. Estimate of project cost
 - iv. Estimate of impacts on operations and maintenance
 - v. Funding source(s)

Long-Term Funding Plan – Rate Evaluation

1. Activities that create long-term sustainable and reasonable fee structure:
 - a. Creating a report with long-term funding requirements and rate adjustments. This includes the analysis of fee structure and rates based on cost projections and customer needs.
 - b. Hiring an independent consultant to perform rate studies that meet all statutory and regulatory requirements.

FUNDING

Budget Maximums

SWIG anticipates awarding up to twenty AMP grants in SFY 2024. Grant award maximums are \$250,000 per applicant. When developing and submitting proposals, grant applicants must consider proposal budget maximums and match requirements. A proposal's total project budget is the sum of the grant award and match. Match will be applied to each reimbursement request up to the total project budget.

Matching

Matching requirements are applied to every competitive proposal and are based on the 2022 Ability to Pay Index (ATPI) for the project area served.

ATPI	Matching Requirement
0-50	15%
60-80	20%
90-100	25%

Types of match:

- Cash; SRF loans, bonds, cash reserves, public/private partnerships
- In-kind: goods or services, labor, equipment services, material. In-kind contributions must be documented with an individual accountability report. Proposals may not include more than 10% attributed to unskilled labor, that which requires no previous experience or consists of routine tasks for which little training is required (level 1 work, as defined by the Bureau of Labor Statistics)

Selection Criteria

SUBMISSION GUIDELINES

Each proposal should complete all the required information in the grant application. Applications will first be reviewed for completeness and eligibility. Upon receipt of an eligible complete application, the technical portion will be evaluated and scored by a team of raters using the Scoring Rubric below. Incomplete applications may not be eligible for funding.

Alignment with the AMP guide requirements is critical in determining suitability for funding. Therefore, grant applicants must demonstrate that their proposal aligns with the requirements of developing an AMP and meets all activity eligibility requirements, as described in the grant manual.

All applications will be scored based on the following criteria and weightings:

- Community/System Considerations - 60 points
- Proposal Considerations - 40 Points

Scoring Criteria

Proposal Evaluation

SWIG will comprehensively review all complete and eligible grant applications, including all required supporting documentation. Applications will be evaluated based solely on the data provided; therefore, project eligibility, matching documentation, completeness, and accuracy are essential.

Please note that SWIG may select parts of a proposal for funding and may offer to fund less than the eligible grant amounts or a smaller amount than requested in the application.

Review Panel

SWIG will assemble a lead panel of three (3) subject matter experts to review, rank, and recommend proposals for funding. Other subject matter experts may be included in review discussions or asked to contribute specific feedback necessary for completing the reviewing, ranking, and recommending process.

The assessing panel will recommend funding proposals based on the evaluation, using the top-scored proposals up to the funding maximum. SWIG may in its sole discretion consider feasibility of project/proposal completion and diversity of project types, applicants, and geographic distribution in making final funding recommendations. SWIG may not award funds to proposals that score below a 70%. Final funding decisions will be made by SWIG leadership and published online. Funding decisions are final at time of award announcement and publication.

Resources and Contact

Resources

The [State Water Infrastructure Grants Program](#) contains additional information and guidance for grant applicants and partners. Other useful information may include:

- [Overview of Clean Water State Revolving Fund Eligibilities](#)
- [Drinking Water State Revolving Fund Eligibility Handbook](#)
- [Asset Management Plan Guide and Templates](#)

Contact:

For more information, please contact:

Ask.SRF@TN.gov

Title VI Compliance

The Title VI Compliance Application is a separate application that is completed by the applicant to provide your organizations Pre-Audit Survey responses. Please note, this is not ONLY the Title VI Training and Certification.

This application will only need to be completed once per year when you wish to receive funds. Also, this application will automatically go back into Draft Status to be resubmitted 9 months after it has been marked complete.

TDEC TITLE VI STATEMENT

All Grantees will be required to affirm the following statement as part of the grant contract: The Grantee hereby agrees, warrants, and assures that no person shall be excluded from participation in, be denied benefits of, or be otherwise subjected to discrimination in the performance of this Grant Contract or in the employment practices of the Grantee on the grounds of disability, age, race, color, religion, sex, national origin, or any other classification protected by Federal, Tennessee State constitutional, or statutory law. The Grantee shall, upon request, show proof of such nondiscrimination and shall post in conspicuous places, available to all employees and applicants, notices of nondiscrimination.

General Information

Organization Profile

Organization: Franklin, City of
Type: Municipal Government
Primary Contact: Ken Moore
Address: 109 Third Avenue South, Franklin, TN 37064
Address Two:
Email: ken.moore@franklintn.gov
Phone: (615) 791-3217
Website: https://www.franklintn.gov/

Have you registered in Supplier Maintenance and received your Supplier ID?

You can view Supplier Maintenance [here](#).

Yes

Please review your profile in [Supplier Maintenance](#) and make sure all of your contact information is correct. EX: address, phone number, email address, etc.

I certify that Supplier Maintenance has been review and the correct contact information is listed.

What is your Supplier ID?
0000001552

Fiscal Year End Date

What day and month of the year does your organization's Fiscal Year end?

June 30

Application completed by

Name: Michelle Hatcher
Personal Address: 124 Lumber Drive, Franklin, TN 37064
Personal Address Two:
Personal Email: michelle.hatcher@franklintn.gov
Personal Phone: 6159345383

Please specify which county the project will be primarily located:
Williamson

Grant Contact

If funded, this is the individual responsible for proposal implementation and grant contract compliance (e.g.,

oversight of procurement, adherence to reporting requirements, etc.)

Phone: 615-794-4554

Email: michelle.hatcher@franklintn.gov

Mailing City: Franklin

State: Tennessee

ZIP: 37064

Budget and Attachments

Total amount requested for the grant (in \$)

Identify the total project budget for this proposal. This number may not exceed the total proposal budget maximum of \$250,000.

\$250,000.00

Match level (in %)

Note: The match requirement is based on the grant applicant's 2022 ATPI.

1. Grant applicants with an ATPI of 50 or below have a 15% match.
2. Grant applicants with an ATPI between 60 - 80 have a 20% match.
3. Grant applicants with an ATPI between 90 - 100 have a 25% match.

25%

Match amount (in \$)

Note: The match amount is the match percentage applied to the total project budget for this proposal.

\$205,334.00

Budget Worksheet Considerations

The following considerations apply to the budget worksheet:

- 1) The Grant Contract column total should equal the total allocation requested.
- 2) The percentage for required Match should be documented in the field labeled Match % Requirement. Applicants are required to calculate the Grantee Match for each Line-item Category as applicable.
- 3) Match requirements are based on matching the total allocation funds requested, not the proposal budget. Therefore, Match percentages by budget category will be slightly less than the overall Match requirement. .
- 4) The Match amount is based on the total state allocation.
- 5) The budget total should equal the total state allocation amount plus the Match amount.

PLEASE NOTE: Depreciation is not an eligible expense.

Budget Worksheet

Policy 03 Object Line-item reference	Expense Object Line-item Category (1)	Grant Contract	Grantee Match	Total Project
Enter Match % Requirement:	25%			
1.2	Salaries, Benefits & Taxes	\$0.00	\$0.00	\$0.00
4, 15	Professional Fee, Grant and Award (2)	\$250,000.00	\$205,334.00	\$455,334.00
5, 6, 7, 8, 9, 10	Supplies, Telephone, Postage and Shipping, Occupancy, Equipment, Rental and Maintenance, Printing and Publications	\$0.00	\$0.00	\$0.00
11, 12	Travel, Conferences and Meetings	\$0.00	\$0.00	\$0.00
13	Interest (2)	\$0.00	\$0.00	\$0.00
14	Insurance	\$0.00	\$0.00	\$0.00
16	Specific Assistance To Individuals	\$0.00	\$0.00	\$0.00
17	Depreciation (2)	\$0.00	\$0.00	\$0.00
18	Other Non-Personnel (2)	\$0.00	\$0.00	\$0.00
20	Capital Purchase (2)	\$0.00	\$0.00	\$0.00
22	Indirect Cost	\$0.00	\$0.00	\$0.00
24	In-Kind Expense	\$0.00	\$0.00	\$0.00
25	Grant Total	\$250,000.00	\$205,334.00	\$455,334.00

Budget Line Item Details

Budget Line Item Detail

Professional Fee, Grant and Award	Amount
Mentor Implementation Service	\$109,151.00
CDM Smith - Asset Management System Support	\$140,849.00
	\$0.00
	\$0.00
	\$0.00
	\$0.00
	\$0.00
	\$0.00



\$0.00

\$0.00

\$0.00

\$0.00

\$0.00

\$0.00

\$0.00

\$0.00

\$0.00

\$0.00

\$0.00

\$250,000.00

Interest

Amount

\$0.00

\$0.00

\$0.00

\$0.00

\$0.00

\$0.00

\$0.00

\$0.00

\$0.00

\$0.00

\$0.00

\$0.00

\$0.00

\$0.00

\$0.00

\$0.00

Depreciation

Amount

\$0.00

\$0.00

\$0.00

\$0.00



Application Summary

\$0.00

\$0.00

\$0.00

\$0.00

\$0.00

\$0.00

\$0.00

\$0.00

\$0.00

\$0.00

\$0.00

\$0.00

Other Non-Personnel	Amount
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	\$0.00
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	\$0.00
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	\$0.00
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\$0.00

Capital Purchase	Amount
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	\$0.00
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	\$0.00
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	\$0.00
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\$0.00

\$0.00

\$0.00

\$0.00

\$0.00

\$0.00

\$0.00

\$0.00

\$0.00

\$0.00

\$0.00

\$0.00

Salaries, Benefits and Taxes

Amount

\$0.00

\$0.00

\$0.00

\$0.00

\$0.00

\$0.00

\$0.00

\$0.00

\$0.00

\$0.00

\$0.00

\$0.00

\$0.00

\$0.00

\$0.00

Travel, Conferences

Amount

\$0.00

\$0.00

\$0.00

\$0.00



Application Summary

\$0.00

\$0.00

\$0.00

\$0.00

\$0.00

\$0.00

\$0.00

\$0.00

\$0.00

\$0.00

\$0.00

Indirect Costs

Amount

\$0.00

\$0.00

\$0.00

\$0.00

\$0.00

\$0.00

\$0.00

\$0.00

\$0.00

\$0.00

\$0.00

\$0.00

\$0.00

\$0.00

\$0.00

\$0.00

In Kind Expenses

Amount

\$0.00

\$0.00

\$0.00

\$0.00

\$0.00



\$0.00

\$0.00

\$0.00

\$0.00

\$0.00

\$0.00

\$0.00

\$0.00

\$0.00

\$0.00

Supplies

Amount

\$0.00

\$0.00

\$0.00

\$0.00

\$0.00

\$0.00

\$0.00

\$0.00

\$0.00

\$0.00

\$0.00

\$0.00

\$0.00

\$0.00

\$0.00

General Proposal Info

Applicant Info

Authorized representative for proposal.

UEI Number: Applicants may obtain their UEI Number by logging into their Grants.gov account, clicking the My Account link at the top of the page, clicking the Manage Profiles tab on the next screen and looking under the UEI column header for the UEI for each profile that is registered with SAM (SAM.gov).

Population Served: Enter population served, including all partner populations, covered in this proposal.

ATPI: Provide the ATPI for the Applicant. ATPI = Ability to Pay Index, available [online](#).

Applicant Name (City or County):	City of Franklin	Mailing Address:	109 3rd Avenue South
City:	Franklin	State:	Tennessee
Zip:	37064	Phone Number:	(615) 794-4554
Email Address:	michelle.hatcher@franklin.tn.gov	DUNS Number:	081460768
UEI Number:	E91GFR3AMMD5	Population Served (C2 in scoring rubric):	80675
ATPI (C1 in scoring rubric):	90	Proposal Budget (in \$):	\$455,334.00

Project Name
City of Franklin Asset Performance Management System

Description of Proposal/Scope of Work

Brief description of the overall proposal and scope of work, including how the proposal aligns with the AMP guide requirements. Include project milestones, project schedule, and any other information deemed pertinent.

The AMP prioritizes infrastructure investment and transparent maintenance management at the WRF. Its goal is to optimize ratepayer investments by delivering reliable service while managing asset maintenance, replacement, and failure risks. Staff will be able to track, manage, and report on assets, review maintenance history, and monitor active work orders. As-Is and To-Be process maps will guide AMP development. As-Is maps document current workflows to identify inefficiencies; To-Be maps outline improved processes and strategies for streamlined operations. This analysis ensures a smooth transition to the AMP by building on what has worked. Workflows will be mobile-enabled. The AMP includes preventive maintenance optimization, failure mode and root cause analysis, asset condition tracking, GIS integration, risk-based decision tools, budgeting inputs, and SCADA-linked data management. For more detail - see attachment in the Current Documents.

Proposal Information

Water Infrastructure Type

Only one water infrastructure type can be selected. Applicants can combine wastewater and stormwater requests into one grant. However, drinking water requests may not be combined with any other system.

Wastewater

Letter of Match Funding Commitment

Upload a letter of support and commitment of funds from the grant applicant.

_AMP_Grant_Letter_of_Match_Funding_Commitment-SIGNED.pdf

363.4 KB - 08/29/2025 4:10 PM

Total Files: 1

Scorecard Upload

Upload a copy of Scorecards for all responsible parties that own or operate a water infrastructure system. File Name should be in the format of: Responsible Party Utility ID Code-Document Title (e.g. Utility ID 1234-Example UD Scorecard Summary).

File Description should contain the Responsible Party Utility ID Code. (e.g. Utility ID 1234).

1683-City_of_Franklin_Scorecard_Summary.pdf

143.8 KB - 08/29/2025 8:18 AM

Total Files: 1

Narrative Questions

Narrative Questions

1. How many areas of the Scorecard for the AMP section have deficient (red) areas? (15 points) (C3 in scoring rubric)

1-2 areas are deficient (red)

2. What is the current percentage of AMP completed? (15 points) (C4 in scoring rubric)

20% - <35%

3. Describe how these funds will address AMP scorecard deficiencies. (20 points) (P1 in scoring rubric)

The implementation of an asset performance management system will address several facets of the City's system that are currently identified in the Scorecard as deficient.

The less than 50% score of the inventory and condition assessment score will be addressed by the full planned implementation at all vertical assets within the City's water treatment plant (WTP), water reclamation facility (WRF), and sewer pump stations and water lift stations. While full implementation will begin at the WRF, the anticipated rollout to each of these other facilities will follow each calendar year.

The age of the drinking water plant will be addressed through the implementation of an asset performance management solution by providing the framework for condition assessments, so equipment and buildings can be replaced as needed based upon a transparent process created by quantifiable metrics. Several aspects of the facility were not part of the 2018 upgrade and remain in original condition. Having condition assessments completed on processes, tanks, HVAC systems, roofs, drains, etc. will identify the needs where significant upgrades are needed and provide the basis for designing those upgrades.

The drinking water violations the City experienced in 2022 are no longer an issue, the City has not experienced issues beyond the 4th quarter of 2022. However, in working through the investigation of these violations, several processes and pieces of equipment have been identified as crucial to maintaining compliance. The implementation of an asset performance system will aid in keeping those processes and equipment in optimal shape for operations.

4. Describe how the AMP will be used for future asset management, repair, and replacement. (10 points) (P2 in scoring rubric)

The AMP implementation will be a tool that will propel the City into the future and improve the way assets how public assets are operated and maintained.

At implementation, the City will develop the to-be maps as described in the detailed scope of work that will create consistency of how conditions assessments are performed. These condition assessments will create historical data within Mentor that will help to identify when pumps are no longer performing on curves, or when too many repairs have been performed on equipment, SCADA input, etc. The to-be maps will outline quantifiable metrics for this data and then become the metadata for the overall risk-based asset score that will determine the replacement schedule into the future. Risk-based asset performance management will provide annual summaries of equipment that is nearing the end of its expected useful life that can be used for annual budgeting of the Department to ensure needs are met for adequate replacements.

As also discussed in the detailed scope of work, the Water Management Department's leadership will have extensive input into ensuring the data collected is reliable as fed into the overall solution. When budgets are created annually, heat maps showing the various levels of assets at a facility will be graphed with impact on the x-axis and probability of failure on the y-axis to visually represent which equipment has a likelihood of failure sooner and others that are projected much later. These maps will guide the efficient use of rate-payer monies for replacement.

5. Describe how the AMP will be used to improve or maintain the level of service for the utility customers. (10 points) (P3 in scoring rubric)

The AMP will be used heavily to continually improve the level of service the City's WMD provides to customers.

Currently, equipment is replaced when the useful life of the equipment has ended (e.g. failure), and may create NPDES violations, odor complaints, water quality noncompliance, sewer overflows, or gaps in delivery of services. The ability to identify these issues prior to equipment failure is crucial to the customer-focused approach for the Water Management Department.

As outlined in the scope of the project, to-be maps will be created outlining the condition ranges for each asset that warrant action. When condition assessments are completed at periodic intervals per manufacturer recommendations, that data is automatically added to the assets historical tracking so trends on maintenance frequency, pump operation, wear of equipment, etc. is trended, while also simultaneously generating a work order for detailed attention if conditions warrant. This automatic generation of work requests will focus attention on items that need maintenance to prolong their useful life, providing monetary benefit to rate-payers (because of the maintenance and not continual replacement of equipment), but also the quality of life and level of service the City provides through the focused attention and prevention of violations, complaints, or gaps in service.

Authorized Signatory

The current approved signatory for Franklin, City of and all things related to this grant is **Ken Moore.**

If the individual listed above is no longer with the organization, please reach out to TDEC.Grants@tn.gov with the new information.

Please select the correct response below

- ☐ I agree that the above regarding the approved signatory is correct.
- ☐ The above information is not correct. I will send the correct information to TDEC.Grants@tn.gov to get the organization primary contact updated.
- ☒ The above information is correct, but additional signers are needed. I will upload the additional signer information below.

If the Awarded Local Government will be allowing individuals other than the principal executive officer or ranking elected official (i.e. mayor or utility director) to sign off on contract related items, the below information must be provided for each individual. An Authorization Letter from the principal executive officer or ranking elected official specifying individual(s) listed in the grant proposal have the authority to sign in place of the principal executive officer or ranking elected official must be uploaded below.

Printed Name	Title	Phone	Date Signed	Email	Name of Person Granting Authorization to Certify
Eric Stuckey	City Administrator	615-791-3217	08/29/2025	eric.stuckey@franklin.tn.gov	Dr. Ken Moore

If you have signatory authority from the principal executive officer or ranking elected official, please fill out the information fields above and upload proof of signatory authority on grant applicant letterhead or another form of official executed documentation.

COF_Resolutions_#_2022-84-_1_24_2023_-_AMEND_SECTION_II_OF_RES_2022-40HL.pdf

1.5 MB - 08/29/2025 11:45 AM

Total Files: 1

Self Debarment Verification

Please verify that your organization is not on the federal debarment list.

The Awarded Organization is required to check the debarment status of their organization by using the SAMS website prior to making a recommendation of award, purchasing of goods, or securing of services to meet grant requirements and to insure any and/or all funds associated with the grant project will be eligible for reimbursement. Grant reimbursements will not be processed if the debarment status verification have not been completed.

NOTE: If active exclusions and/or delinquent federal debt are shown, the organization cannot receive a grant contract or grant funds. If no active exclusion and no delinquent federal debt are shown, the awarded organization may receive grant funds as long as all other grant policies and procedures are followed.

Search for your organization to confirm that you are not on the Debarment List by going to [System for Award Management \(SAM\)](#)

Click "SEARCH RECORDS" tab.

In the search bars type in the Entity name or using an exclusion search term, Duns & Bradstreet number (DUNS) and/or the Entity Commercial and Government Entity (CAGE) code. You can only use one search bar at a time to search for records. Individuals are not assigned a DUNS number or CAGE code. When checking for a debarred individual, conduct the search by typing the name in the top bar.

Click "SEARCH" to retrieve a list of results. Entities with "Exclusion" listed in purple are currently debarred, while those labeled "Entity" in green do not have exclusions. In the right upper corner of the webpage, use the "Save PDF" option and upload a summary of search results.

Upload Debarment Status Verification

Even if there are no search results, you still must upload a pdf showing your search results.

City_of_Franklin_Debarment_EntityInformation_20250729-085501.pdf

85 KB - 08/28/2025 12:38 PM

Total Files: 1

What name was searched?

City of Franklin

Please complete the below certification information

I certify to the best of my knowledge and belief that the data above is correct and I have searched my organization in the SAM system.

Name of person who searched the SAM system

Chris Franklin

Date
07/29/2025

Pre-Application Submission Authorization

Please upload a signed letter on Applying Organization letterhead from the authorized signatory for the Applicant indicating the approval of the submission.

_AMP_Grant_Submission_Authorization-SIGNED_.pdf
195.8 KB - 08/29/2025 4:12 PM

Total Files: 1

Applicant Acknowledgements

By signing this application, I certify that I am an authorized representative of the applicant and that the information I have provided in the application is complete to the best of my knowledge. I am aware that there are significant penalties for submitting false information. As specified in Tenn. Code Ann. § 39-16-702(a)(4), this declaration is made under penalty of perjury.

I agree

08/29/2025

General Correspondence

2025_13103_COF_DescriptionofProposal_ScopeofWork.docx
18.8 KB - 08/29/2025 5:11 PM

Total Files: 1

Signature

Date

RESOLUTION 2022-84

A RESOLUTION TO AMEND AND RESTATE SECTION II OF RESOLUTION 2022-40 REGARDING AUTHORITY OF CITY ADMINISTRATOR TO EXECUTE PROCUREMENT CONTRACTS OR AGREEMENTS WHEN AN AWARD HAS BEEN MADE PURSUANT TO CITY POLICY

WHEREAS, over years, the Board of Mayor and Aldermen have granted certain authorities to the City Administrator in various resolutions; and

WHEREAS, to aid City Staff to better locate the authorities granted, several resolutions were rescinded and combined by 2022-40; and

WHEREAS, one such resolution that was rescinded by 2022-40 was 2015-20; and

WHEREAS, Resolution 2015-20 had granted authority to the City Administrator to negotiate and execute procurement contracts and agreements, including those that do pertain to the design and construction of new infrastructure and facilities as well as those that do not, but are valued at more than Twenty-Five Thousand Dollars (\$25,000.00), on behalf of the City of Franklin, whenever an award to a particular vendor, supplier, service provider or contractor has been made pursuant to City policy, provided the award is for a particular product, service and/or scope of work and provided the award is for an established total amount or established unit pricing, and provided the contract or agreement is reported to the Board of Mayor and Aldermen of the City of Franklin at its next available meeting; and

WHEREAS, Resolution 2022-40, also granted authority to the City Administrator to execute agreements and contracts up to an amount increased from \$25,000.00 to \$50,000.00 in order to match the threshold, as increased from \$25,000.00 to \$50,000.00 by City Ordinance No. 2022-20, over which public advertisement and sealed competitive bids or proposals are required for nonemergency, nonproprietary purchases; and

WHEREAS, Resolution 2022-40, Section II (6) enumerated circumstances under which the City Administrator is granted authority to negotiate and execute procurement contracts and agreements whenever the basis for pricing has been established; and

WHEREAS, one basis for pricing was omitted from those enumerated circumstances that had previously been contemplated under Resolution 2015-20, that omission being when the City's own process for establishing pricing has been followed, pursuant to current law and City policy; and

WHEREAS, the Board of Mayor and Aldermen believes it is in the best interest of the City of Franklin to amend 2022-40 to incorporate all the authorities previously granted to the City Administrator.

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

Section I: Resolution 2022-40, Section II, is restated and amended as follows, with the additions being underlined and deletions noted with a ~~strike through~~:

The City Administrator shall have the following duties and authorities:

1. Execute agreements or contracts that are valued up to \$50,000.00 for the full contract term.
2. Execute grant applications.
3. Execute Parkland Impact Fee Agreements that are fee only.
4. Overfill positions when needed to provide time for training when the current employee has noticed their intent to terminate employment or resign so long as the overfill is budget neutral. Authority is granted to overfill up to 5 entry level police officer and firefighter positions.
5. Amend departmental organizational charts so long as the changes are budget neutral.
6. Negotiate and execute procurement contracts and agreements valued over \$50,000.00 whenever the basis for pricing has been established by (a) the federal General Services Administration or governments, (b) a purchasing cooperative that caters to local governments and is recognized by the City, unless prohibited by state law, ~~or (c) by another Tennessee purchasing agent, pursuant to a competitive process involving public advertising and sealed submittals, or (d) the City's own process for establishing pricing, provided that process complies with current law and City policy;~~ provided the award is for a particular product, service, and/or scope of work, is for an established amount or unit pricing, and the contract is reported to the Board of Mayor and Aldermen at its next available meeting.

Section II: The City Administrator shall report all actions the City Administrator takes pursuant to this resolution to the Board of Mayor and Alderman on an agenda as soon as possible.

IT IS SO RESOLVED AND DONE on this 24th day of January, 2023

ATTEST:

By: Eric S. Stuckey
Eric S. Stuckey
City Administrator

CITY OF FRANKLIN, TENNESSEE:

By: Dr. Ken Moore
Dr. Ken Moore
Mayor

Approved as to Form:

By: Shauna R. Billingsley
Shauna R. Billingsley
City Attorney



CITY OF FRANKLIN

Unique Entity ID E91GFR3AMMD5	CAGE / NCAGE 45LM8	Purpose of Registration All Awards
Registration Status Active Registration	Expiration Date Oct 1, 2025	
Physical Address 109 3RD AVE S Franklin, Tennessee 37064-2519 United States	Mailing Address 109 3RD AVE South Franklin, Tennessee 37064 United States	

Business Information

Doing Business as (blank)	Division Name (blank)	Division Number (blank)
Congressional District Tennessee 07	State / Country of Incorporation (blank) / (blank)	URL (blank)

Registration Dates

Activation Date Oct 3, 2024	Submission Date Oct 1, 2024	Initial Registration Date Sep 27, 2005
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Entity Dates

Entity Start Date Jan 1, 1799	Fiscal Year End Close Date Jun 30
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Immediate Owner

CAGE (blank)	Legal Business Name (blank)
------------------------	---------------------------------------

Highest Level Owner

CAGE (blank)	Legal Business Name (blank)
------------------------	---------------------------------------

Executive Compensation

Registrants in the System for Award Management (SAM) respond to the Executive Compensation questions in accordance with Section 6202 of P.L. 110-252, amending the Federal Funding Accountability and Transparency Act (P.L. 109-282). This information is not displayed in SAM. It is sent to USAspending.gov for display in association with an eligible award. Maintaining an active registration in SAM demonstrates the registrant responded to the questions.

Proceedings Questions

Registrants in the System for Award Management (SAM.gov) respond to proceedings questions in accordance with FAR 52.209-7, FAR 52.209-9, or 2. C.F.R. 200 Appendix XII. Their responses are displayed in the responsibility/qualification section of SAM.gov. Maintaining an active registration in SAM.gov demonstrates the registrant responded to the proceedings questions.

Exclusion Summary

Active Exclusions Records?

No

SAM Search Authorization

I authorize my entity's non-sensitive information to be displayed in SAM public search results:

Yes

Entity Types

Business Types

Entity Structure U.S. Government Entity	Entity Type US Local Government	Organization Factors (blank)
Profit Structure (blank)		

Socio-Economic Types

Check the registrant's Reps & Certs, if present, under FAR 52.212-3 or FAR 52.219-1 to determine if the entity is an SBA-certified HUBZone small business concern. Additional small business information may be found in the SBA's Dynamic Small Business Search if the entity completed the SBA supplemental pages during registration.

Government Types

U.S. Local Government
Municipality
City

Financial Information

Accepts Credit Card Payments Yes	Debt Subject To Offset No
EFT Indicator 0000	CAGE Code 45LM8

Points of Contact

Electronic Business

 MIKE LOWE	109 3RD AVE South Franklin, Tennessee 37065 United States
Dawn Wildrick	109 3RD AVE South Suite 111 Franklin, Tennessee 37064 United States

Government Business

 MIKE LOWE	109 3RD AVE South Franklin, Tennessee 37065 United States
--	---

Past Performance

 Dawn Wildrick	109 3RD AVE South Suite 111 Franklin, Tennessee 37064 United States
Dawn Wildrick	109 3RD AVE S Franklin, Tennessee 37064 United States

Service Classifications

NAICS Codes

Primary	NAICS Codes	NAICS Title
Yes	921130	Public Finance Activities

Disaster Response

This entity does not appear in the disaster response registry.



File #: 21-01352

DATE: 1/13/2026
TO: Board of Mayor and Aldermen
FROM: Eric Stuckey, City Administrator
Michelle Hatcher, Director of Water Management

SUBJECT:

Consideration Of Amendment 6 To COF Contract No. 2020-0012, With Hazen And Sawyer For Evaluation Of City Of Franklin's Southeastern Wastewater Capacity

PURPOSE:

The purpose of this memorandum is to provide information to the Franklin Board of Mayor and Aldermen (BOMA) concerning Amendment 6 to the Evaluation of Franklin's Southeastern Wastewater Capacity

BACKGROUND/STAFF COMMENTS:

The Board approved COF Contract No. 2020-0012 with Hazen and Sawyer on March 10, 2021 to evaluate the southeast area of the City for additional wastewater capacity. The study area is currently branded as the Pearlene Bransford Southeast Municipal Complex. In addition to the potential Clean Water Facility, the additional area will be used as a park with various amenities and an inclusive playground.

As evaluation has progressed, the need for additional work has been identified as scope has changed to evolve with current community needs.

This amendment will cover the following work:

- Additional project management and coordination with City staff.
- Additional workshops and review meetings as the revised NPDES permit application is submitted to TDEC and subsequent permit review meetings to ensure project understanding and compliance.
- Evaluation of the existing service area & planning for the future service area to include an in-depth look at specific areas that can be routed to the new facility and how any collection system modifications will need to take place in order for that to occur.
- Influent flow and load characterization to include a further dynamic look at the wastewater influent and effluent flow data, collecting any additional sampling that may need to occur (either composite, grab, or continuous), and preparing this metadata for input into the process model.
- Finalize the influent flow design criteria that will be used for the design of the facility.

- Begin to develop a process model and calibrate to current conditions representative of the City's service area.
- Begin to look at solids processing and what will occur on-site versus improvements that will need to be made to the Water Reclamation Facility for receiving and processing of solids.
- Further in-depth evaluation of the advanced water and how the return effects of parameters will impact the treatment process.
- Quantifying the augmentation of the reclaimed water system (to be in conjunction with CDM Smith) and what additional improvements may need to be made.

FINANCIAL IMPACT:

The total fee for this amendment is \$766,900.00 and is partly funded by the American Reinvestment Plan Act (ARPA) grant monies that were received from the reuse competitive grant, and additional monies from the Water Management Department. Additional expenses beyond this contract ceiling will not be approved without Board authorization.

RECOMMENDATION:

Staff recommends that the Board of Mayor and Aldermen approve Amendment 6 to COF Contract No. 2020-0012.

**AMENDMENT NO. 6-PHASE 3A TO PROFESSIONAL SERVICES AGREEMENT FOR
FRANKLIN SE WASTEWATER CAPACITY PROJECT**

COF Contract No. 2020-0012

ENTERED INTO by and between the CITY OF FRANKLIN, TENNESSEE (the "City") and HAZEN AND SAWYER, P.C. as of this _____ day of _____, 20____.

RECITALS:

WHEREAS, the City and Hazen and Sawyer, P.C. entered into an agreement (COF Contract No. 2020-0012] dated March 10, 2020 (the "Agreement"); and

WHEREAS, the purpose of the Agreement was to develop a clean water facility; and

WHEREAS, the parties desire to amend the agreement to include additional design work for the new clean water facility project; and

WHEREAS, the City and Hazen and Sawyer, P.C. desire to amend the Agreement as set forth herein.

NOW, THEREFORE, in consideration of these premises and the mutual promises contained herein, it is agreed by and between the parties as follows:

1. The Agreement is hereby amended and restated as follows:
2. The Agreement is hereby amended to Seven (7) Months and Seven Hundred Sixty-Six Thousand Nine Hundred and 00/100 Dollars (\$766,900.00).
3. Waiver. Neither party's failure nor delay to exercise any of its rights or powers under this Amendment will constitute or be deemed a waiver or forfeiture of those rights or powers. For a waiver of a right or power to be effective, it must be in writing signed by the waiving party. An effective waiver of a right or power shall not be construed as either (a) a future or continuing waiver of that same right or power, or (b) the waiver of any other right or power.
4. Severability. If any term or provision of the Amendment is held to be illegal or unenforceable, the validity or enforceability of the remainder of the Amendment will not be affected.
5. Precedence. In the event of conflict between this Amendment and the provisions of the previous Agreement(s), or any other contract, agreement or other document to which this Amendment may accompany or incorporate by reference, the provisions of this Amendment will, to the extent of such conflict (or to the extent the Agreement is silent), take precedence unless such document expressly states that it is amending this Amendment.
6. Entire Agreement. The Amendment between the parties supersedes any prior or contemporaneous communications, representations or agreements between the parties, whether oral or written, regarding the subject matter of the entire Amendment. The terms and conditions of this Amendment may not be changed except by an amendment expressly referencing this Amendment by section number and signed by an authorized representative of each party.

7. Additions/Modifications. If seeking any addition or modification to the Amendment, the parties agree to reference the specific paragraph number sought to be changed on any future document or purchase order issued in furtherance of the Amendment, however, an omission of the reference to same shall not affect its applicability. In no event shall either party be bound by any terms contained in any purchase order, acknowledgement, or other writings unless: (a) such purchase order, acknowledgement, or other writings specifically refer to the Amendment or to the specific clause they are intended to modify; (b) clearly indicate the intention of both parties to override and modify the Amendment; and (c) such purchase order, acknowledgement, or other writings are signed, with specific material clauses separately initialed, by authorized representatives of both parties.

8. Breach. Upon deliberate breach of the Amendment by either party, the non-breaching party shall be entitled to terminate the Amendment without notice, with all of the remedies it would have in the event of termination and may also have such other remedies as it may be entitled to in law or in equity.

9. Survival. This Amendment shall survive the completion of or any termination of the original contract, revised contract, or agreement or other document to which it may accompany or incorporate by reference.

10. All other provisions of the Agreement dated March 10, 2020 are unchanged and remain in full force and effect.

CITY:

CITY OF FRANKLIN, TENNESSEE

By: _____
Dr. Ken Moore, Mayor

Date:

ATTEST:

By: _____
Angie Skarp, City Recorder

Date: _____

APPROVED AS TO FORM BY:

Shauna R. Billingsley, City Attorney

HAZEN AND SAWYER, P.C.:

By: 

Title: Vice President

Date: 12/2/2025

**EXHIBIT A
HAZEN SCOPE OF SERVICES
COF CONTRACT NO. 2020-0012**

**City of Franklin, TN
Evaluation of Franklin's Southeastern Wastewater Capacity
COF Contract No. 2020-0012
Amendment 6 – Phase 3A
Clean Water Facility Preliminary Design Evaluation**

October 24, 2025

BACKGROUND

Subject to the Contract for Professional Engineering Services between City of Franklin (Owner) and Hazen and Sawyer (Engineer), the ENGINEER will provide engineering services to the Owner for the Clean Water Facility Planning Efforts (Project).

The first two phases of the project focused on identifying treatment capacity, evaluating long-term reuse options for a potential future Clean Water Facility (CWF), development of a CWF Preliminary Engineering Report (PER), and the TDEC permit application development and submittal process.

Phase 3 of the Franklin Clean Water Facility Project includes design of the new Clean Water Facility (CWF). Phase 3 will be delivered in two parts. This Amendment 5 defines Phase 3A, which includes preliminary design tasks necessary to inform the detailed design of the CWF and associated infrastructure. Phase 3B will utilize the results of Phase 3A and include detailed design of the CWF and associated improvements.

PROJECT SCOPE

The scope of this PROJECT includes the preliminary modeling and evaluation efforts to support the Engineering Report Development, including:

- Task 100 - Project Management
- Task 200 - Service Area Evaluation
- Task 300 - Influent Flow and Load Characterization
- Task 400 - Secondary Process Modeling
- Task 500 - Biosolids Evaluation
- Task 600 - Advanced Water Treatment Evaluation
- Task 700 – Treated Water Distribution Evaluation

Additional details of the scope for each task are included in the following sections.

PROJECT TASKS

The following tasks are included in Engineer's scope of work. Only the effort required to complete the CWF Preliminary Design Evaluation have been included.

Task 100 – Project Management

The following project coordination and management tasks are included.

Task 110 –Project Management

Engineer will provide project coordination and management to ensure project goals are met, budget is managed, and tasks are completed within the project schedule. Monthly progress meetings will continue during Phase 3A. As-needed calls will be scheduled between Hazen PM and Franklin WMD PM to communicate project details and upcoming deliverables and decisions. Monthly project progress reports will be submitted with each project invoice. Additional meetings and discussions will occur as needed.

An updated Project Work Plan will be developed and will compile the project team, scope, and deliverables details to aid in maintaining the project and tracking progress.

Engineer will plan and conduct QA/QC reviews of Technical Memoranda, Drawings, and other project work.

Task 120 –Workshops and Project Review Meetings

Meetings and workshops will be held at the Owner's office (124 Lumber Dr) or virtually as appropriate based on coordination between the Owner and Engineer. It is anticipated that each workshop will be scheduled for up to 3 hours. In addition to the meetings and workshops identified in other specific tasks, the following meetings and workshops are anticipated:

Kick-off Meeting: The Owner will arrange a meeting to review the goals and scope of the project, review the schedule and identify critical path issues, and establish project communications and protocols to follow. The Engineer will prepare and distribute minutes.

Monthly Progress Meetings: Participate in monthly progress meetings to review completed work, coordinate the schedule for the upcoming month and discuss any outstanding items.

The anticipated project Meetings are included in the table below.

Task No.	Meeting Title
100 - Project Management	• Kickoff Meeting • Monthly progress meetings (may be combined with other meetings) • As-needed Coordination Meetings
200 – Service Area Evaluation	• Service Area Evaluation Workshop
300 – Influent Flow and Load Characterization	• Influent Design Criteria Workshop
500 – Biosolids Evaluation	• WRF Site Visit and Alternatives Screening Meeting • Biosolids Alternatives Workshop

Task No.	Meeting Title
600 – Advanced Water Treatment Evaluation	• TDEC Meeting #1 • TDEC Meeting #2
700 – Treated Water Distribution	• Treated Water Distribution Workshop

Task 200 – Service Area Evaluation

Task 210 - Existing Service Area

The Engineer will evaluate the redirection of neighboring sanitary flows currently routed to the existing WRF. These existing areas will constitute the initial flows treated by the new CWF and will reduce flows to the existing WRF. The areas evaluated include, but not limited to, Red Wing Pump Station (Carothers Interceptor, Goose Creek Interceptor, Five Mile Creek Interceptor), Watson Branch Interceptor, Donelson Creek Interceptor, and the Henpeck FM/Interceptor.

The Engineer will perform a preliminary routing study to identify route alternatives for areas potentially rerouted to the CWF. Route alternatives will be evaluated and compared via desktop analysis of available GIS data (existing stream and wetland, contours, roadway, utilities, easements, parcel information, etc.). No field work will be included in this phase of the project. The Engineer will utilize Franklin's existing calibrated sewer model to evaluate flows, routing, pumping, and associated pipe sizes required to convey flows from each potential area.

Preliminary schematic drawings will be developed. Confirmation of the flows and loads expected from the existing service area will be developed utilizing existing population data and future projections, along with sampling data collected under Task 300.

The Engineer will conduct a workshop with Franklin to review the potential routes developed to narrow the route to a single preferred route.

Task 220 - Future Service Area

The Engineer will update Franklin's Southeast area flow projections developed during the IWRP update based on new population growth projections, basin studies, and existing and future land use zoning classification provided by the Owner. This information will be used to develop anticipated annual average flows to the facility. Zoning classifications will be used to estimate average daily projected flows. TDEC's guidelines will be used to incorporate flow peaking factors and relative influent flows and loadings to the CWF for different milestones in the planning period, including start up and design flows for Phase 1, Phase 2, and Phase 3 at full buildout of the service area.

Deliverables

- Preliminary schematic drawings of routing from existing service area to the new CWF
- Proposed Service Area Maps for the new CWF
- Annual Average Flow Projections will be summarized in Influent Flow and Load Characterization Memo in Task 300

Meeting/Workshop:

- Service Area Evaluation Workshop

Task 300 – Influent Flow and Load Characterization

Task 310 - Acquire and Analyze Existing Data

Owner will provide the Engineer with five years of the following existing WRF plant data (as currently available) in electronic spreadsheet format:

- Available daily influent and effluent wastewater data (flow, temperature, pH, COD, BOD, TSS, VSS, TKN, NH3-N, TP, and alkalinity)
- Hourly flow data for influent and/or effluent flow and any online instrumentation.
- Individual pump station flow data, where available will be analyzed, including but not limited to Redwing Pump Station, Henpeck Pump Station, Proposed Watson Branch Pump Station.

The Engineer will compile and analyze the data to support development of Influent design criteria for the CWF.

Task 320 - Perform Site-Specific Sampling

Additional wastewater characterization will be performed to inform the design influent loadings and the process model refinement for the CWF. A sampling plan will be developed by the Engineer and coordinated with the Owner prior to finalization. Fourteen days of composite sampling and analysis are assumed at the following locations:

1. The Redwing Pump Station
2. Henpeck Pump Station
3. WRF

It is assumed that the composite sampling at each site will be performed concurrently. The Engineer will evaluate the potential for use of online instrumentation during the PROJECT to characterize the dynamic variation and peaking factors anticipated at the CWF.

Samples are assumed to be collected by a combination of Owner and Engineer staff. Analysis will be performed by a combination of Engineer staff on-site, Owner staff in their existing lab where they have capacity and an independent laboratory. The Engineer will coordinate sample collection and analysis with the Owner and laboratory prior to finalization of the sampling plan. The analyses performed by a contract laboratory is assumed to be paid for by the Engineer.

Task 330 - Selection of Influent Design Criteria

The information gathered during the sampling effort along with the data collected under Task 200 will be used to select the Influent Design Criteria, including annual average flows, concentrations and loading, peaking factors for flow, and load and anticipated diurnal patterns. Flows will be defined not only for design conditions, but also for start-up. A sensitivity analysis will be performed on key parameters to determine the impact to the overall design loadings. These findings will be summarized in the Influent Design Criteria TM, and a workshop will be held with the owner to review the assumptions and proposed criteria.

Deliverables:

- Influent Design Criteria TM

Meeting/Workshop:

- Influent Design Criteria Workshop

Task 400 – Secondary Process Modeling**Task 410 – Modeled Influent Refinement**

The existing process model influent will be refined based upon the additional data collection and influent design criteria selection completed as part of Task 300. Adjustments will be made to the influent fractions along with other key parameters as deemed necessary.

A year-long design influent itinerary will be developed based upon the data collected in Tasks 200 and 300 to reflect the variation in loading expected at the new facility at both start up and design conditions for Phase 1. The itinerary will be developed to capture the selected design conditions established in Task 300, as well as key sensitivities related to overall BOD loading and relative carbon to nutrient ratios or temperature variations that may impact secondary treatment performance. The risk perturbations in performance due to the co-occurrence of different design conditions (loads, flows and temperatures) will be evaluated as a part of this exercise to refine process sizing.

Task 420 - Process Model Evaluation

Based upon the updates the influent characterization and loads, the process model will be used to create a mass balance figure to summarize the flows, BOD, TSS and Nutrient loadings throughout the facility. The model will also be used to develop solids production estimates to support the biosolids evaluation in Task 500.

Deliverables:

- Mass Balance Figure

Task 500 – Biosolids Evaluation

Task 510 - WRF Solids Receiving

The Engineer will review the sludge production data generated in Task 400 and develop design criteria for the solids handling evaluation, including sludge production rates for annual average, maximum month and peak week operating conditions. Criteria for design flows of Phase 1, Phase 2 and Phase 3 (build out) will be estimated.

The Engineer will request existing information about the THP system at the WRF, including:

- relevant information on current processes and procedures for handling solids at the WRF
- process data, including sludge characteristics, laboratory analyses, sludge volume, flow data and any other relevant data. It is assumed this data will be provided for the past 3 years and will be provided in electronic format where available.
- Current facilities information, design parameters for the existing sludge handling systems at the WRF with plans and specifications where available.

The Engineer will evaluate how the CWF solids will be received by the existing THP system at the WRF and confirm the capacity of the system to receive the CWF solids. A site visit to the existing WRF will be held to review the THP operations and equipment along with a meeting to identify potential alternatives for biosolids handling. The Engineer will coordinate as needed with the Owner and the THP design consultant. The alternative methods for receiving solids will be identified, for evaluation along with CWF solids processing and hauling options as integrated alternatives.

Improvements to the biosolids receiving at the existing WRF are not currently scoped for Phase 3, however this may be added at the completion of the Biosolids evaluation.

Task 520 - CWF Solids Processing and Hauling

Multiple options for processing the solids created at the CWF will be evaluated. An estimate of the solids production will be coordinated with the secondary process modeling in Task 400 including the impact of the Advanced Water Treatment Process residuals.

Conceptual designs will be developed for (up to) four biosolids treatment integrated process alternatives. The alternatives to be evaluated will be defined in the initial workshop described above, but may include:

1. Thicken at CWF and Haul to WRF
2. Thicken and Dewater at CWF, Haul to WRF
3. Pump WAS or Cake by FM to WRF

Each conceptual design will include:

- Basic unit process sizing, process flow diagram, and a preliminary site plan.
- Each concept will address both the initial 6 MGD capacity and the future expansion to 12 and 18 MGD.
- Estimates of capital, annual operations and maintenance, and life-cycle cost.

For Alternative 2, the Engineer will perform a preliminary routing study to identify force main route alternatives. Route alternatives will be evaluated and compared via desktop analysis of available GIS data (existing stream and wetland, contours, roadway, utilities, easements, parcel information, etc.). No field work will be included in this phase of the project.

Non-cost factor considerations, such as reliability to meet NPDES permit; land requirements; impacts on community; ability for future expansion, etc., and provide weighting factors in collaboration with OWNER.

The results of the evaluation will be presented in a workshop with the Owner and summarized in a Biosolids Alternatives TM.

Deliverables:

- Biosolids Alternatives TM

Meeting/Workshop:

- Site Visit and Alternatives Identification Meeting
- Biosolids Alternatives Workshop

Task 600 – Advanced Water Treatment Evaluation

The Engineer will develop a mass balance model to quantify total dissolved solids (TDS, salt) loading, accumulation, and removal throughout the water reuse system. Several scenarios will be defined to look at several future conditions to assess impacts of water reuse on salt concentrations for the different end-use applications. Engineer will work with Owner staff to establish the collection system boundaries, the water distribution system assumptions, and the potential flow and recycle rates to establish the criteria for the salt balance. Results of the salt balance will be used to evaluate the potential TDS impacts, if any, on the water treatment processes, regulatory requirements, and end-use applications.

The Engineer will also coordinate up to two meetings with TDEC to gather additional information on the progress of water reuse regulation in Tennessee and to verify advanced treatment approaches. Meeting minutes will be developed to summarize discussion and key decisions.

Deliverables:

- Salt Balance Technical Memorandum
- Meeting Minutes from meetings with TDEC

Workshop:

- Two Meetings with TDEC and Owner

Task 700 –Treated Water Distribution Evaluation

Task 710 - Reclaimed Water Augmentation

The Engineer will support evaluation of methods to connect the reclaimed water flows from the CWF into the existing reclaimed water distribution system at the Redwing Reuse Booster Station. Engineer will provide information and coordinate with CDM Smith who is currently updating the Reclaimed Water Master Plan. CDM Smith will provide relevant information regarding pumping, pipeline, and connection point for the connection.

Engineer will utilize the reclaimed system modeling results develop preliminary design of pumps and pipelines along with preliminary routing of the pipeline from the CWF to the reclaimed system connection.

Task 720 - Reservoir Augmentation

The Engineer will complete preliminary design of a pump station for the drinking water reservoir augmentation supply and route the force main to the reservoir. The Engineer will perform a preliminary routing study to identify force main route alternatives. Route alternatives will be evaluated and compared via desktop analysis of available GIS data (existing stream and wetland, contours, roadway, utilities, easements, parcel information, etc.). No field work will be included in this phase of the project.

Deliverables:

- Preliminary schematic drawings for reclaimed water connection
- Preliminary schematic drawings for reservoir augmentation connection

Workshop:

- Treated Water Distribution Workshop

SCHEDULE

Engineer will begin work upon NTP from Owner and complete work within 7 months of NTP.

FEE

The fee is **\$766,900** and will be billed in accordance with COF Contract No. 2020-0012. Task hours and fees are broken down as follows.

Task	Description	Hours	sub-fee	Fee
Task 100	Project Management			\$54,900
	Task 110 Project Management	112	\$31,200	
	Task 120 Workshops and Project Review Meetings	106	\$23,700	
Task 200	Service Area Evaluation			\$148,900
	Task 210 Existing Service Area	396	\$97,700	
	Task 220 Future Service Area	256	\$51,200	
Task 300	Influent Flow and Load Characterization			\$225,800
	Task 310 Acquire and Analyze Existing Data	202	\$42,700	
	Task 320 Perform Site-specific Sampling	526	\$92,900	
	Task 330 Selection of Influent Design Criteria	230	\$50,200	
	Field Testing Supplies and Contract Lab Testing		\$40,000	
Task 400	Secondary Process Modeling			\$69,800
	Task 410 Modeled Influent Refinement	208	\$42,600	
	Task 420 Process Model Evaluation	124	\$27,200	
Task 500	Biosolids Evaluation			\$96,100
	Task 510 WRF Solids Receiving	66	\$14,000	
	Task 520 CWF Solids Processing and Handling	384	\$82,100	
Task 600	Advanced Water Treatment Evaluation	256	\$55,900	\$55,900
Task 700	Treated Water Distribution Evaluation			\$105,500
	710 Reclaimed Water Augmentation	188	\$44,500	
	720 Reservoir Augmentation	246	\$61,000	
	Miscellaneous Expenses (travel, lodging, etc.)			\$10,000
TOTAL AMENDMENT				\$766,900



File #: 21-01552

DATE: 1/13/2026

TO: Board of Mayor and Aldermen

FROM: Eric Stuckey, City Administrator
Eric Stuckey, City Administrator
Walter Denton, Asst. City Administrator Community Development
Shauna Billingsley, City Attorney
Kristine Brock, Asst. City Administrator/CFO

SUBJECT:

*Consideration Of Resolution 2026-01, A Resolution Establishing Policies And Procedures Relating To The Consideration Of Petitions For The Creation Of Real Estate Infrastructure Development Districts
WS 4/8/25, 8/26/25, 9/23/25; 11/25/25; 12/9/25

PURPOSE:

The purpose of this memorandum is to provide information to the Franklin Board of Mayor and Aldermen (BOMA) concerning Policies and Procedures Relating to the Consideration of Petitions for the Creation of Real Estate Infrastructure Development Districts.

BACKGROUND/STAFF COMMENTS:

The Real Estate Infrastructure Development Act of 2025 (Public Chapter No. 357) provides an alternative method for local governments to establish Infrastructure Development Districts ("IDDs") and finance infrastructure costs through special assessments to be billed and collected with the same enforcement as levied property taxes.

FINANCIAL IMPACT:

While the debt would not carry the full faith and credit (general obligation pledge) of the City of Franklin, principal and interest would be repaid by special assessments levied on the property within the district by the host municipality.

RECOMMENDATION:

Staff recommends that the Board of Mayor and Aldermen approve Resolution 2026-01.

RESOLUTION 2026-01

A RESOLUTION ESTABLISHING POLICIES AND PROCEDURES RELATING TO THE CONSIDERATION OF PETITIONS FOR THE CREATION OF REAL ESTATE INFRASTRUCTURE DEVELOPMENT DISTRICTS

WHEREAS, the Real Estate Infrastructure Development Act of 2025 (the “Act”) was enacted by the General Assembly of the State of Tennessee as 2025 Public Chapter No. 357 and was codified as Title 7, Chapter 84, Part 8 of the Tennessee Code Annotated; and

WHEREAS, the Act provides for the creation of infrastructure development districts in which special assessments are imposed to pay the cost of capital infrastructure that benefits the applicable district; and

WHEREAS, the City of Franklin (the “City”) expects to receive petitions to create such districts pursuant to the Act; and

WHEREAS, the Board of Mayor and Aldermen has determined that in exchange for providing developers with access to special assessment financing and for the City’s incurrence of time and expenses related to the creation and administration of special assessment districts, developers must agree to provide additional municipal benefits to the City; and

WHEREAS, the Board of Mayor and Aldermen believes it is in the best interest of the City of Franklin to establish policies and procedures to provide for the orderly consideration of such petitions and to provide guidance to developers and property owners of the factors that the City will consider in evaluating such petitions.

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

The policies and procedures attached as Exhibit A will govern the City of Franklin’s implementation of Real Estate Infrastructure Development Districts. The Resolution will take effect when all county and state regulatory issues are resolved relative to “host municipality” and adding the assessments to the annual tax bill and when the City and the County have executed an Interlocal Agreement regarding adding the assessments to the annual tax bill.

IT IS SO RESOLVED AND DONE on this ____ day of _____, 20__.

ATTEST:

CITY OF FRANKLIN, TENNESSEE:

By: _____
Angie Skarp
City Recorder

By: _____
Dr. Ken Moore
Mayor

Approved as to Form:

By: _____
Shauna R. Billingsley
City Attorney

CITY OF FRANKLIN, TENNESSEE

POLICIES AND PROCEDURES RELATING TO THE CONSIDERATION OF PETITIONS FOR THE CREATION OF REAL ESTATE INFRASTRUCTURE DEVELOPMENT DISTRICTS

Section 1. Introduction

The Real Estate Infrastructure Development Act of 2025 (the “Act”), which was enacted by the General Assembly of the State of Tennessee as 2025 Public Chapter No. 357 and was codified as Title 7, Chapter 84, Part 8 of the Tennessee Code Annotated, provides for the creation of infrastructure development districts in which special assessments are imposed to pay the cost of capital infrastructure that benefits the applicable district. The City of Franklin, Tennessee (the “City”) expects to receive petitions to create such districts pursuant to the Act, and the City wishes to establish policies and procedures to provide for the orderly consideration of such petitions and to provide guidance to developers and property owners of the factors that the City will consider in evaluating such petitions.

These policies and procedures (these “Policies”) supplement the requirements of the Act, and to the extent the Act and these Policies are inconsistent, the terms of the Act shall control. Without limitation, if a developer and property owner submit a fully completed petition pursuant to the Act and do not comply with these Policies, the City will still consider such submitted petition as required by the Act. However, a developer’s failure to comply with these Policies may result in a negative recommendation from City staff with respect to the petition, and the Board of Mayor and Aldermen may deny approval of the petition. These Policies are intended to establish a collaborative process with developers for the creation and consideration of petitions under the Act.

These Policies are intended to address the consideration of petitions submitted under the Act to the City and are not intended to cover all aspects of creation of the districts and the imposition and administration of special assessments pursuant to the Act. The City may adopt additional policies and procedures pursuant to Tenn. Code Ann. § 7-84-820 to address the administration of special assessments pursuant to the Act.

The adoption of these Policies does not create or vest any rights in any person or entity, and the City retains the right to approve any petition to create an infrastructure development district in the sole discretion of the City.

Terms used in these Policies that are defined in the Act shall have the meanings given to such terms in the Act.

Section 2. Process for Consideration of Petitions

2.1. Commencement of Petition Process. If a developer desires to request the creation of an infrastructure development district, the developer shall file with the City a Notice of Intent relating to its request to create the district in the form attached to these Policies as Exhibit A together with a draft of the proposed petition and all additional documents and information required by the form of the Notice. Hard copies of such documents shall be delivered to the office of the City Administrator and digital copies should be submitted to the City Recorder at the email address provided on the City's website. The draft petition shall be substantially in the form provided in Exhibit B provided that the form of petition shall in all respects comply with the requirements of the Act. Upon submission of the Notice of Intent and the draft petition, the developer shall meet with certain City staff designated by the City Administrator to discuss the proposed petition. If a developer and City staff cannot agree on the form of a petition within sixty (60) days of the submission of the developer's Notice of Intent, the developer may submit the petition pursuant to the Act, but the applicable City staff recommendation will be that the petition be denied approval. A developer should not submit a Notice of Intent until such time as the developer has (i) submitted an initial development plan in accordance with the City of Franklin Zoning Ordinance or a substantially final site plan for its development, (ii) a list of infrastructure expected to be funded, (iii) obtained third-party estimates of the infrastructure costs expected to be funded as well as the total infrastructure costs relating to the development, and (iv) a proposed assessment methodology (such as frontage-based assessment) and the maximum rate of assessment. If a proposed assessment methodology is complex, City staff may require a third-party report of a consultant with expertise in assessments relative to the proposed assessment methodology to be submitted with the petition for the creation of the district.

2.2. Filing of Petition and Mailing Notice. Upon completion of the process described in Section 2.1, the developer shall collaborate with City staff to submit its petition at such a time that the public hearing required by the Act relating to the petition can be held between 30 and 45 days from the submission of the petition without the necessity of calling a special meeting of Board of Mayor and Aldermen. The petition should be filed in the same manner as provided above. Developer shall notify all property owners within the proposed district by mail using the addresses as shown in the records of the Williamson County Assessor or Trustee for providing tax notices and provide evidence of such mailing to City staff prior to the date of the public hearing.

2.3 Public Hearing and Consideration of Resolution. The Board of Mayor and Aldermen shall consider a resolution relating to the petition immediately following the public hearing as required by the Act. The Board of Mayor and Aldermen may vote to approve the petition, approve the petition with amendments or deny approval of the petition.

2.4. Notice of Creation of District and Assessment. Upon the creation of a district, the developer shall cause to be filed in the Williamson County Register of Deeds Office a notice of the creation of the district and the imposition of special assessments in the district in a form acceptable to the City within sixty (60) days of the approval of the creation of the district by the Board of Mayor and Aldermen.

2.5. Timeline for District Creation. For illustration purposes only, a timeline summarizing the City’s preferred approach for considering petitions for the creation of special assessment districts pursuant to the Act is attached hereto as Exhibit C.

Section 3. General Policies relating to the Infrastructure Development Districts

The City will apply the following policies in connection with considering petitions under the Act:

3.1. Term of Assessment. The term of any special assessments imposed in a district shall not exceed the lesser of (i) the period that is reasonably expected to be required to pay the infrastructure costs in the district based upon the assessment or (ii) thirty (30) years.

3.2 Eligible Infrastructure Costs. All infrastructure costs within the meaning of the Act may be paid with special assessments imposed pursuant to the Act, provided that the assessments benefit the properties within the district in the manner required by Section 7-84-817(c). For purposes of these policies, “infrastructure costs” are defined in Section 7-84-802(7) of the Act and are described in Section 5 of the form of petition attached hereto as Exhibit B.

3.3. Municipal Benefits. The Board of Mayor and Aldermen has determined that in exchange for providing developers with access to special assessment financing and for the City’s incurrence of time and expenses related to the creation and administration of special assessment districts, developers must agree to provide additional municipal benefits to the City. Only those benefits that comply with Section 3.2 may be funded with special assessment revenues, and any other municipal benefits agreed to must be paid for or financed by the developer from private funds. Guidelines for determining the level of municipal benefits provided by a developer are included in the Municipal Benefits Guidelines which are attached hereto as Exhibit D and made part of these Policies. As more particularly described in Municipal Benefits Guidelines, the priority areas of the Board of Mayor and Aldermen are as follows: (i) Extraordinary Benefits and Quality Development; (ii) Attainable Housing/Housing Stability; (iii) Enhancement of Infrastructure, Public Service, Safety and Sustainability; and (iv) Redevelopment. To qualify for a positive City staff recommendation with respect to the petition, the developer must include commitments in two of the City’s priority areas and justify a full credit award in at least one of the two areas. See Exhibit D for further guidance on the criteria related to full and partial credit awards.

3.4. Financings. Any financing of infrastructure costs in a district payable, in whole or in part, from special assessments must be undertaken primarily through a public building authority or other similarly authorized entity on-behalf of the City as approved by the Board of Mayor and Aldermen (the “Authority”). The proceeds of the conduit financing shall flow through The Industrial Development Board of the City of Franklin (the “Industrial Development Board”) to the developer of the district. In connection with any such financing, the developer of the district shall also enter into a district development agreement pursuant to which the developer, among other things, will commit to undertake the construction of the infrastructure in the district to the extent such infrastructure is not being undertaken by the City or another governmental entity. In connection with such financing, the developer shall comply with all policies and procedures of the City, the Authority and the Industrial Development Board.

3.5. Value-to-lien Ratio. As a condition to financing infrastructure costs pursuant to Section 3.4

above, the City strongly prefers the minimum ratio of the appraised value of the district as developed to the principal amount of the special assessment financing to be at least three to one (3:1). The Authority, as the issuer of the special assessment financings, has the discretion to determine whether a ratio less than 3:1, but in no event less than two to one (2:1), is appropriate for certain financings. The Authority shall use its independent professional appraiser to assist in making such determinations.

3.6. Transparency and Disclosure Requirements. For all districts approved for creation, the developer, subsequent seller and any special assessment administrator shall maintain compliance with the transparency and disclosure requirements provided in Exhibit E attached hereto and made part of these Policies. As more particularly described in Exhibit E, the four general requirements are: (i) Full Disclosure of District Obligations and Assessments; (ii) Infrastructure and Service Commitments; (iii) Public Access to Documents and Records; and (iv) Ongoing Disclosure Requirements for Resales. The developer, subsequent seller and any special assessment administrator shall coordinate with regulatory agencies, title companies, and homeowner associations to ensure proper disclosure practices are followed. Such disclosure requirements will be included in the district development agreement or other similar agreements and monitored by City staff to ensure disclosure compliance is achieved.

3.7. Timing of Commencement of Special Assessments. The special assessments imposed on the parcels in a district, or any phase thereof, shall not commence and any financing payable from such special assessments shall not be closed until the completion and approval of the infrastructure in the district or the applicable phase thereof. The City will consider permitting the commencement of assessment and the closing of financing prior to such time if the developer can provide adequate security satisfactory to the Authority, the City and the Industrial Development Board to ensure completion of the applicable infrastructure.

3.8. Community Input. The City strongly encourages developers to receive input from the community, particularly neighbors, in connection with undertaking a development for which a special assessment is requested. Developers will be required at one community meeting, (i.e. neighborhood meeting), to give the public the opportunity to ask questions about the development and be provided information about the proposed special assessments to be levied in the district.

3.9. Relationship to City Existing Policies. These policies shall not be deemed to amend in any manner the City's existing policies relating to construction of infrastructure.

3.10. Reporting to Board of Mayor and Aldermen. City staff will provide annual reports on each district approved pursuant to these policies and on the progress of construction of infrastructure in the district. The developer shall be required in a district development agreement to cooperate with such annual reports and to also provide periodic reports to Board of Mayor and Aldermen until all such infrastructure is completed.

3.11. Special Assessment Billing. Prior to approval of the creation of any district, and if required by state law, the City will verify that a lawful agreement directing the billing, collection, and enforcement of the payment of special assessments has been authorized and entered into with the Williamson County Trustee (the "County Trustee"). When such agreement is in effect, all district special assessment rolls must be sent to the County Trustee in a timely manner to be included on annual property tax bills.

Section 4. Fees and Expenses; Miscellaneous

4.1. Administrative Fees. Up to five percent (5%) of all special assessments collected by the County Trustee on behalf of the City, if such cap is required by state law, shall be applied to pay the administrative costs of the City, the County Trustee, the Authority and the Industrial Development Board in connection with imposing and collecting the special assessments in the district and undertaking any financing payable from such special assessments. If no such cap is required by state law, the actual administrative costs shall be covered by special assessments and shared by the various offices of the City, the County Trustee, the Authority and the Industrial Development Board in such manner as may be agreed upon by the City, the County Trustee, the Authority and the Industrial Development Board.

4.2. Other Expenses. The developer shall also pay all reasonable expenses incurred by the City, the Authority or the Industrial Development Board to third parties, including attorneys' fees and fees of the City's Water Management and/or Engineering Departments incurred in managing any project hereunder, in connection with the consideration of any petition and the undertaking of any project or financing irrespective of whether any petition is approved or any financing is closed.

4.3. Additional Requirements; Amendments. These policies may be amended or waived, in whole or in part, at any time by a duly adopted resolution of Board of Mayor and Aldermen. The Board of Mayor and Aldermen may consider any special circumstances or conditions in determining whether to approve any Petition for the Establishment of a Real Estate Infrastructure Development District.

EXHIBIT A

**NOTICE OF INTENT TO SUBMIT PETITION FOR CREATION OF
REAL ESTATE INFRASTRUCTURE DEVELOPMENT DISTRICT PURSUANT TO
THE REAL ESTATE INFRASTRUCTURE DEVELOPMENT ACT**

The undersigned developer is providing to the City of Franklin this notice of its intent to submit a petition for creation of a real estate infrastructure development district pursuant to the Real Estate Infrastructure Development Act of 2025, codified as Title 7, Chapter 84, Part 8 of the Tennessee Code Annotated. Submitted with this Notice of Intent is the proposed form of the petition with all exhibits.

I. Developer Information

1. Name of Developer: _____

2. State of Organization (if an entity): _____

3. Contact Person: _____

Phone Number: _____

E-Mail Address: _____

4. Website of Developer (if any): _____

5. Type of Business Entity (circle one): Sole Proprietorship Limited Partnership
 Corporation General Partnership
 Limited Liability Company

6. Development Team

Please list the business name, contact person, address, phone number and email address for the following members of the Developer's development team for the Infrastructure (if not known, please so indicate):

Infrastructure Contractor: _____

Architect/Engineers:_____

Attorney for Developer:_____

Consultant for Developer:_____

II. Development and Financing Information

7. Does the Developer currently own the area to be included in the district? (Circle one)

☐ Yes ☐ No

If the answer is no, please explain the Developer's relationship to the property in the district.

-
-
8. If the district is to be developed in phases, please describe those phases and the expected timing of each phase:

9. Please describe how the developer intends to undertake any financing payable from special assessment, including whether such financing is expected to be a loan from a financial institution or a public offering

of bonds:

10. Indicate maximum assessment period requested and explain how such period was determined:

11. Has any other government assistance (federal tax credits, grants or other economic benefits) been requested by the Developer to assist with infrastructure costs relating to the district?

(Circle one): ☐ Yes ☐ No

If yes, describe the type, source, and amount of assistance requested:

12. Did the developer hold community meeting(s) pursuant to which the community was given an opportunity to provide input on the development?

(Circle one): ☐ Yes ☐ No

13. Please discuss how the development supports the vision set in the City's Land Use Plan – Envision Franklin?

-
-
14. Please discuss what effect the development will have on schools and emergency service providers such as fire protection and what discussions the developer has had with schools and emergency service providers regarding the effect the development would have on the provision of educational and emergency services:
-
-

-
15. Please discuss the municipal benefit commitments of the developer in relation to the development itself and the community as a whole. See Section 3.3 of the City's Policies and Procedures Relating to the Creation of Infrastructure Development Districts for guidance relating to the City's municipal benefit priority areas:
-
-

III. Supplemental Information

Please provide with this Notice the following:

- Brief business history of the Developer
- Experience of Developer in the use of special assessments in connection with developments
- Resumes of all principals of Developer
- Timetable for the undertaking of the development
- A detailed budget for the cost of the infrastructure to be constructed relating to the district including the basis for determining such costs.
- The methodology for determining the overall development cost of the district as described in the petition.

Developer shall also provide financial information regarding the development and requested assessment as may be requested by City staff, including such information as may be requested by the City staff to determine the financial need for the assessment, provided, however, if any of such information is proprietary, Developer may request City staff to view such information at Developer's offices.

V. Representations and Agreements of Developer

By submitting this Notice, Developer hereby represents and agrees as follows:

(a) The undersigned Developer hereby agrees that the Developer shall meet with representatives of the City, upon request, to answer any questions that may arise in connection with the City's review of this Notice of Intent and related draft petition and that the Developer shall provide to the City, upon request, any supplemental information requested in connection with the City's review of this Notice of Intent and related petition.

(b) The Developer shall pay all reasonable expenses incurred by the City, the Industrial Development Board and the Authority in connection with the consideration of any petition for the creation of an infrastructure development district and/or the financing of infrastructure relating to such district, including reasonable fees of counsel to the City, the Authority and the Industrial Development Board.

(c) The Developer shall indemnify and hold harmless the City, its employees, officers, commissioners, attorneys and consultants against all losses, costs, damages, expenses (including reasonable attorney's fees), and liabilities of any nature directly or indirectly resulting from, arising out of or relating to the acceptance, consideration, approval or disapproval of a petition by Developer.

Developer: _____

Signed: _____ Date: _____, 20

Title of Person Signing (if Developer is an entity): _____

EXHIBIT B

Petition for the Establishment of a Real Estate Infrastructure Development District

[Developer Entity] (the “Developer”) and the owners of each parcel of property included within the boundaries of the infrastructure development district described below hereby petition the Board of Mayor and Aldermen of the City of Franklin (the “City”) to establish and administer an infrastructure development district in the manner described herein, pursuant to the authority provided to the City by Tennessee Code Annotated Sections 7-84-801 et seq. (the “Act”).

1. The name of the proposed real estate infrastructure development district is requested to be the “_____ Infrastructure Development District” (the “District”).

2. The boundaries of the District are hereby requested to be those boundaries set forth in Attachment 1 attached hereto. The Developer represents and warrants that:

- a. the entire boundaries of the District lie within the City; and
- b. no portion of the proposed District overlaps with any other district established pursuant to the Act or with any central business improvement district established pursuant to Tennessee Code Annotated Title 7, Chapter 84; and
- c. the District comprises ____ acres; and
- d. as more fully described in Attachment 4 referenced below, the capital costs required to develop the District are \$ _____; and
- e. the Developer’s address is _____; and

3. A list of each parcel of property within the District, identified by the parcel identification number and address listed therefor in the office of the Williamson County Assessor is attached hereto as Attachment 2.

4. Submitted an initial development plan in accordance with the City of Franklin Zoning Ordinance or a substantially final site plan for its development for the District is attached hereto as Attachment 3 (the “Plan”). [The attached Plan:

- a. identifies all proposed uses of properties within the District; and

b. identifies the intended phasing of the development of the District (each such development phase, a “Phase”).]¹

5. Attachment 4 attached hereto lists the following:

a. the streets, roads, bridges, and sidewalks, and the water, wastewater, natural gas, electric, telecommunications, parking and storm water facilities, required for the development of the District, and benefitting the properties within the District, whether within or without the boundaries of the District; and the land within the boundaries of the District required to be donated, dedicated, or otherwise made available to a governmental entity for the foregoing uses and such other purposes that benefit the public as are approved by the City (collectively, “Infrastructure”); and

b. (i) an estimate of all costs that may be capitalized under generally accepted accounting principles for purchasing, constructing, installing, and equipping Infrastructure; (ii) the fees or costs imposed by a municipality or utility service provider: (A) related to the construction or installation of Infrastructure; or (B) as a condition to the delivery of utility services to properties within the District; and (iii) the cost of any land required to be donated, dedicated, or otherwise made available to a governmental entity for the purposes described above, which land shall be valued at either the Developer's demonstrated cost or, if the value of the land has subsequently been appraised, its appraised value, whichever is higher (collectively, “Infrastructure Costs”) and

c. an estimate of all other costs of developing the District, including third-party assessment administrator fees.

6. The undersigned request that the City levy special assessments (the “Assessment”) on each parcel of property within the District, in the manner described below, for the purpose of funding the following:

a. the Infrastructure Costs associated with those items of Infrastructure identified on Attachment 5 (the “Funded Infrastructure”); and

b. the payment of the principal, premium, and interest on any bonds, notes, or other debt obligations issued pursuant hereto, and the funding of necessary reserves for debt service, capitalized interest, and costs of issuance related to any such bonds, notes, or other debt obligations issued; and

c. an amount, not to exceed five percent (5%) of special assessments so levied, for administrative expenses, including expenses incurred by the City and the officers of the City, including the assessor of property, trustee, or other tax collecting official, in administering the collection and allocation of special assessments, including a reasonable allocation of overhead expenses; and

¹ Use this language if special assessments will be initiated or otherwise administered by phase.

7. The undersigned request that the Assessment be levied on the basis of _____ and in the amount of _____. The undersigned represent and warrant that:

a. the Funded Infrastructure directly, uniquely and specifically benefits the properties within the District; and

b. without the installation of the Funded Infrastructure, the parcels within the District could not be developed as proposed; and

c. the proposed manner and amount of the Assessment apportions the costs of the Funded Infrastructure to each parcel of property within the District in a manner consistent with the benefits received by such parcel as a result of the construction and installation of the Funded Infrastructure.

8. The undersigned request that the Assessment be levied and collected annually, beginning in such year as may be agreed to be the City and the Developer, and ending no later than the _____ year thereafter, in such manner as may be permitted by the Act. [The levy and collection of the Assessment may be commenced by phase, as determined by the City and the Developer.]²

9. The undersigned request that the City take any and all steps that it may elect to take to provide for the enforcement and collection of Assessments, including without limitation the imposition of a lien on properties within the District and the imposition of interest and penalties in the event of a property owner's failure to timely pay an Assessment, all as provided by the Act.

10. The undersigned request that the City:

a. authorize the issuance of bonds, to be issued directly by the Authority in conjunction with the Industrial Development Board for the purpose of funding the costs of the Funded Infrastructure;

b. apply and pledge to the payment of such bonds to the proceeds of the Assessment and the other costs described in Section 6 above;

c. enter into one or more district development agreements with the Developer, on such terms as may be consistent with the terms hereof and agreed to between the City, the Industrial Development Board and the Developer, to provide for the application of the proceeds of such bonds, the construction and installation of the Funded Infrastructure, and the development of the District.

11. The undersigned hereby request that the City hold a public hearing regarding this petition at the time and in the manner required by the Act, and to provide notice thereof in the manner required by the Act. The Developer hereby agrees to pay, or reimburse the City for the payment of: (a) all costs incurred

² Use this language if special assessments will be initiated or otherwise administered by phase

by the City to provide notice of the public hearing related to this petition required by the Act; and (b) upon the levy of an Assessment as contemplated herein, all legal, financial advisory and other third-party administrative costs incurred by the City in connection with the implementation of the terms hereof.

Respectfully submitted by the petitioners as of this _____ day of _____, 202__.

DEVELOPER:

[Developer Name]

By: _____

Name: _____

Title: _____

OWNERS:

Exhibit C

Timeline for District Creation Process

2.1 Commencement of Petition Process

Developer Submit Notice of Intent and Draft Petition for Review

- **Submit hard copies to:**
City Administrator's Office
- **Submit electronic copies to:**
City Recorder, recorder@frankltn.gov
- **Include the following:**
 - Initial development plan submitted in accordance with the City of Franklin Zoning Ordinance and/or substantially final site plan
 - List of infrastructure expected to be funded
 - Third-party estimates of infrastructure costs
 - Proposed assessment methodology and rate of assessment

Note: Developer *should not submit* the Notice of Intent until all the above items are available.

2.2 Filing of Petition

- **File hard copies with:**
City Administrator's Office
- **File electronic copies with:**
City Recorder, recorder@frankltn.gov
- **Next Steps:**
 - Advertise public hearing at least 14 days prior to hearing
 - Public hearing to be held between 30 and 45 days from submission of the petition without the necessity of a special-called meeting
 - Developer to notify all residents within the proposed district by mail using the addresses as shown in the records of the Williamson County Assessor or Trustee for providing tax notices and provide evidence of such mailing to City staff prior to the date of the public hearing

Legal Reference: Tenn. Code Ann. § 7-84-812(b)

Notice of hearing must be mailed to all real property owners within the proposed district.

2.3 Public Hearing and Consideration of Resolution

- **Possible Actions of Board of Mayor and Aldermen:**
 - Approve the Petition
 - Approve the Petition with Amendments
 - Deny Approval of the Petition

Legal Reference: Tenn. Code Ann. § 7-84-813

District may only be established by resolution passed by a majority vote of the governing body present and voting upon conclusion of the public hearing.

2.4 Notice of Creation of District

- **Developer to File Notice with:**
Williamson County Register of Deeds
-

Creation Timeline Constraints:

- Maximum of 60 days from submission of Notice of Intent and draft petition for City staff and developer to agree on the final petition to file with the Board of Mayor and Aldermen
 - 30-45 days between the formal filing of the finalized petition and the required public hearing on the petition
 - Developer has 60 days from approval by the Board of Mayor and Aldermen to file notice of creation with the Williamson County Register of Deeds
-

Financings:

- Details related to special assessment financings are dependent on any proposed financing plan and specific agreements entered into following district creation.

EXHIBIT D

Municipal Benefits Guidelines

City Priorities	Sample Commitments	Credit Criteria
I. Extraordinary Benefits and Quality Development	• Project (within or outside of district) addresses one or more priority areas in one or more of the City's master plans • Developer demonstrates engagement with community stakeholders and identifies community-defined benefits • Construction or financial contributions to City priorities (e.g., the implementation of multimodal transportation improvements, such as greenways, bike lanes, traffic calming measures, and transit-supportive features that are in addition to the improvements required to serve the development) valued at a minimum of 1% of the principal amount of the special assessment financing or the infrastructure costs of the district if no financing is issued • Construction, upgrades, or financial contributions for expanding and improving public infrastructure needed to support an exceptional development. This includes, at a minimum, all required off-site infrastructure required to serve and mitigate the impact of the development on existing infrastructure - such as roads, utilities, or stormwater facilities • High-quality architectural and placemaking elements that exceed established base design standards and contribute to a distinct sense of place, as demonstrated through compliance with the current version of the City's development standards • When applicable, preservation, restoration, or adaptive reuse of designated historic structures or resources valued at a minimum of 1% of the principal amount of the special assessment financing or the infrastructure costs of the district if no financing is issued	Full credit awarded for multiple commitments that strongly align with the City's Master Plans and Development Standards. Partial credit awarded for limited commitments or vague alignment with the City's Master Plans and Development Standards.

City Priorities	Sample Commitments	Credit Criteria
II. Attainable Housing / Housing Stability	• At least 10% of the total units shall be deed-restricted (minimum 50 years) for households earning between 50% and 150% of Area Median Income (AMI), as defined annually by the U.S. Department of Housing and Urban Development • Development includes a mix of housing types when supported by Envision Franklin (e.g., apartments, townhomes, and single-family units) to serve a range of household sizes and income levels, with the goal of providing an equal number of the deed-restricted housing units for affordable (< 80% AMI) and workforce (between 80% – 150% AMI) income families • When apartments and for sale units are provided within a development, there are also an equal number of deed-restricted (minimum fifty years) affordable and workforce eligible rental and for sale units • Units of affordable housing as part of the development or off-site • Rental assistance or home-ownership support • Housing for special populations (e.g., seniors, veterans, low-income families)	Full credit awarded for quantitative commitments (units, affordability level, long-term affordability) and viability (funding, monitoring, enforcement). Partial credit awarded for quantitative commitments that are less than the minimum listed.
III. Enhancement of Infrastructure, Public Service, Safety, and Sustainability	• Dedicate at least 5% of the total site area to the City for facilities such as schools, childcare, fire/rescue stations, community centers, etc. that align with adopted public facility/school plans and level of service standards • Construction, improvement, or financial contributions for public infrastructure, in addition to the infrastructure required to serve the development, such as roads, utilities, or stormwater facilities valued at a minimum of 1% of the principal amount of the special assessment financing or the infrastructure costs of the district if no financing is issued • Streetscape improvements, public art, lighting, safety initiatives	Full credit awarded for robust design commitments and enhancements to public access, maintenance, and interconnection within the City's broader and future network. Partial credit awarded for commitments that have limited impact or moderately advance public access, maintenance, and interconnection within

City Priorities	Sample Commitments	Credit Criteria
	• Universal design / accessibility for people with disabilities • Connectivity to transit, walking and biking • Creation and integration of public art into many required open spaces, or the equivalent in other permitted locations within the development • For developments not designed under the Envision Franklin Village Green or Neighborhood Green Design Concepts, provide at least 20% additional <u>public</u> open space than required by the city's development regulations • Include connected greenway trails that link to the regional or citywide trail network, with a minimum length of 1,000 linear feet per 50 acres developed • Underground all public utilities located on all public roads located adjacent to the development (off-site) • Design certified energy efficient homes and buildings (i.e. Energy Star, LEED, NGBS, etc.), native landscaping, water conservation measures, etc.	the City's broader and future network.
IV. Redevelopment	• District area includes property with an existing site layout and architecture that does not meet the City's current regulations, and such property will be improved due to the development • District area includes property in which more than 50% of buildings are over 40 years old and such property will be improved due to the development • At least 20% of parcels within the district area have a building-to-land value ratio below 0.3 (a low ratio suggests the land holds more value than the building and the land is underutilized) and such ratio will be improved due to the development • District area includes a predominance of surface parking lots, and the development incorporates a mixture of other commercial and residential uses	Full credit awarded when the district includes at least 20% of its area within a census tract or block group (subdivision) and one (1) or more redevelopment commitments are also present.

City Priorities	Sample Commitments	Credit Criteria
	into a parking structure that will increase value, revenue potential and create a more vibrant, walkable neighborhood	

EXHIBIT E

Transparency and Disclosure Requirements

1. Full Disclosure of District Obligations and Assessments

Prior to the sale of any property within the district, developers and sellers shall provide clear, written disclosure to prospective buyers of the following:

- The existence, purpose, and governance structure of the district (e.g. homeowner association);
- All current and projected special assessments, taxes, and fees levied by the city, including capital improvement and maintenance obligations;
- Any outstanding debt incurred by the special assessment debt-issuing entity that affects the property;
- This information shall be included in the purchase contract and acknowledged by the buyer a minimum of three (3) business days before closing.

2. Infrastructure and Service Commitments

Developers shall provide buyers with a plain-language summary of planned infrastructure and community amenities to be funded or maintained within the district, including:

- Projected timelines, phasing, and associated completion dates;
- Responsibilities of the developer, any future homeowner association, the city, and the special assessment debt-issuing entity;
- Any known risks, delays, or dependencies that could affect delivery of the development.

3. Public Access to Documents and Records

A publicly accessible website shall be maintained by the special assessment administrator or other appropriate party so current and prospective homeowners can access the following:

- Governing documents (e.g., district formation documents, resolutions);
- District-related budgets, audits, meeting agendas, and minutes;
- Infrastructure plans, service agreements, and debt disclosures.

4. Ongoing Disclosure Requirements for Resales

Subsequent sellers of property within the district shall provide the same disclosures to future buyers, in accordance with state and local laws. The special assessment administrator or other appropriate party may offer standardized templates to assist in compliance.

CITY OF FRANKLIN, TENNESSEE

POLICIES AND PROCEDURES RELATING TO THE CONSIDERATION OF PETITIONS FOR THE CREATION OF REAL ESTATE INFRASTRUCTURE DEVELOPMENT DISTRICTS

Section 1. Introduction

The Real Estate Infrastructure Development Act of 2025 (the “Act”), which was enacted by the General Assembly of the State of Tennessee as 2025 Public Chapter No. 357 and was codified as Title 7, Chapter 84, Part 8 of the Tennessee Code Annotated, provides for the creation of infrastructure development districts in which special assessments are imposed to pay the cost of capital infrastructure that benefits the applicable district. The City of Franklin, Tennessee (the “City”) expects to receive petitions to create such districts pursuant to the Act, and the City wishes to establish policies and procedures to provide for the orderly consideration of such petitions and to provide guidance to developers and property owners of the factors that the City will consider in evaluating such petitions.

These policies and procedures (these “Policies”) supplement the requirements of the Act, and to the extent the Act and these Policies are inconsistent, the terms of the Act shall control. Without limitation, if a developer and property owner submit a fully completed petition pursuant to the Act and do not comply with these Policies, the City will still consider such submitted petition as required by the Act. However, a developer’s failure to comply with these Policies may result in a negative recommendation from City staff with respect to the petition, and the Board of Mayor and Aldermen may deny approval of the petition. These Policies are intended to establish a collaborative process with developers for the creation and consideration of petitions under the Act.

These Policies are intended to address the consideration of petitions submitted under the Act to the City and are not intended to cover all aspects of creation of the districts and the imposition and administration of special assessments pursuant to the Act. The City may adopt additional policies and procedures pursuant to Tenn. Code Ann. § 7-84-820 to address the administration of special assessments pursuant to the Act.

The adoption of these Policies does not create or vest any rights in any person or entity, and the City retains the right to approve any petition to create an infrastructure development district in the sole discretion of the City.

Terms used in these Policies that are defined in the Act shall have the meanings given to such terms in the Act.

Section 2. Process for Consideration of Petitions

2.1. Commencement of Petition Process. If a developer desires to request the creation of an infrastructure development district, the developer shall file with the City a Notice of Intent relating to its request to create the district in the form attached to these Policies as Exhibit A together with a draft of the proposed petition and all additional documents and information required by the form of the Notice. Hard copies of such documents shall be delivered to the office of the City Administrator and digital copies should be submitted to the City Recorder at the email address provided on the City's website. The draft petition shall be substantially in the form provided in Exhibit B provided that the form of petition shall in all respects comply with the requirements of the Act. Upon submission of the Notice of Intent and the draft petition, the developer shall meet with certain City staff designated by the City Administrator to discuss the proposed petition. If a developer and City staff cannot agree on the form of a petition within sixty (60) days of the submission of the developer's Notice of Intent, the developer may submit the petition pursuant to the Act, but the applicable City staff recommendation will be that the petition be denied approval. A developer should not submit a Notice of Intent until such time as the developer has (i) ~~a final, City-approved~~ submitted an initial development plan ~~and~~ in accordance with the City of Franklin Zoning Ordinance or a substantially final site plan for its development, (ii) a list of infrastructure expected to be funded, (iii) obtained third-party estimates of the infrastructure costs expected to be funded as well as the total infrastructure costs relating to the development, and (iv) a proposed assessment methodology (such as frontage-based assessment) and the maximum rate of assessment. If a proposed assessment methodology is complex, City staff may require a third-party report of a consultant with expertise in assessments relative to the proposed assessment methodology to be submitted with the petition for the creation of the district.

2.2. Filing of Petition and Mailing Notice. Upon completion of the process described in Section 2.1, the developer shall collaborate with City staff to submit its petition at such a time that the public hearing required by the Act relating to the petition can be held between 30 and 45 days from the submission of the petition without the necessity of calling a special meeting of Board of Mayor and Aldermen. The petition should be filed in the same manner as provided above. Developer shall notify all ~~residents~~ property owners within the proposed district by mail using the addresses as shown in the records of the Williamson County Assessor or Trustee for providing tax notices and provide evidence of such mailing to City staff prior to the date of the public hearing.

2.3 Public Hearing and Consideration of Resolution. The Board of Mayor and Aldermen shall consider a resolution relating to the petition immediately following the public hearing as required by the Act. The Board of Mayor and Aldermen may vote to approve the petition, approve the petition with amendments or deny approval of the petition.

2.4. Notice of Creation of District and Assessment. Upon the creation of a district, the developer shall cause to be filed in the Williamson County Register of Deeds Office a notice of the creation of the district and the imposition of special assessments in the district in a form acceptable to the

City within sixty (60) days of the approval of the creation of the district by the Board of Mayor and Aldermen.

2.5. Timeline for District Creation. For illustration purposes only, a timeline summarizing the City's preferred approach for considering petitions for the creation of special assessment districts pursuant to the Act is attached hereto as Exhibit C.

Section 3. General Policies relating to the Infrastructure Development Districts

The City will apply the following policies in connection with considering petitions under the Act:

3.1. Term of Assessment. The term of any special assessments imposed in a district shall not exceed the lesser of (i) the period that is reasonably expected to be required to pay the infrastructure costs in the district based upon the assessment or (ii) thirty (30) years.

3.2 Eligible Infrastructure Costs. All infrastructure costs within the meaning of the Act may be paid with special assessments imposed pursuant to the Act, provided that the assessments benefit the properties within the district in the manner required by Section 7-84-817(c). For purposes of these policies, "infrastructure costs" are defined in Section 7-84-802(7) of the Act and are described in Section 5 of the form of petition attached hereto as Exhibit B.

3.3. Municipal Benefits. The Board of Mayor and Aldermen has determined that in exchange for [providing developers with access to special assessment financing and for](#) the City's incurrence of time and expenses related to the creation and administration of special assessment districts, developers must agree to provide additional municipal benefits to the City. Only those benefits that comply with Section 3.2 may be funded with special assessment revenues, and any other municipal benefits agreed to must be paid for or financed by the developer from private funds. Guidelines for determining the level of municipal benefits provided by a developer are included in the Municipal Benefits Guidelines which are attached hereto as Exhibit D and made part of these Policies. As more particularly described in Municipal Benefits Guidelines, the priority areas of the Board of Mayor and Aldermen are as follows: (i) Extraordinary Benefits and Quality Development; (ii) Attainable Housing/Housing Stability; (iii) Enhancement of Infrastructure, Public Service, Safety and Sustainability; and (iv) Redevelopment. To qualify for a positive City staff recommendation with respect to the petition, the developer must include commitments in two of the City's priority areas and justify a full credit award in at least one of the two areas. See Exhibit D for further guidance on the criteria related to full and partial credit awards.

3.4. Financings. Any financing of infrastructure costs in a district payable, in whole or in part, from special assessments must be undertaken primarily through a public building authority or other similarly authorized entity on-behalf of the City as approved by the Board of Mayor and Aldermen (the "Authority"). The proceeds of the conduit financing shall flow through The Industrial Development Board of the City of Franklin (the "Industrial Development Board") to the developer of the district. In connection with any such financing, the developer of the district shall also enter into a district development agreement pursuant to which the developer, among other things, will commit to undertake the construction of the infrastructure in the district to the extent such infrastructure is not being undertaken by the City or another governmental entity. In connection with such financing, the developer

shall comply with all policies and procedures of the City, the Authority and the Industrial Development Board.

3.5. Value-to-lien Ratio. As a condition to financing infrastructure costs pursuant to Section 3.4 above, the City strongly prefers the minimum ratio of the appraised value of the district as developed to the principal amount of the special assessment financing to be at least three to one (3:1). The Authority, as the issuer of the special assessment financings, has the discretion to determine whether a ratio less than 3:1, but in no event less than two to one (2:1), is appropriate for certain financings. The Authority shall use its independent professional appraiser to assist in making such determinations.

3.6. Transparency and Disclosure Requirements. For all districts approved for creation, the developer, subsequent seller and any special assessment administrator shall maintain compliance with the transparency and disclosure requirements provided in Exhibit E attached hereto and made part of these Policies. As more particularly described in Exhibit E, the four general requirements are: (i) Full Disclosure of District Obligations and Assessments; (ii) Infrastructure and Service Commitments; (iii) Public Access to Documents and Records; and (iv) Ongoing Disclosure Requirements for Resales. The developer, subsequent seller and any special assessment administrator shall coordinate with regulatory agencies, title companies, and homeowner associations to ensure proper disclosure practices are followed. Such disclosure requirements will be included in the district development agreement or other similar agreements and monitored by City staff to ensure disclosure compliance is achieved.

3.7. Timing of Commencement of Special Assessments. The special assessments imposed on the parcels in a district, or any phase thereof, shall not commence and any financing payable from such special assessments shall not be closed until the completion and approval of the infrastructure in the district or the applicable phase thereof. The City will consider permitting the commencement of assessment and the closing of financing prior to such time if the developer can provide adequate security satisfactory to the Authority, the City and the Industrial Development Board to ensure completion of the applicable infrastructure.

3.8. Community Input. The City strongly encourages developers to receive input from the community, particularly neighbors, in connection with undertaking a development for which a special assessment is requested. Developers will be required at one community meeting, (i.e. neighborhood meeting), to give the public the opportunity to ask questions about the development and be provided information about the proposed special assessments to be levied in the district.

3.9. Relationship to City Existing Policies. These policies shall not be deemed to amend in any manner the City's existing policies relating to construction of infrastructure.

3.10. Reporting to Board of Mayor and Aldermen. City staff will provide annual reports on each district approved pursuant to these policies and on the progress of construction of infrastructure in the district. The developer shall be required in a district development agreement to cooperate with such annual reports and to also provide periodic reports to Board of Mayor and Aldermen until all such infrastructure is completed.

3.11. Special Assessment Billing. Prior to approval of the creation of any district, and if required by state law, the City will verify that a lawful agreement directing the billing, collection, and enforcement of the payment of special assessments has been authorized and entered into with the Williamson County Trustee (the "County Trustee"). When such agreement is in effect, all district special

assessment rolls must be sent to the County Trustee in a timely manner to be included on annual property tax bills.

Section 4. Fees and Expenses; Miscellaneous

4.1. Administrative Fees. ~~Five~~Up to five percent (5%) of all special assessments collected by the County Trustee on behalf of the City, if such cap is required by state law, shall be applied to pay the administrative costs of the City, the County Trustee, the Authority and the Industrial Development Board in connection with imposing and collecting the special assessments in the district and undertaking any financing payable from such special assessments. ~~Such~~If no such cap is required by state law, the actual administrative costs shall be covered by special assessments and shared by the various offices of the City, the County Trustee, the Authority and the Industrial Development Board in such manner as may be agreed upon by the City, the County Trustee, the Authority and the Industrial Development Board.

4.2. Other Expenses. The developer shall also pay all reasonable expenses incurred by the City, the Authority or the Industrial Development Board to third parties, including attorneys' fees and fees of the City's ~~Department of~~Water Management and/or Engineering Departments incurred in managing any project hereunder, in connection with the consideration of any petition and the undertaking of any project or financing irrespective of whether any petition is approved or any financing is closed.

4.3. Additional Requirements; Amendments. These policies may be amended or waived, in whole or in part, at any time by a duly adopted resolution of Board of Mayor and Aldermen. The Board of Mayor and Aldermen may consider any special circumstances or conditions in determining whether to approve any Petition for the Establishment of a Real Estate Infrastructure Development District.

EXHIBIT A

**NOTICE OF INTENT TO SUBMIT PETITION FOR CREATION OF
REAL ESTATE INFRASTRUCTURE DEVELOPMENT DISTRICT PURSUANT TO
THE REAL ESTATE INFRASTRUCTURE DEVELOPMENT ACT**

The undersigned developer is providing to the City of Franklin this notice of its intent to submit a petition for creation of a real estate infrastructure development district pursuant to the Real Estate Infrastructure Development Act of 2025, codified as Title 7, Chapter 84, Part 8 of the Tennessee Code Annotated. Submitted with this Notice of Intent is the proposed form of the petition with all exhibits.

I. Developer Information

1. Name of Developer: _____

2. State of Organization (if an entity): _____

3. Contact Person: _____

Phone Number: _____

E-Mail Address: _____

4. Website of Developer (if any): _____

5. Type of Business Entity (circle one): Sole Proprietorship Limited Partnership
 Corporation General Partnership
 Limited Liability Company

6. Development Team

Please list the business name, contact person, address, phone number and email address for the following members of the Developer's development team for the Infrastructure (if not known, please so indicate):

Infrastructure Contractor: _____

Architect/Engineers:_____

Attorney for Developer:_____

Consultant for Developer:_____

II. Development and Financing Information

7. Does the Developer currently own the area to be included in the district? (Circle one)

Yes

No

If the answer is no, please explain the Developer's relationship to the property in the district.

8. If the district is to be developed in phases, please describe those phases and the expected timing of each phase:

9. Please describe how the developer intends to undertake any financing payable from special

assessment, including whether such financing is expected to be a loan from a financial institution or a public offering of bonds:

10. Indicate maximum assessment period requested and explain how such period was determined:

11. Has any other government assistance (federal tax credits, grants or other economic benefits) been requested by the Developer to assist with infrastructure costs relating to the district?

(Circle one): Yes No

If yes, describe the type, source, and amount of assistance requested:

12. Did the developer hold community meeting(s) pursuant to which the community was given an opportunity to provide input on the development?

(Circle one): Yes No

13. Please discuss how the development supports the vision set in the City's Land Use Plan – Envision Franklin?

-
-
14. Please discuss what effect the development will have on schools and emergency service providers such as fire protection and what discussions the developer has had with schools and emergency service providers regarding the effect the development would have on the provision of educational and emergency services:
-
-

15. Please discuss the municipal benefit commitments of the developer in relation to the development itself and the community as a whole. See Section 3.3 of the City's Policies and Procedures Relating to the Creation of Infrastructure Development Districts for guidance relating to the City's municipal benefit priority areas:
-
-
-

III. Supplemental Information

Please provide with this Notice the following:

- Brief business history of the Developer
- Experience of Developer in the use of special assessments in connection with developments
- Resumes of all principals of Developer
- Timetable for the undertaking of the development
- A detailed budget for the cost of the infrastructure to be constructed relating to the district including the basis for determining such costs.
- The methodology for determining the overall development cost of the district as described in the petition.

Developer shall also provide financial information regarding the development and requested assessment as may be requested by City staff, including such information as may be requested by the City staff to

determine the financial need for the assessment, provided, however, if any of such information is proprietary, Developer may request City staff to view such information at Developer's offices.

V. Representations and Agreements of Developer

By submitting this Notice, Developer hereby represents and agrees as follows:

(a) The undersigned Developer hereby agrees that the Developer shall meet with representatives of the City, upon request, to answer any questions that may arise in connection with the City's review of this Notice of Intent and related draft petition and that the Developer shall provide to the City, upon request, any supplemental information requested in connection with the City's review of this Notice of Intent and related petition.

(b) The Developer shall pay all reasonable expenses incurred by the City, the Industrial Development Board and the Authority in connection with the consideration of any petition for the creation of an infrastructure development district and/or the financing of infrastructure relating to such district, including reasonable fees of counsel to the City, the Authority and the Industrial Development Board.

(c) The Developer shall indemnify and hold harmless the City, its employees, officers, commissioners, attorneys and consultants against all losses, costs, damages, expenses (including reasonable attorney's fees), and liabilities of any nature directly or indirectly resulting from, arising out of or relating to the acceptance, consideration, approval or disapproval of a petition by Developer.

Developer: _____

Signed: _____ Date: _____, 20

Title of Person Signing (if Developer is an entity): _____

EXHIBIT B

Petition for the Establishment of a Real Estate Infrastructure Development District

[Developer Entity] (the “Developer”) and the owners of each parcel of property included within the boundaries of the infrastructure development district described below hereby petition the Board of Mayor and Aldermen of the City of Franklin (the “City”) to establish and administer an infrastructure development district in the manner described herein, pursuant to the authority provided to the City by Tennessee Code Annotated Sections 7-84-801 et seq. (the “Act”).

1. The name of the proposed real estate infrastructure development district is requested to be the “_____Infrastructure Development District” (the “District”).

2. The boundaries of the District are hereby requested to be those boundaries set forth in Attachment 1 attached hereto. The Developer represents and warrants that:

- a. the entire boundaries of the District lie within the City; and
- b. no portion of the proposed District overlaps with any other district established pursuant to the Act or with any central business improvement district established pursuant to Tennessee Code Annotated Title 7, Chapter 84; and
- c. the District comprises ____ acres; and
- d. as more fully described in Attachment 4 referenced below, the capital costs required to develop the District are \$ _____; and
- e. the Developer’s address is _____; and

3. A list of each parcel of property within the District, identified by the parcel identification number and address listed therefor in the office of the Williamson County Assessor is attached hereto as Attachment 2.

4. ~~A final, City approved~~Submitted an initial development plan ~~and~~in accordance with the City of Franklin Zoning Ordinance or a substantially final site plan for its development for the District is attached hereto as Attachment 3 (the “Plan”). [The attached Plan:

- a. identifies all proposed uses of properties within the District; and

b. identifies the intended phasing of the development of the District (each such development phase, a “Phase”).]¹

5. Attachment 4 attached hereto lists the following:

a. the streets, roads, bridges, and sidewalks, and the water, wastewater, natural gas, electric, telecommunications, parking and storm water facilities, required for the development of the District, and benefitting the properties within the District, whether within or without the boundaries of the District; and the land within the boundaries of the District required to be donated, dedicated, or otherwise made available to a governmental entity for the foregoing uses and such other purposes that benefit the public as are approved by the City (collectively, “Infrastructure”); and

b. (i) an estimate of all costs that may be capitalized under generally accepted accounting principles for purchasing, constructing, installing, and equipping Infrastructure; (ii) the fees or costs imposed by a municipality or utility service provider: (A) related to the construction or installation of Infrastructure; or (B) as a condition to the delivery of utility services to properties within the District; and (iii) the cost of any land required to be donated, dedicated, or otherwise made available to a governmental entity for the purposes described above, which land shall be valued at either the Developer's demonstrated cost or, if the value of the land has subsequently been appraised, its appraised value, whichever is higher (collectively, “Infrastructure Costs”) and

c. an estimate of all other costs of developing the District, including third-party assessment administrator fees.

6. The undersigned request that the City levy special assessments (the “Assessment”) on each parcel of property within the District, in the manner described below, for the purpose of funding the following:

a. the Infrastructure Costs associated with those items of Infrastructure identified on Attachment 5 (the “Funded Infrastructure”); and

b. the payment of the principal, premium, and interest on any bonds, notes, or other debt obligations issued pursuant hereto, and the funding of necessary reserves for debt service, capitalized interest, and costs of issuance related to any such bonds, notes, or other debt obligations issued; and

c. an amount, not to exceed five percent (5%) of special assessments so levied, for administrative expenses, including expenses incurred by the City and the officers of the City, including the assessor of property, trustee, or other tax collecting official, in administering the collection and allocation of special assessments, including a reasonable allocation of overhead expenses; and

¹ Use this language if special assessments will be initiated or otherwise administered by phase.

7. The undersigned request that the Assessment be levied on the basis of _____ and in the amount of _____. The undersigned represent and warrant that:

a. the Funded Infrastructure directly, uniquely and specifically benefits the properties within the District; and

b. without the installation of the Funded Infrastructure, the parcels within the District could not be developed as proposed; and

c. the proposed manner and amount of the Assessment apportions the costs of the Funded Infrastructure to each parcel of property within the District in a manner consistent with the benefits received by such parcel as a result of the construction and installation of the Funded Infrastructure.

8. The undersigned request that the Assessment be levied and collected annually, beginning in such year as may be agreed to be the City and the Developer, and ending no later than the _____ year thereafter, in such manner as may be permitted by the Act. [The levy and collection of the Assessment may be commenced by phase, as determined by the City and the Developer.]²

9. The undersigned request that the City take any and all steps that it may elect to take to provide for the enforcement and collection of Assessments, including without limitation the imposition of a lien on properties within the District and the imposition of interest and penalties in the event of a property owner's failure to timely pay an Assessment, all as provided by the Act.

10. The undersigned request that the City:

a. authorize the issuance of bonds, to be issued directly by the Authority in conjunction with the Industrial Development Board for the purpose of funding the costs of the Funded Infrastructure;

b. apply and pledge to the payment of such bonds to the proceeds of the Assessment and the other costs described in Section 6 above;

c. enter into one or more district development agreements with the Developer, on such terms as may be consistent with the terms hereof and agreed to between the City, the Industrial Development Board and the Developer, to provide for the application of the proceeds of such bonds, the construction and installation of the Funded Infrastructure, and the development of the District.

11. The undersigned hereby request that the City hold a public hearing regarding this petition at the time and in the manner required by the Act, and to provide notice thereof in the manner required by the Act. The Developer hereby agrees to pay, or reimburse the City for the payment of: (a)

² Use this language if special assessments will be initiated or otherwise administered by phase

all costs incurred by the City to provide notice of the public hearing related to this petition required by the Act; and (b) upon the levy of an Assessment as contemplated herein, all legal, financial advisory and other third-party administrative costs incurred by the City in connection with the implementation of the terms hereof.

Respectfully submitted by the petitioners as of this _____ day of _____, 202__.

DEVELOPER:

[Developer Name]

By: _____

Name: _____

Title: _____

OWNERS:

Exhibit C

Timeline for District Creation Process

2.1 Commencement of Petition Process

Developer Submit Notice of Intent and Draft Petition for Review

- **Submit hard copies to:**
City Administrator's Office
- **Submit electronic copies to:**
City Recorder, recorder@franklintn.gov
- **Include the following:**
 - ~~Final City approved~~Initial development plan submitted in accordance with the City of Franklin Zoning Ordinance and/or substantially final site plan
 - List of infrastructure expected to be funded
 - Third-party estimates of infrastructure costs
 - Proposed assessment methodology and rate of assessment

Note: Developer *should not submit* the Notice of Intent until all the above items are available.

2.2 Filing of Petition

- **File hard copies with:**
City Administrator's Office
- **File electronic copies with:**
City Recorder, recorder@franklintn.gov
- **Next Steps:**
 - Advertise public hearing at least 14 days prior to hearing
 - Public hearing to be held between 30 and 45 days from submission of the petition without the necessity of a special-called meeting
 - Developer to notify all residents within the proposed district by mail using the addresses as shown in the records of the Williamson County Assessor or Trustee for providing tax notices and provide evidence of such mailing to City staff prior to the date of the public hearing

Legal Reference: Tenn. Code Ann. § 7-84-812(b)

Notice of hearing must be mailed to all real property owners within the proposed district.

2.3 Public Hearing and Consideration of Resolution

- **Possible Actions of Board of Mayor and Aldermen:**

- Approve the Petition
- Approve the Petition with Amendments
- Deny Approval of the Petition

Legal Reference: Tenn. Code Ann. § 7-84-813

District may only be established by resolution passed by a majority vote of the governing body present and voting upon conclusion of the public hearing.

2.4 Notice of Creation of District

- **Developer to File Notice with:**
Williamson County Register of Deeds

Creation Timeline Constraints:

- Maximum of 60 days from submission of Notice of Intent and draft petition for City staff and developer to agree on the final petition to file with the Board of Mayor and Aldermen
- 30-45 days between the formal filing of the finalized petition and the required public hearing on the petition
- Developer has 60 days from approval by the Board of Mayor and Aldermen to file notice of creation with the Williamson County Register of Deeds

Financings:

- Details related to special assessment financings are dependent on any proposed financing plan and specific agreements entered into following district creation.

EXHIBIT D

Municipal Benefits Guidelines

City Priorities	Sample Commitments	Credit Criteria
I. Extraordinary Benefits and Quality Development	• Project (within or outside of district) addresses one or more priority areas in one or more of the City's master plans • Developer demonstrates engagement with community stakeholders and identifies community-defined benefits • Construction or financial contributions to City priorities (e.g., the implementation of multimodal transportation improvements, such as greenways, bike lanes, traffic calming measures, and transit-supportive features that are in addition to the improvements required to serve the development) valued at a minimum of 1% of the principal amount of the special assessment financing or the infrastructure costs of the district if no financing is issued • Construction, upgrades, or financial contributions for expanding and improving public infrastructure needed to support an exceptional development. This includes, at a minimum, all required off-site infrastructure required to serve and mitigate the impact of the development on existing infrastructure - such as roads, utilities, or stormwater facilities • High-quality architectural and placemaking elements that exceed established base design standards and contribute to a distinct sense of place, as demonstrated through compliance with the current version of the City's development standards • When applicable, preservation, restoration, or adaptive reuse of designated historic structures or resources valued at a minimum of 1% of the principal amount of the special assessment	Full credit awarded for multiple commitments that strongly align with the City's Master Plans and Development Standards. Partial credit awarded for limited commitments or vague alignment with the City's Master Plans and Development Standards.

City Priorities	Sample Commitments	Credit Criteria
	financing or the infrastructure costs of the district if no financing is issued	
II. Attainable Housing / Housing Stability	- At least 10% of the total units shall be deed-restricted (minimum 50 years) for households earning between 50% and 150% of Area Median Income (AMI), as defined annually by the U.S. Department of Housing and Urban Development - Development includes a mix of housing types when supported by Envision Franklin (e.g., apartments, townhomes, and single-family units) to serve a range of household sizes and income levels, with the goal of providing an equal number of the deed-restricted housing units for affordable (< 80% AMI) and workforce (between 80% – 150% AMI) income families - When apartments and for sale units are provided within a development, there are also an equal number of deed-restricted (minimum fifty years) affordable and workforce eligible rental and for sale units - Units of affordable housing as part of the development or off-site - Rental assistance or home-ownership support - Housing for special populations (e.g., seniors, veterans, low-income families)	Full credit awarded for quantitative commitments (units, affordability level, long-term affordability) and viability (funding, monitoring, enforcement). Partial credit awarded for quantitative commitments that are less than the minimum listed.
III. Enhancement of Infrastructure, Public Service, Safety, and Sustainability	- Dedicate at least 5% of the total site area to the City for facilities such as schools, childcare, fire/rescue stations, community centers, etc. that align with adopted public facility/school plans and level of service standards - Construction, improvement, or financial contributions for public infrastructure, in addition to the infrastructure required to serve the development, such as roads, utilities, or stormwater facilities valued at a minimum of 1% of the principal amount of the special assessment financing or the infrastructure costs of the district if no financing is	Full credit awarded for robust design commitments and enhancements to public access, maintenance, and interconnection within the City's broader and future network. Partial credit awarded for commitments that have limited impact or

City Priorities	Sample Commitments	Credit Criteria
	issued - Streetscape improvements, public art, lighting, safety initiatives - Universal design / accessibility for people with disabilities - Connectivity to transit, walking and biking - Creation and integration of public art into many required open spaces, or the equivalent in other permitted locations within the development - For developments not designed under the Envision Franklin Village Green or Neighborhood Green Design Concepts, provide at least 20% additional <u>public</u> open space than required by the city's development regulations - Include connected greenway trails that link to the regional or citywide trail network, with a minimum length of 1,000 linear feet per 50 acres developed - Underground all public utilities located on all public roads located adjacent to the development (off-site) - Design certified energy efficient homes and buildings (i.e. Energy Star, LEED, NGBS, etc.), native landscaping, water conservation measures, etc.	moderately advance public access, maintenance, and interconnection within the City's broader and future network.
IV. Redevelopment	- District area includes property with an existing site layout and architecture that does not meet the City's current regulations, and such property will be improved due to the development - District area includes property in which more than 50% of buildings are over 40 years old and such property will be improved due to the development - At least 20% of parcels within the district area have a building-to-land value ratio below 0.3 (a low ratio suggests the land holds more value than the building and the land is underutilized) and such ratio will be improved due to the development	Full credit awarded when the district includes at least 20% of its area within a census tract or block group (subdivision) and one (1) or more redevelopment commitments are also present.

City Priorities	Sample Commitments	Credit Criteria
	• District area includes a predominance of surface parking lots, and the development incorporates a mixture of other commercial and residential uses into a parking structure that will increase value, revenue potential and create a more vibrant, walkable neighborhood	

DRAFT

EXHIBIT E

Transparency and Disclosure Requirements

1. Full Disclosure of District Obligations and Assessments

Prior to the sale of any property within the district, developers and sellers shall provide clear, written disclosure to prospective buyers of the following:

- The existence, purpose, and governance structure of the district (e.g. homeowner association);
- All current and projected special assessments, taxes, and fees levied by the city, including capital improvement and maintenance obligations;
- Any outstanding debt incurred by the special assessment debt-issuing entity that affects the property;
- This information shall be included in the purchase contract and acknowledged by the buyer a minimum of three (3) business days before closing.

2. Infrastructure and Service Commitments

Developers shall provide buyers with a plain-language summary of planned infrastructure and community amenities to be funded or maintained within the district, including:

- Projected timelines, phasing, and associated completion dates;
- Responsibilities of the developer, any future homeowner association, the city, and the special assessment debt-issuing entity;
- Any known risks, delays, or dependencies that could affect delivery of the development.

3. Public Access to Documents and Records

A publicly accessible website shall be maintained by the special assessment administrator or other appropriate party so current and prospective homeowners can access the following:

- Governing documents (e.g., district formation documents, resolutions);
- District-related budgets, audits, meeting agendas, and minutes;
- Infrastructure plans, service agreements, and debt disclosures.

4. Ongoing Disclosure Requirements for Resales

Subsequent sellers of property within the district shall provide the same disclosures to future buyers, in accordance with state and local laws. The special assessment administrator or other appropriate party may offer standardized templates to assist in compliance.

Summary report: Litera Compare for Word 11.13.0.54 Document comparison done on 1/6/2026 9:00:25 AM	
Style name: Default Style	
Intelligent Table Comparison: Active	
Original DMS: iw://bassberry.cloudimanage.com/bbs/48694956/3 - City of Franklin Special Assessment IDD Policies.docx	
Modified DMS: iw://bassberry.cloudimanage.com/bbs/48694956/4 - City of Franklin Special Assessment IDD Policies.docx	
Changes:	
Add	17
Delete	9
Move From	0
Move To	0
Table Insert	0
Table Delete	0
Table moves to	0
Table moves from	0
Embedded Graphics (Visio, ChemDraw, Images etc.)	0
Embedded Excel	0
Format changes	0
Total Changes:	26

Real Estate Infrastructure Development District Steps and Timeline

1. Submit Notice of Intent and a draft petition to City Administration

- Includes infrastructure to be funded, estimates of cost, proposed assessment, and justification
- Can be submitted before Development Plan approval, but within 60 days of Step 2.

2. File Petition to City Administration with Approved Plan

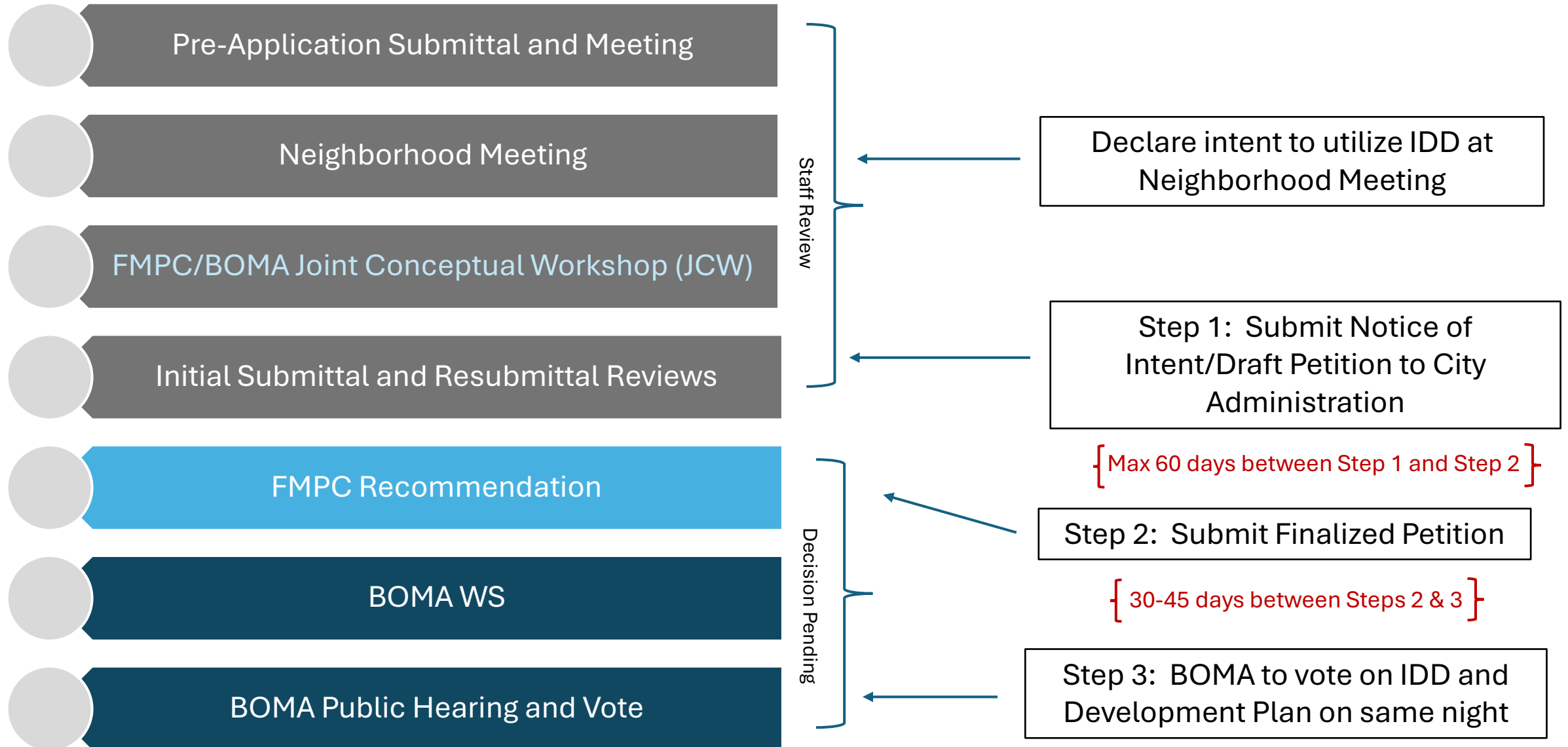
- Petition includes finalized request
- Advertise public hearing (min. 14 days notice), notify property owners of district

3. BOMA to hold public hearing and vote on resolution to adopt district within 30-45 days of Step 2

4. File notice of new district with County Register of Deeds within 60 days of approval

5. Financing/IDB

Development Plan Timeline with IDD Request



Real Estate Infrastructure Development District Steps and Timeline Continued

Step 4. File notice of new district with County Register of Deeds within 60 days of approval

Step 5. Financing/Public Building Authority

City of Franklin
Infrastructure Development Districts (IDD) Policy Discussion
December 9, 2025 - Board of Mayor and Aldermen Work Session – Q&A

- When does the developer apply for IDD?

The developer submits the Notice of Intent and Draft IDD Petition at the time of initial submittal of the Development Plan. The developer submits the Final IDD Petition following the Planning Commission meeting (where the Development Plan and Rezoning recommendations are considered) and prior to the 1st reading of the Rezoning before the BOMA.

- When is the IDD given approval?

Ideally, the approval of an IDD occurs at the same time the Board of Mayor and Aldermen considers the approval of a Development Plan or concurrently with the approval of a Site Plan when a Development Plan is not required.

- What is the approval process for an IDD?

Since the Notice of Intent and Draft IDD Petition are submitted at the time of initial submittal of the Development Plan, city staff will complete an initial review of the Draft IDD Petition and collaborate with the developer during the staff review of the Development Plan to assist them in preparing the Final IDD Petition. The Final IDD Petition shall be submitted following the Planning Commission meeting (where the Development Plan and Rezoning recommendations are considered) and prior to the 1st reading of the Rezoning before the BOMA. A staff recommendation shall accompany the Final IDD Petition when it is placed on the BOMA meeting agenda.

- What are the requirements for a project to receive IDD approval?

Simply stated, the project must meet the of Tennessee's legal requirements and the proposal must provide municipal benefits. In considering the approval of an IDD, the Board of Mayor and Aldermen shall utilize the city-approved IDD policy as a guide.

- What types of improvements will be eligible for an IDD?

The eligible improvements which directly benefit the properties within the proposed IDD as outlined in state law. The improvements will be finalized and specified in the IDD development agreement at the time the first Site Plan for the IDD is approved.

- Will additional funding be needed for improvements other than the IDD?

For most, if not all projects seeking to utilize IDD bonds, the project will need additional funding that exceeds the funding capacity of an IDD. This additional funding will be required to be secured by the developer, likely through conventional construction financing means.

- How long will it take for a project to receive IDD approval?

Once a Development Plan is ready to be submitted to the city for review, the Notice of Intent and Draft IDD Petition shall be submitted simultaneously. The Final IDD Petition shall be submitted following the Planning Commission meeting and will be presented to the Board of Mayor and Aldermen with the Development Plan for consideration with 30-45 days. Once approved the IDD Petition can then be recorded in as fast as 1 month, but in no event longer than 5 months.

- How are the bonds issued?

The bonds will be issued by a public building authority and purchased by an underwriter with extensive experience in special assessment financing. The bonds can be structured in many ways to allow funds to flow to the developer sooner in the construction process if certain construction milestones are met.

- How will the assessments be issued?

This continues to be a work in progress with NAIOP and the TN County Trustees Association.

- How will IDD funds be distributed to the developer to fund improvements?

Distribution of IDD funds will be specified in the bond documents and the development agreement and may coincide with the construction of the project. A portion of the IDD funds will be retained until the required infrastructure has been constructed, inspected, and accepted, which includes approved as-built drawings approved by the city.

CITY OF FRANKLIN, TENNESSEE

POLICIES AND PROCEDURES RELATING TO THE CONSIDERATION OF PETITIONS FOR THE CREATION OF REAL ESTATE INFRASTRUCTURE DEVELOPMENT DISTRICTS

Section 1. Introduction

The Real Estate Infrastructure Development Act of 2025 (the “Act”), which was enacted by the General Assembly of the State of Tennessee as 2025 Public Chapter No. 357 and was codified as Title 7, Chapter 84, Part 8 of the Tennessee Code Annotated, provides for the creation of infrastructure development districts in which special assessments are imposed to pay the cost of capital infrastructure that benefits the applicable district. The City of Franklin, Tennessee (the “City”) expects to receive petitions to create such districts pursuant to the Act, and the City wishes to establish policies and procedures to provide for the orderly consideration of such petitions and to provide guidance to developers and property owners of the factors that the City will consider in evaluating such petitions.

These policies and procedures (these “Policies”) supplement the requirements of the Act, and to the extent the Act and these Policies are inconsistent, the terms of the Act shall control. Without limitation, if a developer and property owner submit a fully completed petition pursuant to the Act and do not comply with these Policies, the City will still consider such submitted petition as required by the Act. However, a developer’s failure to comply with these Policies may result in a negative recommendation from City staff with respect to the petition, and the Board of Mayor and Aldermen may deny approval of the petition. These Policies are intended to establish a collaborative process with developers for the creation and consideration of petitions under the Act.

These Policies are intended to address the consideration of petitions submitted under the Act to the City and are not intended to cover all aspects of creation of the districts and the imposition and administration of special assessments pursuant to the Act. The City may adopt additional policies and procedures pursuant to Tenn. Code Ann. § 7-84-820 to address the administration of special assessments pursuant to the Act.

The adoption of these Policies does not create or vest any rights in any person or entity, and the City retains the right to approve any petition to create an infrastructure development district in the sole discretion of the City.

Terms used in these Policies that are defined in the Act shall have the meanings given to such terms in the Act.

Section 2. Process for Consideration of Petitions

2.1. Commencement of Petition Process. If a developer desires to request the creation of an infrastructure development district, the developer shall file with the City a Notice of Intent relating to its request to create the district in the form attached to these Policies as Exhibit A together with a draft of the proposed petition and all additional documents and information required by the form of the Notice. Hard copies of such documents shall be delivered to the office of the City Administrator and digital copies should be submitted to the City Recorder at the email address provided on the City's website. The draft petition shall be substantially in the form provided in Exhibit B provided that the form of petition shall in all respects comply with the requirements of the Act. Upon submission of the Notice of Intent and the draft petition, the developer shall meet with certain City staff designated by the City Administrator to discuss the proposed petition. If a developer and City staff cannot agree on the form of a petition within sixty (60) days of the submission of the developer's Notice of Intent, the developer may submit the petition pursuant to the Act, but the applicable City staff recommendation will be that the petition be denied approval. A developer should not submit a Notice of Intent until such time as the developer has (i) a final, City-approved development plan and/or a substantially final site plan for its development, (ii) a list of infrastructure expected to be funded, (iii) obtained third-party estimates of the infrastructure costs expected to be funded as well as the total infrastructure costs relating to the development, and (iv) a proposed assessment methodology (such as frontage-based assessment) and the maximum rate of assessment. If a proposed assessment methodology is complex, City staff may require a third-party report of a consultant with expertise in assessments relative to the proposed assessment methodology to be submitted with the petition for the creation of the district.

2.2. Filing of Petition and Mailing Notice. Upon completion of the process described in Section 2.1, the developer shall collaborate with City staff to submit its petition at such a time that the public hearing required by the Act relating to the petition can be held between 30 and 45 days from the submission of the petition without the necessity of calling a special meeting of Board of Mayor and Aldermen. The petition should be filed in the same manner as provided above. Developer shall notify all residents within the proposed district by mail using the addresses as shown in the records of the Williamson County Assessor or Trustee for providing tax notices and provide evidence of such mailing to City staff prior to the date of the public hearing.

2.3 Public Hearing and Consideration of Resolution. The Board of Mayor and Aldermen shall consider a resolution relating to the petition immediately following the public hearing as required by the Act. The Board of Mayor and Aldermen may vote to approve the petition, approve the petition with amendments or deny approval of the petition.

2.4. Notice of Creation of District and Assessment. Upon the creation of a district, the developer shall cause to be filed in the Williamson County Register of Deeds Office a notice of the creation of the district and the imposition of special assessments in the district in a form acceptable to the City within sixty (60) days of the approval of the creation of the district by the Board of Mayor and Aldermen.

2.5. Timeline for District Creation. For illustration purposes only, a timeline summarizing the City's preferred approach for considering petitions for the creation of special assessment districts pursuant to the Act is attached hereto as Exhibit C.

Section 3. General Policies relating to the Infrastructure Development Districts

The City will apply the following policies in connection with considering petitions under the Act:

3.1. Term of Assessment. The term of any special assessments imposed in a district shall not exceed the lesser of (i) the period that is reasonably expected to be required to pay the infrastructure costs in the district based upon the assessment or (ii) thirty (30) years.

3.2 Eligible Infrastructure Costs. All infrastructure costs within the meaning of the Act may be paid with special assessments imposed pursuant to the Act, provided that the assessments benefit the properties within the district in the manner required by Section 7-84-817(c). For purposes of these policies, "infrastructure costs" are defined in Section 7-84-802(7) of the Act and are described in Section 5 of the form of petition attached hereto as Exhibit B.

3.3. Municipal Benefits. The Board of Mayor and Aldermen has determined that in exchange for the City's incurrence of time and expenses related to the creation and administration of special assessment districts, developers must agree to provide additional municipal benefits to the City. Only those benefits that comply with Section 3.2 may be funded with special assessment revenues, and any other municipal benefits agreed to must be paid for or financed by the developer from private funds. Guidelines for determining the level of municipal benefits provided by a developer are included in the Municipal Benefits Guidelines which are attached hereto as Exhibit D and made part of these Policies. As more particularly described in Municipal Benefits Guidelines, the priority areas of the Board of Mayor and Aldermen are as follows: (i) Extraordinary Benefits and Quality Development; (ii) Attainable Housing/Housing Stability; (iii) Enhancement of Infrastructure, Public Service, Safety and Sustainability; and (iv) Redevelopment. To qualify for a positive City staff recommendation with respect to the petition, the developer must include commitments in two of the City's priority areas and justify a full credit award in at least one of the two areas. See Exhibit D for further guidance on the criteria related to full and partial credit awards.

3.4. Financings. Any financing of infrastructure costs in a district payable, in whole or in part, from special assessments must be undertaken primarily through a public building authority or other similarly authorized entity on-behalf of the City as approved by the Board of Mayor and Aldermen (the "Authority"). The proceeds of the conduit financing shall flow through The Industrial Development Board of the City of Franklin (the "Industrial Development Board") to the developer of the district. In connection with any such financing, the developer of the district shall also enter into a district development agreement pursuant to which the developer, among other things, will commit to undertake the construction of the infrastructure in the district to the extent such infrastructure is not being undertaken by the City or another governmental entity. In connection with such financing, the developer shall comply with all policies and procedures of the City, the Authority and the Industrial Development Board.

3.5. Value-to-lien Ratio. As a condition to financing infrastructure costs pursuant to Section 3.4 above, the City strongly prefers the minimum ratio of the appraised value of the district as developed to the

principal amount of the special assessment financing to be at least three to one (3:1). The Authority, as the issuer of the special assessment financings, has the discretion to determine whether a ratio less than 3:1, but in no event less than two to one (2:1), is appropriate for certain financings. The Authority shall use its independent professional appraiser to assist in making such determinations.

3.6. Transparency and Disclosure Requirements. For all districts approved for creation, the developer, subsequent seller and any special assessment administrator shall maintain compliance with the transparency and disclosure requirements provided in Exhibit E attached hereto and made part of these Policies. As more particularly described in Exhibit E, the four general requirements are: (i) Full Disclosure of District Obligations and Assessments; (ii) Infrastructure and Service Commitments; (iii) Public Access to Documents and Records; and (iv) Ongoing Disclosure Requirements for Resales. The developer, subsequent seller and any special assessment administrator shall coordinate with regulatory agencies, title companies, and homeowner associations to ensure proper disclosure practices are followed. Such disclosure requirements will be included in the district development agreement or other similar agreements and monitored by City staff to ensure disclosure compliance is achieved.

3.7. Timing of Commencement of Special Assessments. The special assessments imposed on the parcels in a district, or any phase thereof, shall not commence and any financing payable from such special assessments shall not be closed until the completion and approval of the infrastructure in the district or the applicable phase thereof. The City will consider permitting the commencement of assessment and the closing of financing prior to such time if the developer can provide adequate security satisfactory to the Authority, the City and the Industrial Development Board to ensure completion of the applicable infrastructure.

3.8. Community Input. The City strongly encourages developers to receive input from the community, particularly neighbors, in connection with undertaking a development for which a special assessment is requested. Developers will be required at one community meeting, (i.e. neighborhood meeting), to give the public the opportunity to ask questions about the development and be provided information about the proposed special assessments to be levied in the district.

3.9. Relationship to City Existing Policies. These policies shall not be deemed to amend in any manner the City's existing policies relating to construction of infrastructure.

3.10. Reporting to Board of Mayor and Aldermen. City staff will provide annual reports on each district approved pursuant to these policies and on the progress of construction of infrastructure in the district. The developer shall be required in a district development agreement to cooperate with such annual reports and to also provide periodic reports to Board of Mayor and Aldermen until all such infrastructure is completed.

3.11. Special Assessment Billing. Prior to approval of the creation of any district, and if required by state law, the City will verify that a lawful agreement directing the billing, collection, and enforcement of the payment of special assessments has been authorized and entered into with the Williamson County Trustee (the "County Trustee"). When such agreement is in effect, all district special assessment rolls must be sent to the County Trustee in a timely manner to be included on annual property tax bills.

Section 4. Fees and Expenses; Miscellaneous

4.1. Administrative Fees. Five percent (5%) of all special assessments collected by the County Trustee on behalf of the City shall be applied to pay the administrative costs of the City, the County Trustee, the Authority and the Industrial Development Board in connection with imposing and collecting the special assessments in the district and undertaking any financing payable from such special assessments. Such administrative costs shall be shared by the various offices of the City, the County Trustee, the Authority and the Industrial Development Board in such manner as may be agreed upon by the City, the County Trustee, the Authority and the Industrial Development Board.

4.2. Other Expenses. The developer shall also pay all reasonable expenses incurred by the City, the Authority or the Industrial Development Board to third parties, including attorneys' fees and fees of the City's Department of Engineering incurred in managing any project hereunder, in connection with the consideration of any petition and the undertaking of any project or financing irrespective of whether any petition is approved or any financing is closed.

4.3. Additional Requirements; Amendments. These policies may be amended or waived, in whole or in part, at any time by a duly adopted resolution of Board of Mayor and Aldermen. The Board of Mayor and Aldermen may consider any special circumstances or conditions in determining whether to approve any Petition for the Establishment of a Real Estate Infrastructure Development District.

EXHIBIT A

**NOTICE OF INTENT TO SUBMIT PETITION FOR CREATION OF
REAL ESTATE INFRASTRUCTURE DEVELOPMENT DISTRICT PURSUANT TO
THE REAL ESTATE INFRASTRUCTURE DEVELOPMENT ACT**

The undersigned developer is providing to the City of Franklin this notice of its intent to submit a petition for creation of a real estate infrastructure development district pursuant to the Real Estate Infrastructure Development Act of 2025, codified as Title 7, Chapter 84, Part 8 of the Tennessee Code Annotated. Submitted with this Notice of Intent is the proposed form of the petition with all exhibits.

I. Developer Information

1. Name of Developer: _____

2. State of Organization (if an entity): _____

3. Contact Person: _____

Phone Number: _____

E-Mail Address: _____

4. Website of Developer (if any): _____

5. Type of Business Entity (circle one): Sole Proprietorship Limited Partnership
 Corporation General Partnership
 Limited Liability Company

6. Development Team

Please list the business name, contact person, address, phone number and email address for the following members of the Developer's development team for the Infrastructure (if not known, please so indicate):

Infrastructure Contractor: _____

Architect/Engineers:_____

Attorney for Developer:_____

II. Development and Financing Information

7. Does the Developer currently own the area to be included in the district? (Circle one)

☐ Yes

☐ No

If the answer is no, please explain the Developer's relationship to the property in the district.

-
-
8. If the district is to be developed in phases, please describe those phases and the expected timing of each phase:

9. Please describe how the developer intends to undertake any financing payable from special assessment, including whether such financing is expected to be a loan from a financial institution or a public offering of bonds:

10. Indicate maximum assessment period requested and explain how such period was determined:

11. Has any other government assistance (federal tax credits, grants or other economic benefits) been requested by the Developer to assist with infrastructure costs relating to the district?

(Circle one): ☐ Yes ☐ No

If yes, describe the type, source, and amount of assistance requested:

12. Did the developer hold community meeting(s) pursuant to which the community was given an opportunity to provide input on the development?

(Circle one): ☐ Yes ☐ No

13. Please discuss how the development supports the vision set in the City's Land Use Plan – Envision Franklin?

14. Please discuss what effect the development will have on schools and emergency service providers such as fire protection and what discussions the developer has had with schools and emergency service providers regarding the effect the development would have on the provision of educational and emergency services:

15. Please discuss the municipal benefit commitments of the developer in relation to the development itself and the community as a whole. See Section 3.3 of the City's Policies and Procedures Relating to the Creation of Infrastructure Development Districts for guidance relating to the City's municipal benefit priority areas:

III. Supplemental Information

Please provide with this Notice the following:

- Brief business history of the Developer
- Experience of Developer in the use of special assessments in connection with developments
- Resumes of all principals of Developer
- Timetable for the undertaking of the development
- A detailed budget for the cost of the infrastructure to be constructed relating to the district including the basis for determining such costs.
- The methodology for determining the overall development cost of the district as described in the petition.

Developer shall also provide financial information regarding the development and requested assessment as may be requested by City staff, including such information as may be requested by the City staff to determine the financial need for the assessment, provided, however, if any of such information is proprietary, Developer may request City staff to view such information at Developer's offices.

V. Representations and Agreements of Developer

By submitting this Notice, Developer hereby represents and agrees as follows:

(a) The undersigned Developer hereby agrees that the Developer shall meet with representatives of the City, upon request, to answer any questions that may arise in connection with the City's review of this Notice of Intent and related draft petition and that the Developer shall provide to the City, upon request, any supplemental information requested in connection with the City's review of this Notice of Intent and related petition.

(b) The Developer shall pay all reasonable expenses incurred by the City, the Industrial Development Board and the Authority in connection with the consideration of any petition for the creation of an infrastructure development district and/or the financing of infrastructure relating to such district, including reasonable fees of counsel to the City, the Authority and the Industrial Development Board.

(c) The Developer shall indemnify and hold harmless the City, its employees, officers, commissioners, attorneys and consultants against all losses, costs, damages, expenses (including reasonable attorney's fees), and liabilities of any nature directly or indirectly resulting from, arising out of or relating to the acceptance, consideration, approval or disapproval of a petition by Developer.

Developer: _____

Signed: _____ Date: _____, 20

Title of Person Signing (if Developer is an entity): _____

EXHIBIT B

Petition for the Establishment of a Real Estate Infrastructure Development District

[Developer Entity] (the “Developer”) and the owners of each parcel of property included within the boundaries of the infrastructure development district described below hereby petition the Board of Mayor and Aldermen of the City of Franklin (the “City”) to establish and administer an infrastructure development district in the manner described herein, pursuant to the authority provided to the City by Tennessee Code Annotated Sections 7-84-801 et seq. (the “Act”).

1. The name of the proposed real estate infrastructure development district is requested to be the “_____ Infrastructure Development District” (the “District”).

2. The boundaries of the District are hereby requested to be those boundaries set forth in Attachment 1 attached hereto. The Developer represents and warrants that:

- a. the entire boundaries of the District lie within the City; and
- b. no portion of the proposed District overlaps with any other district established pursuant to the Act or with any central business improvement district established pursuant to Tennessee Code Annotated Title 7, Chapter 84; and
- c. the District comprises ____ acres; and
- d. as more fully described in Attachment 4 referenced below, the capital costs required to develop the District are \$ _____; and
- e. the Developer’s address is _____; and

3. A list of each parcel of property within the District, identified by the parcel identification number and address listed therefor in the office of the Williamson County Assessor is attached hereto as Attachment 2.

4. A final, City-approved development plan and/or a substantially final site plan for its development for the District is attached hereto as Attachment 3 (the “Plan”). [The attached Plan:

- a. identifies all proposed uses of properties within the District; and

b. identifies the intended phasing of the development of the District (each such development phase, a “Phase”).]¹

5. Attachment 4 attached hereto lists the following:

a. the streets, roads, bridges, and sidewalks, and the water, wastewater, natural gas, electric, telecommunications, parking and storm water facilities, required for the development of the District, and benefitting the properties within the District, whether within or without the boundaries of the District; and the land within the boundaries of the District required to be donated, dedicated, or otherwise made available to a governmental entity for the foregoing uses and such other purposes that benefit the public as are approved by the City (collectively, “Infrastructure”); and

b. (i) an estimate of all costs that may be capitalized under generally accepted accounting principles for purchasing, constructing, installing, and equipping Infrastructure; (ii) the fees or costs imposed by a municipality or utility service provider: (A) related to the construction or installation of Infrastructure; or (B) as a condition to the delivery of utility services to properties within the District; and (iii) the cost of any land required to be donated, dedicated, or otherwise made available to a governmental entity for the purposes described above, which land shall be valued at either the Developer's demonstrated cost or, if the value of the land has subsequently been appraised, its appraised value, whichever is higher (collectively, “Infrastructure Costs”) and

c. an estimate of all other costs of developing the District, including third-party assessment administrator fees.

6. The undersigned request that the City levy special assessments (the “Assessment”) on each parcel of property within the District, in the manner described below, for the purpose of funding the following:

a. the Infrastructure Costs associated with those items of Infrastructure identified on Attachment 5 (the “Funded Infrastructure”); and

b. the payment of the principal, premium, and interest on any bonds, notes, or other debt obligations issued pursuant hereto, and the funding of necessary reserves for debt service, capitalized interest, and costs of issuance related to any such bonds, notes, or other debt obligations issued; and

c. an amount, not to exceed five percent (5%) of special assessments so levied, for administrative expenses, including expenses incurred by the City and the officers of the City, including the assessor of property, trustee, or other tax collecting official, in administering the collection and allocation of special assessments, including a reasonable allocation of overhead expenses; and

¹ Use this language if special assessments will be initiated or otherwise administered by phase.

7. The undersigned request that the Assessment be levied on the basis of _____ and in the amount of _____. The undersigned represent and warrant that:

a. the Funded Infrastructure directly, uniquely and specifically benefits the properties within the District; and

b. without the installation of the Funded Infrastructure, the parcels within the District could not be developed as proposed; and

c. the proposed manner and amount of the Assessment apportions the costs of the Funded Infrastructure to each parcel of property within the District in a manner consistent with the benefits received by such parcel as a result of the construction and installation of the Funded Infrastructure.

8. The undersigned request that the Assessment be levied and collected annually, beginning in such year as may be agreed to be the City and the Developer, and ending no later than the ____ year thereafter, in such manner as may be permitted by the Act. [The levy and collection of the Assessment may be commenced by phase, as determined by the City and the Developer.]²

9. The undersigned request that the City take any and all steps that it may elect to take to provide for the enforcement and collection of Assessments, including without limitation the imposition of a lien on properties within the District and the imposition of interest and penalties in the event of a property owner's failure to timely pay an Assessment, all as provided by the Act.

10. The undersigned request that the City:

a. authorize the issuance of bonds, to be issued directly by the Authority in conjunction with the Industrial Development Board for the purpose of funding the costs of the Funded Infrastructure;

b. apply and pledge to the payment of such bonds to the proceeds of the Assessment and the other costs described in Section 6 above;

c. enter into one or more district development agreements with the Developer, on such terms as may be consistent with the terms hereof and agreed to between the City, the Industrial Development Board and the Developer, to provide for the application of the proceeds of such bonds, the construction and installation of the Funded Infrastructure, and the development of the District.

11. The undersigned hereby request that the City hold a public hearing regarding this petition at the time and in the manner required by the Act, and to provide notice thereof in the manner required by the Act. The Developer hereby agrees to pay, or reimburse the City for the payment of: (a) all costs incurred

² Use this language if special assessments will be initiated or otherwise administered by phase

by the City to provide notice of the public hearing related to this petition required by the Act; and (b) upon the levy of an Assessment as contemplated herein, all legal, financial advisory and other third-party administrative costs incurred by the City in connection with the implementation of the terms hereof.

Respectfully submitted by the petitioners as of this ____ day of _____, 202__.

DEVELOPER:

[Developer Name]

By: _____

Name: _____

Title: _____

OWNERS:

Exhibit C

Timeline for District Creation Process

2.1 Commencement of Petition Process

Developer Submit Notice of Intent and Draft Petition for Review

- **Submit hard copies to:**
City Administrator's Office
- **Submit electronic copies to:**
City Recorder, recorder@franklintn.gov
- **Include the following:**
 - Final City-approved development plan and/or substantially final site plan
 - List of infrastructure expected to be funded
 - Third-party estimates of infrastructure costs
 - Proposed assessment methodology and rate of assessment

Note: Developer *should not submit* the Notice of Intent until all the above items are available.

2.2 Filing of Petition

- **File hard copies with:**
City Administrator's Office
- **File electronic copies with:**
City Recorder, recorder@franklintn.gov
- **Next Steps:**
 - Advertise public hearing at least 14 days prior to hearing
 - Public hearing to be held between 30 and 45 days from submission of the petition without the necessity of a special-called meeting
 - Developer to notify all residents within the proposed district by mail using the addresses as shown in the records of the Williamson County Assessor or Trustee for providing tax notices and provide evidence of such mailing to City staff prior to the date of the public hearing

Legal Reference: Tenn. Code Ann. § 7-84-812(b)

Notice of hearing must be mailed to all real property owners within the proposed district.

2.3 Public Hearing and Consideration of Resolution

- **Possible Actions of Board of Mayor and Aldermen:**
 - Approve the Petition
 - Approve the Petition with Amendments
 - Deny Approval of the Petition

Legal Reference: Tenn. Code Ann. § 7-84-813

District may only be established by resolution passed by a majority vote of the governing body present and voting upon conclusion of the public hearing.

2.4 Notice of Creation of District

- **Developer to File Notice with:**
Williamson County Register of Deeds
-

Creation Timeline Constraints:

- Maximum of 60 days from submission of Notice of Intent and draft petition for City staff and developer to agree on the final petition to file with the Board of Mayor and Aldermen
 - 30-45 days between the formal filing of the finalized petition and the required public hearing on the petition
 - Developer has 60 days from approval by the Board of Mayor and Aldermen to file notice of creation with the Williamson County Register of Deeds
-

Financings:

- Details related to special assessment financings are dependent on any proposed financing plan and specific agreements entered into following district creation.

EXHIBIT D

Municipal Benefits Guidelines

City Priorities	Sample Commitments	Credit Criteria
I. Extraordinary Benefits and Quality Development	• Project (within or outside of district) addresses one or more priority areas in one or more of the City's master plans • Developer demonstrates engagement with community stakeholders and identifies community-defined benefits • Construction or financial contributions to City priorities (e.g., the implementation of multimodal transportation improvements, such as greenways, bike lanes, traffic calming measures, and transit-supportive features that are in addition to the improvements required to serve the development) valued at a minimum of 1% of the principal amount of the special assessment financing or the infrastructure costs of the district if no financing is issued • Construction, upgrades, or financial contributions for expanding and improving public infrastructure needed to support an exceptional development. This includes, at a minimum, all required off-site infrastructure required to serve and mitigate the impact of the development on existing infrastructure - such as roads, utilities, or stormwater facilities • High-quality architectural and placemaking elements that exceed established base design standards and contribute to a distinct sense of place, as demonstrated through compliance with the current version of the City's development standards • When applicable, preservation, restoration, or adaptive reuse of designated historic structures or resources valued at a minimum of 1% of the principal amount of the special assessment financing or the infrastructure costs of the district if no financing is issued	Full credit awarded for multiple commitments that strongly align with the City's Master Plans and Development Standards. Partial credit awarded for limited commitments or vague alignment with the City's Master Plans and Development Standards.

City Priorities	Sample Commitments	Credit Criteria
II. Attainable Housing / Housing Stability	• At least 10% of the total units shall be deed-restricted (minimum 50 years) for households earning between 50% and 150% of Area Median Income (AMI), as defined annually by the U.S. Department of Housing and Urban Development • Development includes a mix of housing types when supported by Envision Franklin (e.g., apartments, townhomes, and single-family units) to serve a range of household sizes and income levels, with the goal of providing an equal number of the deed-restricted housing units for affordable (< 80% AMI) and workforce (between 80% – 150% AMI) income families • When apartments and for sale units are provided within a development, there are also an equal number of deed-restricted (minimum fifty years) affordable and workforce eligible rental and for sale units • Units of affordable housing as part of the development or off-site • Rental assistance or home-ownership support • Housing for special populations (e.g., seniors, veterans, low-income families)	Full credit awarded for quantitative commitments (units, affordability level, long-term affordability) and viability (funding, monitoring, enforcement). Partial credit awarded for quantitative commitments that are less than the minimum listed.
III. Enhancement of Infrastructure, Public Service, Safety, and Sustainability	• Dedicate at least 5% of the total site area to the City for facilities such as schools, childcare, fire/rescue stations, community centers, etc. that align with adopted public facility/school plans and level of service standards • Construction, improvement, or financial contributions for public infrastructure, in addition to the infrastructure required to serve the development, such as roads, utilities, or stormwater facilities valued at a minimum of 1% of the principal amount of the special assessment financing or the infrastructure costs of the district if no financing is issued • Streetscape improvements, public art, lighting, safety initiatives	Full credit awarded for robust design commitments and enhancements to public access, maintenance, and interconnection within the City's broader and future network. Partial credit awarded for commitments that have limited impact or moderately advance public access, maintenance, and interconnection within

City Priorities	Sample Commitments	Credit Criteria
	• Universal design / accessibility for people with disabilities • Connectivity to transit, walking and biking • Creation and integration of public art into many required open spaces, or the equivalent in other permitted locations within the development • For developments not designed under the Envision Franklin Village Green or Neighborhood Green Design Concepts, provide at least 20% additional <u>public</u> open space than required by the city's development regulations • Include connected greenway trails that link to the regional or citywide trail network, with a minimum length of 1,000 linear feet per 50 acres developed • Underground all public utilities located on all public roads located adjacent to the development (off-site) • Design certified energy efficient homes and buildings (i.e. Energy Star, LEED, NGBS, etc.), native landscaping, water conservation measures, etc.	the City's broader and future network.
IV. Redevelopment	• District area includes property with an existing site layout and architecture that does not meet the City's current regulations, and such property will be improved due to the development • District area includes property in which more than 50% of buildings are over 40 years old and such property will be improved due to the development • At least 20% of parcels within the district area have a building-to-land value ratio below 0.3 (a low ratio suggests the land holds more value than the building and the land is underutilized) and such ratio will be improved due to the development • District area includes a predominance of surface parking lots, and the development incorporates a mixture of other commercial and residential uses	Full credit awarded when the district includes at least 20% of its area within a census tract or block group (subdivision) and one (1) or more redevelopment commitments are also present.

City Priorities	Sample Commitments	Credit Criteria
	into a parking structure that will increase value, revenue potential and create a more vibrant, walkable neighborhood	

DRAFT

EXHIBIT E

Transparency and Disclosure Requirements

1. Full Disclosure of District Obligations and Assessments

Prior to the sale of any property within the district, developers and sellers shall provide clear, written disclosure to prospective buyers of the following:

- The existence, purpose, and governance structure of the district (e.g. homeowner association);
- All current and projected special assessments, taxes, and fees levied by the city, including capital improvement and maintenance obligations;
- Any outstanding debt incurred by the special assessment debt-issuing entity that affects the property;
- This information shall be included in the purchase contract and acknowledged by the buyer a minimum of three (3) business days before closing.

2. Infrastructure and Service Commitments

Developers shall provide buyers with a plain-language summary of planned infrastructure and community amenities to be funded or maintained within the district, including:

- Projected timelines, phasing, and associated completion dates;
- Responsibilities of the developer, any future homeowner association, the city, and the special assessment debt-issuing entity;
- Any known risks, delays, or dependencies that could affect delivery of the development.

3. Public Access to Documents and Records

A publicly accessible website shall be maintained by the special assessment administrator or other appropriate party so current and prospective homeowners can access the following:

- Governing documents (e.g., district formation documents, resolutions);
- District-related budgets, audits, meeting agendas, and minutes;
- Infrastructure plans, service agreements, and debt disclosures.

4. Ongoing Disclosure Requirements for Resales

Subsequent sellers of property within the district shall provide the same disclosures to future buyers, in accordance with state and local laws. The special assessment administrator or other appropriate party may offer standardized templates to assist in compliance.



**Policies and Procedures
Relating to the Consideration of
Petitions for the Creation of Real Estate
Infrastructure Development Districts
November 25, 2025**

Betsy Knotts
Bass, Berry & Sims PLC
21 Platform Way South, Suite 3500
Nashville, TN 37203
615-742-7878
Betsy.Knotts@bassberry.com

Commencement of Petition Process

❖ Developer Submit Notice of Intent and Draft Petition for Review

Submit hard copies to:

- City Administrator's Office

Submit electronic copies to:

- City Recorder, recorder@franklintn.gov

❖ Include the following:

- ▶ Final City-approved development plan and/or substantially final site plan
- ▶ List of infrastructure expected to be funded
- ▶ Third-party estimates of infrastructure costs
- ▶ Proposed assessment methodology and rate of assessment

❖ **Note:** Developer *should not submit* the Notice of Intent until all the above items are available.

NOTICE OF
REAL ESTATE IN
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The undersigned develop
petition for creation of a
Infrastructure Developme
Annotated. Submitted w

I. Developer Information

1. Name of Developer: _____

2. State of Organization (

3. Contact Person: _____

Phone Number: _____

E-Mail Address: _____

4. Website of Developer (

5. Type of Business Entity

6. Development Team

Please list the business
following members of
so indicate):

Infrastructure Contract

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(a) The undersigned Developer hereby agrees that the Developer shall meet with representatives of the City, upon request, to answer any questions that may arise in connection with the City's review of this Notice of Intent and related draft petition and that the Developer shall provide to the City, upon request, any supplemental information requested in connection with the City's review of this Notice of Intent and related petition.

(b) The Developer shall pay all reasonable expenses incurred by the City, the Industrial Development Board and the Authority in connection with the consideration of any petition for the creation of an infrastructure development district and/or the financing of infrastructure relating to such district, including reasonable fees of counsel to the City, the Authority and the Industrial Development Board.

(c) The Developer shall indemnify and hold harmless the City, its employees, officers, commissioners, attorneys and consultants against all losses, costs, damages, expenses (including reasonable attorney's fees), and liabilities of any nature directly or indirectly resulting from, arising out of or relating to the acceptance, consideration, approval or disapproval of a petition by Developer.

Developer: _____

Signed: _____ Date: _____, 20

Title of Person Signing (if Developer is an entity): _____

Petition for the Estab

[Developer Entity] (the boundaries of the infrastru Mayor and Aldermen of the C development district in the ma Tennessee Code Annotated Sec

1. The name of the the "Infrastructure I

2. The boundaries Attachment 1 attached hereto. 7

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c. the District com

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3. A list of each p number and address listed there Attachment 2.

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by the City to provide notice of the public hearing related to this petition required by the Act; and (b) upon the levy of an Assessment as contemplated herein, all legal, financial advisory and other third-party administrative costs incurred by the City in connection with the implementation of the terms hereof.

Respectfully submitted by the petitioners as of this ____ day of _____, 202__.

DEVELOPER:

[Developer Name]

By: _____

Name: _____

Title: _____

OWNERS:

Filing of Petition

❖ File hard copies with:

- ▶ City Administrator's Office

❖ File electronic copies with:

- ▶ City Recorder, recorder@franklintn.gov

❖ Next Steps:

- ▶ Advertise public hearing at least 14 days prior to hearing
- ▶ Public hearing to be held between 30 and 45 days from submission of the petition without the necessity of a special-called meeting
- ▶ Developer to notify all residents within the proposed district by mail using the addresses as shown in the records of the Williamson County Assessor or Trustee for providing tax notices and provide evidence of such mailing to City staff prior to the date of the public hearing

❖ Legal Reference: Tenn. Code Ann. § 7-84-812(b)

Notice of hearing must be mailed to all real property owners within the proposed district.

Public Hearing and Consideration of Resolution

❖ Possible Actions of Board of Mayor and Aldermen:

- ▶ Approve the Petition
- ▶ Approve the Petition with Amendments
- ▶ Deny Approval of the Petition

❖ Legal Reference: Tenn. Code Ann. § 7-84-813

District may only be established by resolution passed by a majority vote of the governing body present and voting upon conclusion of the public hearing.

Notice of Creation of District

❖ **Developer to File Notice with:**

Williamson County Register of Deeds

❖ **Creation Timeline Constraints:**

- ▶ Maximum of 60 days from submission of Notice of Intent and draft petition for City staff and developer to agree on the final petition to file with the Board of Mayor and Aldermen
- ▶ 30-45 days between the formal filing of the finalized petition and the required public hearing on the petition
- ▶ Developer has 60 days from approval by the Board of Mayor and Aldermen to file notice of creation with the Williamson County Register of Deeds

General Policies relating to Infrastructure Development Districts

❖ **Financings**

- ▶ Issuer - public building authority or other similarly authorized entity on-behalf of the City as approved by the Board of Mayor and Aldermen
- ▶ Maximum term of 30 years pursuant to Tenn. Code Ann. § 7-84-815(d)
- ▶ Specific terms of each debt issuance will be negotiated by the financing team (i.e. issuer, underwriter, bond counsel, financial advisor, developer, trustee and program administrator)
- ▶ 3:1 Value-to-lien Ratio is strongly preferred over the minimum 2:1 required by state law

❖ **Municipal Benefits Guidelines**

- ▶ Only those benefits which qualify as authorized costs in compliance with Tenn. Code Ann. §§ 7-84-802 and 7-84-817(c) may be funded with special assessment revenues, and any other municipal benefits agreed to must be paid for or financed by the developer from private funds.
- ▶ Priority areas are as follows: (i) Extraordinary Benefits and Quality Development; (ii) Attainable Housing/Housing Stability; (iii) Enhancement of Infrastructure, Public Service, Safety and Sustainability; and (iv) Redevelopment.
- ▶ To qualify for a positive City staff recommendation with respect to the petition, the developer must include commitments in two of the City's priority areas and justify a full credit award in at least one of the two areas.

General Policies relating to Infrastructure Development Districts

◆ Transparency Requirements

- ▶ The four general requirements are: (i) Full Disclosure of District Obligations and Assessments; (ii) Infrastructure and Service Commitments; (iii) Public Access to Documents and Records; and (iv) Ongoing Disclosure Requirements for Resales.
- ▶ The developer, subsequent seller and any special assessment administrator shall coordinate with regulatory agencies, title companies, and homeowner associations to ensure proper disclosure practices are followed.
- ▶ Such disclosure requirements will be included in the district development agreement or other similar agreements and monitored by City staff to ensure disclosure compliance is achieved.

◆ Community Input

- ▶ Developers will be required at one community meeting, (i.e. neighborhood meeting), to give the public the opportunity to ask questions about the development and be provided information about the proposed special assessments to be levied in the district.

◆ Reporting

- ▶ City staff will provide annual reports to the Board of Mayor and Aldermen on each district and on the progress of construction of infrastructure in the district.
- ▶ The developer will be required in the district development agreement to cooperate with such annual reports and to also provide periodic reports to Board of Mayor and Aldermen until all such infrastructure is completed.

General Policies relating to Infrastructure Development Districts

❖ **Special Assessment Billing**

- ▶ Prior to approval of the creation of any district, the City will verify that a lawful agreement directing the billing, collection, and enforcement of the payment of special assessments has been authorized and entered into with the Williamson County Trustee.
- ▶ All district special assessment rolls must be sent to the County Trustee in a timely manner to be included on annual property tax bills.

❖ **Amend and Waive Policies; Special Circumstances**

- ▶ The policies may be amended or waived, in whole or in part, at any time by a duly adopted resolution of Board of Mayor and Aldermen.
- ▶ The Board of Mayor and Aldermen may consider any special circumstances or conditions in determining whether to approve any petition.

❖ **Administrative Fees; Other Expenses**

- ▶ Five percent (5%) of all special assessments collected by the County Trustee on behalf of the City shall be applied to pay the administrative costs of the City and other involved governmental entities in connection with imposing and collecting the special assessments in the district and undertaking any financing payable from such special assessments.
- ▶ In connection with the consideration of any petition and/or financing, the developer will also pay all reasonable expenses incurred by the City and other involved governmental entities to third parties.



Next Steps:

1. City Resolution Approving the IDD Policies
2. Amend City-County Interlocal Agreement Related to Tax Billing and Collections to Include Special Assessment Provisions
3. City Resolution Approving Public Building Authority as Issuer of Special Assessment Financings



File #: 21-01826

DATE: 1/13/2026

TO: Board of Mayor and Aldermen

FROM: Eric Stuckey, City Administrator
Tom Marsh, Director of Building and Neighborhood Services
Kathleen Sauseda, Housing Development Coordinator

SUBJECT:

Consideration Of Resolution 2025-102, A Resolution Adopting The Re-Evaluation Of The Environmental Review And Regulations (ERR) For HUD-Funded Proposals Relating To The Disposition And Comprehensive Renovation At 114 Natchez Street, Franklin, TN

PURPOSE:

The purpose of this memorandum is to provide information to the Franklin Board of Mayor and Aldermen (BOMA) concerning Resolution 2025-102.

BACKGROUND/STAFF COMMENTS:

This Resolution certifies the re-evaluation of the environmental review for a Franklin Housing Authority (FHA) project that was previously approved by the Board of Mayor and Aldermen in March 2024. The project is the rehabilitation of eight existing dwelling units and there is no change relative to the original environmental review. The changes to the project are related only to the breakdown of funding sources. This adds "Section 8 PBV" funds with an updated value of One-Hundred Forty-Three and Two-Hundred Twenty and 00/100 Dollars (\$143,220.00).

FINANCIAL IMPACT:

There is no financial impact related to this Resolution.

RECOMMENDATION:

Staff recommends that the Board of Mayor and Aldermen approve Resolution 2025-102.

RESOLUTION 2025-102

ADOPTING THE RE-EVALUATION OF THE ENVIRONMENTAL REVIEW RECORD FOR HUD-FUNDED PROPOSALS RELATING TO THE DISPOSITION AND COMPREHENSIVE RENOVATION AT 114 NATCHEZ STREET, FRANKLIN, TN.

WHEREAS, Regulation 24 CFR Part 58.47 issued by the U.S. Department of Housing and Urban Development (HUD) requires the responsible entity must re-evaluate its environmental findings. If the original findings are still valid but the data or conditions upon which they were based have changed, the responsible entity must affirm the original findings and update its Environmental Review Record; and

WHEREAS, The project changes to the current proposal have been amended to add "Section 8 PBV" funds with an updated value of One-Hundred Forty-Three and Two-Hundred Twenty and 00/100 Dollars (\$143,220.00). This amount reflects the estimated total project cost of the Section 8 Housing Assistance Payment; and

WHEREAS, the Board of Mayor and Aldermen believe it is in the best interest of the City of Franklin to adopt this revision of the original proposal of the environmental review for Section 58.5 that was completed on March 27, 2024.

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

Section 1. The Board of Mayor and Alderman hereby adopts the attached revision to the original proposal and its Environmental Review Record.

IT IS SO RESOLVED AND DONE on this ____ day of _____, 20__.

ATTEST:

CITY OF FRANKLIN, TENNESSEE:

By: _____
Angie Skarp
City Recorder

By: _____
Dr. Ken Moore
Mayor

Approved as to Form:

By: _____
William E. Squires
Deputy City Attorney

Re-evaluation of Environmental Review for HUD-funded Proposals

(24 CFR 58.47, Re-evaluation of environmental assessments and other environmental findings)

Project Identification: Disposition and Comprehensive Renovations at Dev. 35-004 (100-114 Natchez Street)

Preparer: Franklin Housing Authority

Consultant: James + Associates Engineers and Planners, Inc.

Responsible Entity: City of Franklin, Tennessee

Month/Year: December 2025

**Re-evaluation of Environmental Review for Activity/Project that is Categorically
Excluded Subject to Section 58.5 (CEST)**

Responsible Entity: City of Franklin, Tennessee

Certifying Officer: Ken Moore, Mayor, City of Franklin

Project Name: Disposition and Comprehensive Renovations at Dev. 35-004 (100-114 Natchez Street)

CEST Date: 3/27/2024

RROF Date Sent to HUD: 5/6/2024

HUD Authorization to Use Funds Approval Date: 5/24/2024

Project Location: Franklin, Williamson County, Tennessee

Estimated Total Project Cost: \$1,400,000

Grant Recipient: Franklin Housing Authority (FHA)

Recipient Address: 200 Spring Street, Franklin, Tennessee 37064

Project Representative: Derwin Jackson, President/CEO, Franklin Housing Authority

Telephone Number: (615) 794-1247

Description of the Original Proposal:

The “Environmental Review for Activity/Project that is Categorically Excluded Subject to Section 58.5” was completed on 3/27/2024 (the “CEST Review”). The Original Proposal was presented on Page 2 of the CEST Review under the heading “Description of the Proposed Project,” as follows:

The project will include the disposition of eight existing public housing dwelling units. The activities proposed to take place at the Project Site are primarily rehabilitative in nature, centered on eight existing residential dwelling units located in two quadruplex buildings, which were constructed in the late 1960s. The unit mix includes 2 studio units and 6 one-bedroom units. Interior rehabilitation will include complete kitchen and bath renovations, new flooring, new HVAC systems, new light fixtures, new doors and windows, interior painting, and fire protection. One unit will be converted to meet ADA accessibility standards. Exterior work will include painting the existing brick veneer, modifying the front porches, and making minor accessibility improvements (e.g. handicap ramp). Minor site rehabilitation will be done to

create an accessible parking space, upgrade another parking area on adjacent land to the southwest, and provide accessible routes to the dwelling units. Other minor site improvements include replacing sidewalks, adding site lighting, and replacing PHA-owned utility service lines adjacent to housing units. The Proposed Project also includes performing all other accessory activities connected with the aforementioned rehabilitative activities, including management, administration, and financing (together, the “Proposed Project”).

Description of the Current Proposal:

The Current Proposal is substantively the same as the Original Proposal. Changes are only related to the breakdown of funding sources (see next section below).

Description of Project Changes Reflected in this Re-evaluation:

The “Funding Information” section on Page 2 of the CEST Review has been amended to add “Section 8 PBV” funds of value \$143,220 and to provide additional details on the “Estimated Total HUD Funded Amount.” The amended and restated “Funding Information” section is as provided below, with amended portions in red text:

Funding Information

Grant Number	HUD Program	Funding Amount
HMR-22-01	HOME-Rental	\$1,063,724
TBD	Section 8 PBV	\$143,220

Estimated Total HUD Funded Amount: The estimated amount of HOME-Rental funding is \$1,063,724. The anticipated annual amount of Section 8 Housing Assistance Payment is approximately \$143,220.

Estimated Total Project Cost (HUD and non-HUD funds) [24 CFR 58.32(d)]: \$1,400,000

In accordance with the provisions of 24 CFR § 58.47 relative to this re-evaluation, it is the finding of the Responsible Entity that [check one of the following two options]:

1. ☒ **Re-evaluation of the project under § 58.47 is not required.**
2. ☐ **Re-evaluation of the project under § 58.47 is required because (select one):**
 - ☐ The amendment substantially changes the nature, magnitude, or extent of the project/program, including adding new activities not anticipated in the original scope. *See explanation below.*
 - ☐ There are new circumstances and environmental conditions which affect the project/program or have a bearing on its impact, such as concealed or unexpected conditions discovered during the implementation of the project or activity which is proposed to be continued; or
 - ☐ An alternative has been selected not considered in the original finding.

Explain the changes, circumstances, or alternative that triggers this re-evaluation:

The amendment did not substantially change the nature, magnitude, or extent of the project/program. The only change is regarding funding details, as set forth above. For this reason, Re-evaluation would not be triggered, and the findings of the ERR would not need updating except to note the amended funding information described in this document.

Re-evaluation has been undertaken and the findings in the ERR have been updated per § 58.47(b) as follows:

See above under “Description of Project Changes” for a description of the amendment to the “Funding Information” section of the CEST Review.

Having undertaken the procedures in § 58.47(b), it is determined that (select one):

- ☒ The original environmental findings are still valid and are hereby affirmed. No data or conditions upon which they were based have changed.
- ☐ The original findings are no longer valid; there may be potentially significant impacts to the environment or community. An EA and FONSI notice are being prepared.

Preparer:

Franklin Housing Authority

By: _____
Derwin Jackson, President/CEO, FHA

Date: _____

Responsible Entity:

City of Franklin, Tennessee

By: _____

Date: _____

Name: _____

Title: _____

Having undertaken the procedures in § 58.47(b), it is determined that (select one):

☒ The original environmental findings are still valid and are hereby affirmed. No data or conditions upon which they were based have changed.

☐ The original findings are no longer valid; there may be potentially significant impacts to the environment or community. An EA and FONSI notice are being prepared.

Preparer:

Franklin Housing Authority

By: 
Derwin Jackson, President/CEO, FHA

Date: 12/1/2025

Responsible Entity:

City of Franklin, Tennessee

By: _____

Date: _____

Name: _____

Title: _____



File #: 21-01888

DATE: 1/13/2026
TO: Board of Mayor and Aldermen
FROM: Eric Stuckey, City Administrator
Lisa Clayton, Director of Parks & Recreation
Heather Eusebio, Research & Planning Specialist

SUBJECT:

Discussion Regarding The Update To The Parks And Recreation Master Plan And Affirming The City's Commitment To Providing Quality Parks, Greenways, Recreational Facilities, And Programs For Current And Future Generations

PURPOSE:

The purpose of this memorandum is to provide information to the Franklin Board of Mayor and Aldermen (BOMA) concerning the update to the Parks and Recreation Master Plan.

BACKGROUND/STAFF COMMENTS:

The City of Franklin has a longstanding commitment to providing high-quality parks, greenways, recreational facilities, and programs that enrich the health, wellness, and overall quality of life for residents of all ages. The Parks and Recreation Master Plan serves as the City's primary long-range planning document, guiding policy decisions, capital investments, maintenance priorities, and program development across the entire parks and recreation system. To ensure the Master Plan remains aligned with evolving community needs, growth trends, and industry best practices, the City conducts comprehensive updates on a regular basis. This current update was initiated to reflect population growth, shifting recreational preferences, demographic changes, and new opportunities to enhance connectivity, accessibility, and sustainability throughout the park system. As part of the State of Tennessee's grant requirements, municipal parks and recreation master plans must be updated every five years to maintain eligibility for state funding. Because the City intends to pursue several grant opportunities in the coming year and beyond, completing this update is essential to meeting those criteria.

The update includes an evaluation of existing parks, facilities, greenways, and programs; an analysis of current service levels and projected future demand; and the identification of opportunities for land acquisition, facility enhancements, and system expansion. Public engagement, particularly through online participation, continues to play a key role in ensuring that community values and priorities are reflected in the final plan. All new parkland and projects currently underway are being incorporated

into the revised draft, which will cover a five year planning horizon.

As we move toward finalizing the updated Parks and Recreation Master Plan, we invite your partnership in gathering meaningful community input. Would you like to engage any of your constituents directly, or share feedback with the City Administrator for inclusion in the master plan update? All comments received will be documented and incorporated into the final draft. A resolution will finalize the draft plan and be brought forth at the January 27th work session meeting.

The updated Master Plan will establish a clear vision, defined goals, and actionable strategies to guide short-, mid-, and long-term decision-making. Its adoption will strengthen coordination across City departments, enhance eligibility for state and federal grant funding, and provide a transparent framework for prioritizing capital improvements and operational resources.

FINANCIAL IMPACT:

There is no direct financial impact, but the updated master plan will assist the City in pursuing grant opportunities.

RECOMMENDATION:

Staff recommends that the Board of Mayor and Aldermen acknowledge the Parks and Recreation Master Plan Update and provide feedback and direction to staff.



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ACKNOWLEDGMENTS

The 2024 City of Franklin Comprehensive Parks and Recreation Master Plan update was completed by the City of Franklin Parks Department with planning and technical assistance provided by a consulting team led by Barge Design Solutions. Special thanks go to the many City staff and elected officials, residents, community organizations and leaders, park users and stakeholders in providing valuable insight, support and input throughout the planning process.

CITY OF FRANKLIN BOARD OF MAYOR AND ALDERMEN

- Mayor, Ken Moore
- Alderman, Patrick Baggett
- Alderman, Clyde Barnhill
- Alderman, Brandy Blanton
- Alderman, Matt Brown
- Alderman, Beverly Burger
- Alderman, Jason Potts,
- Alderman, Ann Petersen
- Alderman, Greg Caesar

CITY OF FRANKLIN STAFF

- City Administrator, Eric Stuckey
- Assistant City Administrator for Finance and Administration, Kristine Brock
- Assistant City Administrator for Community and Economic Development, Walter Denton
- Assistant City Administrator for Public Works, Mark Hilty

CITY OF FRANKLIN PARKS & RECREATION DEPARTMENT

- Director, Lisa Clayton
- Assistant Parks & Recreation Director, Paige Cruse
- Facilities & Maintenance Superintendent, Kevin Lindsey
- Urban Forestry Superintendent, Brian Walker
- Parks & Recreation Superintendent, Suzanne Carter
- Research and Planning Specialist, Heather Eusebio

CONSULTING TEAM

- Barge Design Solutions

2026 Update - Comprehensive Parks and Recreation Master Plan

1.0 Introduction

Franklin, Tennessee, has made significant strides since the 2015 Comprehensive Parks and Recreation Master Plan was adopted. This document serves as an update to recognize the achievements made and assess the goals still to be met.

The City of Franklin Parks and Recreation Department is an essential service established to improve the quality of life of all residents by proactively responding to changing demographics and emerging trends while maximizing all available resources to enhance each resident's health and promote economic vitality, as well as long term sustainability now and for future generations.

Covid-19 has shed an even bigger light on the essential role of local parks and recreation. In response to the pandemic, park and recreation professionals swiftly mobilized to keep parks, trails and green spaces open to support physical and mental health, while delivering vital services and programs to support the community.

One of the current challenges of the Department is balancing the implementation of capital projects and day-to-day services with limited funds and restrictions from the continuing pandemic. The Department has made great strides toward their goals that are recognized in this document.

“Franklin Parks Department’s vision is to provide high-quality, accessible parks, historic sites, trails and recreation amenities that will create positive recreational healthy experiences for all residents and visitors of the City that makes living, working and playing in Franklin the City of choice for the region.”



Harlinsdale Farm Park

1.2 Plan Update Process

The planning team, led by Barge Design Solutions, was asked to assess the progress of the plan developed in 2015. The planning update process included the following steps:

- Analyzed community input obtained through a statistically valid survey conducted in 2019 to compare with input received from the 2015 plan's survey, focus group discussions, and community meetings to look for differences that would impact the direction of the plan.
- Collected and evaluated information related to past and projected changes in the City's population, ethnicity and income that could indicate demographic shifts that would change the direction of future park and recreational offerings.
- Compared the updated list of existing recreation land and facilities to state and national standards. Using standards, community input, and population projections, prepared a summary of current parks and recreation shortfalls and future needs through the development of Level of Service Standards.
- Documented the new Parkland Dedication Ordinance and initial success.
- Documented programming changes that have taken place since the 2015 plan was adopted.
- Reviewed the 10-year implementation plan, including the City of Franklin Parks and Recreation Department (CoF Parks) vision and mission, guiding principles, key themes, and a vision for the future of Parkland and Trails, Programming and Operations, Facilities, and staffing.
- Evaluated the current administration and finances of the CoF Parks.

The project was initiated in 2023, with a kick-off meeting between the planning team and CoF Parks staff. Work on analysis and developing recommendations continued through the fall.

1.3 Public Outreach and Survey

The National Research Center Inc. (NRC) conducted a City of Franklin Community Interest and Opinion Survey in February of 2019 to assess and interpret the residents' opinions about important local topics within the City of Franklin. The survey was designed to obtain statistically valid results from households throughout the City of Franklin. The NRC worked extensively with City of Franklin officials in the development of the survey questionnaire. The survey was administered by mail and online. Though this work was not specifically administered for this plan update, the survey covered the issues of strategic importance to plan the future park system and assess opinions on the current park system, all data vital to this effort.

Selected households received three mailings, one week apart, beginning on February 5, 2019. The first mailing was a pre-notification postcard announcing the upcoming survey. The next mailing contained a letter from the Mayor and City Administrator inviting the household to participate, a questionnaire and a postage-paid return envelope. The final mailing contained a reminder letter, another copy of the survey and a postage-paid return envelope. The second cover letter asked those who had not completed the survey to do so and those who had already done so to refrain from turning in another survey. The survey was available in English. Both cover letters included a URL through which the residents selected for the mail survey could choose to respond online rather than by mail. The City of Franklin chose to augment their administration of The NCS with several additional services, including demographic subgroup comparisons and custom benchmark comparison. Completed surveys were collected over the following several weeks. The online "opt-in" survey became available to all residents on March 12, 2019, and remained open for three weeks.

The results offer insight into residents' perspectives about the community as a whole, including local amenities, services, public trust, resident participation and other aspects of the community in order to support budgeting, land use and strategic planning and communication with residents. Resident demographic characteristics permit comparison to the Census as well as comparison of results for different subgroups of residents. The questions relative to opinions

concerning the current park system and desire for future enhancements are listed on the following page.

STATISTICALLY VALID SURVEY

A traditional level of confidence, and the one used here, is 95%. The 95% confidence interval can be any size and quantifies the sampling error or imprecision of the survey results because some residents' opinions are relied on to estimate all residents' opinions.

The margin of error for the City of Franklin survey is no greater than plus or minus three percentage points around any given percent reported for all respondents (792 completed surveys).

The City of Franklin 2019 Citizen Survey

Please complete this questionnaire if you are the adult (age 18 or older) in the household who most recently had a birthday. The adult's year of birth does not matter. Please select the response (by circling the number or checking the box) that most closely represents your opinion for each question. Your responses are anonymous and will be reported in group form only.

1. Please rate each of the following aspects of quality of life in Franklin:						
	Excellent	Good	Fair	Poor	Don't know	
Franklin as a place to live	1	2	3	4	5	
Your neighborhood as a place to live	1	2	3	4	5	
Franklin as a place to raise children	1	2	3	4	5	
Franklin as a place to work	1	2	3	4	5	
Franklin as a place to visit	1	2	3	4	5	
Franklin as a place to retire	1	2	3	4	5	
The overall quality of life in Franklin	1	2	3	4	5	
2. Please rate each of the following characteristics as they relate to Franklin as a whole:						
	Excellent	Good	Fair	Poor	Don't know	
Overall feeling of safety in Franklin	1	2	3	4	5	
Overall ease of getting to the places you usually have to visit	1	2	3	4	5	
Quality of overall natural environment in Franklin	1	2	3	4	5	
Overall "built environment" of Franklin (including overall design, buildings, parks and transportation systems)	1	2	3	4	5	
Health and wellness opportunities in Franklin	1	2	3	4	5	
Overall opportunities for education and enrichment	1	2	3	4	5	
Overall economic health of Franklin	1	2	3	4	5	
Sense of community	1	2	3	4	5	
Overall image or reputation of Franklin	1	2	3	4	5	
3. Please indicate how likely or unlikely you are to do each of the following:						
	Very likely	Somewhat likely	Somewhat unlikely	Very unlikely	Don't know	
Recommend living in Franklin to someone who asks	1	2	3	4	5	
Remain in Franklin for the next five years	1	2	3	4	5	
4. Please rate how safe or unsafe you feel:						
	Very safe	Somewhat safe	Neither safe nor unsafe	Somewhat unsafe	Very unsafe	Don't know
In your neighborhood during the day	1	2	3	4	5	6
In Franklin's downtown/commercial area during the day	1	2	3	4	5	6
5. Please rate each of the following characteristics as they relate to Franklin as a whole:						
	Excellent	Good	Fair	Poor	Don't know	
Traffic flow on major streets	1	2	3	4	5	
Ease of public parking	1	2	3	4	5	
Ease of travel by car in Franklin	1	2	3	4	5	
Ease of travel by public transportation in Franklin	1	2	3	4	5	
Ease of travel by bicycle in Franklin	1	2	3	4	5	
Ease of walking in Franklin	1	2	3	4	5	
Availability of paths and walking trails	1	2	3	4	5	
Air quality	1	2	3	4	5	
Cleanliness of Franklin	1	2	3	4	5	
Overall appearance of Franklin	1	2	3	4	5	
Public places where people want to spend time	1	2	3	4	5	
Variety of housing options	1	2	3	4	5	
Availability of affordable quality housing	1	2	3	4	5	
Fitness opportunities (including exercise classes and paths or trails, etc.)	1	2	3	4	5	
Recreational opportunities	1	2	3	4	5	
Availability of affordable quality food	1	2	3	4	5	
Availability of affordable quality health care	1	2	3	4	5	
Availability of preventive health services	1	2	3	4	5	
Availability of affordable quality mental health care	1	2	3	4	5	

National Research Center Inc. Survey

Table 2: Question 2

Please rate each of the following characteristics as they relate to Franklin as a whole:	Excellent	Good	Fair	Poor
Quality of overall natural environment in Franklin	42%	46%	12%	1%
Overall "built environment" of Franklin (including overall design, buildings, parks, and transportation systems)	30%	50%	17%	4%

There were a number of questions in the City of Franklin Citizen Survey that were directly related to the CoF Parks programs and services. The questions that focused on the department and its services were extracted from the overall survey and are shown on the following pages.

The entire survey can be found in the appendix, I.

Some key observations from the survey include:

Parks, recreation facilities, and open space continues to be very important to the quality of life in Franklin.

There is an overall high level of satisfaction with CoF Parks Department with a 93% positive rating.

- There is an 83% positive response for the recreation programs offered.

A large number of residents feel that there needs to be continued efforts to focus on the natural and built environment of Franklin in the coming years.

- Although there is a high level of satisfaction with the condition of the parks and programming, the reported usage of parks and recreation facilities is lower than other categories.
- A need exists for more and safer bike lanes as well as increasing the walkability.
- The low user-ship numbers at recreation centers and parks (70%, once a month or less) confirms the park staff assessment that there might be a need for more diverse programming and offerings that would appeal to a greater audience.

Table 5: Question 5

Please rate each of the following characteristics as they relate to Franklin as a whole:	Excellent	Good	Fair	Poor
Availability of paths and walking trails	24%	43%	27%	6%
Fitness opportunities (including exercise classes and paths or trails, etc.)	38%	45%	15%	2%
Recreational opportunities	33%	50%	15%	1%

Table 8: Question 8

In the last 12 months, about how many times, if at all, have you or other household members done each of the following in Franklin?	2 times a week or more	2-4 times a month	Once a month or less	Not at all
Used Franklin recreation centers or services	15%	15%	34%	36%
Visited a neighborhood park or City park	17%	29%	41%	13%

Table 10: Question 10

Please rate each of the following characteristics as they relate to Franklin as a whole:	Excellent	Good	Fair	Poor
City Parks	48%	45%	6%	1%
Recreation programs or classes	48%	45%	6%	1%
Recreation centers or facilities	38%	38%	12%	1%
Preservation of natural areas such as open space, farmlands and greenbelts	39%	39%	12%	1%
Franklin open space	25%	25%	23%	6%

Table 13: Question 13

Please rate each of the following characteristics as they relate to Franklin as a whole:	Essential	Very Important	Somewhat Important	Not at all Important
Quality of overall natural environment in Franklin	44%	43%	12%	1%
Overall "built environment" of Franklin (including overall design, buildings, parks, and transportation systems)	41%	44%	13%	1%

Table 34: Question 2

Please rate each of the following characteristics as they relate to Franklin as a whole:	Excellent	Good	Fair	Poor
Quality of overall natural environment in Franklin	42%	46%	12%	1%
Overall "built environment" of Franklin (including overall design, buildings, parks, and transportation systems)	30%	49%	16%	4%

- The previous 2015 plan recognized the community's need for neighborhood parks and preserves/greenways as well as multi-use trails. Although 181.40 acres and 3.77 miles of trails have been added, the need for additional multi-use trail miles still exists and should remain as a goal of the CoF Parks Department.

Table 37: Question 5

Please rate each of the following characteristics as they relate to Franklin as a whole:	Excellent	Good	Fair	Poor
Availability of paths and walking trails	22%	39%	25%	6%
Fitness opportunities (including exercise classes and paths or trails, etc.)	36%	43%	14%	2%
Recreational opportunities	32%	48%	15%	1%

Table 40: Question 8

In the last 12 months, about how many times, if at all, have you or other household members done each of the following in Franklin?	2 times a week or more	2-4 times a month	Once a month or less	Not at all
Used Franklin recreation centers or services	15%	15%	34%	36%
Visited a neighborhood park or City park	17%	29%	41%	13%

Table 42: Question 10

Please rate each of the following characteristics as they relate to Franklin as a whole:	Excellent	Good	Fair	Poor	Don't Know
City Parks	45%	42%	6%	1%	6%
Recreation programs or classes	26%	34%	9%	1%	31%
Recreation centers or facilities	31%	38%	10%	0%	21%
Preservation of natural areas such as open space, farmlands and greenbelts	21%	38%	19%	9%	13%
Franklin open space	23%	41%	21%	6%	9%

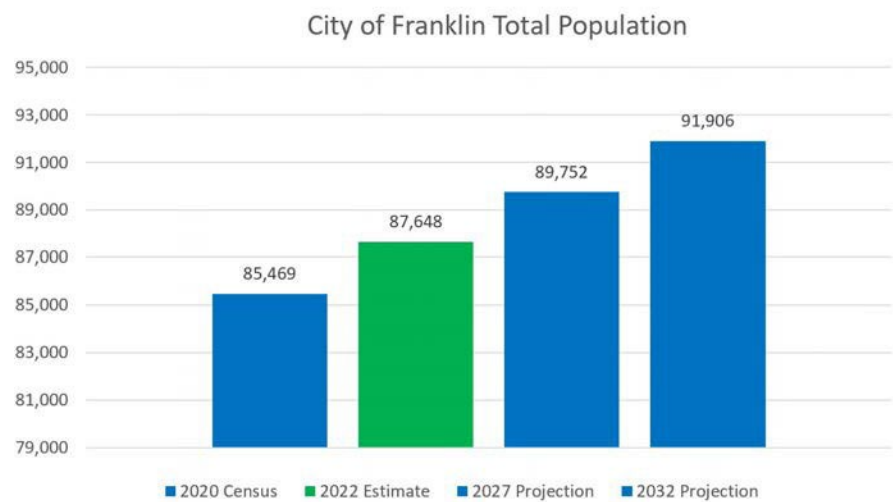
1.4 Demographics and Recreation Trends Analysis

DEMOGRAPHICS

Franklin’s population underwent a significant increase from 62,487 in 2010 to 85,469 in 2020, which is approximately a 37% growth rate. Current estimates for 2022 indicate a population of 87,648 with a projected population of 91,906 by 2032.

This rapid growth is consistent with the projections expected in the 2015 plan. The expected population growth over the 10-year planning period will continue to place demands on the facilities and programs in the park system.

Between the 2010 and 2020 Census dates, the total population in the City of Franklin increased by approximately 37%.



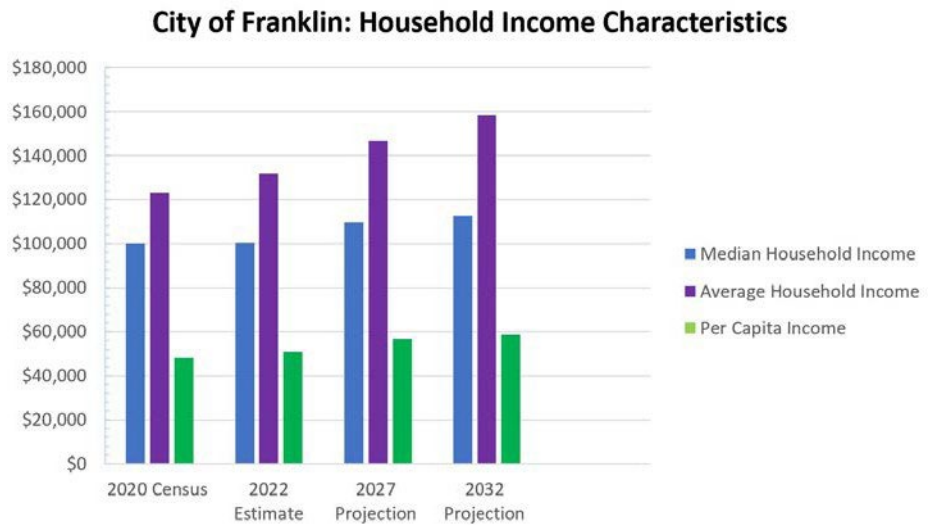
Based on 2020 Census data, Franklin’s age distribution is uniform between the segments, with a projected increase in all age groups. The exception is the 65+ age segment which is projected to have a decline in population through 2032.

According to 2020 US Census Bureau estimates, the population of Franklin is 6.3% Hispanic, 8.7% Asian, 5.6% Black alone and 81.30% White alone. Since 2010, there has been a minor decrease in the Hispanic, Black, and White populations while there was a significant increase in the Asian population. As Franklin’s population grows, its demographic makeup is shifting.

HOUSEHOLDS AND INCOME

The City of Franklin's income characteristics demonstrate steady growth trends. The median household income was estimated to be \$100,169 in 2020. It is projected to grow to \$112,754 by 2032. The median household income represents the earnings of all person's age 16 years or older living together in a housing unit. The per capita income is also projected to increase from \$48,111 in 2020 to \$58,625 by 2032.

Median household income in Franklin is projected to increase to approximately \$112,000 by the year 2032.



The 2020 actual numbers were lower than estimated in the 2015 plan indicating a slower growth in household incomes.

1.5 Park, Trail and Facility Overview and Analysis

The updated park classification table below shows the new acreage and associated changes in **blue**.

NAME:	CLASSIFICATION	ACREAGE	PAVILION	FOOTBALL	MULTI-PURPOSE FIELDS	BASEBALL	ADULT SOFT	BASKETBALL	TENNIS	PLAYGROUND	OFF-LEASH DOG	SKATEBOARD	SAND	TRAILS (Distance in miles)	MOUNTAIN	OUTDOOR
Jim Warren Park	Active	65	2	4	4	12		1	8	21		1		2.5		
Liberty Park	Active	85	2			3				1	1					
Fieldstone Park	Active	37	2		1		4			1						
Pearlene M. Bransford Complex	Active	180	1	5						1				1.8		
Columbia State Trail	Active	0.73													0.73	
Middleburg Trail	Active	4.72													0.51	
Total		372.45														
Dry Branch Wetland	Passive	6												0.30		
Harpeth River Greenway	Passive	0.50												0.50		
The Park at Harlinsdale Farm	Passive	199								1	1					
Pinkerton Park	Passive	34	3							2				1		
Bicentennial Park	Passive	19	1											0.25		
Del Rio Park	Passive	0.80	1							1						
Aspen Grove Park	Passive	14	1							1				0.80		
Old Liberty Neighborhood Park	Passive	0.25												0.19		
Robinson Lake Dam & Park	Passive	75														
Winstead Hill Park	Passive	61														
Chestnut Bend	Passive															
Total		409.55														
Collins Farm Park	Historic	3														
Eastern Flank Battlefield Park	Historic	114												1.62		
Fort Granger Park	Historic	14.8												1		
Ropers Knob Park	Historic	72												1		
Winstead Hill Park	Historic	61												0.75		
Assault on Cotton Gin Park/Carters Hill Park	Historic	7														
City Cemetery	Historic	1.8														
Rest Haven Cemetery	Historic	4.2														
Creekside Historic Park	Historic	47														
Total		324.8														

Table 1.1 Park Classification

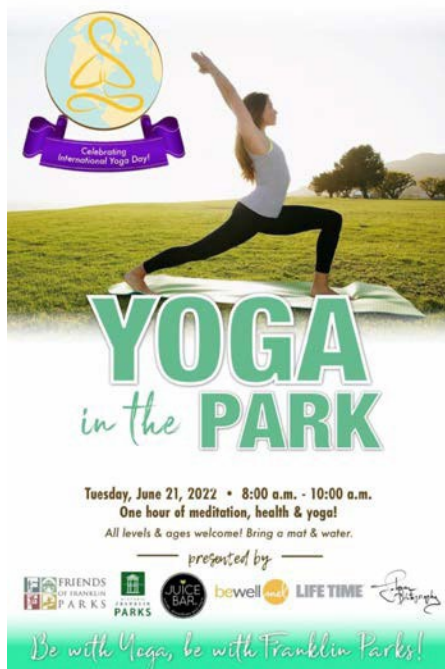
1.6 Programs Assessment and Overview



Kids Water Day at Pinkerton Park



Senior Bingo at Eastern Flank Event Facility



Yoga in the Park at Harlinsdale Farm

The City of Franklin provides public programs and activities to its citizens by direct involvement of their professional staff in conducting special events and outdoor activities and by coordinating the resources existing in the community via the nonprofit sport associations and the many organizations that conduct activities using City facilities. Generally, the CoF Parks Department is a parks-based system which provides for active and passive forms of leisure uses. Passive activities are provided for in the well-maintained parks, historic properties, and greenways and trails, with the more active recreational pursuits taking place on athletic fields, skate parks, tennis courts, and general open areas in the parks.

Many locations also include programming support components such as restrooms, concession facilities, picnic areas, and playgrounds. The City of Franklin and Williamson County Parks and Recreation Departments have a coordinated approach in the provision of parks and recreation facilities and programs. Professionals in both agencies work to avoid the duplication of programs and facilities. They provide and administer activities and services that they are individually best suited to provide based on the facilities they operate, or the personnel resources assigned. Indoor recreation facilities and programming spaces are generally provided by the County to area residents.

The City's rapid population growth has brought with it an influx of new community members experiencing Franklin's parks and events for the first time. This is often their first impression of the community and the parks system. Many are coming from different or larger cities. This adds a higher level of expectation that the City of Franklin Staff is eager to meet, focusing on expanding the calendar of events that appeal to a broad range of demographics.

The following are some key observations regarding programs.

- Williamson County Parks and Recreation provides all indoor recreation programming and most outdoor recreation programming, including all soccer programs for the residents of Franklin.
- Williamson County provides adult softball programming at the City-owned and maintained Fieldstone Park.
- Youth athletics programming in the City is provided by the nonprofit groups Franklin Cowboys (football and cheerleading) at Jim Warren Park and the Franklin Baseball Club through formal leases of facilities at Jim Warren Park and Liberty Park.
- CoF Parks programming is primarily limited to special events held in the parks. The events are run by the Department or by for-profit and nonprofit organizations such as businesses, churches, other City Departments and schools which can reserve parks for that purpose. Attendance at these events is estimated at 120,000 for fiscal year 2023, up from 36,000 in calendar year 2014.
- Friends of Franklin Parks has taken over staffing for programming of the Harlinsdale Farm Tractor Supply Arena from the CoF Parks.

1.7 Administration and Finances

The CoF Parks and Recreation Department is organized under a Parks Director and Assistant Parks Director who manage all aspects of the Department and its full-time and part-time positions (Table1.2).

The Parks and Recreation Department has made great strides in shifting to full-time positions. In 2015 there were 33 full-time and 18 part-time and seasonal positions with four main divisions of concentration: 1) Office of the Director, 2) Parks and Recreation, 3) Facilities and Maintenance, and 4) Urban Forestry, Grounds and Landscaping.

The 2023 budgeted staffing numbers have increased to meet the needs and growth of the Parks and Recreation Department with 52 total positions - 49 full-time positions and 3 part time positions with five main divisions of concentration: 1) Office of the Parks Director, 2) Research & Planning Specialist, 3) Park & Recreation Superintendent, 4) Facilities Superintendent, and 5) Urban Forestry Superintendent. See Figure 1.1 on the following page for the current Organizational Chart.

	2015	2026
Full Time	33	54
Part Time/Seasonal	18	0
TOTAL EMPLOYEES	51	54

The overall current FY 2025 (2024-2025) general fund budget is \$112,252,391. The Parks and Recreation Department was funded at \$7,655,146 for FY 2025, with \$4,652,189 budgeted for Personnel, \$2,702,957 budgeted for Operations and \$300,000 for Capital. In 2015, \$2,145,933 was allocated to Personnel, which translates to an increase of \$1,680,744. As growth in the city continues, the Parks and Recreation Department budget will need to keep pace in order to add facilities and the staff to program and maintain them, replace equipment and renovate existing facilities due to age.

In 2015, total operating expense (non-capital) budgeted dollars per capita was \$51.89 using the 2014 population figure of 67,602 for the City of Franklin. For FY 2023, that cost is now \$78.00 per capita.

Parks and Recreation General Fund for events was reduced for FY23 due to continued concerns of COVID and having safe events for the general public to enjoy. The majority of Parks and Recreation revenue comes from special events, athletic rentals, parkland impact fees and lease agreements.

The Department developed its own Capital Improvement Plan (CIP) and implementation policies to be used in conjunction with the CIP projects for the City as a whole. The Department's 10-year CIP will serve as a working document to be updated annually to reflect actual revenue collections, refined cost projections, and potential changes in community or park system needs.

In FY 2024, \$76,378,000.00 dollars' worth of projects are in construction, budgeted for design, site plan approvals or open for public bidding in 2024-25:

- Southeast Municipal Complex
- Bicentennial Park
- The Park at Harlinsdale Main Barn Restoration
- Reconstruction of the dam at Robinson Lake along with trail design on the property
- Hayes Home Restoration
- Liberty Park Improvements

The Parkland Impact Fee Ordinance continues to see success with incorporating recreational land and recreational improvements within new developments, as well as providing land and funding to the City's parks with many projects paying for maintenance on a continuous basis. Franklin has developed a successful program where neighborhood parks are being constructed as part of planned unit developments.

The growth of parks and recreation in the City of Franklin is the product of considerable effort by the many staff members, the general public and the Board of Mayor and Aldermen (BOMA) who value strategic planning and have a commitment to the community's quality of life and efficient stewardship of public funds.

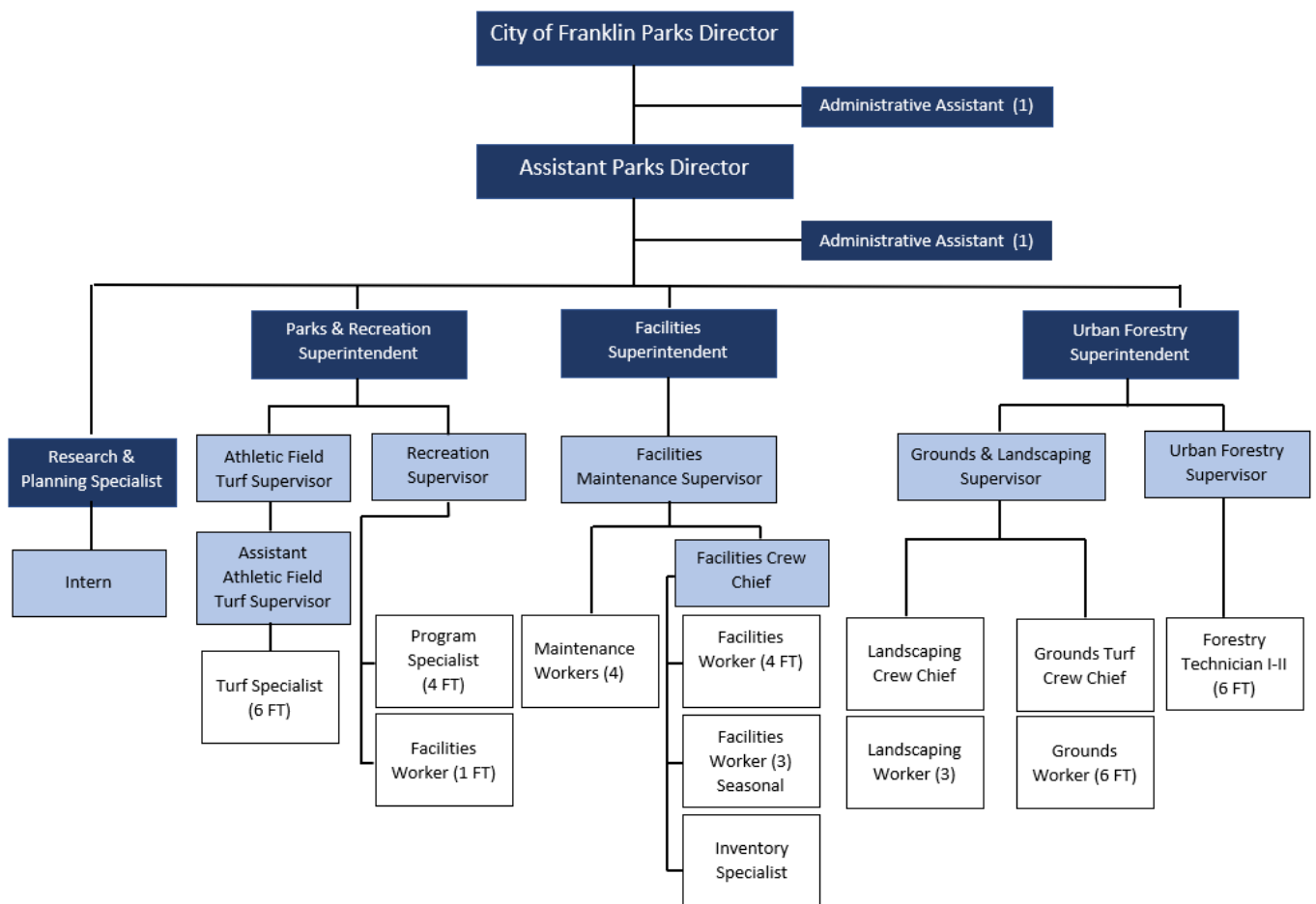


Figure 1.1 Organizational Chart

1.8 Park, Trails and Facility Development Plan

This section brings the research and analysis and community outreach phases together to present recommendations for the future of CoF Parks over the next ten years. It includes a summary of the needs assessment and recommends improvements to the parks and trails over the planning period. It includes summaries of recommendations for parks, trails, and facilities over the planning period; provides recommendations for a revised Parkland Dedication Ordinance; and includes a potential funding profile, and a basis for increases in operations and maintenance costs as new and upgraded parks and facilities are added to the system.

PARK CLASSIFICATIONS

The current park classification system (Active, Passive, and Historic) used by the City of Franklin does not adequately describe the function and value of the parks, does not align with national and benchmark Level of Service Standards, and does not categorize them in accordance with the accepted practices in determining Parkland Dedication requirements. The 2015 plan recommended aligning the classification system to one that better describes the role that each park has in the system and that facilitates the development of Level of Service Standards and the Parkland Dedication Ordinance. That recommendation is still applicable.

Tables 1.3 and 1.4 on the following pages illustrate the City of Franklin park inventory and Williamson County parks that are included in the Level of Service Standards for this plan with their new classifications.

NAME:	CLASSIFICATION	ACRES	PAVILIONS	FOOTBALL FIELDS	MULTI-PURPOSE FIELDS (formal play only)	BASEBALL FIELDS	ADULT SOFTBALL	BASKETBALL COURTS	TENNIS COURTS	PLAYGROUNDS	OFF-LEASH DOG PARK	SKATEBOARD AREA	SAND VOLLEYBALL	TRAILS (Distance in miles)	OUTDOOR POOLS	MOUNTAIN BIKE
Bicentennial Park	Community	19	1											.25		
Jim Warren Park	Community	65	2	4	4	12		1	8	2		1		2.5		
Liberty Park	Community	85	2			3				1	1					
Pinkerton Park	Community	34	3							2				1		
Total		203														
Assault on Cotton Gin Park/Carters Hill Park	Historic	2														
Collins Farm Park	Historic	5														
Eastern Flank Battlefield	Historic	110												1.62		
Fort Granger Park	Historic	14.8												1	1	
Ropers Knob Park	Historic	49.5												1		
Winstead Hill Park	Historic	61												.75		
City Cemetery	Historic	1.8														
Rest Haven Cemetery	Historic	4.2														
Total		246.3														
Del Rio Park	Neighborhood	.80	1							1						
Aspen Grove Park	Neighborhood	14	1							1				.80		
Old Liberty Park	Neighborhood	0.25												0.19		
Chestnut Bend Park	Neighborhood	-												1.04		
Total		15.05														
Dry Branch Wetland	Preserves / Greenway	6												.30		
Harpeth River Greenway	Preserves / Greenway	0.50												.50		
Total		6.50														
Harlinsdale Farm Park	Signature	199								1	1					
Total		199														
Fieldstone Park	Special Use	37	2		1		4			1				1.8		
Southeast Municipal Complex	Special Use	180	1	5						1						
Middleburg MTB Trail	Special Use	.51														1

Columbia State MTB Trail	Special Use	.73														1
Robinson Lake Dam & Park	Special Use	75														
Total		297.45														
TOTAL		967.30	13	9	5	15	4	1	8	10	2	1	0	13.3	0	2

Table 1.3 City of Franklin Inventory Breakdown

NAM E	CLASSIFICATIO N	ACRES	BASKETBALL	OUTDOOR POOL	RACQUETBALL	TENNIS COURTS	SAND VOLEYBALL	SOCCER FIELDS	SOFTBALL FIELDS	MOUNTAIN BILE	NOTES
Franklin Rec Complex & Judge Fulton Greer Park	Community	33.8	2	1	2	6		5			
Cheek Park	Community	26.04						2	1		
Total		59.84									
Academy Park	Neighborhood	7.07	2					1			
Strahl Street Park	Neighborhood	0.74									
Total		7.81									
Franklin Girls Softball Complex	Special Use	20.03							4		1 Indoor
Soccer Complexes East-West/Robert A. Ring Soccer Complex	Special Use	91.59									
Wilkins Branch Mountain Bike Park	Special Use	156								6	
Total		267.62									
TOTAL		335.27	4	1	2	6	2	44	5	6	

Table 1.4 Williamson County Inventory Breakdown

LEVEL OF SERVICE STANDARDS

The recommended Level of Service Standards are guidelines that define service areas based on population that support investment decisions related to parks, facilities, and amenities. Level of Service Standards can and will change over time as the program life cycles change and demographics of a community change.

These standards should be viewed as a conservative guide for future planning purposes. The standards are to be coupled with conventional wisdom and judgment related to the particular situation and needs of the community. By applying these facility standards to the population of the City of Franklin, gaps and surpluses in park and facility/amenity types are revealed. There are areas where the City of Franklin does not meet the current and/or future needs of the community.

Table 1.5 on the following page shows the recommended Level of Service Standards for Franklin. Please note that the standards include the combined acreage and amenities for the Williamson County Parks located within the limits of the City of Franklin.

In terms of park type, in 2015, there was a need for Neighborhood and Regional Parks as well as Signature Parks. However, in 2024, the current Parkland Impact Fee Ordinance has over Franklin currently has only Signature Park, three Neighborhood Parks and no Regional Park, so this deficit is evident. Franklin currently does not have a Regional Park, and the development of such a park must be balanced against



Jim Warren Park Baseball Fields

other needs in the system. The deficit of trails is evident by the lack of multi-use trail miles in the system and the unmet demand for trails as expressed by the survey respondents.

The needs for these park types continue to increase over the planning period to 2031 as population grows.

The National Recreation and Park Association (NRPA) provides a range of park metrics that allow us to see where Franklin stands compared to “typical” agencies of the same size.

Some of the base metrics include the following:

- One park for every 2,516 residents in jurisdictions with populations between 50,000 and 99,999
- The typical park and recreation agency manages 10.4 acres of parkland for every 1,000 residents in its jurisdiction.

The Level of Service (LOS) represents/calculates the minimum service requirements based on the number of park acres and population projections, table 1.5 shows Franklin's LOS.

Franklin Level of Service Standards				Service Levels			2022 Facility Standards		2027 Standards	
Park Type	2022 Park Inventory			Current Service Level based upon population		Recommended Developed Park Service Levels; Revised for Local Service Area	Meet Standard/ Need Exits	Additional Facilities/ Amenities Needed	Meet Standard/ Need Exits	Additional Facilities/ Amenities Needed
	City of Franklin Inventory	Williamson County Inventory	Total Inventory	0.33 acres per 1,000	1.00 acres per 1,000		Need Exits	45 Acres(s)	Need Exits	52 Acres(s)
Neighborhood Parks	15.05	7.81	22.86	0.33 acres per 1,000	1.00 acres per 1,000	1.00 acres per 1,000	Need Exits	-	Need Exits	-
Community Parks	203.00	59.84	262.84	3.89 acres per 1,000	1.00 acres per 1,000	2.00 acres per 1,000	Meets Standard	203 Acres(s)	Meets Standard	224 Acres(s)
Regional Parks	-	-	-	-	1.00 acres per 1,000	3.00 acres per 1,000	Need Exits	3 Acres(s)	Need Exits	24 Acres(s)
Signature Parks	199.00	111.62	310.62	2.96 acres per 1,000	1.00 acres per 1,000	2.00 acres per 1,000	Meets Standard	-	Meets Standard	1 Acres(s)
Special Use Parks	297.45	6.50	303.95	2.20 acres per 1,000	1.00 acres per 1,000	2.00 acres per 1,000	Meets Standard	-	Meets Standard	-
Preserves/Greenways	6.50	246.30	252.80	0.10 acres per 1,000	1.00 acres per 1,000	1.00 acres per 1,000	Meets Standard	-	Meets Standard	-
Historical Parks	246.30	335.27	581.57	3.63 acres per 1,000	1.00 acres per 1,000	11.00 acres per 1,000	Meets Standard	251 Acres(s)	Meets Standard	301 Acres(s)
Total Developed Park Acreage	967.30	335.27	1,302.57	13.11	1.00	11.00				
OUTDOOR AMENITIES										
Pavilions	13.00		13.00	1.00	site per 6,146	1.00 site per 5,000	Need Exits	3 Sites(s)	Need Exits	4 Sites(s)
Football Fields	9.00		9.00	1.00	field per 16,901	1.00 field per 10,000	Meets Standard	3 Field(s)	Need Exits	3 Field(s)
Multi-Purpose Fields	5.00	44.00	49.00	1.00	field per 1,380	1.00 field per 5,000	Meets Standard		Need Exits	Field(s)
Baseball Fields	15.00		15.00	1.00	field per 4,507	1.00 field per 5,000	Need Exits		Need Exits	Field(s)
Youth Softball Fields		4.00	4.00	1.00	field per 16,901	1.00 field per 8,000	Need Exits	4 Field(s)	Need Exits	5 Field(s)
Adult Softball Fields	4.00	1.00	5.00	1.00	field per 1,380	1.00 field per 10,000	Need Exits	2 Field(s)	Need Exits	2 Field(s)
Basketball Courts	1.00	4.00	5.00	1.00	court per 4,507	1.00 court per 8,000	Need Exits	3 Court(s)	Need Exits	4 Court(s)
Tennis Courts	8.00	6.00	14.00	1.00	court per 16,901	1.00 court per 4,000	Need Exits	3 Court(s)	Need Exits	4 Court(s)
Playgrounds	10.00		10.00	1.00	site per 13,520	1.00 site per 2,500	Need Exits	12 Site(s)	Need Exits	15 Site(s)
Off Leash Dog Parks	2.00		2.00	1.00	site per 4,829	1.00 site per 20,000	Need Exits	1 Site(s)	Need Exits	2 Site(s)
Skateboard Parks	1.00		1.00	1.00	site per 4,507	1.00 site per 70,000	Meets Standard		Meets Standard	- Site(s)
Sand Volleyball		2.00	2.00	1.00	site per 33,801	1.00 site per 8,000	Need Exits	6 Site(s)	Need Exits	7 Site(s)
Trails	12.80		12.80	0.12	mile per 1,000	0.25 mile per 1,000	Meets Standard	9 Miles(s)	Meets Standard	11 Miles(s)
Outdoor Pools		1.00	1.00	1.00	site per 67,602	1.00 site per 20,000	Need Exits	2 Sites(s)	Need Exits	3 Sites(s)

Table 1.5 Level of Service Standards

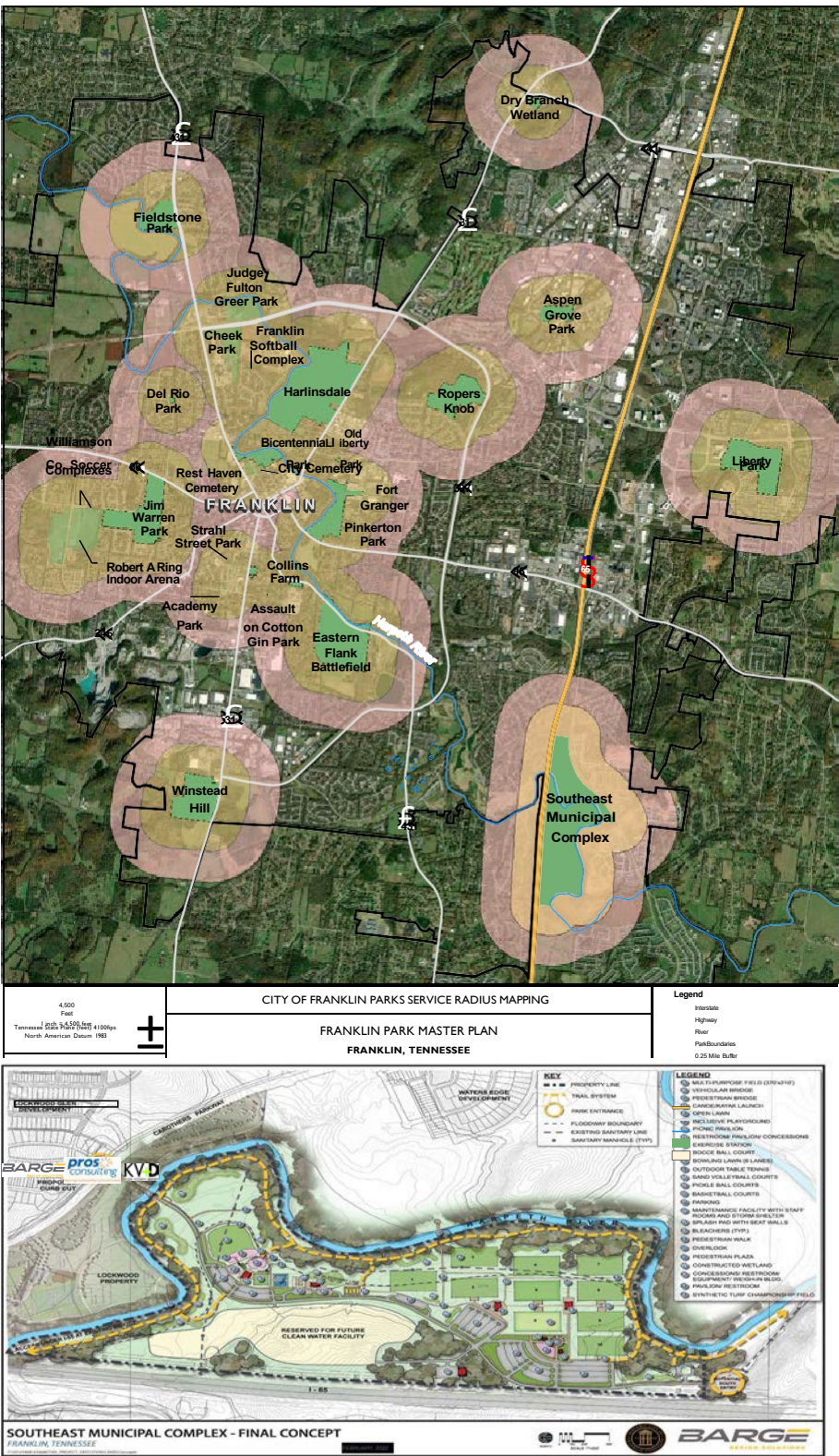
This section brings the research and analysis and community outreach phases together to present recommendations for the future of CoF Parks over the next ten years. It includes a summary of the needs assessment and recommends improvements to the parks and trails over the planning period. It includes summaries of recommendations for parks, trails, and facilities over the planning period; provides recommendations for a revised Parkland Dedication Ordinance; and includes a potential funding profile, and a basis for increases in operations and maintenance costs as new and upgraded parks and facilities are added to the system.

PARK CLASSIFICATIONS

The current park classification system (Active, Passive, and Historic) used by the City of Franklin does not adequately describe the function and value of the parks, does not align with national and benchmark Level of Service Standards, and does not categorize them in accordance with the accepted practices in determining Parkland Dedication requirements.

Table 1.3 and 1.4 on this page illustrate the City of Franklin park inventory and Williamson County parks that are included in the Level of Service Standards for this plan with their new classifications.

The recommended Level of Service Standards are guidelines that define the minimum acceptable thresholds for the quantity, quality, and accessibility of park and recreation facilities and services necessary to meet the needs of the community.



1.9 Implementation Plan

The following section reviews the progress on the goals and specific strategies of the CoF Parks Department. The Master Plan has served as a living document, which is dynamic and proactively meeting community needs and vision. As illustrated on the following pages, the Parks and Recreation Department has made strong progress on a great many strategies, and has many more in-progress and continuing.

VISION AND MISSION

The following vision presents how the City of Franklin Parks and Recreation Department desires to be viewed in the future.

"Franklin Parks Department's vision is to provide high-quality, accessible parks, historic site, trails and recreation amenities that will create positive recreational healthy experiences for all residents and visitors of the City that makes living, working and playing on Franklin the City of choice for the region"

MISSION

The following is the mission for how the City of Franklin Parks and Recreation Department will implement the vision.

Guiding Principles

- ✓ Sustainable Practices
- ✓ Partnerships to Support Capital and Operational Needs
- ✓ Health as Our Fundamental Purpose
- ✓ The Common Good
- ✓ Excellence

Key Themes

- ✓ Community Health and Wellness
- ✓ Take Care of What We Own
- ✓ Financial Sustainability
- ✓ Building Community Relationships
- ✓ Youth Engagement and Activity
- ✓ Organizational Readiness



City of Franklin Walkability Fast Facts Educational Flyer

COMMUNITY VISION FOR PARK LAND AND TRAILS

Goal

Our goal for park land is to achieve 12 acres per 1,000 population, with a balance of active and passive parks distributed as equitably as possible throughout the city.



Eastern Flank Battlefield Park

STRATEGIES AND TACTICS

Create a long-term park land acquisition strategy to support acquiring park land in underserved areas of the city, along with park-related improvements to meet the unmet recreation needs of the community, as outlined in the citizen survey as part of this Master Plan.

- ✓ Acquire land in the eastern part of the city along or near I-65 and the southeastern portion of the city.
 - ▢ **Completed:** Developed a Master Plan for Robinson Lake in 2017
 - ▢ **Completed:** Purchased 75+ acres of Property known as Lockwood Park from Development 2017-18
 - ▢ **Completed:** Incorporated Land Owned by Water Management adjacent to Robinson Lake Property; 188+ acres for park and for a future Clean Water Facility.
 - ▢ **Completed:** Purchased the historic Creekside House with this intention to preserve the antebellum home and protect the undeveloped gateway into Franklin for future connection to the Park at Harlinsdale Farm.
- ✓ Create a balance of neighborhood parks, regional parks, and greenways and trails throughout the city.
 - ▢ **Completed:** Created four quadrants throughout the entire city. Each quadrant has a Community park with multiple elements. Several FEMA properties were developed into open green space for the neighborhood or a neighborhood park, i.e., Old Liberty Neighborhood Park and Thompson Alley Neighborhood Park.
- ✓ Acquire and develop 10 miles of greenways and trails over the next ten years.
 - ▢ **Completed**
- ✓ Develop a new Battlefield Park at Carter's Hill Park.
 - ▢ **Completed:** 2015 - 2018
- ✓ Acquire/develop new Historic Parks as opportunities arise.
 - ▢ **Completed:** Acquired additional property for Carter's Hill Park in 2018 - 2019



Winstead Hill Park

Update the Master Plan for Bicentennial Park to complete improvements due to flood events.

- ✓ Construct a multi-use path along the Harpeth River from Hillsboro to North Margin Street.
Completed: Roadway project with street scape items and "Point Park" from the Bicentennial Park Master Plan as part of the 3rd Ave Extension, (also known as Martin Luther King Boulevard).
- ✓ Develop Bicentennial Park to include a pavilion, restrooms, river overlooks, stormwater enhancements, and other passive elements in the park.
Completed: Updated Master Plan in 2016 - 17 and completed construction in June 2025.,
- ✓ Develop a program plan for Bicentennial Park.
Completed: Program Plan and Codification of Fees for Park to be implemented by 2023; prior to opening of park.



Tractor Supply Arena

Develop a fully accessible parks system to serve people with disabilities and provide park amenities to those with limited ability.

- Completed:** New facilities/parks being designed, this strategy is being implemented throughout the process, i.e., Jim Warren Park Tennis Courts & FSSD New Athletic Facilities.
- ✓ Consider the development of a universal park for people of all ages and disabilities to enjoy in the city.
Completed: An All-Inclusive Playground (Ellie G's Dreamworld) will be part of the new Southeast Municipal Complex, "The Pearl".
- ✓ Develop accessible trails for people with disabilities that are hard surface and soft surface.
Completed: Mack Hatcher Parkway, Bicentennial Park - Chestnut Bend and new trails are being designed to meet this standard in each park constructed.



Rendering of Ellie G's Dreamworld, an All-Inclusive Playground

Develop a business plan for Harlinsdale Park to maximize the value, use, and revenue potential for the park.

- ✓ Consider adding warm-up arenas to Harlinsdale Park.
Completed: Additional warm-up arenas were added 2017-18
- ✓ Develop an equestrian program plan to increase activity at the park.
In Progress: Working towards this goal

Design the park to provide multiple program experiences, including an amphitheater in the park to maximize its use and revenue capability.

Completed: A long-term lease with Friends of Franklin Parks was established for the arena and expanded to 8 acres. The Public-Private Partnership allows for Friends of Franklin Parks to establish a more extensive equine program over time.



Columbia State Mountain Bike Trail

Implement the trails recommendations in this plan.

- ✓ Consider developing trails to accommodate mountain biking in park land dedication lands.
Completed: Added the first mountain bike trail in Cool Spring as part of the Parkland Impact Fee Dedication program.
- ✓ Consider developing BMX and Pump track trails in the parks.
Completed: Added a conceptual pump track to the updated Liberty Park master plan approved in 2021.
- ✓ Implement a minimum of one mile of a trail per year over the next ten years.
In Progress: Working towards this goal. Community Trails Planning Committee is working in conjunction with City officials to identify and plan for trails.
In Progress: Established an agreement for the City of Franklin to obtain an access easement for the Chestnut Bend Trail system.
- ✓ Develop trail design standards and incorporate maintenance standards for trails in the city.
Completed: Franklin Trails Branding and Way Finding Guidelines Adopted in 2021.



Touch a Truck Event at Jlm Warren Park

Connect the system by linking Mack Hatcher Loop trail to all existing parks and connecting downtown to The Park at Harlinsdale Farm, The Factory, and Brentwood Parks and an east/west connection to the Cool Springs area.

- ✓ Increase trail access links to schools and the existing parks to expand the trail system throughout the city.
Completed: (2021) multipurpose trail along Hwy 96W to connect neighborhoods and FSSD schools to downtown Franklin.

- ✓ Add pedestrian bridges to help support trail access and connectivity to parks.

■ **Completed:** New vehicular and pedestrian bridge at the new Southeast Municipal Complex, "The Pearl" (2022).

■ **Completed:** Pedestrian Bridge to connect Harlinsdale Farm to Chestnut Bend Trail System.

- ✓ Create greater access to Ft. Granger via a trail connection from Franklin to Pinkerton.



Family Day at the Park at Harlinsdale Farm

Update and modernize amenities in parks to increase the value of the user experience.

- ✓ Add improvements in parks, such as improved play structures, outdoor fitness equipment, expansion of basketball courts, and tennis courts in the community.

■ **In Progress:** Updated various play equipment at Pinkerton Park; added ping-pong seating area; updated tennis courts and created new master plans incorporating amenities in the design.

- ✓ Add improved restrooms at Harlinsdale and Battlefield Park, Wi-Fi in highly used parks, and public art where appropriate.

■ **In Progress:** Updated restrooms completed in 2024-25 for the historic Hayes Home and the Main Barn. Eastern Flank Battlefield exterior finishes for outside public restroom were updated in 2023.

- ✓ Create additional water features, like spraygrounds in parks, as well as canoe and kayak access to the river.

■ **In-Progress:** Adding features to master plans for later construction and implementation tied to existing Parkland Impact Fee Ordinance when appropriate.



Fishing Pond at the Park at Harlinsdale Farm

Develop nature-based interpretation/programming in existing parks that can provide environmental education and outdoor recreation in one setting.

- ✓ Develop a program plan for nature-based interpretation.

In-Progress: Developed several programs under the guidance of the Tree Commission: Carol Reese's "Just Do It" Gardening and Landscape Lecture; Urban Birding Series.

- ✓ Select parks to deploy the programming.



Kids water day at Pinkerton Park

Update the City's land dedication ordinance to support open space acquisition and development, as recommended by Dr. John Crompton.

- ✓ Seek to change the ordinance, as outlined by Dr. John Crompton, and adoption by BOMA.

Completed: Ordinance 2016-25: An Ordinance to Amend the City of Franklin Municipal Code to Create a New Title 25 Parks and add a New Chapter 4 to Establish Requirements for Parkland Impact Fees and Parkland Dedication, and Amend Appendix A, Comprehensive Fees and Penalties, to Add a New Chapter 25, Parks, In Order to Establish Fees for Parkland Impact Fees and Parkland Dedication.

- ✓ Dedicate the dollars for acquisition of park land, greenways, trails, and blueways in underserved areas of the city.

Completed: Ordinance 2016-25; established the criteria for four specific quadrants and funding opportunities in each to dedicate parkland impact fees or offsets.

- ✓ Identify land for the next regional park for the system using land dedication monies.

Completed: Ordinance 2016-25; established the criteria for four specific quadrants and funding opportunities in each to dedicate parkland impact fees or offsets. Southeast Municipal Complex, "The Pearl" will incorporate Robinson Lake Area for the next Regional Park within the system.



Fishing Pond at The Park at Harlinsdale Farm

Improve functional operation and delivery of programs at Jim Warren Park.



Family Day at The Park at Harlinsdale Farm

- ✓ Acquire land east of I-65 (or use existing City-owned 180-acre parcel) and move football program to a new park to include a minimum of eight multi-purpose fields that can accommodate football, lacrosse, rugby, Ultimate Frisbee, etc.

Completed: *Acquired property east of I-65 and developed a master plan: Southeast Municipal Complex, "The Pearl" 2018.*

- ✓ Build a minimum of two additional baseball fields to accommodate 7–8-year-old children at Jim Warren.
- ✓ Expand the skate park to add an element for less experienced or younger skaters, as well as add a bike component.
- ✓ Update master plan for Jim Warren Park to determine best use for the remaining football fields.
- ✓ Develop a "miracle field" and universal playground when football moves from Jim Warren and provide for public transit access.

In-Progress: *These are Future Goals once Southeast Municipal Complex, "The Pearl" is constructed and programs are moved from Jim Warren Park.*



Pond Pavilion at Jim Warren Park

Evaluate other existing City-owned land for potential park use or re-purpose for a designated recreation use.

- ✓ Work with other departments of the city on unused land and how these lands could be re-purposed for park use.

Completed: *In 2019, partnered with FSSD to Master Plan School Property near Hwy 96W to perform joint recreation projects. Opened first project (Athletic Complex) in Fall 2022.*

Completed: *In 2020, partnered with Water Management Department on a Water Plant Property for Tree Replanting and Wildflower Grove.*

- ✓ Master plan small parcels of flood control lands for neighborhood parks.

Completed: *Met with residents and established permanent open green space or neighborhood parks such as Old Liberty Neighborhood Park and Thompson Alley Neighborhood Park and put into Master Plan based on residents' input.*

COMMUNITY VISION FOR FACILITIES

Goal

Develop a program plan with the County and determine how much indoor facility space is needed, as well as location, and how to fund the development of these facilities in the most cost-effective manner.

STRATEGIES AND TACTICS

Develop facilities plan with the County for the next 10 years to meet unmet recreation needs and determine how best to fund these facilities.

- ✓ Determine which programs will drive each facility's design that will meet the unmet needs of the community.
- ✓ Determine how the facilities will be operated and funded as part of a business plan.
 - ✓ Seek outside funding sources to develop and operate these facilities.

□ **No Progress:** *The County and the City develop master plans separately.*

Determine the role of the City in developing future recreation facilities based on the citizen survey, which outlines fitness and walking facilities, indoor pool, and an ice rink as a high priority.

- ✓ Work with the County on how best to approach the development of these facilities and where they should be located; explore partnering opportunities with the County for construction and operation.
- ✓ Develop a feasibility/business plan for each type of facility to determine how best to develop and operate.
- ✓ Determine who should operate the facility.

□ **No Progress:** *The County and the City develop master plans separately. The City will participate when County updates overall Parks Master Plan for Facility Based Recreation.*



Family Day at The Park at Harlinsdale Farm



Dog Park at The Park at Harlinsdale Farm

Consider the development of other recreation amenities to include a dog park with off-leash capabilities, outdoor amphitheater, spray park, more multi-purpose fields, fishing areas, swimming pool, tennis courts, equestrian areas, and sports courts.



Skatepark at Jim Warren Park

- ✓ Determine parks could support these amenities and update the existing master plans for those parks.

In-Progress: Updated Liberty Park Master Plan to accommodate additional basketball courts, pavilions, farmer's market area, mountain biking and cricket practice facilities. Future phases will include both tennis and pickle ball courts.

Completed: FSSD baseball and softball additions opened in 2022.

In-Progress: Master Planned Robinson Lake Area and Southeast Municipal Complex, "The Pearl, with construction starting in 2024. Plan includes additional walking trails, parking, open space, fishing, non-motorized boating, etc.

- ✓ Update existing amenities in parks to complement new amenities to broaden the experiences of users.

Completed: Tennis Courts at Jim Warren Park 2019; Ping-Pong Area at Pinkerton Park; update playground structures at Pinkerton Park; Eastern Flank Event Facility renovation, Collins Farm Flower Gardens & Pavilion (in progress).

- ✓ Develop mini-business plans for any updated or new facility.

Completed: Multipurpose Arena: Developed a 25-year lease with FoFP that included a business plan (2021); Completed a 10-year budget forecast for all capital projects included in the 2020 Fiscal Year Board-Approved Listing.



Skatepark at Jim Warren Park

Develop a life cycle and maintenance management plan to determine what areas of the system need to be upgraded to support higher levels of productivity and use and a stronger user experience.

- ✓ Develop a maintenance management plan to determine the appropriate levels of staffing needed for the existing parks system and for the expanded parks system. This includes an equipment replacement fund.

In-Progress: Effort is in progress for each division.

In-Progress: Effort is in progress in 2024 to develop a Public Works Management Software tool to assist with the City's organization tracking and managing of assets throughout the entire asset lifecycle from acquisition to disposal and operations cost.

- ✓ Add amenities to parks to support the population of people who

live around the park.

□In-Progress: *Addressing during master planning for specific parks and within the Parkland Impact Fee Ordinance.*



Kids Day at Pinkerton Park

- ✓ Determine the level of assistance and associated costs (maintenance, staff, etc.) that the City provides in support of youth sports programming in parks to ensure that the level of support is fair and equitable and does not result in entitlement.

In-Progress: In 2021 and currently maintaining a 10-year forecasting model to determine overall maintenance, staffing, equipment, and capital costs associated with all new approved capital projects. Existing lease with user groups for typical parks & recreation programs is determined by their individual non-profit boards.

Develop a forestry plan for the Parks & Recreation Department to implement best practices in care of street trees and park trees throughout the city.

- ✓ Revisit the tree banking fund and how to implement a higher level of funding to plant new trees.

In-Progress: City Tree Commission is reviewing strategies to implement funds post ordinance update.

- ✓ Establish best practices in tree management care and pruning for street trees and park trees.

In-Progress: City updated ordinance in 2021 along with designating personnel for an Urban Forestry Program within the Parks & Recreation Department in FY 2021.

- ✓ Establish a dedicated fund for street trees and care in the city.

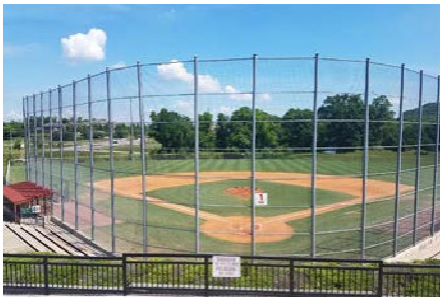
In-Progress: City updated ordinance in 2021 along with designating personnel for an Urban Forestry Program within the Parks & Recreation Department in FY 2021.

- ✓ Maintain a 10-year tree canopy cover goal for the city at 40%.

In-Progress: Progress has been made by utilizing a new software program to identify, track work regarding the tree and location.

- ✓ Establish an economic value for tree inventory in the City and evaluate the standard against National Recreation and Parks Association.

In Progress. Progress has been made by utilizing a new software program to identify, track work regarding the tree and location.



Liberty Park Ballfields

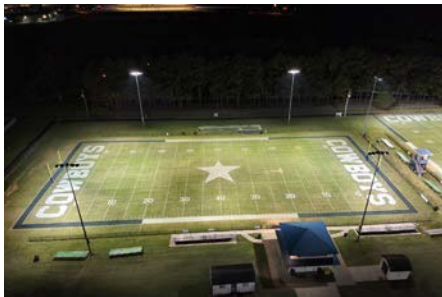
Develop a Capital Improvement Fund for the Department through various funding sources.

- ✓ Seek BOMA approval for dedicated funding for capital improvements for parks and trails through a combination of funding sources.

Completed: Through a 2-year process, established funding for capital projects dedicated to Parks & Recreation and Engineering.

- Consider asking voters for capital improvement dollars to maintain the system and build new parks and trails in areas currently underserved.

Completed: *The City property tax remains unchanged at \$0.3261 per \$100 of assessed valuation. The Invest Franklin dedicated funding for infrastructure & transportation investment, which included Parks & Recreation.*



Football Field at Jim Warren Park

- Create a maintenance endowment for parks and trails through partnership agreements in place.

Completed: *Accomplished by creating a comprehensive Parkland Impact Fee Ordinance and aligned as a pattern with the Community Trails Committee consisting of business owners and citizens who concentrate efforts on connectivity.*

Determine storage and maintenance space needs of the Department, based on maintenance standards desired, protection of equipment, and working conditions of employees.

- ✓ Determine where maintenance storage is needed and how much space is required.
- ✓ Develop a maintenance shop operational plan based on best practices to enhance efficiency and productivity of staff and equipment.

Completed: *In 2023, the department established a new supervisor's office at Jim Warren Park adjacent to Urban Forestry to bring most supervisors together for collaborative efforts and a variety of opportunities by sharing a space.*



Disc Golf Course at Liberty Park

- ✓ Develop an implementation plan to support maintenance operations as new parks are created and the appropriate level of staffing and type of staff are determined.

Completed: *A 10-year forecast budget for each capital project was developed that includes personnel requests, staffing charts, equipment, and capital general fund costs.*

COMMUNITY VISION FOR PROGRAMMING

Goal

Determine what core programs will be developed and managed by CoF Parks in the most cost-effective manner.

STRATEGIES AND TACTICS

Develop core recreation programs in the following areas: special events, biking, outdoor adventure, adaptive recreation, and health and wellness.

- ✓ Determine the Department's role of the core programs outlined and how they would be managed and funded.

Completed: *The CoF Parks department has continued to manage and grow the core programs, while adding a variety of considerable programs. A variety of new events and programs have been added to include fishing event(s), a winter holiday event, senior programming, urban birding series, yoga event, and a walking trail series.*

- ✓ Determine if the programs are core essential, important, value-added, and how they would be priced to meet user needs.

Completed: *The core programs add value to our community as whole and align with the vision to create positive recreational experiences for residents and visitors. These events are offered to the public free of charge and allow participants to enjoy more of the parks system.*

- ✓ Determine where these programs would be located and how they would be managed, either by contract or by public employees.

Completed: *The programs in place are managed in multiple locations based on attendance and the nature of the program. The programs are managed largely by Parks & Recreation personnel.*

Increase awareness of the value of recreation services in the Department and include in branding of the system.

- ✓ Determine what role the parks system should play in the delivery of program services and how much of the market they want to control.

Completed: *The Parks & Recreation personnel play a prominent role in facilitating the programs with the assistance of outside vendors.*

- ✓ Determine the lead and/or support functions the Department will play in the delivery of recreation services to people currently not served by Williamson County.

Completed: *Serves through hosting events with Athletics; special events such as rentals, i.e., Pilgrimage Festival and historical properties (Guide by Cell Program) along with Social Media Presence.*



Touch a Truck at Jim Warren Park

FRANKLIN



Trails

Franklin Trails Logo, developed since the 2015 Plan.

- ✓ Update a marketing strategy for program services to increase resident awareness and inspire them to use these services for themselves and their families.

Completed: *Developed with the Community Trails Committee a Franklin Trails branding and wayfinding guidelines.*

Continue providing high-quality special events in the city, recognizing the city's current capacity and ability to host high-quality events.

- ✓ Develop a special events strategy for the city that shows an annual calendar and educates the community on all the special events the Parks & Recreation Department provides.

Completed: *Social media presence on the City website and multiple virtual venues along with yearly Program Guide.*



COMMUNITY VISION FOR OPERATIONS AND STAFFING

Goal

Implement funding sources to support the operational needs of the Department based on community expectations and determine the right staffing levels based on the right person, for the right job, with the right skill set, for the right pay to achieve the outcomes desired by BOMA and residents.

STRATEGIES AND TACTICS

Develop a funding plan that determines all available funding sources and implement at least five new funding sources annually to support the Department.

- ✓ Develop a land dedication fund and funding for land appraisals

Completed: Ordinance 2016-25: An Ordinance to Amend the City of Franklin Municipal Code to Create a New Title 25 Parks and add a New Chapter 4 to Establish Requirements for Parkland Impact Fees and Parkland Dedication, and Amend Appendix A, Comprehensive Fees and Penalties, to Add a New Chapter 25, Parks, In Order to Establish Fees for Parkland Impact Fees and Parkland Dedication.

- ✓ Develop new funding sources based on the values of the community.

Completed: Ordinance 2016-25: An Ordinance to Amend the City of Franklin Municipal Code to Create a New Title 25 Parks and add a New Chapter 4 to Establish Requirements for Parkland Impact Fees and Parkland Dedication, and Amend Appendix A, Comprehensive Fees and Penalties, to Add a New Chapter 25, Parks, In Order to Establish Fees for Parkland Impact Fees and Parkland Dedication.

Completed: Ordinance Allows for 100% Land Dedication & Construction; 75% Reimbursement to Developments Open to the Public or 50% Reimbursement if Private Recreation Amenities Are Constructed.

- ✓ Determine what policies need to be updated to support the development of new funding sources and how to keep these dollars within the Department.

Completed: Ordinance 2016-25: An Ordinance to Amend the City of Franklin Municipal Code to Create a New Title 25 Parks and add a New Chapter 4 to Establish Requirements for Parkland Impact Fees and Parkland Dedication, and Amend Appendix A, Comprehensive Fees and Penalties, to Add a New Chapter 25, Parks, In Order to Establish Fees for Parkland Impact Fees and Parkland Dedication.



Mountain Bike Trails



Carter's Hill Park

Consider adding a business development office to create and manage the development of these funding sources for the Department.

- ✓ Develop an earned income strategy for the Department for covering operational and capital costs.
- ✓ Develop a partnership plan for the system, with appropriate policies for public/public partners, public/private partners, and public not-for-profit partners.



Winstead Hill Park

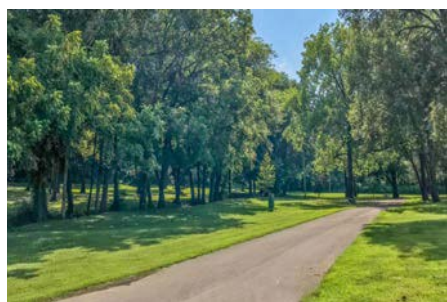
■ **Completed:** The City property tax remains unchanged at \$0.3261 per \$100 of assessed valuation. The Invest Franklin dedicated funding for infrastructure & transportation investment, which included Parks.

■ **Completed:** The Facilities Tax Fund is a special revenue fund used to account for the proceeds authorized by a private act of the Tennessee General Assembly of 1987 for the City to levy and collect a privilege tax on new development to require that new development contribute its fair share of providing new public facilities made necessary by growth. Such taxes may be expended only upon Police, Fire, Sanitation, and Parks and Recreation expenditures. Such expenses can only be spent on public expenditures related to growth; thus, new equipment and infrastructure can be funded out of the Facilities Tax Fund, but replacement of existing equipment cannot.

■ **Completed:** The County Facilities Tax Fund has been used to support capital projects within the City of Franklin which are related to or assist in the completion of County-owned facilities. In FY 2019, the \$1,750,000 appropriated from the fund went to support the 96W Trail project. In FY 2020, \$125,000 is budgeted in FY 2021 to continue joint work on a sidewalk with FSSD and the City of Franklin. In FY 2022, \$1,000,000 is allocated for the City's joint efforts to build baseball & softball fields with the FSSD at Franklin Intermediate School & Poplar Grove Elementary School. Initial FY 2023 funding appropriations include: \$600,000 for City's portion of the finalization of the joint City/FSSD Ball field Project at Freedom Intermediate/ Poplar Grove. More may be proposed for funding as the CIP is further reviewed.

■ **Completed:** Hotel/Motel Tax: A special revenue fund used to account for the locally administered tax levied on the occupancy of hotel and motel rooms, in addition to sales tax. The City of Franklin Hotel/Motel Tax is 4%. The fund is used to pay debt service (previously on the Cool Springs Conference Center and now the Harlinsdale and Battlefield parks). Also, the funds are used for tourism. The budget includes 1% of the 4% tax (traditionally based on collections in the previous full calendar year) to support the Williamson County Convention and Visitors Bureau (CVB).

■ **Completed:** Aside from obligations the City has made to service debt, pay for land acquisitions, and provide funding for the CVB, the Hotel/Motel fund has historically been used to provide for supplies and materials or special events and tourism and sustain ongoing capital project commitments. This year two projects comprise the contribution to the Capital Projects Fund: - \$537,500 for the joint ball field project with



Franklin Special School District - \$2,200,000 for renovations to the Main Barn at The Park at Harlinsdale Farm. This list will be revised and amended as FY 2023 evolves. Finally, two other expenses are included in this budget: \$100,000 for a vehicle management system to be deployed to manage traffic on city streets during major events and \$403,845 for the renovation of Eastern Flank Event Center, to be paid for through American Rescue Plan Act monies.

Completed: The Parkland Dedication Fund was created in FY 2015 for the purpose of satisfying requirements of Section 5.5.4 of the City of Franklin Zoning Ordinance. Funds can be used only for the acquisition or development of public parks, greenways/blueways, open space sites, and related facilities.



Del Rio Park

- ✓ Develop an effective pricing policy.

Completed: The Parkland Dedication Fund was created in FY 2015 for the purpose of satisfying requirements of Section 5.5.4 of the City of Franklin Zoning Ordinance. Funds can be used only for the acquisition or development of public parks, greenways/blueways, open space sites, and related facilities.

Determine what the organizational design of the Department should be based on the implementation of the Master Plan.

- ✓ Determine the levels of staff needs for implementation of the Master Plan based on expected outcomes.
- ✓ Determine funding options to cover these costs from all available sources.
- ✓ Develop operational standards for all staff based on the outcomes desired through tracking of performance indicators.
- ✓ Consider a dedicated organizational component for operations and maintenance of the Historic Parks, either in or apart from the Department.

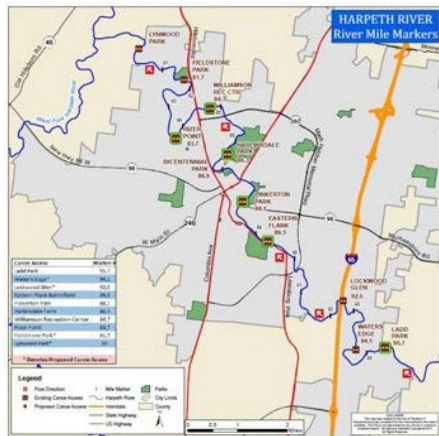
Completed: Department is involved in the implementation of a comprehensive budget year which outlines benchmarks, personnel, operating expenses, and capital and dedicated funds for the Parks & Recreation Department. The budget may be found on the City's website yearly as each area is updated each fiscal year to reflect any changes or updates.

Completed: The Parkland Dedication Fund was created in FY 2015 for the purpose of satisfying requirements of Section 5.5.4 of the City of Franklin Zoning Ordinance. Funds can be used only for the acquisition or development of public parks, greenways, blueways, open space sites, and related facilities.

Completed: Capital Projects Fund – Capital Project Fund for the accounting of bond proceeds and expenditures in conjunction with long range capital projects. Although not required to be included in this budget, this fund is included in the City's audited financial statements.



Eastern Flank Event Facility Lawn



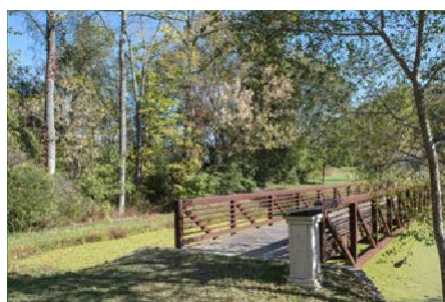
Completed: The County Facilities Tax Fund has been used to support capital projects within the City of Franklin which are related to or assist in the completion of County-owned facilities. In FY 2019, the \$1,750,000 appropriated from the fund went to support the 96W Trail project. In FY 2020, \$125,000 is budgeted in FY 2021 to continue joint work on a sidewalk with FSSD and the City of Franklin. In FY 2022, \$1,000,000 is allocated for the City's joint efforts to build baseball & softball fields with the FSSD at Franklin Intermediate School and Poplar Grove Elementary School. Initial FY 2023 funding appropriations include: \$600,000 for City's portion of the finalization of the joint City/FSSD Ball field Project at Freedom Intermediate/ Poplar Grove. More may be proposed for funding as the CIP is further reviewed.

Completed: *Hotel/Motel Tax: A special revenue fund used to account for the locally administered tax levied on the occupancy of hotel and motel rooms, in addition to sales tax. The City of Franklin Hotel/Motel Tax is 5%. The fund is used to pay debt service (previously on the Cool Springs Conference Center and now the Harlinsdale and Battlefield parks). Also, the funds are used for tourism. The budget includes 1% of the 5% tax (traditionally based on collections in the previous full calendar year) to support the Williamson County Convention and Visitors Bureau.*

Completed: Capital Vehicle Fund – Used to account for the purchase and replacement of commercial fleet vehicles (passenger trucks, sedans, SUVs) used in General Fund departments.

Completed: Developed a comprehensive review of all revenue fees received within the Parks system and updated accordingly. Updates are reviewed every five years with the new update effective 2025.

█ **Completed:** A 10-year forecast budget for each capital project was developed that includes Personnel Requests, Staffing Charts, Equipment and Capital General Fund Costs.



Determine opportunities for rental income within the system.

- ✓ Determine true costs of service and level of subsidy desired for rental sites.
- ✓ Update pricing policy to reflect a subsidy level that is fair to users based on public good and private good.
- ✓ Price services based on the value of the experience for rental facilities and best practices.
- ✓ Determine actual cost of special events and price accordingly.

Completed: Developed a comprehensive review of all revenue fees received within the Parks & Recreation system and updated accordingly. Updates are reviewed every (5) five years with the new update effective 2025.

Develop a marketing and branding plan for the park system that includes updated signage, rules, interpretive signs, and appropriate markers.



Ellie G's Dreamworld Inclusive Playground Party

- ✓ Develop a marketing and branding plan for the agency.

Completed: *Franklin Trails Branding and Wayfinding Guidelines Adopted in 2021.*

In-Progress: *Since 2018, developed several master park plans which incorporate marketing and branding strategies for the new areas, i.e., Southeast Municipal Complex, "The Pearl"; Bicentennial Park; Thompson Alley Neighborhood Park; The Park at Harlinsdale Farm with specific structures; Robinson Lake; Bridge and Trail design.*

- ✓ Consider adding "recreation" to the City of Franklin Parks Department.

✓ **Completed:** *The "Parks Department" changed its official name to "Parks and Recreation", effective July 2025 in order to highlight its commitment to not only maintaining the historical component of parks "but also enriching lives through diverse recreational opportunities.*

- ✓ Incorporate all elements of signage, use of social media, and website management on how the brand will be presented across all elements of the system.

Completed: *The City's Communications Division manages internal and external communications and citizen participation initiatives. The division also handles all media relations for the City, Public Outreach/Special Events and the City's Government Access Channel, called Franklin TV on Comcast and ATT-U-verse. The division is comprised of a Communications Manager, Public Outreach Specialist, Cable TV Coordinator and Social & Digital Media Producer.*

Market the value of Franklin Parks to user and residents of the city.



Ellie G's Dreamworld Inclusive Playground Party

- ✓ Develop a marketing plan that implements a communication and branding plan for programming, parks, trails, signage, social media, and education materials.

Completed: *Franklin Trails Branding and Way Finding Guidelines Adopted in 2021.*

In-Progress: *Since 2018, developed several master park plans which incorporate marketing and branding strategies for the new areas, i.e., Southeast Municipal Complex, "The Pearl"; Bicentennial Park; Thompson Alley Neighborhood Park; The Park at Harlinsdale Farm with specific structures; Robinson Lake; Bridge and Trail design.*

Seek adequate funding for financing the Department to meet the community's expectations for providing adequate parks, recreation facilities, and program services that position Franklin as the "City of Choice" to live in the region.

- ✓ Seek a balance of tax dollars and earned income support that meets the expectations of the community in the delivery of parks, recreation facilities, and programs to keep the Department financially sustainable.
- ✓ Determine with BOMA the appropriate level of tax funding for the Department, based on meeting the goals of the Master Plan.
- ✓ Determine if voter support will be presented as an option to move the Master Plan recommendations along at a faster pace.
 - ✓ **Completed:** Department is involved in the implementation of a comprehensive budget year which outlines benchmarks, personnel, operating expenses, and capital and dedicated funds for the Parks & Recreation Department. The budget may be found on the City's website yearly as each area is updated each fiscal year to reflect any changes or updates.
 - ✓ **Completed:** The Parkland Dedication Fund was created in FY 2015 for the purpose of satisfying requirements of Section 5.5.4 of the City of Franklin Zoning Ordinance. Funds can be used only for the acquisition or development of public parks, greenways/blueways, open space sites, and related facilities.
 - ✓ **Completed:** Capital Projects Fund – Capital Project Fund for the accounting of bond proceeds and expenditures in conjunction with long range capital projects. Although not required to be included in this budget, this fund is included in the City's audited financial statements.
 - ✓ **Completed:** The County Facilities Tax Fund has been used to support capital projects within the City of Franklin which are related to or assist in the completion of County-owned facilities. In FY 2019, the \$1,750,000 appropriated from the fund went to support the 96W Trail project. In FY 2020, \$125,000 is budgeted in FY 2021 to continue joint work on a sidewalk with FSSD and the City of Franklin. In FY 2022, \$1,000,000 is allocated for the City's joint efforts to build baseball and softball fields with the FSSD at Franklin Intermediate School & Poplar Grove Elementary School. Initial FY 2023 funding appropriations include: \$600,000 for City's portion of the finalization of the joint City/FSSD. Ball field Project at Freedom Intermediate/Popular Grove. More may be proposed for funding as the CIP is further reviewed.
 - ✓ **Completed:** Capital Vehicle Fund – Used to account for the purchase and replacement of commercial fleet vehicles (passenger trucks, sedans, SUVs) used in General Fund departments.
 - ✓ **Completed:** Developed a comprehensive review of all revenue fees received within the Parks system and updated accordingly. Updates are reviewed every five years with the new update effective 2025.



Invasive species cleanup volunteer day at Bicentennial Park



Invasive species cleanup volunteer day at Bicentennial Park

- **Completed:** A 10-year forecast budget for each Capital Project was developed that includes Personnel Requests, Staffing Charts, Equipment and capital General Fund costs.

Determine the role of Friends of Franklin Parks or a new conservancy in the development of parks in the city.

- Determine how the capital improvements needed that are outlined in the Master Plan will be funded over the next ten years by Friends of Franklin Parks or a conservancy versus the city.
- Determine what role partners can play in developing these capital improvements.

Completed: A 2-year comprehensive review and scoring of capital projects was completed in 2020 by the City of Franklin BOMA. At that time, a Memorandum of Understanding was established with two entities: Friends of Franklin Parks and FSSD. Each entity partnered with the City to establish a master plan for areas in which they were to match fundraising/projects to fulfill their mission and vision. For Friends of Franklin Parks: A 25-year lease was established for the Multi-purpose Arena and an update to the MOU was completed to allow for a role in small park projects such as the Ping-Pong Table project with Leadership Franklin at Pinkerton Park. Friends of Franklin Parks also holds private fundraisers each year to benefit the parks system through their efforts. Their mission: Friends of Franklin Parks is a not-for-profit organization that was formed to bridge the gap between the services and amenities offered by government funding and those that allow us to take full advantage of the incredible natural and historic resources of our community. Working closely with the City of Franklin and its Parks & Recreation Department, the public-private partnership is dedicated to identifying needs that exist within the 18-park system, casting a vision for future enhancements and connecting the dots between existing public open spaces.

Completed: FSSD partnered with the City of Franklin with 50% on all costs of a capital project for a new baseball and softball complex. The City will enter into a shared use agreement for up to 25 years in 2022 with opening the complex in the same year.

In Progress: As part of the Capital Improvement Budget, Park projects were identified, and Friends of Franklin Parks identified several capital projects to assist the City. In 2020, the BOMA saw the non-profit as an "opportunity" project for the non-profit to fundraise and perform the capital construction renovations/restoration of the Historic Hayes Home that opened up to the public in May 2025.

Develop a strong volunteer corps to support staff in the system and enhance customer service.

- Determine what role the parks system should play in the delivery of program services and how much of the market they want to control.

■Completed: *The Parks & Recreation personnel play a prominent role in facilitating the programs with the assistance of outside vendors.*

- Create a volunteer coordinator position within the system.
- Seek to have volunteers cover 15% of the hours needed to operate the system.
- Recruit and train volunteers on the system and how they can add value to implementing this Master Plan.

■In Progress: *The City of Franklin Parks & Recreation Department has a very active volunteer program through the following but not limited to: Special Events, Cemetery Restoration, Tree Plantings, Commissions and Athletic programs. There are hundreds of hours logged and documented each year through a benchmarking program within the fiscal year budget process.*

A coordinator was not justified at this time but falls under the leadership of the Parks & Recreation Superintendent and the Parks & Recreation Supervisor housed within the department.

Develop performance measures for demonstrating to elected officials the level of productivity and efficiency the Department is achieving each year.

- Develop at least 15 performance indicators for the Department and implement 5 in the first year and up to 15 by the fifth year.
- Teach and train staff on how to track and implement performance measures in the system and report them effectively.
- Post results on a quarterly basis to the staff and the public.

■Completed: *In January of each year, City staff outlines budget goals and a schedule for the upcoming fiscal year. During February, March and April, budget interviews were conducted by the Budget and Finance Committee with departments. Normally budget goals are discussed with the Board's Budget and Finance Committee and department staff. After reviewing the current fiscal year 2021-22 budget, requests for the new fiscal year budgets were submitted by the various departments to the City Administrator and Assistant City Administrators. Departments were asked to present two budgets. The first, a base or 'level of service' budget, demonstrated how much it will cost the City to provide the same level of service in FY 2023 that it does in the current fiscal year. The second, identified program enhancements— any new or additional staff, major expenses or small capital equipment, or new programs. For each enhancement, departments filled out a one-page form which documented the basic information of program enhancements – both in a numeric and narrative format in*

priority order. The goal of this method of budgeting was to easily demonstrate a) the ongoing costs of operations and b) additional needs of departments. Program enhancements were added to the budgets and are included within the departmental budgets included herein.

All program enhancements requested are provided in the Appendices. Budget officers recognize the need to maintain a strong financial position overall, consistent objectives with budget goals, a balance of revenue to expenditures, and long-term cost implications. We recognize that adoption of an annual budget establishes a short-term (i.e., one year) fiscal plan. Short-term fiscal decisions can have long-term fiscal impacts. Each year in the CIP we seek to discuss and evaluate long-term fiscal trends and then utilize that for short-term spending and service level decisions during the annual budget process, recognizing the demands anticipated with continued growth projections. Decisions on new programs or services require the same consideration.

The City of Franklin is committed to efficient operations and ethical standards in all services provided to our citizens and visitors. In conjunction with the beginning of the budget preparation process, Department Directors are encouraged to again emphasize our continuing commitment to operational excellence. While much of the focus and debate within the community centers on growth and development issues, the operations of City government have remained focused on continuous improvement.

Establish an implementation plan and funding strategy for repairs and ongoing maintenance at Rest Haven and City Cemeteries.

- Establish a conservancy and develop plan for raising funds for repairs and perpetual maintenance.
☑Completed: An established fund was established in the Parks General Fund Budget each fiscal year. The priorities for each of the cemeteries is discussed and approved by the Civil War Battlefield Commission established by the BOMA. The fund may be used for materials, contracted services, or match with potential public/private partnership opportunities.
- Identify grant opportunities for repairs on an annual basis.
☑Completed: This continues each fiscal year, funds are budgeted for historical properties which may be matched up to \$25,000 if grant opportunities become available.
- Seek capital funding from BOMA for critical immediate repairs.
☑Completed: This strategy was completed yet not placed in the capital but within the general fund fiscal year budget for historical properties and not in the capital section of the budget.

- ✓ Develop budgets for short- and long-term improvements.

Completed: The priorities for each cemetery are discussed and approved by the Civil War Battlefield Commission established by the BOMA.

In-Progress: Established a public-private partnership with Toussaint L'Ouverture.

Establish a joint use agreement with the Franklin Special School District.



FSSD Joint Use Community Meeting

- ✓ Consider the development of a joint use agreement on park school property.

Completed: Developed a Memorandum of Understanding between the City of Franklin and the FSSD in 2018 following the approval of completing the Scope of Services for the Freedom Middle School and Poplar Middle & Elementary Schools. - Ball field Renovation.

- ✓ If agreeable, consider using school property, both indoor and outdoor, during non-school times.

Completed: In 2019, an Interlocal Agreement Between the FSSD & City of Franklin was approved for joint construction, operation, and maintenance of ballfields only. A master plan was completed 2017-2018 which outlined potential joint projects between both parties to be completed in the future.

1.10 Conclusion

This Plan builds on the foundation of the previous plans framework and is intended to change with time and as conditions change. As the population continues to grow and the demographics change in the City, there will be increased pressure on the existing parks and facilities requiring a higher level of service for indoor and outdoor facilities as well as the need to broaden and enhance recreational offerings.

The City’s Parks & Recreation Department staff is a group of experienced professionals dedicated to the community's wellbeing and has the ability to respond to these needs.

Appendix I Community Interest and Opinion Survey

Appendix I Community Interest and Opinion Survey

The City of Franklin 2025 Community Survey

Please complete this survey if you are the adult (age 18 or older) in the household who most recently had a birthday (the year of birth does not matter). Your responses are confidential and no identifying information will be shared.

1. Please rate each of the following aspects of quality of life in Franklin.

	Excellent	Good	Fair	Poor	Don't know
Franklin as a place to live	1	2	3	4	5
Your neighborhood as a place to live	1	2	3	4	5
Franklin as a place to raise children	1	2	3	4	5
Franklin as a place to work.....	1	2	3	4	5
Franklin as a place to visit.....	1	2	3	4	5
Franklin as a place to retire.....	1	2	3	4	5
The overall quality of life in Franklin.....	1	2	3	4	5
Sense of community.....	1	2	3	4	5

2. Please rate each of the following characteristics as they relate to Franklin as a whole.

	Excellent	Good	Fair	Poor	Don't know
Overall economic health of Franklin.....	1	2	3	4	5
Overall quality of the transportation system (auto, bicycle, foot, bus) in Franklin.....	1	2	3	4	5
Overall design or layout of Franklin's residential and commercial areas (e.g., homes, buildings, streets, parks, etc.)	1	2	3	4	5
Overall quality of the utility infrastructure in Franklin (water, sewer, storm water, electric/gas, broadband).....	1	2	3	4	5
Overall feeling of safety in Franklin	1	2	3	4	5
Overall quality of natural environment in Franklin.....	1	2	3	4	5
Overall quality of parks and recreation opportunities.....	1	2	3	4	5
Overall health and wellness opportunities in Franklin	1	2	3	4	5
Overall opportunities for education, culture, and the arts.....	1	2	3	4	5
Residents' connection and engagement with their community.....	1	2	3	4	5

3. Please indicate how likely or unlikely you are to do each of the following.

	very likely	somewhat likely	somewhat unlikely	very unlikely	Don't know
Recommend living in Franklin to someone who asks.....	1	2	3	4	5
Remain in Franklin for the next five years.....	1	2	3	4	5

4. Please rate how safe or unsafe you feel:

	Very safe	Somewhat safe	Neither safe nor unsafe	Somewhat unsafe	Very unsafe	Don't know
In your neighborhood during the day.....	1	2	3	4	5	6
In Franklin's downtown/commercial area during the day	1	2	3	4	5	6
From property crime.....	1	2	3	4	5	6
From violent crime.....	1	2	3	4	5	6
From fire, flood, or other natural disaster	1	2	3	4	5	6

5. Please rate the job you feel the Franklin community does at each of the following.

	Excellent	Good	Fair	Poor	Don't know
Making all residents feel welcome	1	2	3	4	5
Attracting people from diverse backgrounds.....	1	2	3	4	5
Valuing/respecting residents from diverse backgrounds.....	1	2	3	4	5
Taking care of vulnerable residents (elderly, disabled, homeless, etc.).....	1	2	3	4	5

6. Please rate each of the following in the Franklin community.

	Excellent	Good	Fair	Poor	Don't know
Overall quality of business and service establishments in Franklin.....	1	2	3	4	5
Variety of business and service establishments in Franklin	1	2	3	4	5
Vibrancy of downtown/commercial area	1	2	3	4	5
Employment opportunities	1	2	3	4	5
Shopping opportunities	1	2	3	4	5
Cost of living in Franklin.....	1	2	3	4	5
Overall image or reputation of Franklin	1	2	3	4	5

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7. Please also rate each of the following in the Franklin community.

	<u>Excellent</u>	<u>Good</u>	<u>Fair</u>	<u>Poor</u>	<u>Don't know</u>
Traffic flow on major streets.....	1	2	3	4	5
Ease of public parking.....	1	2	3	4	5
Ease of travel by car in Franklin.....	1	2	3	4	5
Ease of travel by public transportation in Franklin	1	2	3	4	5
Ease of travel by bicycle in Franklin	1	2	3	4	5
Ease of walking in Franklin.....	1	2	3	4	5
Well-planned residential growth	1	2	3	4	5
Well-planned commercial growth.....	1	2	3	4	5
Well-designed neighborhoods.....	1	2	3	4	5
Preservation of the historical or cultural character of the community	1	2	3	4	5
Public places where people want to spend time.....	1	2	3	4	5
Variety of housing options	1	2	3	4	5
Availability of affordable quality housing	1	2	3	4	5
Overall quality of new development in Franklin	1	2	3	4	5
Overall appearance of Franklin.....	1	2	3	4	5
Cleanliness of Franklin	1	2	3	4	5
Water resources (beaches, lakes, ponds, riverways, etc.).....	1	2	3	4	5
Air quality.....	1	2	3	4	5
Availability of paths and walking trails	1	2	3	4	5
Fitness opportunities (including exercise classes and paths or trails, etc.) ...	1	2	3	4	5
Recreational opportunities	1	2	3	4	5
Availability of affordable quality food.....	1	2	3	4	5
Availability of affordable quality health care.....	1	2	3	4	5
Availability of preventive health services	1	2	3	4	5
Availability of affordable quality mental health care.....	1	2	3	4	5
Opportunities to attend cultural/arts/music activities	1	2	3	4	5
Community support for the arts.....	1	2	3	4	5
Availability of affordable quality childcare/preschool	1	2	3	4	5
K-12 education.....	1	2	3	4	5
Adult educational opportunities.....	1	2	3	4	5
Sense of civic/community pride.....	1	2	3	4	5
Neighborliness of residents in Franklin.....	1	2	3	4	5
Opportunities to participate in social events and activities	1	2	3	4	5
Opportunities to attend special events and festivals.....	1	2	3	4	5
Opportunities to volunteer	1	2	3	4	5
Opportunities to participate in community matters.....	1	2	3	4	5
Openness and acceptance of the community toward people of diverse backgrounds	1	2	3	4	5

8. Please indicate whether or not you have done each of the following in the last 12 months.

	<u>No</u>	<u>Yes</u>
Contacted the City of Franklin (in-person, phone, email, or web) for help or information.....	1	2
Contacted Franklin elected officials (in-person, phone, email, or web) to express your opinion	1	2
Attended a local public meeting (of local elected officials like City Council or County Commissioners, advisory boards, town halls, HOA, neighborhood watch, etc.)	1	2
Watched (online or on television) a local public meeting.....	1	2
Volunteered your time to some group/activity in Franklin	1	2
Campaigned or advocated for a local issue, cause, or candidate.....	1	2
Voted in your most recent local election	1	2
Used bus, rail, subway, or other public transportation instead of driving.....	1	2
Carpooled with other adults or children instead of driving alone	1	2
Walked or biked instead of driving.....	1	2

The City of Franklin 2025 Community Survey

9. Please rate the quality of each of the following services in Franklin.

	Excellent	Good	Fair	Poor	Don't know
Public information services.....	1	2	3	4	5
Economic development.....	1	2	3	4	5
Traffic enforcement.....	1	2	3	4	5
Traffic signal timing.....	1	2	3	4	5
Street repair.....	1	2	3	4	5
Street cleaning.....	1	2	3	4	5
Street lighting.....	1	2	3	4	5
Snow removal.....	1	2	3	4	5
Sidewalk maintenance.....	1	2	3	4	5
Bus or transit services.....	1	2	3	4	5
Land use, planning, and zoning.....	1	2	3	4	5
Code enforcement (weeds, abandoned buildings, etc.).....	1	2	3	4	5
Affordable high-speed internet access.....	1	2	3	4	5
Garbage collection.....	1	2	3	4	5
Drinking water.....	1	2	3	4	5
Sewer services.....	1	2	3	4	5
Storm water management (storm drainage, dams, levees, etc.).....	1	2	3	4	5
Power (electric and/or gas) utility.....	1	2	3	4	5
Utility billing.....	1	2	3	4	5
Police/Sheriff services.....	1	2	3	4	5
Crime prevention.....	1	2	3	4	5
Animal control.....	1	2	3	4	5
Ambulance or emergency medical services.....	1	2	3	4	5
Fire services.....	1	2	3	4	5
Fire prevention and education.....	1	2	3	4	5
Emergency preparedness (services that prepare the community for natural disasters or other emergency situations).....	1	2	3	4	5
Preservation of natural areas (open space, farmlands, and greenbelts).....	1	2	3	4	5
Franklin open space.....	1	2	3	4	5
Recycling.....	1	2	3	4	5
Yard waste pick-up.....	1	2	3	4	5
City parks.....	1	2	3	4	5
Recreation programs or classes.....	1	2	3	4	5
Recreation centers or facilities.....	1	2	3	4	5
Health services.....	1	2	3	4	5
Public library services.....	1	2	3	4	5
Overall customer service by Franklin employees (police, receptionists, planners, etc.).....	1	2	3	4	5

10. Please rate the following categories of Franklin government performance.

	Excellent	Good	Fair	Poor	Don't know
The value of services for the taxes paid to Franklin.....	1	2	3	4	5
The overall direction that Franklin is taking.....	1	2	3	4	5
The job Franklin government does at welcoming resident involvement.....	1	2	3	4	5
Overall confidence in Franklin government.....	1	2	3	4	5
Generally acting in the best interest of the community.....	1	2	3	4	5
Being honest.....	1	2	3	4	5
Being open and transparent to the public.....	1	2	3	4	5
Informing residents about issues facing the community.....	1	2	3	4	5
Treating all residents fairly.....	1	2	3	4	5
Treating residents with respect.....	1	2	3	4	5

11. Overall, how would you rate the quality of the services provided by each of the following?

	Excellent	Good	Fair	Poor	Don't know
The City of Franklin.....	1	2	3	4	5
The Federal Government.....	1	2	3	4	5

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12. Please rate how important, if at all, you think it is for the Franklin community to focus on each of the following in the coming two years.

	<u>Essential</u>	<u>Very important</u>	<u>Somewhat important</u>	<u>Not at all important</u>
Overall economic health of Franklin.....	1	2	3	4
Overall quality of the transportation system (auto, bicycle, foot, bus) in Franklin.....	1	2	3	4
Overall design or layout of Franklin's residential and commercial areas (e.g., homes, buildings, streets, parks, etc.)	1	2	3	4
Overall quality of the utility infrastructure in Franklin (water, sewer, storm water, electric/gas, broadband)	1	2	3	4
Overall feeling of safety in Franklin	1	2	3	4
Overall quality of natural environment in Franklin	1	2	3	4
Overall quality of parks and recreation opportunities.....	1	2	3	4
Overall health and wellness opportunities in Franklin	1	2	3	4
Overall opportunities for education, culture, and the arts.....	1	2	3	4
Residents' connection and engagement with their community	1	2	3	4

13. Please rate your level of satisfaction with the City of Franklin's management of growth:

☐ Very satisfied ☐ Somewhat satisfied ☐ Somewhat dissatisfied ☐ Very dissatisfied ☐ Don't know

14. How much would you support or oppose higher taxes or fees if local and state transportation projects could be completed in less time?

☐ Strongly support ☐ Somewhat support ☐ Somewhat oppose ☐ Strongly oppose ☐ Don't know/no opinion

15. How much would you agree, if at all, that each of the following amenities are needed in Franklin?

	<u>Strongly agree</u>	<u>Somewhat agree</u>	<u>Slightly agree</u>	<u>Do not agree</u>
Additional Recreation Amenities.....	1	2	3	4
Unique Shopping Opportunities	1	2	3	4
Dedicated Farmer's Market.....	1	2	3	4
Large-scale Sports & Entertainment Venue.....	1	2	3	4
Enhanced Transportation Options (Rail/Light-rail/Air/Choice Lanes)	1	2	3	4

16. Aside from transportation (traffic) related issues, what is the most important challenge or problem facing Franklin today?

The City of Franklin 2025 Community Survey

Our last questions are about you and your household.

Again, all of your responses to this survey are confidential and no identifying information will be shared.

D1. In general, how many times do you:	<u>Several times a day</u>	<u>Once a day</u>	<u>A few times a week</u>	<u>Every few weeks</u>	<u>Less often or never</u>	<u>Don't know</u>
Access the internet from your home using a computer, laptop, or tablet computer	1	2	3	4	5	6
Access the internet from your cell phone.....	1	2	3	4	5	6
Visit social media sites such as Facebook, X (formerly Twitter), Nextdoor, etc.	1	2	3	4	5	6
Use or check email.....	1	2	3	4	5	6
Share your opinions online.....	1	2	3	4	5	6
Shop online	1	2	3	4	5	6

D2. Please rate your overall health.

☐ Excellent ☐ Very good ☐ Good ☐ Fair ☐ Poor

D3. What impact, if any, do you think the economy will have on your family income in the next 6 months?

Do you think the impact will be:

☐ Very positive ☐ Somewhat positive ☐ Neutral ☐ Somewhat negative ☐ Very negative

D4. How many years have you lived in Franklin?

- ☐ Less than 2 years
☐ 2-5 years
☐ 6-10 years
☐ 11-20 years
☐ More than 20 years

D5. Which best describes the building you live in?

- ☐ Single-family detached home
☐ Townhouse or duplex (may share walls but
no units above or below you)
☐ Condominium or apartment (have units
above or below you)
☐ Mobile home
☐ Other

D6. Do you rent or own your home?

- ☐ Rent
☐ Own

D7. About how much is your monthly housing cost for the place you live (including rent, mortgage payment, property tax, property insurance, and homeowners' association (HOA) fees)?

- ☐ Less than \$300 ☐ \$2,500 to \$3,999
☐ \$300 to \$599 ☐ \$4,000 to \$6,999
☐ \$600 to \$999 ☐ \$7,000 to \$9,999
☐ \$1,000 to \$1,499 ☐ \$10,000 or more
☐ \$1,500 to \$2,499

D8. Do any children 17 or under live in your household?

- ☐ No ☐ Yes

D9. Are you or any other members of your household aged 65 or older?

- ☐ No ☐ Yes

D10. How much do you anticipate your household's total income before taxes will be for the current year? (Please include in your total income money from all sources living in your household.)

- ☐ Less than \$25,000 ☐ \$100,000 to \$149,999
☐ \$25,000 to \$49,999 ☐ \$150,000 to \$199,999
☐ \$50,000 to \$74,999 ☐ \$200,000 to \$299,999
☐ \$75,000 to \$99,999 ☐ \$300,000 or more

D11. Are you of Hispanic, Latino/a/x, or Spanish origin?

- ☐ No ☐ Yes

D12. What is your race? (Mark one or more races to indicate what race you consider yourself to be.)

- ☐ American Indian or Alaskan Native
☐ Asian
☐ Black or African American
☐ Native Hawaiian or Other Pacific Islander
☐ White
☐ A race not listed

D13. In which category is your age?

- ☐ 18-24 years ☐ 55-64 years
☐ 25-34 years ☐ 65-74 years
☐ 35-44 years ☐ 75 years or older
☐ 45-54 years

D14. What is your gender?

- ☐ Woman
☐ Man
☐ Identify in another way → go to D14a

D14a. If you identify in another way, how would you describe your gender?

- ☐ Agender/I don't identify with any gender
☐ Genderqueer/gender fluid
☐ Non-binary
☐ Transgender man
☐ Transgender woman
☐ Two-spirit
☐ Identify in another way

Thank you!

Please return the completed survey in the postage-paid envelope to:
National Research Center, Inc., PO Box 549, Belle Mead, NJ 08502

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Appendix II Park Dedication Fee

The map shows the New York City area divided into four quadrants. Quadrant 1 is yellow, Quadrant 2 is red, Quadrant 3 is green, and Quadrant 4 is blue. The map includes labels for major roads like I-95 and I-84, and landmarks like the Hudson River and the New York City skyline.

City of Franklin GIS Dept., IFSI | COF GIS Dept., COF GIS | E&S, Inc., City of Nagaville, Illinois | MAUD, H&B | COF Engineering Dept., | City of Franklin GIS Dept | Williamson County GIS Dept.



Parkland Impact Fee Methodology	Ordinance 2016-25 (2017) #'s Based on Special Census 7/1/2017	2025 update	Source	Math Notes
COF Population	70,908	88615	U.S. Census Estimated 2023	
Acres of Non-Historic Parkland and Trails	378.66	522.00	COF Parks Department	
Plus, Private Pools	47.00	59.00	COF BNS Department	Public & Private Pools (~59 Acres)
Total Acres of Non-Historic Parkland, Trails & Pools	425.66	581.00		Adding Non-Historic Park Acres (includes trails) & pools
Service Level (Population/Acres of Parkland)	166.58	152.52	BOMA Policy Decision	Pop. 88,615 / 581 Total Acres = 152.52 (People per Acre of Parks)
People Per Dwelling Unit	2.4	2.3		
Dwelling Units (Total)		38448.00	COF BNS Department Provided	Pop. 88,615 / 38,448 DU = 2.3 People per Dwelling Unit
Dwelling Units/Acre Parkland Target Service Level (Alt Calc)	69.41	70.00	DU is the Unit Metric	Service Level 152.52 / 2.3 People Per DU = 66.31 (SHOULD THE SERVICE LEVEL BE CONSISTENT 70 DU PER ACRE)
Cost of 1 Acre of Land (Non- Floodplain)	\$ 62,121.00	\$ 150,321.12	Williamson County Assessor/GIS	Should this fee increase if LAND is not required at this time for current benchmark of population? Staff Option 1: Double Land Value & Round It. Staff Option 2: Keep Land Value Same 2017
Cost of 1 Acre of Land (Floodplain & Hillside)	\$ 45,757.00	\$ 44,183.61	Williamson County Assessor/GIS	Should this fee remain the same from 2017 or be consistent w/ current value in 2023?
Cost of Parkland per Dwelling Unit (Non-Floodplain/Hillside)	\$ 894.99	\$ 2,147.44		\$150,321.12 / 70 DU's = \$2,147.44 Cost Per DU OR \$125,000 / 70 DU's = \$1785.71 OR \$62,121 / 70 DU's = \$888.44 Cost Per DU
Cost of Parkland per Dwelling Unit (Floodplain/Hillside)	\$ 659.23	\$ 631.19		\$44,183.61 / 70 DU's = \$631.19 Cost Per DU OR \$45,757 / 70 DU's = \$653.67 Cost Per DU
5 Acre Neighborhood Park Development Cost	\$ 1,183,029.00	\$ 1,034,154.00	COF Parks Department	Design & Construction OPCC of 5-Acre Park; Staff Option 1: Use 25% of total cost of OPCC \$4,136,616.13; OPCC does not include land cost and supplement the remaining 75% with other funds or opportunities. 25% is a nexus b/c COF requiring payment of 25% of the fee collected by all developments unless the park receives 100% which is land & construction.
Number of DU's Served by Acre Park	5	347.05		70 DU x 5 Acre's = 350 Number of Dwelling Units Served by a 5-Acre Park
Cost to Develop a 5 Acre Neighborhood Park per DU	\$ 3,408.82	\$ 2,954.73		Staff Option 1: \$1,034,154.00 / 350 DU = \$4,740 Per DU
Total Parkland Fee Per DU Target Level Of Service	\$ 4,303.81	\$ 5,102.17		A development would need a minimum of 872 DU to construct the 100% OPCC of a 5-Acre Park: Based on (\$4740 PIF)

**PARKLAND IMPACT FEE (PAYMENT OF FEE ONLY)
AGREEMENT FOR PROPERTY NAME BETWEEN THE CITY OF
FRANKLIN AND PARTY
CONTRACT NO. 202X-XXXX**

This PARKLAND IMPACT FEE AGREEMENT ("Agreement"), is made and entered into this ____ day of _____, 2022 by and between THE CITY OF FRANKLIN, TENNESSEE ("City") and PARTY ("Owner") pursuant to Title 25, Chapter 4 of the City of Franklin Municipal Code and the Owner of that certain land known as PROPERTY NAME in Williamson County, Tennessee. The parties join herein for the sole purpose of consenting to and approving this Agreement, and hereby consent to and approve this Agreement.

WITNESSETH:

WHEREAS, the Owner is in the process of developing the property located at ADDRESS (the "Development Project"), located in Parkland Quadrant QUADRANT # of the City, consisting of NUMBER OF DWELLING UNITS known as PROPERTY NAME; and

WHEREAS, Parkland Impact Fees and Parkland Dedication requirements are based on the mathematical formulas and allocations set forth in the City's Parkland Dedication Ordinance (Ordinance 2016-25, Franklin Municipal Code §25-405 "Ordinance"); and

WHEREAS, the Owner's Parkland Impact Fee as set forth in the Ordinance is Four Thousand Three Hundred Four and 00/100 Dollars (\$4,304.00) per dwelling unit; and

WHEREAS, the total Parkland Impact Fee obligation for this project is TOTAL PARKLAND IMPACT FEE AMOUNT and Twenty-Five Percent (25%) or 25% OF AMOUNT of which shall be paid at the final plat or at the issuance of the first building permit when a plat is not required. The remaining Seventy-Five Percent (75%) or 75% OF AMOUNT shall be collected at a pro-rated per permit rate of Three Thousand Two Hundred Twenty-Eight and 00/100 Dollars (\$3,228.00) until the full obligation has been paid.

NOW, THEREFORE, in consideration of the terms, conditions, and mutual agreements by and between the parties as hereinafter set forth in detail, the parties do hereby mutually agree as follows:

I. AGREEMENT FOR PAYMENT OF PARKLAND IMPACT FEES

1. The foregoing recitals are incorporated into this Agreement and made a part thereof.
2. This Agreement is non-transferable to the successors or assigns of Owner unless the successor assumes the same obligations of Owner in writing. Such assignment shall be provided to the City within fifteen (15) days of its occurrence. Upon assignment, the Owner shall be relieved from further liability under this Agreement.
3. The City and Owner agree that the terms and conditions contained herein shall be binding on and shall inure to their heirs, representatives, successors, and assigns.
4. Applicable Law/Choice of Forum and Venue. This Agreement is made under and will be construed in accordance with the laws of the State of Tennessee without giving effect to any state's choice of law rules. The parties' choice for forum and venue shall be exclusively in the courts of Williamson County, Tennessee.

5. All notices required to be given by any party shall be in writing, addressed to all other parties, and delivered by certified mail or in person to:

In the case of the City:

City of Franklin
Attn: Mark Hilty, ACA
109 Third Ave. South
P.O. Box 305
Franklin, TN 37065-0305

In the case of Owner:

OWNER NAME
Attn:
ADDRESS LINE 1
ADDRESS LINE 2
ADDRESS LINE 3

6. This Agreement constitutes the entire agreement between the parties. There are no further or other agreements or understandings, written or oral, in effect between the parties relating to the subject matter hereof. This Agreement may be amended or modified only by an instrument of equal formality signed by the respective parties.

II. GENERAL TERMS AND CONDITIONS

1. **Personal Liability.**
No member, Mayor, Alderman, official, or employee of the City shall be personally liable to the Owner or any successor in interest in the event of any default or breach by the City, or for any amount which may become due to the Owner or successor or on any obligations hereunder.
2. **Warranties /Limitation of Liability/Waiver.**
The City reserves all rights afforded to local governments under law for all general and implied warranties. The City does not waive any rights it may have to all remedies provided by law and therefore any attempt by the Owner to limit its liability shall be void and unenforceable. The City, being a Tennessee governmental entity, is governed by the provisions of the Tennessee Governmental Tort Liability Act, Tenn. Code Ann. § 29-20-101 et. seq., for causes of action sounding in tort. Further, no contract provision requiring a Tennessee political entity to indemnify or hold harmless the Contractor beyond the liability imposed by law is enforceable because it appropriates public money and nullifies governmental immunity without the authorization of the General Assembly.
3. **Severability.**
If any term or provision of this Agreement is held to be illegal or unenforceable, the validity or enforceability of the remainder of this Agreement will not be affected.

Prepared by:
City of Franklin
109 Third Avenue South
Franklin, Tennessee 37064

IN WITNESS WHEREOF, the said parties have hereunto set their signatures on this day and date first above written.

CITY OF FRANKLIN, TENNESSEE

Attest:

By: _____
Dr. Ken Moore, Mayor

By: _____
Eric S. Stuckey, City Administrator

Date: _____

Date: _____

STATE OF TENNESSEE)
)
COUNTY OF WILLIAMSON)

Before me, _____, a Notary Public of said State and County, personally appeared Dr. Ken Moore and Eric S. Stuckey, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and where, upon oath, Dr. Ken Moore acknowledged himself to be Mayor and Eric S. Stuckey acknowledged himself to be City Administrator of the City of Franklin, Tennessee, and that as such, being authorized to do so, have executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal, at office, this _____ day of _____, 20_____.

NOTARY PUBLIC

My Commission Expires: _____

Approved as to form:

By: _____
Maricruz R. Fincher, Staff Attorney

Prepared by:
City of Franklin
109 Third Avenue South
Franklin, Tennessee 37064

OWNER

By:
Name:
Title:

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF _____)
)
COUNTY OF _____)

On _____, before me, _____, Notary Public, personally appeared _____ who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of _____ that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

NOTARY PUBLIC

My Commission Expires: _____

**PARKLAND IMPACT FEE AND CONSTRUCTION AGREEMENT
BETWEEN THE CITY OF FRANKLIN AND OWNER
CONTRACT NO. 2022-XXXX**

This **PARKLAND IMPACT FEE AND CONSTRUCTION AGREEMENT** ("Agreement"), made and entered into this _____ day of _____, 2022 by and between THE CITY OF FRANKLIN, TENNESSEE ("City") and OWNER, developer of that certain land known as PROPERTY NAME in Williamson County, Tennessee, as more particularly described in Exhibit A attached hereto ("Owner") pursuant to Title 25, Chapter 4 of the City of Franklin Municipal Code.

WITNESSETH:

WHEREAS, Owner is in the process of developing Williamson County Property Tax Assessor's Map # Parcel # ("Development Project"), located in Parkland Quadrant QUADRANT # of the City, consisting of NUMBER OF DWELLING UNITS on the property known as Property Name; and

WHEREAS, Owner intends to develop or cause the development of appurtenances and parkland amenities ("Parkland Project") consisting of LIST AMENITIES on approximately ACREAGE acres, all as more particularly shown and described on Exhibit X; and

WHEREAS, Parkland Impact Fees and Parkland Dedication requirements are based on the mathematical formulas and allocations set forth in the City's Parkland Dedication Ordinance (Ordinance 2016-25, Franklin Municipal Code §25-405, "Ordinance"); and

WHEREAS, the Parkland Impact Fee as set forth in the Ordinance is Four Thousand Three Hundred Four and 00/100 Dollars (\$4,304.00) per dwelling unit; and

WHEREAS, the total Parkland Impact Fee for Owner is TOTAL FEE ALPHA AND NUMERICALLY; and

WHEREAS, Owner shall pay Twenty-Five percent (25%) of the Total Parkland Impact Fee obligation at the recording of the first final plat or the issuance of the first building permit when a plat is not required for any property that includes a structure with dwelling units, and the remaining Seventy-Five percent (75%) shall be paid per permit in the pro-rated amount of Three Thousand Two Hundred Twenty-Eight and 00/100 (\$3,228.00) until such time the total obligation has been satisfied; and

WHEREAS, Owner has requested to offset a portion of the costs of construction of these improvements against any Parkland Impact Fees due from the Development Project. The estimated amount of such eligible costs, and the potential offset, was determined by the Parks Department Director, or designee, on DATE, to be ELIGIBLE OFFSET AMOUNT; and

WHEREAS, Owner has agreed to construct the Public Parkland Project as illustrated on Exhibits X and X and described in detail below for the future enjoyment of the public free of charge, subject to the terms and conditions set forth herein; and

WHEREAS, the Parkland Project as illustrated in Exhibits X and X shall undergo further design and development which may change the size and location of the amenities as currently shown. However, the Projects shall not be altered in any way that modifies the nature and type of use as contemplated in this Agreement as of the date hereof, without the express prior written consent of the City (which shall

not be unreasonably withheld, conditioned, or delayed).

NOW, THEREFORE, in consideration of the terms, conditions, and mutual agreements by and between the parties as hereinafter set forth in detail, the parties do hereby mutually agree as follows:

I. AGREEMENT FOR PARKLAND CONSTRUCTION AND DEDICATION

1. The foregoing recitals are incorporated into this Agreement and made a part thereof.
2. Owner agrees to and has attached all pertinent exhibits to this contract prior to the first submittal of this Agreement to the City for review. Owner further understands that failure to provide all pertinent exhibits prior to the first submittal of this Agreement for review will result in a delay in the agreement approval process.
3. Owner agrees to provide the City of Franklin with a Certificate of Liability Insurance evidencing General Liability insurance at \$1,000,000 per occurrence and \$2,000,000 aggregate limits that shall reflect the City of Franklin as Certificate Holder. Owner shall provide this Certificate of Liability Insurance prior to the signing of this agreement and shall provide an updated Certificate of Liability Insurance as General Liability insurance renews or changes throughout the term of this Agreement.
4. The total estimated cost of land and/or easement dedication, design, and the cost of labor, equipment, supplies, and materials used to construct the Projects is ESTIMATED COST OF IMPROVEMENTS, as more particularly described in Exhibit X, and the estimated total offset to Owner is ELIGIBLE OFFSET AMOUNT upon submittal and approval of supporting documentation. [Change Bracketed Section as Necessary] [Costs for the Public Project Amenities, including land value as determined by the predetermined land value in the Ordinance, shall be valued at One Hundred Percent (100%) of the total costs, and costs for the Private Project shall be valued at Fifty Percent (50%) of the total costs.] The following costs are specifically excluded and not eligible for an offset: fiscal cost, including interest on money borrowed to finance the construction, cost for utility relocations, and other improvements that benefit the development.
5. As provided in Title 25, Chapter 4 of the Franklin Municipal Code, the eligible offset does not exceed the total Parkland Impact Fees due for the Development Project.
6. Owner shall be responsible for the location and protection of all existing utilities in accordance with State and local laws while utilizing the right-of-way. There shall be no offsets or reimbursement for relocation or protecting public utilities.
7. All improvements, uses, and activities shall comply with the policies established by the City of Franklin Zoning Ordinance and Municipal Code and with the terms and conditions of this agreement.
8. Upon Completion, and prior to acceptance, of the Parkland Project improvements, Owner shall provide reasonable documentation for all such costs and provide notarized release of liens.
9. Naming Rights. The policy of the City is to reserve naming or renaming of City assets to those circumstances which tradition and practice have shown to best serve the interest of the City and assure a worthy and enduring legacy for the City.

10. Organized Events. If an event requires a Special Event Permit, Owner or the sponsoring entity must obtain the permit from the City prior to the event occurring on the Parkland Project area.
11. Final as-built plans shall be submitted immediately following completion of construction activities. If the project is developed in phases, as-built plans for each phase shall be submitted once the work is complete in that phase. Acceptance of Parkland dedication and construction projects will not be issued until satisfactory as-built plans have been approved by the Parks Department Director and the City Engineer. All aspects of the project that have been affected by construction shall be verified and appear on the as-built plans. This would include, but is not limited to the following items:
 - All property lines and easements
 - New and Existing structures (include restrooms, playground equipment, trail/multi-use paths, trail heads, pavilions, pools, etc.)
 - Location of all "as-built" work with station and offsets
 - Height and location of all fences, walls, screens, trees, and hedges over 42" tall
 - All commercial driveways, paved areas, and required parking spaces
 - All concealed components with station and offsets (include known buried cables, utilities, drainage structures, etc.)
 - All utilities
 - File formats shall be in a *.PDF along with either *.DWG, *.DXF, *.DGN, or AutoDACr14
 - Two paper sets

*Note: on all sheets referencing the Tennessee State Plane Coordination System, Zone 5301, Fipszone 4100; NAD 83 datum.

Concealed components will require documented proof to be submitted with the as-built plans in the form of a certified construction log that has been generated by the design engineer. As-built plans are required to be endorsed by a Tennessee registered professional engineer and or a registered land surveyor.
12. **[Only include if public access]** Barring force majeure or weather delays, Owner agrees, upon thirty (30) days written notice from the City, to remove, maintain, repair, or replace trees, landscaping, and trail damage as described herein that may require reasonable removal, maintenance, repair, or replacement. The City reserves the right to assess the health of trees and landscaping, and the condition of the Public Parkland Project and whether trees, landscaping, and Parkland Project improvements must be replaced and maintained. If no remedy is made within the specified time, the City reserves the right to remove all affected trees and landscaping and repair the area with notice to Owner and at the sole cost and expense of Owner. Owner shall submit payment for full cost and expense incurred by the City within forty-five (45) days of the date of the invoice.
13. In the case of emergency situations where an unplanned disturbance of the trees, landscaping, and/or the Parkland Project occurs due to natural disaster, The City will perform emergency infrastructure repairs or conduct a public safety/emergency response. The City will minimize the disturbance to the extent feasible and will act swiftly for the purposes of public health, safety, and welfare. The City will bring the site back to substantially similar condition as soon as practicable, subject to budgetary constraints, other priorities that serve the public health, safety, and welfare, seasonal limitations for replacement or planting, and weather delays.

14. The Agreement shall be effective as of the date of execution by both parties and shall terminate only as provided within this Agreement.
15. This Agreement is non-transferable to the successors or assigns of Owner unless the successor assumes the same obligations of Owner in writing. Any assignment, in whole or in part, shall be provided to the City within fifteen (15) days after the transfer of the Development Project and must be approved by the City's Board of Mayor and Aldermen.
16. Owner shall exercise the rights, privileges, and permission granted herein at Owner's own risk. Owner shall not claim any damages from the City for any injuries or damages, including death, due to the exercise of such rights, privileges, or permission or the condition or use of the non-exclusive, all-access public easement. Owner shall not be precluded from damages directly resulting from the gross negligence or willful misconduct by the City and its Mayor, Aldermen, officers, employees, officials, and agents. Owner shall indemnify and hold harmless the City, its Mayor, Aldermen, officers, employees, officials, and agents, from and against all claims, actual damages, actual losses, and actual out-of-pocket expenses, including reasonable attorney's fees for outside counsel and costs, arising out of, resulting from, or in any way connected with the failure of Owner to comply with any of the provisions herein or with the City's direction to remove and/or maintain any trees, landscaping, or portions of the Parkland Project depicted in Exhibits A and B. The City shall not be liable to Owner should Owner's use of the property be hindered or disturbed. The City will not be liable to Owner for any reason not specifically stated herein.
17. The City and Owner agree that the terms and conditions contained herein shall be binding on and shall inure to their heirs, representatives, successors, and assigns and that there are no understandings or agreements between them except as contained in this instrument.
18. Applicable Law/Choice of Forum and Venue. This Agreement is made under and will be construed in accordance with the laws of the State of Tennessee without giving effect to that state's choice of law rules. The parties' choice for forum and venue shall be exclusively in the courts of Williamson County, Tennessee.
19. All notices required to be given by any party shall be in writing, addressed to all other parties, and delivered by certified mail or in person to:

In the case of the City:

City of Franklin
Attn: Mark Hilty, ACA
109 Third Ave. South
P.O. Box 305
Franklin, TN 37065-0305

In the case of Owner:

OWNER
ADDRESS LINE 2
ADDRESS LINE 3

ADDRESS LINE 4

20. This agreement shall be recorded with the Williamson County Register of Deeds with a copy maintained in the City Recorder's office in City Hall, 109 Third Avenue South, Franklin, TN 37064. Upon completion of this agreement, the City agrees to cover the costs and responsibility associated with recording this Agreement.
21. This Agreement constitutes the entire agreement between the parties. There are no other agreements or understandings, written or oral, in effect between the parties, relating to the subject matter hereof. This Agreement may be amended or modified only be an instrument of equal formality signed by the respective parties.

II. GENERAL TERMS AND CONDITIONS

1. **Personal Liability.**
No member, Mayor, Alderman, official, or employee of the City shall be personally liable to Owner or any successor in interest, in the event of any default or breach by the City, or for any amount which may become due to Owner or successor or on any obligations hereunder; provided, however, the City shall remain liable to Owner for its gross negligence and willful misconduct. The City shall only look to Owner and the Development Project for the enforcement of Owner's obligations hereunder. None of the trustees, officers, directors, employees, members, owners, partners, or shareholders of Owner or any direct or indirect owner of Owner shall have any personal liability for any of the liability or obligations of Owner in connection herewith.
2. **Warranties /Limitation of Liability/Waiver.**
The City reserves all rights afforded to local governments under law for all general and implied warranties. The City does not waive any rights it may have to all remedies provided by law and therefore any attempt by Owner to limit its liability shall be void and unenforceable.
3. **Severability.**
If any term or provision of this Agreement is held to be illegal or unenforceable, the validity or enforceability of the remainder of this Agreement will not be affected.

[Signature pages follow next]

IN WITNESS WHEREOF the said parties have hereunto set their signatures, on this day and date first above written.

CITY OF FRANKLIN, TENNESSEE

Attest:

By: _____
Dr. Ken Moore, Mayor

By: _____
Eric S. Stuckey, City Administrator

Date: _____

Date: _____

STATE OF TENNESSEE)
)
COUNTY OF WILLIAMSON)

Before me, _____, a Notary Public of said State and County, personally appeared, Dr. Ken Moore and Eric S. Stuckey, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and where, upon oath, Dr. Ken Moore acknowledged himself to be Mayor and Eric S. Stuckey acknowledged himself to be City Administrator of the City of Franklin, Tennessee, and that as such, being authorized to do so, have executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal, at office, this _____ day of _____, 20__.

NOTARY PUBLIC

My Commission Expires: _____

Approved as to form:

By: _____
Maricruz R. Fincher
Staff Attorney

Owner

By:

Name:

Title:

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF _____)

COUNTY OF _____)

On _____, before me, _____,
Notary Public, personally appeared _____ who proved to me on the
basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within
instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized
capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon
behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of _____
that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

NOTARY PUBLIC

My Commission Expires: _____



PARKLAND IMPACT FEE REIMBURSEMENT PROCEDURES

Step 1: As-Built Submitted in IDT: **STEP**

TIMEFRAME PER

- **Owner shall submit as-builts to the department (IDT)** (20) - working days
 - **Looking for consistency b/t the following:**
 - **Parkland Impact Fee Contract**
 - **Project matches (Public/Private)**
 - **Constructed Items/Invoices Match Contract**
***invoices must be grouped by exhibit section & converted into Excel*
 - **Easement/Deed Listed on As-Builts**
 - **Vendor Information Form with City must be completed**
 - **As-Builts will live in High-Q w/ Contract.**
 - **On-Base once contract is satisfied 100%**

Step 2: Onsite Inspections w/ As-Builts & Contract:

(10) – working days

- **Post As-Built Review & Notification to Owner As-Built Complete**
- **Send Owner Reimbursement Invoice to Complete & Digital Invoices Submitted**
- **Site Inspection of Site - Parks (Digital Assessment w/ Pictures)**

Step 3: Invoice Review:

(30) – working days

- **PW Operations Analyst & Parks Representative (as needed) to**
Review Reimbursement Form & Match Invoices to Project (Site Pictures)
- **Sign-Off by Parks for step 4 to begin.**

Step 4: Reimbursement Submittal to Finance for Payment:

(10) – working days

- **PW Operations Analyst submits Parkland Impact Fee Invoice For payment through ACH process.**



CITY OF FRANKLIN, TN
PARKLAND IMPACT
FEE INVOICE

IMPACT FEE REIMBURSEMENT FORM 1-1
UPDATED: January 12, 2024

Invoice Date: Invoice		Final Invoice	YES	NO
Period: Developer	TO	Developer Name		
Invoice #: COF		Remit to Address		
Contract Number:		Phone Number		
Project Name:				

CO Complete

	CURRENT COST	COST SHOWN ON PRIOR INVOICES	TOTAL COSTS
DEVELOPER COST			\$ -
COF APPROVED CONTRACT REIMBURSEMENT AMOUNT			
LESS: AMOUNTS PREVIOUSLY INVOICED			\$ -
TOTAL IMPACT FEES PAID BY THE DEVELOPMENT			
AMOUNT DUE THIS INVOICE			\$ -

I CERTIFY UNDER PENALTY OF LAW THAT THIS CERTIFICATION AND ALL ATTACHMENTS WERE PREPARED UNDER MY DIRECTION OR SUPERVISION IN ACCORDANCE WITH A SYSTEM DESIGNED TO ASSURE THAT QUALIFIED PERSONNEL PROPERLY GATHERED AND EVALUTED INFORMATION PRESENTED. BASED ON MY INQUIRY OF THE PERSON OR PERSONS WHO MANAGE THE SYSTEM, OR THOSE PERSONS DIRECTLY RESPONSIBLE FOR GATHERING THE INFORMATION. I HEREBY CERTIFY THAT THIS SUBMITTAL IS ACCURATE AND CORRECT. I AM AWARE THERE ARE SIGNIFICANT PENALTIES FOR SUBMITTING FALSE INFORMATION. INCLUDING THE POSSIBILITY OF FINE AND IMPRISONMENT FOR KNOWING VIOLATIONS. I FURTHER ACKNOWLEDGE THAT FAILURE TO FOLLOW FEDERAL DIRECTIVES, GUIDELINES AND REGULATIONS WILL RESULT IN THE LOSS OF FUNDING.

OWNERS PROJECT SUPERVISOR	DATE

FOR COF USE ONLY

I HEREBY ACKNOWLEDGE RECEIPT OF THE APPROPRIATE DOCUMENTATION FOR PAYMENT OF THIS ESTIMATE/INVOICE WHICH INCLUDES CERTIFICATIONS SIGNED BY THE DEVELOPER. BASED ON THE ATTACHED DOCUMENTATION AND IN ACCORDANCE WITH THE CITY ORDINANCE THIS INVOICE IS SUBMITTED FOR PAYMENT.

IMPACT FEE ADMINISTRATOR

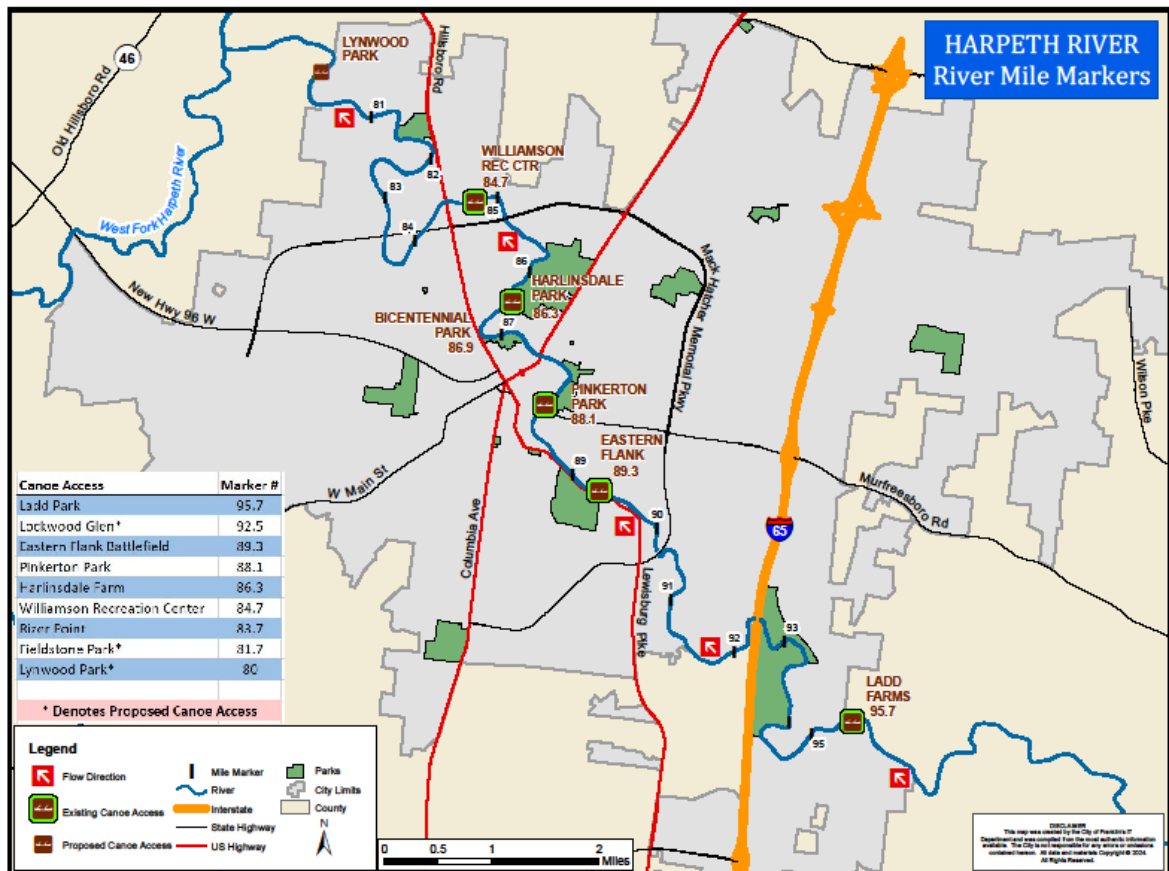
DEPARTMENT DIRECTOR SIGNATURE FOR INVOICES OVER \$100,000

Vendor Name (MUST MATCH COF CONTRACT):

BOMA CONTRACT APPROVAL DATE:		Contract Amount	
Account Number (GL) 1:		Amount	
Account Number (GL) 2:		Amount	
Account Number (GL) 3:		Amount	
Account Number (GL) 4:		Amount	
Account Number (GL) 5:		Amount	

TOTAL (Must Match "AMOUNT DUE THIS INVOICE")

RIF FORM 1-1





File #: 21-01883

DATE: 1/13/2026

TO: Board of Mayor and Aldermen

FROM: Eric Stuckey, City Administrator
Walter Denton, Asst. City Administrator Community Development
Paul Holzen, Director of Engineering

SUBJECT:

Discussion Concerning Southern Land Company's Request For Funding Associated With Improvements To Boyd Mill Pike Between Stonewater Boulevard and Championship Boulevard

PURPOSE:

The purpose of this memorandum is to inform the Franklin Board of Mayor and Aldermen (BOMA) of Southern Land Company's request for City funding to support roadway improvements along Boyd Mill Pike, specifically between Stonewater Boulevard and Championship Boulevard.

BACKGROUND/STAFF COMMENTS:

Over the past several years, the City of Franklin and Southern Land Company have discussed potential improvements to Boyd Mill Pike between Stonewater Boulevard and Championship Boulevard. The Westhaven Development Concept Plan was originally approved in the early 2000s. At that time, Boyd Mill Pike was generally understood to be classified as a Heritage Road, meaning it was to be protected rather than upgraded to full city standards.

As part of the Westhaven Concept Plan approval, city staff placed the following condition on Boyd Mill Pike:

"The applicant shall address the proposed status of Boyd Mill Pike (i.e., abandon, upgrade, or leave the road as is)."

City staff has consistently interpreted this condition to mean that responsibility for any needed improvements rests with the developer.

Crash data from AASHTOWare indicates that only one accident has been recorded on this section of Boyd Mill Pike in the past five years. Furthermore, none of the traffic studies submitted by Southern Land Company or its consultants have recommended improvements to this roadway segment.

Despite this history, Southern Land Company has formally requested that the Board of Mayor and Aldermen consider contributing funding toward potential improvements. Specifically, the developer has requested a **\$400,000 contribution** from the City. The cost-share request is attached for BOMA's review.

Options for BOMA Consideration

Option 1: Determine that improvements to Boyd Mill Pike remain the responsibility of the developer and HOA, consistent with the original conditions of approval.

Option 2: The City of Franklin is scheduled to mill and overlay Boyd Mill Pike within the next three years. As part of this project, the City would need to replace the existing CMP under Boyd Mill Pike. The estimated cost to complete this work is **\$120,000**. This funding could be provided to Southern Land Company to offset a portion of the improvement costs.

Option 3: Prioritize improvements to Boyd Mill Pike and approve the requested **\$400,000 contribution** from the City to support the project.

FINANCIAL IMPACT:

Option 1: No financial impact.

Option 2: \$120,000 contribution to Southern Land Company, which is the anticipated cost of milling and overlay anticipated in the next three years as a part of the City's annual street pavement maintenance program.

Option 3: \$400,000 contribution to Southern Land Company.

RECOMMENDATION:

Staff recommends that the Board of Mayor and Aldermen approve Option 2.

SOUTHERN LAND COMPANY

December 17, 2025

Revised Per December 9th Meeting
with City of Franklin

Mr. Vernon J. Gerth & Mr. Walter Denton
Assistant City Administrator – City of Franklin
Community & Economic Development
109 Third Avenue South
Franklin, Tennessee 37064

Re: Boyd Mill Pike Widening – City of Franklin Cost Sharing Request

Mr. Gerth & Mr. Denton,

This letter is to inform the City of Franklin of a proposed improvement project along Boyd Mill Pike, which includes widening the public right-of-way, stream crossing upgrades, and related infrastructure enhancements. Boyd Mill Pike serves as a vital connector for both vehicular and non-vehicular traffic, including road cyclists, pedestrians, and residents from the adjacent Westhaven neighborhood as well as the broader City of Franklin community. This corridor is frequently used by residents traveling between neighborhoods, accessing recreational amenities, and commuting to and from downtown Franklin. The current roadway conditions are substandard and pose safety concerns due to limited width, poor visibility, and lack of pedestrian accommodation. These improvements will not only enhance safety and accessibility for all users but also support long-term maintenance and infrastructure resilience. Southern Land Company, on behalf of Westhaven Owner, LP, **respectfully requests a formal cost share agreement with the City of Franklin to execute the proposed work and greatly improve the area to benefit the entire Franklin community.**

The project consists of widening a portion of the existing Boyd Mill Pike from the intersection of Stonewater and Boyd Mill Pike, towards the east for approximately 810 feet, to the intersection of Boyd Mill Pike and Championship Boulevard. Improvements consist of, but are not limited to, the following:

1. Increase roadway width from the existing condition of a variable width between 12 feet and 21 feet to a consistent 22 feet.
2. Provide a culvert/box extension under Boyd Mille Pike to provide adequate travel lane width for the additional right-of-way dedication.
3. Improvements to the entrance at Golf Club Lane to provide easier access for emergency vehicles, pedestrian ADA ramps and sidewalks.
4. Disturbance stabilization and landscaping upgrades provide a more aesthetically pleasing travel corridor.

615.778.3150

3990 Hillsboro Pike, Suite 400, Nashville, TN 37215

SOUTHERNLAND.COM

Plans for the above-mentioned improvements were previously approved by the City of Franklin under project number C.O.F#7500 and dated February 22, 2021, attached to this letter for reference as Exhibit A. Southern Land Company has also already received approval and paid for the appropriate stream and buffer impacts with the respective governing environmental regulatory agencies associated with this project. The basis of the cost estimate, attached as Exhibit B, was derived from this plan set, therefore revised pricing will be necessary once the plans are updated for approval from the City of Franklin.

Pursuant to our meetings between SLC and COF held on August 27th and December 9th with Paul Holzen, Jimmy Wiseman, Vernon Gerth, Jerry Hatcher, and Walter Denton additional details were requested by the city.

- Detailed analysis of costs
- Cost allocation
- Addressing the Memo dated March 7th, 2001

Detailed Analysis of Cost

Southern Land Company has completed an estimate for the execution of the attached plans and determined the following to be a rough magnitude of cost (See Exhibit A):

1. Soft Cost: \$135,423
2. Infrastructure Cost: \$988,236
3. Additional Hard Cost & Landscaping: \$154,000

The total projected cost of this project is \$1,277,660. Southern Land Company would request that the City of Franklin agree to a cost share/reimbursement of the percentages shown in Exhibit A.

Cost Allocation

Percentages were based on review of the project demands from the intersection of Stonewater Blvd to the intersection of Championship Blvd. SLC believes that this is the portion of the project that most directly relates to pedestrian and vehicular safety. The remaining portions of the project are proposed to be solely funded by Westhaven Owner, LP. **The requested amount equates to a City of Franklin contribution of approximately 33% or \$400,000**, which can also be seen broken down in the attached estimate. If the full cost share amount of \$400,000 is agreed upon, Southern Land Company agrees to competitively bid the project.

Please see Exhibit A and Exhibit B for further details on cost allocations.

Memo Reference: Dated March 7th, 2001

Southern Land Company acknowledges receipt of a memo from the City of Franklin dated March 7, 2001, which provided general comments on the initial concept plan. These comments included suggestions regarding the potential upgrading, abandonment, or retention of the existing road. We understand these comments were preliminary and non-binding, as they are not referenced in the approved Development *Conditions of Approval* nor supported by any formal agreement.

Key Points from Conditions of Approval

- **Item 5:** Existing vegetation and walls shall remain in areas where no site plan exists for Boyd Mill.
- **Item 19:** There may have to be alterations to street cross sections due to incorporation of major thoroughfare streets in the Westhaven Area as recommended by the Westside Franklin Major Thoroughfare Plan Updated (Eng Dept.). However, Boyd Mill Pike should not be improved as part of the Major Thoroughfare Plan Update.
- **Item 7:** Southern Land Company is not responsible for additional funding for off-site improvements. Impact fees are designated for such improvements, and Southern Land Company should advocate for their use.

Please see Exhibit D for further details on the Memo & Conditions of Approval

An initial list of offsite improvements was provided in the *Conditions of Approval* based on traffic studies at that time. However, given the significant growth in both the City of Franklin and the Westhaven subdivision, we believe it is appropriate to revisit the funding strategy for Boyd Mill Pike.

We propose that, unless otherwise stated in a formal agreement, a cost-sharing approach be considered between Southern Land Company and the City of Franklin. Additionally, we advocate for the use of impact fees or other city funding sources to support necessary improvements to Boyd Mill Pike.

Closing Statement

We believe the cost and allocations outlined above are fair and equitable and provide substantiation for COF to approve the requested cost sharing amounts. To further emphasize the importance of safety, which should be the most compelling reason for these improvements, we offer the following details illustrating the many hazards that currently exist.

See Exhibit C for photos documenting many of these safety concerns below.

1) Rapid Road Erosion

- a. SLC has completed temporary road repairs at our own cost to maintain safe driving conditions due to the lack of assistance from the City of Franklin.

2) Stream Erosion Along Roadway

- a. Multiple areas along the stream are rapidly eroding adjacent to the roadway. Continued erosion will compromise power poles and could lead to road collapse if not addressed promptly.

3) Lack of Pedestrian Safety Measures

- a. Pedestrian crossings and other safety features are not adequately maintained. With a playground nearby and children frequently present, this is a serious concern.

4) Box Culvert Roadway Crossing – No Protection

- a. The stream crossing is in poor condition, with a drop-off of over six feet immediately adjacent to the road. This presents a hazardous situation given the amount of pedestrian and vehicular traffic in the area.

5) Road Bike and Vehicular Traffic Risks

- a. Additional measures are needed to ensure safe coexistence of road bikes and vehicle traffic.

Once the final agreement is executed, SLC Infrastructure, LLC (or winning bid contractor) will be prepared to commence construction activities within two months of plan update approval and permit issuance. Southern Land Company's goal is to begin work in Q2 2026, with project completion targeted for late Q3 2026. During the extend of the construction, full road closure would be necessary to avoid delaying infrastructure activities and project completion

If you have any additional questions, please do not hesitate to reach out. We look forward to working collaboratively with the City of Franklin and continuing to strengthen the relationship between the City and Southern Land Company on this important project.

Sincerely,



Ron Cyer
SVP Development & Construction
Southern Land Company

Exhibit A
Cost Share & Detailed Analysis



Boyd Mill Widening							
Infrastructure Base Bid							
Description	Unit	Quantity	Unit Price	Extended Price	COF Cost	SLC Cost	Notes
01. GENERAL CONDITIONS	LS	1		\$ 43,868.77	\$ -	\$ 43,869	0% COF Cost
MOBILIZATION	LS	1	\$ 31,041.64	\$ 31,041.64	\$ -	\$ 31,042	0% COF Cost
LAYOUT & STAKING	LS	1	\$ 12,827.13	\$ 12,827.13	\$ -	\$ 12,827	0% COF Cost
02. SITE DEMOLITION	LS	1		\$ 68,019.68	\$ 46,704	\$ 21,316	69% COF Cost
REMOVAL OF EXISTING STORM PIPE/SIDEWALK/CURB, TEMP ASPHALT REPAIRS, ETC	SF	3,605	\$ 15.31	\$ 55,192.55	\$ 40,291	\$ 14,902	73% COF Cost
CLEARING & GRUBBING	AC	1	\$ 12,827.13	\$ 12,827.13	\$ 6,414	\$ 6,414	50% COF Cost
03. EROSION CONTROL	LS	1		\$ 92,717.64	\$ 50,956	\$ 41,761	55% COF Cost
SILT FENCE	LF	1,410	\$ 3.46	\$ 4,878.60	\$ 2,439	\$ 2,439	50% COF Cost
CHECK DAMS	EA	3	\$ 2,316.35	\$ 6,949.05	\$ 3,475	\$ 3,475	50% COF Cost
MAINTENANCE	DY	30	\$ 2,097.23	\$ 62,916.90	\$ 31,458	\$ 31,458	50% COF Cost
INLET PROTECTION	EA	9	\$ 384.81	\$ 3,463.29	\$ 1,539	\$ 1,924	44% COF Cost
OUTLET PROTECTION	EA	1	\$ 9,580.12	\$ 9,580.12	\$ 9,580	\$ -	100% COF Cost
SEED & STRAW	AC	1	\$ 2,308.88	\$ 2,308.88	\$ 1,154	\$ 1,154	50% COF Cost
EROSION CONTROL MATTING	SY	1,365	\$ 1.92	\$ 2,620.80	\$ 1,310	\$ 1,310	50% COF Cost
05. GRADING	LS	1		\$ 48,596.75	\$ 24,298	\$ 24,298	50% COF Cost
STRIP & STOCKPILE TOPSOIL	CY	395	\$ 29.71	\$ 11,735.45	\$ 5,868	\$ 5,868	50% COF Cost
EXCAVATION TO FILL	CY	285	\$ 53.78	\$ 15,327.30	\$ 7,664	\$ 7,664	50% COF Cost
HAUL SPOILS	CY	120	\$ 81.63	\$ 9,795.60	\$ 4,898	\$ 4,898	50% COF Cost
TOPSOIL RESPREAD	CY	240	\$ 48.91	\$ 11,738.40	\$ 5,869	\$ 5,869	50% COF Cost
08. STORM DRAINAGE	LS	1		\$ 219,225.03	\$ 156,791	\$ 62,434	71% COF Cost
24" RCP	LF	168	\$ 151.48	\$ 25,448.64	\$ -	\$ 25,449	0% COF Cost
INLET-SINGLE	EA	1	\$ 8,519.25	\$ 8,519.25	\$ 8,519	\$ -	100% COF Cost
HEADWALL	EA	3	\$ 36,985.50	\$ 110,956.50	\$ 73,971	\$ 36,986	66% COF Cost
4' X 8' BOX CULVERT	LF	48	\$ 1,547.93	\$ 74,300.64	\$ 74,301	\$ -	100% COF Cost
09. SITE ELECTRIC/TELE/CABLE	LS	1		\$ 229,945.45	\$ -	\$ 229,945	0% COF Cost
COMMUNICATION	LF	765	\$ 70.87	\$ 54,215.55	\$ -	\$ 54,216	0% COF Cost
DIRECTIONAL DRILL	LF	685	\$ 256.54	\$ 175,729.90	\$ -	\$ 175,730	0% COF Cost
12. PAVEMENTS & SURFACES	LS	1		\$ 196,023.33	\$ 133,147	\$ 62,877	68% COF Cost
MILL & OVERLAY	SY	1,430	\$ 28.00	\$ 40,040.00	\$ 40,040	\$ -	100% COF Cost
FINE GRADING	SY	925	\$ 5.58	\$ 5,161.50	\$ 3,871	\$ 1,290	73% COF Cost
BASE STONE & PAVING	SY	925	\$ 93.96	\$ 86,913.00	\$ 65,185	\$ 21,728	73% COF Cost
PAVEMENT MARKINGS	LS	1	\$ 19,240.69	\$ 19,240.69	\$ 19,241	\$ -	100% COF Cost
CONCRETE SIDEWALK	SF	270	\$ 31.83	\$ 8,594.10	\$ -	\$ 8,594	0% COF Cost
CURB & GUTTER	LF	585	\$ 45.22	\$ 26,453.70	\$ -	\$ 26,454	0% COF Cost
TRAFFIC CONTROL	LS	1.00	\$ 9,620.34	\$ 9,620.34	\$ 4,810	\$ 4,810	50% COF Cost
Contingency	10%			\$ 89,840	\$ -	\$ 89,840	0% COF Cost
Infrastructure Base Bid Total*				\$ 988,236	\$ 411,897	\$ 576,340	
*See proceeding Pricing Notes for additional clarifications							
Additional Hard Cost & Landscaping							
Description	Unit	Quantity	Unit Price	Extended Price			Notes
Gates & Fences	LS	1	\$ 25,000	\$ 25,000	\$ -	\$ 25,000	0% COF Cost
Sod/Landscaping	LS	1	\$ 25,000	\$ 25,000	\$ -	\$ 25,000	0% COF Cost
Irrigation	LS	1	\$ 15,000	\$ 15,000	\$ -	\$ 15,000	0% COF Cost
Pedestrian Bridge Install	LS	1	\$ 75,000	\$ 75,000	\$ -	\$ 75,000	0% COF Cost
Contingency	10%			\$ 14,000	\$ -	\$ 14,000	0% COF Cost
Exterior Improvement Total				\$ 154,000	\$ -	\$ 154,000	
Soft Costs							
Description	Unit	Quantity	Unit Price	Extended Price			Notes
A&E Fees	LS	1	\$ 85,000.00	\$ 85,000.00	\$ -	\$ 85,000.00	0% COF Cost
SLC Design Fees	LS	1	\$ -	\$ -	\$ -	\$ -	0% COF Cost
SLC LA Design Fees	LS	1	\$ 5,000.00	\$ 10,000.00	\$ -	\$ 10,000.00	0% COF Cost
Permit, Bond & Fees	LS	1	\$ 11,447.54	\$ 11,447.54	\$ -	\$ 11,447.54	0% COF Cost
Buffer & Stream Mitigation Impact Fees	LS	1	\$ 18,331.00	\$ 18,331.00	\$ -	\$ 18,331.00	0% COF Cost
Contingency	10%		\$ -	\$ 10,644.75	\$ -	\$ 10,644.75	0% COF Cost
Grand Total				\$ 135,423	\$ -	\$ 135,423	
GRAND TOTAL ALL COSTS				\$ 1,277,660	\$ 411,897	\$ 865,763	
Percentage of Cost					32%	68%	

Exhibit B
Boyd Mill Take Off Summary Notes

Category	COF Cost	SLC Cost	Total
Public Road Expansion/Demolition	73%	27%	100%
Pavement Markings	100%	0%	100%
Curb and Gutter	0%	100%	100%
Inlets	44%	56%	100%
Check Dams (50/50)	50%	50%	100%
Silt Fence (50/50)	50%	50%	100%
Outfall and Riprap (COF)	100%	0%	100%
EPSC Measures (50/50)	50%	50%	100%
RCP Pipe (SLC)	0%	100%	100%
Headwall Improvement - Golf Club Entrance (SLC)	0%	100%	100%
Headwalls, Box Culvert, Inlet - Roadway (COF)	100%	0%	100%
Communication & Electrical Relocation (SLC)	0%	100%	100%
Traffic Control (50/50)	50%	50%	100%
Tree Removal (50/50)	50%	50%	100%

Additional Notes

50/50 split between SLC and COF for Check Dams

50/50 split between SLC and COF for Silt Fence

100% SLC for Communication & Electrical

Note: Comms & Electrical required to be relocated underground

50/50 split between SLC and COF for Traffic Control

50/50 split between SLC and COF for Tree Removal

Outfall and Riprap would be a COF cost as part of the public right away expansion

50/50 Split cost between COF and SLC for all EPSC measures that encompass entire project

Mill & Overlay & Pavement Markings 100% COF cost

Special Allocations: RCP Pipe (SLC), Headwalls (COF & SLC) - See Site Plans*

* 2 Headwalls and box culvert and inlet 100% COF Cost for public right away

* SLC Cost as headwall improvement related to golf club entrance

* All RCP Pipe SLC Cost as it is directly related to the golf entrance improvement

Exhibit B Prior Approved Plan Set & Cost Share Take Off



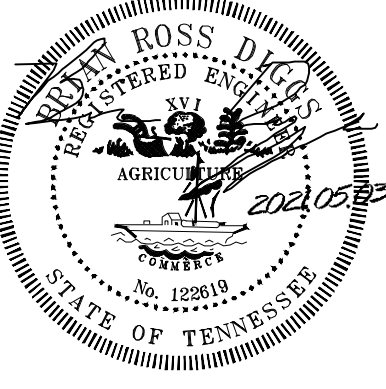
Know what's below.
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WESTHAVEN
P.U.D. SUBDIVISION, SITE PLAN
BOYD MILL PIKE
FIFTH CIVIL DISTRICT
CITY OF FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

REVISIONS

1	2021.02.22: INITIAL PRE APP SUBMITTAL
2	2021.03.08: INITIAL SITE PLAN SUBMITTAL
3	2021.04.01: SITE PLAN RESUBMITTAL
4	2021.05.03: ONE STOP SUBMITTAL
5	
6	

DATE: 2021.02.22

JOB #: 1143-13

PROJECT #: C.O.F.# 7500

OVERALL SITE
PLAN

SHEET NO.
C 2.00

Public Road Expansion/demolition needed for Safety of commuters COF
1165.74 SF
4540.37 SF

Road enhancements/demolition for Westhaven SLC
1297.63 SF
205.35 SF
564.35 SF

Pavement Markings COF
5 Markings
Pavement Markings SLC
1 Marking

Curb and Gutter COF
318 LF
Curb and Gutter SLC
52 LF
50 LF
205 LF
47 LF

Revised per 12/9/25 Meeting with
COF
Pavement Markings 100% COF

Revised per 12/9/25 Meeting with COF
Curb and Gutter 100% SLC

WHEN TEMPORARY ROADS ARE REQUIRED:

- ROADS SHALL BE COMPLETED AND INSPECTED BEFORE A BUILDING PERMIT IS ISSUED.
- ROADS MUST BE CONSTRUCTED TO MINIMIZE EROSION IMPACTS.
- ROADS SHALL BE A MINIMUM OF 20-FEET WIDE.
- ACCESS ROADS SHALL TERMINATE NOT LESS THAN 150 FEET FROM A PORTION OF A STRUCTURE.
- TURNAROUNDS REQUIRED FOR ACCESS ROADS LONGER THAN 150 FEET.
- ROADS SHALL BE AN ALL-WEATHER SURFACE CAPABLE OF SUPPORTING 80,000 POUNDS.
- CONSTRUCTION SHALL BE A MINIMUM OF 8-INCHES COMPACTED TYPE A GRANULAR LIGHT OR EQUIVALENT INCLUDING PROVISIONS FOR STORM DRAINAGE, LIGHT, AND LANE MARKINGS, DEVICES AND SIGNAGE.
- IF A SEWER MANHOLE IS LOCATED IN A GRAVEL AREA, THE ACCESS PAD MUST BE PAVED.

BENCH MARK #1

BM-PK NAIL SET IN THE TOP OF CURB 20' NORTH
OF THE INTERSECTION OF STONEWATER
BOULEVARD AND FLEETWOOD DRIVE
ELEV=702.79 DATUM NGVD 29

BENCH MARK #2

BM-HORN ROD AND CAP 450' WEST OF THE
INTERSECTION OF BOYD MILL PIKE AND
STONEWATER BOULEVARD AND 40' NORTH OF
THE NORTHERN R.O.W. OF BOYD MILL PIKE
ELEV=645.55 DATUM NGVD 29

NOTE:

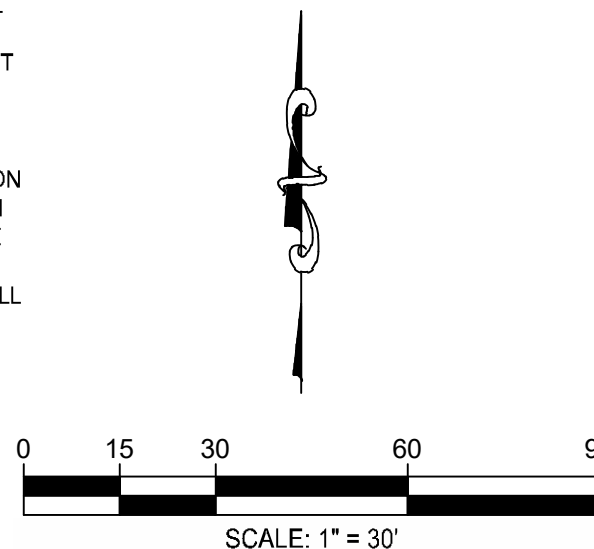
EXISTING CONDITIONS SURVEY INFORMATION IS
BASED ON THE ALTA SURVEY PREPARED BY JOEY
C. WILSON, WILSON AND ASSOCIATES, P.C. DATED
SEPTEMBER 5, 2014, AND AERIAL TOPOGRAPHIC
SURVEY PROVIDED BY 3DI, LLC #65010051, DATED
MARCH 28, 2002

TOTAL SECTION AREA = 1.25 ACRES

NOTE:
ROADWAYS IN THIS SECTION ARE TO BE
PUBLIC DEDICATED STREETS.

SITE DEVELOPMENT NOTES:

- THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS FOR THE WORK SHOWN ON THESE SITE DEVELOPMENT PLANS PRIOR TO COMMENCEMENT OF ANY WORK ON THIS PROJECT. THE CONTRACTOR SHALL GIVE ALL NECESSARY NOTICES AND OBTAIN ALL PERMITS AND PAY ALL FEES INVOLVED IN SECURING SAID PERMITS. THE CONTRACTOR SHALL ALSO COMPLY WITH ALL CITY, COUNTY AND STATE BUILDING LAWS, ORDINANCES OR REGULATIONS RELATING TO THE CONSTRUCTION OF THIS PROJECT.
- SOUTHERN LAND COMPANY SHALL BE RESPONSIBLE FOR THE INITIAL FIELD STAKING NECESSARY FOR SITE LAYOUT. THE CONTRACTOR WILL BE HELD RESPONSIBLE FOR THE DAMAGE OR LOSS OF ANY REFERENCE POINTS, MONUMENTS, HUBS, AND STAKED LOT CORNERS DURING THE CONSTRUCTION OF HIS WORK, AND SHALL BEAR THE COST OF REPLACING SAME.
- FINISHED GRADE IS SHOWN ON PLANS AND CUT STAKES WILL BE FINISHED GRADE. DIMENSIONS AND RADII SHOWN ARE TO FACE OF CURB/ EDGE OF PAVEMENT.
- THE CONTRACTOR IS TO CHECK AND VERIFY ALL MEASUREMENTS, LEVELS, ETC. BEFORE ORDERING MATERIALS AND PROCEEDING WITH THE WORK, AND IS TO BE RESPONSIBLE FOR SAME.
- THE LOCATION OF EXISTING PIPING AND UNDERGROUND UTILITIES, SUCH AS WATER AND GAS LINES, ELECTRICAL AND TELEPHONE CONDUITS, ETC., AS SHOWN ON THIS PORTION OF THE PLANS HAVE BEEN DETERMINED FROM THE BEST AVAILABLE INFORMATION BY ACTUAL SURVEYS, OR TAKEN FROM THE RECORDS AND DRAWINGS OF THE EXISTING UTILITIES. HOWEVER, THE CIVIL ENGINEER DOES NOT ASSUME RESPONSIBILITY THAT, DURING CONSTRUCTION, THE POSSIBILITY OF UTILITIES OTHER THAN THOSE SHOWN MAY BE ENCOUNTERED OR THAT ACTUAL LOCATION OF THOSE SHOWN MAY VARY SOMEWHAT FROM THE LOCATION DESIGNATED ON THIS PORTION OF THE PLANS. IN AREAS WHERE IT IS NECESSARY THAT THE EXACT LOCATIONS OF UNDERGROUND LINES BE KNOWN, THE CONTRACTOR SHALL, AT HIS OWN EXPENSE, VERIFY AND SUBstantiate THE LOCATION OF THE LINES.
- ALL WORK PERFORMED BY THE CONTRACTOR, DIRECTLY AND INDIRECTLY, IS ENTIRELY AT THE RISK OF THE CONTRACTOR UNTIL THE WORK IS FULLY ACCEPTED. THE CONTRACTOR WILL BE HELD RESPONSIBLE FOR ITS SAFETY AND SHALL FURNISH AND INSTALL ALL NECESSARY TEMPORARY WORKS FOR THE PROTECTION OF THE WORK, INCLUDING BARRICADES, WARNING SIGNS AND LIGHTS.
- THE SITE DEVELOPMENT PORTION OF THIS PROJECT WILL BE SUBJECT TO THE INSPECTION AND FINAL APPROVAL OF THE FRANKLIN CODES ADMINISTRATION, FRANKLIN STREET DEPARTMENT, FRANKLIN SEWER DEPARTMENT AND HB&TS UTILITY DISTRICT.
- IF, DURING THE CONSTRUCTION OF THE SITE DEVELOPMENT PORTION OF THIS PROJECT, A QUESTION OF INTENT OR CLARITY ARISES FROM EITHER THE PLANS OR SPECIFICATIONS, THE CONTRACTOR WILL IMMEDIATELY BRING THE MATTER TO THE ATTENTION OF THE CIVIL ENGINEER FOR RESOLUTION BEFORE THE AFFECTED WORK ITEMS ARE INITIATED OR PURSUED FURTHER.
- THE CONTRACTOR WILL EXERCISE EXTREME CAUTION IN THE USE OF EQUIPMENT IN AND AROUND OVERHEAD POWER LINES. IF ANY TIME IN THE PURSUIT OF THIS WORK THE CONTRACTOR MUST WORK IN CLOSE PROXIMITY OF THE ABOVE NOTED LINES, THE ELECTRIC AND/OR TELEPHONE COMPANIES SHALL BE CONTACTED PRIOR TO SUCH WORK AND THE PROPER SAFETY MEASURES TAKEN.
- ALL TREES, STUMPS, OBSTRUCTIONS, ETC. REMOVED FROM THE SITE AND BORROW AREAS ARE TO BE PROPERLY AND LEGALLY DISPOSED OF BY THE CONTRACTOR.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE DONE TO THE PREMISES OR ADJACENT PREMISES, OR INJURIES TO THE PUBLIC DURING THE CONSTRUCTION OF THE WORK, CAUSED BY THE CONTRACTOR, SUBCONTRACTORS OR THE CARELESSNESS OF ANY EMPLOYEES UNDER THE SUPERVISION OF THE CONTRACTOR.
- THE CONTRACTOR SHALL PROVIDE SUCH BRACING, SHEETING AND SHORING, BLASTING PROTECTION, WARNING LIGHTS AND BARRICADES, ETC. AS MAY BE NECESSARY FOR THE PROTECTION OF LIFE AND PROPERTY FOR HIS OWN EMPLOYEES AND THE GENERAL PUBLIC. THE CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE SAFETY STATUTES AND RULES REQUIRING CERTAIN PROTECTIVE PERSONAL APPAREL SUCH AS HARD HATS, EAR PLUGS, EYE SHIELDS, PROTECTIVE SHOES, ETC. THE OWNER AND ENGINEER ASSUME NO RESPONSIBILITY OR LIABILITY FOR ACTIONS TAKEN BY THE CONTRACTOR ENDANGERING LIFE OR PROPERTY.
- TOPSOIL STRIPPED FROM THE AREAS TO BE GRADED WILL BE STOCKPILED ON SITE, AT A SPOT TO BE FIELD DETERMINED BY THE OWNER, AND SHALL BE USED FOR SUBSEQUENT USE IN FINAL DRESSING AND SEEDBED PREPARATION. SAID STOCKPILES WILL BE LOCATED SO AS NOT TO INTERFERE WITH ACTIVITIES OF OTHER PORTIONS OF THE WORK ON THE PROJECT.
- THE STOCKPILING OR STORAGE OF TREE, VEGETATION AND OTHER DELETERIOUS MATTER OR MATERIALS DEEMED UNSUITABLE BY THE SOILS AND CIVIL ENGINEERS SHALL NOT BE ALLOWED ON SITE. SAID MATERIALS SHALL BE PROPERLY DISPOSED OF OFF THE PROPERTIES. THE COST AND RESPONSIBILITY OF WHICH SHALL BE THE CONTRACTORS. ONCE THE MATERIAL LEAVES THE SITE, THE PROPER AND LEGAL DISPOSAL OF THE MATERIAL SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
- THE PLACING AND SPREADING OF ANY FILL MATERIAL IS TO BE STARTED AT THE LOWEST POINT IN HORIZONTAL LAYERS OF 8-INCH THICKNESS. SAID FILL MATERIAL IS TO BE FREE OF SOD, ROOTS, FROZEN SOILS, OR ANY OTHER DECOMPOSABLE MATERIAL. THE RELATIVE COMPACTION OF EACH LAYER SHALL NOT BE LESS THAN 95% OF THE STANDARD PROCTOR MAXIMUM DRY DENSITY (ASTM D-698) IN ALL AREAS OF FILL, AND COMPACTION OF 98% OF SAME SPECIFICATION FOR MATERIALS USED IN THE UPPER 24 INCHES BENEATH PAVEMENT AND GRADE SLABS. GEOTECHNICAL TESTING SHALL BE PROVIDED BY THE OWNER WITH THE CONTRACTOR BEING CHARGED FOR ANY RETESTING OF FAILED AREAS.
- VERIFY THE CLEARING LIMITS AND FIELD CONDITIONS BEFORE BIDDING THIS PROJECT. NO EXTRAS WILL BE ALLOWED DUE TO THE IRREGULAR SURFACE CONDITIONS THAT MAY BE ENCOUNTERED ON THIS SITE.
- BEFORE CLEARING, FLAG TREES TO REMAIN, AVOID DAMAGING THESE TREES AND THEIR ROOT SYSTEMS DURING CONSTRUCTION.
- CARE SHALL BE TAKEN TO PROTECT ANY UTILITIES, TREES, BUILDINGS, ETC. WHICH ARE TO REMAIN AND NOT BE DISTURBED BY THE CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGES TO SUCH PROPERTY. CORRECT ANY DAMAGE DONE BY THE CONTRACTOR TO EXISTING PAVEMENT, SIDEWALKS, DRAINAGE STRUCTURES, UTILITIES, OR OTHER EXISTING IMPROVEMENTS, AT NO EXPENSE TO THE OWNER.
- ALL TRAFFIC CONTROL DEVICES AND PLANS SHALL CONFORM TO THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (LATEST EDITION).
- ADJUST ANY EXISTING MANHOLES, CATCH BASINS, OR OTHER STRUCTURES TO MATCH PROPOSED GRADES.





FULMER LUCAS

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WESTHAVEN

P.U.D. SUBDIVISION, SITE PLAN
BOYD MILL PIKE
FIFTH CIVIL DISTRICT

CITY OF FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

REVISIONS

1	2021.02.22: INITIAL PRE APP SUBMITTAL
2	2021.03.08: INITIAL SITE PLAN SUBMITTAL
3	2021.04.01: SITE PLAN RESUBMITTAL
4	2021.05.03: ONE STOP SUBMITTAL
5	
6	

DATE: 2021.02.22

JOB #: 1143-13

PROJECT #: C.O.F.# 7500

OVERALL
EXISTING
CONDITIONS
PLAN

SHEET NO.

C 1.20

GENERAL NOTES:

1. GENERAL CONTRACTOR (GC) IS TO CONFORM TO ALL LOCAL CODES AND OBTAIN ALL PERMITS PRIOR TO BEGINNING WORK.
2. GC SHALL VERIFY THE EXACT LOCATION OF ALL EXISTING UTILITIES. GC SHALL TAKE CARE TO PROTECT UTILITIES THAT ARE TO REMAIN. REPAIR ALL CONTRACTOR CAUSED DAMAGE ACCORDING TO LOCAL STANDARDS AND AT THE CONTRACTOR'S EXPENSE. COORDINATE ALL CONSTRUCTION WITH THE APPROPRIATE UTILITY COMPANY.
3. GC SHALL EXERCISE EXTREME CAUTION WHEN WORKING IN THE VICINITY OF UNDERGROUND OR OVERHEAD ELECTRICAL WIRES AND SERVICES. IF AT ANY TIME IN THE PURSUIT OF THIS WORK, THE CONTRACTOR MUST WORK IN CLOSE PROXIMITY OF ELECTRICAL WIRES, THE ELECTRICAL COMPANY SHALL BE CONTACTED PRIOR TO SUCH WORK AND THE PROPER SAFETY MEASURES TAKEN.
4. IN EASEMENTS AND RIGHTS-OF-WAY, GC SHALL PROTECT AND RESTORE SAID PROPERTY TO A CONDITION SIMILAR OR EQUAL TO THAT EXISTING AT THE COMMENCEMENT OF CONSTRUCTION, EXCEPT WHERE NOTED.
5. GC IS TO PHOTOGRAPH ALL EXISTING CONDITIONS PRIOR TO INITIATING CONSTRUCTION.
6. CLEAR THE ENTIRE CONSTRUCTION AREA OF ALL WEEDS, BUSHES, TREES NOTED FOR REMOVAL OR WITHIN GRADING BOUNDARY, STUMPS, ASPHALT, CONCRETE, CURBS AND OTHER PROTRUDING OBSTRUCTIONS NOT DESIGNATED TO REMAIN.
7. ALL MATERIALS NOT TO REMAIN ARE TO BE DISPOSED OF OFF SITE AT A PROPERLY PERMITTED LOCATION.
8. GC IS RESPONSIBLE FOR CLEANING AND MAINTAINING HAUL ROUTES AND CONTROLLING DUST. CLEANING SHOULD BE CONTINUOUS DURING ACTIVE WORK.
9. GC IS RESPONSIBLE FOR ALL NECESSARY EROSION CONTROL TO KEEP SEDIMENT ON SITE, EVEN IF IT IS NOT DIRECTLY SHOWN ON THE PLANS. ANY EROSION CONTROL NEEDED NOT SHOWN ON THE PLANS SHALL BE MARKED ON THE PLANS.
10. GC SHALL NOT DISTURB EXISTING CONDITIONS OUTSIDE OF THE PROJECT PROPERTY UNLESS SHOWN ON THE PLANS OR WITH PERMISSION OF THE PROPERTY OWNER. ANY UNAUTHORIZED DAMAGES SHALL BE REPLACED AT THE EXPENSE OF THE CONTRACTOR.
11. ALL CURB AND GUTTER TO BE DEMOLISHED SHALL BE REMOVED TO THE NEAREST JOINT. CONTRACTOR TO FIELD VERIFY LIMITS AS JOINTS ARE NOT SHOWN ON THE PLANS.
12. ALL EXISTING WATER METERS CALLED OUT TO BE REMOVED SHALL BE CUT & CAPPED AT MAIN.

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

THE CONTRACTOR SHALL NOTIFY THE TN ONE-CALL SYSTEM, INC. (OCS) AT 811 OR 800-351-1111, AND ANY NON-OCS MEMBER UTILITY INDIVIDUALLY, AT LEAST 3 WORKING DAYS PRIOR TO ANY EXCAVATION AND/OR DEMOLITION.

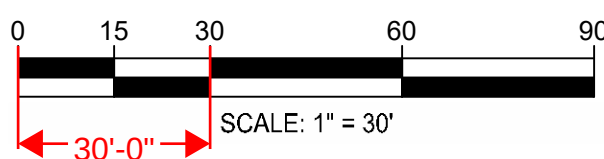
NOTE:
WITHIN NEW DEVELOPMENTS AND FOR OFF-SITE LINES CONSTRUCTED AS A RESULT OF, OR TO PROVIDE SERVICE TO THE NEW DEVELOPMENT, ALL UTILITIES, SUCH AS CABLE TELEVISION, ELECTRICAL (EXCLUDING TRANSFORMERS), GAS, SEWER, TELEPHONE, AND WATER LINES, SHALL BE PLACED UNDERGROUND.

MAP REFERENCE:

PARCEL ID FOR SUBJECT PROPERTY IS 02308 ON WILLIAMSON
COUNTY PROPERTY MAP.

LEGEND

- | | |
|---|----------------|
|  | IRON ROD (OLD) |
|  | BENCHMARK |
|  | CATCH BASIN |
|  | FIRE HYDRANT |
|  | SEWER MANHOLE |
|  | EXISTING TREE |
|  | WATER VALVE |
|  | WATER METER |
|  | IRON ROD (NEW) |
|  | UTILITY POLE |



BENCH MARK #1

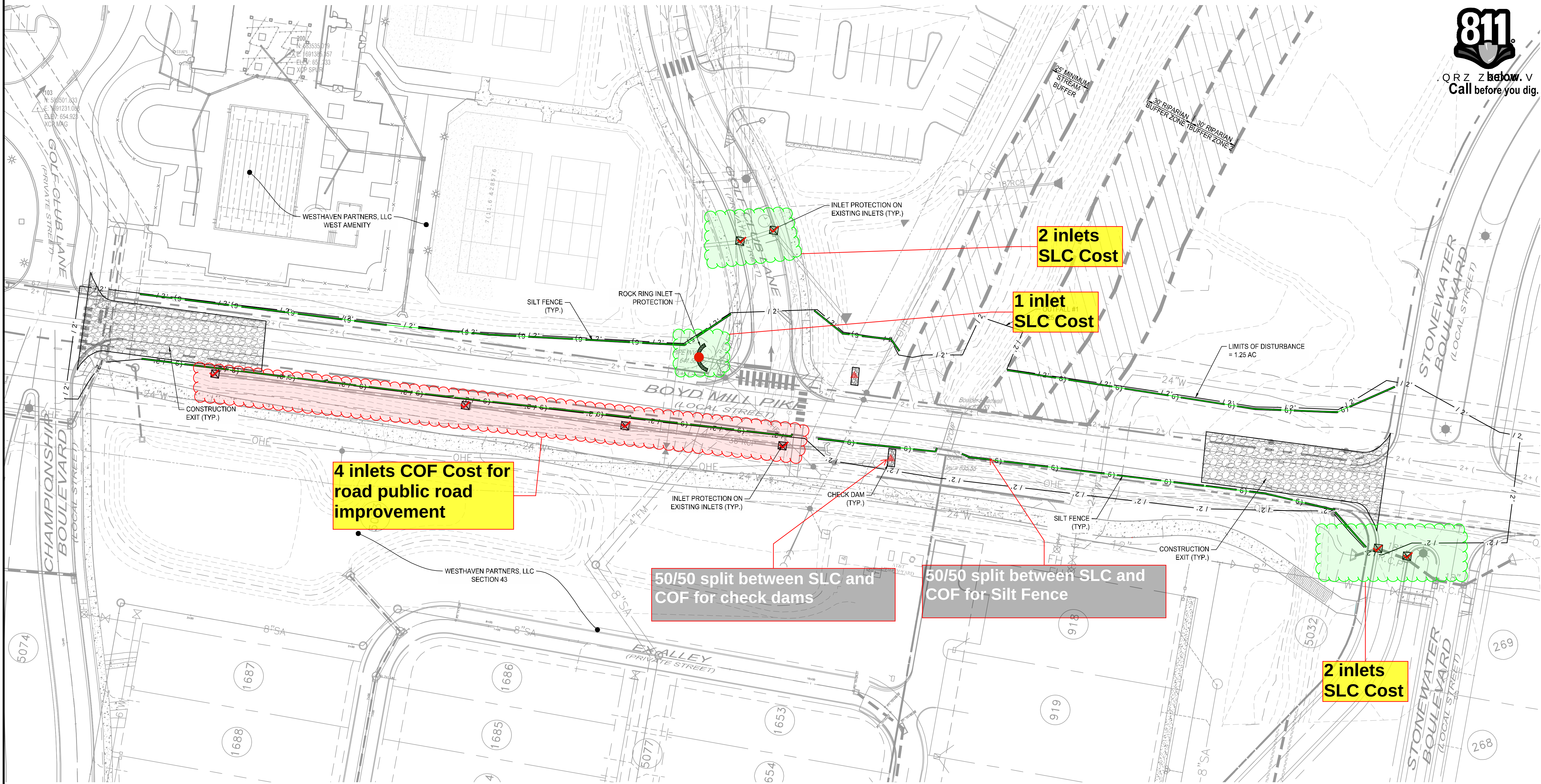
BM-PK NAIL SET IN THE TOP OF CURB 20' NORTH
OF THE INTERSECTION OF STONEWATER
BOULEVARD AND FLEETWOOD DRIVE

ELEV=702.79 DATUM NGVD 29

BENCH MARK #2

BM-IRON ROD AND CAP 450' WEST OF THE
INTERSECTION OF BOYD MILL PIKE AND
STONEWATER BOULEVARD AND 40' NORTH OF
THE NORTHERN R.O.W OF BOYD MILL PIKE

ELEV=645.55 DATUM NGVD 29



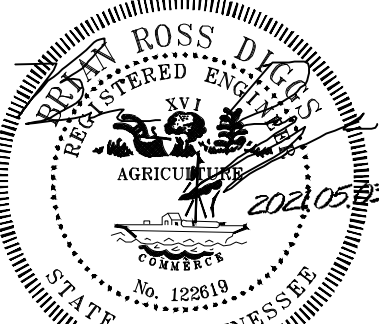
ORZ Z below. V
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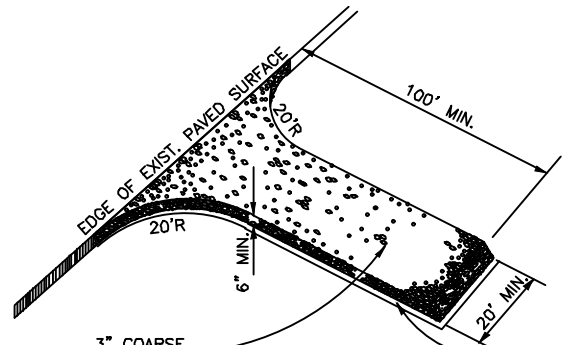
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BOYD MILL PIKE
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CITY OF FRANKLIN, WILLIAMSON COUNTY, TENNESSEE



CONSTRUCTION ACTIVITY	SCHEDULE CONSIDERATION
INSTALLATION OF EROSION PREVENTION AND SEDIMENT CONTROL, EPSC, MEASURES	A) PERFORM SELECTIVE VEGETATION REMOVAL FOR SILT FENCE INSTALLATION B) INSTALL STABILIZED CONSTRUCTION ENTRANCE C) INSTALL SILT FENCE AND DIVERSIONS D) INSTALL HIGH VISIBILITY FENCING AROUND AREAS NOT TO BE DISTURBED
CONSTRUCTION ACCESS, ENTRANCE TO SITE, CONSTRUCTION ROUTES, AREAS DESIGNATED FOR EQUIPMENT PARKING	THIS IS THE FIRST LAND-DISTURBING ACTIVITY. AS SOON AS CONSTRUCTION BEGINS, STABILIZE ANY BARE AREAS WITH GRAVEL AND TEMPORARY VEGETATION.

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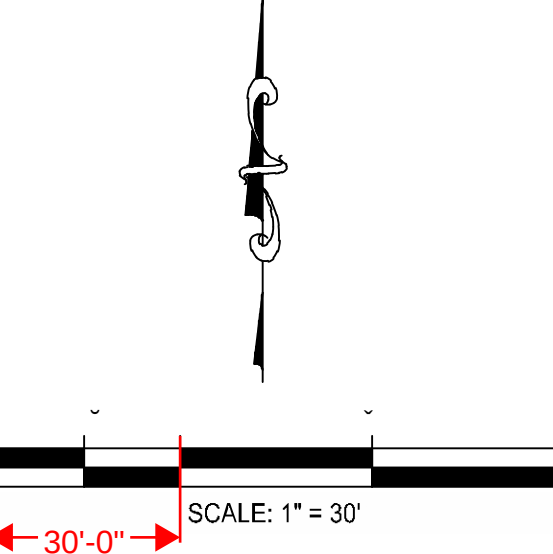
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MAP REFERENCE:
PARCEL ID FOR SUBJECT PROPERTY IS 02308 ON WILLIAMSON COUNTY PROPERTY MAP.

LEGEND

- IRON ROD (OLD)
- BENCHMARK
- CATCH BASIN
- FIRE HYDRANT
- SEWER MANHOLE
- EXISTING TREE
- WATER VALVE
- WATER METER
- IRON ROD (NEW)
- UTILITY POLE

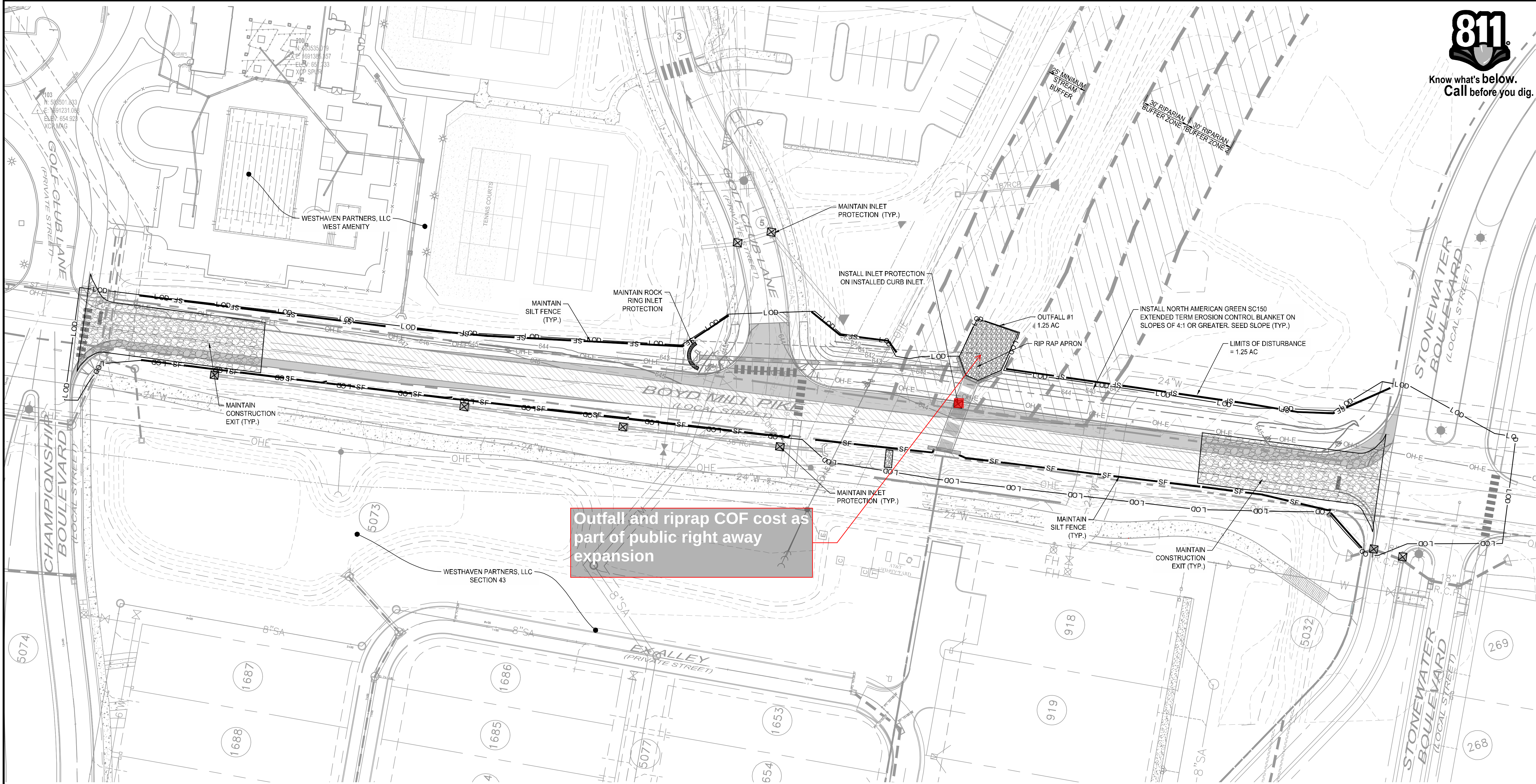


BM-PK NAIL SET IN THE TOP OF CURB 20' NORTH OF THE INTERSECTION OF STONEWATER BOULEVARD AND FLEETWOOD DRIVE
ELEV=702.79 DATUM NGVD 29
ELEV=645.55 DATUM NGVD 29

5 (9.6, 2.16)	1.7, \$/ 35 (	\$33
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INITIAL EROSION
PREVENTION
AND SEDIMENT
CONTROL PLAN

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C 5.00



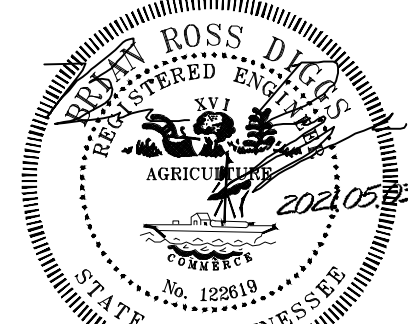
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WESTHAVEN
P.U.D. SUBDIVISION, SITE PLAN
BOYD MILL PIKE
FIFTH CIVIL DISTRICT
CITY OF FRANKLIN, WILLIAMSON COUNTY, TENNESSEE



BENCH MARK #1

BM-PK NAIL SET IN THE TOP OF CURB 20' NORTH OF THE INTERSECTION OF STONEWATER BOULEVARD AND FLEETWOOD DRIVE

ELEV=702.79 DATUM NGVD 29

BENCH MARK #2

BM-IRON ROD AND CAP 45' WEST OF THE INTERSECTION OF BOYD MILL PIKE AND STONEWATER BOULEVARD AND 40' NORTH OF THE NORTHERN R.O.W. OF BOYD MILL PIKE

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CONSTRUCTION ACTIVITY	SCHEDULE CONSIDERATION
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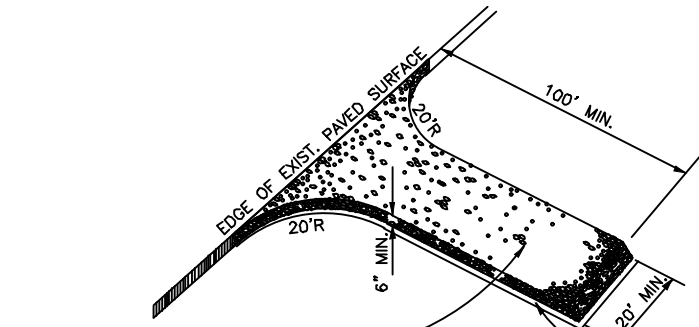
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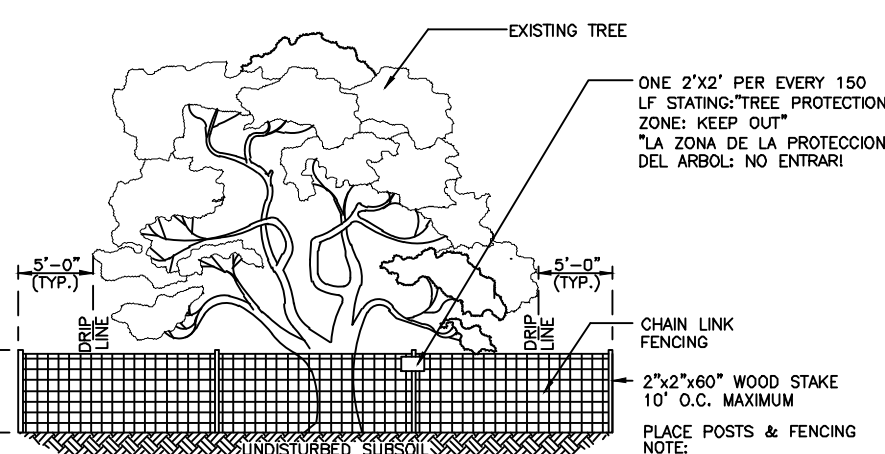
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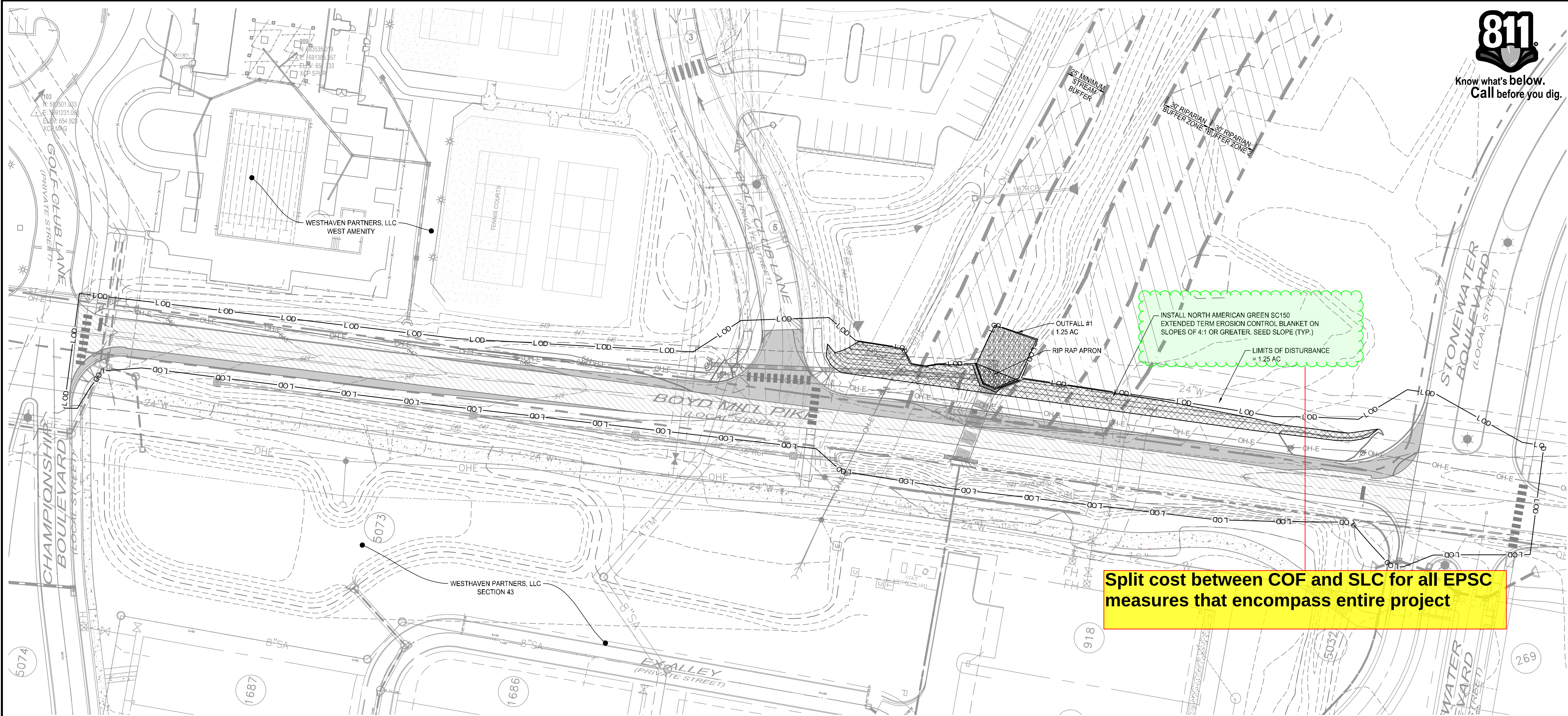


- NOTE:
1. MAINTAIN ACCESS TO PREVENT TRACKING SOIL ONTO PUBLIC ROADS.
 2. APPLY ADDITIONAL STONE AS NEEDED.
 3. LOCATE AT MAIN CONSTRUCTION ACCESS.
 4. A GEOTEXTILE MAT SHALL BE PLACED ON THE SUBGRADE PRIOR TO THE INSTALLATION OF THE STONE ACCESS.
 5. WHEN ROADSIDE DITCHES ARE ENCOUNTERED, AN ADEQUATELY SIZED PIPE SHALL BE INSTALLED.

TEMPORARY CONSTRUCTION ENTRANCE



TREE PROTECTION DETAIL



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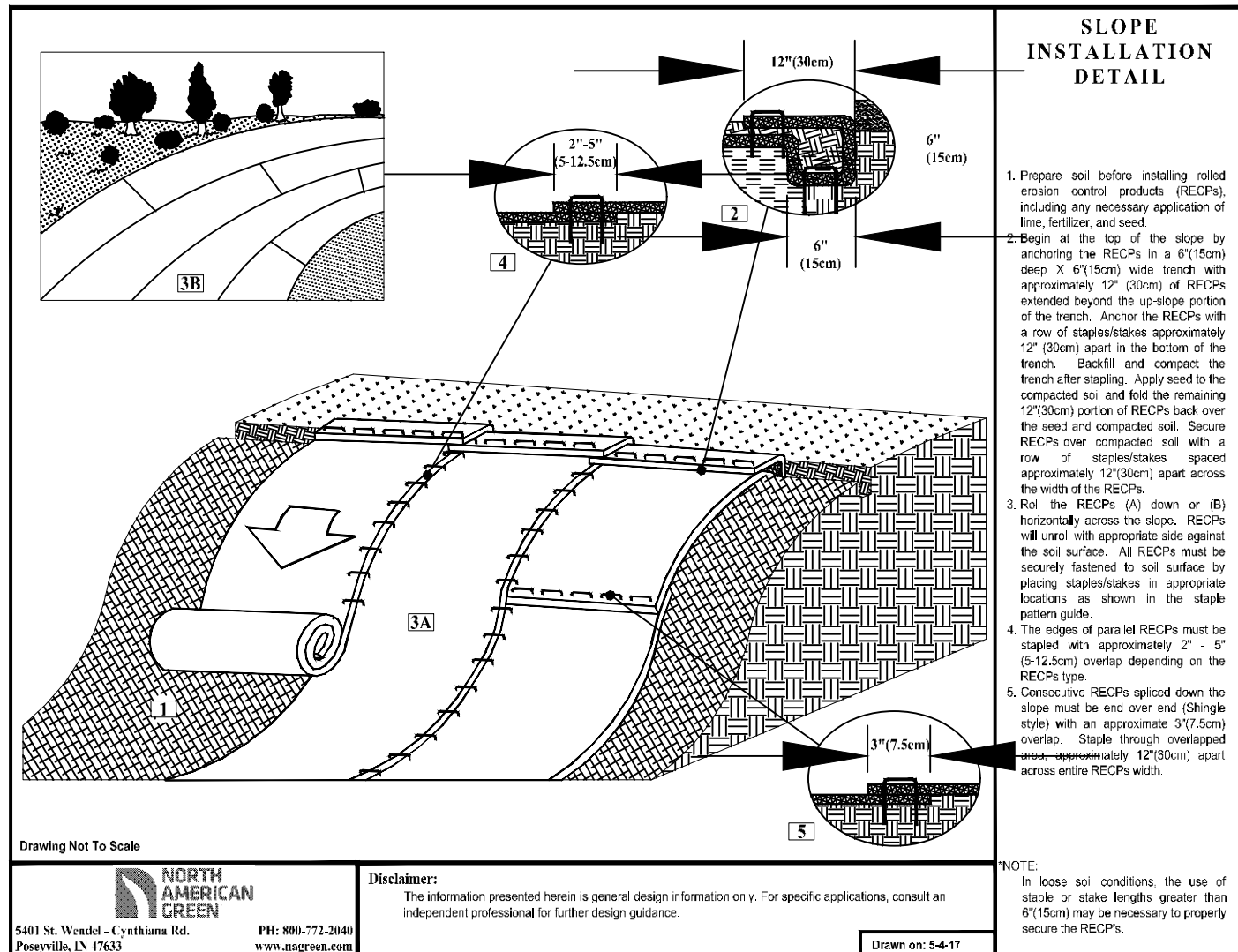
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BENCH MARK #1

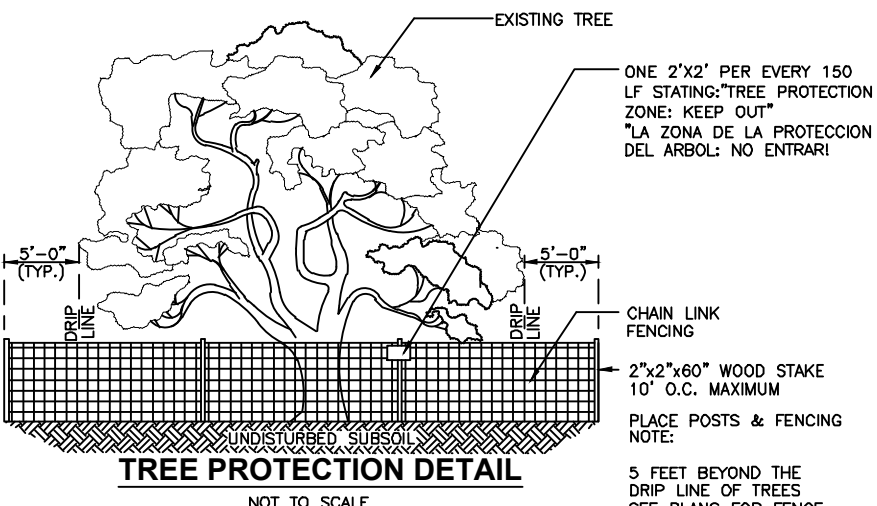
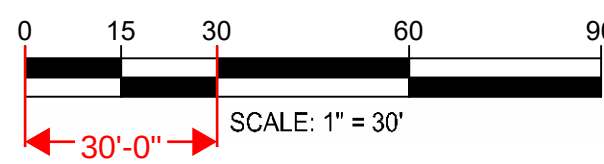
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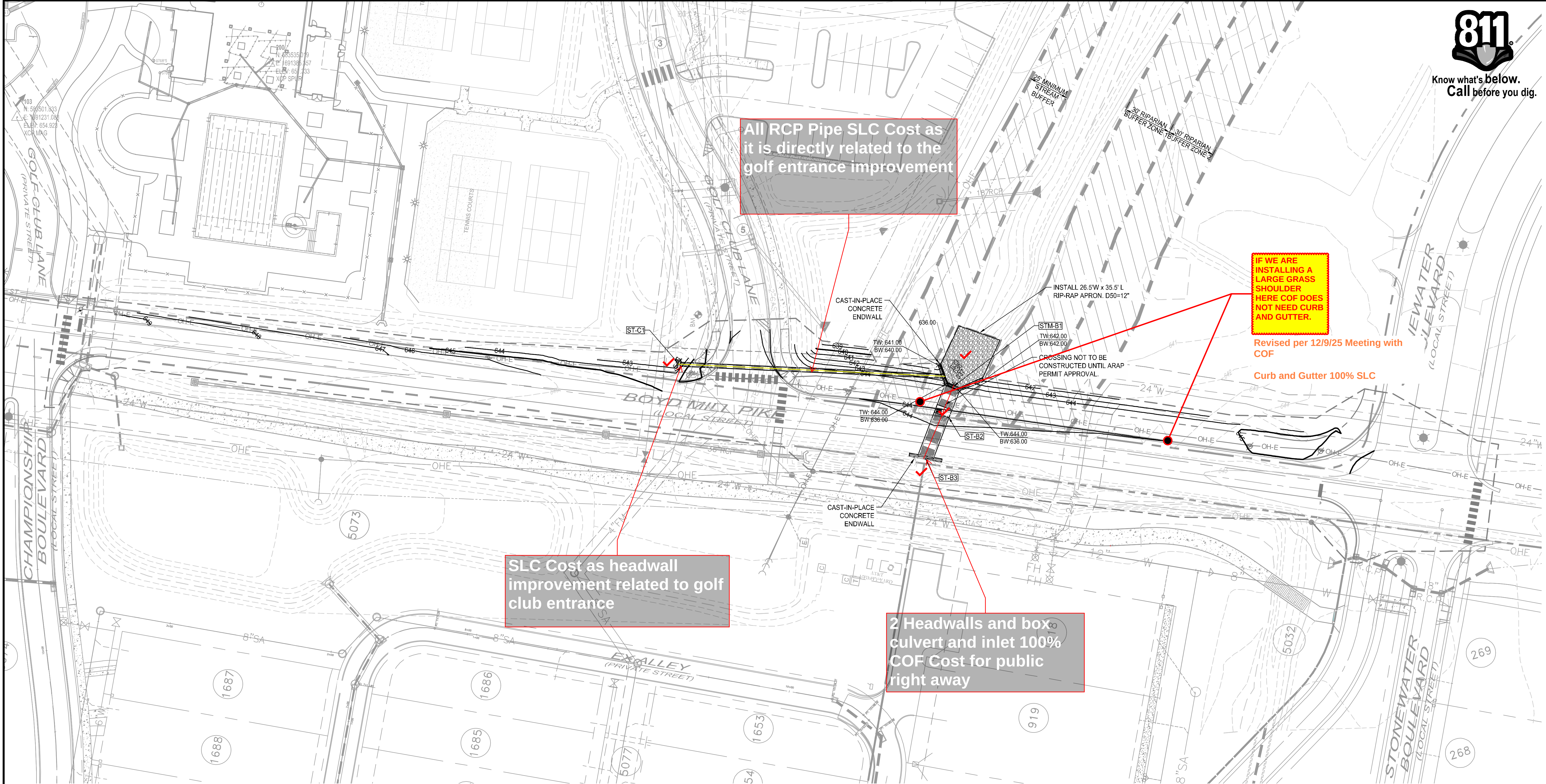
ELEV=702.79 DATUM NGVD 29

BENCH MARK #2

BM-IRON ROD AND CAP 450' WEST OF THE INTERSECTION OF BOYD MILL PIKE AND STONEWATER BOULEVARD AND 40' NORTH OF THE NORTHERN R.O.W. OF BOYD MILL PIKE

ELEV=645.55 DATUM NGVD 29





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BOYD MILL PIKE
FIFTH CIVIL DISTRICT
CITY OF FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

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CITY OF FRANKLIN RETAINING WALL NOTES

- DESIGN DRAWINGS, CALCULATIONS, AND FINISHES FOR RETAINING WALLS 4'-0" OR TALLER AS MEASURED FROM BOTTOM OF FOUNDATION TO TOP OF WALL SHALL BE SUBMITTED TO BUILDING & NEIGHBORHOOD SERVICES FOR RETAINING WALL REVIEW, APPROVAL, AND PERMITTING.
- TIMBER WALLS SHALL NOT BE USED.
- WALLS NEAR RIGHT-OF-WAY SHALL BE DESIGNED FOR A MINIMUM 250 PSF LIVE LOAD SURCHARGE WITHIN RIGHT-OF-WAY EXTENTS AND SHALL PROVIDE A MINIMUM GLOBAL STABILITY FACTOR OF SAFETY OF 1.30.
- PEDESTRIAN GUARDRAILS MEETING IBC 1015 SHALL BE PROVIDED AT WALLS WITHIN FIVE (5) FEET OF A PEDESTRIAN TRAVEL PATH. VEHICULAR GUARDRAILS MEETING IBC 406.4.2 AND 1607.9 SHALL BE PROVIDED AT WALLS WITHIN FIVE (5) FEET OF A VEHICULAR TRAVEL PATH.

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ELEV=702.79 DATUM NGVD 29

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STRUCTURE TABLE					
STRUCTURE	TYPE	T.C.	PIPE IN : I.E.	PIPE OUT : I.E.	
ST-B2	MWS SINGLE CURB INLET	643.75	B3 - B2 - 96 X 48 INCH CONCRETE BOX CULVERT* (S) : 636.36	B2 - B1 - 96 X 48 INCH CONCRETE BOX CULVERT* (N) : 636.25	
ST-B3	HEADWALL	N/A		B3 - B2 - 96 X 48 INCH CONCRETE BOX CULVERT* (N) : 636.85	
ST-C1	24 INCH WINGED HEADWALL	N/A		C1 - B1 - 24 INCH RCP - WALLB* (E) : 641.56	
STM-B1	WINGED ENDWALL	N/A	B2 - B1 - 96 X 48 INCH CONCRETE BOX CULVERT* (S) : 636.00		

PIPE TABLE				
NAME	MATERIAL	DIA.	APPROX. LENGTH	SLOPE
B2 - B1	4'x8' 4 SIDED BOX CULVERT	96"	16'	1.60%
B3 - B2	4'x8' 4 SIDED BOX CULVERT	96"	31'	1.60%
C1 - B1	RCP	24"	162'	1.88%

IF WE ARE INSTALLING A LARGE GRASS SHOULDER HERE COF DOES NOT NEED CURB AND GUTTER.

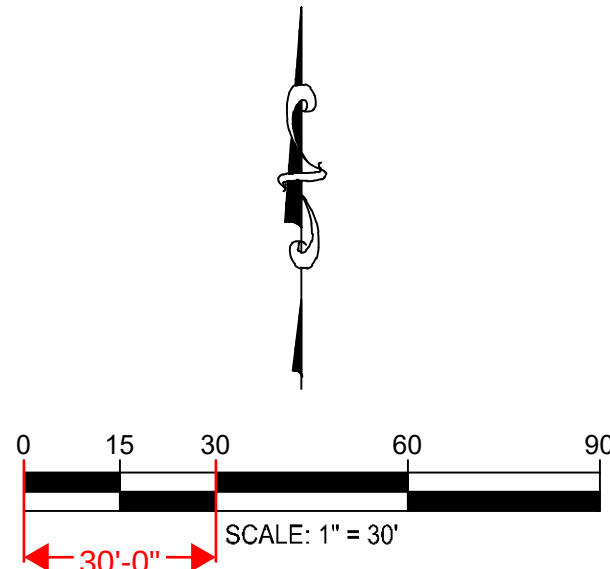
Revised per 12/9/25 Meeting with COF

Curb and Gutter 100% SLC

All RCP Pipe SLC Cost as it is directly related to the golf entrance improvement

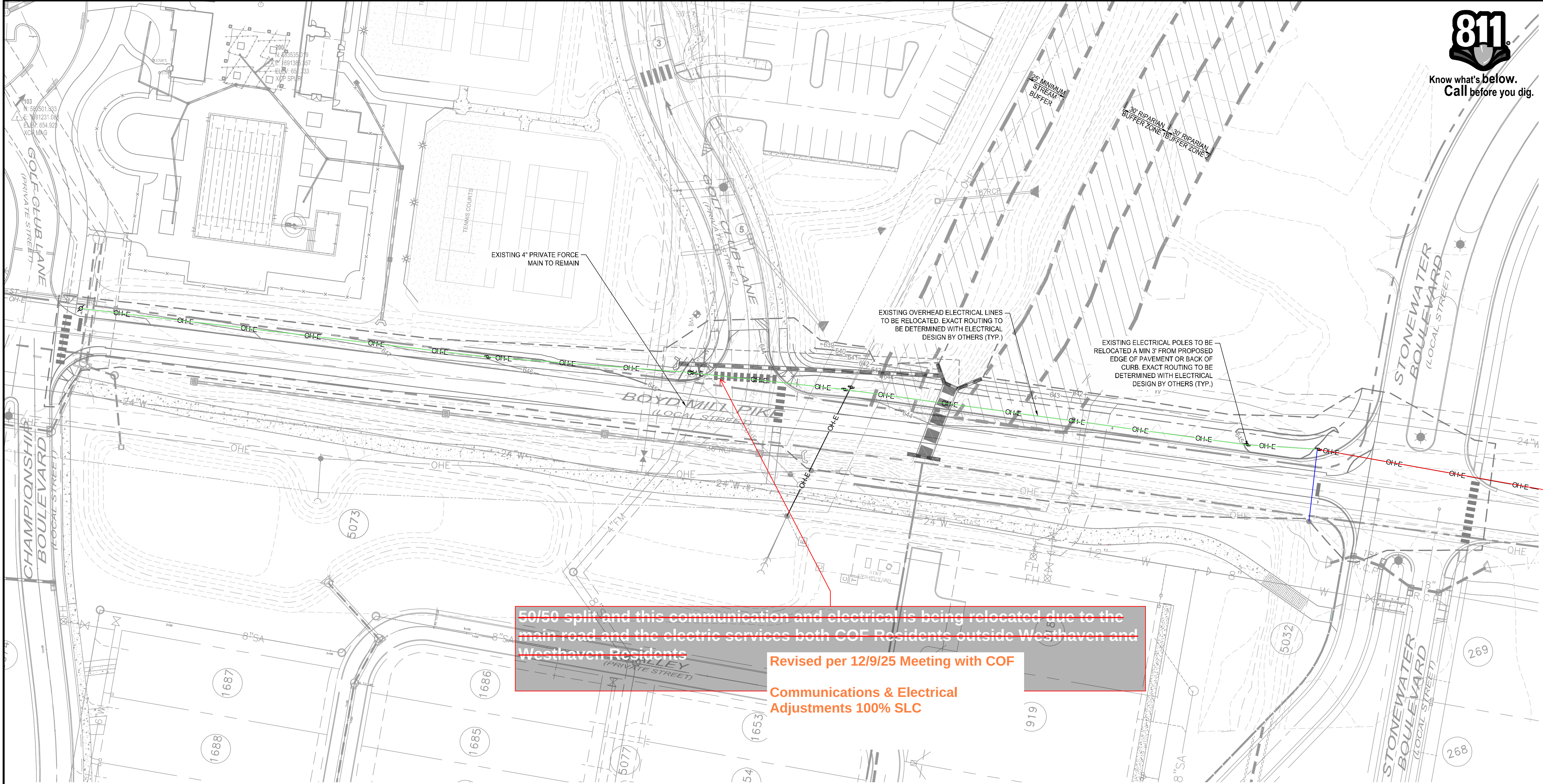
SLC Cost as headwall improvement related to golf club entrance

2 Headwalls and box culvert and inlet 100% COF Cost for public right away



GRADING AND
DRAINAGE PLAN

SHEET NO.
C 6.00



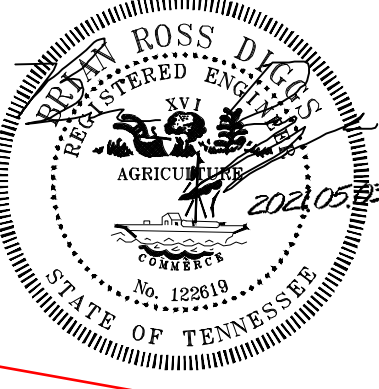
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CITY OF FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

50/50 split and this communication and electrical is being relocated due to the main road and the electric services both COF Residents outside Westhaven and Westhaven Residents

Revised per 12/9/25 Meeting with COF

Communications & Electrical
Adjustments 100% SLC

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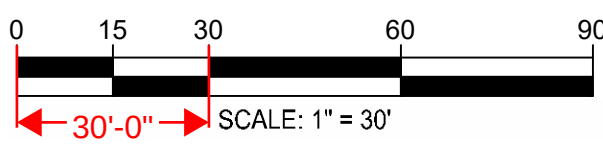
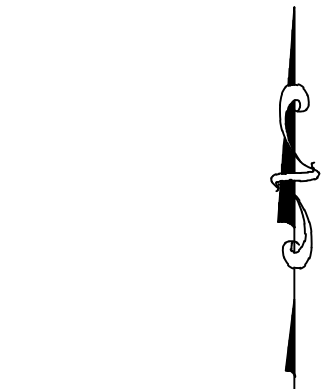
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REVISIONS

1	2021.02.22: INITIAL PRE APP SUBMITTAL
2	2021.03.08: INITIAL SITE PLAN SUBMITTAL
3	2021.04.01: SITE PLAN RESUBMITTAL
4	2021.05.03: ONE STOP SUBMITTAL
5	
6	

DATE: 2021.02.22

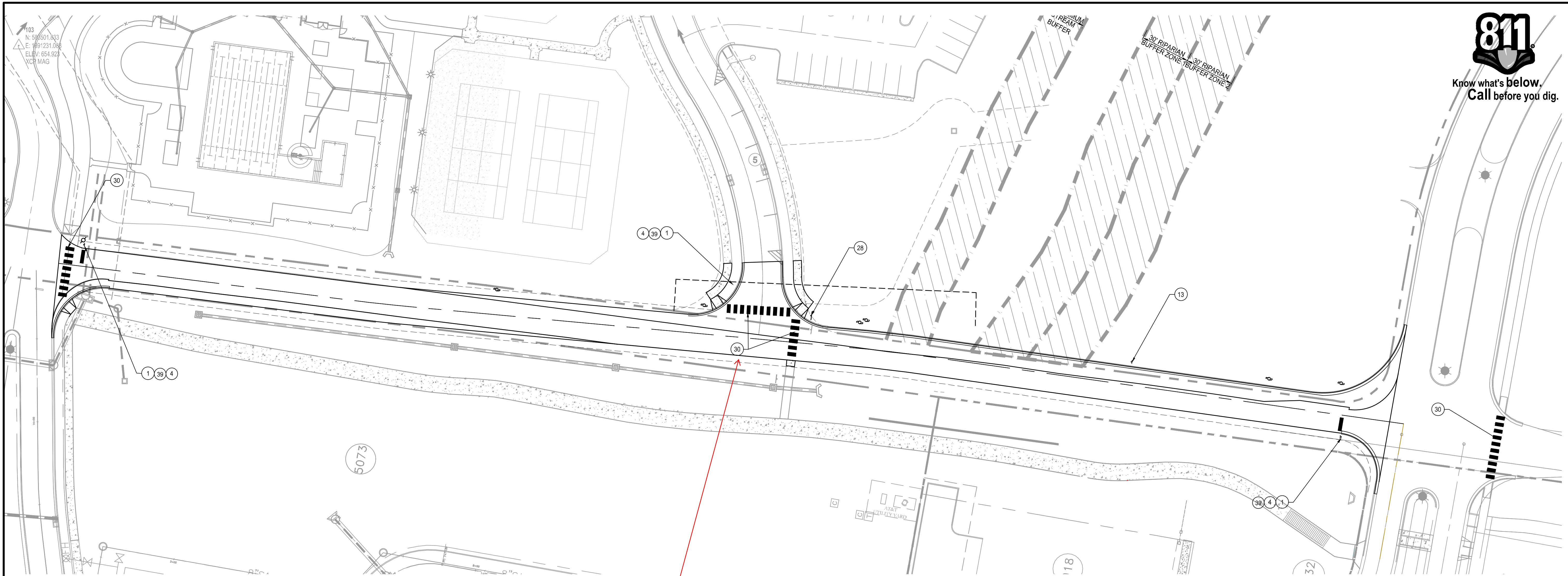
JOB #: 1143-13

PROJECT #: C.O.F.# 7500

UTILITY PLAN

SHEET NO.

C 8.00



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TRAFFIC CONTROL APPURTENANCES:

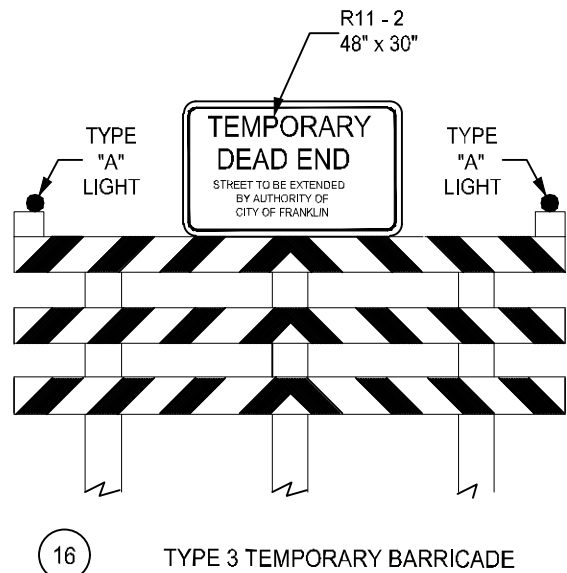
T-M-1	10-26-92	DETAILS OF PAVEMENT MARKING FOR CONVENTIONAL ROADS AND MARKING ABBREVIATIONS
T-M-3	9-19-91	MARKING STANDARDS FOR TRAFFIC ISLANDS, MEDIANS AND PAVED SHOULDERS ON CONVENTIONAL ROADS
T-M-4	3-20-91	INTERSECTION PAVEMENT MARKINGS
T-S-9	8-16-91	STANDARD LAYOUT-GROUND MOUNTED SIGNS
T-S-10	12-07-90	MOUNTING DETAILS - FLAT SHEET SIGNS, ALUMINUM - STEEL DESIGN
T-S-16	7-29-92	GROUND MOUNTED SIGN AND DETAILS
T-S-18	11-11-96	END OF ROADWAY AND DEAD END SIGNS, METAL BARRICADES, TYPE III, WORK ZONE SPEED SIGNS

LEGEND:

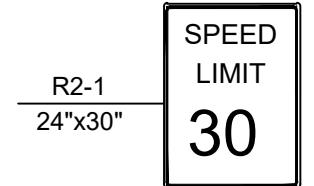
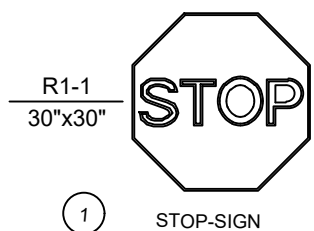
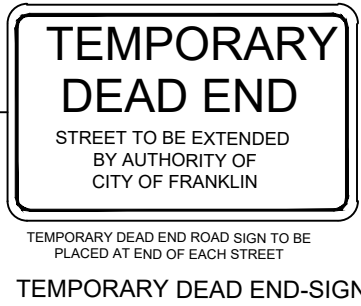
• . . STREET LIGHT
NOTE: STREET LIGHT LOCATIONS AND QUANTITIES ARE APPROXIMATE, FINAL POSITIONING AND QUANTITY SHALL BE AT DIRECTION OF M.T.E.M.C.

NOTES:

- ALL PAVEMENT MARKINGS AND THEIR INSTALLATION SHALL BE IN ACCORDANCE WITH THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES" AND THE "TENNESSEE DEPARTMENT OF TRANSPORTATION BUREAU OF HIGHWAYS, STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION" SECTION 716 - PAVEMENT MARKINGS.
- ALL FEES, LICENSES, AND PERMITS NECESSARY FOR THE CONSTRUCTION OF THIS PROJECT ARE TO BE OBTAINED BY THE CONTRACTOR PRIOR TO THE INITIATION OF CONSTRUCTION AND THE COST OF SAME TO BE BORNE BY THE CONTRACTOR.

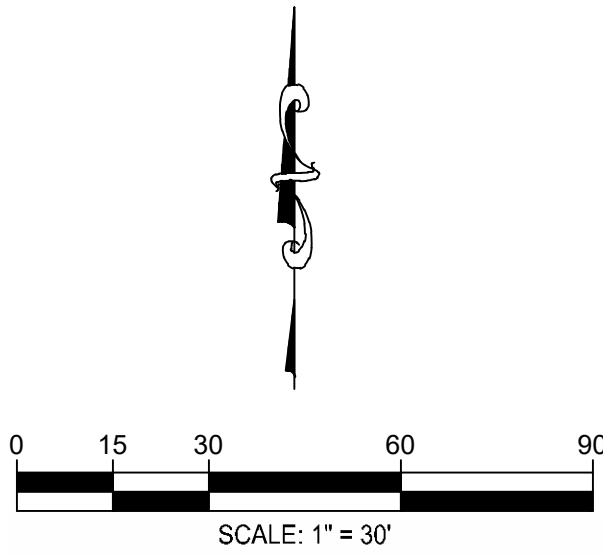


R11 - 2
48" x 30"



LEGEND:

- STOP-SIGN
- DO NOT ENTER-SIGN
- TEMPORARY DEAD END-SIGN
- 24" STOP BAR (WHITE)
- 8" RIGHT TURN ARROW (WHITE)
- 8" LEFT TURN ARROW (WHITE)
- 4" SINGLE SOLID (YELLOW) LINE
- 4" SINGLE DASHED (WHITE) LINE
- 4" DOUBLE SOLID (YELLOW) LINE
- 12" DIAGONAL TRANSVERSE CHANNEL MARKING (YELLOW)
- 12" DIAGONAL CHEVRON CHANNEL MARKINGS (WHITE)
- SPEED LIMIT (25 MPH)-SIGN
- SPEED LIMIT (30 MPH)-SIGN
- SPEED LIMIT (15 MPH)-SIGN
- ONE WAY-SIGN
- TYPE 3 TEMPORARY BARRICADE
- 9.5' STRAIGHT AHEAD ARROW (WHITE)
- KEEP RIGHT-SIGN
- NO PARKING HERE TO CORNER-SIGN
- NO LEFT TURN-SIGN
- ONE WAY-SIGN (LT)
- YIELD-SIGN
- NO RIGHT TURN-SIGN
- 24" STOP BAR MARKING (WHITE)
- w20 L.F. 4" SSWL
- NO PARKING BETWEEN SIGNS-SIGN
- STOP-SIGN (ALLEY)
- ALL WAY-SIGN (4-WAY STOP CONDITION)
- PEDESTRIAN CROSSING-SIGN
- BICYCLE WARNING
- CROSSWALK
- SPEED LIMIT (20 MPH)-SIGN
- CIRCULAR INTERSECTION-SIGN
- NO PARKING - THIS SIDE OF THE STREET
- END SCHOOL ZONE-SIGN
- SCHOOL / STOP CROSSWALK-SIGN
- SPEED LIMIT (15 MPH) / SCHOOL-SIGN
- CROSSWALK / AHEAD-SIGN
- TWO DIRECTIONAL LARGE ARROW-SIGN
- STREET BLADE SIGN ON TOP OF STOP SIGN



BENCH MARK #1

BM-PK NAIL SET IN THE TOP OF CURB 20' NORTH OF THE INTERSECTION OF STONEMASTER BOULEVARD AND FLEEWOOD DRIVE

ELEV=702.79 DATUM NGVD 29

BENCH MARK #2

BM-RON ROD AND CAP 450' WEST OF THE INTERSECTION OF BOYD MILL PIKE AND STONEMASTER BOULEVARD AND 40' NORTH OF THE NORTHERN R.O.W. OF BOYD MILL PIKE

ELEV=645.55 DATUM NGVD 29





Know what's below.
Call before you dig.

FULMER LUCAS

2002 RICHARD JONES RD. SUITE B200
NASHVILLE, TENNESSEE 37215
INFO@FULMERLUCAS.COM (615) 945-3770

SOUTHERN LAND
COMPANY

Southern Land Company, LLC
3990 Hillboro Pike, Suite 400 - Nashville, Tennessee 37215
Office (615) 778-3150 Fax (615) 778-9875 www.southernland.com



WESTHAVEN

P.U.D. SUBDIVISION, SITE PLAN
BOYD MILL PIKE
FIFTH CIVIL DISTRICT
CITY OF FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

REVISIONS

1	2021.02.22: INITIAL PRE APP SUBMITTAL
2	2021.03.08: INITIAL SITE PLAN SUBMITTAL
3	2021.04.01: SITE PLAN RESUBMITTAL
4	2021.05.03: ONE STOP SUBMITTAL
5	
6	

DATE: 2021.02.22

JOB #: 1143-13

PROJECT #: C.O.F.# 7500

TEMPORARY
TRAFFIC
CONTROL PLAN

SHEET NO.

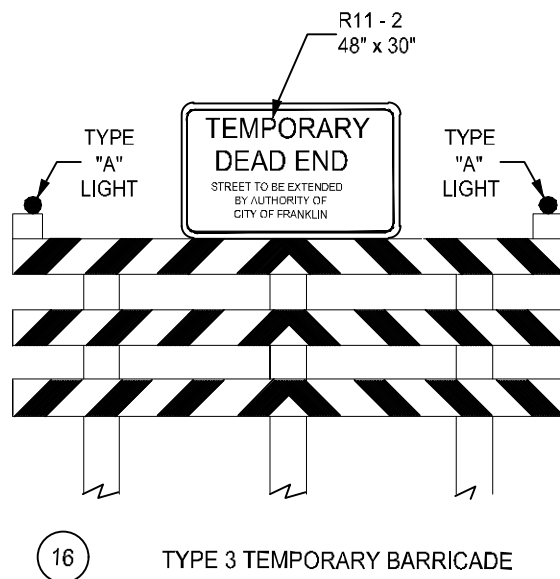
C 9.10

TRAFFIC CONTROL APPURTENANCES:

T-M-1	10-26-92	DETAILS OF PAVEMENT MARKING FOR CONVENTIONAL ROADS AND MARKING ABBREVIATIONS
T-M-3	9-19-91	MARKING STANDARDS FOR TRAFFIC ISLANDS, MEDIANS AND PAVED SHOULDERS ON CONVENTIONAL ROADS
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T-S-16	7-29-92	GROUND MOUNTED SIGN AND DETAILS
T-S-18	11-11-96	END OF ROADWAY AND DEAD END SIGNS, METAL BARRICADES, TYPE III, WORK ZONE SPEED SIGNS

LEGEND:

STREET LIGHT
NOTE: STREET LIGHT LOCATIONS AND QUANTITIES ARE APPROXIMATE. FINAL POSITIONING AND QUANTITY SHALL BE AT DIRECTION OF M.T.E.M.C.



NOTES:

- ALL PAVEMENT MARKINGS AND THEIR INSTALLATION SHALL BE IN ACCORDANCE WITH THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES" AND THE "TENNESSEE DEPARTMENT OF TRANSPORTATION BUREAU OF HIGHWAYS, STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION" SECTION 716 - PAVEMENT MARKINGS.
- ALL FEES, LICENSES, AND PERMITS NECESSARY FOR THE CONSTRUCTION OF THIS PROJECT ARE TO BE OBTAINED BY THE CONTRACTOR PRIOR TO THE INITIATION OF CONSTRUCTION AND THE COST OF SAME TO BE BORNE BY THE CONTRACTOR.

50/50 split between SLC and COF for Traffic Control

LEGEND:

- STOP-SIGN
- DO NOT ENTER -SIGN
- TEMPORARY DEAD END-SIGN
- 24" STOP BAR (WHITE)
- 8" RIGHT TURN ARROW (WHITE)
- 8" LEFT TURN ARROW (WHITE)
- 4" SINGLE SOLID (YELLOW) LINE
- 4" SINGLE DASHED (WHITE) LINE
- 4" DOUBLE SOLID (YELLOW) LINE
- 12" DIAGONAL TRANSVERSE CHANNEL. MARKING (YELLOW)
- 12" DIAGONAL CHEVRON CHANNEL. MARKINGS (WHITE)
- SPEED LIMIT (25 MPH)-SIGN
- SPEED LIMIT (30 MPH)-SIGN
- SPEED LIMIT (15 MPH)-SIGN
- ONE WAY-SIGN
- TYPE 3 TEMPORARY BARRICADE
- 9.5' STRAIGHT AHEAD ARROW (WHITE)
- KEEP RIGHT-SIGN
- M4-10 DETOUR RIGHT TURN
- M4-10 DETOUR LEFT TURN



BENCH MARK #1

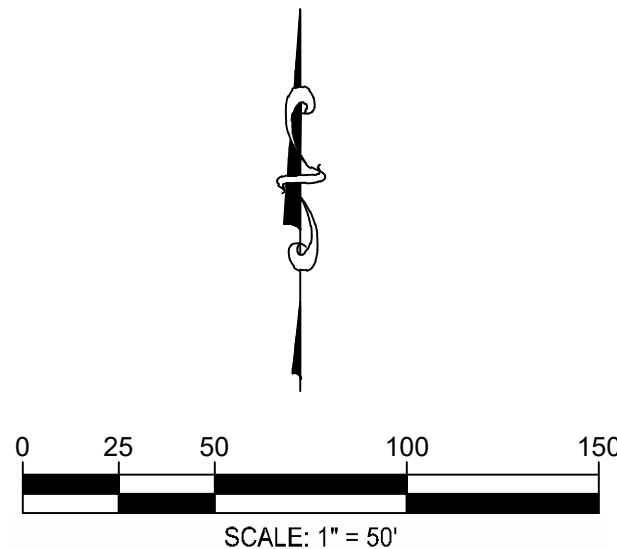
BM/PPK NAIL SET IN THE TOP OF CURB 20' NORTH OF THE INTERSECTION OF STONEWATER BOULEVARD AND FLEETWOOD DRIVE

ELEV=702.79 DATUM NGVD 29

BENCH MARK #2

BM/IRON ROD AND CAP 450' WEST OF THE INTERSECTION OF BOYD MILL PIKE AND STONEWATER BOULEVARD AND 40' NORTH OF THE NORTHERN R.O.W OF BOYD MILL PIKE

ELEV=645.55 DATUM NGVD 29





FULMER LUCAS

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NASHVILLE, TENNESSEE 37215
INFO@FULMERLUCAS.COM - (615) 345-3770

**SOUTHERN LAND
COMPANY**

Southern Land Company, LLC
3990 Hillsboro Pike, Suite 400 - Nashville, Tennessee 37215
Office (615) 778-3150 - Fax (615) 778-2875 - www.southernland.com

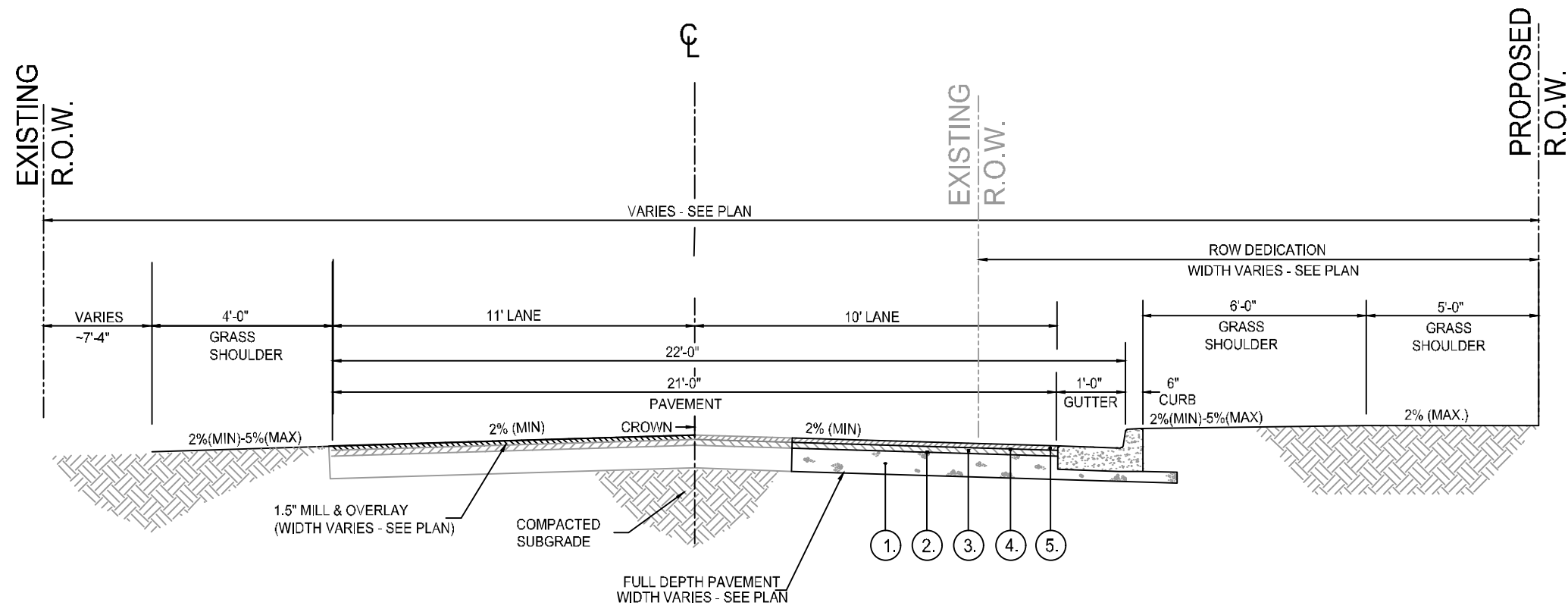


DATE: 2021.02.22
JOB #: 1143-13
PROJECT #: C.O.F.# 7500

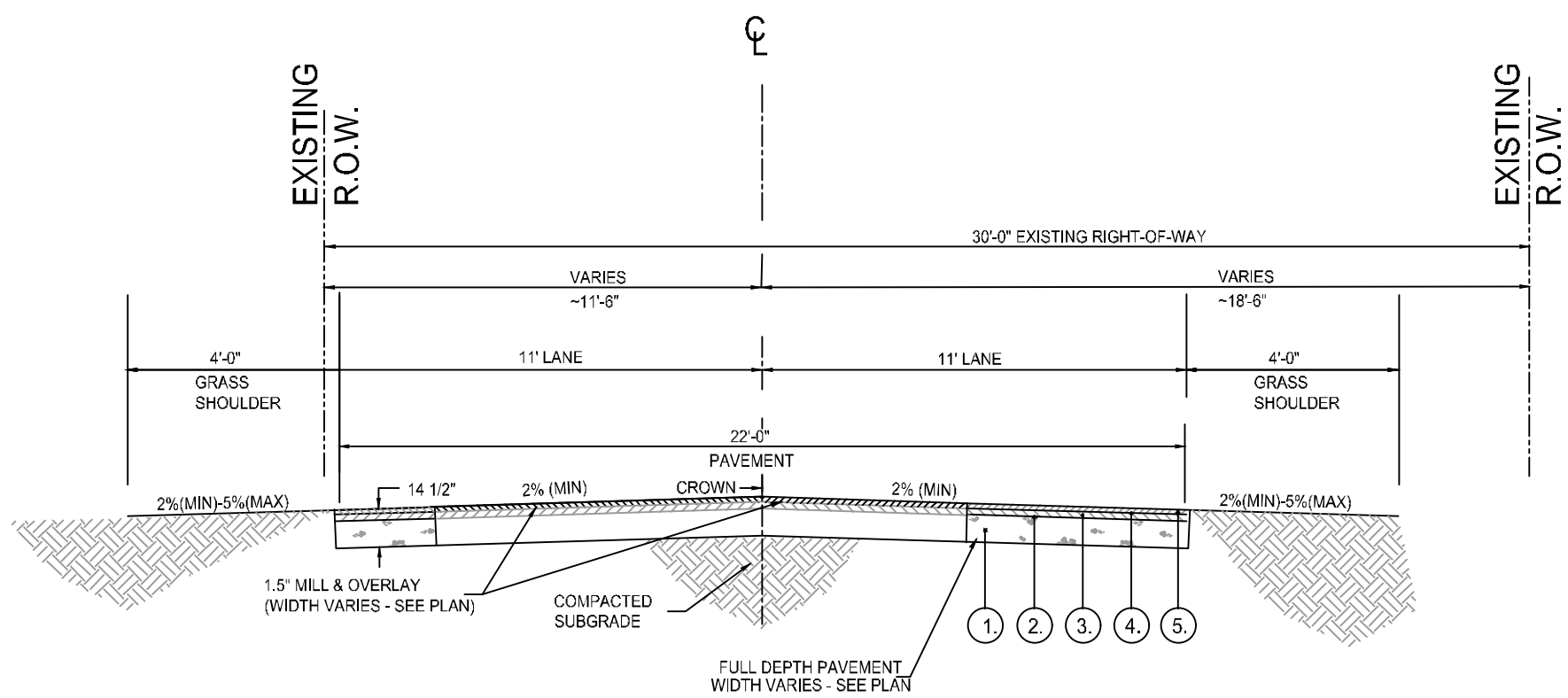
ROADWAY TYPICAL SECTIONS

SHEET NO.
C 10.00

PROPOSED ROADWAY SECTION 'A'
STA 0+00 - 3+50
'EAST' PORTION (WITH SIDEWALK)

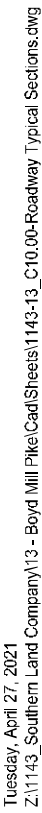


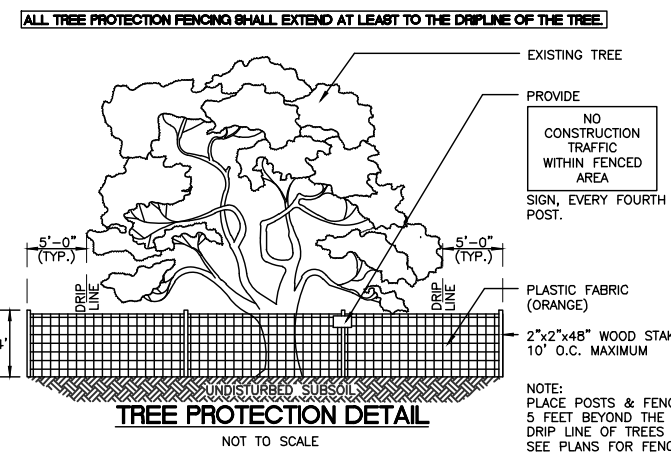
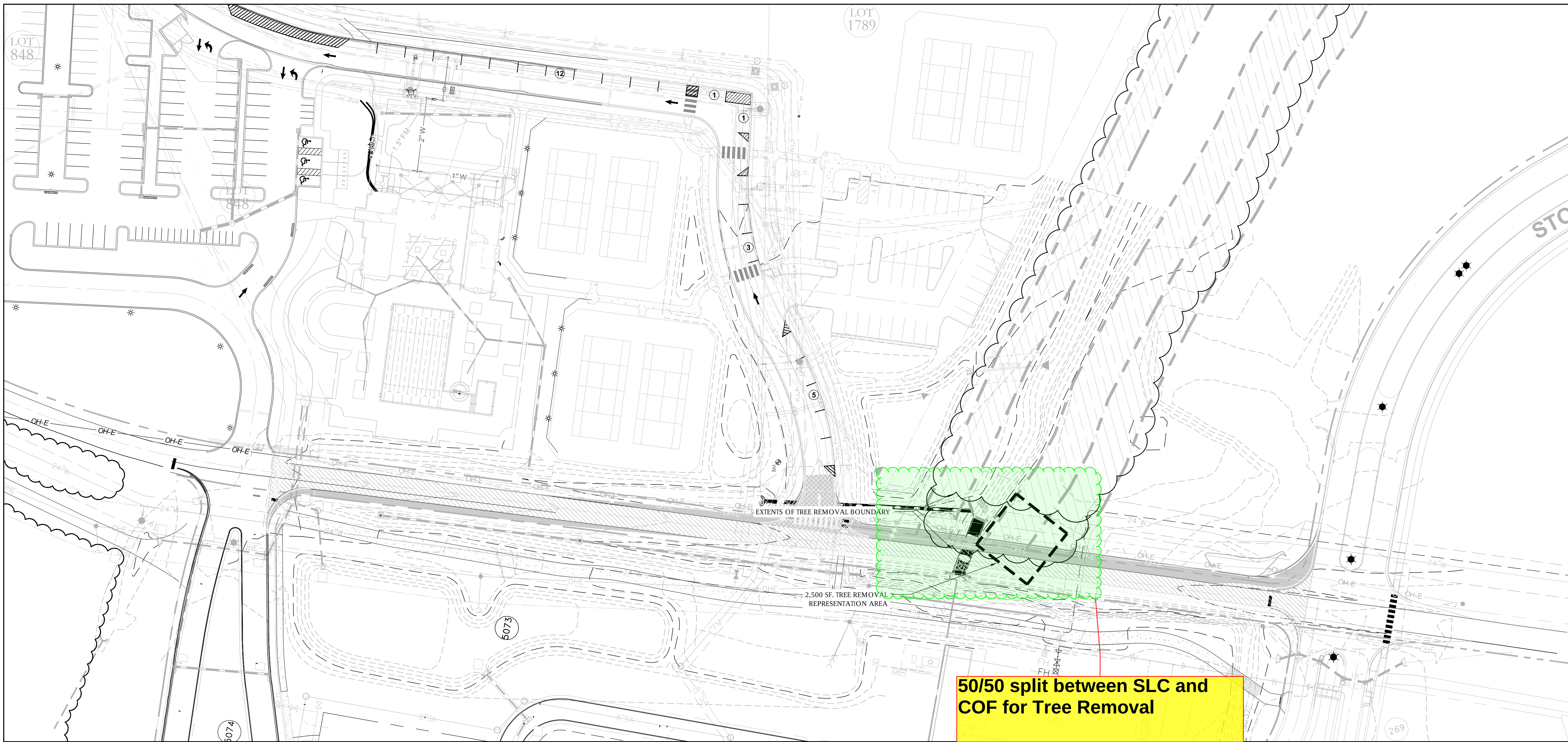
PROPOSED ROADWAY SECTION 'B'
STA 4+36 - 8+18
'WEST' PORTION (NO SIDEWALK)



PROPOSED PAVEMENT SCHEDULE

- ① **MINERAL AGGREGATE BASE 1" THICK**
TDOT 303 Mineral Aggregate Type "A" Base, Grading "D"
(Approximately 1,100 lbs. per sq. yd.)
- ② **PRIME COAT**
TDOT 402 Bituminous Material for Prime Coat (PC) at 0.30-0.35 gal. per sq. yd.
TDOT 402 Aggregate for Cover Material (C) at 8-12 lbs. per sq. yd.
- ③ **BITUMINOUS AGGREGATE BASE 3" THICK**
TDOT 307 Bituminous Plant Mix Grading "BMA-4"
(Approximately 330 lbs. per sq. yd.)
- ④ **TACK COAT**
TDOT 403 Bituminous Material Aggregate for Tack Coat (TC) at 0.07 gal. per sq. yd. (0.10 gal. per sq. yd. Milled Surfaces)
- ⑤ **BITUMINOUS SURFACE 1.50 THICK**
TDOT 411 Mineral Aggregate for Asphaltic Concrete Surface (ACS) Grading "E"
TDOT 411 Asphaltic Cement for Asphaltic Concrete Surface (ACS) Grading "E"
(Approximately 165 lbs. per sq. yd.)





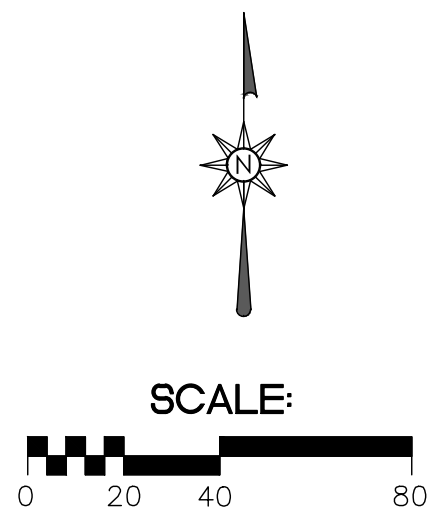
NOTE:
ALL TREE PROTECTION FENCING SHALL BE IN PLACE PRIOR TO THE
ISSUANCE OF GRADING PERMIT, AND SHALL BE MAINTAINED IN GOOD
WORKING ORDER UNTIL ALL CONSTRUCTION ACTIVITY IS COMPLETED.
ANY REQUIRED BRANCH CONTROL MEASURES SHALL BE PLACED
OUTSIDE ANY TREE PROTECTION FENCING.

EXISTING TREES ACCEPTED IN PARTIAL COMPLIANCE OF THE LANDSCAPE
REQUIREMENTS FOR THIS SITE SHALL BE ACCESSIBLE AND FLAGGED PRIOR
TO ALL LANDSCAPE INSPECTIONS.

LEGEND OF SYMBOLS:	
DESCRIPTION	SYMBOL
SPOT ELEVATION	648.54'
PROPOSED CONTOUR	648
FIRE HYDRANT ASSEMBLY	1-MFH
8" SANITARY SEWER/MANHOLE	8" S
8" WATER LINE/GATE VALVE & TEE	8" W
CATCH BASIN/STORM DRAIN/ENDWALL	(450) - (450)
AREA OF TREES TO BE REMOVED (COORDINATE WITH LANDSCAPE PLANS)	
TREES TO REMAIN-PROTECTION FENCING	
BENCHMARK	
STREET TREE	
PROPOSED STREET LIGHT	

FOR LANDSCAPE CALCULATIONS SEE SHEET L1.00
FOR LANDSCAPE NOTES AND DETAILS SEE SHEET L5.00

TREE HEALTH DETERMINED BY:
BEN CRENSHAW, RLA
SOUTHERN LAND COMPANY, LLC
3990 HILLSBORO PIKE
SUITE 400
NASHVILLE, TENNESSEE 37215
PHONE: (615) 778-3150
FAX: (615) 778-2875
BEN.CRENSHAW@SOUTHERNLAND.COM



NOTE:
PER AGREEMENT WITH THE CITY OF FRANKLIN, NO TREE
REPLACEMENT IS REQUIRED WITHIN THE DEVELOPMENT
AREA DEPICTED IN THE 2001 APPROVED CONCEPT PLAN.
THE CHART DEPICTED HEREIN IS PROVIDED FOR
INFORMATIONAL PURPOSES ONLY.



BOYD MILL PIKE TREE REMOVAL LIST					
REPRESENTATIVE TREE QTY./2,500 SF.					
KEY	SPECIES	SIZE (CAL.)	QTY.	TOTAL CAL.	
1	HACKBERRY	6"	1	6"	
2	HACKBERRY	9"	4	36"	
3	CEDAR	6"	3	18"	
4	CEDAR	12"	2	24"	
5	HACKBERRY	12"	4	36"	
6	HACKBERRY	16"	1	16"	
7	MULBERRY	14"	1	14"	
8	LOCUST	9"	1	9"	
9	LOCUST	8"	1	8"	
10	MULBERRY	9"	1	9"	
11	HACKBERRY	8"	1	8"	
12	HACKBERRY	14"	1	14"	
TREES WITHIN PROPOSED GRADING BOUNDARY (PER 2,500 SF/5189.29 SF. TOTAL BOUNDARY)					
(PER 2,500 SF 5189.29 SF TOTAL BOUNDARY)					
KEY	SPECIES	SIZE (CAL.)	QTY./2,500 SF.	OVERALL QTY (QTY. *(5189.29/2500 SF))	TOTAL CAL.
1	HACKBERRY	6"	1	2	12"
2	HACKBERRY	9"	4	8	72"
3	CEDAR	6"	3	6	36"
4	CEDAR	12"	2	4	48"
5	HACKBERRY	12"	4	8	96"
6	HACKBERRY	16"	1	2	32"
7	MULBERRY	14"	1	2	28"
8	LOCUST	9"	1	2	18"
9	LOCUST	8"	1	2	16"
10	MULBERRY	9"	1	2	18"
11	HACKBERRY	8"	1	2	16"
12	HACKBERRY	14"	1	2	28"
TOTAL CAL. TO BE REMOVED					420"

*TOTAL GRADING REMOVAL BOUNDARY= 5189.29 SF. FOOTAGE OF REMOVAL AREA. CALCULATIONS BASED UPON TREE
CALIPER AND QUANTITY PER 2,500 SF MULTIPLIED BY OVERALL SQUARE FOOTAGE OF REMOVAL AREA.



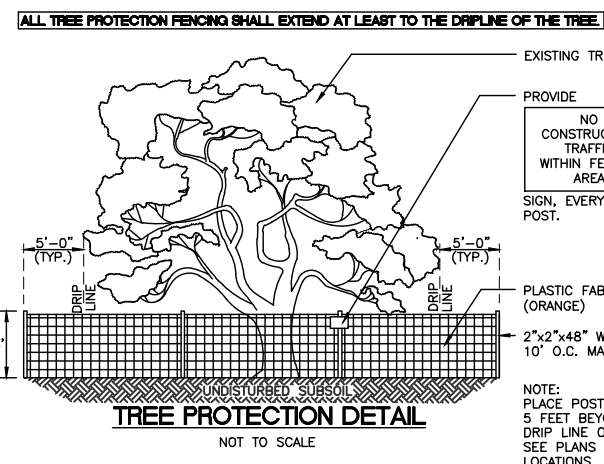
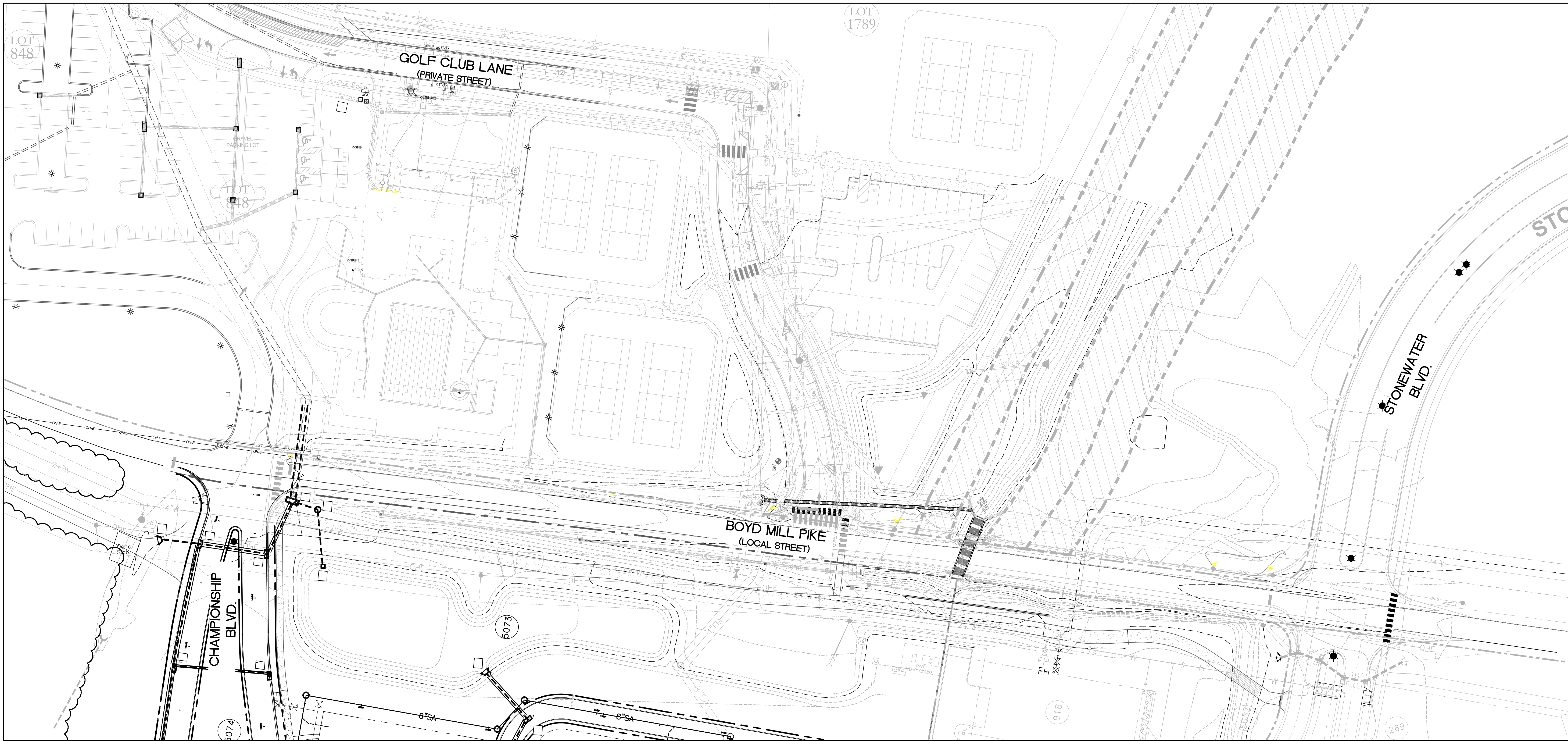
WESTHAVEN
P.U.D. SUBDIVISION, SITE PLAN
BOYD MILL PIKE
FIFTH CIVIL DISTRICT
CITY OF FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

REVISIONS:	
1	04/01/21: REVISED PER CITY COMMENTS
2	05/04/21: REVISED PER CITY COMMENTS
3	
4	
5	
6	

DATE: 03/08/2021
JOB #: -----
PROJECT #: -----

TREE PRESERVATION
PLAN

SHEET NO.
L2.00



NOTE:
ALL TREE PROTECTION FENCING SHALL BE IN PLACE PRIOR TO THE
ISSUANCE OF GRADING PERMIT AND SHALL BE MAINTAINED IN GOOD
WORKING ORDER UNTIL ALL CONSTRUCTION ACTIVITY IS COMPLETED.
ANY REQUIRED EROSION CONTROL MEASURES SHALL BE PLACED
OUTSIDE ANY TREE PROTECTION FENCING.

ANY EXISTING TREE, SHOWN AS BEING PRESERVED ON APPROVED PLANS,
WHETHER FOR CREDIT OR NOT, THAT IS REMOVED, DIES, OR IS DAMAGED
DURING CONSTRUCTION SHALL BE REPLACED WITH THE EQUIVALENT NUMBER
OF CALIPER INCHES OF A SIMILAR SPECIES IN AN APPROVED LOCATION.
EXISTING TREES ACCEPTED IN PARTIAL COMPLIANCE OF THE LANDSCAPE
REQUIREMENTS FOR THIS SITE SHALL BE ACCESSIBLE AND FLAGGED PRIOR
TO ALL LANDSCAPE INSPECTIONS

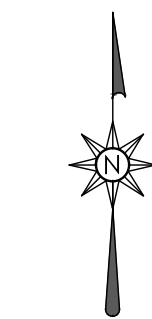
NOTE: ALL PLANT MATERIAL LOCATED IN THE SIGHT TRIANGLE SHALL BE
MAINTAINED AT A HEIGHT NOT TO EXCEED 3'-6" (THREE AND ONE HALF
FEET) ABOVE THE CROWN OF THE PAVEMENT ON THE ADJACENT ROADWAY.
STREET TREES WITHIN 45 FEET OF A TRAFFIC CONTROL SIGN SHALL HAVE
THE LOWEST BRANCHES AT LEAST TEN FEET ABOVE GRADE.

LEGEND OF SYMBOLS:

DESCRIPTION	SYMBOL
SPOT ELEVATION	648.54'
PROPOSED CONTOUR	648
FIRE HYDRANT ASSEMBLY	H-X-FH
8" SANITARY SEWER/MANHOLE	8"-S
8" WATER LINE/GATE VALVE & TEE	8"-W
CATCH BASIN/STORM DRAIN/ENDWALL	453
AREA OF TREES TO BE REMOVED (COORDINATE WITH LANDSCAPE PLAN)	
TREES TO REMAIN-PROTECTION FENCING	
BENCHMARK	
STREET TREE	
PROPOSED STREET LIGHT	

TREE HEALTH DETERMINED BY:

BEN CRENSHAW, RLA
SOUTHERN LAND COMPANY, LLC
1550 WEST MCEWEN DRIVE
SUITE 200
FRANKLIN, TENNESSEE 37067
PHONE: (615) 778-3150
FAX: (615) 778-2875
BEN.CRENSHAW@SOUTHERNLAND.COM



SCALE:



**SOUTHERN LAND
COMPANY**

Southern Land Company, LLC
3990 Hillboro Pike, Suite 400 - Nashville, Tennessee 37215
Office (615) 778-3150 - Fax (615) 778-2875 - www.southernland.com



WESTHAVEN

P.U.D. SUBDIVISION, SITE PLAN
BOYD MILL PIKE
FIFTH CIVIL DISTRICT

CITY OF FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

REVISIONS:

- 104/01/21: REVISED PER CITY COMMENTS
- 205/04/21: REVISED PER CITY COMMENTS

3

4

5

6

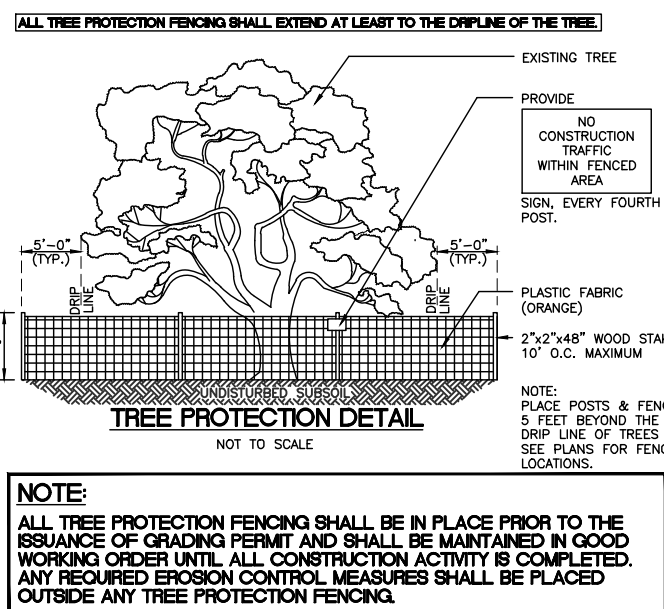
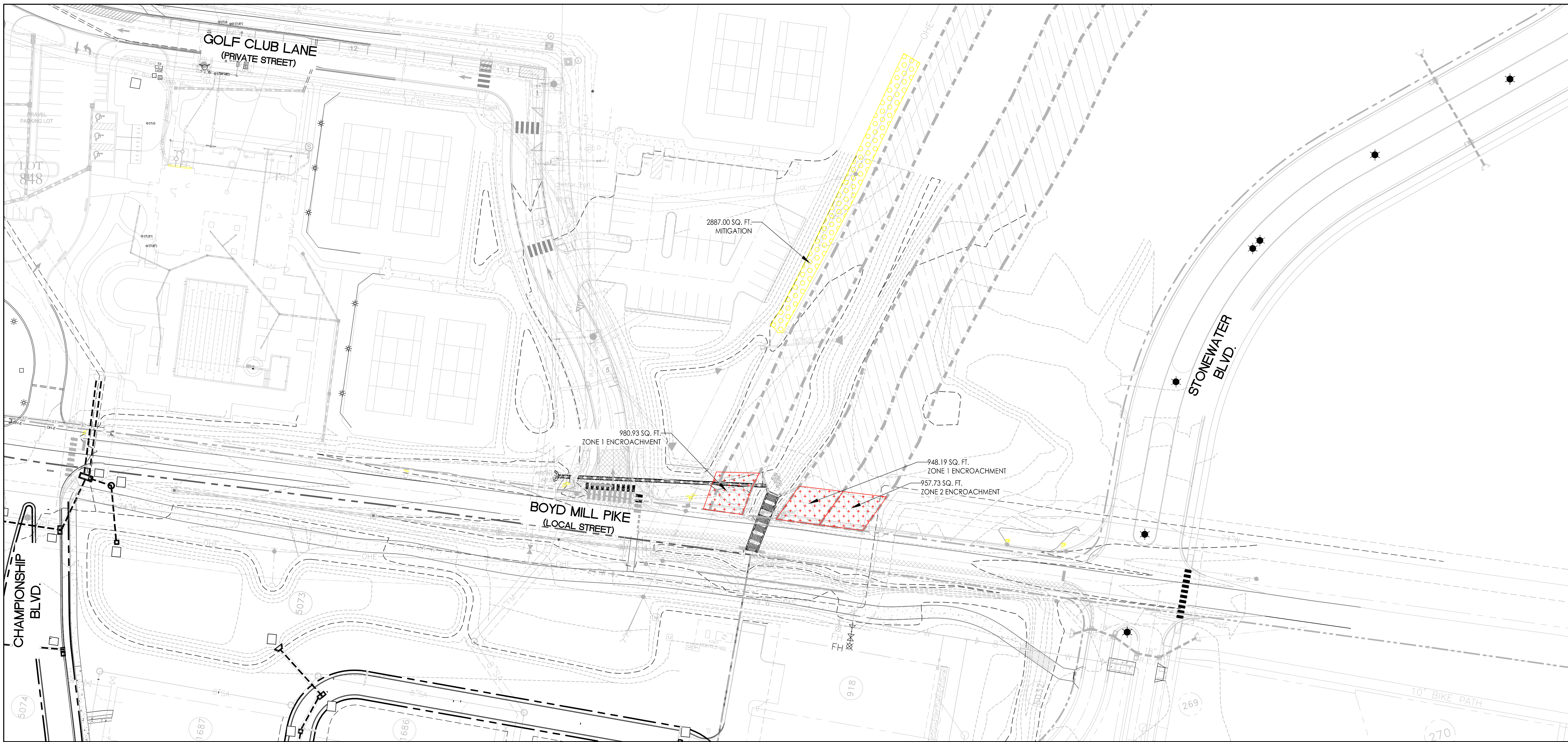
DATE: 03/08/2021

JOB #: -----

PROJECT #: -----

LANDSCAPE
PLAN

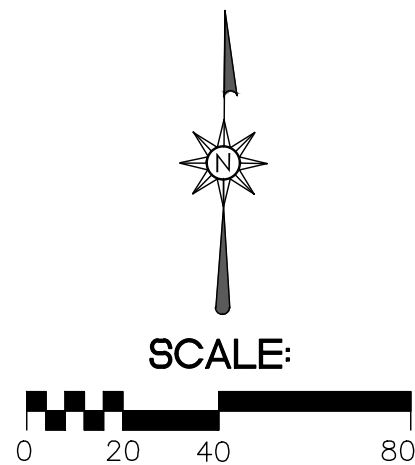
SHEET NO.
L3.00



LEGEND OF SYMBOLS:	
DESCRIPTION	SYMBOL
SPOT ELEVATION	648.54x
PROPOSED CONTOUR	645
FIRE HYDRANT ASSEMBLY	H-M-FH
8" SANITARY SEWER/MANHOLE	8" S
8" WATER LINE/GATE VALVE & TEE	8" W
CATCH BASIN/STORM DRAIN/ENDWALL	450
AREA OF TREES TO BE REMOVED (COORDINATE WITH LANDSCAPE PLANS)	45
TREES TO REMAIN-PROTECTION FENCING	45
BENCHMARK	45
STREET TREE	45
PROPOSED STREET LIGHT	45

FOR LANDSCAPE CALCULATIONS SEE SHEET L1.00
FOR LANDSCAPE NOTES AND DETAILS SEE SHEET L4.00

TOTAL BUFFER ENCROACHMENT	2886.84 SQ. FT.
TOTAL BUFFER MITIGATION	2887.00 SQ. FT.



ANY EXISTING TREE, SHOWN AS BEING PRESERVED ON APPROVED PLANS, WHETHER FOR CREDIT OR NOT, THAT IS REMOVED, DIES, OR IS DAMAGED DURING CONSTRUCTION SHALL BE REPLACED WITH THE EQUIVALENT NUMBER OF CALIPER INCHES OF A SIMILAR SPECIES IN AN APPROVED LOCATION.

EXISTING TREES ACCEPTED IN PARTIAL COMPLIANCE OF THE LANDSCAPE REQUIREMENTS FOR THIS SITE SHALL BE ACCESSIBLE AND FLAGGED PRIOR TO ALL LANDSCAPE INSPECTIONS.

TREE HEALTH DETERMINED BY:
BEN CRENSHAW, RLA
SOUTHERN LAND COMPANY, LLC
3990 HILLSBORO PIKE
SUITE 400
NASHVILLE, TENNESSEE 37215
PHONE: (615) 778-3150
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WESTHAVEN
P.U.D. SUBDIVISION, SITE PLAN
BOYD MILL PIKE
FIFTH CIVIL DISTRICT
CITY OF FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

REVISIONS:	
1	04/01/21: REVISED PER CITY COMMENTS
2	05/04/21: REVISED PER CITY COMMENTS
3	
4	
5	
6	
DATE: 03/08/2021	
JOB #: ----	
PROJECT #: ----	

BUFFER MANAGEMENT PLAN

SHEET NO.
L4.00

Exhibit C Road Conditions

1.Rapid Road Erosion

SLC has completed temporary road repairs at our own cost to maintain safe driving conditions due to the lack of assistance from the City of Franklin.



Exhibit C Road Conditions

1.Rapid Road Erosion (continued)



Exhibit C Road Conditions

2.Stream Erosion Along Roadway

Multiple areas along the stream are rapidly eroding adjacent to the roadway. Continued erosion will compromise power poles and could lead to road collapse if not addressed promptly.



Exhibit C Road Conditions

2.Stream Erosion Along Roadway (continued)



Exhibit C Road Conditions

2.Stream Erosion Along Roadway (continued)



Exhibit C Road Conditions

3.Lack of Pedestrian Safety Measures (continued)



Exhibit C Road Conditions

3.Lack of Pedestrian Safety Measures (continued)



Exhibit C Road Conditions

3.Lack of Pedestrian Safety Measures (continued)



Exhibit C Road Conditions

4.Box Culvert Roadway Crossing – No Protection

The stream crossing is in poor condition, with a drop-off of over six feet immediately adjacent to the road. This presents a hazardous situation given the amount of pedestrian and vehicular traffic in the area.



Exhibit C Road Conditions

4.Box Culvert Roadway Crossing – No Protection (continued)



Exhibit C Road Conditions

4.Box Culvert Roadway Crossing – No Protection (Continued)



CITY OF FRANKLIN
TENNESSEE

David Parker
Director

Exhibit D

Memo & Concept Plan Conditions of Approval

Engineering
Department

MEN

TO: Franklin Planning Department

FROM: Patricia Harvey, E.I. ^{PH}
Engineering Department

DATE: March 7, 2001

RE: Westhaven
Concept plan

References Below to Concept Plan
Conditions of Approval (see last page)

Because the applicant is not required to submit detailed plans with the submittal of a concept plan, we reserve the right to make additional comments regarding future submittals. We are not addressing construction details in this memo. We offer the following comments regarding the referenced concept plan:

Water and Sewer

general code
requirement

The fire marshal shall determine the location and spacing of fire hydrants.

2003 Item 45

The Board of Mayor and Aldermen (BOMA) has passed a resolution requesting that the City of Franklin serve this development with water. If the Board of Commissioners of H. B. & T. S. Utility District refuses this request, then the City of Franklin and H. B. & T. S. Utility District will both serve water to the development.

2003 Item 12

Sewer availability has been granted for up to 350 SFUE (single family unit equivalents) through the year 2004.

Streets and Drainage

2003 Item 19
& 21 and
detailed
throughout
info in
various
sections

The Engineering Department reserves the right to retain comments on the proposed street layouts until the Major Thoroughfare Plan (MTP) update for the western portion of Franklin is complete.

The applicant shall address all roads that have been designated as "Heritage Roads" for Williamson County.

2003 Item 19
and 2007
item 5

The applicant shall address the proposed status of Boyd Mill Pike (i.e. abandon, upgrade or leave the road as is).

2003 Item 22
& 41

This development shall be designed to be pedestrian and bicycle friendly. Transit stops may also be utilized throughout this development. 2003 Item 24

Memo
Franklin Planning Department
Westhaven
March 7, 2001
Page 2

2003 Item 22 The applicant shall make provisions for golf cart paths across the proposed collector road that runs through the golf course. These paths should be grade separated (i.e. tunnel or bridge).

2003 Item 1 -10, 19 and 21 The latest design of Mack Hatcher extension shall be incorporated into this plan.

2003 Item 1 -10, 19 and 21 Comments on the revised traffic study shall be incorporated into the response from the Engineering Department upon receipt of the MTP update to the west side of Franklin.

2003 Item 1 -10, 19 and 21 Right-of-way provisions shall be made for a grade separated crossing for the intersection of the Mack Hatcher extension and Highway 96.

2003 Item 1 -10, 19 and 21 Access along Mack Hatcher Parkway for the development shall be consistent with spacing requirements on existing Mack Hatcher, which is approximately 0.65 miles for signalized intersections and 0.35 miles for unsignalized intersections. TDOT will approve all accesses to Mack Hatcher. If approval has already been obtained from TDOT for these accesses, provide documentation to the City of Franklin.

2003 Item 1 -10, 19 and 21 The applicant shall address connectivity between the two portions of Westhaven on either side of the bypass.

Frontage Roads
The proposed frontage roads shall be located outside of the Mack Hatcher right-of-way and shall be designed as two-way. The distance of the frontage road from Mack Hatcher shall be in accordance with the access section of the zoning ordinance for arterial roadways. 2003 Item 1 -10, 19 and 21

2003 Item 16
2007 item 16 Several of the intersections within the development are proposed as "Y" intersections. These intersections shall be realigned as "T" intersections.

2003 several areas address landscaping Landscaped medians at intersections should be at least 50 feet outside of a major intersection and shall be approached with a constricted throat to provide even lane alignment across the intersection.

2003 Item 32 Tennessee Department of Conservation (TDEC) shall approve all work proposed along any major stream within the proposed development. Appropriate easements and permits shall be dedicated and obtained.

2003 Item 26 - 31 among others Best management practices (BMPs) shall be incorporated into the overall drainage design for the development. More elaborate facilities shall be developed to handle stormwater runoff than detention alone.

Memo
Franklin Planning Department
Westhaven
March 7, 2001
Page ~~2~~ 3

2003 & 2007
Item 43

Other

In regards to traffic congestion, we would like to convey our opinion that the proposed school site at the intersection of Mack Hatcher and Hwy. 96E is not appropriate.

The applicant shall submit a digital copy of the final plat to the Engineering Department in Tennessee state plane coordinates, NAD 83, zone 4100/5301 for incorporation into the Franklin GIS database.

cc: Joe York
Eddy Woodard
Carl Baughman
Dwight Kiser, LDI

Exhibit D (continued)
Memo & Concept Plan Conditions of
Approval

Southern Land Company, LLC
Westhaven Concept Plan-Revision 2
Final Conditions of Approval Post BOMA Sign-Off Submittal to City Staff
C.O.F. Project #1328
Friday, May 25, 2007

Southern Land Company, LLC is submitting revised plan and pattern books based on completion of all conditions of approval from Planning Commission and BOMA in regards to Westhaven Concept Plan-Revision 2. Our comments, updates and responses to the conditions of approval recommended by the Planning Commission on February 22, 2007 and BOMA Third and Final reading on May 8, 2007 are written in bold following each condition.

2007 Conditions of Approval

1. Twenty-eight copies of the corrected exhibit shall be submitted to the Planning Department by the Tuesday prior to the next Board of Mayor and Aldermen meeting in order to be placed on their next regular agenda. (Plan)
Completed March 6, 2007
2. After the project receives final approval by the Board of Mayor and Aldermen, the conditions listed below shall be met with a resubmittal of the concept plan and pattern book prior to the submittal of any subsequent site plans, unless otherwise expressly noted. (Plan)
Submitted May 25, 2007 (Plans and Pattern Book)
3. The city's project identification number shall be added to the sheet and shall be included on subsequent correspondence. (Plan)
Completed and Acknowledge
4. All of the conditions of approval placed on the rezoning and concept plan in 2003 in conjunction with ordinance 2003-31 shall remain, with the following additions shown in bold and any deletions shown with a strikethrough (Plan):
4. Southern Land Company shall escrow \$200,000 toward the improvements recommended for the intersection of Hillsboro Road and New Highway 96 West/Bridge Street. If this project is already fully funded, the applicant suggests that the funds may be better used for other intersection improvements in proximity to Westhaven or Mack Hatcher parkway improvements. **Completed. \$200,000 is already in escrow and to be allocated at the city's discretion. Revised-BOMA 3/10/07**
Acknowledge

5. Southern Land Company will limit development within the Westhaven project site to 155 certificates of occupancy per year with a total of 1,250 certificates of occupancy until Mack Hatcher Parkway is completed and opened between Hillsboro Road and New Highway 96 West. Southern Land Company, LLC shall adhere to the graduated schedule, see exhibit 'A', for limits of certificates of occupancy based on Mack Hatcher Parkway construction started

Y & T
intersections

school site
and fire
station
locations

Boyd Mill
Pike

by 2010. This is supported by the traffic impact analysis (rpm; January 2007) submitted with the revised concept plan. Revised-FMPC 2/22/07
Acknowledge

16. There shall be no dead-end or "T" alleys. (Eng Dept)
There shall be no dead-end alleys. Alleys that intersect at 90 degrees shall be permitted with the addition of a stabilized/paved vehicular mountable surface behind the back of curb in alleys to allow for an inside turning radius of 33 feet. Detail of which shall be worked out at the site plan level. (Eng Dept) Revised - FMPC 2/22/07
Acknowledge

18. The proposed fire station site donation and school site donation shall be accomplished prior to 350 single-family residential occupancy certificates. However, because this amount has been exceeded, the applicant shall identify an agreed upon location for a fire station and school site on the concept plan. Revised - FMPC 2/22/07

Southern Land Company, LLC has proposed a fire station site and school site on the Concept Plan. The Planning Commission and BOMA approved both sites as shown on the Concept Plan. Revised-FMPC 2/22/07

5. In order to maintain the existing character of Boyd Mill Pike, existing vegetation along Boyd Mill Pike shall be preserved in areas where site plans have not already been approved and all stone walls along Boyd Mill Pike shall be preserved regardless of their section. (Plan)
Acknowledge

6. Attached or detached first buildings shall be sited to the southern side of the proposed grocery store building, identified as building 19. (Plan) Condition withdrawn - FMPC 2/22/07

7. In order to meet the original intent of the 300-foot buffer along new Highway 96 West, this area shall be maintained as a green buffer and contain no buildings, parking lots and active recreation facilities, such as baseball fields and swimming pools, although accessory structures and more passive recreation facilities may be permitted. Therefore, the site area and improvements proposed within this 300-foot shall be revised according. In order to meet the original intent of the 300 foot zone along new highway 96 west, this area shall be maintained as a green space and contain no buildings and parking lots. Except for the public safety facilities and accessory structures for active and passive recreational facilities. No sports lighting shall be permitted within the 300 zone. The original approved 2004 concept plan-exhibit 4, included the proposed school site parking lot active recreation fields, i.e., baseball and soccer lots located within the 300-zone. (Plan) Revised - FMPC 2/22/07
Acknowledge

8. The rear service areas of the proposed grocery store, the MTEMC site, the rears of the other proposed facilities and structures, and the related parking areas east of Hamilton Creek, shall be sufficiently screened from New Highway 96 West, Mack Hatcher Memorial Parkway and other uses. (Plan)
Acknowledge

9. More detailed information / explanation shall be provided on the street tree placement in the TS and SD locations. Is the Urban street tree intent shown on L5 correct or are the proposed layouts backwards? The intent of the layout in these areas is described as an "informal, organic character" yet the progress is made from the fringes of the Town Center into the area of the Public Square, the street tree arrangement should be more formal. The character of the areas adjacent to TS and SD is formal not informal. These contradictions shall be resolved and submitted for approval with revisions of the Pattern Book. It appears that many of these areas could meet City requirements. (Plan L.A.)
Acknowledge

10. The street sections illustrated in the Pattern book shall be revised to change the "planters" to "tree lawn". The tree lawn shall be the area located between the back of curb and the sidewalk. (Plan L.A.)
Completed March 6, 2007

11. The street sections illustrated in the Pattern book shall be revised to remove the utilities from the planter-tree lawn and show that no utilities shall be placed in the tree lawn. (Plan L.A.)
Condition withdrawn - FMPC 2/22/07

12. Street B (ST-27-26) section shown in the Pattern Book on sheet TH-10 shall be revised to show that the street tree lawn shall, at a minimum, meet City requirements. (Plan L.A.)
Southern Land Company, LLC met with Molly Pike on March 2, 2007. They agreed that the original design of this street section was an appropriate design for its limited use within the concept plan, and it did not need to meet City Requirements.

13. Street One Way F (OW-31-30) section shown in the Pattern Book on sheet TH-18 shall be revised to show that a street tree lawn shall be provided, at a minimum, to meet City requirements. (Plan L.A.)
Southern Land Company, LLC met with Molly Pike on March 2, 2007. They agreed that the original design of this street section was an appropriate design for its limited use within the concept plan, and it did not need to meet City Requirements.

14. The Concept Plan and Pattern Book shall be revised to ensure the long-term viability of the trees proposed in all T-3 and Special Districts by altering proposed construction techniques to utilize innovative measures, structural soil and previous pavement for example to ensure that sufficient area is provided for the critical root growth of proposed trees or required. (Plan L.A.)
Condition withdrawn - FMPC 2/22/07

15. The Concept Plan and Pattern Book shall be revised to state that trees planted in "tree pits" surrounded by pavement shall use structural soil to a minimum depth of three feet and a minimum area of 250 square feet per tree to ensure that adequate rooting areas are provided. Previous pavement or pavers shall be utilized over the structural soil. Details shall be provided in the pattern book for approval. (Plan L.A.)
Condition withdrawn - FMPC 2/22/07

16. Individual tree pits shall be constructed to each other with structural soil and previous pavement. Details shall be provided in the pattern book for approval. (Plan L.A.)
Condition withdrawn - FMPC 2/22/07

17. The Concept Plan and Pattern Book shall be revised to indicate that all trees proposed to meet the City street tree requirements shall be an approved canopy tree. (Plan L.A.)
Completed March 6, 2007

18. The Concept Plan and Pattern Book shall be revised to show that any "street tree" proposed to be located in a landscape/utility access easement or on a private residential lot shall not be used to meet City requirements or proximity requirements. (Plan L.A.)
Completed March 6, 2007

19. The last sentence shown on page L5 of the pattern book shall be revised to state that "The placement of street trees ... will 'shall' be subject to the approval of the City of Franklin." (Plan L.A.)
Completed March 6, 2007

20. The last sentence of paragraph 6 shown on page L5 of the pattern book shall be revised to state that "individual site plans will 'shall' address and track locations and caliper inches." (Plan L.A.)
Completed March 6, 2007

21. The Pattern Book shall be revised for Staff approval to clarify under what conditions/situations a single genus street tree planting shall change to a different genus. Tree monocultures are not encouraged. A street tree genus used along the majority or entirety of a boulevard or avenue shall be limited or prohibited for use in the blocks adjoining the boulevard or avenue. (Plan L.A.)
Completed March 6, 2007

22. The last sentence of next to the last paragraph shown on page L3 of the pattern book shall be revised to add "and as approved by the City of Franklin." (Plan L.A.)
Completed March 6, 2007

23. The following note "Exceptions may be made for atypical situations and geometry" shown on sheets L3 and L4 of the pattern book shall be revised to state that "The City of Franklin shall have the authority to approve spacing exceptions with each site plan submittal." (Plan L.A.)
Completed March 6, 2007

24. Clustered spacing of street trees shall be defined for staff approval as previously requested. (Plan L.A.)
Completed March 6, 2007

25. The "double-loaded boulevard street tree pattern 'A'" shown on page L4 of the pattern book shall be revised to propose a street tree spacing more in character with the City requirements. Clustering of the street trees is more appropriate in this street section than the proposed spacing. Street tree clustering shall be defined and the maximum distance between these clusters shall be proposed for approval. (Plan L.A.)
Completed March 6, 2007

26. The Pattern Book shall be revised for Staff approval to clarify under what conditions/situations a single genus street tree planting shall change to a different genus. Tree monocultures are not encouraged. A street tree genus used along the majority or entirety of a boulevard or avenue shall be limited or prohibited for use in the blocks adjoining the boulevard or avenue. (Plan L.A.)
Completed March 6, 2007

27. The last sentence shown on page L5 of the pattern book shall be revised to state that "The placement of street trees ... will 'shall' be subject to the approval of the City of Franklin." (Plan L.A.)
Completed March 6, 2007

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Completed March 6, 2007

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Completed March 6, 2007

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Completed March 6, 2007

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RESOLUTION

WHEREAS, Franklin and Williamson County have numerous public roads that have exceptional natural features, views, or historic significance; and

WHEREAS, the Heritage Foundation of Franklin and Williamson County has recommended criteria for the designation of certain roads within Williamson County as "Heritage Roads (Exhibit A hereto);" and

WHEREAS, the Heritage Foundation has developed a list of roads in Franklin and Williamson County that appear to meet these criteria (Exhibit B), although this list is not meant to be final and may be amended as additional information becomes available; and

WHEREAS, the Board of Mayor and Aldermen wishes herewith to endorse the concept of "Heritage Roads" as a planning device and to cooperate with the County and the Heritage Foundation in developing meaningful ordinance standards concerning the preservation of said roads and the planning of development that might adversely impact said roads,

NOW THEREFORE, IT IS HEREBY RESOLVED by the Board of Mayor and Aldermen of the City of Franklin, Tennessee, that:

1. The attached criteria for the Heritage Roads Program are hereby endorsed as a conceptual framework for developing appropriate ordinances for

designation of Heritage Roads.

2. The Public Transportation and Finance and Economic Development Committees of the Board are hereby charged with the study and recommendation of an ordinance for the designation of certain roads, including, but not limited to those listed in Exhibit A, as "Heritage Roads," and establishing criteria for development adjacent to, or affecting, such roads.

IT IS SO RESOLVED AND DONE on this the 12th day of September, 2000.

ATTEST:

CITY OF FRANKLIN, TENNESSEE

By: 
JAMES R. JOHNSON
City Administrator/Recorder

By: 
JERRY SHARBER
Mayor

Criteria of the Heritage Roads Program

The Heritage Road Committee of the Heritage Foundation classified existing public road or road segments as historic or exceptional historic. The road must be:

1. Located in an area where natural, agricultural, or historic features are predominant.
2. A narrow road intended for predominately local use; or an historic gateway; and
3. Has one of the following three characters:
 - a.) has outstanding natural features along its borders, such as vegetation, stands of trees, stream valleys;
 - b.) provides outstanding vistas of farm fields and rural landscape or buildings; or
 - c.) provides access to historic resources, follows historic alignments, or highlights historic landscapes.

Exceptional Heritage Roads must:

4. be a historic road (satisfy the above criteria);
5. contribute significantly to the natural, agricultural or historic characteristics of the County;
6. have unusual features found of few other roads in the County;
7. be more negatively affected by improvements or modifications to the physical characteristics of the road than would most other roads in the rustic roads program.

Additionally:

The Natchez Trace in Williamson County does not meet the above criteria but is recognized as a Heritage Road.

Post-It* Fax Note	7671	Date	9-1	# of pages	4
To	DOLG BERRY	From	MARY PEARCE		
Co./Dept.		Co.	HERITAGE FOUND.		
Phone #		Phone #	591-8500		
Fax #	251-5453	Fax #			

Historic Roads of Williamson County

Bedford Creek Road

Entire length

Columbia Pike

Winstead Hill to Spring Hill

* Margin to Bridge (Margin of Old Town)

1st to 5th

Flat Creek Road

Entire length

Leiper's Creek Road

Pinewood Road to county line

Gray Lane

Entire length

Carter's Creek Pike

South Hall to County Line

* Lewisburg Avenue

5th Avenue to Mack Hatcher

* Carnton Lane

Entire length

* Fair Street

Entire length

* Choctaw Road

Entire Length

* West Main Street

5th to 11th

* Franklin Road

Bypass to square

Southall Road

Entire length

Coldwater Road

Entire Length

Barnhill Road

Entire length

New 96 West

Carlisle Lane to 100 Hwy

Pope's Chapel Road

Entire length

Vaughn Road

Entire length

Shoal Branch Road

Entire length

Cross Key Road

Entire length

Pull Tight Hill
Entire length

Bethesda Road
Entire length

Arno/Allisona
Entire length

Owen Hill
Entire length

Giles Hill Road
Entire length

Caney Fork Road
Entire length

South Harpeth Road
Entire length

Walker Hill Road
Entire length

North Lick Creek Road
Entire length

South Lick Creek Road
Entire length

Garrison/Greenbrier
Entire length

Old Highway 96
Leiper's Fork to Old Harding Road

Old Harding Road
Entire length

Bailey Road
Entire length

Bear Creek Road
Entire length

Carl Road
Entire length

Boyd Mill Pike
Entire length

Old Charlotte Pike
Entire length

West Harpeth Road
Entire length

Sedberry Road
Entire length

Evergreen Road
Entire length

Snowbird Hollow Road
Entire length

Moran Road
Entire length

27
Old Natchez Road

Entire length

*** Del Rio Pike**

Entire length

Beech Creek

Entire length

Big East Fork Road

Entire length

Still House Hollow

Entire length

Old Hillsboro Road

Entire length

Eudailey-Covington Road

Entire length

Liberty Pike

Entire length

Old Smyrna Road

Entire length

Coleman Road

Entire length

Sawyer's Bend

Entire length

Citizens Recommendations

Jordan Road

Spencer's Creek

Wilson Pike

Davis Hollow

Hillview Lane

Holly Tree Gap

Lawrence Road

Temple Road

*** City of Franklin Roads**