City of Franklin

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

Meeting Agenda

Franklin Municipal Planning Commission

Thursday, January 22, 2026 | **7:00 PM** | **Williamson County Auditorium**

MEETING LOCATION
Williamson County Auditorium
1320 West Main Street

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

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

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

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

CALL TO ORDER

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

Comments on agenda items may be made in person or by emailing PlanningIntake@FranklinTN.gov before noon on the day of the meeting. Emailed comments will be provided to the Commission and included in the minutes, but not read aloud in their entirety during the meeting.

APPROVAL OF MINUTES

1. Consideration Of Approval Of The December 11, 2025 FMPC Minutes.

VOTE FOR CHAIR & VICE CHAIR

2. Consideration Of Election Of Chair And Vice Chair Pursuant To The FMPC Bylaws.

ANNOUNCEMENTS

CONSENT AGENDA

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

3. Consideration Of Approval Of Items 4-8, 10, 11, 13-18, 24, And 25 On The Consent Agenda.

SITE PLAN SURETIES

4. Amelia Park PUD Subdivision, Final Plat, Section 5; Accept The Streets Improvement, Release The Performance Agreement. (CONSENT AGENDA)

   Sponsors: Melodie Brady

5. Berry Farms PUD Subdivision, Site Plan, Section 4, Revision 1 (Infrastructure Plan); Accept the Landscaping Phase 2 Improvement, Release The Performance Agreement And Establish A One-Year Maintenance Agreement. (CONSENT AGENDA)

   Sponsors: Melodie Brady

6. Berry Farms PUD Subdivision, Site Plan, Section 4, Revision 1 (Infrastructure Plan); Extend The Performance Agreement For Landscaping Phase 1 And Landscaping Phase 3 Improvements To March 26, 2026. (CONSENT AGENDA)

   Sponsors: Melodie Brady

7. Berry Farms Reams-Fleming Tract PUD Subdivision, Site Plan, Infrastructure; Extend The Performance Agreement For Landscaping Improvement To July 23, 2026. (CONSENT AGENDA)

   Sponsors: Melodie Brady

8. Carothers Development Property Subdivision, Final Plat, Revision 1; Extend The Performance Agreement For Sewer Improvement To February 26, 2026. (CONSENT AGENDA)

   Sponsors: Melodie Brady

9. Dallas Downs Subdivision, Site Plan, Section 3; Call On Letter Of Credit For Performance Agreement For Landscaping Specimen Tree Replacement Improvement.

Sponsors: Melodie Brady

10. Hart's Landmark Subdivision; Extend The Maintenance Agreement For Water Improvement To January 28, 2027. (CONSENT AGENDA)

Sponsors: Melodie Brady

11. Highlands At Ladd Park PUD Subdivision, Final Plat, Section 17, Revision 1; Accept The Landscaping Improvement, Release The Performance Agreement. (CONSENT AGENDA)

Sponsors: Melodie Brady

12. Longview Subdivision, Site Plan, Lots 11 And 12 (Universal Storage); Call On Letter Of Credit For Performance Agreement For Landscaping Improvement.

Sponsors: Melodie Brady

13. Quality Inn And Suites Subdivision, Site Plan; Extend The Performance Agreement For Landscaping Improvement To July 23, 2026. (CONSENT AGENDA)

Sponsors: Melodie Brady

14. Rizer Point PUD Subdivision, Site Plan, Section 1; Accept The Drainage Improvement, Release The Performance Agreement And Establish A Maintenance Agreement For One Year. (CONSENT AGENDA)

Sponsors: Melodie Brady

15. Stream Valley PUD Subdivision, Site Plan, Section 16; Extend The Performance Agreement For Green Infrastructure Improvement To July 23, 2026. (CONSENT AGENDA)

Sponsors: Melodie Brady

16. Water's Edge PUD Subdivision, Site Plan, Section 4; Accept The Landscaping (Streets Tree, Open Space) And Landscaping (Bioretention Ponds) Improvements, Release The Performance Agreement And Establish A One-Year Maintenance Agreement. (CONSENT AGENDA)

Sponsors: Melodie Brady

17. Water's Edge PUD Subdivision, Site Plan, Section 5; Accept The Landscaping (Streets Tree, Open Space) And Landscaping (Bioretention Ponds) Improvements, Release The Performance Agreement And Establish A One-Year Maintenance Agreement. (CONSENT AGENDA)

Sponsors: Melodie Brady

18. Wynfield Village Subdivision, Site Plan; Extend The Performance Agreement For Drainage Improvement To January 28, 2027. (CONSENT AGENDA)

Sponsors: Melodie Brady

VESTED RIGHTS/SITE PLAN EXTENSION

19. Consideration Of Resolution 2025-107, A Resolution Amending The Gateway Village PUD Subdivision To Extend The Vested Rights, For The Property Located South Of Lynnwood Way And West Of Franklin

Road, Located At 120 Davenport Boulevard.

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

PLANS OF SERVICES/ANNEXATIONS/ZONINGS

20. Consideration Of Resolution 2025-105, A Resolution Adopting A Plan Of Services For The Annexation Of Property Located South Of Hillview Lane And West Of Columbia Pike, By The City Of Franklin, Tennessee.

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

21. Consideration Of Resolution 2025-106, A Resolution To Annex One Property, Consisting Of 79.89 Acres, Located South Of Hillview Lane And West Of Columbia Pike And Adjoining The City Limits Within The Southern Part Of The Franklin Urban Growth Boundary (UGB).

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

22. Consideration Of Ordinance 2025-53, An Ordinance To Zone 79.89 Acre Agricultural (AG) District, And Hillside Hillcrest Overlay (HHO) District, For The Property Located South Of Hillview Lane And West Of Columbia Pike.

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

REZONINGS/DEVELOPMENT PLANS

23. Consideration Of Resolution 2025-103, A Resolution Approving A Revised Development Plan For Ovation PUD Subdivision, For The Property Located At The Southeast Corner Of East McEwen Drive And Carothers Parkway.

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

SITE PLANS, PRELIMINARY PLATS, AND FINAL PLATS

24. Poplar Farms PUD Subdivision, Final Plat, Section 4, Creating 106 Residential Lots And 9 Open Space Lots, And Dedicating Right-Of-Way, On 44.57 Acres, Located At 4101 Clovercroft Road. (CONSENT AGENDA)

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

25. 1051 West Main Street Subdivision, Final Plat, Creating 1 Single-Family Residential Lot, On 1.16 Acres, Located At 1051 West Main Street. (CONSENT AGENDA)

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

ANY OTHER BUSINESS

ADJOURN

City of Franklin

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

Meeting Minutes

Franklin Municipal Planning Commission

Thursday, December 11, 2025 | **7:00 PM** | **Eastern Flank Event Facility**

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The typical process for discussing an item is as follows:

1. *Staff Presentation*
2. *Public comments*
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CALL TO ORDER

Chair Lindsey called the meeting to order at 7 pm.

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

Commissioners Absent: None

Staff Present: Emily Wright, Kelly Dannenfelser, Chelsea Randolph, Joey Bryan, Melodie Brady, Vernon Gerth, Shauna Billingsley

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

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

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APPROVAL OF MINUTES

1. Consideration Of Approval Of The October 23, 2025, FMPC Minutes.

Sponsors:

Attachments: 1. DRAFT FMPC Minutes October 23 2025

A motion was made by Commissioner Orr, seconded by Commissioner Harrison to approve the Minutes from the October 23, 2025 meeting. The motion carried 9-0.

ANNOUNCEMENTS

Chair Lindsey asked Vernon Gerth, Assistant City Administrator for Community and Economic Growth, to come forward in recognition of his 18 years of service to the community and to the FMPC. Chair Lindsey stated that Mr. Gerth has been invaluable to the Commissioners over the years. His attendance at the Planning meetings and his ability to explain complex issues have been a support that will be missed. As a show of appreciation, Chair Lindsey presented a clock to Mr. Gerth with an inscription that says, "In appreciation and support of the Franklin Municipal Planning Commission, 2007-2025."

Mr. Gerth thanked the Commission for their dedication and steady leadership over the last 18 years as the City of Franklin has grown stronger. Mr. Gerth further stated that it has been a privilege to serve alongside the Planning Commissioners and the passionate city staff that truly care about the community through thoughtful decision-making. Continuing, Mr. Gerth explained that the expertise, professionalism and integrity are unmatched, and it has been a privilege to work with the Commission and city staff. Lastly, Mr. Gerth thanked the Commissioners for including staff members in matters that come before the FMPC and seeking the insights and expertise of the talented Planning staff. Mr. Gerth finished by saying that he is confident the city is in good hands and wished continued success to all in guiding Franklin's future.

Ms. Wright thanked the Commissioners for their service and wished everyone a happy holiday with their families and into the new year. As a reminder, Ms. Wright asked the Commissioners to turn on their microphones when they speak and stated the next meeting will be back at the county building.

CONSENT AGENDA

2. Consideration Of Approval Of Items 3-4, 6-9, And 13-18 On The Consent Agenda.

Sponsors:

Attachments: None

A motion was made by Commissioner Allen, seconded by Commissioner Harrison to approve items 3-4, 6-9 and 13-18 as presented on the Consent Agenda. The motion carried 9-0.

SITE PLAN SURETIES

3. Cottages At 509 Hill Drive PUD Subdivision, Final Plat; Extend The Performance Agreement For Drainage, Green Infrastructure, Sewer And Streets Improvements To December 10, 2026. (CONSENT AGENDA)

Sponsors: Melodie Brady

Attachments: None

The item was Approved on Consent Agenda.

4. Highlands At Ladd Park PUD Subdivision, Final Plat, Section 17, Revision 1; Extend The Performance Agreement For Drainage Improvement To December 10, 2026. (CONSENT AGENDA)

Sponsors: Melodie Brady

Attachments: None

The item was Approved on Consent Agenda.

5. Highlands At Ladd Park PUD Subdivision, Final Plat, Section 19; Call On Letter Of Credit For Performance Agreement For Green Infrastructure Improvement; Call On Letter Of Credit For Maintenance Agreement For Sewer Improvement.

Sponsors: Melodie Brady

Attachments:
1. ACTION REQUESTED_ Highlands at Ladd Park section 19
2. FMPC Reminder letter 12-2025
3. Tracking for letter mailed
4. Highlandd at Ladd Park FP, sec 19 - green infrastructure inspection punch list
5. Highlands at Ladd Park FP, sec 19 - sewer inspection punch list
6. PA

Staff Presentation: Melody Brady. Ms. Brady stated that the purpose of this memorandum is to provide information to the Franklin Municipal Planning Commission concerning two outstanding improvements within the Highlands at Ladd Park PUD Subdivision, Section 19. Two improvements within Section 19 of the Highlands at Ladd Park Subdivision have been extended for over eight years, and at this time staff is recommending that the Planning Commission call on these Letters of Credit to allow the City to oversee the completion of these improvements.

The key factors leading staff to make this recommendation include the following:

- The final plat for Section 19 was approved with conditions on July 23, 2015.
- The performance agreement was executed on June 17, 2016, and the associated Irrevocable Standby Letter of Credit was issued on January 25, 2021.
- In accordance with City procedure, staff has annually provided action requests to Boulevard Building Group, LLC offering the option for the developer to request the release of the improvement to maintenance, request a 75% reduction in the agreement amount, or request a one-year extension.
- The sewer improvement was accepted and released to maintenance in December 2022.
- On March 6, 2024, staff contacted Matthew Beata regarding the required green infrastructure improvement. Mr. Beata responded that the work would occur in the spring and that he would contact the City to schedule an inspection; however, no further communication was received.
- On August 21, 2025, staff sent both an email and mailed letter to Mr. Beata notifying him that unless the performance agreement could be released to maintenance or the maintenance period could be released, the City would proceed with calling the letter of credit at the December 11, 2025 FMPC meeting.
- To date, the applicant has not completed the remaining improvements and has not provided any response to the City’s most recent notices.
- The surety amount for green infrastructure improvement is $83,000.00 and the amount for sewer improvement is $8,900.00.

Given the age of the subdivision approval, the outstanding required improvements, the applicant's lack of response, and the City's obligation to ensure completion of public improvements, staff feels that continuing to extend this performance and maintenance agreement will not be in the best interests of the City or the residents of this subdivision.

RECOMMENDATION:
Staff recommend that the FMPC declare the performance agreement and maintenance agreement to be in default and authorize the calling of the agreements and sureties, for the completion of the improvements under the supervision of the City.

Public Comments: None

MOTION
Commissioner Orr motioned to declare the performance agreement and maintenance agreement to be in

default and authorize the calling of the agreements and sureties, for the completion of the improvements under the supervision of the City, seconded by Commissioner McLemore.

Commissioner Mann thanked staff for their persistence in keeping developers accountable for expected maintenance and improvements in accordance with the development plans that the Commission spends many hours reviewing and approving.

The motion carried 9-0.

6. Highlands At Ladd Park PUD Subdivision, Site Plan, Section 19; Extend The Performance Agreement For Landscaping Improvement To March 26, 2026. (CONSENT AGENDA)

Sponsors: Melodie Brady

Attachments: None

The item was Approved on Consent Agenda.

7. Natures Landing Subdivision, Site Plan, Revision 1; Extend The Performance Agreement For Landscaping Improvement To December 10, 2026. (CONSENT AGENDA)

Sponsors: Melodie Brady

Attachments: None

The item was Approved on Consent Agenda.

8. Resource Centre PUD Subdivision, Final Plat; Accept The Traffic Signal And Warrant Study Improvement, Release The Performance Agreement. (CONSENT AGENDA)

Sponsors: Melodie Brady

Attachments:
1. Resource Centre FP - action request
2. Resource Centre FP - inspection punch list

The item was Approved on Consent Agenda.

9. Water's Edge PUD Subdivision, Final Plat, Section 2; Accept The Green Infrastructure Improvement, Release The Performance Agreement. (CONSENT AGENDA)

Sponsors: Melodie Brady

Attachments:
1. Water's Edge FP, sec 2 - action request
2. Water's Edge FP, sec 2 - inspection punch list

The item was Approved on Consent Agenda.

VESTED RIGHTS/SITE PLAN EXTENSION

10. 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.

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

Attachments:
1. MAP The Madison Rez-DP
2. RES_2025-93_TheMadisonPUDVestExt_Combined_LawApproved02
3. 2025.10.13 - The Madison Franklin Extension of Vesting Rights Request

4. THE MADISON PUD DEVELOPMENT PLANS

Staff Presentation: Joey Bryan. Mr. Bryan stated that 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. 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 a total of 254 units. The project had two Modifications of Standards both dealing with the class C buffer, one on the western property line and one on the eastern property line with both being approved by BOMA unanimously. A previous 3-year vesting extension was granted in July 2022, and a site plan 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. 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 it's 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.

RECOMMENDATION:
Staff recommends that the Planning Commission recommend to 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.

Public Comments: None

Applicant: Not Present

MOTION

Commissioner Harrison motioned to recommend approval of Resolution 2025-93 to the Board of Mayor and Aldermen, seconded by Commissioner Franks.

Commissioner Mann (mic off) stated that it appears the necessary permits and community preparation have not been completed and asked why they were not completed.

Mr. Bryan explained the site plan was approved by city staff for development and at that point developers are waiting for financing to come through. The developer communicated with staff that financing is the last hurdle and they are hoping to break ground next year.

Commissioner Mann (mic off) stated that the request was from the applicant, but the applicant is not here.

Commissioner McLemore (mic off) noted that this project was approved just before COVID which created financial delays for many developments.

Commissioner Mann noted that he could not support the motion for a blanket extension without the applicant being present to answer questions.

Commissioner Franks asked Mr. Bryan to pull up the project to view the application for reference. Mr. Bryan explained that the development is located along Del Rio Pike. The applicant plans to demolish one of the existing buildings, build three new buildings and renovate the parking area and add open space.

Commissioner Franks asked what the result would be if the extension was not granted for the development.

Mr. Bryan explained that the project would lose its entitlements and must start over with the process.

Commissioner Franks stated that given the economy, interest rates and inflation over the last few years and with the hopes of valuations going back down on affordable housing, the Commission needs to support the project.

Commissioner McLemore agreed with Mr. Franks and asked how long the extension would last.

Mr. Bryan stated that the request is for a 3 year extension with a ten year maximum.

Ms. Wright noted that if the project got close to the final deadline, the developer could request a future extension of that deadline as it is not known what the future may hold.

The motion carried by a vote of 8-1 with Commissioner Mann voting against.

REZONINGS/DEVELOPMENT PLANS

11. 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.

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

Attachments:
1. MAP 1211 and 1217 Liberty Pike, Rezoning
2. ORD_2025-51_LibertyPikeRezone_Combined_LawApproved
3. 2025-11-06 1211&1217 Liberty Pike Rezone Plans
4. Appendix E Interstate Corridor Building Heights (Envision Franklin)
5. Citizen Comments Rezoning 1211 1217 Liberty Pike

Staff Presentation: Chelsea Randolph. Ms. Randolph stated that the subject properties are two separate lots, are currently vacant and have been specifically zoned as General Office (GO) District for many years. General Office District allows for 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.

RECOMMENDATION:
Staff recommends that the Planning Commission recommend to the Board of Mayor and Aldermen to disapprove Ordinance 2025-51.

Citizen Comments:
Lane Finch, 701 Langford Ct. Ms. Finch stated that her family moved specifically to this neighborhood for the quiet and peaceful surroundings as the road is a dead end. Ms. Finch expressed her concerns about rezoning 1211 and 1217 Liberty Pike to RC, because there is a strong possibility that the dead end would connect to Liberty Pike making the neighborhood a cut through from Liberty Pike to Highway 96. The rezoning would create high traffic along with noise and light pollution for the quiet neighborhood.

Jay Rae, 704 Langford Ct. Mr. Rae stated that his property is located south of the property in question. Currently, trees block and filter noise and light pollution from Carothers and Liberty Pike. Development would

destroy property values according to Mr. Rae, and there are significant drainage issues from the subject property that affect his property and others in the neighborhood. Clear cutting the trees on the subject property for the powerlines will increase the drainage issues and expense to homeowners in the Breckenridge Subdivision.

David Stewart, 700 Langford Court. Mr. Stewart stated that whether development occurs under the current zoning district or the RC district, the environmental impact will be the same. Mr. Stewart noted that under the RC district, landscaping requirements are half of the requirements under the current zone, which worsens the impact to the land. Lastly, Mr. Stewart thanked the Commission for allowing time for county residents to state their opinions as it shows the City of Franklin is looking out for preservation and boundaries of other folks.

Applicant: Adam Crunk, Crunk Engineering, representing the property owner. Mr. Crunk began by outlining a brief history of the property. Over the last 15 years three site plans have been submitted for office building development, none of which resulted in final construction for various reasons. Since COVID 19, there have not been any submittals for this property due to the properties main permitted use is for office buildings. Due to the economic conditions and the lack of development activity, the owner is proposing to rezone the property to Regional Commerce (RC) which is a supported use in Envision Franklin. The owner is considering the possibility of a retail area or between Liberty Pike and the large electrical lines that bisect the property and in the rear of the property, south of the powerlines, a senior living facility, additional retail or medical office use. Mr. Crunk stated that considering the transitional buffer requirements in place under the current zoning code, the feasibility of a four story building, with the proximity of the power lines, would be difficult, if not impossible. Mr. Crunk went on to say that the transitional buffer would be 25 feet of undisturbed trees, another 50 ft before a building could be built and at that point the tallest structure could only be about 40 feet which could only be a three story building, and the building would be less than 150 feet away from the power lines. Mr. Crunk explained that a few years ago, rezoning was attempted by subdividing the property (one parcel north of the electrical lines and the other parcels south of the electrical lines), and to rezone at that time, the property had to be replatted with the new boundary line. Sewer requirements were encountered from the sewer department allowing the plat only if a fully engineered, approved, and bonded sewer report proving that a gravity sewer was available to the property. Mr. Crunk explained that even though there was an approved site plan in 2017 showing proof of a gravity sewer, the project was unsuccessful and became a burden too high for the property owner to continue. Lastly, Mr. Crunk stated that the request is to rezone the property to RC 4 to permit the best uses for development of this property within recommendations of Envision Franklin.

MOTION #1

Commissioner Franks motioned to recommend approval to BOMA, 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, seconded by Commissioner Harrison.

Commissioner Allen stated that staff recommended disapproval of the request as Envision Franklin guidelines recommend up to three stories for 1217 Liberty Pike and up to six stories for 2011 Liberty Pike.

Ms. Randolph stated that the request is to rezone both properties to accommodate structures up to four stories on both parcels.

Commissioner Allen pointed out that based on the recommendations of Envision Franklin, the property at 1217 Liberty Pike is eliminated even though 1217 is three times as large as the 1211 property.

Ms. Randolph explained that the request was made for both properties and based on the height map guidelines in Envision Franklin, the property at 1217 can accommodate a building no taller than three stories. The property located at 1211, according to the height map, can support a six story building because the 1211 property is considered a transition to RC 6 which is a denser usage area. The application was reviewed based on the entire request, both properties collectively, and was not recommended for approval because both properties were included in the request.

Commissioner Allen stated that the point she was trying to make is that 1217 is the larger parcel by three times.

Commissioner Mann stated that he does not see a compelling reason to go against staff recommendations, at least at this point. With more information from the applicant about what would potentially be proposed in the locations, a better understanding and decision can be made regarding rezoning. Mr. Mann stated that he cannot support giving, in a sense, a blank slate to the applicant without a better understanding of what the future will hold for the properties.

Alderman Petersen noted that so much of the property at 1217 Liberty Pike is adjacent to county residential areas making it difficult to consider.

Commissioner Williamson also noted her concerns about the residential area adjacent to 1217 and stated that given more information about how the property may develop, the Commission would be better equipped to consider rezoning. Ms. Williamson explained that there are several great uses in RC 4 that could be successful in this location and provide more of a transition to residential areas. Lastly, Ms. Williamson stated that it would be best to stick with staff's recommendations on this matter.

Commissioner Harrison asked staff if the main issue for disapproval is that the height and density of both parcels would increase and asked if the existing height overlay restrictions supersede the issue.

Ms. Randolph explained that the properties are currently zoned GO which allow for 3 stories. If rezoned, staff would consult Envision Franklin and Envision Franklin does allow the potential for staff to support six stories in height for the smaller property. If the applicant's request to rezone both properties for RC 4 was approved, the applicant would be able to build a four story structure on each parcel.

Ms. Randolph reiterated that the zoning request is for Regional Commerce 4 and would not be used as residential space. At this point, staff does not know the intent of what the applicant might propose.

Chair Lindsey stated that right now the applicant could build a six story building, correct?

Ms. Randolph stated that no, the applicant is permitted to build a three story building on each parcel because the properties are zoned General Office. The reason a six story building came into the conversation is the applicant requested to rezone both sites and information was given to the Board for both sites. As the zoning ordinance exists today for both properties 1211 and 1217, the applicant could build two three story buildings. Discussion regarding six stories comes from Envision Franklin (RC4) and what staff may consider and does not come into play unless the applicant is ready to develop the properties.

Chair Lindsey stated that if approval was granted for the application, the parcels would be rezoned to RC 4 and permitted to build two four story buildings.

Ms. Randolph stated that was correct.

Alderman Petersen mentioned concerns about drainage.

Ms. Randolph stated that drainage is not something that is evaluated at this level of the process, but should the application be approved to be rezoned or if the properties remain zoned GO, and the applicant submits a site plan, at that time, drainage would be evaluated. Until a site plan is submitted, staff cannot provide information regarding drainage for the subject properties.

Chair Lindsey reminded the Commissioners that the current motion is for approval of the rezoning request and to vote appropriately on the motion.

The motion failed by a vote of 1-8 with Commissioners Lindsey, Orr, Mann, Allen, McLemore, Williamson, Harrision and Alderman Petersen voting against.

MOTION #2
Commissioner Harrison motioned to recommend disapproval to BOMA, 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, seconded by Commissioner Harrison, seconded by Commissioner Allen.

The motion carried by a vote of 9-0.

12. 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.

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

Attachments:
1. MAP 4325 Long Lane Rezoning
2. ORD_2025-50_4325LongLnRez_Combined_LawApproved
3. 4325 Long Lane Rezoning Request
4. Combined Citizen Comments 4325 Long Lane Rezone

Staff Presentation: Joey Bryan. Mr. Bryan explained that 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.

RECOMMENDATION:
Staff recommends that the Planning Commission recommend to the Board of Mayor and Aldermen to approve Ordinance 2025-50.

Citizen Comments:

John Sehring, 779 Fontwell Lane. Mr. Sehring stated that residents of Ladd Park were not notified about the rezoning request for this property until a letter was received, two days ago, addressed to the HOA property manager. Mr. Sehring stated that the track of land is for residential purposes and after extensive research, he could not find any indication that the property was purchased by the Refuge Center. Mr. Sehring expressed his concerns about the property being proposed for rezoning without an identified use, but should the property be rezoned, traffic is a concern along with property values. Also concerning to Mr. Sehring is that more information is not available and how it will be developed. Lastly, Mr. Sehring stated that he spoke to several of his neighbors and it appears residents were not notified.

Applicant: Greg Gamble, representing the property owner, Keith Baker. Mr. Gamble stated that the request before the Commission is to rezone the 7 acre property from Estate Residential District to Office Residential District. The building type permitted by Envision Franklin for Office Residential is a home/house, one that looks and feels like a house. Mr. Gamble referenced the ariel view of the 4900 square foot home and explained that sewer service is provided by a septic tank. Also, Mr. Gamble stated that in talking with water and sewer department, the home could be leased as office space if there is not an expansion of square footage. Office space of 4900 square feet uses less water services than a single family home. The 7 acre property is too small to subdivide, and the owner is not proposing any sort of expansion or any additional principal structures which are not allowed according to Envision Franklin guidelines. The options for the owner include renting/leasing the home for residential use or preferred by the owner, leasing the home as office space. Mr. Gamble stated that he contacted the HOA president of Ladd Park to schedule a residential meeting, but he was told "no, a meeting would not be necessary." Mr. Gamble explained that multiple neighbors surrounding the property had contacted him, after receiving his notification letter with his cell phone number, to see what was going on with the subject property. Mr. Gamble apologized to Mr. Sehring about not receiving a notification letter. Mr. Gamble stated he would be happy to answer questions.

MOTION
Commissioner McLemore motioned to recommend approval to BOMA, 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, seconded by Commissioner Harrison.

Commissioner McLemore (mic off) mentioned concerns about citizens who may not have been notified.

Ms. Wright explained that notification is sent to property owners who live within 500 feet of the border of the subject property. Signs are also posted on the property to notify the public of potential rezoning requests.

Alderman Petersen noted that the Planning Commission received several letters from the public.
Mr. Gamble explained that public notifications are required to be submitted to Planning Staff, with a notarized affidavit, stating that letters were sent to everyone on the list provided by staff. City staff provides the list of property owners who should be notified. Mr. Gamble restated that several neighbors contacted him after receiving the notification letter and as a result, he has built relationships with those neighbors and confidently knows the letters were received.

The motion carried by a vote of 8-1 with Alderman Petersen voting against.

SITE PLANS, PRELIMINARY PLATS, AND FINAL PLATS

13. Academy Park II Subdivision, Final Plat, Creating 1 Civic Institutional Lot, On 1.28 Acres, Located At 1308 Academy Street. (CONSENT AGENDA)

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

Attachments:
1. MAP Academy Park II Subdivision, Final Plat
2. Conditions of Approval_Academy Park II Subdivision, Final Plat
3. Academy Park II Subdivision_Final Plat_11062025

The item was Approved on Consent Agenda.

14. Century Industrial Park Subdivision, Site Plan, Developing 255,543 Square Feet Of Civic Space, On 11.53 Acres, Located At 408 Century Court. (CONSENT AGENDA)

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

Attachments:
1. MAP Century Industrial Park Subdivision, Site Plan
2. 8939 Century Industrial Park Sub SP_WilCo Justice Center_Conditions of Approval_01
3. 1-6 Pages from COF#8939_Williamson Co. ADC & Gun Range_Site Plan_20251106
4. 6-12 Pages from COF#8939_Williamson Co. ADC & Gun Range_Site Plan_20251106-2
5. 13-18 Pages from COF#8939_Williamson Co. ADC & Gun Range_Site Plan_20251106-3
6. 19 24 Pages from COF#8939_Williamson Co. ADC & Gun Range_Site Plan_20251106-4
7. 25 30 Pages from COF#8939_Williamson Co. ADC & Gun Range_Site Plan_20251106-5
8. 31 36 Pages from COF#8939_Williamson Co. ADC & Gun Range_Site Plan_20251106-6
9. 37 42 Pages from COF#8939_Williamson Co. ADC & Gun Range_Site Plan_20251106-7
10. 43 46 Pages from COF#8939_Williamson Co. ADC & Gun Range_Site Plan_20251106-8

The item was Approved on Consent Agenda.

15. Century Industrial Park Subdivision, Final Plat, Section 1, Revision 9, Lot 13, Consolidating Lots And Parcels Into 1 Civic Lot And Establishing Easements, On 26.25 Acres, Located At 408 Century Court. (CONSENT AGENDA)

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

Attachments:
1. MAP Century Industrial Park Subdivision, Final Plat, Section 1, Revision 9, Lot 13
2. 8929 Century Industrial Park Sub FP Sec 1 Rev 9 Lot 13_Conditions of Approval_01
3. COF#8939_Century Industrial Park Subdivision, Final Plat, Section 1, Revision 9, Lot 13

The item was Approved on Consent Agenda.

16. Galleria Commercial Complex Subdivision, Final Plat, Revision 41, Creating 1 Commercial Lot On 5.34 Acres, Located At 1800 Galleria Boulevard. (CONSENT AGENDA)

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

Attachments:
1. MAP Galleria Commercial Complex Subdivision, Final Plat, Revision 41
2. 8964 Galleria Commercial Complex Sub FP Rev 41_Conditions of Approval_01
3. Galleria Commercial Complex Subdivision Rev 41 Final Plat

The item was Approved on Consent Agenda.

17. Margin District Subdivision, Final Plat, Creating 1 Mixed-Use Lot, On 2.02 Acres, Located At 314 Cummins Street And 713, 717, 735, 805, 811, And 813 Columbia Avenue. (CONSENT AGENDA)

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

Attachments:
1. MAP Margin District Subdivision, Final Plat
2. 8963 Margin District Sub FP_Conditions of Approval_01
3. 20081_MarginDistrictFinalPlat_2025-11-06

The item was Approved on Consent Agenda.

18. Quail Hollow Business Park, Site Plan Section 2, Lot 7 (Rolling Hills Hospital Expansion), Adding 16,000 Square Feet Of Civic And Institutional Space To An Existing Building, On 16.43 Acres, Located At 2010 And 2012 Quail Hollow Circle. (CONSENT AGENDA)

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

Attachments:
1. MAP Quail Hollow Business Park, Site Plan, Section 2, Lot 7
2. COF 8967 Quail Hollow Business Park, Site Plan Section 2, Lot 7 (Rolling HiConditions of Approval_01
3. 1-7 Pages from 2025-11-06 Combined Plans - Rolling Hills Hospital Expansion
4. 8-14 Pages from 2025-11-06 Combined Plans - Rolling Hills Hospital Expansion-2
5. 15-21 Pages from 2025-11-06 Combined Plans - Rolling Hills Hospital Expansion-3
6. 22-28 Pages from 2025-11-06 Combined Plans - Rolling Hills Hospital Expansion-4
7. 29-35 Pages from 2025-11-06 Combined Plans - Rolling Hills Hospital Expansion-5
8. 36-38 Pages from 2025-11-06 Combined Plans - Rolling Hills Hospital Expansion-6

The item was Approved on Consent Agenda.

SUBDIVISION REGULATIONS TEXT AMENDMENTS

19. Consideration Of Resolution 2025-89, A Resolution By The Franklin Municipal Planning Commission To Amend The Franklin Subdivision Regulations.

Sponsors: Emily Wright, Amy Diaz-Barriga

Attachments:
1. RES_2025-89_SubRegsUpdate_LawApproved

Staff Presentation: Joey Bryan. Mr. Bryan stated that updates proposed by staff touch on two different topics—changes in vested rights legislation and surveyor requirements related to monument placement. The updates proposed by staff touch on two different topics—changes in vested rights legislation and surveyor requirements related to monument placement. For the first topic, the changes proposed respond to recent changes to State Law regarding the timing of vesting entitlement. Preliminary Plats are considered a "Preliminary Development Plan" that obtains vested rights, and so Section 4.2.9 has been updated to reflect the language of State Law, and matches the proposed changes in the Zoning Ordinance. Addressing Surveyor requirements related to monument placement, it was brought to staff's attention that there are some instances when the monuments identifying new property corners are not always set at the time of plat recording, and that the current language of the Surveyor signature block does not reflect this condition. Staff researched the topic, specifically the Rules of the Tennesee Board of Examiners for Land Surveyors Standards of Practice. Staff found that Section 0820-03-.07 requires that plats clearly note whether monuments were

found or set, and then outlines the size, material, and identification detailing for the monument, and Section 0820-03-.08 further regulates the marking of property corners. However, nowhere in these rules defines the timing of when those pins must be set. As discussed at the Joint Conceptual Workshop, the timing of pin placement is pertinent to the selling of a lot. Land is transferred by deed, and a plat is a tool that can be used as a reference when creating the legal description of a lot for a deed, but a plat is not the document which transfers ownership of land. It is the responsibility of the creator of the deed to ensure that the legal description being created matches the site conditions, including locating all monuments to be referenced. Therefore, addressing the timing of the monument placement can give those involved in land transfer a clearer sense of what to expect when investigating site conditions.

RECOMMENDATION:
Staff recommends that the Franklin Municipal Planning Commission approve Resolution 2025-89.

Citizen Comments: None

MOTION
Commissioner Harrison motioned to approve Resolution 2025-89, A Resolution By The Franklin Municipal Planning Commission To Amend The Franklin Subdivision Regulations, seconded by Commissioner Allen.

The motion carried by a vote of 9-0.

Chair Lindsey commended the planning commissioners who raised the question about timing of setting a corner point and further recognized staff going as far as the Tennessee Board of Examiners for Land Surveyors to research how to appropriately address the issue.

ZONING ORDINANCE TEXT AMENDMENTS

20. Consideration Of Ordinance 2025-25*,* AS AMENDED, An Ordinance To Amend As Part Of An Annual Update Various Chapters Of The Franklin Zoning Ordinance Text, Including Overlay Districts, Signage, Uses, Streetlights, Performance Agreements, Floodplain Regulations, State Law Changes, And To Amend The Zoning Map, Including Rezoning Of 171 Hillhaven Lane And 370 Franklin Road To The Civic Institutional District And 171 Hillhaven Lane To The Historic Preservation Overlay District.

Sponsors: Emily Wright, Kelly Dannenfelser

Attachments:
1. FMPC 2025 12 11 ZO Update Amendment Presentation
2. ORD_2025-25_AmendZO_Combined_LawApproved07
3. BOMA WS 2025 11 11 ZO Update Amendments Presentation
4. FMPC 2025 08 28 ZO Update Presentation

Staff Presentation: Kelly Dannenfelser. Ms. Dannenfelser explained that because one amendment was made at the second reading at the BOMA meeting, state law requires any change to the zoning ordinance must receive a planning commission recommendation. The amendment is a small one dealing with the CAO1, Columbia Avenue Overlay Subdistrict, only. It is the HG Hill plan amendment that came through the September Planning Commission and came back in October so that the zoning could match the new heights as established by Envision Franklin. A motion to amend the amendment was made at the second reading to allow for up to three stories or allow it to be eligible for up to three stories, with a development plan approval. This means that the process would change if an applicant wanted to build three stories, it would go through the development plan approval process with the PD district and the rationale given was that this is a very important corridor. It is adjacent to a National Historic Landmark property and very historic in nature. The development plan process allows more public input because a neighborhood meeting is associated with the development plan. There is more flexibility in the design process as it moves through the process with more chances for additional review. This type of requirement has been used before from 2008 to 2019 with the central Franklin area overlay. Ms. Dannenfelser explained that similarly Harpeth Square came through as a kind of block redevelopment.

Commissioner Harrison asked for a simplified version of the change.

Commissioner McLemore asked for a summary of the difference between what BOMA proposes and what is requested from the FMPC and what has already been approved.

Ms. Dannenfelser referred to her PowerPoint presentation and stated that at the 2nd reading on November 11, the BOMA further amended the ordinance for CAO1, Columbia Avenue Overlay Subdistrict to allow the building height to be eligible, through development plan approval, for three stories with a 10 foot step back on the third story.

Commissioner Williamson recused herself from this item.

Ms. Dannenfelser explained that the amendment BOMA added put additional language that said building height could be eligible through a development plan approval for the three stories with a ten foot step-back on the third story.

Commissioner McLemore noted that she thought the FMPC already included additional language to the zoning ordinance update specific to this topic.

Commissioner Allen asked staff, considering what the amendment will change, which body would grant approval (FMPC, BOMA or staff). The amendment is saying that the submittal must be heard by several bodies before approval is granted.

Ms. Dannenfelser explained that it depends on what uses are brought forward by the applicant will determine whether the plan goes before the planning commission or whether it is administratively approved. The applicant's request is what determines the path of approval.

Ms. Billingsley suggested creating a motion before more discussion about the amended ordinance.

Public Comment:

John Cooper, Holland and Knight. Mr. Cooper stated that he represents the HG Hill Realty Company. Mr. Cooper explained that the amendment added by BOMA will directly and solely impact the entire HG Hill project and specifically his client, HG Hill Realty Company, a well-known company operating in the area for more than 130 years. Mr. Cooper stated that HG Hill team have been working with planning staff for more than a year on this mixed use development. This Planning Commission, in September approved the amendment to the Envision Franklin plan to allow three stories with a ten foot step back on the third story. Then the next month, in October, an amendment was approved for the Columbia Avenue Overlay to include the new language that then went to the BOMA. And on November 11th, without any discussion with the property owner, an amendment was added by a motion to require that BOMA approve a development plan before consideration could be heard regarding the third story. Part of a planned development district, which is a rezoning, meaning this property would have to be rezoned to get three stories. This is a lengthy and expensive process and had the HG Hill Co. known about this requirement, could have accommodated it but at the last minute to require a development plan approved by BOMA, it is not reasonable and jeopardizes the entire project. From a development standpoint, submission of a development plan is significant. At the last BOMA meeting the rational for this change was stated that a similar development was approved in the area and what was built was not what BOMA thought was going to be built. Mr. Cooper stated that, in his client's opinion, this should not have an impact on the HG Hill mixed use project. Mr. Cooper noted his clients' track record in the building industry in middle Tennessee as one that builds what they say they will build. As Mr. Granbury, CEO HG Hill Company stated in front of the BOMA meeting, his team has complied with every process, request, and meeting throughout the process and have received unanimous approval from the BZA and the FMPC and to be faced with a requirement to rezone the property, at the last minute, is not something that can be agreed to. Lastly, Mr. Cooper asked the Commission to recommend removal of the amendment to BOMA.

Ms. Billingsley stated that if the Commission does not want to recommend approval of the amendment to BOMA, the language used should be a motion to recommend the amendment, that requires a development plan to be submitted if the applicant chooses to build 3 stories, be rescinded to BOMA. To further clarify, Ms. Billingsley explained and reminded the Commission that the amendment to the CAO1 is the only question before the FMPC as the remaining updates to the zoning ordinance in Ordinance 2025-25 have already been approved.

MOTION
Commissioner Franks motioned to recommend that the amendment made at BOMA to Ordinance 2025-25 requiring a development plan to be submitted for the CAO1 overlay should the applicant choose to build three stories, be rescinded; all other updates included in Ordinance 2025-25 remain approved, seconded by Commissioner Allen.

Ms. Wright answered an earlier question stating that before this amendment was made and a site plan was submitted, the submittal would require review by the FMPC, not only staff because it is in the CAO1 Overlay which requires review by the FMPC.

Alderman Petersen stated that it was said at the BOMA meeting that BOMA oversees the zoning ordinances.

Commissioner Allen expressed her frustration and disagreement with Alderman Petersen's statement and stated that she has been an Alderman and a Commissioner on the FMPC and the zoning ordinance is not strictly governed by BOMA.

Ms. Billingsley stated that BOMA has final approval regarding zoning ordinances.

Commissioner Allen explained that FMPC has certain duties and responsibilities regarding the zoning ordinance.

Commissioner Franks noted that the applicant is being treated unfairly as the applicant has complied with every requirement and meeting over the last year.

Commissioner Mann stated that he will support the motion to recommend to BOMA that the amendment be rescinded because the applicant has met every obligation required by the process and to expect compliance with more regulations that were not stipulated at the beginning, does not seem fair and not the intent of the land development process.

Commissioner Orr stated that members of the BOMA have had ample opportunity to express their concerns regarding this amendment to FMPC and have not done so. Commissioner Orr went on to say he fully supports the motion and does not have a problem rescinding the motion.

Alderman Petersen stated that another similar development down the road in the CAO1 Overlay on west side was approved by BOMA

Commissioner McLemore mentioned that the very same situation existed for the Margin District development across the street form the HG Hill property.

Ms. Wright explained that the Margin District property and those properties acquired for that project did go through the same process as the HG Hill site with each requesting an Envision Franklin amendment which was approved by this Commission in each instance. Then, an amendment to the zoning ordinance to match that was approved for the Margin District.

The motion carried by a vote of 8-0 with Commissioner Williamson recusing herself from voting.

ANY OTHER BUSINESS

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

ADJOURN

There being no further business, Commissioner Harrison motioned to adjourn the meeting, seconded by Commissioner Mann. The motion carried by a vote of 9-0 and the meeting adjourned at 08:17 pm.

_____ _____

Chair Date

PLANNING AND SUSTAINABILITY DEPARTMENT

Emily Wright, AICP
Director

HISTORIC
FRANKLIN
TENNESSEE

Dr. Ken Moore
Mayor

Eric S. Stuckey
City Administrator

ACTION REQUEST
November 3, 2025

RE: AMELIA PARK PUD SUBDIVISION, FINAL PLAT, SECTION 5; STREETS IMPROVEMENT

Per agreement from 10.2.25 this LC is to be fully released

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

___/___ Release to ~~Maintenance Agreement~~	**If requesting reduction, indicate amount complete:*
_____*Reduce and extend to _____ *(not less than six mos)*	_____%
_____ Extend to _____ *(not less than six mos)*	***Note in margin-How did you arrive at this percentage?***
SIGNED:	***If requesting reduction and less than 90% complete,*** estimate remaining amount to complete this improvement:
_____	$ _____
Developer or ~~Representative~~	*Reductions shall not exceed 50%, or minimum maintenance amount.

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

For a release or reduction to be considered, the following statement must be completed by the developer's engineer, or for landscaping improvements, by the developer's landscape architect.

(Incomplete requests will not be accepted)

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

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

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

CATHERINE A. MCDONALD
REGISTERED ENGINEER
AGRICULTURE 11/25/2025
COMMERCE
NO. 123341
STATE OF TENNESSEE

SIGNED/DATED/PROFESSIONAL SEAL:

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

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

INSPECTION PUNCH LIST

INSPECTION CYCLE: January 22, 2026
INSPECTING DEPARTMENT: Planning Department
City of Franklin, TN
109 3rd Avenue South
Franklin, TN 37064

AMELIA PARK PUD SUBDIVISION, FINAL PLAT, SECTION 5 – COF 6173

Improvement:	Streets
Surety Type:	Performance
Original Amount:	$1,459,000.00
Current Amount:	$1,459,000.00
Request:	
Recommendation:	Release no Maintenance
Date of Inspection:	15-December-2025
Inspector:	Daniel Brady
Staff Comments:	Released with no maintenance due to the overall age of the project and an agreement on repairs completion.

A review of this project revealed the following deficiency*:

IF NOT ABLE TO RELEASE 1/2026 THEN CALL – BELOW IS THE MESSAGE I SENT ON THE REMINDER LETTER

Please note, if no action request is received, and/or if staff cannot recommend release of the performance agreement, staff will be recommending that the Planning Commission approve calling on the letter of credit at the January 22, 2026 FMPC meeting.

- **The last inspection for this improvement was February 1, 2024 and the only items missing were thermo and signs. Contact Daniel Brady, 615-714-8846, with questions.**

PLANNING AND SUSTAINABILITY DEPARTMENT

Emily Wright, AICP
Director

Dr. Ken Moore
Mayor

Eric S. Stuckey
City Administrator

HISTORIC
FRANKLIN
TENNESSEE

ACTION REQUEST
November 3, 2025

RE: BERRY FARMS PUD SUBDIVISION, SITE PLAN, SECTION 4, REVISION 1 (INFRASTRUCTURE); LANDSCAPING PHASE 2 IMPROVEMENT

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

✓ Release to Maintenance Agreement

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

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

SIGNED: _____
Developer or Representative

If requesting reduction, indicate amount complete:
_____%
Note in margin-How did you arrive at this percentage?
If requesting reduction and less than 90% complete,
estimate remaining amount
to complete this improvement:
$ _____
*Reductions shall not exceed 50%, or minimum maintenance amount.

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

For a release or reduction to be considered, the following statement must be completed by the developer's engineer, or for landscaping improvements, by the developer's landscape architect.

(Incomplete requests will not be accepted)

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

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

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

SIGNED/DATED/PROFESSIONAL SEAL:

GARY M. VOGRIN
REGISTERED
AGRICULTURE
COMMERCE
TENNESSEE NO. 62
LANDSCAPE ARCHITECT

_____
Engineer or Landscape Architect **(Sign and date on seal)**
12/1/25

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

INSPECTION PUNCH LIST

INSPECTION CYCLE: January 22, 2026
INSPECTING DEPARTMENT: Planning Department
City of Franklin, TN
109 3rd Avenue South
Franklin, TN 37064

BERRY FARMS PUD SUBDIVISION, SITE PLAN, SECTION 4, REVISION 1 (INFRASTRUCTURE PLAN) – COF 2539

Improvement:	Landscaping
Surety Type:	Performance phase 2
Original Amount:	$31,000.00
Current Amount:	$31,000.00
Request:	
Recommendation:	**Release to Maintenance**
Date of Inspection:	12/18/2025
Inspector:	Jason Arnold (550-6731); Jason.arnold@franklintn.gov
Staff Comments:	

A review of this project revealed the following deficiency*:
IF NOT ABLE TO RELEASE 1/2026 THEN CALL – BELOW IS THE MESSAGE I SENT IN THE REMINDER LETTER

Please note, if no action request is received, and/or if staff cannot recommend release of the performance agreement, staff will be recommending that the Planning Commission approve calling on the letter of credit at the January 22, 2026 FMPC meeting.

* Landscape inspections are a "snapshot in time". The requirements for release of the bond may not be limited to the deficiencies listed in this punch list since we are dealing with living things that can die, become damaged, be cut back, or be removed. The entire site must perform to warrant release of the bond.

City of Franklin

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

File #: 21-028

DATE: 1/22/2026

TO: Franklin Municipal Planning Commission

FROM: Melodie Brady, Surety Coordinator

SUBJECT:

Dallas Downs Subdivision, Site Plan, Section 3; Call On Letter Of Credit For Performance Agreement For Landscaping Specimen Tree Replacement Improvement.

PURPOSE:

The purpose of this memorandum is to provide information to the Franklin Municipal Planning Commission on the status of an outstanding surety and provide a recommendation of action.

BACKGROUND/STAFF COMMENTS:

Dallas Downs Subdivision, site plan, section 3, landscaping specimen tree replacement improvement has been extended for over ten years, and at this time staff is recommending that the Planning Commission call on this Letter of Credit to allow the City to oversee the completion of these improvements. The key factors leading staff to make this recommendation include the following:

- The site plan for Dallas Downs Subdivision, site plan, section 3 was approved with conditions in **December 10, 2010.**
- The performance agreement was executed on **August 16, 2013**, and the associated Irrevocable Standby Letter of Credit was issued on **August 16, 2013**.
- In accordance with City procedure, staff has annually provided action requests to Paul Pratt, Jr. with Kendall Hall Developers, LLC, offering the option for the developer to request the release of the improvements to maintenance, request a reduction in the agreement amount, or request a one-year maintenance extension.
- On **November 3, 2025**, staff notified Paul Pratt, Jr. via letter that unless the performance agreement could be released to a maintenance agreement, the City would proceed with calling the letter of credit at the **January 22, 2026, FMPC meeting**.
- On **December 4, 2025**, staff inspected the site and found deficiencies as listed on the attached inspection report.

- The surety amount for **landscaping specimen tree replacement improvement** is **$17,000.00.**

Given the age of the subdivision approval, the outstanding required improvements, and the City's obligation to ensure completion of public improvements, staff feels that continuing to extend this performance agreement will not be in the best interest of the City or the residents of the subdivision.

FINANCIAL IMPACT:

Unkown.

RECOMMENDATION:

Staff recommends that the FMPC declare the performance agreement agreement to be in default and authorize the calling of the agreement and surety, for the completion of the improvement under the supervision of the City.

AUG 16 2013

PERFORMANCE AGREEMENT

KNOW ALL MEN BY THESE PRESENTS: That **KENDALL HALL DEVELOPERS, LLC,** (hereinafter "Principal"), a Tennessee Limited Liability Company, is indebted and firmly bound unto the CITY OF FRANKLIN, TENNESSEE for the use and benefit of the Franklin Municipal Planning Commission of Franklin, Tennessee, and for the use and benefit of all future lot owners within that certain site known as **DALLAS DOWNS PUD SUBDIVISION, SITE PLAN, SECTION 3, PROJECT 2146,** in the penal sum of **NINETY SEVEN THOUSAND AND NO/100 DOLLARS ($97,000.00)** good and lawful money of the United States of America, for securing the performance of certain improvements and works, as hereinafter set forth, and for the payment of which sum well and truly to be made the undersigned does hereby bind itself, its heirs, executors, administrators, successors and assigns, firmly by these presents, and in support thereof represents, acknowledges and agrees as follows:

Recitals

1. That **KENDALL HALL DEVELOPERS, LLC,** is a Tennessee Limited liability company, having a mailing address of 3228 Baker Lane, Franklin, Tennessee, 37064.

2. The Principal has submitted a Site Plan of **DALLAS DOWNS PUD SUBDIVISION, SITE PLAN, SECTION 3, PROJECT 2146,** a site located in the 10th Civil District of Williamson County, Tennessee, and situated within the corporate limits of the City of Franklin, Tennessee, said site plan prepared by Lukens Engineering Consultants, dated December 20, 2010.

3. The approval of the Franklin Municipal Planning Commission is a condition precedent to the right of the Principal to receive necessary construction permits.

4. The Franklin Municipal Planning Commission will not approve the Site Plan of the subdivision for issuance of necessary permits until all grading, ditching, storm drainage, sanitary sewers, water lines and street improvements, street lights, landscaping and other improvements are completed and installed in accordance with

the regulations and specifications of the City of Franklin and the conditions established by the Franklin Municipal Planning Commission, or until a satisfactory Performance Agreement with sufficient surety is furnished.

5. It is the desire of the Principal to have necessary building permits issued so as to provide for the orderly development and transfer of property, and to have said permits issued prior to the actual completion of construction and installation of the improvements and works.

6. It is estimated that the cost of completing all improvements to **landscaping specimen tree replacement** is **FORTY EIGHT THOUSAND AND NO/100 DOLLARS ($48,000.00); landscaping street trees** is **THIRTY FOUR THOUSAND AND NO/100 DOLLARS ($34,000.00);** and to **landscaping open space lots 26, 29, 30 and 31** is **FIFTEEN THOUSAND AND NO/DOLLARS ($15,000.00).**

7. Pursuant to the procedures followed by the Franklin Municipal Planning Commission, it is permissible for the Principal, in lieu of the completion of said improvements and works prior to issuance of necessary permits, to execute a agreement with good and sufficient surety satisfactory to the Franklin Municipal Planning Commission and the City of Franklin in an amount equal to the estimated cost of completion of the construction and installation of the required improvements and works, providing and insuring that said improvements and works will be constructed.

8. To secure installation of the aforesaid improvements and works, and to induce the Franklin Municipal Planning Commission and the City of Franklin to allow issuance of necessary building permits prior to completion of the required improvements and works, Principal provides this performance agreement and an irrevocable letter of credit from **First Citizens Bank, containing an automatic renewal feature with no expiration date, callable within the physical limits of Williamson and/or Davidson County, Tennessee**, the proceeds of which are payable to the City of Franklin, Tennessee and/or the Franklin Municipal Planning Commission in an

amount equal to NINETY SEVEN THOUSAND AND NO/100 DOLLARS ($97,000.00).

9. The Franklin Municipal Planning Commission and the City of Franklin are willing to authorize the issuance of necessary permits upon the execution of this agreement by the Principal and providing of the surety, understanding that this agreement is subject to the condition that the Principal will, prior to June 10, 2014, complete the construction of all required improvements and works, as herein set forth, and obtain their inspection, approval and acceptance by the Franklin Municipal Planning Commission and the City of Franklin.

10. Principal agrees to have a registered professional engineer and/or registered landscape architect, depending on the type of improvements, involved in the construction phase of the project for the purpose of monitoring construction in order to determine conformity with approved plans and specifications of City of Franklin. All costs for the aforementioned professional services shall be borne by Principal.

NOW THEREFORE,

In the event said Principal shall, on or before June 10, 2014, fully comply with all the terms hereof, and shall construct, install and complete all of the required improvements and works, as hereinafter enumerated, and as are shown on the approved Site Plan, which Site Plan was reviewed and approved by the Franklin Municipal Planning Commission, and which Site Plan was reviewed and approved by the Superintendents of Streets, Water/Wastewater, Engineer, and Landscape Architect of the City of Franklin, and as also stated herein, which installation and completion shall be in accordance with the regulations of the City of Franklin, Tennessee, and also in accordance with the regulations and requirements of the Franklin Municipal Planning Commission, and in accordance with all conditions established by the Franklin Municipal Planning Commission as set forth in the minutes of its meetings, and do all of said work in a proper and workmanlike manner to the satisfaction of the City of Franklin, Tennessee, then this obligation shall be void. In the event that any of

the required improvements and works are not completed on or before June 10, 2014, and in accordance with each of the aforesaid rules, regulations and requirements, then the entire penal sum of $97,000.00, with respect to that improvement, shall be forfeited and paid to the Franklin Municipal Planning Commission and the City of Franklin by Principal and/or Surety as liquidated damages for such default. The Franklin Municipal Planning Commission and/or the City of Franklin shall then use said funds to pay for completion of the required improvements and works, refunding any unused portion of said funds. Action by the City of Franklin and/or the Franklin Municipal Planning Commission through the City Attorney in calling on the letter of credit to pay $97,000.00 pursuant to the terms of this Performance Agreement shall not be deemed a release of Principal for any liability hereunder. The Principal acknowledges that it is liable for all obligations under this Performance Agreement.

Witness my hand this the 16 day of August, 2013.

KENDALL HALL DEVELOPERS, LLC
A Tennessee limited liability company

BY: Paul M Pratt J

TITLE: Partner

STATE OF Tenn)

COUNTY OF Williamson)

Personally appeared before me, Paula J. Kortas, a Notary Public of said County and State, Paul Pratt, JR., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged (her)himself to be the partner of **KENDALL HALL DEVELOPERS, LLC,** a Tennessee Limited liability company, and that (s)he as such partner, being authorized so to do, executed the foregoing instrument for the purposes contained therein.

Witness my hand and seal, this the 16 day of August, 2013.

PAULA J. KORTAS STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Paula J. Kortas
NOTARY PUBLIC

My Commission Expires: 12/20/2013

PLANNING AND SUSTAINABILITY DEPARTMENT

Emily Wright, AICP
Director

Dr. Ken Moore
Mayor

Eric S. Stuckey
City Administrator

HISTORIC
FRANKLIN
TENNESSEE

November 3, 2025

Paul Pratt, Jr.
3228 Baker Lane
Franklin, TN 37064

Re: DALLAS DOWNS PUD SUBDIVISION, SITE PLAN, SECTION 3; EXPIRING IMPROVEMENT

Dear Paul Pratt, Jr.,

This is a reminder that the performance agreement for landscaping specimen tree replacement improvement, as indicated in the referenced site plan, is set to expire. The City of Franklin will consider this matter on **Thursday, January 22, 2026.**

Please note, if no action request is received, and/or if staff cannot recommend release of the performance agreement, staff will be recommending that the Planning Commission approve calling on the letter of credit at the January 22, 2026 FMPC meeting.

Thank you for your prompt attention to this matter.

Sincerely,

Melodie Brady

Melodie Brady
Surety Coordinator
109 Third Avenue South
Franklin, TN 37064
Melodie.brady@franklintn.gov

Enclosure: action request

PLANNING AND SUSTAINABILITY DEPARTMENT

Emily Wright, AICP
Director

HISTORIC
FRANKLIN
TENNESSEE

Dr. Ken Moore
Mayor

Eric S. Stuckey
City Administrator

ACTION REQUEST
November 3, 2025

RE: DALLAS DOWNS PUD SUBDIVISION, SITE PLAN, SECTION 3; LANDSCAPING SPECIMEN TREE IMPROVEMENT

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

_____ Release to Maintenance Agreement

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

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

SIGNED:

_____
Developer or Representative

If requesting reduction, indicate amount complete:
_____***%***
Note in margin-How did you arrive at this percentage?
If requesting reduction and less than 90% complete,
estimate remaining amount
to complete this improvement:
$ _____
*Reductions shall not exceed 50%, or minimum maintenance amount.

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

For a release or reduction to be considered, the following statement must be completed by the developer's engineer, or for landscaping improvements, by the developer's landscape architect.

(Incomplete requests will not be accepted)

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

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

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

SIGNED/DATED/PROFESSIONAL SEAL:

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

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

INSPECTION PUNCH LIST

INSPECTION CYCLE: January 22, 2026
INSPECTING DEPARTMENT: Planning Department
City of Franklin, TN
109 3rd Avenue South
Franklin, TN 37064

DALLAS DOWNS PUD SUBDIVISION, SITE PLAN, SECTION 3 – COF 2146

Improvement:	Landscaping specimen tree replacement
Surety Type:	Performance
Original Amount:	$48,000.00
Current Amount:	$17,000.00
Request:	
Recommendation:	**Call Surety**
Date of Inspection:	12/4/2025
Inspector:	Jason Arnold (550-6731); Jason.arnold@franklintn.gov
Staff Comments:	

A review of this project revealed the following deficiency*:

- **36 Missing Trees**
- **33 Missing Shrubs**

IF NOT ABLE TO RELEASE 1/2026 THEN CALL – BELOW IS THE MESSAGE I SENT IN THE REMINDER LETTER

Please note, if no action request is received, and/or if staff cannot recommend release of the performance agreement, staff will be recommending that the Planning Commission approve calling on the letter of credit at the January 22, 2026 FMPC meeting.

* Landscape inspections are a "snapshot in time". The requirements for release of the bond may not be limited to the deficiencies listed in this punch list since we are dealing with living things that can die, become damaged, be cut back, or be removed. The entire site must perform to warrant release of the bond.

INSPECTION PUNCH LIST

INSPECTION CYCLE: January 22, 2026
INSPECTING DEPARTMENT: Planning Department
City of Franklin, TN
109 3rd Avenue South
Franklin, TN 37064

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

Improvement:	Landscaping
Surety Type:	Performance
Original Amount:	$14,000.00
Current Amount:	$14,000.00
Request:	
Recommendation:	**Fully Release Surety**
Date of Inspection:	12/5/2025
Inspector:	Jason Arnold (550-6731); Jason.arnold@franklintn.gov
Staff Comments:	

A review of this project revealed the following deficiency*:
IF NOT ABLE TO RELEASE 1/2026 THEN CALL – BELOW IS THE MESSAGE I SENT IN THE REMINDER LETTER

Please note, if no action request is received, and/or if staff cannot recommend release of the performance agreement, staff will be recommending that the Planning Commission approve calling on the letter of credit at the January 22, 2026 FMPC meeting.

* Landscape inspections are a "snapshot in time". The requirements for release of the bond may not be limited to the deficiencies listed in this punch list since we are dealing with living things that can die, become damaged, be cut back, or be removed. The entire site must perform to warrant release of the bond.

City of Franklin

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

File #: 21-031

DATE: 1/22/2026

TO: Franklin Municipal Planning Commission

FROM: Melodie Brady, Surety Coordinator

SUBJECT:

Longview Subdivision, Site Plan, Lots 11 And 12 (Universal Storage); Call On Letter Of Credit For Performance Agreement For Landscaping Improvement.

PURPOSE:

The purpose of this memorandum is to provide information to the Franklin Municipal Planning Commission on the status of an outstanding surety and provide a recommendation of action.

BACKGROUND/STAFF COMMENTS:

Longview Subdivision, site plan, lots 11 and 12 (Universal Storage) has been extended for over ten years, and at this time staff is recommending that the Planning Commission call on these Letters of Credit to allow the City to oversee the completion of these improvements. The key factors leading staff to make this recommendation include the following:

- The final plat for lots 11 and 12 (Universal Storage) was approved with conditions on **April 15, 2015**.
- The performance agreement was executed on **November 10, 2015**, and the associated Irrevocable Standby Letter of Credit was issued on **November 5, 2015**.
- In accordance with City procedure, staff has annually provided action requests to A.J. Ross with Franklin Columbia Avenue Self Storage, LLC, offering the option for the developer to request the release of the improvement to maintenance, request a one-time reduction in the agreement amount, or request a one-year extension.
- An action request for a one-time reduction was received on **April 9, 2019,** and was granted changing the surety amount for landscaping improvement from $55,000.00 to $42,000.00.
- On **November 3, 2025**, staff mailed a letter to Mr. Ross notifying him that unless the performance agreement could be released to maintenance agreement, the City would proceed with calling the letter of credit at the **January 22, 2026, FMPC meeting**.
- To date, the applicant has **not completed the remaining improvements** and has **not provided any response** to the City's most recent notices.

- On **December 4, 2025**, staff inspected the site and found deficiencies as listed on the attached inspection report.
- The surety amount for **landscaping improvement** is **$42,000.00**.

Given the age of the subdivision approval, the outstanding required improvements, the applicant's lack of response, and the City's obligation to ensure completion of public improvements, staff feels that continuing to extend this performance and maintenance agreement will not be in the best interests of the City and the surrounding area.

FINANCIAL IMPACT:

Unknown.

RECOMMENDATION:

Staff recommends that the FMPC declare the performance agreement and maintenance agreement to be in default and authorize the calling of the agreements and sureties, for the completion of the improvements under the supervision of the City.

RECEIVED
NOV 11 2015
BY:

PERFORMANCE AGREEMENT

KNOW ALL MEN BY THESE PRESENTS: That **FRANKLIN COLUMBIA AVENUE SELF STORAGE, LLC,** (hereinafter "Principal"), a Tennessee Limited Liability Company, is indebted and firmly bound unto the CITY OF FRANKLIN, TENNESSEE for the use and benefit of the Franklin Municipal Planning Commission of Franklin, Tennessee, and for the use and benefit of all future lot owners within that certain site known as **LONGVIEW SUBDIVISION, SITE PLAN, LOTS 11 AND 12 (UNIVERSAL STORAGE) PROJECT 5799,** in the penal sum of **FIFTY FIVE THOUSAND AND NO/100 DOLLARS ($55,000.00)** good and lawful money of the United States of America, for securing the performance of certain improvements and works, as hereinafter set forth, and for the payment of which sum well and truly to be made the undersigned does hereby bind itself, its heirs, executors, administrators, successors and assigns, firmly by these presents, and in support thereof represents, acknowledges and agrees as follows:

Recitals

1. That **FRANKLIN COLUMBIA AVENUE SELF STORAGE, LLC,** is a Tennessee Limited liability company, having a mailing address of 2500 Cherokee Road, Birmingham, Alabama, 35216.

2. The Principal has submitted a Site Plan of **LONGVIEW SUBDIVISION, SITE PLAN, LOTS 11 AND 12 (UNIVERSAL STORAGE) PROJECT 5799,** a site located in the 9th Civil District of Williamson County, Tennessee, and situated within the corporate limits of the City of Franklin, Tennessee, said site plan prepared by Wamble and Associates, dated March 9, 2015.

3. The approval of the Franklin Municipal Planning Commission is a condition precedent to the right of the Principal to receive necessary construction permits.

4. The Franklin Municipal Planning Commission will not approve the Site Plan of the subdivision for issuance of necessary permits until all grading, ditching, storm drainage, sanitary sewers, water lines and street improvements, street lights, landscaping and other improvements are completed and installed in accordance with

the regulations and specifications of the City of Franklin and the conditions established by the Franklin Municipal Planning Commission, or until a satisfactory Performance Agreement with sufficient surety is furnished.

5. It is the desire of the Principal to have necessary building permits issued so as to provide for the orderly development and transfer of property, and to have said permits issued prior to the actual completion of construction and installation of the improvements and works.

6. It is estimated that the cost of completing all improvements to **landscaping** is **FIFTY FIVE THOUSAND AND NO/100 DOLLARS ($55,000.00).**

7. Pursuant to the procedures followed by the Franklin Municipal Planning Commission, it is permissible for the Principal, in lieu of the completion of said improvements and works prior to issuance of necessary permits, to execute a agreement with good and sufficient surety satisfactory to the Franklin Municipal Planning Commission and the City of Franklin in an amount equal to the estimated cost of completion of the construction and installation of the required improvements and works, providing and insuring that said improvements and works will be constructed.

8. To secure installation of the aforesaid improvements and works, and to induce the Franklin Municipal Planning Commission and the City of Franklin to allow issuance of necessary building permits prior to completion of the required improvements and works, Principal provides this performance agreement and an irrevocable letter of credit from **a financial institution meeting the requirements of the City of Franklin Zoning Ordinance, containing an automatic renewal feature with no expiration date, callable within the physical limits of Williamson and/or Davidson County, Tennessee**, the proceeds of which are payable to the City of Franklin, Tennessee and/or the Franklin Municipal Planning Commission in an amount equal to FIFTY FIVE THOUSAND AND NO/100 DOLLARS ($55,000.00).

9. The Franklin Municipal Planning Commission and the City of Franklin are willing to authorize the issuance of necessary permits upon the execution of this agreement by the Principal and providing of the surety, understanding that this

agreement is subject to the condition that the Principal will, prior to April 15, 2016, complete the construction of all required improvements and works, as herein set forth, and obtain their inspection, approval and acceptance by the Franklin Municipal Planning Commission and the City of Franklin.

10. Principal agrees to have a registered professional engineer and/or registered landscape architect, depending on the type of improvements, involved in the construction phase of the project for the purpose of monitoring construction in order to determine conformity with approved plans and specifications of City of Franklin. All costs for the aforementioned professional services shall be borne by Principal.

NOW THEREFORE,

In the event said Principal shall, on or before April 15, 2016, fully comply with all the terms hereof, and shall construct, install and complete all of the required improvements and works, as hereinafter enumerated, and as are shown on the approved Site Plan, which Site Plan was reviewed and approved by the Franklin Municipal Planning Commission, and which Site Plan was reviewed and approved by the Superintendents of Streets, Water/Wastewater, Engineer, and Landscape Architect of the City of Franklin, and as also stated herein, which installation and completion shall be in accordance with the regulations of the City of Franklin, Tennessee, and also in accordance with the regulations and requirements of the Franklin Municipal Planning Commission, and in accordance with all conditions established by the Franklin Municipal Planning Commission as set forth in the minutes of its meetings, and do all of said work in a proper and workmanlike manner to the satisfaction of the City of Franklin, Tennessee, then this obligation shall be void. In the event that any of the required improvements and works are not completed on or before April 15, 2016, and in accordance with each of the aforesaid rules, regulations and requirements, then the entire penal sum of $55,000.00, with respect to that improvement, shall be forfeited and paid to the Franklin Municipal Planning Commission and the City of Franklin by Principal and/or Surety as liquidated damages for such default. The

Franklin Municipal Planning Commission and/or the City of Franklin shall then use said funds to pay for completion of the required improvements and works, refunding any unused portion of said funds. Action by the City of Franklin and/or the Franklin Municipal Planning Commission through the City Attorney in calling on the letter of credit to pay $55,000.00 pursuant to the terms of this Performance Agreement shall not be deemed a release of Principal for any liability hereunder. The Principal acknowledges that it is liable for all obligations under this Performance Agreement.

Witness my hand this the 10 day of November, 2015.

FRANKLIN COLUMBIA AVENUE SELF STORAGE, LLC
A Tennessee limited liability company

BY: Gary Pharo

TITLE: Manager

STATE OF Alabama)

COUNTY OF Jefferson)

Personally appeared before me, Jennifer C. Palmer, a Notary Public of said County and State, Gary W Pharo, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged (her)himself to be the Manager of **FRANKLIN COLUMBIA AVENUE SELF STORAGE, LLC,** a Tennessee Limited liability company, and that (s)he as such Manager, being authorized so to do, executed the foregoing instrument for the purposes contained therein.

Witness my hand and seal, this the 10 day of November, 2015.

NOTARY PUBLIC

My Commission Expires: My Comm Exp: 5-6-18

PLANNING AND SUSTAINABILITY DEPARTMENT

Emily Wright, AICP
Director

Dr. Ken Moore
Mayor

Eric S. Stuckey
City Administrator

HISTORIC
FRANKLIN
TENNESSEE

November 3, 2025

A.J. Ross
Universal Storage Group
2700 Cumberland Parkway
Suite 530
Atlanta, GA 30339

Re: LONGVIEW SUBDIVISION, SITE PLAN, LOTS 11 AND 12 (UNIVERSAL STORAGE); EXPIRING IMPROVEMENT

Dear A.J. Ross,

This is a reminder that the performance agreement for landscaping improvement, as indicated in the referenced site plan, is set to expire. The City of Franklin will consider this matter on **Thursday, January 22, 2026.**

Please note, if no action request is received, and/or if staff cannot recommend release of the performance agreement, staff will be recommending that the Planning Commission approve calling on the letter of credit at the January 22, 2026 FMPC meeting.

Thank you for your prompt attention to this matter.

Sincerely,

Melodie Brady

Melodie Brady
Surety Coordinator
109 Third Avenue South
Franklin, TN 37064
Melodie.brady@franklintn.gov

Enclosure: action request

PLANNING AND SUSTAINABILITY DEPARTMENT

Emily Wright, AICP
Director

HISTORIC
FRANKLIN
TENNESSEE

Dr. Ken Moore
Mayor

Eric S. Stuckey
City Administrator

ACTION REQUEST
November 3, 2025

RE: LONGVIEW SUBDIVISION, SITE PLAN, LOTS 11 AND 12 (UNIVERSAL STORAGE); LANDSCAPING IMPROVEMENT

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

_____ Release to Maintenance Agreement

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

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

SIGNED:

_____
Developer or Representative

If requesting reduction, indicate amount complete:
_____***%***
Note in margin-How did you arrive at this percentage?
If requesting reduction and less than 90% complete,
estimate remaining amount
to complete this improvement:
$ _____
*Reductions shall not exceed 50%, or minimum maintenance amount.

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

For a release or reduction to be considered, the following statement must be completed by the developer's engineer, or for landscaping improvements, by the developer's landscape architect.

(Incomplete requests will not be accepted)

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

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

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

SIGNED/DATED/PROFESSIONAL SEAL:

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

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

INSPECTION PUNCH LIST

INSPECTION CYCLE: January 22, 2026
INSPECTING DEPARTMENT: Planning Department
City of Franklin, TN
109 3rd Avenue South
Franklin, TN 37064

LONGVIEW SUBDIVISION, SITE PLAN, LOTS 11 AND 12 (UNIVERSAL STORAGE) – COF 5799

Improvement:	Landscaping
Surety Type:	Performance
Original Amount:	$55,000.00
Current Amount:	$42,000.00
Request:	
Recommendation:	**Call Surety**
Date of Inspection:	12/4/2025
Inspector:	Jason Arnold (550-6731); Jason.arnold@franklintn.gov
Staff Comments:	

A review of this project revealed the following deficiency*:

- **10 Dead / Missing Trees**
- **116 Dead / Missing Shrubs**
- **Missing Ground Cover in the Bio Ponds**

IF NOT ABLE TO RELEASE 1/2026 THEN CALL – BELOW IS THE MESSAGE I SENT IN THE REMINDER LETTER

Please note, if no action request is received, and/or if staff cannot recommend release of the performance agreement, staff will be recommending that the Planning Commission approve calling on the letter of credit at the January 22, 2026 FMPC meeting.

* Landscape inspections are a "snapshot in time". The requirements for release of the bond may not be limited to the deficiencies listed in this punch list since we are dealing with living things that can die, become damaged, be cut back, or be removed. The entire site must perform to warrant release of the bond.

PLANNING AND SUSTAINABILITY DEPARTMENT

Emily Wright, AICP
Director

Dr. Ken Moore
Mayor

Eric S. Stuckey
City Administrator

HISTORIC FRANKLIN TENNESSEE

ACTION REQUEST – REQUEST FOR EARLIER AGENDA

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

December 1, 2025
Date Submitted

Rizer Point, section 1, Site Plan

Complete name of project – indicate whether site plan or final plat.
Where applicable, include subdivision, section, revision, lot number and name of building

Drainage

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

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

X Release

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

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

SIGNED: Christian Sapp
Developer or Representative

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

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

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

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

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

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

SIGNED, DATED, PROFESSIONAL SEAL:

MICHAEL RANDOLPH DEWEY REGISTERED ENGINEER AGRICULTURE COMMERCE NO. 0011336 STATE OF TENNESSEE

Michael Dewey 12/1/25

Engineer or Landscape Architect (sign and date on seal)

Forward completed request to COF Planning Dept., ATTN: Melody Braden, melody.braden@franklintn.gov or fax to 615-791-3257

INSPECTION PUNCH LIST

INSPECTION CYCLE: January 22, 2026
INSPECTING DEPARTMENT: Planning Department
City of Franklin, TN
109 3rd Avenue South
Franklin, TN 37064

RIZER POINT PUD SUBDIVISION, SITE PLAN, SEXCTION 1 – COF 2492

Improvement:	Drainage
Surety Type:	Performance
Original Amount:	$598,000.00
Current Amount:	$149,500.00
Request:	RELEASE TO MA
Recommendation:	Release
Date of Inspection:	1/7/2026
Inspector:	Ellen Moore
Staff Comments:	

A review of this project revealed the following deficiency*:

Continue to maintain the site per the recorded Long Term Maintenance Plan

PLANNING AND SUSTAINABILITY DEPARTMENT

Emily Wright, AICP
Director

Dr. Ken Moore
Mayor

Eric S. Stuckey
City Administrator

HISTORIC
FRANKLIN
TENNESSEE

ACTION REQUEST
November 3, 2025

RE: WATER'S EDGE PUD SUBDIVISION, SITE PLAN, SECTION 4; LANDSCAPING (STREET TREES, OPEN SPACE) IMPROVEMENT Wilson Bank 1212-4 $99,000

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

✓ Release to Maintenance Agreement	***If requesting reduction, indicate amount complete:***
____ *Reduce and extend to _____ *(not less than six mos)*	_____%
____ Extend to _____ *(not less than six mos)*	***Note in margin-How did you arrive at this percentage? If requesting reduction and less than 90% complete,*** estimate remaining amount to complete this improvement:
SIGNED: _____ Developer or Representative	$ _____ *Reductions shall not exceed 50%, or minimum maintenance amount.

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

For a release or reduction to be considered, the following statement must be completed by the developer's engineer, or for landscaping improvements, by the developer's landscape architect.

(Incomplete requests will not be accepted)

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

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

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

SIGNED/DATE/PROFESSIONAL SEAL:

12/1/2025

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

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

PLANNING AND SUSTAINABILITY DEPARTMENT

Emily Wright, AICP
Director

Dr. Ken Moore
Mayor

Eric S. Stuckey
City Administrator

HISTORIC
FRANKLIN
TENNESSEE

ACTION REQUEST
November 3, 2025

RE: WATER'S EDGE PUD SUBDIVISION, SITE PLAN, SECTION 4; LANDSCAPING (BIORETENTION PONDS) IMPROVEMENT Wilson Bank 1212-4 $99,000

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

✓ Release to Maintenance Agreement	***If requesting reduction, indicate amount complete:***
____ *Reduce and extend to _____ *(not less than six mos)*	_____%
____ Extend to _____ *(not less than six mos)*	***Note in margin-How did you arrive at this percentage?***
SIGNED:	***If requesting reduction and less than 90% complete,*** estimate remaining amount to complete this improvement:
_____ Developer or Representative	$ _____
	*Reductions shall not exceed 50%, or minimum maintenance amount.

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

For a release or reduction to be considered, the following statement must be completed by the developer's engineer, or for landscaping improvements, by the developer's landscape architect.

(Incomplete requests will not be accepted)

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

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

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

SIGNED/DATED/PROFESSIONAL SEAL:

12/1/2025

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

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

INSPECTION PUNCH LIST

INSPECTION CYCLE: January 22, 2026
INSPECTING DEPARTMENT: Planning Department
City of Franklin, TN
109 3rd Avenue South
Franklin, TN 37064

WATER'S EDGE PUD SUBDIVISION, SITE PLAN, SECTION 4 – COF 6363

Improvement:	Landscaping (street trees, open space)
Surety Type:	Performance
Original Amount:	$69,000.00
Current Amount:	$69,000.00
Request:	RELEASE TO MA
Recommendation:	**Release to Maintenance with a 90 Day Condition, See Below**
Date of Inspection:	12/23/2025
Inspector:	Jason Arnold (550-6731); Jason.arnold@franklintn.gov
Staff Comments:	

A review of this project revealed the following deficiency*:

- **21 Dead / Missing Trees**
- **2 Trees with Dead Central Leaders**

This improvement is being released from performance and the one-year maintenance agreement is being established, with the condition that this punch list of material be completed and ready for inspection by April 27, 2026. **If these items are not installed and living by that date, then it is understood that the maintenance agreement cannot be released at the end of the one-year period in January 2027 but shall be extended.** ***No further reminder shall be sent regarding this inspection which shall occur on or after April 27, 2026.*** **Please arrange to have this material installed by April 29, 2025.** The normal maintenance inspection shall still be performed towards the end of the one-year maintenance agreement to inspect all required material

* Landscape inspections are a "snapshot in time". The requirements for release of the bond may not be limited to the deficiencies listed in this punch list since we are dealing with living things that can die, become damaged, be cut back, or be removed. The entire site must perform to warrant release of the bond.

INSPECTION PUNCH LIST

INSPECTION CYCLE: January 22, 2026
INSPECTING DEPARTMENT: Planning Department
City of Franklin, TN
109 3rd Avenue South
Franklin, TN 37064

WATER'S EDGE PUD SUBDIVISION, SITE PLAN, SECTION 4 – COF 6363

Improvement:	Landscaping (bioretention ponds)
Surety Type:	Performance
Original Amount:	$30,000.00
Current Amount:	$30,000.00
Request:	RELEASE TO MA
Recommendation:	**Release to Maintenance with a 90 Day Condition, See Below**
Date of Inspection:	12/26/2025
Inspector:	Jason Arnold (550-6731); Jason.arnold@franklintn.gov
Staff Comments:	

A review of this project revealed the following deficiency*:

- **One River Birch with a Dead Central Leader**

This improvement is being released from performance and the one-year maintenance agreement is being established, with the condition that this punch list of material be completed and ready for inspection by April 27, 2026. **If these items are not installed and living by that date, then it is understood that the maintenance agreement cannot be released at the end of the one-year period in January 2027 but shall be extended.** ***No further reminder shall be sent regarding this inspection which shall occur on or after April 27, 2026.*** **Please arrange to have this material installed by April 29, 2025.** The normal maintenance inspection shall still be performed towards the end of the one-year maintenance agreement to inspect all required material

* Landscape inspections are a "snapshot in time". The requirements for release of the bond may not be limited to the deficiencies listed in this punch list since we are dealing with living things that can die, become damaged, be cut back, or be removed. The entire site must perform to warrant release of the bond.

PLANNING AND SUSTAINABILITY DEPARTMENT

Emily Wright, AICP
Director

Dr. Ken Moore
Mayor

Eric S. Stuckey
City Administrator

HISTORIC
FRANKLIN
TENNESSEE

ACTION REQUEST
November 3, 2025

RE: WATER'S EDGE PUD SUBDIVISION, SITE PLAN, SECTION 5; LANDSCAPING (STREET TREES, OPEN SPACE) IMPROVEMENT

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

✓ Release to Maintenance Agreement

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

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

SIGNED: _____
Developer or Representative

If requesting reduction, indicate amount complete:
_____%
Note in margin-How did you arrive at this percentage?
If requesting reduction and less than 90% complete,
estimate remaining amount to complete this improvement:
$ _____
*Reductions shall not exceed 50%, or minimum maintenance amount.

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

For a release or reduction to be considered, the following statement must be completed by the developer's engineer, or for landscaping improvements, by the developer's landscape architect.

(Incomplete requests will not be accepted)

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

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

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

SIGNED/DATED/PROFESSIONAL SEAL:

12/1/2025

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

GREGORY C. GAMBLE
REGISTERED
LANDSCAPE ARCHITECT
TENNESSEE NO. 269

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

PLANNING AND SUSTAINABILITY DEPARTMENT

Emily Wright, AICP
Director

Dr. Ken Moore
Mayor

Eric S. Stuckey
City Administrator

HISTORIC
FRANKLIN
TENNESSEE

ACTION REQUEST
November 3, 2025

RE: WATER'S EDGE PUD SUBDIVISION, SITE PLAN, SECTION 5; LANDSCAPING (BIORETENTION PONDS) IMPROVEMENT

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

✓ Release to Maintenance Agreement	***If requesting reduction, indicate amount complete:***
____ *Reduce and extend to _____ *(not less than six mos)*	_____ %
____ Extend to _____ *(not less than six mos)*	***Note in margin-How did you arrive at this percentage? If requesting reduction and less than 90% complete,*** estimate remaining amount to complete this improvement:
SIGNED: _____ Developer or Representative	$ _____ *Reductions shall not exceed 50%, or minimum maintenance amount.

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

For a release or reduction to be considered, the following statement must be completed by the developer's engineer, or for landscaping improvements, by the developer's landscape architect.

(Incomplete requests will not be accepted)

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SIGNED/DATED/PROFESSIONAL SEAL:

GREGORY C. GAMBLE
LICENSED
PROFESSIONAL
AGRICULTURE
TENNESSEE NO. 269
LANDSCAPE ARCHITECT

12/1/2025

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

Forward completed request to COF Planning Dept., [illegible] Melodie Brady, email to melodie.brady@franklintn.gov

INSPECTION PUNCH LIST

INSPECTION CYCLE: January 22, 2026
INSPECTING DEPARTMENT: Planning Department
City of Franklin, TN
109 3rd Avenue South
Franklin, TN 37064

WATER'S EDGE PUD SUBDIVISION, SITE PLAN, SECTION 5 – COF 6517

Improvement:	Landscaping (bioretention ponds)
Surety Type:	Performance
Original Amount:	$13,000.00
Current Amount:	$13,000.00
Request:	RELEASE TO MA
Recommendation:	**Release to Maintenance with a 90 Day Condition, See Below**
Date of Inspection:	12/23/2025
Inspector:	Jason Arnold (550-6731); Jason.arnold@franklintn.gov
Staff Comments:	

A review of this project revealed the following deficiency*:

- **One Tree in bio is knocked over and not likely to survive.**

This improvement is being released from performance and the one-year maintenance agreement is being established, with the condition that this punch list of material be completed and ready for inspection by April 27, 2026. **If these items are not installed and living by that date, then it is understood that the maintenance agreement cannot be released at the end of the one-year period in January 2027 but shall be extended.** ***No further reminder shall be sent regarding this inspection which shall occur on or after April 27, 2026.*** **Please arrange to have this material installed by April 29, 2025.** The normal maintenance inspection shall still be performed towards the end of the one-year maintenance agreement to inspect all required material

* Landscape inspections are a "snapshot in time". The requirements for release of the bond may not be limited to the deficiencies listed in this punch list since we are dealing with living things that can die, become damaged, be cut back, or be removed. The entire site must perform to warrant release of the bond.

INSPECTION PUNCH LIST

INSPECTION CYCLE: January 22, 2026
INSPECTING DEPARTMENT: Planning Department
City of Franklin, TN
109 3rd Avenue South
Franklin, TN 37064

WATER'S EDGE PUD SUBDIVISION, SITE PLAN, SECTION 5 – COF 6517

Improvement:	Landscaping (stree trees, open space)
Surety Type:	Performance
Original Amount:	$41,000.00
Current Amount:	$41,000.00
Request:	RELEASE TO MA
Recommendation:	**Release to Maintenance with a 90 Day Condition, See Below**
Date of Inspection:	12/23/2025
Inspector:	Jason Arnold (550-6731); Jason.arnold@franklintn.gov
Staff Comments:	

A review of this project revealed the following deficiency*:

- **6 Dead / Missing Trees**
- **2 Trees with Dead Central Leaders**
- **41 Dead / Missing Shrubs**

This improvement is being released from performance and the one-year maintenance agreement is being established, with the condition that this punch list of material be completed and ready for inspection by April 27, 2026*.** **If these items are not installed and living by that date, then it is understood that the maintenance agreement cannot be released at the end of the one-year period in January 2027 but shall be extended.** ***No further reminder shall be sent regarding this inspection which shall occur on or after April 27, 2026. **Please arrange to have this material installed by April 29, 2025.** The normal maintenance inspection shall still be performed towards the end of the one-year maintenance agreement to inspect all required material

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File #: 21-01877

DATE: 1/22/2026

TO: Franklin Municipal Planning Commission

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

SUBJECT:

Consideration Of Resolution 2025-107, A Resolution Amending The Gateway Village PUD Subdivision To Extend The Vested Rights, For The Property Located South Of Lynnwood Way And West Of Franklin Road, Located At 120 Davenport Boulevard.

PURPOSE:

PROJECT INFORMATION
COF Project Number: 7873
Applicant: Jim Lukens, Lukens Engineering Consultants
Owner: CVHC9, LLC, Homey Aminmadani, Rep.

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 for 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 for 24 months, April 10, 2026 until April 10, 2028, to allow the applicant to secure any necessary permits and commence site preparation.

APPROVAL HISTORY AND PROJECT DESCRIPTION
The revised development plan for the Gateway Village PUD was approved by BOMA on October 11, 2021. The plan includes 6.75 DUA and 144,258 square feet of nonresidential space for a site that is composed of 60.50 acres. The revision was specifically submitted to request the addition of six residential units to their last remaining mixed-use building. Staff recommended approval, with conditions, of the overall Development Plan. BOMA approved the Development Plan by a vote of 8-0.

CURRENT STATUS
A previous 3-year extension was granted by the Board of Mayor and Aldermen in October 2024. The applicant submitted a site plan for Lot 134, but it has not yet pulled any permits for the site.

VESTING IMPACTS
If the vesting period is not extended, the project entitlements would cease to exist, 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.

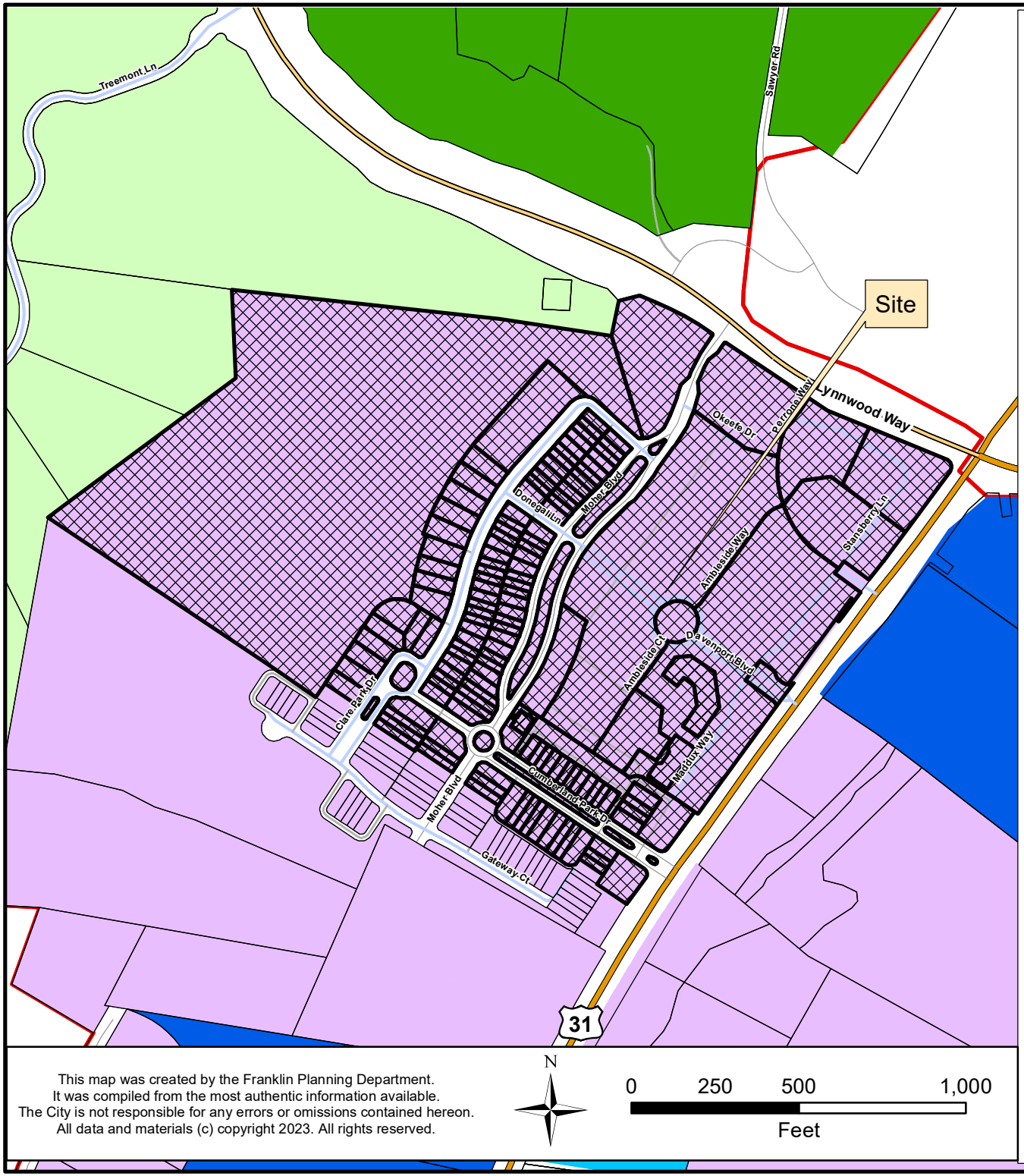
In reviewing the plan against the current City regulations, the current plan generally complies. The differences in today's Zoning Ordinance versus their vested Ordinance (12/8/2020) are minor, and could be incorporated into the design without major changes to the plan. A new parkland agreement would need to be approved for any new plan. A new and updated traffic study would be required should the project lose its vesting.

FINANCIAL IMPACT:

Unknown.

RECOMMENDATION:

Staff recommends that the Planning Commission recommend to the Board of Mayor and Aldermen that they approve Resolution 2025-107 should they determine that the continuation of vested rights is in the best interest of the community.



GATEWAY VILLAGE PUD SUBDIVISION, REVISION 7
VESTING EXTENSION
RESOLUTION 2025-107

Project Information
Existing Zoning: PD 6.75-144,258
Overlay Districts: HHO, HHO 500 Foot Buffer
Site Acreage: 60.50 acres

Legend

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

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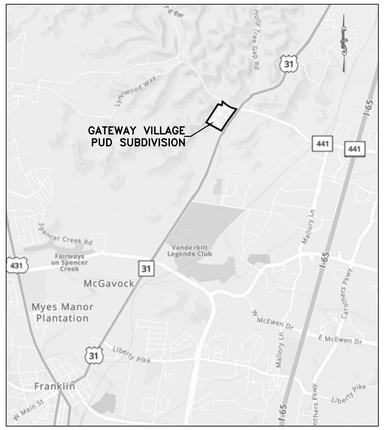
N

0 250 500 1,000
Feet

HISTORIC FRANKLIN TENNESSEE

GATEWAY VILLAGE PUD SUBDIVISION
DEVELOPMENT PLAN REVISION 7 (LOT 134)
COF #_____



VICINITY MAP
NTS

DESIGNERS:

CIVIL:

JIM LUKENS, P.E.
LUKENS ENGINEERING CONSULTANTS
PO BOX 1586
BRENTWOOD, TN 37024
615.804.4617
jlukens@lukensengineering.com

LANDSCAPE:

CONNOR BALL, PLA
HEIBERT + BALL LAND DESIGN
SUITE 400, 1894 GEN. GEO. PATTON DR.
FRANKLIN, TN 37067
615.376.2421
connor@hblanddesign.com

ARCHITECT:

JERRY S. CURTIS, ARCHITECT
FRANKLIN, TN
615.790.2828
tnbass@comcast.net

OWNER/DEVELOPER (LOT 134):

Cvhc9 LLC
1728 General George Patton Drive
Suite 200
BRENTWOOD, TN 37027

Contact: Shabnam Aminmadani
615.377.5757
haminmadani@mrco.net

SHEET INDEX

C0.0	COVER
C1.0	OVERALL EXISTING CONDITIONS
L1.1	LANDSCAPE
L2.1	LANDSCAPE
C2.0	OVERALL DEVELOPMENT PLAN
C2.1	LOT 134 DEVELOPMENT PLAN
C3.1	OVERALL GRADING & DRAINAGE PLAN
C4.1	OVERALL ROW & ACCESS PLAN
A4.1	LOT 134 COLOR ELEVATION
A4.2	COLOR ELEVATION

DEVELOPMENT PLAN MODIFICATION

- CHANGE NUMBER OF RESIDENTIAL UNITS FROM 402 UNITS TO 408 UNITS.

	APPROVED	PROPOSED
GATEWAY VILLAGE SECTION 3	402 UNITS	408 UNITS
CURRENTLY DEVELOPED	348 UNITS	348 UNITS
AVAILABLE FOR LOT 134	54 UNITS	60 UNITS

IN-LIEU FEE REQUEST

PARKLAND IMPACT FEE PER CONTRACT NO. 2021-0138

OWNERSHIP INFORMATION (more than 5% interest)

CVHC9, LLC
1728 General George Patton Drive, Suite 200
BRENTWOOD, TN 37027

Aminmadani Partners LP

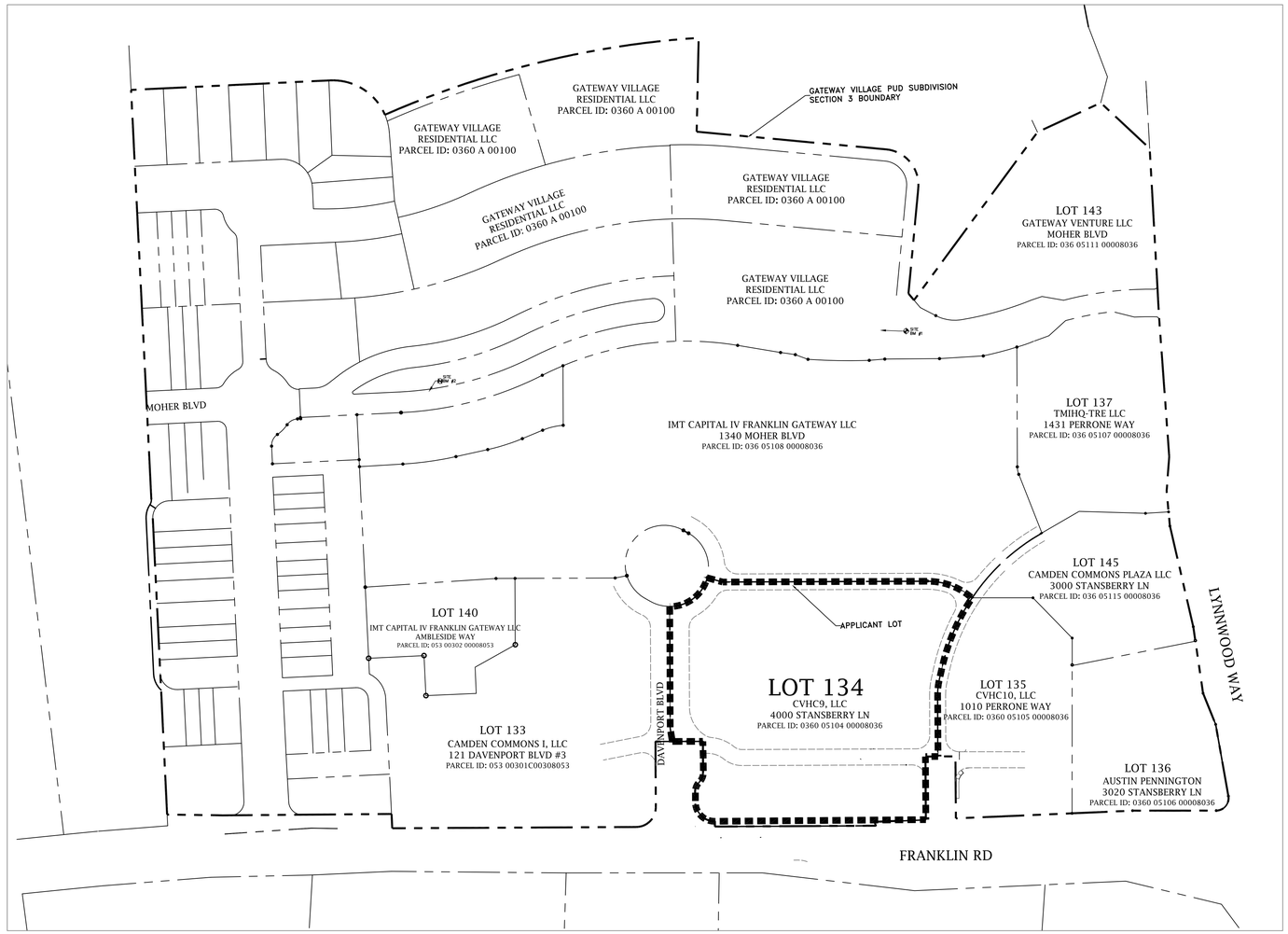
Shabnam Aminmadani, Chief Manager
Sheila Aminmadani
Shareef Aminmadani, VP & Secretary

Ferdowsi Partners, LP

Imaan Ferdowsi, Vice President
Amin Ferdowsi
Bayan Ferdowsi

Other Officers

Homayoun Aminmadani, Vice President



GRAPHIC SCALE
(NAD83 (2011))
100 0 50 100 200 400
(IN FEET)
1 inch = 100 ft.

ALL RIGHTS RESERVED. DOCUMENT OWNED BY LEC, LLC PREPARED FOR THE TITLED PROJECT AND SOLE USE AND BENEFIT OF CLIENT. NOT FOR CONSTRUCTION WITHOUT ALL REQUIRED REGULATORY PERMITS.

JAMES M. LUKENS
REGISTERED
PROFESSIONAL ENGINEER
No. 103161
STATE OF TENNESSEE
06/07/2021

LUKENS Engineering Consultants
PO Box 1586
Brentwood, TN 37024-1586
Phone 615-804-4617
jlukens@lukensengineering.com

GATEWAY VILLAGE
PUD SUBDIVISION
DEVELOPMENT PLAN REVISION 7
(LOT 134)

4000 Stansberry Lane, Franklin, TN 37064
Map 036 Parcel 051.04

This document is an instrument of service and the property of LEC, LLC. The document is for use in the titled project only. Reproduction or use of this document without the express written consent of LEC, LLC is illegal and will be prosecuted under the law.

REVISIONS/ISSUES

NO.	DESCRIPTION	DATE

PROJ. NO.: 03615

DATE: 2021.06.07

COVER SHEET

C0.0

AERIAL PHOTO: SEE SHEET L1.0 & L2.0 FOR AERIAL PHOTO AND TREE CANOPY

ZONING

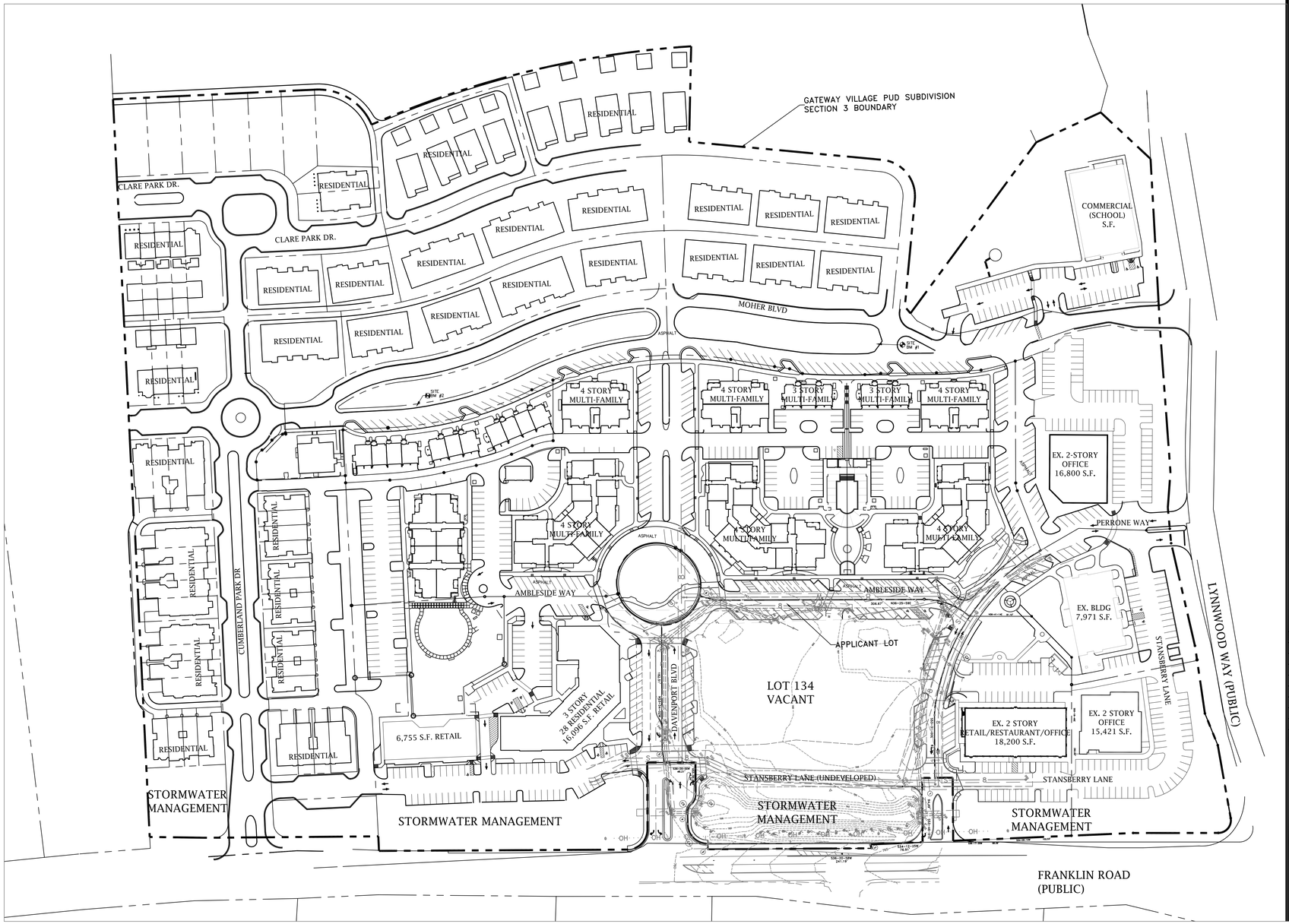
BASE ZONING:	PD, PLANNED DEVELOPMENT
CHARACTER AREA:	BCCO4 TRADITIONAL
FLOOD MAP INFO:	THE PROPERTY DOES NOT LIE WITHIN A FLOOD HAZARD AREA. PROPERTY IS IDENTIFIED AS A ZONE X ON FLOOD INSURANCE RATE MAP PANEL NO 47187C0205F, DATED SEPTEMBER 29, 2006.
ARCHITECTURAL:	BUILDINGS SHOWN ARE EXISTING LOT 134 TYPICAL BUILDING ELEVATIONS SHOWN ON ARCHITECTURAL SHEETS
STORMWATER:	EACH LOT MANAGES ITS OWN STORMWATER WITH RESPECT TO WATER QUALITY AND WATER VOLUME. SHARED DETENTION BASINS EXIST ALONG THE FRONTAGE ALONG FRANKLIN ROAD. SEE C3.1 FOR PROPOSED LOT 134 STORMWATER.
MINERAL RIGHTS:	THERE ARE NO MINERAL RIGHTS HELD BY PARTIES OTHER THAN THE OWNERS OF RECORD.

ALL RIGHTS RESERVED. DOCUMENT OWNED BY LEC, LLC PREPARED FOR THE TITLED PROJECT AND SOLE USE AND BENEFIT OF CLIENT. NOT FOR CONSTRUCTION WITHOUT ALL REQUIRED REGULATORY PERMITS.

GRAPHIC SCALE

80 0 40 80 160 320

(IN FEET)
1 inch = 80 ft.



JAMES M. LUKENS
REGISTERED
PROFESSIONAL
ENGINEER
No. 103165
STATE OF TENNESSEE
12/01/2021

LUKENS Engineering Consultants
PO Box 1586
Brentwood, TN 37024-1586
Phone 615-804-4617
jlukens@lukensengineering.com

GATEWAY VILLAGE PUD SUBDIVISION DEVELOPMENT PLAN REVISION 7 (LOT 134)

4000 Stansberry Lane, Franklin, TN 37064
Map 036 Parcel 051.04

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REVISIONS/ISSUES

NO.	DESCRIPTION	DATE

PROJ. NO.: 03615

DATE: 2021.06.07

OVERALL EXISTING CONDITIONS

C1.0

GRAPHIC SCALE

80 0 40 80 160 320

(IN FEET)
1 inch = 80 ft.

SUMMARY NOTES

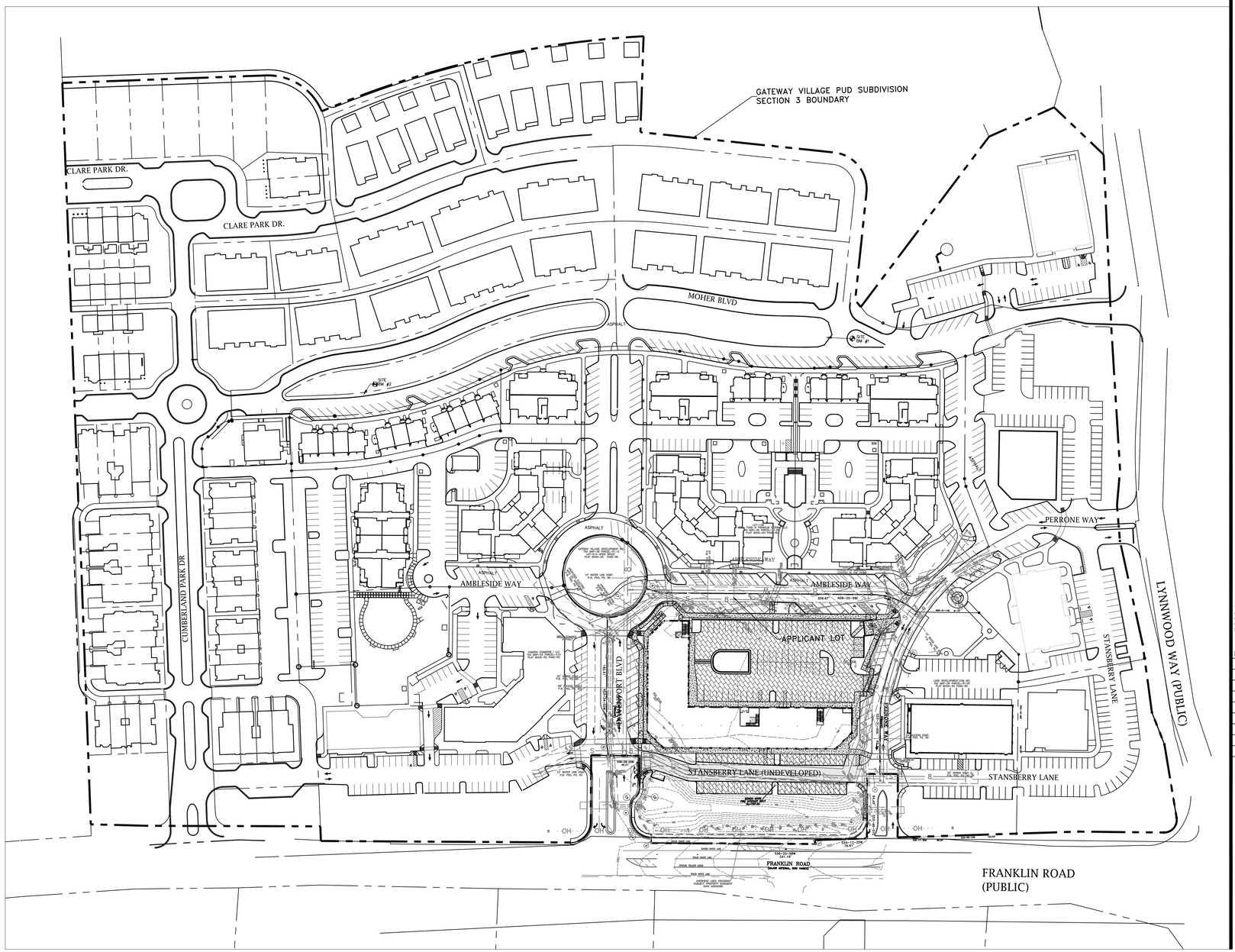
LAND USE & PARKING TABLES COMPILED FROM THE LATEST DEVELOPMENT PLAN PREPARED BY MORELOCK ENGINEERING FOR LOT 136 OFFICE BUILDING DEVELOPMENT.

GATEWAY VILLAGE SECTION III - PARKING SUMMARY "TRADITIONAL"

Section III Lot #	User or Area Description	Required Parking Spaces	0.85 Multiplier	Actual Parking Shown
133	Camden Commons I	228.08	193.87	191
134	Proposed	162	138	138
135	Retail	57	49	49
136	Office Building	44	37	49
137	Touchstone Office	60	51	52
143	Goddard School	51	43.35	46
145	Camden Medical Plaza	32	27	44
140	Formal Open Space	21	17.85	21
137-142	Bell Apartments	432.5	367.6	467
TOTALS		1087.58	924.4	1057

GATEWAY VILLAGE SECTION III - DETAILED ANALYSIS "TRADITIONAL"

	A	B	C	D	E	F	G	H	I
1	GATEWAY VILLAGE SECTION III - DETAILED ANALYSIS "TRADITIONAL"								
2	Lot #	Area	Description	# Units or Square Footage	Parking Requirement	Required Parking	SubTotal	0.85 Multiplier	Actual Parking Shown
3	133	Camden Commons I Apartments	Studio/1BR/2BR	2/12/14	1/2/2.5 / unit	2+24+35 = 61			
4		Mack & Kates	Restaurant/Empl	3077 s.f./9 emp	7.5/1000	23+7 = 30			
5		Wall Street Pizza	Restaurant/Empl	2612 s.f./6 emp	7.5/1000	20+5 = 25			
6		Sopapillas	Restaurant/Empl	4387 s.f./25	7.5/1000	33+19 = 52			
7		Baxter & Co	Stations/Empl	10 / 10	1 / 1	10+10 = 20			
8		Lunatic Fringe	Stations/Empl	10 / 10	1 / 1	10+10 = 20			
9		True-t-Care	Retail	1467	2.5/1000	3.67			
10		RB's Cyclery	Retail	2564	2.5/1000	6.41			
11		Xtend & Whitley	Retail	2732	2.5/1000	7			
12		Amish Experience	Retail	1248	2.5/1000	3			
13		Applied from Section I				-37			
14		Subtotal					228.08	193.87	191
15									
16	134	Residential	Studio/1BR/2BR	35/18/7	1/2/2.5 / unit	35+36+18 = 89			
17		Commercial	Retail	11,800	3.33/1000	39			
18			Restaurant	3,412	10 / 1000	34			
19		Subtotal					162	138	138
20	135	Commercial	Retail	10,764	2.5 / 1000	26.9			
21			Office	10,764	2.85/1000	30.7			
22			Subtotal				57.6	49	49
23	136	Office Bldg	Office	15,421	2.85 / 1000	44	44	37.4	49
24	137	Touchstone Imaging	Office	21000	2.85 / 1000	60	60	51	52
25	137, 139, 141, & 142	Bell Apartments	1BR/2BR/3BR	87 / 77 /22	2 / 2.5 / 3/unit	174+192.5+66 = 432.5	432.5	367.63	467
26	140	Park				21	21	17.85	21
27	143	Goddard School	Daycare/Empl/Stacking	10,278 s.f. 30 employees	2 / 1000 = 1 + 5	21+30 = 51	51	43.35	46
28	145	Camden Commons Plaza	Oral Surgery	7971	1 / 250	32	32	28	44
29									
30	Total						1087.58	924.4	1057



JAMES M. LUKENS
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AGRICULTURE
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NO. 103160
STATE OF TENNESSEE
04/27/2021

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GATEWAY VILLAGE PUD SUBDIVISION DEVELOPMENT PLAN REVISION 7 (LOT 134)

4000 Stansberry Lane, Franklin, TN 37064
Map 036 Parcel 051.04

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REVISIONS/ISSUES

NO.	DESCRIPTION	DATE

PROJ. NO.: 03615

DATE: 2021.06.07

OVERALL DEVELOPMENT PLAN

C2.0

ALL RIGHTS RESERVED. DOCUMENT OWNED BY LEC, LLC PREPARED FOR THE TITLED PROJECT AND FOR USE AND BENEFIT OF CLIENT. NOT FOR CONSTRUCTION WITHOUT ALL REQUIRED REGULATORY PERMITS.

RESOLUTION 2025-107

A RESOLUTION AMENDING THE GATEWAY VILLAGE PUD SUBDIVISION TO EXTEND THE VESTED RIGHTS, FOR THE PROPERTY LOCATED SOUTH OF LYNNWOOD WAY AND WEST OF FRANKLIN ROAD, LOCATED AT 120 DAVENPORT BOULEVARD

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 2021-30; and

WHEREAS, BOMA has approved the Planned Unit Development for the property as part of Resolution 2021-125; 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 Gateway Village PUD, Revision 7 vesting period began on October 11, 2021 and is set to expire on April 10, 2026, and the applicant has not yet secured permits nor began site preparation; 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; and

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 2 years, until April 10, 2028.

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
See Exhibit B	60.50
Total	60.50

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 Planned District PUD Subdivision, Revision 7, as outlined below and through Exhibit A, are as follows:

Entitlements	Gateway Village PUD
Base Zone District	PD 6.75/144,258
Other Zoning Overlays	HHO, HHO Buffer
Number of Dwelling Units	408
Number of Nonresidential Square Footage	144,258
Number of Hotel Rooms	0
Open Space Requirements	15%
Number of Phases in Development	1

SECTION IV. That the original vesting period was initiated on October 11, 2021 and was set to expire on April 10, 2026. The amended development plan will now have until April 10, 2028 to secure building permits and begin site preparation.

SECTION V. That the total vesting period of two 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 10 years from the date of the original approval of the preliminary development plan October 10, 2021 and shall remain at October 10, 2031.

SECTION VI. 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:

By: _____
Angie Skarp
City Recorder

CITY OF FRANKLIN, TENNESSEE:

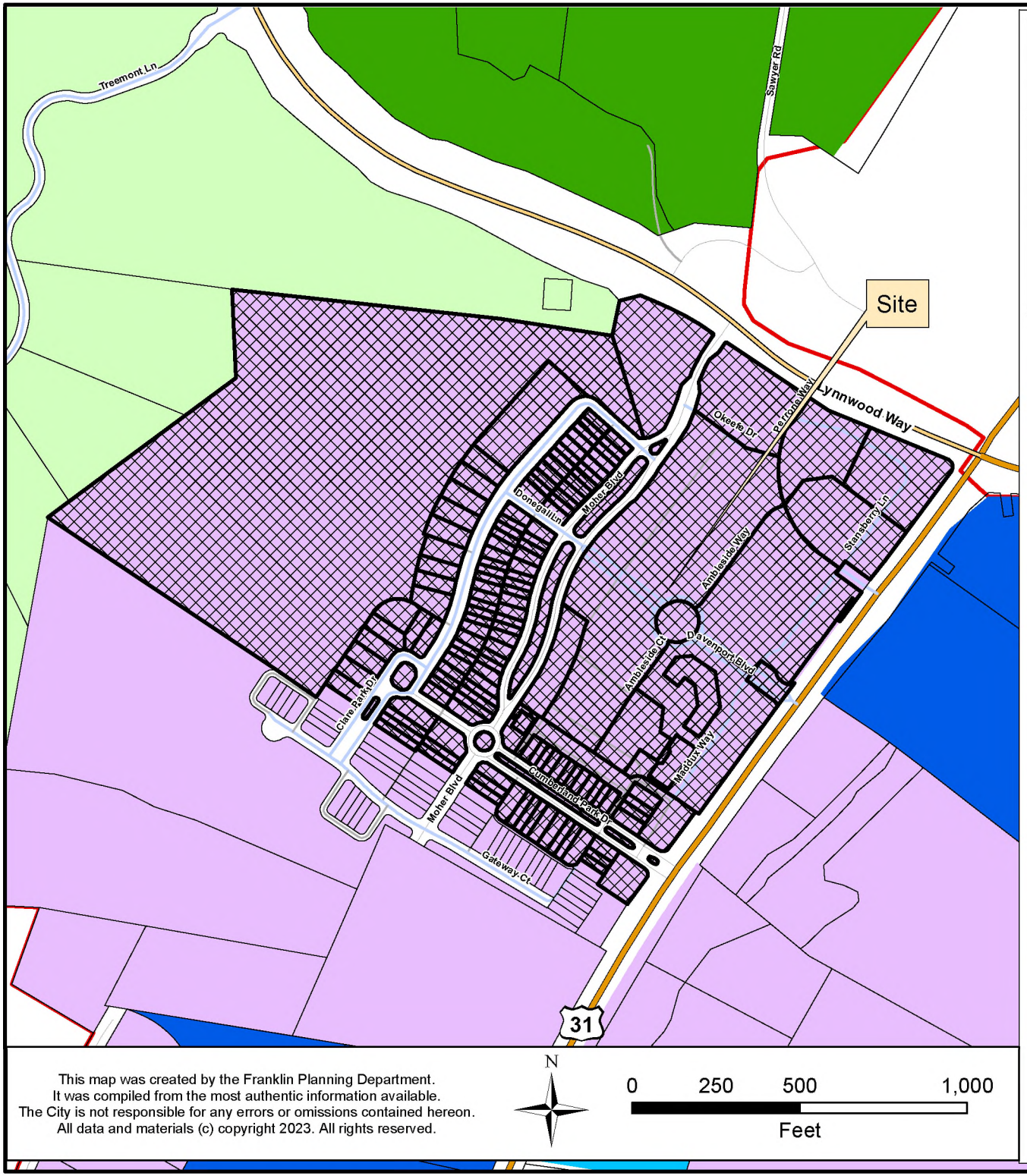
By: _____
Dr. Ken Moore
Mayor

Approved as to form by:

_____
Shauna R. Billingsley
City Attorney

PLANNING COMMISSION RECOMMENDED: _____

PUBLIC HEARING HELD: _____



GATEWAY VILLAGE PUD SUBDIVISION, REVISION 7
VESTING EXTENSION
RESOLUTION 2025-107

Project Information
Existing Zoning: PD 6.75-144,258
Overlay Districts: HHO, HHO 500 Foot Buffer
Site Acreage: 60.50 acres

Legend

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

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

0 250 500 1,000
Feet

HISTORIC FRANKLIN TENNESSEE

Exhibit B

PARCEL TYPE	PARCEL	CALCULATED ACREAGE	LEGAL ACREAGE	PARCEL ID	NEIGHBORHOOD	PROP STREET
Condominium	053B B 00100	0.188704	1.07	053B B 00100C00408053B	2633	1300 MOHER BLVD #202
Condominium	053 00301	2.833367	0	053 00301C00108053	1902	121 DAVENPORT BLVD #1
Parcels	053B A 00100	0.051712	0	053B A 00100 00008053B	2633	1032 CUMBERLAND PARK DR
Parcels	053B A 00200	0.038387	0	053B A 00200 00008053B	2633	1030 CUMBERLAND PARK DR
Parcels	053B A 00300	0.038383	0	053B A 00300 00008053B	2633	1028 CUMBERLAND PARK DR
Parcels	053B A 00400	0.048849	0	053B A 00400 00008053B	2633	1026 CUMBERLAND PARK DR
Parcels	053B A 00500	0.048853	0	053B A 00500 00008053B	2633	1024 CUMBERLAND PARK DR
Parcels	053B A 00600	0.038388	0	053B A 00600 00008053B	2633	1022 CUMBERLAND PARK DR
Parcels	053B A 00700	0.038383	0	053B A 00700 00008053B	2633	1020 CUMBERLAND PARK DR
Parcels	053B A 00800	0.048852	0	053B A 00800 00008053B	2633	1018 CUMBERLAND PARK DR
Parcels	053B A 00900	0.048852	0	053B A 00900 00008053B	2633	1016 CUMBERLAND PARK DR
Parcels	053B A 01000	0.038385	0	053B A 01000 00008053B	2633	1014 CUMBERLAND PARK DR
Parcels	053B A 01100	0.038385	0	053B A 01100 00008053B	2633	1012 CUMBERLAND PARK DR
Parcels	053B A 01200	0.053413	0	053B A 01200 00008053B	2633	1010 CUMBERLAND PARK DR
Parcels	053B A 01300	0.084143	0	053B A 01300 00008053B	2633	1000 CUMBERLAND PARK DR
Parcels	053B A 01400	0.050889	0	053B A 01400 00008053B	2633	1002 CUMBERLAND PARK DR
Parcels	053B A 01500	0.050888	0	053B A 01500 00008053B	2633	1004 CUMBERLAND PARK DR
Parcels	053B A 01600	0.082691	0	053B A 01600 00008053B	2633	1006 CUMBERLAND PARK DR
Common Area	053B A 01700	1.374308	0	053B A 01700 00008053B	2633	CUMBERLAND PARK DR
Parcels	053B A 01800	0.072209	0	053B A 01800 00008053B	2633	1001 CUMBERLAND PARK DR
Parcels	053B A 01900	0.041919	0	053B A 01900 00008053B	2633	1003 CUMBERLAND PARK DR
Parcels	053B A 02000	0.041918	0	053B A 02000 00008053B	2633	1005 CUMBERLAND PARK DR
Parcels	053B A 02100	0.062688	0	053B A 02100 00008053B	2633	1007 CUMBERLAND PARK DR
Parcels	053B A 02300	0.119028	0	053B A 02300 00008053B	2633	1011 CUMBERLAND PARK DR
Parcels	053B A 02400	0.063847	0	053B A 02400 00008053B	2633	1013 CUMBERLAND PARK DR
Parcels	053B A 02500	0.063843	0	053B A 02500 00008053B	2633	1015 CUMBERLAND PARK DR
Parcels	053B A 02600	0.094424	0	053B A 02600 00008053B	2633	1017 CUMBERLAND PARK DR
Parcels	053B A 02700	0.094413	0	053B A 02700 00008053B	2633	1019 CUMBERLAND PARK DR
Parcels	053B A 02800	0.063816	0	053B A 02800 00008053B	2633	1021 CUMBERLAND PARK DR
Parcels	053B A 02900	0.063817	0	053B A 02900 00008053B	2633	1023 CUMBERLAND PARK DR
Parcels	053B A 03000	0.063805	0	053B A 03000 00008053B	2633	1025 CUMBERLAND PARK DR
Parcels	053B A 03100	0.118999	0	053B A 03100 00008053B	2633	1027 CUMBERLAND PARK DR
Parcels	053B A 03200	0.093767	0	053B A 03200 00008053B	2633	1400 MOHER BLVD
Parcels	053B A 03300	0.063839	0	053B A 03300 00008053B	2633	1402 MOHER BLVD
Parcels	053B A 03400	0.063861	0	053B A 03400 00008053B	2633	1404 MOHER BLVD
Parcels	053B A 03500	0.086962	0	053B A 03500 00008053B	2633	1406 MOHER BLVD
Parcels	036 05101	21.286812	0	036 05101 00008036	1207	FRANKLIN RD
Common Area	036O A 00200	0.364175	0	036O A 00200 00008036O	2633	MOHER BLVD
Parcels	036O A 00300	0.071115	0.07	036O A 00300 00008036O	2633	1317 MOHER BLVD
Parcels	036O A 00400	0.042037	0.04	036O A 00400 00008036O	2633	1315 MOHER BLVD
Parcels	036O A 00500	0.042745	0.04	036O A 00500 00008036O	2633	1313 MOHER BLVD
Parcels	036O A 00600	0.069101	0.07	036O A 00600 00008036O	2633	1311 MOHER BLVD
Parcels	036O A 00700	0.073147	0.07	036O A 00700 00008053B	2633	1309 MOHER BLVD
Parcels	036O A 00800	0.062732	0.06	036O A 00800 00008053B	2633	1307 MOHER BLVD
Parcels	036O A 00900	0.066919	0.07	036O A 00900 00008053B	2633	1305 MOHER BLVD
Parcels	036O A 01000	0.067281	0.07	036O A 01000 00008053B	2633	1303 MOHER BLVD
Parcels	036O A 01100	0.097896	0.1	036O A 01100 00008053B	2633	1301 MOHER BLVD
Parcels	036O A 01200	0.17096	0	036O A 01200 00008053B	2633	1401 MOHER BLVD
Parcels	036O A 01300	0.062629	0	036O A 01300 00008053B	2633	1403 MOHER BLVD
Parcels	036O A 01400	0.062628	0	036O A 01400 00008053B	2633	1405 MOHER BLVD
Parcels	036O A 01500	0.109419	0	036O A 01500 00008053B	2633	1407 MOHER BLVD
Parcels	036O A 01600	0.096857	0	036O A 01600 00008053B	2633	2422 CLARE PARK DR
Parcels	036O A 01700	0.072475	0	036O A 01700 00008053B	2633	2420 CLARE PARK DR
Parcels	036O A 01800	0.072476	0	036O A 01800 00008053B	2633	2418 CLARE PARK DR
Parcels	036O A 01900	0.072476	0	036O A 01900 00008053B	2633	2416 CLARE PARK DR
Parcels	036O A 02000	0.159008	0	036O A 02000 00008053B	2633	2414 CLARE PARK DR
Parcels	036O A 02100	0.075199	0	036O A 02100 00008053B	2633	2302 CLARE PARK DR
Parcels	036O A 02200	0.043194	0	036O A 02200 00008053B	2633	2304 CLARE PARK DR
Parcels	036O A 02300	0.043173	0	036O A 02300 00008053B	2633	2306 CLARE PARK DR
Parcels	036O A 02400	0.056304	0	036O A 02400 00008036O	2633	2308 CLARE PARK DR
Parcels	036O A 02500	0.064738	0.06	036O A 02500 00008036O	2633	2310 CLARE PARK DR
Parcels	036O A 02600	0.043793	0.04	036O A 02600 00008036O	2633	2312 CLARE PARK DR
Parcels	036O A 02700	0.04376	0.04	036O A 02700 00008036O	2633	2314 CLARE PARK DR
Parcels	036O A 02800	0.067988	0.07	036O A 02800 00008036O	2633	2316 CLARE PARK DR

Parcels	036O A 02900	0.113252	0	036O A 02900	00008036O	2633	2401 CLARE PARK DR
Parcels	036O A 03000	0.105942	0	036O A 03000	00008036O	2633	2403 CLARE PARK DR
Common Area	036O A 03100	0.184893	0	036O A 03100	00008036O	2633	CLARE PARK DR
Parcels	036O A 03200	0.140944	0.14	036O A 03200	00008036O	2633	2405 CLARE PARK DR
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Parcels	036O A 03600	0.12936	0.13	036O A 03600	00008053B	2633	2413 CLARE PARK DR
Parcels	036O A 03700	0.124084	0.12	036O A 03700	00008053B	2633	2415 CLARE PARK DR
Common Area	036O A 04200	0.023597	0	036O A 04200	00008053B	2633	CLARE PARK DR
Common Area	036O A 04300	0.091228	0	036O A 04300	00008036O	2633	CLARE PARK DR
Parcels	036 05108	6.513444	6.51	036 05108	00008036	2101	1340 MOHER BLVD
Parcels	036 05111	1.597075	1.62	036 05111	00008036	1902	MOHER BLVD
Common Area	036 05112	0.269794	0.27	036 05112	00008036	1206	DAVENPORT BLVD
Parcels	036 05104	3.101487	3.15	036 05104	00008036	2101	120 DAVENPORT BLVD
Parcels	036 05105	1.363704	1.34	036 05105	00008036	2101	1010 PERRONE WAY
Parcels	036 05106	1.233436	1.11	036 05106	00008036	2101	3020 STANSBERRY PVT LN
Parcels	036 05107	1.44534	1.45	036 05107	00008036	1902	1360 MOHER BLVD
Common Area	053 00302	0.666702	0.66	053 00302	00008053	1206	AMBLESIDE WAY
Common Area	036 05113	0.179411	0.2	036 05113	00008036	2101	DAVENPORT BLVD
Common Area	036 05114	0.095987	0.09	036 05114	00008036	2101	PERRONE WAY
Parcels	036O B 00100	0.176288	0.18	036O B 00100	00008036O	2633	2319 CLARE PARK DR
Parcels	036O B 00200	0.120321	0.12	036O B 00200	00008036O	2633	2323 CLARE PARK DR
Parcels	036O B 00300	0.121879	0.12	036O B 00300	00008036O	2633	2325 CLARE PARK DR
Parcels	036O B 00400	0.156876	0.16	036O B 00400	00008036O	2633	2329 CLARE PARK DR
Parcels	036O B 00500	0.170584	0.17	036O B 00500	00008036O	2633	2333 CLARE PARK DR
Parcels	036O B 00600	0.164714	0.16	036O B 00600	00008036O	2633	2337 CLARE PARK DR
Parcels	036O B 00700	0.164688	0.16	036O B 00700	00008036O	2633	2341 CLARE PARK DR
Parcels	036O B 00800	0.164702	0.16	036O B 00800	00008036O	2633	2345 CLARE PARK DR
Parcels	036O B 00900	0.164681	0.16	036O B 00900	00008036O	2633	2349 CLARE PARK DR
Common Area	036O B 01000	0.971505	0.97	036O B 01000	00008036O	2633	CLARE PARK DR
Parcels	036O B 01100	0.052282	0.05	036O B 01100	00008036O	2633	2224 CLARE PARK DR
Parcels	036O B 01200	0.043755	0.04	036O B 01200	00008036O	2633	2222 CLARE PARK DR
Parcels	036O B 01300	0.043751	0.04	036O B 01300	00008036O	2633	2220 CLARE PARK DR
Parcels	036O B 01400	0.055283	0.06	036O B 01400	00008036O	2633	2218 CLARE PARK DR
Parcels	036O B 01500	0.055888	0.06	036O B 01500	00008036O	2633	2216 CLARE PARK DR
Parcels	036O B 01600	0.043754	0.04	036O B 01600	00008036O	2633	2214 CLARE PARK DR
Parcels	036O B 01700	0.043752	0.04	036O B 01700	00008036O	2633	2212 CLARE PARK DR
Parcels	036O B 01800	0.054414	0.05	036O B 01800	00008036O	2633	2210 CLARE PARK DR
Parcels	036O B 01900	0.0544	0.05	036O B 01900	00008036O	2633	2208 CLARE PARK DR
Parcels	036O B 02000	0.043755	0.04	036O B 02000	00008036O	2633	2206 CLARE PARK DR
Parcels	036O B 02100	0.043771	0.04	036O B 02100	00008036O	2633	2204 CLARE PARK DR
Parcels	036O B 02200	0.085024	0.09	036O B 02200	00008036O	2633	2202 CLARE PARK DR
Parcels	036O B 02300	0.071976	0.07	036O B 02300	00008036O	2633	2346 CLARE PARK DR
Parcels	036O B 02400	0.043766	0.04	036O B 02400	00008036O	2633	2344 CLARE PARK DR
Parcels	036O B 02500	0.043761	0.04	036O B 02500	00008036O	2633	2342 CLARE PARK DR
Parcels	036O B 02600	0.043797	0.04	036O B 02600	00008036O	2633	2340 CLARE PARK DR
Parcels	036O B 02700	0.060332	0.06	036O B 02700	00008036O	2633	2338 CLARE PARK DR
Parcels	036O B 02800	0.060526	0.06	036O B 02800	00008036O	2633	2336 CLARE PARK DR
Parcels	036O B 02900	0.04381	0.04	036O B 02900	00008036O	2633	2334 CLARE PARK DR
Parcels	036O B 03000	0.043763	0.04	036O B 03000	00008036O	2633	2332 CLARE PARK DR
Parcels	036O B 03100	0.043761	0.04	036O B 03100	00008036O	2633	2330 CLARE PARK DR
Parcels	036O B 03200	0.056975	0.06	036O B 03200	00008036O	2633	2328 CLARE PARK DR
Parcels	036O B 03300	0.056781	0.06	036O B 03300	00008036O	2633	2326 CLARE PARK DR
Parcels	036O B 03400	0.043785	0.04	036O B 03400	00008036O	2633	2324 CLARE PARK DR
Parcels	036O B 03500	0.043757	0.04	036O B 03500	00008036O	2633	2322 CLARE PARK DR
Parcels	036O B 03600	0.04379	0.04	036O B 03600	00008036O	2633	2320 CLARE PARK DR
Parcels	036O B 03700	0.06556	0.07	036O B 03700	00008036O	2633	2318 CLARE PARK DR
Parcels	036O B 03800	0.065004	0.07	036O B 03800	00008036O	2633	1319 MOHER BLVD
Parcels	036O B 03900	0.044392	0.04	036O B 03900	00008036O	2633	1321 MOHER BLVD
Parcels	036O B 04000	0.044392	0.04	036O B 04000	00008036O	2633	1323 MOHER BLVD
Parcels	036O B 04100	0.06399	0.06	036O B 04100	00008036O	2633	1325 MOHER BLVD
Parcels	036O B 04200	0.062385	0.06	036O B 04200	00008036O	2633	1327 MOHER BLVD
Parcels	036O B 04300	0.043285	0.04	036O B 04300	00008036O	2633	1329 MOHER BLVD
Parcels	036O B 04400	0.043249	0.04	036O B 04400	00008036O	2633	1331 MOHER BLVD
Parcels	036O B 04500	0.043276	0.04	036O B 04500	00008036O	2633	1333 MOHER BLVD

Parcels	036O B 04600	0.068474	0.07	036O B 04600 00008036O	2633	1335	MOHER BLVD
Parcels	036O B 04700	0.063698	0.06	036O B 04700 00008036O	2633	1337	MOHER BLVD
Parcels	036O B 04800	0.043277	0.04	036O B 04800 00008036O	2633	1339	MOHER BLVD
Parcels	036O B 04900	0.043247	0.04	036O B 04900 00008036O	2633	1341	MOHER BLVD
Parcels	036O B 05000	0.077967	0.08	036O B 05000 00008036O	2633	1343	MOHER BLVD
Parcels	036O B 05100	0.061972	0.06	036O B 05100 00008036O	2633	1201	MOHER BLVD
Parcels	036O B 05200	0.043243	0.04	036O B 05200 00008036O	2633	1203	MOHER BLVD
Parcels	036O B 05300	0.043349	0.04	036O B 05300 00008036O	2633	1205	MOHER BLVD
Parcels	036O B 05400	0.054942	0.05	036O B 05400 00008036O	2633	1207	MOHER BLVD
Parcels	036O B 05500	0.056499	0.06	036O B 05500 00008036O	2633	1209	MOHER BLVD
Parcels	036O B 05600	0.045633	0.05	036O B 05600 00008036O	2633	1211	MOHER BLVD
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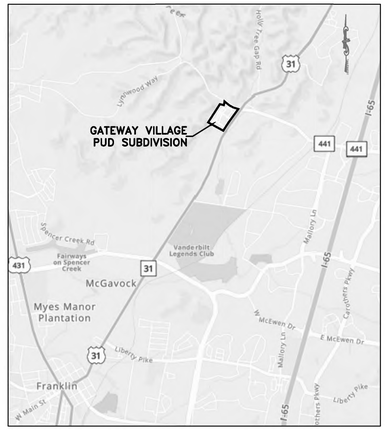
Parcels	036O B 06000	0.045571	0.05	036O B 06000 00008036O	2633	1219	MOHER BLVD
Parcels	036O B 06100	0.044561	0.04	036O B 06100 00008036O	2633	1221	MOHER BLVD
Parcels	036O B 06200	0.0564	0.06	036O B 06200 00008036O	2633	1223	MOHER BLVD
Common Area	036O B 06300	0.020477	0.02	036O B 06300 00008036O	2633		MOHER BLVD
Common Area	036O B 06400	0.234062	0.23	036O B 06400 00008036O	2633		MOHER BLVD
Parcels	053B B 00200	0.558341	0.55	053B B 00200 00008053B	2633	1310	MOHER BLVD
Parcels	036 05115	1.062917	1.08	036 05115 00008036	2101	3000	STANSBERRY PVT LN
Parcels	053B C 01900	0.088389	0	053B C 01900 00008053B	2633	1408	MOHER BLVD
Parcels	053B C 02000	0.088555	0	053B C 02000 00008053B	2633	1409	MOHER BLVD
Parcels	053B C 02800	0.101016	0	053B C 02800 00008053B	2633	2424	CLARE PARK DR

GATEWAY VILLAGE PUD SUBDIVISION
DEVELOPMENT PLAN REVISION 7 (LOT 134)
COF #_____



VICINITY MAP
NTS

DESIGNERS:

CIVIL:

JIM LUKENS, P.E.
LUKENS ENGINEERING CONSULTANTS
PO BOX 1586
BRENTWOOD, TN 37024
615.804.4617
jlukens@lukensengineering.com

LANDSCAPE:

CONNOR BALL, PLA
HEIBERT + BALL LAND DESIGN
SUITE 400, 1894 GEN. GEO. PATTON DR.
FRANKLIN, TN 37067
615.376.2421
connor@hblanddesign.com

ARCHITECT:

JERRY S. CURTIS, ARCHITECT
FRANKLIN, TN
615.790.2828
tnbass@comcast.net

OWNER/DEVELOPER (LOT 134):

Cvhc9 LLC
1728 General George Patton Drive
Suite 200
BRENTWOOD, TN 37027

Contact: Shabnam Aminmadani
615.377.5757
haminmadani@mrco.net

SHEET INDEX

C0.0	COVER
C1.0	OVERALL EXISTING CONDITIONS
L1.1	LANDSCAPE
L2.1	LANDSCAPE
C2.0	OVERALL DEVELOPMENT PLAN
C2.1	LOT 134 DEVELOPMENT PLAN
C3.1	OVERALL GRADING & DRAINAGE PLAN
C4.1	OVERALL ROW & ACCESS PLAN
A4.1	LOT 134 COLOR ELEVATION
A4.2	COLOR ELEVATION

DEVELOPMENT PLAN MODIFICATION

- CHANGE NUMBER OF RESIDENTIAL UNITS FROM 402 UNITS TO 408 UNITS.

	APPROVED	PROPOSED
GATEWAY VILLAGE SECTION 3	402 UNITS	408 UNITS
CURRENTLY DEVELOPED	348 UNITS	348 UNITS
AVAILABLE FOR LOT 134	54 UNITS	60 UNITS

IN-LIEU FEE REQUEST

PARKLAND IMPACT FEE PER CONTRACT NO. 2021-0138

OWNERSHIP INFORMATION (more than 5% interest)

CVHC9, LLC
1728 General George Patton Drive, Suite 200
BRENTWOOD, TN 37027

Aminmadani Partners LP

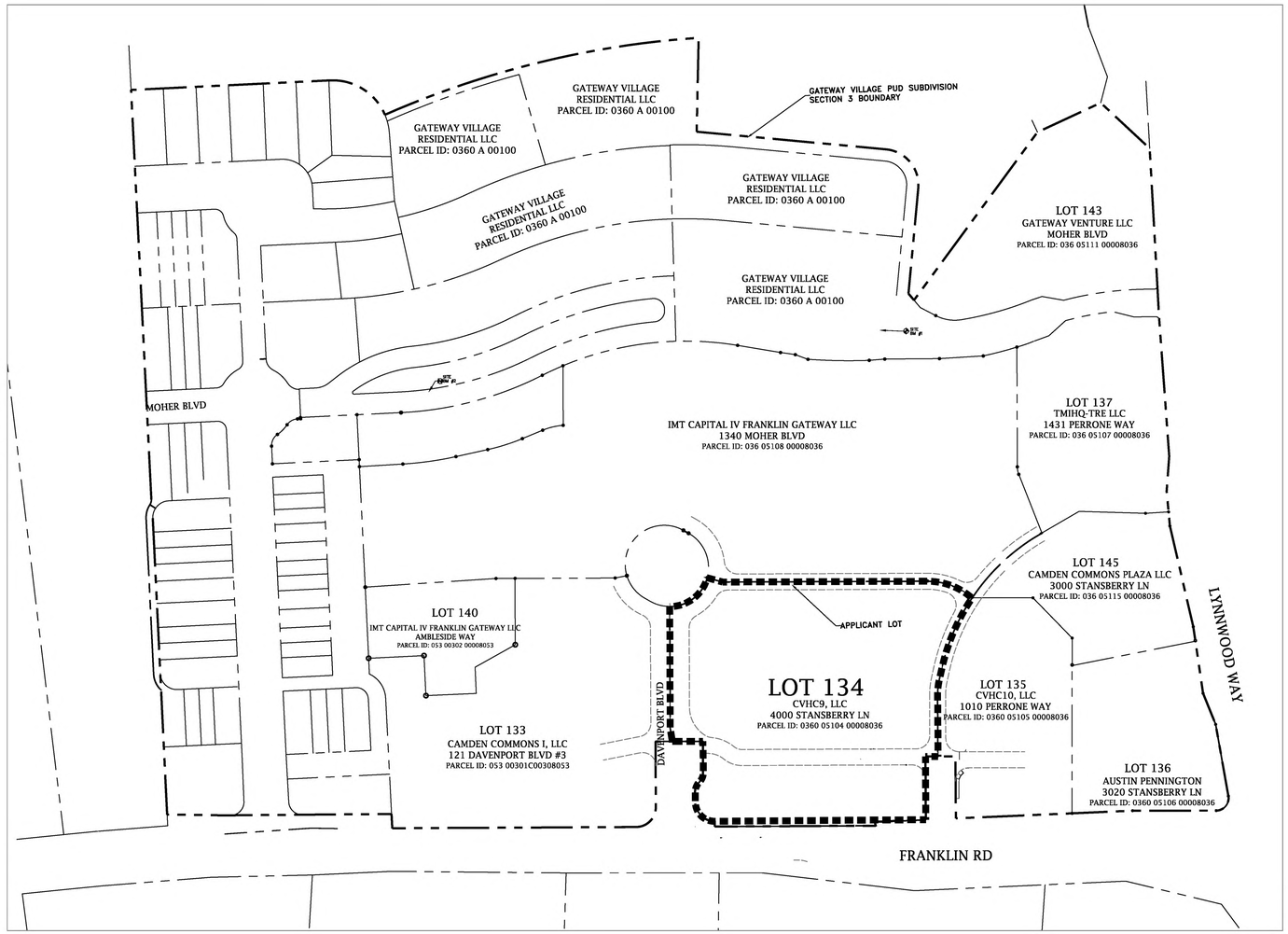
Shabnam Aminmadani, Chief Manager
Sheila Aminmadani
Shareef Aminmadani, VP & Secretary

Ferdowsi Partners, LP

Imaan Ferdowsi, Vice President
Amin Ferdowsi
Bayan Ferdowsi

Other Officers

Homayoun Aminmadani, Vice President



(NAD83)(1996)

GRAPHIC SCALE
100 0 50 100 200 400
(IN FEET)
1 inch = 100 ft.

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JAMES M. LUKENS
REGISTERED
PROFESSIONAL
ENGINEER
No. 103160
STATE OF TENNESSEE
06/07/2021

LUKENS Engineering Consultants
PO Box 1586
Brentwood, TN 37024-1586
Phone 615-804-4617
jlukens@lukensengineering.com

GATEWAY VILLAGE
PUD SUBDIVISION
DEVELOPMENT PLAN REVISION 7
(LOT 134)

4000 Stansberry Lane, Franklin, TN 37064
Map 036 Parcel 051.04

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REVISIONS/ISSUES

NO	DESCRIPTION	DATE

PROJ. NO.: 03615

DATE: 2021.06.07

COVER SHEET

C0.0

AERIAL PHOTO: SEE SHEET L1.0 & L2.0 FOR AERIAL PHOTO AND TREE CANOPY

ZONING

BASE ZONING: PD, PLANNED DEVELOPMENT

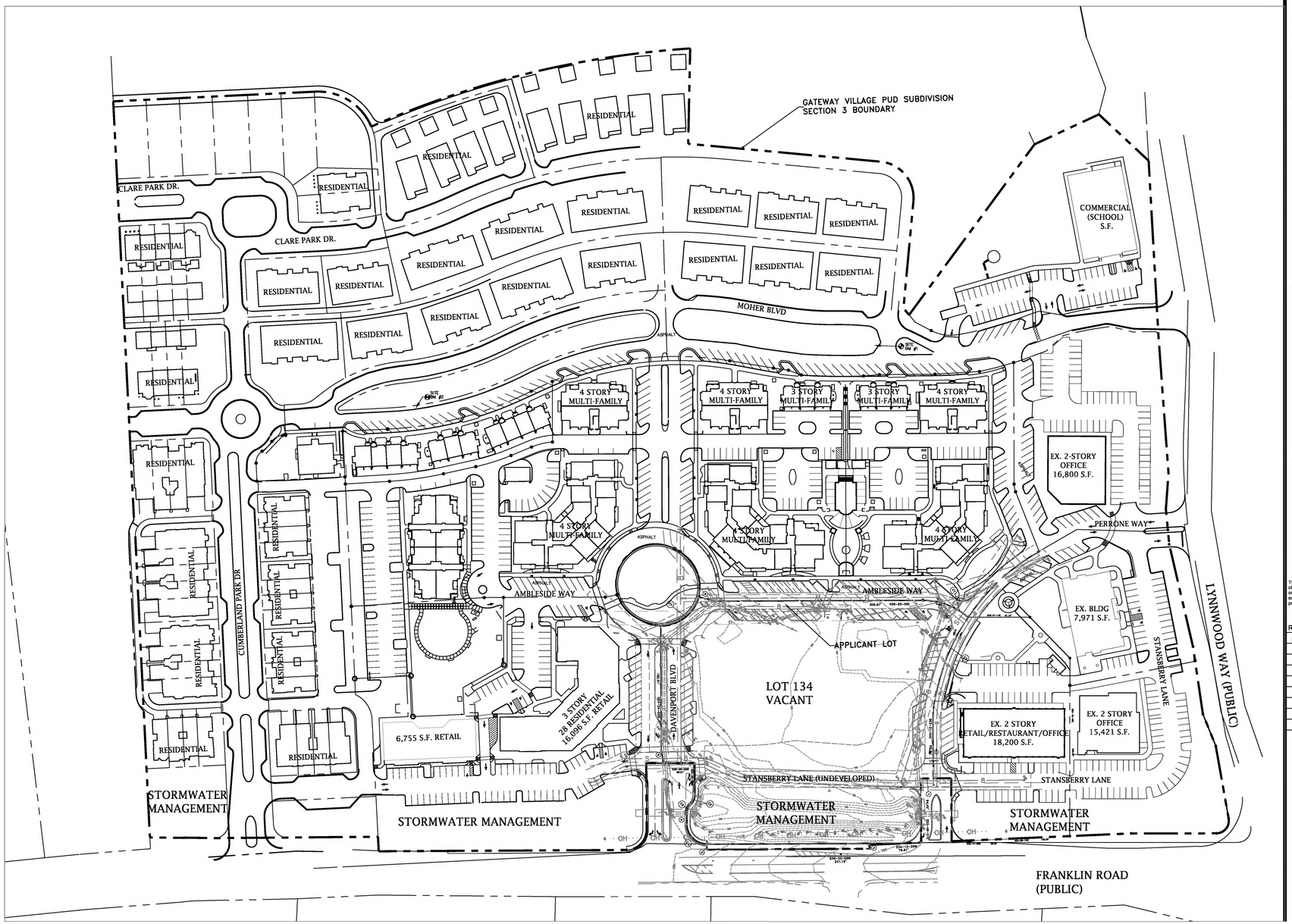
CHARACTER AREA: BCC04
TRADITIONAL

FLOOD MAP INFO: THE PROPERTY DOES NOT LIE WITHIN A FLOOD HAZARD AREA. PROPERTY IS IDENTIFIED AS A ZONE X ON FLOOD INSURANCE RATE MAP PANEL NO 47187C0205F, DATED SEPTEMBER 29, 2006.

ARCHITECTURAL: BUILDINGS SHOWN ARE EXISTING
LOT 134 TYPICAL BUILDING ELEVATIONS SHOWN ON ARCHITECTURAL SHEETS

STORMWATER: EACH LOT MANAGES ITS OWN STORMWATER WITH RESPECT TO WATER QUALITY AND WATER VOLUME. SHARED DETENTION BASINS EXIST ALONG THE FRONTAGE ALONG FRANKLIN ROAD. SEE C3.1 FOR PROPOSED LOT 134 STORMWATER.

MINERAL RIGHTS: THERE ARE NO MINERAL RIGHTS HELD BY PARTIES OTHER THAN THE OWNERS OF RECORD.



GRAPHIC SCALE

80 0 40 80 160 320

(IN FEET)
1 inch = 80 ft.

JAMES M. LUKENS
REGISTERED ENGINEER
NO. 103165
STATE OF TENNESSEE
06/01/2021

LUKENS Engineering Consultants
PO Box 1586
Brentwood, TN 37024-1586
Phone 615-804-4617
jlukens@lukensengineering.com

GATEWAY VILLAGE PUD SUBDIVISION
DEVELOPMENT PLAN REVISION 7 (LOT 134)

4000 Stansberry Lane, Franklin, TN 37064
Map 036 Parcel 051.04

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REVISIONS/ISSUES

NO.	DESCRIPTION	DATE

PROJ. NO.: 03615

DATE: 2021.06.07

OVERALL EXISTING CONDITIONS

C1.0

ALL RIGHTS RESERVED. DOCUMENT OWNED BY LEC, LLC PREPARED FOR THE TITLED PROJECT AND SOLE USE AND BENEFIT OF CLIENT. NOT FOR CONSTRUCTION WITHOUT ALL REQUIRED REGULATORY PERMITS.

GRAPHIC SCALE

80 0 40 80 160 320

(IN FEET)
1 inch = 80 ft.

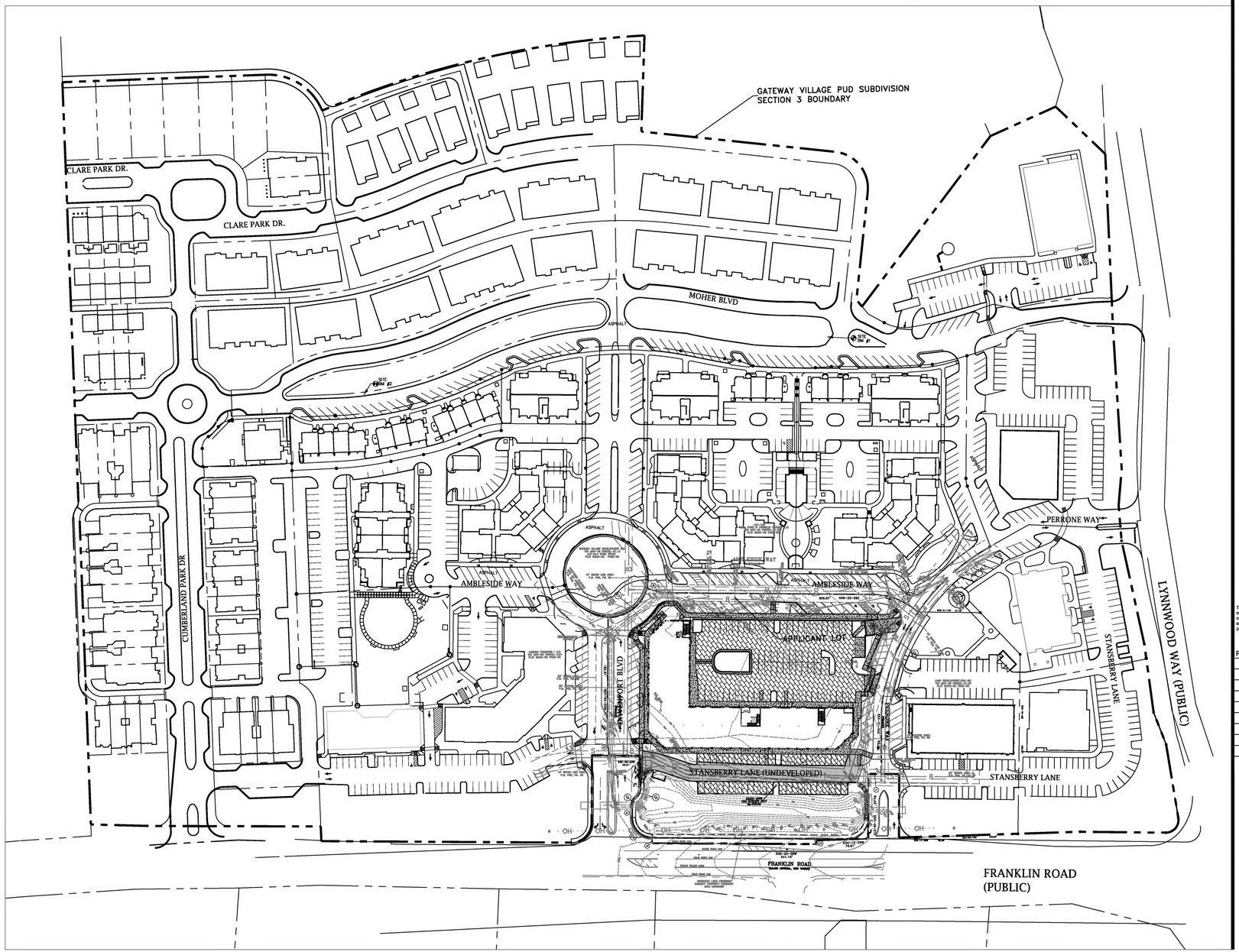
(NAD83)(1995)

SUMMARY NOTES

LAND USE & PARKING TABLES COMPILED FROM THE LATEST DEVELOPMENT PLAN PREPARED BY MORELOCK ENGINEERING FOR LOT 136 OFFICE BUILDING DEVELOPMENT.

GATEWAY VILLAGE SECTION III - PARKING SUMMARY "TRADITIONAL"				
Section III Lot #	User or Area Description	Required Parking Spaces	0.85 Multiplier	Actual Parking Shown
133	Camden Commons I	228.08	193.87	191
134	Proposed	162	138	138
135	Retail	57	49	49
136	Office Building	44	37	49
137	Touchstone Office	60	51	52
143	Goddard School	51	43.35	46
145	Camden Medical Plaza	32	27	44
140	Formal Open Space	21	17.85	21
137-142	Bell Apartments	432.5	367.6	467
TOTALS		1087.58	924.4	1057

	A	B	C	D	E	F	G	H	I
1	GATEWAY VILLAGE SECTION III - DETAILED ANALYSIS "TRADITIONAL"								
2	Lot #	Area	Description	# Units or Square Footage	Parking Requirement	Required Parking	SubTotal	0.85 Multiplier	Actual Parking Shown
3	133	Camden Commons I Apartments	Studio/1BR/2BR	2/12/14	1/2/2.5 / unit	2+24+35 = 61			
4		Mack & Kates	Restaurant/Empl	3077 s.f./9 emp	7.5/1000	23+7 = 30			
5		Wall Street Pizza	Restaurant/Empl	2612 s.f./6 emp	7.5/1000	20+5 = 25			
6		Sopapillas	Restaurant/Empl	4387 s.f./25	7.5/1000	33+19 = 52			
7		Baxter & Co	Stations/Empl	10 / 10	1 / 1	10+10 = 20			
8		Lunatic Fringe	Stations/Empl	10 / 10	1 / 1	10+10 = 20			
9		True-I-Care	Retail	1467	2.5/1000	3.67			
10		RB's Cyclery	Retail	2564	2.5/1000	6.41			
11		Xtend & Whitley	Retail	2732	2.5/1000	7			
12		Amish Experience	Retail	1248	2.5/1000	3			
13		Applied from Section I				-37			
14		Subtotal					228.08	193.87	191
15									
16	134	Residential	Studio/1BR/2BR	35/18/7	1/2/2.5 / unit	35+36+18 = 89			
17		Commercial	Retail	11,800	3.33/1000	39			
18			Restaurant	3,412	10 / 1000	34			
19		Subtotal					162	138	138
20	135	Commercial	Retail	10,764	2.5 / 1000	26.9			
21			Office	10,764	2.85/1000	30.7			
22			Subtotal				57.6	49	49
23	136	Office Bldg	Office	15,421	2.85 / 1000	44	44	37.4	49
24	137	Touchstone Imaging	Office	21000	2.85 / 1000	60	60	51	52
25	137, 139, 141, & 142	Bell Apartments	1BR/2BR/3BR	87 / 77 /22	2 / 2.5 / 3/unit	174+192.5+66 = 432.5	432.5	367.63	467
26	140	Park				21	21	17.85	21
27	143	Goddard School	Daycare/Empl/Stacking	10,278 s.f. 30 employees	2 / 1000 + 1 + 5	21+30 = 51	51	43.35	46
28	145	Camden Commons Plaza	Oral Surgery	7971	1 / 250	32	32	28	44
29									
30	Total						1087.58	924.4	1057



JAMES M. LUKENS
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Phone 615-804-4617
jlukens@lukensengineering.com

GATEWAY VILLAGE PUD SUBDIVISION
DEVELOPMENT PLAN REVISION 7 (LOT 134)

4000 Stansberry Lane, Franklin, TN 37064
Map 036 Parcel 051.04

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REVISIONS/ISSUES

NO.	DESCRIPTION	DATE

PROJ. NO.: 03615

DATE: 2021.06.07

OVERALL DEVELOPMENT PLAN

C2.0

ALL RIGHTS RESERVED. DOCUMENT OWNED BY LEC, LLC PREPARED FOR THE TITLED PROJECT AND SOLE USE AND BENEFIT OF CLIENT. NOT FOR CONSTRUCTION WITHOUT ALL REQUIRED REGULATORY PERMITS.

File #: 21-01869

DATE: 1/22/2026

TO: Franklin Municipal Planning Commission

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

SUBJECT:

Consideration Of Resolution 2025-105, A Resolution Adopting A Plan Of Services For The Annexation Of Property Located South Of Hillview Lane And West Of Columbia Pike, By The City Of Franklin, Tennessee.

PURPOSE:

PROJECT INFORMATION
COF Project Number: 8953
Applicant: Greg Gamble, Gamble Design Collaborative
Owner: David Ingram

BACKGROUND/STAFF COMMENTS:
The applicant is requesting a Plan of Services for property located south of Hillview Lane and west of Columbia Pike. Resolution 2025-105 is a City of Franklin drafted plan of services for property being considered as part of the proposed request for annexation, Resolution 2025-106. The Plan of Services outlines how infrastructure will need to be provided to serve the property of 79.89 acres. The property is contiguous to City limits, and is within the southern portion of the Franklin Urban Growth Boundary (UGB).

The property includes one parcel, and lies within the SW1 Basin as defined in the City of Franklin Sanitary Sewer Basin Study. This Basin is identified as a long-term annexation capability area due to some needed sewer improvements as well as an overall lack of existing road network. The property does not have sewer currently available to service the property. If the property is annexed into the City of Franklin, sanitary sewer service will not be provided until the property owner constructs the sewer in accordance with Franklin Water Management requirements. Water availability will be provided by HB&TS. The Draft Plan of Services details no major concerns in providing infrastructure and services to the property. No additional personnel or equipment will be necessary for either Fire, Police Protection, or Sanitation.

FINANCIAL IMPACT:

Unknown.

RECOMMENDATION:

Staff recommends that the Planning Commission recommend to the Board of Mayor and Aldermen to approve Resolution 2025-105.

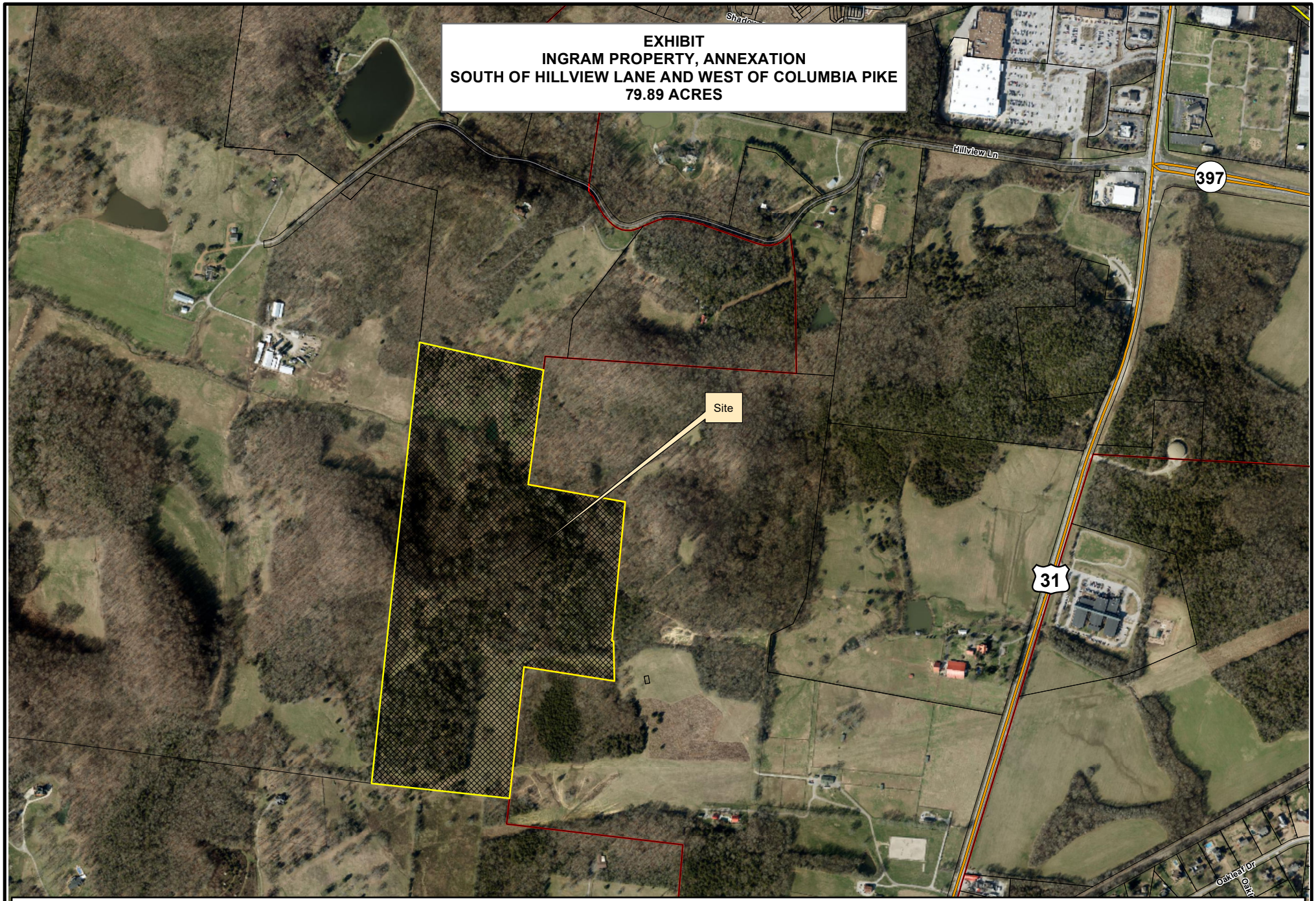
EXHIBIT
INGRAM PROPERTY, ANNEXATION
SOUTH OF HILLVIEW LANE AND WEST OF COLUMBIA PIKE
79.89 ACRES
Hillview Ln
397
Site
31
Legend
Ingram Property
Limits
N
0
250
500
1,000
Feet
This map was created by the Franklin Planning Department.
It was compiled from the most authentic information available.
The City is not responsible for any errors or omissions contained hereon.
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INGRAM PROPERTY

ANNEXATION REQUEST - AG

Franklin, Williamson County, Tennessee

SHEET INDEX

C0.0	COVER SHEET
C1.0	OVERALL EXISTING CONDITIONS
C2.0	ANNEXATION EXHIBIT
C3.0	BOUNDARY SURVEY & LEGAL DESCRIPTION

DEVELOPMENT TEAM

APPLICANT & LANDSCAPE ARCHITECT:

GAMBLE DESIGN COLLABORATIVE
GREG GAMBLE
3020 STANSBERRY LANE, SUITE 201
FRANKLIN, TN 37069
615-975-5765
GREG.GAMBLE@GDC-TN.COM

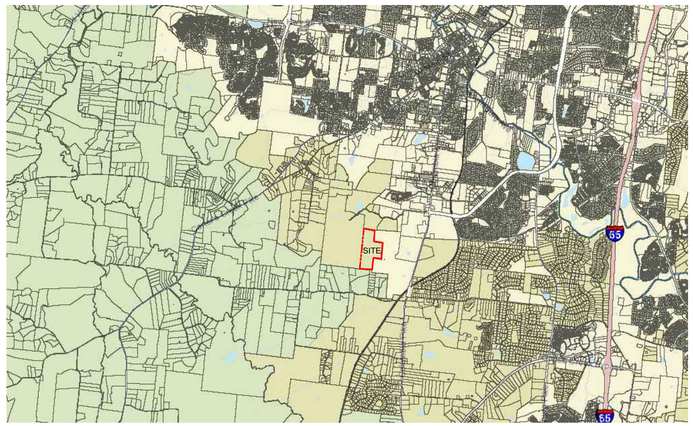
ENGINEER:

KIMLEY-HORN
RYAN MCMASTER
10 LEA AVENUE, SUITE 400
NASHVILLE, TN 37210
615-330-1749
RYAN.MCMASTER@KIMLEY-HORN.COM

OWNER:

DAVID INGRAM
4417 TYNE BLVD
NASHVILLE, TN 37215

VICINITY MAP



NOT TO SCALE

SITE DATA

INGRAM PROPERTY, ANNEXATION REQUEST

COF PROJECT NUMBER:	8953
SITE ACREAGE/SF:	79.89 AC / 3,480,008.4 SF
EXISTING ZONING:	MGA-1, RP-1, COUNTY
PROPOSED ZONING:	AG
OVERLAY ZONING:	HHO
TAX MAP & PARCELS:	105-00102
ADDRESS:	COLEMAN ROAD
PRIMARY USES:	AGRICULTURAL
ENVISION FRANKLIN:	DEVELOPMENT RESERVE

IMPACT STATEMENT

WATER
NO DEVELOPMENT IS PROPOSED OR ANTICIPATED AT THIS TIME. WATER IS AVAILABLE FROM THE ADJACENT PROPOSED DEVELOPMENT OF THE HARLIN PROPERTY.

SANITARY SEWER
NO DEVELOPMENT IS PROPOSED OR ANTICIPATED AT THIS TIME. SANITARY SEWER IS AVAILABLE FROM THE ADJACENT PROPOSED DEVELOPMENT OF THE HARLIN PROPERTY.

STORMWATER
NO DEVELOPMENT IS PROPOSED OR ANTICIPATED AT THIS TIME.

RECLAIMED WATER LINE
RECLAIMED WATER INFRASTRUCTURE IS NOT PRESENT OR PROPOSED ON THIS SITE.

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

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

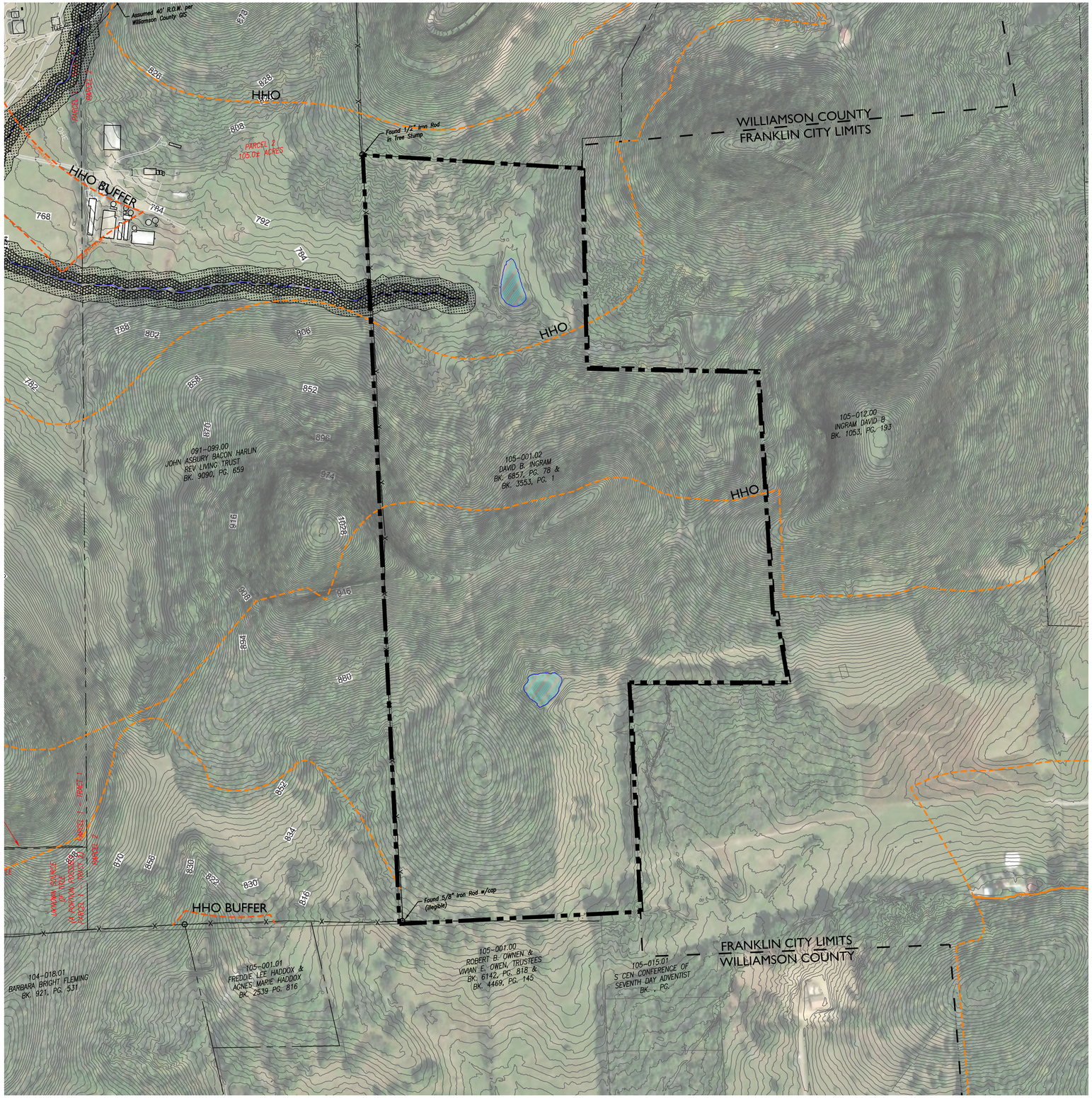
REFUSE COLLECTION
REFUSE COLLECTION FOR THE DEVELOPMENT SHALL BE PROVIDED BY PRIVATE COLLECTION.

DRAINAGE FACILITIES
NO DEVELOPMENT IS PROPOSED OR ANTICIPATED AT THIS TIME.

STREET NETWORK
NO DEVELOPMENT IS PROPOSED OR ANTICIPATED AT THIS TIME.

JEFFREY A. BOSIAK
REGISTERED
TENNESSEE
LICENSED
PROFESSIONAL ENGINEER
NO. 69...
...ENGINEERING

INITIAL SUBMITTAL:	09/29/2025
FORMAL ANNEXATION SUBMITTAL:	12/04/2025



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NO DEVELOPMENT IS PROPOSED OR ANTICIPATED AT THIS TIME.

STREET NETWORK
NO DEVELOPMENT IS PROPOSED OR ANTICIPATED AT THIS TIME.

KEY

- 30' RIPARIAN BUFFER ZONE 2
- 30' RIPARIAN BUFFER ZONE 1
- HHO LINE
- 500' HHO BUFFER
- POND
- FRANKLIN CITY LIMITS

0' 200' 400' 600'

GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

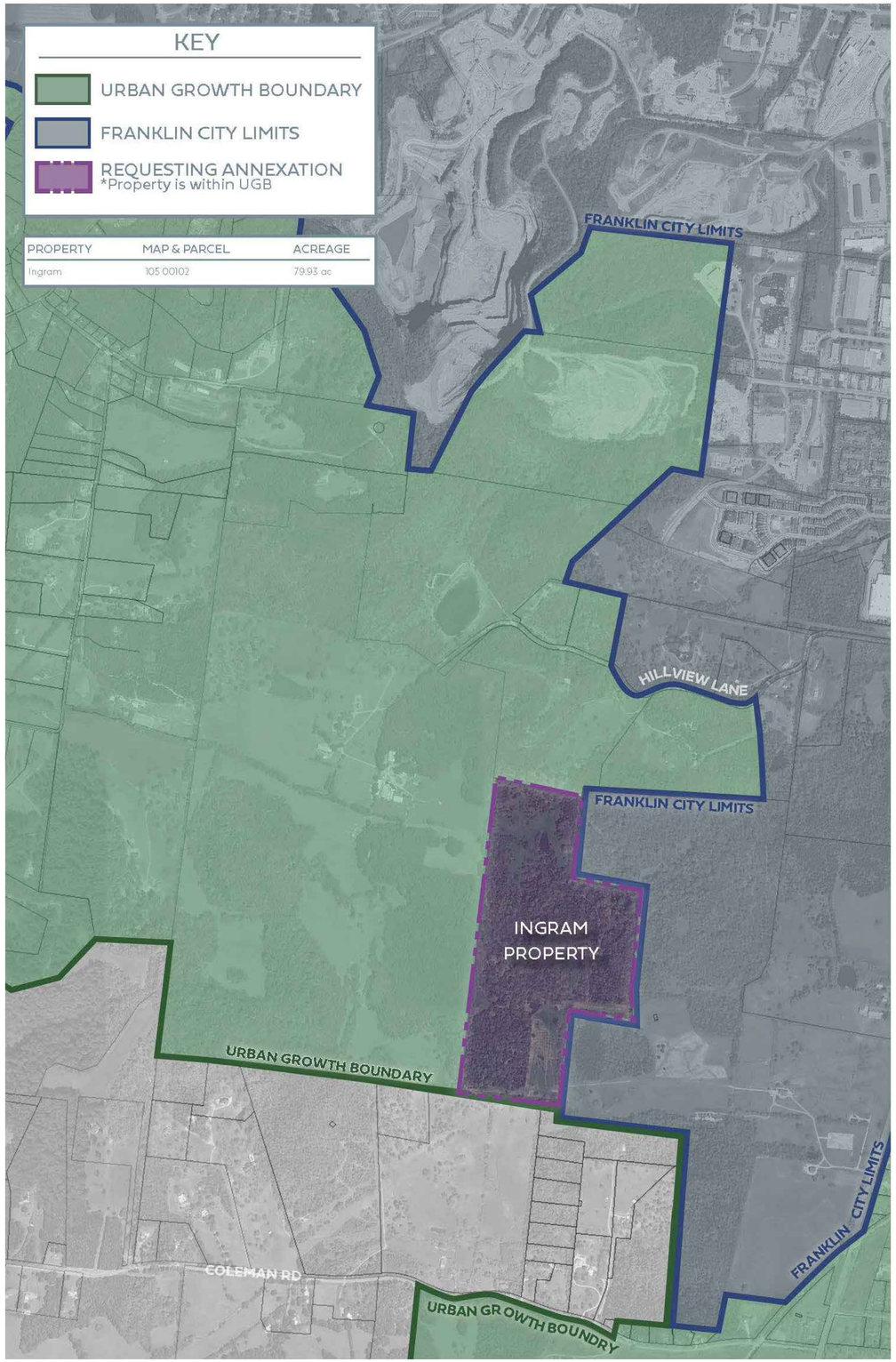
Kimley»Horn

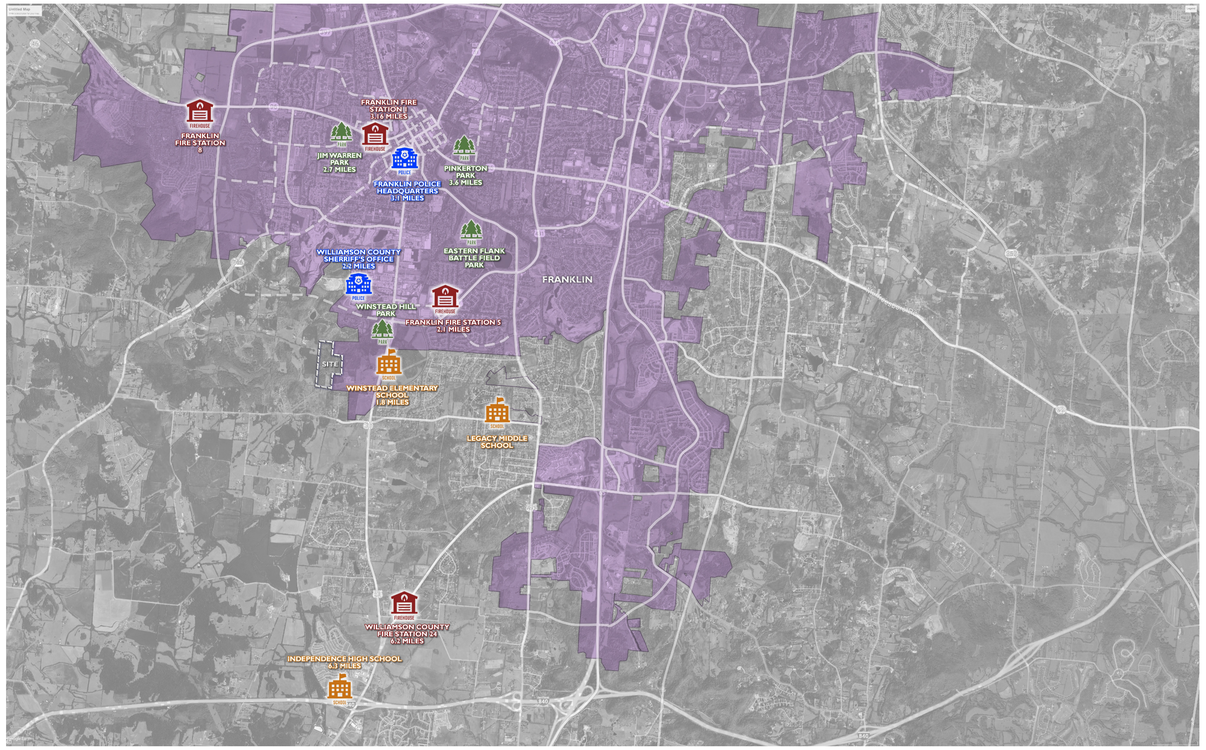
INGRAM PROPERTY
ANNEXATION REQUEST
Franklin, Williamson County, Tennessee

JEFFREY A. ROSIAK
REGISTERED ENGINEER
LANDSCAPE ARCHITECT
TENNESSEE NO. 695
DEC 8, 2025

Revision Date
1 December 8, 2025

OVERALL EXISTING CONDITIONS
SHEET
C1.0
COF # 8953





INFRASTRUCTURE MAP
Schools, Recreation, Emergency Services

Schools

1.8 miles	Winstead Elementary School (66% Capacity)
4.0 miles	Legacy Middle School (41.8% Capacity)
6.3 miles	Independence High School (86.6% Capacity)

Recreation

1.4 miles	Winstead Hill Park
3.0 miles	Eastern Flank Battlefield Park
3.6 miles	Pinkerton Park

Emergency Services

2.1 miles	Franklin Fire Station #5
2.2 miles	Williamson County Sheriff
3.1 miles	Franklin Police Headquarter
6.2 miles	Williamson County Fire Station #24

N
N.T.S

GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

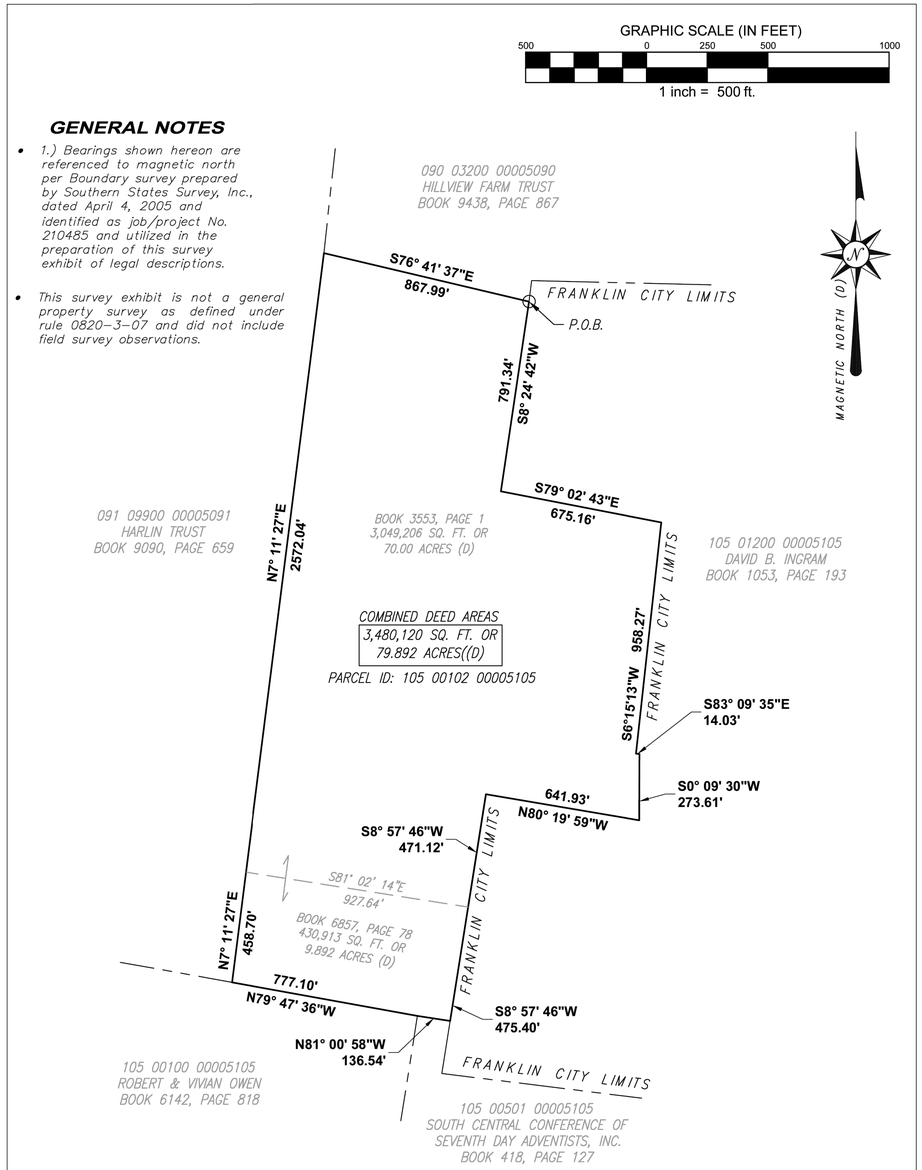
Kimley»Horn

INGRAM PROPERTY
ANNEXATION REQUEST
Franklin, Williamson County, Tennessee

JEFFREY A. ROSIAK
REGISTERED LANDSCAPE ARCHITECT
TENNESSEE NO. 696
6/13/2025

Revision Date
1 December 8, 2025
△
△
△

ANNEXATION EXHIBIT
SHEET
C2.0
COF # 8953



PARCEL INFO:

Parcel ID: 105 00102 00005105
Owner: David B. Ingram
Deed Book 6857, Page 78
&
Deed Book 3553, Page 1

LEGEND

TYP	Typical
(D)	Per Deed of Record
P.O.B.	Point of Beginning

TWM CONSULTING ENGINEERING GEOSPATIAL SERVICES	**BOUNDARY EXHIBIT** MAP 105, PARCEL (001.02) WILLIAMSON County, Tennessee	DATE OF DRAWING: 09-24-2025
		MANAGER: RH / CADD: BWS
		PROJECT NUMBER: 231539
		FIELD BOOK NUMBER:
		LAST FIELD WORK:
		CREW CHIEF(S):
390 Mallory Station Road, Suite 100 Franklin, TN 37067 (615) 814-7414	Survey For the Benefit of: _____	REV. DRAWING:
		SCALE: 1"= 500' / SHEET 1 OF 1

N
N.T.S

LEGAL DESCRIPTION OF LANDS OF DAVID INGRAM

TAX PARCEL ID# 105 00102 00005105

WILLIAMSON COUNTY, TENNESSEE

THE PROPERTY HEREIN DESCRIBED IS LOCATED IN THE FIFTH CIVIL DISTRICT OF WILLIAMSON COUNTY, TENNESSEE, NORTH OF COLEMAN ROAD AND APPROXIMATELY ONE MILE WEST OF STATE HIGHWAY 31 SOUTH AND BEING MORE PARTICULARLY DESCRIBED ACCORDING TO THE BOUNDARY SURVEY PREPARED BY LICENSED SURVEYOR GREGORY W. MAXWELL ON BEHALF OF SOUTHERN STATES SURVEY, INC., DATED APRIL 4, 2005 AND IDENTIFIED AS JOB/PROJECT NO. 210485 AS FOLLOWS:

BEGINNING AT AN IRON PIN (FOUND) AT THE NORTHEAST COMER OF THE HEREIN DESCRIBED TRACT. SAID POINT BEING A COMMON CORNER WITH THE LANDS OF HILLVIEW FARM TRUST (DEED BOOK 9438 PAGE 867), AND ON THE WEST BOUNDARY OF THE DAVID B INGRAM PROPERTY (DEED BOOK 1053 PAGE193); THENCE, WITH THE WEST BOUNDARY OF SAID INGRAM LAND.

SOUTH 08 DEGREES 24 MINUTES 42 SECONDS WEST, A DISTANCE OF 791.34 FEET TO AN IRON PIN; THENCE, SOUTH 79 DEGREES 02 MINUTES 43 SECONDS EAST A DISTANCE OF 675.16 FEET TO AN IRON PIN; THENCE, CONTINUING WITH THE WEST BOUNDARY OF INGRAM: SOUTH 06 DEGREES 15 MINUTES 13 SECONDS WEST A DISTANCE OF 958.27 FEET TO AN TO IRON PIN; THENCE, SOUTH 83 DEGREES 09 MINUTES 35 SECONDS EAST A DISTANCE OF 14.03 FEET, TO AN TO IRON PIN; THENCE, SOUTH 00 DEGREES 09 MINUTES 30 SECONDS WEST A DISTANCE OF 273.61 FEET TO AN TO IRON PIN ; THENCE, NORTH 80 DEGREES 19 MINUTES 59 SECONDS WEST A DISTANCE OF 641.93 FEET, TO AN TO IRON PIN; THENCE, SOUTH 08 DEGREES 57 MINUTES 46 SECONDS WEST A DISTANCE OF 471.12 FEET TO AN IRON PIN IN THE WEST BOUNDARY OF INGRAM, AND BEING THE SOUTHEAST CORNER OF THE INGRAM 70.00 ACRE PARCEL (DEED BOOK 3553 PAGE 1) AND THE NORTHEAST CORNER OF THE INGRAM 9.892 ACRE PARCEL (DEED BOOK 6857 PAGE 78), AND BOTH BEING PART OF THESE DESCRIBED LANDS; THENCE, CONTINUE WITH THE WEST BOUNDARY LINE OF SAID DAVID B. INGRAM LANDS, SOUTH 08 DEGREES 57 MINUTES 46 SECONDS WEST, A DISTANCE OF 475.40 FEET TO A POINT AT THE SOUTHEAST CORNER OF THESE DESCRIBED LANDS; THENCE LEAVING SAID LANDS OF DAVID B. INGRAM, AND WITH THE NORTH LINE OF THE SOUTH CENTRAL CONFERENCE OF SEVENTH DAY ADVENTIST, INC. (DB 418 PAGE 127), NORTH 81 DEGREES 00 MINUTES 58 SECONDS WEST, A DISTANCE OF 136.54 FEET TO A POINT; THENCE LEAVING THE PROPERTY OF SAID SOUTH CENTRAL CONFERENCE OF SEVENTH DAY ADVENTIST, INC. AND WITH THE NORTH LINE OF THE PROPERTY OF ROBERT AND VIVIAN OWEN (DEED BOOK 6142 PAGE 818), NORTH 79 DEGREES 47 MINUTES 36 SECONDS WEST A DISTANCE OF 777.10 FEET TO A POINT AT THE SOUTHWEST CORNER OF THIS DESCRIBED TRACT OF LAND AND THE SOUTHEAST CORNER OF THE HARLIN TRUST (DEED BOOK 9090 PAGE 659); THENCE, WITH THE EAST LINE OF SAID HARLIN TRUST; NORTH 07 DEGREES 11 MINUTES 27 SECONDS EAST A DISTANCE OF 458.70 FEET TO AN IRON PIN; THENCE CONTINUE WITH SAID LANDS OF HARLIN TRUST, NORTH 07 DEGREES 11 MINUTES 27 SECONDS EAST A DISTANCE OF 2,572.04 FEET TO A POINT AT THE SOUTHWEST COMER OF THE LANDS OF HILLVIEW FARM TRUST (DEED BOOK 9438 PAGE 867),AND BEING THE NORTHWEST COMER OF THE HEREIN DESCRIBED TRACT; THENCE LEAVING THE EAST LINE OF SAID HARLIN TRUST LANDS AND WITH THE SOUTH LINE OF SAID HILLVIEW FARM TRUST; SOUTH 76 DEGREES 41 MINUTES 37 SECONDS EAST A DISTANCE OF 867.99 FEET TO THE POINT OF BEGINNING.

CONTAINING 79.892 ACRES BY DEED

BEARINGS ARE BASED ON MAGNETIC NORTH (DATE:04-06-01) AS REFERENCED ON BOUNDARY SURVEY OF THESE LANDS DATED 04-05-02 BY SOUTHERN STATES SURVEY, INC., DATED APRIL 4, 2005 AND IDENTIFIED AS JOB/PROJECT NO. 210485

GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE
Kimley»Horn

INGRAM PROPERTY
ANNEXATION REQUEST
Franklin, Williamson County, Tennessee

JEFFREY A. BOBIAK
R&O 1989
LICENSED PROFESSIONAL ENGINEER
STATE OF TENNESSEE

Revision Date
1 December 8, 2025
2
3
4

BOUNDARY SURVEY & LEGAL DESCRIPTION
SHEET
C3.0
COF # 8953

RESOLUTION 2025-105

A RESOLUTION ADOPTING A PLAN OF SERVICES FOR THE ANNEXATION OF PROPERTY LOCATED SOUTH OF HILLVIEW LANE AND WEST OF COLUMBIA PIKE, 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, David Ingram, (Owner) of property located south of Hillview Lane and west of Columbia Pike (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 south of Hillview Lane and west of Columbia Pike, 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
105 – 1.02	79.89
Total	79.89

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 HB&TS utility District service area.
2. Water availability shall be approved and provided through HB&TS 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, it exceeds the required footage and is not within Franklin reclaim distribution service area. For this reason, reclaimed water will not be required to be extended to the Property.

C. Wastewater

1. The Property lies within the Southwest Basin 1 as defined in the City of Franklin Sanitary Sewer Basin Study.
2. Sanitary sewer service will not be provided to the subject property until the property is developed and until the necessary, required sanitary sewer extensions have been completed by the property owner. Sanitary sewer service for the single-family residence is also unavailable until the sanitary sewer extensions mentioned above have been completed by the property owner.
3. The Owner shall be required to extend the sanitary sewer mains to adequately provide sewer service to the Property. The amount of sewer infrastructure will be determined in accordance with Franklin Water Management requirements at the time of any site development.
4. The proposed development of the Property is anticipated to construct, upon development of the property, a sanitary sewer lift station and associated force main serving the property in accordance to Franklin Water Management requirements. Lift station location will be determined at entitlement phase of site development
5. The City of Franklin Sanitary Sewer System Basin Plans show the line size as an 8" sanitary sewer main.
6. The Owner shall be required to submit engineering calculations to determine final sizing requirements.
7. 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.
8. The Owner shall be responsible for the payment of fees per the policies and procedures outlined in Franklin Municipal Code.
9. All wastewater requirements listed herein are based on the information available at the time of this annexation request. Additional infrastructure requirements may be needed depending on the future layout of any development project for the property and additional details provided by the developer.
10. The property does not have sewer currently available to service the property. If the property is annexed into the City of Franklin, sanitary sewer service will not be provided until the property owner constructs the sewer in accordance with Franklin Water Management requirements**.**

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. Emergency maintenance of streets will begin on the effective date of annexation.
2. Reconstruction and resurfacing of streets, routine maintenance, and installation of storm drainage will be accomplished under existing City policies.
3. Access to the Property shall be provided from Coleman Road, Hillview Lane or another newly constructed roadway as determined by a traffic impact analysis. It should be noted that any new access to the property is dependent on the redevelopment of the parcel. No changes are proposed at the time of annexation.
4. Unless waived by the Franklin Engineering Department, the Owner of the Property shall be required to submit a traffic impact study prior to submitting a development plan for review and approval. The exact scope associated with this traffic impact study shall be determined prior to submittal of the development plan. Required street improvements shall be determined as part of the plan. The roadways constructed as part of this development shall comply with City Street Standards.

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 places this property in the Development Reserve Design Concept due to the protected hillside areas and the lack of existing roadways, utilities, and infrastructure. Areas within Development Reserve are characterized by predominantly agricultural uses and single-family residential uses on significant acreage. Any further development of the property would require a plan amendment to Envision Franklin prior to submitting any formal plans.

3. 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
3. The Parks Master Plan is due to be updated 2021-22 to include new amendments that have been add over the past few years as we improve our processes. At this time Parks will look at the outer boundaries of the UGB for land and growth potential to build City Parks. Assured that Neighborhood Parks and Trails will need to be a part of future planning.

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. No additional manpower or equipment will be necessary to serve the annexation area at this time.

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

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

ATTEST:

BY:_____
Angie Skarp
City Recorder

CITY OF FRANKLIN, TENNESSEE:

BY: _____
Dr. Ken Moore
Mayor

Approved as to form by:

_____

Shauna R. Billingsley
City Attorney

PLANNING COMMISSION RECOMMENDED: _____

PUBLIC HEARING HELD: _____

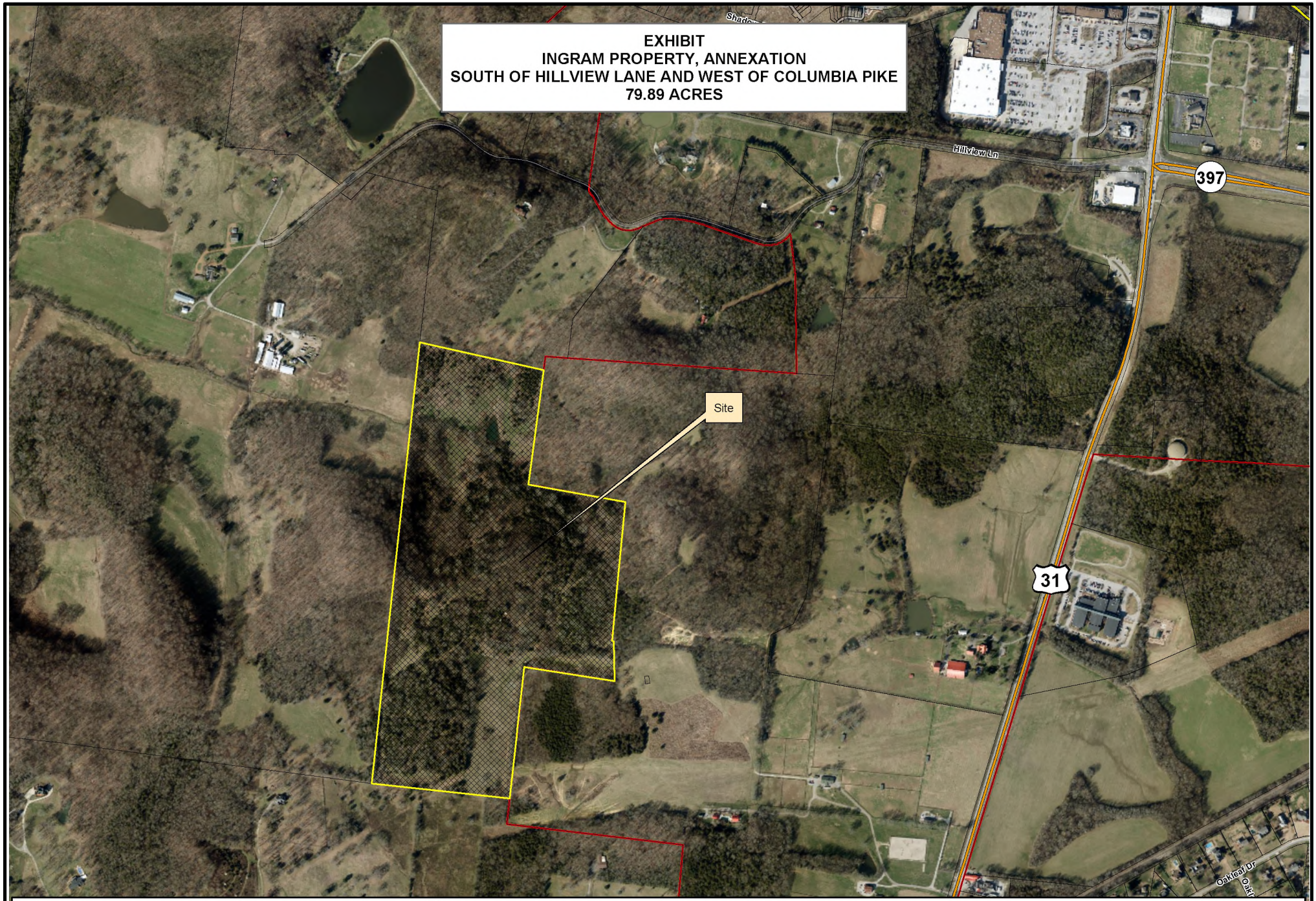


EXHIBIT
INGRAM PROPERTY, ANNEXATION
SOUTH OF HILLVIEW LANE AND WEST OF COLUMBIA PIKE
79.89 ACRES
Hillview Ln
397
31
Site
Oakleaf Dr
Legend
Ingram Property
Limits
N
0
250
500
1,000
Feet
This map was created by the Franklin Planning Department.
It was compiled from the most authentic information available.
The City is not responsible for any errors or omissions contained hereon.
All data and materials (c) copyright 2022. All rights reserved.

INGRAM PROPERTY

ANNEXATION REQUEST - AG

Franklin, Williamson County, Tennessee

SHEET INDEX

C0.0	COVER SHEET
C1.0	OVERALL EXISTING CONDITIONS
C2.0	ANNEXATION EXHIBIT
C3.0	BOUNDARY SURVEY & LEGAL DESCRIPTION

DEVELOPMENT TEAM

APPLICANT & LANDSCAPE ARCHITECT:

GAMBLE DESIGN COLLABORATIVE
GREG GAMBLE
3020 STANSBERRY LANE, SUITE 201
FRANKLIN, TN 37069
615-975-5765
GREG.GAMBLE@GDC-TN.COM

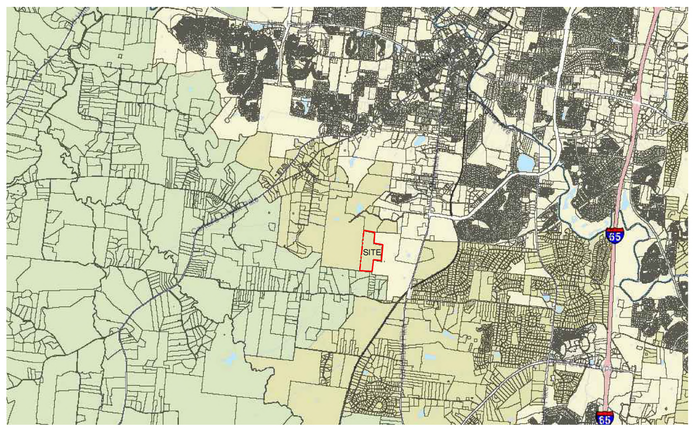
ENGINEER:

KIMLEY-HORN
RYAN MCMASTER
10 LEA AVENUE, SUITE 400
NASHVILLE, TN 37210
615-330-1749
RYAN.MCMASTER@KIMLEY-HORN.COM

OWNER:

DAVID INGRAM
4417 TYNE BLVD
NASHVILLE, TN 37215

VICINITY MAP



NOT TO SCALE

SITE DATA

INGRAM PROPERTY, ANNEXATION REQUEST

COF PROJECT NUMBER:	8953
SITE ACREAGE/SF:	79.89 AC / 3,480,008.4 SF
EXISTING ZONING:	MGA-1, RP-1, COUNTY
PROPOSED ZONING:	AG
OVERLAY ZONING:	HHO
TAX MAP & PARCELS:	105-00102
ADDRESS:	COLEMAN ROAD
PRIMARY USES:	AGRICULTURAL
ENVISION FRANKLIN:	DEVELOPMENT RESERVE

IMPACT STATEMENT

WATER
NO DEVELOPMENT IS PROPOSED OR ANTICIPATED AT THIS TIME. WATER IS AVAILABLE FROM THE ADJACENT PROPOSED DEVELOPMENT OF THE HARLIN PROPERTY.

SANITARY SEWER
NO DEVELOPMENT IS PROPOSED OR ANTICIPATED AT THIS TIME. SANITARY SEWER IS AVAILABLE FROM THE ADJACENT PROPOSED DEVELOPMENT OF THE HARLIN PROPERTY.

STORMWATER
NO DEVELOPMENT IS PROPOSED OR ANTICIPATED AT THIS TIME.

RECLAIMED WATER LINE
RECLAIMED WATER INFRASTRUCTURE IS NOT PRESENT OR PROPOSED ON THIS SITE.

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

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

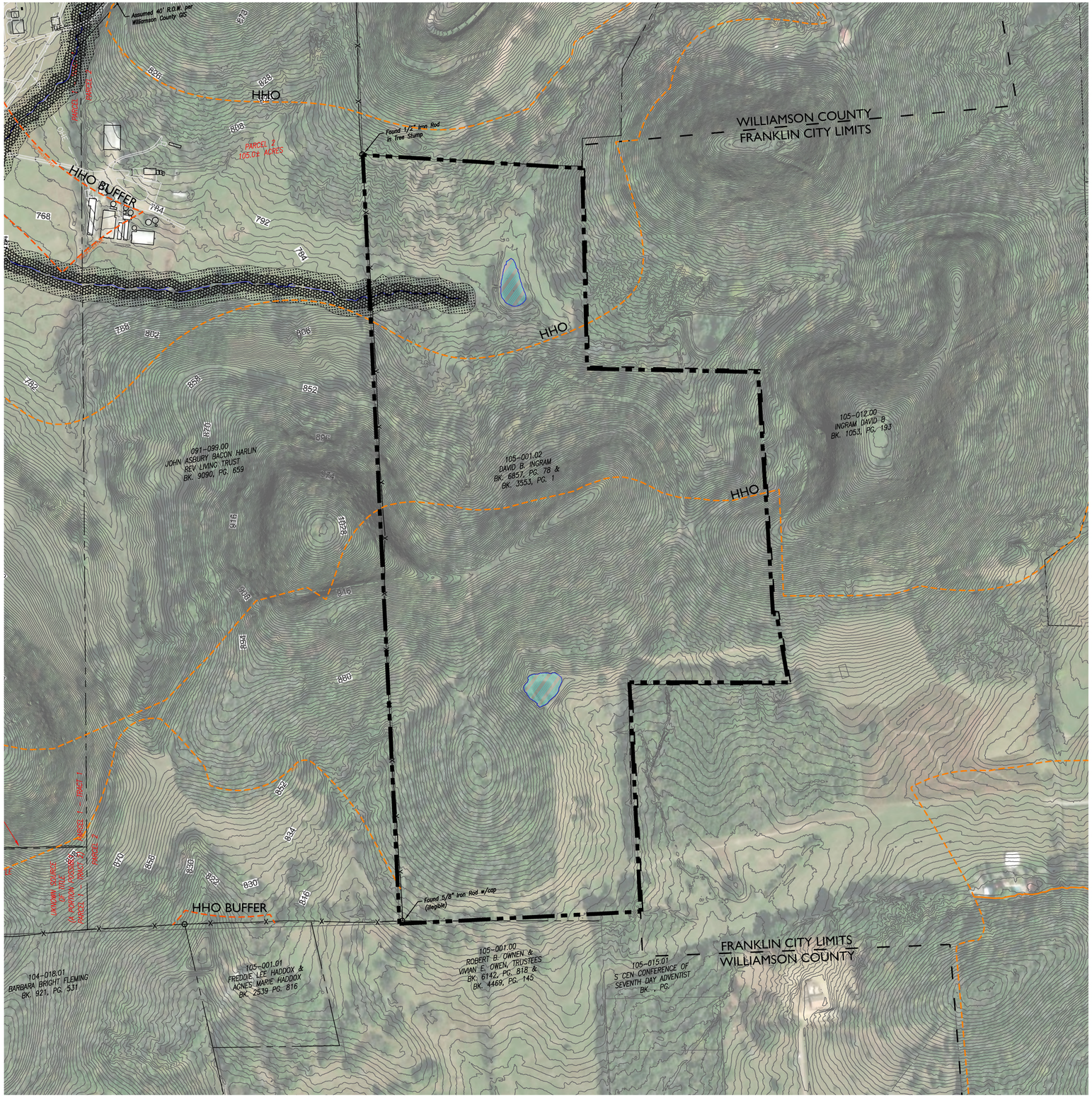
REFUSE COLLECTION
REFUSE COLLECTION FOR THE DEVELOPMENT SHALL BE PROVIDED BY PRIVATE COLLECTION.

DRAINAGE FACILITIES
NO DEVELOPMENT IS PROPOSED OR ANTICIPATED AT THIS TIME.

STREET NETWORK
NO DEVELOPMENT IS PROPOSED OR ANTICIPATED AT THIS TIME.



INITIAL SUBMITTAL:	09/29/2025
FORMAL ANNEXATION SUBMITTAL:	12/04/2025



SITE DATA

INGRAM PROPERTY, ANNEXATION REQUEST

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PROPOSED ZONING:	AG
OVERLAY ZONING:	HHO
TAX MAP & PARCELS:	105-00102
ADDRESS:	COLEMAN ROAD
PRIMARY USES:	AGRICULTURAL
ENVISION FRANKLIN:	DEVELOPMENT RESERVE

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KEY

- 30' RIPARIAN BUFFER ZONE 2
- 30' RIPARIAN BUFFER ZONE 1
- HHO LINE
- 500' HHO BUFFER
- POND
- FRANKLIN CITY LIMITS



GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE
Kimley»Horn

INGRAM PROPERTY
ANNEXATION REQUEST
Franklin, Williamson County, Tennessee

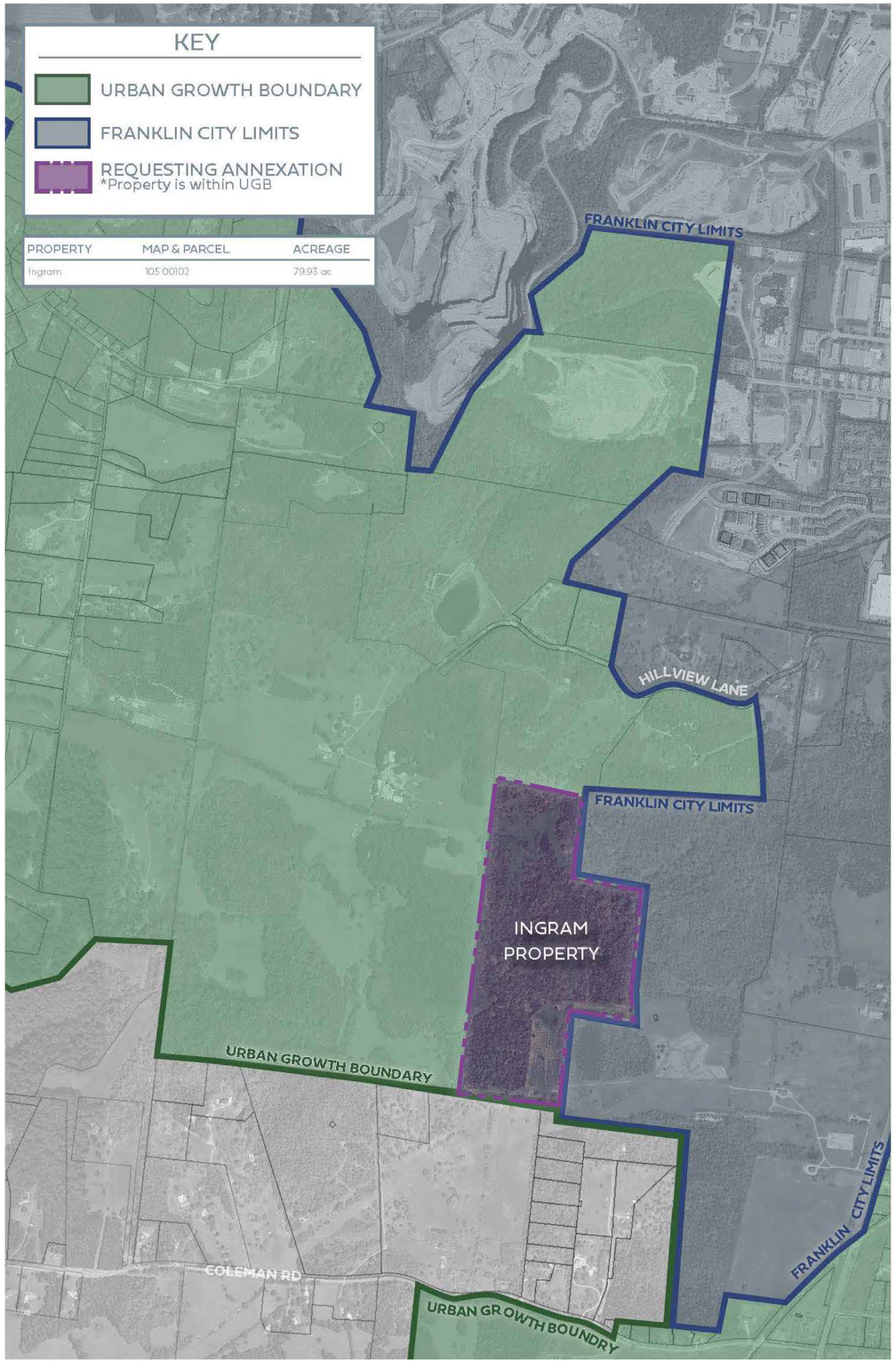


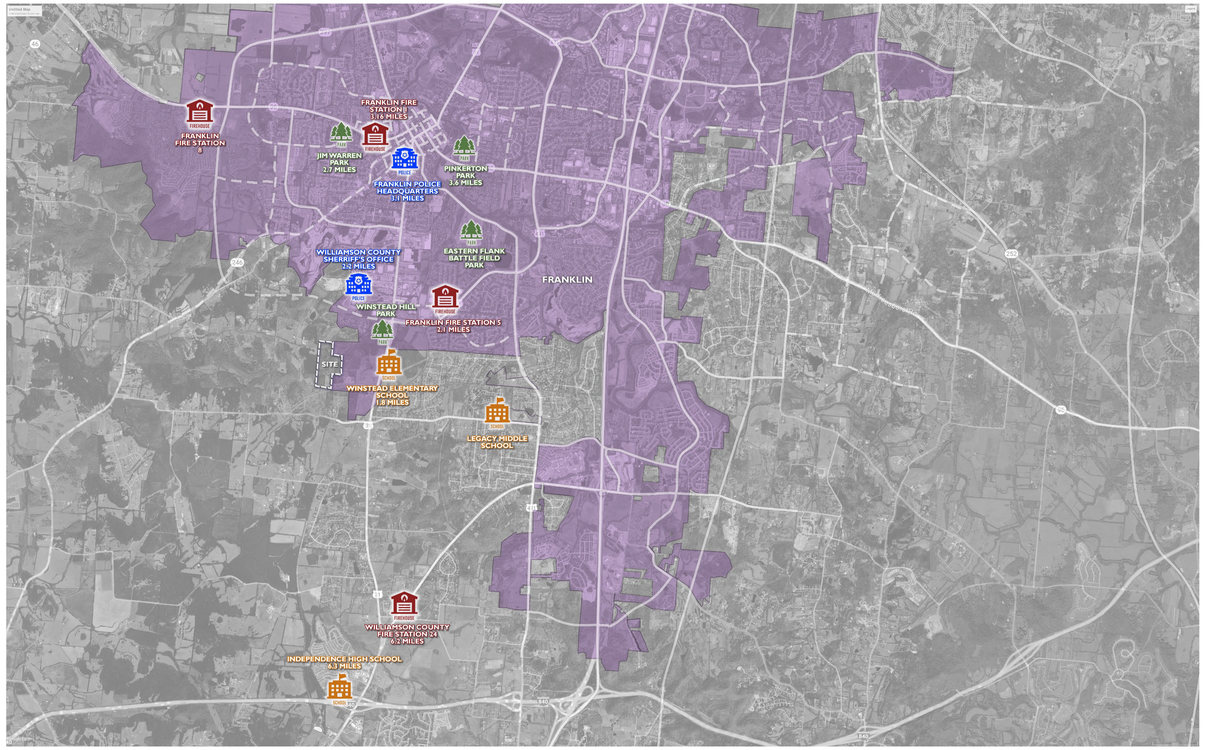
Revision Date
- ⚠ December 8, 2025
- △
- △
- △

OVERALL EXISTING CONDITIONS

SHEET
C1.0

COF # 8953





INFRASTRUCTURE MAP
Schools, Recreation, Emergency Services

Schools

1.8 miles	Winstead Elementary School (66% Capacity)
4.0 miles	Legacy Middle School (41.8% Capacity)
6.3 miles	Independence High School (86.6% Capacity)

Recreation

1.4 miles	Winstead Hill Park
3.0 miles	Eastern Flank Battlefield Park
3.6 miles	Pinkerton Park

Emergency Services

2.1 miles	Franklin Fire Station #5
2.2 miles	Williamson County Sheriff
3.1 miles	Franklin Police Headquarter
6.2 miles	Williamson County Fire Station #24

N
N.T.S

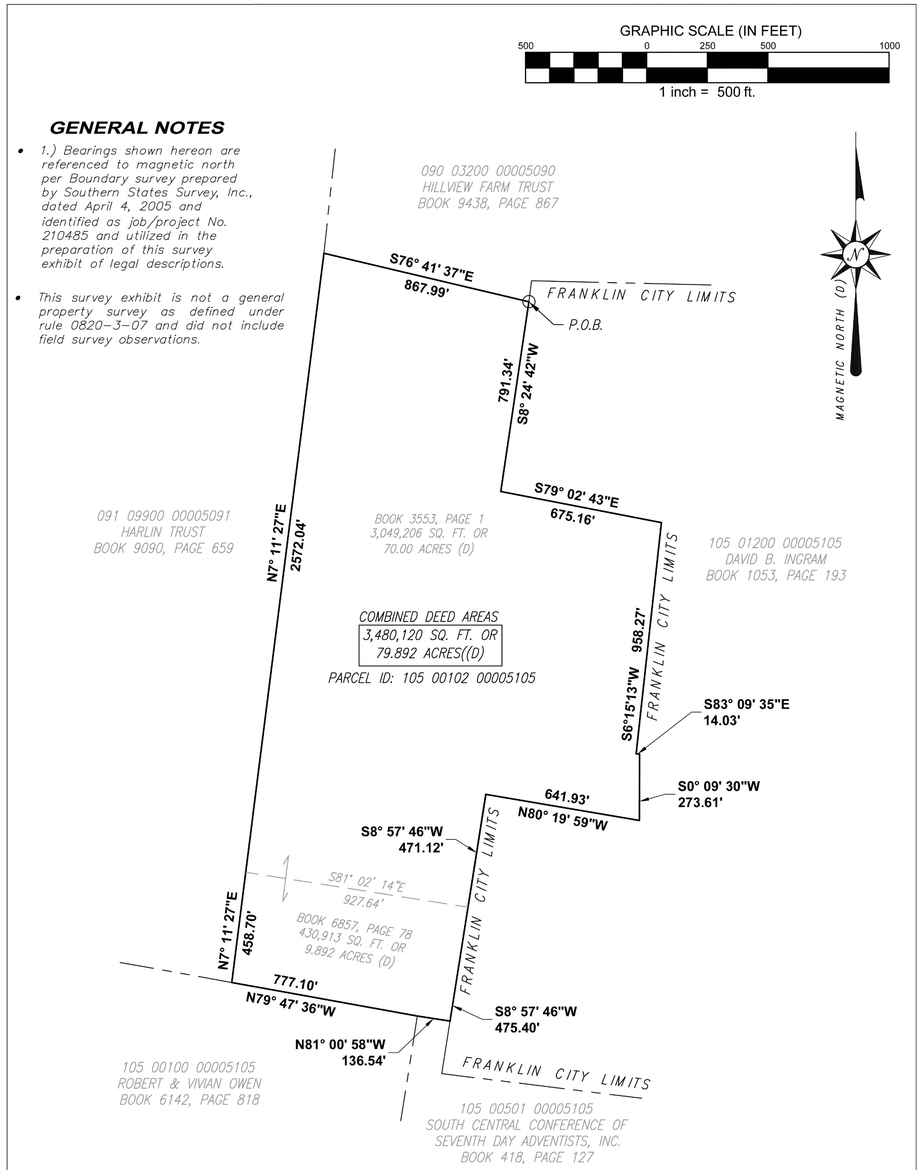
GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE
Kimley»Horn

INGRAM PROPERTY
ANNEXATION REQUEST
Franklin, Williamson County, Tennessee

JEFFREY A. ROSIAK
REGISTERED LANDSCAPE ARCHITECT
TENNESSEE NO. 696
6/12/2025

Revision Date
1 December 8, 2025
2
3
4

ANNEXATION EXHIBIT
SHEET
C2.0
COF # 8953



PARCEL INFO:

Parcel ID: 105 00102 00005105
Owner: David B. Ingram
Deed Book 6857, Page 78
&
Deed Book 3553, Page 1

LEGEND

TYP	Typical
(D)	Per Deed of Record
P.O.B.	Point of Beginning

TWM CONSULTING ENGINEERING GEOSPATIAL SERVICES	**BOUNDARY EXHIBIT** MAP 105, PARCEL (001.02) WILLIAMSON County, Tennessee	DATE OF DRAWING: 09-24-2025
		MANAGER: RH / CADD: BWS
		PROJECT NUMBER: 231539
		FIELD BOOK NUMBER:
		LAST FIELD WORK:
		CREW CHIEF(S):
390 Mallory Station Road, Suite 100 Franklin, TN 37067 (615) 814-7414	Survey For the Benefit of: _____	REV. DRAWING:
		SCALE: 1"= 500' / SHEET 1 OF 1

N
N.T.S

LEGAL DESCRIPTION OF LANDS OF DAVID INGRAM

TAX PARCEL ID# 105 00102 00005105

WILLIAMSON COUNTY, TENNESSEE

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GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE
Kimley»Horn

INGRAM PROPERTY
ANNEXATION REQUEST
Franklin, Williamson County, Tennessee

JEFFREY A. BOBIAK
R&O 1818
LICENSED PROFESSIONAL ENGINEER
STATE OF TENNESSEE

Revision Date
1 December 8, 2025
2 _____
3 _____
4 _____

BOUNDARY SURVEY & LEGAL DESCRIPTION

SHEET
C3.0
COF # 8953

File #: 21-01870

DATE: 1/22/2026

TO: Franklin Municipal Planning Commission

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

SUBJECT:

Consideration Of Resolution 2025-106, A Resolution To Annex One Property, Consisting Of 79.89 Acres, Located South Of Hillview Lane And West Of Columbia Pike And Adjoining The City Limits Within The Southern Part Of The Franklin Urban Growth Boundary (UGB).

PURPOSE:

PROJECT INFORMATION
COF Project Number: 8953
Applicant: Greg Gamble, Gamble Design Collaborative
Owner: David Ingram

BACKGROUND/STAFF COMMENTS:
The property being considered for annexation is located south of Hillview Lane and west of Columbia Pike. It is contiguous to the City limits and is within the southern limits of the City of Franklin's Urban Growth Boundary (UGB). This property falls into the SW1 basin, which has been identified as a long-term annexation capability area due to some needed sewer improvements as well as an overall lack of existing road network. The property does not have sewer currently available to service the property. If the property is annexed into the City of Franklin, sanitary sewer service will not be provided until the property owner constructs the sewer in accordance with Franklin Water Management requirements. The ability to serve the property with utilities and services has been addressed in the Plan of Services. The subject property requesting annexation is within the Development Reserve Design Concept as defined by the Envision Franklin Land Use Plan. It is the intention of the applicant to maintain the current agricultural use on the property.

Property Consideration:
The property in question is adjacent to land within the City limits owned by the same property owner.

FINANCIAL IMPACT:

Unknown.

RECOMMENDATION:

Staff recommends that the Planning Commission recommend to the Board of Mayor and Aldermen to approve Resolution 2025-106.

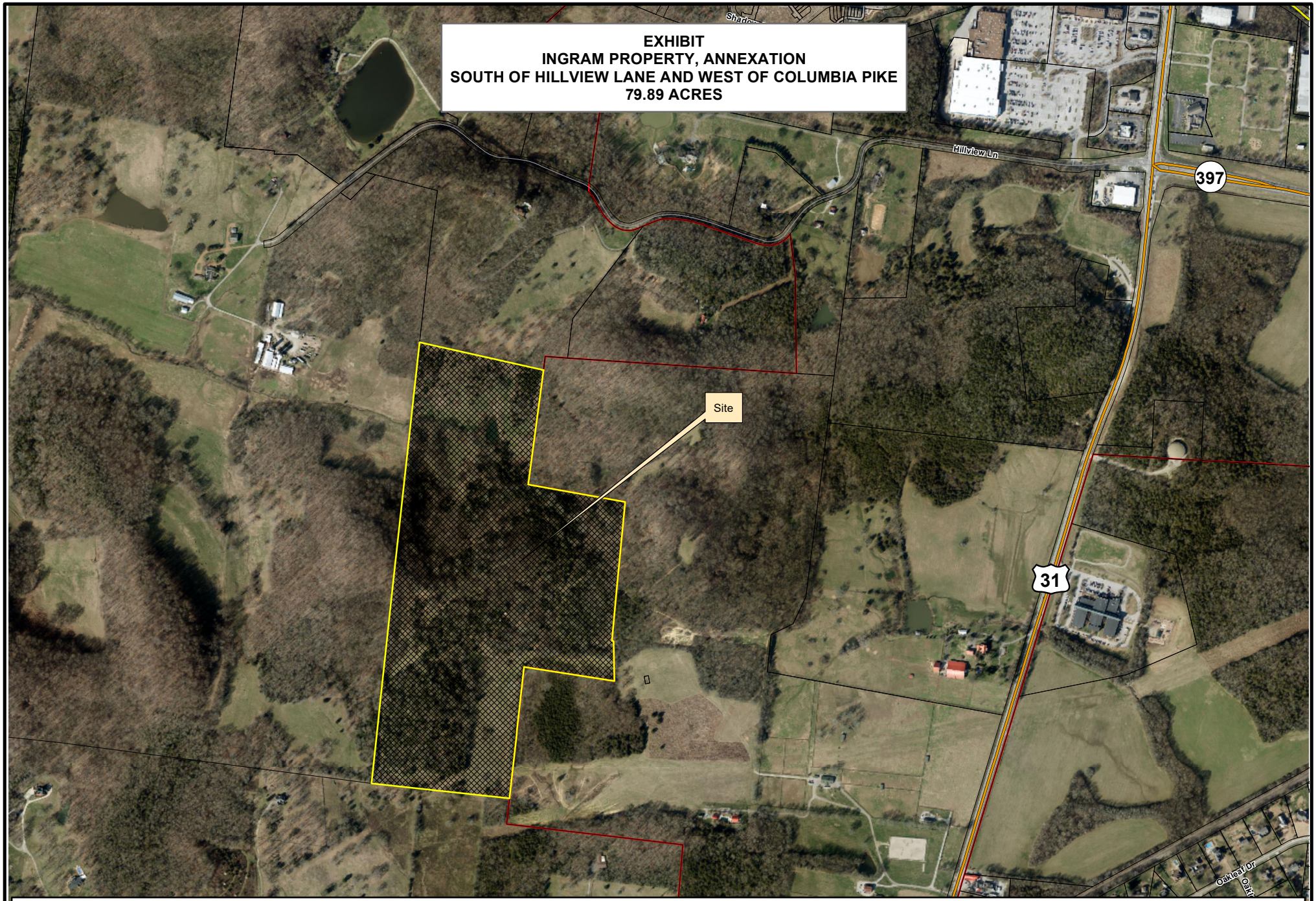
EXHIBIT
INGRAM PROPERTY, ANNEXATION
SOUTH OF HILLVIEW LANE AND WEST OF COLUMBIA PIKE
79.89 ACRES
Hillview Ln
397
Site
31
Legend
Ingram Property
Limits
N
0
250
500
1,000
Feet
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It was compiled from the most authentic information available.
The City is not responsible for any errors or omissions contained hereon.
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INGRAM PROPERTY

ANNEXATION REQUEST - AG

Franklin, Williamson County, Tennessee

SHEET INDEX

C0.0	COVER SHEET
C1.0	OVERALL EXISTING CONDITIONS
C2.0	ANNEXATION EXHIBIT
C3.0	BOUNDARY SURVEY & LEGAL DESCRIPTION

DEVELOPMENT TEAM

APPLICANT & LANDSCAPE ARCHITECT:

GAMBLE DESIGN COLLABORATIVE
GREG GAMBLE
3020 STANSBERRY LANE, SUITE 201
FRANKLIN, TN 37069
615-975-5765
GREG.GAMBLE@GDC-TN.COM

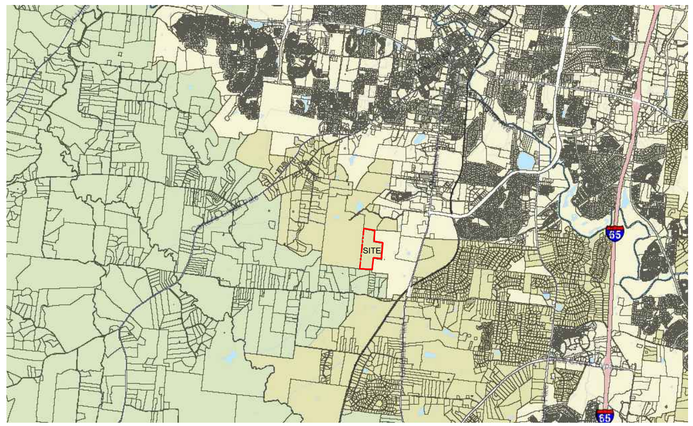
ENGINEER:

KIMLEY-HORN
RYAN MCMASTER
10 LEA AVENUE, SUITE 400
NASHVILLE, TN 37210
615-330-1749
RYAN.MCMASTER@KIMLEY-HORN.COM

OWNER:

DAVID INGRAM
4417 TYNE BLVD
NASHVILLE, TN 37215

VICINITY MAP



NOT TO SCALE

SITE DATA

INGRAM PROPERTY, ANNEXATION REQUEST

COF PROJECT NUMBER:	8953
SITE ACREAGE/SF:	79.89 AC / 3,480,008.4 SF
EXISTING ZONING:	MGA-1, RP-1, COUNTY
PROPOSED ZONING:	AG
OVERLAY ZONING:	HHO
TAX MAP & PARCELS:	105-00102
ADDRESS:	COLEMAN ROAD
PRIMARY USES:	AGRICULTURAL
ENVISION FRANKLIN:	DEVELOPMENT RESERVE

IMPACT STATEMENT

WATER
NO DEVELOPMENT IS PROPOSED OR ANTICIPATED AT THIS TIME. WATER IS AVAILABLE FROM THE ADJACENT PROPOSED DEVELOPMENT OF THE HARLIN PROPERTY.

SANITARY SEWER
NO DEVELOPMENT IS PROPOSED OR ANTICIPATED AT THIS TIME. SANITARY SEWER IS AVAILABLE FROM THE ADJACENT PROPOSED DEVELOPMENT OF THE HARLIN PROPERTY.

STORMWATER
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RECLAIMED WATER LINE
RECLAIMED WATER INFRASTRUCTURE IS NOT PRESENT OR PROPOSED ON THIS SITE.

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

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

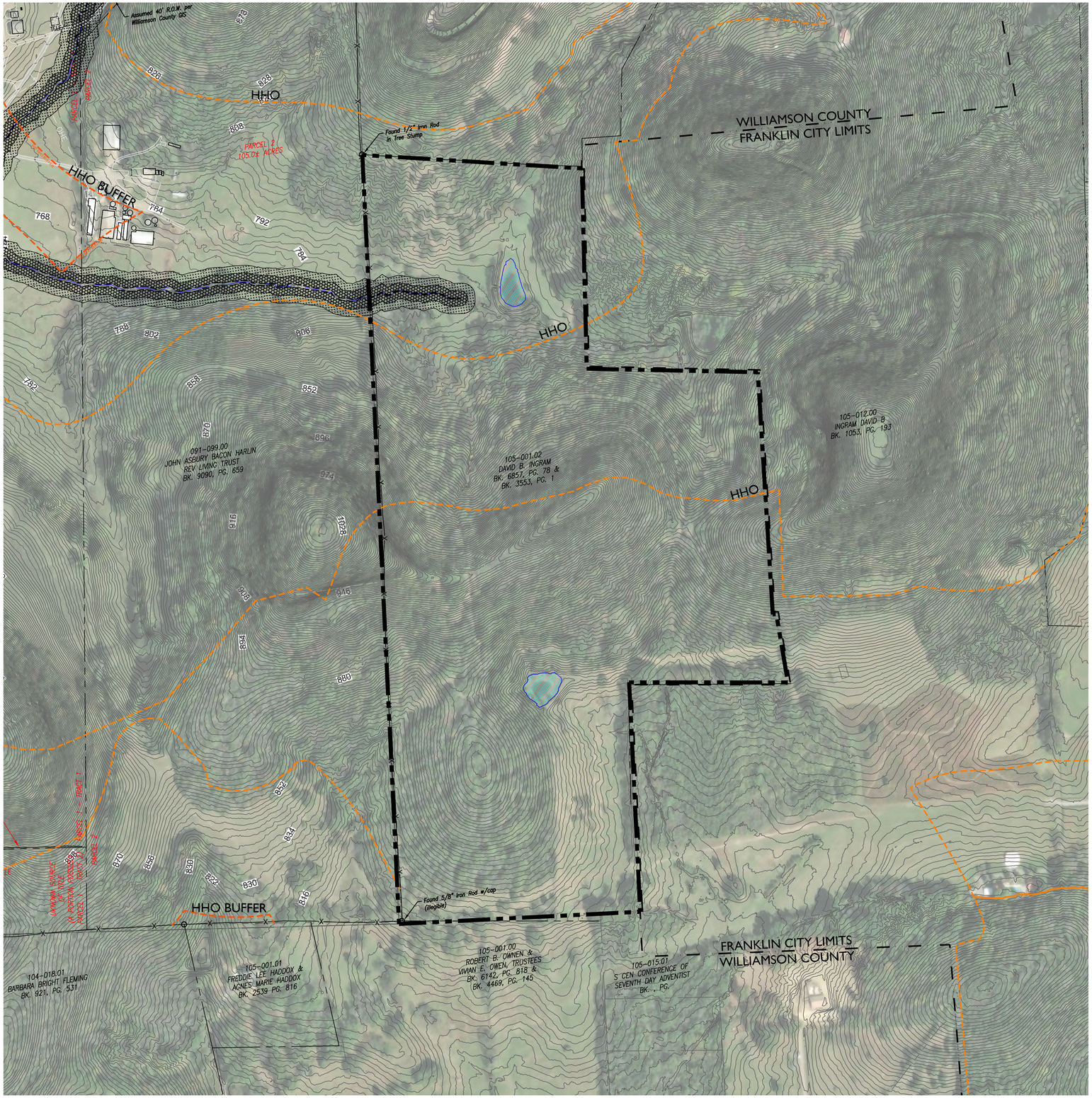
REFUSE COLLECTION
REFUSE COLLECTION FOR THE DEVELOPMENT SHALL BE PROVIDED BY PRIVATE COLLECTION.

DRAINAGE FACILITIES
NO DEVELOPMENT IS PROPOSED OR ANTICIPATED AT THIS TIME.

STREET NETWORK
NO DEVELOPMENT IS PROPOSED OR ANTICIPATED AT THIS TIME.

JEFFREY A. BOSIAK
REGISTERED
LICENSED
PROFESSIONAL ENGINEER

INITIAL SUBMITTAL:	09/29/2025
FORMAL ANNEXATION SUBMITTAL:	12/04/2025



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KEY

- 30' RIPARIAN BUFFER ZONE 2
- 30' RIPARIAN BUFFER ZONE 1
- HHO LINE
- 500' HHO BUFFER
- POND
- FRANKLIN CITY LIMITS

0' 200' 400' 600'

GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

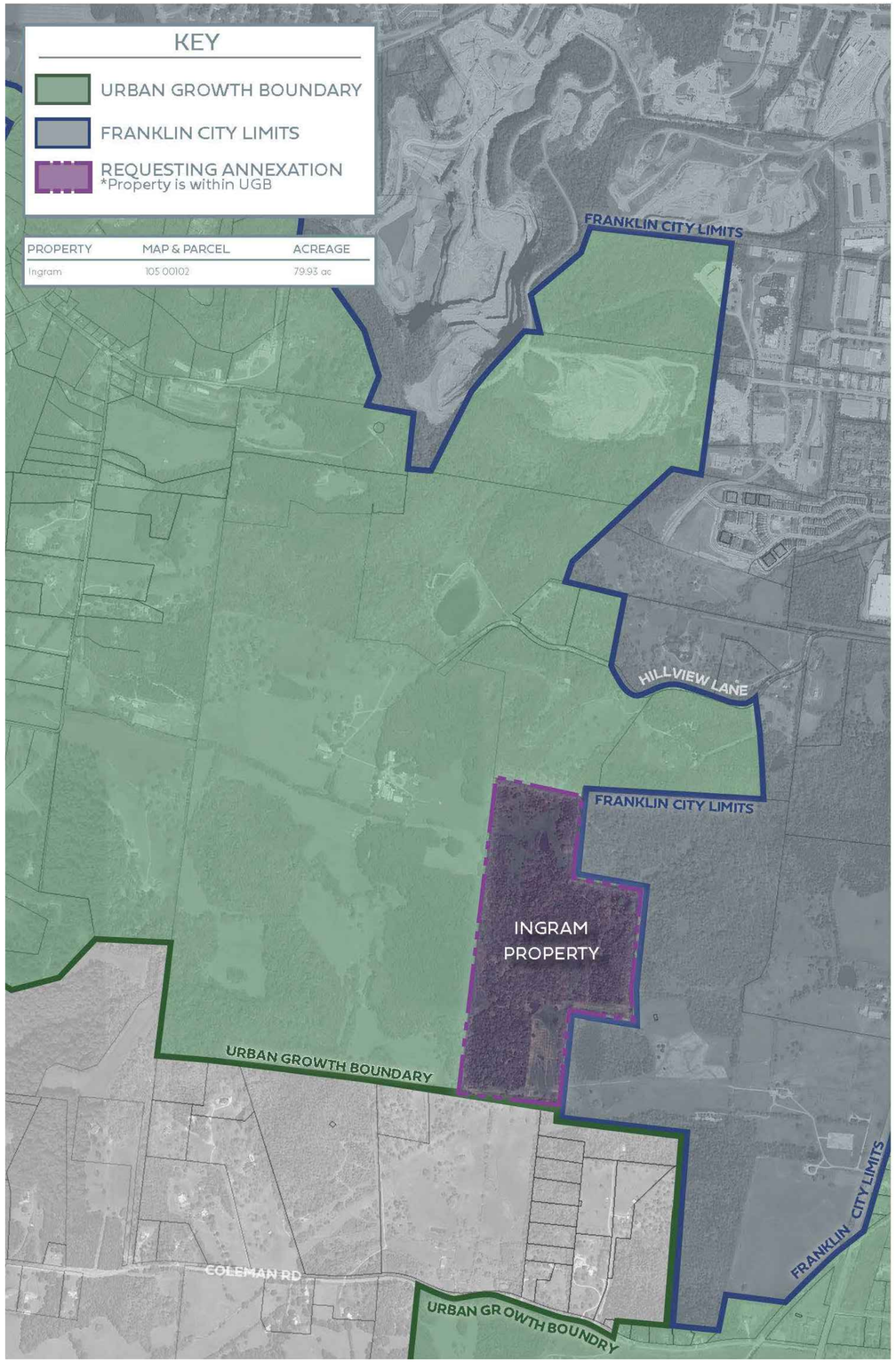
Kimley»Horn

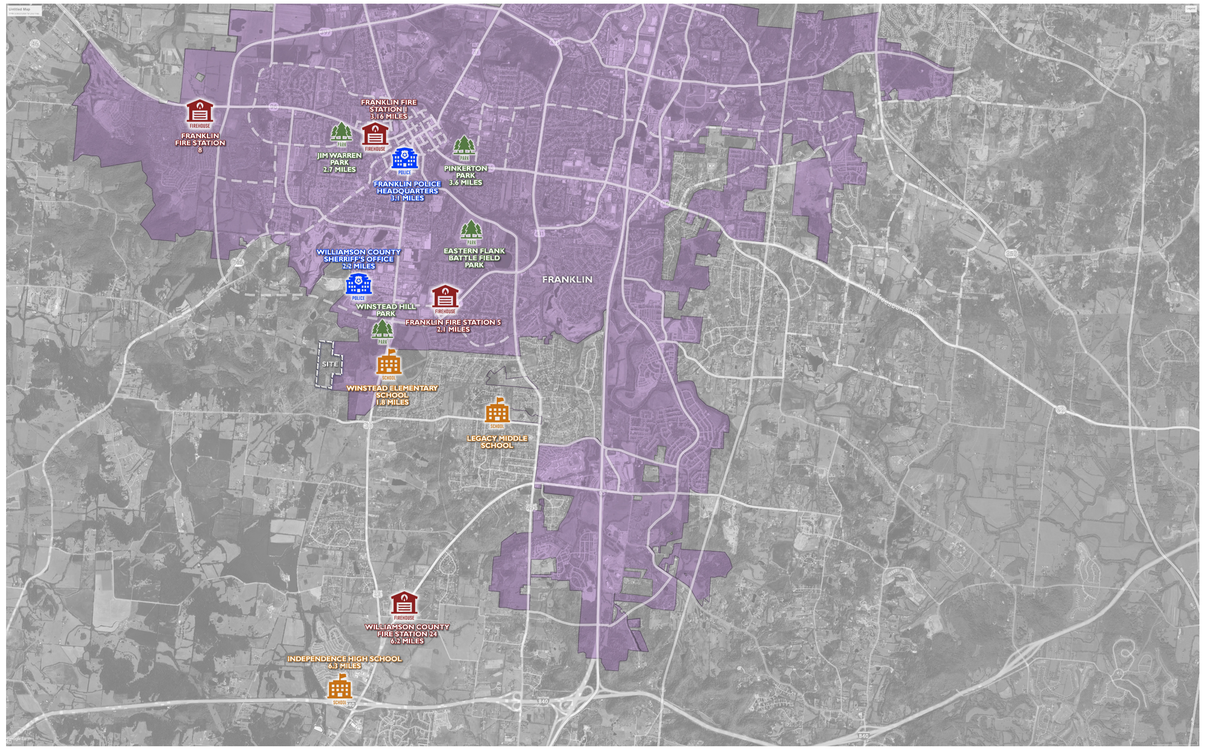
INGRAM PROPERTY
ANNEXATION REQUEST
Franklin, Williamson County, Tennessee

JEFFREY A. ROSIAK
REGISTERED ENGINEER
LANDSCAPE ARCHITECT
TENNESSEE NO. 695
12/8/2025

Revision Date
1 December 8, 2025

OVERALL EXISTING CONDITIONS
SHEET
C1.0
COF # 8953





INFRASTRUCTURE MAP
Schools, Recreation, Emergency Services

Schools

1.8 miles	Winstead Elementary School (66% Capacity)
4.0 miles	Legacy Middle School (41.8% Capacity)
6.3 miles	Independence High School (86.6% Capacity)

Recreation

1.4 miles	Winstead Hill Park
3.0 miles	Eastern Flank Battlefield Park
3.6 miles	Pinkerton Park

Emergency Services

2.1 miles	Franklin Fire Station #5
2.2 miles	Williamson County Sheriff
3.1 miles	Franklin Police Headquarter
6.2 miles	Williamson County Fire Station #24

N
N.T.S

GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

Kimley»Horn

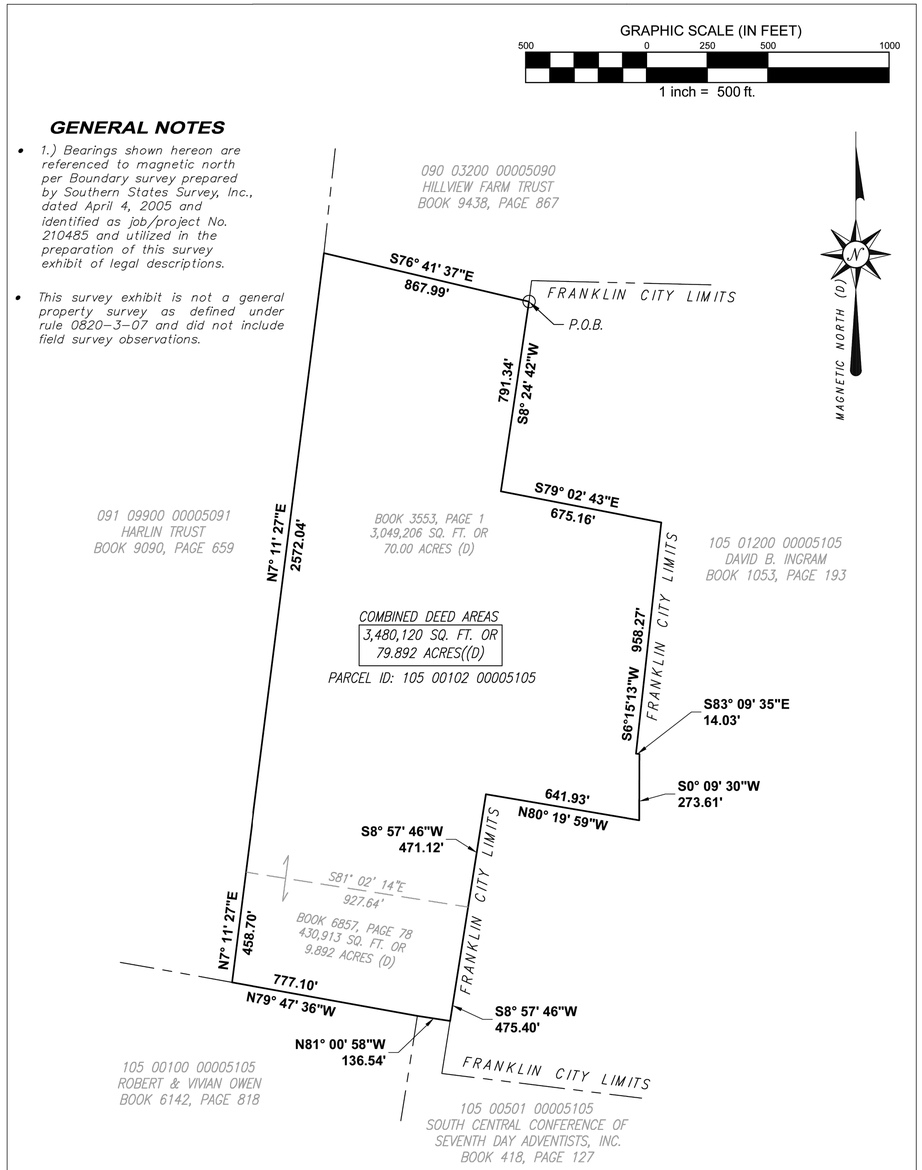
INGRAM PROPERTY
ANNEXATION REQUEST
Franklin, Williamson County, Tennessee

JEFFREY A. ROSIAK
REGISTERED LANDSCAPE ARCHITECT
TENNESSEE NO. 696
6/18/2025

Revision Date
1 December 8, 2025
△
△
△

ANNEXATION EXHIBIT

SHEET
C2.0
COF # 8953



PARCEL INFO:

Parcel ID: 105 00102 00005105
Owner: David B. Ingram
Deed Book 6857, Page 78
&
Deed Book 3553, Page 1

LEGEND

TYP	Typical
(D)	Per Deed of Record
P.O.B.	Point of Beginning

TWM CONSULTING ENGINEERING GEOSPATIAL SERVICES	**BOUNDARY EXHIBIT** MAP 105, PARCEL (001.02) WILLIAMSON County, Tennessee	DATE OF DRAWING: 09-24-2025
		MANAGER: RH / CADD: BWS
		PROJECT NUMBER: 231539
		FIELD BOOK NUMBER:
		LAST FIELD WORK:
		CREW CHIEF(S):
390 Mallory Station Road, Suite 100 Franklin, TN 37067 (615) 814-7414	Survey For the Benefit of: _____	REV. DRAWING:
		SCALE: 1"= 500' / SHEET 1 OF 1

N
N.T.S

LEGAL DESCRIPTION OF LANDS OF DAVID INGRAM

TAX PARCEL ID# 105 00102 00005105

WILLIAMSON COUNTY, TENNESSEE

THE PROPERTY HEREIN DESCRIBED IS LOCATED IN THE FIFTH CIVIL DISTRICT OF WILLIAMSON COUNTY, TENNESSEE, NORTH OF COLEMAN ROAD AND APPROXIMATELY ONE MILE WEST OF STATE HIGHWAY 31 SOUTH AND BEING MORE PARTICULARLY DESCRIBED ACCORDING TO THE BOUNDARY SURVEY PREPARED BY LICENSED SURVEYOR GREGORY W. MAXWELL ON BEHALF OF SOUTHERN STATES SURVEY, INC., DATED APRIL 4, 2005 AND IDENTIFIED AS JOB/PROJECT NO. 210485 AS FOLLOWS:

BEGINNING AT AN IRON PIN (FOUND) AT THE NORTHEAST COMER OF THE HEREIN DESCRIBED TRACT. SAID POINT BEING A COMMON CORNER WITH THE LANDS OF HILLVIEW FARM TRUST (DEED BOOK 9438 PAGE 867), AND ON THE WEST BOUNDARY OF THE DAVID B INGRAM PROPERTY (DEED BOOK 1053 PAGE193); THENCE, WITH THE WEST BOUNDARY OF SAID INGRAM LAND.

SOUTH 08 DEGREES 24 MINUTES 42 SECONDS WEST, A DISTANCE OF 791.34 FEET TO AN IRON PIN; THENCE, SOUTH 79 DEGREES 02 MINUTES 43 SECONDS EAST A DISTANCE OF 675.16 FEET TO AN IRON PIN; THENCE, CONTINUING WITH THE WEST BOUNDARY OF INGRAM: SOUTH 06 DEGREES 15 MINUTES 13 SECONDS WEST A DISTANCE OF 958.27 FEET TO AN TO IRON PIN; THENCE, SOUTH 83 DEGREES 09 MINUTES 35 SECONDS EAST A DISTANCE OF 14.03 FEET, TO AN TO IRON PIN; THENCE, SOUTH 00 DEGREES 09 MINUTES 30 SECONDS WEST A DISTANCE OF 273.61 FEET TO AN TO IRON PIN ; THENCE, NORTH 80 DEGREES 19 MINUTES 59 SECONDS WEST A DISTANCE OF 641.93 FEET, TO AN TO IRON PIN; THENCE, SOUTH 08 DEGREES 57 MINUTES 46 SECONDS WEST A DISTANCE OF 471.12 FEET TO AN IRON PIN IN THE WEST BOUNDARY OF INGRAM, AND BEING THE SOUTHEAST CORNER OF THE INGRAM 70.00 ACRE PARCEL (DEED BOOK 3553 PAGE 1) AND THE NORTHEAST CORNER OF THE INGRAM 9.892 ACRE PARCEL (DEED BOOK 6857 PAGE 78), AND BOTH BEING PART OF THESE DESCRIBED LANDS; THENCE, CONTINUE WITH THE WEST BOUNDARY LINE OF SAID DAVID B. INGRAM LANDS, SOUTH 08 DEGREES 57 MINUTES 46 SECONDS WEST, A DISTANCE OF 475.40 FEET TO A POINT AT THE SOUTHEAST CORNER OF THESE DESCRIBED LANDS; THENCE LEAVING SAID LANDS OF DAVID B. INGRAM, AND WITH THE NORTH LINE OF THE SOUTH CENTRAL CONFERENCE OF SEVENTH DAY ADVENTIST, INC. (DB 418 PAGE 127), NORTH 81 DEGREES 00 MINUTES 58 SECONDS WEST, A DISTANCE OF 136.54 FEET TO A POINT; THENCE LEAVING THE PROPERTY OF SAID SOUTH CENTRAL CONFERENCE OF SEVENTH DAY ADVENTIST, INC. AND WITH THE NORTH LINE OF THE PROPERTY OF ROBERT AND VIVIAN OWEN (DEED BOOK 6142 PAGE 818), NORTH 79 DEGREES 47 MINUTES 36 SECONDS WEST A DISTANCE OF 777.10 FEET TO A POINT AT THE SOUTHWEST CORNER OF THIS DESCRIBED TRACT OF LAND AND THE SOUTHEAST CORNER OF THE HARLIN TRUST (DEED BOOK 9090 PAGE 659); THENCE, WITH THE EAST LINE OF SAID HARLIN TRUST; NORTH 07 DEGREES 11 MINUTES 27 SECONDS EAST A DISTANCE OF 458.70 FEET TO AN IRON PIN; THENCE CONTINUE WITH SAID LANDS OF HARLIN TRUST, NORTH 07 DEGREES 11 MINUTES 27 SECONDS EAST A DISTANCE OF 2,572.04 FEET TO A POINT AT THE SOUTHWEST COMER OF THE LANDS OF HILLVIEW FARM TRUST (DEED BOOK 9438 PAGE 867),AND BEING THE NORTHWEST COMER OF THE HEREIN DESCRIBED TRACT; THENCE LEAVING THE EAST LINE OF SAID HARLIN TRUST LANDS AND WITH THE SOUTH LINE OF SAID HILLVIEW FARM TRUST; SOUTH 76 DEGREES 41 MINUTES 37 SECONDS EAST A DISTANCE OF 867.99 FEET TO THE POINT OF BEGINNING.

CONTAINING 79.892 ACRES BY DEED

BEARINGS ARE BASED ON MAGNETIC NORTH (DATE:04-06-01) AS REFERENCED ON BOUNDARY SURVEY OF THESE LANDS DATED 04-05-02 BY SOUTHERN STATES SURVEY, INC., DATED APRIL 4, 2005 AND IDENTIFIED AS JOB/PROJECT NO. 210485

GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE
Kimley»Horn

INGRAM PROPERTY
ANNEXATION REQUEST
Franklin, Williamson County, Tennessee

JEFFREY A. BOBIAK
REGISTERED LANDSCAPE ARCHITECT
STATE OF TENNESSEE

Revision Date
1 December 8, 2025
2 _____
3 _____
4 _____

BOUNDARY SURVEY & LEGAL DESCRIPTION

SHEET
C3.0
COF # 8953

RESOLUTION 2025-106

A RESOLUTION TO ANNEX ONE PROPERTY, CONSISTING OF 79.89 ACRES, LOCATED SOUTH OF HILLVIEW LANE AND WEST OF COLUMBIA PIKE AND ADJOINING THE CITY LIMITS WITHIN THE SOUTHERN PART OF THE FRANKLIN URBAN GROWTH BOUNDARY (UGB)

WHEREAS, David Ingram, (Owner) of property located south of Hillview Lane and west of Columbia Pike (Property) petitioned the Board of Mayor and Aldermen (BOMA) of the City of Franklin, Tennessee (City), to annex Property contiguous the City limits and located within the Franklin Urban Growth Boundary (UGB); and

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

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

WHEREAS, the BOMA has adopted a Plan of Services for the annexation area as described in Resolution 2025-105; and

WHEREAS, the BOMA has determined that it is in the best interest of its existing residents to annex the Property described herein and that failure to annex said property will inhibit the prosperity of the City and endanger the health, safety and welfare of its inhabitants.

NOW, THEREFORE, BE IT RESOLVED 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, annexed in and to the corporate limits of the City of Franklin, Tennessee:

PREMISES CONSIDERED

Map-Parcel	Acres
105 – 1.02	79.89
Total	79.89

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

SECTION III: That the annexed Property shall become part of Aldermanic Ward 4.

SECTION IV. **BE IT FINALLY RESOLVED** 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 third and final reading, the health, safety, and welfare of the citizens requiring it.

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

ATTEST:

By: _____
Angie Skarp
City Recorder

CITY OF FRANKLIN, TENNESSEE:

By: _____
Dr. Ken Moore
Mayor

Approved as to form by:

_____
Shauna R. Billingsley
City Attorney

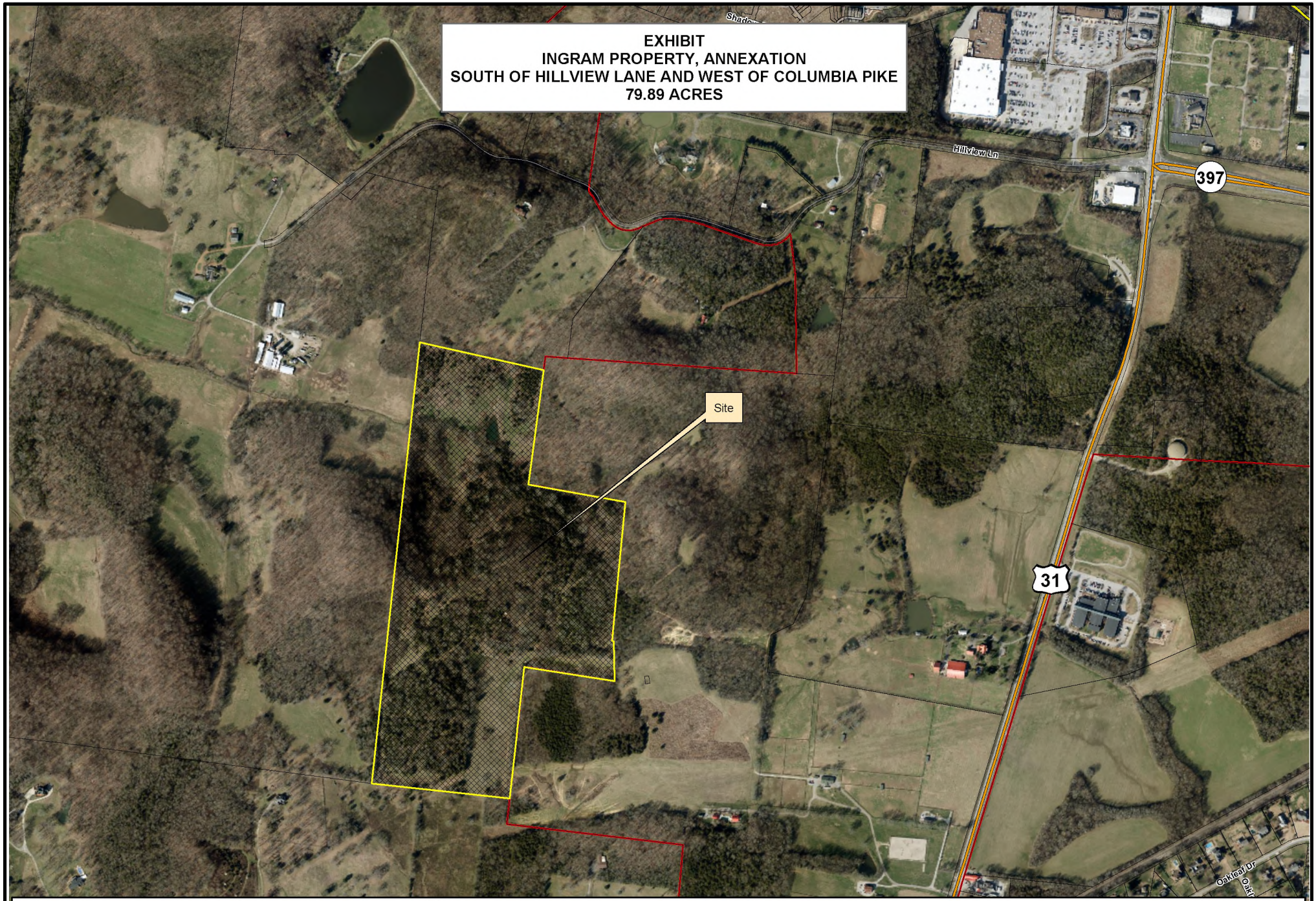
PLANNING COMMISSION RECOMMENDED: _____

PASSED FIRST READING: _____

PUBLIC HEARING HELD: _____

PASSED SECOND READING: _____

PASSED THIRD READING: _____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Oakleaf Dr
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Limits
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1,000
Feet
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INGRAM PROPERTY

ANNEXATION REQUEST - AG

Franklin, Williamson County, Tennessee

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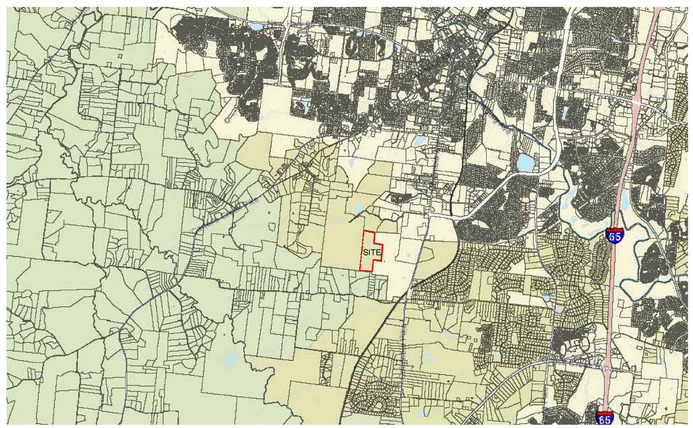
VICINITY MAP



NOT TO SCALE

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ENVISION FRANKLIN:	DEVELOPMENT RESERVE

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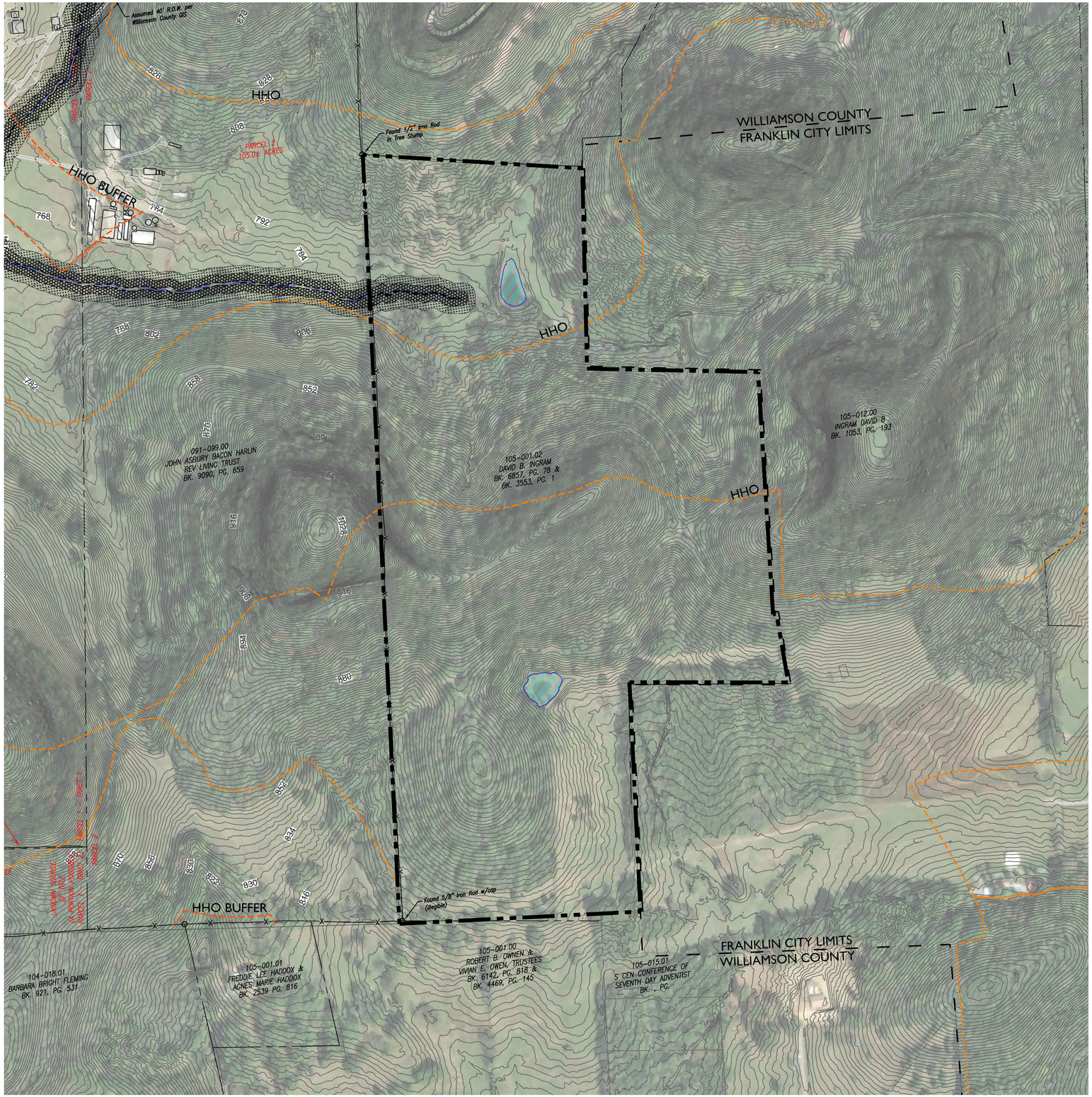
FORMAL ANNEXATION SUBMITTAL:	12/04/2025



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KEY

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- 30' RIPARIAN BUFFER ZONE 1
- HHO LINE
- 500' HHO BUFFER
- POND
- FRANKLIN CITY LIMITS



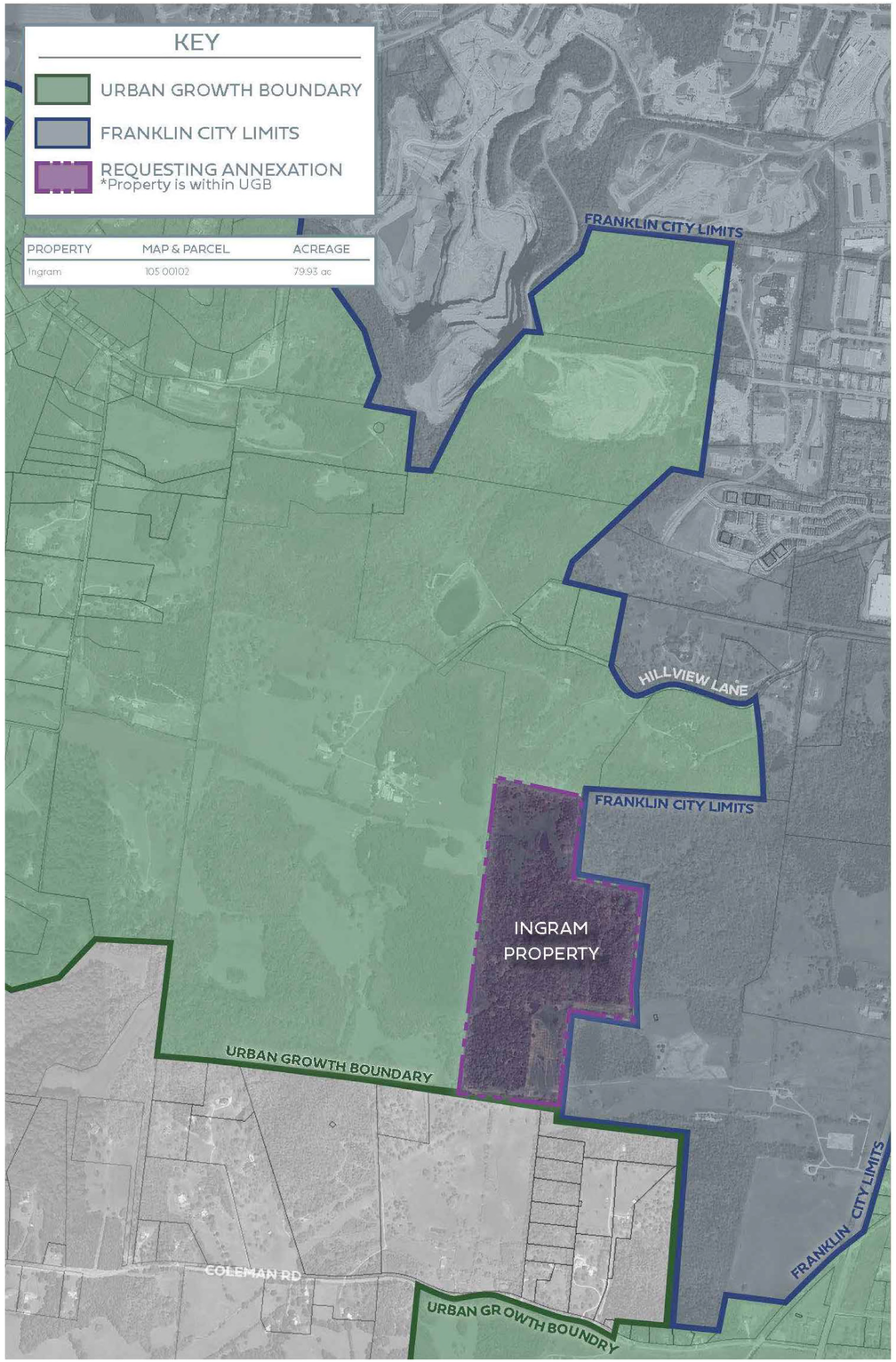
GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE
Kimley»Horn

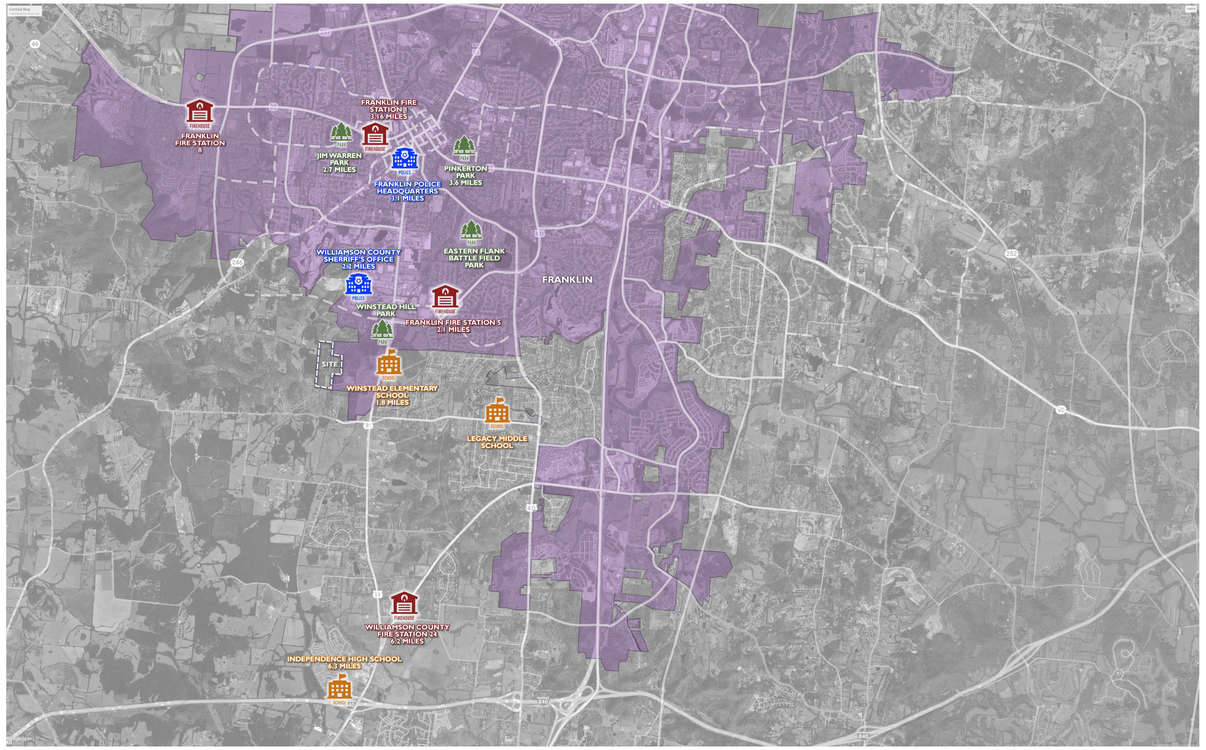
INGRAM PROPERTY
ANNEXATION REQUEST
Franklin, Williamson County, Tennessee



Revision Date
- ⚠ December 8, 2025
- △
- △
- △

OVERALL
EXISTING CONDITIONS
SHEET
C1.0
COF # 8953





INFRASTRUCTURE MAP
Schools, Recreation, Emergency Services

Schools

1.8 miles	Winstead Elementary School (66% Capacity)
4.0 miles	Legacy Middle School (41.8% Capacity)
6.3 miles	Independence High School (86.6% Capacity)

Recreation

1.4 miles	Winstead Hill Park
3.0 miles	Eastern Flank Battlefield Park
3.6 miles	Pinkerton Park

Emergency Services

2.1 miles	Franklin Fire Station #5
2.2 miles	Williamson County Sheriff
3.1 miles	Franklin Police Headquarter
6.2 miles	Williamson County Fire Station #24

N
N.T.S

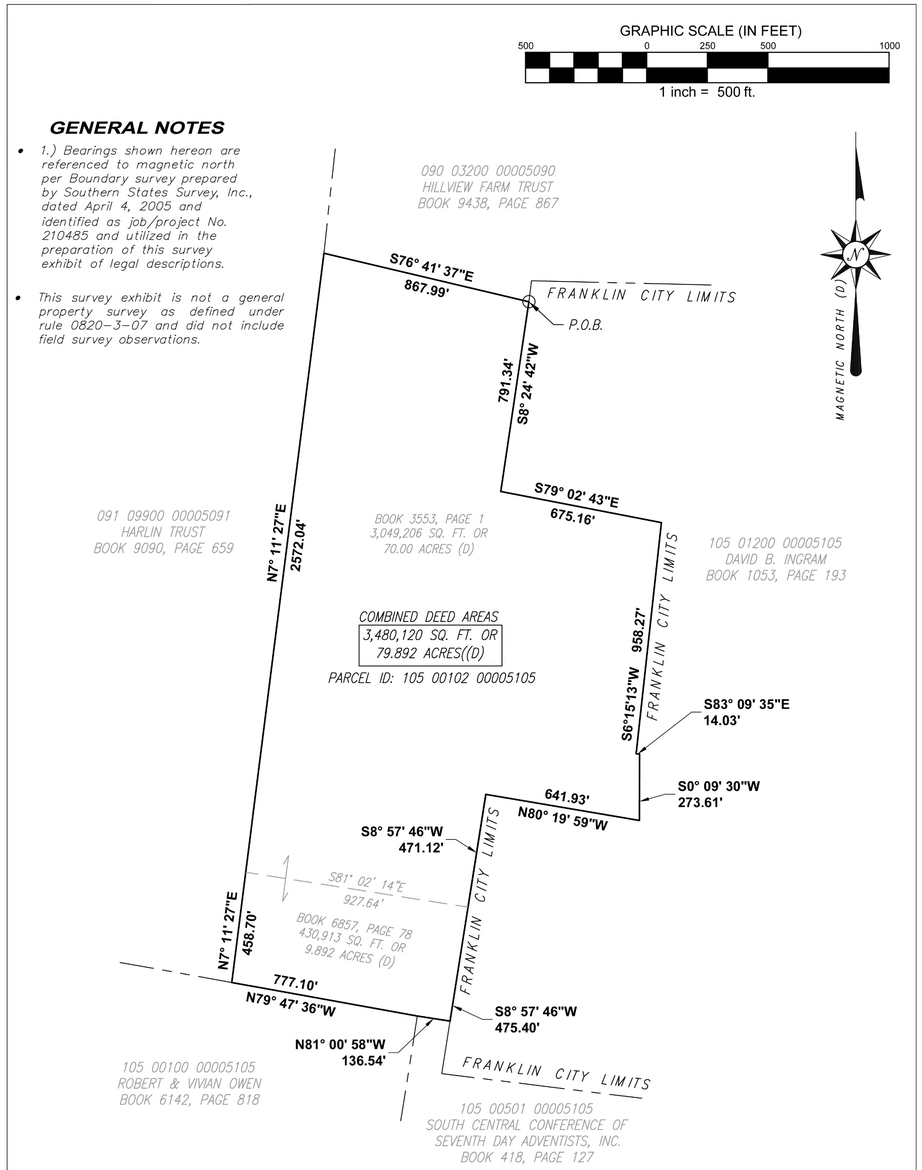
GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE
Kimley»Horn

INGRAM PROPERTY
ANNEXATION REQUEST
Franklin, Williamson County, Tennessee

JEFFREY A. ROSIAK
REGISTERED LANDSCAPE ARCHITECT
TENNESSEE NO. 696
6/18/25

Revision Date
1 December 8, 2025
2
3
4

ANNEXATION EXHIBIT
SHEET
C2.0
COF # 8953



PARCEL INFO:

Parcel ID: 105 00102 00005105
Owner: David B. Ingram
Deed Book 6857, Page 78
&
Deed Book 3553, Page 1

LEGEND

TYP	Typical
(D)	Per Deed of Record
P.O.B.	Point of Beginning

TWM
CONSULTING ENGINEERING
GEOSPATIAL SERVICES

390 Mallory Station Road, Suite 100
Franklin, TN 37067
(615) 814-7414

BOUNDARY EXHIBIT

MAP 105, PARCEL (001.02)

WILLIAMSON County, Tennessee

Survey For the Benefit of:

_____

DATE OF DRAWING: 09-24-2025	
MANAGER: RH	CADD: BWS
PROJECT NUMBER: 231539	
FIELD BOOK NUMBER:	
LAST FIELD WORK:	
CREW CHIEF(S):	
REV. DRAWING:	
SCALE: 1"= 500'	SHEET 1 OF 1

N
N.T.S

LEGAL DESCRIPTION OF LANDS OF DAVID INGRAM

TAX PARCEL ID# 105 00102 00005105

WILLIAMSON COUNTY, TENNESSEE

THE PROPERTY HEREIN DESCRIBED IS LOCATED IN THE FIFTH CIVIL DISTRICT OF WILLIAMSON COUNTY, TENNESSEE, NORTH OF COLEMAN ROAD AND APPROXIMATELY ONE MILE WEST OF STATE HIGHWAY 31 SOUTH AND BEING MORE PARTICULARLY DESCRIBED ACCORDING TO THE BOUNDARY SURVEY PREPARED BY LICENSED SURVEYOR GREGORY W. MAXWELL ON BEHALF OF SOUTHERN STATES SURVEY, INC., DATED APRIL 4, 2005 AND IDENTIFIED AS JOB/PROJECT NO. 210485 AS FOLLOWS:

BEGINNING AT AN IRON PIN (FOUND) AT THE NORTHEAST COMER OF THE HEREIN DESCRIBED TRACT. SAID POINT BEING A COMMON CORNER WITH THE LANDS OF HILLVIEW FARM TRUST (DEED BOOK 9438 PAGE 867), AND ON THE WEST BOUNDARY OF THE DAVID B INGRAM PROPERTY (DEED BOOK 1053 PAGE193); THENCE, WITH THE WEST BOUNDARY OF SAID INGRAM LAND.

SOUTH 08 DEGREES 24 MINUTES 42 SECONDS WEST, A DISTANCE OF 791.34 FEET TO AN IRON PIN; THENCE, SOUTH 79 DEGREES 02 MINUTES 43 SECONDS EAST A DISTANCE OF 675.16 FEET TO AN IRON PIN; THENCE, CONTINUING WITH THE WEST BOUNDARY OF INGRAM: SOUTH 06 DEGREES 15 MINUTES 13 SECONDS WEST A DISTANCE OF 958.27 FEET TO AN TO IRON PIN; THENCE, SOUTH 83 DEGREES 09 MINUTES 35 SECONDS EAST A DISTANCE OF 14.03 FEET, TO AN TO IRON PIN; THENCE, SOUTH 00 DEGREES 09 MINUTES 30 SECONDS WEST A DISTANCE OF 273.61 FEET TO AN TO IRON PIN ; THENCE, NORTH 80 DEGREES 19 MINUTES 59 SECONDS WEST A DISTANCE OF 641.93 FEET, TO AN TO IRON PIN; THENCE, SOUTH 08 DEGREES 57 MINUTES 46 SECONDS WEST A DISTANCE OF 471.12 FEET TO AN IRON PIN IN THE WEST BOUNDARY OF INGRAM, AND BEING THE SOUTHEAST CORNER OF THE INGRAM 70.00 ACRE PARCEL (DEED BOOK 3553 PAGE 1) AND THE NORTHEAST CORNER OF THE INGRAM 9.892 ACRE PARCEL (DEED BOOK 6857 PAGE 78), AND BOTH BEING PART OF THESE DESCRIBED LANDS; THENCE, CONTINUE WITH THE WEST BOUNDARY LINE OF SAID DAVID B. INGRAM LANDS, SOUTH 08 DEGREES 57 MINUTES 46 SECONDS WEST, A DISTANCE OF 475.40 FEET TO A POINT AT THE SOUTHEAST CORNER OF THESE DESCRIBED LANDS; THENCE LEAVING SAID LANDS OF DAVID B. INGRAM, AND WITH THE NORTH LINE OF THE SOUTH CENTRAL CONFERENCE OF SEVENTH DAY ADVENTIST, INC. (DB 418 PAGE 127), NORTH 81 DEGREES 00 MINUTES 58 SECONDS WEST, A DISTANCE OF 136.54 FEET TO A POINT; THENCE LEAVING THE PROPERTY OF SAID SOUTH CENTRAL CONFERENCE OF SEVENTH DAY ADVENTIST, INC. AND WITH THE NORTH LINE OF THE PROPERTY OF ROBERT AND VIVIAN OWEN (DEED BOOK 6142 PAGE 818), NORTH 79 DEGREES 47 MINUTES 36 SECONDS WEST A DISTANCE OF 777.10 FEET TO A POINT AT THE SOUTHWEST CORNER OF THIS DESCRIBED TRACT OF LAND AND THE SOUTHEAST CORNER OF THE HARLIN TRUST (DEED BOOK 9090 PAGE 659); THENCE, WITH THE EAST LINE OF SAID HARLIN TRUST; NORTH 07 DEGREES 11 MINUTES 27 SECONDS EAST A DISTANCE OF 458.70 FEET TO AN IRON PIN; THENCE CONTINUE WITH SAID LANDS OF HARLIN TRUST, NORTH 07 DEGREES 11 MINUTES 27 SECONDS EAST A DISTANCE OF 2,572.04 FEET TO A POINT AT THE SOUTHWEST COMER OF THE LANDS OF HILLVIEW FARM TRUST (DEED BOOK 9438 PAGE 867),AND BEING THE NORTHWEST COMER OF THE HEREIN DESCRIBED TRACT; THENCE LEAVING THE EAST LINE OF SAID HARLIN TRUST LANDS AND WITH THE SOUTH LINE OF SAID HILLVIEW FARM TRUST; SOUTH 76 DEGREES 41 MINUTES 37 SECONDS EAST A DISTANCE OF 867.99 FEET TO THE POINT OF BEGINNING.

CONTAINING 79.892 ACRES BY DEED

BEARINGS ARE BASED ON MAGNETIC NORTH (DATE:04-06-01) AS REFERENCED ON BOUNDARY SURVEY OF THESE LANDS DATED 04-05-02 BY SOUTHERN STATES SURVEY, INC., DATED APRIL 4, 2005 AND IDENTIFIED AS JOB/PROJECT NO. 210485

GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE
Kimley»Horn

INGRAM PROPERTY
ANNEXATION REQUEST
Franklin, Williamson County, Tennessee

JEFFREY A. BOBIAK
R&O 1819
LICENSED
PROFESSIONAL
SURVEYOR
STATE OF TENNESSEE

Revision Date
1 December 8, 2025
2 _____
3 _____
4 _____

BOUNDARY SURVEY & LEGAL DESCRIPTION

SHEET
C3.0
COF # 8953

City of Franklin

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

File #: 21-01871

DATE: 1/22/2026

TO: Franklin Municipal Planning Commission

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

SUBJECT:

Consideration Of Ordinance 2025-53, An Ordinance To Zone 79.89 Acre Agricultural (AG) District, And Hillside Hillcrest Overlay (HHO) District, For The Property Located South Of Hillview Lane And West Of Columbia Pike.

PURPOSE:

PROJECT INFORMATION
COF Project Number: 8953
Applicant: Greg Gamble, Gamble Design Collaborative
Owner: David Ingram

BACKGROUND/STAFF COMMENTS:
The applicant is requesting to zone the property south of Hillview Lane and west of Columbia Pike Agricultural (AG) District, should the Plan of Services, RES 2025-24, and Annexation, RES 2025-25, be approved by BOMA. The subject property consists of 79.89 acres and is currently zoned MGA-1 (County). Envision Franklin places this parcel into the Development Reserve Design Concept, which states that these areas, "Public sewer access is unavailable in these areas. Rural road widths are not capable of handling high traffic volumes. New growth should only be encouraged in areas where adequate public water, sewer, and streets are available or are planned." It further states that, "These areas should be subject to further planning in coordination with planned infrastructure improvements and public-service delivery." The zoning as proposed is consistent with the recommendations of Envision Franklin and maintains the current use of the property. Additionally, the Hillside Hillcrst Overlay District (HHO) and 500ft HHO buffer would be applied with this zoning and further protect the character of the area. Regarding any future development, prior to zoning the property anything other than Agricultural or Estate Residential, an Envision Franklin Plan Amendment would need to be approved by the Planning Commission.

Property Consideration:

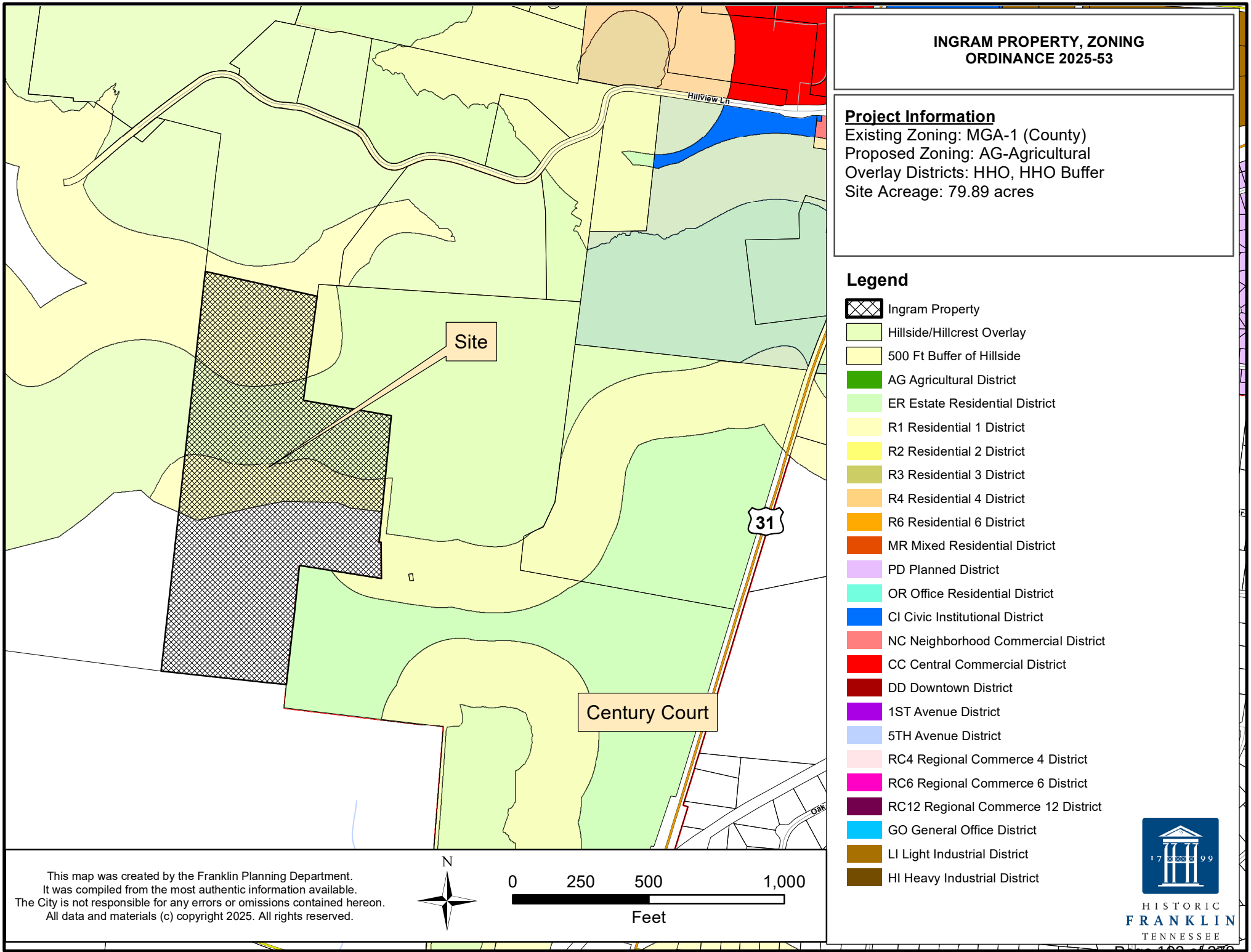
The property in question is adjacent to land within the City limits owned by the same property owner. The property within the City limits is zoned Estate Residential.

FINANCIAL IMPACT:

Unknown.

RECOMMENDATION:

Staff recommends that the Planning Commission recommend to the Board of Mayor and Aldermen to approve Ordinance 2025-53.


INGRAM PROPERTY, ZONING
ORDINANCE 2025-53
Project Information
Existing Zoning: MGA-1 (County)
Proposed Zoning: AG-Agricultural
Overlay Districts: HHO, HHO Buffer
Site Acreage: 79.89 acres
Legend
Ingram Property
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
Site
Century Court
Hillview Ln
31
N
0
250
500
1,000
Feet
This map was created by the Franklin Planning Department.
It was compiled from the most authentic information available.
The City is not responsible for any errors or omissions contained hereon.
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HISTORIC
FRANKLIN
TENNESSEE

ORDINANCE 2025-53

AN ORDINANCE TO ZONE 79.89 ACRE AGRICULTURAL (AG) DISTRICT, AND HILLSIDE HILLCREST OVERLAY (HHO) DISTRICT, FOR THE PROPERTY LOCATED SOUTH OF HILLVIEW LANE AND WEST OF COLUMBIA PIKE

WHEREAS, David Ingram, (Owner) of property located south of Hillview Lane and west of Columbia Pike (Property) petitioned the Board of Mayor and Aldermen (BOMA) of the City of Franklin, Tennessee (City), to annex Property adjoining the City limits and located within the Franklin Urban Growth Boundary (UGB); and

WHEREAS, the BOMA has adopted a Plan of Services and annexed the property as described in Resolution 2025-105 and Resolution 2025-106; and

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

WHEREAS, the Agricultural (AG) District, and the Hillside Hillcrest Overlay (HHO) District, provide zoning for land uses compatible with both the Franklin Land Use Plan and the 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 (FMPC).

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, zoned the following: Agricultural (AG) District, and the Hillside Hillcrest Overlay (HHO) District:

PREMISES CONSIDERED

Map-Parcel	Acres
105 – 1.02	79.89
Total	79.89

SECTION II: That the attached Location Map 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 RESOLVED AND DONE on this ____ day of _____, 2026.

ATTEST:

By: _____
Angie Skarp
City Recorder

CITY OF FRANKLIN, TENNESSEE:

By: _____
Dr. Ken Moore
Mayor

Approved as to form by:

_____
Shauna R. Billingsley
City Attorney

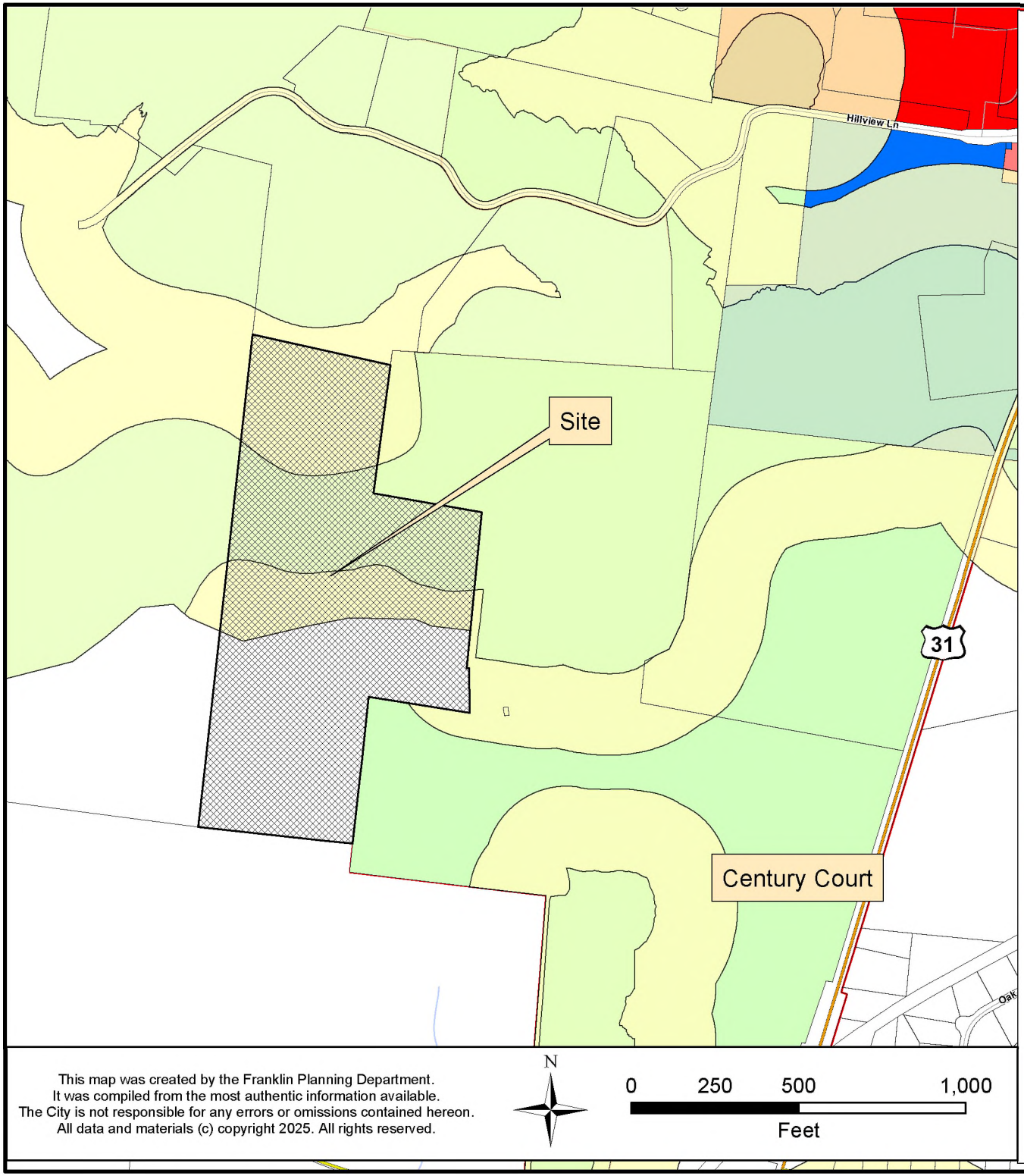
PLANNING COMMISSION RECOMMENDED: _____

PASSED FIRST READING: _____

PUBLIC HEARING HELD: _____

PASSED SECOND READING: _____

PASSED THIRD READING: _____



INGRAM PROPERTY, ZONING ORDINANCE 2025-53

Project Information
Existing Zoning: MGA-1 (County)
Proposed Zoning: AG-Agricultural
Overlay Districts: HHO, HHO Buffer
Site Acreage: 79.89 acres

Legend

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

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

N

0 250 500 1,000
Feet

HISTORIC FRANKLIN TENNESSEE

INGRAM PROPERTY

ANNEXATION REQUEST - AG

Franklin, Williamson County, Tennessee

SHEET INDEX

C0.0	COVER SHEET
C1.0	OVERALL EXISTING CONDITIONS
C2.0	ANNEXATION EXHIBIT
C3.0	BOUNDARY SURVEY & LEGAL DESCRIPTION

DEVELOPMENT TEAM

APPLICANT & LANDSCAPE ARCHITECT:

GAMBLE DESIGN COLLABORATIVE
GREG GAMBLE
3020 STANSBERRY LANE, SUITE 201
FRANKLIN, TN 37069
615-975-5765
GREG.GAMBLE@GDC-TN.COM

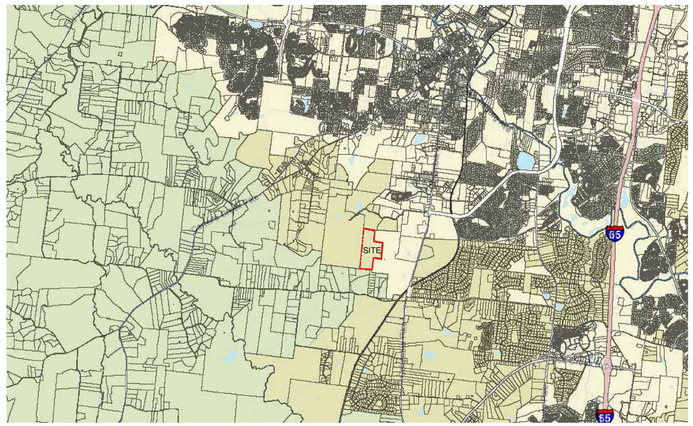
ENGINEER:

KIMLEY-HORN
RYAN MCMASTER
10 LEA AVENUE, SUITE 400
NASHVILLE, TN 37210
615-330-1749
RYAN.MCMASTER@KIMLEY-HORN.COM

OWNER:

DAVID INGRAM
4417 TYNE BLVD
NASHVILLE, TN 37215

VICINITY MAP



NOT TO SCALE

SITE DATA

INGRAM PROPERTY, ANNEXATION REQUEST

COF PROJECT NUMBER:	8953
SITE ACREAGE/SF:	79.89 AC / 3,480,008.4 SF
EXISTING ZONING:	MGA-1, RP-1, COUNTY
PROPOSED ZONING:	AG
OVERLAY ZONING:	HHO
TAX MAP & PARCELS:	105-00102
ADDRESS:	COLEMAN ROAD
PRIMARY USES:	AGRICULTURAL
ENVISION FRANKLIN:	DEVELOPMENT RESERVE

IMPACT STATEMENT

WATER
NO DEVELOPMENT IS PROPOSED OR ANTICIPATED AT THIS TIME. WATER IS AVAILABLE FROM THE ADJACENT PROPOSED DEVELOPMENT OF THE HARLIN PROPERTY.

SANITARY SEWER
NO DEVELOPMENT IS PROPOSED OR ANTICIPATED AT THIS TIME. SANITARY SEWER IS AVAILABLE FROM THE ADJACENT PROPOSED DEVELOPMENT OF THE HARLIN PROPERTY.

STORMWATER
NO DEVELOPMENT IS PROPOSED OR ANTICIPATED AT THIS TIME.

RECLAIMED WATER LINE
RECLAIMED WATER INFRASTRUCTURE IS NOT PRESENT OR PROPOSED ON THIS SITE.

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

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

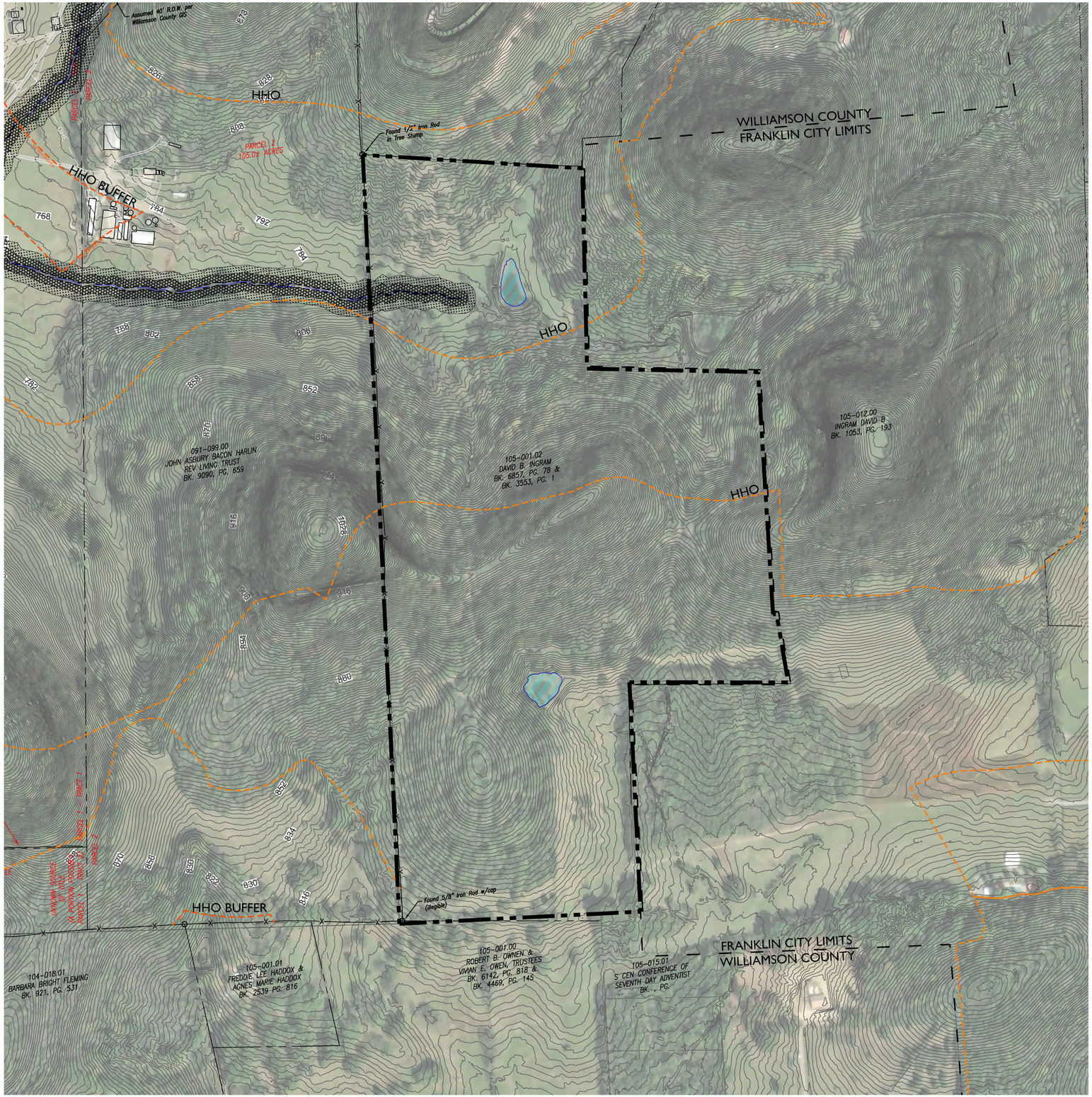
REFUSE COLLECTION
REFUSE COLLECTION FOR THE DEVELOPMENT SHALL BE PROVIDED BY PRIVATE COLLECTION.

DRAINAGE FACILITIES
NO DEVELOPMENT IS PROPOSED OR ANTICIPATED AT THIS TIME.

STREET NETWORK
NO DEVELOPMENT IS PROPOSED OR ANTICIPATED AT THIS TIME.



INITIAL SUBMITTAL: 09/29/2025
FORMAL ANNEXATION SUBMITTAL: 12/04/2025



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KEY

- 30' RIPARIAN BUFFER ZONE 2
- 30' RIPARIAN BUFFER ZONE 1
- HHO LINE
- 500' HHO BUFFER
- POND
- FRANKLIN CITY LIMITS



GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE
Kimley»Horn

INGRAM PROPERTY
ANNEXATION REQUEST
Franklin, Williamson County, Tennessee

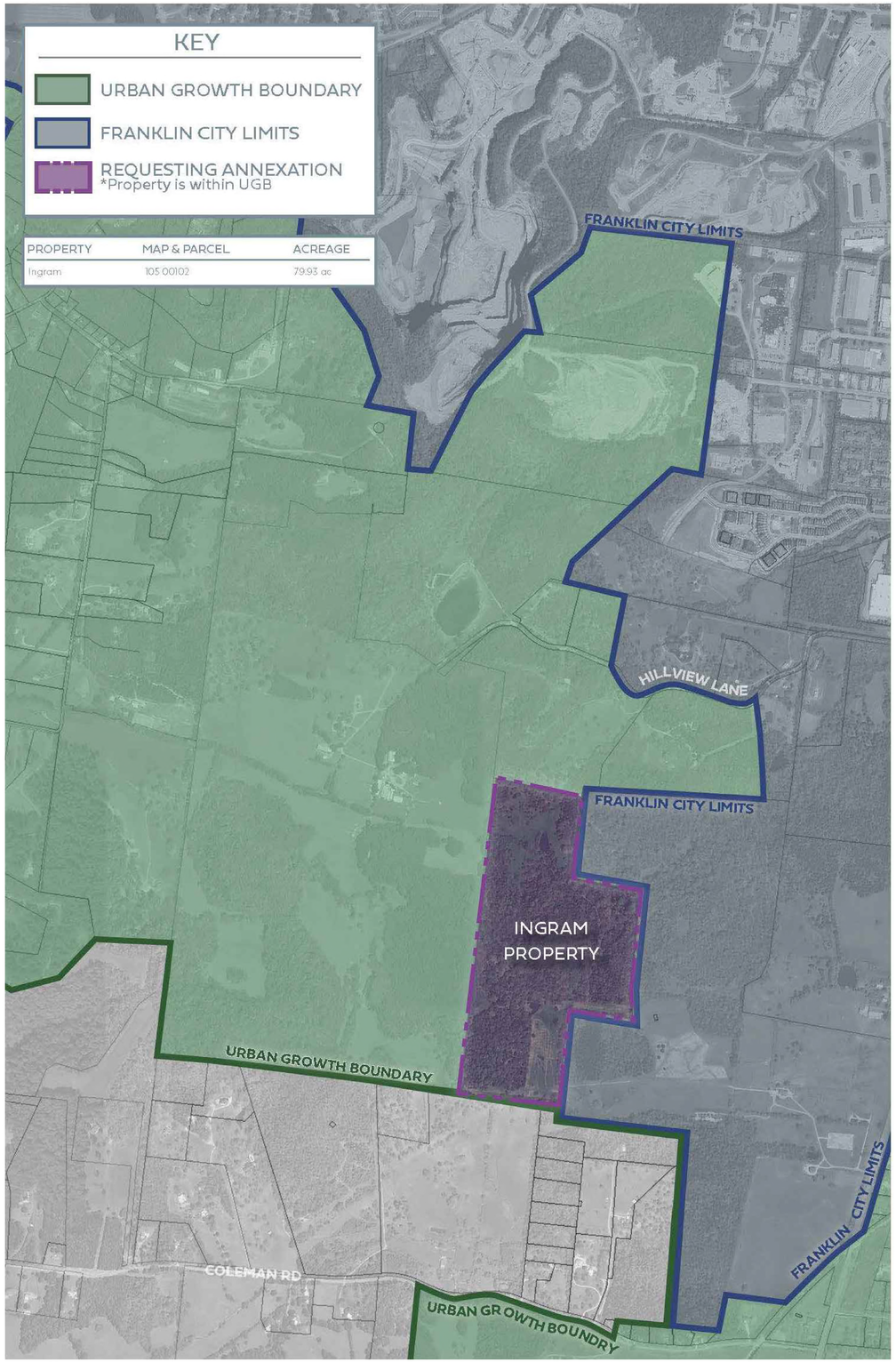


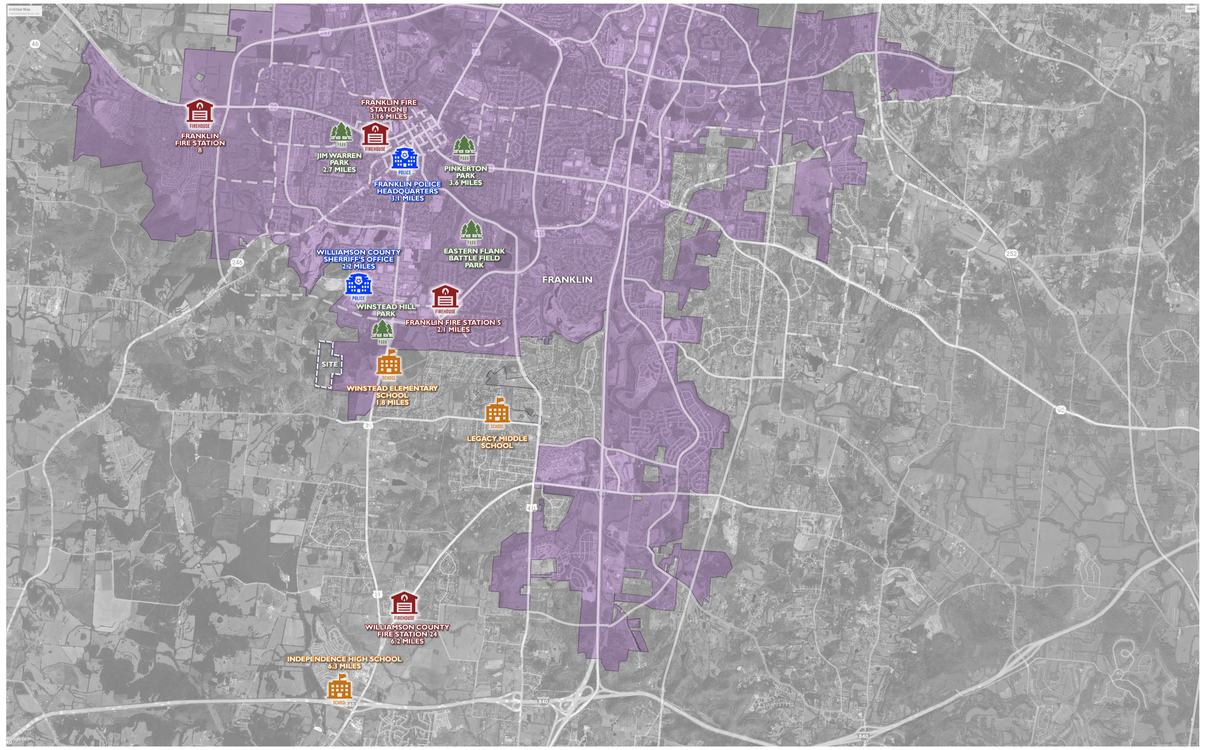
Revision Date
- ⚠ December 8, 2025
- △
- △
- △

OVERALL EXISTING CONDITIONS

SHEET
C1.0

COF # 8953





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Schools, Recreation, Emergency Services

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N
N.T.S

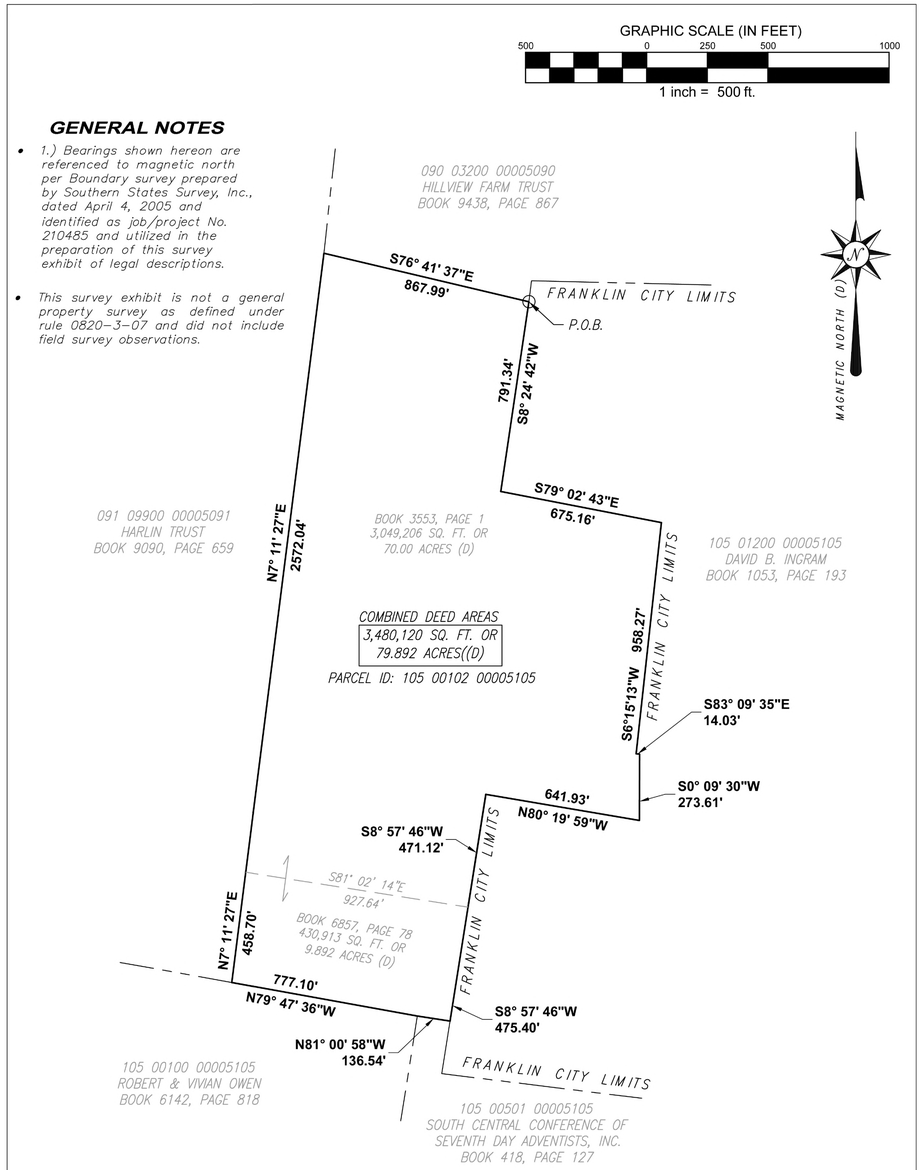
GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE
Kimley»Horn

INGRAM PROPERTY
ANNEXATION REQUEST
Franklin, Williamson County, Tennessee

JEFFREY A. ROSIAK
REGISTERED LANDSCAPE ARCHITECT
TENNESSEE NO. 696
6/18/25

Revision Date
1 December 8, 2025
2
3
4

ANNEXATION EXHIBIT
SHEET
C2.0
COF # 8953



PARCEL INFO:

Parcel ID: 105 00102 00005105
Owner: David B. Ingram
Deed Book 6857, Page 78
&
Deed Book 3553, Page 1

LEGEND

TYP	Typical
(D)	Per Deed of Record
P.O.B.	Point of Beginning

TWM CONSULTING ENGINEERING GEOSPATIAL SERVICES	**BOUNDARY EXHIBIT**	DATE OF DRAWING: 09-24-2025
	MAP 105, PARCEL (001.02)	MANAGER: RH / CADD: BWS
	WILLIAMSON County, Tennessee	PROJECT NUMBER: 231539
		FIELD BOOK NUMBER:
		LAST FIELD WORK:
		CREW CHIEF(S):
390 Mallory Station Road, Suite 100 Franklin, TN 37067 (615) 814-7414	Survey For the Benefit of: _____	REV. DRAWING:
		SCALE: 1"= 500' / SHEET 1 OF 1

N
N.T.S

LEGAL DESCRIPTION OF LANDS OF DAVID INGRAM

TAX PARCEL ID# 105 00102 00005105

WILLIAMSON COUNTY, TENNESSEE

THE PROPERTY HEREIN DESCRIBED IS LOCATED IN THE FIFTH CIVIL DISTRICT OF WILLIAMSON COUNTY, TENNESSEE, NORTH OF COLEMAN ROAD AND APPROXIMATELY ONE MILE WEST OF STATE HIGHWAY 31 SOUTH AND BEING MORE PARTICULARLY DESCRIBED ACCORDING TO THE BOUNDARY SURVEY PREPARED BY LICENSED SURVEYOR GREGORY W. MAXWELL ON BEHALF OF SOUTHERN STATES SURVEY, INC., DATED APRIL 4, 2005 AND IDENTIFIED AS JOB/PROJECT NO. 210485 AS FOLLOWS:

BEGINNING AT AN IRON PIN (FOUND) AT THE NORTHEAST COMER OF THE HEREIN DESCRIBED TRACT. SAID POINT BEING A COMMON CORNER WITH THE LANDS OF HILLVIEW FARM TRUST (DEED BOOK 9438 PAGE 867), AND ON THE WEST BOUNDARY OF THE DAVID B INGRAM PROPERTY (DEED BOOK 1053 PAGE193); THENCE, WITH THE WEST BOUNDARY OF SAID INGRAM LAND.

SOUTH 08 DEGREES 24 MINUTES 42 SECONDS WEST, A DISTANCE OF 791.34 FEET TO AN IRON PIN; THENCE, SOUTH 79 DEGREES 02 MINUTES 43 SECONDS EAST A DISTANCE OF 675.16 FEET TO AN IRON PIN; THENCE, CONTINUING WITH THE WEST BOUNDARY OF INGRAM: SOUTH 06 DEGREES 15 MINUTES 13 SECONDS WEST A DISTANCE OF 958.27 FEET TO AN TO IRON PIN; THENCE, SOUTH 83 DEGREES 09 MINUTES 35 SECONDS EAST A DISTANCE OF 14.03 FEET, TO AN TO IRON PIN; THENCE, SOUTH 00 DEGREES 09 MINUTES 30 SECONDS WEST A DISTANCE OF 273.61 FEET TO AN TO IRON PIN ; THENCE, NORTH 80 DEGREES 19 MINUTES 59 SECONDS WEST A DISTANCE OF 641.93 FEET, TO AN TO IRON PIN; THENCE, SOUTH 08 DEGREES 57 MINUTES 46 SECONDS WEST A DISTANCE OF 471.12 FEET TO AN IRON PIN IN THE WEST BOUNDARY OF INGRAM, AND BEING THE SOUTHEAST CORNER OF THE INGRAM 70.00 ACRE PARCEL (DEED BOOK 3553 PAGE 1) AND THE NORTHEAST CORNER OF THE INGRAM 9.892 ACRE PARCEL (DEED BOOK 6857 PAGE 78), AND BOTH BEING PART OF THESE DESCRIBED LANDS; THENCE, CONTINUE WITH THE WEST BOUNDARY LINE OF SAID DAVID B. INGRAM LANDS, SOUTH 08 DEGREES 57 MINUTES 46 SECONDS WEST, A DISTANCE OF 475.40 FEET TO A POINT AT THE SOUTHEAST CORNER OF THESE DESCRIBED LANDS; THENCE LEAVING SAID LANDS OF DAVID B. INGRAM, AND WITH THE NORTH LINE OF THE SOUTH CENTRAL CONFERENCE OF SEVENTH DAY ADVENTIST, INC. (DB 418 PAGE 127), NORTH 81 DEGREES 00 MINUTES 58 SECONDS WEST, A DISTANCE OF 136.54 FEET TO A POINT; THENCE LEAVING THE PROPERTY OF SAID SOUTH CENTRAL CONFERENCE OF SEVENTH DAY ADVENTIST, INC. AND WITH THE NORTH LINE OF THE PROPERTY OF ROBERT AND VIVIAN OWEN (DEED BOOK 6142 PAGE 818), NORTH 79 DEGREES 47 MINUTES 36 SECONDS WEST A DISTANCE OF 777.10 FEET TO A POINT AT THE SOUTHWEST CORNER OF THIS DESCRIBED TRACT OF LAND AND THE SOUTHEAST CORNER OF THE HARLIN TRUST (DEED BOOK 9090 PAGE 659); THENCE, WITH THE EAST LINE OF SAID HARLIN TRUST; NORTH 07 DEGREES 11 MINUTES 27 SECONDS EAST A DISTANCE OF 458.70 FEET TO AN IRON PIN; THENCE CONTINUE WITH SAID LANDS OF HARLIN TRUST, NORTH 07 DEGREES 11 MINUTES 27 SECONDS EAST A DISTANCE OF 2,572.04 FEET TO A POINT AT THE SOUTHWEST COMER OF THE LANDS OF HILLVIEW FARM TRUST (DEED BOOK 9438 PAGE 867),AND BEING THE NORTHWEST COMER OF THE HEREIN DESCRIBED TRACT; THENCE LEAVING THE EAST LINE OF SAID HARLIN TRUST LANDS AND WITH THE SOUTH LINE OF SAID HILLVIEW FARM TRUST; SOUTH 76 DEGREES 41 MINUTES 37 SECONDS EAST A DISTANCE OF 867.99 FEET TO THE POINT OF BEGINNING.

CONTAINING 79.892 ACRES BY DEED

BEARINGS ARE BASED ON MAGNETIC NORTH (DATE:04-06-01) AS REFERENCED ON BOUNDARY SURVEY OF THESE LANDS DATED 04-05-02 BY SOUTHERN STATES SURVEY, INC., DATED APRIL 4, 2005 AND IDENTIFIED AS JOB/PROJECT NO. 210485

GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE
Kimley»Horn

INGRAM PROPERTY
ANNEXATION REQUEST
Franklin, Williamson County, Tennessee

JEFFREY A. BOBIAK
R&O 1818
LICENSED PROFESSIONAL ENGINEER
STATE OF TENNESSEE
REGISTERED LANDSCAPE ARCHITECT
NO. 689
STATE OF TENNESSEE

Revision Date
1 December 8, 2025
2
3
4

BOUNDARY SURVEY & LEGAL DESCRIPTION
SHEET
C3.0
COF # 8953

INGRAM PROPERTY

ANNEXATION REQUEST - AG

Franklin, Williamson County, Tennessee

SHEET INDEX

C0.0	COVER SHEET
C1.0	OVERALL EXISTING CONDITIONS
C2.0	ANNEXATION EXHIBIT
C3.0	BOUNDARY SURVEY & LEGAL DESCRIPTION

DEVELOPMENT TEAM

APPLICANT & LANDSCAPE ARCHITECT:

GAMBLE DESIGN COLLABORATIVE
GREG GAMBLE
3020 STANSBERRY LANE, SUITE 201
FRANKLIN, TN 37069
615-975-5765
GREG.GAMBLE@GDC-TN.COM

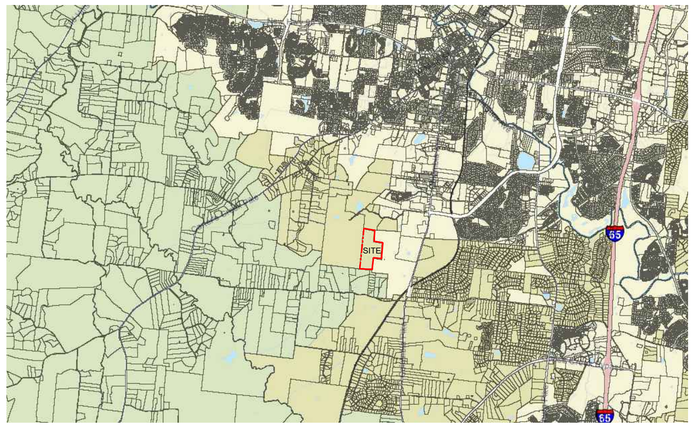
ENGINEER:

KIMLEY-HORN
RYAN MCMASTER
10 LEA AVENUE, SUITE 400
NASHVILLE, TN 37210
615-330-1749
RYAN.MCMASTER@KIMLEY-HORN.COM

OWNER:

DAVID INGRAM
4417 TYNE BLVD
NASHVILLE, TN 37215

VICINITY MAP



N NOT TO SCALE

SITE DATA

INGRAM PROPERTY, ANNEXATION REQUEST

COF PROJECT NUMBER:	8953
SITE ACREAGE/SF:	79.89 AC / 3,480,008.4 SF
EXISTING ZONING:	MGA-1, RP-1, COUNTY
PROPOSED ZONING:	AG
OVERLAY ZONING:	HHO
TAX MAP & PARCELS:	105-00102
ADDRESS:	COLEMAN ROAD
PRIMARY USES:	AGRICULTURAL
ENVISION FRANKLIN:	DEVELOPMENT RESERVE

IMPACT STATEMENT

WATER
NO DEVELOPMENT IS PROPOSED OR ANTICIPATED AT THIS TIME. WATER IS AVAILABLE FROM THE ADJACENT PROPOSED DEVELOPMENT OF THE HARLIN PROPERTY.

SANITARY SEWER
NO DEVELOPMENT IS PROPOSED OR ANTICIPATED AT THIS TIME. SANITARY SEWER IS AVAILABLE FROM THE ADJACENT PROPOSED DEVELOPMENT OF THE HARLIN PROPERTY.

STORMWATER
NO DEVELOPMENT IS PROPOSED OR ANTICIPATED AT THIS TIME.

RECLAIMED WATER LINE
RECLAIMED WATER INFRASTRUCTURE IS NOT PRESENT OR PROPOSED ON THIS SITE.

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

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

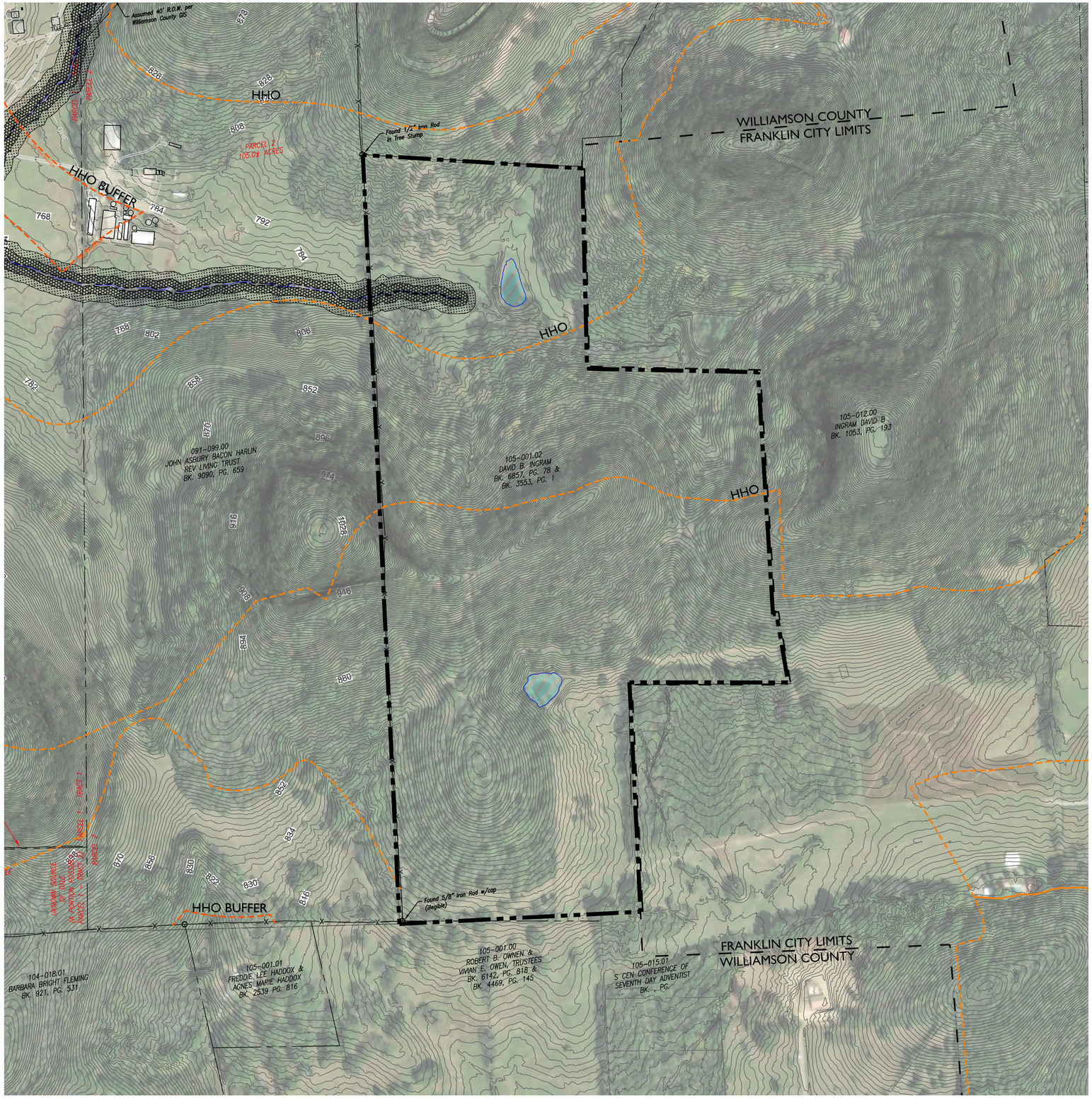
REFUSE COLLECTION
REFUSE COLLECTION FOR THE DEVELOPMENT SHALL BE PROVIDED BY PRIVATE COLLECTION.

DRAINAGE FACILITIES
NO DEVELOPMENT IS PROPOSED OR ANTICIPATED AT THIS TIME.

STREET NETWORK
NO DEVELOPMENT IS PROPOSED OR ANTICIPATED AT THIS TIME.



INITIAL SUBMITTAL:	09/29/2025
FORMAL ANNEXATION SUBMITTAL:	12/04/2025



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KEY

- 30' RIPARIAN BUFFER ZONE 2
- 30' RIPARIAN BUFFER ZONE 1
- HHO LINE
- 500' HHO BUFFER
- POND
- FRANKLIN CITY LIMITS

N

0' 200' 400' 600'

GAMBLE DESIGN COLLABORATIVE

DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

Kimley»Horn

INGRAM PROPERTY
ANNEXATION REQUEST
Franklin, Williamson County, Tennessee

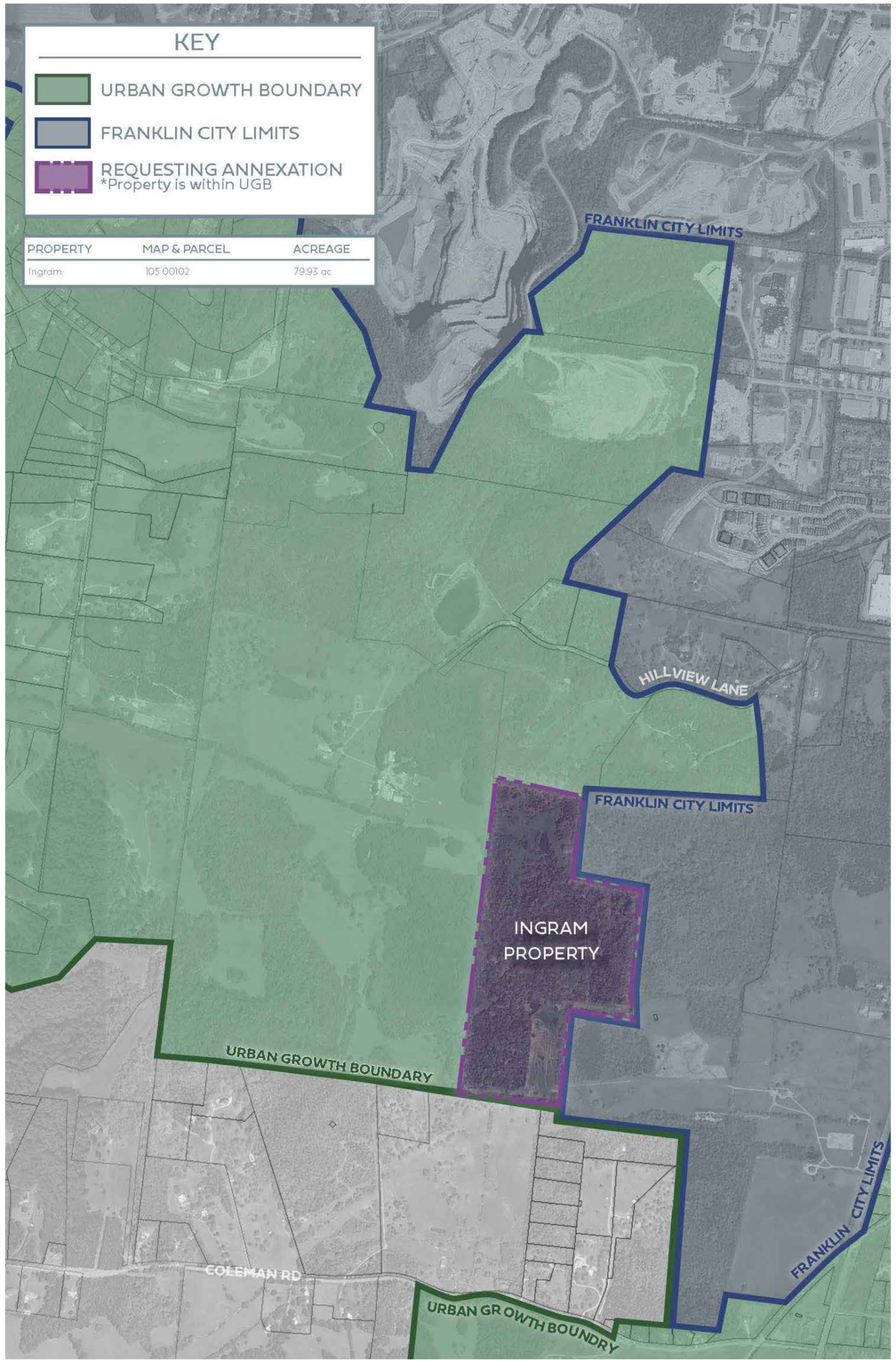
JEFFREY A. ROSIAK
REGISTERED ENGINEER
LANDSCAPE ARCHITECT
TENNESSEE NO. 695
Date: 12/18/2025

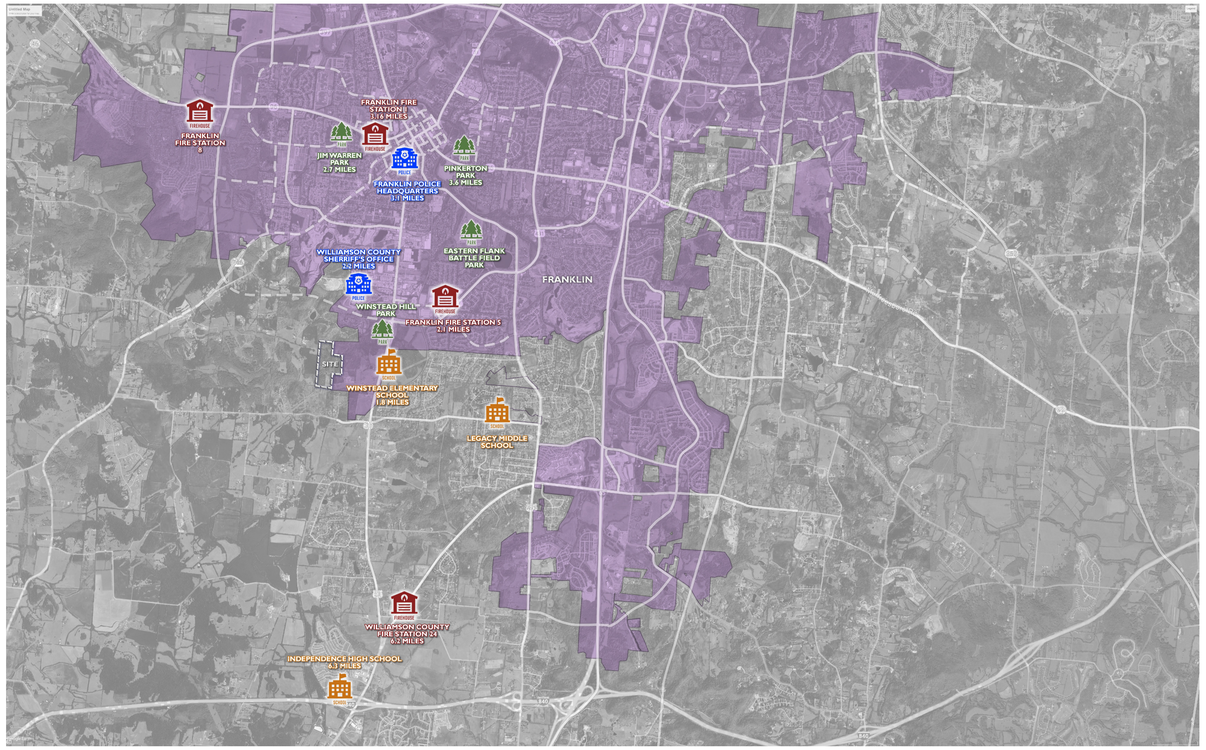
Revision Date
1 December 8, 2025

OVERALL EXISTING CONDITIONS

SHEET
C1.0

COF # 8953





INFRASTRUCTURE MAP
Schools, Recreation, Emergency Services

Schools

1.8 miles	Winstead Elementary School (66% Capacity)
4.0 miles	Legacy Middle School (41.8% Capacity)
6.3 miles	Independence High School (86.6% Capacity)

Recreation

1.4 miles	Winstead Hill Park
3.0 miles	Eastern Flank Battlefield Park
3.6 miles	Pinkerton Park

Emergency Services

2.1 miles	Franklin Fire Station #5
2.2 miles	Williamson County Sheriff
3.1 miles	Franklin Police Headquarter
6.2 miles	Williamson County Fire Station #24

N
N.T.S

GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

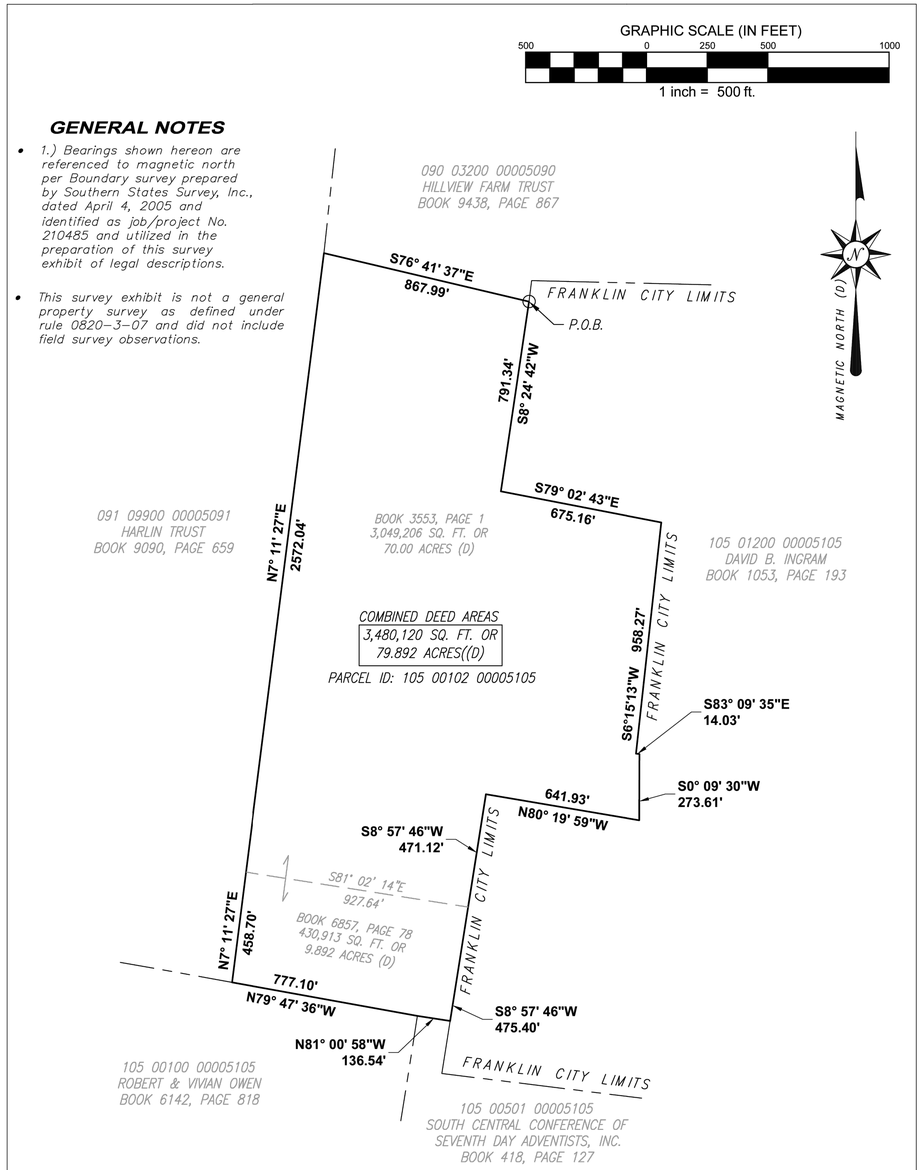
Kimley»Horn

INGRAM PROPERTY
ANNEXATION REQUEST
Franklin, Williamson County, Tennessee

JEFFREY A. ROSIAK
REGISTERED LANDSCAPE ARCHITECT
TENNESSEE NO. 696
6/13/2025

Revision Date
1 December 8, 2025
△
△
△

ANNEXATION EXHIBIT
SHEET
C2.0
COF # 8953



PARCEL INFO:

Parcel ID: 105 00102 00005105
Owner: David B. Ingram
Deed Book 6857, Page 78
&
Deed Book 3553, Page 1

LEGEND

TYP	Typical
(D)	Per Deed of Record
P.O.B.	Point of Beginning

TWM CONSULTING ENGINEERING GEOSPATIAL SERVICES

390 Mallory Station Road, Suite 100
Franklin, TN 37067
(615) 814-7414

BOUNDARY EXHIBIT

MAP 105, PARCEL (001.02)

WILLIAMSON County, Tennessee

Survey For the Benefit of:

_____

DATE OF DRAWING: 09-24-2025	
MANAGER: RH	CADD: BWS
PROJECT NUMBER: 231539	
FIELD BOOK NUMBER:	
LAST FIELD WORK:	
CREW CHIEF(S):	
REV. DRAWING:	
SCALE: 1"= 500'	SHEET 1 OF 1

N
N.T.S

LEGAL DESCRIPTION OF LANDS OF DAVID INGRAM

TAX PARCEL ID# 105 00102 00005105

WILLIAMSON COUNTY, TENNESSEE

THE PROPERTY HEREIN DESCRIBED IS LOCATED IN THE FIFTH CIVIL DISTRICT OF WILLIAMSON COUNTY, TENNESSEE, NORTH OF COLEMAN ROAD AND APPROXIMATELY ONE MILE WEST OF STATE HIGHWAY 31 SOUTH AND BEING MORE PARTICULARLY DESCRIBED ACCORDING TO THE BOUNDARY SURVEY PREPARED BY LICENSED SURVEYOR GREGORY W. MAXWELL ON BEHALF OF SOUTHERN STATES SURVEY, INC., DATED APRIL 4, 2005 AND IDENTIFIED AS JOB/PROJECT NO. 210485 AS FOLLOWS:

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GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE
Kimley»Horn

INGRAM PROPERTY
ANNEXATION REQUEST
Franklin, Williamson County, Tennessee

JEFFREY A. BOBIAK
REGISTERED LAND SURVEYOR
STATE OF TENNESSEE
No. 2897

Revision Date
△ December 8, 2025
△
△
△

BOUNDARY SURVEY & LEGAL DESCRIPTION

SHEET
C3.0
COF # 8953

City of Franklin

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

File #: 21-0756

DATE: 1/22/2026

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:

Consideration Of Resolution 2025-103, A Resolution Approving A Revised Development Plan For Ovation PUD Subdivision, For The Property Located At The Southeast Corner Of East McEwen Drive And Carothers Parkway.

PURPOSE:

PROJECT INFORMATION
COF Project Number: 9000
Applicant: Greg Gamble, Gamble Design Collaborative
Owner: Alex Chambers, Highwoods Realty LP

BACKGROUND/STAFF COMMENTS:
The applicant has submitted a development plan revision for Ovation PUD Subdivision. The proposed revision includes updates to the overall layout to the roadway design, building placement, distribution of uses, and building heights. There are no entitlement changes or modifications of standard requests. Therefore, the revision request does not include a rezoning and triggers only a Franklin Municipal Planning Commission review.

The proposed update to the Development Plan realigns the internal roads to address existing topography and adjusts the scale of some of the stormwater features. Along with the internal road realignment, the parking structure parallel to Carothers Parkway is now screened by a building and no longer needs the Modification of Standards that was approved as part of revision 2. Lastly, the uses on the site (Residential, Commercial, and Hotel) have moved around, but still meet the intent of Envision Franklin and the requirements of the Zoning Ordinance. The prior conditions of approval that were not fully addressed with this revision have been included as conditions of approval for this revision.

PROCEDURAL REQUIREMENTS:

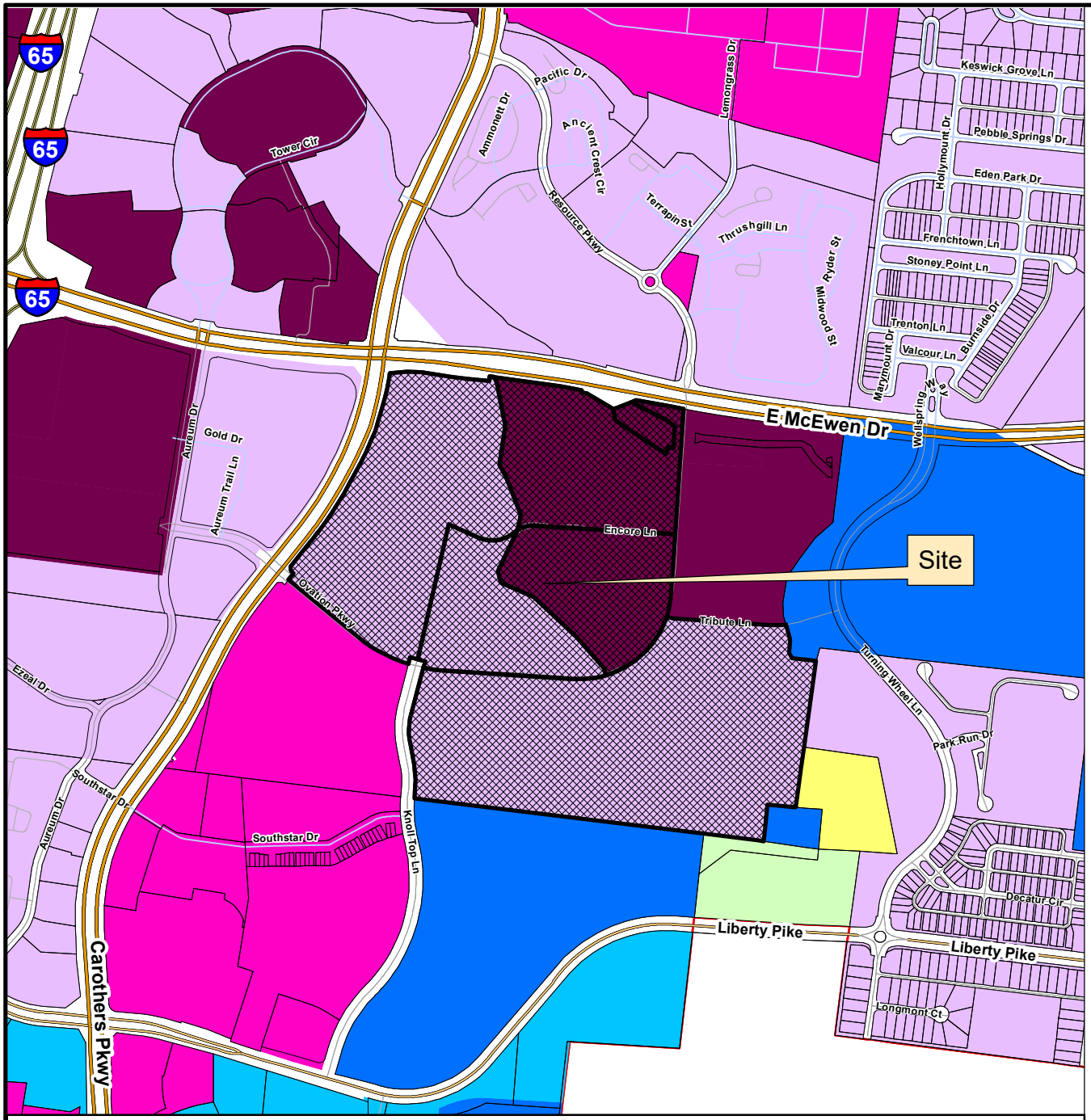
1. If the plan receives BOMA approval, the applicant shall upload the corrected plan to the online plan review website (https://franklin.contractorsplanroom.com/secure/). All revisions to the approved plans shall be “clouded.” With the resubmittal, each condition of approval/open issue in the online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

FINANCIAL IMPACT:

Unknown.

RECOMMENDATION:

Staff recommends that the Planning Commission approve Resolution 2025-103, with conditions.



This map was created by the Franklin Planning Department.
It was compiled from the most authentic information available.
The City is not responsible for any errors or omissions contained hereon.
All data and materials (c) copyright 2026. All rights reserved.

N

0 250 500 1,000

Feet

OVATION PUD SUBDIVISION
REVISION 3
RESOLUTION 2025-103

Project Information
Existing Zoning: PD (15.34 DUA / 1,655,000 SF/ 350 Keys)
Overlay Districts: FWO, FFO, HHO, 500' Buffer of Hillside
Site Acreage: 103.933 acres
Proposed Number of Dwelling Units: 1594
Proposed Nonresidential Square Footage: 1,655,000 SF

Legend

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

HISTORIC FRANKLIN TENNESSEE

RESOLUTION 2025-103

A RESOLUTION APPROVING A REVISED DEVELOPMENT PLAN FOR OVATION PUD SUBDIVISION, FOR THE PROPERTY LOCATED AT THE SOUTHEAST CORNER OF EAST MCEWEN DRIVE AND CAROTHERS PARKWAY.

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

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

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

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

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

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

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

WHEREAS, the BOMA originally rezoned the subject Property as part of Ordinance 2014-18 on August 26, 2014, and originally approved a Development Plan for the subject property as part of Resolution 2014-68 on October 28, 2014; and

WHEREAS, in accordance with the provisions of the City of Franklin, Tennessee, Zoning Ordinance, and as required by *Tennessee Code Annotated* § 13-4-310, as amended, the approval of the Development Plan by the BOMA in Resolution 2025-52, initiated a vesting period during which the development standards adopted by the City, and in effect on the date of approval, remain the standards applicable to the approved PUD Development Plan; and

WHEREAS, the property owner is now wishing to revise the Development Plan in a manner that requires Franklin Municipal Planning Commission approval pursuant to the requirements of the Franklin Zoning Ordinance Subsection 20.8.16B.

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

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

PREMISES CONSIDERED

Map-Parcel	Acres
062-01809	42.58
062-01807	14.31
062-01806	24.00
062-01811	10.51
062-01810	11.44
062-01813	0.003
062-01814	1.09
Total	103.933

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

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

Entitlements	Ovation PUD Subdivision
Base Zone District	PD 15.34/1,655,000/350
Other Zoning Overlays	FWO, FFO, HHO, 500 ft. Buffer of HHO
Number of Dwelling Units	1594 units
Number of Nonresidential Square Footage	1,655,000 SF
Number of Hotel Rooms	350 keys
Open Space Requirements	5%
Number of Phases in Development	3
Vested Development Plan Approval	Resolution No. 2025-52 Date of approval: September 9, 2025, 6-1
Approved Modification of Development Standards	MOS 1: Maximum block length of 3,600 LF for the block encompassing the Wetland Park and stormwater management area. MOS 2: Permit flat roofs with parapets for townhouse building type.

	MOS 3: Allow retail storefronts to not have transom windows and allow retail storefronts to not have knee walls on Commercial/Mixed-Use Building Type. MOS 4: Permit up to three of the following: brick, natural stone, cultured stone or pre-cast concrete. MOS 5: Permit up to three of the following: brick, natural stone, cultured stone smooth wood siding, fiber cement siding, or pre-cast concrete. MOS 6: Eliminate the requirement of planting at the base of the retaining wall behind building J since the wall will be placed near an established riparian buffer. MOS 7: Permit the maximum retaining wall height to be 22 feet for one retaining wall on the site located behind building J. MOS 8: Permit parking structures parallel to both Carothers Parkway and McEwen Drive Right of Ways with the following conditions: 1. Architectural detailing to be similar size and rhythm as the primary structure. 2. Building to include a base, middle and cap. 3. A minimum of three different building facades will be

	applied along the parking structure façade facing the arterial road. Should the garage width change to less than 150 feet then only two facades would be required. 4. Pedestrian access entry facing the arterial road. 5. Foundation landscape planting along the base of the parking structure.
Development Plan Revision Number	3

SECTION IV: That the Revised Development Plan, the exhibits accompanying the Development Plan, and all conditions and restrictions placed upon the Development Plan by the Franklin Municipal Planning Commission 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 VI. That this Resolution shall take effect from and after its passage, the health, safety, and welfare of the citizens requiring it.

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

ATTEST:

By:_____
Emily Wright
Secretary/Planning Director

FRANKLIN MUNICIPAL PLANNING COMMISSION:

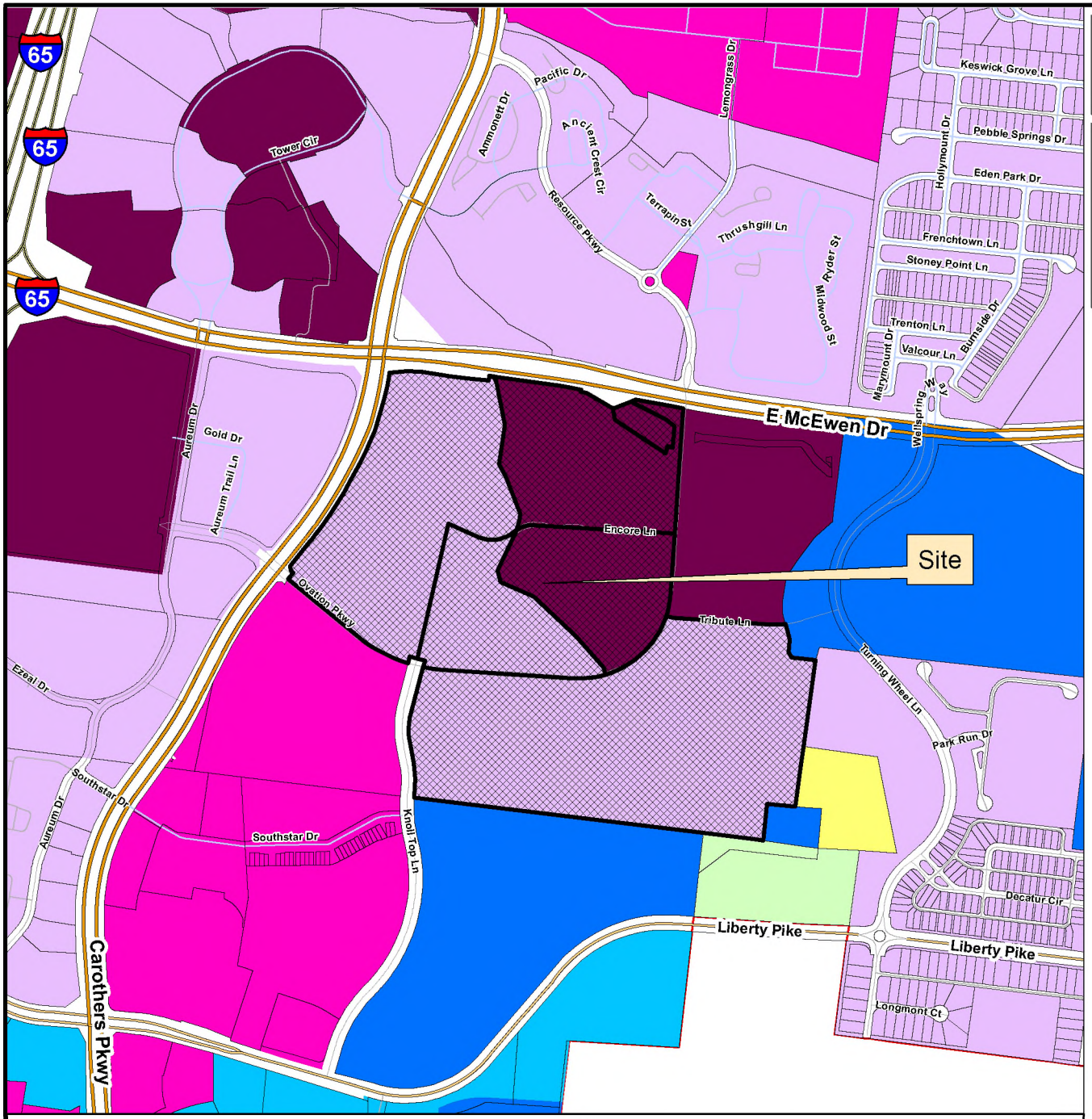
By: _____
Roger Lindsey
Chair

Approved as to form by:

_____
Shauna R. Billingsley
City Attorney

PLANNING COMMISSION RECOMMENDED: _____

PUBLIC HEARING HELD: _____



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N

0 250 500 1,000

Feet

OVATION PUD SUBDIVISION
REVISION 3
RESOLUTION 2025-103

Project Information
Existing Zoning: PD (15.34 DUA / 1,655,000 SF/ 350 Keys)
Overlay Districts: FWO, FFO, HHO, 500' Buffer of Hillside
Site Acreage: 103.933 acres
Proposed Number of Dwelling Units: 1594
Proposed Nonresidential Square Footage: 1,655,000 SF

Legend

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

HISTORIC FRANKLIN TENNESSEE

OVATION PUD SUBDIVISION

DEVELOPMENT PLAN REVISION 3 - PD(15.34 DUA; 1,655,000 SF; 350 KEYS)

Franklin, Williamson County, Tennessee



SHEET INDEX

C0.0	MASTER PLAN
C0.1	APPROVED, EXISTING PUD
C1.0	EXISTING CONDITIONS
C1.1	EXISTING CONDITIONS ENLARGEMENT
C1.2	EXISTING CONDITIONS ENLARGEMENT
C1.3	EXISTING CONDITIONS ENLARGEMENT
C1.4	EXISTING CONDITIONS ENLARGEMENT
C1.5	EXISTING CONDITIONS ENLARGEMENT
C1.6	EXISTING CONDITIONS ENLARGEMENT
C1.7	EXISTING CONDITIONS ENLARGEMENT
C2.0	OVERALL DEVELOPMENT PLAN
C2.1	DEVELOPMENT PLAN ENLARGEMENT
C2.2	DEVELOPMENT PLAN ENLARGEMENT
C2.3	DEVELOPMENT PLAN ENLARGEMENT
C2.4	DEVELOPMENT PLAN ENLARGEMENT
C2.5	DEVELOPMENT PLAN ENLARGEMENT
C2.6	DEVELOPMENT PLAN ENLARGEMENT
C2.7	DEVELOPMENT PLAN ENLARGEMENT
C3.0	GRADING AND DRAINAGE PLAN
C3.1	GRADING AND DRAINAGE PLAN ENLARGEMENT
C3.2	GRADING AND DRAINAGE PLAN ENLARGEMENT
C3.3	GRADING AND DRAINAGE PLAN ENLARGEMENT
C3.4	GRADING AND DRAINAGE PLAN ENLARGEMENT
C3.5	GRADING AND DRAINAGE PLAN ENLARGEMENT
C3.6	GRADING AND DRAINAGE PLAN ENLARGEMENT
C3.7	GRADING AND DRAINAGE PLAN ENLARGEMENT
C4.0	OVERALL ROW & ACCESS PLAN
C4.1	ROW & ACCESS PLAN ENLARGEMENT
C4.2	ROW & ACCESS PLAN ENLARGEMENT
C4.3	ROW & ACCESS PLAN ENLARGEMENT
C4.4	ROW & ACCESS PLAN ENLARGEMENT
C4.5	ROW & ACCESS PLAN ENLARGEMENT
C4.6	ROW & ACCESS PLAN ENLARGEMENT
C4.7	ROW & ACCESS PLAN ENLARGEMENT
C5.0	OVERALL SITE UTILITY PLAN
C5.1	UTILITY PLAN ENLARGEMENT
C5.2	UTILITY PLAN ENLARGEMENT
C5.3	UTILITY PLAN ENLARGEMENT
C5.4	UTILITY PLAN ENLARGEMENT
C5.5	UTILITY PLAN ENLARGEMENT
C5.6	UTILITY PLAN ENLARGEMENT
C5.7	UTILITY PLAN ENLARGEMENT
C6.0	PHASING PLAN
L1.0	TREE PRESERVATION PLAN
L1.1	TREE PRESERVATION PLAN
L1.2	TREE PRESERVATION PLAN
L1.3	TREE PRESERVATION PLAN
L1.4	TREE PRESERVATION PLAN
L1.5	TREE PRESERVATION PLAN
L1.6	TREE PRESERVATION PLAN
L1.7	TREE PRESERVATION PLAN
A1.0	BUILDING HEIGHT MAP
A3.0	TYPICAL ARCHITECTURE
A4.0	TYPICAL ARCHITECTURE
A5.0	TYPICAL ARCHITECTURE
A6.0	TYPICAL ARCHITECTURE
A7.0	TYPICAL ARCHITECTURE
A8.0	TYPICAL ARCHITECTURE

DEVELOPMENT TEAM

OWNER/DEVELOPER:
HIGHWOODS REALTY LP
CONTACT: ALEX CHAMBERS
3322 WEST AVENUE SUITE 600
NASHVILLE, TN 37203
(615)340-1239

DEVELOPMENT PARTNER:
CENTERCAL PROPERTIES, LLC
TOLL BROTHERS

APPLICANT & LANDSCAPE ARCHITECT:
GAMBLE DESIGN COLLABORATIVE
CONTACT: GREG GAMBLE
3020 STANSBERRY LANE, SUITE 201
FRANKLIN, TN
(615) 975-5765

CIVIL ENGINEER:
KIMLEY-HORN
CONTACT: GRAY HARRISON
4031 ASPEN GROVE DRIVE, SUITE 200
FRANKLIN, TN 37067
(615)564-2701

EXECUTIVE ARCHITECT:
HASTINGS ARCHITECTURE
CONTACT: CHUCK GANNAWAY
225 POLK AVENUE SUITE 100
NASHVILLE, TN 37203
(615)329-1399

RESIDENTIAL CONCEPT ARCHITECT
DWELL DESIGN STUDIO

RETAIL CONCEPT ARCHITECT
MICHAEL HSU OFFICE OF ARCHITECTURE

LANDSCAPE CONCEPT ARCHITECT
AO

VESTING STANDARDS

ZONING ORDINANCE:	JANUARY 1, 2025
SUBDIVISION REGULATIONS:	JANUARY 1, 2022
TRANSPORTATION AND STREET TECHNICAL STANDARDS:	JULY 1, 2021
STORMWATER BMP MANUAL:	JULY 1, 2021
TECHNICAL SPECIFICATIONS FOR UTILITY INSTALLATION:	OCTOBER 13, 2020
MUNICIPAL CODE:	MAY 30, 2022

COMPREHENSIVE REVIEW AT SITE PLAN:

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



NOT TO SCALE

MODIFICATION OF STANDARDS

APPROVED - STORMWATER APPEALS BOARD VARIANCE

Stormwater Appeals Board Variance Request
Approved on January 17, 2013
Associated with Ovation PUD Development Plan COF #4543

The project shall meet all conditions set forth by the Stormwater Appeals Board ruling dated 12-17-2013 and the letter to Ryan McMaster RE: Ovation Revised Development Plan dated 3-1-2023.

APPROVED MOS DEVELOPMENT PLAN REV. 2

MOS 1 - Section 9.6.5: Block Length. To allow the block encompassing the Wetland Park to be 3,600 LF.

MOS 2 - Section 6.6: Roof Elements. To permit flat roofs with parapets for town homes.

MOS 3 - Section 6.9: Building Elements - Retail Storefronts. To allow Retail Storefronts on Commercial / Mixed-Use buildings without transom windows and knee walls.

MOS 4 - Section 6.10: Primary Materials on Facade. To allow up to three of the following: Brick, natural stone, cultured stone, or pre-cast concrete as primary material on a facade for a large scale office building.

MOS 5 - Section 6.9: Primary Materials on Facade. To allow up to three of the following: Brick, natural stone, cultured stone, smooth wood siding, fiber cement siding, or pre-cast concrete as primary material on a facade for a commercial/mixed-use building where office is a primary use.

MOS 6 - Section 13.2.5.A - Retaining Walls for Multifamily, Nonresidential, and Mixed Uses. Request to eliminate the requirement of planting at the base of the retaining wall behind building J since the wall will be placed in close proximity to an established riparian buffer. The evergreen shrub requirement conflicts with the native plant requirement as directed in Franklin's Best Management Practice Stormwater Management Manual.

MOS 7 - Section 13.2.5: Maximum Height of Retaining Walls. To increase the maximum retaining wall height to a maximum height of 22 feet for one wall behind building J.
MOS 9 - Section 10.5.2 A - Parking Structures . Request to place a parking structure parallel to the Carothers Parkway and the McEwen Drive Right of Ways.

No MOS requested for Development Plan Rev. 3

ROAD IMPACT FEES
THE OVATION PUD WAS ENTITLED IN 2014 AND IS GRAND-FATHERED IN PURSUANT TO ORDINANCE 2023-41

SITE DATA

OVATION PUD SUBDIVISION, DEVELOPMENT PLAN, REVISION 3

COF PROJECT NUMBER:	XXXX
SITE ACREAGE/SF:	103.93 AC
EXISTING ZONING:	PD (15.34 DUA/ 1,655,000 SF/ 350 KEYS) RC12
PROPOSED ZONING:	NO CHANGE
OVERLAY ZONING:	FWO, FFO, HHO, 500FT BUFFER
TAX MAP & PARCELS:	MAP 62, PARCELS: 18.06, 18.07, 18.09, 18.10, 18.11, 18.14
ADDRESS:	SE CORNER, INTERSECTION OF EAST MCEWEN DRIVE & S. CAROTHERS PKWY, FRANKLIN, WILLIAMSON COUNTY
VESTING:	

REGULATIONS

BUILDING TYPES APPLIED:
COMMERCIAL/MIXED USE; LARGE SCALE OFFICE
BUILDING; MULTI-FAMILY; TOWNHOUSE
FRONTAGE TYPES APPLIED:
URBAN - ALL MULTI-FAMILY BUILDINGS
LANDSCAPE - ALL OTHER BUILDING TYPES
SETBACKS APPLIED TO OVERALL SITE BOUNDARY:
FRONT: 10'
SIDE: 15'
REAR: 25'
SETBACKS TOWNHOMES:
FRONT: 5'
SIDE: 7.5'; 15' MIN. BETWEEN BUILDINGS
REAR: 5'
SETBACKS INTERIOR LOTS:
FRONT, SIDE, REAR: 0
DWELLING UNIT COUNT: 1594 UNITS
MULTI-FAMILY: 1525
TOWNHOUSE: 69
COMMERCIAL SF: 1,655,000 SF
SEE PERMITTED USES SHEET C2.0
HOTEL KEYS: 350 KEYS

BUILDING HEIGHT: 1-12 STORIES *SEE C2.0 FOR DETAILS

MINIMUM LSA: 0.2
PROVIDED LSA: 7.60 AC

TREE CANOPY RETENTION: 24% OF EXISTING CANOPY
EXISTING CANOPY: 24.86 AC; 24% OF SITE AREA
CANOPY PRESERVED: 19.37 AC; 78% OF EXISTING CANOPY

OPEN SPACE REQUIREMENT:
OPEN SPACE SF REQUIRED: 5%
NATURAL AREA SF REQUIRED: NONE
OPEN SPACE PROVIDED: 5.59 AC

PARKING REQUIRED, BY USE:
REQUIRED PER COF: 8,890 PARKING SPACES; *SEE C2.0
REQUIRED PER SHARED PARKING: 6,974
PROVIDED: 7,612 SPACES

HISTORIC RESOURCE TREATMENT: N

BUILDING CODE DATA

BUILDING SQUARE FOOTAGE IN ACCORDANCE WITH CHAPTER 5 OF THE IBC.

BUILDING OCCUPANCY IN ACCORDANCE WITH CHAPTER 3 OF THE IBC.

CONSTRUCTION TYPE IN ACCORDANCE WITH CHAPTER 6 OF THE IBC.

SEE SHEET C2.0

IMPACT STATEMENT

WATER
The development will be served via Mallory Valley Utility District Water.

- Usage: The development will include both residential and commercial units, requiring a higher volume of water for daily operations.
- Infrastructure: The development is currently adjacent to an 8" and 12" MVUD main. It will necessitate the removal of existing water main and rerouting through the site.
-

SANITARY SEWER
The development will be served via City of Franklin Sewer.

- Capacity: The mixed-use nature means there will be a varied range of wastewater generated, a capacity request has been submitted to the city of Franklin. Per the submitted sewer availability request, it is estimated that this development will demand 2,508.6 SFUE's or 878,010 GPD.
- Infrastructure: The construction of new lines, will be required to accommodate the development. The development proposes the removal and realignment of existing sewer main to outfall to the existing 12" main located at the northeast corner of the site.

RECLAIMED WATER LINE
The development will not be served by reclaimed water.

STORMWATER AND DRAINAGE FACILITIES
Stormwater management is crucial for the site given its layout and flow direction.

- Flow Management: Stormwater will flow from south to north, necessitating effective capture, treatment, and release systems.
- Bioretention and Detention: The inclusion of bioretention, detention ponds, underground detention structures, and the yet-to-be constructed wetland system will help manage runoff and provide water quality per City of Franklin Standards
- Infrastructure: Creating appropriate drainage systems and ensuring the ponds are integrated effectively within the development plan is essential for effective stormwater management. Approximately 45 acres of impervious area is proposed on the site.

STREETS

- Traffic Flow: Increased traffic on Carothers Parkway and McEwen Drive will necessitate improvements to road capacity, traffic signal systems, as identified with the TIS. Per the TIS, it is estimated that this development will contribute 34,266 total daily trips (2,785 peak trips and 3,345 PM peak trips).
- Connectivity: Enhanced connectivity, including pedestrian pathways, bike lanes, and public transit options, will be incorporated to reduce congestion and promote alternative transportation modes. The development proposes the use of 2 existing right-in-right-out curb cuts along Carothers Parkway and McEwen Drive, and various other connection points along the private Ovation Parkway.

PRE-APP SUBMITTAL: NOVEMBER, 24 2025
INITIAL SUBMITTAL: DECEMBER 8, 2025
RESUBMITTAL: JANUARY 2, 2026

COF # 9000

GREGORY C. GAMBLE
REGISTERED
LANDSCAPE ARCHITECT

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



TOWNHOME TYPICAL LOT LAYOUT

ENTITLEMENT	
RESIDENTIAL UNITS	1,594 UNITS
HOTEL KEYS	350 KEYS
NONRESIDENTIAL SF	1,655,000 SF
NOTE: THIS CHART IS TO ALLOW FLEXIBILITY FOR EACH USE AS IT TRANSITIONS TO THE FINAL SITE PLAN	
RESIDENTIAL	
LIVE/WORK UNITS	
MULTIFAMILY RESIDENTIAL	
TOWNHOUSES	
COMMERCIAL USES	
DAY CARE CENTERS	
EVENT VENUES	
HOTELS	
INDOOR ANIMAL SERVICES	
OFFICES	
PERSONAL SERVICES	
RESTAURANTS	
RETAIL	
SHOWROOM	
TELECOMMUNICATION TOWERS AND ANTENNAS	
THEATER	
RECREATIONAL USES	
ACTIVE RECREATION	
COMMERCIAL RECREATION	
NEIGHBORHOOD AMENITITES	
PASSIVE PARKS AND OPEN SPACE	
HOTEL	

OPEN SPACE CALCULATIONS

TOTAL SITE AREA: 104.54 ACRES
TOTAL REQUIRED OPEN SPACE: 5% (5.23 ACRES)

PROVIDED OPEN SPACE:

OS1	GREENWAY	4.08 ACRES
OS2	POCKET PARK	0.49 ACRES
OS3	POCKET PARK	0.13 ACRES
OS4	POCKET PARK	0.61 ACRES

TOTAL PROVIDED: 5.31 AC

PARKLAND INFORMATION

1594 U'S X $5,268 = $8,397,192.25% OF THE TOTAL DUE AT FIRST PLAT $2,099,298 PLUS THE NUMBER OF UNITS PROPOSED AT THE PRO-RATED AMOUNT SHOWN ON THE PLAT.75% OF THE TOTAL, OR $6,297,894, WILL BE DUE WHEN NEW PLATS ARE PRESENTED AT A PRO-RATED AMOUNT OF $3,951 UNTIL ALL UNITS ARE ACCOUNTED FOR.

OPEN SPACE
POCKET PARK
- SEATING
- CANOPIES OR GAZEBOS
- SITE FURNISHINGS
- FOUNTAINS, SCULPTURE, OR ART
- PLAYGROUND

GREENWAY
- 12' MULTI-USE PATH
- SEATING
- LANDSCAPE

CITY OF FRANKLIN VEHICULAR REQUIREMENTS			
LAND USE	**UNITS/SQUARE FOOTAGE**	**PARKING RATIO**	**MIN. SPACES**
RETAIL	273,000 SF	3.33 PER 1,000 SF	909[1]
RETAURANT	147,000 SF INCLUDES INDOOR AND OUTDOOR SEATING	10 PER 1,000 SF	1,801*
OFFICE	1,225,000 SF	3 PER 1,000 SF	3,675[2]
HOTEL	350 KEYS	1 PER KEY + 1 PER EMPLOYEE	403[2]
COMMERCIAL RECREATION	40,000 SF	3.33 PER 1,000 SF	134[2]
MULTI-FAMILY (APARTMENTS)			
STUDIO	69 UNITS	1.25 PER UNIT	86*
1-BEDROOM	698 UNITS	1.25 PER UNIT	873[2]
2-BEDROOM	488 UNITS	2.25 PER UNIT	1,098[2]
3-BEDROOM	140 UNITS	2.25 PER UNIT	315[2]
MULTI-FAMILY (FOR-SALE CONDOS)	130 UNITS	2.25 PER UNIT	293
TOWNHOME	69 UNITS	2 PER UNIT	138
TOTAL REQUIRED VEHICULAR PARKING SPACES:			**9,294 SPACES**
TOTAL VEHICULAR SPACES REQUIRED PER SHARED PARKING[2]:**			**6,974 SPACES**
REQUIRED PARKING OUTSIDE OF OVATION PARKWAY LOOP.			431 SPACES
TOTAL REQUIRED VEHICULAR PARKING:			**7,405 SPACES**
PARKING PROVIDED OUTSIDE OF OVATION PARKWAY LOOP.			516 SPACES
TOTAL VEHICULAR PARKING PROVIDED:			**7,545 SPACES**
CITY OF FRANKLIN BICYLE REQUIREMENTS			
MULTIFAMILY	2,671 BEDROOMS	0.05 PER BEDROOM	134
OFFICE	1,225,000 SF	1 PER 20,000 SF	62
OTHER USES	1 PER 20 REQUIRED VEHICULAR SPACES		124
TOTAL REQUIRED BICYCLE PARKING SPACES:			**320 SPACES**

*PARKING REQUIRED/PROVIDED WITHIN OVATION PARKWAY LOOP. PARKING INCLUDED IN SHARED PARKING STUDY
**SEE SHARED PARKING STUDY, PROVIDED BY KIMLEY HORN FOR SHARED PARKING DETAILS

NOTES:
1. CONCURRENTLY WITH SITE PLAN, APPLICANT WILL COORDINATE WITH CITY OF FRANKLIN FOR LOCATION OF TRANSIT STOPS.
2. BICYCLE PARKING LOCATIONS AND DETAILS WILL BE COORDINATED WITH SITE PLAN.
3. CONCURRENTLY WITH SITE PLAN, MAIL KIOSK LOCATIONS WILL BE COORDINATED AND IDENTIFIED.

SITE DATA

OVATION PUD SUBDIVISION, DEVELOPMENT PLAN, REVISION 2

COF PROJECT NUMBER:	8849
SITE ACREAGE/SF:	103.93 AC
EXISTING ZONING:	SD-X (12.23 DUA / 450 KEYS/ 480,00 SF OF COMMERCIAL) RC12
PROPOSED ZONING:	PD (15.34 DUA/ 1,655,000 SF/ 350 KEYS)
OVERLAY ZONING:	FWO, FFO, HHO, 500FT BUFFER
TAX MAP & PARCELS:	MAP 62, PARCELS: 18.08, 18.07, 18.09, 18.10, 18.11, 18.14
ADDRESS:	SE CORNER, INTERSECTION OF EAST MCEWEN DRIVE & S. CAROTHERS PKWY, FRANKLIN, WILLIAMSON COUNTY
VESTING:	

REGULATIONS

BUILDING TYPES APPLIED:
COMMERCIAL/MIXED USE; LARGE SCALE OFFICE BUILDING; MULTI-FAMILY; TOWNHOUSE
FRONTAGE TYPES APPLIED:
- URBAN - ALL MULTI-FAMILY BUILDINGS
- LANDSCAPE - ALL OTHER BUILDING TYPES

SETBACKS APPLIED TO OVERALL SITE BOUNDARY:
- FRONT: 10'
- SIDE: 15'
- REAR: 25'

SETBACKS TOWNHOMES:
- FRONT: 5'
- SIDE: 7.5'; 15' MIN. BETWEEN BUILDINGS
- REAR: 5'

SETBACKS INTERIOR LOTS:
- FRONT, SIDE, REAR: 0

DWELLING UNIT COUNT: 1594 UNITS
- MULTI-FAMILY: 1525
- TOWNHOUSE: 69

COMMERCIAL SF: 1,655,000 SF
- SEE PERMITTED USES SHEET C2.0

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OVATION
FRANKLIN, TN

Highwoods
CENTERCAL
PROPERTIES, LLC

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

INITIAL SUBMITTAL: June 9, 2025

Revision Date
1. July 3, 2025 - staff comments
2. October 13, 2025 - One Stop
3. November 03, 2025 - One Stop
4.

DEVELOPMENT PLAN
SHEET
C2.0
COF # 8849

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

INITIAL SUBMITTAL: DEC 8, 2025

Revision Date
1. JAN. 2, 2026
2.
3.
4.

APPROVED PUD
SHEET
C0.1
COF # 9000



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

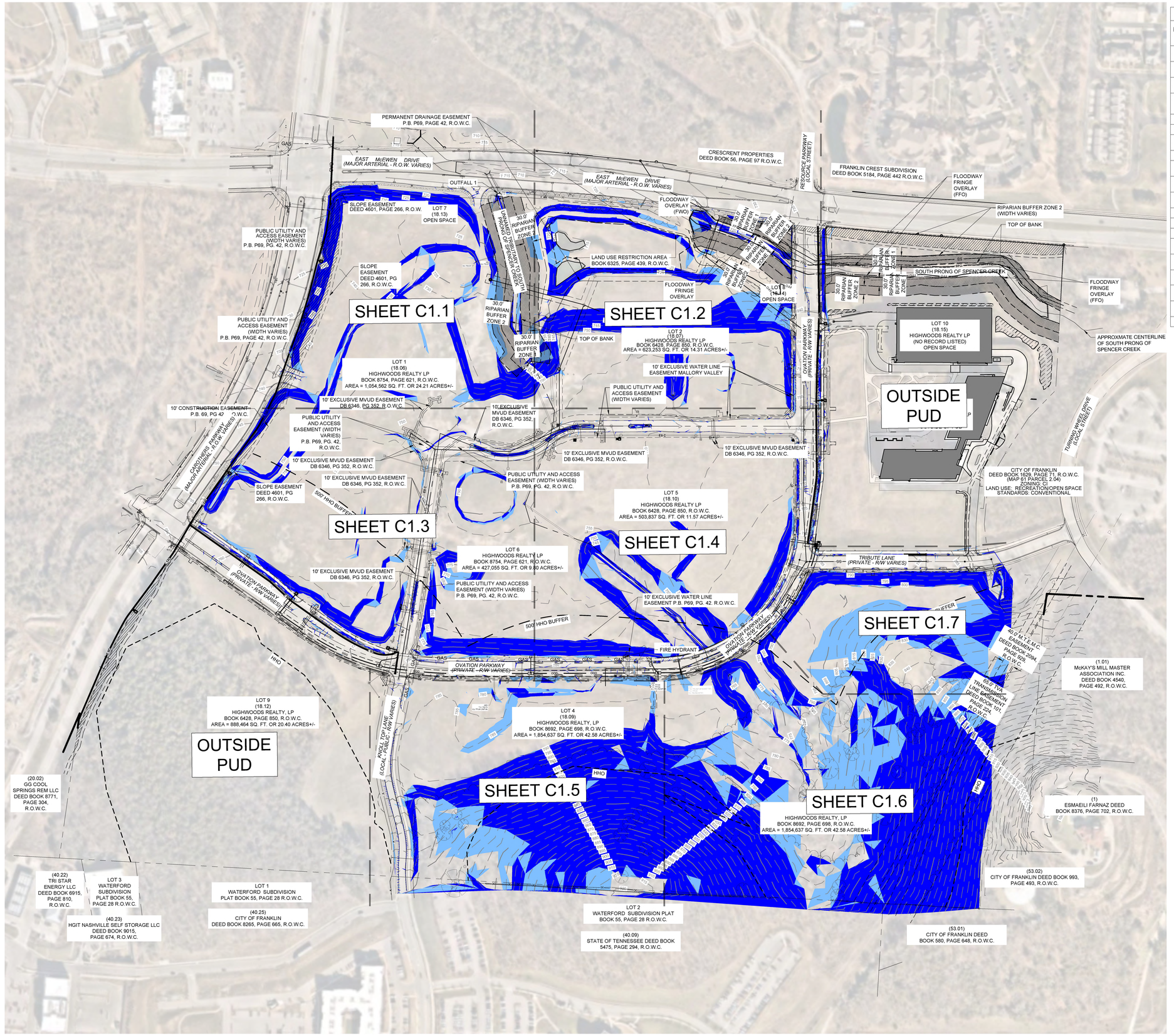
GREGORY C. GAMBLE
REGISTERED
AGRICULTURE
TENNESSEE
LANDSCAPE ARCHITECT

INITIAL SUBMITTAL: DEC 8, 2025

Revision Date
1. JAN. 2, 2026

PROPOSED
MASTER PLAN
SHEET
C0.2

COF # 9000



SOIL REPORT			
MAP UNIT SYMBOL	MAP UNIT NAME	ACRES OF AOI	% OF AOI
ArB2	ARMOUR SILT LOAM, 2 TO 5 PERCENT SLOPES, ERODED	10.6	6.9%
ArC2	ARMOUR SITL LOAM, 5 TO 12 PERCENT SLOPES, ERODED	12.1	7.8%
BrD2	BRAXTON CHERTY SILT LOAM, 12 TO 20 PERCENT SLOPES, ERODED	0.6	0.4%
BsD3	BRAXTON CHERTY SILTY CLAY LOAM, 12 TO 20 PERCENT SLOPES, SEVERE ERODED	6.2	4.0%
Eg	EGAM SILT LOAM, PHOSPHATIC	1.3	0.8%
Gu	GULLIED LAND	1.2	0.8%
HbC2	HAMPSHIRE SILT LOAM, 5 TO 12 PERCENT SLOPES, ERODED	3.6	2.4%
Hu	HUNTINGTON SILT LOAM, PHOSPHATIC	30.8	20.0%
MbB2	MAURY SILT LOAM, 2 TO 5 PERCENT SLOPES, ERODED	5.8	3.7%
MbC2	MAURY SILT LOAM, 5 TO 12 PERCENT SLOPES, ERODED	0.1	0.1%
MoD	ASHWOOD-MIMOSA-ROCK OUTCROP COMPLEX, 5 TO 15 PERCENT SLOPES	7.0	4.5%
Mp	MINE PITS AT DUMPS	0.0	0.0%
Mr	MINE LAND, RECLAIMED	0.4	0.3%
Rc	ROCKLAND	28.3	18.3%
StC3	STIVERSVILLE CLAY LOAM, 5 TO 12 PERCENT SLOPES, SEVERELY ERODED	7.9	5.1%
StD3	STIVERSVILLE CLAY LOAM, 12 TO 20 PERCENT SLOPES, SEVERELY ERODED	15.6	10.1%
StB2	STIVERSVILLE SILT LOAM, 2 TO 5 PERCENT SLOPES	4.1	2.7%
StC2	STRIVERSVILLE SILT LOAM, 5 TO 12 PERCENT SLOPES, ERODED	13.9	9.0%
StD2	STIVERSVILLE SILT LOAM, 12 TO 20 PERCENT SLOPES, ERODED	1.6	1.0%
W	WATER	3.2	2.1%

SURVEY NOTES

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STORMWATER NARRATIVE

STORMWATER RUNOFF FOR THIS SITE IS CONVEYED VIA UNDERGROUND PIPES, OVERLAND CHANNELS, AND SHEET FLOW. FLOW IS COLLECTED INTO SEVERAL EXISTING PONDS AND SEDIMENT BASINS. EXISTING INFRASTRUCTURE IS INSTALLED PER THE APPROVED INFRASTRUCTURE PLANS (COF #4545).

THE SITE OUTFALLS TO A 4' X 10' BOX CULVERT (OUTFALL 1).

EXISTING CONDITIONS LEGEND

- ZONE 1 BUFFER
- ZONE 2 BUFFER
- HHO
- 500' HHO BUFFER
- TOP OF BANK
- FFO
- FWO

SITE SLOPE TABLE

	14% - 19.99%
	20% and above

GRAPHIC SCALE IN FEET
0 75 150 300

NORTH

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CENTERCAL PROPERTIES, LLC

Highwoods

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

OVATION
FRANKLIN, TN

WILLIAM GRAY HARRISON
REGISTERED ENGINEER
AGRICULTURE & ENVIRONMENT
No. 121919
STATE OF TENNESSEE

INITIAL SUBMITTAL: 12/08/2025

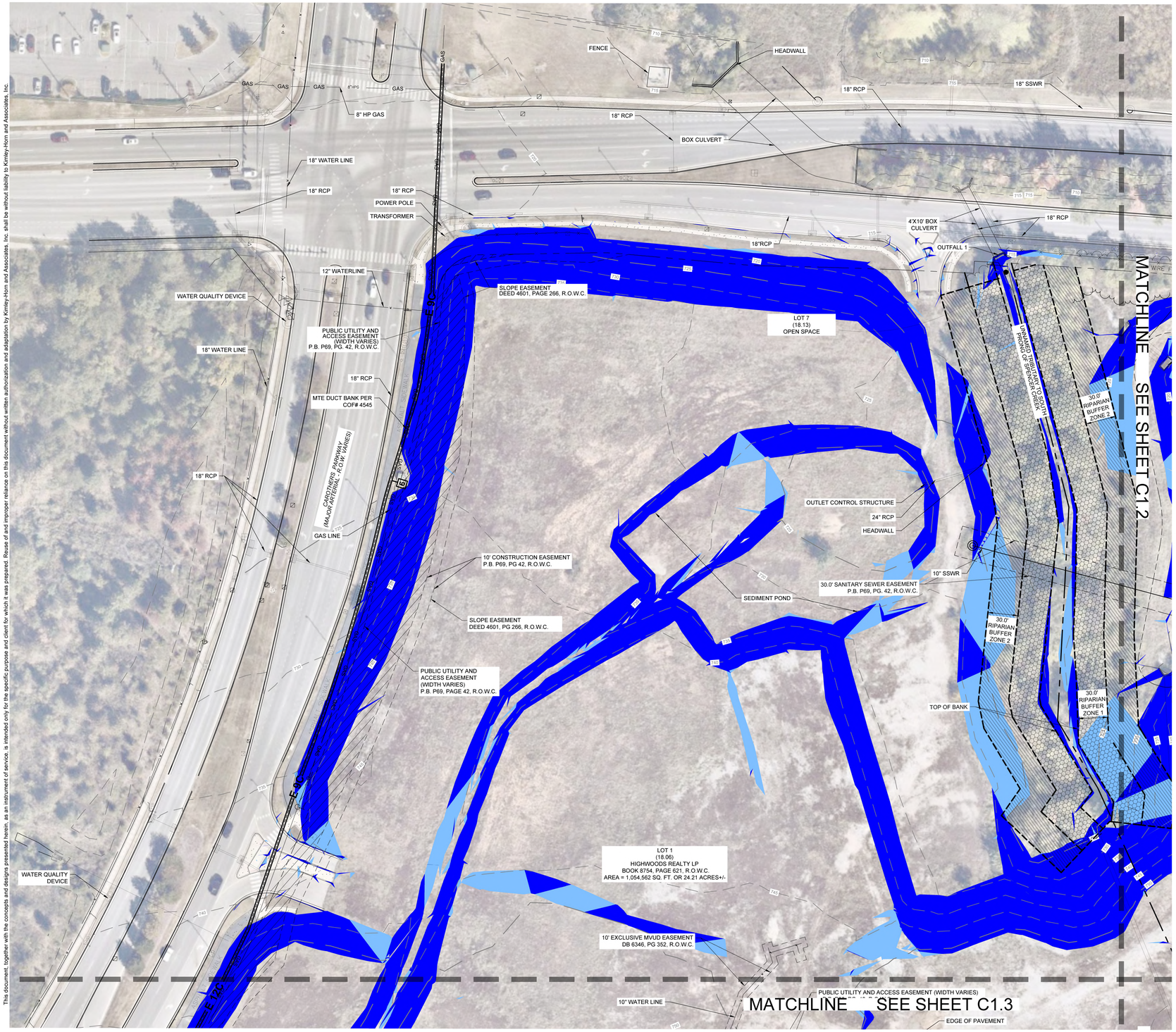
Revision Date
- △ _____
- △ _____
- △ _____
- △ _____

OVERALL EXISTING CONDITIONS

SHEET
C1.0

COF # 8849

Drawing name: K:\FRA_LDEV\118471000 - ovation\4-CADD\plansheets\1-development plan\C1.0 OVERALL EXISTING CONDITIONS.dwg C1.0 OVERALL EXISTING CONDITIONS Dec 30, 2025 2:34pm by: Sophia.Close



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SITE SLOPE TABLE

	14% - 19.99%
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EXISTING CONDITIONS LEGEND

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- ZONE 2 BUFFER
- HHO
- 500' HHO BUFFER
- TOP OF BANK
- FFO — FFO
- FWO — FWO



GRAPHIC SCALE IN FEET
0 25 50 100

NORTH

CENTERCAL PROPERTIES, LLC

Highwoods

OVATION PUD SUBDIVISION DEVELOPMENT PLAN, REVISION 3

Franklin, Williamson County, Tennessee

OVATION
FRANKLIN, TN

WILLIAM GRAY HARRISON
REGISTERED ENGINEER
AGRICULTURE COMMERCE
No. 121918
STATE OF TENNESSEE

INITIAL SUBMITTAL: 12/08/2025

Revision Date
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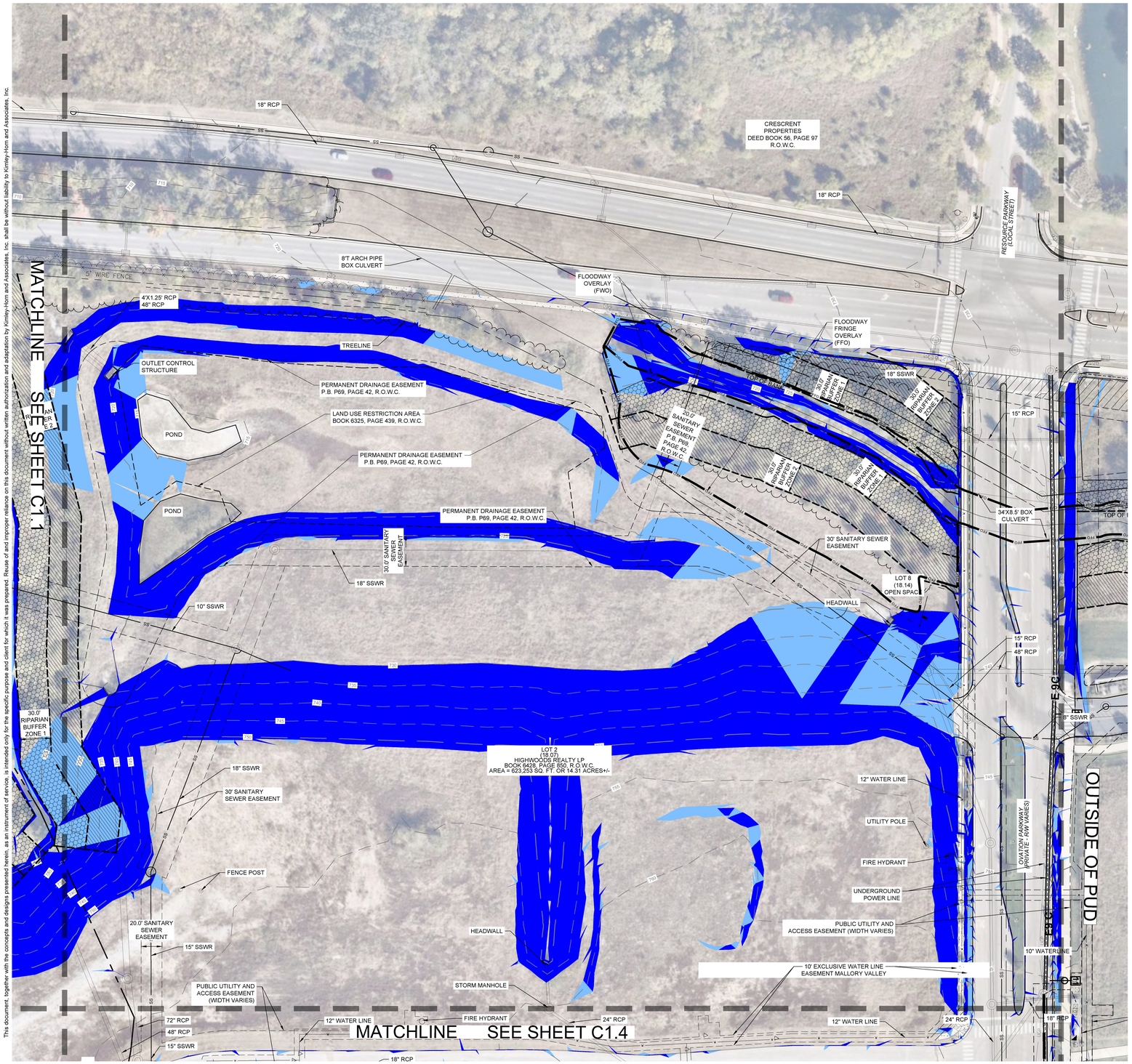
2 _____
3 _____
4 _____

ENLARGED EXISTING CONDITIONS

SHEET
C1.1

COF # 8849

Drawing name: K:\FRA_LDEV\118471000 - ovation\4-CADD\plansheets\1-development plan\C1.1 ENLARGED EXISTING CONDITIONS.dwg C1.1 ENLARGED EXISTING CONDITIONS Dec 30, 2025 2:34pm by: Sophia.Close



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STORMWATER NARRATIVE

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EXISTING CONDITIONS LEGEND

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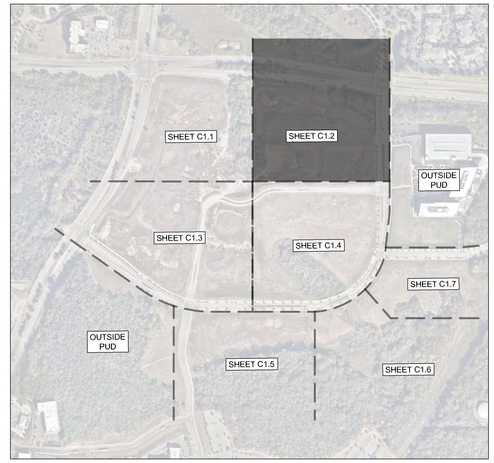

GRAPHIC SCALE IN FEET
0 25 50 100

NORTH

CENTERCAL PROPERTIES, LLC

Highwoods

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

OVATION
FRANKLIN, TN

WILLIAM GRAY HARRISON
REGISTERED ENGINEER
AGRICULTURAL COMMERCE
No. 137919
STATE OF TENNESSEE

INITIAL SUBMITTAL: 12/08/2025

Revision Date
1 _____
2 _____
3 _____
4 _____

ENLARGED EXISTING CONDITIONS

SHEET
C1.2

COF # 8849

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SITE SLOPE TABLE

	14% - 19.99%
	20% and above

EXISTING CONDITIONS LEGEND

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- ZONE 2 BUFFER
- HHO
- 500' HHO BUFFER
- TOP OF BANK
- FFO
- FWO



GRAPHIC SCALE IN FEET
0 25 50 100

NORTH

CENTERCAL PROPERTIES, LLC

Highwoods

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

OVATION
FRANKLIN, TN

WILLIAM GRAY HARRISON
REGISTERED ENGINEER
AGRICULTURE
COMMERCE
No. 127815
STATE OF TENNESSEE

INITIAL SUBMITTAL: 12/08/2025

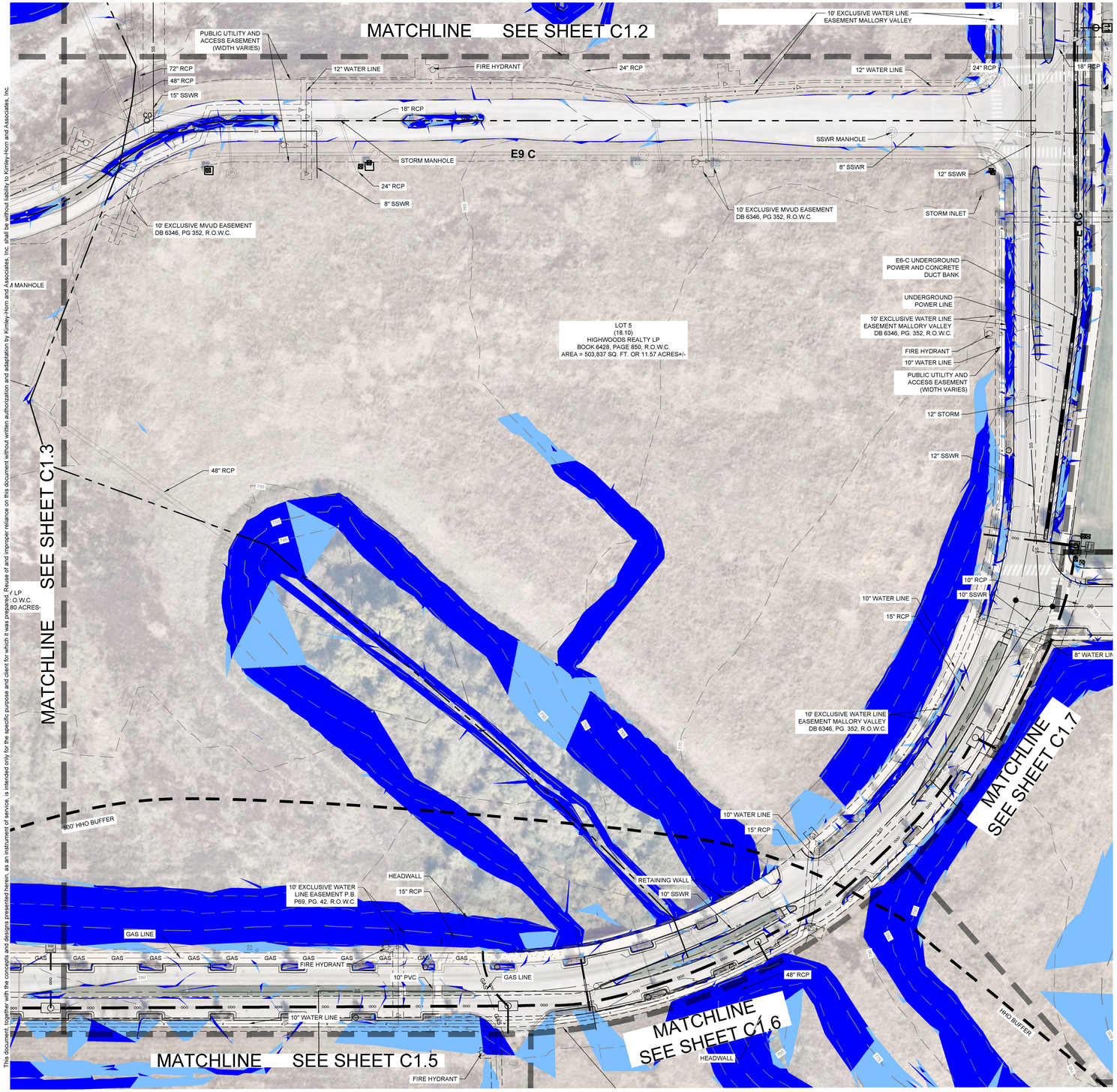
Revision Date
- △ _____
- △ _____
- △ _____
- △ _____

ENLARGED EXISTING CONDITIONS

SHEET
C1.3

COF # 8849

Drawing name: K:\FRA_LDEV\118471000 - ovation\4-CADD\plansheets\1-development plan\C1.1 ENLARGED EXISTING CONDITIONS.dwg C1.3 ENLARGED EXISTING CONDITIONS Dec 30, 2025 2:35pm by: Sophia.Close



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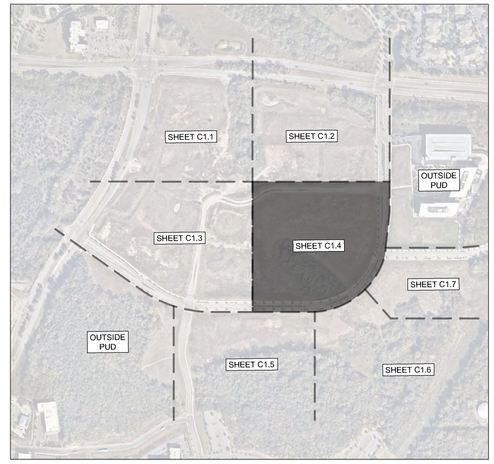

GRAPHIC SCALE IN FEET
0 25 50 100

NORTH

CENTERCAL PROPERTIES, LLC

Highwoods

OVATION PUD SUBDIVISION DEVELOPMENT PLAN, REVISION 3

Franklin, Williamson County, Tennessee

OVATION
FRANKLIN, TN

WILLIAM GRAY HARRISON
REGISTERED ENGINEER
AGRICULTURE & COMMERCE
No. 127919
STATE OF TENNESSEE

INITIAL SUBMITTAL: 12/08/2025

Revision Date
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2 _____
3 _____
4 _____

ENLARGED EXISTING CONDITIONS

SHEET
C1.4

COF # 8849

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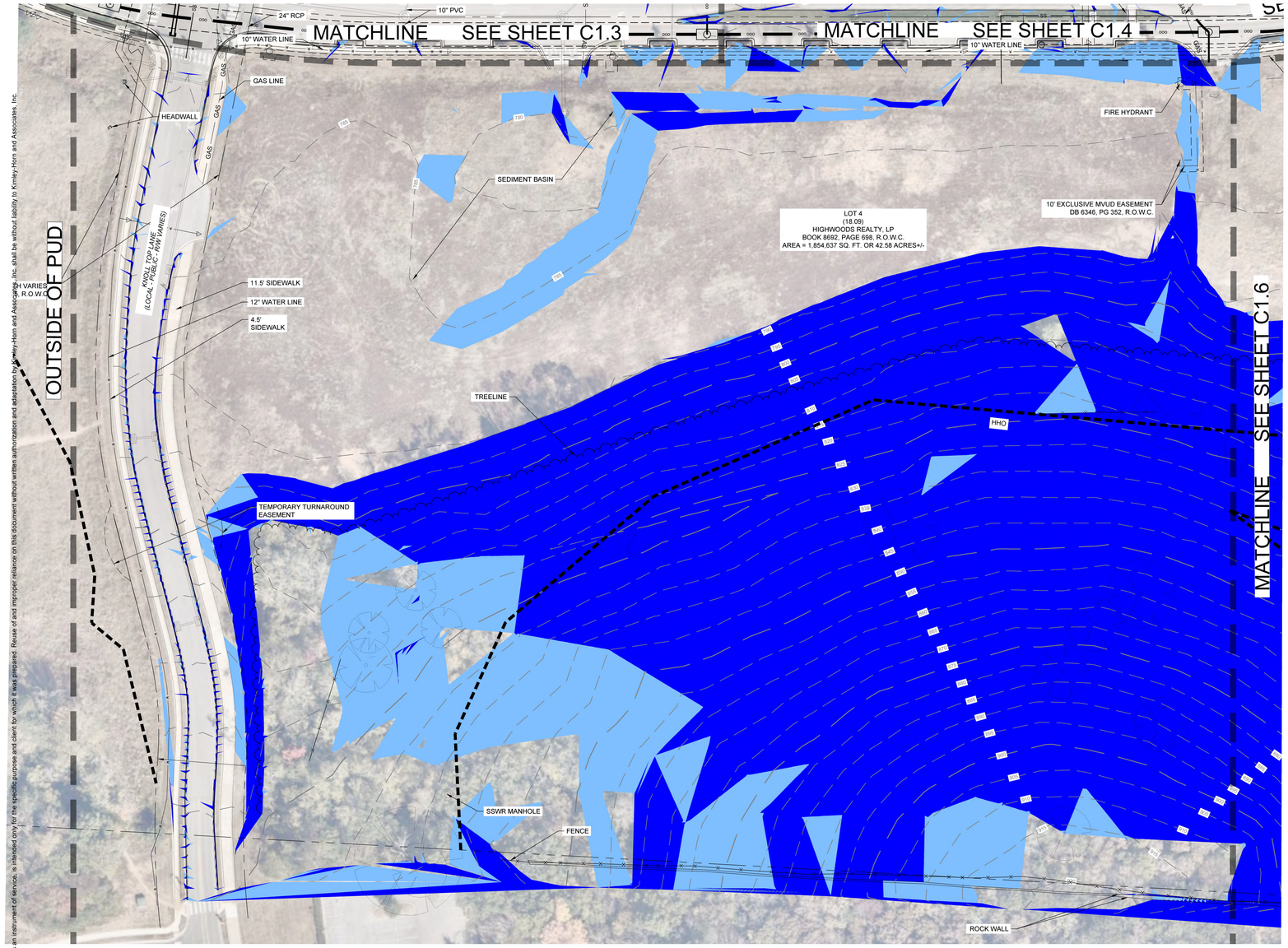

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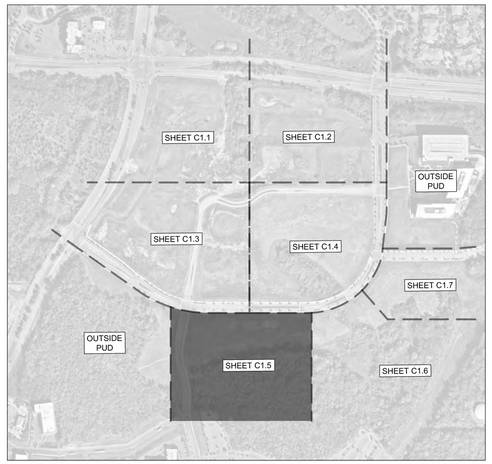

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NORTH

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Highwoods

OVATION PUD SUBDIVISION
DEVELOPMENT PLAN, REVISION 3
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FRANKLIN, TN

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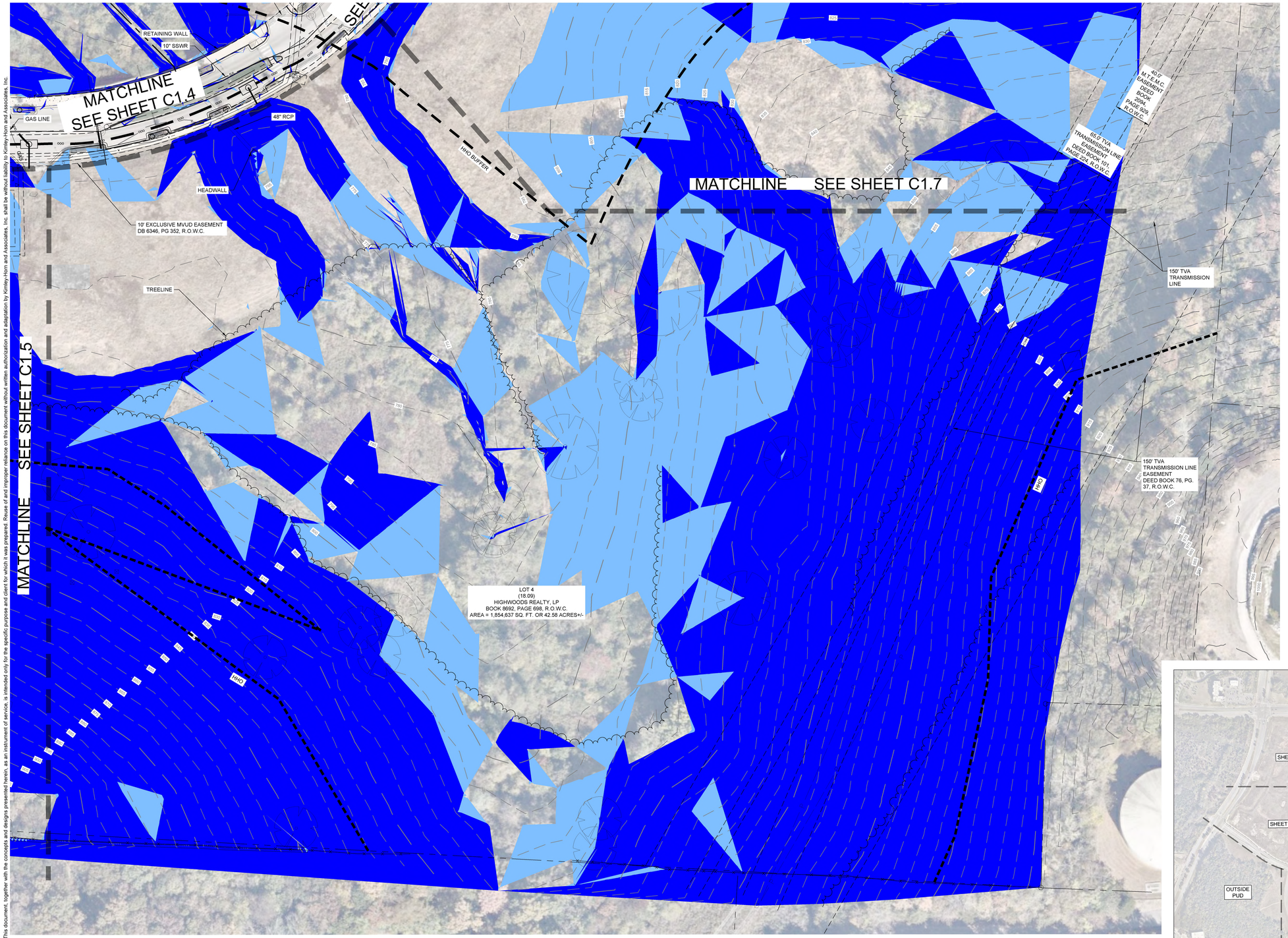
SHEET
C1.5

COF # 8849

Drawing name: K:\FRA_LDEV\118471000 - ovation\4-CADD\plansheets\1-development plan\C1.1 ENLARGED EXISTING CONDITIONS.dwg C1.5 ENLARGED EXISTING CONDITIONS Dec 30, 2025 2:35pm by: Sophia.Close



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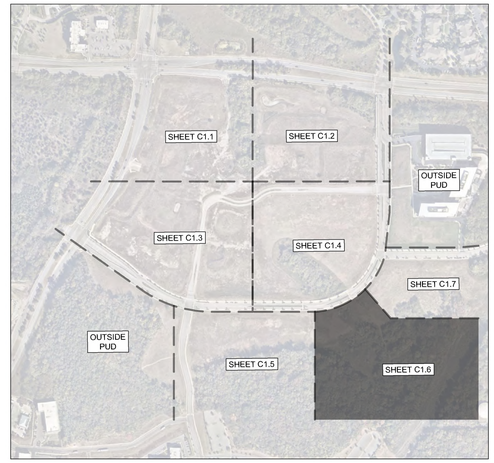

GRAPHIC SCALE IN FEET
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NORTH

CENTERCAL PROPERTIES, LLC

Highwoods

OVATION PUD SUBDIVISION DEVELOPMENT PLAN, REVISION 3

Franklin, Williamson County, Tennessee

OVATION
FRANKLIN, TN

WILLIAM GRAY HARRISON
REGISTERED ENGINEER
AGRICULTURAL & ENVIRONMENTAL
No. 127815
STATE OF TENNESSEE

INITIAL SUBMITTAL: 12/08/2025

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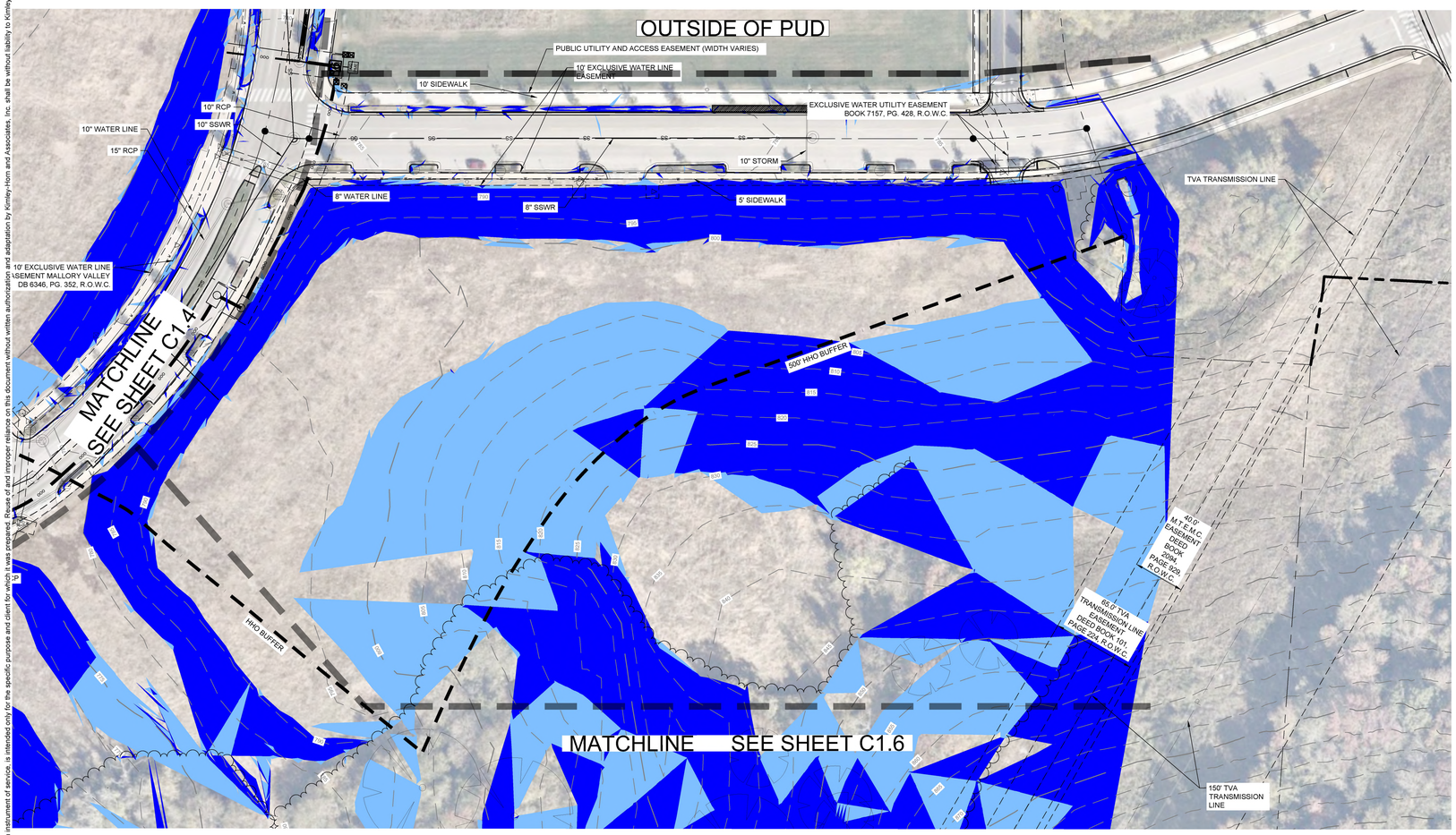
ENLARGED EXISTING CONDITIONS

SHEET
C1.6

COF # 8849



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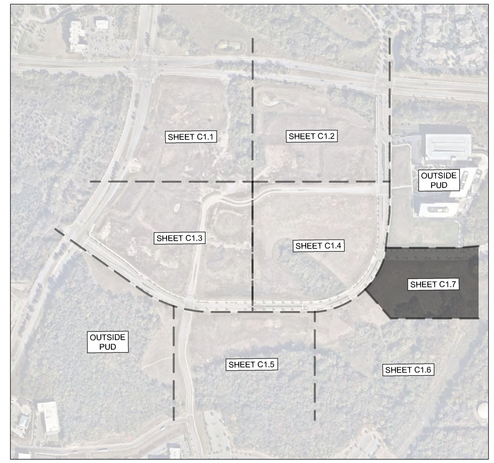
- FWO



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NORTH

CENTERCAL PROPERTIES, LLC

Highwoods

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

OVATION
FRANKLIN, TN

WILLIAM GRAY HARRISON
REGISTERED ENGINEER
AGRICULTURAL COMMERCE
No. 137919
STATE OF TENNESSEE

INITIAL SUBMITTAL: 12/08/2025

Revision Date
1 _____
2 _____
3 _____
4 _____

ENLARGED EXISTING CONDITIONS

SHEET
C1.7

COF # 8849

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Drawing name: K:\FRA_LDEV\118471000 - ovation\4-CADD\plansheets\1-development plan\C1.1 ENLARGED EXISTING CONDITIONS.dwg C1.7 ENLARGED EXISTING CONDITIONS Dec 30, 2025 2:35pm by: Sophia.Close

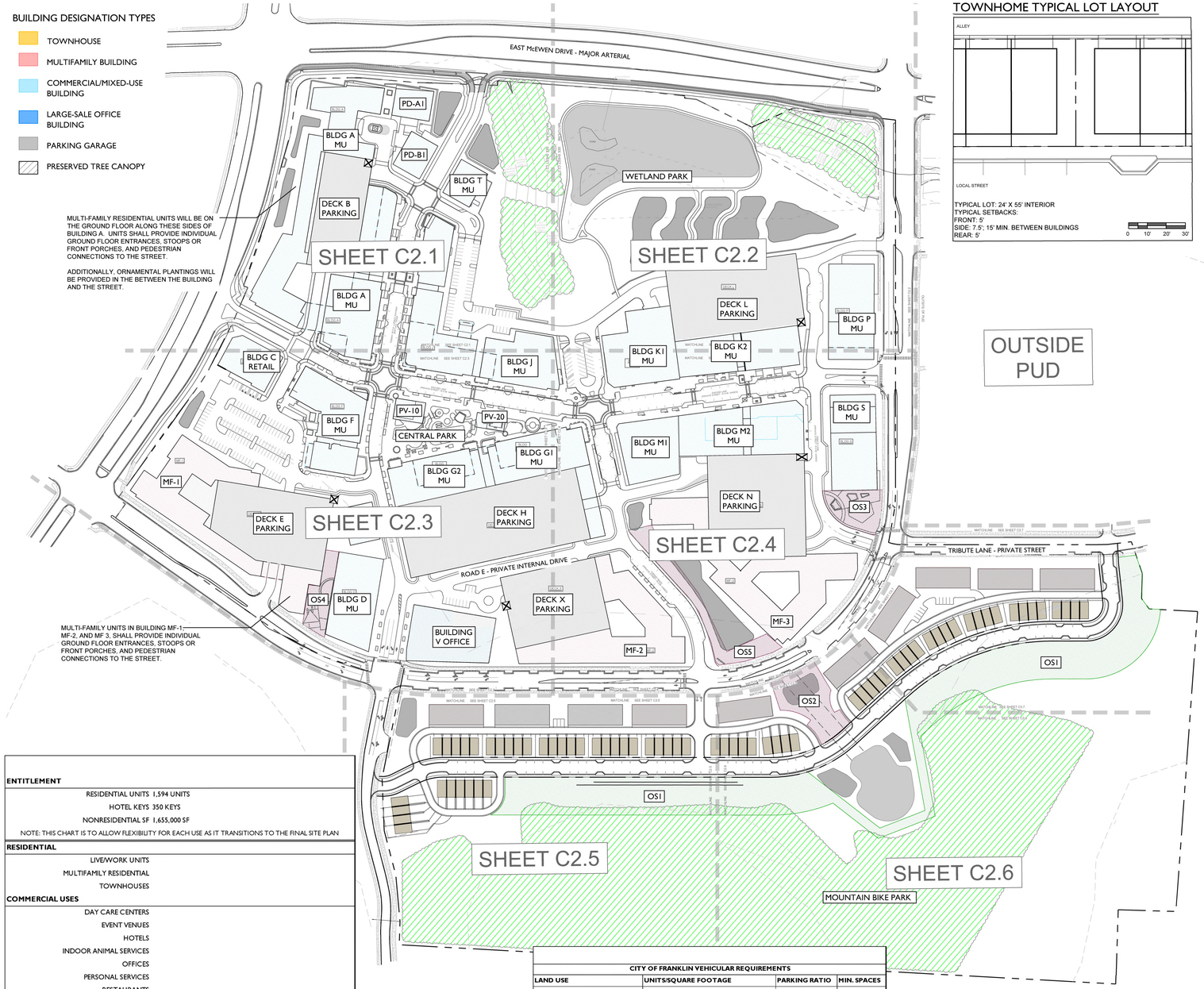
BUILDING DESIGNATION TYPES

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

MULTI-FAMILY RESIDENTIAL UNITS WILL BE ON THE GROUND FLOOR ALONG THESE SIDES OF BUILDING A. UNITS SHALL PROVIDE INDIVIDUAL GROUND FLOOR ENTRANCES, STOOPS OR FRONT PORCHES, AND PEDESTRIAN CONNECTIONS TO THE STREET.

ADDITIONALLY, ORNAMENTAL PLANTINGS WILL BE PROVIDED IN THE BETWEEN THE BUILDING AND THE STREET.

MULTI-FAMILY UNITS IN BUILDING MF-1, MF-2, AND MF-3, SHALL PROVIDE INDIVIDUAL GROUND FLOOR ENTRANCES, STOOPS OR FRONT PORCHES, AND PEDESTRIAN CONNECTIONS TO THE STREET.



TOWNHOME TYPICAL LOT LAYOUT

OUTSIDE PUD

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

SITE DATA

OVATION PUD SUBDIVISION, DEVELOPMENT PLAN, REVISION 3

COF PROJECT NUMBER:	xxxx
SITE ACREAGE/SF:	103.93 AC
EXISTING ZONING:	PD (15.34 DUA/ 1,655,000 SF/ 350 KEYS) RC12
PROPOSED ZONING:	NO CHANGE
OVERLAY ZONING:	FWO, FFO, HHO, 500FT BUFFER
TAX MAP & PARCELS:	MAP 62, PARCELS: 18.06, 18.07, 18.09, 18.10, 18.11, 18.14
ADDRESS:	SE CORNER, INTERSECTION OF EAST MCEWEN DRIVE & S. CAROTHERS PKWY, FRANKLIN, WILLIAMSON COUNTY
VESTING:	

REGULATIONS

BUILDING TYPES APPLIED:
COMMERCIAL/MIXED USE; LARGE SCALE OFFICE BUILDING; MULTI-FAMILY; TOWNHOUSE
FRONTAGE TYPES APPLIED:
URBAN - ALL MULTI-FAMILY BUILDINGS
LANDSCAPE - ALL OTHER BUILDING TYPES
SETBACKS APPLIED TO OVERALL SITE BOUNDARY:
FRONT: 10'
SIDE: 15'
REAR: 25'
SETBACKS TOWNHOMES:
FRONT: 5'
SIDE: 7.5', 15' MIN. BETWEEN BUILDINGS
REAR: 5'
SETBACKS INTERIOR LOTS:
FRONT, SIDE, REAR: 0

DWELLING UNIT COUNT:	1594 UNITS
MULTI-FAMILY:	1525
TOWNHOUSE:	69
COMMERCIAL SF:	1,655,000 SF
SEE PERMITTED USES SHEET C2.0	
HOTEL KEYS:	350 KEYS

BUILDING HEIGHT:	1-12 STORIES *SEE C2.0 FOR DETAILS
MINIMUM LSA:	0.2
PROVIDED LSA:	7.60 AC
TREE CANOPY RETENTION:	24% OF EXISTING CANOPY
EXISTING CANOPY:	24.86 AC; 24% OF SITE AREA
CANOPY PRESERVED:	19.37 AC; 78% OF EXISTING CANOPY
OPEN SPACE REQUIREMENT:	5%
OPEN SPACE SF REQUIRED:	NONE
NATURAL AREA SF REQUIRED:	5.31 AC
OPEN SPACE PROVIDED:	5.59 AC

PARKING REQUIRED, BY USE:
REQUIRED PER COF: 8,890 PARKING SPACES; *SEE C2.0
REQUIRED PER SHARED PARKING: 6,974
PROVIDED: 7,612 SPACES

HISTORIC RESOURCE TREATMENT: N

BUILDING CODE DATA

BUILDING SQUARE FOOTAGE IN ACCORDANCE WITH CHAPTER 5 OF THE IBC.

BUILDING OCCUPANCY IN ACCORDANCE WITH CHAPTER 3 OF THE IBC.

CONSTRUCTION TYPE IN ACCORDANCE WITH CHAPTER 6 OF THE IBC.

IMPACT STATEMENT

WATER
The development will be served via Mallory Valley Utility District Water.

- Usage: The development will include both residential and commercial units, requiring a higher volume of water for daily operations.
- Infrastructure: The development is currently adjacent to an 8" and 12" MVUD main. It will necessitate the removal of existing water main and rerouting through the site.
-

SANITARY SEWER
The development will be served via City of Franklin Sewer.

- Capacity: The mixed-use nature means there will be a varied range of wastewater generated, a capacity request has been submitted to the city of Franklin. Per the submitted sewer availability request, it is estimated that this development will demand 2,508.6 SFUE's or 878,010 GPD.
- Infrastructure: The construction of new lines, will be required to accommodate the development. The development proposes the removal and realignment of existing sewer main to outfall to the existing 12" main located at the northeast corner of the site.

RECLAIMED WATER LINE
The development will not be served by reclaimed water.

STORMWATER AND DRAINAGE FACILITIES
Stormwater management is crucial for the site given its layout and flow direction.

- Flow Management: Stormwater will flow from south to north, necessitating effective capture, treatment, and release systems.
- Bioretention and Detention: The inclusion of bioretention, detention ponds, underground detention structures, and the yet-to-be constructed wetland system will help manage runoff and provide water quality per City of Franklin Standards
- Infrastructure: Creating appropriate drainage systems and ensuring the ponds are integrated effectively within the development plan is essential for effective stormwater management. Approximately 45 acres of impervious area is proposed on the site.

STREETS

- Traffic Flow: Increased traffic on Carothers Parkway and McEwen Drive will necessitate improvements to road capacity, traffic signal systems, as identified with the TIS. Per the TIS, it is estimated that this development will contribute 34,266 total daily trips (2,785 peak trips and 3,345 PM peak trips).
- Connectivity: Enhanced connectivity, including pedestrian pathways, bike lanes, and public transit options, will be incorporated to reduce congestion and promote alternative transportation modes. The development proposes the use of 2 existing right-in-right-out curb cuts along Carothers Parkway and McEwen Drive, and various other connection points along the private Ovation Parkway.

ENTITLEMENT	
RESIDENTIAL UNITS	1,594 UNITS
HOTEL KEYS	350 KEYS
NONRESIDENTIAL SF	1,655,000 SF
NOTE: THIS CHART IS TO ALLOW FLEXIBILITY FOR EACH USE AS IT TRANSITIONS TO THE FINAL SITE PLAN	
RESIDENTIAL	
LIVE/WORK UNITS	
MULTIFAMILY RESIDENTIAL	
TOWNHOUSES	
COMMERCIAL USES	
DAY CARE CENTERS	
EVENT VENUES	
HOTELS	
INDOOR ANIMAL SERVICES	
OFFICES	
PERSONAL SERVICES	
RESTAURANTS	
RETAIL	
SHOWROOM	
TELECOMMUNICATION TOWERS AND ANTENNAS	
THEATER	
RECREATIONAL USES	
ACTIVE RECREATION	
COMMERCIAL RECREATION	
NEIGHBORHOOD AMENITITES	
PASSIVE PARKS AND OPEN SPACE	
HOTEL	

OPEN SPACE CALCULATIONS

TOTAL SITE AREA: 104.54 ACRES
TOTAL REQUIRED OPEN SPACE: 5% (5.23 ACRES)

PROVIDED OPEN SPACE:

OS1	GREENWAY	4.08 ACRES
OS2	POCKET PARK	0.49 ACRES
OS3	POCKET PARK	0.30 ACRES
OS4	POCKET PARK	0.25 ACRES
OS5	POCKET PARK	0.47 ACRES

TOTAL PROVIDED: 5.59 AC

PARKLAND INFORMATION

1594 U'S X $5,268 = $8,397,19225% OF THE TOTAL DUE AT FIRST PLAT $2,099,298 PLUS THE NUMBER OF UNITS PROPOSED AT THE PRO-RATED AMOUNT SHOWN ON THE PLAT.75% OF THE TOTAL, OR $6,297,894, WILL BE DUE WHEN NEW PLATS ARE PRESENTED AT A PRO-RATED AMOUNT OF $3,951 UNTIL ALL UNITS ARE ACCOUNTED FOR.

- OPEN SPACE POCKET PARK
  - SEATING
  - CANOPIES OR GAZEBOS
  - SITE FURNISHINGS
  - FOUNTAINS, SCULPTURE, OR ART
  - PLAYGROUND
- GREENWAY
  - 12' MULTI-USE PATH
  - SEATING
  - LANDSCAPE

CITY OF FRANKLIN VEHICULAR REQUIREMENTS			
LAND USE	**UNITS/SQUARE FOOTAGE**	**PARKING RATIO**	**MIN. SPACES**
RETAIL	273,000 SF	3.33 PER 1,000 SF	909*
RETAURANT	147,000 SF	10 PER 1,000 SF	1,801*
	INCLUDES INDOOR AND OUTDOOR SEATING		
OFFICE	1,225,000 SF	3 PER 1,000 SF	3,675*
HOTEL	350 KEYS	1 PER KEY + 1 PER EMPLOYEE	403*
COMMERCIAL RECREATION	40,000 SF	3.33 PER 1,000 SF	134*
MULTI-FAMILY (APARTMENTS)			
STUDIO	69 UNITS	1.25 PER UNIT	86*
1-BEDROOM	698 UNITS	1.25 PER UNIT	873*
2-BEDROOM	488 UNITS	2.25 PER UNIT	1,098*
3-BEDROOM	140 UNITS	2.25 PER UNIT	315*
MULTI-FAMILY (FOR-SALE CONDOS)	130 UNITS	2.25 PER UNIT	293
TOWNHOME	69 UNITS	2 PER UNIT	138
TOTAL REQUIRED VEHICULAR PARKING SPACES:			**9,294 SPACES**
TOTAL VEHICULAR SPACES REQUIRED PER SHARED PARKING:**			**6,974 SPACES**
REQUIRED PARKING OUTSIDE OF OVATION PARKWAY LOOP:			431 SPACES
TOTAL REQUIRED VEHICULAR PARKING:			**7,405 SPACES**
PARKING PROVIDED OUTSIDE OF OVATION PARKWAY LOOP:			516 SPACES
TOTAL VEHICULAR PARKING PROVIDED:			**7,545 SPACES**
CITY OF FRANKLIN BICYLE REQUIREMENTS			
MULTIFAMILY	2,671 BEDROOMS	0.05 PER BEDROOM	134
OFFICE	1,225,000 SF	1 PER 20,000 SF	62
OTHER USES	1 PER 20 REQUIRED VEHICULAR SPACES		124
TOTAL REQUIRED BICYCLE PARKING SPACES:			**320 SPACES**

*PARKING REQUIRED/PROVIDED WITHIN OVATION PARKWAY LOOP. PARKING INCLUDED IN SHARED PARKING STUDY

**SEE SHARED PARKING STUDY, PROVIDED BY KIMLEY HORN FOR SHARED PARKING DETAILS

GENERAL NOTES:
1. CONCURRENTLY WITH SITE PLAN, APPLICANT WILL COORDINATE WITH CITY OF FRANKLIN FOR LOCATION OF TRANSIT STOPS.
2. BICYCLE PARKING LOCATIONS AND DETAILS WILL BE COORDINATED WITH SITE PLAN.
3. CONCURRENTLY WITH SITE PLAN, MAIL KIOSK LOCATIONS WILL BE COORDINATED AND IDENTIFIED.

PARK NOTES:
IT IS ANTICIPATED THAT CENTRAL PARK, WETLAND PARK, AND THE MOUNTAIN BIKE PARK WILL BE DESIGNED OPEN SPACE AREAS. THEY ARE NOT INCLUDED IN THE FORMAL OPEN SPACE DESIGNATIONS OR CALCULATIONS BECAUSE IT IS ANTICIPATED THAT PARKLAND DEDICATION FUNDS MAY BE UTILIZED IN THESE AREAS.
CENTRAL PARK: PEDESTRIAN AREA WITH OUTDOOR GATHERING SPACES, SEATING, LIGHTING, STAGE, ORNAMENTAL LANDSCAPE MATERIAL.
WETLAND PARK: PEDESTRIAN AREA WITH BOARDWALKS, SEATING AND INFORMATIONAL KIOSKS
MOUNTAIN BIKE PARK: MOUNTAIN BIKE TRAIL TO TIE INTO TRAIL ON SURROUNDING PROPERTIES.

FRONTAGE NOTES:
BUILDINGS G1 AND G2 WILL HAVE BUILDING FRONTAGES WITH ENTRANCES ON INTERNAL STREETS KNOLL TOP LANE AND TOPPER TRACE. ADDITIONALLY, THESE BUILDING SITES WILL HAVE FRONTAGE AND ENTRANCES ONTO CENTRAL PARK, WHICH IS AN ACTIVATED STREETSCAPE AND PARK BETWEEN BUILDINGS G1 AND G2 AND ENCORE LANE. PEDESTRIAN CONNECTIONS BETWEEN STREETS, BUILDINGS, AND GATHERING SPACES WILL BE DESIGNED IN CENTRAL PARK.

BUILDING HEIGHT NOTES:
PD-A1, PD-B1, C AND T ARE PLANNED TO BE BETWEEN ONE TO THREE STORIES IN HEIGHT. IF ANY OF THESE BUILDINGS ALONG THE PERIMETER ARE SUBMITTED AS ONE-STORY BUILDINGS, THEY WILL BE DESIGNED TO APPEAR AS AT LEAST TWO-STORY BUILDINGS FROM THE EXTERIOR.

BUILDING KEY	RESIDENTIAL UNITS	HOTEL KEYS	OFFICE SF	RETAIL SF	HEIGHT (STORIES)	CONSTRUCTION TYPE
A	308		-	44,000	5-7	Type I - Retail Type V- IIIA - Residential Fully Sprinkled.
C	-		-	13,000	1-3	Type IIIA Sprinkled
D	-		250,000	8,000	6-12	Type I-II. Fully sprinkled
F	-		225,000	30,000	6-12	Type I-II. Fully sprinkled
G	104		0	50,000	4-8	Type IIIA - V. Fully sprinkled
J	-		-	92,000	4-8	Type IIIA Sprinkled
K-1	0		-	25,000	1-3	Type I - Retail Fully Sprinkled.
K-2		350		49,000	5-7	Type I - Retail Type IIIA - Residential Fully Sprinkled.
M-1			-	24,000	1-3	Type I - Retail Fully Sprinkled.
M-2	150			49,000	5-7	Type I - Retail Type IIIA - Residential Fully Sprinkled.
MF-1	270		-	-	4-6	Type V or Type IIIA - fully sprinkled
MF-2	270		-	-	4-6	Type V or Type IIIA - fully sprinkled
MF-3	293				4-6	Type V or Type IIIA - fully sprinkled
P	-		250,000	10,000	6-12	Type I-II. Fully sprinkled
S	-		250,000	10,000	6-12	Type I-II. Fully sprinkled
PD-A1 (RESTAURANT)	-		-	8,000	1-3	
PD-B1 (RESTAURANT)				8,000	1-3	
PD-C1				8,000	1-3	
T (RESTAURANT)				8,000	1-3	
PV-10	-		-	1,000	1	Type V - Non Sprinkled
PV20	-		-	1,000	1	Type V - Non Sprinkled
V	-		250,000	-	5-8	Type I-II. Fully sprinkled
MULTI-FAMILY	120		-	-	3-4	
TOWNHOME	69		-	-	2-3	
DECK B	-		-	-	4-6	
DECK E	-		-	-	7-8	
DECK H	-		-	-	3-4	
DECK L	-		-	-	4-6	
DECK N	-		-	-	6-7	
DECK R	-		-	-	4-6	
DECK T					4-6	
DECK X	-		-	-		

OVATION

FRANKLIN, TN

Highwoods

CENTERCAL PROPERTIES, LLC

OVATION PUD SUBDIVISION
DEVELOPMENT PLAN, REVISION 3

Franklin, Williamson County, Tennessee

GREGORY C. GAMBILL
TENNESSEE REGISTERED LANDSCAPE ARCHITECT
LANDSCAPE ARCHITECT

INITIAL SUBMITTAL: DEC. 8, 2025

Revision Date
1 JAN. 2, 2026
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DEVELOPMENT PLAN
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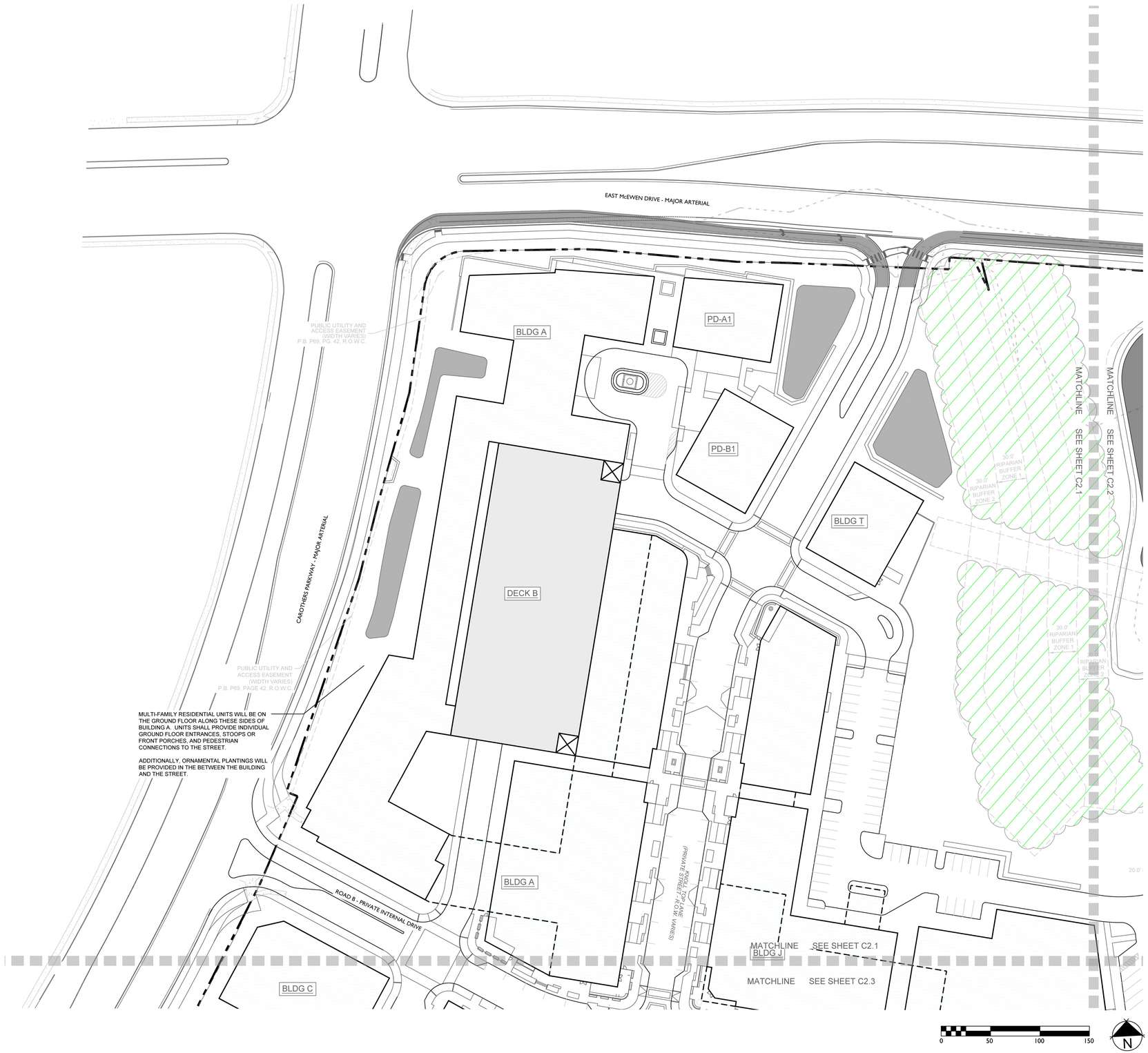
COF # 9000



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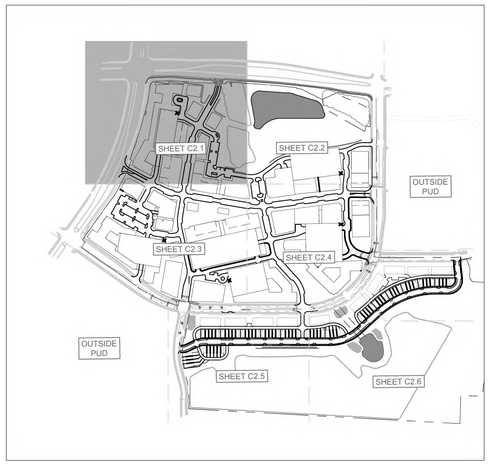

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DEVELOPMENT PLAN ENLARGEMENT
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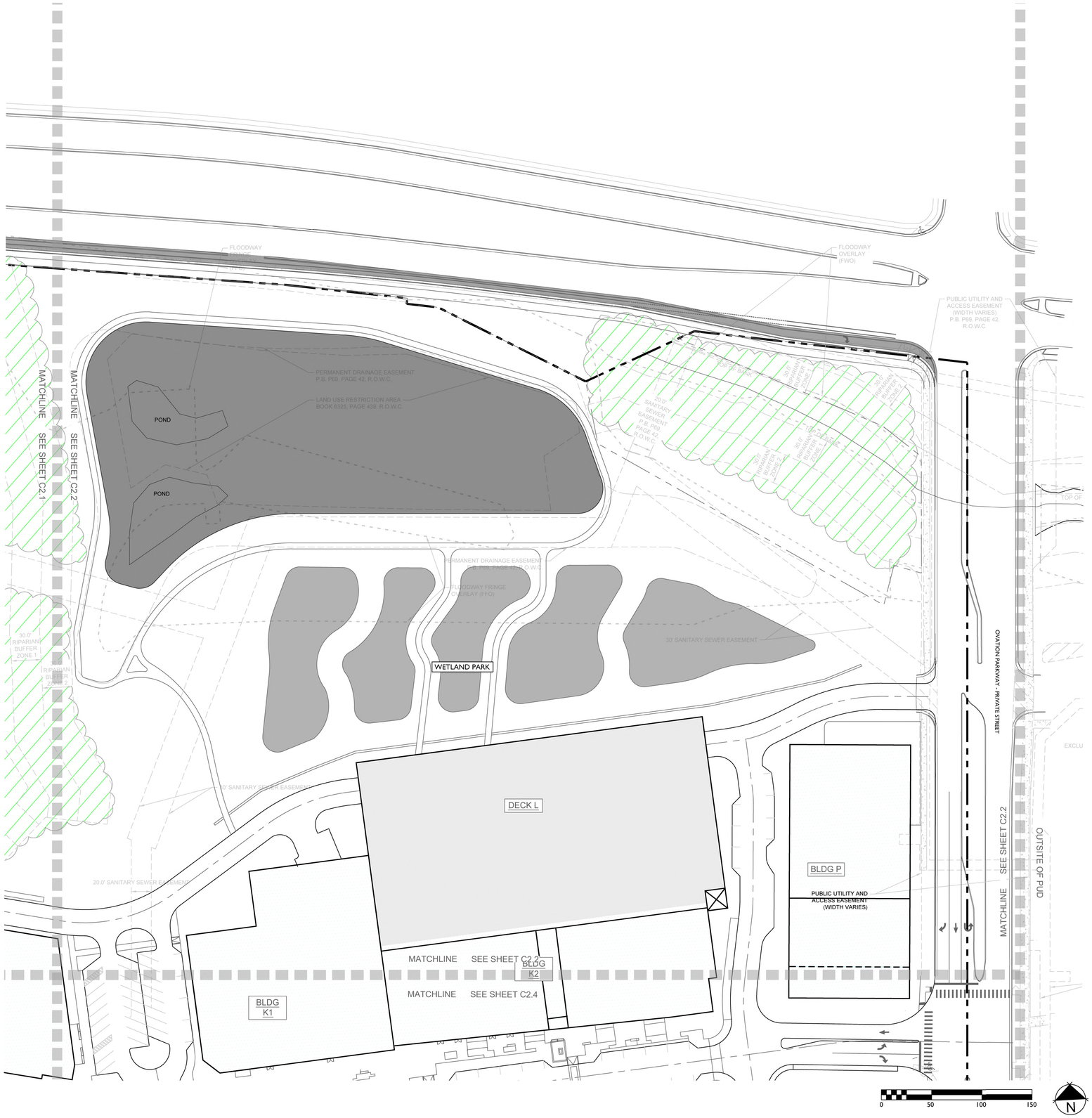

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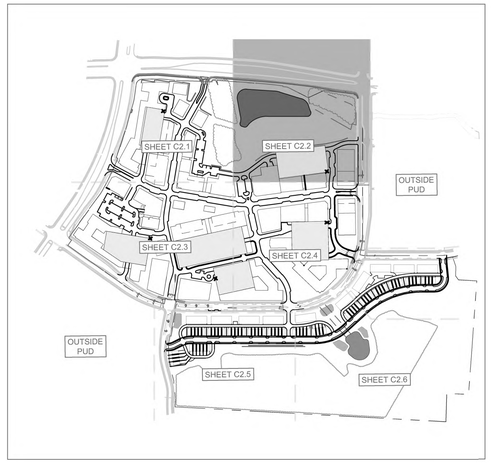

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GREGORY C. GAMBLE
REGISTERED
LANDSCAPE ARCHITECT
TENNESSEE
2226

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DEVELOPMENT PLAN ENLARGEMENT

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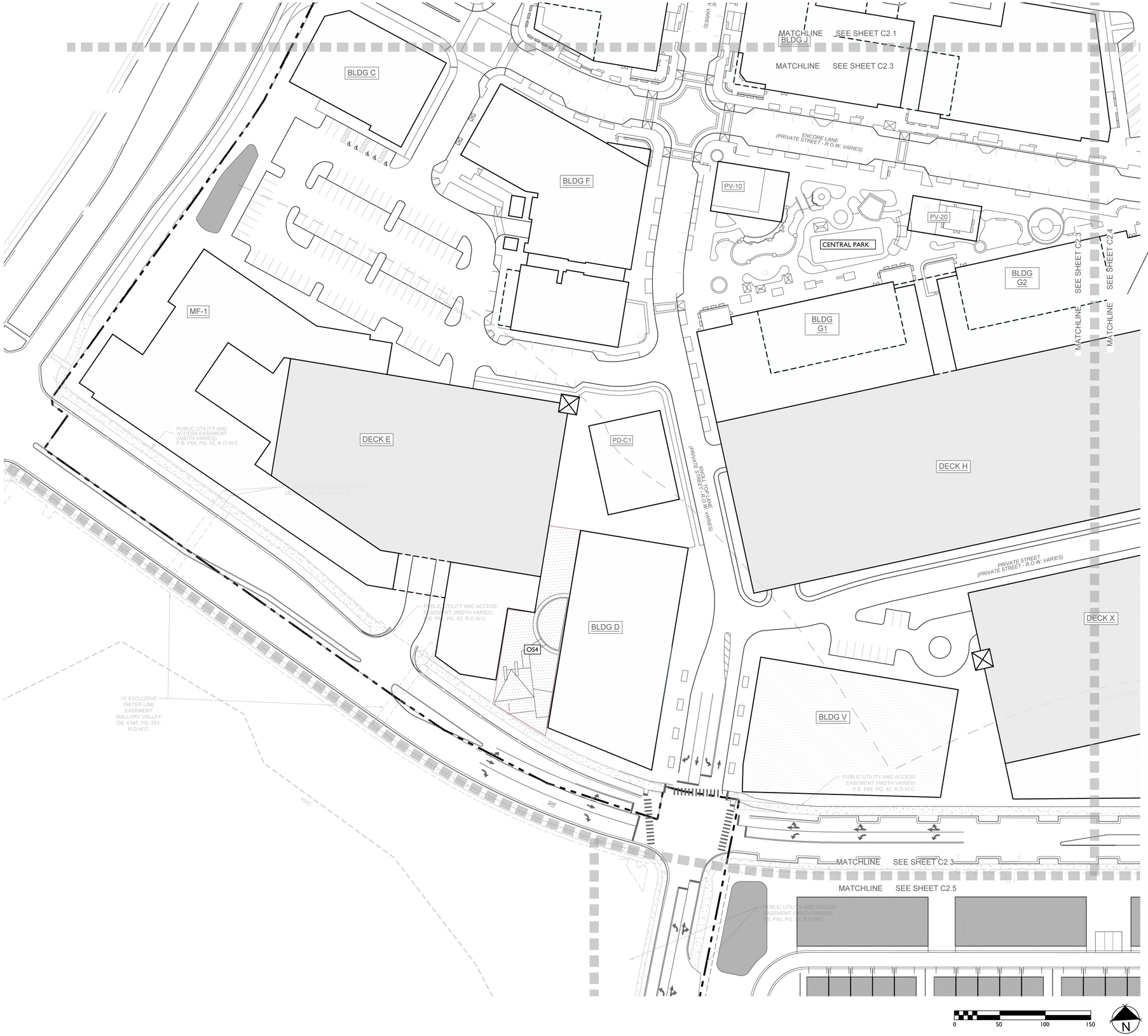

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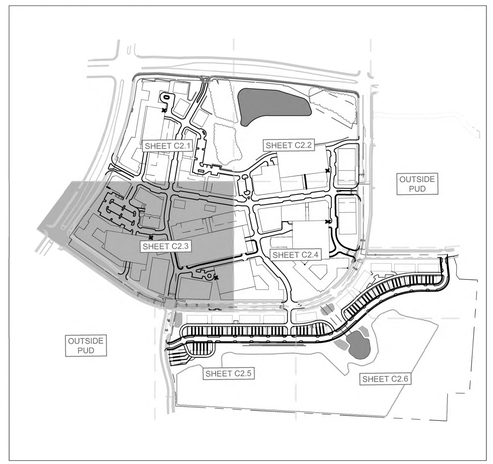

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TENNESSEE No. 769
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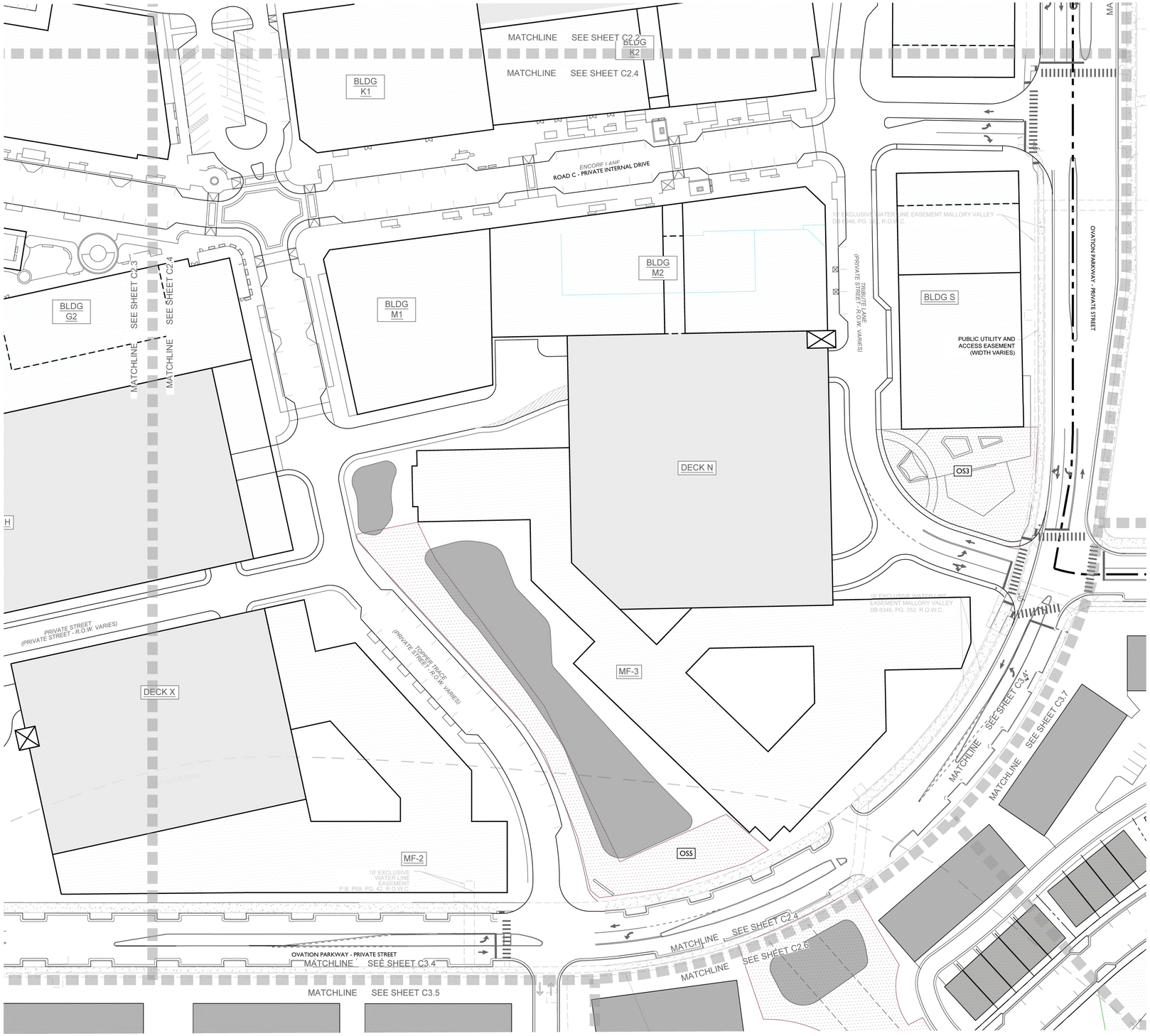

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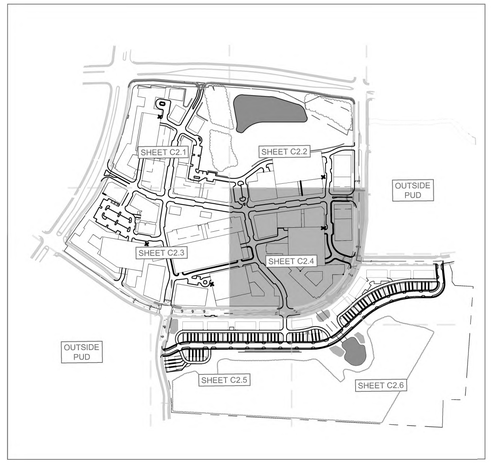

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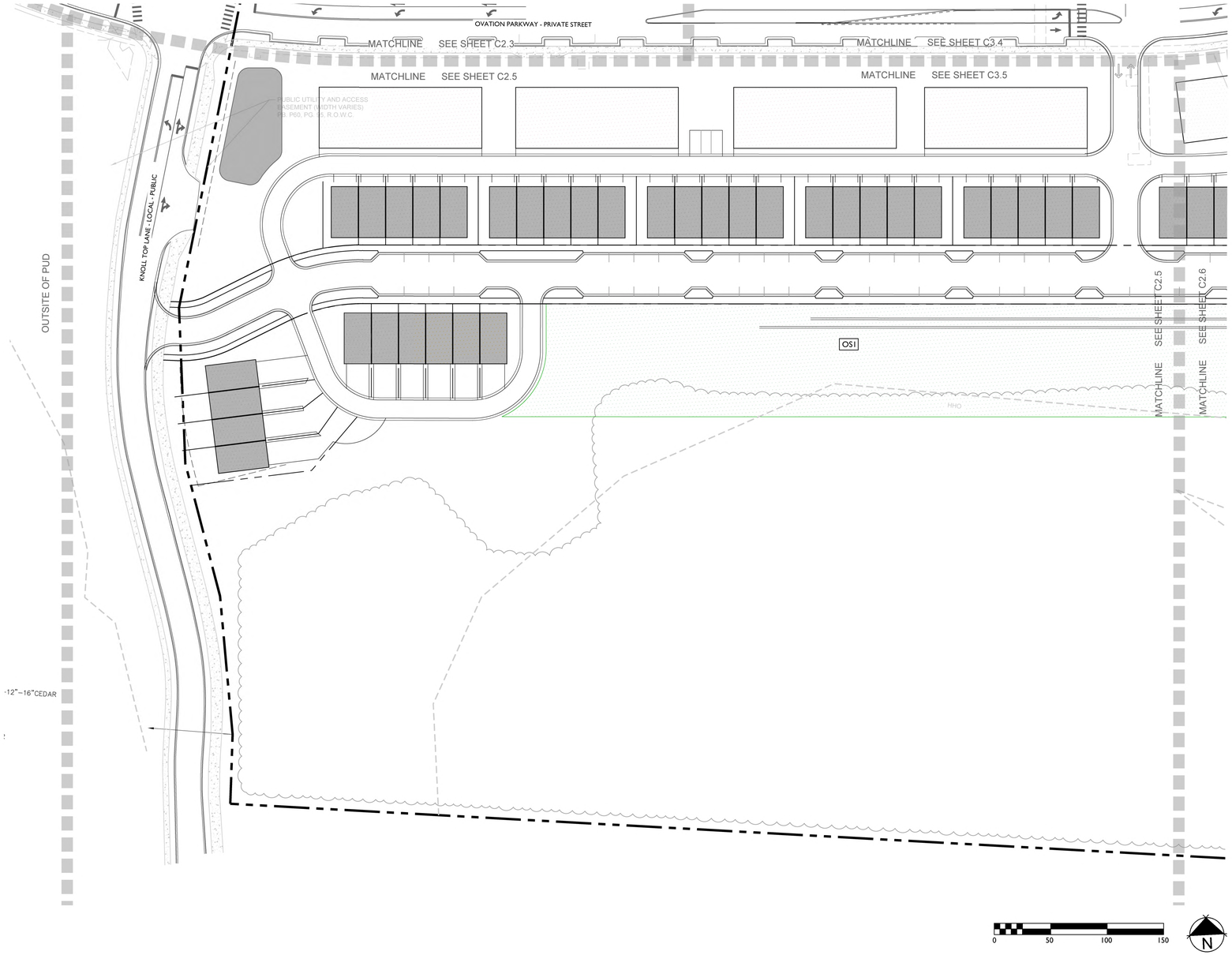

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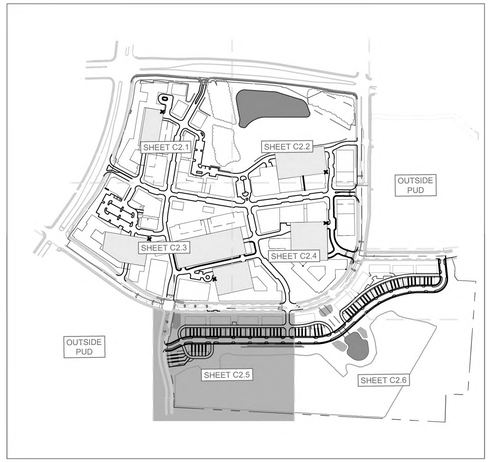

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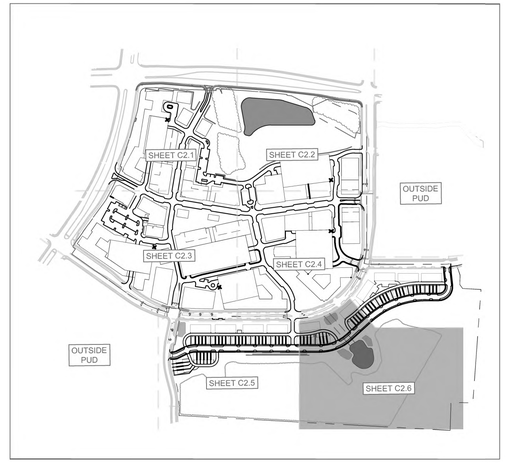

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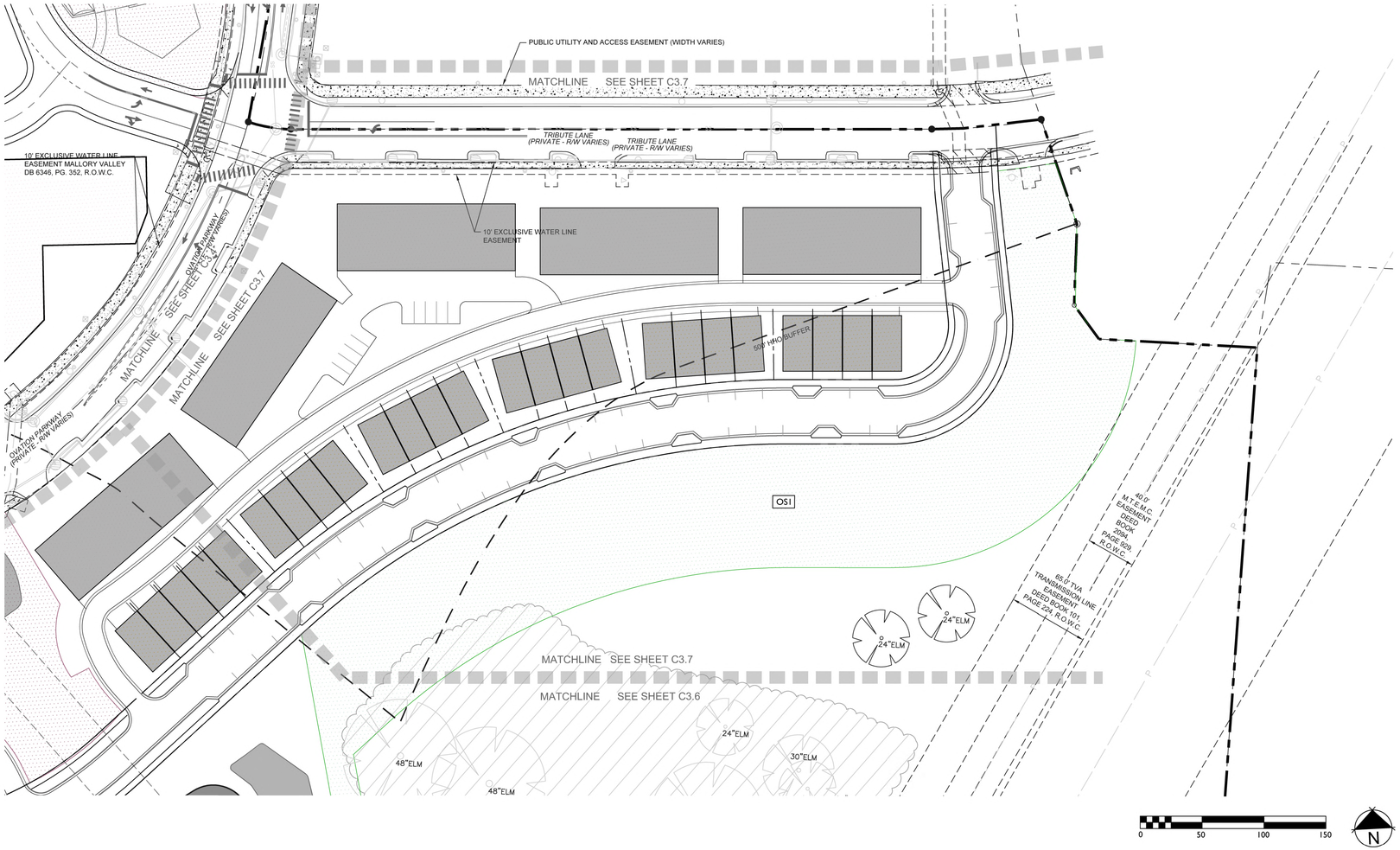
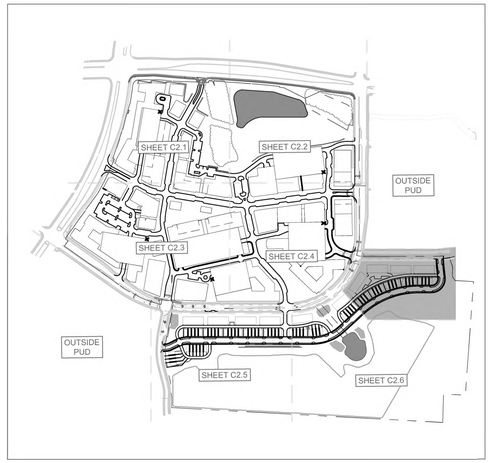
DEVELOPMENT PLAN ENLARGEMENT
SHEET
C2.6

COF # 9000



BUILDING DESIGNATION TYPES

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



OVATION

FRANKLIN, TN

Highwoods

CENTERCAL PROPERTIES, LLC

OVATION PUD SUBDIVISION
DEVELOPMENT PLAN, REVISION 3

Franklin, Williamson County, Tennessee

GREGORY C. GAMBILL
REGISTERED
LANDSCAPE ARCHITECT

INITIAL SUBMITTAL: DEC. 8, 2025

Revision Date
1 JAN. 2, 2026
2
3
4

DEVELOPMENT PLAN ENLARGEMENT

SHEET

C2.7

COF # 9000

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GRAPHIC SCALE IN FEET
0 75 150 300

NORTH

CENTERCAL PROPERTIES, LLC

Highwoods

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

OVATION
FRANKLIN, TN

WILLIAM GRAY HARRISON
REGISTERED ENGINEER
AGRICULTURE
COMMERCE
No. 127918
STATE OF TENNESSEE

INITIAL SUBMITTAL: 12/08/2025

Revision Date
1 _____
2 _____
3 _____
4 _____

OVERALL GRADING AND DRAINAGE PLAN

SHEET
C3.0

COF # 8849

Drawing name: K:\FRA_LDEV\118471000 - ovation\4-CADD\plansheets\1-development plan\C3.0 OVERALL GRADING AND DRAINAGE PLAN.dwg C3.0 OVERALL GRADING AND DRAINAGE PLAN Dec 30, 2025 3:01pm by: Mackie.Nicholas

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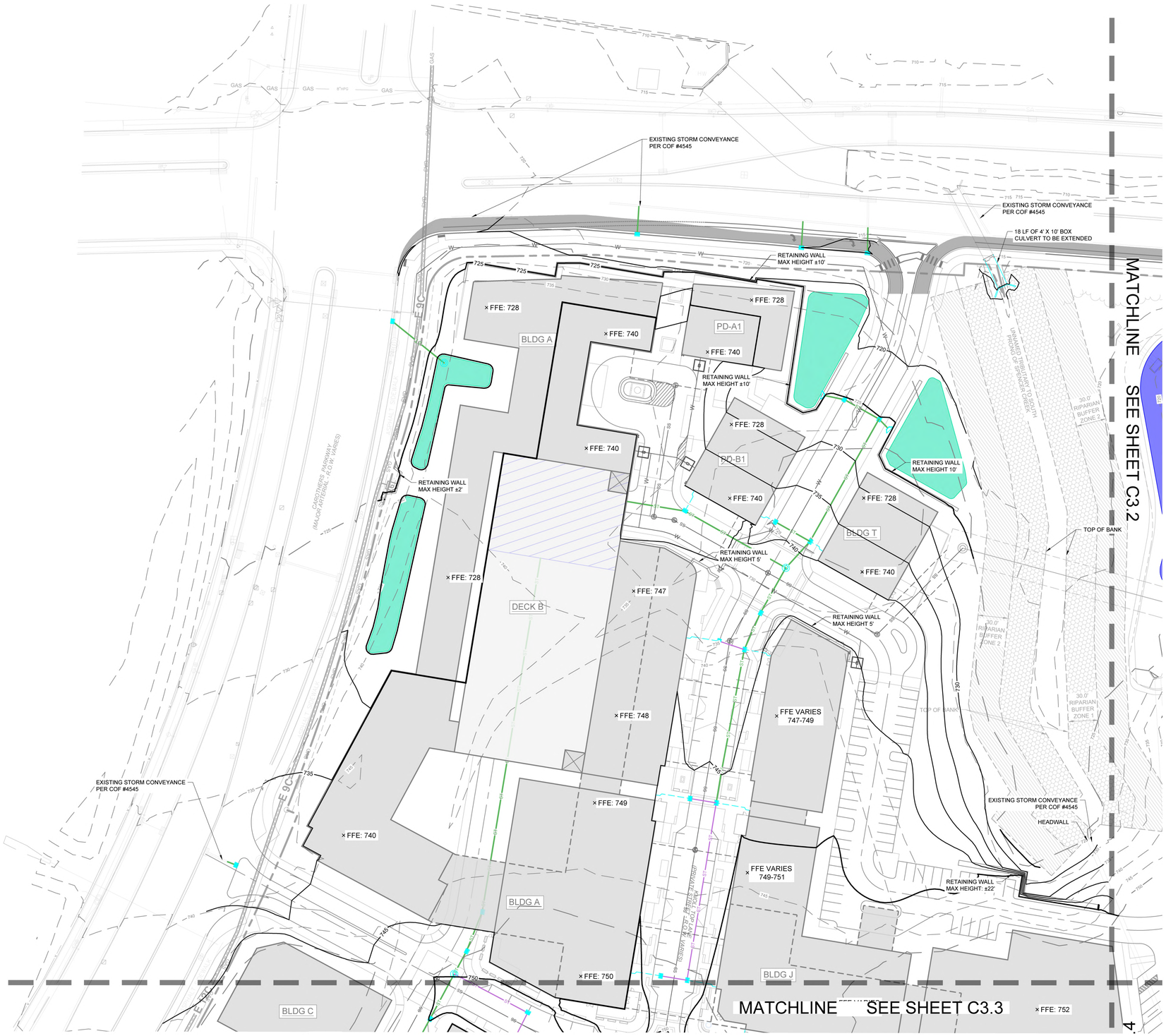

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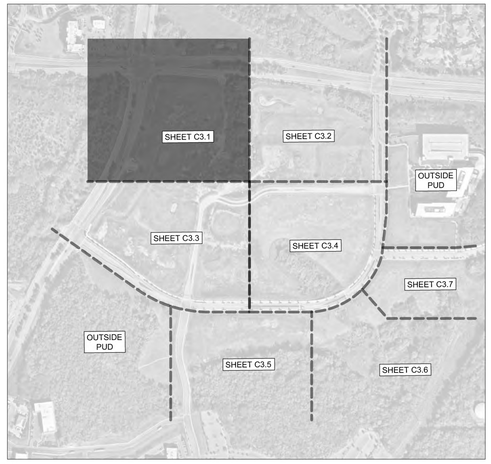

GRAPHIC SCALE IN FEET
0 25 50 100

NORTH

CENTERCAL PROPERTIES, LLC

Highwoods

OVATION PUD SUBDIVISION
DEVELOPMENT PLAN, REVISION 3

Franklin, Williamson County, Tennessee

OVATION
FRANKLIN, TN

WILLIAM GRAY HARRISON
REGISTERED ENGINEER
AGRICULTURAL & COMMERCIAL
No. 137178
STATE OF TENNESSEE

INITIAL SUBMITTAL: 12/08/2025

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

SHEET
C3.1

COF # 8849

Drawing name: K:\FRA_LDEV\118471000 - ovation\4-CADD\plansheets\1-development plan\C3.1 GRADING AND DRAINAGE PLAN.dwg C3.1 ENLARGED GRADING AND DRAINAGE PLAN Dec 30, 2025 2:36pm by: Sophia.Close

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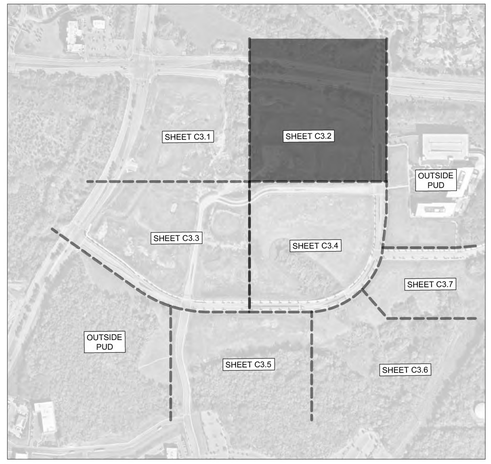

GRAPHIC SCALE IN FEET
0 25 50 100

NORTH

CENTERCAL PROPERTIES, LLC

Highwoods

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

OVATION
FRANKLIN, TN

WILLIAM GRAY HARRISON
REGISTERED ENGINEER
AGRICULTURAL & BIOSYSTEMS ENGINEERING
No. 137119
STATE OF TENNESSEE

INITIAL SUBMITTAL: 12/08/2025

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

ENLARGED GRADING AND DRAINAGE PLAN

SHEET
C3.2

COF # 8849

Drawing name: K:\FRA_LDEV\118471000 - ovation\4-CADD\plansheets\1-development plan\C3.1 GRADING AND DRAINAGE PLAN.dwg C3.2 ENLARGED GRADING AND DRAINAGE PLAN Dec 30, 2025 2:36pm by: Sophia.Close



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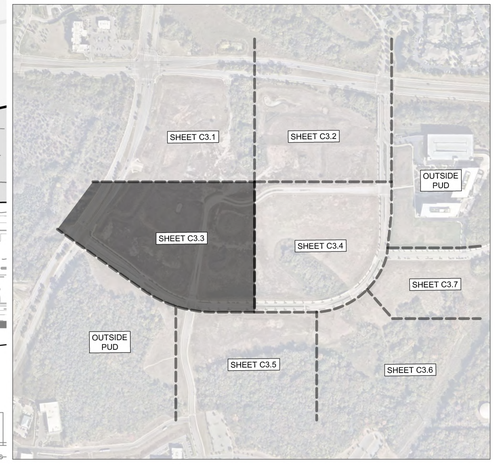

GRAPHIC SCALE IN FEET
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NORTH

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STATE OF TENNESSEE

INITIAL SUBMITTAL: 12/08/2025

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ENLARGED GRADING AND DRAINAGE PLAN

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Drawing name: K:\FRA_LDEV\118471000 - ovation\4-CADD\plansheets\1-development plan\C3.1 GRADING AND DRAINAGE PLAN.dwg C3.3 ENLARGED GRADING AND DRAINAGE PLAN Dec 30, 2025 2:37pm by: Sophia.Close

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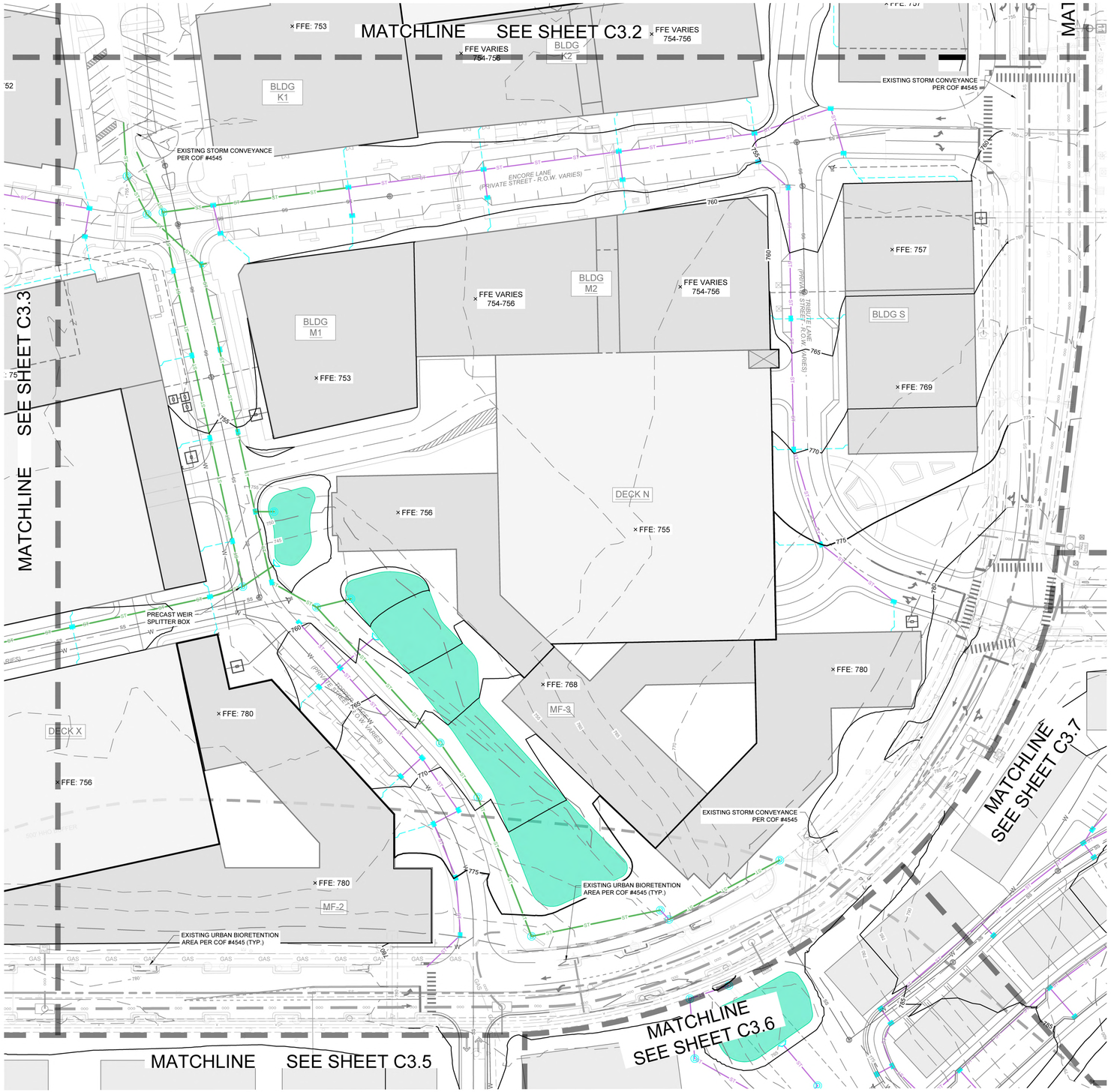

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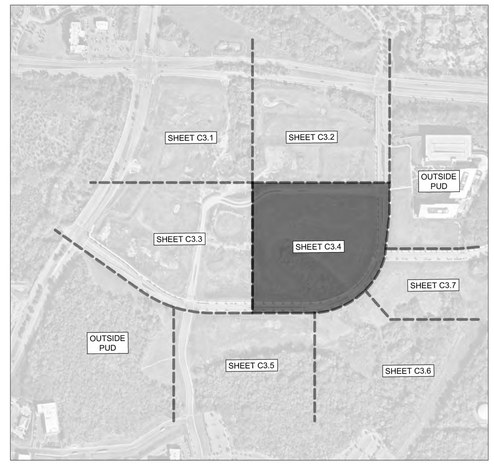

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OVATION
FRANKLIN, TN

WILLIAM GRAY HARRISON REGISTERED ENGINEER AGRICULTURE COMMERCE No. 127878 STATE OF TENNESSEE

INITIAL SUBMITTAL: 12/08/2025

Revision Date
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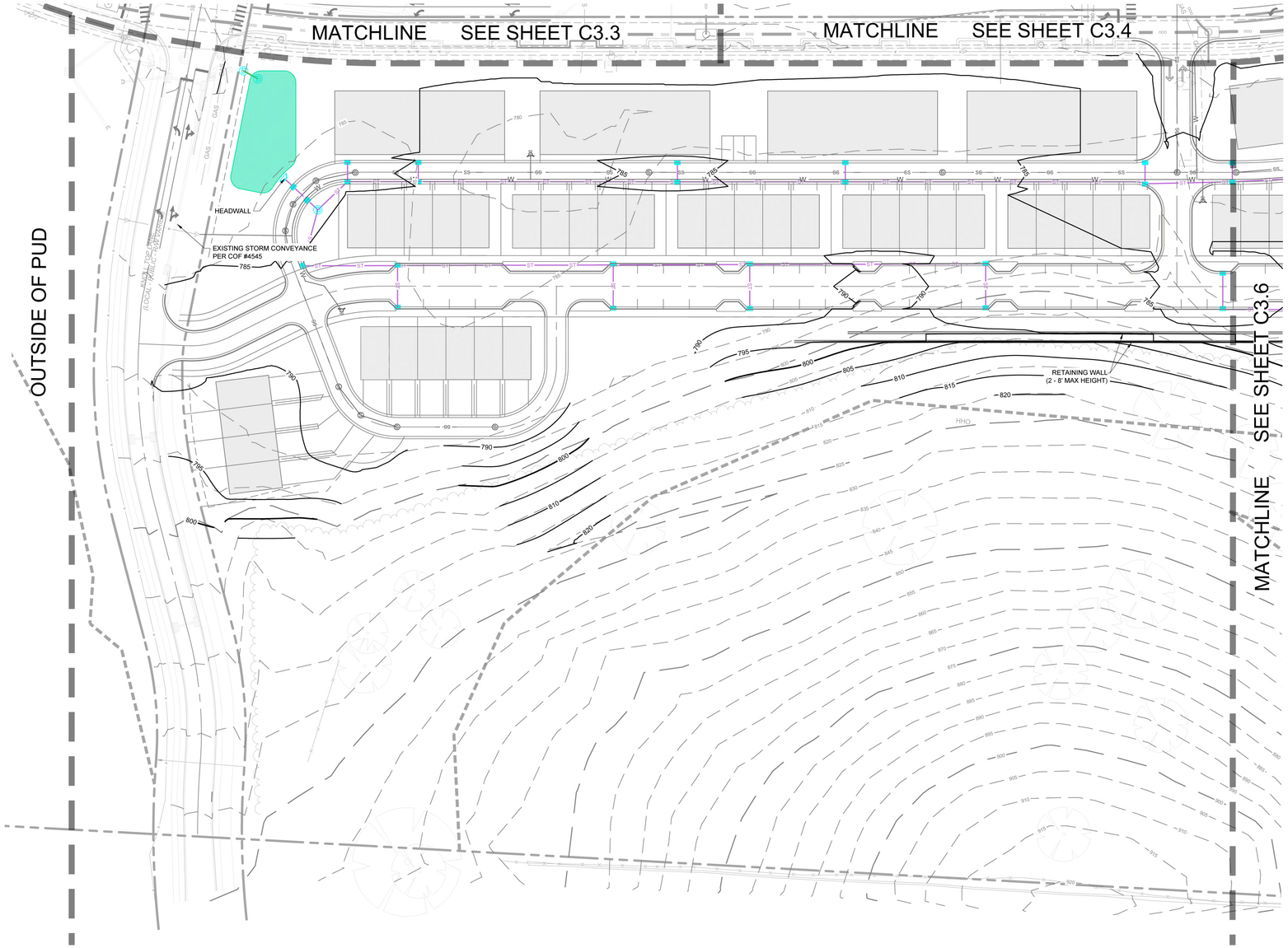
ENLARGED GRADING AND DRAINAGE PLAN

SHEET
C3.4

COF # 8849

Drawing name: K:\FRA_LDEV\118471000 - ovation\4-CADD\plansheets\1-development plan\C3.1 GRADING AND DRAINAGE PLAN.dwg C3.4 ENLARGED GRADING AND DRAINAGE PLAN Dec 30, 2025 2:37pm by: Sophia.Close



COF GRADING & DRAINAGE GENERAL NOTES

1. GRADING PERMIT IS REQUIRED FOR ANY PROJECT DISTURBING MORE THAN 10,000 SF, ADDING MORE THAN 5,000 SF OF IMPERVIOUS SURFACE OR FOR ANY SITE GRADING REQUIRING STOCKPILING OF MATERIAL.
2. THE DEVELOPER SHALL PROVIDE THE NECESSARY LABOR AND SUPERVISION REQUIRED TO SUPPORT FIELD TESTING BY THE INDEPENDENT TESTING FIRM AND INSPECTIONS BY CITY OFFICIALS AT NO COST TO THE CITY. TEST REPORTS OF FIELD TESTING IF APPLICABLE SHALL BE SUBMITTED DIRECTLY TO THE STREET DEPARTMENT. DEFECTS DISCLOSED BY TESTS SHALL BE RECTIFIED.
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4. DRAINAGE FACILITIES INCLUDING, BUT NOT LIMITED TO, CULVERTS, DETENTION BASINS AND DITCHES, AS WELL AS THE ROADWAY SUB-GRADE, BASE STONE AND BINDER & SURFACE COARSE SHALL BE INSPECTED, TESTED AND GIVEN APPROVAL AT EACH STAGE OF INSTALLATION PRIOR TO PROCEEDING TO THE NEXT STAGE OF CONSTRUCTION. FINAL CONSTRUCTION INSPECTION FOR APPROVAL AND ACCEPTANCE OF STREETS AND DRAINAGE SYSTEMS WILL NOT BE GRANTED UNTIL ALL WORK HAS BEEN COMPLETED IN ACCORDANCE WITH THE APPROVED PLANS.
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6. ANY PROPOSED RETAINING WALL GREATER THAN 48" IN HEIGHT AS MEASURED FROM THE BOTTOM OF THE FOOTING SHALL BE A SEPARATE SUBMITTAL TO A BUILDING & NEIGHBORHOOD SERVICES FOR REVIEW, APPROVAL, AND PERMITTING. A MATERIAL AND COLOR SAMPLE SHALL BE SUBMITTED WITH THE BUILDING PLANS.

HATCH LEGEND

- BIORETENTION
- UNDERGROUND DETENTION
- DETENTION

LEGEND

- W — WATER
- SS — SANITARY SEWER
- ST — ST — STORM SEWER 15"-24"
- ST — ST — STORM SEWER 30"-48"
- STORM SEWER <15"
- UGP — UNDERGROUND ELECTRIC (4-6" CONDUITS)
- GRATE INLET
- STORM MANHOLE
- HEADWALL
- WATER METER
- FH — FIRE HYDRANT
- S — SANITARY SEWER MANHOLE

STORMWATER IMPACT STATEMENT

STORMWATER MANAGEMENT IS CRUCIAL FOR THE SITE GIVEN ITS LAYOUT AND FLOW DIRECTION.
FLOW MANAGEMENT:
STORMWATER WILL FLOW FROM SOUTH TO NORTH, NECESSITATING EFFECTIVE CAPTURE, TREATMENT, AND RELEASE SYSTEMS. RUNOFF IS CONVEYED PRIMARILY VIA PIPES AND SHEET FLOW.
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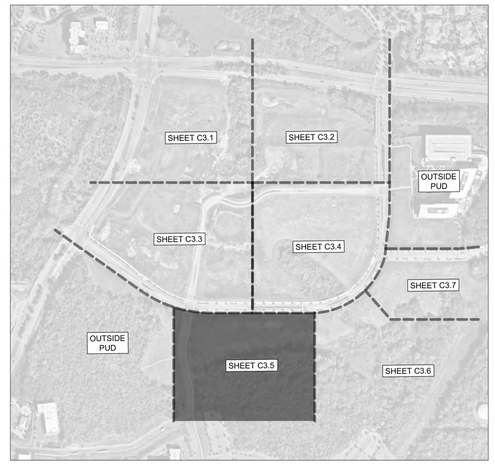
INFRASTRUCTURE:
CREATING APPROPRIATE DRAINAGE SYSTEMS AND ENSURING THE PONDS ARE INTEGRATED EFFECTIVELY WITHIN THE DEVELOPMENT PLAN IS ESSENTIAL FOR EFFECTIVE STORMWATER MANAGEMENT. APPROXIMATELY 45 ACRES OF IMPERVIOUS AREA IS PROPOSED ON THE SITE.



GRAPHIC SCALE IN FEET
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CENTERCAL PROPERTIES, LLC

Highwoods

OVATION PUD SUBDIVISION DEVELOPMENT PLAN, REVISION 3

Franklin, Williamson County, Tennessee

OVATION
FRANKLIN, TN

WILLIAM GRAY HARRISON
REGISTERED ENGINEER
AGRICULTURE & COMMERCE
No. 127919
STATE OF TENNESSEE

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ENLARGED GRADING AND DRAINAGE PLAN

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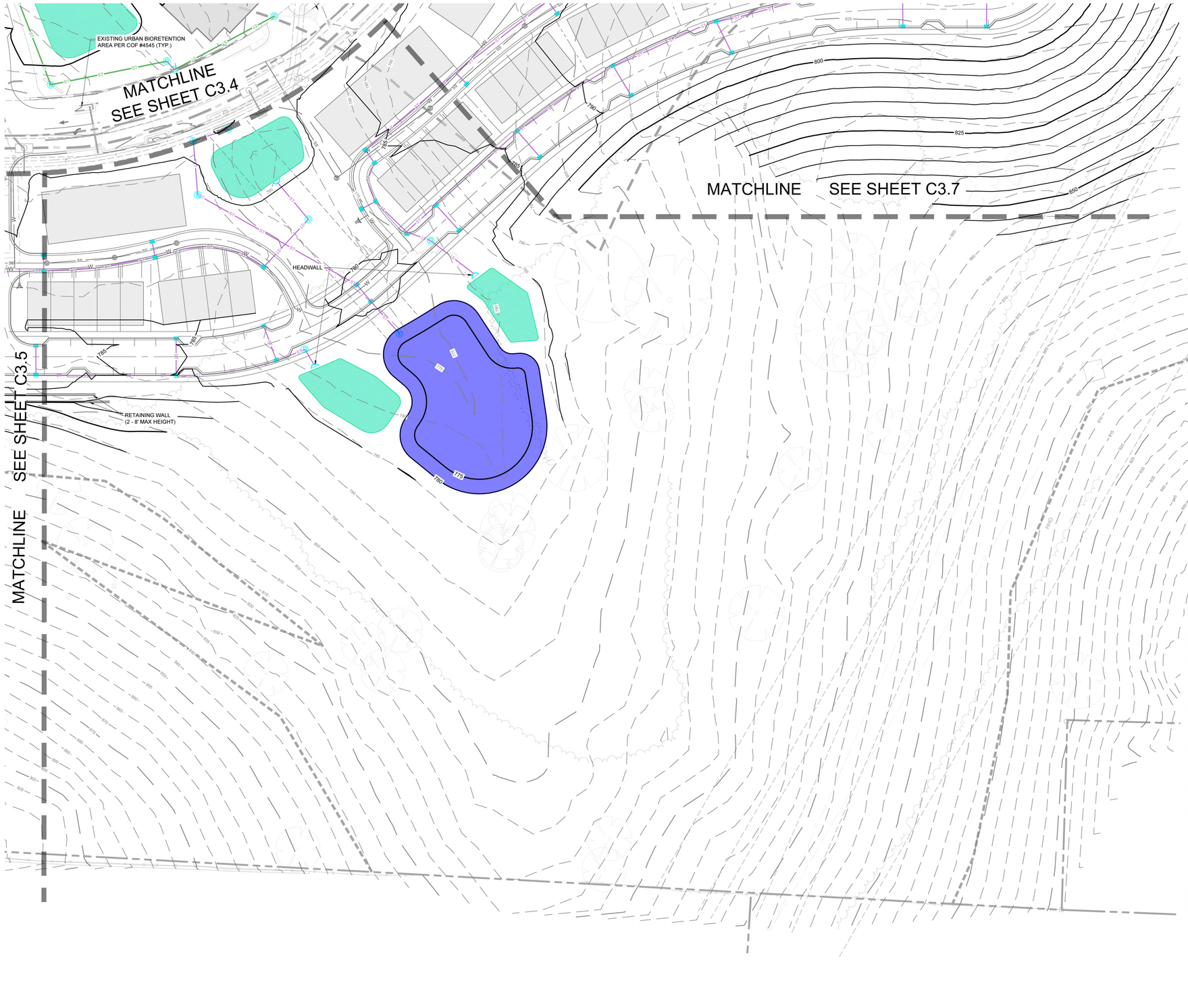

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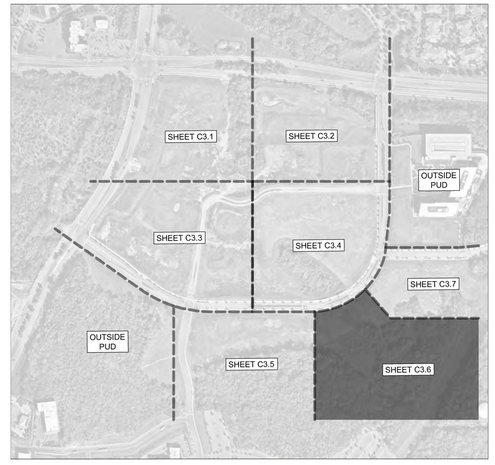

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Franklin, Williamson County, Tennessee

OVATION
FRANKLIN, TN

WILLIAM GRAY HARRISON
REGISTERED ENGINEER
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STATE OF TENNESSEE

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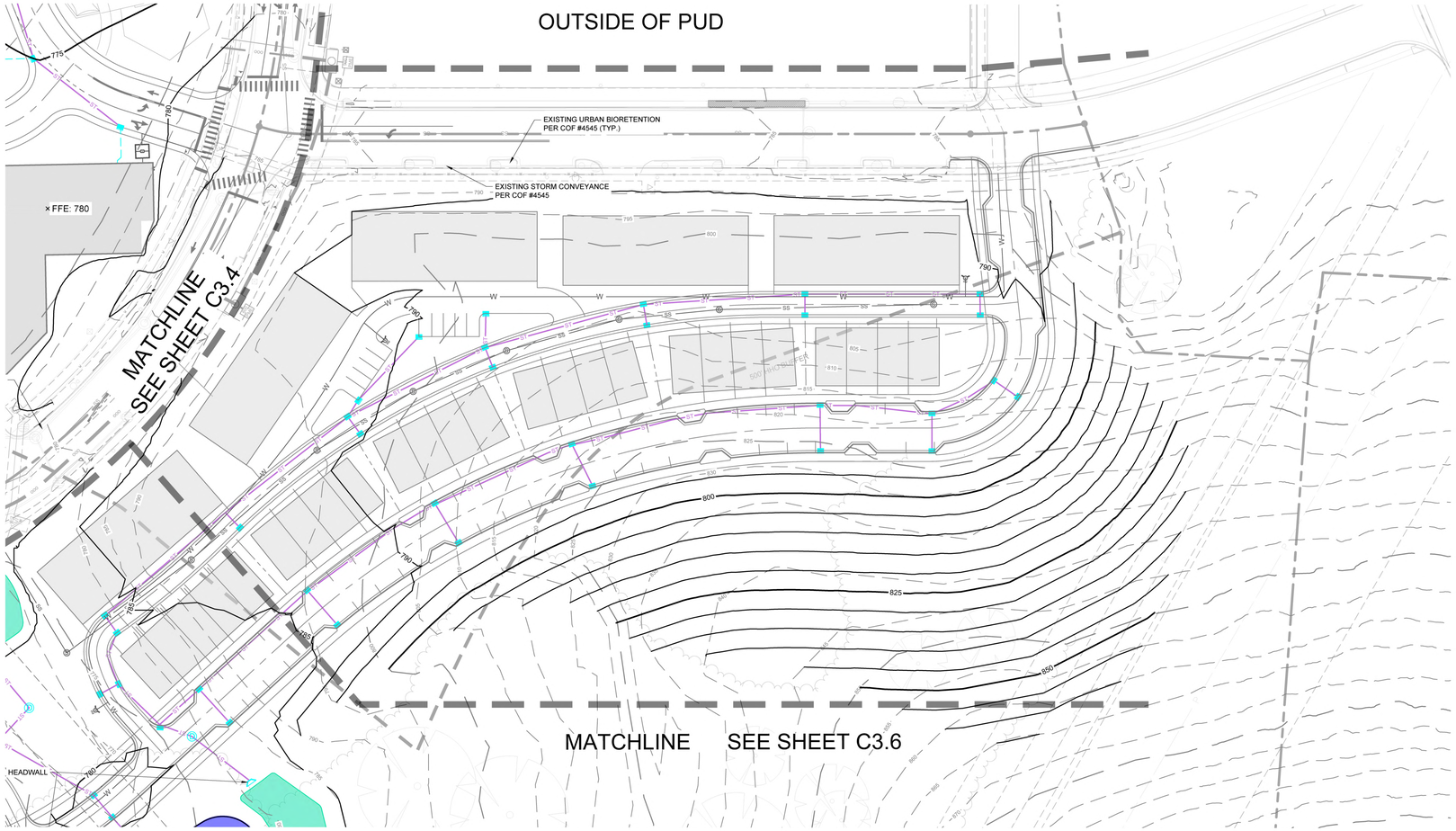

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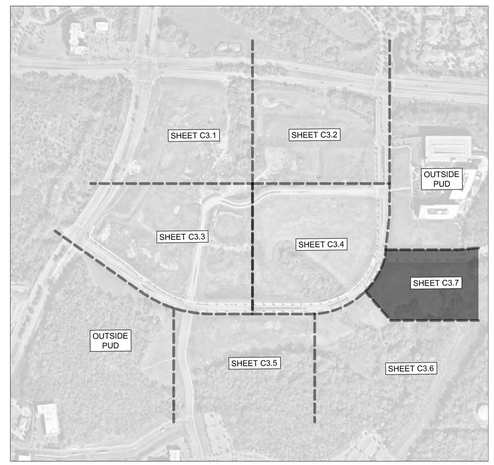

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OVATION
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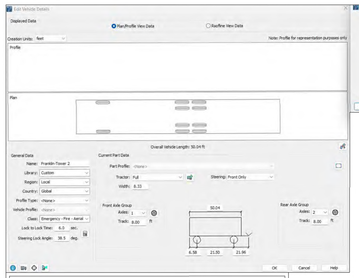


FIRE FLOW TEST

FLOW TEST DATE: 05/27/2025, 11:00 AM
STATIC PRESSURE: 142 psi
RESIDUAL PRESSURE: 132 psi
FLOW: 1178 GPM

TESTED BY MALLORY VALLEY UTILITY DEPARTMENT; PARKER HOWELL, JON LYNN, JUSTIN MAXWELL

STREETS IMPACT STATEMENT

THIS DEVELOPMENT WILL IMPACT LOCAL TRANSPORTATION INFRASTRUCTURE.
TRAFFIC FLOW
INCREASED TRAFFIC ON CAROTHERS PARKWAY AND MCEWEN DRIVE WILL NECESSITATE IMPROVEMENTS TO ROAD CAPACITY, TRAFFIC SIGNAL SYSTEMS, AS IDENTIFIED WITH THE TIS. PER THE TIS, IT IS ESITMATED THAT THIS DEVELOPMENT WILL CONTRIBUTE 34,266 TOTAL DAILY TRIPS (2,785 AM PEAK TRIPS AND 3.345 PM PEAK TRIPS).
CONNECTIVITY.
ENHANCED CONNECTIVITY, INCLUDING PEDESTRIAN PATHWAYS AND BIKE LANES WILL BE INCORPORATED OR UTILIZED TO REDUCE CONGESTION AND PROMOTE ALTERNATIVE TRANSPORTATION MODES. THE DEVELOPMENT PROPOSES THE USE OF TWO EXISTING RIGHT-IN-RIGHT-OUT CURB CUTS ALONG CAROTHERS PARKWAY AND MCEWEN DRIVE, AND VARIOUS OTHER CONNECTION POINTS ALONG THE PRIVATE OVATION PARKWAY.

FIRE TRUCK ACCESS NOTE

- ANY FIRE TRUCK EMERGENCY ACCESS PATH OR DRIVE AISLE THAT IS GREATER THAN 150' SHALL PROVIDE AN APPROPRIATE TURNAROUND FOR THE STANDARD FRANKLIN FIRE TRUCK.
- 150' HOSE LAY ACCESS SHALL BE PROVIDED TO ALL BUILDINGS. IN LOCATIONS WHERE THIS IS NOT POSSIBLE, APPLICANT WILL WORK WITH THE COF FIRE MARSHALL AT SITE PLAN TO MEET ADDITIONAL REQUIREMENTS SUCH AS FIRE SPRINKLER SYSTEMS OR STANDPIPES TO MEET THE CURRENT FIRE CODE AT THAT TIME.
- AT SITE PLAN, ALL AUTOTURN MOVEMENTS FOR THE STANDARD CITY OF FRANKLIN FIRE TRUCK SHALL SHOW FULL ACCESS WITHOUT CONFLICTS FOR THE APPROPRIATE EMERGENCY VEHICLES PATHS
- AT SITE PLAN, FIRE ACCESS FOR BUILDINGS, INCLUDING THE AREA OUTLINED IN RED ON THIS SHEET, SHALL BE COORDINATED WITH CITY STAFF TO MEET APPLICABLE CODES.

PRIVATE FIRE HYDRANT NOTE

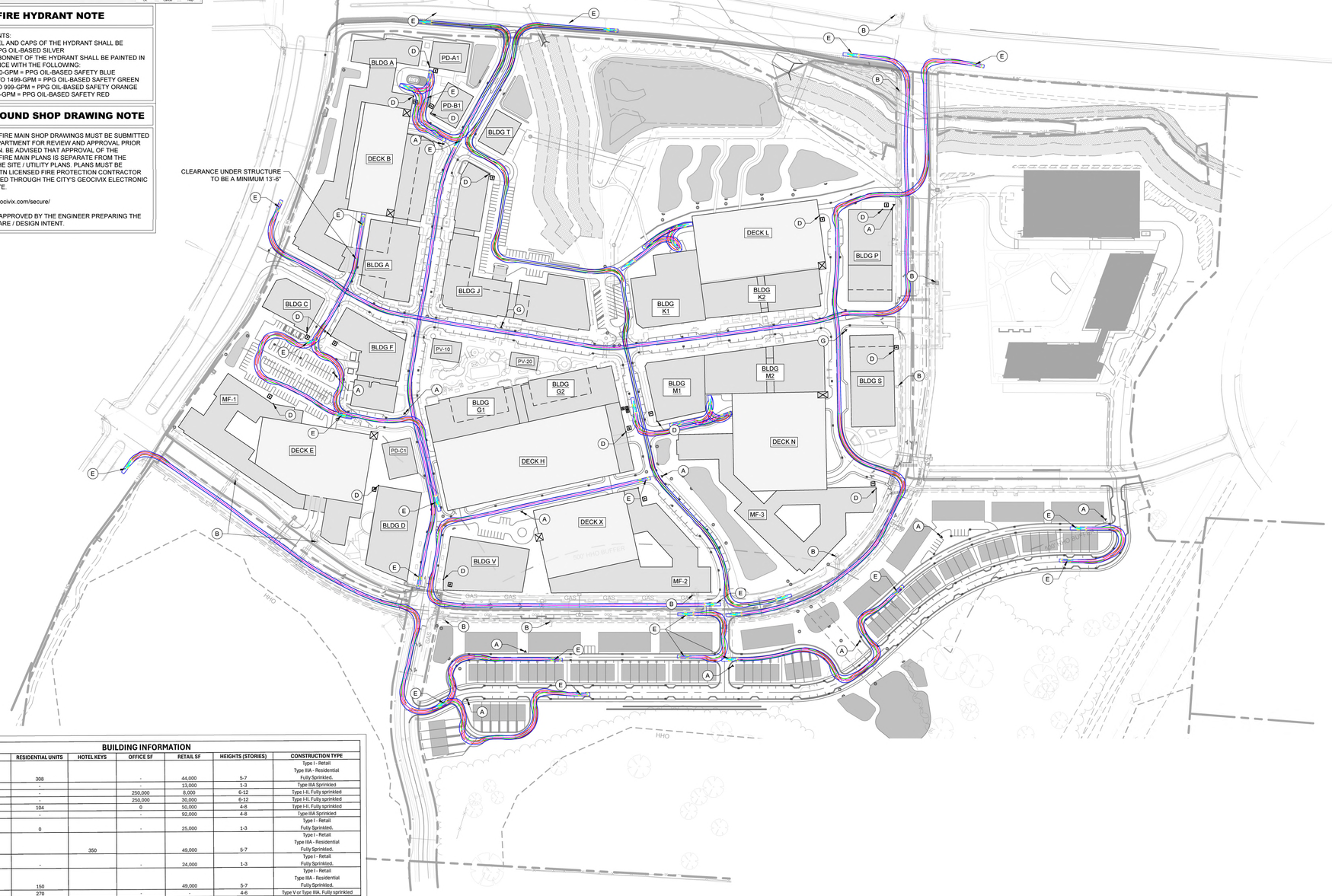
PRIVATE HYDRANTS:
1. THE BARREL AND CAPS OF THE HYDRANT SHALL BE PAINTED PPG OIL-BASED SILVER
2. THE TOP / BONNET OF THE HYDRANT SHALL BE PAINTED IN ACCORDANCE WITH THE FOLLOWING:
   ABOVE 1500-GPM = PPG OIL-BASED SAFETY BLUE
   1000-GPM TO 1499-GPM = PPG OIL-BASED SAFETY GREEN
   500-GPM TO 999-GPM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

UNDERGROUND SHOP DRAWING NOTE

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

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

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



BUILDING INFORMATION

BUILDING KEY	RESIDENTIAL UNITS	HOTEL KEYS	OFFICE SF	RETAIL SF	HEIGHTS (STORIES)	CONSTRUCTION TYPE
A	308		-	44,000	5-7	Type I - Retail Type IIIA - Residential Fully Sprinkled.
C	-		-	13,000	1-3	Type IIIA Sprinkled
D	-		250,000	8,000	6-12	Type I-II, Fully sprinkled
F	-		250,000	30,000	6-12	Type I-II, Fully sprinkled
G	104		0	50,000	4-8	Type I-II, Fully sprinkled
J	-		-	92,000	4-8	Type IIIA Sprinkled
K-1	0		-	25,000	1-3	Type I - Retail Fully Sprinkled.
K-2		350		49,000	5-7	Type I - Retail Type IIIA - Residential Fully Sprinkled.
M-1	-		-	24,000	1-3	Type I - Retail Fully Sprinkled.
M-2	150			49,000	5-7	Type I - Retail Type IIIA - Residential Fully Sprinkled.
MF-1	270		-	-	4-6	Type V or Type IIIA, Fully sprinkled
MF-2	270		-	-	4-6	Type V or Type IIIA, Fully sprinkled
MF-3	293				4-6	Type V or Type IIIA, Fully sprinkled
P	-		250,000	10,000	6-12	Type I-II, Fully sprinkled
S	-		250,000	10,000	6-12	Type I-II, Fully sprinkled
PD-A1 (RESTAURANT)	-		-	8,000	1-3	
PD-B1 (RESTAURAUNT)				8,000	1-3	
PD-C1				8,000	1-3	
T (RESTAURANT)				8,000	1-3	
PV-10	-		-	1,000	1	Type V - Non Sprinkled
PV-20	-			1,000	1	Type V - Non Sprinkled
V	-		250,000	-	5-8	Type I-II, Fully sprinkled
MULTI-FAMILY	120		-	-	3-4	
TOWNHOME	69		-	-	2-3	
DECK B	-		-	-	4-6	
DECK E	-		-	-	7-8	
DECK H	-		-	-	3-4	
DECK L	-		-	-	4-6	
DECK N	-		-	-	6-7	
DECK R	-		-	-	4-6	
DECK T	-		-	-	4-6	
DECK X	-		-	-		

CITY OF FRANKLIN FIRE HYDRANT NOTES

1. HYDRANTS SHALL BE INSTALLED AT INTERSECTIONS AND BETWEEN INTERSECTIONS SO DISTANCE BETWEEN HYDRANTS DOES NOT EXCEED 500-FEET. NOTE: CLOSER SPACING MAY BE REQUIRED FOR SOME PROJECTS.
2. MINIMUM WATER SUPPLY IS 1,500-GPM AT 20-PSI. NOTE: SOME PROJECTS MAY REQUIRE A GREATER AMOUNT.
3. HYDRANTS MUST BE INSTALLED BEFORE CONSTRUCTION GOES VERTICAL AND OR BEFORE COMBUSTIBLE BUILDING PRODUCTS ARE BROUGHT ON SITE.
4. OFF-SITE HYDRANTS MAY BE CONSIDERED, BUT THEY MUST BE WITHIN 500-FEET OF ALL PORTIONS OF THE BUILDING
5. HYDRANTS TO BE INSTALLED WITH 6" MIN. DUCTILE IRON FIRE LINES UNLESS OTHERWISE NOTED.

FIRE LANE NOTE

PUBLIC PROPERTY: WHERE PARKED CARS MAY NARROW THE FIRE LANE TO LESS THAN 20-FEET, THE FIRE LANES SHALL BE MARKED IN ACCORDANCE WITH MUNICIPAL ORDINANCE, 7-225.

FIRE LANES SHALL BE MARKED WITH SIGNS ADJACENT TO THE CURB AND PAVEMENT MARKINGS READING FIRE LANE—NO PARKING VISIBLE FROM THE NORMAL LANE OF TRAFFIC AND PAINTED YELLOW OR WHITE OR AS APPROVED BY THE FIRE MARSHAL. A MAXIMUM OF 50-FEET ALTERNATING BETWEEN SIGNS AND PAVEMENT MARKINGS SHALL BE REQUIRED ALONG THE ENTIRE LENGTH OF THE FIRE LANE. PLACEMENT SUBJECT TO APPROVAL BY THE FIRE MARSHAL.

SIZE OF LETTERING ON PAVEMENT SHALL BE 18" HIGH WITH A 3" BRUSH STROKE.

ROW & ACCESS GENERAL NOTES

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KEYNOTE LEGEND

- (A) PROPOSED PUBLIC FIRE HYDRANT ASSEMBLY
- (B) EXISTING FIRE HYDRANT ASSEMBLY
- (C) MAIN BUILDING ENTRANCE. FINAL LOCATION WILL BE PROVIDED AT SITE PLAN SUBMITTAL
- (D) FIRE DEPARTMENT CONNECTION (TYP.) FINAL LOCATION WILL BE PROVIDED AT SITE PLAN SUBMITTAL
- (E) FRANKLIN T-2 SUTPHEN FIRE TRUCK
- (F) CITY OF FRANKLIN GARBAGE TRUCK
- (G) PROPOSED PRIVATE FIRE HYDRANT ASSEMBLY

SIGHT DISTANCE NOTE

BUILDINGS, PARKING STALLS, AND OTHER OBSTRUCTIONS WILL BE REVIEWED IN DETAIL AT SITE PLAN STAGE AND WILL BE REMOVED OR ADJUSTED AS NEEDED TO ENSURE SIGHT DISTANCE REQUIREMENTS ARE MET PER CITY OF FRANKLIN STAFF.

ADA PARKING NOTE

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FDC LOCATIONS NOTE

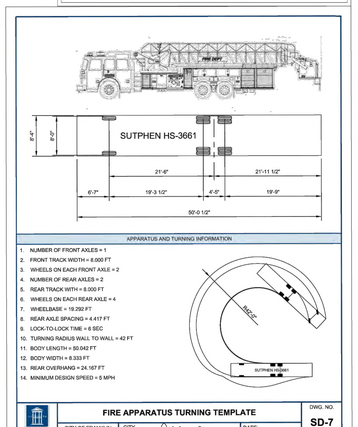
FDC LOCATIONS WILL BE PROVIDED AT SITE PLAN. BUILDINGS WILL BE BUILT TO CITY OF FRANKLIN / IBC STANDARDS.

AUTO-TURN DESIGN SPEED NOTE

MINIMUM DESIGN SPEED IS 5-MPH

TRUCK TURN LEGEND

- FRONT TIRES
- BACK TIRES
- VEHICLE FENDER PATH



GRAPHIC SCALE IN FEET
0 75 150 300

NORTH

CENTERCAL PROPERTIES, LLC

Highwoods

OVATION PUD SUBDIVISION DEVELOPMENT PLAN, REVISION 3

Franklin, Williamson County, Tennessee

OVATION
FRANKLIN, TN

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

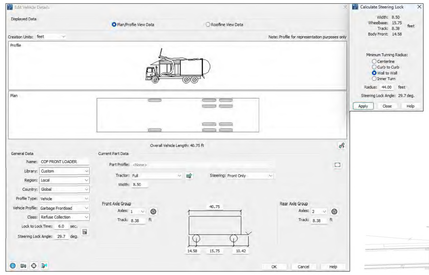
INITIAL SUBMITTAL: 12/08/2025

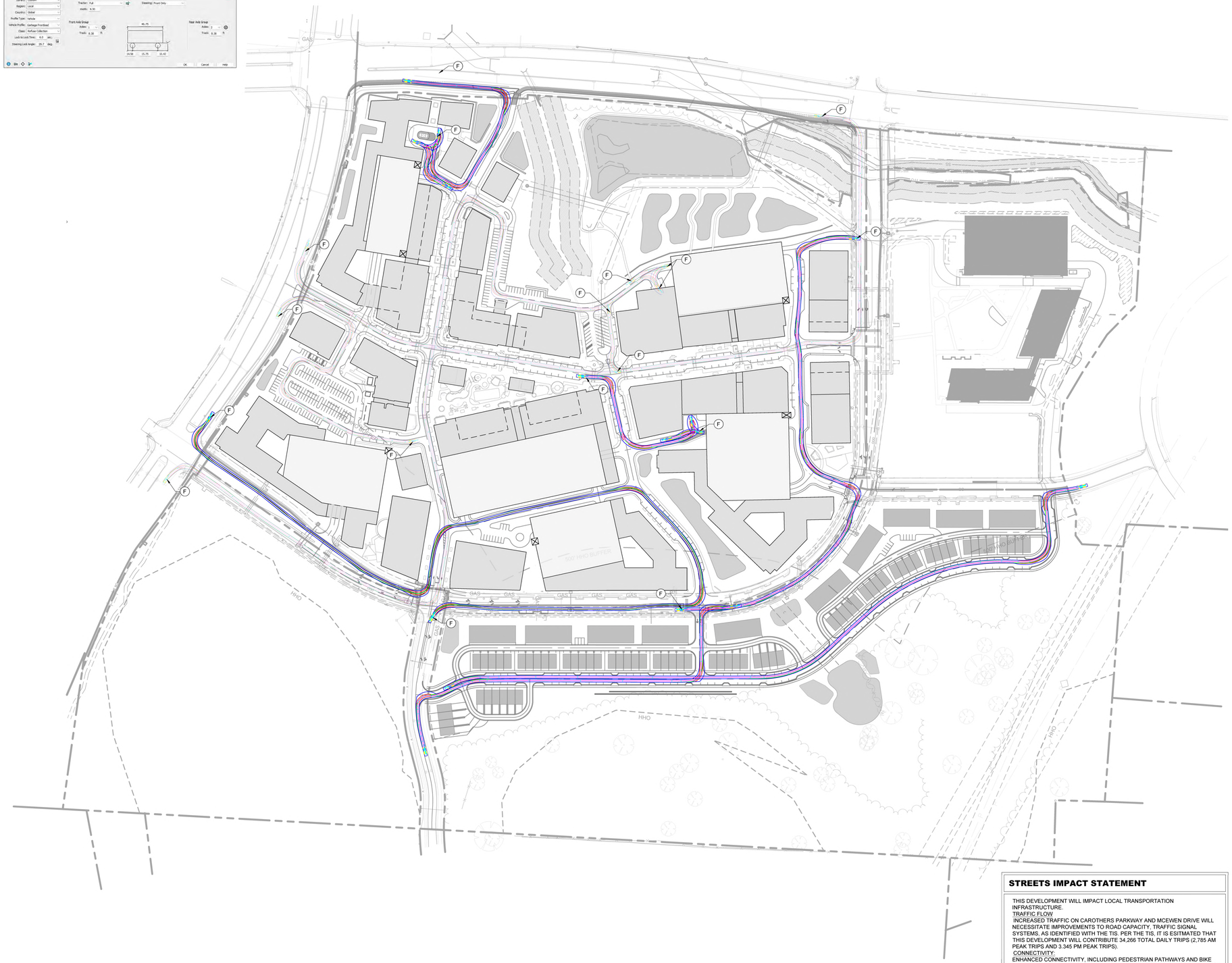
Revision Date
1 _____
2 _____
3 _____
4 _____

OVERALL ROW & ACCESS PLAN - FIRE

SHEET
C4.0

COF # 8849





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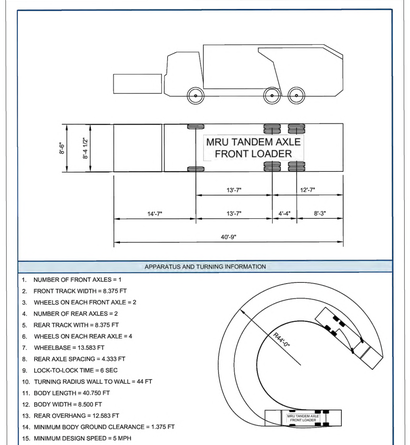
TRUCK TURN LEGEND

- FRONT TIRES
- BACK TIRES
- VEHICLE FENDER PATH



STREETS IMPACT STATEMENT

THIS DEVELOPMENT WILL IMPACT LOCAL TRANSPORTATION INFRASTRUCTURE.
TRAFFIC FLOW
INCREASED TRAFFIC ON CAROTHERS PARKWAY AND MCEWEN DRIVE WILL NECESSITATE IMPROVEMENTS TO ROAD CAPACITY, TRAFFIC SIGNAL SYSTEMS, AS IDENTIFIED WITH THE TIS. PER THE TIS, IT IS ESITMATED THAT THIS DEVELOPMENT WILL CONTRIBUTE 34,266 TOTAL DAILY TRIPS (2,785 AM PEAK TRIPS AND 3,345 PM PEAK TRIPS).
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GRAPHIC SCALE IN FEET
0 75 150 300

NORTH

CENTERCAL PROPERTIES, LLC

Highwoods

OVATION
FRANKLIN, TN

WILLIAM GRAY HARRISON
REGISTERED ENGINEER
AGRICULTURE
COMMERCE
No. 137915
STATE OF TENNESSEE

INITIAL SUBMITTAL: 12/08/2025

Revision Date
1 _____
2 _____
3 _____
4 _____

OVERALL ROW & ACCESS PLAN - REFUSE

SHEET
C4.1

COF # 8849

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

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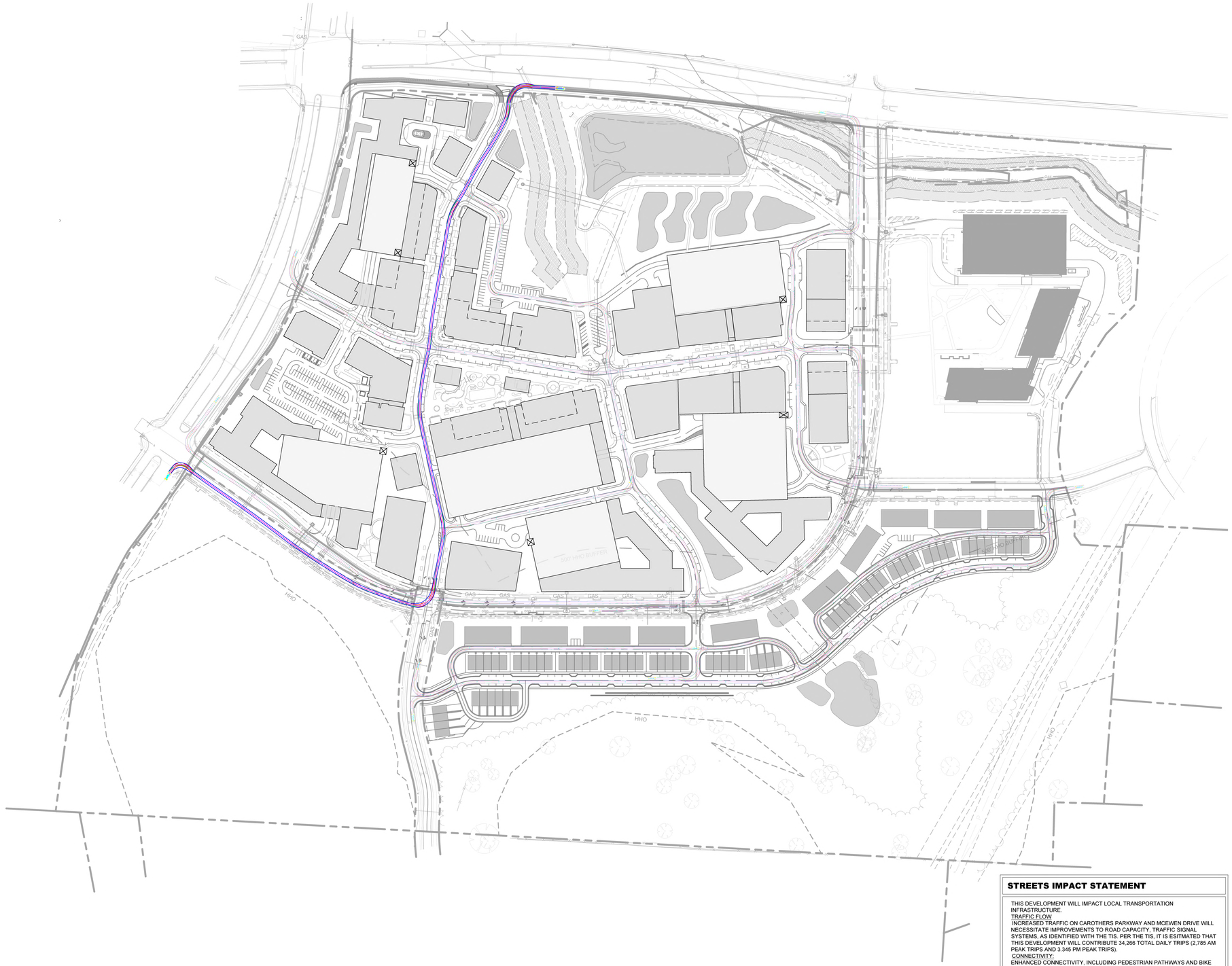

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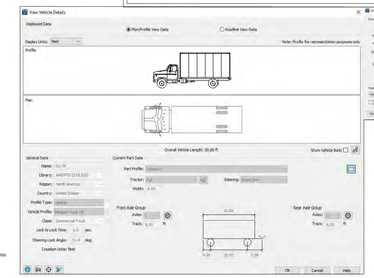

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GRAPHIC SCALE IN FEET
0 75 150 300

NORTH

CENTERCAL PROPERTIES, LLC

Highwoods

OVATION PUD SUBDIVISION DEVELOPMENT PLAN, REVISION 3

Franklin, Williamson County, Tennessee

OVATION
FRANKLIN, TN

WILLIAM GRAY HARRISON
REGISTERED ENGINEER
AGRICULTURE COMMERCE
No. 137918
STATE OF TENNESSEE

INITIAL SUBMITTAL: 12/08/2025

Revision Date
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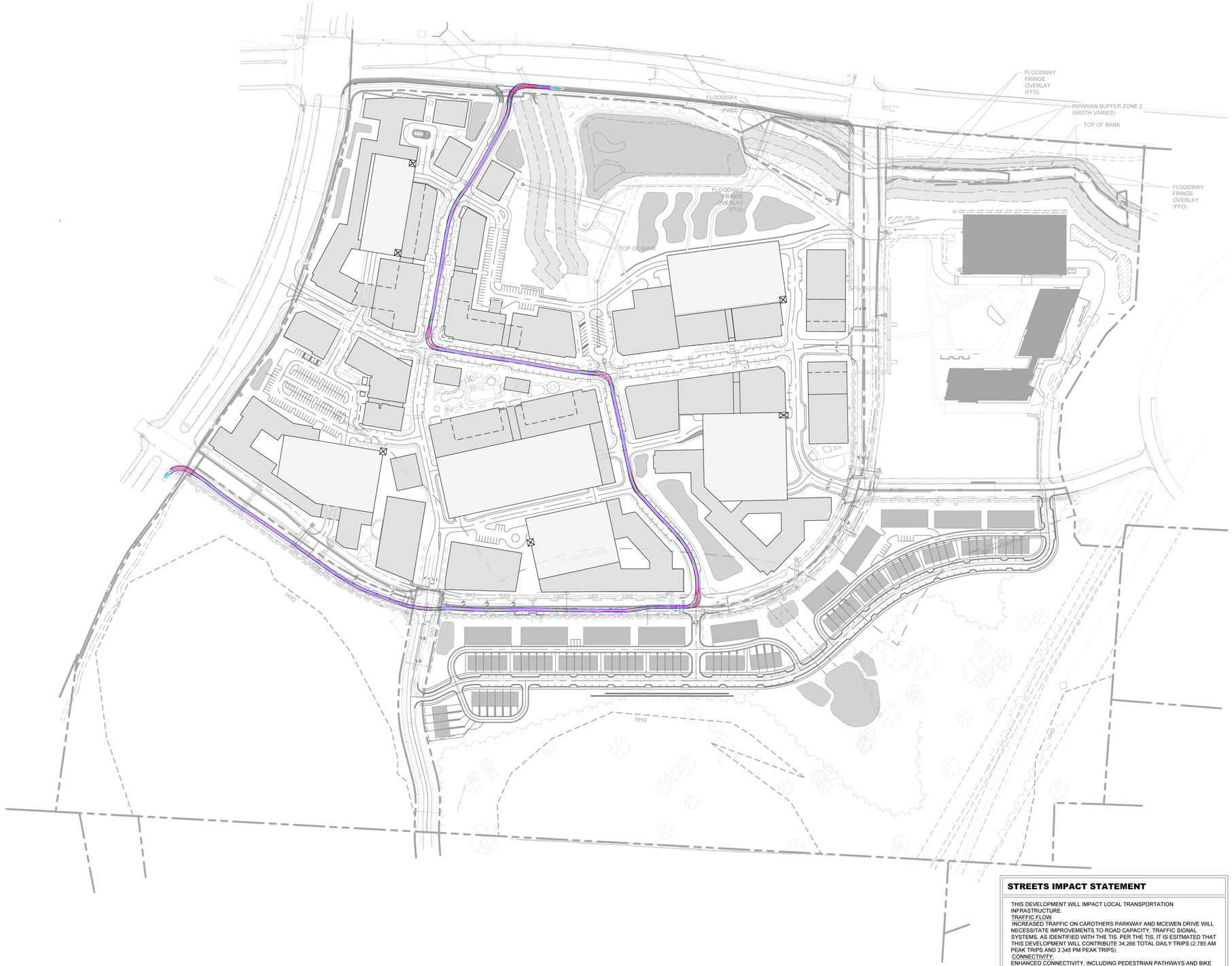
△ _____
△ _____
△ _____

OVERALL ROW & ACCESS PLAN - SUT

SHEET
C4.2

COF # 8849

Drawing name: K:\FRA_LDEV\118471000 - ovation\4-CADD\plansheets\1-development plan\C4.2 OVERALL ROW AND ACCESS PLAN.dwg C4.2 Dec 30, 2025 2:38pm by: Sophia.Close



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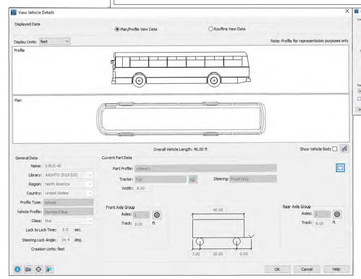

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GRAPHIC SCALE IN FEET
0 75 150 300

NORTH

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Drawing name: K:\FRA_LDEV\118471000 - ovation\4-CADD\plansheets\1-development plan\C4.3 OVERALL ROW & ACCESS PLAN.dwg C4.3 Dec 30, 2025 2:38pm by: Sophia.Close

CENTERCAL PROPERTIES, LLC

Highwoods

OVATION PUD SUBDIVISION DEVELOPMENT PLAN, REVISION 3

Franklin, Williamson County, Tennessee

OVATION
FRANKLIN, TN

WILLIAM GRAY HARRISON
REGISTERED ENGINEER
AGRICULTURAL
No. 137919
STATE OF TENNESSEE

INITIAL SUBMITTAL: 12/08/2025

Revision Date
1 _____
2 _____
3 _____
4 _____

OVERALL ROW & ACCESS PLAN - BUS

SHEET
C4.3

COF # 8849

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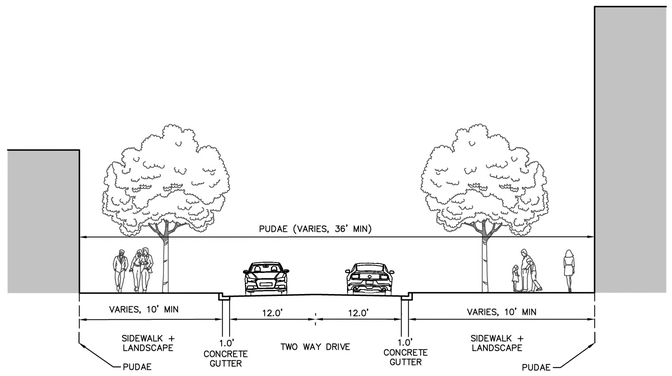
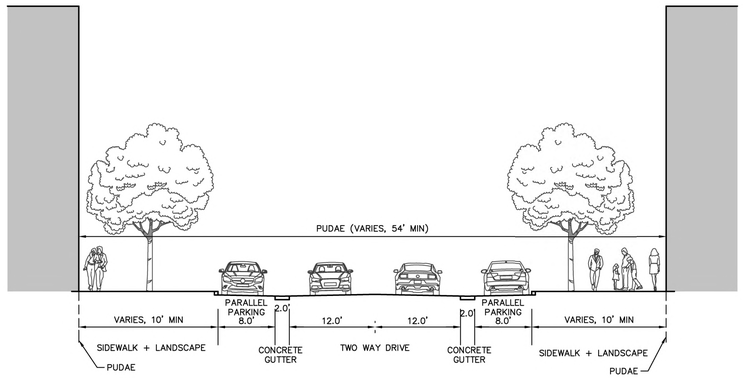
MAIN STREET
(PRIVATE STREET- R.O.W. VARIES)

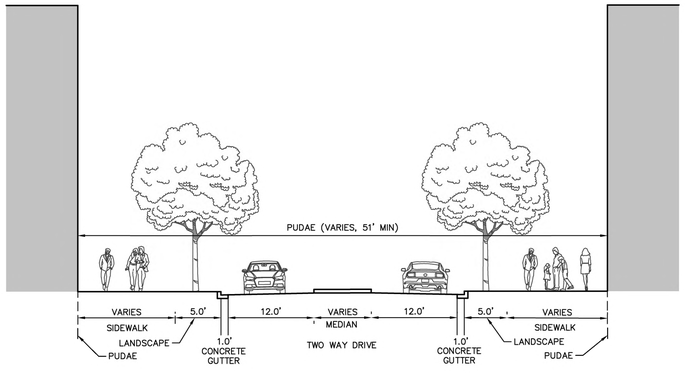
TOWN CENTER STREET (PRIVATE)



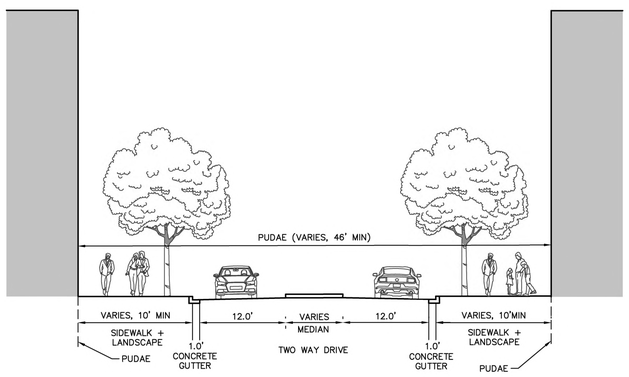
TOWN CENTER STREET WITH PARALLELS (PRIVATE)



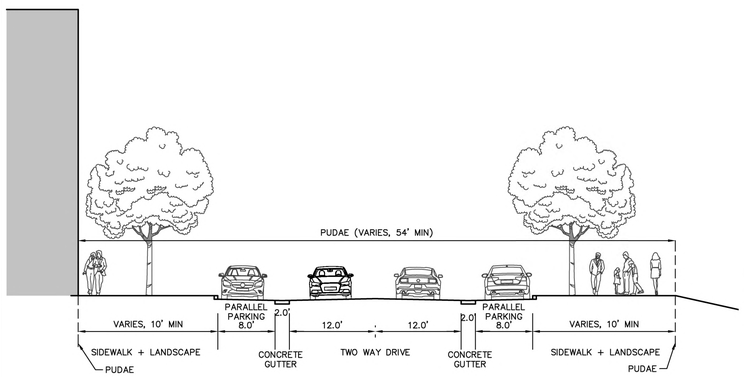
ENTRANCE BOULEVARD (PRIVATE)



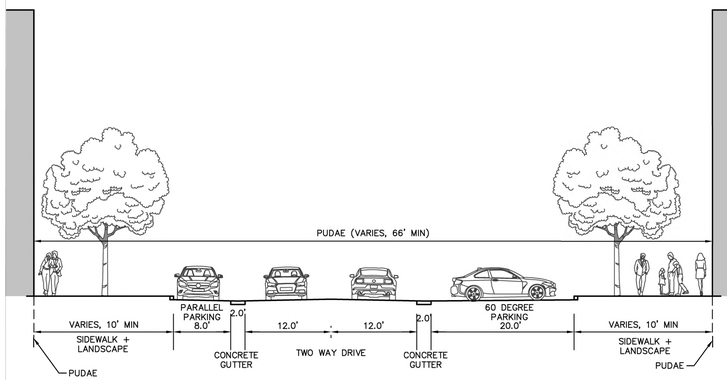
ENTRANCE BOULEVARD AT MCEWEN (PRIVATE)



TOWN CENTER STREET AT OPEN SPACE (PRIVATE)



ACCESS DRIVE (PRIVATE)



CENTERCAL PROPERTIES, LLC

Highwoods

OVATION PUD SUBDIVISION DEVELOPMENT PLAN, REVISION 3

Franklin, Williamson County, Tennessee

OVATION
FRANKLIN, TN



INITIAL SUBMITTAL: 12/08/2025

Revision Date

STREET NETWORK SECTIONS

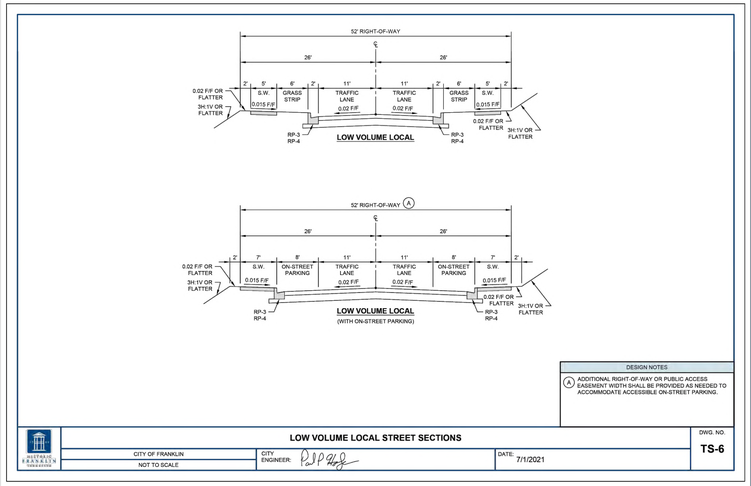
SHEET

C4.5

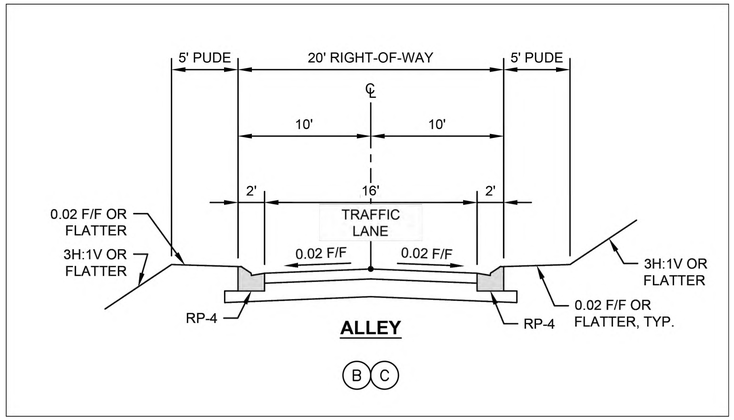
COF # 8849

This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

LOCAL ROAD (PUBLIC)



ALLEY (PRIVATE)



CENTERCAL PROPERTIES, LLC

Highwoods

OVATION PUD SUBDIVISION DEVELOPMENT PLAN, REVISION 3

Franklin, Williamson County, Tennessee

OVATION
FRANKLIN, TN

WILLIAM GRAY HARRISON
REGISTERED ENGINEER
AGRICULTURE
COMMERCE
No. 127919
STATE OF TENNESSEE
12/30/2025

INITIAL SUBMITTAL: 12/08/2025

Revision Date

STREET NETWORK SECTIONS

SHEET

C4.6

COF # 8849

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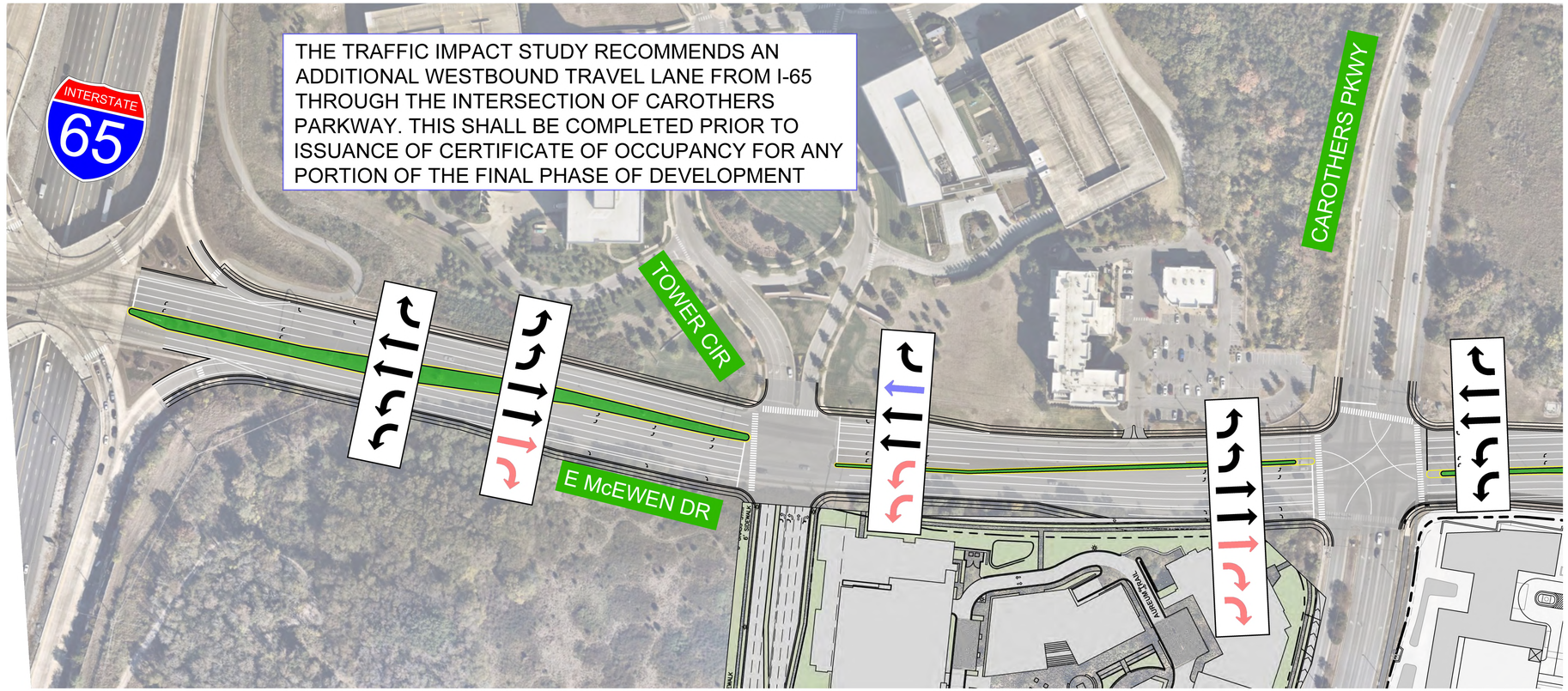
THE TRAFFIC IMPACT STUDY RECOMMENDS AN ADDITIONAL WESTBOUND TRAVEL LANE FROM I-65 THROUGH THE INTERSECTION OF CAROTHERS PARKWAY. THIS SHALL BE COMPLETED PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY FOR ANY PORTION OF THE FINAL PHASE OF DEVELOPMENT


OVATION HAS AGREED TO CONSTRUCT AN ADDITIONAL TRAVEL LANE FROM CAROTHERS PARKWAY TO OVATION PARKWAY AND THE ASSOCIATED TURN LANES WITH PHASE 1 OF THE DEVELOPMENT.

LEGEND

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

STREETS IMPACT STATEMENT

THIS DEVELOPMENT WILL IMPACT LOCAL TRANSPORTATION INFRASTRUCTURE.

TRAFFIC FLOW

INCREASED TRAFFIC ON CAROTHERS PARKWAY AND MCEWEN DRIVE WILL NECESSITATE IMPROVEMENTS TO ROAD CAPACITY, TRAFFIC SIGNAL SYSTEMS, AS IDENTIFIED WITH THE TIS. PER THE TIS, IT IS ESITMATED THAT THIS DEVELOPMENT WILL CONTRIBUTE 34,266 TOTAL DAILY TRIPS (2,785 AM PEAK TRIPS AND 3.345 PM PEAK TRIPS).

CONNECTIVITY:

ENHANCED CONNECTIVITY, INCLUDING PEDESTRIAN PATHWAYS AND BIKE LANES WILL BE INCORPORATED OR UTILIZED TO REDUCE CONGESTION AND PROMOTE ALTERNATIVE TRANSPORTATION MODES. THE DEVELOPMENT PROPOSES THE USE OF TWO EXISTING RIGHT-IN-RIGHT-OUT CURB CUTS ALONG CAROTHERS PARKWAY AND MCEWEN DRIVE, AND VARIOUS OTHER CONNECTION POINTS ALONG THE PRIVATE OVATION PARKWAY.

GRAPHIC SCALE IN FEET
0 50 100 200

NORTH

CENTERCAL PROPERTIES, LLC

Highwoods

OVATION PUD SUBDIVISION DEVELOPMENT PLAN, REVISION 3

Franklin, Williamson County, Tennessee

OVATION
FRANKLIN, TN

WILLIAM GRAY HARRISON
REGISTERED ENGINEER
AGRICULTURE
COMMERCE
No. 127918
STATE OF TENNESSEE
12/08/2025

INITIAL SUBMITTAL: 12/08/2025

Revision Date

OFFSITE IMPROVEMENTS - MCEWEN WESTBOUND

SHEET
C4.7

COF # 8849

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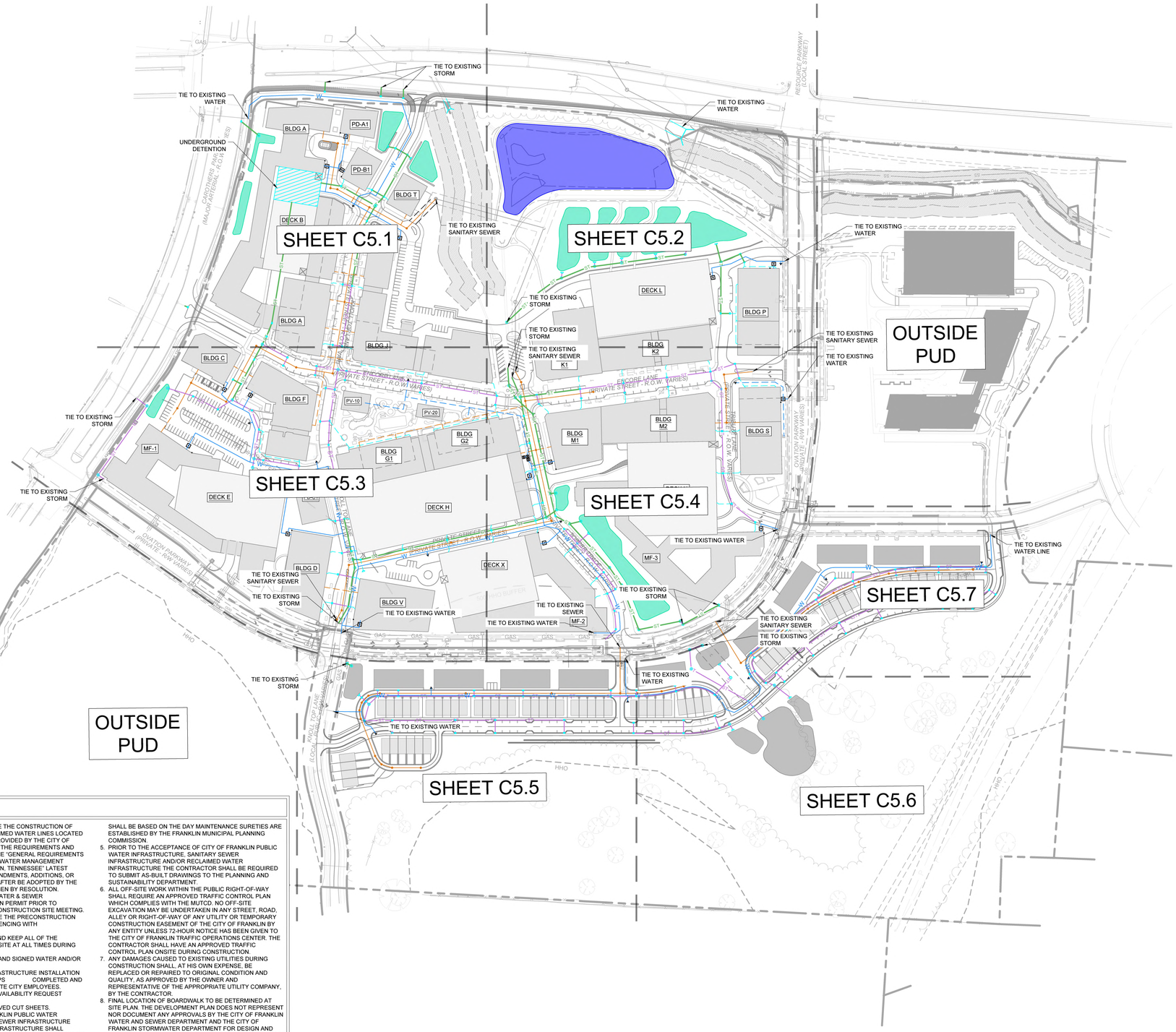
Drawing name: K:\FRA_LDEV\118471000 - ovation\4-CADD\plansheets\1-development plan\C4.7 OFFSITE IMPROVEMENTS - McEWEN WESTBOUND.dwg C4.7 OFFSITE IMPROVEMENTS - McEWEN WESTBOUND Dec 30, 2025 2:39pm by: Sophia.Close



LEGEND

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

IMPACT STATEMENT

WATER
THE DEVELOPMENT WILL BE SERVED VIA MALLORY VALLEY UTILITY DISTRICT WATER.
USAGE: THE DEVELOPMENT WILL INCLUDE BOTH RESIDENTIAL AND COMMERCIAL UNITS, REQUIRING A HIGHER VOLUME OF WATER FOR DAILY OPERATIONS.
INFRASTRUCTURE: THE DEVELOPMENT IS CURRENTLY ADJACENT TO AN 8" AND 12" MVUD MAIN. IT WILL NECESSITATE THE REMOVAL OF EXISTING WATER MAIN AND REROUTING THROUGH THE SITE.

SANITARY SEWER
THE DEVELOPMENT WILL BE SERVED VIA CITY OF FRANKLIN SEWER.
CAPACITY: THE MIXED-USE NATURE MEANS THERE WILL BE A VARIED RANGE OF WASTEWATER GENERATED, A CAPACITY REQUEST HAS BEEN SUBMITTED BY THE CITY OF FRANKLIN. PER THE SEWER AVAILABILITY REQUEST, IT IS ESTIMATED THAT THIS DEVELOPMENT WILL DEMAND 2,508.6 SFUE'S OR 878,010 GPD.
INFRASTRUCTURE: THE CONSTRUCTION OF NEW LINES, WILL BE REQUIRED TO ACCOMMODATE THE DEVELOPMENT. THE DEVELOPMENT PROPOSES THE REMOVAL AND REALIGNMENT OF EXISTING SEWER MAIN TO OUTFALL TO THE EXISTING 12" MAIN LOCATED AT THE NORTHWEST CORNER OF THE SITE.

RECLAIMED WATER LINE
THE DEVELOPMENT WILL NOT BE SERVED BY RECLAIMED WATER.

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

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

EXISTING SEWER NOTE

VARIOUS EXISTING SEWER PIPES HAVE KNOWN MAINTENANCE ISSUES AND/OR ARE FULL WITH DEBRIS AND SEDIMENT. SEWER PIPES PER COF #4545 INTENDED TO REMAIN WITH THIS PLAN ARE TO BE CLEANED, VIDEOED, AND INSPECTED PRIOR TO THE FIRST SITE PLAN SUBMITTAL AND PIPES TO BE REPLACED AS NECESSARY.

UTILITY NOTES

1. ALL PERSONS WHO UNDERTAKE THE CONSTRUCTION OF WATER, SEWER AND/OR RECLAIMED WATER LINES LOCATED IN, OR AFFECTING SERVICES PROVIDED BY THE CITY OF FRANKLIN SHALL COMPLY WITH THE REQUIREMENTS AND REGULATIONS SET FORTH IN THE "GENERAL REQUIREMENTS & TECHNICAL SPECIFICATIONS, WATER MANAGEMENT DEPARTMENT, CITY OF FRANKLIN, TENNESSEE" LATEST EDITION, ALONG WITH ANY AMENDMENTS, ADDITIONS, OR ALTERATION THAT MAY THEREAFTER BE ADOPTED BY THE BOARD OF MAYOR AND ALDERMEN BY RESOLUTION.
2. CONTRACTOR SHALL OBTAIN WATER & SEWER INFRASTRUCTURE INSTALLATION PERMIT PRIOR TO SCHEDULING REQUIRED PRE-CONSTRUCTION SITE MEETING. CONTRACTOR SHALL COMPLETE THE PRECONSTRUCTION SITE MEETING PRIOR TO COMMENCING WITH CONSTRUCTION.
3. CONTRACTOR SHALL OBTAIN AND KEEP ALL OF THE FOLLOWING ITEMS ON THE JOBSITE AT ALL TIMES DURING CONSTRUCTION:
   a. APPROVED, STAMPED AND SIGNED WATER AND/OR SEWER PLANS
   b. WATER & SEWER INFRASTRUCTURE INSTALLATION PERMIT, WITH ALL STEPS COMPLETED AND SIGNED BY APPROPRIATE CITY EMPLOYEES.
   c. COPY OF APPROVED AVAILABILITY REQUEST RESPONSE LETTER.
   d. A COPY OF ALL APPROVED CUT SHEETS.
4. ACCEPTANCE OF CITY OF FRANKLIN PUBLIC WATER INFRASTRUCTURE, SANITARY SEWER INFRASTRUCTURE AND/OR RECLAIMED WATER INFRASTRUCTURE SHALL BECOME THE RESPONSIBILITY OF THE CITY OF FRANKLIN, TN FOLLOWING APPROVAL FROM THE CITY OF FRANKLIN INSPECTORS AND ACCEPTANCE BY THE FRANKLIN MUNICIPAL PLANNING COMMISSION. THE ACCEPTANCE DATE SHALL BE BASED ON THE DAY MAINTENANCE SURETIES ARE ESTABLISHED BY THE FRANKLIN MUNICIPAL PLANNING COMMISSION.
5. PRIOR TO THE ACCEPTANCE OF CITY OF FRANKLIN PUBLIC WATER INFRASTRUCTURE, SANITARY SEWER INFRASTRUCTURE AND/OR RECLAIMED WATER INFRASTRUCTURE THE CONTRACTOR SHALL BE REQUIRED TO SUBMIT AS-BUILT DRAWINGS TO THE PLANNING AND SUSTAINABILITY DEPARTMENT.
6. ALL OFF-SITE WORK WITHIN THE PUBLIC RIGHT-OF-WAY SHALL REQUIRE AN APPROVED TRAFFIC CONTROL PLAN WHICH COMPLIES WITH THE MUTCD. NO OFF-SITE EXCAVATION MAY BE UNDERTAKEN IN ANY STREET, ROAD, ALLEY OR RIGHT-OF-WAY OF ANY UTILITY OR TEMPORARY CONSTRUCTION EASEMENT OF THE CITY OF FRANKLIN BY ANY ENTITY UNLESS 72-HOUR NOTICE HAS BEEN GIVEN TO THE CITY OF FRANKLIN TRAFFIC OPERATIONS CENTER. THE CONTRACTOR SHALL HAVE AN APPROVED TRAFFIC CONTROL PLAN ONSITE DURING CONSTRUCTION.
7. ANY DAMAGES CAUSED TO EXISTING UTILITIES DURING CONSTRUCTION SHALL, AT HIS OWN EXPENSE, BE REPLACED OR REPAIRED TO ORIGINAL CONDITION AND QUALITY, AS APPROVED BY THE OWNER AND REPRESENTATIVE OF THE APPROPRIATE UTILITY COMPANY, BY THE CONTRACTOR.
8. FINAL LOCATION OF BOARDWALK TO BE DETERMINED AT SITE PLAN. THE DEVELOPMENT PLAN DOES NOT REPRESENT NOR DOCUMENT ANY APPROVALS BY THE CITY OF FRANKLIN WATER AND SEWER DEPARTMENT AND THE CITY OF FRANKLIN STORMWATER DEPARTMENT FOR DESIGN AND LOCATION. THE APPLICANT MUST COORDINATE WITH THESE DEPARTMENTS PRIOR TO SITE PLAN SUBMITTAL OF FINAL DESIGN AND LOCATION.

GRAPHIC SCALE IN FEET
0 75 150 300

NORTH

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CENTERCAL PROPERTIES, LLC

Highwoods

OVATION PUD SUBDIVISION DEVELOPMENT PLAN, REVISION 3

Franklin, Williamson County, Tennessee

OVATION
FRANKLIN, TN

WILLIAM GRAY HARRISON
REGISTERED ENGINEER
AGRICULTURAL
COMMERCE
No. 137178
STATE OF TENNESSEE

INITIAL SUBMITTAL: 12/08/2025

Revision Date

OVERALL UTILITY PLAN

SHEET
C5.0

COF # 8849

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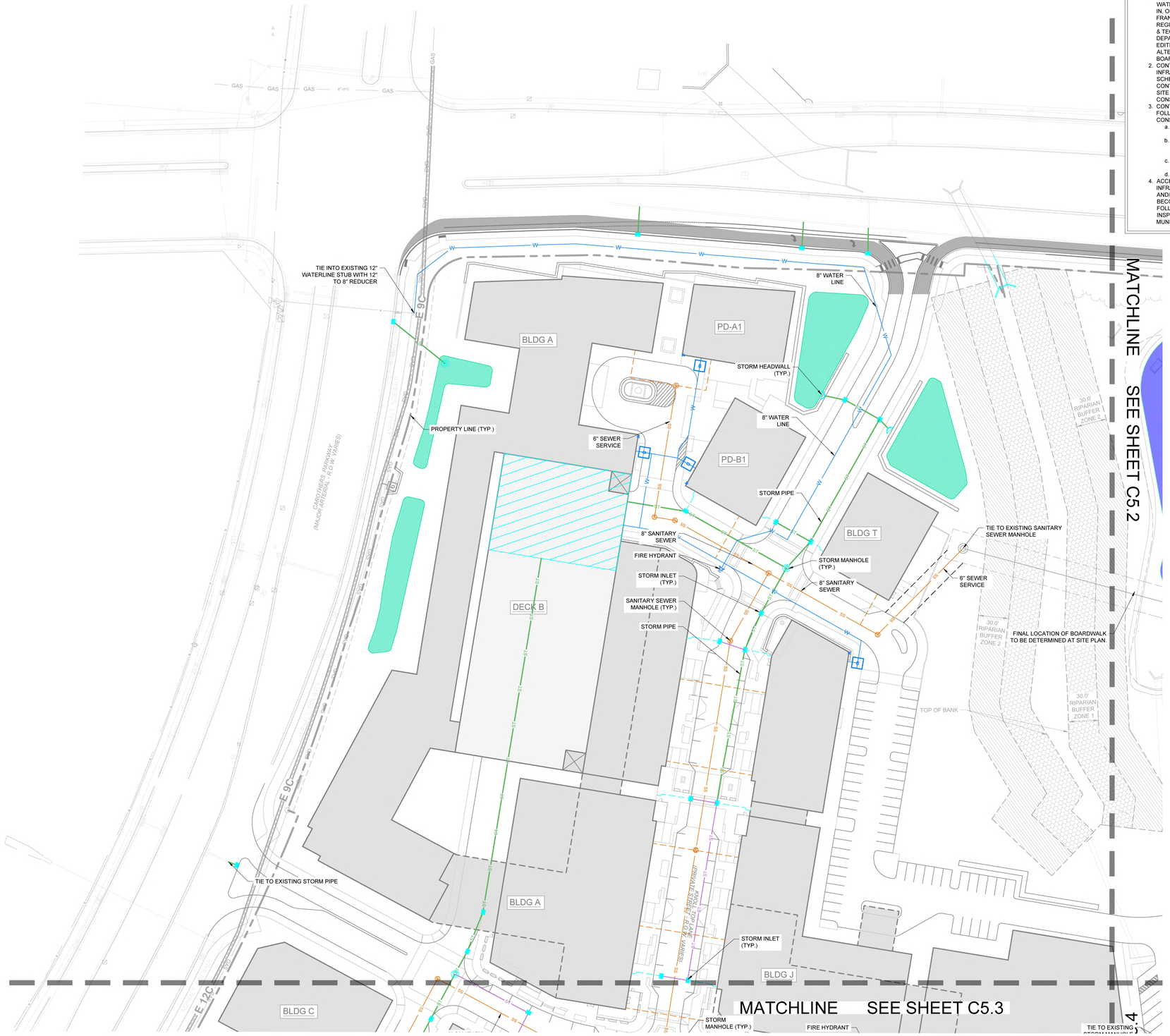

UTILITY NOTES

1. ALL PERSONS WHO UNDERTAKE THE CONSTRUCTION OF WATER, SEWER AND/OR RECLAIMED WATER LINES LOCATED IN, OR AFFECTING SERVICES PROVIDED BY THE CITY OF FRANKLIN SHALL COMPLY WITH THE REQUIREMENTS AND REGULATIONS SET FORTH IN THE "GENERAL REQUIREMENTS & TECHNICAL SPECIFICATIONS, WATER MANAGEMENT DEPARTMENT, CITY OF FRANKLIN, TENNESSEE" LATEST EDITION, ALONG WITH ANY AMENDMENTS, ADDITIONS, OR ALTERATION THAT MAY THEREAFTER BE ADOPTED BY THE BOARD OF MAYOR AND ALDERMEN BY RESOLUTION.
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UTILITY CONTACTS

WATER	GAS	TELEPHONE
MALLORY VALLEY 465 DUKE DRIVE FRANKLIN, TN 37067 PHONE: (615) 628-0237 CONTACT: KAREN YORK	ATMOS ENERGY 200 NOAH DRIVE FRANKLIN, TN 37064 PHONE: (615) 485-6377 CONTACT: BRADIE ARMSTRONG	AT&T PHONE: (615) 595-7816 CONTACT: MIKE BOGGESS MB127D@ATT.COM
ELECTRIC	**SANITARY SEWER**	**CABLE**
MIDDLE TN ELECTRIC 2156 EDWARD CURD LN. FRANKLIN, TN 37067 PHONE: (615) 595-4693 CONTACT: DALE HOOD	CITY OF FRANKLIN 124 LUMBER DRIVE FRANKLIN, TN 37064 PHONE: (615) 794-4554 CONTACT: BEN MCNEIL	COMCAST 2501 McGAVOCK PK, SUITE 1206 NASHVILLE, TN 37214 PHONE: (615) 550-6855 CONTACT: PAULA BROOKS

IMPACT STATEMENT

WATER
THE DEVELOPMENT WILL BE SERVED VIA MALLORY VALLEY UTILITY DISTRICT WATER.
USAGE: THE DEVELOPMENT WILL INCLUDE BOTH RESIDENTIAL AND COMMERCIAL UNITS, REQUIRING A HIGHER VOLUME OF WATER FOR DAILY OPERATIONS.
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ELECTRICITY WILL BE PROVIDED BY MIDDLE TENNESSEE ELECTRIC MEMBERSHIP CORP.
GAS
NATURAL GAS WILL BE PROVIDED BY ATMOS GAS, IF AVAILABLE.

LEGEND

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- SS — SANITARY SEWER
- PRIVATE SEWER SERVICE
- ST — STORM SEWER (15"-24")
- ST — STORM SEWER (30"-48")
- STORM SEWER <15"
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- UTILITY EASEMENT
- GRATE INLET
- STORM MANHOLE
- HEADWALL
- WATER METER
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- S — SANITARY SEWER MANHOLE



GRAPHIC SCALE IN FEET
0 25 50 100
NORTH

CENTERCAL PROPERTIES, LLC

Highwoods

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

OVATION
FRANKLIN, TN

WILLIAM GRAY HARRISON
REGISTERED ENGINEER
AGRICULTURE
COMMERCE
No. 127515
STATE OF TENNESSEE

INITIAL SUBMITTAL: 12/08/2025

Revision Date
1 _____
2 _____
3 _____
4 _____

ENLARGED UTILITY PLAN

SHEET
C5.1

COF # 8849

Drawing name: K:\FRA_LDEV\118471000 - ovation\4-CADD\plansheets\1-development plan\C5.1 ENLARGED UTILITY PLAN.dwg C5.1 ENLARGED UTILITY PLAN Dec 30, 2025 2:40pm by: Sophia.Close



UTILITY NOTES

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UTILITY CONTACTS

WATER
MALLORY VALLEY
465 DUKE DRIVE
FRANKLIN, TN 37067
PHONE: (615) 628-0237
CONTACT: KAREN YORK

GAS
ATMOS ENERGY
200 NOAH DRIVE
FRANKLIN, TN 37064
PHONE: (615) 485-6377
CONTACT: BRADIE ARMSTRONG

TELEPHONE
AT&T
PHONE: (615) 595-7816
CONTACT: MIKE BOGGESS
MB127D@ATT.COM

ELECTRIC
MIDDLE TN ELECTRIC
2156 EDWARD CURD LN.
FRANKLIN, TN 37067
PHONE: (615) 595-4693
CONTACT: DALE HOOD

SANITARY SEWER
CITY OF FRANKLIN
124 LUMBER DRIVE
FRANKLIN, TN 37064
PHONE: (615) 794-4554
CONTACT: BEN MCNEIL

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

IMPACT STATEMENT

WATER
THE DEVELOPMENT WILL BE SERVED VIA MALLORY VALLEY UTILITY DISTRICT WATER.
USAGE: THE DEVELOPMENT WILL INCLUDE BOTH RESIDENTIAL AND COMMERCIAL UNITS, REQUIRING A HIGHER VOLUME OF WATER FOR DAILY OPERATIONS.
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RECLAIMED WATER LINE
THE DEVELOPMENT WILL NOT BE SERVED BY RECLAIMED WATER.
ELECTRICITY
ELECTRICITY WILL BE PROVIDED BY MIDDLE TENNESSEE ELECTRIC MEMBERSHIP CORP.
GAS
NATURAL GAS WILL BE PROVIDED BY ATMOS GAS, IF AVAILABLE.

LEGEND

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



GRAPHIC SCALE IN FEET
0 25 50 100
NORTH

CENTERCAL PROPERTIES, LLC

Highwoods

OVATION PUD SUBDIVISION DEVELOPMENT PLAN, REVISION 3

Franklin, Williamson County, Tennessee

OVATION
FRANKLIN, TN

WILLIAM GRAY HARRISON
REGISTERED ENGINEER
AGRICULTURE & COMMERCE
No. 127919
STATE OF TENNESSEE

INITIAL SUBMITTAL: 12/08/2025

Revision Date
1 _____
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3 _____
4 _____
5 _____

ENLARGED UTILITY PLAN

SHEET
C5.2

COF # 8849

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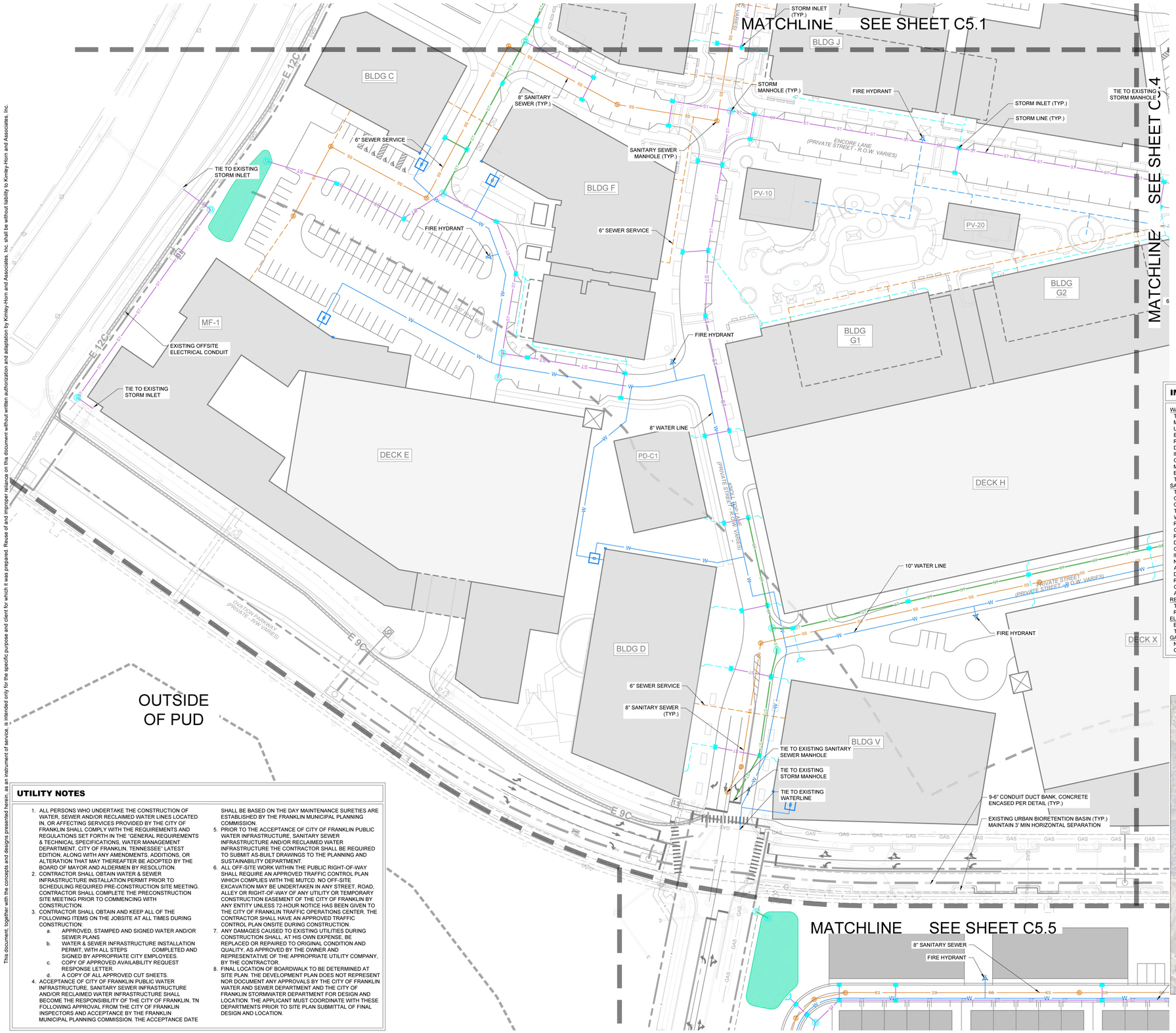

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ELECTRIC	**SANITARY SEWER**	**CABLE**
MIDDLE TN ELECTRIC 2156 EDWARD CURD LN. FRANKLIN, TN 37067 PHONE: (615) 595-4693 CONTACT: DALE HOOD	CITY OF FRANKLIN 124 LUMBER DRIVE FRANKLIN, TN 37064 PHONE: (615) 794-4554 CONTACT: BEN MCNEIL	COMCAST 2501 McGAVOCK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

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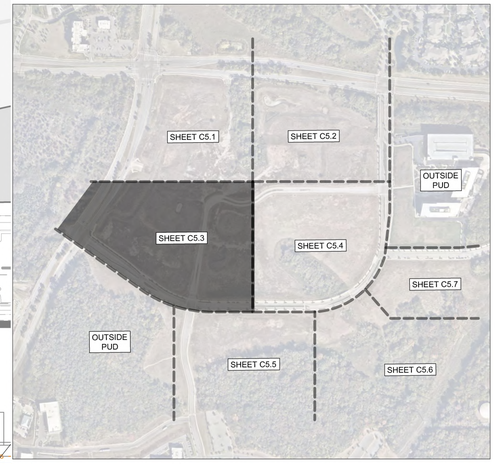

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GRAPHIC SCALE IN FEET
0 25 50 100

NORTH

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CENTERCAL PROPERTIES, LLC

Highwoods

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

OVATION
FRANKLIN, TN

WILLIAM GRAY HARRISON
REGISTERED ENGINEER
AGRICULTURE & COMMERCE
No. 121918
STATE OF TENNESSEE

INITIAL SUBMITTAL: 12/08/2025

Revision Date
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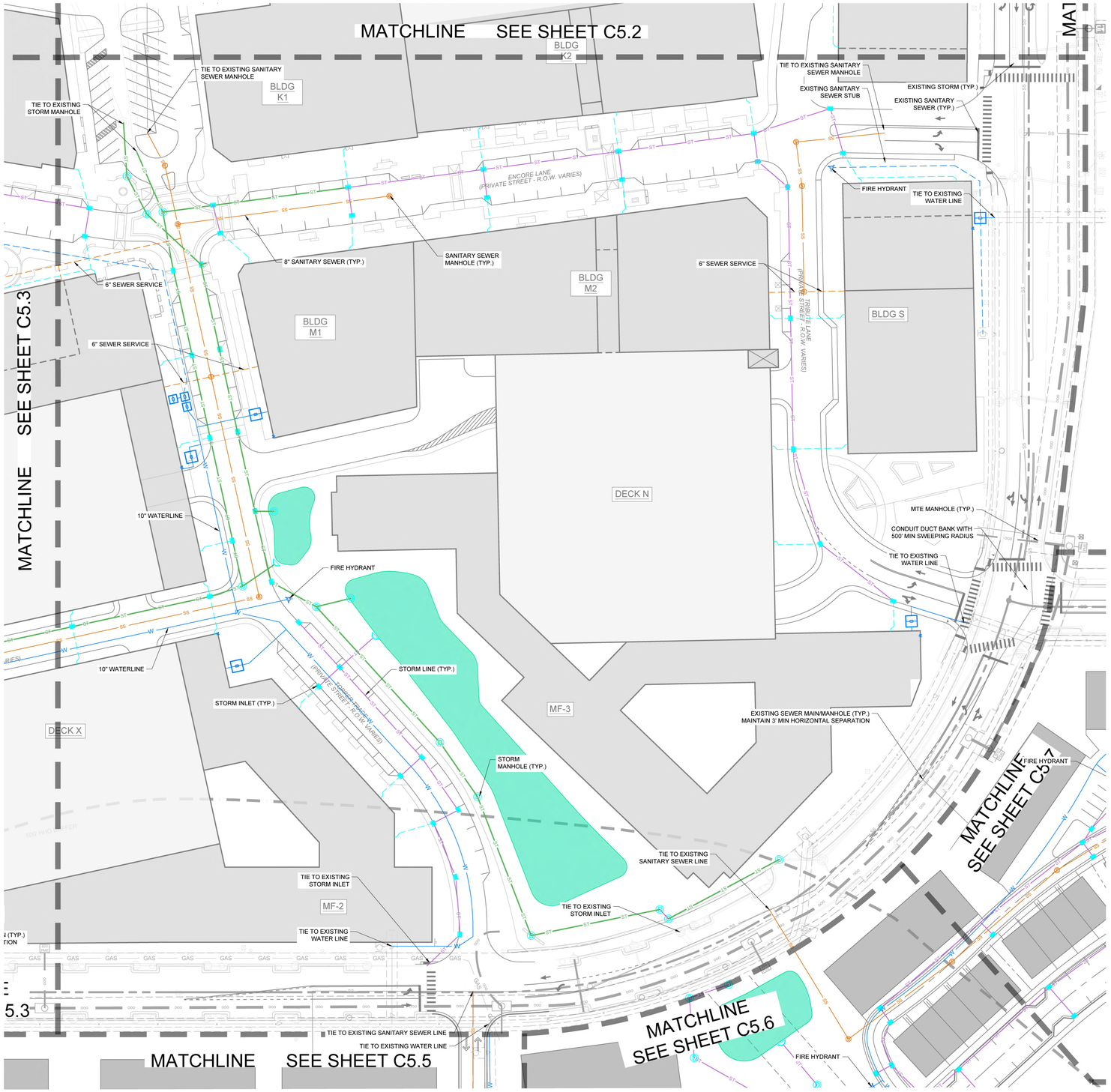
ENLARGED UTILITY PLAN

SHEET
C5.3

COF # 8849



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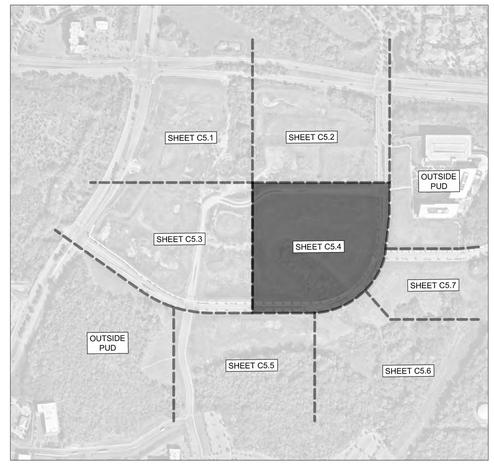

GRAPHIC SCALE IN FEET
0 25 50 100
NORTH

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Highwoods

OVATION PUD SUBDIVISION
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Franklin, Williamson County, Tennessee

OVATION
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WILLIAM GRAY HARRISON REGISTERED ENGINEER AGRICULTURE COMMERCE No. 127878 STATE OF TENNESSEE

INITIAL SUBMITTAL: 12/08/2025

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ENLARGED UTILITY PLAN

SHEET
C5.4

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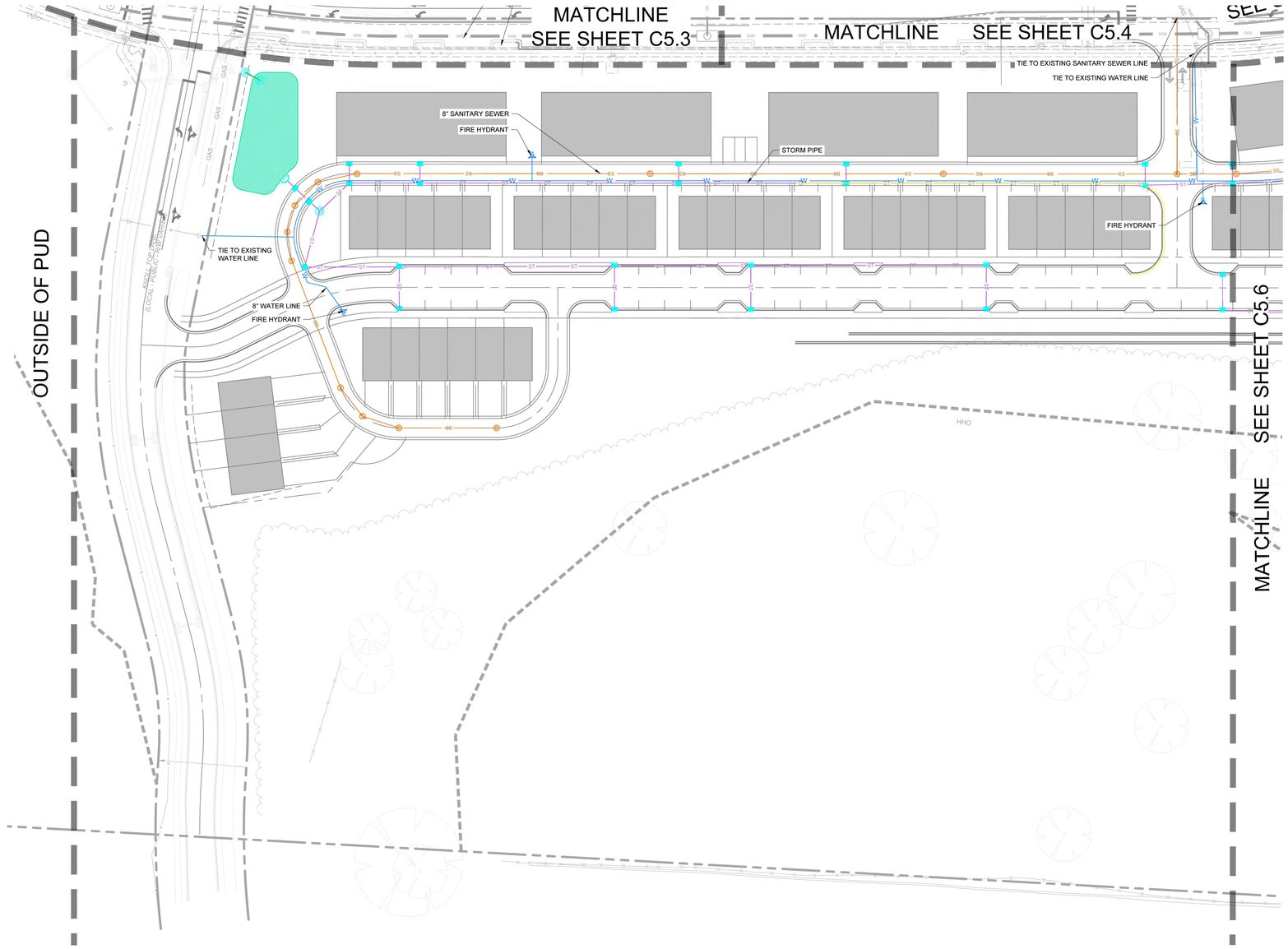

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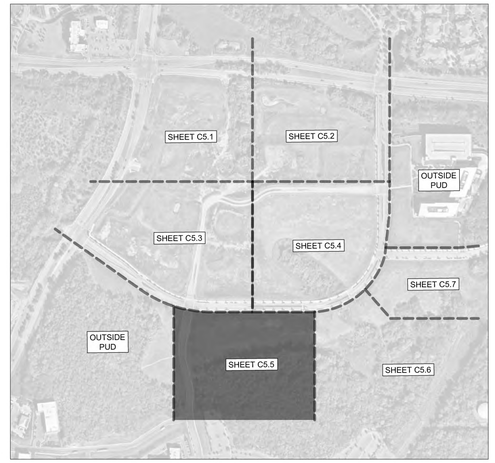

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No. 137819
STATE OF TENNESSEE

INITIAL SUBMITTAL: 12/08/2025

Revision Date
1 _____
2 _____
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ENLARGED UTILITY PLAN

SHEET
C5.5

COF # 8849

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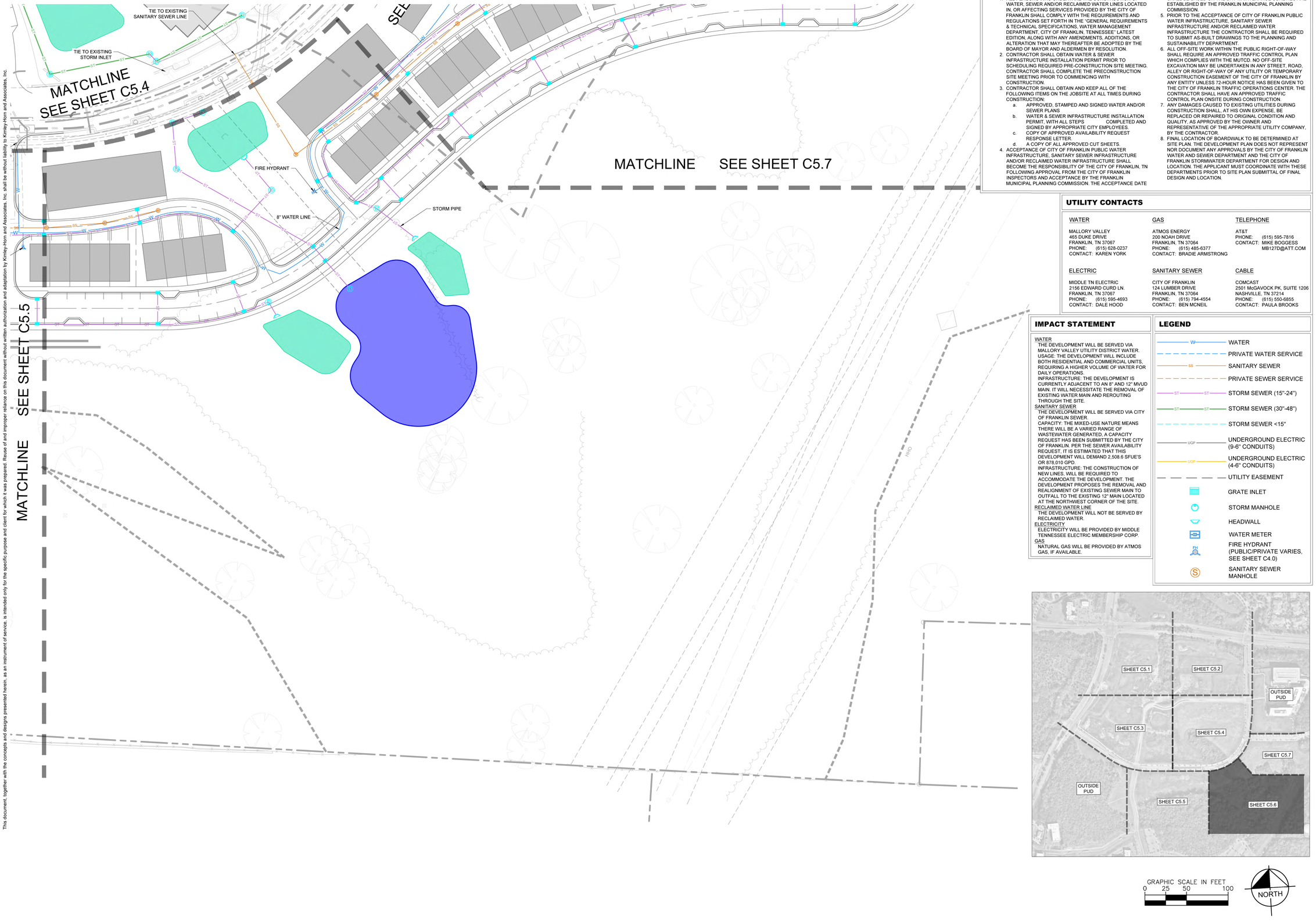

UTILITY NOTES

1. ALL PERSONS WHO UNDERTAKE THE CONSTRUCTION OF WATER, SEWER AND/OR RECLAIMED WATER LINES LOCATED IN, OR AFFECTING SERVICES PROVIDED BY THE CITY OF FRANKLIN SHALL COMPLY WITH THE REQUIREMENTS AND REGULATIONS SET FORTH IN THE "GENERAL REQUIREMENTS & TECHNICAL SPECIFICATIONS, WATER MANAGEMENT DEPARTMENT, CITY OF FRANKLIN, TENNESSEE" LATEST EDITION, ALONG WITH ANY AMENDMENTS, ADDITIONS, OR ALTERATION THAT MAY THEREAFTER BE ADOPTED BY THE BOARD OF MAYOR AND ALDERMEN BY RESOLUTION.
2. CONTRACTOR SHALL OBTAIN WATER & SEWER INFRASTRUCTURE INSTALLATION PERMIT PRIOR TO SCHEDULING REQUIRED PRE-CONSTRUCTION SITE MEETING. CONTRACTOR SHALL COMPLETE THE PRECONSTRUCTION SITE MEETING PRIOR TO COMMENCING WITH CONSTRUCTION.
3. CONTRACTOR SHALL OBTAIN AND KEEP ALL OF THE FOLLOWING ITEMS ON THE JOBSITE AT ALL TIMES DURING CONSTRUCTION:
   a. APPROVED, STAMPED AND SIGNED WATER AND/OR SEWER PLANS
   b. WATER & SEWER INFRASTRUCTURE INSTALLATION PERMIT, WITH ALL STEPS COMPLETED AND SIGNED BY APPROPRIATE CITY EMPLOYEES.
   c. COPY OF APPROVED AVAILABILITY REQUEST RESPONSE LETTER.
   d. A COPY OF ALL APPROVED CUT SHEETS.
4. ACCEPTANCE OF CITY OF FRANKLIN PUBLIC WATER INFRASTRUCTURE, SANITARY SEWER INFRASTRUCTURE AND/OR RECLAIMED WATER INFRASTRUCTURE SHALL BECOME THE RESPONSIBILITY OF THE CITY OF FRANKLIN, TN FOLLOWING APPROVAL FROM THE CITY OF FRANKLIN INSPECTORS AND ACCEPTANCE BY THE FRANKLIN MUNICIPAL PLANNING COMMISSION. THE ACCEPTANCE DATE SHALL BE BASED ON THE DAY MAINTENANCE SURETIES ARE ESTABLISHED BY THE FRANKLIN MUNICIPAL PLANNING COMMISSION.
5. PRIOR TO THE ACCEPTANCE OF CITY OF FRANKLIN PUBLIC WATER INFRASTRUCTURE, SANITARY SEWER INFRASTRUCTURE AND/OR RECLAIMED WATER INFRASTRUCTURE THE CONTRACTOR SHALL BE REQUIRED TO SUBMIT AS-BUILT DRAWINGS TO THE PLANNING AND SUSTAINABILITY DEPARTMENT.
6. ALL OFF-SITE WORK WITHIN THE PUBLIC RIGHT-OF-WAY SHALL REQUIRE AN APPROVED TRAFFIC CONTROL PLAN WHICH COMPLIES WITH THE MUTCD. NO OFF-SITE EXCAVATION MAY BE UNDERTAKEN IN ANY STREET, ROAD, ALLEY OR RIGHT-OF-WAY OF ANY UTILITY OR TEMPORARY CONSTRUCTION EASEMENT OF THE CITY OF FRANKLIN BY ANY ENTITY UNLESS 72-HOUR NOTICE HAS BEEN GIVEN TO THE CITY OF FRANKLIN TRAFFIC OPERATIONS CENTER. THE CONTRACTOR SHALL HAVE AN APPROVED TRAFFIC CONTROL PLAN ONSITE DURING CONSTRUCTION.
7. ANY DAMAGES CAUSED TO EXISTING UTILITIES DURING CONSTRUCTION SHALL, AT HIS OWN EXPENSE, BE REPLACED OR REPAIRED TO ORIGINAL CONDITION AND QUALITY, AS APPROVED BY THE OWNER AND REPRESENTATIVE OF THE APPROPRIATE UTILITY COMPANY, BY THE CONTRACTOR.
8. FINAL LOCATION OF BOARDWALK TO BE DETERMINED AT SITE PLAN. THE DEVELOPMENT PLAN DOES NOT REPRESENT NOR DOCUMENT ANY APPROVALS BY THE CITY OF FRANKLIN WATER AND SEWER DEPARTMENT AND THE CITY OF FRANKLIN STORMWATER DEPARTMENT FOR DESIGN AND LOCATION. THE APPLICANT MUST COORDINATE WITH THESE DEPARTMENTS PRIOR TO SITE PLAN SUBMITTAL OF FINAL DESIGN AND LOCATION.

UTILITY CONTACTS

WATER
MALLORY VALLEY
465 DUKE DRIVE
FRANKLIN, TN 37067
PHONE: (615) 628-0237
CONTACT: KAREN YORK

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200 NOAH DRIVE
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CONTACT: BRADIE ARMSTRONG

TELEPHONE
AT&T
PHONE: (615) 595-7816
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MB127D@ATT.COM

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PHONE: (615) 595-4693
CONTACT: DALE HOOD

SANITARY SEWER
CITY OF FRANKLIN
124 LUMBER DRIVE
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CONTACT: BEN MCNEIL

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

IMPACT STATEMENT

WATER
THE DEVELOPMENT WILL BE SERVED VIA MALLORY VALLEY UTILITY DISTRICT WATER.
USAGE: THE DEVELOPMENT WILL INCLUDE BOTH RESIDENTIAL AND COMMERCIAL UNITS, REQUIRING A HIGHER VOLUME OF WATER FOR DAILY OPERATIONS.
INFRASTRUCTURE: THE DEVELOPMENT IS CURRENTLY ADJACENT TO AN 8" AND 12" MVUD MAIN. IT WILL NECESSITATE THE REMOVAL OF EXISTING WATER MAIN AND REROUTING THROUGH THE SITE.
SANITARY SEWER
THE DEVELOPMENT WILL BE SERVED VIA CITY OF FRANKLIN SEWER.
CAPACITY: THE MIXED-USE NATURE MEANS THERE WILL BE A VARIED RANGE OF WASTEWATER GENERATED. A CAPACITY REQUEST HAS BEEN SUBMITTED BY THE CITY OF FRANKLIN. PER THE SEWER AVAILABILITY REQUEST, IT IS ESTIMATED THAT THIS DEVELOPMENT WILL DEMAND 2,508.6 SFUE'S OR 878,010 GPD.
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RECLAIMED WATER LINE
THE DEVELOPMENT WILL NOT BE SERVED BY RECLAIMED WATER.
ELECTRICITY
ELECTRICITY WILL BE PROVIDED BY MIDDLE TENNESSEE ELECTRIC MEMBERSHIP CORP.
GAS
NATURAL GAS WILL BE PROVIDED BY ATMOS GAS, IF AVAILABLE.

LEGEND

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

GRAPHIC SCALE IN FEET
0 25 50 100

NORTH

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Drawing name: K:\FRA_LDEV\118471000 - ovation\4-CADD\plansheets\1-development plan\C5.1 ENLARGED UTILITY PLAN.dwg C5.6 ENLARGED UTILITY PLAN Dec 30, 2025 3:05pm by: Mackie.Nicholas

CENTERCAL PROPERTIES, LLC

Highwoods

OVATION PUD SUBDIVISION DEVELOPMENT PLAN, REVISION 3

Franklin, Williamson County, Tennessee

OVATION
FRANKLIN, TN

WILLIAM GRAY HARRISON
REGISTERED ENGINEER
AGRICULTURE COMMERCE
No. 137911
STATE OF TENNESSEE

INITIAL SUBMITTAL: 12/08/2025

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ENLARGED UTILITY PLAN

SHEET
C5.6

COF # 8849

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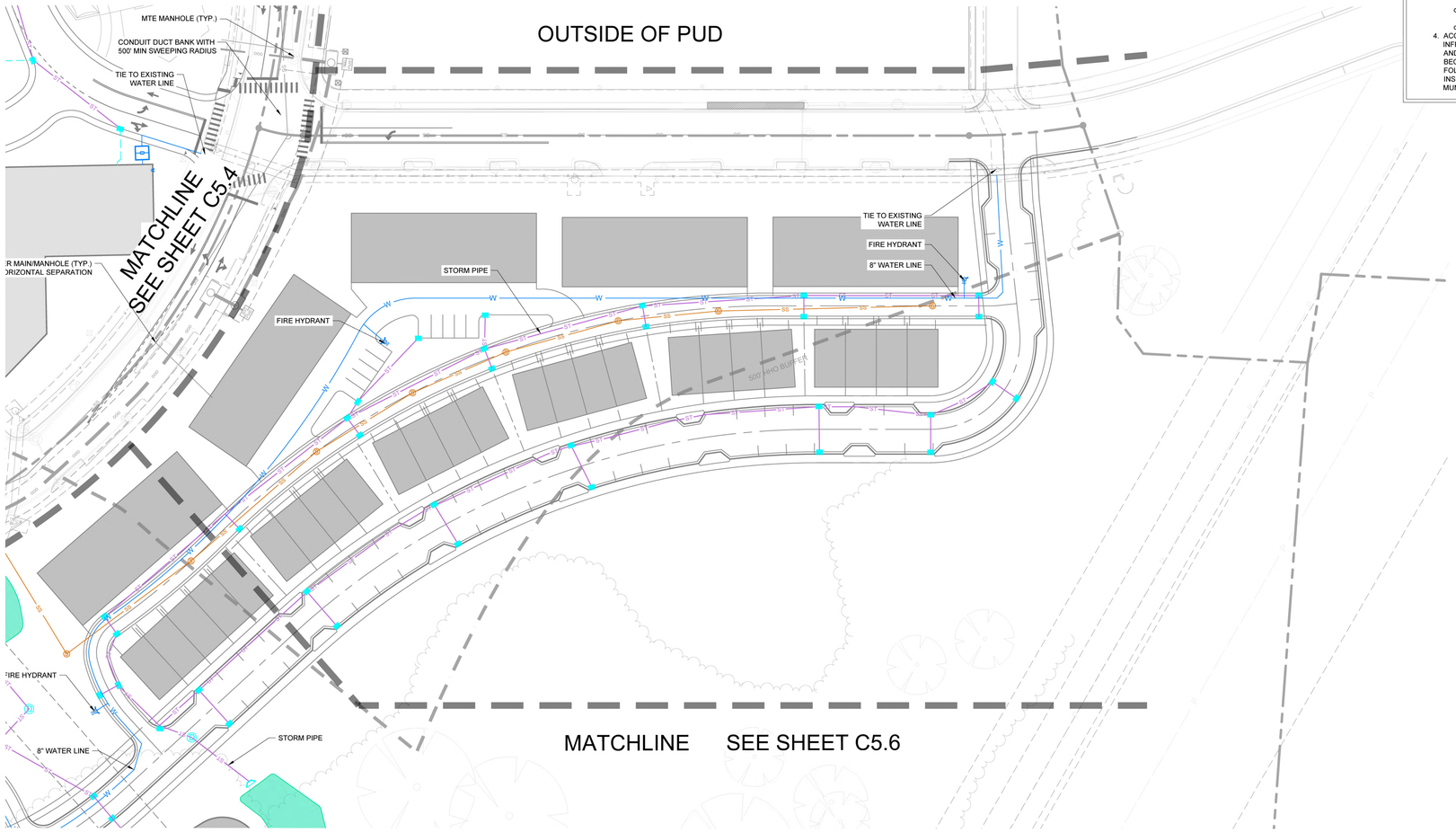

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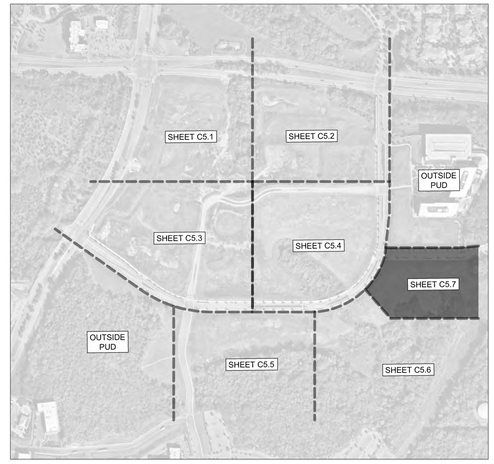

GRAPHIC SCALE IN FEET
0 25 50 100

NORTH

CENTERCAL PROPERTIES, LLC

Highwoods

OVATION PUD SUBDIVISION DEVELOPMENT PLAN, REVISION 3

Franklin, Williamson County, Tennessee

OVATION
FRANKLIN, TN

WILLIAM GRAY HARRISON
REGISTERED ENGINEER
AGRICULTURAL COMMERCE
No. 137178
STATE OF TENNESSEE

INITIAL SUBMITTAL: 12/08/2025

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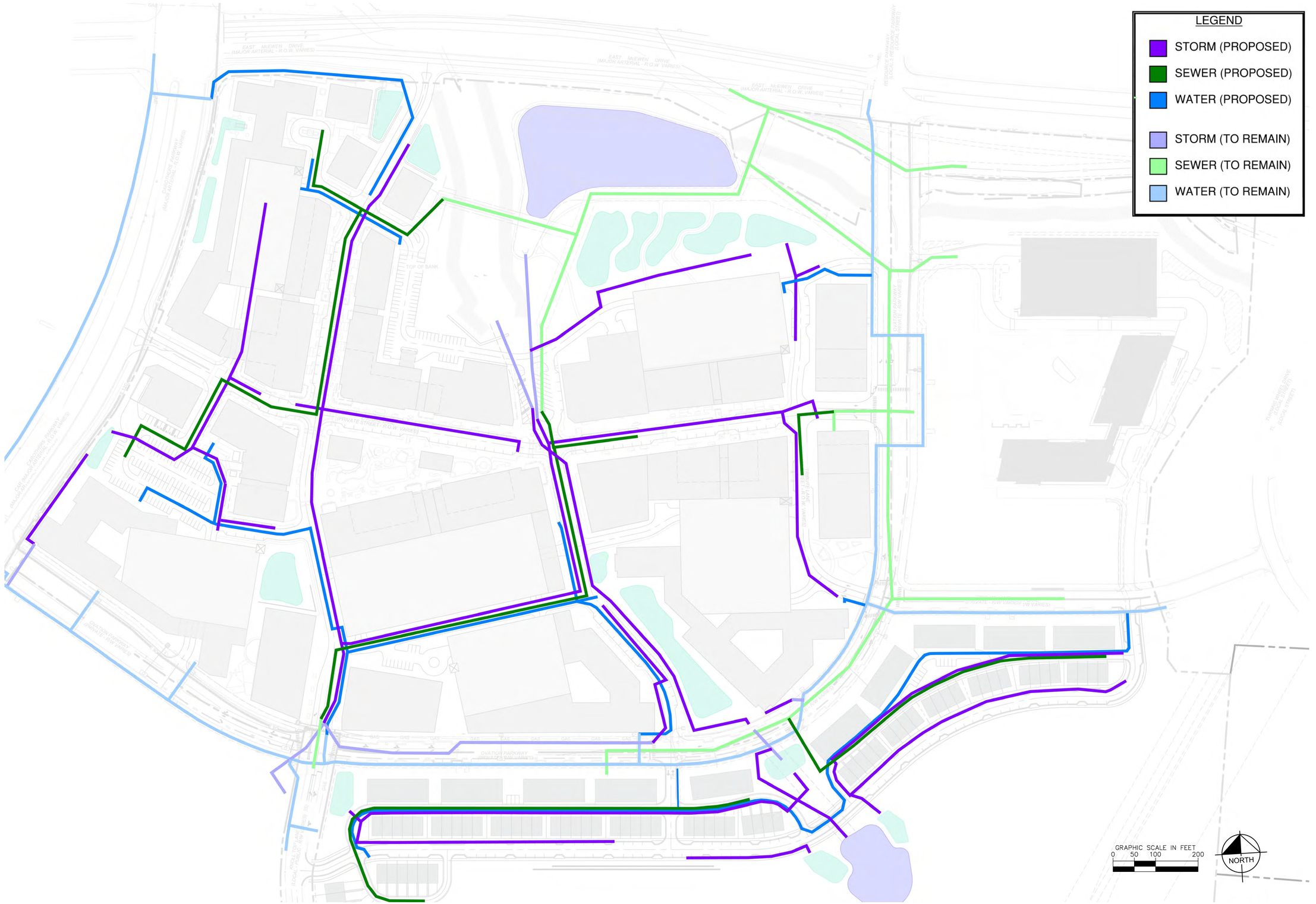
ENLARGED UTILITY PLAN

SHEET
C5.7

COF # 8849

Drawing name: K:\FRA_LDEV\118471000 - ovation\4-CADD\plansheets\1-development plan\C5.1 ENLARGED UTILITY PLAN.dwg C5.7 ENLARGED UTILITY PLAN Dec 30, 2025 2:41pm by: Sophia.Close



CENTERCAL PROPERTIES, LLC

Highwoods

OVATION PUD SUBDIVISION DEVELOPMENT PLAN, REVISION 3

Franklin, Williamson County, Tennessee

OVATION
FRANKLIN, TN

WILLIAM GRAY HARRISON
REGISTERED ENGINEER
AGRICULTURE
COMMERCE
No. 127919
STATE OF TENNESSEE
12/08/2025

INITIAL SUBMITTAL: 12/08/2025

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UTILITY EXHIBIT

SHEET
C5.8

COF # 8849

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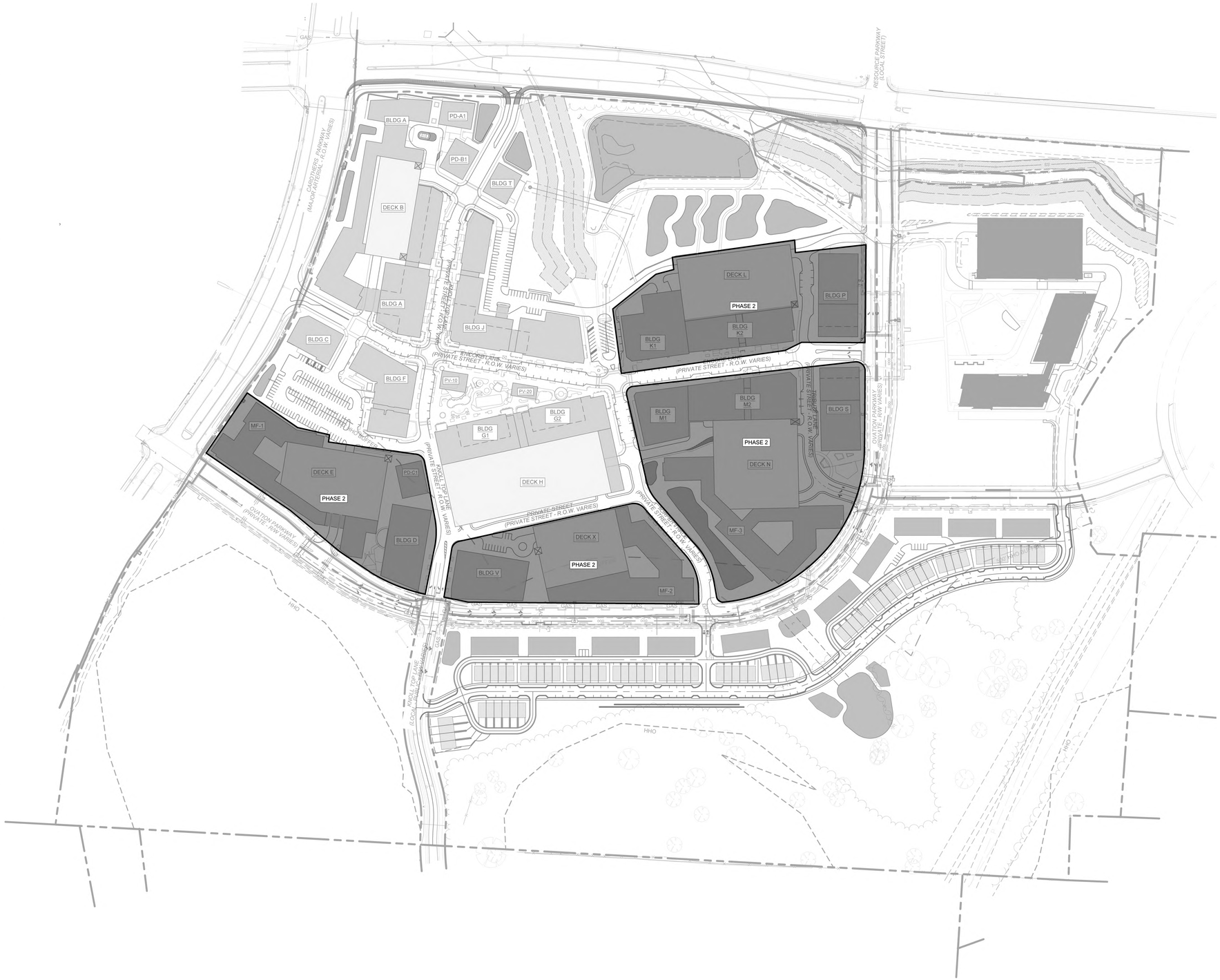

GRAPHIC SCALE IN FEET
0 75 150 300

NORTH

OVATION PUD SUBDIVISION DEVELOPMENT PLAN, REVISION 3

Franklin, Williamson County, Tennessee

CENTERCAL PROPERTIES, LLC

Highwoods

OVATION
FRANKLIN, TN

WILLIAM GRAY HARRISON
REGISTERED ENGINEER
AGRICULTURE & COMMERCE
No. 127919
STATE OF TENNESSEE

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PHASING PLAN

SHEET
C6.0

COF # 8849

Drawing name: K:\FRA_LDEV\118471000 - ovation\4-CADD\plansheets\1-development plan\C6.0 OVERALL PHASING PLAN.dwg C6.0 OVERALL PHASING PLAN Dec 30, 2025 2:41pm by: Sophia.Close



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

TREE CANOPY AREA			
BASED ON AERIAL PHOTOGRAPHS OF THE PROPERTY THE EXISTING TREE CANOPY IS APPROXIMATELY X ACRES WHICH IS X% OF THE TOTAL SITE.			
TREE AREA	EXISTING	REMOVED	RETAINED
	1,082,902 SF	792,603 SF	290,299 SF
TREE CANOPY DATA			
EXISTING TREE CANOPY		24.86 AC	
		24% OF TOTAL SITE	
REQUIRED CANOPY PRESERVATION		5.96 AC	
		24% OF TOTAL CANOPY	
PROVIDED CANOPY PRESERVATION		18.20 AC	
		73% OF TOTAL CANOPY	

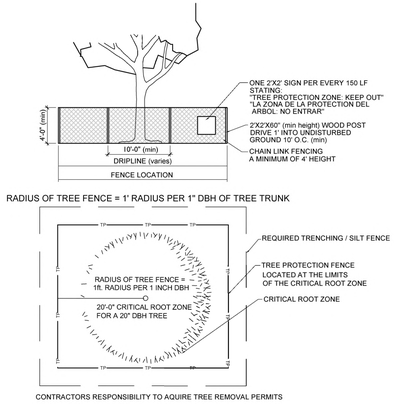
TREE REPLACEMENT CALCULATIONS	
CALIPER REMOVED	138 INCHES
CALIPER REPLACEMENT	(138 X 2) = 276 INCHES

KEY

SPECIMEN TREE TO REMAIN

SPECIMEN TREE TO REMOVE

TREE SAVE AREA



TREE PROTECTION FENCING DETAIL

TREE PROTECTION NOTES:

1. The tree protection barriers shall be constructed before the issuance of any permits, and shall remain intact throughout the entire period of construction.

2. The tree protection barrier shall be installed as labeled on this plan or a distance to the radius of the dripline, whichever is greatest, as measured from the trunk of the protected tree.

3. Any required excavation in or around the protection zone to accommodate underground services, footings, etc. shall be indicated on the plan. In addition, related root pruning shall be accomplished via ANSI A-300-95 standard so as to minimize impact on the general root system.

4. The storage of building materials or stock piling shall not be permitted within the limits of or against the protection barriers.

5. Trees within the protection barriers must be adequately cared for throughout the construction process (i.e., they must be watered sufficiently). Fill shall not be placed upon the root system as to endanger the health or life of the affected tree.

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

OVATION
FRANKLIN, TN

Highwoods

CENTERCAL PROPERTIES, LLC

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



INITIAL SUBMITTAL: DEC. 8, 2025

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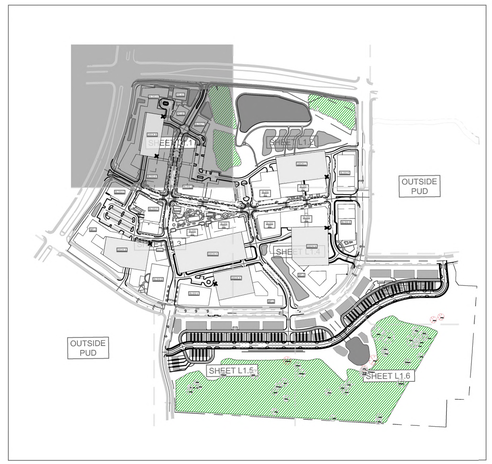
TREE PRESERVATION PLAN

SHEET
L1.0

COF # 9000





OVATION
FRANKLIN, TN

Highwoods

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

GREGORY C. GAMBLE
REGISTERED
AGRICULTURE
TENNESSEE
LANDSCAPE ARCHITECT

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1 JAN. 2, 2026

TREE PRESERVATION PLAN
SHEET
L1.1

COF # 9000

KEY

SPECIMEN TREE TO REMAIN

SPECIMEN TREE TO REMOVE

TREE SAVE AREA

EXISTING TREE CANOPY

TREE CANOPY TO REMAIN

TREE PROTECTION FENCE

FLOODWAY FRINGE OVERLAY (FFO)

FLOODWAY OVERLAY (FWO)

PERMANENT DRAINAGE EASEMENT P.B. P69, PAGE 42, R.O.W.C.

LAND USE RESTRICTION AREA BOOK 6325, PAGE 439, R.O.W.C.

PUBLIC UTILITY AND ACCESS EASEMENT (WIDTH VARIES) P.B. P69, PAGE 42, R.O.W.C.

POND

POND

30.0' RIPARIAN BUFFER ZONE 1

30.0' RIPARIAN BUFFER ZONE 2

20.0' SANITARY SEWER EASEMENT P.B. P69, PAGE 42, R.O.W.C.

30' SANITARY SEWER EASEMENT

20.0' SANITARY SEWER EASEMENT

DECK L

BLDG P

PUBLIC UTILITY AND ACCESS EASEMENT (WIDTH VARIES)

BLDG K2

BLDG K1

MATCHLINE SEE SHEET C2.1

MATCHLINE SEE SHEET C2.2

MATCHLINE SEE SHEET C2.4

OUTSITE OF PUD

EXCLU

TOP OF

0 50 100 150

N



OVATION

FRANKLIN, TN

Highwoods

CENTERCAL PROPERTIES, LLC

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

GREGORY C. GAMBILL
REGISTERED
LANDSCAPE ARCHITECT

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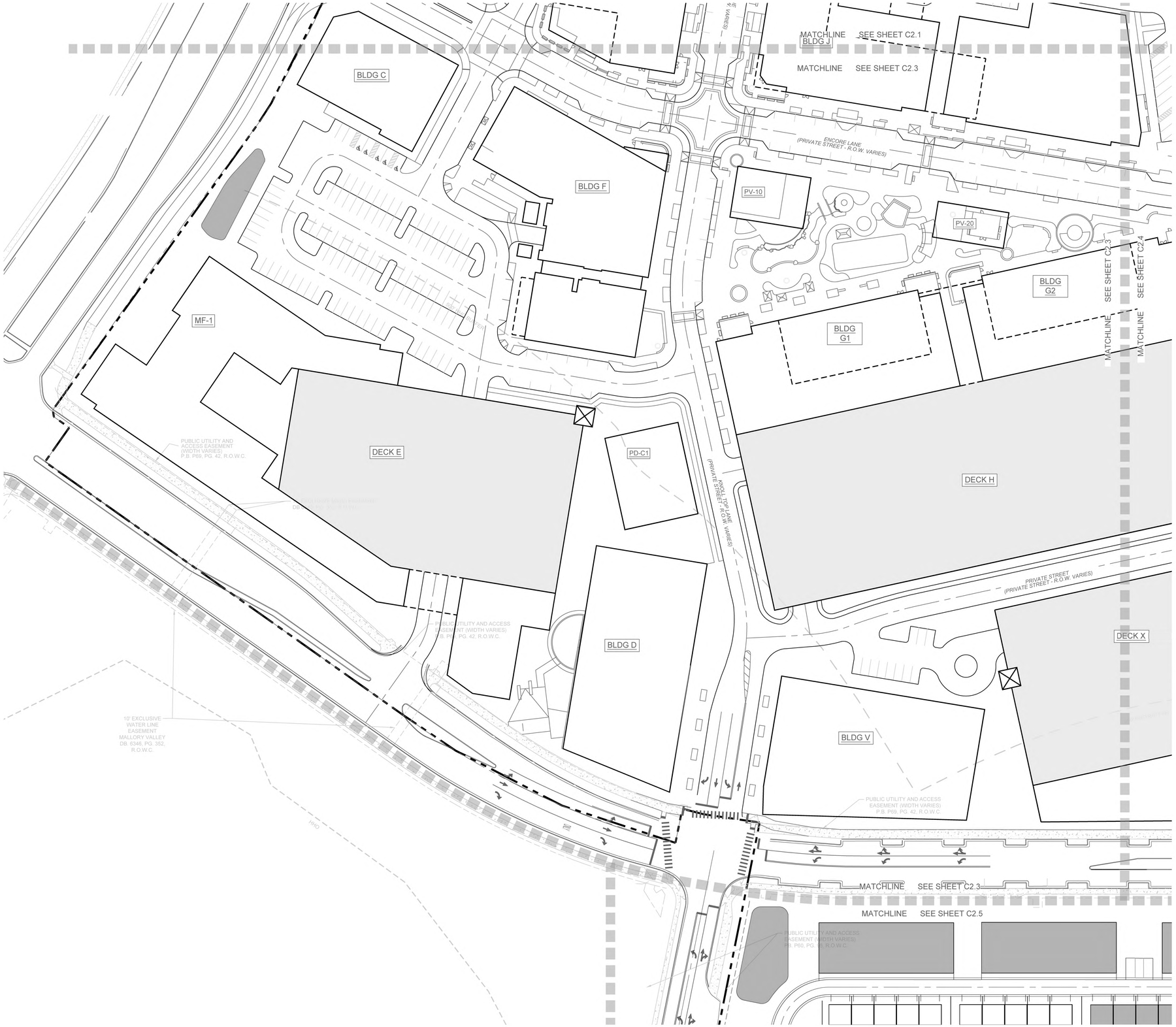
TREE PRESERVATION PLAN

SHEET

L1.2

COF # 9000



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GREGORY C. GAMBLE
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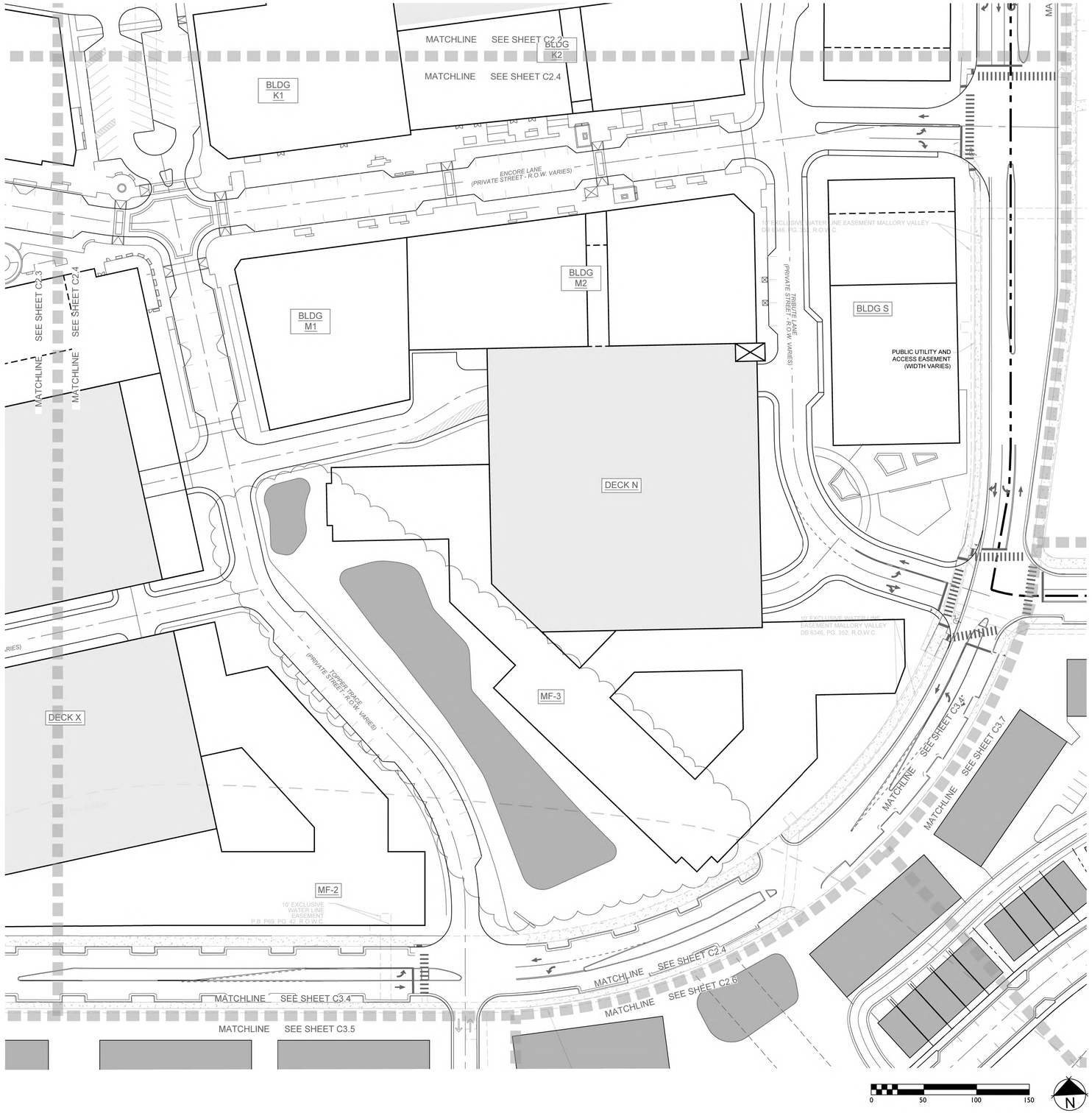
SHEET
L1.3

COF # 9000



KEY

SPECIMEN TREE TO REMAIN

SPECIMEN TREE TO REMOVE

TREE SAVE AREA



OVATION
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Franklin, Williamson County, Tennessee

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AGRICULTURE
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Revision Date
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TREE PRESERVATION PLAN
SHEET
L1.4

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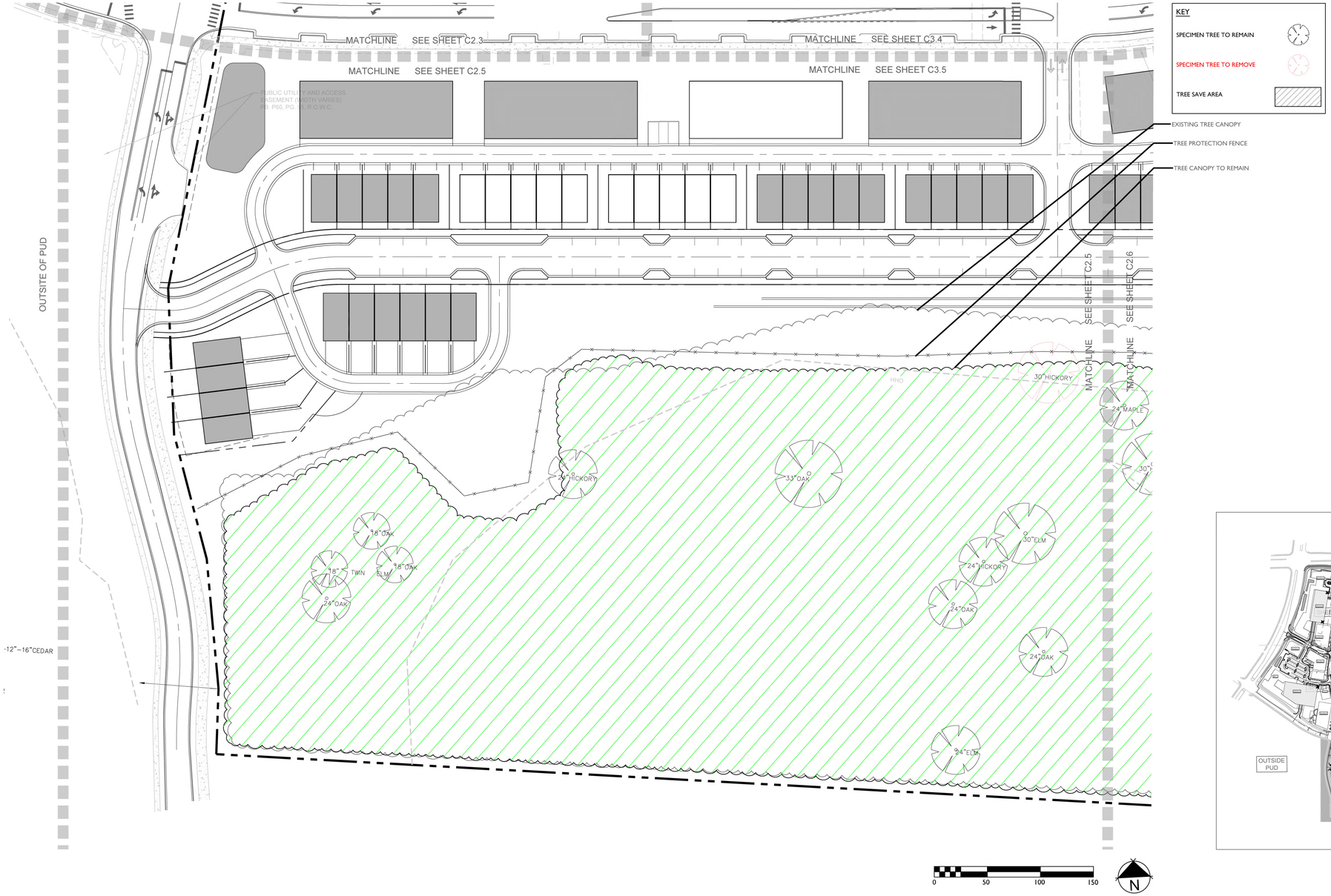



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STATE OF TENNESSEE
No. 328

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2
3
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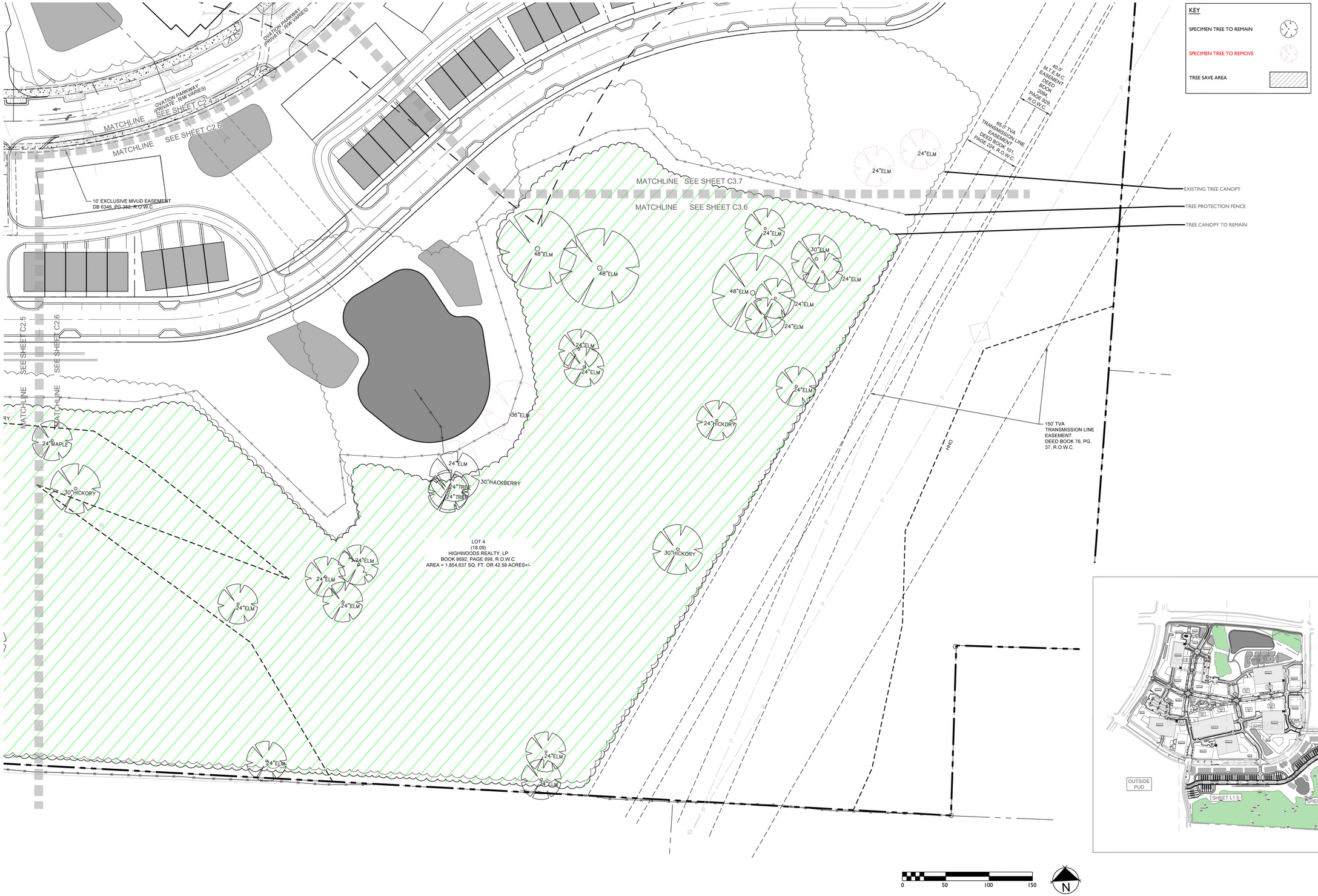
TREE PRESERVATION PLAN

SHEET
L1.5

COF # 9000



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TREE PRESERVATION PLAN
SHEET
L1.6

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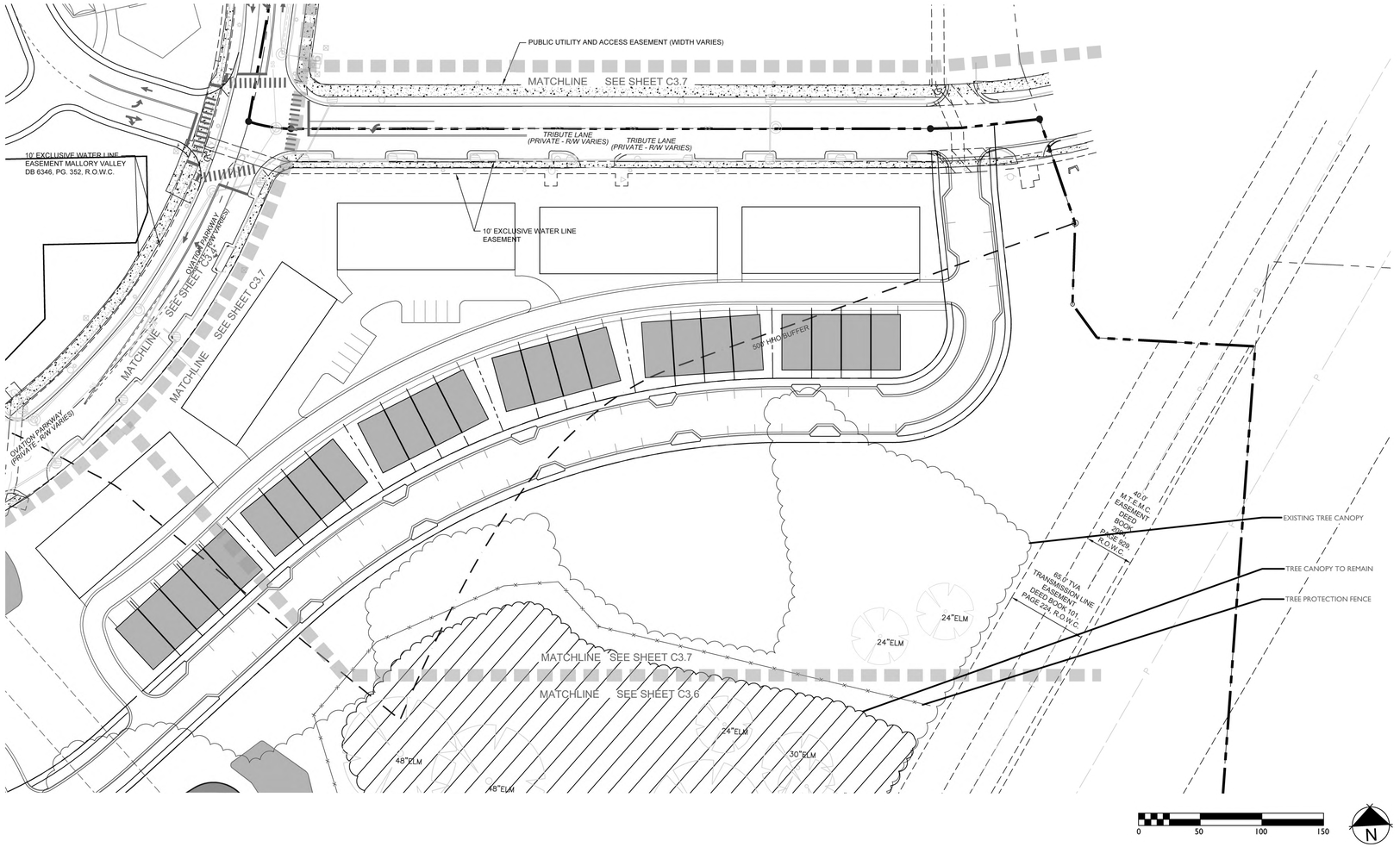

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TREE SAVE AREA



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Revision Date

1 JAN. 2, 2026

2

3

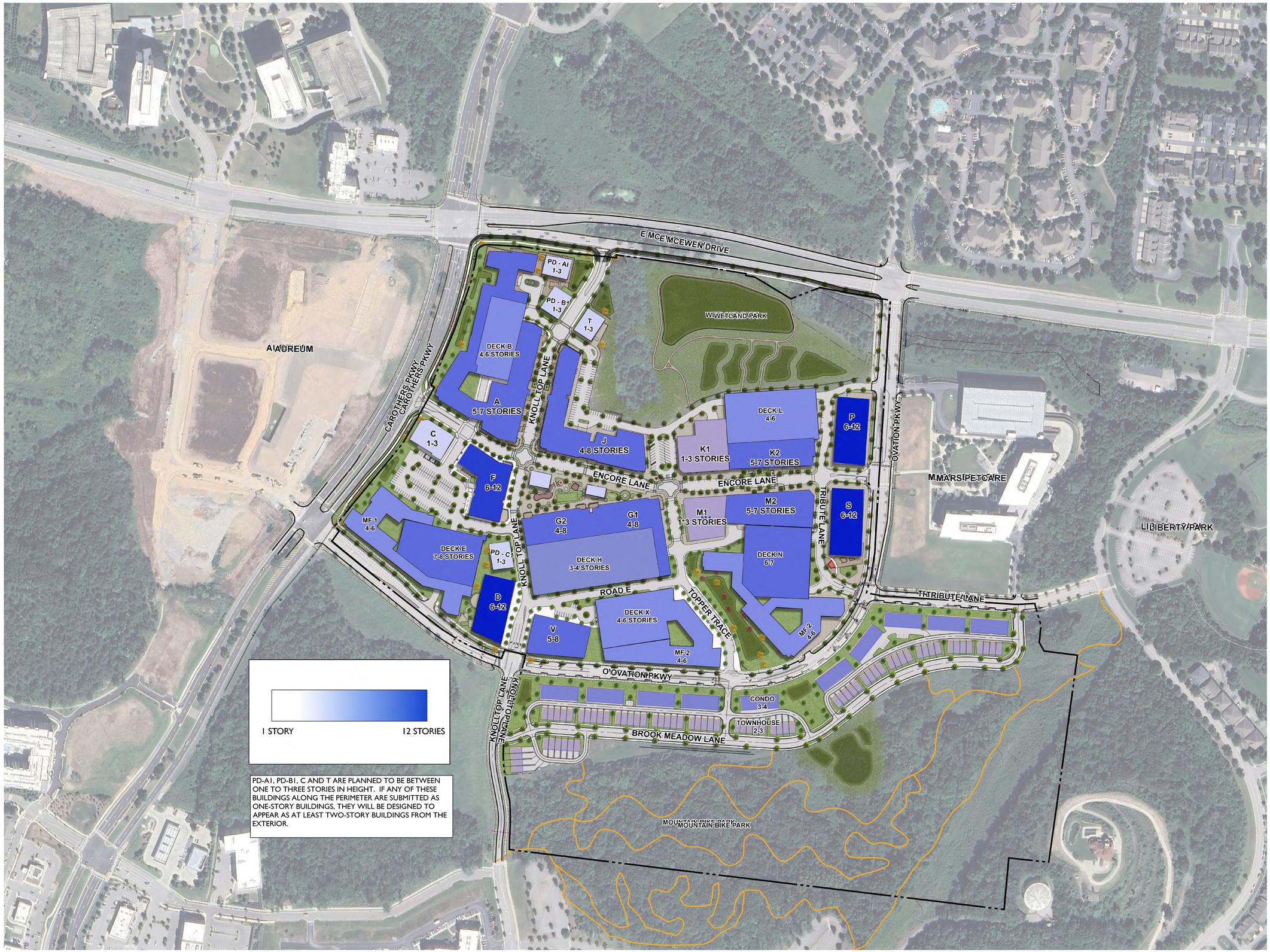
4

TREE PRESERVATION PLAN

SHEET

L1.7

COF # 9000



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NOT TO SCALE

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INITIAL SUBMITTAL: DEC 8, 2025

Revision Date
1 Jan. 2, 2026

BUILDING HEIGHT EXHIBIT
SHEET
A1.0

COF # 9000



NOTES:

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Revision Date
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TYPICAL ARCHITECTURE
SHEET
A3.0
COF # XXXX



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Revision Date
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TYPICAL ARCHITECTURE
SHEET
A4.0
COF # XXXX



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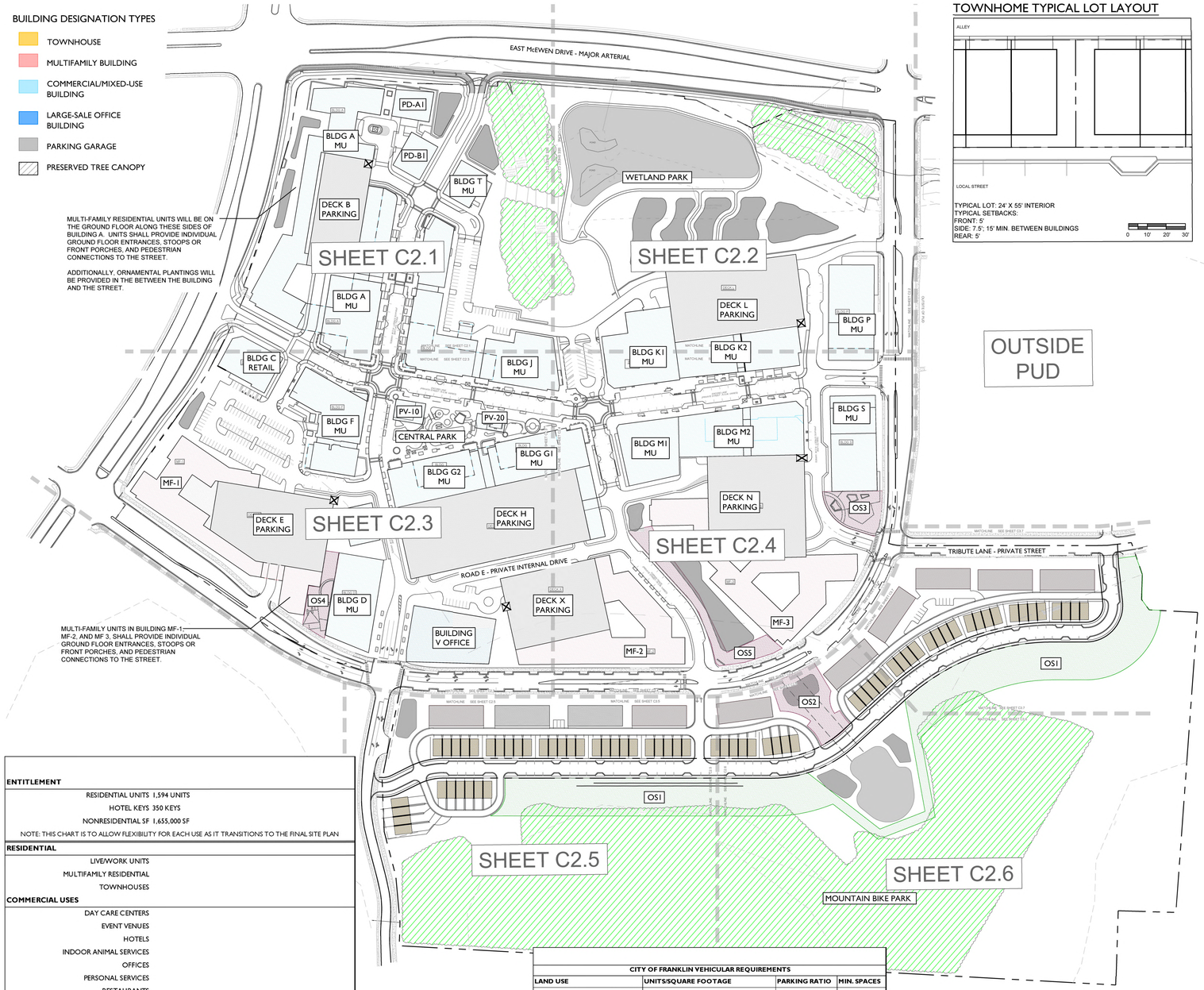

TOWNHOME TYPICAL LOT LAYOUT

SITE DATA

OVATION PUD SUBDIVISION, DEVELOPMENT PLAN, REVISION 3

COF PROJECT NUMBER:	xxxx
SITE ACREAGE/SF:	103.93 AC
EXISTING ZONING:	PD (15.34 DUA/ 1,655,000 SF/ 350 KEYS) RC12
PROPOSED ZONING:	NO CHANGE
OVERLAY ZONING:	FWO, FFO, HHO, 500FT BUFFER
TAX MAP & PARCELS:	MAP 62, PARCELS: 18.06, 18.07, 18.09, 18.10, 18.11, 18.14
ADDRESS:	SE CORNER, INTERSECTION OF EAST MCEWEN DRIVE & S. CAROTHERS PKWY, FRANKLIN, WILLIAMSON COUNTY
VESTING:	

REGULATIONS

BUILDING TYPES APPLIED:
COMMERCIAL/MIXED USE; LARGE SCALE OFFICE BUILDING; MULTI-FAMILY; TOWNHOUSE
FRONTAGE TYPES APPLIED:
URBAN - ALL MULTI-FAMILY BUILDINGS
LANDSCAPE - ALL OTHER BUILDING TYPES
SETBACKS APPLIED TO OVERALL SITE BOUNDARY:
FRONT: 10'
SIDE: 15'
REAR: 25'
SETBACKS TOWNHOMES:
FRONT: 5'
SIDE: 7.5', 15' MIN. BETWEEN BUILDINGS
REAR: 5'
SETBACKS INTERIOR LOTS:
FRONT, SIDE, REAR: 0
DWELLING UNIT COUNT: 1594 UNITS
MULTI-FAMILY: 1525
TOWNHOUSE: 69
COMMERCIAL SF: 1,655,000 SF
SEE PERMITTED USES SHEET C2.0
HOTEL KEYS: 350 KEYS

BUILDING HEIGHT: 1-12 STORIES *SEE C2.0 FOR DETAILS

MINIMUM LSA: 0.2
PROVIDED LSA: 7.60 AC

TREE CANOPY RETENTION: 24% OF EXISTING CANOPY
EXISTING CANOPY: 24.86 AC; 24% OF SITE AREA
CANOPY PRESERVED: 19.37 AC; 78% OF EXISTING CANOPY

OPEN SPACE REQUIREMENT: 5%
OPEN SPACE SF REQUIRED: NONE
NATURAL AREA SF REQUIRED: 5.31 AC
OPEN SPACE PROVIDED: 5.59 AC

PARKING REQUIRED, BY USE:
REQUIRED PER COF: 8,890 PARKING SPACES; *SEE C2.0
REQUIRED PER SHARED PARKING: 6,974
PROVIDED: 7,612 SPACES

HISTORIC RESOURCE TREATMENT: N

BUILDING CODE DATA

BUILDING SQUARE FOOTAGE IN ACCORDANCE WITH CHAPTER 5 OF THE IBC.

BUILDING OCCUPANCY IN ACCORDANCE WITH CHAPTER 3 OF THE IBC.

CONSTRUCTION TYPE IN ACCORDANCE WITH CHAPTER 6 OF THE IBC.

IMPACT STATEMENT

WATER
The development will be served via Mallory Valley Utility District Water.

- Usage: The development will include both residential and commercial units, requiring a higher volume of water for daily operations.
- Infrastructure: The development is currently adjacent to an 8" and 12" MVUD main. It will necessitate the removal of existing water main and rerouting through the site.
-

SANITARY SEWER
The development will be served via City of Franklin Sewer.

- Capacity: The mixed-use nature means there will be a varied range of wastewater generated, a capacity request has been submitted to the city of Franklin. Per the submitted sewer availability request, it is estimated that this development will demand 2,508.6 SFUE's or 878,010 GPD.
- Infrastructure: The construction of new lines, will be required to accommodate the development. The development proposes the removal and realignment of existing sewer main to outfall to the existing 12" main located at the northeast corner of the site.

RECLAIMED WATER LINE
The development will not be served by reclaimed water.

STORMWATER AND DRAINAGE FACILITIES
Stormwater management is crucial for the site given its layout and flow direction.

- Flow Management: Stormwater will flow from south to north, necessitating effective capture, treatment, and release systems.
- Bioretention and Detention: The inclusion of bioretention, detention ponds, underground detention structures, and the yet-to-be constructed wetland system will help manage runoff and provide water quality per City of Franklin Standards
- Infrastructure: Creating appropriate drainage systems and ensuring the ponds are integrated effectively within the development plan is essential for effective stormwater management. Approximately 45 acres of impervious area is proposed on the site.

STREETS

- Traffic Flow: Increased traffic on Carothers Parkway and McEwen Drive will necessitate improvements to road capacity, traffic signal systems, as identified with the TIS. Per the TIS, it is estimated that this development will contribute 34,266 total daily trips (2,785 peak trips and 3,345 PM peak trips).
- Connectivity: Enhanced connectivity, including pedestrian pathways, bike lanes, and public transit options, will be incorporated to reduce congestion and promote alternative transportation modes. The development proposes the use of 2 existing right-in-right-out curb cuts along Carothers Parkway and McEwen Drive, and various other connection points along the private Ovation Parkway.

BUILDING KEY	RESIDENTIAL UNITS	HOTEL KEYS	OFFICE SF	RETAIL SF	HEIGHT (STORIES)	CONSTRUCTION TYPE
A	308		-	44,000	5-7	Type I - Retail Type V- IIIA - Residential Fully Sprinkled.
C	-		-	13,000	1-3	Type IIIA Sprinkled
D	-		250,000	8,000	6-12	Type I-II. Fully sprinkled
F	-		225,000	30,000	6-12	Type I-II. Fully sprinkled
G	104		0	50,000	4-8	Type IIIA - V. Fully sprinkled
J	-		-	92,000	4-8	Type IIIA Sprinkled
K-1	0		-	25,000	1-3	Type I - Retail Fully Sprinkled.
K-2		350		49,000	5-7	Type I - Retail Type IIIA - Residential Fully Sprinkled.
M-1			-	24,000	1-3	Type I - Retail Fully Sprinkled.
M-2	150			49,000	5-7	Type I - Retail Type IIIA - Residential Fully Sprinkled.
MF-1	270		-	-	4-6	Type V or Type IIIA - fully sprinkled
MF-2	270		-	-	4-6	Type V or Type IIIA - fully sprinkled
MF-3	293				4-6	Type V or Type IIIA - fully sprinkled
P	-		250,000	10,000	6-12	Type I-II. Fully sprinkled
S	-		250,000	10,000	6-12	Type I-II. Fully sprinkled
PD-A1 (RESTAURANT)	-		-	8,000	1-3	
PD-B1 (RESTAURANT)				8,000	1-3	
PD-C1				8,000	1-3	
T (RESTAURANT)				8,000	1-3	
PV-10	-		-	1,000	1	Type V - Non Sprinkled
PV20	-		-	1,000	1	Type V - Non Sprinkled
V	-		250,000	-	5-8	Type I-II. Fully sprinkled
MULTI-FAMILY	120		-	-	3-4	
TOWNHOME	69		-	-	2-3	
DECK B	-		-	-	4-6	
DECK E	-		-	-	7-8	
DECK H	-		-	-	3-4	
DECK L	-		-	-	4-6	
DECK N	-		-	-	6-7	
DECK R	-		-	-	4-6	
DECK T					4-6	
DECK X	-		-	-		

ENTITLEMENT	
RESIDENTIAL UNITS	1,594 UNITS
HOTEL KEYS	350 KEYS
NONRESIDENTIAL SF	1,655,000 SF
NOTE: THIS CHART IS TO ALLOW FLEXIBILITY FOR EACH USE AS IT TRANSITIONS TO THE FINAL SITE PLAN	
RESIDENTIAL	
LIVE/WORK UNITS	
MULTIFAMILY RESIDENTIAL	
TOWNHOUSES	
COMMERCIAL USES	
DAY CARE CENTERS	
EVENT VENUES	
HOTELS	
INDOOR ANIMAL SERVICES	
OFFICES	
PERSONAL SERVICES	
RESTAURANTS	
RETAIL	
SHOWROOM	
TELECOMMUNICATION TOWERS AND ANTENNAS	
THEATER	
RECREATIONAL USES	
ACTIVE RECREATION	
COMMERCIAL RECREATION	
NEIGHBORHOOD AMENITITES	
PASSIVE PARKS AND OPEN SPACE	
HOTEL	

OPEN SPACE CALCULATIONS

TOTAL SITE AREA: 104.54 ACRES
TOTAL REQUIRED OPEN SPACE: 5% (5.23 ACRES)

PROVIDED OPEN SPACE:

OS1	GREENWAY	4.08 ACRES
OS2	POCKET PARK	0.49 ACRES
OS3	POCKET PARK	0.30 ACRES
OS4	POCKET PARK	0.25 ACRES
OS5	POCKET PARK	0.47 ACRES

TOTAL PROVIDED: 5.59 AC

PARKLAND INFORMATION

1594 U'S X $5,268 = $8,397,19225% OF THE TOTAL DUE AT FIRST PLAT $2,099,298 PLUS THE NUMBER OF UNITS PROPOSED AT THE PRO-RATED AMOUNT SHOWN ON THE PLAT.75% OF THE TOTAL, OR $6,297,894, WILL BE DUE WHEN NEW PLATS ARE PRESENTED AT A PRO-RATED AMOUNT OF $3,951 UNTIL ALL UNITS ARE ACCOUNTED FOR.

OPEN SPACE
POCKET PARK
- SEATING
- CANOPIES OR GAZEBOS
- SITE FURNISHINGS
- FOUNTAINS, SCULPTURE, OR ART
- PLAYGROUND

GREENWAY
- 12' MULTI-USE PATH
- SEATING
- LANDSCAPE

CITY OF FRANKLIN VEHICULAR REQUIREMENTS			
LAND USE	**UNITS/SQUARE FOOTAGE**	**PARKING RATIO**	**MIN. SPACES**
RETAIL	273,000 SF	3.33 PER 1,000 SF	909*
RETAURANT	147,000 SF INCLUDES INDOOR AND OUTDOOR SEATING	10 PER 1,000 SF	1,801*
OFFICE	1,225,000 SF	3 PER 1,000 SF	3,675*
HOTEL	350 KEYS	1 PER KEY + 1 PER EMPLOYEE	403*
COMMERCIAL RECREATION	40,000 SF	3.33 PER 1,000 SF	134*
MULTI-FAMILY (APARTMENTS)			
STUDIO	69 UNITS	1.25 PER UNIT	86*
1-BEDROOM	698 UNITS	1.25 PER UNIT	873*
2-BEDROOM	488 UNITS	2.25 PER UNIT	1,098*
3-BEDROOM	140 UNITS	2.25 PER UNIT	315*
MULTI-FAMILY (FOR-SALE CONDOS)	130 UNITS	2.25 PER UNIT	293
TOWNHOME	69 UNITS	2 PER UNIT	138
TOTAL REQUIRED VEHICULAR PARKING SPACES:			**9,294 SPACES**
TOTAL VEHICULAR SPACES REQUIRED PER SHARED PARKING:**			**6,974 SPACES**
REQUIRED PARKING OUTSIDE OF OVATION PARKWAY LOOP:			431 SPACES
TOTAL REQUIRED VEHICULAR PARKING:			**7,405 SPACES**
PARKING PROVIDED OUTSIDE OF OVATION PARKWAY LOOP:			516 SPACES
TOTAL VEHICULAR PARKING PROVIDED:			**7,545 SPACES**
CITY OF FRANKLIN BICYLE REQUIREMENTS			
MULTIFAMILY	2,671 BEDROOMS	0.05 PER BEDROOM	134
OFFICE	1,225,000 SF	1 PER 20,000 SF	62
OTHER USES	1 PER 20 REQUIRED VEHICULAR SPACES		124
TOTAL REQUIRED BICYCLE PARKING SPACES:			**320 SPACES**

*PARKING REQUIRED/PROVIDED WITHIN OVATION PARKWAY LOOP. PARKING INCLUDED IN SHARED PARKING STUDY

**SEE SHARED PARKING STUDY, PROVIDED BY KIMLEY HORN FOR SHARED PARKING DETAILS

GENERAL NOTES:
1. CONCURRENTLY WITH SITE PLAN, APPLICANT WILL COORDINATE WITH CITY OF FRANKLIN FOR LOCATION OF TRANSIT STOPS.
2. BICYCLE PARKING LOCATIONS AND DETAILS WILL BE COORDINATED WITH SITE PLAN.
3. CONCURRENTLY WITH SITE PLAN, MAIL KIOSK LOCATIONS WILL BE COORDINATED AND IDENTIFIED.

PARK NOTES:
IT IS ANTICIPATED THAT CENTRAL PARK, WETLAND PARK, AND THE MOUNTAIN BIKE PARK WILL BE DESIGNED OPEN SPACE AREAS. THEY ARE NOT INCLUDED IN THE FORMAL OPEN SPACE DESIGNATIONS OR CALCULATIONS BECAUSE IT IS ANTICIPATED THAT PARKLAND DEDICATION FUNDS MAY BE UTILIZED IN THESE AREAS.
CENTRAL PARK: PEDESTRIAN AREA WITH OUTDOOR GATHERING SPACES, SEATING, LIGHTING, STAGE, ORNAMENTAL LANDSCAPE MATERIAL
WETLAND PARK: PEDESTRIAN AREA WITH BOARDWALKS, SEATING AND INFORMATIONAL KIOSKS
MOUNTAIN BIKE PARK: MOUNTAIN BIKE TRAIL TO TIE INTO TRAIL ON SURROUNDING PROPERTIES.

FRONTAGE NOTES:
BUILDINGS G1 AND G2 WILL HAVE BUILDING FRONTAGES WITH ENTRANCES ON INTERNAL STREETS KNOLL TOP LANE AND TOPPER TRACE. ADDITIONALLY, THESE BUILDING SITES WILL HAVE FRONTAGE AND ENTRANCES ONTO CENTRAL PARK, WHICH IS AN ACTIVATED STREETSCAPE AND PARK BETWEEN BUILDINGS G1 AND G2 AND ENCORE LANE. PEDESTRIAN CONNECTIONS BETWEEN STREETS, BUILDINGS, AND GATHERING SPACES WILL BE DESIGNED IN CENTRAL PARK.

BUILDING HEIGHT NOTES:
PD-A1, PD-B1, C, AND T ARE PLANNED TO BE BETWEEN ONE TO THREE STORIES IN HEIGHT. IF ANY OF THESE BUILDINGS ALONG THE PERIMETER ARE SUBMITTED AS ONE-STORY BUILDINGS, THEY WILL BE DESIGNED TO APPEAR AS AT LEAST TWO-STORY BUILDINGS FROM THE EXTERIOR.

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GREGORY C. GAMBILL
TENNESSEE REGISTERED LANDSCAPE ARCHITECT
No. 2266
LANDSCAPE ARCHITECT

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2
3
4

DEVELOPMENT PLAN
SHEET
C2.0
COF # 9000

COF no: 9000

CONDITIONS OF APPROVAL:

Open Issues: 30 These issues are currently being filtered

Engineering

General Issues

13. ROW Dedication Exhibit

joe.marlo@franklintn.gov *Comment to remain open as a Condition of Approval, but **does not hinder approval of the Development Plan.***

Developments that adjoin existing streets shall dedicate additional fee simple right-of-way where necessary to meet the minimum requirements for the functional street classification of the existing street.

At Site Plan, Applicant shall provide ROW Dedication along Carothers Parkway and McEwen Drive matching that shown in the Cool Springs Transportation Network Study Recommendations.

14. Demolition

joe.marlo@franklintn.gov *Comment to remain open as a Condition of Approval, but **does not hinder approval of the Development Plan.***

At Site Plan, all existing storm infrastructure that will not be used in the revised storm design shall be removed (i.e. and not abandoned-in-place).

15. Pedestrian Access

joe.marlo@franklintn.gov *Comment to remain open as a Condition of Approval, but **does not hinder approval of the Development Plan.***

At Site Plan, a new crosswalk with new ADA pedestrian curb ramps at each end matching the width and direction of the multi-use path shall be installed at the E McEwen / Carothers Parkway intersection.

16. ADA On-Street Parking

joe.marlo@franklintn.gov *Comment to remain open as a Condition of Approval, but **does not hinder approval of the Development Plan.***

ADA on-street parking does not appear to have been accounted for in the Development Plan design, and plan revisions may be required at Site Plan.

At Site Plan, where new on-street parking is proposed on public or private streets, Applicant shall provide ADA on-street parking spaces meeting the requirements of the Accessibility Guidelines for Pedestrian Facilities in the Public Right-of-Way (PROWAG) by the Architectural and Transportation Barriers Compliance Board. The minimum on-street parking space shall be 13 feet wide by 24 feet long, with additional length to allow vehicles to park adjacent to the curb. Proposed buildings and elements shown on the Development Plan shall not be considered a constraint to providing this minimum size.

18. Signal Pole

joe.marlo@franklintn.gov	*Comment to remain open as a Condition of Approval, but **does not hinder approval of the Development Plan.*** **At Site Plan**, the existing signal pole at the southeast corner of the E McEwen/Carothers Parkway intersection shall be removed and a new signal pole shall be installed behind the new sidewalk/multi-use path now shown.

19. Stormwater Infrastructure

joe.marlo@franklintn.gov	*Comment to remain open as a Condition of Approval, but **does not hinder approval of the Development Plan.*** The conceptual stormwater design shown on the Development Plan is not approved and shall be further evaluated at the detailed Site Plan stage. The Applicant is cautioned that significant drainage easements on the order of 40+ feet wide may be required at deep storm infrastructure locations. Foundation depth limitations of adjacent buildings may also be needed. Appropriate separation from other utilities, including water, sewer, gas, and electricity shall be provided. Parallel storm infrastructure shall be combined where possible and splitter boxes used. Further requirements may be made once a detailed stormwater design is provided.

21. Uncontrolled Pedestrian Crossings

joe.marlo@franklintn.gov	*Comment to remain open as a Condition of Approval, but **does not hinder approval of the Development Plan.*** Approval of this Development Plan does not constitute approval of uncontrolled pedestrian crossings shown. **At Site Plan**, permissible uncontrolled pedestrian crossing locations shall be determined by the City of Franklin Traffic Engineer or his designee on a case-by-case basis.

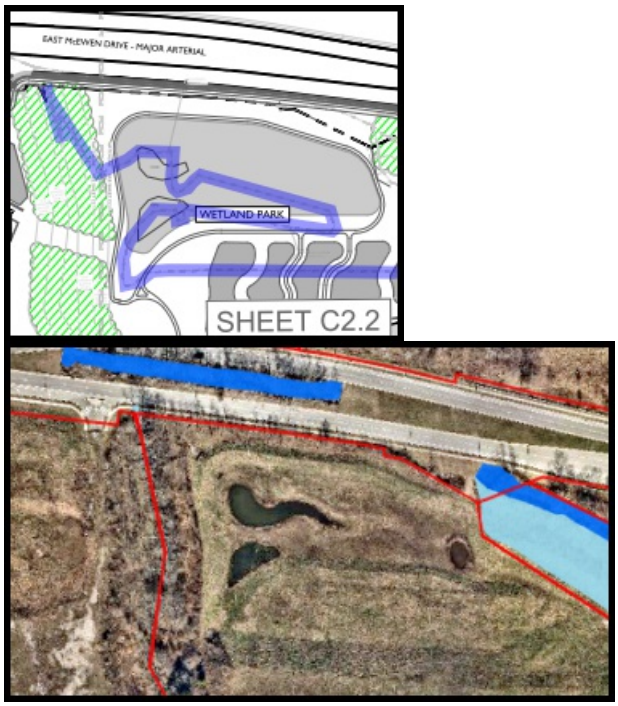
22. Sight Distance

joe.marlo@franklintn.gov	*Comment to remain open as a Condition of Approval, but **does not hinder approval of the Development Plan.*** *Sight distance has not been studied in the Development Plan design, and plan revisions may be required at Site Plan.* **At Site Plan**, Applicant shall remove proposed on-street parking spaces that conflict with AASHTO sight distance requirements.

23. Floodplain

joe.marlo@franklintn.gov Applicant shall revise the FFO / FWO to match the FFO / FWO shown on City GIS.

- *Flood lines shown on several sheets in the development plan (C2.xx, L1.xx series, etc.) still showoutdated flood lines. See belowfor one example of multiple.*



27. Roadway

jimmy.wiseman@franklintn.gov Noted. Staff will review traffic calming at the site plan. Please refer to the following guidelines.
Traffic Calming ePrimer | FHWA

40. Vehicular Travel Ways

lance.fittro@franklintn.gov	Applicant shall show alley construction in compliance with the Franklin Transportation and Street Technical Standards, including but not limited to alley entrance aprons, intersection of alleys, minimum centerline radii, and removal of "eyebrows" or other extraneous alley pavement on the plans. Public streets shall likewise be shown in compliance with the Franklin Transportation and Street Technical Standards. Private streets shall be designed to the same standards as public streets. Internal drives shall be designed per the Franklin Zoning Ordinance. Private drives and parking lots shall be designed per the Franklin Zoning Ordinance. Additionally, clarify classification of all vehicular ways shown on the plans including streets and alleys (public or private) and internal drives (as defined by the Zoning Ordinance). Vehicular travel ways lacking labels may be assumed to be private drives / parking lot drive aisles, but all others shall be labeled according to their functional use and maintenance responsibility and include delineation of applicable public ROW or access easements.

50. Streets

kevin.long@franklintn.gov	***This is an advisory comment and does not hinder the approval of this development plan.*** The street network as shown on this Development Plan can only be approved conceptually at this time. At the Site Plan stage, all roadway improvements shall be designed in accordance with the appropriate common standards as established by (A) the City of Franklin Transportation and Street Technical Standards, (B) the AASHTO Policy on Geometric Design of Highways and Streets, and (C) the Tennessee Department of Transportation Design Guidelines and Standard Details, as applicable. Features such as taper lengths, horizontal and vertical geometry, clear zones, guardrail requirements, etc., shall be evaluated in greater detail at the Site Plan stage and will be required to conform to the accepted standard in order to ensure public safety and well-being, as well as the continued functionality of the existing and proposed street networks.

51. Development Plan

kevin.long@franklintn.gov	Revise the text to clarify the improvements to the westbound lanes. Should be something like "... an additional (3rd) westbound travel lane from the intersection of Carothers Parkway leading into the northbound I-65 ramp."

54. Curb and Gutter

joe.marlo@franklintn.gov	*Comment to remain open as a Condition of Approval, but **does not hinder approval of the Development Plan.*** Private streets shall meet the requirements for Public streets. **At Site Plan**, The minimum width of gutter shall be 18 inches plus a 6-inch curb (24 inch minimum total curb and gutter width) unless otherwise approved by the City Engineer through the Modification of Engineering Standards process.

56. Transit Stop

jimmy.wiseman@franklintn.gov	Section 10.14.3 requires transit infrastructure to be installed on a future planned route. At each site plan submittal, transit infrastructure shall be required and implemented unless otherwise determined by the City Engineer or designee. Transit infrastructure shall include but is not limited to pull offs for transit vehicles and micro transit and a shelter.

63. Development Plan BOMA Conditions of Approval

lance.fittro@franklintn.gov

As a reminder, the conditions of approval set by the Board of Mayor and Aldermen for Ovation PUD Subdivision, Development Plan, Revision 2 (City of Franklin Project #8849) remain applicable for this Ovation PUD Subdivision, Development Plan, Revision 3. This includes but is not limited to the following conditions:

6. At the site plan stage, all roadway improvements shall be designed in accordance with the appropriate common standards as established by (A) the City of Franklin Transportation and Street Technical Standards, (B) the AASHTO Policy on Geometric Design of Highways and Streets, and (C) the Tennessee Department of Transportation Design Guidelines and Standard Details. Features such as taper lengths, horizontal and vertical geometry, clear zones, guardrail requirements, etc., shall be evaluated in greater detail at the site plan stage and will be required to conform to the accepted standard in order to ensure public safety and well-being, as well as the continued functionality of the existing and proposed street networks.

79. All of the required offsite improvements shall be constructed in conjunction with the Phase 1 of the Ovation development unless otherwise determined by the City Engineer, or designee.

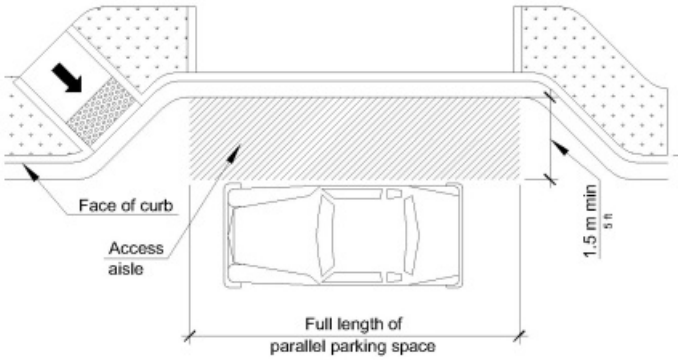
113. **At Site Plan**, all existing storm infrastructure that will not be used in the revised storm design shall be removed (i.e. and not abandoned-in-place).

116. **At Site Plan**, a new crosswalk with new ADA pedestrian curb ramps at each end matching the width and direction of the multi-use path shall be installed at the E McEwen / Carothers Parkway intersection.

125. *The Applicant shall be aware that the on-street parking layout currently shown on the Development Plan does not appear to accommodate required ADA on-street parking spaces, which, once implemented at Site Plan, will likely affect street, sidewalk, and potentially building layouts.* **At Site Plan**, where on-street parking is provided and is metered or designated by signs or pavement markings, Applicant shall provide accessible on-street parking spaces meeting the following:

1. Construction and quantity of accessible on-street parking spaces shall comply with the "*Accessibility Guidelines for Pedestrian Facilities in the Public Right-of-Way*" by the United States Access Board.
2. A 5'-0" access aisle shall be provided at each accessible on-street parking space exclusive of the gutter and in addition to the 8'-0" minimum stall width. The access aisle shall be provided regardless of the location of the space along the block face.
3. Curb flares promoting vehicular entry/exit shall be provided at each end of the accessible space exclusive of the 22'-0" stall length to accommodate parking against the curb line.
4. Additional ROW / Easement shall be dedicated as necessary to accommodate the accessible on-street parking space and sidewalk beyond.

TABLE R211 ON-STREET PARKING SPACES	
Total number of metered or designated parking spaces	Minimum required number of *accessible* parking spaces
1 to 25	1.
26 to 50	2.
51 to 75	3.
76 to 100	4.
101 to 150	5.
151 to 200	6.
201 and over	4 percent of total.



127. Applicant shall remove proposed parking at curves in alleys.

128. Approval of this Development Plan does not constitute approval of uncontrolled pedestrian crossings shown. **At Site Plan**, permissible uncontrolled pedestrian crossing locations shall be determined by the City of Franklin Traffic Engineer or his designee on a case-by-case basis.

135. T-Alley intersections shall be designed per COF Standard Drawing SD-6. Wye or other skewed alley intersection geometries which do not provide full access by fire and sanitation service vehicles expected to utilize them are not permitted.

Driveways and private drives accessed from alleys shall be delineated with ribbon curb and/or entrance ramps to distinguish from the alley pavement and discourage parking that would hinder movement of City service vehicles including Fire and Sanitation through the alley.

138. Applicant shall show alley construction in compliance with the Franklin Transportation and Street Technical Standards, including but not limited to alley entrance aprons, intersection of alleys, minimum centerline radii, and removal of "eyebrows" or other extraneous alley pavement on the plans. "Private Alleys" shown on the plans shall be designed to the same standards as public alleys where utilized for City service vehicles including Fire and Sanitation. Paved vehicular ways which do not meet these standards shall be private drives maintained by the property owner(s) and clearly designated as such on the site plan and final plat.

150. **At Site Plan**, the existing signal pole at the southeast corner of the E McEwen/Carothers Parkway intersection shall be removed and a new signal pole shall be installed behind the new sidewalk/multi-use path now shown.

152. The conceptual stormwater design shown on the Development Plan is not approved and shall be further evaluated at the detailed Site Plan stage. The Applicant is cautioned that significant drainage easements on the order of 40+ feet wide may be required at deep storm infrastructure locations. Foundation depth

limitations of adjacent buildings may also be needed. Appropriate separation from other utilities, including water, sewer, gas, and electricity shall be provided. Parallel storm infrastructure shall be combined where possible and splitter boxes used. Further requirements may be made once a detailed stormwater design is provided.

153. Comprehensive review of roadway, stormwater an utility elements by City of Franklin staff will occur at Site Plan. All proposed utilities must demonstrate required minimum separation with the future Site Plan design. Depiction of utility layouts which do not meet minimum separation requirements on the Development Plan do not constitute approval of layouts which do not meet City standards.

FIRE--Planning--DRT

General Issues

44. Turn-Around

stephen.otero@Franklintn.gov The primary entrance adjacent to the parking structure and water feature is a critical access point and is anticipated to experience significant pedestrian congestion; however, the current access configuration is insufficient to support emergency operations. A designated, unobstructed, load-bearing operational area capable of accommodating multiple fire apparatus simultaneously is required at this location. The site plan shall be revised at the Site Plan stage to relieve congestion and provide adequate clear width, apparatus staging area, and turning maneuverability to support aerial apparatus placement and suppression operations at the main entrance. The final configuration shall be reviewed and approved by the Fire Department prior to Site Plan approval and shall not be deferred to construction documents.

45. Fire access

stephen.otero@Franklintn.gov Regardless of the final construction type (Type I or otherwise), this development shall provide fully compliant fire apparatus access roads in accordance with IFC Appendix D. The site plan shall demonstrate a minimum of two separate fire apparatus access roads, each providing not less than 26 feet of exclusive clear width and located remotely from one another at a distance not less than one-half the maximum overall diagonal dimension of the area served for all buildings exceeding 30’ in height. Type I construction does not provide an exception to these minimum access requirements. Compliance shall be clearly shown and approved at the Site Plan stage and shall not be deferred to later phases.

46. Road Widths

stephen.otero@Franklintn.gov	Regardless of the final construction type (Type I or otherwise), this development shall provide fully compliant fire apparatus access roads in accordance with IFC Appendix D. The site plan shall demonstrate a minimum of two separate fire apparatus access roads, each providing not less than 26 feet of exclusive clear width and located remotely from one another at a distance not less than one-half the maximum overall diagonal dimension of the area served for all buildings exceeding 30' in height. Type I construction does not provide an exception to these minimum access requirements. Compliance shall be clearly shown and approved at the Site Plan stage and shall not be deferred to later phases.

64. Mandatory Construction Classification/Full Access

stephen.otero@Franklintn.gov	The current fire apparatus access roads (Building A & MF3) do not meet the minimum requirements for width, turning radii, or proximity to buildings. This item shall not be deferred to the construction documents.

65. Primary Entrance & Operational Access

stephen.otero@Franklintn.gov	The primary entrance adjacent to the parking structure and water feature is a critical access point and is anticipated to experience significant pedestrian congestion; however, the current access configuration is insufficient to support emergency operations. A designated, unobstructed, load-bearing operational area capable of accommodating multiple fire apparatus simultaneously is required at this location. The site plan shall be revised at the Site Plan stage to relieve congestion and provide adequate clear width, apparatus staging area, and turning maneuverability to support aerial apparatus placement and suppression operations at the main entrance. The final configuration shall be reviewed and approved by the Fire Department prior to Site Plan approval and shall not be deferred to construction documents.

66. Adherence to Appendix D

stephen.otero@Franklintn.gov	Regardless of the final construction type (Type I or otherwise), this development shall provide fully compliant fire apparatus access roads in accordance with IFC Appendix D. The site plan shall demonstrate a minimum of two separate fire apparatus access roads, each providing not less than 26 feet of exclusive clear width and located remotely from one another at a distance not less than one-half the maximum overall diagonal dimension of the area served for all buildings exceeding 30' in height. Type I construction does not provide an exception to these minimum access requirements. Compliance shall be clearly shown and approved at the Site Plan stage and shall not be deferred to later phases.

Planning

General Issues

1. Project number

chelsea.randolph@franklintn.gov Comment NOT addressed:

Applicant shall state project number COF 9000 on all sheets and any future correspondence.

See Site Data Chart below:

SITE DATA	
OVATION PUD SUBDIVISION, DEVELOPMENT PLAN, REVISION 3	
COF PROJECT NUMBER:	XXXX
SITE ACREAGE/SF:	103.93 AC
EXISTING ZONING:	PD (15.34 DUA/ 1,655,000 SF/ 350 KEYS) RC12
PROPOSED ZONING:	NO CHANGE
OVERLAY ZONING:	FWO, FFO, HHO, 500FT BUFFER
TAX MAP & PARCELS:	MAP 62, PARCELS: 18.06, 18.07, 18.09, 18.10, 18.11, 18.14
ADDRESS:	SE CORNER, INTERSECTION OF EAST MCEWEN DRIVE & S. CAROTHERS PKWY, FRANKLIN, WILLIAMSON COUNTY
VESTING:	

26. non-parallel frontage

chelsea.randolph@franklintn.gov Applicant shall add the following language to the frontage note (Sheet C2.0):

"PV-10 and PC-20 shall have doors that front onto Encore Lane solidifying the frontage along Encore Lane."

52. Shared Parking Calcs

chelsea.randolph@franklintn.gov Applicant shall update the shared parking analysis to align all information with the changes shown on the revision. This must be submitted prior to approval at One Stop.

61. Ovation PUD Subdivision, Revision 2 (COF 8842)

chelsea.randolph@franklintn.gov Applicant shall submit the prior revision (COF # 8842) for approval at One Stop PRIOR to the approval of revision 3 is submitted for approval at One Stop.

Stormwater

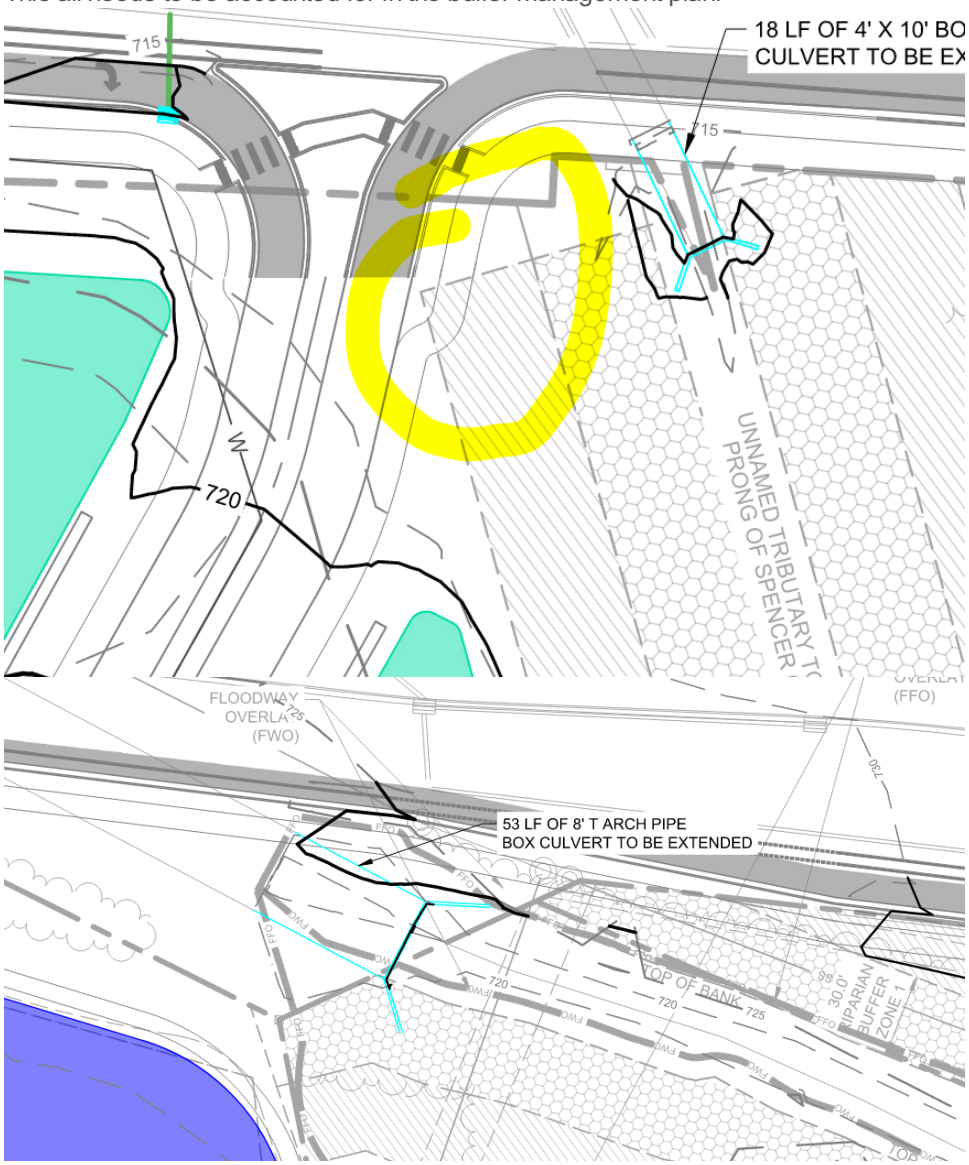
General Issues

60. Riparian Buffer

jeff.willoughby@franklintn.gov Please include these in the plan set.

62. Riparian Buffer

jeff.willoughby@franklintn.gov This all needs to be accounted for in the buffer management plan.



[Edited By Jeff Willoughby]

Water/Sewer

General Issues

36. Existing sewer issues

ben.mcneil@franklintn.gov *****Note to remain open as a reminder to staff*****

As stated in development plan 2, the existing sewer is know to have issues and has not been accepted by the City of Franklin. All existing sanitary sewer on site must be fully CCTV'ed prior to site plan approvals and verified to what is required to be replaced. City staff must agree what sewer will remain and what must be fully replaced.

Notes from previous development plan. applies to current plan.
The applicant shall show and note the replacement of the following line segments from the original infrastructure plan.

Replace:

- line segment between MH 14- 15
- line segment between 13 and 13B
- line segment between MH 1 and 2
- line segment between MH 11 and 4
- line segment between manhole 20 and 19

The remaining line segments must be cleaned and fully evaluated prior to the development plan being approved. The current line segments have gravel mud and debris that are on the existing bond list for review.

The current infrastructure plan has not been fully accepted by the City due to the issues found upon inspection. The segments called out to be replaced must be fully replaced as point repairs have already been attempted in several locations and the issues have not been resolved.

[Edited By Ben McNeil]

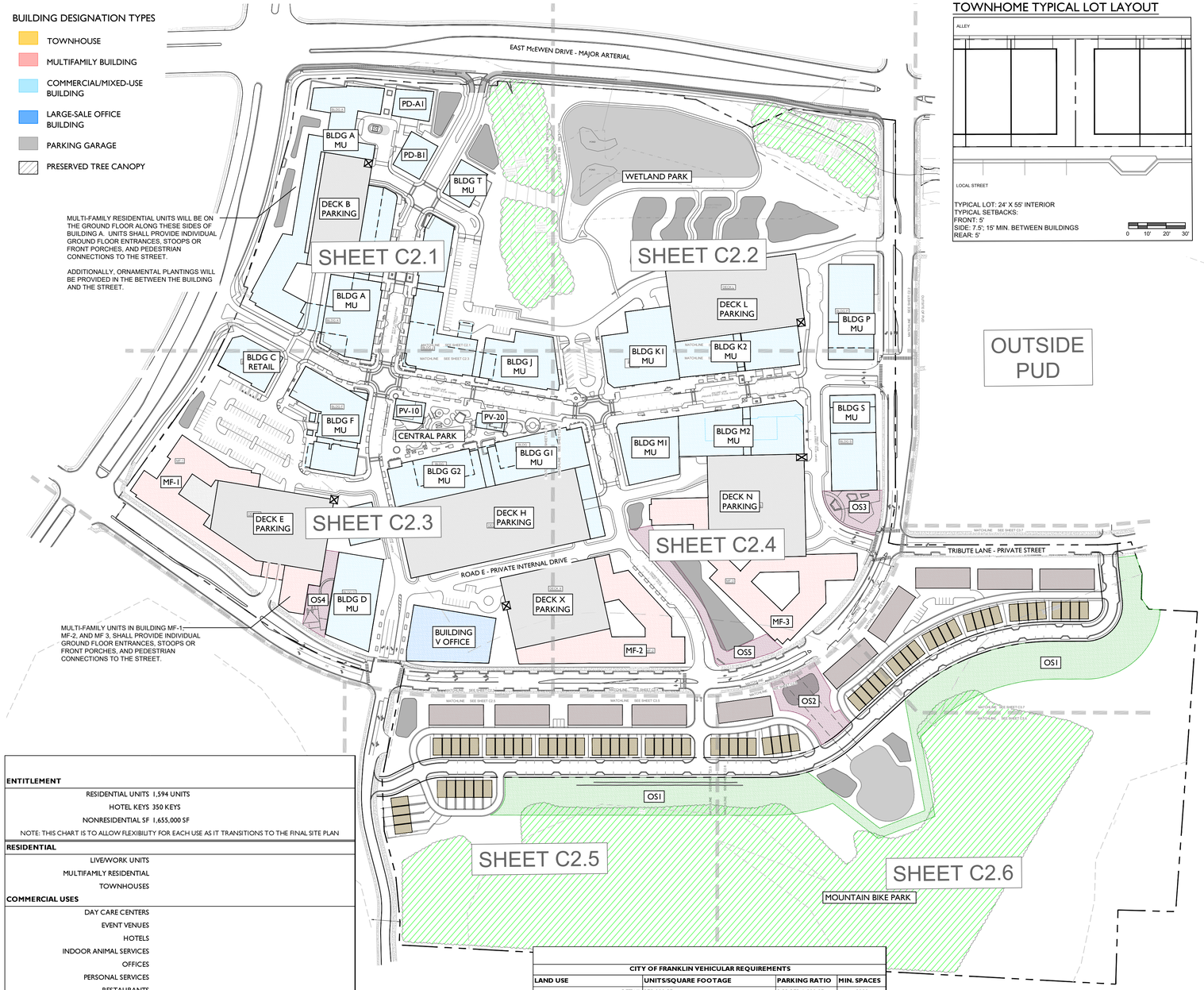
Zoning

General Issues

39. FFO

shanna.mccoy@franklintn.gov Comment to remain open as a reminder.

Advisory:
The applicant shall obtain a floodplain development permit prior to any disturbance of the FFO.



TOWNHOME TYPICAL LOT LAYOUT

SITE DATA

OVATION PUD SUBDIVISION, DEVELOPMENT PLAN, REVISION 3

COF PROJECT NUMBER:	xxxx
SITE ACREAGE/SF:	103.93 AC
EXISTING ZONING:	PD (15.34 DUA/ 1,655,000 SF/ 350 KEYS) RC12
PROPOSED ZONING:	NO CHANGE
OVERLAY ZONING:	FWO, FFO, HHO, 500FT BUFFER
TAX MAP & PARCELS:	MAP 62, PARCELS: 18.06, 18.07, 18.09, 18.10, 18.11, 18.14
ADDRESS:	SE CORNER, INTERSECTION OF EAST MCEWEN DRIVE & S. CAROTHERS PKWY, FRANKLIN, WILLIAMSON COUNTY
VESTING:	

REGULATIONS

BUILDING TYPES APPLIED:
COMMERCIAL/MIXED USE; LARGE SCALE OFFICE BUILDING; MULTI-FAMILY; TOWNHOUSE
FRONTAGE TYPES APPLIED:
URBAN - ALL MULTI-FAMILY BUILDINGS
LANDSCAPE - ALL OTHER BUILDING TYPES
SETBACKS APPLIED TO OVERALL SITE BOUNDARY:
FRONT: 10'
SIDE: 15'
REAR: 25'
SETBACKS TOWNHOMES:
FRONT: 5'
SIDE: 7.5', 15' MIN. BETWEEN BUILDINGS
REAR: 5'
SETBACKS INTERIOR LOTS:
FRONT, SIDE, REAR: 0

DWELLING UNIT COUNT:	1594 UNITS
MULTI-FAMILY:	1525
TOWNHOUSE:	69
COMMERCIAL SF:	1,655,000 SF
SEE PERMITTED USES SHEET C2.0	
HOTEL KEYS:	350 KEYS

BUILDING HEIGHT:	1-12 STORIES *SEE C2.0 FOR DETAILS
MINIMUM LSA:	0.2
PROVIDED LSA:	7.60 AC
TREE CANOPY RETENTION:	24% OF EXISTING CANOPY
EXISTING CANOPY:	24.86 AC; 24% OF SITE AREA
CANOPY PRESERVED:	19.37 AC; 78% OF EXISTING CANOPY
OPEN SPACE REQUIREMENT:	5%
OPEN SPACE SF REQUIRED:	NONE
NATURAL AREA SF REQUIRED:	5.31 AC
OPEN SPACE PROVIDED:	5.59 AC

PARKING REQUIRED, BY USE:
REQUIRED PER COF: 8,890 PARKING SPACES; *SEE C2.0
REQUIRED PER SHARED PARKING: 6,974
PROVIDED: 7,612 SPACES

HISTORIC RESOURCE TREATMENT: N

BUILDING CODE DATA

BUILDING SQUARE FOOTAGE IN ACCORDANCE WITH CHAPTER 5 OF THE IBC.

BUILDING OCCUPANCY IN ACCORDANCE WITH CHAPTER 3 OF THE IBC.

CONSTRUCTION TYPE IN ACCORDANCE WITH CHAPTER 6 OF THE IBC.

IMPACT STATEMENT

WATER
The development will be served via Mallory Valley Utility District Water.
- Usage: The development will include both residential and commercial units, requiring a higher volume of water for daily operations.
- Infrastructure: The development is currently adjacent to an 8" and 12" MVUD main. It will necessitate the removal of existing water main and rerouting through the site.

SANITARY SEWER
The development will be served via City of Franklin Sewer.
- Capacity: The mixed-use nature means there will be a varied range of wastewater generated, a capacity request has been submitted to the city of Franklin. Per the submitted sewer availability request, it is estimated that this development will demand 2,508.6 SFUE's or 878,010 GPD.
- Infrastructure: The construction of new lines, will be required to accommodate the development. The development proposes the removal and realignment of existing sewer main to outfall to the existing 12" main located at the northeast corner of the site.

RECLAIMED WATER LINE
The development will not be served by reclaimed water.

STORMWATER AND DRAINAGE FACILITIES
Stormwater management is crucial for the site given its layout and flow direction.
- Flow Management: Stormwater will flow from south to north, necessitating effective capture, treatment, and release systems.
- Bioretention and Detention: The inclusion of bioretention, detention ponds, underground detention structures, and the yet-to-be constructed wetland system will help manage runoff and provide water quality per City of Franklin Standards
- Infrastructure: Creating appropriate drainage systems and ensuring the ponds are integrated effectively within the development plan is essential for effective stormwater management. Approximately 45 acres of impervious area is proposed on the site.

STREETS
- Traffic Flow: Increased traffic on Carothers Parkway and McEwen Drive will necessitate improvements to road capacity, traffic signal systems, as identified with the TIS. Per the TIS, it is estimated that this development will contribute 34,266 total daily trips (2,785 peak trips and 3,345 PM peak trips).
- Connectivity: Enhanced connectivity, including pedestrian pathways, bike lanes, and public transit options, will be incorporated to reduce congestion and promote alternative transportation modes. The development proposes the use of 2 existing right-in-right-out curb cuts along Carothers Parkway and McEwen Drive, and various other connection points along the private Ovation Parkway.

ENTITLEMENT	
RESIDENTIAL UNITS	1,594 UNITS
HOTEL KEYS	350 KEYS
NONRESIDENTIAL SF	1,655,000 SF
NOTE: THIS CHART IS TO ALLOW FLEXIBILITY FOR EACH USE AS IT TRANSITIONS TO THE FINAL SITE PLAN	
RESIDENTIAL	
LIVE/WORK UNITS	
MULTIFAMILY RESIDENTIAL	
TOWNHOUSES	
COMMERCIAL USES	
DAY CARE CENTERS	
EVENT VENUES	
HOTELS	
INDOOR ANIMAL SERVICES	
OFFICES	
PERSONAL SERVICES	
RESTAURANTS	
RETAIL	
SHOWROOM	
TELECOMMUNICATION TOWERS AND ANTENNAS	
THEATER	
RECREATIONAL USES	
ACTIVE RECREATION	
COMMERCIAL RECREATION	
NEIGHBORHOOD AMENITITES	
PASSIVE PARKS AND OPEN SPACE	
HOTEL	

OPEN SPACE CALCULATIONS

TOTAL SITE AREA: 104.54 ACRES
TOTAL REQUIRED OPEN SPACE: 5% (5.23 ACRES)

PROVIDED OPEN SPACE:

OS1	GREENWAY	4.08 ACRES
OS2	POCKET PARK	0.49 ACRES
OS3	POCKET PARK	0.30 ACRES
OS4	POCKET PARK	0.25 ACRES
OS5	POCKET PARK	0.47 ACRES

TOTAL PROVIDED: 5.59 AC

PARKLAND INFORMATION

1594 U'S X $5.268 = $8,397,19225% OF THE TOTAL DUE AT FIRST PLAT $2,099,298 PLUS THE NUMBER OF UNITS PROPOSED AT THE PRO-RATED AMOUNT SHOWN ON THE PLAT.75% OF THE TOTAL, OR $6,297,894, WILL BE DUE WHEN NEW PLATS ARE PRESENTED AT A PRO-RATED AMOUNT OF $3,951 UNTIL ALL UNITS ARE ACCOUNTED FOR.

OPEN SPACE
POCKET PARK
- SEATING
- CANOPIES OR GAZEBOS
- SITE FURNISHINGS
- FOUNTAINS, SCULPTURE, OR ART
- PLAYGROUND

GREENWAY
- 12' MULTI-USE PATH
- SEATING
- LANDSCAPE

CITY OF FRANKLIN VEHICULAR REQUIREMENTS			
LAND USE	**UNITS/SQUARE FOOTAGE**	**PARKING RATIO**	**MIN. SPACES**
RETAIL	273,000 SF	3.33 PER 1,000 SF	909*
RETAURANT	147,000 SF INCLUDES INDOOR AND OUTDOOR SEATING	10 PER 1,000 SF	1,801*
OFFICE	1,225,000 SF	3 PER 1,000 SF	3,675*
HOTEL	350 KEYS	1 PER KEY + 1 PER EMPLOYEE	403*
COMMERCIAL RECREATION	40,000 SF	3.33 PER 1,000 SF	134*
MULTI-FAMILY (APARTMENTS)			
STUDIO	69 UNITS	1.25 PER UNIT	86*
1-BEDROOM	698 UNITS	1.25 PER UNIT	873*
2-BEDROOM	488 UNITS	2.25 PER UNIT	1,098*
3-BEDROOM	140 UNITS	2.25 PER UNIT	315*
MULTI-FAMILY (FOR-SALE CONDOS)	130 UNITS	2.25 PER UNIT	293
TOWNHOME	69 UNITS	2 PER UNIT	138
TOTAL REQUIRED VEHICULAR PARKING SPACES:			**9,294 SPACES**
TOTAL VEHICULAR SPACES REQUIRED PER SHARED PARKING:**			**6,974 SPACES**
REQUIRED PARKING OUTSIDE OF OVATION PARKWAY LOOP:			431 SPACES
TOTAL REQUIRED VEHICULAR PARKING:			**7,405 SPACES**
PARKING PROVIDED OUTSIDE OF OVATION PARKWAY LOOP:			516 SPACES
TOTAL VEHICULAR PARKING PROVIDED:			**7,545 SPACES**
CITY OF FRANKLIN BICYLE REQUIREMENTS			
MULTIFAMILY	2,671 BEDROOMS	0.05 PER BEDROOM	134
OFFICE	1,225,000 SF	1 PER 20,000 SF	62
OTHER USES	1 PER 20 REQUIRED VEHICULAR SPACES		124
TOTAL REQUIRED BICYCLE PARKING SPACES:			**320 SPACES**

*PARKING REQUIRED/PROVIDED WITHIN OVATION PARKWAY LOOP. PARKING INCLUDED IN SHARED PARKING STUDY

**SEE SHARED PARKING STUDY, PROVIDED BY KIMLEY HORN FOR SHARED PARKING DETAILS

GENERAL NOTES:
1. CONCURRENTLY WITH SITE PLAN, APPLICANT WILL COORDINATE WITH CITY OF FRANKLIN FOR LOCATION OF TRANSIT STOPS.
2. BICYCLE PARKING LOCATIONS AND DETAILS WILL BE COORDINATED WITH SITE PLAN.
3. CONCURRENTLY WITH SITE PLAN, MAIL KIOSK LOCATIONS WILL BE COORDINATED AND IDENTIFIED.

PARK NOTES:
IT IS ANTICIPATED THAT CENTRAL PARK, WETLAND PARK, AND THE MOUNTAIN BIKE PARK WILL BE DESIGNED OPEN SPACE AREAS. THEY ARE NOT INCLUDED IN THE FORMAL OPEN SPACE DESIGNATIONS OR CALCULATIONS BECAUSE IT IS ANTICIPATED THAT PARKLAND DEDICATION FUNDS MAY BE UTILIZED IN THESE AREAS.
CENTRAL PARK: PEDESTRIAN AREA WITH OUTDOOR GATHERING SPACES, SEATING, LIGHTING, STAGE, ORNAMENTAL LANDSCAPE MATERIAL
WETLAND PARK: PEDESTRIAN AREA WITH BOARDWALKS, SEATING AND INFORMATIONAL KIOSKS
MOUNTAIN BIKE PARK: MOUNTAIN BIKE TRAIL TO TIE INTO TRAIL ON SURROUNDING PROPERTIES.

FRONTAGE NOTES:
BUILDINGS G1 AND G2 WILL HAVE BUILDING FRONTAGES WITH ENTRANCES ON INTERNAL STREETS KNOLL TOP LANE AND TOPPER TRACE. ADDITIONALLY, THESE BUILDING SITES WILL HAVE FRONTAGE AND ENTRANCES ONTO CENTRAL PARK, WHICH IS AN ACTIVATED STREETSCAPE AND PARK BETWEEN BUILDINGS G1 AND G2 AND ENCORE LANE. PEDESTRIAN CONNECTIONS BETWEEN STREETS, BUILDINGS, AND GATHERING SPACES WILL BE DESIGNED IN CENTRAL PARK.

BUILDING HEIGHT NOTES:
PD-A1, PD-B1, C AND T ARE PLANNED TO BE BETWEEN ONE TO THREE STORIES IN HEIGHT. IF ANY OF THESE BUILDINGS ALONG THE PERIMETER ARE SUBMITTED AS ONE-STORY BUILDINGS, THEY WILL BE DESIGNED TO APPEAR AS AT LEAST TWO-STORY BUILDINGS FROM THE EXTERIOR.

BUILDING KEY	RESIDENTIAL UNITS	HOTEL KEYS	OFFICE SF	RETAIL SF	HEIGHT (STORIES)	CONSTRUCTION TYPE
A	308		-	44,000	5-7	Type I - Retail Type V- IIIA - Residential Fully Sprinkled.
C	-		-	13,000	1-3	Type IIIA Sprinkled
D	-		250,000	8,000	6-12	Type I-II. Fully sprinkled
F	-		225,000	30,000	6-12	Type I-II. Fully sprinkled
G	104		0	50,000	4-8	Type IIIA - V. Fully sprinkled
J	-		-	92,000	4-8	Type IIIA Sprinkled
K-1	0		-	25,000	1-3	Type I - Retail Fully Sprinkled.
K-2		350		49,000	5-7	Type I - Retail Type IIIA - Residential Fully Sprinkled.
M-1			-	24,000	1-3	Type I - Retail Fully Sprinkled.
M-2	150			49,000	5-7	Type I - Retail Type IIIA - Residential Fully Sprinkled.
MF-1	270		-	-	4-6	Type V or Type IIIA - fully sprinkled
MF-2	270		-	-	4-6	Type V or Type IIIA - fully sprinkled
MF-3	293				4-6	Type V or Type IIIA - fully sprinkled
P	-		250,000	10,000	6-12	Type I-II. Fully sprinkled
S	-		250,000	10,000	6-12	Type I-II. Fully sprinkled
PD-A1 (RESTAURANT)	-		-	8,000	1-3	
PD-B1 (RESTAURANT)				8,000	1-3	
PD-C1				8,000	1-3	
T (RESTAURANT)				8,000	1-3	
PV-10	-		-	1,000	1	Type V - Non Sprinkled
PV20	-		-	1,000	1	Type V - Non Sprinkled
V	-		250,000	-	5-8	Type I-II. Fully sprinkled
MULTI-FAMILY	120		-	-	3-4	
TOWNHOME	69		-	-	2-3	
DECK B	-		-	-	4-6	
DECK E	-		-	-	7-8	
DECK H	-		-	-	3-4	
DECK L	-		-	-	4-6	
DECK N	-		-	-	6-7	
DECK R	-		-	-	4-6	
DECK T					4-6	
DECK X	-		-	-		

OVATION

FRANKLIN, TN

Highwoods

CENTERCAL PROPERTIES, LLC

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

GREGORY C. GAMBILL
LICENSED
LANDSCAPE ARCHITECT
TENNESSEE REGISTRATION NO. 328
LANDSCAPE ARCHITECT

INITIAL SUBMITTAL: DEC. 8, 2025

Revision Date
1. JAN. 2, 2026
2.
3.
4.

DEVELOPMENT PLAN
SHEET
C2.0
COF # 9000

OVATION PUD SUBDIVISION

DEVELOPMENT PLAN REVISION 3 - PD(15.34 DUA; 1,655,000 SF; 350 KEYS)

Franklin, Williamson County, Tennessee



SHEET INDEX

C0.0	MASTER PLAN
C0.1	APPROVED, EXISTING PUD
C1.0	EXISTING CONDITIONS
C1.1	EXISTING CONDITIONS ENLARGEMENT
C1.2	EXISTING CONDITIONS ENLARGEMENT
C1.3	EXISTING CONDITIONS ENLARGEMENT
C1.4	EXISTING CONDITIONS ENLARGEMENT
C1.5	EXISTING CONDITIONS ENLARGEMENT
C1.6	EXISTING CONDITIONS ENLARGEMENT
C1.7	EXISTING CONDITIONS ENLARGEMENT
C2.0	OVERALL DEVELOPMENT PLAN
C2.1	DEVELOPMENT PLAN ENLARGEMENT
C2.2	DEVELOPMENT PLAN ENLARGEMENT
C2.3	DEVELOPMENT PLAN ENLARGEMENT
C2.4	DEVELOPMENT PLAN ENLARGEMENT
C2.5	DEVELOPMENT PLAN ENLARGEMENT
C2.6	DEVELOPMENT PLAN ENLARGEMENT
C2.7	DEVELOPMENT PLAN ENLARGEMENT
C3.0	GRADING AND DRAINAGE PLAN
C3.1	GRADING AND DRAINAGE PLAN ENLARGEMENT
C3.2	GRADING AND DRAINAGE PLAN ENLARGEMENT
C3.3	GRADING AND DRAINAGE PLAN ENLARGEMENT
C3.4	GRADING AND DRAINAGE PLAN ENLARGEMENT
C3.5	GRADING AND DRAINAGE PLAN ENLARGEMENT
C3.6	GRADING AND DRAINAGE PLAN ENLARGEMENT
C3.7	GRADING AND DRAINAGE PLAN ENLARGEMENT
C4.0	OVERALL ROW & ACCESS PLAN
C4.1	ROW & ACCESS PLAN ENLARGEMENT
C4.2	ROW & ACCESS PLAN ENLARGEMENT
C4.3	ROW & ACCESS PLAN ENLARGEMENT
C4.4	ROW & ACCESS PLAN ENLARGEMENT
C4.5	ROW & ACCESS PLAN ENLARGEMENT
C4.6	ROW & ACCESS PLAN ENLARGEMENT
C4.7	ROW & ACCESS PLAN ENLARGEMENT
C5.0	OVERALL SITE UTILITY PLAN
C5.1	UTILITY PLAN ENLARGEMENT
C5.2	UTILITY PLAN ENLARGEMENT
C5.3	UTILITY PLAN ENLARGEMENT
C5.4	UTILITY PLAN ENLARGEMENT
C5.5	UTILITY PLAN ENLARGEMENT
C5.6	UTILITY PLAN ENLARGEMENT
C5.7	UTILITY PLAN ENLARGEMENT
C6.0	PHASING PLAN
L1.0	TREE PRESERVATION PLAN
L1.1	TREE PRESERVATION PLAN
L1.2	TREE PRESERVATION PLAN
L1.3	TREE PRESERVATION PLAN
L1.4	TREE PRESERVATION PLAN
L1.5	TREE PRESERVATION PLAN
L1.6	TREE PRESERVATION PLAN
L1.7	TREE PRESERVATION PLAN
A1.0	BUILDING HEIGHT MAP
A3.0	TYPICAL ARCHITECTURE
A4.0	TYPICAL ARCHITECTURE
A5.0	TYPICAL ARCHITECTURE
A6.0	TYPICAL ARCHITECTURE
A7.0	TYPICAL ARCHITECTURE
A8.0	TYPICAL ARCHITECTURE

DEVELOPMENT TEAM

OWNER/DEVELOPER:
HIGHWOODS REALTY LP
CONTACT: ALEX CHAMBERS
3322 WEST AVENUE SUITE 600
NASHVILLE, TN 37203
(615)340-1239

DEVELOPMENT PARTNER:
CENTERCAL PROPERTIES, LLC
TOLL BROTHERS

APPLICANT & LANDSCAPE ARCHITECT:
GAMBLE DESIGN COLLABORATIVE
CONTACT: GREG GAMBLE
3020 STANSBERRY LANE, SUITE 201
FRANKLIN, TN
(615) 975-5765

CIVIL ENGINEER:
KIMLEY-HORN
CONTACT: GRAY HARRISON
4031 ASPEN GROVE DRIVE, SUITE 200
FRANKLIN, TN 37067
(615)564-2701

EXECUTIVE ARCHITECT:
HASTINGS ARCHITECTURE
CONTACT: CHUCK GANNAWAY
225 POLK AVENUE SUITE 100
NASHVILLE, TN 37203
(615)329-1399

RESIDENTIAL CONCEPT ARCHITECT
DWELL DESIGN STUDIO

RETAIL CONCEPT ARCHITECT
MICHAEL HSU OFFICE OF ARCHITECTURE

LANDSCAPE CONCEPT ARCHITECT
AO

VESTING STANDARDS

ZONING ORDINANCE:	JANUARY 1, 2025
SUBDIVISION REGULATIONS:	JANUARY 1, 2022
TRANSPORTATION AND STREET TECHNICAL STANDARDS:	JULY 1, 2021
STORMWATER BMP MANUAL:	JULY 1, 2021
TECHNICAL SPECIFICATIONS FOR UTILITY INSTALLATION:	OCTOBER 13, 2020
MUNICIPAL CODE:	MAY 30, 2022

COMPREHENSIVE REVIEW AT SITE PLAN:

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



NOT TO SCALE

MODIFICATION OF STANDARDS

APPROVED - STORMWATER APPEALS BOARD VARIANCE

Stormwater Appeals Board Variance Request
Approved on January 17, 2013
Associated with Ovation PUD Development Plan COF #4543

The project shall meet all conditions set forth by the Stormwater Appeals Board ruling dated 12-17-2013 and the letter to Ryan McMaster RE: Ovation Revised Development Plan dated 3-1-2023.

APPROVED MOS DEVELOPMENT PLAN REV. 2

MOS 1 - Section 9.6.5: Block Length. To allow the block encompassing the Wetland Park to be 3,600 LF.

MOS 2 - Section 6.6: Roof Elements. To permit flat roofs with parapets for town homes.

MOS 3 - Section 6.9: Building Elements - Retail Storefronts. To allow Retail Storefronts on Commercial / Mixed-Use buildings without transom windows and knee walls.

MOS 4 - Section 6.10: Primary Materials on Facade. To allow up to three of the following: Brick, natural stone, cultured stone, or pre-cast concrete as primary material on a facade for a large scale office building.

MOS 5 - Section 6.9: Primary Materials on Facade. To allow up to three of the following: Brick, natural stone, cultured stone, smooth wood siding, fiber cement siding, or pre-cast concrete as primary material on a facade for a commercial/mixed-use building where office is a primary use.

MOS 6 - Section 13.2.5.A - Retaining Walls for Multifamily, Nonresidential, and Mixed Uses. Request to eliminate the requirement of planting at the base of the retaining wall behind building J since the wall will be placed in close proximity to an established riparian buffer. The evergreen shrub requirement conflicts with the native plant requirement as directed in Franklin's Best Management Practice Stormwater Management Manual.

MOS 7 - Section 13.2.5: Maximum Height of Retaining Walls. To increase the maximum retaining wall height to a maximum height of 22 feet for one wall behind building J.
MOS 9 - Section 10.5.2 A - Parking Structures . Request to place a parking structure parallel to the Carothers Parkway and the McEwen Drive Right of Ways.

No MOS requested for Development Plan Rev. 3

ROAD IMPACT FEES
THE OVATION PUD WAS ENTITLED IN 2014 AND IS GRAND-FATHERED IN PURSUANT TO ORDINANCE 2023-41

SITE DATA

OVATION PUD SUBDIVISION, DEVELOPMENT PLAN, REVISION 3

COF PROJECT NUMBER:	XXXX
SITE ACREAGE/SF:	103.93 AC
EXISTING ZONING:	PD (15.34 DUA/ 1,655,000 SF/ 350 KEYS) RC12
PROPOSED ZONING:	NO CHANGE
OVERLAY ZONING:	FWO, FFO, HHO, 500FT BUFFER
TAX MAP & PARCELS:	MAP 62, PARCELS: 18.06, 18.07, 18.09, 18.10, 18.11, 18.14
ADDRESS:	SE CORNER, INTERSECTION OF EAST MCEWEN DRIVE & S. CAROTHERS PKWY, FRANKLIN, WILLIAMSON COUNTY
VESTING:	

REGULATIONS

BUILDING TYPES APPLIED:
COMMERCIAL/MIXED USE; LARGE SCALE OFFICE
BUILDING; MULTI-FAMILY; TOWNHOUSE
FRONTAGE TYPES APPLIED:
URBAN - ALL MULTI-FAMILY BUILDINGS
LANDSCAPE - ALL OTHER BUILDING TYPES
SETBACKS APPLIED TO OVERALL SITE BOUNDARY:
FRONT: 10'
SIDE: 15'
REAR: 25'
SETBACKS TOWNHOMES:
FRONT: 5'
SIDE: 7.5', 15' MIN. BETWEEN BUILDINGS
REAR: 5'
SETBACKS INTERIOR LOTS:
FRONT, SIDE, REAR: 0
DWELLING UNIT COUNT: 1594 UNITS
MULTI-FAMILY: 1525
TOWNHOUSE: 69
COMMERCIAL SF: 1,655,000 SF
SEE PERMITTED USES SHEET C2.0
HOTEL KEYS: 350 KEYS

BUILDING HEIGHT: 1-12 STORIES *SEE C2.0 FOR DETAILS

MINIMUM LSA: 0.2
PROVIDED LSA: 7.60 AC

TREE CANOPY RETENTION: 24% OF EXISTING CANOPY
EXISTING CANOPY: 24.86 AC; 24% OF SITE AREA
CANOPY PRESERVED: 19.37 AC; 78% OF EXISTING CANOPY

OPEN SPACE REQUIREMENT:
OPEN SPACE SF REQUIRED: 5%
NATURAL AREA SF REQUIRED: NONE
OPEN SPACE PROVIDED: 5.59 AC

PARKING REQUIRED, BY USE:
REQUIRED PER COF: 8,890 PARKING SPACES; *SEE C2.0
REQUIRED PER SHARED PARKING: 6,974
PROVIDED: 7,612 SPACES

HISTORIC RESOURCE TREATMENT: N

BUILDING CODE DATA

BUILDING SQUARE FOOTAGE IN ACCORDANCE WITH CHAPTER 5 OF THE IBC.

BUILDING OCCUPANCY IN ACCORDANCE WITH CHAPTER 3 OF THE IBC.

CONSTRUCTION TYPE IN ACCORDANCE WITH CHAPTER 6 OF THE IBC.

SEE SHEET C2.0

IMPACT STATEMENT

WATER
The development will be served via Mallory Valley Utility District Water.

- Usage: The development will include both residential and commercial units, requiring a higher volume of water for daily operations.
- Infrastructure: The development is currently adjacent to an 8" and 12" MVUD main. It will necessitate the removal of existing water main and rerouting through the site.
-

SANITARY SEWER
The development will be served via City of Franklin Sewer.

- Capacity: The mixed-use nature means there will be a varied range of wastewater generated, a capacity request has been submitted to the city of Franklin. Per the submitted sewer availability request, it is estimated that this development will demand 2,508.6 SFUE's or 878,010 GPD.
- Infrastructure: The construction of new lines, will be required to accommodate the development. The development proposes the removal and realignment of existing sewer main to outfall to the existing 12" main located at the northeast corner of the site.

RECLAIMED WATER LINE
The development will not be served by reclaimed water.

STORMWATER AND DRAINAGE FACILITIES
Stormwater management is crucial for the site given its layout and flow direction.

- Flow Management: Stormwater will flow from south to north, necessitating effective capture, treatment, and release systems.
- Bioretention and Detention: The inclusion of bioretention, detention ponds, underground detention structures, and the yet-to-be constructed wetland system will help manage runoff and provide water quality per City of Franklin Standards
- Infrastructure: Creating appropriate drainage systems and ensuring the ponds are integrated effectively within the development plan is essential for effective stormwater management. Approximately 45 acres of impervious area is proposed on the site.

STREETS

- Traffic Flow: Increased traffic on Carothers Parkway and McEwen Drive will necessitate improvements to road capacity, traffic signal systems, as identified with the TIS. Per the TIS, it is estimated that this development will contribute 34,266 total daily trips (2,785 peak trips and 3,345 PM peak trips).
- Connectivity: Enhanced connectivity, including pedestrian pathways, bike lanes, and public transit options, will be incorporated to reduce congestion and promote alternative transportation modes. The development proposes the use of 2 existing right-in-right-out curb cuts along Carothers Parkway and McEwen Drive, and various other connection points along the private Ovation Parkway.

PRE-APP SUBMITTAL: NOVEMBER, 24 2025
INITIAL SUBMITTAL: DECEMBER 8, 2025
RESUBMITTAL: JANUARY 2, 2026

COF # 9000



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



TOWNHOME TYPICAL LOT LAYOUT

SITE DATA

OVATION PUD SUBDIVISION, DEVELOPMENT PLAN, REVISION 2	
COF PROJECT NUMBER:	8849
SITE ACREAGE/SF:	103.93 AC
EXISTING ZONING:	SD-X (12.23 DUA / 450 KEYS/ 480,00 SF OF COMMERCIAL) RC12
PROPOSED ZONING:	PD (15.34 DUA/ 1,655,000 SF/ 350 KEYS)
OVERLAY ZONING:	FWO, FFO, HHO, 500FT BUFFER
TAX MAP & PARCELS:	MAP 62, PARCELS: 18.08, 18.07, 18.09, 18.10, 18.11, 18.14
ADDRESS:	SE CORNER, INTERSECTION OF EAST MCEWEN DRIVE & S. CAROTHERS PKWY, FRANKLIN, WILLIAMSON COUNTY
VESTING:	

REGULATIONS

BUILDING TYPES APPLIED:
COMMERCIAL/MIXED USE; LARGE SCALE OFFICE BUILDING; MULTI-FAMILY; TOWNHOUSE
FRONTAGE TYPES APPLIED:
- URBAN - ALL MULTI-FAMILY BUILDINGS
- LANDSCAPE - ALL OTHER BUILDING TYPES

SETBACKS APPLIED TO OVERALL SITE BOUNDARY:
- FRONT: 10'
- SIDE: 15'
- REAR: 25'

SETBACKS TOWNHOMES:
- FRONT: 5'
- SIDE: 7.5'; 15' MIN. BETWEEN BUILDINGS
- REAR: 5'

SETBACKS INTERIOR LOTS:
- FRONT, SIDE, REAR: 0

DWELLING UNIT COUNT: 1594 UNITS
- MULTI-FAMILY: 1525
- TOWNHOUSE: 69

COMMERCIAL SF: 1,655,000 SF
- SEE PERMITTED USES SHEET C2.0

HOTEL KEYS: 350 KEYS

BUILDING HEIGHT: 1-12 STORIES *SEE C2.0 FOR DETAILS

MINIMUM LSA: 0.2
PROVIDED LSA: 7.60 AC

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EXISTING CANOPY: 24.86 AC; 24% OF SITE AREA
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OPEN SPACE REQUIREMENT:
OPEN SPACE SF REQUIRED: 5%
NATURAL AREA SF REQUIRED: NONE
OPEN SPACE PROVIDED: 5.31 AC

PARKING REQUIRED, BY USE:
- REQUIRED PER COF: 8,890 PARKING SPACES; *SEE C2.0
- REQUIRED PER SHARED PARKING: 6,974
- PROVIDED: 7,612 SPACES

HISTORIC RESOURCE TREATMENT: N

BUILDING CODE DATA

BUILDING SQUARE FOOTAGE IN ACCORDANCE WITH CHAPTER 5 OF THE IBC.

BUILDING OCCUPANCY IN ACCORDANCE WITH CHAPTER 3 OF THE IBC.

CONSTRUCTION TYPE IN ACCORDANCE WITH CHAPTER 6 OF THE IBC.

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STREETS
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ENTITLEMENT	
RESIDENTIAL UNITS	1,594 UNITS
HOTEL KEYS	350 KEYS
NONRESIDENTIAL SF	1,655,000 SF
NOTE: THIS CHART IS TO ALLOW FLEXIBILITY FOR EACH USE AS IT TRANSITIONS TO THE FINAL SITE PLAN	
RESIDENTIAL	
LIVE/WORK UNITS	
MULTIFAMILY RESIDENTIAL	
TOWNHOUSES	
COMMERCIAL USES	
DAY CARE CENTERS	
EVENT VENUES	
HOTELS	
INDOOR ANIMAL SERVICES	
OFFICES	
PERSONAL SERVICES	
RESTAURANTS	
RETAIL	
SHOWROOM	
TELECOMMUNICATION TOWERS AND ANTENNAS	
THEATER	
RECREATIONAL USES	
ACTIVE RECREATION	
COMMERCIAL RECREATION	
NEIGHBORHOOD AMENITITES	
PASSIVE PARKS AND OPEN SPACE	
HOTEL	

OPEN SPACE CALCULATIONS

TOTAL SITE AREA: 104.54 ACRES
TOTAL REQUIRED OPEN SPACE: 5% (5.23 ACRES)

PROVIDED OPEN SPACE:

OS1	GREENWAY	4.08 ACRES
OS2	POCKET PARK	0.49 ACRES
OS3	POCKET PARK	0.13 ACRES
OS4	POCKET PARK	0.61 ACRES

TOTAL PROVIDED: 5.31 AC

PARKLAND INFORMATION

1594 U'S X $5,264 = $8,397,192.25% OF THE TOTAL DUE AT FIRST PLAT $2,099,298 PLUS THE NUMBER OF UNITS PROPOSED AT THE PRO-RATED AMOUNT SHOWN ON THE PLAT.75% OF THE TOTAL, OR $6,297,894, WILL BE DUE WHEN NEW PLATS ARE PRESENTED AT A PRO-RATED AMOUNT OF $3,951 UNTIL ALL UNITS ARE ACCOUNTED FOR.

OPEN SPACE
POCKET PARK
- SEATING
- CANOPIES OR GAZEBOS
- SITE FURNISHINGS
- FOUNTAINS, SCULPTURE, OR ART
- PLAYGROUND

GREENWAY
- 12' MULTI-USE PATH
- SEATING
- LANDSCAPE

CITY OF FRANKLIN VEHICULAR REQUIREMENTS			
LAND USE	**UNITS/SQUARE FOOTAGE**	**PARKING RATIO**	**MIN. SPACES**
RETAIL	273,000 SF	3.33 PER 1,000 SF	909[2]
RETAURANT	147,000 SF INCLUDES INDOOR AND OUTDOOR SEATING	10 PER 1,000 SF	1,801[2]
OFFICE	1,225,000 SF	3 PER 1,000 SF	3,675[2]
HOTEL	350 KEYS	1 PER KEY + 1 PER EMPLOYEE	403[2]
COMMERCIAL RECREATION	40,000 SF	3.33 PER 1,000 SF	134[2]
MULTI-FAMILY (APARTMENTS)			
STUDIO	69 UNITS	1.25 PER UNIT	86[2]
1-BEDROOM	698 UNITS	1.25 PER UNIT	873[2]
2-BEDROOM	488 UNITS	2.25 PER UNIT	1,098[2]
3-BEDROOM	140 UNITS	2.25 PER UNIT	315[2]
MULTI-FAMILY (FOR-SALE CONDOS)	130 UNITS	2.25 PER UNIT	293
TOWNHOME	69 UNITS	2 PER UNIT	138
TOTAL REQUIRED VEHICULAR PARKING SPACES:			**9,294 SPACES**
TOTAL VEHICULAR SPACES REQUIRED PER SHARED PARKING[1]:**			**6,974 SPACES**
REQUIRED PARKING OUTSIDE OF OVATION PARKWAY LOOP.			431 SPACES
TOTAL REQUIRED VEHICULAR PARKING:			**7,405 SPACES**
PARKING PROVIDED OUTSIDE OF OVATION PARKWAY LOOP.			516 SPACES
TOTAL VEHICULAR PARKING PROVIDED:			**7,545 SPACES**
CITY OF FRANKLIN BICYLE REQUIREMENTS			
MULTIFAMILY	2,671 BEDROOMS	0.05 PER BEDROOM	134
OFFICE	1,225,000 SF	1 PER 20,000 SF	62
OTHER USES	1 PER 20 REQUIRED VEHICULAR SPACES		124
TOTAL REQUIRED BICYCLE PARKING SPACES:			**320 SPACES**

[1]PARKING REQUIRED/PROVIDED WITHIN OVATION PARKWAY LOOP. PARKING INCLUDED IN SHARED PARKING STUDY
[2]SEE SHARED PARKING STUDY, PROVIDED BY KIMLEY HORN FOR SHARED PARKING DETAILS

NOTES:
1. CONCURRENTLY WITH SITE PLAN, APPLICANT WILL COORDINATE WITH CITY OF FRANKLIN FOR LOCATION OF TRANSIT STOPS.
2. BICYCLE PARKING LOCATIONS AND DETAILS WILL BE COORDINATED WITH SITE PLAN.
3. CONCURRENTLY WITH SITE PLAN, MAIL KIOSK LOCATIONS WILL BE COORDINATED AND IDENTIFIED.

OVATION
FRANKLIN, TN

Highwoods
CENTERCAL PROPERTIES, LLC

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

GREGORY C. GAMBLE
TENNESSEE
REGISTERED
LANDSCAPE ARCHITECT
No. 328

INITIAL SUBMITTAL: June 9, 2025

Revision Date
1. July 3, 2025 - staff comments
2. October 13, 2025 - One Stop
3. November 03, 2025 - One Stop
4.
5.

DEVELOPMENT PLAN
SHEET
C2.0
COF # 8849

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

GREGORY C. GAMBLE
TENNESSEE
REGISTERED
LANDSCAPE ARCHITECT
No. 328

INITIAL SUBMITTAL: DEC 8, 2025

Revision Date
1. JAN. 2, 2026
2.
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5.

APPROVED PUD
SHEET
C0.1
COF # 9000



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

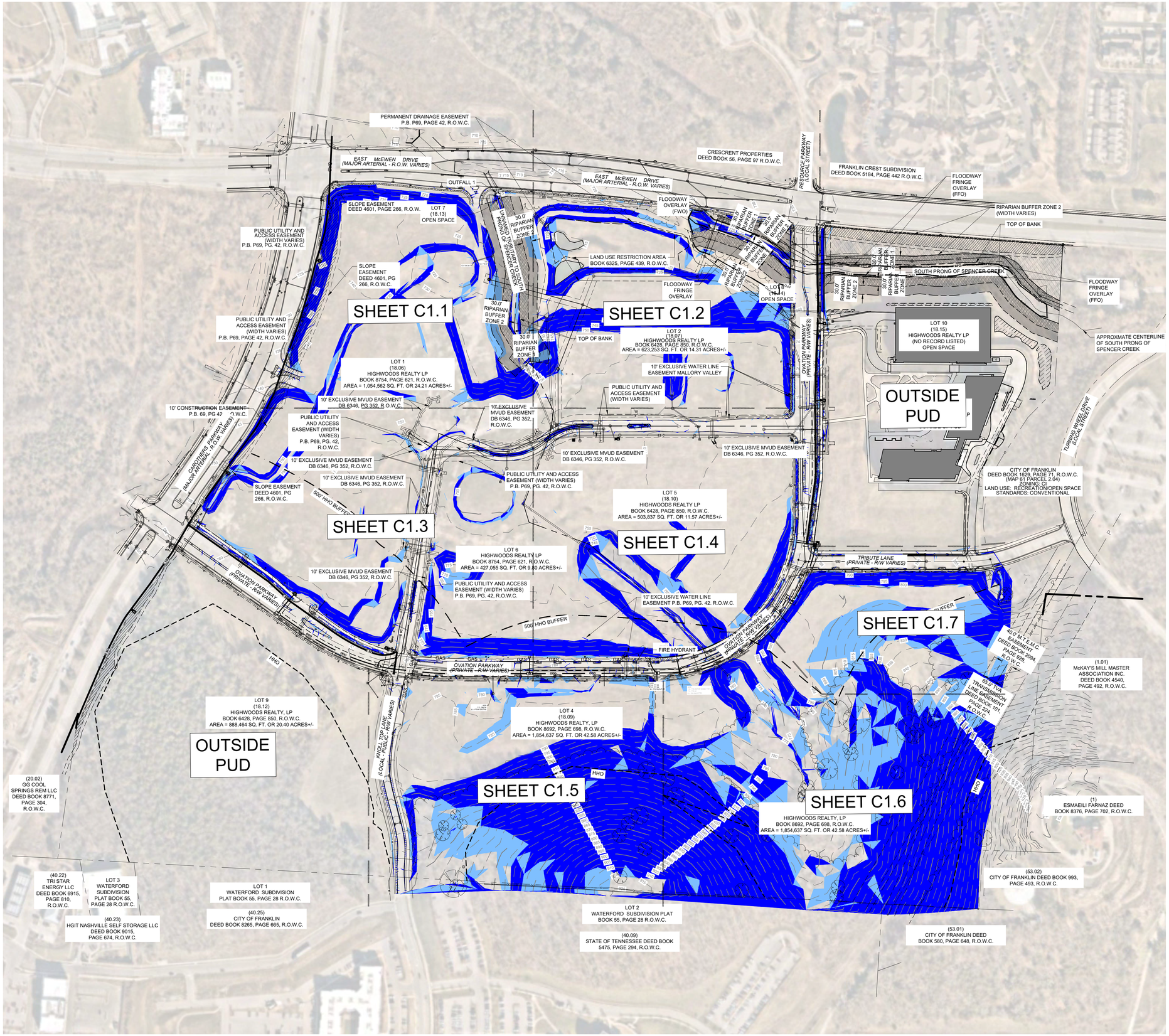
GREGORY C GAMBLE
LICENSED
LANDSCAPE ARCHITECT

INITIAL SUBMITTAL: DEC 8, 2025

Revision Date
1. JAN. 2, 2026
2.
3.
4.

PROPOSED
MASTER PLAN
SHEET
C0.2

COF # 9000



SOIL REPORT			
MAP UNIT SYMBOL	MAP UNIT NAME	ACRES OF AOI	% OF AOI
ArB2	ARMOUR SILT LOAM, 2 TO 5 PERCENT SLOPES, ERODED	10.6	6.9%
ArC2	ARMOUR SITL LOAM, 5 TO 12 PERCENT SLOPES, ERODED	12.1	7.8%
BrD2	BRAXTON CHERTY SILT LOAM, 12 TO 20 PERCENT SLOPES, ERODED	0.6	0.4%
BsD3	BRAXTON CHERTY SILTY CLAY LOAM, 12 TO 20 PERCENT SLOPES, SEVERE ERODED	6.2	4.0%
Eg	EGAM SILT LOAM, PHOSPHATIC	1.3	0.8%
Gu	GULLIED LAND	1.2	0.8%
HbC2	HAMPSHIRE SILT LOAM, 5 TO 12 PERCENT SLOPES, ERODED	3.6	2.4%
Hu	HUNTINGTON SILT LOAM, PHOSPHATIC	30.8	20.0%
MbB2	MAURY SILT LOAM, 2 TO 5 PERCENT SLOPES, ERODED	5.8	3.7%
MbC2	MAURY SILT LOAM, 5 TO 12 PERCENT SLOPES, ERODED	0.1	0.1%
MoD	ASHWOOD-MIMOSA-ROCK OUTCROP COMPLEX, 5 TO 15 PERCENT SLOPES	7.0	4.5%
Mp	MINE PITS AT DUMPS	0.0	0.0%
Mr	MINE LAND, RECLAIMED	0.4	0.3%
Rc	ROCKLAND	28.3	18.3%
StC3	STIVERSVILLE CLAY LOAM, 5 TO 12 PERCENT SLOPES, SEVERELY ERODED	7.9	5.1%
StD3	STIVERSVILLE CLAY LOAM, 12 TO 20 PERCENT SLOPES, SEVERELY ERODED	15.6	10.1%
StB2	STIVERSVILLE SILT LOAM, 2 TO 5 PERCENT SLOPES	4.1	2.7%
StC2	STRIVERSVILLE SILT LOAM, 5 TO 12 PERCENT SLOPES, ERODED	13.9	9.0%
StD2	STIVERSVILLE SILT LOAM, 12 TO 20 PERCENT SLOPES, ERODED	1.6	1.0%
W	WATER	3.2	2.1%

SURVEY NOTES

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STORMWATER NARRATIVE

STORMWATER RUNOFF FOR THIS SITE IS CONVEYED VIA UNDERGROUND PIPES, OVERLAND CHANNELS, AND SHEET FLOW. FLOW IS COLLECTED INTO SEVERAL EXISTING PONDS AND SEDIMENT BASINS. EXISTING INFRASTRUCTURE IS INSTALLED PER THE APPROVED INFRASTRUCTURE PLANS (COF #4545).

THE SITE OUTFALLS TO A 4' X 10' BOX CULVERT (OUTFALL 1).

EXISTING CONDITIONS LEGEND

- ZONE 1 BUFFER
- ZONE 2 BUFFER
- HHO
- 500' HHO BUFFER
- TOP OF BANK
- FFO — FFO
- FWO — FWO

SITE SLOPE TABLE

	14% - 19.99%
	20% and above

GRAPHIC SCALE IN FEET
0 75 150 300

NORTH

CENTERCAL PROPERTIES, LLC

Highwoods

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

OVATION
FRANKLIN, TN

WILLIAM GRAY HARRISON
REGISTERED ENGINEER
AGRICULTURE & COMMERCE
No. 127919
STATE OF TENNESSEE

INITIAL SUBMITTAL: 12/08/2025

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

OVERALL EXISTING CONDITIONS

SHEET
C1.0

COF # 8849

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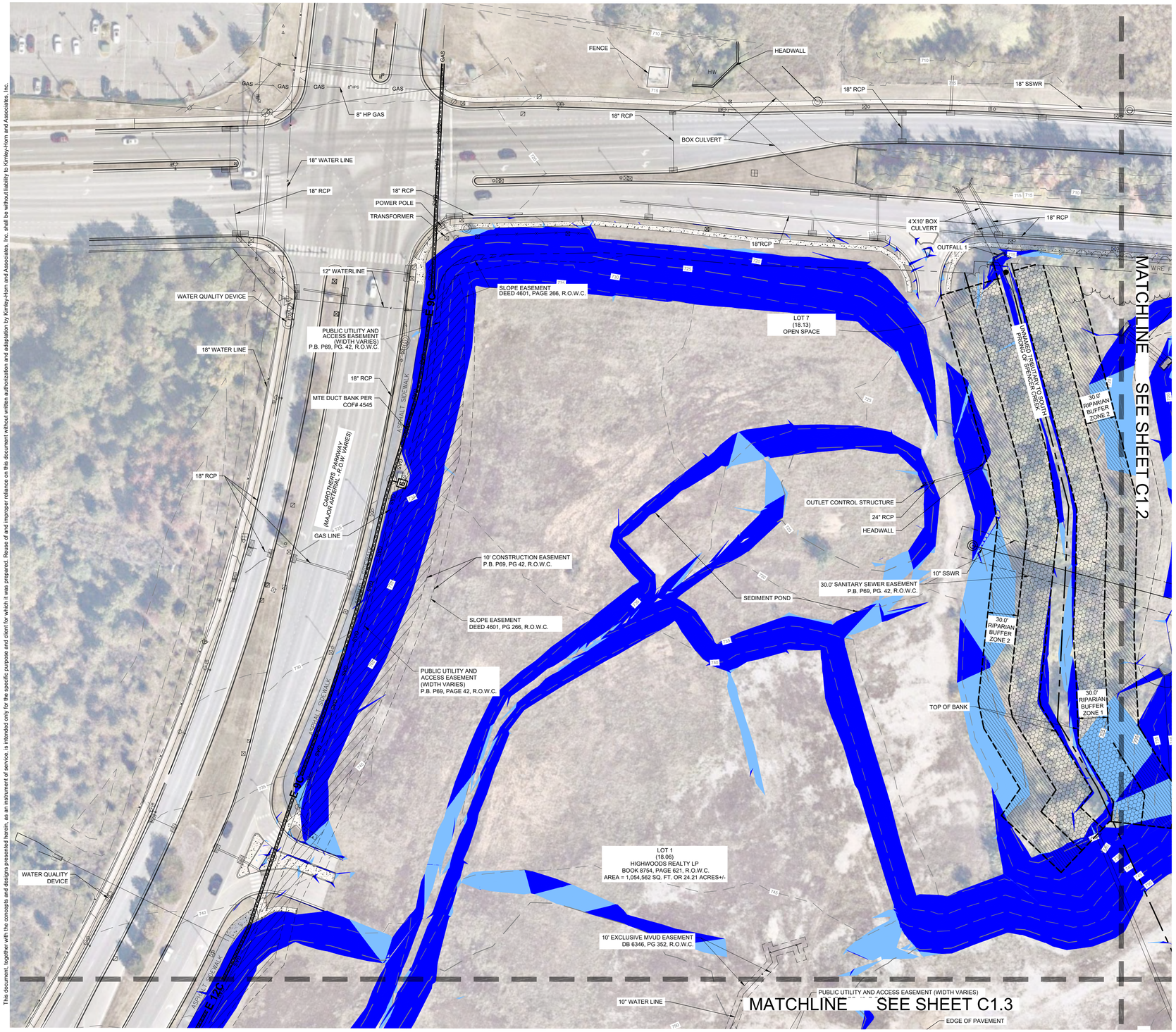
Drawing name: K:\FRA_LDEV\118471000 - ovation\4-CADD\plansheets\1-development plan\C1.0 OVERALL EXISTING CONDITIONS.dwg C1.0 OVERALL EXISTING CONDITIONS Dec 30, 2025 2:34pm by: Sophia.Close



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SITE SLOPE TABLE

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	20% and above

EXISTING CONDITIONS LEGEND

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- FFO
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GRAPHIC SCALE IN FEET
0 25 50 100

NORTH

CENTERCAL PROPERTIES, LLC

Highwoods

OVATION PUD SUBDIVISION DEVELOPMENT PLAN, REVISION 3

Franklin, Williamson County, Tennessee

OVATION
FRANKLIN, TN

WILLIAM GRAY HARRISON
REGISTERED ENGINEER
No. 127919
STATE OF TENNESSEE

INITIAL SUBMITTAL: 12/08/2025

Revision Date

ENLARGED EXISTING CONDITIONS

SHEET
C1.1

COF # 8849

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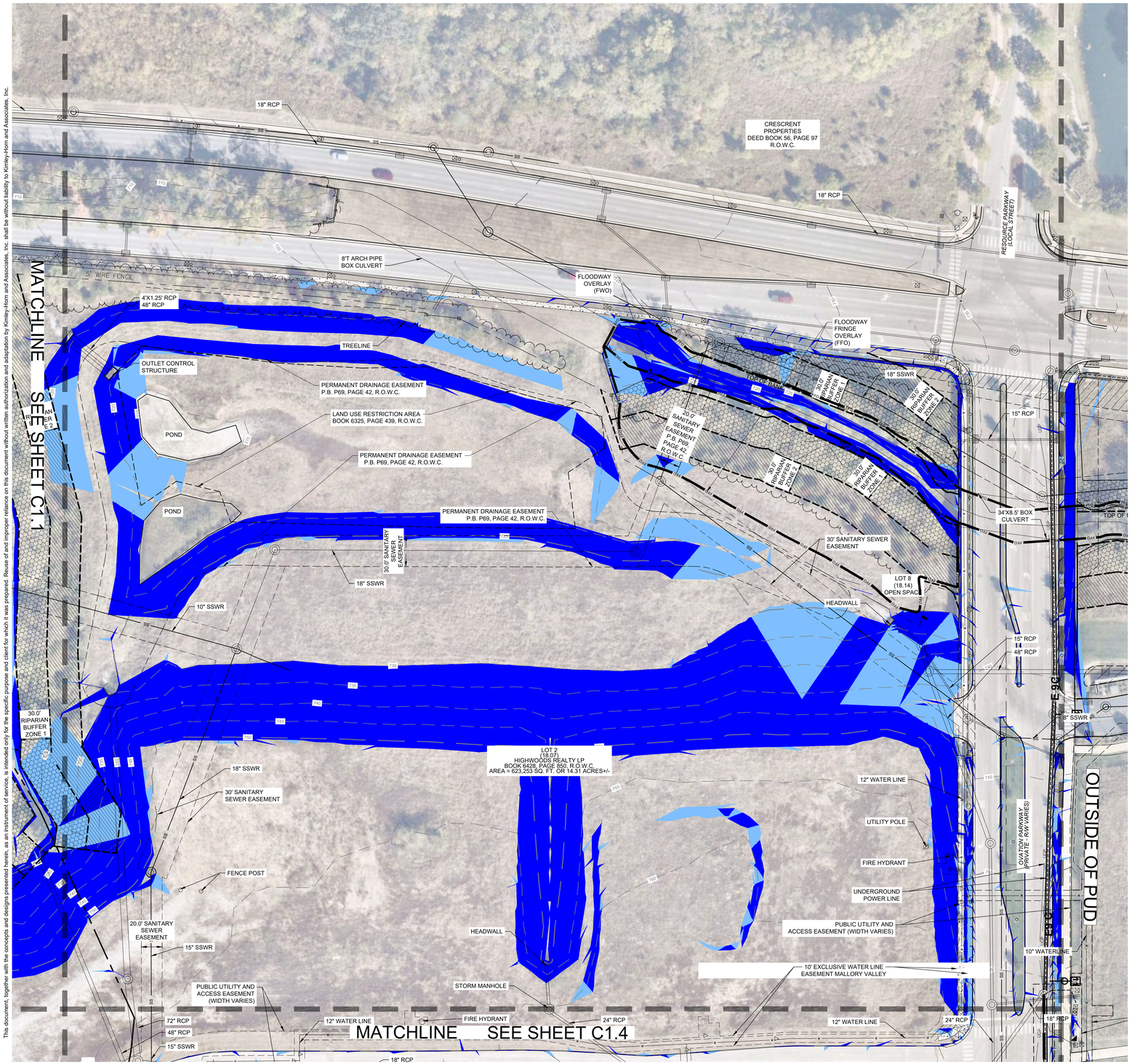

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SITE SLOPE TABLE

	14% - 19.99%
	20% and above

EXISTING CONDITIONS LEGEND

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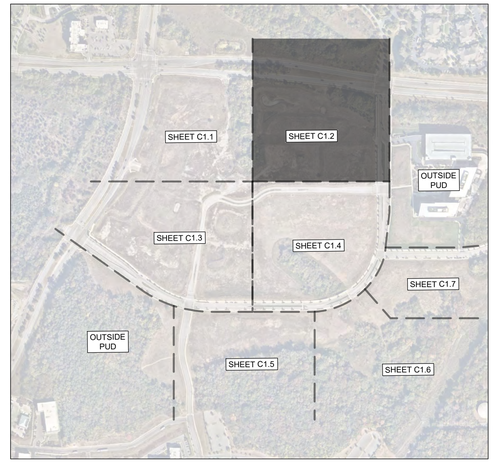

GRAPHIC SCALE IN FEET
0 25 50 100

NORTH

CENTERCAL PROPERTIES, LLC

Highwoods

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

OVATION
FRANKLIN, TN

WILLIAM GRAY HARRISON
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AGRICULTURE COMMERCE
No. 127919
STATE OF TENNESSEE

INITIAL SUBMITTAL: 12/08/2025

Revision Date
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2 _____
3 _____
4 _____

ENLARGED EXISTING CONDITIONS

SHEET
C1.2

COF # 8849

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GRAPHIC SCALE IN FEET
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NORTH

CENTERCAL PROPERTIES, LLC

Highwoods

OVATION PUD SUBDIVISION DEVELOPMENT PLAN, REVISION 3

Franklin, Williamson County, Tennessee

OVATION
FRANKLIN, TN

WILLIAM GRAY HARRISON
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No. 127919
STATE OF TENNESSEE

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C1.3

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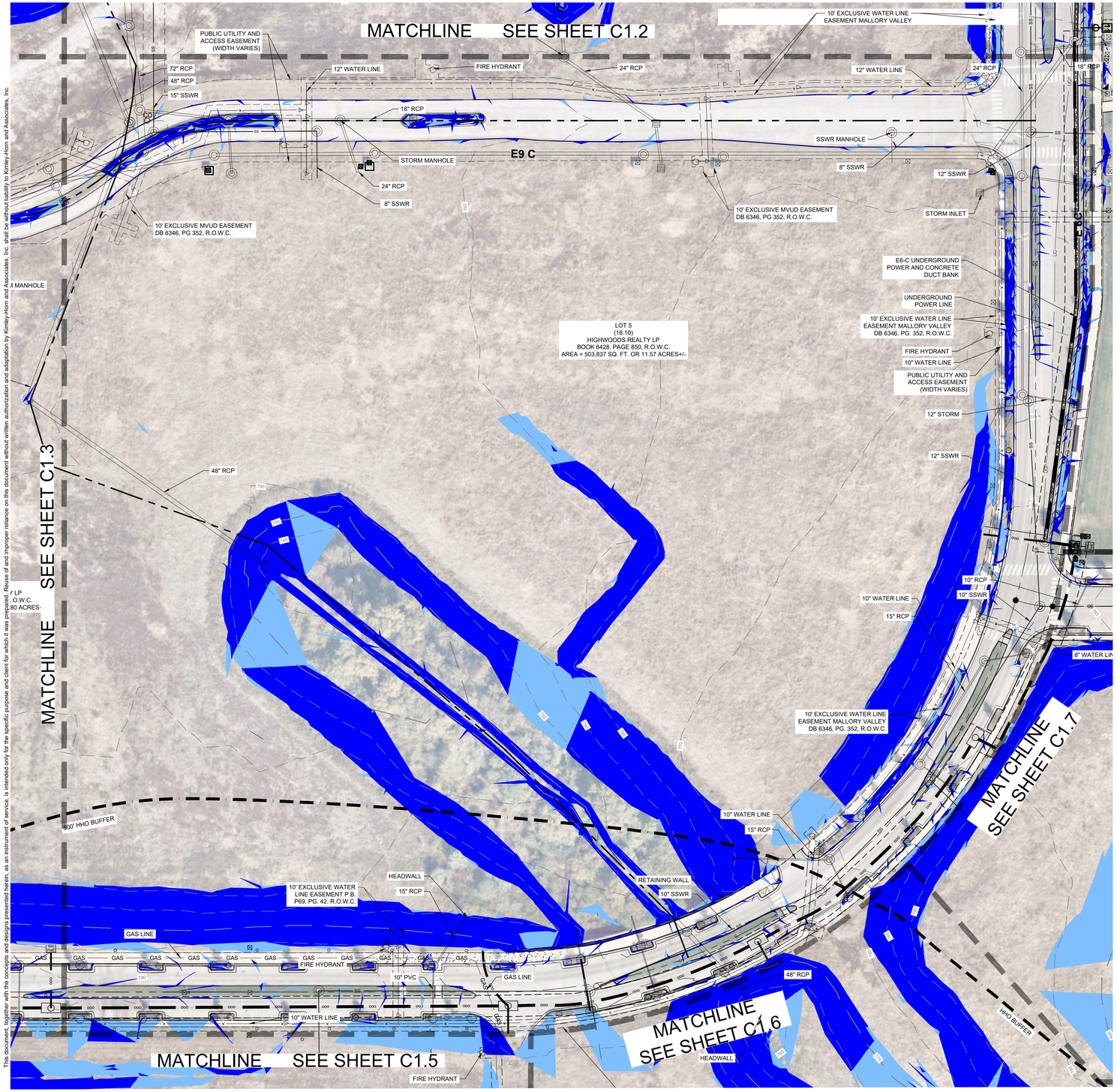

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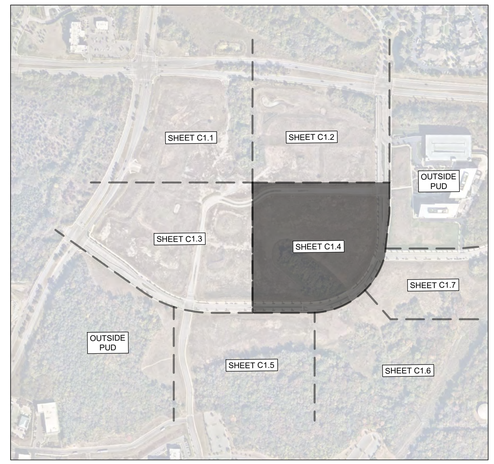

GRAPHIC SCALE IN FEET
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NORTH

CENTERCAL PROPERTIES, LLC

Highwoods

OVATION PUD SUBDIVISION DEVELOPMENT PLAN, REVISION 3

Franklin, Williamson County, Tennessee

OVATION
FRANKLIN, TN

WILLIAM GRAY HARRISON
REGISTERED ENGINEER
No. 127918
STATE OF TENNESSEE

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SHEET
C1.4

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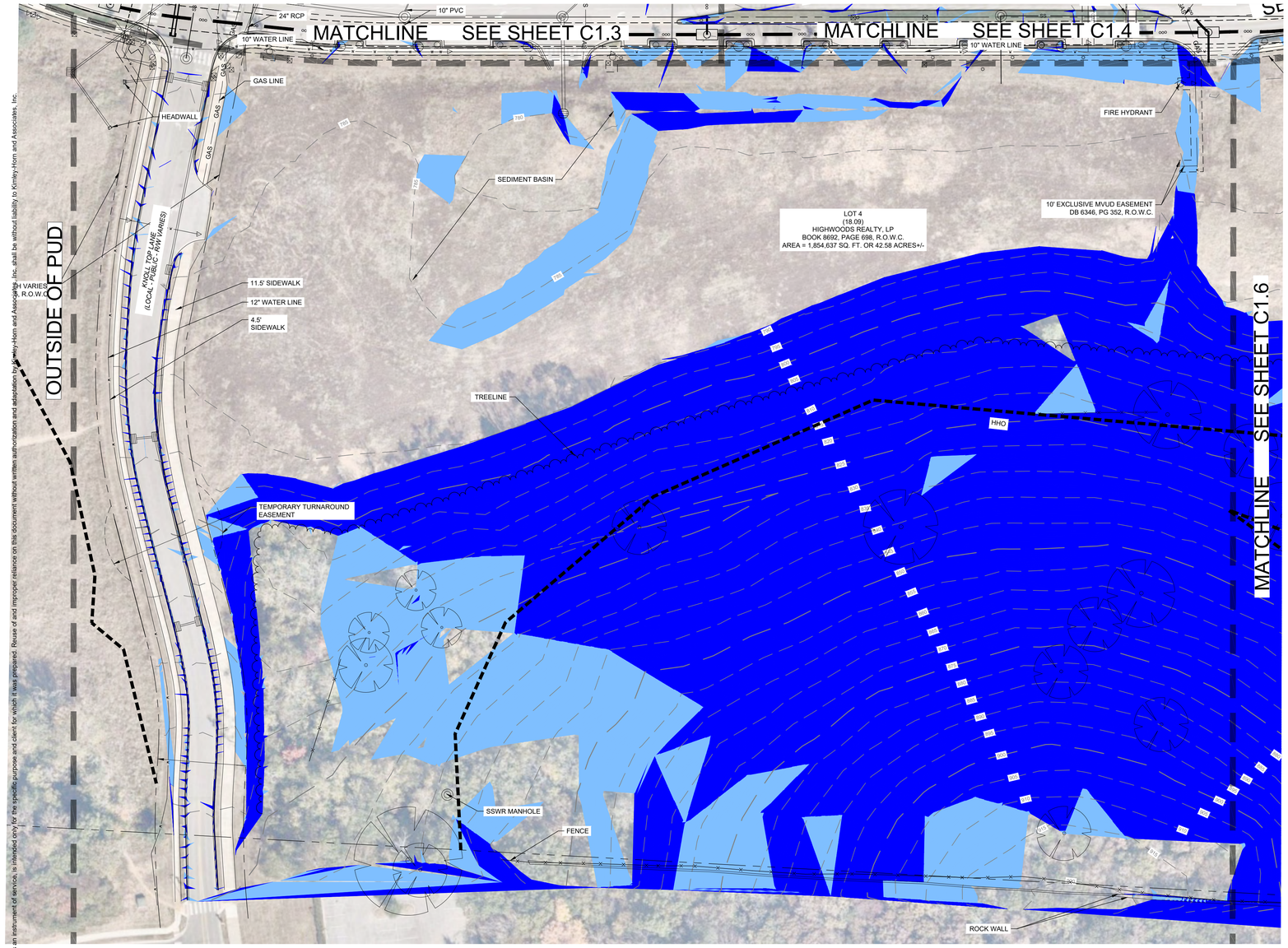

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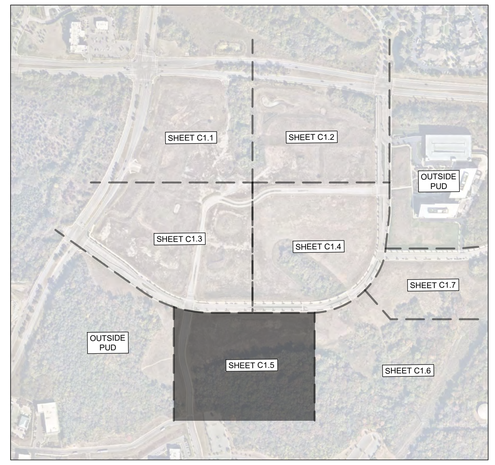

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NORTH

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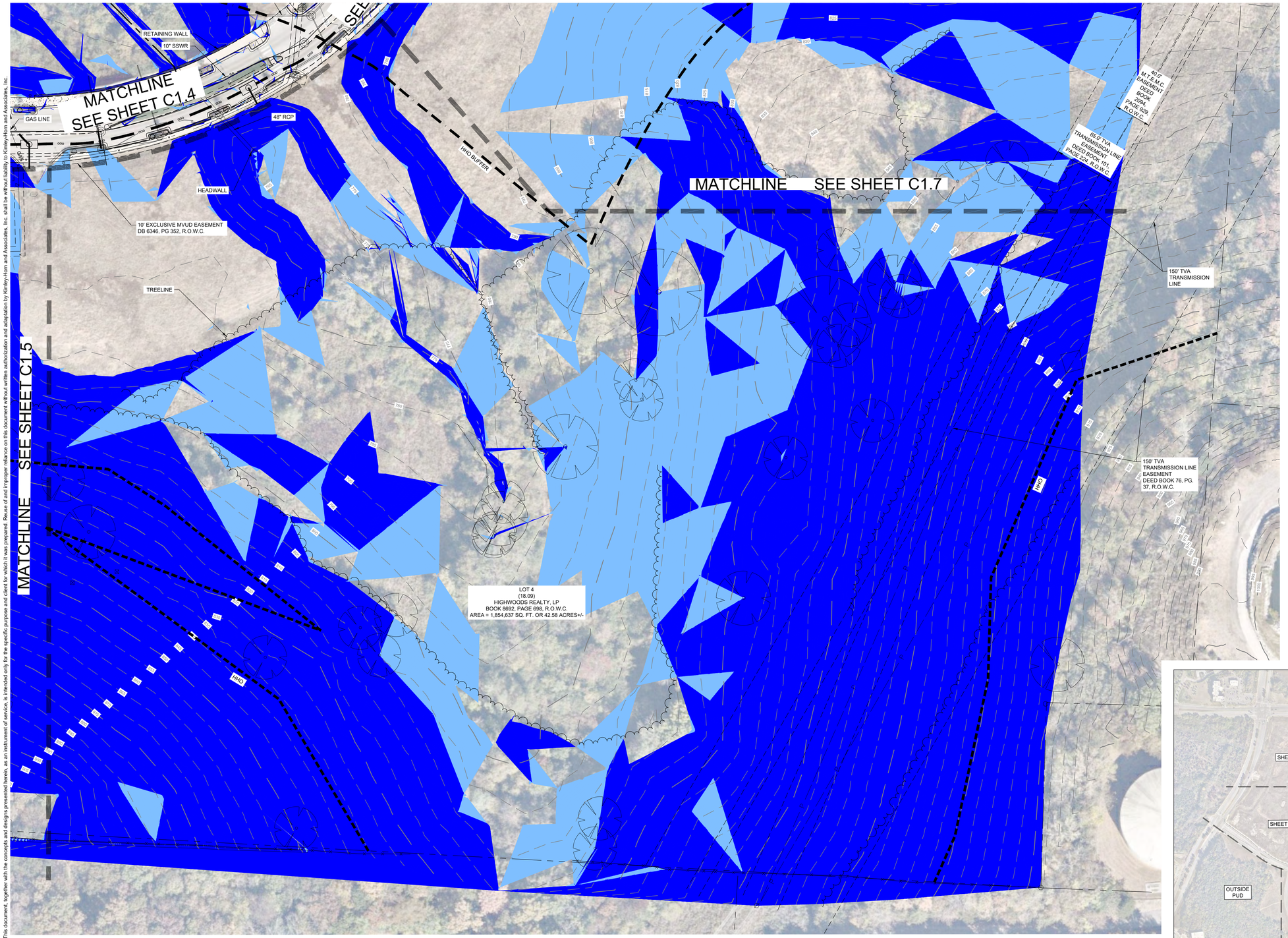



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Highwoods

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Drawing name: K:\FRA_LDEV\118471000 - ovation\4-CADD\plansheets\1-development plan\C1.1 ENLARGED EXISTING CONDITIONS.dwg C1.6 ENLARGED EXISTING CONDITIONS Dec 30, 2025 2:35pm by: Sophia.Close

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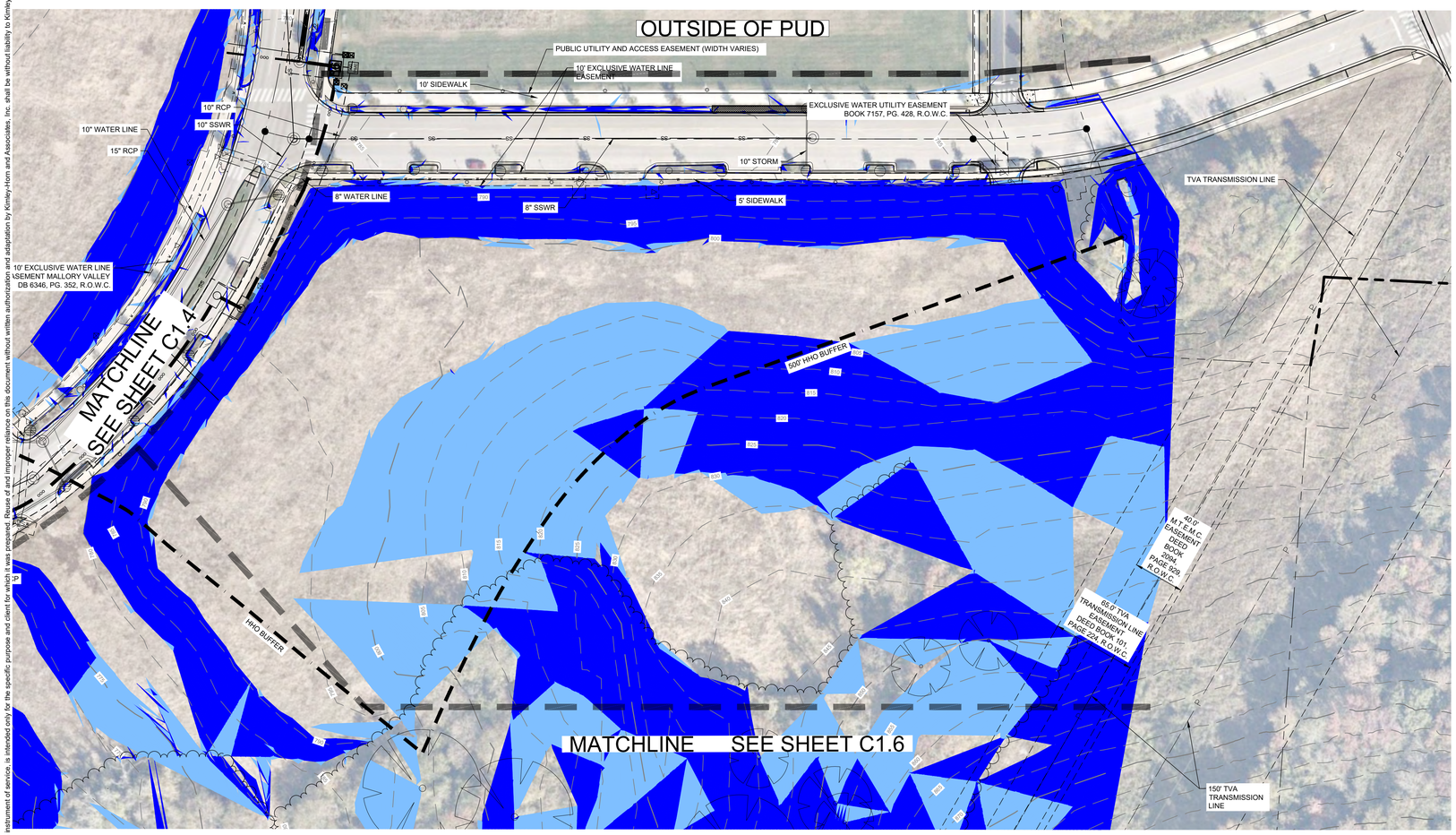


SURVEY NOTES

1. THE INFORMATION SHOWN ON THIS PLAN IS BASED UPON THE TENNESSEE STATE PLAN COORDINATE SYSTEM, AND NAD 83 DATUM.
2. BASE INFORMATION WAS TAKEN FROM A TOPOGRAPHIC AND ALTA SURVEY PREPARED BY BARGE DESIGN SOLUTIONS DATED 05/01/2023. THE INFORMATION PROVIDED SHALL BE FIELD VERIFIED PRIOR TO CONSTRUCTION. KIMLEY-HORN AND ASSOCIATES SHALL NOT BE HELD RESPONSIBLE FOR THE ACCURACY AND COMPLETENESS OF THE BASE INFORMATION SHOWN.
3. INFORMATION WAS ALSO TAKEN FROM THE CITY OF FRANKLIN GIS AND AERIAL PHOTOGRAPHS.
4. THE CONSULTANT HAS FOUND NO EVIDENCE OF THE MINERAL RIGHTS OF THIS PROPERTY BEING TRANSFERRED TO ANY PARTY OTHER THAN THE OWNER.
5. A MAJORITY OF THE PROJECT SITE IS NOT LOCATED IN A FLOOD HAZARD AREA AND IS IN ZONE "X" ACCORDING TO FEDERAL EMERGENCY MANAGEMENT AGENCY INSURANCE RATE MAP COMMUNITY NO. 47187C0220G DATED DECEMBER 20, 2024. PORTIONS OF THE SITE AT THE NORTHEAST ARE ZONE "AE".

STORMWATER NARRATIVE

STORMWATER RUNOFF FOR THIS SITE IS CONVEYED VIA UNDERGROUND PIPES, OVERLAND CHANNELS, AND SHEET FLOW. FLOW IS COLLECTED INTO SEVERAL EXISTING PONDS AND SEDIMENT BASINS. EXISTING INFRASTRUCTURE IS INSTALLED PER THE APPROVED INFRASTRUCTURE PLANS (COF #4545).

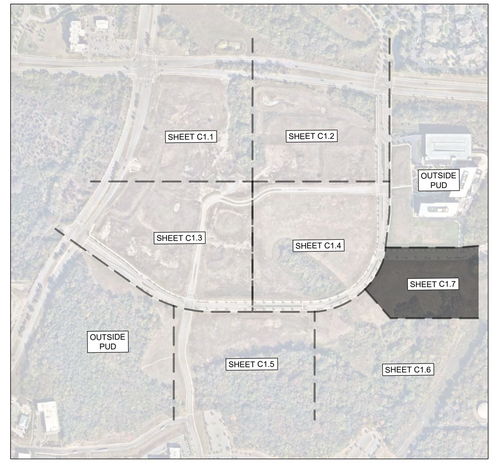
THE SITE OUTFALLS TO A 4' X 10' BOX CULVERT (OUTFALL 1).

SITE SLOPE TABLE

	14% - 19.99%
	20% and above

EXISTING CONDITIONS LEGEND

- ZONE 1 BUFFER
- ZONE 2 BUFFER
- HHO
- 500' HHO BUFFER
- TOP OF BANK
- FFO — FFO
- FWO — FWO



GRAPHIC SCALE IN FEET
0 25 50 100

NORTH

CENTERCAL PROPERTIES, LLC

Highwoods

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

OVATION
FRANKLIN, TN

WILLIAM GRAY HARRISON
REGISTERED ENGINEER
AGRICULTURAL COMMERCE
No. 137918
STATE OF TENNESSEE

INITIAL SUBMITTAL: 12/08/2025

Revision Date
1 _____
2 _____
3 _____
4 _____

ENLARGED EXISTING CONDITIONS

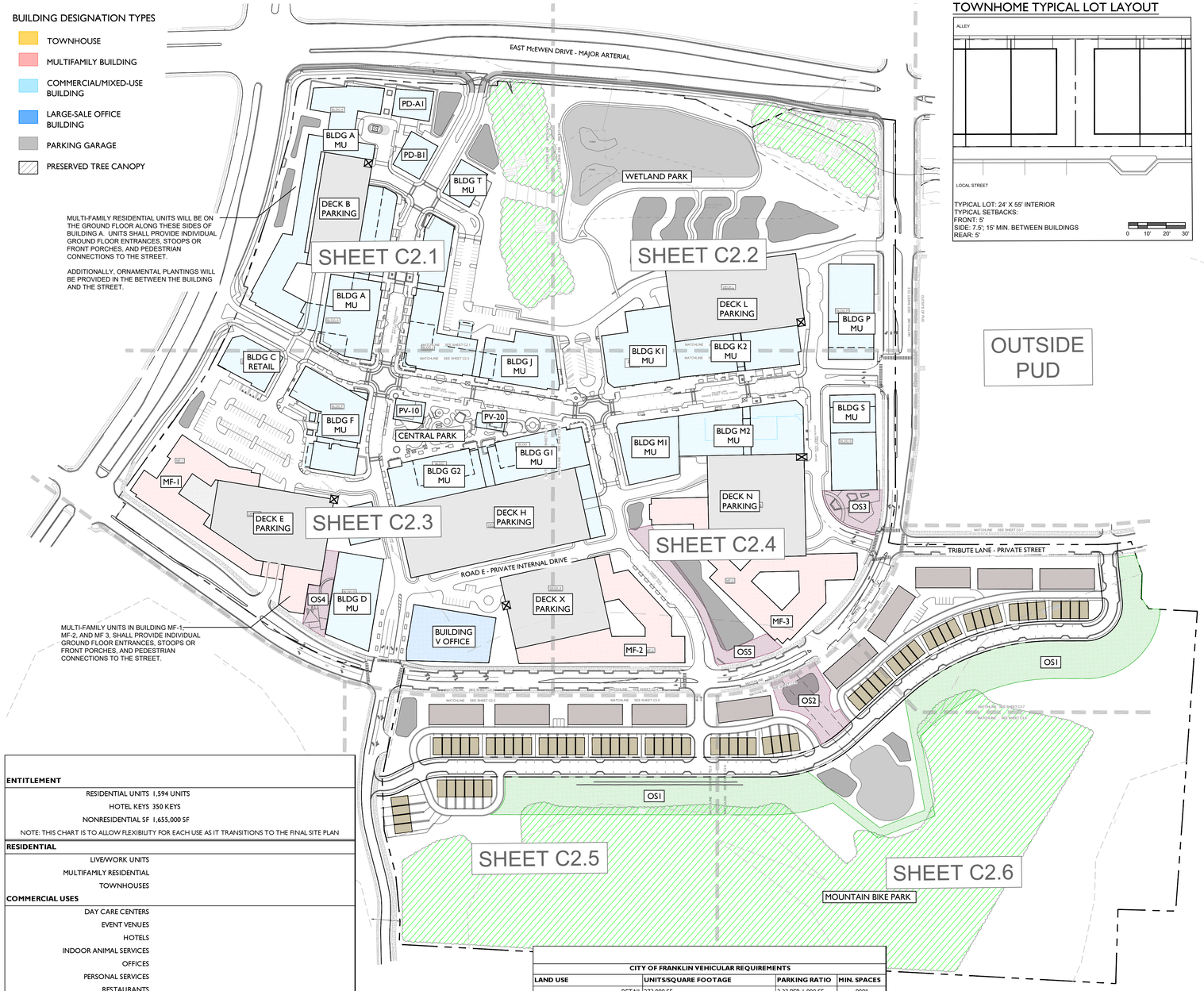
SHEET
C1.7

COF # 8849

Drawing name: K:\FRA_LDEV\118471000 - ovation\4-CADD\plansheets\1-development plan\C1.1 ENLARGED EXISTING CONDITIONS.dwg C1.7 ENLARGED EXISTING CONDITIONS Dec 30, 2025 2:35pm by: Sophia.Close

BUILDING DESIGNATION TYPES

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



TOWNHOME TYPICAL LOT LAYOUT

SCALE: 1" = 150'-0"

0 150 300 450

N

ENTITLEMENT	
RESIDENTIAL UNITS	1,594 UNITS
HOTEL KEYS	350 KEYS
NONRESIDENTIAL SF	1,655,000 SF
NOTE: THIS CHART IS TO ALLOW FLEXIBILITY FOR EACH USE AS IT TRANSITIONS TO THE FINAL SITE PLAN	
RESIDENTIAL	
LIVE/WORK UNITS	
MULTIFAMILY RESIDENTIAL	
TOWNHOUSES	
COMMERCIAL USES	
DAY CARE CENTERS	
EVENT VENUES	
HOTELS	
INDOOR ANIMAL SERVICES	
OFFICES	
PERSONAL SERVICES	
RESTAURANTS	
RETAIL	
SHOWROOM	
TELECOMMUNICATION TOWERS AND ANTENNAS	
THEATER	
RECREATIONAL USES	
ACTIVE RECREATION	
COMMERCIAL RECREATION	
NEIGHBORHOOD AMENITITES	
PASSIVE PARKS AND OPEN SPACE	
HOTEL	

OPEN SPACE CALCULATIONS

TOTAL SITE AREA: 104.54 ACRES
TOTAL REQUIRED OPEN SPACE: 5% (5.23 ACRES)

PROVIDED OPEN SPACE:

OS1	GREENWAY	4.08 ACRES
OS2	POCKET PARK	0.49 ACRES
OS3	POCKET PARK	0.30 ACRES
OS4	POCKET PARK	0.25 ACRES
OS5	POCKET PARK	0.47 ACRES

TOTAL PROVIDED: 5.59 AC

PARKLAND INFORMATION

1594 U'S X $5.268 = $8,397,19225% OF THE TOTAL DUE AT FIRST PLAT $2,099,298 PLUS THE NUMBER OF UNITS PROPOSED AT THE PRO-RATED AMOUNT SHOWN ON THE PLAT.75% OF THE TOTAL, OR $6,297,894, WILL BE DUE WHEN NEW PLATS ARE PRESENTED AT A PRO-RATED AMOUNT OF $3,951 UNTIL ALL UNITS ARE ACCOUNTED FOR.

- OPEN SPACE
- POCKET PARK
  - SEATING
  - CANOPIES OR GAZEBOS
  - SITE FURNISHINGS
  - FOUNTAINS, SCULPTURE, OR ART
  - PLAYGROUND
- GREENWAY
  - 12' MULTI-USE PATH
  - SEATING
  - LANDSCAPE

CITY OF FRANKLIN VEHICULAR REQUIREMENTS			
LAND USE	**UNITS/SQUARE FOOTAGE**	**PARKING RATIO**	**MIN. SPACES**
RETAIL	273,000 SF	3.33 PER 1,000 SF	909*
RETAURANT	147,000 SF	10 PER 1,000 SF	1,801*
	INCLUDES INDOOR AND OUTDOOR SEATING		
OFFICE	1,225,000 SF	3 PER 1,000 SF	3,675*
HOTEL	350 KEYS	1 PER KEY + 1 PER EMPLOYEE	403*
COMMERCIAL RECREATION	40,000 SF	3.33 PER 1,000 SF	134*
MULTI-FAMILY (APARTMENTS)			
STUDIO	69 UNITS	1.25 PER UNIT	86*
1-BEDROOM	698 UNITS	1.25 PER UNIT	873*
2-BEDROOM	488 UNITS	2.25 PER UNIT	1,098*
3-BEDROOM	140 UNITS	2.25 PER UNIT	315*
MULTI-FAMILY (FOR-SALE CONDOS)	130 UNITS	2.25 PER UNIT	293
TOWNHOME	69 UNITS	2 PER UNIT	138
TOTAL REQUIRED VEHICULAR PARKING SPACES:			**9,294 SPACES**
TOTAL VEHICULAR SPACES REQUIRED PER SHARED PARKING:**			**6,974 SPACES**
REQUIRED PARKING OUTSIDE OF OVATION PARKWAY LOOP:			431 SPACES
TOTAL REQUIRED VEHICULAR PARKING:			**7,405 SPACES**
PARKING PROVIDED OUTSIDE OF OVATION PARKWAY LOOP:			516 SPACES
TOTAL VEHICULAR PARKING PROVIDED:			**7,545 SPACES**
CITY OF FRANKLIN BICYLE REQUIREMENTS			
MULTIFAMILY	2,671 BEDROOMS	0.05 PER BEDROOM	134
OFFICE	1,225,000 SF	1 PER 20,000 SF	62
OTHER USES	1 PER 20 REQUIRED VEHICULAR SPACES		124
TOTAL REQUIRED BICYCLE PARKING SPACES:			**320 SPACES**

*PARKING REQUIRED/PROVIDED WITHIN OVATION PARKWAY LOOP. PARKING INCLUDED IN SHARED PARKING STUDY

**SEE SHARED PARKING STUDY, PROVIDED BY KIMLEY HORN FOR SHARED PARKING DETAILS

GENERAL NOTES:
1. CONCURRENTLY WITH SITE PLAN, APPLICANT WILL COORDINATE WITH CITY OF FRANKLIN FOR LOCATION OF TRANSIT STOPS.
2. BICYCLE PARKING LOCATIONS AND DETAILS WILL BE COORDINATED WITH SITE PLAN.
3. CONCURRENTLY WITH SITE PLAN, MAIL KIOSK LOCATIONS WILL BE COORDINATED AND IDENTIFIED.

PARK NOTES:
IT IS ANTICIPATED THAT CENTRAL PARK, WETLAND PARK, AND THE MOUNTAIN BIKE PARK WILL BE DESIGNED OPEN SPACE AREAS. THEY ARE NOT INCLUDED IN THE FORMAL OPEN SPACE DESIGNATIONS OR CALCULATIONS BECAUSE IT IS ANTICIPATED THAT PARKLAND DEDICATION FUNDS MAY BE UTILIZED IN THESE AREAS.
CENTRAL PARK: PEDESTRIAN AREA WITH OUTDOOR GATHERING SPACES, SEATING, LIGHTING, STAGE, ORNAMENTAL LANDSCAPE MATERIAL
WETLAND PARK: PEDESTRIAN AREA WITH BOARDWALKS, SEATING AND INFORMATIONAL KIOSKS
MOUNTAIN BIKE PARK: MOUNTAIN BIKE TRAIL TO TIE INTO TRAIL ON SURROUNDING PROPERTIES.

FRONTAGE NOTES:
BUILDINGS G1 AND G2 WILL HAVE BUILDING FRONTAGES WITH ENTRANCES ON INTERNAL STREETS KNOLL TOP LANE AND TOPPER TRACE. ADDITIONALLY, THESE BUILDING SITES WILL HAVE FRONTAGE AND ENTRANCES ONTO CENTRAL PARK, WHICH IS AN ACTIVATED STREETSCAPE AND PARK BETWEEN BUILDINGS G1 AND G2 AND ENCORE LANE. PEDESTRIAN CONNECTIONS BETWEEN STREETS, BUILDINGS, AND GATHERING SPACES WILL BE DESIGNED IN CENTRAL PARK.

BUILDING HEIGHT NOTES:
PD-A1, PD-B1, C AND T ARE PLANNED TO BE BETWEEN ONE TO THREE STORIES IN HEIGHT. IF ANY OF THESE BUILDINGS ALONG THE PERIMETER ARE SUBMITTED AS ONE-STORY BUILDINGS, THEY WILL BE DESIGNED TO APPEAR AS AT LEAST TWO-STORY BUILDINGS FROM THE EXTERIOR.

SITE DATA

OVATION PUD SUBDIVISION, DEVELOPMENT PLAN, REVISION 3

COF PROJECT NUMBER:	xxxx
SITE ACREAGE/SF:	103.93 AC
EXISTING ZONING:	PD (15.34 DUA/ 1,655,000 SF/ 350 KEYS) RC12
PROPOSED ZONING:	NO CHANGE
OVERLAY ZONING:	FWO, FFO, HHO, 500FT BUFFER
TAX MAP & PARCELS:	MAP 62, PARCELS: 18.06, 18.07, 18.09, 18.10, 18.11, 18.14
ADDRESS:	SE CORNER, INTERSECTION OF EAST MCEWEN DRIVE & S. CAROTHERS PKWY, FRANKLIN, WILLIAMSON COUNTY
VESTING:	

REGULATIONS

BUILDING TYPES APPLIED:
COMMERCIAL/MIXED USE; LARGE SCALE OFFICE BUILDING; MULTI-FAMILY; TOWNHOUSE
FRONTAGE TYPES APPLIED:
URBAN - ALL MULTI-FAMILY BUILDINGS
LANDSCAPE - ALL OTHER BUILDING TYPES
SETBACKS APPLIED TO OVERALL SITE BOUNDARY:
FRONT: 10'
SIDE: 15'
REAR: 25'
SETBACKS TOWNHOMES:
FRONT: 5'
SIDE: 7.5', 15' MIN. BETWEEN BUILDINGS
REAR: 5'
SETBACKS INTERIOR LOTS:
FRONT, SIDE, REAR: 0
DWELLING UNIT COUNT: 1594 UNITS
MULTI-FAMILY: 1525
TOWNHOUSE: 69
COMMERCIAL SF: 1,655,000 SF
SEE PERMITTED USES SHEET C2.0
HOTEL KEYS: 350 KEYS

BUILDING HEIGHT: 1-12 STORIES *SEE C2.0 FOR DETAILS

MINIMUM LSA: 0.2
PROVIDED LSA: 7.60 AC

TREE CANOPY RETENTION: 24% OF EXISTING CANOPY
EXISTING CANOPY: 24.86 AC; 24% OF SITE AREA
CANOPY PRESERVED: 19.37 AC; 78% OF EXISTING CANOPY

OPEN SPACE REQUIREMENT: 5%
OPEN SPACE SF REQUIRED: NONE
NATURAL AREA SF REQUIRED: 5.31 AC
OPEN SPACE PROVIDED: 5.59 AC

PARKING REQUIRED, BY USE:
REQUIRED PER COF: 8,890 PARKING SPACES; *SEE C2.0
REQUIRED PER SHARED PARKING: 6,974
PROVIDED: 7,612 SPACES

HISTORIC RESOURCE TREATMENT: N

BUILDING CODE DATA

BUILDING SQUARE FOOTAGE IN ACCORDANCE WITH CHAPTER 5 OF THE IBC.

BUILDING OCCUPANCY IN ACCORDANCE WITH CHAPTER 3 OF THE IBC.

CONSTRUCTION TYPE IN ACCORDANCE WITH CHAPTER 6 OF THE IBC.

IMPACT STATEMENT

WATER
The development will be served via Mallory Valley Utility District Water.
- Usage: The development will include both residential and commercial units, requiring a higher volume of water for daily operations.
- Infrastructure: The development is currently adjacent to an 8" and 12" MVUD main. It will necessitate the removal of existing water main and rerouting through the site.

SANITARY SEWER
The development will be served via City of Franklin Sewer.
- Capacity: The mixed-use nature means there will be a varied range of wastewater generated, a capacity request has been submitted to the city of Franklin. Per the submitted sewer availability request, it is estimated that this development will demand 2,508.6 SFUE's or 878,010 GPD.
- Infrastructure: The construction of new lines, will be required to accommodate the development. The development proposes the removal and realignment of existing sewer main to outfall to the existing 12" main located at the northeast corner of the site.

RECLAIMED WATER LINE
The development will not be served by reclaimed water.

STORMWATER AND DRAINAGE FACILITIES
Stormwater management is crucial for the site given its layout and flow direction.
- Flow Management: Stormwater will flow from south to north, necessitating effective capture, treatment, and release systems.
- Bioretention and Detention: The inclusion of bioretention, detention ponds, underground detention structures, and the yet-to-be constructed wetland system will help manage runoff and provide water quality per City of Franklin Standards
- Infrastructure: Creating appropriate drainage systems and ensuring the ponds are integrated effectively within the development plan is essential for effective stormwater management. Approximately 45 acres of impervious area is proposed on the site.

STREETS
- Traffic Flow: Increased traffic on Carothers Parkway and McEwen Drive will necessitate improvements to road capacity, traffic signal systems, as identified with the TIS. Per the TIS, it is estimated that this development will contribute 34,266 total daily trips (2,785 peak trips and 3,345 PM peak trips).
- Connectivity: Enhanced connectivity, including pedestrian pathways, bike lanes, and public transit options, will be incorporated to reduce congestion and promote alternative transportation modes. The development proposes the use of 2 existing right-in-right-out curb cuts along Carothers Parkway and McEwen Drive, and various other connection points along the private Ovation Parkway.

BUILDING KEY	RESIDENTIAL UNITS	HOTEL KEYS	OFFICE SF	RETAIL SF	HEIGHT (STORIES)	CONSTRUCTION TYPE
A	308		-	44,000	5-7	Type I - Retail Type V- IIIA - Residential Fully Sprinkled.
C	-		-	13,000	1-3	Type IIIA Sprinkled
D	-		250,000	8,000	6-12	Type I-II. Fully sprinkled
F	-		225,000	30,000	6-12	Type I-II. Fully sprinkled
G	104		0	50,000	4-8	Type IIIA - V. Fully sprinkled
J	-		-	92,000	4-8	Type IIIA Sprinkled
K-1	0		-	25,000	1-3	Type I - Retail Fully Sprinkled.
K-2		350		49,000	5-7	Type I - Retail Type IIIA - Residential Fully Sprinkled.
M-1			-	24,000	1-3	Type I - Retail Fully Sprinkled.
M-2	150			49,000	5-7	Type I - Retail Type IIIA - Residential Fully Sprinkled.
MF-1	270		-	-	4-6	Type V or Type IIIA - fully sprinkled
MF-2	270		-	-	4-6	Type V or Type IIIA - fully sprinkled
MF-3	293				4-6	Type V or Type IIIA - fully sprinkled
P	-		250,000	10,000	6-12	Type I-II. Fully sprinkled
S	-		250,000	10,000	6-12	Type I-II. Fully sprinkled
PD-A1 (RESTAURANT)	-		-	8,000	1-3	
PD-B1 (RESTAURANT)				8,000	1-3	
PD-C1				8,000	1-3	
T (RESTAURANT)				8,000	1-3	
PV-10	-		-	1,000	1	Type V - Non Sprinkled
PV20	-		-	1,000	1	Type V - Non Sprinkled
V	-		250,000	-	5-8	Type I-II. Fully sprinkled
MULTI-FAMILY	120		-	-	3-4	
TOWNHOME	69		-	-	2-3	
DECK B	-		-	-	4-6	
DECK E	-		-	-	7-8	
DECK H	-		-	-	3-4	
DECK L	-		-	-	4-6	
DECK N	-		-	-	6-7	
DECK R	-		-	-	4-6	
DECK T					4-6	
DECK X	-		-	-		

OVATION

FRANKLIN, TN

Highwoods

CENTERCAL PROPERTIES, LLC

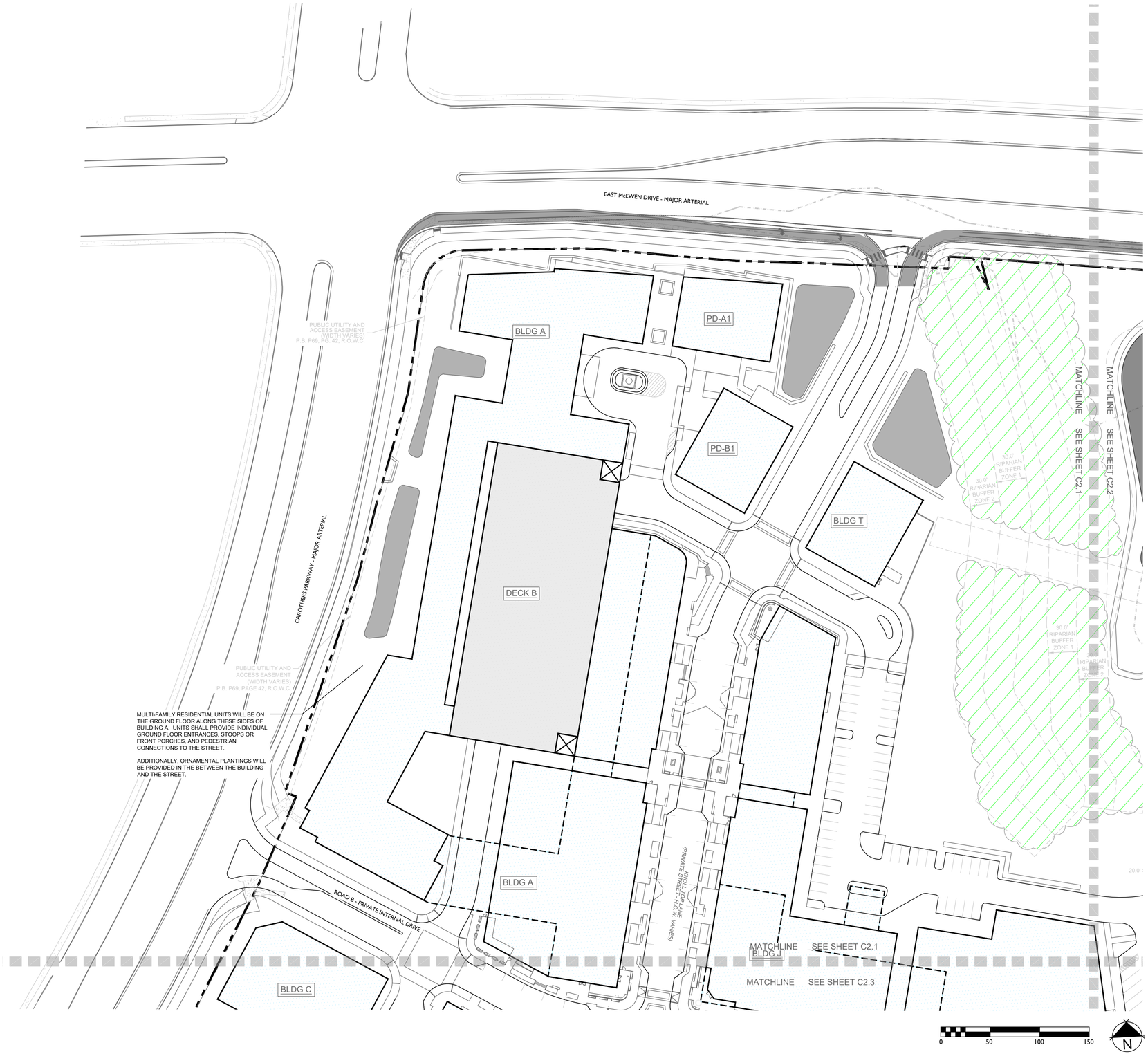
OVATION PUD SUBDIVISION
DEVELOPMENT PLAN, REVISION 3
Franklin, Williamson County, Tennessee

GREGORY C. GAMBILL
TENNESSEE REGISTERED LANDSCAPE ARCHITECT
LANDSCAPE ARCHITECT
No. 226

INITIAL SUBMITTAL: DEC. 8, 2025

Revision Date
1. JAN. 2, 2026
2. _____
3. _____
4. _____

DEVELOPMENT PLAN
SHEET
C2.0
COF # 9000



BUILDING DESIGNATION TYPES

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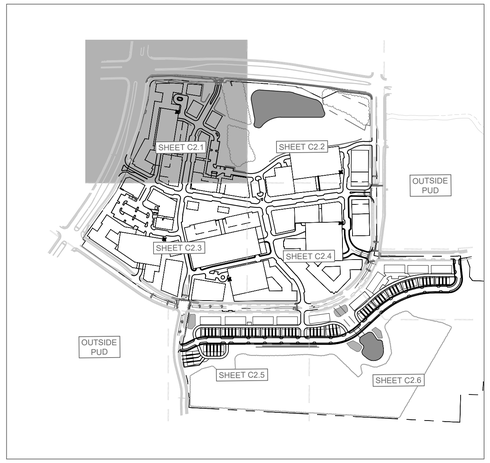
- MULTIFAMILY BUILDING
- COMMERCIAL/MIXED-USE BUILDING
- LARGE-SALE OFFICE BUILDING
- PARKING GARAGE
- POCKET PACK
- GREENWAY
- PRESERVED TREE CANOPY



OVATION
FRANKLIN, TN

Highwoods

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

GREGORY C. GAMBLE
REGISTERED ARCHITECT
AGRICULTURE
TENNESSEE
LANDSCAPE ARCHITECT

INITIAL SUBMITTAL: DEC. 8, 2025

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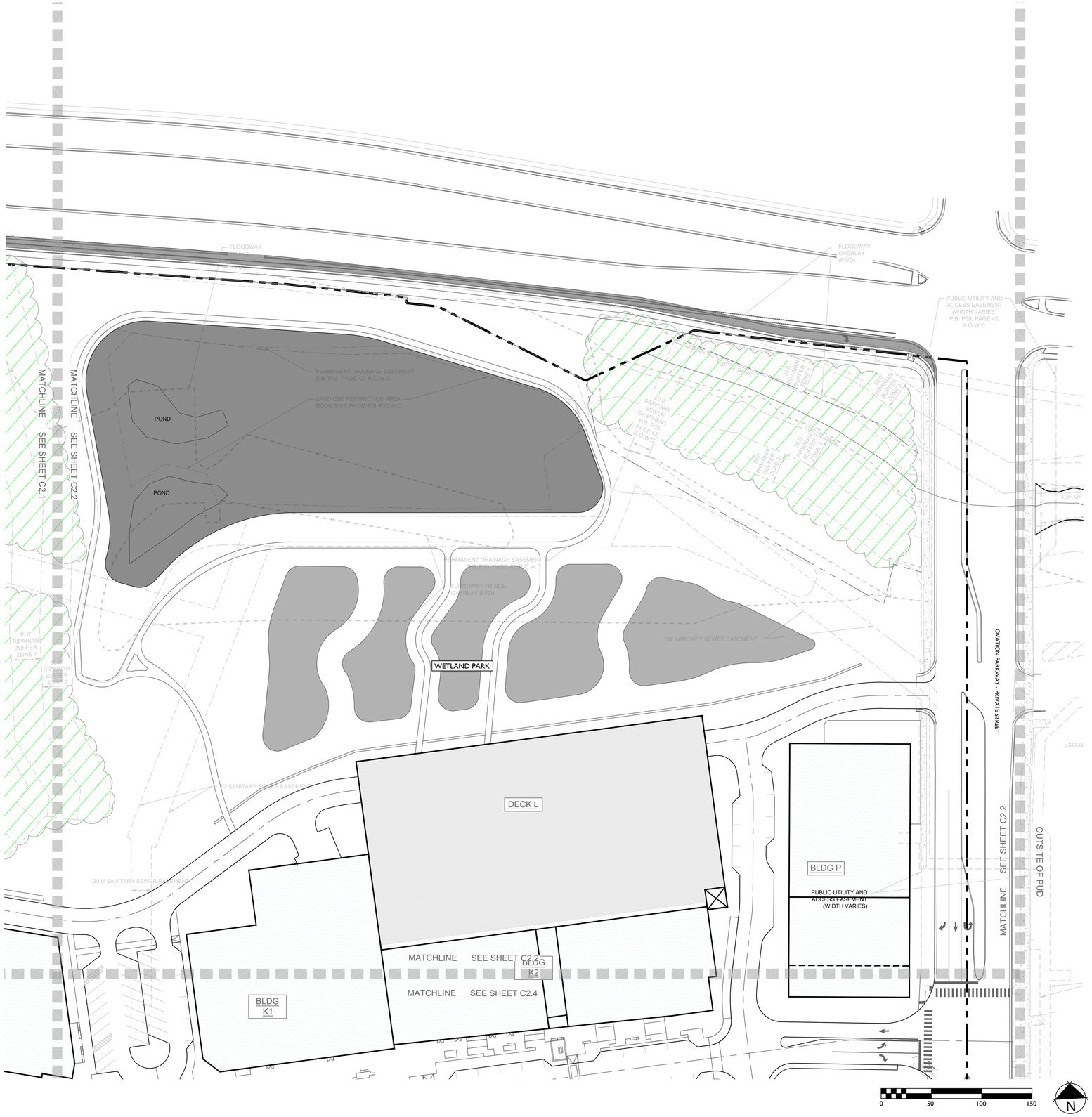
DEVELOPMENT PLAN ENLARGEMENT
SHEET
C2.1

COF # 9000



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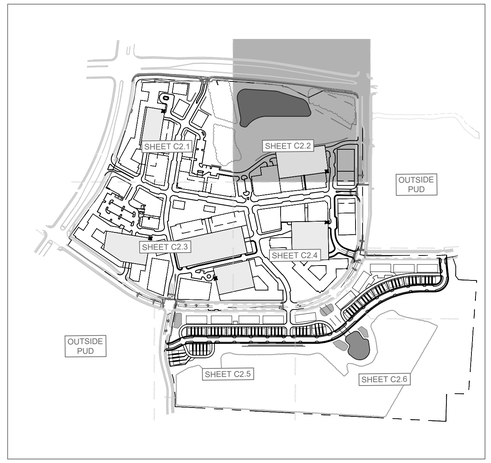

OVATION

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Highwoods

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

GREGORY C. GAMBLE
REGISTERED
LANDSCAPE ARCHITECT
TENNESSEE
2226

INITIAL SUBMITTAL: DEC. 8, 2025

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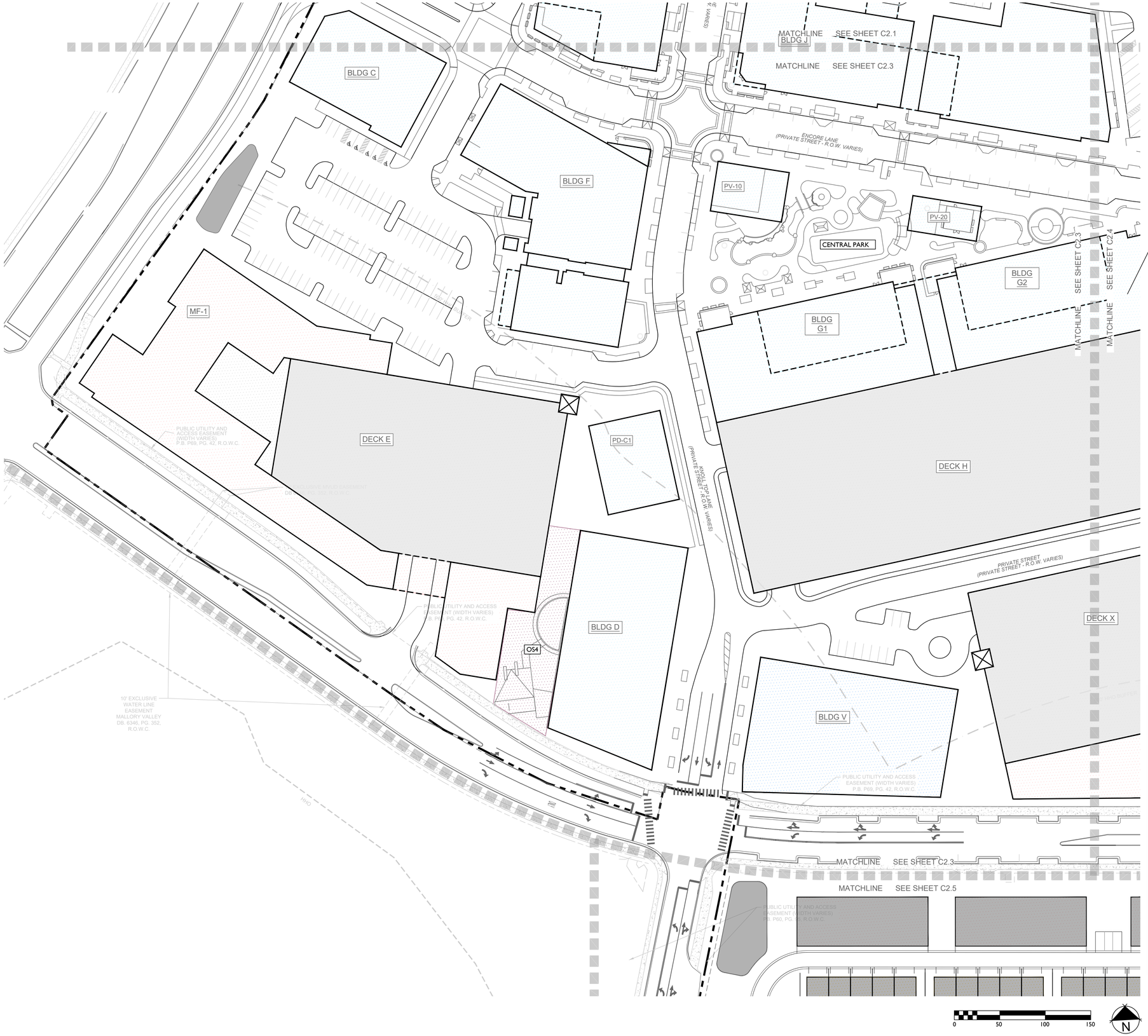
DEVELOPMENT PLAN ENLARGEMENT

SHEET
C2.2

COF # 9000



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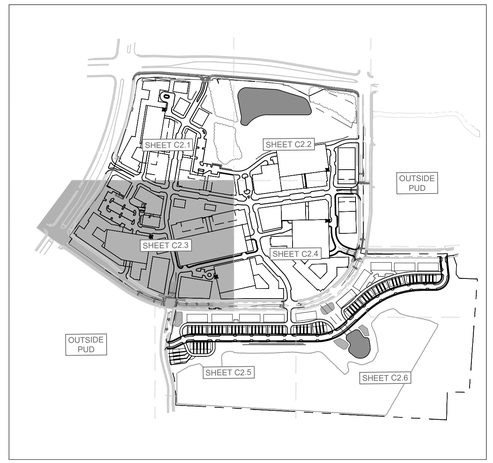

OVATION
FRANKLIN, TN

Highwoods

CENTERCAL PROPERTIES, LLC

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

GREGORY C. GAMBLE
REGISTERED LANDSCAPE ARCHITECT
AGRICULTURE
COMMERCE
TENNESSEE No. 769
LANDSCAPE ARCHITECT

INITIAL SUBMITTAL: DEC. 8, 2025

Revision Date
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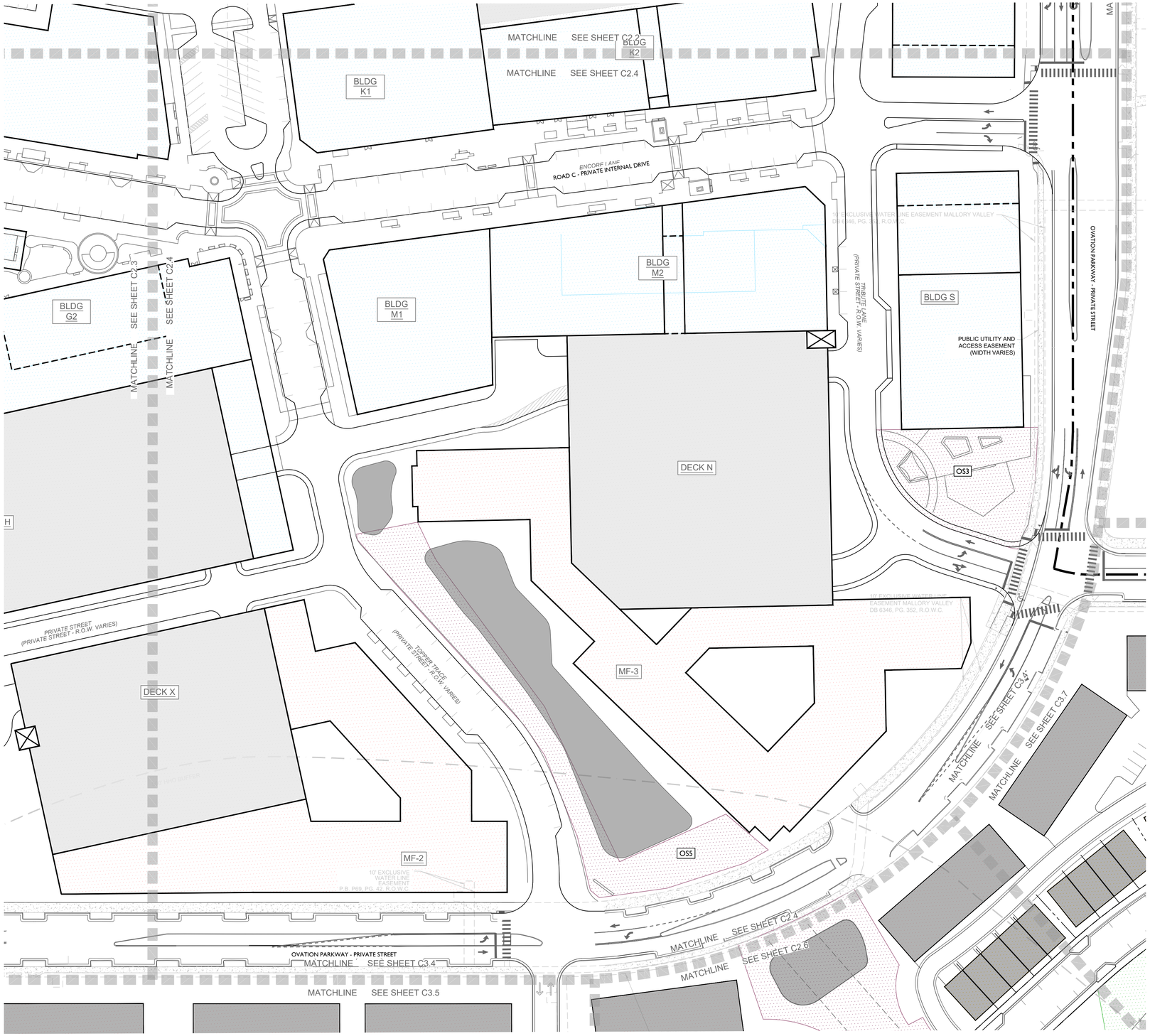
DEVELOPMENT PLAN ENLARGEMENT
SHEET
C2.3

COF # 9000



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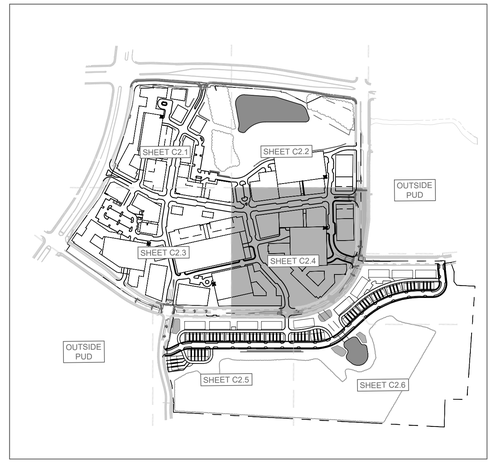

OVATION

FRANKLIN, TN

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CENTERCAL PROPERTIES, LLC

OVATION PUD SUBDIVISION
DEVELOPMENT PLAN, REVISION 3

Franklin, Williamson County, Tennessee

GREGORY C. GAINES
10/31/2025
LICENSED PROFESSIONAL LANDSCAPE ARCHITECT

INITIAL SUBMITTAL: DEC. 8, 2025

Revision Date
1. JAN. 2, 2026
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△
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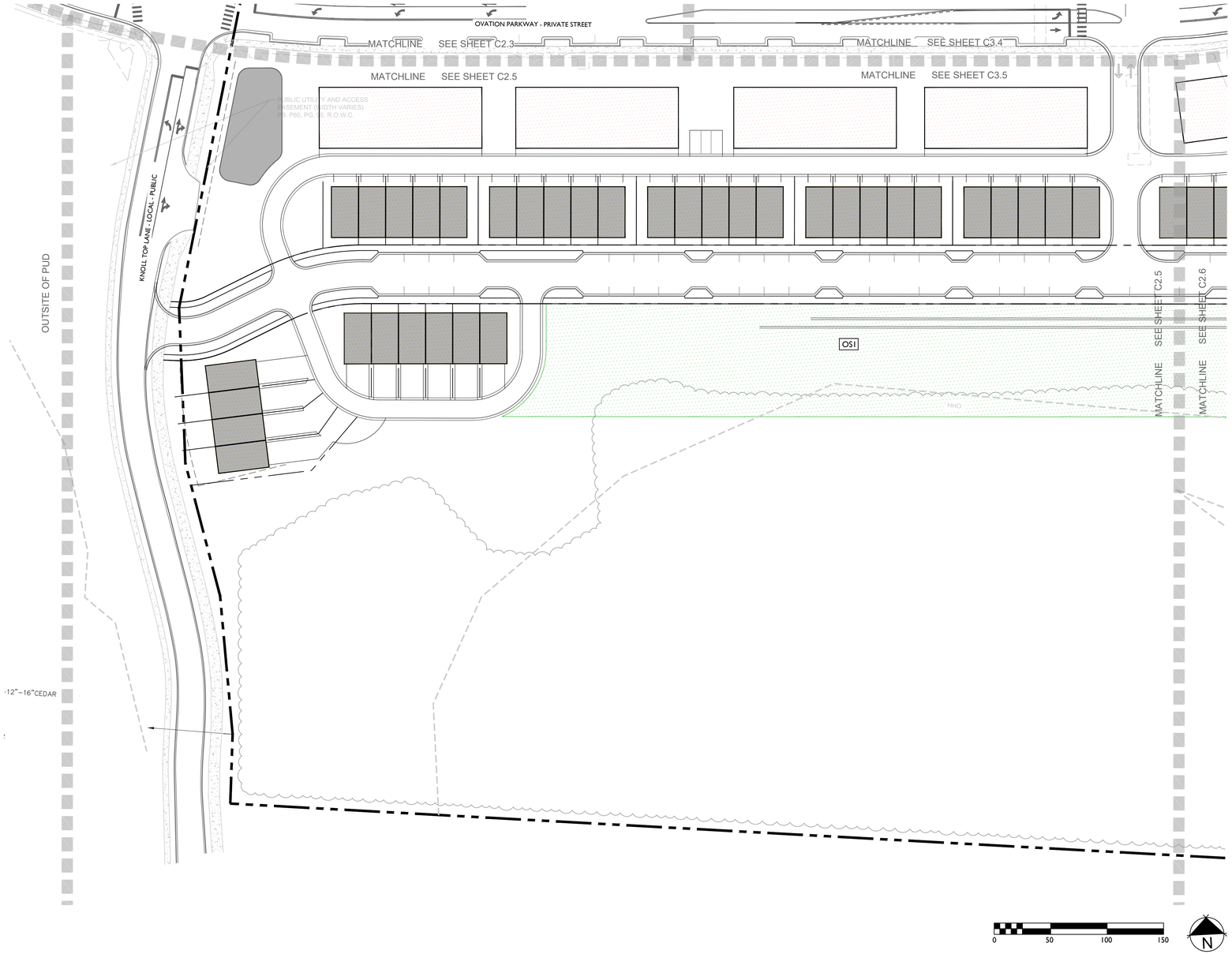
DEVELOPMENT PLAN ENLARGEMENT

SHEET

C2.4

COF # 9000



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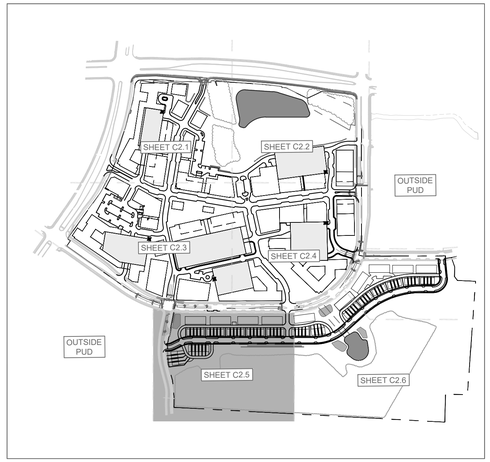


OVATION
FRANKLIN, TN

Highwoods

CENTERCAL
PROPERTIES, LLC

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

INITIAL SUBMITTAL: DEC. 8, 2025

Revision Date
1. JAN. 2, 2026

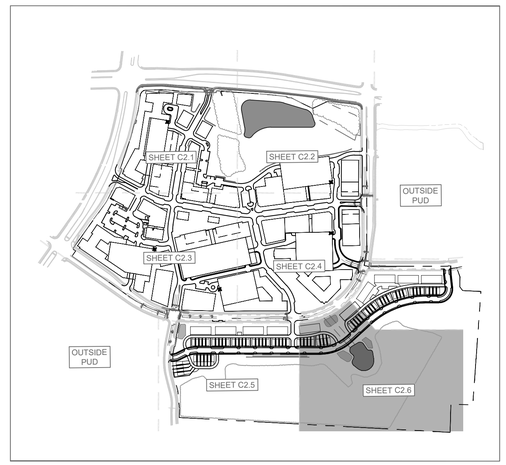
DEVELOPMENT PLAN ENLARGEMENT
SHEET
C2.5

COF # 9000



BUILDING DESIGNATION TYPES

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



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OVATION
FRANKLIN, TN

Highwoods

CENTERCAL
PROPERTIES, LLC

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

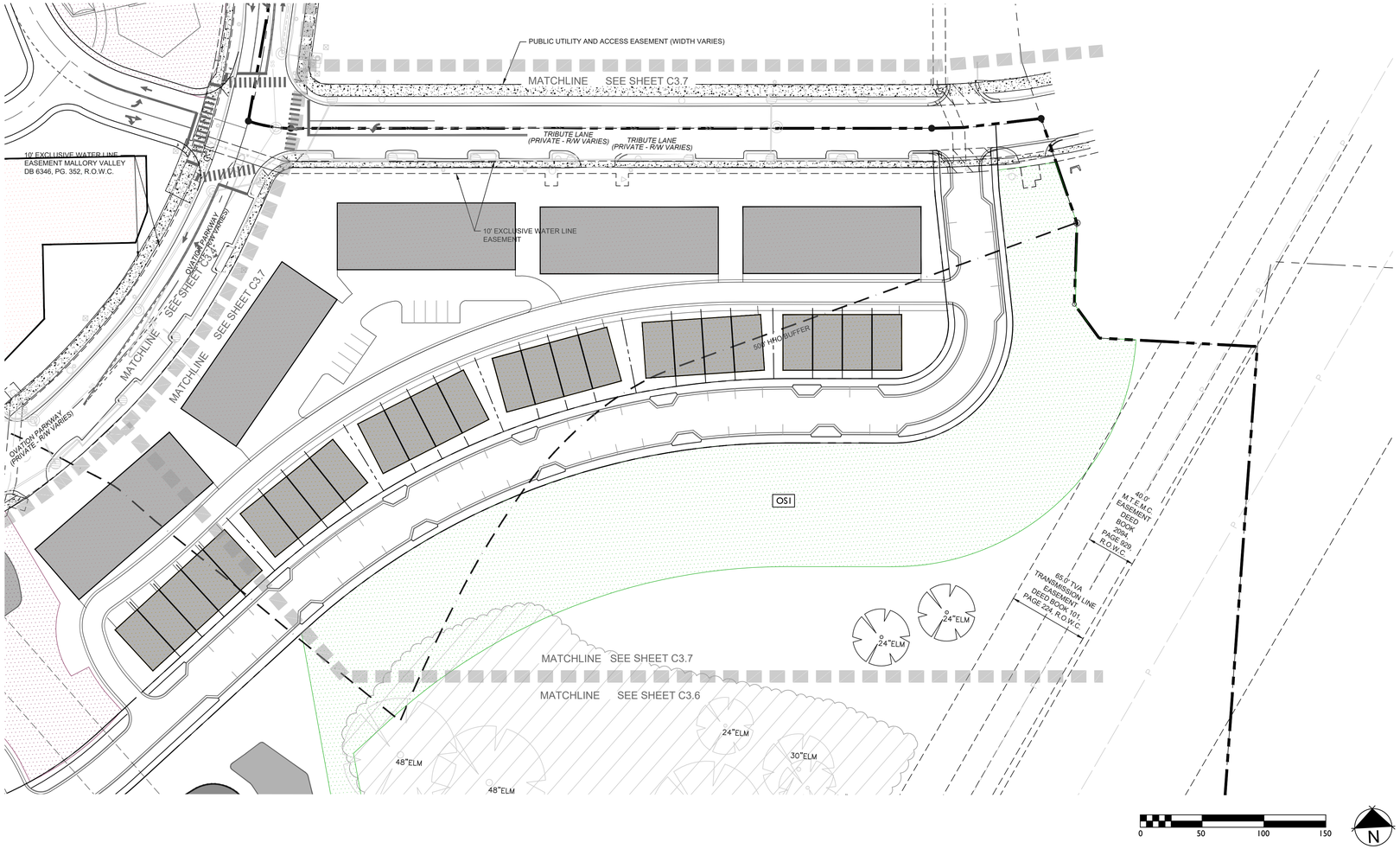
GREGORY C. GAMBLE
REGISTERED
LANDSCAPE ARCHITECT
TENNESSEE
AGRICULTURE
LANDSCAPE ARCHITECT

INITIAL SUBMITTAL: DEC. 8, 2025

Revision Date
1 JAN. 2, 2026

DEVELOPMENT PLAN ENLARGEMENT
SHEET
C2.6

COF # 9000



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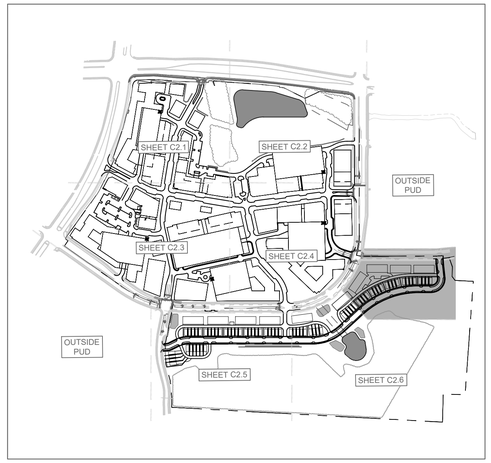

OVATION

FRANKLIN, TN

Highwoods

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OVATION PUD SUBDIVISION
DEVELOPMENT PLAN, REVISION 3

Franklin, Williamson County, Tennessee

GREGORY C. GAMSKY — LICENSED PROFESSIONAL LANDSCAPE ARCHITECT — TENNESSEE REGISTRATION NO. 369 — SEE SEAL FOR EXPIRATION DATE

INITIAL SUBMITTAL: DEC. 8, 2025

Revision Date
1. JAN. 2, 2026
2.
3.
4.

DEVELOPMENT PLAN ENLARGEMENT

SHEET

C2.7

COF # 9000



LEGEND

- WATER
- SANITARY SEWER
- STORM SEWER 15"-24"
- STORM SEWER 30"-48"
- STORM SEWER <15"
- UNDERGROUND ELECTRIC (4-6" CONDUITS)
- GRATE INLET
- STORM MANHOLE
- HEADWALL
- WATER METER
- FIRE HYDRANT
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HATCH LEGEND

- BIORETENTION
- UNDERGROUND DETENTION
- DETENTION

GRAPHIC SCALE IN FEET
0 75 150 300

NORTH

CENTERCAL PROPERTIES, LLC

Highwoods

OVATION PUD SUBDIVISION DEVELOPMENT PLAN, REVISION 3

Franklin, Williamson County, Tennessee

OVATION
FRANKLIN, TN

WILLIAM GRAY HARRISON
REGISTERED ENGINEER
No. 127919
STATE OF TENNESSEE

INITIAL SUBMITTAL: 12/08/2025

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

OVERALL GRADING AND DRAINAGE PLAN

SHEET
C3.0

COF # 8849

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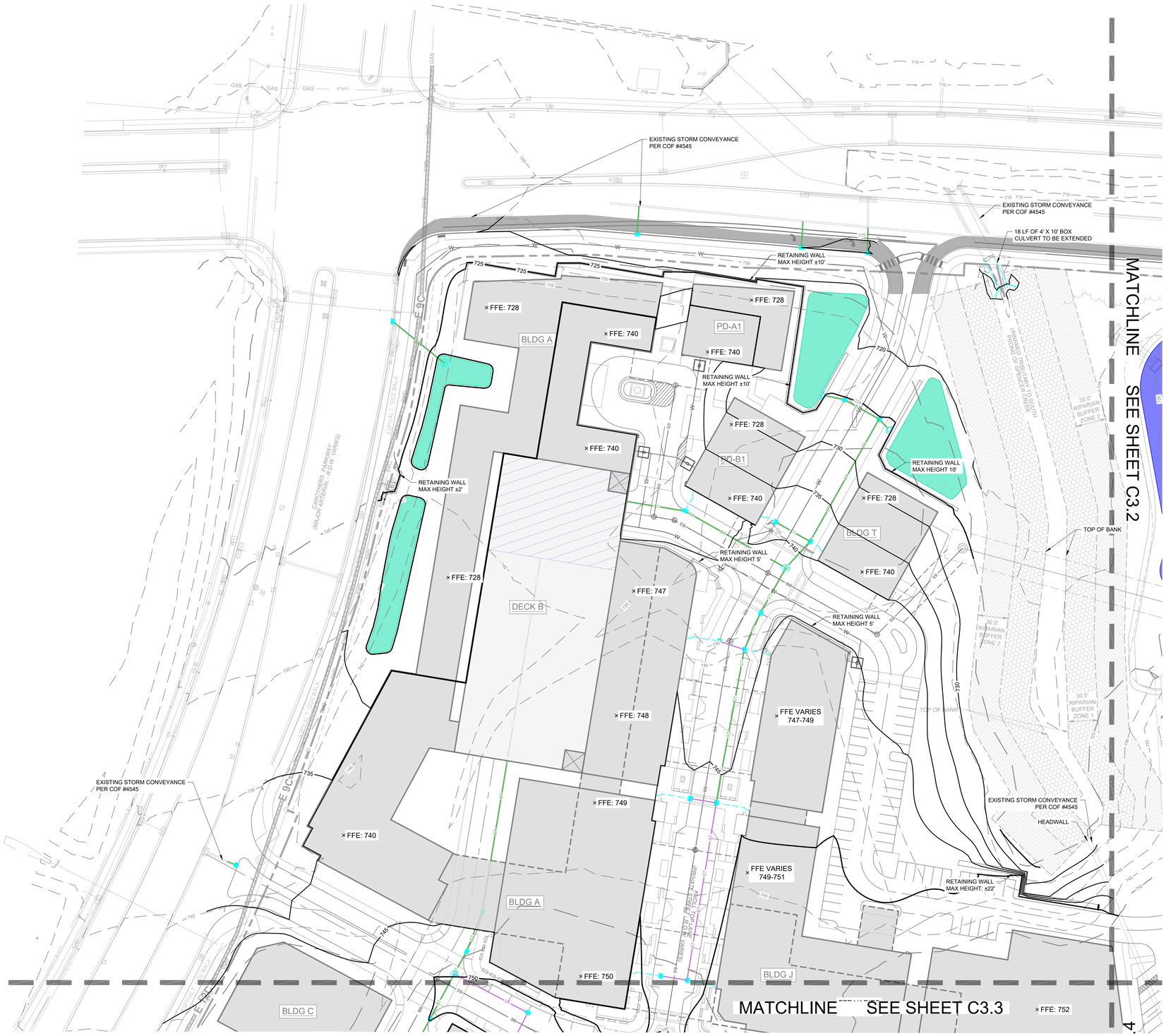
EXISTING STORM CONVEYANCE PER COF #4545
EXISTING STORM CONVEYANCE PER COF #4545
18 LF OF 4' X 10' BOX CULVERT TO BE EXTENDED
RETAINING WALL MAX HEIGHT ±10'
RETAINING WALL MAX HEIGHT ±10'
RETAINING WALL MAX HEIGHT ±2'
RETAINING WALL MAX HEIGHT 10'
RETAINING WALL MAX HEIGHT 5'
RETAINING WALL MAX HEIGHT 5'
RETAINING WALL MAX HEIGHT: ±22'
EXISTING STORM CONVEYANCE PER COF #4545
EXISTING STORM CONVEYANCE PER COF #4545
HEADWALL
TOP OF BANK
TOP OF BANK
BLDG A
BLDG A
BLDG C
BLDG J
BLDG T
DECK B
PD-A1
PD-B1
× FFE: 728
× FFE: 728
× FFE: 740
× FFE: 740
× FFE: 740
× FFE: 728
× FFE: 740
× FFE: 728
× FFE: 747
× FFE: 748
× FFE VARIES 747-749
× FFE: 749
× FFE: 740
× FFE VARIES 749-751
× FFE: 750
× FFE: 752
MATCHLINE SEE SHEET C3.2
MATCHLINE SEE SHEET C3.3
UNNAMED TRIBUTARY TO SOUTH FORK OF SPRINGER CREEK
30.0' RIPARIAN BUFFER ZONE 2
30.0' RIPARIAN BUFFER ZONE 1
CARDINAL LANE
CARDINAL LANE
CARRIERS PARKWAY (MAJOR ARTERIAL - 80.0' W. WIDE)
SHARED USE PATH
SIDEWALK
SIDEWALK
SIDEWALK

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HATCH LEGEND

- BIORETENTION
- UNDERGROUND DETENTION
- DETENTION

LEGEND

- W — WATER
- SS — SANITARY SEWER
- ST — ST — STORM SEWER 15"-24"
- ST — ST — STORM SEWER 30"-48"
- STORM SEWER <15"
- UGP — UNDERGROUND ELECTRIC (4-6" CONDUITS)
- GRATE INLET
- STORM MANHOLE
- HEADWALL
- WATER METER
- FH — FIRE HYDRANT
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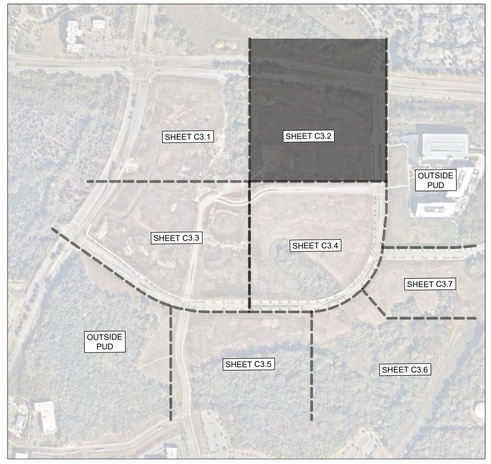


GRAPHIC SCALE IN FEET
0 25 50 100

NORTH

CENTERCAL PROPERTIES, LLC

Highwoods

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

OVATION
FRANKLIN, TN

WILLIAM GRAY HARRISON
REGISTERED ENGINEER
AGRICULTURAL & ENVIRONMENTAL
No. 127919
STATE OF TENNESSEE

INITIAL SUBMITTAL: 12/08/2025

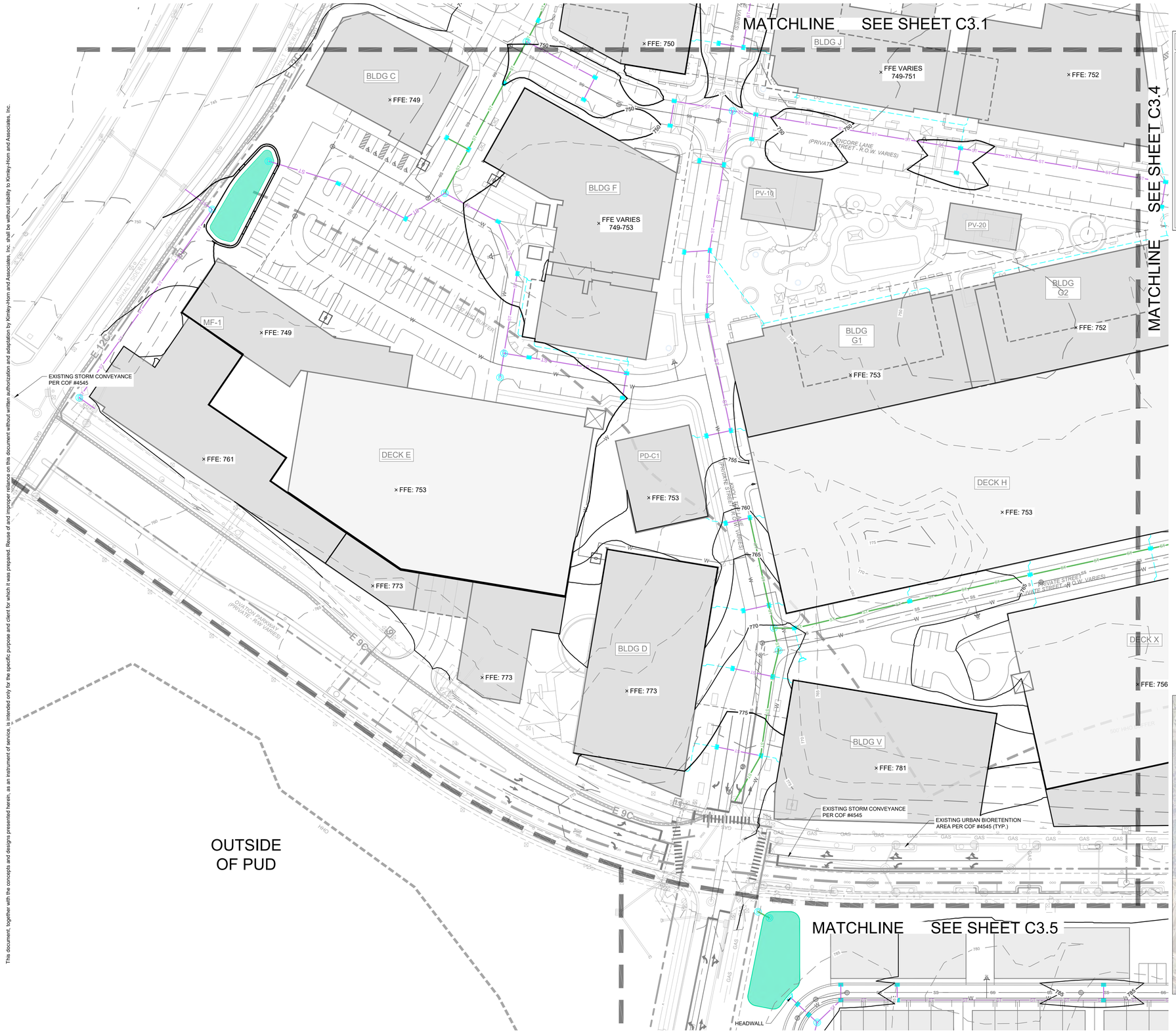
Revision Date
- △ _____
- △ _____
- △ _____
- △ _____

ENLARGED GRADING AND DRAINAGE PLAN

SHEET
C3.2

COF # 8849

Drawing name: K:\FRA_LDEV\118471000 - ovation\4-CADD\plansheets\1-development plan\C3.1 GRADING AND DRAINAGE PLAN.dwg C3.2 ENLARGED GRADING AND DRAINAGE PLAN Dec 30, 2025 2:36pm by: Sophia.Close



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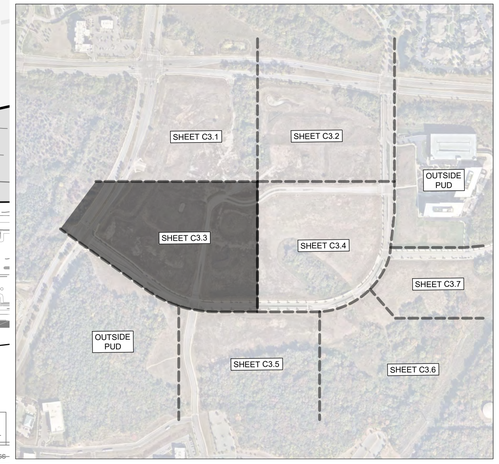

GRAPHIC SCALE IN FEET
0 25 50 100

NORTH

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CENTERCAL PROPERTIES, LLC

Highwoods

OVATION PUD SUBDIVISION DEVELOPMENT PLAN, REVISION 3

Franklin, Williamson County, Tennessee

OVATION
FRANKLIN, TN

WILLIAM GRAY HARRISON
REGISTERED ENGINEER
AGRICULTURE
COMMERCE
No. 127919
STATE OF TENNESSEE

INITIAL SUBMITTAL: 12/08/2025

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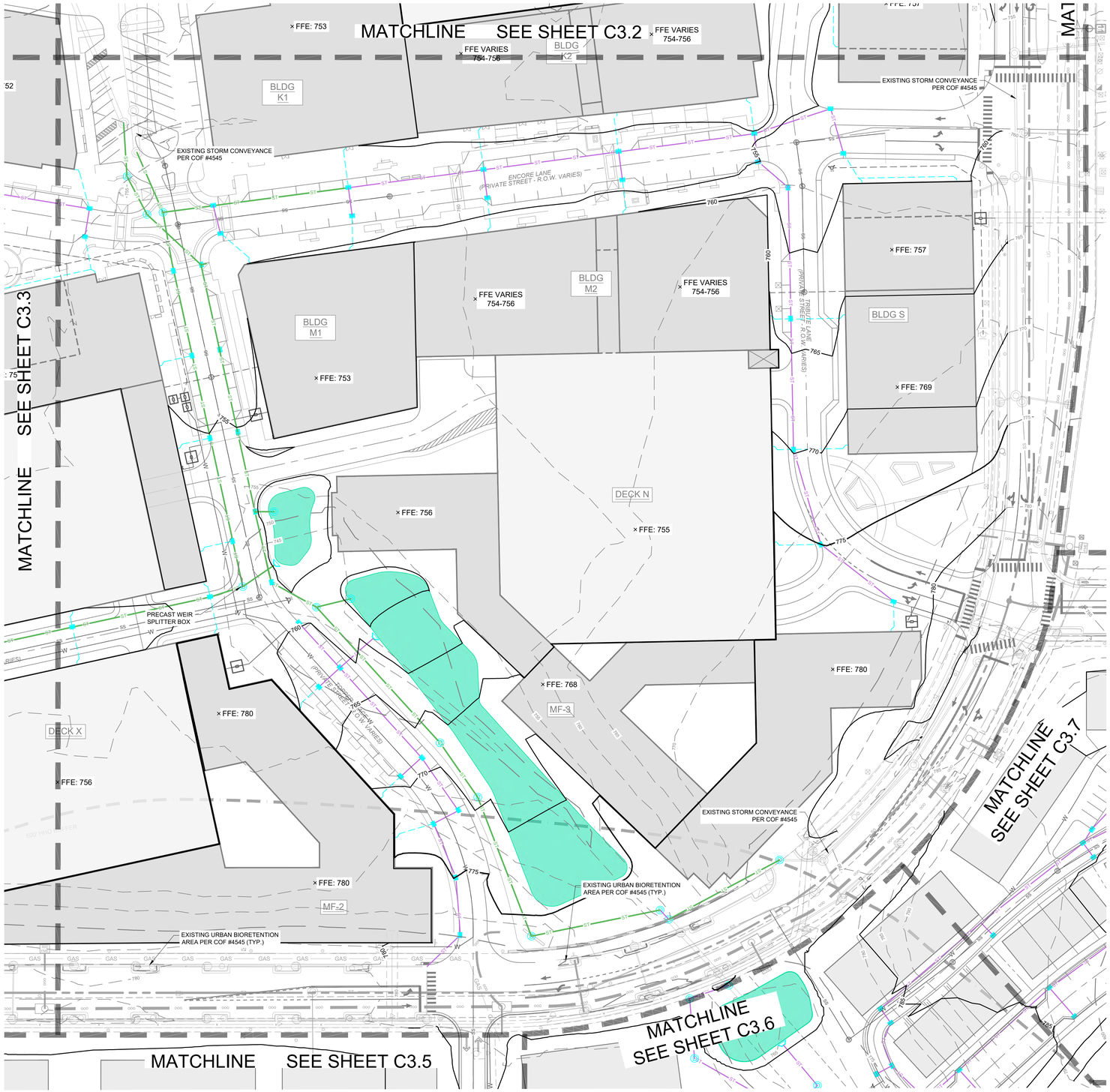
ENLARGED GRADING AND DRAINAGE PLAN

SHEET
C3.3

COF # 8849



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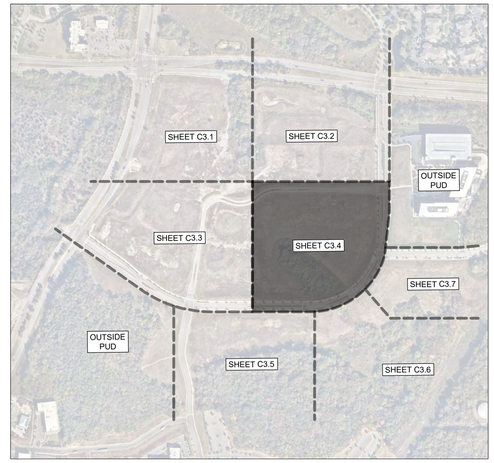

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FRANKLIN, TN

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INITIAL SUBMITTAL: 12/08/2025

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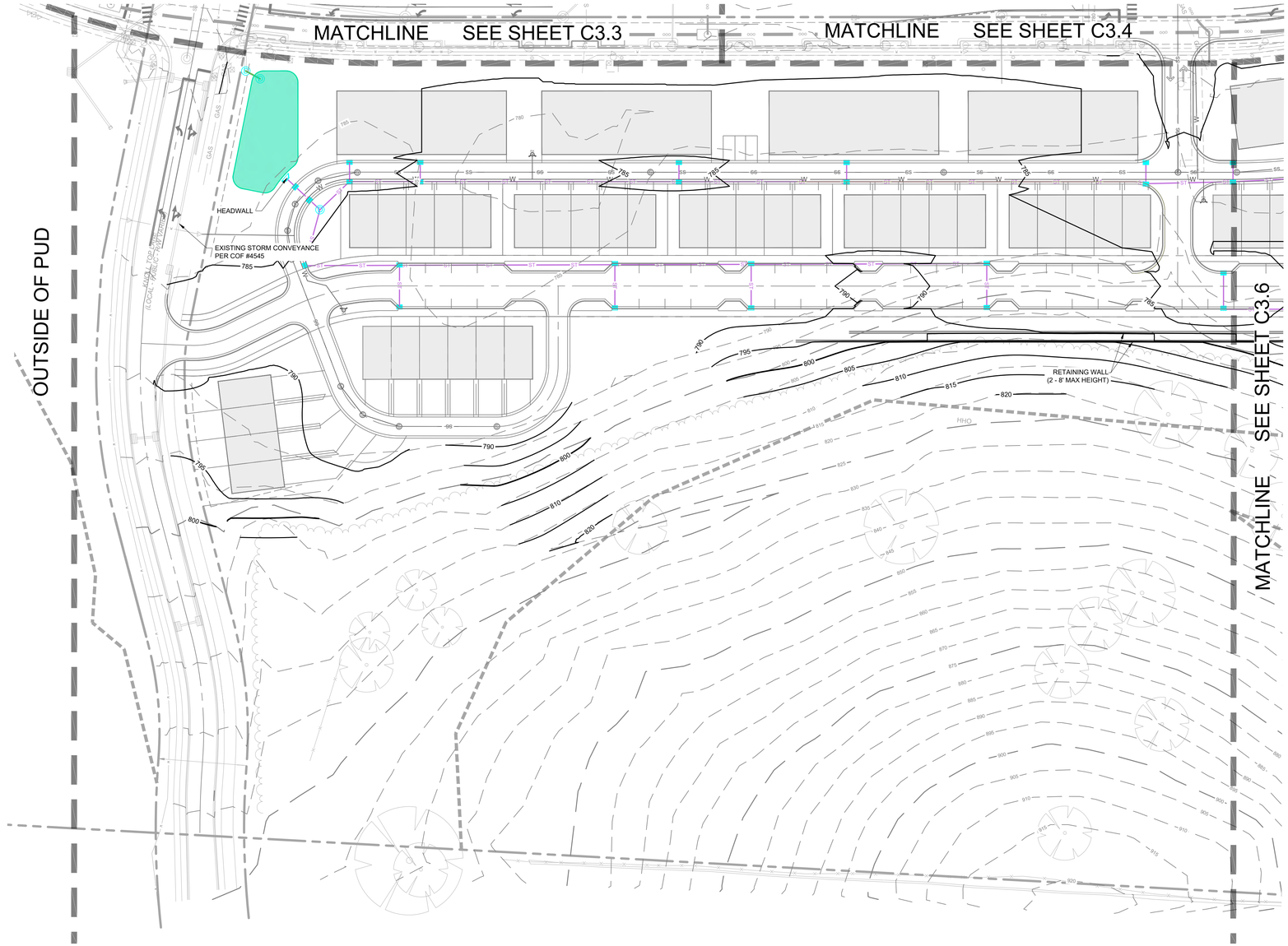
ENLARGED GRADING AND DRAINAGE PLAN

SHEET
C3.4

COF # 8849

Drawing name: K:\FRA_LDEV\118471000 - ovation\4-CADD\plansheets\1-development plan\C3.1 GRADING AND DRAINAGE PLAN.dwg C3.4 ENLARGED GRADING AND DRAINAGE PLAN Dec 30, 2025 2:37pm by: Sophia.Close



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HATCH LEGEND

- BIORETENTION
- UNDERGROUND DETENTION
- DETENTION

LEGEND

- W — WATER
- SS — SANITARY SEWER
- ST — ST — STORM SEWER 15"-24"
- ST — ST — STORM SEWER 30"-48"
- STORM SEWER <15"
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- GRATE INLET
- STORM MANHOLE
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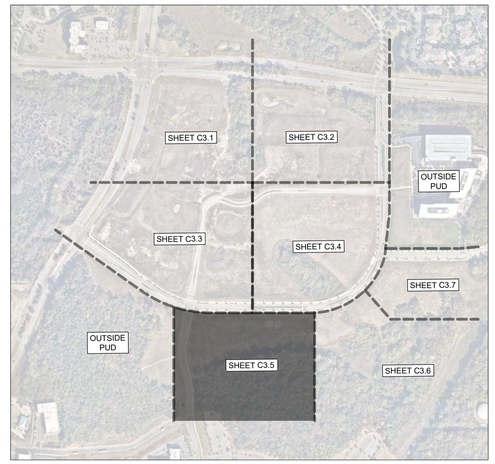

GRAPHIC SCALE IN FEET
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NORTH

CENTERCAL PROPERTIES, LLC

Highwoods

OVATION PUD SUBDIVISION DEVELOPMENT PLAN, REVISION 3

Franklin, Williamson County, Tennessee

OVATION
FRANKLIN, TN

WILLIAM GRAY HARRISON
REGISTERED ENGINEER
AGREEMENT FOR COMMERCE
No. 127919
STATE OF TENNESSEE

INITIAL SUBMITTAL: 12/08/2025

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

ENLARGED GRADING AND DRAINAGE PLAN

SHEET
C3.5

COF # 8849

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Drawing name: K:\FRA_LDEV\118471000 - ovation\4-CADD\plansheets\1-development plan\C3.1 GRADING AND DRAINAGE PLAN.dwg C3.5 ENLARGED GRADING AND DRAINAGE PLAN Dec 30, 2025 2:37pm by: Sophia.Close



COF GRADING & DRAINAGE GENERAL NOTES

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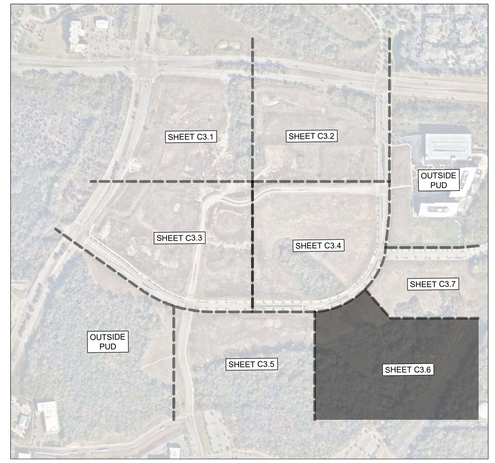

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CENTERCAL PROPERTIES, LLC

Highwoods

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

OVATION
FRANKLIN, TN

WILLIAM GRAY HARRISON
REGISTERED ENGINEER
AGRICULTURAL & COMMERCIAL
No. 137978
STATE OF TENNESSEE

INITIAL SUBMITTAL: 12/08/2025

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ENLARGED GRADING AND DRAINAGE PLAN

SHEET
C3.6

COF # 8849

Drawing name: K:\FRA_LDEV\118471000 - ovation\4-CADD\plansheets\1-development plan\C3.1 GRADING AND DRAINAGE PLAN.dwg C3.6 ENLARGED GRADING AND DRAINAGE PLAN Dec 30, 2025 2:37pm by: Sophia.Close

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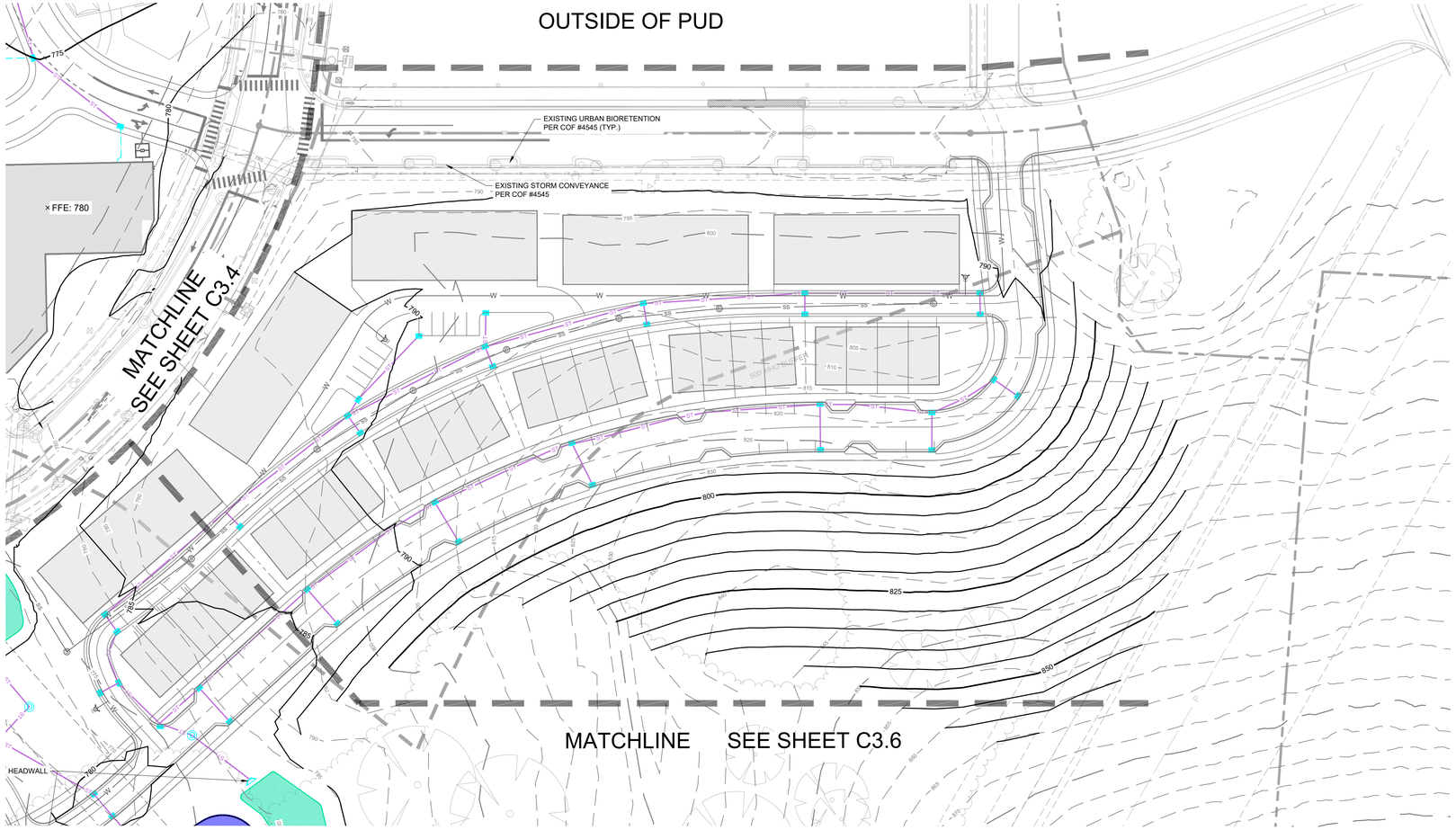

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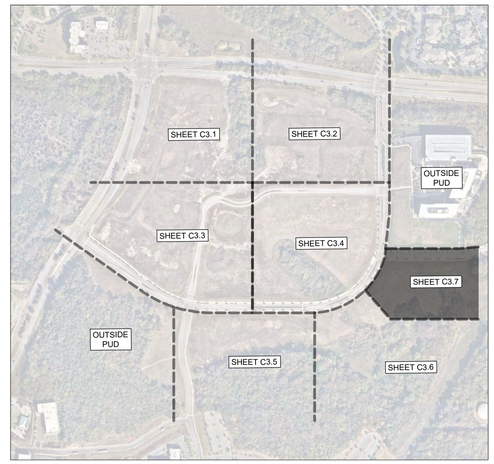

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NORTH

CENTERCAL PROPERTIES, LLC

Highwoods

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

OVATION
FRANKLIN, TN

WILLIAM GRAY HARRISON
REGISTERED ENGINEER
AGRICULTURE COMMERCE
No. 137919
STATE OF TENNESSEE

INITIAL SUBMITTAL: 12/08/2025

Revision Date
1 _____
2 _____
3 _____
4 _____

ENLARGED GRADING AND DRAINAGE PLAN

SHEET
C3.7

COF # 8849

Drawing name: K:\FRA_LDEV\118471000 - ovation\4-CADD\plansheets\1-development plan\C3.1 GRADING AND DRAINAGE PLAN.dwg C3.7 ENLARGED GRADING AND DRAINAGE PLAN Dec 30, 2025 2:37pm by: Sophia.Close

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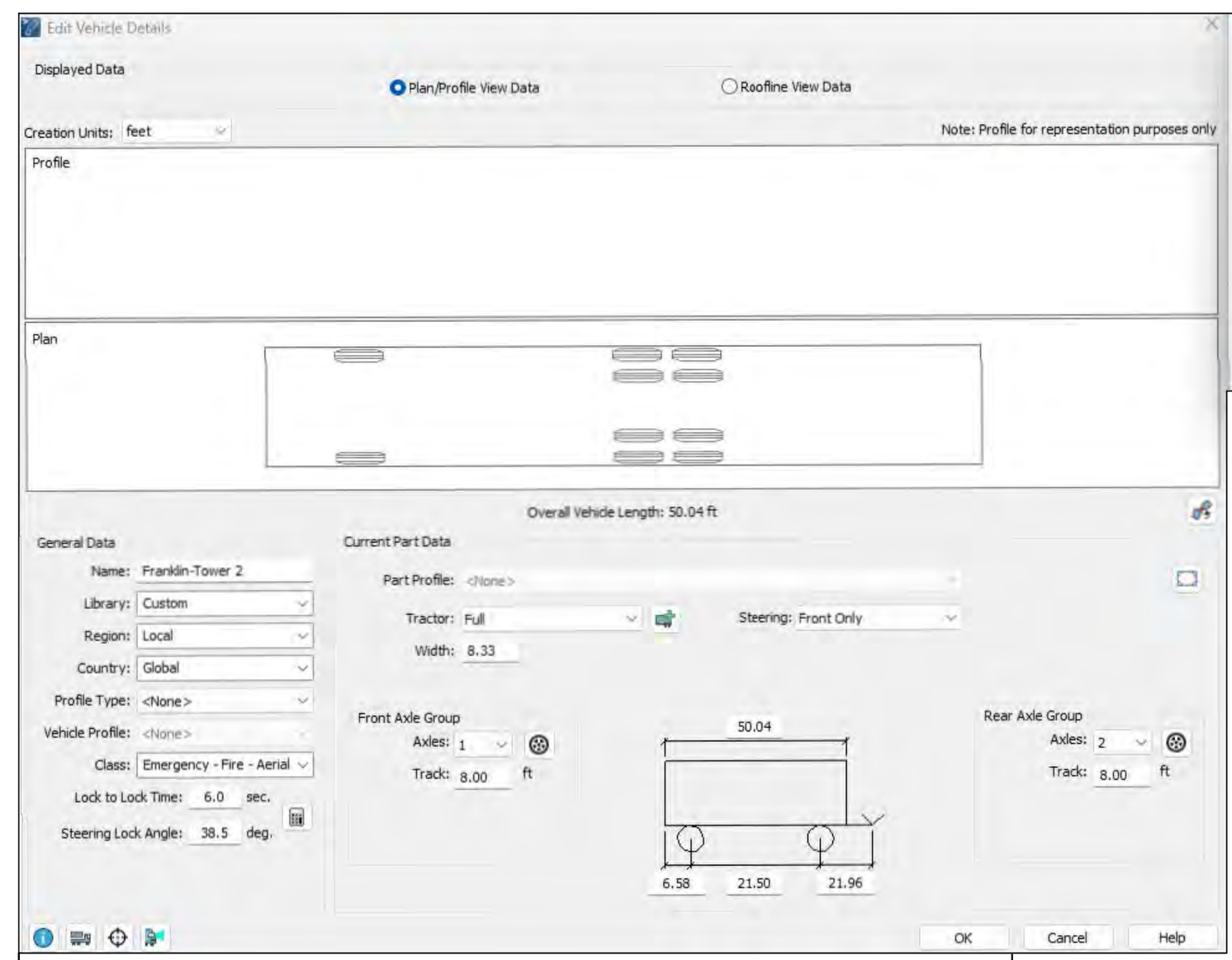


FIRE FLOW TEST

FLOW TEST DATE: 05/27/2025, 11:00 AM
STATIC PRESSURE: 142 psi
RESIDUAL PRESSURE: 132 psi
FLOW: 1178 GPM

TESTED BY MALLORY VALLEY UTILITY DEPARTMENT; PARKER HOWELL, JON LYNN, JUSTIN MAXWELL

STREETS IMPACT STATEMENT

THIS DEVELOPMENT WILL IMPACT LOCAL TRANSPORTATION INFRASTRUCTURE.

TRAFFIC FLOW

INCREASED TRAFFIC ON CAROTHERS PARKWAY AND MCEWEN DRIVE WILL NECESSITATE IMPROVEMENTS TO ROAD CAPACITY, TRAFFIC SIGNAL SYSTEMS, AS IDENTIFIED WITH THE TIS. PER THE TIS, IT IS ESITMATED THAT THIS DEVELOPMENT WILL CONTRIBUTE 34,266 TOTAL DAILY TRIPS (2,785 AM PEAK TRIPS AND 3.345 PM PEAK TRIPS).

CONNECTIVITY:

ENHANCED CONNECTIVITY, INCLUDING PEDESTRIAN PATHWAYS AND BIKE LANES WILL BE INCORPORATED OR UTILIZED TO REDUCE CONGESTION AND PROMOTE ALTERNATIVE TRANSPORTATION MODES. THE DEVELOPMENT PROPOSES THE USE OF TWO EXISTING RIGHT-IN-RIGHT-OUT CURB CUTS ALONG CAROTHERS PARKWAY AND MCEWEN DRIVE, AND VARIOUS OTHER CONNECTION POINTS ALONG THE PRIVATE OVATION PARKWAY.

FIRE TRUCK ACCESS NOTE

- ANY FIRE TRUCK EMERGENCY ACCESS PATH OR DRIVE AISLE THAT IS GREATER THAN 150' SHALL PROVIDE AN APPROPRIATE TURNAROUND FOR THE STANDARD FRANKLIN FIRE TRUCK.
- 150' HOSE LAY ACCESS SHALL BE PROVIDED TO ALL BUILDINGS. IN LOCATIONS WHERE THIS IS NOT POSSIBLE, APPLICANT WILL WORK WITH THE COF FIRE MARSHALL AT SITE PLAN TO MEET ADDITIONAL REQUIREMENTS SUCH AS FIRE SPRINKLER SYSTEMS OR STANDPIPES TO MEET THE CURRENT FIRE CODE AT THAT TIME.
- AT SITE PLAN, ALL AUTOTURN MOVEMENTS FOR THE STANDARD CITY OF FRANKLIN FIRE TRUCK SHALL SHOW FULL ACCESS WITHOUT CONFLICTS FOR THE APPROPRIATE EMERGENCY VEHICLES PATHS.
- AT SITE PLAN, FIRE ACCESS FOR BUILDINGS, INCLUDING THE AREA OUTLINED IN RED ON THIS SHEET, SHALL BE COORDINATED WITH CITY STAFF TO MEET APPLICABLE CODES.

PRIVATE FIRE HYDRANT NOTE

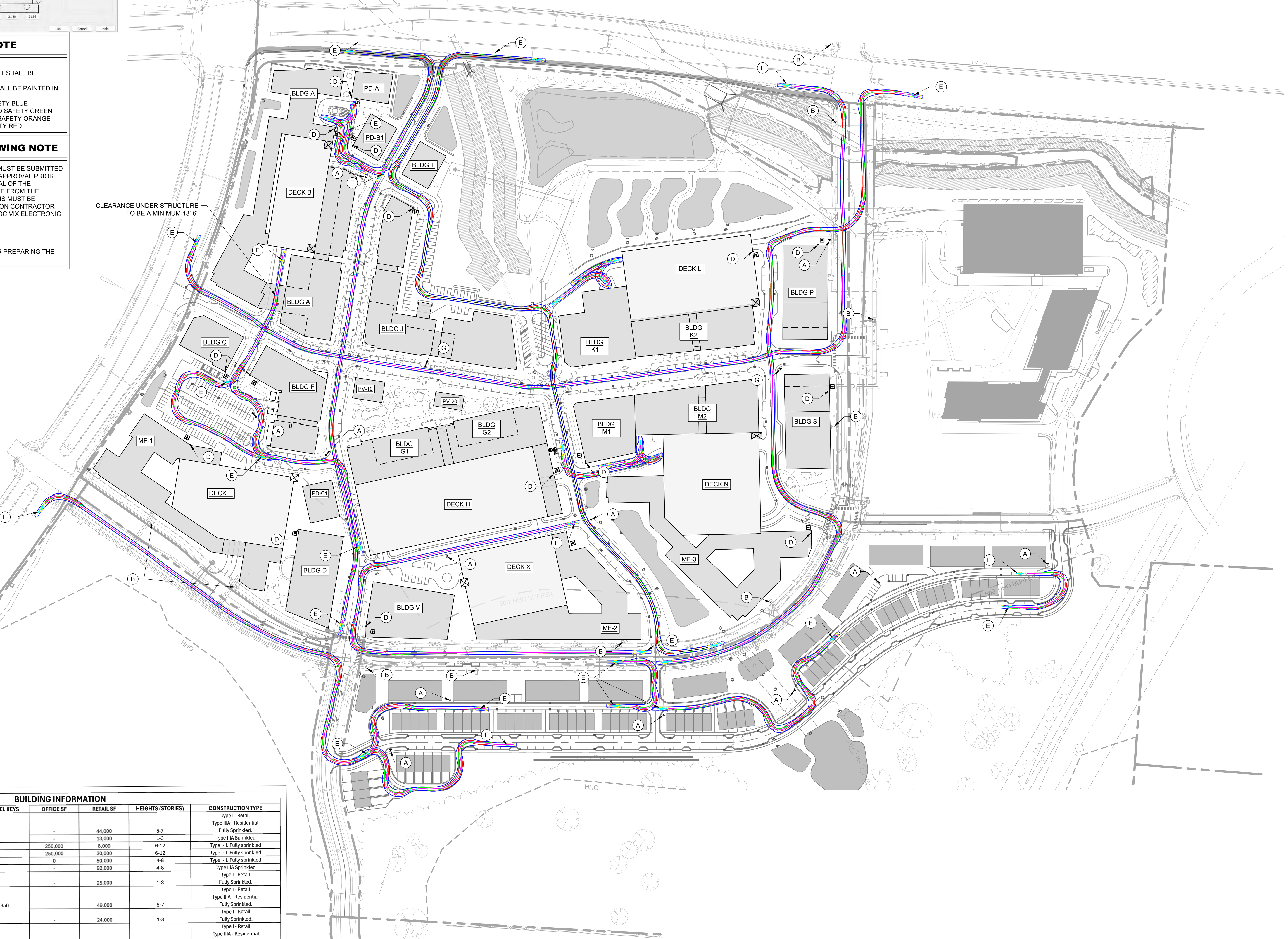
PRIVATE HYDRANTS:
1. THE BARREL AND CAPS OF THE HYDRANT SHALL BE PAINTED PPG OIL-BASED SILVER
2. THE TOP / BONNET OF THE HYDRANT SHALL BE PAINTED IN ACCORDANCE WITH THE FOLLOWING:
   ABOVE 1500-GPM = PPG OIL-BASED SAFETY BLUE
   1000-GPM TO 1499-GPM = PPG OIL-BASED SAFETY GREEN
   500-GPM TO 999-GPM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

UNDERGROUND SHOP DRAWING NOTE

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

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

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



ROW & ACCESS GENERAL NOTES

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

KEYNOTE LEGEND

- (A) PROPOSED PUBLIC FIRE HYDRANT ASSEMBLY
- (B) EXISTING FIRE HYDRANT ASSEMBLY
- (C) MAIN BUILDING ENTRANCE. FINAL LOCATION WILL BE PROVIDED AT SITE PLAN SUBMITTAL
- (D) FIRE DEPARTMENT CONNECTION (TYP.) FINAL LOCATION WILL BE PROVIDED AT SITE PLAN SUBMITTAL
- (E) FRANKLIN T-2 SUTPHEN FIRE TRUCK
- (F) CITY OF FRANKLIN GARBAGE TRUCK
- (G) PROPOSED PRIVATE FIRE HYDRANT ASSEMBLY

SIGHT DISTANCE NOTE

BUILDINGS, PARKING STALLS, AND OTHER OBSTRUCTIONS WILL BE REVIEWED IN DETAIL AT SITE PLAN STAGE AND WILL BE REMOVED OR ADJUSTED AS NEEDED TO ENSURE SIGHT DISTANCE REQUIREMENTS ARE MET PER CITY OF FRANKLIN STAFF.

ADA PARKING NOTE

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

FDC LOCATIONS NOTE

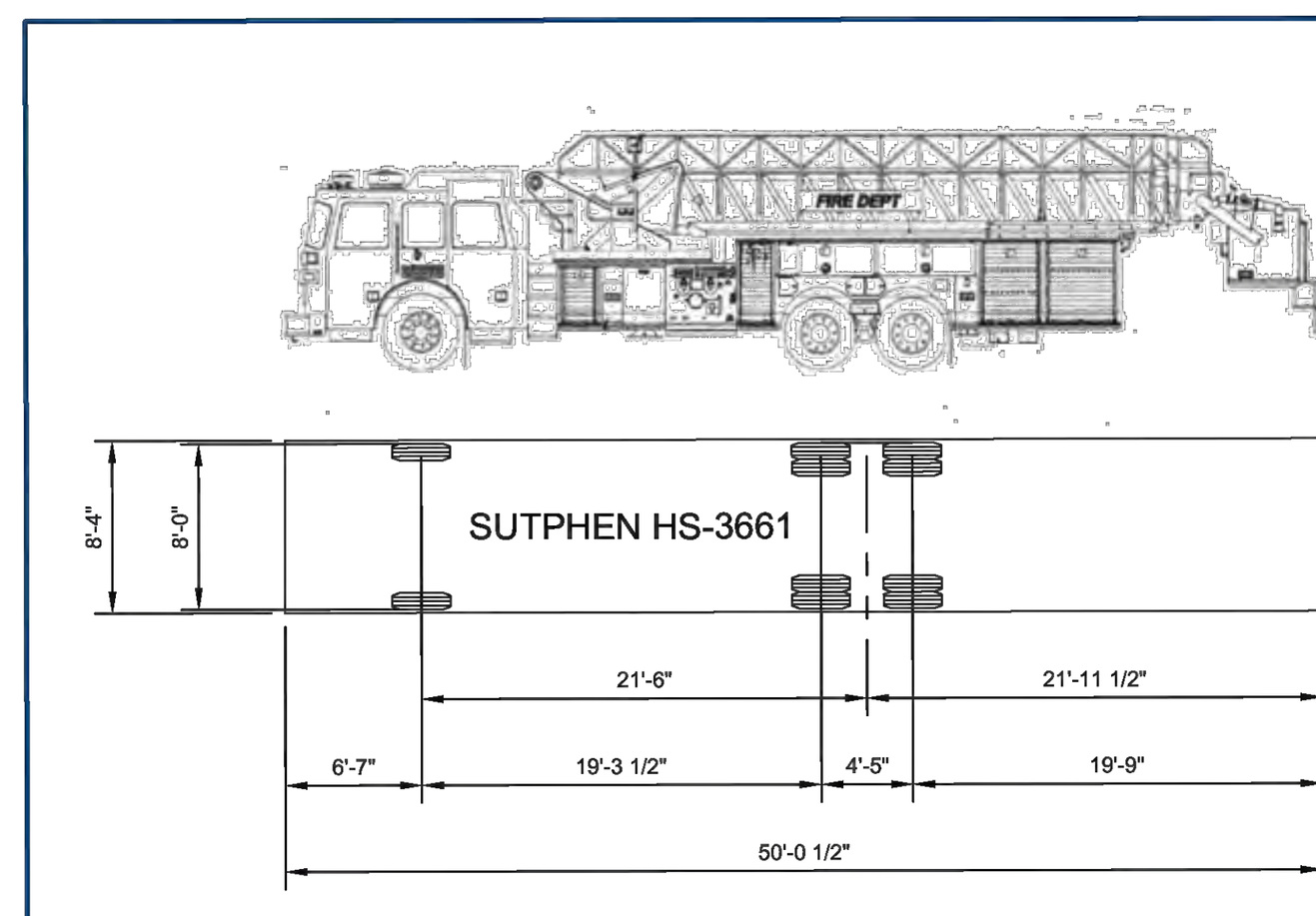
FDC LOCATIONS WILL BE PROVIDED AT SITE PLAN. BUILDINGS WILL BE BUILT TO CITY OF FRANKLIN / IBC STANDARDS.

AUTO-TURN DESIGN SPEED NOTE

MINIMUM DESIGN SPEED IS 5-MPH

TRUCK TURN LEGEND

- FRONT TIRES
- BACK TIRES
- VEHICLE FENDER PATH



APPARATUS AND TURNING INFORMATION

1. NUMBER OF FRONT AXLES = 1
2. FRONT TRACK WIDTH = 8.000 FT
3. WHEELS ON EACH FRONT AXLE = 2
4. NUMBER OF REAR AXLES = 2
5. REAR TRACK WITH = 8.000 FT
6. WHEELS ON EACH REAR AXLE = 4
7. WHEELBASE = 19.292 FT
8. REAR AXLE SPACING = 4.417 FT
9. LOCK-TO-LOCK TIME = 6 SEC
10. TURNING RADIUS WALL TO WALL = 42 FT
11. BODY LENGTH = 50.042 FT
12. BODY WIDTH = 8.333 FT
13. REAR OVERHANG = 24.167 FT
14. MINIMUM DESIGN SPEED = 5 MPH

FIRE APPARATUS TURNING TEMPLATE
CITY OF FRANKLIN | NOT TO SCALE | CITY ENGINEER: | DATE: 7/1/2021 | DWG. NO. SD-7

BUILDING INFORMATION						
BUILDING KEY	RESIDENTIAL UNITS	HOTEL KEYS	OFFICE SF	RETAIL SF	HEIGHTS (STORIES)	CONSTRUCTION TYPE
A	308		-	44,000	5-7	Type I - Retail Type IIIA - Residential Fully Sprinkled.
C	-		-	13,000	1-3	Type IIIA Sprinkled
D	-		250,000	8,000	6-12	Type I-II. Fully sprinkled
F	-		250,000	30,000	6-12	Type I-II. Fully sprinkled
G	104		0	50,000	4-8	Type I-II. Fully sprinkled
J	-		-	92,000	4-8	Type IIIA Sprinkled
K-1	0		-	25,000	1-3	Type I - Retail Fully Sprinkled.
K-2		350		49,000	5-7	Type I - Retail Type IIIA - Residential Fully Sprinkled.
M-1	-		-	24,000	1-3	Type I - Retail Fully Sprinkled.
M-2	150			49,000	5-7	Type I - Retail Type IIIA - Residential Fully Sprinkled.
MF-1	270		-	-	4-6	Type V or Type IIIA. Fully sprinkled
MF-2	270		-	-	4-6	Type V or Type IIIA. Fully sprinkled
MF-3	293				4-6	Type V or Type IIIA. Fully sprinkled
P	-		250,000	10,000	6-12	Type I-II. Fully sprinkled
S	-		250,000	10,000	6-12	Type I-II. Fully sprinkled
PD-A1 (RESTAURANT)	-		-	8,000	1-3	
PD-B1 (RESTAURAUNT)				8,000	1-3	
PD-C1				8,000	1-3	
T (RESTAUARANT)				8,000	1-3	
PV-10	-		-	1,000	1	Type V - Non Sprinkled
PV-20	-		-	1,000	1	Type V - Non Sprinkled
V	-		250,000	-	5-8	Type I-II. Fully sprinkled
MULTI-FAMILY	120		-	-	3-4	
TOWNHOME	69		-	-	2-3	
DECK B	-		-	-	4-6	
DECK E	-		-	-	7-8	
DECK H	-		-	-	3-4	
DECK L	-		-	-	4-6	
DECK N	-		-	-	6-7	
DECK R	-		-	-	4-6	
DECK T	-		-		4-6	
DECK X	-		-	-		

CITY OF FRANKLIN FIRE HYDRANT NOTES

1. HYDRANTS SHALL BE INSTALLED AT INTERSECTIONS AND BETWEEN INTERSECTIONS SO DISTANCE BETWEEN HYDRANTS DOES NOT EXCEED 500-FEET. NOTE: CLOSER SPACING MAY BE REQUIRED FOR SOME PROJECTS.
2. MINIMUM WATER SUPPLY IS 1,500-GPM AT 20-PSI. NOTE: SOME PROJECTS MAY REQUIRE A GREATER AMOUNT.
3. HYDRANTS MUST BE INSTALLED BEFORE CONSTRUCTION GOES VERTICAL AND OR BEFORE COMBUSTIBLE BUILDING PRODUCTS ARE BROUGHT ON SITE.
4. OFF-SITE HYDRANTS MAY BE CONSIDERED, BUT THEY MUST BE WITHIN 500-FEET OF ALL PORTIONS OF THE BUILDING
5. HYDRANTS TO BE INSTALLED WITH 6" MIN. DUCTILE IRON FIRE LINES UNLESS OTHERWISE NOTED.

FIRE LANE NOTE

PUBLIC PROPERTY: WHERE PARKED CARS MAY NARROW THE FIRE LANE TO LESS THAN 20-FEET, THE FIRE LANES SHALL BE MARKED IN ACCORDANCE WITH MUNICIPAL ORDINANCE, 7-225.

FIRE LANES SHALL BE MARKED WITH SIGNS ADJACENT TO THE CURB AND PAVEMENT MARKINGS READING FIRE LANE—NO PARKING VISIBLE FROM THE NORMAL LANE OF TRAFFIC AND PAINTED YELLOW OR WHITE OR AS APPROVED BY THE FIRE MARSHAL. A MAXIMUM OF 50-FEET ALTERNATING BETWEEN SIGNS AND PAVEMENT MARKINGS SHALL BE REQUIRED ALONG THE ENTIRE LENGTH OF THE FIRE LANE. PLACEMENT SUBJECT TO APPROVAL BY THE FIRE MARSHAL.

SIZE OF LETTERING ON PAVEMENT SHALL BE 18" HIGH WITH A 3" BRUSH STROKE.

GRAPHIC SCALE IN FEET
0 75 150 300

NORTH

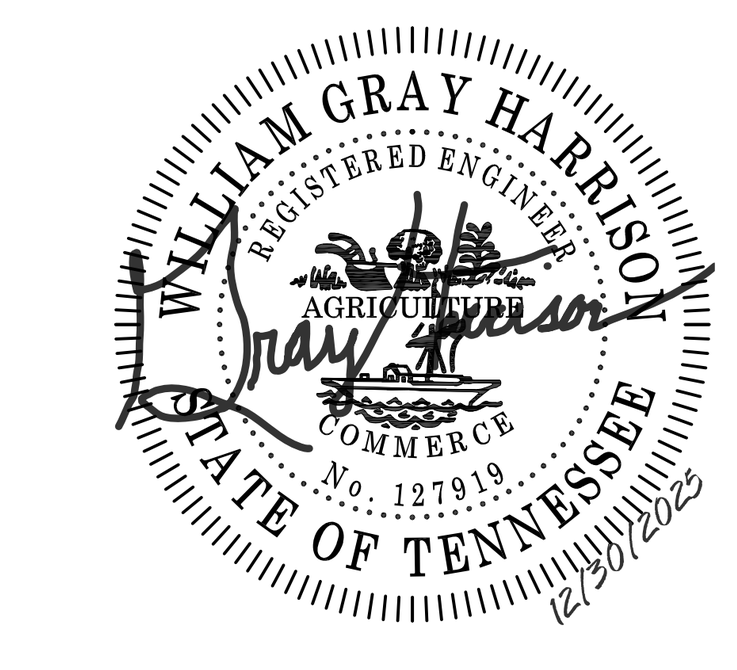
CENTERCAL PROPERTIES, LLC

Highwoods

OVATION PUD SUBDIVISION DEVELOPMENT PLAN, REVISION 3

Franklin, Williamson County, Tennessee

OVATION
FRANKLIN, TN



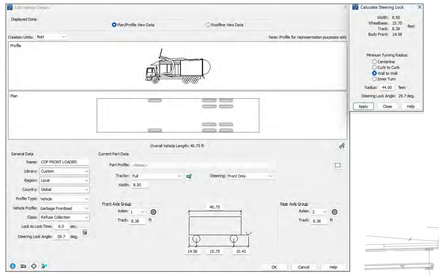
INITIAL SUBMITTAL: 12/08/2025

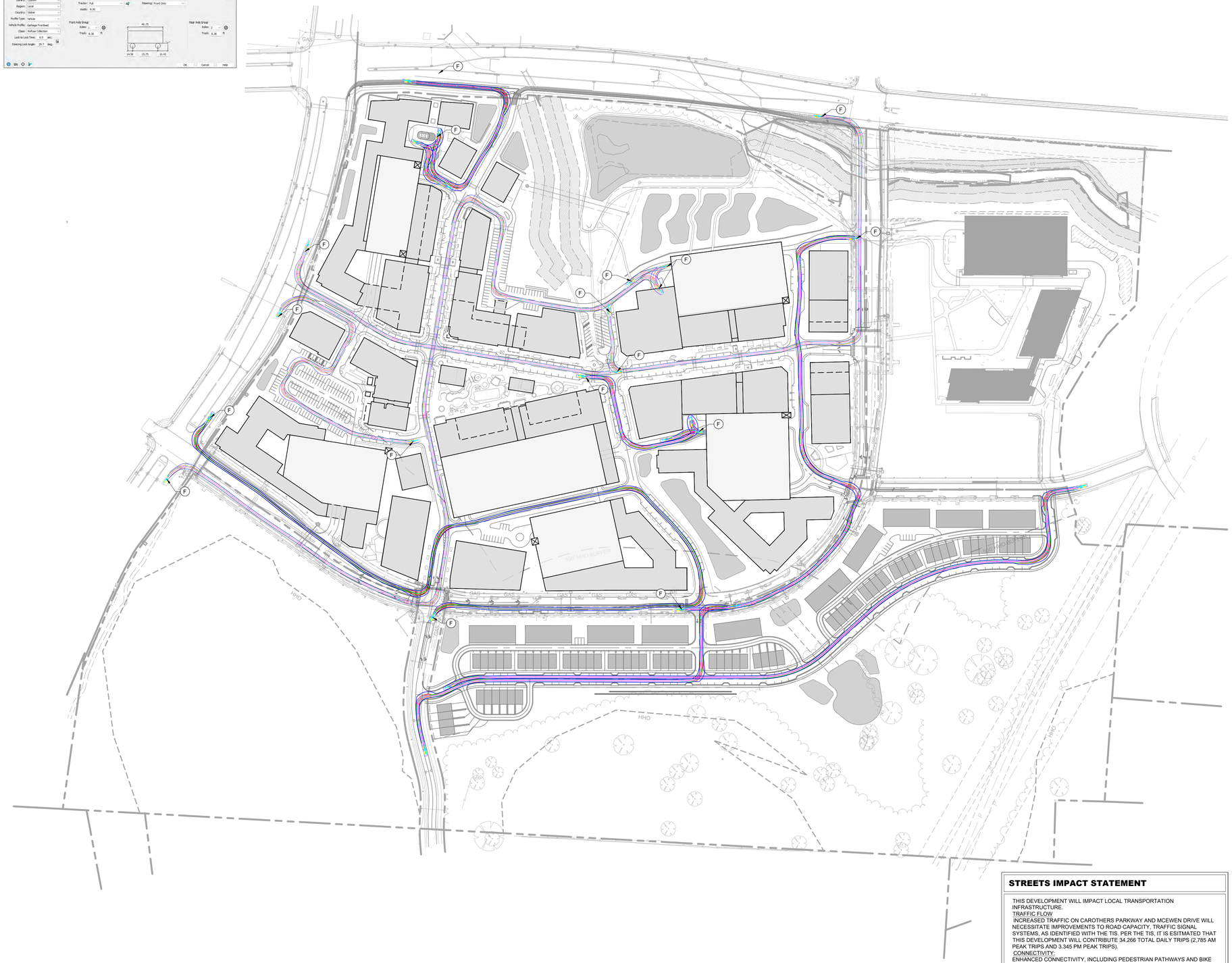
Revision Date

OVERALL ROW & ACCESS PLAN - FIRE

SHEET
C4.0

COF # 8849





ROW & ACCESS GENERAL NOTES

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

KEYNOTE LEGEND

- (A) PROPOSED FIRE HYDRANT ASSEMBLY
- (B) EXISTING FIRE HYDRANT ASSEMBLY
- (C) MAIN BUILDING ENTRANCE. FINAL LOCATION WILL BE PROVIDED AT SITE PLAN SUBMITTAL
- (D) FIRE DEPARTMENT CONNECTION (TYP.) FINAL LOCATION WILL BE PROVIDED AT SITE PLAN SUBMITTAL
- (E) FRANKLIN T-2 SUTPHEN FIRE TRUCK
- (F) CITY OF FRANKLIN GARBAGE TRUCK

SIGHT DISTANCE NOTE

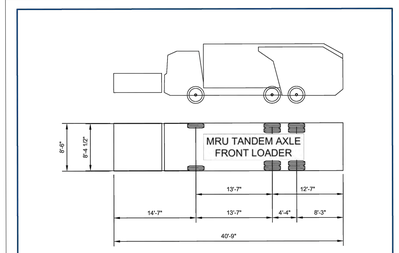
BUILDINGS, PARKING STALLS, AND OTHER OBSTRUCTIONS WILL BE REVIEWED IN DETAIL AT SITE PLAN STAGE AND WILL BE REMOVED OR ADJUSTED AS NEEDED TO ENSURE SIGHT DISTANCE REQUIREMENTS ARE MET PER CITY OF FRANKLIN STAFF.

ADA PARKING NOTE

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

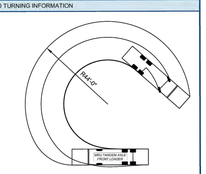
TRUCK TURN LEGEND

- FRONT TIRES
- BACK TIRES
- VEHICLE FENDER PATH



APPARATUS AND TURNING INFORMATION

1. NUMBER OF FRONT AXLES = 1
2. FRONT TRACK WIDTH = 8.375 FT
3. WHEELS ON EACH FRONT AXLE = 2
4. NUMBER OF REAR AXLES = 2
5. REAR TRACK WITH = 8.375 FT
6. WHEELS ON EACH REAR AXLE = 4
7. WHEELBASE = 13.583 FT
8. REAR AXLE SPACING = 4.333 FT
9. LOCK-TO-LOCK TIME = 6 SEC
10. TURNING RADIUS WALL TO WALL = 44 FT
11. BODY LENGTH = 40.750 FT
12. BODY WIDTH = 8.500 FT
13. REAR OVERHANG = 12.583 FT
14. MINIMUM BODY GROUND CLEARANCE = 1.375 FT
15. MINIMUM DESIGN SPEED = 5 MPH



CITY OF FRANKLIN NOT TO SCALE	SOLID WASTE APPARATUS TURNING TEMPLATE CITY ENGINEER:	DWG. NO. SD-8 DATE: 9/21/2023

STREETS IMPACT STATEMENT

THIS DEVELOPMENT WILL IMPACT LOCAL TRANSPORTATION INFRASTRUCTURE.
TRAFFIC FLOW
INCREASED TRAFFIC ON CAROTHERS PARKWAY AND MCEWEN DRIVE WILL NECESSITATE IMPROVEMENTS TO ROAD CAPACITY, TRAFFIC SIGNAL SYSTEMS, AS IDENTIFIED WITH THE TIS. PER THE TIS, IT IS ESITMATED THAT THIS DEVELOPMENT WILL CONTRIBUTE 34,266 TOTAL DAILY TRIPS (2,785 AM PEAK TRIPS AND 3,345 PM PEAK TRIPS).
CONNECTIVITY:
ENHANCED CONNECTIVITY, INCLUDING PEDESTRIAN PATHWAYS AND BIKE LANES WILL BE INCORPORATED OR UTILIZED TO REDUCE CONGESTION AND PROMOTE ALTERNATIVE TRANSPORTATION MODES. THE DEVELOPMENT PROPOSES THE USE OF TWO EXISTING RIGHT-IN-RIGHT-OUT CURB CUTS ALONG CAROTHERS PARKWAY AND MCEWEN DRIVE, AND VARIOUS OTHER CONNECTION POINTS ALONG THE PRIVATE OVATION PARKWAY.

GRAPHIC SCALE IN FEET
0 75 150 300

NORTH

CENTERCAL PROPERTIES, LLC

Highwoods

OVATION
FRANKLIN, TN

WILLIAM GRAY HARRISON
REGISTERED ENGINEER
No. 127918
STATE OF TENNESSEE

INITIAL SUBMITTAL: 12/08/2025

Revision Date
1 _____
2 _____
3 _____
4 _____

OVERALL ROW & ACCESS PLAN - REFUSE

SHEET
C4.1

COF # 8849

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

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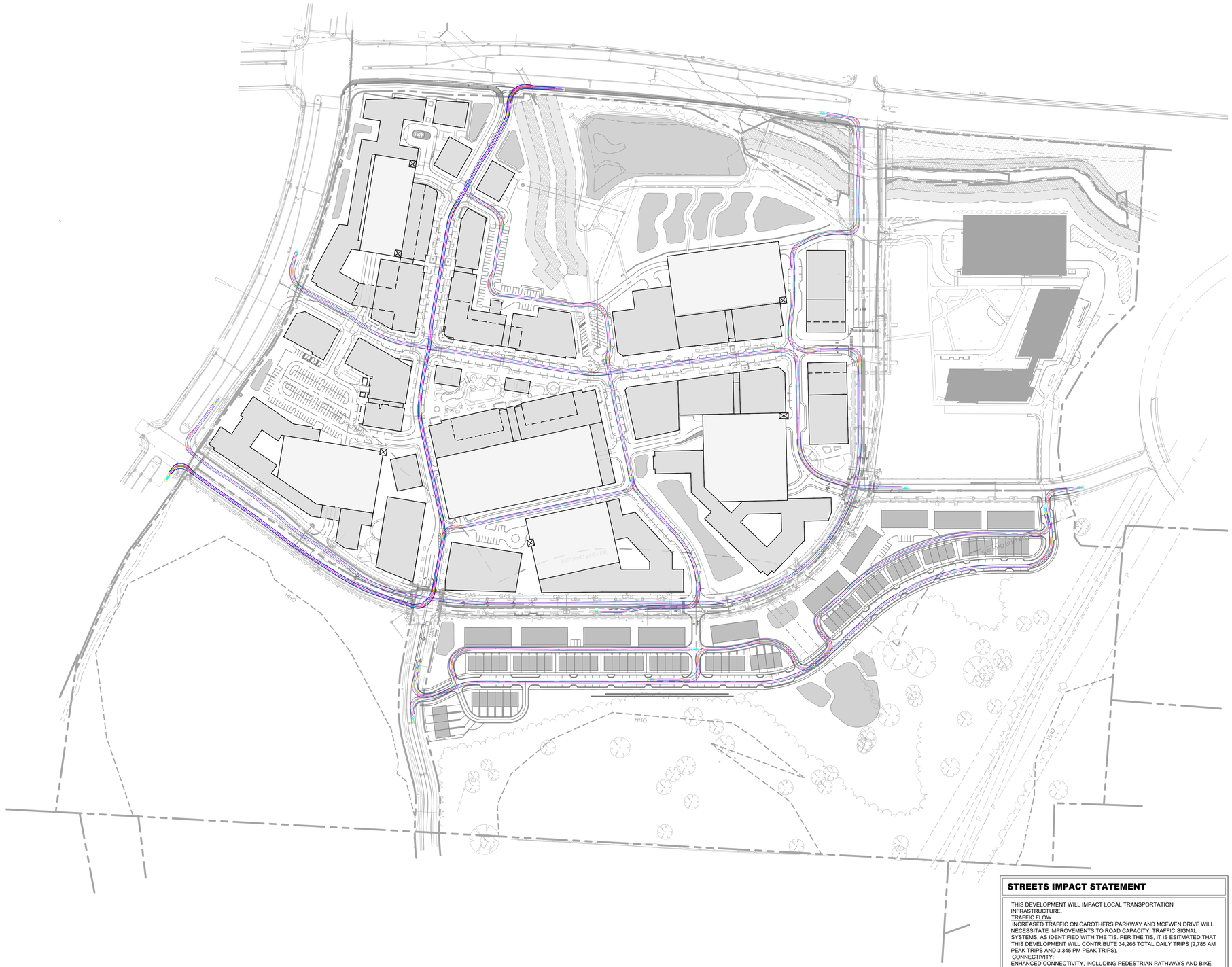
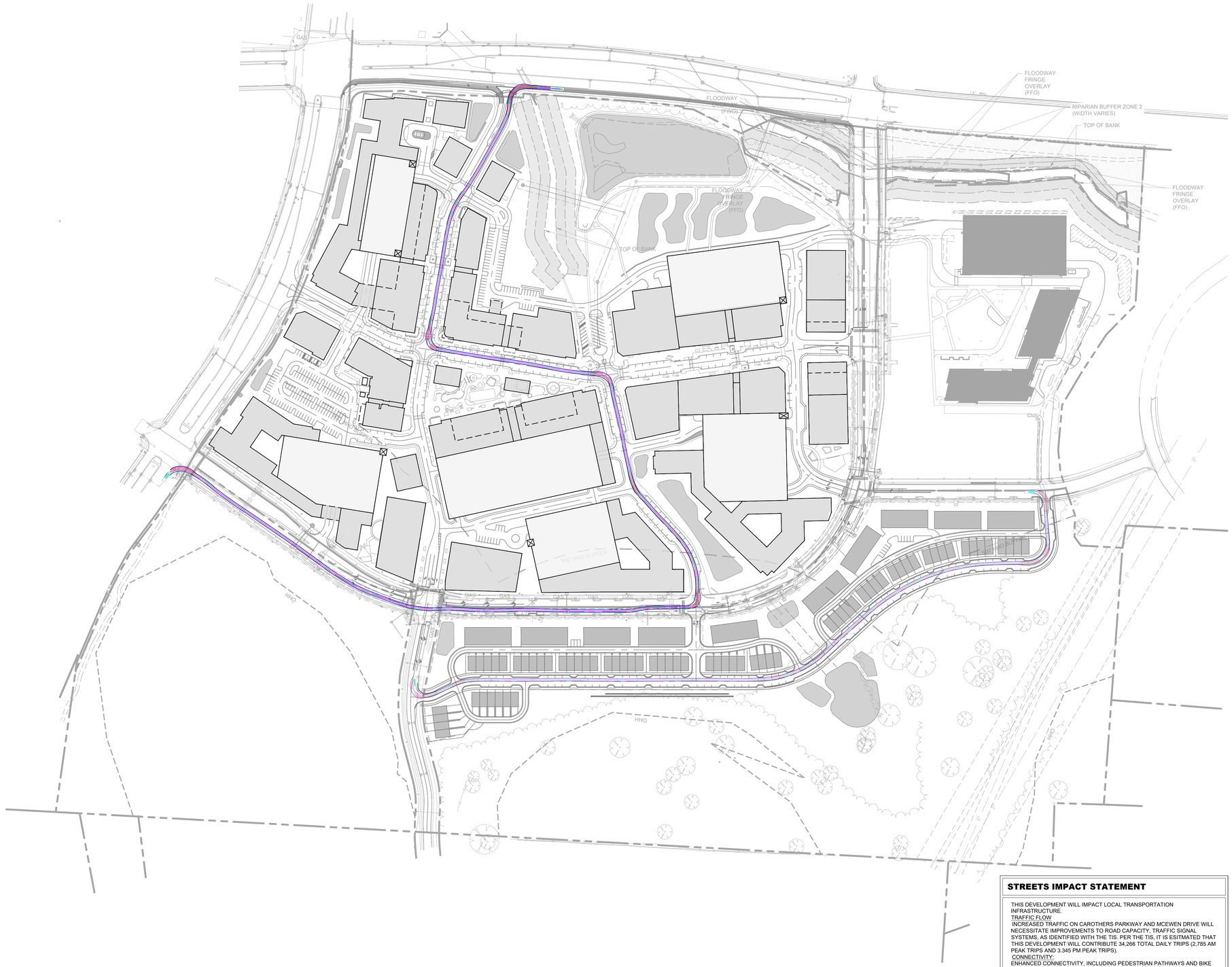

GAS
FIRE
HHO
100' HHO BUFFER
GAS
GAS
GAS


FLOODWAY (FWO)
FLOODWAY FRINGE OVERLAY (FFO)
RIPARIAN BUFFER ZONE 2 (WIDTH VARIES)
TOP OF BANK
FLOODWAY FRINGE OVERLAY (FFO)
FLOODWAY FRINGE OVERLAY (FFO)
TOP OF BANK
RIP RAP BUFFER
HHO
HHO
HHO
GAS
GAS
GAS



LEGEND

- TOWN CENTER STREET (PRIVATE)
- TOWN CENTER STREET W/ PARALLELS (PRIVATE)
- ENTRANCE BOULEVARD AT MCEWEN (PRIVATE)
- TOWN CENTER STREET AT OPEN SPACE (PRIVATE)
- ENTRANCE BOULEVARD (PRIVATE)
- ALLEY (PRIVATE)
- LOCAL ROAD (PUBLIC)
- ACCESS DRIVE (PRIVATE)

GRAPHIC SCALE IN FEET
0 75 150 300

NORTH

CENTERCAL PROPERTIES, LLC

Highwoods

OVATION PUD SUBDIVISION DEVELOPMENT PLAN, REVISION 3

Franklin, Williamson County, Tennessee

OVATION
FRANKLIN, TN

WILLIAM GRAY HARRISON
REGISTERED ENGINEER
AGRICULTURE
COMMERCE
No. 127919
STATE OF TENNESSEE
12/10/2025

INITIAL SUBMITTAL: 12/08/2025

Revision Date

STREET NETWORK PLAN

SHEET
C4.4

COF # 8849

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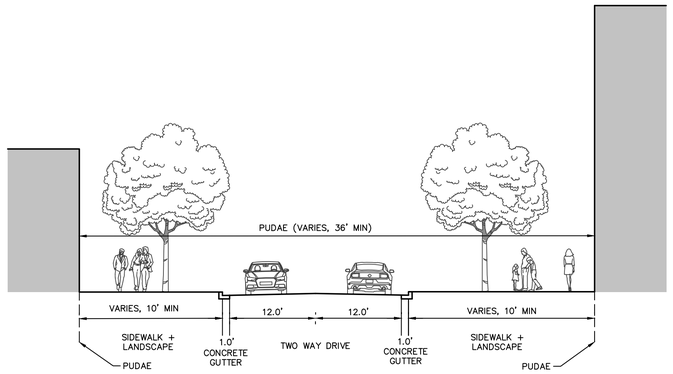
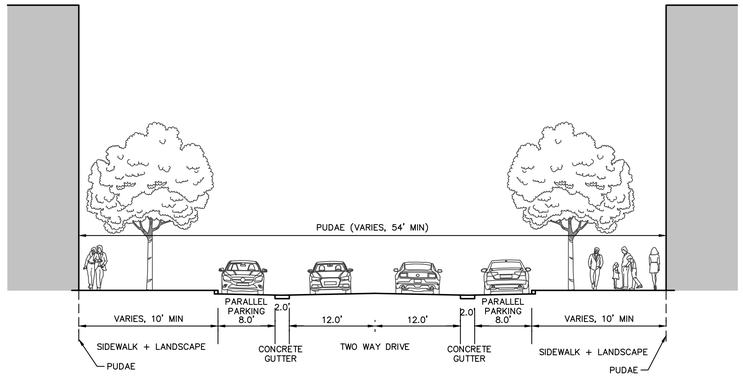
Drawing name: K:\FRA_LDEV\118471000 - ovation\4-CADD\plansheets\1-development plan\C4.4 OVERALL ROW & ACCESS PLAN.dwg C4.4 ROAD SECTIONS Dec 30, 2025 2:47pm by: Mackie.Nicholas

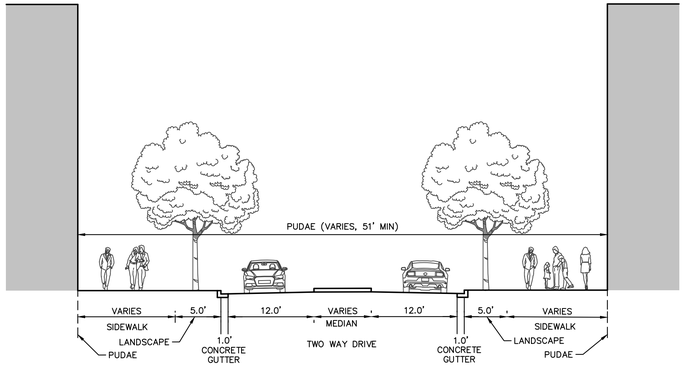
TOWN CENTER STREET (PRIVATE)



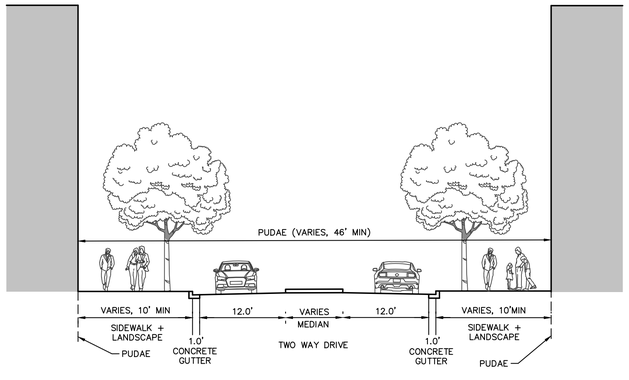
TOWN CENTER STREET WITH PARALLELS (PRIVATE)



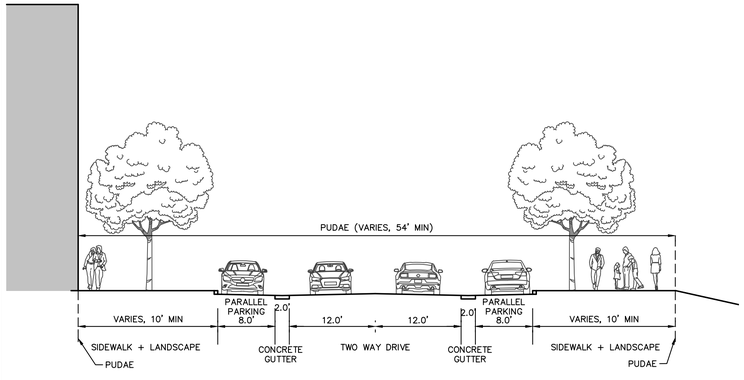
ENTRANCE BOULEVARD (PRIVATE)



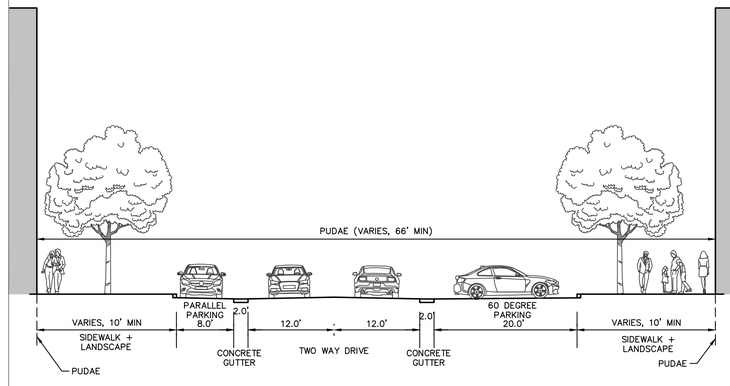
ENTRANCE BOULEVARD AT MCEWEN (PRIVATE)



TOWN CENTER STREET AT OPEN SPACE (PRIVATE)



ACCESS DRIVE (PRIVATE)



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CENTERCAL PROPERTIES, LLC

Highwoods

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

OVATION
FRANKLIN, TN

WILLIAM GRAY HARRISON
REGISTERED ENGINEER
No. 132798
STATE OF TENNESSEE

INITIAL SUBMITTAL: 12/08/2025

Revision Date
1 _____
2 _____
3 _____
4 _____

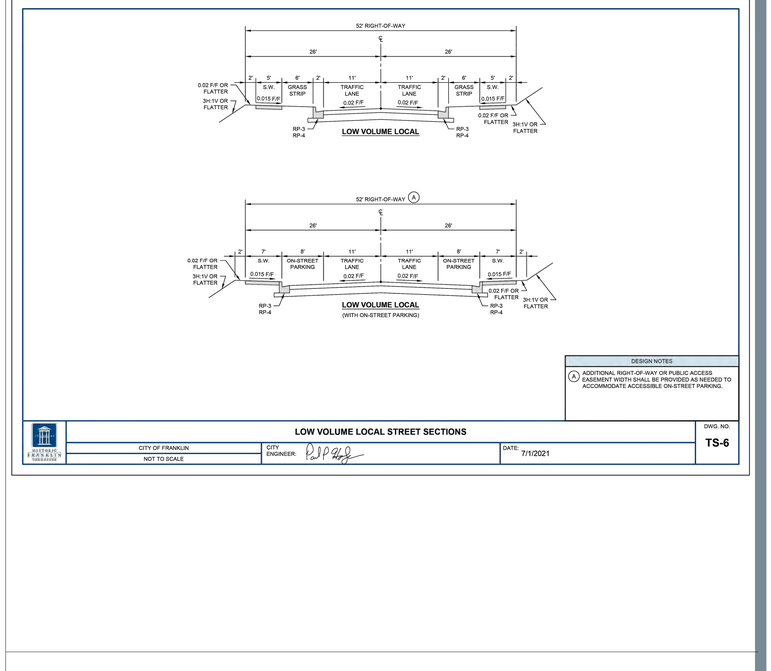
STREET NETWORK SECTIONS

SHEET
C4.5

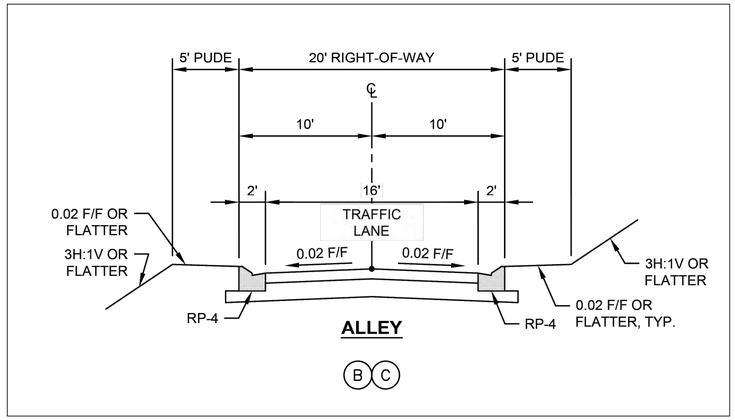
COF # 8849

Drawing name: K:\FRA_LDEV\118471000 - ovation\4-CADD\plansheets\1-development plan\C4.4 OVERALL ROW & ACCESS PLAN.dwg C4.5 ROAD SECTIONS Dec 30, 2025 2:39pm by: Sophia.Close

LOCAL ROAD (PUBLIC)



ALLEY (PRIVATE)



CENTERCAL PROPERTIES, LLC

Highwoods

OVATION PUD SUBDIVISION DEVELOPMENT PLAN, REVISION 3

Franklin, Williamson County, Tennessee

OVATION
FRANKLIN, TN

WILLIAM GRAY HARRISON
REGISTERED ENGINEER
AGRICULTURE
COMMERCE
No. 127919
STATE OF TENNESSEE
12/30/2025

INITIAL SUBMITTAL: 12/08/2025

Revision Date

STREET NETWORK SECTIONS

SHEET

C4.6

COF # 8849

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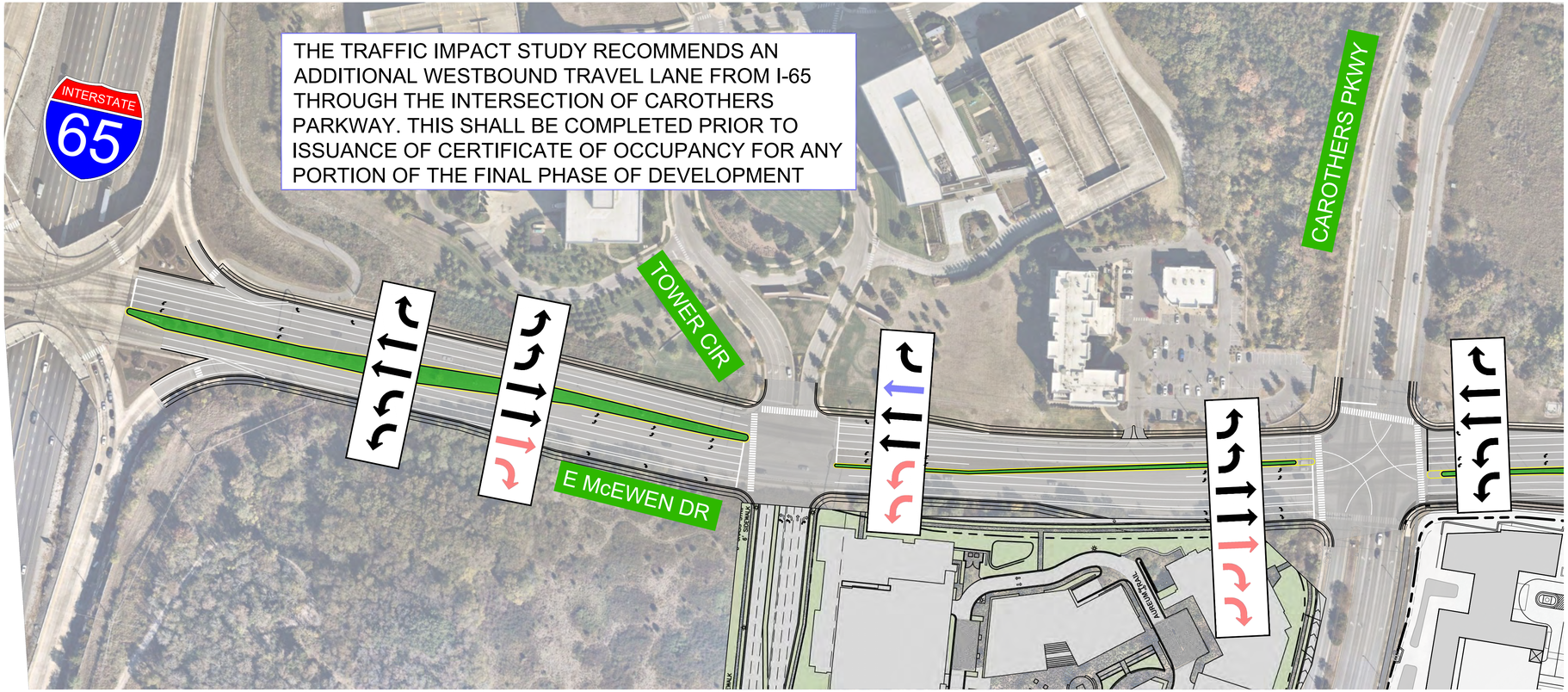
THE TRAFFIC IMPACT STUDY RECOMMENDS AN ADDITIONAL WESTBOUND TRAVEL LANE FROM I-65 THROUGH THE INTERSECTION OF CAROTHERS PARKWAY. THIS SHALL BE COMPLETED PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY FOR ANY PORTION OF THE FINAL PHASE OF DEVELOPMENT


OVATION HAS AGREED TO CONSTRUCT AN ADDITIONAL TRAVEL LANE FROM CAROTHERS PARKWAY TO OVATION PARKWAY AND THE ASSOCIATED TURN LANES WITH PHASE 1 OF THE DEVELOPMENT.

LEGEND

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

STREETS IMPACT STATEMENT

THIS DEVELOPMENT WILL IMPACT LOCAL TRANSPORTATION INFRASTRUCTURE.

TRAFFIC FLOW

INCREASED TRAFFIC ON CAROTHERS PARKWAY AND MCEWEN DRIVE WILL NECESSITATE IMPROVEMENTS TO ROAD CAPACITY, TRAFFIC SIGNAL SYSTEMS, AS IDENTIFIED WITH THE TIS. PER THE TIS, IT IS ESITMATED THAT THIS DEVELOPMENT WILL CONTRIBUTE 34,266 TOTAL DAILY TRIPS (2,785 AM PEAK TRIPS AND 3.345 PM PEAK TRIPS).

CONNECTIVITY:

ENHANCED CONNECTIVITY, INCLUDING PEDESTRIAN PATHWAYS AND BIKE LANES WILL BE INCORPORATED OR UTILIZED TO REDUCE CONGESTION AND PROMOTE ALTERNATIVE TRANSPORTATION MODES. THE DEVELOPMENT PROPOSES THE USE OF TWO EXISTING RIGHT-IN-RIGHT-OUT CURB CUTS ALONG CAROTHERS PARKWAY AND MCEWEN DRIVE, AND VARIOUS OTHER CONNECTION POINTS ALONG THE PRIVATE OVATION PARKWAY.

GRAPHIC SCALE IN FEET
0 50 100 200

NORTH

CENTERCAL PROPERTIES, LLC

Highwoods

OVATION PUD SUBDIVISION DEVELOPMENT PLAN, REVISION 3

Franklin, Williamson County, Tennessee

OVATION
FRANKLIN, TN

WILLIAM GRAY HARRISON
REGISTERED ENGINEER
AGRICULTURE
COMMERCE
No. 127918
STATE OF TENNESSEE
12/08/2025

INITIAL SUBMITTAL: 12/08/2025

Revision Date

OFFSITE IMPROVEMENTS - MCEWEN WESTBOUND

SHEET
C4.7

COF # 8849

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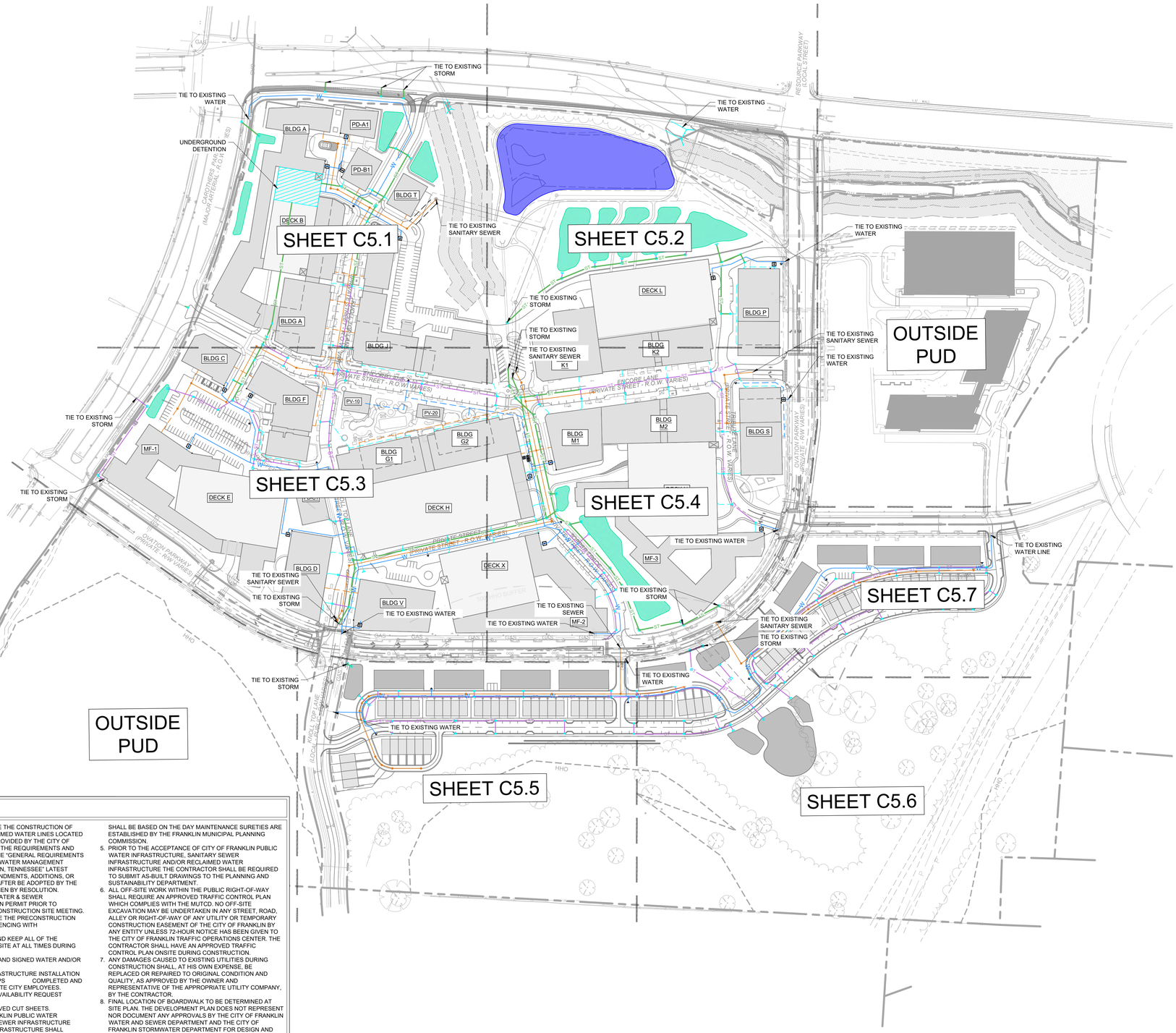
Drawing name: K:\FRA_LDEV\118471000 - ovation\4-CADD\plansheets\1-development plan\C4.7 OFFSITE IMPROVEMENTS - McEWEN WESTBOUND.dwg C4.7 OFFSITE IMPROVEMENTS - McEWEN WESTBOUND Dec 30, 2025 2:39pm by: Sophia.Close



LEGEND

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

IMPACT STATEMENT

WATER
THE DEVELOPMENT WILL BE SERVED VIA MALLORY VALLEY UTILITY DISTRICT WATER.
USAGE: THE DEVELOPMENT WILL INCLUDE BOTH RESIDENTIAL AND COMMERCIAL UNITS, REQUIRING A HIGHER VOLUME OF WATER FOR DAILY OPERATIONS.
INFRASTRUCTURE: THE DEVELOPMENT IS CURRENTLY ADJACENT TO AN 8" AND 12" MVUD MAIN. IT WILL NECESSITATE THE REMOVAL OF EXISTING WATER MAIN AND REROUTING THROUGH THE SITE.

SANITARY SEWER
THE DEVELOPMENT WILL BE SERVED VIA CITY OF FRANKLIN SEWER.
CAPACITY: THE MIXED-USE NATURE MEANS THERE WILL BE A VARIED RANGE OF WASTEWATER GENERATED, A CAPACITY REQUEST HAS BEEN SUBMITTED BY THE CITY OF FRANKLIN. PER THE SEWER AVAILABILITY REQUEST, IT IS ESTIMATED THAT THIS DEVELOPMENT WILL DEMAND 2,508.6 SFUE'S OR 878,010 GPD.
INFRASTRUCTURE: THE CONSTRUCTION OF NEW LINES, WILL BE REQUIRED TO ACCOMMODATE THE DEVELOPMENT. THE DEVELOPMENT PROPOSES THE REMOVAL AND REALIGNMENT OF EXISTING SEWER MAIN TO OUTFALL TO THE EXISTING 12" MAIN LOCATED AT THE NORTHWEST CORNER OF THE SITE.

RECLAIMED WATER LINE
THE DEVELOPMENT WILL NOT BE SERVED BY RECLAIMED WATER.

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

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

EXISTING SEWER NOTE

VARIOUS EXISTING SEWER PIPES HAVE KNOWN MAINTENANCE ISSUES AND/OR ARE FULL WITH DEBRIS AND SEDIMENT. SEWER PIPES PER COF #4545 INTENDED TO REMAIN WITH THIS PLAN ARE TO BE CLEANED, VIDEOED, AND INSPECTED PRIOR TO THE FIRST SITE PLAN SUBMITTAL AND PIPES TO BE REPLACED AS NECESSARY.

UTILITY NOTES

1. ALL PERSONS WHO UNDERTAKE THE CONSTRUCTION OF WATER, SEWER AND/OR RECLAIMED WATER LINES LOCATED IN, OR AFFECTING SERVICES PROVIDED BY THE CITY OF FRANKLIN SHALL COMPLY WITH THE REQUIREMENTS AND REGULATIONS SET FORTH IN THE "GENERAL REQUIREMENTS & TECHNICAL SPECIFICATIONS, WATER MANAGEMENT DEPARTMENT, CITY OF FRANKLIN, TENNESSEE" LATEST EDITION, ALONG WITH ANY AMENDMENTS, ADDITIONS, OR ALTERATION THAT MAY THEREAFTER BE ADOPTED BY THE BOARD OF MAYOR AND ALDERMEN BY RESOLUTION.
2. CONTRACTOR SHALL OBTAIN WATER & SEWER INFRASTRUCTURE INSTALLATION PERMIT PRIOR TO SCHEDULING REQUIRED PRE-CONSTRUCTION SITE MEETING. CONTRACTOR SHALL COMPLETE THE PRECONSTRUCTION SITE MEETING PRIOR TO COMMENCING WITH CONSTRUCTION.
3. CONTRACTOR SHALL OBTAIN AND KEEP ALL OF THE FOLLOWING ITEMS ON THE JOBSITE AT ALL TIMES DURING CONSTRUCTION:
   a. APPROVED, STAMPED AND SIGNED WATER AND/OR SEWER PLANS
   b. WATER & SEWER INFRASTRUCTURE INSTALLATION PERMIT, WITH ALL STEPS COMPLETED AND SIGNED BY APPROPRIATE CITY EMPLOYEES.
   c. COPY OF APPROVED AVAILABILITY REQUEST RESPONSE LETTER.
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4. ACCEPTANCE OF CITY OF FRANKLIN PUBLIC WATER INFRASTRUCTURE, SANITARY SEWER INFRASTRUCTURE AND/OR RECLAIMED WATER INFRASTRUCTURE SHALL BECOME THE RESPONSIBILITY OF THE CITY OF FRANKLIN, TN FOLLOWING APPROVAL FROM THE CITY OF FRANKLIN INSPECTORS AND ACCEPTANCE BY THE FRANKLIN MUNICIPAL PLANNING COMMISSION. THE ACCEPTANCE DATE SHALL BE BASED ON THE DAY MAINTENANCE SURETIES ARE ESTABLISHED BY THE FRANKLIN MUNICIPAL PLANNING COMMISSION.
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GRAPHIC SCALE IN FEET
0 75 150 300

NORTH

CENTERCAL PROPERTIES, LLC

Highwoods

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

OVATION
FRANKLIN, TN

WILLIAM GRAY HARRISON
REGISTERED ENGINEER
AGRICULTURE & COMMERCE
No. 127919
STATE OF TENNESSEE

INITIAL SUBMITTAL: 12/08/2025

Revision Date
1 _____
2 _____
3 _____
4 _____

OVERALL UTILITY PLAN

SHEET
C5.0

COF # 8849

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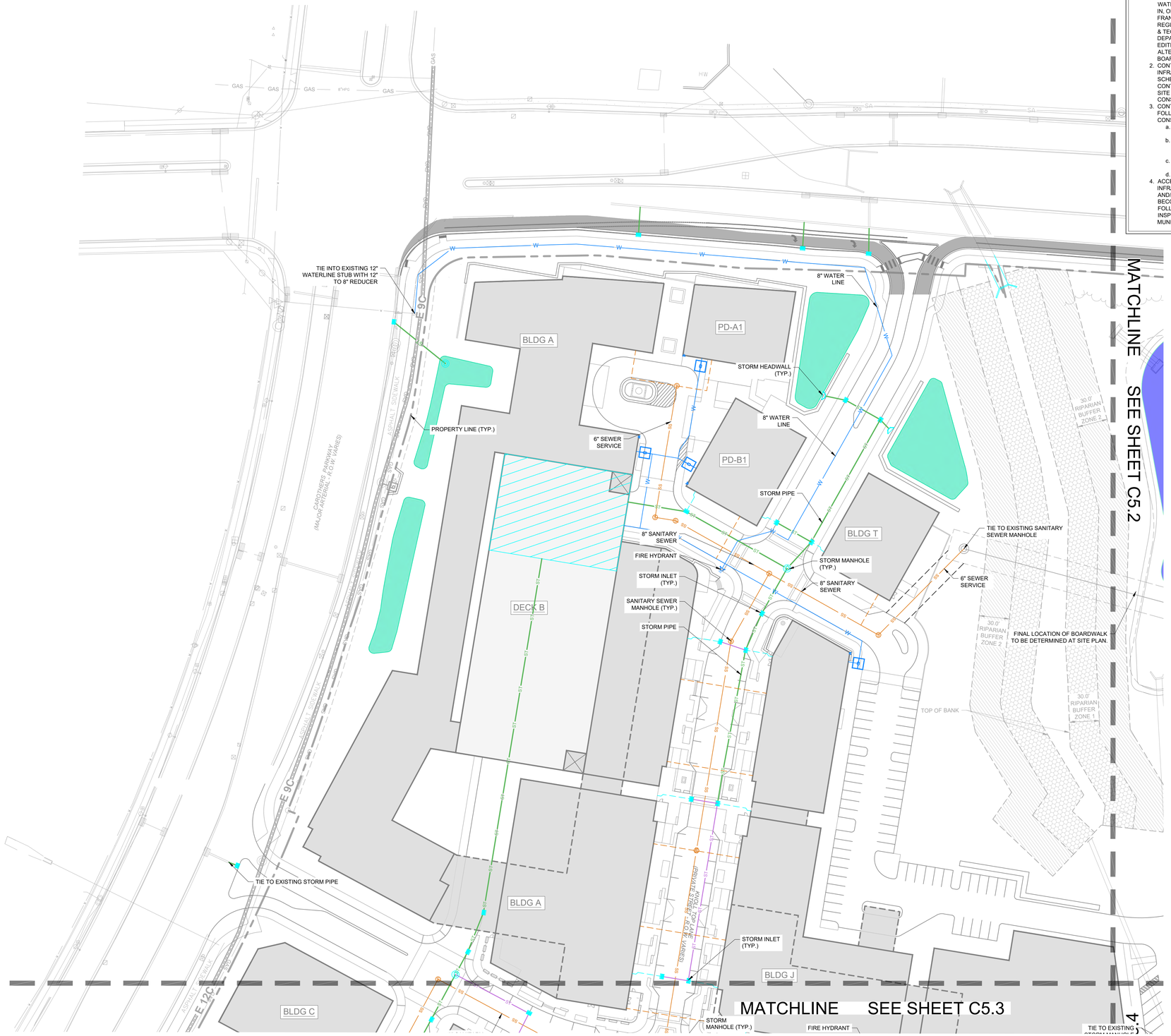

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UTILITY CONTACTS

WATER
MALLORY VALLEY
465 DUKE DRIVE
FRANKLIN, TN 37067
PHONE: (615) 628-0237
CONTACT: KAREN YORK

GAS
ATMOS ENERGY
200 NOAH DRIVE
FRANKLIN, TN 37064
PHONE: (615) 485-6377
CONTACT: BRADIE ARMSTRONG

TELEPHONE
AT&T
PHONE: (615) 595-7816
CONTACT: MIKE BOGGESS
MB127D@ATT.COM

ELECTRIC
MIDDLE TN ELECTRIC
2156 EDWARD CURD LN.
FRANKLIN, TN 37067
PHONE: (615) 595-4693
CONTACT: DALE HOOD

SANITARY SEWER
CITY OF FRANKLIN
124 LUMBER DRIVE
FRANKLIN, TN 37064
PHONE: (615) 794-4554
CONTACT: BEN MCNEIL

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

IMPACT STATEMENT

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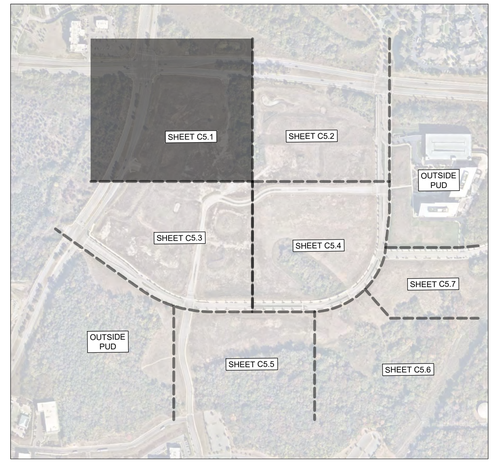
- STORM MANHOLE
- HEADWALL
- WATER METER
- FIRE HYDRANT (PUBLIC/PRIVATE VARIES, SEE SHEET C4.0)
- SANITARY SEWER MANHOLE



GRAPHIC SCALE IN FEET
0 25 50 100
NORTH

CENTERCAL PROPERTIES, LLC

Highwoods

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

OVATION
FRANKLIN, TN

WILLIAM GRAY HARRISON REGISTERED ENGINEER AGRICULTURE COMMERCE No. 127919 STATE OF TENNESSEE

INITIAL SUBMITTAL: 12/08/2025

Revision Date
1 _____
2 _____
3 _____
4 _____

ENLARGED UTILITY PLAN

SHEET
C5.1

COF # 8849

Drawing name: K:\FRA_LDEV\118471000 - ovation\4-CADD\plansheets\1-development plan\C5.1 ENLARGED UTILITY PLAN.dwg C5.1 ENLARGED UTILITY PLAN Dec 30, 2025 2:40pm by: Sophia.Close



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UTILITY CONTACTS

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FRANKLIN, TN 37067
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CONTACT: KAREN YORK

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CONTACT: MIKE BOGGESS
MB127D@ATT.COM

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CONTACT: DALE HOOD

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CITY OF FRANKLIN
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CONTACT: BEN MCNEIL

CABLE
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2501 McGAVOCK PK, SUITE 1206
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LEGEND

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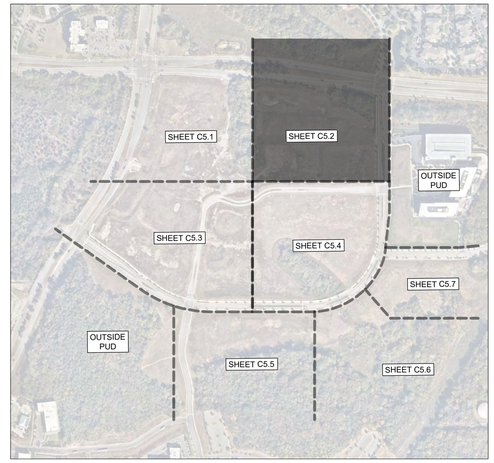

GRAPHIC SCALE IN FEET
0 25 50 100
NORTH

CENTERCAL PROPERTIES, LLC

Highwoods

OVATION PUD SUBDIVISION DEVELOPMENT PLAN, REVISION 3

Franklin, Williamson County, Tennessee

OVATION
FRANKLIN, TN

WILLIAM GRAY HARRISON — REGISTERED ENGINEER — AGRICULTURAL & ENVIRONMENTAL — No. 127919 — STATE OF TENNESSEE

INITIAL SUBMITTAL: 12/08/2025

Revision Date
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ENLARGED UTILITY PLAN

SHEET
C5.2

COF # 8849

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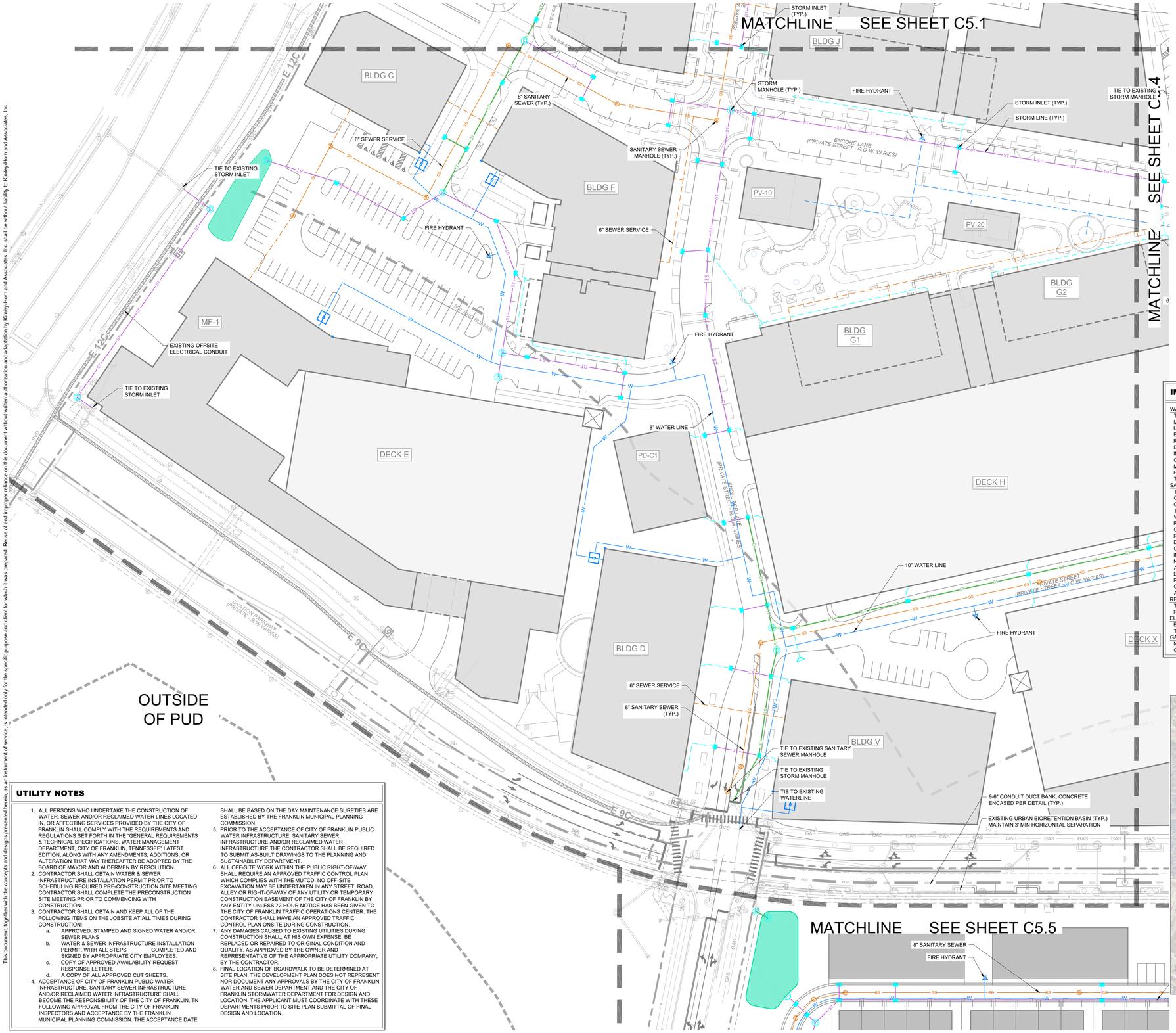

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ELECTRIC	**SANITARY SEWER**	**CABLE**
MIDDLE TN ELECTRIC 2156 EDWARD CURD LN. FRANKLIN, TN 37067 PHONE: (615) 595-4693 CONTACT: DALE HOOD	CITY OF FRANKLIN 124 LUMBER DRIVE FRANKLIN, TN 37064 PHONE: (615) 794-4554 CONTACT: BEN MCNEIL	COMCAST 2501 McGAVOCK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

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- PRIVATE SEWER SERVICE
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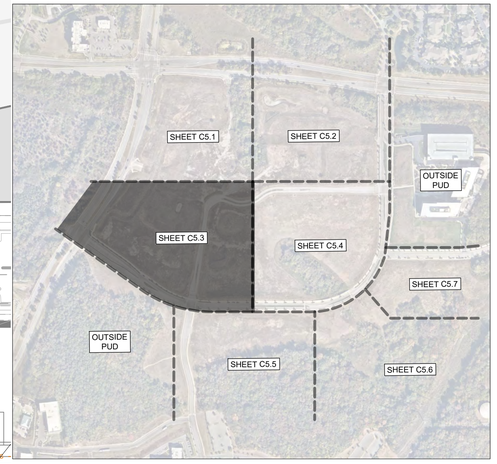
- UTILITY EASEMENT
- GRATE INLET
- STORM MANHOLE
- HEADWALL
- WATER METER
- FH — FIRE HYDRANT (PUBLIC/PRIVATE VARIES, SEE SHEET C4.0)
- S — SANITARY SEWER MANHOLE



GRAPHIC SCALE IN FEET
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NORTH

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

CENTERCAL PROPERTIES, LLC

Highwoods

OVATION
FRANKLIN, TN

WILLIAM GRAY HARRISON
REGISTERED ENGINEER
AGRICULTURE
COMMERCE
No. 121918
STATE OF TENNESSEE

INITIAL SUBMITTAL: 12/08/2025

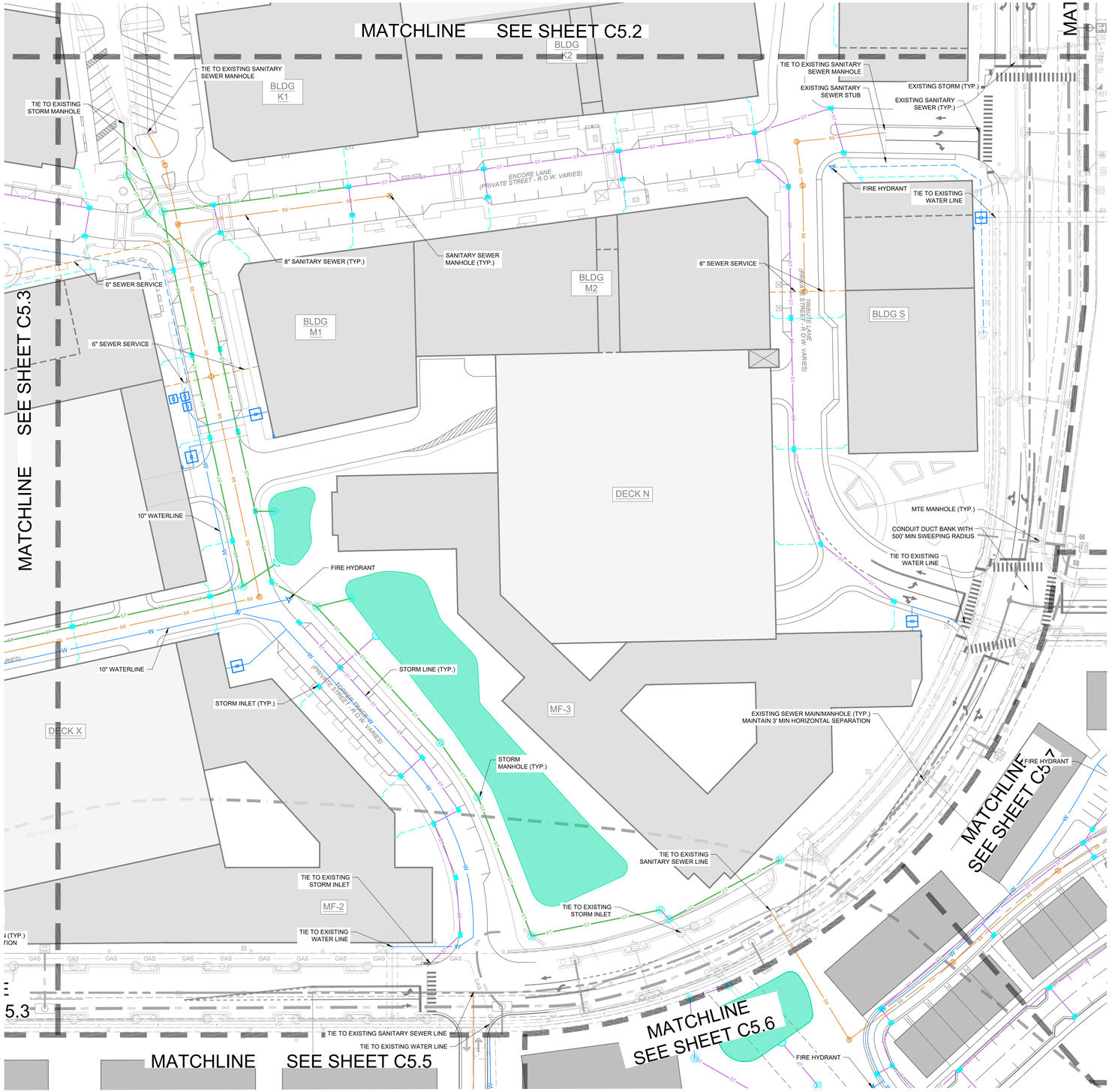
Revision Date
1 _____
2 _____
3 _____
4 _____

ENLARGED UTILITY PLAN

SHEET
C5.3

COF # 8849

Drawing name: K:\FRA_LDEV\118471000 - ovation\4-CADD\plansheets\1-development plan\C5.1 ENLARGED UTILITY PLAN.dwg C5.3 ENLARGED UTILITY PLAN Dec 30, 2025 2:40pm by: Sophia.Close



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CONTACT: KAREN YORK

GAS
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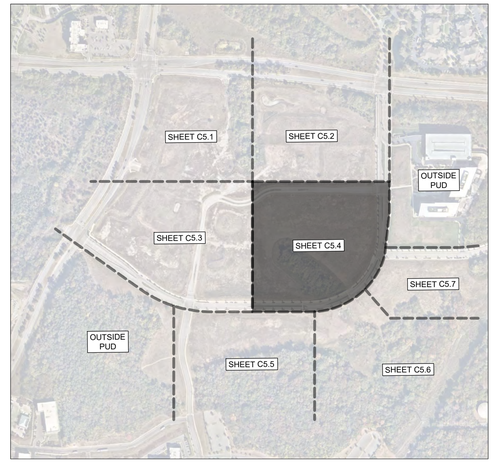

GRAPHIC SCALE IN FEET
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NORTH

CENTERCAL PROPERTIES, LLC

Highwoods

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

OVATION
FRANKLIN, TN

WILLIAM GRAY HARRISON REGISTERED ENGINEER AGRICULTURE COMMERCE No. 127918 STATE OF TENNESSEE

INITIAL SUBMITTAL: 12/08/2025

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ENLARGED UTILITY PLAN

SHEET
C5.4

COF # 8849

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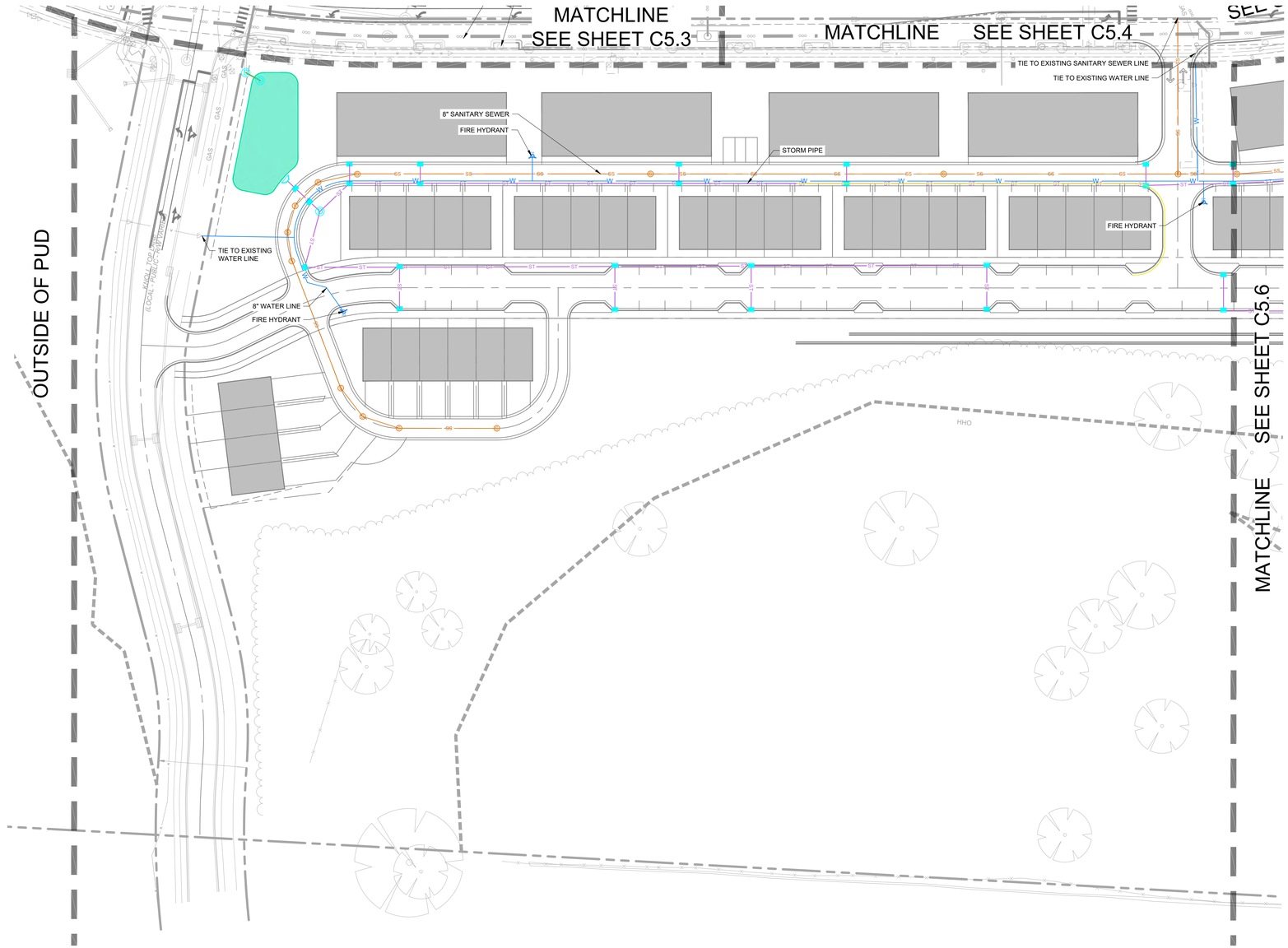

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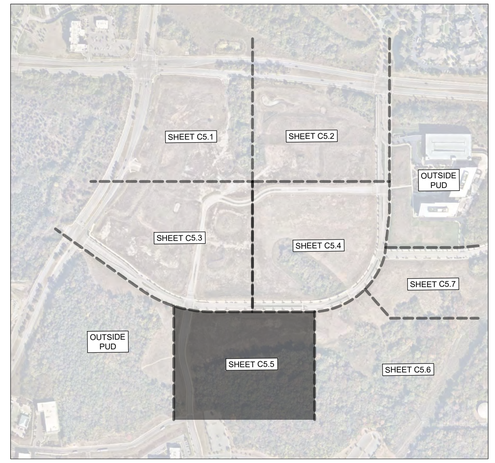

GRAPHIC SCALE IN FEET
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ENLARGED UTILITY PLAN

SHEET
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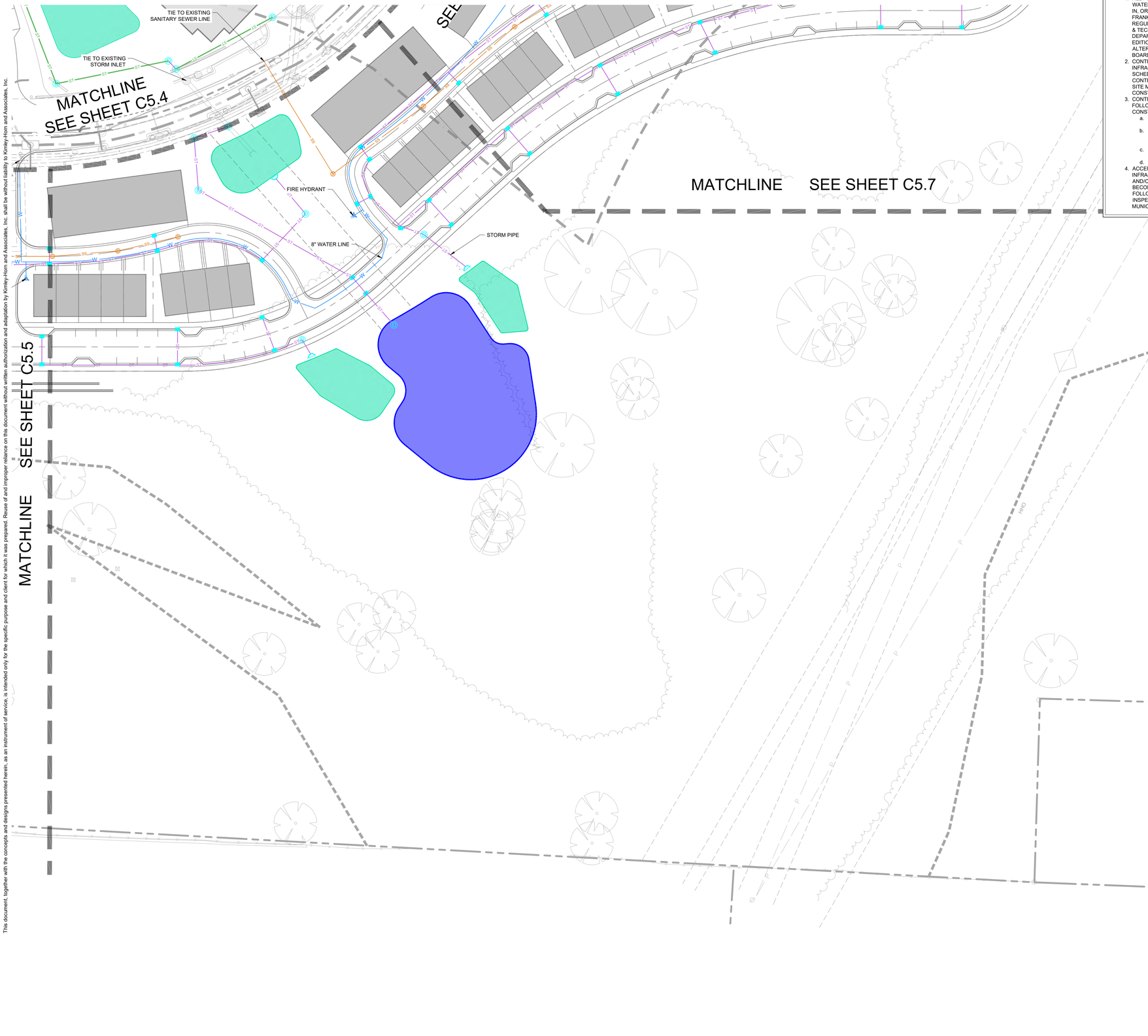

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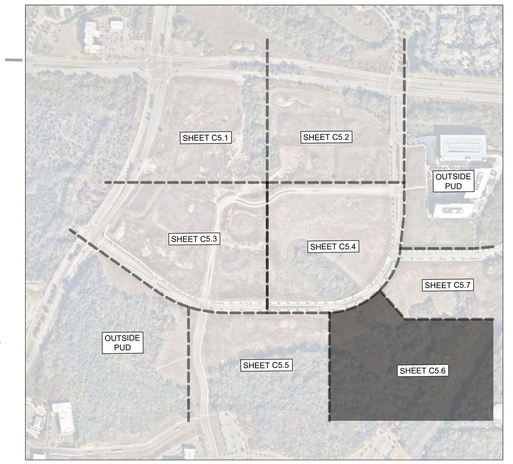

GRAPHIC SCALE IN FEET
0 25 50 100

NORTH

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CENTERCAL PROPERTIES, LLC

Highwoods

OVATION PUD SUBDIVISION DEVELOPMENT PLAN, REVISION 3

Franklin, Williamson County, Tennessee

OVATION
FRANKLIN, TN

WILLIAM GRAY HARRISON
REGISTERED ENGINEER
AGRICULTURE & COMMERCE
No. 127919
STATE OF TENNESSEE

INITIAL SUBMITTAL: 12/08/2025

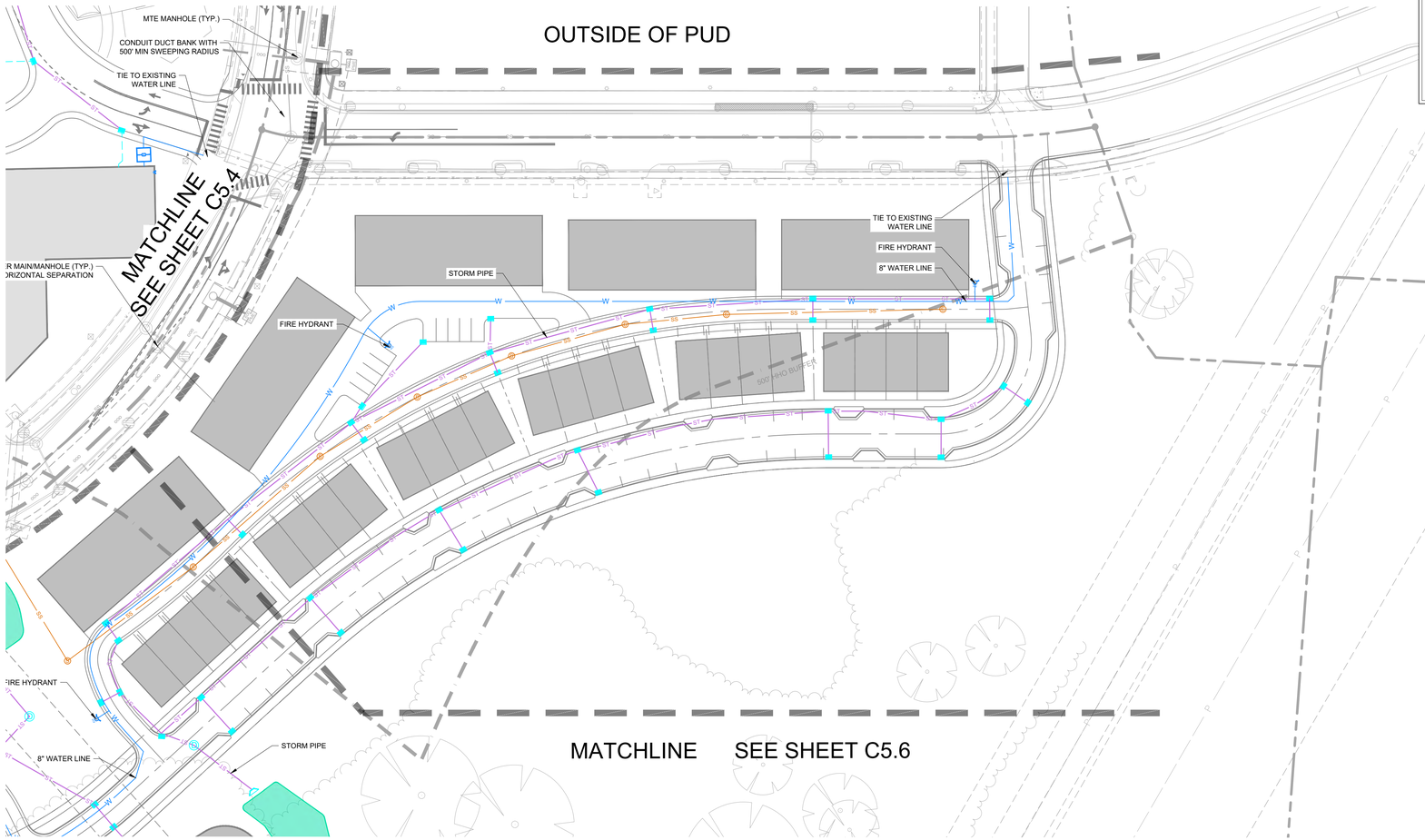
Revision Date
1. _____
2. _____
3. _____
4. _____

ENLARGED UTILITY PLAN

SHEET
C5.6

COF # 8849

Drawing name: K:\FRA_LDEV\118471000 - ovation\4-CADD\plansheets\1-development plan\C5.1 ENLARGED UTILITY PLAN.dwg C5.6 ENLARGED UTILITY PLAN Dec 30, 2025 3:05pm by: Mackie.Nicholas



UTILITY NOTES

1. ALL PERSONS WHO UNDERTAKE THE CONSTRUCTION OF WATER, SEWER AND/OR RECLAIMED WATER LINES LOCATED IN, OR AFFECTING SERVICES PROVIDED BY THE CITY OF FRANKLIN SHALL COMPLY WITH THE REQUIREMENTS AND REGULATIONS SET FORTH IN THE "GENERAL REQUIREMENTS & TECHNICAL SPECIFICATIONS, WATER MANAGEMENT DEPARTMENT, CITY OF FRANKLIN, TENNESSEE" LATEST EDITION, ALONG WITH ANY AMENDMENTS, ADDITIONS, OR ALTERATION THAT MAY THEREAFTER BE ADOPTED BY THE BOARD OF MAYOR AND ALDERMEN BY RESOLUTION.
2. CONTRACTOR SHALL OBTAIN WATER & SEWER INFRASTRUCTURE INSTALLATION PERMIT PRIOR TO SCHEDULING REQUIRED PRE-CONSTRUCTION SITE MEETING. CONTRACTOR SHALL COMPLETE THE PRECONSTRUCTION SITE MEETING PRIOR TO COMMENCING WITH CONSTRUCTION.
3. CONTRACTOR SHALL OBTAIN AND KEEP ALL OF THE FOLLOWING ITEMS ON THE JOBSITE AT ALL TIMES DURING CONSTRUCTION:
   a. APPROVED, STAMPED AND SIGNED WATER AND/OR SEWER PLANS
   b. WATER & SEWER INFRASTRUCTURE INSTALLATION PERMIT, WITH ALL STEPS COMPLETED AND SIGNED BY APPROPRIATE CITY EMPLOYEES.
   c. COPY OF APPROVED AVAILABILITY REQUEST RESPONSE LETTER.
   d. A COPY OF ALL APPROVED CUT SHEETS.
4. ACCEPTANCE OF CITY OF FRANKLIN PUBLIC WATER INFRASTRUCTURE, SANITARY SEWER INFRASTRUCTURE AND/OR RECLAIMED WATER INFRASTRUCTURE SHALL BECOME THE RESPONSIBILITY OF THE CITY OF FRANKLIN, TN FOLLOWING APPROVAL FROM THE CITY OF FRANKLIN INSPECTORS AND ACCEPTANCE BY THE FRANKLIN MUNICIPAL PLANNING COMMISSION. THE ACCEPTANCE DATE SHALL BE BASED ON THE DAY MAINTENANCE SURETIES ARE ESTABLISHED BY THE FRANKLIN MUNICIPAL PLANNING COMMISSION.
5. PRIOR TO THE ACCEPTANCE OF CITY OF FRANKLIN PUBLIC WATER INFRASTRUCTURE, SANITARY SEWER INFRASTRUCTURE AND/OR RECLAIMED WATER INFRASTRUCTURE THE CONTRACTOR SHALL BE REQUIRED TO SUBMIT AS-BUILT DRAWINGS TO THE PLANNING AND SUSTAINABILITY DEPARTMENT.
6. ALL OFF-SITE WORK WITHIN THE PUBLIC RIGHT-OF-WAY SHALL REQUIRE AN APPROVED TRAFFIC CONTROL PLAN WHICH COMPLIES WITH THE MUTCD. NO OFF-SITE EXCAVATION MAY BE UNDERTAKEN IN ANY STREET, ROAD, ALLEY OR RIGHT-OF-WAY OF ANY UTILITY OR TEMPORARY CONSTRUCTION EASEMENT OF THE CITY OF FRANKLIN BY ANY ENTITY UNLESS 72-HOUR NOTICE HAS BEEN GIVEN TO THE CITY OF FRANKLIN TRAFFIC OPERATIONS CENTER. THE CONTRACTOR SHALL HAVE AN APPROVED TRAFFIC CONTROL PLAN ONSITE DURING CONSTRUCTION.
7. ANY DAMAGES CAUSED TO EXISTING UTILITIES DURING CONSTRUCTION SHALL, AT HIS OWN EXPENSE, BE REPLACED OR REPAIRED TO ORIGINAL CONDITION AND QUALITY, AS APPROVED BY THE OWNER AND REPRESENTATIVE OF THE APPROPRIATE UTILITY COMPANY, BY THE CONTRACTOR.
8. FINAL LOCATION OF BOARDWALK TO BE DETERMINED AT SITE PLAN. THE DEVELOPMENT PLAN DOES NOT REPRESENT NOR DOCUMENT ANY APPROVALS BY THE CITY OF FRANKLIN WATER AND SEWER DEPARTMENT AND THE CITY OF FRANKLIN STORMWATER DEPARTMENT FOR DESIGN AND LOCATION. THE APPLICANT MUST COORDINATE WITH THESE DEPARTMENTS PRIOR TO SITE PLAN SUBMITTAL OF FINAL DESIGN AND LOCATION.

UTILITY CONTACTS

WATER
MALLORY VALLEY
465 DUKE DRIVE
FRANKLIN, TN 37067
PHONE: (615) 628-0237
CONTACT: KAREN YORK

GAS
ATMOS ENERGY
200 NOAH DRIVE
FRANKLIN, TN 37064
PHONE: (615) 485-6377
CONTACT: BRADIE ARMSTRONG

TELEPHONE
AT&T
PHONE: (615) 595-7816
CONTACT: MIKE BOGGESS
MB127D@ATT.COM

ELECTRIC
MIDDLE TN ELECTRIC
2156 EDWARD CURD LN.
FRANKLIN, TN 37067
PHONE: (615) 595-4693
CONTACT: DALE HOOD

SANITARY SEWER
CITY OF FRANKLIN
124 LUMBER DRIVE
FRANKLIN, TN 37064
PHONE: (615) 794-4554
CONTACT: BEN MCNEIL

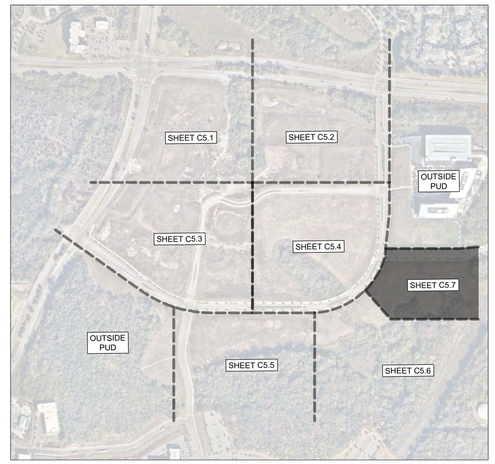
CABLE
COMCAST
2501 McGAVOCK PK, SUITE 1206
NASHVILLE, TN 37214
PHONE: (615) 550-6855
CONTACT: PAULA BROOKS

IMPACT STATEMENT

WATER
THE DEVELOPMENT WILL BE SERVED VIA MALLORY VALLEY UTILITY DISTRICT WATER.
USAGE: THE DEVELOPMENT WILL INCLUDE BOTH RESIDENTIAL AND COMMERCIAL UNITS, REQUIRING A HIGHER VOLUME OF WATER FOR DAILY OPERATIONS.
INFRASTRUCTURE: THE DEVELOPMENT IS CURRENTLY ADJACENT TO AN 8" AND 12" MVUD MAIN. IT WILL NECESSITATE THE REMOVAL OF EXISTING WATER MAIN AND REROUTING THROUGH THE SITE.
SANITARY SEWER
THE DEVELOPMENT WILL BE SERVED VIA CITY OF FRANKLIN SEWER.
CAPACITY: THE MIXED-USE NATURE MEANS THERE WILL BE A VARIED RANGE OF WASTEWATER GENERATED, A CAPACITY REQUEST HAS BEEN SUBMITTED BY THE CITY OF FRANKLIN. PER THE SEWER AVAILABILITY REQUEST, IT IS ESTIMATED THAT THIS DEVELOPMENT WILL DEMAND 2,508.6 SFUE'S OR 878,010 GPD.
INFRASTRUCTURE: THE CONSTRUCTION OF NEW LINES, WILL BE REQUIRED TO ACCOMMODATE THE DEVELOPMENT. THE DEVELOPMENT PROPOSES THE REMOVAL AND REALIGNMENT OF EXISTING SEWER MAIN TO OUTFALL TO THE EXISTING 12" MAIN LOCATED AT THE NORTHWEST CORNER OF THE SITE.
RECLAIMED WATER LINE
THE DEVELOPMENT WILL NOT BE SERVED BY RECLAIMED WATER.
ELECTRICITY
ELECTRICITY WILL BE PROVIDED BY MIDDLE TENNESSEE ELECTRIC MEMBERSHIP CORP.
GAS
NATURAL GAS WILL BE PROVIDED BY ATMOS GAS, IF AVAILABLE.

LEGEND

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



GRAPHIC SCALE IN FEET
0 25 50 100

NORTH

CENTERCAL PROPERTIES, LLC

Highwoods

OVATION PUD SUBDIVISION DEVELOPMENT PLAN, REVISION 3

Franklin, Williamson County, Tennessee

OVATION
FRANKLIN, TN

WILLIAM GRAY HARRISON
REGISTERED ENGINEER
AGRICULTURE & COMMERCE
No. 137178
STATE OF TENNESSEE

INITIAL SUBMITTAL: 12/08/2025

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

ENLARGED UTILITY PLAN

SHEET
C5.7

COF # 8849

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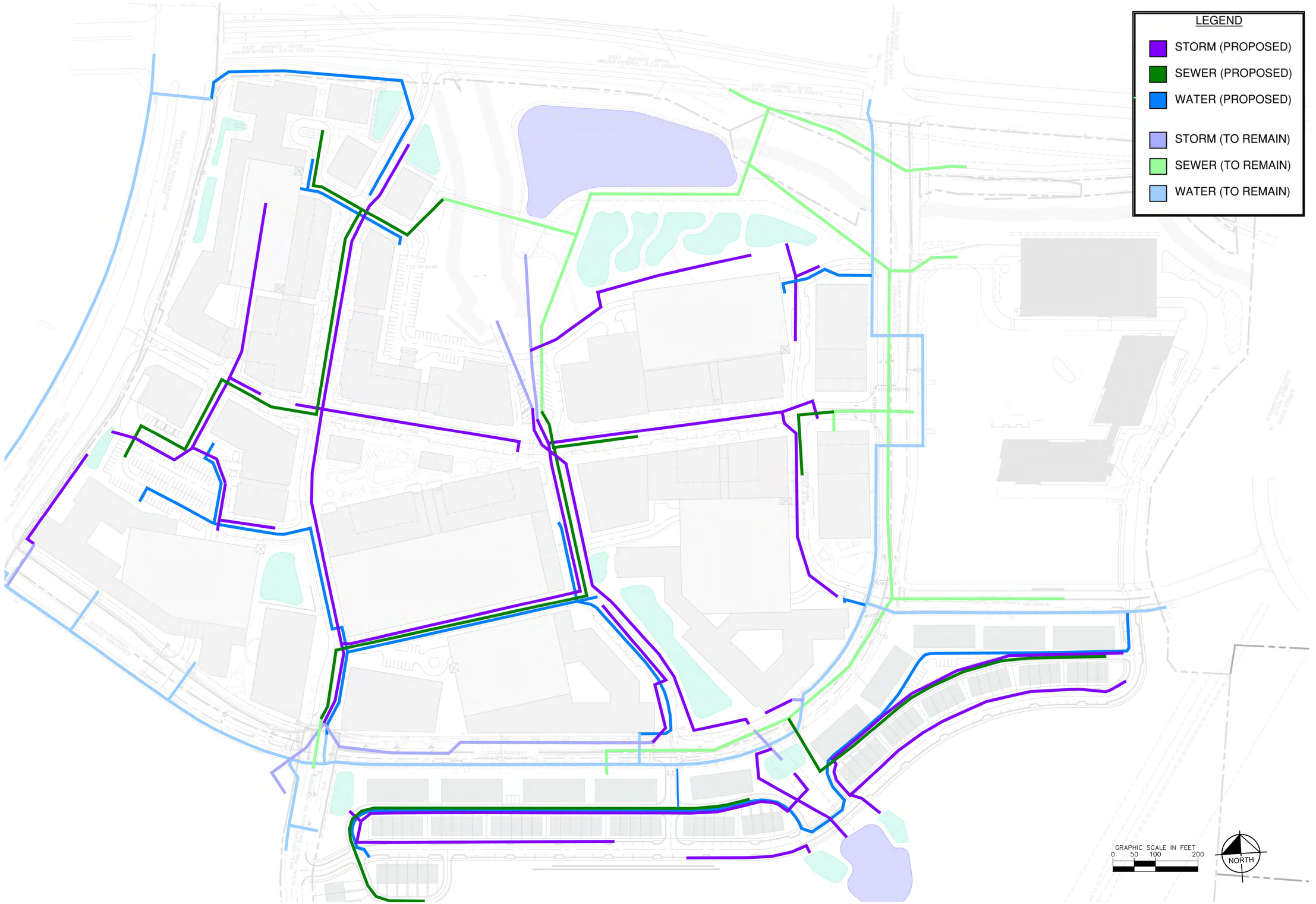

CENTERCAL PROPERTIES, LLC

Highwoods

OVATION PUD SUBDIVISION DEVELOPMENT PLAN, REVISION 3

Franklin, Williamson County, Tennessee

OVATION
FRANKLIN, TN

WILLIAM GRAY HARRISON
REGISTERED ENGINEER
AGRICULTURAL & COMMERCIAL
No. 127919
STATE OF TENNESSEE

INITIAL SUBMITTAL: 12/08/2025

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

UTILITY EXHIBIT

SHEET
C5.8

COF # 8849

Drawing name: K:\FRA_LDEV\118471000 - ovation\4-CADD\plansheets\1-development plan\C5.1 ENLARGED UTILITY PLAN.dwg C5.8 UTILITY EXHIBIT Dec 30, 2025 2:41pm by: Sophia.Close

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OVATION PUD SUBDIVISION DEVELOPMENT PLAN, REVISION 3

Franklin, Williamson County, Tennessee

CENTERCAL PROPERTIES, LLC

Highwoods

OVATION
FRANKLIN, TN

WILLIAM GRAY HARRISON
REGISTERED ENGINEER
No. 127919
STATE OF TENNESSEE

INITIAL SUBMITTAL: 12/08/2025

Revision Date
1 _____
2 _____
3 _____
4 _____

PHASING PLAN

SHEET
C6.0

COF # 8849

Drawing name: K:\FRA_LDEV\118471000 - ovation\4-CADD\plansheets\1-development plan\C6.0 OVERALL PHASING PLAN.dwg C6.0 OVERALL PHASING PLAN Dec 30, 2025 2:41pm by: Sophia.Close



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

TREE CANOPY AREA			
BASED ON AERIAL PHOTOGRAPHS OF THE PROPERTY THE EXISTING TREE CANOPY IS APPROXIMATELY X ACRES WHICH IS X% OF THE TOTAL SITE.			
TREE AREA	EXISTING	REMOVED	RETAINED
	1,082,902 SF	792,603 SF	290,299 SF
TREE CANOPY DATA			
EXISTING TREE CANOPY		24.86 AC	
		24% OF TOTAL SITE	
REQUIRED CANOPY PRESERVATION		5.96 AC	
		24% OF TOTAL CANOPY	
PROVIDED CANOPY PRESERVATION		18.20 AC	
		73% OF TOTAL CANOPY	

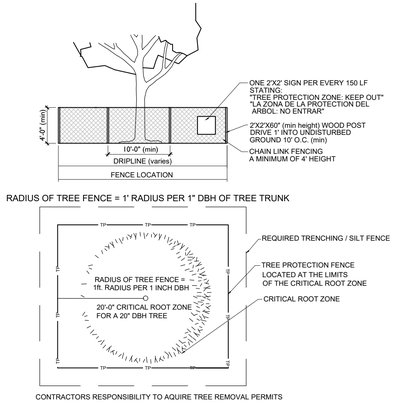
TREE REPLACEMENT CALCULATIONS	
CALIPER REMOVED	138 INCHES
CALIPER REPLACEMENT	(138 X 2) = 276 INCHES

KEY

SPECIMEN TREE TO REMAIN

SPECIMEN TREE TO REMOVE

TREE SAVE AREA



TREE PROTECTION FENCING DETAIL

TREE PROTECTION NOTES:

1. The tree protection barriers shall be constructed before the issuance of any permits, and shall remain intact throughout the entire period of construction.

2. The tree protection barrier shall be installed as labeled on this plan or a distance to the radius of the dripline, whichever is greatest, as measured from the trunk of the protected tree.

3. Any required excavation in or around the protection zone to accommodate underground services, footings, etc. shall be indicated on the plan. In addition, related root pruning shall be accomplished via ANSI A-300-95 standard so as to minimize impact on the general root system.

4. The storage of building materials or stock piling shall not be permitted within the limits of or against the protection barriers.

5. Trees within the protection barriers must be adequately cared for throughout the construction process (i.e., they must be watered sufficiently). Fill shall not be placed upon the root system as to endanger the health or life of the affected tree.

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

OVATION
FRANKLIN, TN

Highwoods

CENTERCAL PROPERTIES, LLC

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

GREGORY C. GAMBLE
REGISTERED AGRICULTURE
TENNESSEE No. 769
LANDSCAPE ARCHITECT

INITIAL SUBMITTAL: DEC. 8, 2025

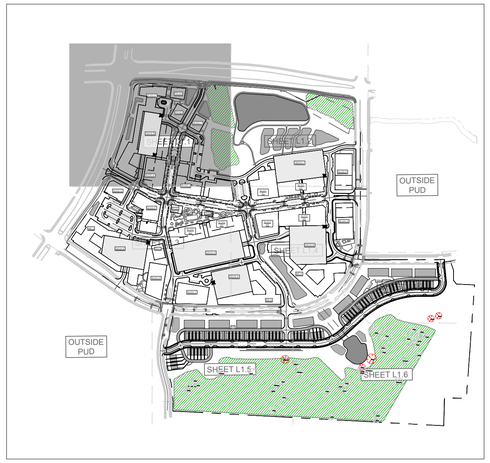
Revision Date
1. JAN. 2, 2026
2. _____
3. _____
4. _____

TREE PRESERVATION PLAN

SHEET
L1.0

COF # 9000





OVATION

FRANKLIN, TN

Highwoods

CENTERCAL PROPERTIES, LLC

OVATION PUD SUBDIVISION
DEVELOPMENT PLAN, REVISION 3

Franklin, Williamson County, Tennessee

GREGORY C. GAMBLE
LICENSED
LANDSCAPE ARCHITECT
TENNESSEE
REGISTERED
No. 328

INITIAL SUBMITTAL: DEC. 8, 2025

Revision	Date
1.	JAN. 2, 2026
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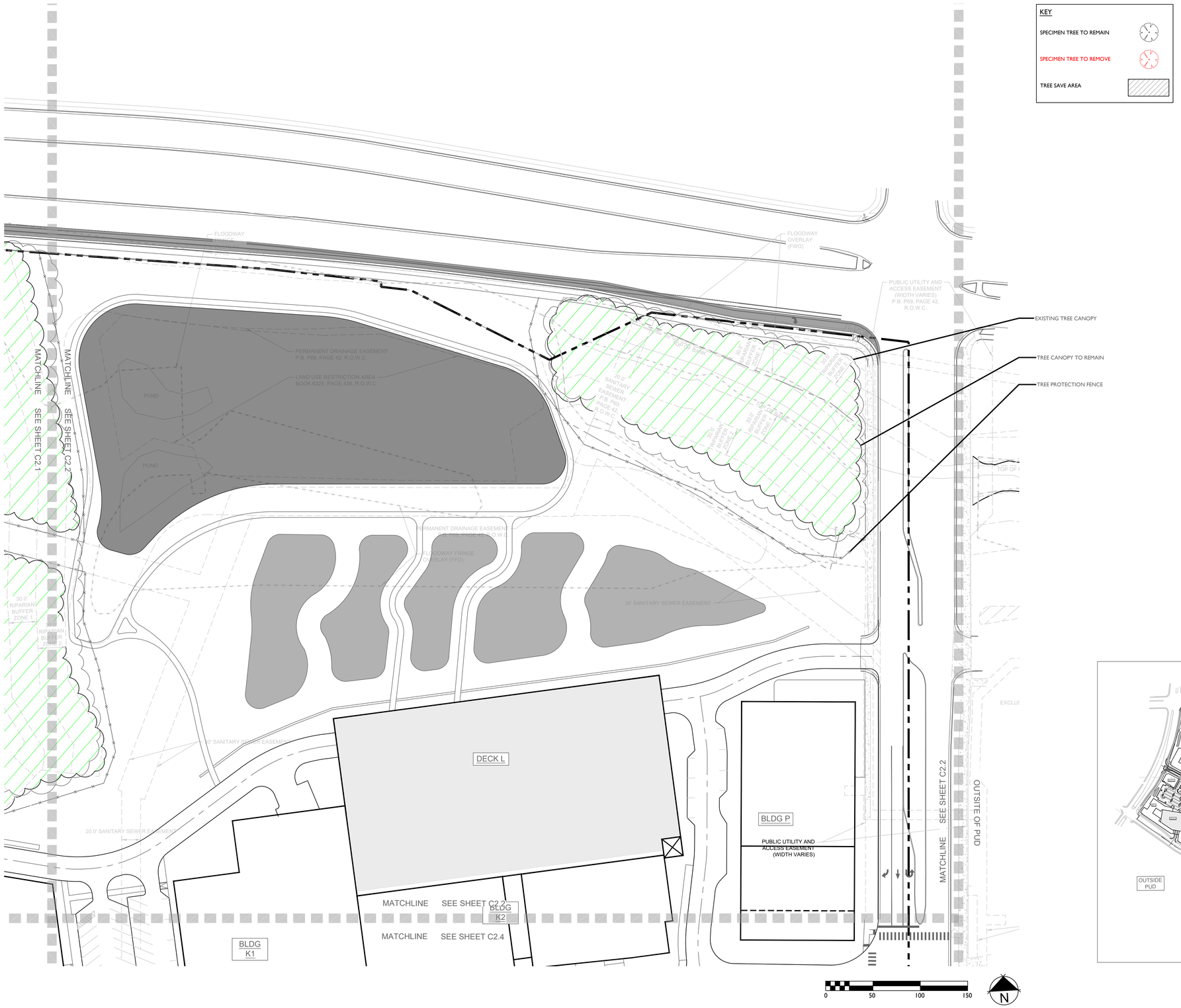
TREE PRESERVATION PLAN

SHEET

L1.1

COF # 9000





OVATION
FRANKLIN, TN

Highwoods

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

GREGORY C. GAMBLE
REGISTERED AGRICULTURAL LANDSCAPE ARCHITECT
TENNESSEE No. 169
11-12-25

INITIAL SUBMITTAL: DEC. 8, 2025

Revision Date
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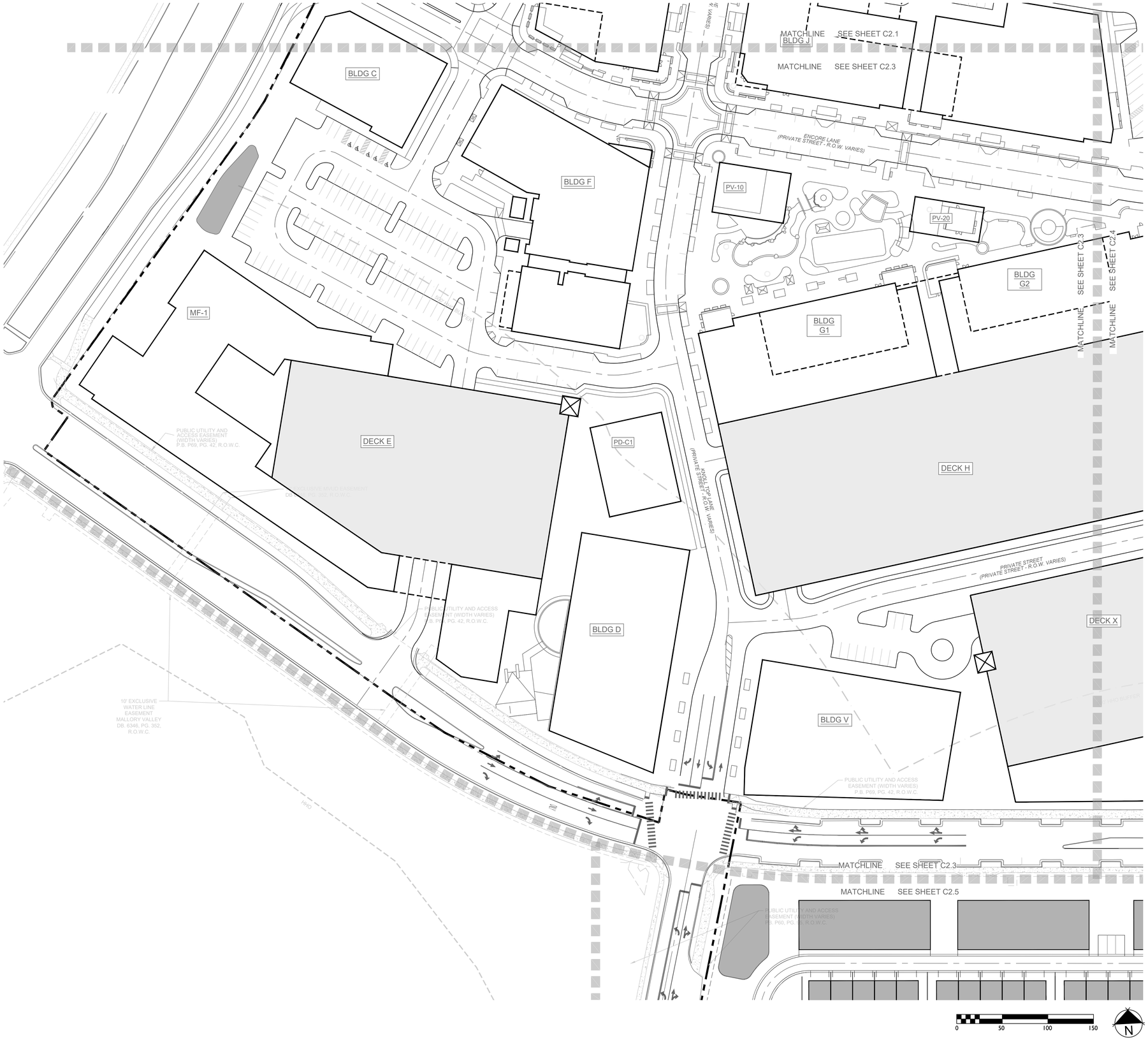
TREE PRESERVATION PLAN
SHEET
L1.2

COF # 9000



KEY

SPECIMEN TREE TO REMAIN

SPECIMEN TREE TO REMOVE

TREE SAVE AREA



OVATION
FRANKLIN, TN

Highwoods

CENTERCAL PROPERTIES, LLC

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

GREGORY C. GAMBLE
REGISTERED LANDSCAPE ARCHITECT
AGRICULTURE
TENNESSEE
LANDSCAPE ARCHITECT

INITIAL SUBMITTAL: DEC. 8, 2025

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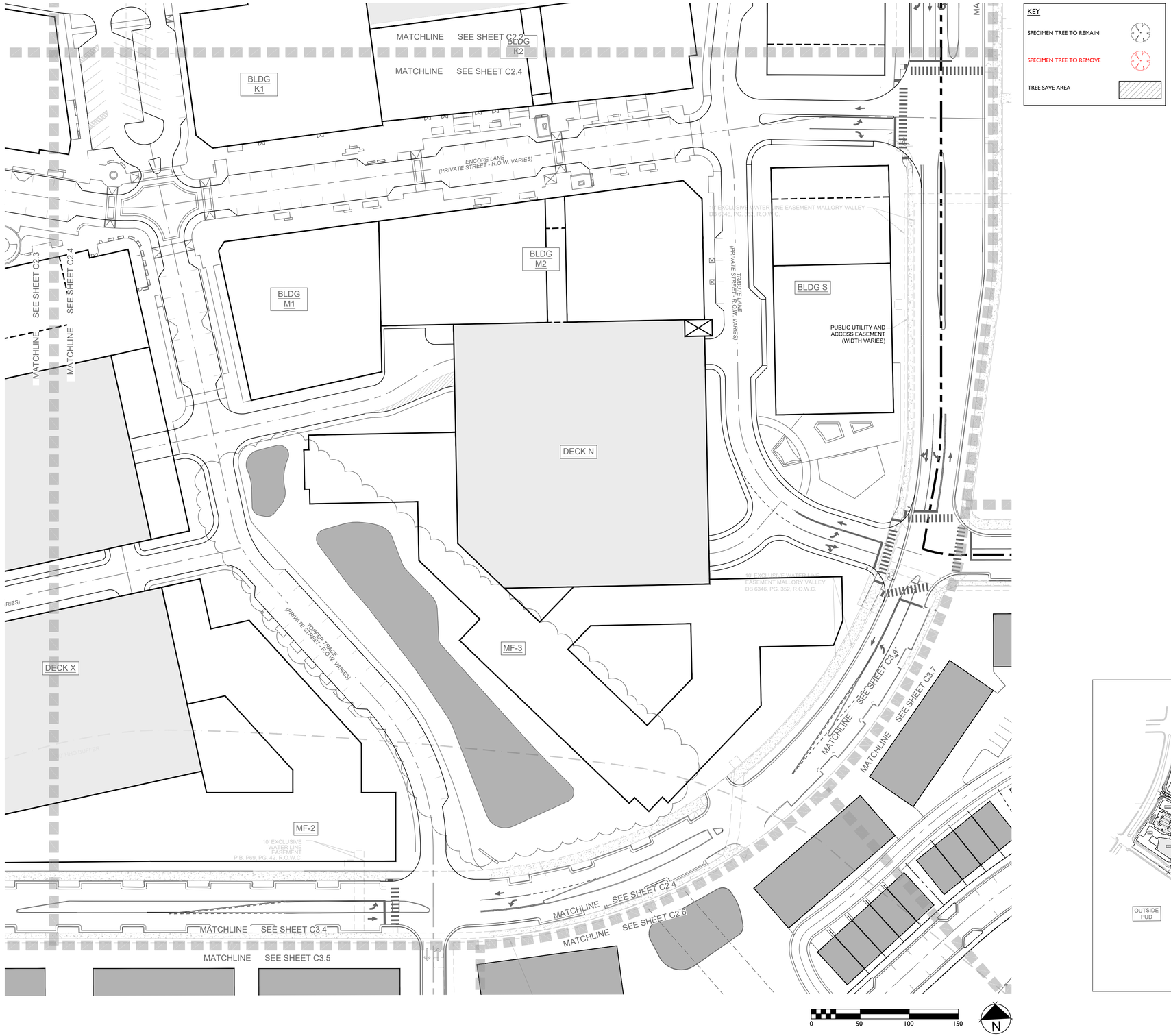
TREE PRESERVATION PLAN

SHEET
L1.3

COF # 9000





OVATION
FRANKLIN, TN

Highwoods

CENTERCAL
PROPERTIES, LLC

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

GREGORY C. GAMBLE
LICENSED
LANDSCAPE ARCHITECT
TENNESSEE
REGISTRATION NUMBER 226
SEE SEAL
LANDSCAPE ARCHITECT

INITIAL SUBMITTAL: DEC. 8, 2025

Revision Date
1 JAN. 2, 2026
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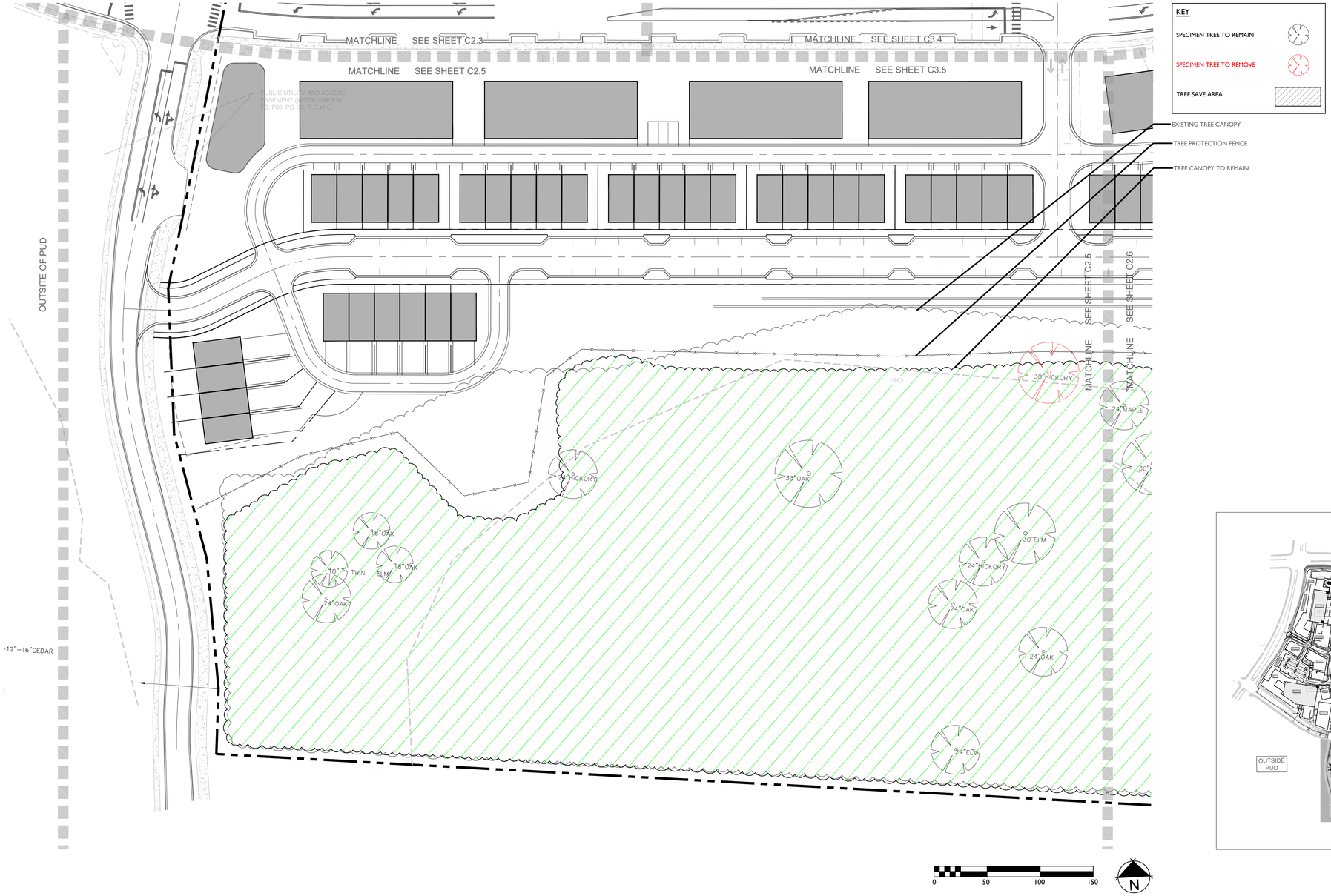
TREE PRESERVATION PLAN
SHEET
L1.4

COF # 9000





OVATION
FRANKLIN, TN

Highwoods

CENTERCAL
PROPERTIES, LLC

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

GREGORY C. GAMBLE
REGISTERED
AGRICULTURE
TENNESSEE
LANDSCAPE ARCHITECT

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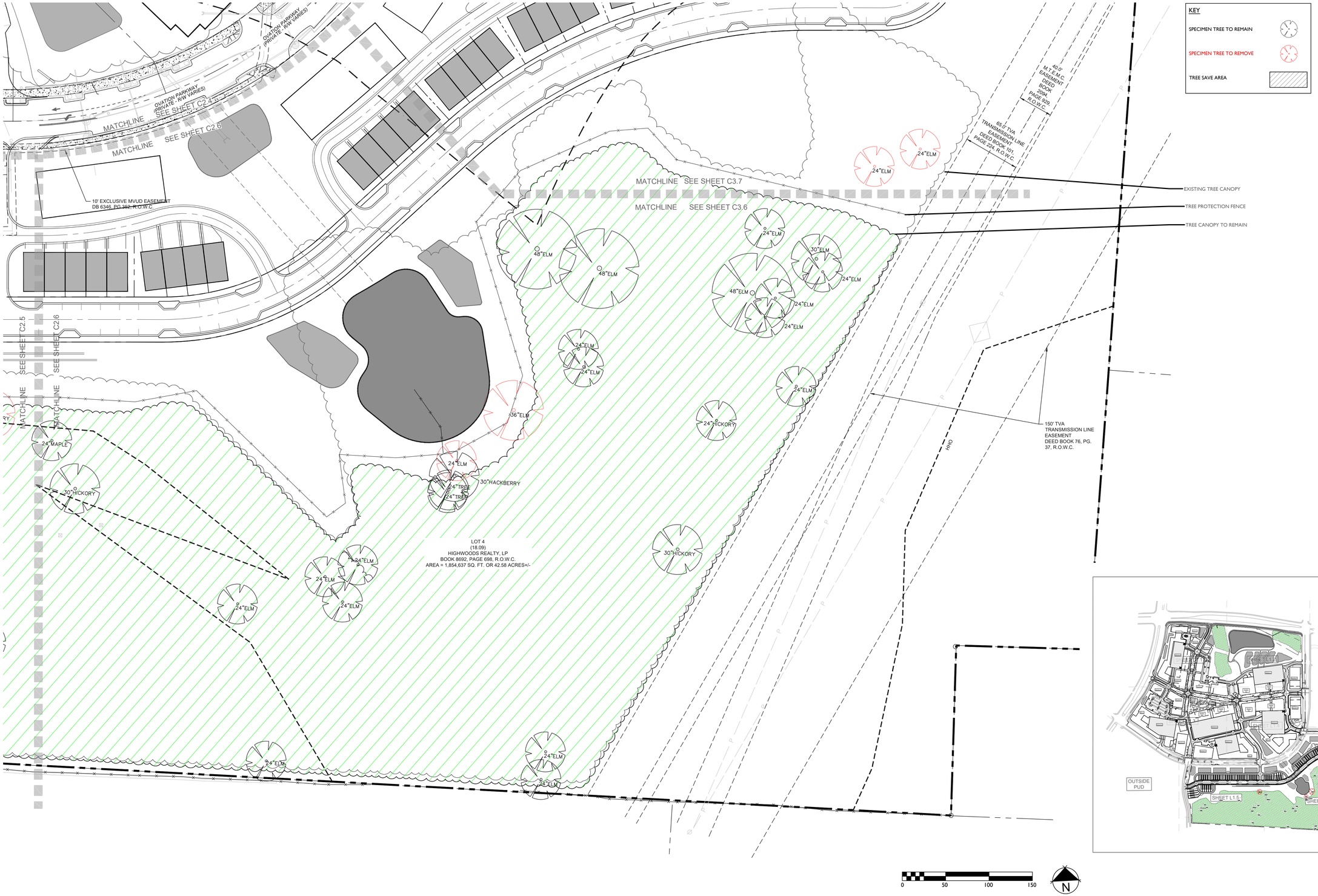
TREE PRESERVATION PLAN

SHEET
L1.5

COF # 9000



OVATION

FRANKLIN, TN

Highwoods

CENTERCAL PROPERTIES, LLC

OVATION PUD SUBDIVISION
DEVELOPMENT PLAN, REVISION 3

Franklin, Williamson County, Tennessee

GREGORY S. GAMBLE
REGISTERED
AGRICULTURAL
LANDSCAPE ARCHITECT
TENNESSEE CERTIFICATE NO. 329
LANDSCAPE ARCHITECT

INITIAL SUBMITTAL: DEC. 8, 2025

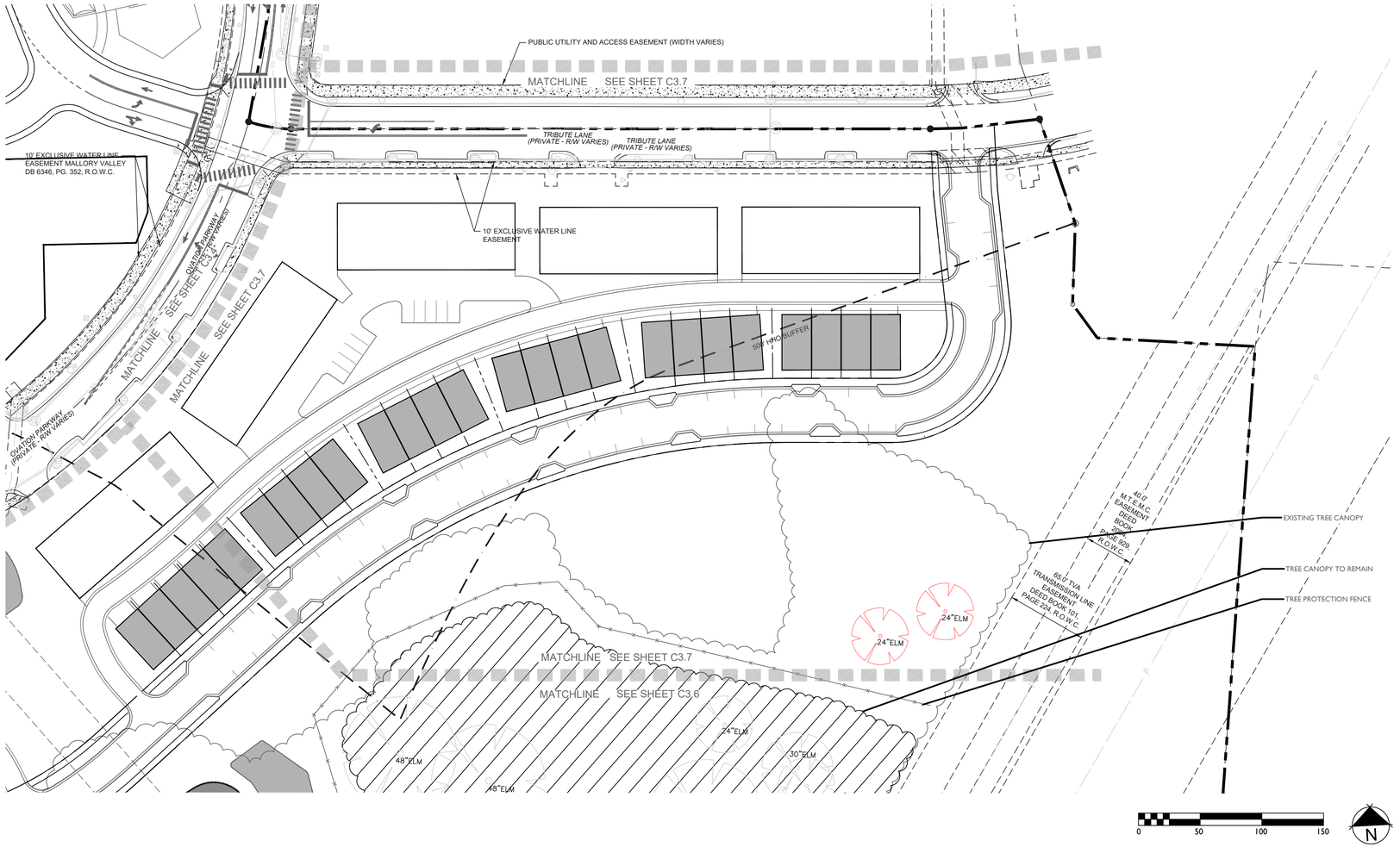
Revision Date
1. JAN. 2, 2026
2.
3.
4.

TREE PRESERVATION PLAN

SHEET

L1.6

COF # 9000

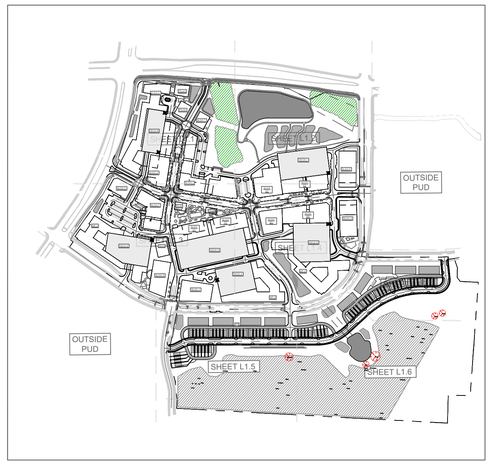


KEY

SPECIMEN TREE TO REMAIN

SPECIMEN TREE TO REMOVE

TREE SAVE AREA



OVATION
FRANKLIN, TN

Highwoods

CENTERCAL PROPERTIES, LLC

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

GREGORY C. GAMBLE
REGISTERED AGRICULTURAL ENGINEER
TENNESSEE
LANDSCAPE ARCHITECT

INITIAL SUBMITTAL: DEC. 8, 2025

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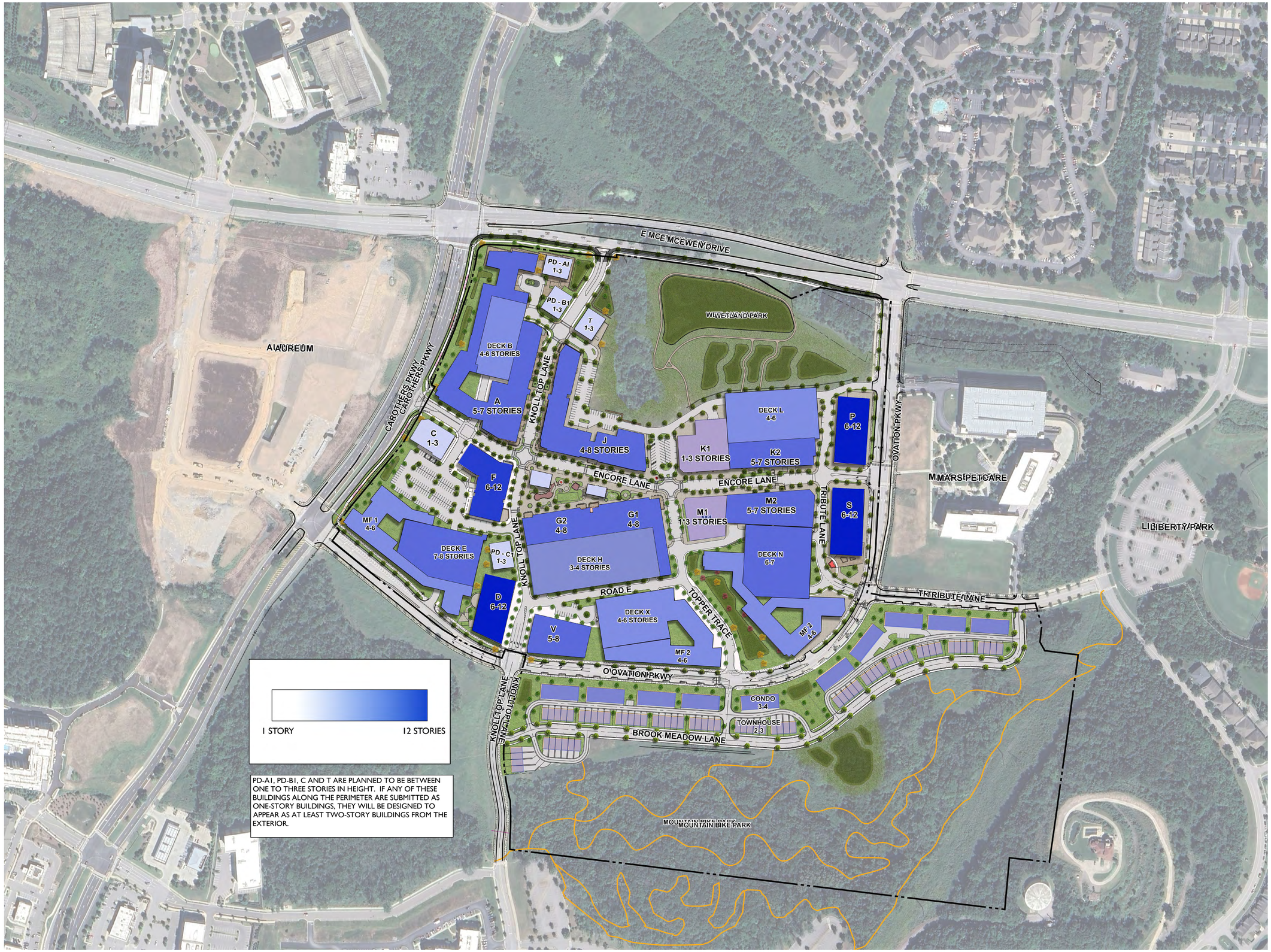
TREE PRESERVATION PLAN

SHEET
L1.7

COF # 9000



NOT TO SCALE

OVATION
FRANKLIN, TN

Highwoods
CENTERCAL
PROPERTIES, LLC

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

GREGORY C. GAMBLE
REGISTERED
LANDSCAPE ARCHITECT
STATE OF TENNESSEE
1226

INITIAL SUBMITTAL: DEC 8, 2025

Revision Date
1. Jan. 2, 2026
2.
3.
4.

BUILDING HEIGHT EXHIBIT

SHEET
A1.0

COF # 9000



NOTES:

- THE ELEVATIONS PROVIDED FOR THE DEVELOPMENT PLAN ARE CONCEPTUAL IN NATURE, BUT ALL ELEVATIONS WILL BE REVIEWED FOR COMPLIANCE AT SITE PLAN AND MUST MEET ALL REQUIREMENTS OF THE ZONING ORDINANCE.
- THE SIGNAGE SHOWN IN THESE ILLUSTRATIVE GRAPHICS ARE IN NO WAY APPROVED BY THE CIT OF FRANKLIN AND WILL REQUIRE A FULL SUBMITTAL FOR SIGNAGE PERMIT AT THE APPROPRIATE TIME. THESE SIGNS ARE FOR ILLUSTRATIVE PURPOSES ONLY. THESE SIGNS DO NOT REPRESENT TENANTS NOR BUSINESSES WITHIN THE OVATION DEVELOPMENT.
- THE PARKING SHOWN IN THESE ILLUSTRATIVE GRAPHICS IS IN NO WAY APPROVED BY THE CITY OF FRANKLIN AND ARE SHOWN ONLY AS ILLUSTRATIVE IN THESE GRAPHICS.

OVATION
FRANKLIN, TN

Highwoods
CENTERCAL PROPERTIES, LLC

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

GREGORY C GAMBLE
REGISTERED
LANDSCAPE ARCHITECT

INITIAL SUBMITTAL: DEC 8, 2025

Revision Date
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TYPICAL ARCHITECTURE
SHEET
A3.0
COF # XXXX



NOTES:

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OVATION
FRANKLIN, TN

Highwoods
CENTERCAL PROPERTIES, LLC

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

GREGORY C. GAMBLE
REGISTERED
LANDSCAPE ARCHITECT

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TYPICAL ARCHITECTURE
SHEET
A4.0

COF # XXXX



NOTES:

- THE ELEVATIONS PROVIDED FOR THE DEVELOPMENT PLAN ARE CONCEPTUAL IN NATURE, BUT ALL ELEVATIONS WILL BE REVIEWED FOR COMPLIANCE AT SITE PLAN AND MUST MEET ALL REQUIREMENTS OF THE ZONING ORDINANCE.
- THE SIGNAGE SHOWN IN THESE ILLUSTRATIVE GRAPHICS ARE IN NO WAY APPROVED BY THE CIT OF FRANKLIN AND WILL REQUIRE A FULL SUBMITTAL FOR SIGNAGE PERMIT AT THE APPROPRIATE TIME. THESE SIGNS ARE FOR ILLUSTRATIVE PURPOSES ONLY. THESE SIGNS DO NOT REPRESENT TENANTS NOR BUSINESSES WITHIN THE OVATION DEVELOPMENT.
- THE PARKING SHOWN IN THESE ILLUSTRATIVE GRAPHICS IS IN NO WAY APPROVED BY THE CITY OF FRANKLIN AND ARE SHOWN ONLY AS ILLUSTRATIVE IN THESE GRAPHICS.

OVATION
FRANKLIN, TN

Highwoods

CENTERCAL
PROPERTIES, LLC

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

GREGORY C. GAMBLE
REGISTERED
AGRICULTURE
TENNESSEE
LANDSCAPE ARCHITECT

INITIAL SUBMITTAL: DEC 8, 2025

Revision Date

TYPICAL
ARCHITECTURE
SHEET
A5.0

COF # XXXX



NOTES:

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AGRICULTURE
TENNESSEE
LANDSCAPE ARCHITECT

INITIAL SUBMITTAL: DEC 8, 2025

Revision Date

TYPICAL
ARCHITECTURE
SHEET
A6.0

COF # XXXX



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OVATION
FRANKLIN, TN

Highwoods
CENTERCAL
PROPERTIES, LLC

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

GREGORY C. GAMOLA
REGISTERED
LANDSCAPE ARCHITECT

INITIAL SUBMITTAL: DEC 8, 2025

Revision Date
△
△
△
△

TYPICAL ARCHITECTURE
SHEET
A7.0
COF # XXXX



NOTES:

- THE ELEVATIONS PROVIDED FOR THE DEVELOPMENT PLAN ARE CONCEPTUAL IN NATURE, BUT ALL ELEVATIONS WILL BE REVIEWED FOR COMPLIANCE AT SITE PLAN AND MUST MEET ALL REQUIREMENTS OF THE ZONING ORDINANCE.
- THE SIGNAGE SHOWN IN THESE ILLUSTRATIVE GRAPHICS ARE IN NO WAY APPROVED BY THE CIT OF FRANKLIN AND WILL REQUIRE A FULL SUBMITTAL FOR SIGNAGE PERMIT AT THE APPROPRIATE TIME. THESE SIGNS ARE FOR ILLUSTRATIVE PURPOSES ONLY. THESE SIGNS DO NOT REPRESENT TENANTS NOR BUSINESSES WITHIN THE OVATION DEVELOPMENT.
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OVATION
FRANKLIN, TN

Highwoods

CENTERCAL
PROPERTIES, LLC

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

GREGORY C. GAMBLE
REGISTERED
AGRICULTURE
TENNESSEE
LANDSCAPE ARCHITECT

INITIAL SUBMITTAL: DEC 8, 2025

Revision Date

TYPICAL
ARCHITECTURE
SHEET
A8.0

COF # XXXX

File #: 21-045

DATE: 1/22/2026

TO: Franklin Municipal Planning Commission

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

SUBJECT:

Poplar Farms PUD Subdivision, Final Plat, Section 4, Creating 106 Residential Lots And 9 Open Space Lots, And Dedicating Right-Of-Way, On 44.57 Acres, Located At 4101 Clovercroft Road. (CONSENT AGENDA)

PURPOSE:

PROJECT INFORMATION
COF Project Number: 8910
Applicant: Lance Wagner, Energy Land & Infrastructure (ELI)
Owner: Poplar Farms JV, LLC, Kris Keown (Representative)

BACKGROUND/STAFF COMMENTS:
This final plat creates 106 residential lots and 9 open space lots within Section 4 of the Poplar Farms PUD Subdivision. The corresponding site plan amendment was approved in May 2025, and both the final plat and the site plan are consistent with the development plan. The creation of new lots on this final plat requires approval by the Franklin Municipal Planning Commission.

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

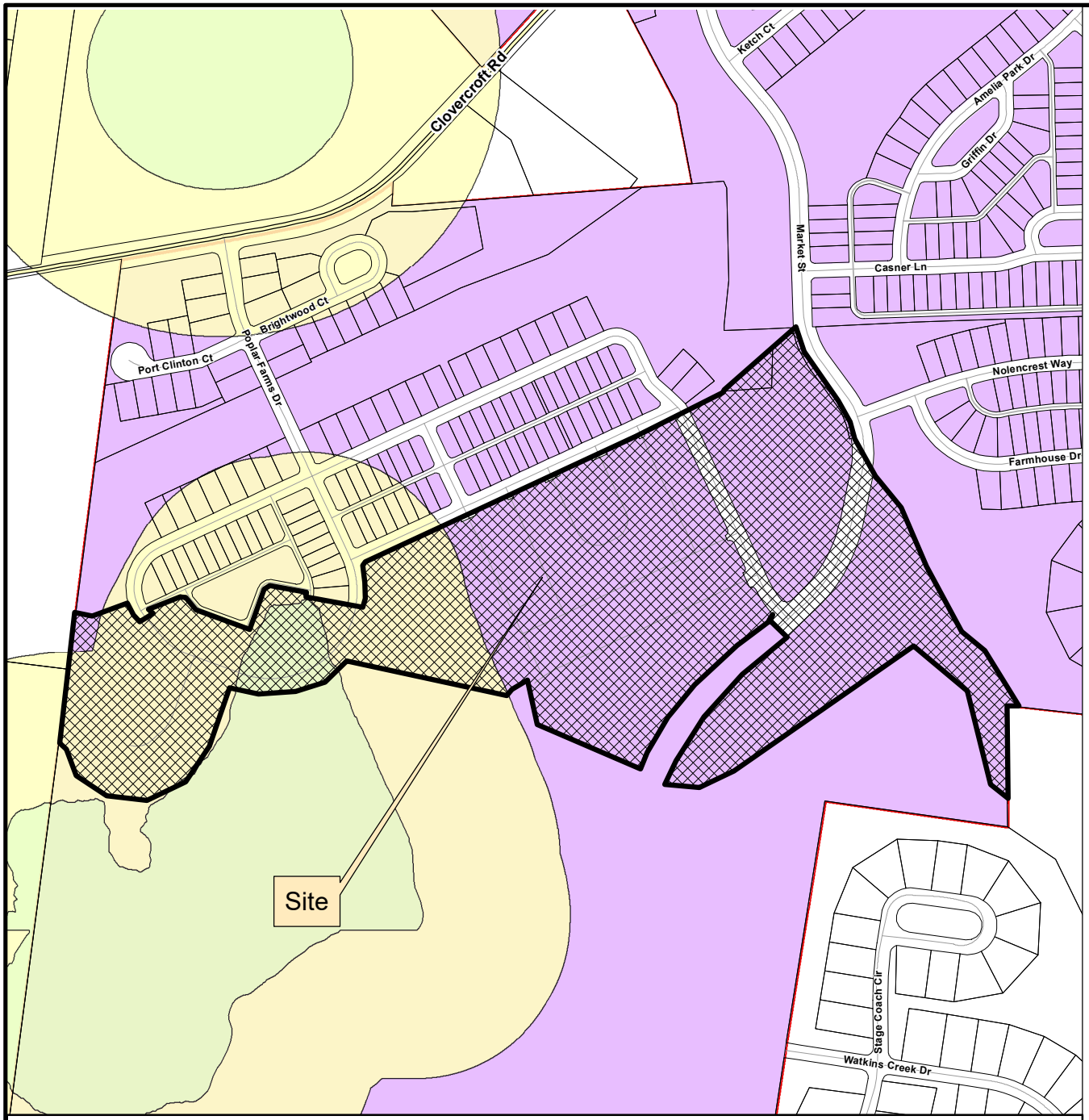
department relative to this project.
3. The applicant shall upload a .dwg copy of the final plat through the IDT system (link above) in Tennessee state plan coordinates, NAD 83, NAVD 88, zone 4100/5301 for incorporation of the plat into the Franklin GIS database.

FINANCIAL IMPACT:

Unknown.

RECOMMENDATION:

Staff recommends approval of the Poplar Farms PUD Subdivision, Final Plat, Section 4, with conditions. The conditions of approval are attached.



POPLAR FARMS PUD SUBDIVISION, SECTION 4
FINAL PLAT

Project Information
Existing Zoning: PD (1.84)
Overlay Districts: HHO, 500' Buffer of Hillside
Site Acreage: 44.57 acres
Total Number of Lots: 115

Legend

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

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

HISTORIC FRANKLIN TENNESSEE

Docusign Envelope ID: D59E3373-1296-45A9-BFB7-62DFAADDA541

GENERAL NOTES

1. THE PURPOSE OF THIS PLAT IS TO CREATE 106 RESIDENTIAL LOTS, 9 OPEN SPACE LOTS, AND DEDICATE RIGHT-OF-WAY.
2. EXISTING ZONING PD (1.84) / HHO
3. SECTION 4 LOTS SHOWN HEREON ARE SUBJECT TO THE APPROVED SITE PLAN, CITY OF FRANKLIN PROJECT NO. 8239, DATED MAY 16, 2025, AND MUST COMPLY WITH THE CONDITIONS OF APPROVAL SET FORTH THEREIN.
4. OWNER: POPLAR FARMS JV, LLC

   ADDRESS: 2555 MERIDIAN BOULEVARD, STE 100, FRANKLIN, TN 37067
   CONTACT: (615) 992-2050
5. SURVEYOR: ENERGY LAND & INFRASTRUCTURE, LLC

   ADDRESS: 440 METROPLEX DRIVE · NASHVILLE, TN 37211
   CONTACT: TIM HAGGARD
   PHONE: (615) 438-9664
   EMAIL: TIM.HAGGARD@ELI-LLC.COM
6. BY SCALED MAP LOCATION AND GRAPHIC PLOTTING ONLY, THE SUBJECT PROPERTY IS IDENTIFIED AS A PORTION OF PARCEL(S) 44.01 ON TAX MAP 080. SAID PARCEL IS FURTHER IDENTIFIED AS A PORTION OF THE PROPERTY DESCRIBED IN DEED BOOK 8961, PAGE 534 IN REGISTERS OFFICE OF WILLIAMSON COUNTY TENNESSEE.
7. NO PORTION OF THIS PROPERTY IS LOCATED WITHIN ZONE "AE" (SPECIAL FLOOD HAZARD AREA SUBJECT TO FLOODING BY THE 1% ANNUAL CHANCE FLOOD) ON FEMA FIRM COMMUNITY PANEL NO. 47187C0220F, SEPTEMBER 29TH, 2006.
8. ALL PROPERTY CORNERS NOT DESIGNATED OTHERWISE SHALL BE MARKED WITH 1/2" IRON RODS X 18" LONG WITH PLASTIC CAPS DENOTED ELI-LLC.
9. BEARINGS BASED ON TENNESSEE STATE PLANE COORDINATE SYSTEM, ZONE 5301, FIPSZONE 4100; NAD 83 (2011) DATUM.
10. WITHIN NEW DEVELOPMENT 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.
11. ALL STREET LIGHT LOCATIONS AND QUANTITIES ARE APPROXIMATE. FINAL POSITIONING AND QUANTITY SHALL BE AT DIRECTION OF MTEMC.
12. ALL OPEN SPACE SHALL BE MAINTAINED BY THE H.O.A. OR PROPERTY OWNER(S) AND SHALL BE PUBLIC UTILITY, DRAINAGE AND ACCESS EASEMENTS.
13. HOMEOWNER'S ASSOCIATION WILL MAINTAIN ALL OPEN SPACE, LANDSCAPE AND DETENTION/RETENTION AREAS, AND ALL SIDEWALKS AND PATHWAYS LOCATED OUTSIDE PUBLIC RIGHTS-OF-WAY. ALL ROADWAYS SHALL BE PUBLIC STREETS CONSTRUCTED TO THE CITY OF FRANKLIN SPECIFICATIONS IN PUBLIC RIGHTS-OF-WAY.
14. THE LOTS SHALL BE SERVED BY WATER FROM MILCROFTON UTILITY DISTRICT AND SEWER FROM THE CITY OF FRANKLIN. INDIVIDUAL WATER AND/OR SANITARY SEWER SERVICE LINES ARE REQUIRED FOR EACH PARCEL.
15. MAINTENANCE OF ALL STORMWATER MANAGEMENT FEATURES, INCLUDING LOT LINE SWALES, SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER(S) OR H.O.A. DETAILS OF THESE REQUIREMENTS ARE OUTLINED IN THE INSPECTION AND MAINTENANCE AGREEMENT OF PRIVATE STORMWATER MANAGEMENT FACILITIES RECORDED WITH THE WILLIAMSON COUNTY REGISTER OF DEEDS OFFICE.
16. SIDEWALKS AND TRAILS OUTSIDE OF PUBLIC RIGHT-OF-WAY SHALL BE PUBLIC ACCESS EASEMENTS AND SHALL BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
17. NO OBSTRUCTIONS OR ENCROACHMENTS WHICH IMPEDE THE FLOW OF STORMWATER SHALL BE PERMITTED WITHIN THE PUBLIC DRAINAGE EASEMENTS. THE CITY OF FRANKLIN IS NOT RESPONSIBLE FOR REPAIR OR REPLACEMENT OF ANY ENCROACHMENTS THAT ARE DAMAGED OR REMOVED IN THE COURSE OF MAINTENANCE ACTIVITIES WITHIN EASEMENTS.
18. THE CITY OF FRANKLIN WATER MANAGEMENT DEPARTMENT HAS UNRESTRICTED ACCESS TO ITS DOMESTIC WATER, SANITARY SEWER, RECLAIM WATER LINES OF SYSTEM IMPROVEMENT LOCATED WITHIN ITS EXCLUSIVE EASEMENTS WITHIN THE DEVELOPMENT. IN THE EVENT LANDSCAPING, FENCING, CONCRETE OR OTHER STRUCTURES ARE INSTALLED OR PLACED WITHIN A CITY OF FRANKLIN EASEMENT, THE CITY OF FRANKLIN SHALL HAVE THE RIGHT TO REMOVE SUCH ENCROACHMENTS WITHIN THE EASEMENT AS MAY BE NECESSARY FOR THE CITY OF FRANKLIN TO REPAIR, MAINTAIN OR REPLACE ITS INFRASTRUCTURE WHICH IS NOW OR IN THE FUTURE MAY BY LOCATED WITHIN THE EASEMENT WITHOUT OBTAINING ANY FURTHER PERMISSION FROM THE OWNER OR H.O.A. THE PROPERTY OWNER OR H.O.A. SHALL BE RESPONSIBLE FOR REPAIRING AND/OR REPLACING ANY SUCH LANDSCAPING FENCING CONCRETE OR OTHER STRUCTURES REMOVED OR DISTURBED BY THE CITY OF FRANKLIN IN COMMON OPEN SPACE LOTS AND IN AREAS OWNED BY THE PROPERTY OWNER OR H.O.A. AT NO EXPENSE TO THE CITY OF FRANKLIN. INDIVIDUAL HOMEOWNERS SHALL BE RESPONSIBLE FOR STRUCTURES REMOVED OR DISTURBED BY THE CITY OF FRANKLIN WITHIN AN EASEMENT ON THE HOMEOWNERS' LOT AT THE HOMEOWNERS' EXPENSE.
19. ANY MINERAL RIGHTS TO BE RETAINED BY THE OWNER.
20. TREES SHALL BE PRUNED TO A MINIMUM OF EIGHT FEET ABOVE GRADE AND NO FENCES OR OTHER OBSTRUCTIONS SHALL BE TALLER THAN THREE FEET ABOVE GRADE WITHIN SIGHT TRIANGLES FOR STREET INTERSECTIONS AND ROADWAY SIGNAGE PER THE LATEST VERSION OF AASHTO POLICY ON GEOMETRIC DESIGN OF HIGHWAYS AND STREETS.
21. 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.
22. EXCLUSIVE GREEN INFRASTRUCTURE EASEMENTS (GIE) ARE EXCLUSIVE EASEMENTS DEFINING AREAS SET ASIDE FOR THE CONSTRUCTION, MAINTENANCE, REPAIR, MONITORING, AND OTHER ACTIVITIES NECESSARY FOR THE FURTHERANCE OF WATER QUALITY FEATURES DESIGNATED AS GREEN INFRASTRUCTURE PRACTICES BY THE CITY OF FRANKLIN, AND TO PROVIDE PUBLIC ACCESS TO SUCH FEATURES. ANY AN ALL ACTIVITIES, EXCEPT AS SPECIFICALLY PERMITTED BY NOTATION ON THE CURRENT PLAT OF RECORD AND/OR WITHIN THE RECORDED LONG TERM MAINTENANCE AGREEMENT SHALL BE STRICTLY PROHIBITED WITHOUT THE WRITTEN CONSENT OF THE CITY ENGINEER OR HIS DESIGNEE.
23. LONG TERM MAINTENANCE PLAN IS RECORDED IN BOOK 9435, PAGE 235-277 R.O.W.C.TN.
24. M.T.E. BLANKET EASEMENTS ARE RECORDED IN BOOK 9453 PAGE 379, R.O.W.C.TN.
25. ALL MILCROFTON UTILITY DISTRICT (MUD) EASEMENTS ARE EXCLUSIVE EASEMENTS. NO EXCAVATION, BUILDING, STRUCTURE, OR OBSTRUCTION OF ANY KIND MAY BE CONSTRUCTED OR PERMITTED WITHIN THE EASEMENTS, EXCEPT PAVEMENT FOR A DRIVEWAY THAT CROSSES AN EASEMENT. NO TREES OR SHRUBBERY MAY BE PLANTED WITHIN THE EASEMENTS. MUD WILL HAVE UNRESTRICTED ACCESS TO ALL OF ITS LINES, METERS, VALVES, VAULTS, AND OTHER WATER SYSTEM FACILITIES WITHIN THE EASEMENTS WITHOUT SEEKING ANY FURTHER PERMISSION. MUD HAS THE RIGHT TO DISTURB OR REMOVE ANY IMPERMISSIBLE ITEMS WITHIN THE EASEMENTS. THE PROPERTY OWNER WILL BE RESPONSIBLE FOR REPAIRING OR REPLACING ANY SUCH ITEMS AT THE PROPERTY OWNER'S EXPENSE.

ROAD DATA

ACREAGE IN NEW ROW	±5.05 ACRES
FOOTAGE OF NEW ROADS	±3,381.04 LINEAR FEET
FOOTAGE OF ALLEYS	±1,667.08 LINEAR FEET

PLAT 4 DATA

ACREAGE IN PLAT 4 ±44.57 ACRES

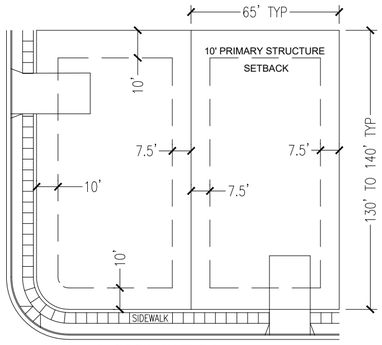
PARKLAND DEDICATION

546U x $4,304 = $2,349,984.00 required Parkland
106U x $3,228 = $342,168 REQUIRED FOR SECTION 4 PLAT THE PARKLAND FEES ARE DUE AT PLAT.

UNTIL THESE FEES ARE COLLECTED "CONDITIONAL APPROVAL" WILL BE COMMENT AND THE PLAT CANNOT BE RECORDED. IT WILL BE HELD AT ONESTOP OR "FAILED" UNTIL FEES ARE PRESENT.

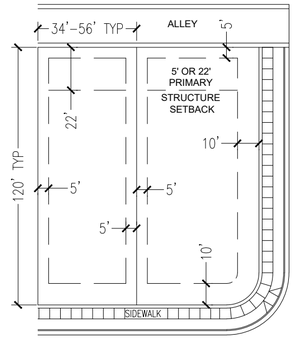
TYPICAL BUILDING ENVELOPE

SETBACKS SHOWN BELOW ARE COF MIN BLDG SETBACKS. DUE TO UTILITY AND DRAINAGE EASEMENTS, THE ALLOWABLE BUILDING ENVELOPE MAY BE REDUCED.



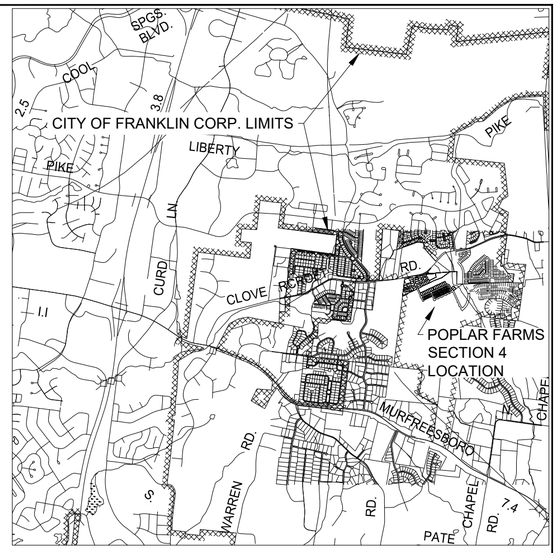
SINGLE FAMILY DETACHED

10' FRONT YARD
10' CORNER YARD
7.5' SIDE YARD
10' REAR YARD

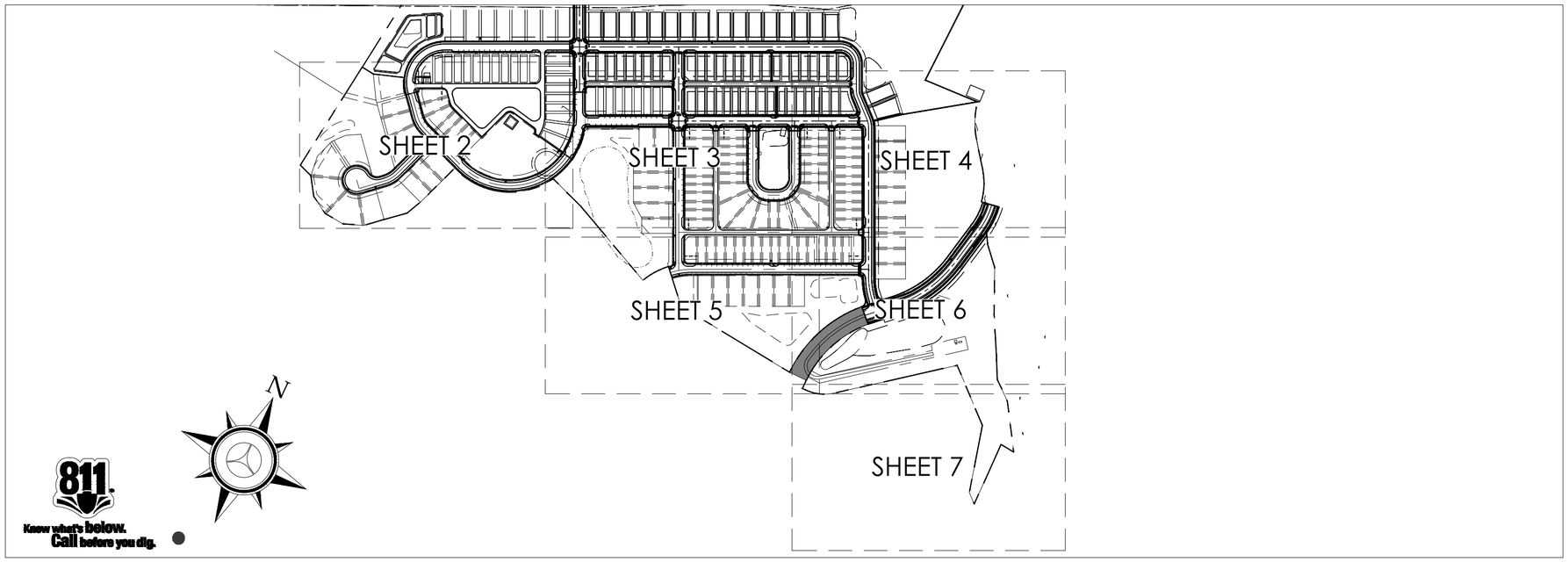


ALLEY LOADED SINGLE FAMILY DETACHED

10' FRONT YARD
10' CORNER YARD
5' SIDE YARD
5' OR 22' REAR YARD (ALLEY)



VICINITY MAP
NOT TO SCALE



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

CERTIFICATE OF APPROVAL FOR RECORDING

APPROVED BY THE FRANKLIN MUNICIPAL PLANNING COMMISSION, FRANKLIN WILLIAMSON COUNTY, TENNESSEE, WITH THE EXCEPTION OF SUCH CONDITIONS, IF ANY, AS ARE NOTED IN THE PLANNING COMMISSION MINUTES FOR THE _____ DAY OF _____, 20____, AND THIS PLAT HAS BEEN APPROVED FOR RECORDING IN THE REGISTER'S OFFICE OF WILLIAMSON COUNTY.

_____ _____
SECRETARY DATE
FRANKLIN MUNICIPAL PLANNING COMMISSION

CERTIFICATE OF APPROVAL OF SUBDIVISION NAME, STREET NAMES, AND ADDRESSING

SUBDIVISION NAME AND STREET NAMES APPROVED BY THE WILLIAMSON COUNTY EMERGENCY MANAGEMENT AGENCY AND THE CITY OF FRANKLIN.

_____ _____
WILLIAMSON COUNTY EMERGENCY MANAGEMENT AGENCY DATE

_____ _____
CITY OF FRANKLIN DATE

MTEMC SIGNATURE

MIDDLE TENNESSEE ELECTRIC MEMBERSHIP CORPORATION (MTEMC) WILL PROVIDE ELECTRIC SERVICE TO THE SUBJECT PROPERTY ACCORDING TO THE NORMAL OPERATING PRACTICES OF MTEMC AS DEFINED IN THE RULES AND REGULATIONS, BYLAWS, POLICY BULLETINS AND OPERATING BULLETINS OF MTEMC, AND IN ACCORDANCE WITH THE PLAT APPROVAL CHECKLIST, TREE PLANTING GUIDELINES AND OTHER REGULATIONS CONTAINED ON THE MTEMC WEBSITE AT WWW.MTEMC.COM (COLLECTIVELY THE "REQUIREMENTS"). NO ELECTRIC SERVICE WILL BE PROVIDED UNTIL MTEMC'S REQUIREMENTS HAVE BEEN MET AND APPROVED IN WRITING BY AN AUTHROIZED REPRESENTATIVE OF MTEMC. ANY APPROVAL IS, AT ALL TIMES, CONTINGENT UPON CONTINUING COMPLIANCE WITH MTEMC'S REQUIREMENTS.

_____ _____
DATE MIDDLE TENNESSEE ELECTRIC MEMBERSHIP CORP.

CERTIFICATE OF APPROVAL OF WATER SYSTEM

I HEREBY CERTIFY THAT:

(1) THE WATER SYSTEM DESIGNATED IN POPLAR FARMS PUD SUBDIVISION, SECTION 2, FINAL PLAT HAS BEEN INSTALLED IN ACCORDANCE WITH MILCROFTON UTILITY SPECIFICATIONS, OR

(2) A PERFORMANCE AGREEMENT AND SURETY IN THE AMOUNT OF $_____ FOR THE WATER SYSTEM HAS BEEN POSTED WITH MILCROFTON UTILITY DISTRICT TO ASSURE COMPELLATION OF SUCH IMPROVEMENTS.

_____ _____
AUTHORIZED SIGNATURE DATE

CERTIFICATE OF OWNERSHIP

I (WE) HEREBY CERTIFY THAT I AM (WE ARE) THE OWNER(S) OF THE PROPERTY SHOWN HEREON AS OF RECORD IN BOOK 8961, PAGE 534, R.O.W.C, TENNESSEE, AND ADOPT THE PLAN OF SUBDIVISION OF THE PROPERTY AS SHOWN HEREON AND DEDICATE ALL PUBLIC WAYS AND EASEMENTS AS NOTED. NO LOT(S) AS SHOWN HEREON SHALL AGAIN BE SUBDIVIDED, RESUBDIVIDED, ALTERED OR CHANGED SO AS TO PRODUCE LESS AREA THAN IS HEREBY ESTABLISHED UNTIL OTHERWISE APPROVED BY THE FRANKLIN MUNICIPAL PLANNING COMMISSION, AND UNDER NO CONDITION SHALL SUCH LOT(S) BE MADE TO PRODUCE LESS AREA THAN IS PRESCRIBED BY THE RESTRICTIVE COVENANTS AS OF RECORD IN BOOK _____, PAGE _____, R.O.W.C.TN., RUNNING WITH THE TITLE TO THE PROPERTY. I (WE) FURTHER CERTIFY THAT THERE ARE NO LIENS ON THIS PROPERTY, EXCEPT AS FOLLOWS: BOOK _____, PAGE _____, R.O.W.C.TN.

_____ _____
OWNER DATE

POPLAR FARMS JV, LLC
ADDRESS: 2555 MERIDIAN BOULEVARD, STE 100, FRANKLIN, TN 37067
PHONE: (615) 992-2050

CERTIFICATE OF APPROVAL OF SEWER SYSTEMS

I HEREBY CERTIFY THAT:

A. THE SEWER SYSTEM DESIGNATED IN POPLAR FARMS PUD SUBDIVISION, SECTION 2, FINAL PLAT HAVE BEEN INSTALLED IN ACCORDANCE WITH CITY SPECIFICATIONS, OR

B. A PERFORMANCE AGREEMENT AND SURETY IN AMOUNT OF $_____ FOR THE SEWER SYSTEM HAS BEEN POSTED WITH THE CITY OF FRANKLIN, TENNESSEE, TO ASSURE COMPLETION OF SUCH SYSTEMS.

_____ _____
DIRECTOR WATER MANAGEMENT DEPARTMENT DATE
CITY OF FRANKLIN, TENNESSEE

CERTIFICATE OF APPROVAL OF STREETS, DRAINAGE, SIDEWALKS, AND GREEN INFRASTRUCTURE

I HEREBY CERTIFY THAT:

A. THE STREETS, DRAINAGE, SIDEWALKS, AND GREEN INFRASTRUCTURE DESIGNATED IN POPLAR FARMS PUD SUBDIVISION, SECTION 2, FINAL PLAT HAVE BEEN INSTALLED IN ACCORDANCE WITH CITY SPECIFICATIONS, OR

B. A PERFORMANCE AGREEMENT AND SURETY IN AMOUNT OF $_____ FOR STREETS, $_____ FOR DRAINAGE, $_____ FOR GREEN INFRASTRUCTURE HAS BEEN POSTED WITH THE CITY OF FRANKLIN, TENNESSEE, TO ASSURE COMPLETION OF SUCH IMPROVEMENTS.

_____ _____
DIRECTOR, STREETS DEPARTMENT DATE
CITY OF FRANKLIN, TENNESSEE

CERTIFICATE OF SURVEY

I (WE) HEREBY CERTIFY THAT THE SUBDIVISION PLAT AS SHOWN HEREON IS CORRECT AND THAT ALL OF THE MONUMENTS SHOWN HEREON HAVE BEEN PLACED AS INDICATED. THIS SUBDIVISION PLAT CORRECTLY REPRESENTS A SURVEY MADE UNDER MY SUPERVISION ON THE 9TH DAY OF JUNE, 2020.

ENERGY LAND & INFRASTRUCTURE, LLC

BY: _____
TIMOTHY L. HAGGARD, RLS #1604

DATE: 9/4/2025

TIMOTHY L. HAGGARD — REGISTERED LAND SURVEYOR — DEPARTMENT OF AGRICULTURE — 03318 — STATE OF TENNESSEE — DEPARTMENT OF COMMERCE — NO. 1604

Docusigned by:

UTILITY DISCLAIMER

ENERGY, LAND, AND INFRASTRUCTURE, LLC (ELI, LLC) HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES. ABOVE GRADE AND UNDERGROUND UTILITIES SHOWN WERE TAKEN FROM VISIBLE APPURTENANCES AT THE SITE, PUBLIC RECORDS, AND/OR MAPS PREPARED BY OTHERS. ELI, LLC MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. ELI, LLC FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES ARE IN THE EXACT LOCATION INDICATED. THEREFORE, RELIANCE UPON THE TYPE, SIZE, AND LOCATION OF UTILITIES SHOWN SHOULD BE DONE SO WITH THIS CIRCUMSTANCE CONSIDERED. DETAILED VERIFICATION OF EXISTENCE, LOCATION, AND DEPTH SHOULD ALSO BE MADE PRIOR TO ANY DECISION RELATIVE THERETO IS MADE. AVAILABILITY AND COST OF SERVICE SHOULD BE CONFIRMED WITH THE APPROPRIATE UTILITY COMPANY. IN TENNESSEE, IT IS A REQUIREMENT, PER "THE UNDERGROUND UTILITY DAMAGE PREVENTION ACT", THAT ANYONE WHO ENGAGES IN EXCAVATION MUST NOTIFY ALL KNOWN UNDERGROUND UTILITY OWNERS, NO LESS THAN THREE (3) NOR MORE THAN TEN (10) WORKING DAYS PRIOR TO THE DATE OF THEIR INTENT TO EXCAVATE AND ALSO TO AVOID ANY POSSIBLE HAZARD OR CONFLICT. TENNESSEE ONE CALL 811.

REVISIONS:

RECORDING STAMP

FINAL PLAT

POPLAR FARMS
PUD SUBDIVISION, SECTION 4

OWNER: MERITAGE HOMES, LLC

SURVEYOR: Energy Land & Infrastructure

© 2024 ENERGY LAND & INFRASTRUCTURE, LLC., ALL RIGHTS RESERVED

DRAWN BY: ZJR DATE: 08/11/2025
SCALE: 1"=200' JOB NO: 18-11-1107
CLOSURE: >1:10,000

COF PROJECT NO. 8910 SHEET 1 OF 8

File name: W:\18-11107 Poplar Farms Section 4\3_ENG\Production\3_Final Plat\Poplar Farms Sec 4 Final Plat.dwg
Layout Name: 1 OF 8
Plotted: Thursday, September 04, 2025 - 4:54 pm
By: johna

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REDEMPTION CITY CHURCH, INC. BOOK 7505, PAGE 213 CALLED 7.61 ACRES "TRACT 1" R.O.W.C.TN.

IVY GLEN SECTION 3 PLAT BOOK 25, PAGE 2 R.O.W.CTN.

TENNESSEE ELECTRIC POWER COMPANY
BOOK 61, PAGE 55-57
BOOK 63, PAGE 122
BOOK 4447, PAGE 276
R.O.W.C.TN.

SECTION 3

SEE DETAIL A THIS SHEET

MATCHLINE SEE SHEET 3

ALLEY "B"
LOCAL: 20' R.O.W.

ALLEY "C"
LOCAL: 20' R.O.W.

ALLEY "D"
LOCAL: 20' R.O.W.

BANFF COURT
LOCAL: 54' R.O.W.

POPLAR FARMS DRIVE
LOCAL: 54' R.O.W.

SITE BOUNDARY

SEWER AND EASEMENT PER COF #8215

20' SANITARY SEWER EASEMENT

10' PDE FROM CENTERLINE OF PIPE (TYP.)

20' SSEE

100' TVA EASEMENT

OPEN SPACE/ PUDAE

10' PDE FROM CENTER OF PIPE (TYP.)

GIE (TYP.)

20' PDE (TYP.)

10' PDE FROM CENTERLINE OF PIPE (TYP.)

10' PDE (TYP.)

15' MUDEE (TYP.)

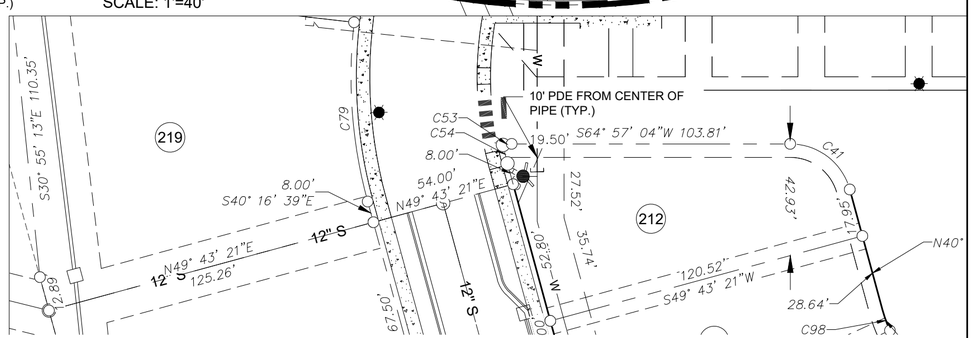
5' PDE (TYP.)

EX. CEMETERY

POPLAR FARMS DRIVE
LOCAL: 54' R.O.W.

ACCESS IS GRANTED TO CITY OF FRANKLIN WATER MANAGEMENT DEPARTMENT TO MAINTAIN SEWER WITHIN THE TVA EASEMENT
TVA LETTER 002454-2024

DETAIL A
SCALE: 1"=40'



LEGEND

- 1/2" IRON ROD SET CAPPED ELI-LLC
- MAG NAIL SET W/ SHINER
- IRON ROD FOUND
- RAILROAD SPIKE FOUND
- COMPUTED POINT
- UTILITY POLE
- GUY WIRE
- HYDRANT
- SEWER MANHOLE
- CATCH BASIN
- HEAD WALL
- WATER METER
- ¾" IRON ROD LOT PINS
- LOT NUMBER CRITICAL
- LIGHT POLE

- SUBJECT LINE
- ADJOINER TRACT
- LOT LINE
- SETBACK LINE
- EXISTING EASEMENT EDGE
- EASEMENT EDGE
- OVERHEAD LINE
- WATER LINE
- GAS LINE
- CURB
- CENTERLINE
- SEWER CENTERLINE
- STORM PIPE
- PUDAE - PUBLIC UTILITY DRAINAGE ACCESS EASMENT
- MUDEE - MILCROFTON UTILITY DISTRICT EXCLUSIVE EASEMENT

SSEE - SANITARY SEWER EXCLUSIVE EASEMENT
POB - POINT OF BEGINNING
ROWCTN - REGISTER'S OFFICE WILLIAMSON COUNTY, TENNESSEE
GIE - GREEN INFRASTRUCTURE EASEMENT
MTE - MIDDLE TENNESSEE ELECTRIC EASEMENT
PDE - PUBLIC DRAINAGE EASEMENT
℄ - PROPERTY LINE

= TREE PROTECTION AREA
= CONCRETE
= RIPARIAN BUFFER ZONE 1
= RIPARIAN BUFFER ZONE 2
= STREAM & WETLAND
= WETLAND

NOTE: REFER TO SHEET 8 FOR LOT, CURVE, R.O.W. AND OPEN SPACE TABLES.

☆ DENOTES CRITICAL LOT. DRIVEWAYS AND BUILDINGS, INCLUDING FOUNDATIONS, SHALL NOT ENCROACH INTO THE PUBLIC AND/OR EXCLUSIVE EASEMENTS.

N

GRAPHIC SCALE (IN FEET)
50 0 25 50 100
1 inch = 50 ft.

TENNESSEE STATE PLANE COORDINATE (TNSPC) SYSTEM ZONE 5301, FIPSZONE 4100 NAD83 DATUM

TIMOTHY L. HAGGARD
REGISTERED LAND SURVEYOR
AGRICULTURE
STATE OF TENNESSEE
TENNESSEE NO. 1604
Docusigned by: 620F3CE8FD3E4A8...
SURVEYOR STAMP

RECORDING STAMP

REVISIONS:

FINAL PLAT

POPLAR FARMS
PUD SUBDIVISION, SECTION 4

OWNER: MERITAGE HOMES, LLC
SURVEYOR: Energy Land & Infrastructure

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DRAWN BY: ZJR
SCALE: 1"=50'
CLOSURE: >1:10,000
DATE: 08/11/2025
JOB NO: 18-11-1107

COF PROJECT NO. 8910
SHEET 2 OF 8

Filename: C:\NOAH\employbase\JobWork_59412\Poplar Farms Sec 4 Final Plat.dwg
Layout Name: 2 OF 8
Plotted: Thursday, September 04, 2025 - 1:51 pm
By: alexander

Docusign Envelope ID: D59E3373-1296-45A9-BFB7-62DFAADDA541

ALLEY "A"
LOCAL: 20' R/W

POPLAR FARMS DRIVE
LOCAL: 54' R.O.W.

HAVANA DRIVE
LOCAL: 54' R.O.W.

SECTION 3

SECTION 1

CHARDON STREET
LOCAL: 54' R.O.W.

MATCHLINE SEE SHEET 2

MATCHLINE SEE SHEET 4

MATCHLINE SEE SHEET 5

HOCKING COURT
LOCAL: 54' R.O.W.

ALLEY G 20' R.O.W.

ALLEY E 20' R.O.W.

7044 CHARDON ST.
7050 CHARDON ST.
7134 HAVANA DR.
301 HOCKING CT.

OPEN SPACE/ PUDAE (1012)
OPEN SPACE/ PUDAE (1013)

GIE (TYP.)
RETAINING WALL
30' RIPARIAN BUFFER ZONE 2
50' RIPARIAN BUFFER ZONE 1
50' RIPARIAN BUFFER ZONE 2
30' RIPARIAN BUFFER ZONE 1
MTL-C
15' MUDEE (TYP.)
10' PDE (TYP.)
5' PDE (TYP.)
10' PUDE (TYP.)
20' PDE (TYP.)
10' DRAINAGE EASEMENT BETWEEN EACH PROPERTY (TYP.)
10' PDE FROM CENTERLINE OF PIPE (TYP.)

N80° 11' 55"W 140.00'
N80° 11' 55"W 54.50'
N70° 05' 55"W 169.29'
N64° 57' 04"E 345.24'
N64° 57' 04"E 90.50'
S64° 57' 04"W 90.50'
N64° 57' 04"E 92.50'
S64° 57' 04"W
N64° 57' 04"E 54.00'
N64° 57' 04"E 20.00'
N64° 57' 04"E 54.00'
N64° 57' 04"E 121.96'
N64° 57' 04"E 36.50'
S40° 20' 35"W 145.89'
S64° 57' 04"W 722.58'
N64° 57' 04"E 425.50'
S64° 57' 04"W 82.50'
N64° 57' 04"E 130.00'
N64° 57' 04"E 165.00'
N64° 57' 04"E 130.00'
N64° 57' 04"E 165.00'
N64° 57' 04"E 165.00'
N64° 57' 04"E 130.00'
N25° 02' 56"W 125.00'
S25° 02' 56"E 125.00'
S25° 02' 56"E 561.99'
S25° 02' 56"E 405.50'
S25° 02' 56"E 397.50'
N25° 02' 56"W 203.00'
N25° 02' 56"W 173.50'
S25° 02' 56"E 203.00'
S25° 02' 56"E 173.50'
S25° 02' 56"E 120.52'
S25° 02' 56"E 65.00'
S25° 02' 56"E 65.00'
S25° 02' 56"E 65.00

Docusign Envelope ID: D59E3373-1296-45A9-BFB7-62DFAADDA541

SECTION 1

CHARDON STREET
LOCAL: 54' R.O.W.

CASNER LANE

POPLAR FARMS DRIVE
LOCAL: 54' R.O.W.

ALLEY F 20' R.O.W.

TAP ROOT HILLS SECTION 2
PLAT BOOK 64, PAGE 109
R.O.W.C.TN.

6009
POPLAR FARMS
DR.

RIPARIAN BUFFER ZONE 2

50' RIPARIAN BUFFER ZONE 1

SOUTH SEWARD HILLS BRANCH

MATCHLINE SEE SHEET 3

MATCHLINE SEE SHEET 6

15' MUDEE (TYP.)
10' PDE (TYP.)
5' PDE (TYP.)
20' SSEE (TYP.)
30' SSEE (TYP.)
20' PDE (TYP.)
10' PDE FROM CENTER OF PIPE (TYP.)

LEGEND

- 1/2" IRON ROD SET CAPPED ELI-LLC
- MAG NAIL SET W/ SHINER
- IRON ROD FOUND
- RAILROAD SPIKE FOUND
- COMPUTED POINT
- UTILITY POLE
- GUY WIRE
- HYDRANT
- SEWER MANHOLE
- CATCH BASIN
- HEAD WALL
- WATER METER
- ¼" IRON ROD LOT PINS
- LOT NUMBER CRITICAL
- LIGHT POLE

- SUBJECT LINE
- ADJOINER TRACT
- LOT LINE
- SETBACK LINE
- EXISTING EASEMENT EDGE
- EASEMENT EDGE
- OVERHEAD LINE
- WATER LINE
- GAS LINE
- CURB
- CENTERLINE
- SEWER CENTERLINE
- STORM PIPE

PUDAE - PUBLIC UTILITY DRAINAGE ACCESS EASEMENT
MUDEE - MILCROFTON UTILITY DISTRICT EXCLUSIVE EASEMENT

NOTE: REFER TO SHEET 8 FOR LOT, CURVE, R.O.W. AND OPEN SPACE TABLES.

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= WETLAND

N

GRAPHIC SCALE (IN FEET)
50 0 25 50 100
1 inch = 50 ft.

TENNESSEE STATE PLANE COORDINATE (TNSPC) SYSTEM ZONE 5301, FIPSZONE 4100 NAD83 DATUM

TIMOTHY L. HAGGARD
REGISTERED LAND SURVEYOR
AGRICULTURE
COMMERCE
TENNESSEE NO. 1604

DocuSigned by:
620F3CEE8F0A4AE...

SURVEYOR STAMP

RECORDING STAMP

REVISIONS:

FINAL PLAT

POPLAR FARMS
PUD SUBDIVISION, SECTION 4

OWNER: MERITAGE HOMES, LLC
SURVEYOR: Energy Land & Infrastructure

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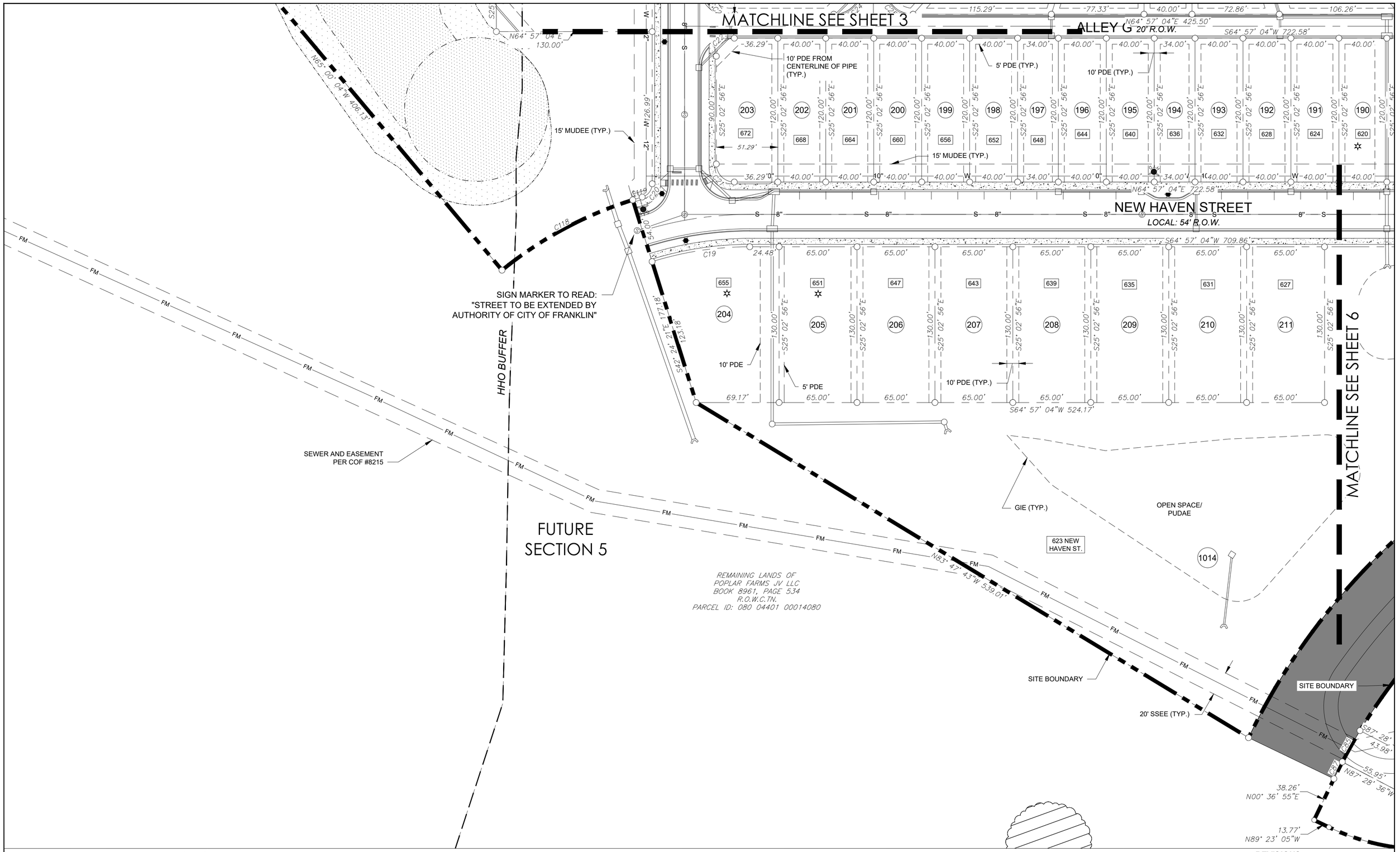
DRAWN BY: ZJR
SCALE: 1"=50'
CLOSURE: >1:10,000
DATE: 08/11/2025
JOB NO: 18-11-1107

COF PROJECT NO. 8910
SHEET 4 OF 8

Filename: W:\18-11-1107 Poplar Farms Section 4\3_CAD\Production\3_Final Plat\Poplar Farms Sec 4 Final Plat.dwg
Layout Name: 4 OF 8
Plotted: Thursday, September 04, 2025 - 4:54 pm
By: jdrea

Docusign Envelope ID: D59E3373-1296-45A9-BFB7-62DFAADDA541



LEGEND

- 1/2" IRON ROD SET CAPPED ELI-LLC
- MAG NAIL SET W/ SHINER
- IRON ROD FOUND
- RAILROAD SPIKE FOUND
- COMPUTED POINT
- UTILITY POLE
- GUY WIRE
- HYDRANT
- SEWER MANHOLE
- CATCH BASIN
- HEAD WALL
- WATER METER
- ½" IRON ROD LOT PINS
- (C) LOT NUMBER CRITICAL
- LIGHT POLE

- SUBJECT LINE
- ADJOINER TRACT
- LOT LINE
- SETBACK LINE
- EXISTING EASEMENT EDGE
- EASEMENT EDGE
- OVERHEAD LINE
- WATER LINE
- GAS LINE
- CURB
- CENTERLINE
- SEWER CENTERLINE
- STORM PIPE

PUDAE - PUBLIC UTILITY DRAINAGE ACCESS EASMENT
MUDEE - MILCROFTON UTILITY DISTRICT EXCLUSIVE EASEMENT

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= RIPARIAN BUFFER ZONE 1
= RIPARIAN BUFFER ZONE 2
= STREAM & WETLAND
= WETLAND

N

GRAPHIC SCALE (IN FEET)
50 0 25 50 100
1 inch = 50 ft.

TENNESSEE STATE PLANE COORDINATE (TNSPC) SYSTEM
ZONE 5301, FIPSZONE 4100
NAD83 DATUM

T. L. HAGGARD — REGISTERED LAND SURVEYOR — AGRICULTURE — COMMERCE — TENNESSEE NO. 1604
DocuSigned by: 63918CE8...
SURVEYOR STAMP

RECORDING STAMP

REVISIONS:

FINAL PLAT

POPLAR FARMS
PUD SUBDIVISION, SECTION 4

OWNER: MERITAGE HOMES, LLC
SURVEYOR: Energy Land & Infrastructure
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DRAWN BY: ZJR
SCALE: 1"=50'
CLOSURE: >1:10,000
DATE: 08/11/2025
JOB NO: 18-11-1107

COF PROJECT NO. 8910
SHEET 5 OF 8

Filename: W:\18-11-1107 Poplar Farms Section 4\3_CAD\Production\3_Final Plat\Poplar Farms Sec 4 Final Plat.dwg
Layout Name: 5 OF 8
Plotted: Thursday, September 04, 2025 - 4:54 pm
By: johna

Docusign Envelope ID: D59E3373-1296-45A9-BFB7-62DFAADDA541

MATCHLINE SEE SHEET 4

MATCHLINE SEE SHEET 5

MATCHLINE SEE SHEET 7

MARKET STREET
MINOR COLLECTOR: 79' R.O.W.

SOUTH SEWARD HILLS BRANCH

30' RIPARIAN BUFFER ZONE 1

30' RIPARIAN BUFFER ZONE 2

PUMPSTATION DRIVEWAY

5' PDE (TYP.)

20' PDE (TYP.)

10' PDE (TYP.)

15' MUDEE (TYP.)

GIE (TYP.)

OPEN SPACE/
PUDAE

SITE BOUNDARY

ACCESS EASEMENT

10' SSEE FROM
CENTERLINE OF
FORCEMAIN

40' SSEE (TYP.)

SSEE AROUND LOT 1017

REMAINING LANDS OF
POPLAR FARMS JV LLC
BOOK 8961, PAGE 534
R.O.W.C.TN.
PARCEL ID: 080 04401 00014080

TAP ROOT HILLS SECTION 2
PLAT BOOK 64, PAGE 109
R.O.W.C.TN.

LEGEND

- 1/2" IRON ROD SET CAPPED ELI-LLC
- MAG NAIL SET W/ SHINER
- IRON ROD FOUND
- RAILROAD SPIKE FOUND
- COMPUTED POINT
- UTILITY POLE
- GUY WIRE
- HYDRANT
- SEWER MANHOLE
- CATCH BASIN
- HEAD WALL
- WATER METER
- ¾" IRON ROD LOT PINS
- (C) LOT NUMBER CRITICAL
- LIGHT POLE

- SUBJECT LINE
- ADJOINER TRACT
- LOT LINE
- SETBACK LINE
- EXISTING EASEMENT EDGE
- EASEMENT EDGE
- OVERHEAD LINE
- WATER LINE
- GAS LINE
- CURB
- CENTERLINE
- SEWER CENTERLINE
- STORM PIPE

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= RIPARIAN BUFFER ZONE 2
= STREAM & WETLAND
= WETLAND

N

GRAPHIC SCALE (IN FEET)
50 0 25 50 100
1 inch = 50 ft.

TENNESSEE STATE PLANE COORDINATE (TNSPC) SYSTEM ZONE 5301, FIPSZONE 4100 NAD83 DATUM

REVISIONS:

SURVEYOR STAMP
TIMOTHY L. HAGGARD
REGISTERED LAND SURVEYOR
TENNESSEE NO. 1604
DocuSigned by:
63818CE...

RECORDING STAMP

FINAL PLAT

POPLAR FARMS
PUD SUBDIVISION, SECTION 4

OWNER: MERITAGE HOMES, LLC

SURVEYOR: Energy Land & Infrastructure

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SCALE: 1"=50'
CLOSURE: >1:10,000
DATE: 08/11/2025
JOB NO: 18-11-1107

COF PROJECT NO. 8910

SHEET 6 OF 8

Filename: W:\18-11-1107 Poplar Farms Section 4\3_DWG\Production\3_Final Plat\Poplar Farms Sec 4 Final Plat.dwg
Layout Name: 6 OF 8
Plotted: Thursday, September 04, 2025 - 4:39 pm
By: jdma

Docusign Envelope ID: D59E3373-1296-45A9-BFB7-62DFAADDA541

MATCHLINE SEE SHEET 6

C37
N87° 28' 36"W 55.95'
38.26'
N00° 36' 55"E
13.77'
N89° 23' 05"W
C49
N52° 14' 02"E 535.20'

REMAINING LANDS OF
POPLAR FARMS JV LLC
BOOK 8961, PAGE 534
R.O.W.C.TN.
PARCEL ID: 080 04401 00014080

S47° 48' 13"E 276.74'
S49° 56' 12"E 182.08'
S32° 11' 47"E 218.55'
30' RIPARIAN BUFFER ZONE 2
30' RIPARIAN BUFFER ZONE 1
SOUTH SEWARD HILLS BRANCH
NORTH SEWARD HILLS BRANCH
30' RIPARIAN BUFFER ZONE 2
SITE BOUNDARY
S83° 43' 31"W 62.58'
S14° 00' 26"E 289.71'
SITE BOUNDARY
S00° 41' 43"E 217.08'
N48° 12' 05"W 52.90'

TAP ROOT HILLS SECTION 2
PLAT BOOK 64, PAGE 109
R.O.W.C.TN.

WATKINS CREEK HOMEOWNERS ASSOCIATION, INC.
BOOK 6258, PAGE 762
AS DESCRIBED IN: PLAT BOOK P56, PAGE 54
CALLED 14.59 ACRES "OPEN SPACE"
R.O.W.C.TN.
PARCEL ID: 080N C 05200 00014180K

LEGEND

- 1/2" IRON ROD SET CAPPED ELI-LLC
- MAG NAIL SET W/ SHINER
- IRON ROD FOUND
- RAILROAD SPIKE FOUND
- COMPUTED POINT
- UTILITY POLE
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- HEAD WALL
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- ¾" IRON ROD LOT PINS
- (C) LOT NUMBER CRITICAL
- LIGHT POLE

- SUBJECT LINE
- ADJOINER TRACT
- LOT LINE
- SETBACK LINE
- EXISTING EASEMENT EDGE
- EASEMENT EDGE
- OVERHEAD LINE (OH)
- XX"W WATER LINE
- GAS GAS GAS GAS LINE
- CURB
- CENTERLINE
- XX" SS SEWER CENTERLINE
- STORM PIPE
- PUDAE - PUBLIC UTILITY DRAINAGE ACCESS EASMENT
- MUDEE - MILCROFTON UTILITY DISTRICT EXCLUSIVE EASEMENT

NOTE: REFER TO SHEET 8 FOR LOT, CURVE, R.O.W. AND OPEN SPACE TABLES.

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= RIPARIAN BUFFER ZONE 2
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= WETLAND

N

GRAPHIC SCALE (IN FEET)
50 0 25 50 100
1 inch = 50 ft.

TENNESSEE STATE PLANE COORDINATE (TNSPC) SYSTEM ZONE 5301, FIPSZONE 4100 NAD83 DATUM

TIMOTHY L. HAGGARD
REGISTERED LAND SURVEYOR
AGRICULTURE
COMMERCE
TENNESSEE NO. 1604
DocuSigned by:
6317CE8F83E4A6...
SURVEYOR STAMP

RECORDING STAMP

REVISIONS:

FINAL PLAT

POPLAR FARMS
PUD SUBDIVISION, SECTION 4

OWNER: MERITAGE HOMES, LLC
SURVEYOR: Energy Land & Infrastructure

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DRAWN BY: ZJR
SCALE: 1"=50'
CLOSURE: >1:10,000
DATE: 08/11/2025
JOB NO: 18-11-1107

COF PROJECT NO. 8910
SHEET 7 OF 8

Filename: W:\18-11-1107 Poplar Farms Section 4\3_CAD\Production\3_Final Plat\Poplar Farms Sec 4 Final Plat.dwg
Layout Name: 7 OF 8
Plotted: Thursday, September 04, 2025 - 4:39 pm
By: jdma

Docusign Envelope ID: D59E3373-1296-45A9-BFB7-62DFAADDA541

Lot Table		
Lot #	Square Feet	Acres
125	8125	0.19
126	9514	0.22
127	10314	0.24
128	10725	0.25
129	10725	0.25
130	9587	0.22
131	8450	0.19
132	5441	0.12
133	4820	0.11
134	4097	0.09
135	4820	0.11
136	4097	0.09
137	4097	0.09
138	4820	0.11
139	4820	0.11
140	4820	0.11
141	4820	0.11
142	5567	0.13
143	5537	0.13
144	4097	0.09
145	4097	0.09
146	4820	0.11
147	4820	0.11
148	4828	0.11
149	7851	0.18
150	12135	0.28
151	10449	0.24
152	7131	0.16
153	4820	0.11
154	6739	0.15
155	9584	0.22
156	13552	0.31
157	7660	0.18
158	4828	0.11
159	4820	0.11
160	4820	0.11
161	4097	0.09
162	4097	0.09
163	5567	0.13
164	5547	0.13
165	4803	0.11

Lot Table		
Lot #	Square Feet	Acres
166	4803	0.11
167	4803	0.11
168	4803	0.11
169	4083	0.09
170	4083	0.09
171	4803	0.11
172	4083	0.09
173	4803	0.11
174	5422	0.12
175	8438	0.19
176	8450	0.19
177	8450	0.19
178	8450	0.19
179	8450	0.19
180	8450	0.19
181	8450	0.19
182	8450	0.19
183	8450	0.19
184	8450	0.19
185	5458	0.13
186	4680	0.11
187	4080	0.09
188	4080	0.09
189	4800	0.11
190	4800	0.11
191	4800	0.11
192	4800	0.11
193	4800	0.11
194	4080	0.09
195	4800	0.11
196	4800	0.11
197	4080	0.09
198	4800	0.11
199	4800	0.11
200	4800	0.11
201	4800	0.11
202	4800	0.11
203	6058	0.14
204	11276	0.26
205	8450	0.19
206	8450	0.19

Lot Table		
Lot #	Square Feet	Acres
207	8450	0.19
208	8450	0.19
209	8450	0.19
210	8450	0.19
211	8450	0.19
212	6201	0.14
213	5610	0.13
214	6502	0.15
215	4820	0.11
216	4820	0.11
217	4820	0.11
218	4820	0.11
219	12277	0.28
220	8455	0.19
221	9398	0.22
222	14641	0.34
223	14716	0.34
224	14683	0.34
225	14679	0.34
226	14694	0.34
227	10893	0.25
228	8440	0.19
229	8450	0.19
230	9702	0.22

R.O.W. Table		
Lot #	Square Feet	Acres
ROW 1	78381	1.80
ROW 2	105895	2.43
ROW 3	35770	0.82

Open Space Table		
Lot #	Square Feet	Acres
OS 1009	71050	1.63
OS 1010	18394	0.42
OS 1011	71347	1.64
OS 1012	151658	3.48
OS 1013	31082	0.71
OS 1014	128865	2.96
OS 1015	215303	4.94
OS 1016	277736	6.38
OS 1017	24497	0.56

Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	23.56'	15.00'	90.00	S70° 02' 56"E	21.21'
C2	23.56'	15.00'	90.00	N19° 57' 04"E	21.21'
C3	23.56'	15.00'	90.00	S70° 02' 56"E	21.21'
C4	23.56'	15.00'	90.00	S19° 57' 04"W	21.21'
C5	23.56'	15.00'	90.00	N70° 02' 56"W	21.21'
C6	23.56'	15.00'	90.00	N19° 57' 04"E	21.21'
C7	23.56'	15.00'	90.00	S70° 02' 56"E	21.21'
C8	23.56'	15.00'	90.00	S19° 56' 57"W	21.21'
C9	23.15'	15.00'	88.40	N69° 14' 15"W	20.92'
C10	23.56'	15.00'	90.00	N19° 57' 04"E	21.21'
C11	23.56'	15.00'	90.00	S70° 02' 56"E	21.21'
C12	23.56'	15.00'	90.00	S19° 57' 04"W	21.21'
C13	23.56'	15.00'	90.00	N70° 02' 56"W	21.21'
C14	23.56'	15.00'	90.00	N19° 57' 04"E	21.21'
C15	23.15'	15.01'	88.37	S70° 50' 06"E	20.92'
C16	88.06'	360.00'	14.01	S33° 37' 42"E	87.84'
C17	37.06'	25.71'	82.59	S2° 06' 14"W	33.93'
C18	424.17'	549.50'	44.23	S22° 43' 45"W	413.72'
C19	82.71'	271.87'	17.43	S56° 16' 21"W	82.39'
C20	14.87'	11.50'	74.08	S11° 59' 25"W	13.85'

Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C21	23.56'	15.00'	90.00	S70° 02' 56"E	21.21'
C22	23.56'	15.00'	90.00	S19° 57' 04"W	21.21'
C23	23.56'	15.00'	90.00	N70° 02' 56"W	21.21'
C24	36.13'	23.00'	90.00	S19° 57' 04"W	32.53'
C25	36.13'	23.00'	90.00	S70° 02' 56"E	32.53'
C26	36.13'	23.00'	90.00	N19° 57' 04"E	32.53'
C27	36.13'	23.00'	90.00	N70° 02' 56"W	32.53'
C28	152.37'	97.00'	90.00	S19° 57' 04"W	137.18'
C29	152.37'	97.00'	90.00	N70° 02' 56"W	137.18'
C30	67.54'	43.00'	90.00	S70° 02' 56"E	60.81'
C31	67.54'	43.00'	90.00	N19° 57' 04"E	60.81'
C32	68.68'	306.00'	12.86	S33° 13' 07"E	68.54'
C33	40.77'	25.00'	93.45	S86° 22' 18"E	36.40'
C34	97.99'	293.50'	19.13	N0° 35' 34"E	97.54'
C35	20.24'	124.50'	9.31	S33° 40' 24"E	20.22'
C36	8.62'	412.07'	1.20	S27° 01' 57"E	8.62'
C37	17.88'	11.74'	87.26	N20° 53' 29"E	16.21'
C38	26.42'	18.00'	84.11	N33° 07' 38"W	24.11'
C39	34.09'	25.00'	78.13	S59° 11' 15"W	31.51'
C40	25.86'	50.00'	29.63	N55° 03' 50"W	25.57'

Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C41	30.03'	23.00'	74.80	N77° 38' 55"W	27.94'
C42	49.86'	96.50'	29.60	S55° 04' 43"E	49.31'
C43	469.24'	268.00'	100.32	N59° 57' 39"E	411.56'
C44	448.06'	322.04'	79.72	N70° 15' 10"E	412.79'
C45	23.56'	15.00'	90.00	N65° 07' 13"E	21.21'
C46	73.39'	148.50'	28.32	N34° 16' 42"E	72.65'
C47	304.88'	65.00'	268.74	S9° 31' 32"E	92.93'
C48	46.68'	35.00'	76.41	S86° 38' 27"W	43.29'
C50	47.69'	96.50'	28.32	S34° 16' 42"W	47.21'
C51	23.56'	15.00'	90.00	S24° 52' 47"E	21.21'
C52	77.76'	150.50'	29.60	S55° 04' 43"E	76.90'
C53	3.25'	13.00'	14.33	S57° 47' 06"W	3.24'
C54	7.07'	123.00'	3.29	S38° 37' 48"E	7.07'
C79	67.38'	176.52'	21.87	N29° 22' 22"W	66.97'
C85	360.43'	470.50'	43.89	N22° 33' 41"E	351.68'
C86	19.69'	470.50'	2.40	N45° 42' 22"E	19.69'
C87	360.43'	470.50'	43.89	N22° 33' 41"E	351.68'
C118	132.83'	326.98'	23.32	S37° 23' 35"W	131.92'
C123	140.44'	378.50'	21.26	N26° 04' 47"W	139.63'
C127	115.79'	322.03'	20.60	N20° 05' 37"E	115.17'

REVISIONS:

TIMOTHY L. HAGGARD
REGISTERED LAND SURVEYOR
AGRICULTURE
COMMERCE
TENNESSEE NO. 1604
DocuSigned by:
631A3CE8FD3F4A9...

SURVEYOR STAMP

RECORDING STAMP

FINAL PLAT

POPLAR FARMS
PUD SUBDIVISION, SECTION 4

OWNER: MERITAGE HOMES, LLC

SURVEYOR: Energy Land & Infrastructure

© 2024 ENERGY LAND & INFRASTRUCTURE, LLC., ALL RIGHTS RESERVED

DRAWN BY: ZJR
SCALE: 1"=50'
CLOSURE: >1:10,000

DATE: 08/11/2025
JOB NO: 18-11-1107

COF PROJECT NO. 8910

SHEET 8 OF 8

Filename: W:\18-11-1107 Poplar Farms Section 4\3_CAD\Production\3_Final Plat\Poplar Farms Sec 4 Final Plat.dwg
Layout Name: 8 OF 8
Plotted: Thursday, September 04, 2025 - 4:55 pm
By: johna

COF no: 8910

CONDITIONS OF APPROVAL:

Open Issues: 13 These issues are currently being filtered

Engineering - Final Plat

General Issues

21. Site Plan Conditions of Approval

lance.fittro@franklintn.gov The following conditions of approval from the site plan for Poplar Farms PUD Section 4 (COF #8239) apply to this final plat:

~~**Prior to recording of a final plat for Section 4**, sureties shall be posted and stormwater/grading and utility permits issued for Section 1 due to the utility infrastructure and access necessary for the function of Section 4 being proposed for installation with the Section 1 site plan.~~
COMPLETED

~~**Prior to any Final Plat approval for property in the development,** Applicant shall provide documentation that all offsite easements and right-of-way dedication have been obtained.~~
COMPLETED for Section 1 *- Off-site ROW and easements referenced in condition of approval recorded on 4/25/24 as Deed Book 9463 Page 340-345; Deed Book 9463 Page 332-339; Deed Book 9463 Page 327-331; Deed Book 9463 Page 320-326*

~~**Prior to the first issuance of a Building Permit**, the improvements to Clovercroft Road shall be constructed by the developer and accepted by the City of Franklin.~~
COMPLETED *week of 6/26/24*

~~**Prior to issuance of a Building Permit for Section 4**, utility main installation and roadway construction for Section 1 shall be installed, tested and accepted by City of Franklin for public use as necessary to provide utility service and access for Section 4.~~
COMPLETED

~~**Prior to the issuance of the 21st Building Permit**, portion of the improvements to Market Street shown on the Section 1 site plan shall be constructed by the developer and accepted by the City of Franklin.~~
COMPLETED *1/27/25 per Streets inspector*

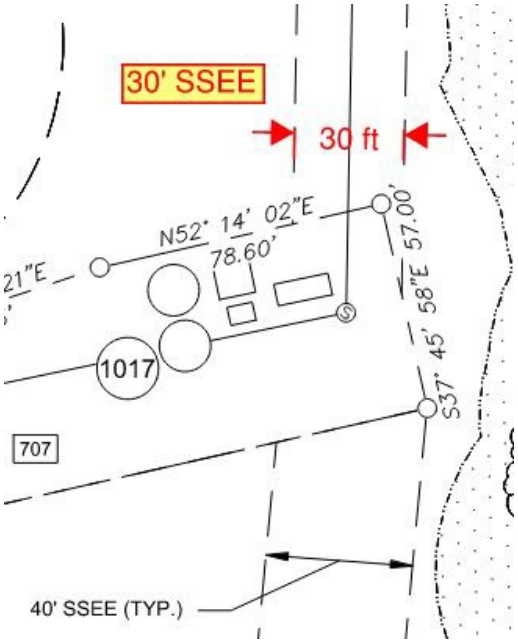
Prior to the issuance of the 246th Building Permit: Based on the traffic impact analysis, the requirement for the Market Street connection to Hwy 96 shall be triggered by the issuance of the 245th building permit. No additional building permits shall be issued until the connection has been constructed, accepted, and open to the public.

Prior to the issuance of any building permits for Section 4, the off-site sewer (COF #8161 and COF #8215) shall be constructed, accepted and active.

30. C. Final Plat

lance.fittro@franklintn.gov The previous comment has not been addressed. Applicant shall dimension and label the

30' SSEE north of Lot 1017 consistent with other SSEE now shown on the plat.



33. 0. General Information

lance.fittro@franklintn.gov Applicant shall ensure that any modifications to the site plan COF #7854 are reflected on the final plat. The final plat shall match the site plan. This comment to remain as a condition of approval in the event the site plan is modified prior to One Stop submittal of the final plat.

Parks

General Issues

1. Parkland Impact Fee

kevinl@franklintn.gov Parks-
The Parkland Fees are due at plat.

Until these fees are collected, "*Conditional Approval*" will be the comment, and the plat cannot be recorded. It will be held at One Stop or *"Failed"* until fees are received.

The latest invoice is attached in IDT for your review.

Please contact Alex Bearden for an appointment in Building and Neighborhood Services to make payment.
***Applicant shall bring the Parkland Invoice with the payment to BNS at City Hall**
alex.bearden@franklintn.gov 615-721-9103

Performance Agreement and Surety

General Issues

13. Engineering Sureties

kevin.long@franklintn.gov Any unposted sureties associated with this development from site plan:
COF #8239 (Poplar Farms PUD Subdivision, Site Plan, Section 4)

shall be transferred to this final plat as a condition of approval.

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

Sureties have not been posted on COF 8239

35. Engineering Sureties

kevin.long@franklintn.gov

Applicant shall post sureties in the following amounts:	
II. City Sewer (Pump Station)	**$ 2,247,400**
(per estimate provided plus required 25% contingency)	

NOTE: Performance Calculations - Sureties are calculated from the Site Plan and approved during the Site Plan approval process. Sureties shall be posted prior to obtaining a building permit. Where a building permit is not expected, sureties shall be posted prior to obtaining a grading permit. If a Final Plat is approved at any time during the development process, all sureties will be transferred to said plat as a Condition of Approval. Sureties posted should include Public Infrastructure, Erosion Control, Street Access, and all necessary repairs for work completed within the public right-of-way. ***Any driveway or related encroachment on City of Franklin right-of-way, including the modification, revision, or change in use of any existing driveway facilities, shall require a Street Access Surety****. A 10% contingency is applied to each surety category. EPSC is based on a flat $7,500 per acre of disturbed area and is distributed proportionally across all surety categories.*

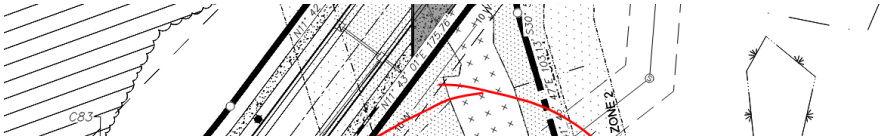
Stormwater

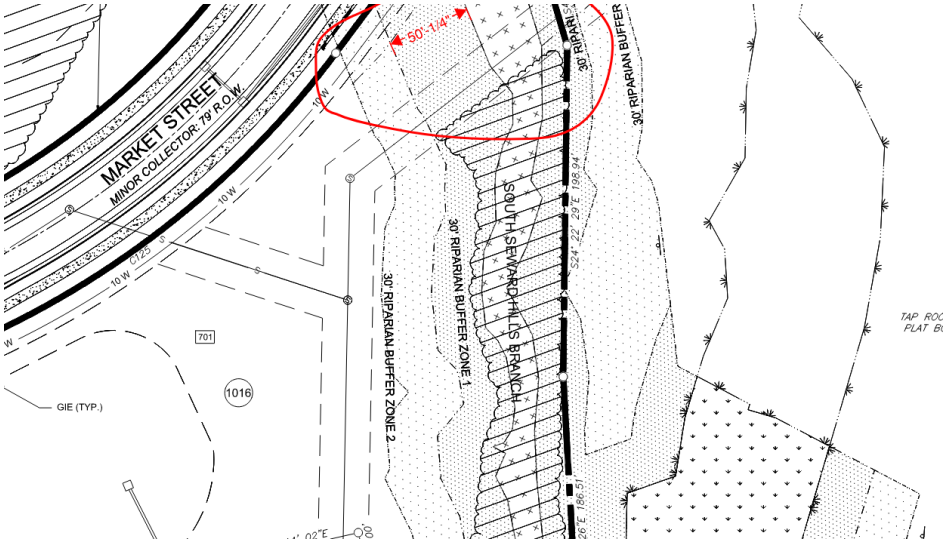
General Issues

19. Plats

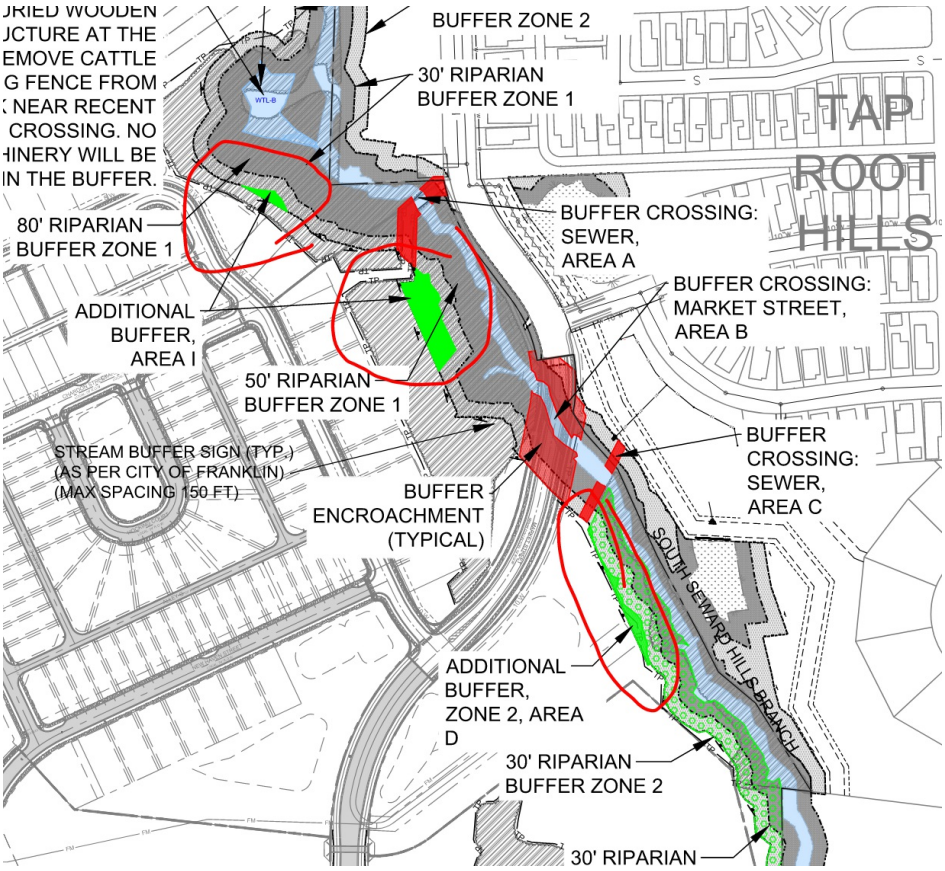
jeff.willoughby@franklintn.gov Not addressed.

1. Top of bank is not labeled.
2. The 30' has been omitted form the Riparian buffer zone 2 designation on sheet 4.
3. The 50'riparian buffer is not labeled on sheet 6.



1. 

4. Include the width in the associated legend.
5. Mitigation areas not shown and labeled.
6. If mitigation/averaging areas are present label as follows "Additional Mitigated Riparian Buffer Zone 2 XXX sqft, width varies."
7. Reference the buffer management plan for details.



[Edited By Jeff Willoughby]

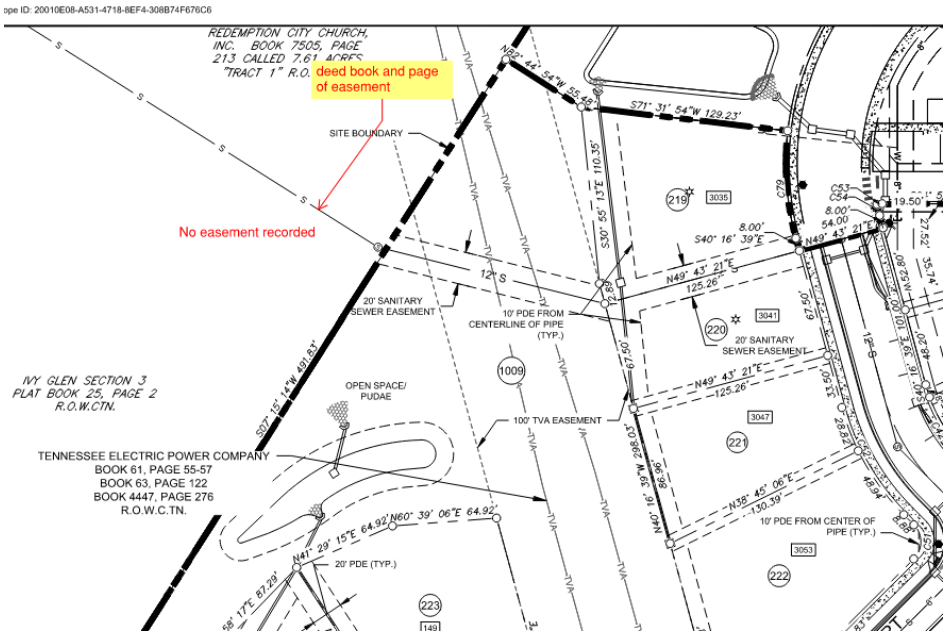
Water/Sewer

General Issues

2. Off site sanitary sewer easements

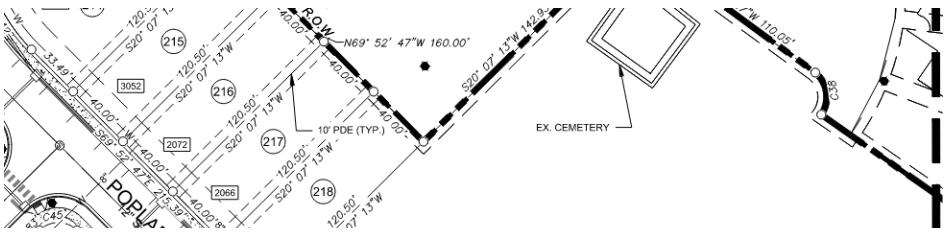
ben.mcneil@franklintn.gov Prior to submittal of the final plat to One Stop, Applicant shall record the off-site sewer easements, dedicated to City of Franklin via standard City of Franklin easement

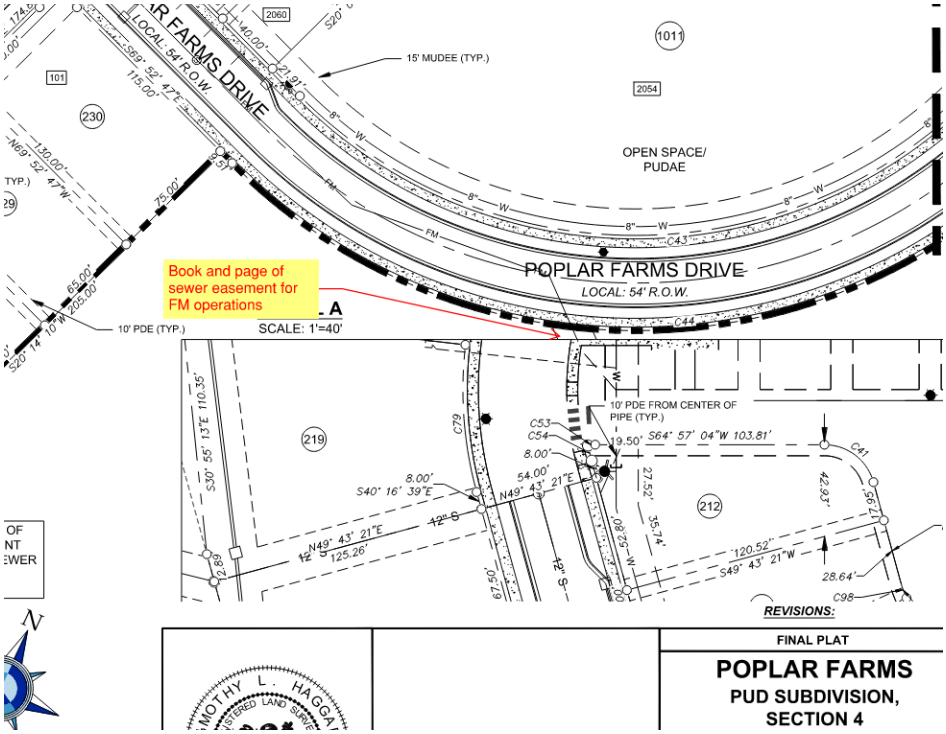
documents. While not being created with this plat, Applicant shall reflect the easement boundary with deed book and page number reference for the recorded easement on the plat.



4. Sanitary sewer force main

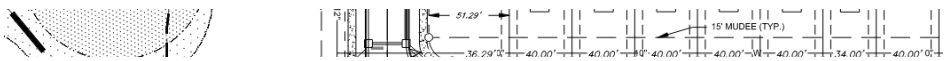
ben.mcneil@franklintn.gov Prior to submittal of the final plat to One Stop, Applicant shall record the off-site sewer easements, dedicated to City of Franklin via standard City of Franklin easement documents. While not being created with this plat, Applicant shall reflect the easement boundary with deed book and page number reference for the recorded easement on the plat.

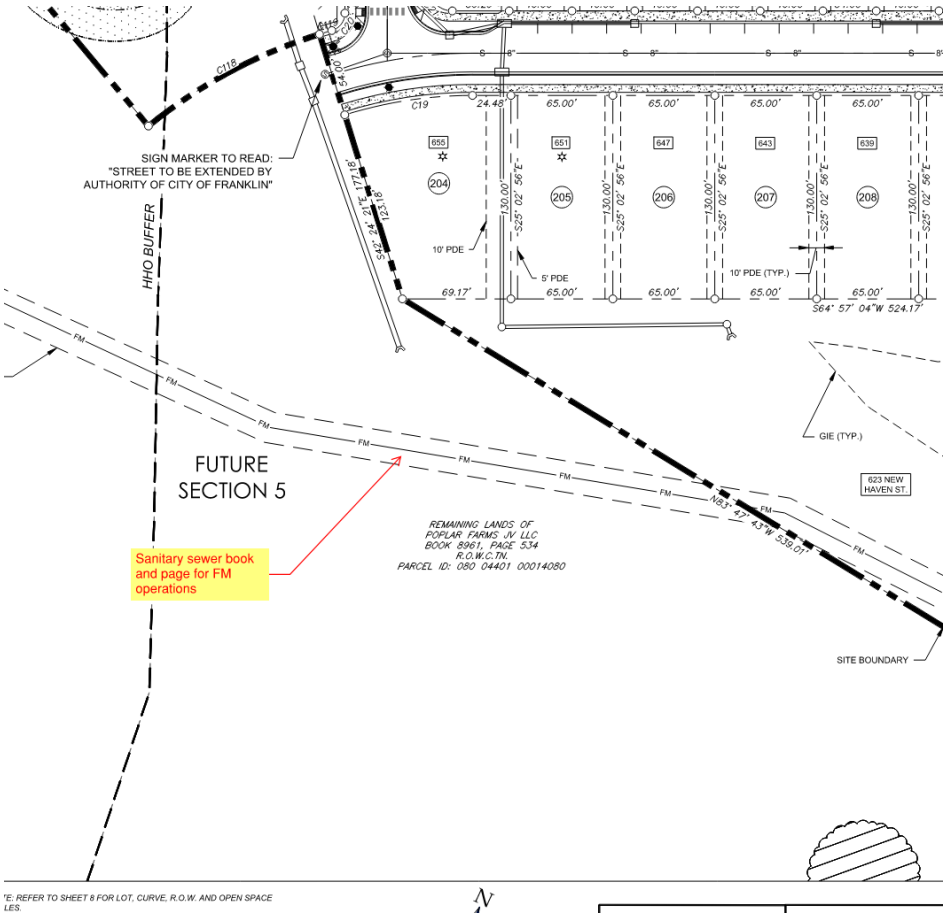




7. Sanitary force main

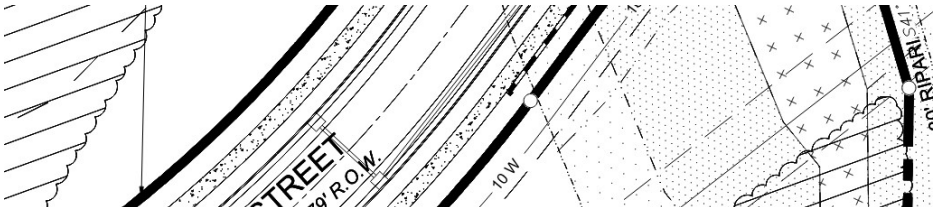
ben.mcneil@franklintn.gov Prior to submittal of the final plat to One Stop, Applicant shall record the off-site sewer easements, dedicated to City of Franklin via standard City of Franklin easement documents. While not being created with this plat, Applicant shall reflect the easement boundary with deed book and page number reference for the recorded easement on the plat.

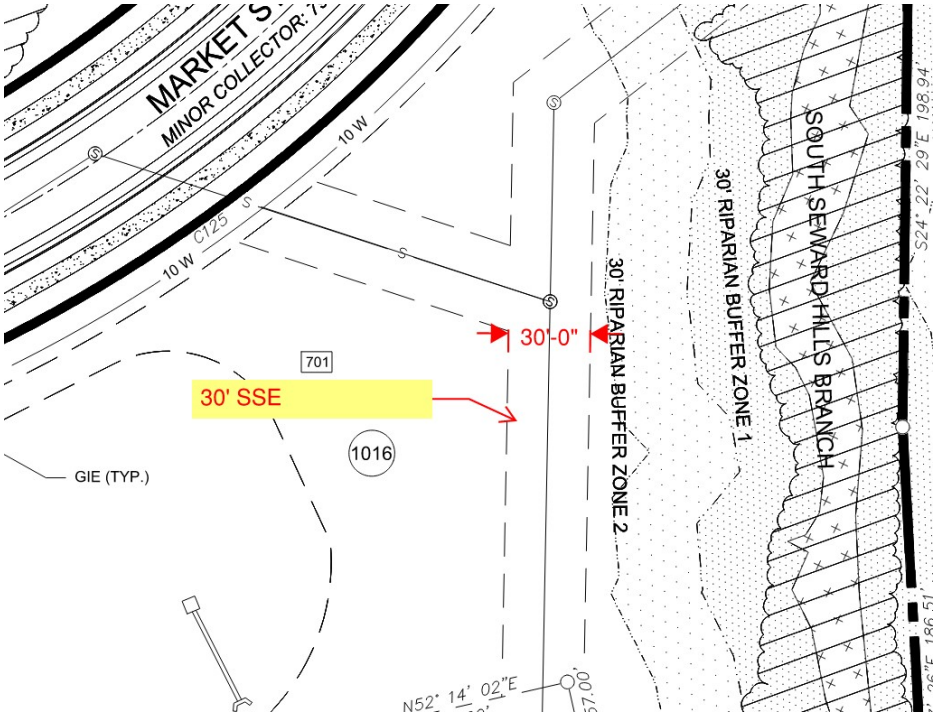




8. Sanitary Sewer Easement

ben.mcneil@franklintn.gov The applicant failed to fully address the issue, the sanitary sewer easement shall be labeled on the plat as shown below.



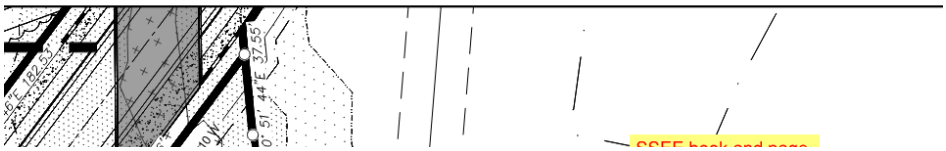


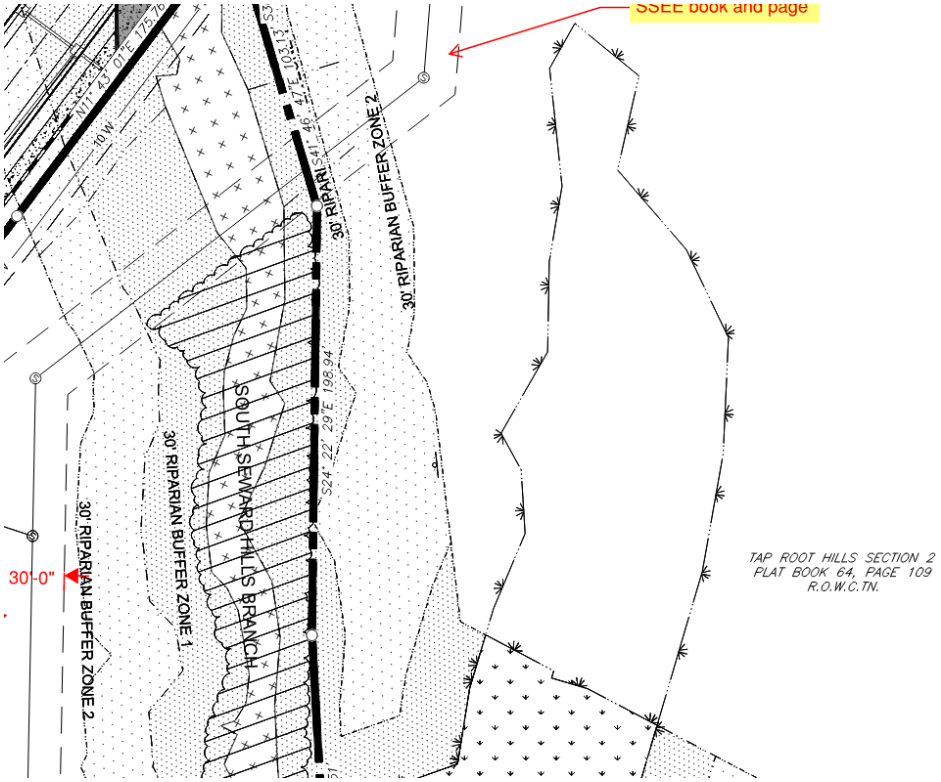
10. Pump station lot

ben.mcneil@franklintn.gov The applicant did not fully address the issue, the force main size is to be added to the plat based on the approved site plan showing installation.

36. Off site easements for sewer

ben.mcneil@franklintn.gov Prior to submittal of the final plat to One Stop, Applicant shall record the off-site sewer easements, dedicated to City of Franklin via standard City of Franklin easement documents. While not being created with this plat, Applicant shall reflect the easement boundary with deed book and page number reference for the recorded easement on the plat.




SSEE book and page
30' RIPARIAN BUFFER ZONE 2
30' RIPARIAN BUFFER ZONE 2
30' RIPARIAN BUFFER ZONE 1
SOUTH SEWARD HILLS BRANCH
30'-0"
TAP ROOT HILLS SECTION 2
PLAT BOOK 64, PAGE 109
R.O.W.C.TN.

City of Franklin

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

File #: 21-056

DATE: 1/22/2026

TO: Franklin Municipal Planning Commission

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

SUBJECT:

1051 West Main Street Subdivision, Final Plat, Creating 1 Single-Family Residential Lot, On 1.16 Acres, Located At 1051 West Main Street. (CONSENT AGENDA)

PURPOSE:

PROJECT INFORMATION
COF Project Number: 8996
Applicant: Keith Brotherton, Brotherton Land Surveying
Owner: Bridget Joyner

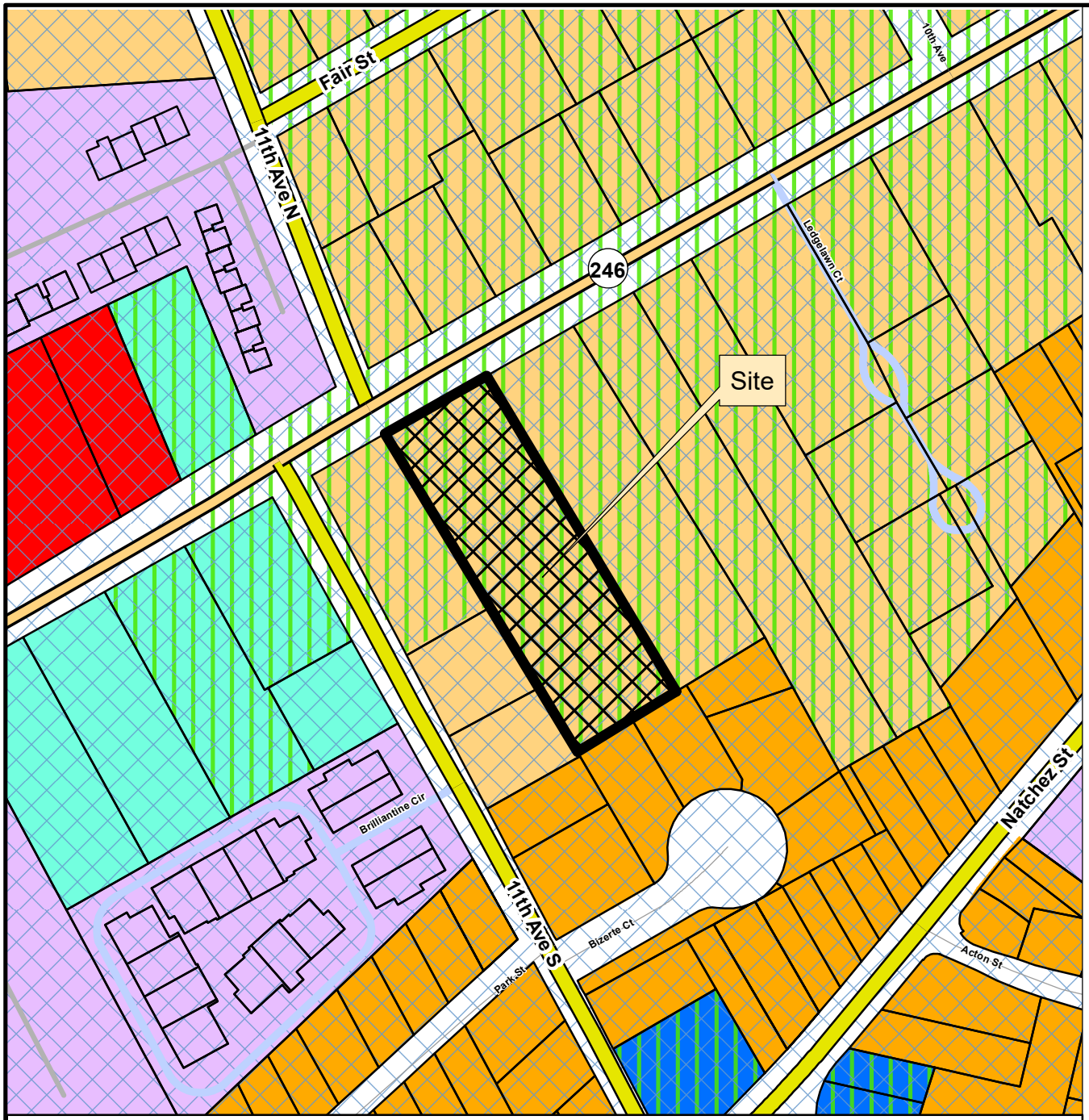
BACKGROUND/STAFF COMMENTS:
The purpose of this plat is to create one single-family residential lot for the property located at 1051 West Main Street. The property consists of 1.16 acres, is zoned R-4, and contains an existing house. The property is an existing lot of record and this is creating a formal lot and subdivision to be recorded with the County. No additional plans have been submitted at this time.

FINANCIAL IMPACT:

Unknown.

RECOMMENDATION:

Staff recommends approval of the 1051 West Main Street Subdivision, Final Plat.



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

0 250 500 1,000

Feet

1051 WEST MAIN STREET SUBDIVISION
FINAL PLAT

Project Information Existing
Zoning: R-4
Overlay Districts: CFO, HPO
Site Acreage: 1.16 acres
Total Number of Lots: 1

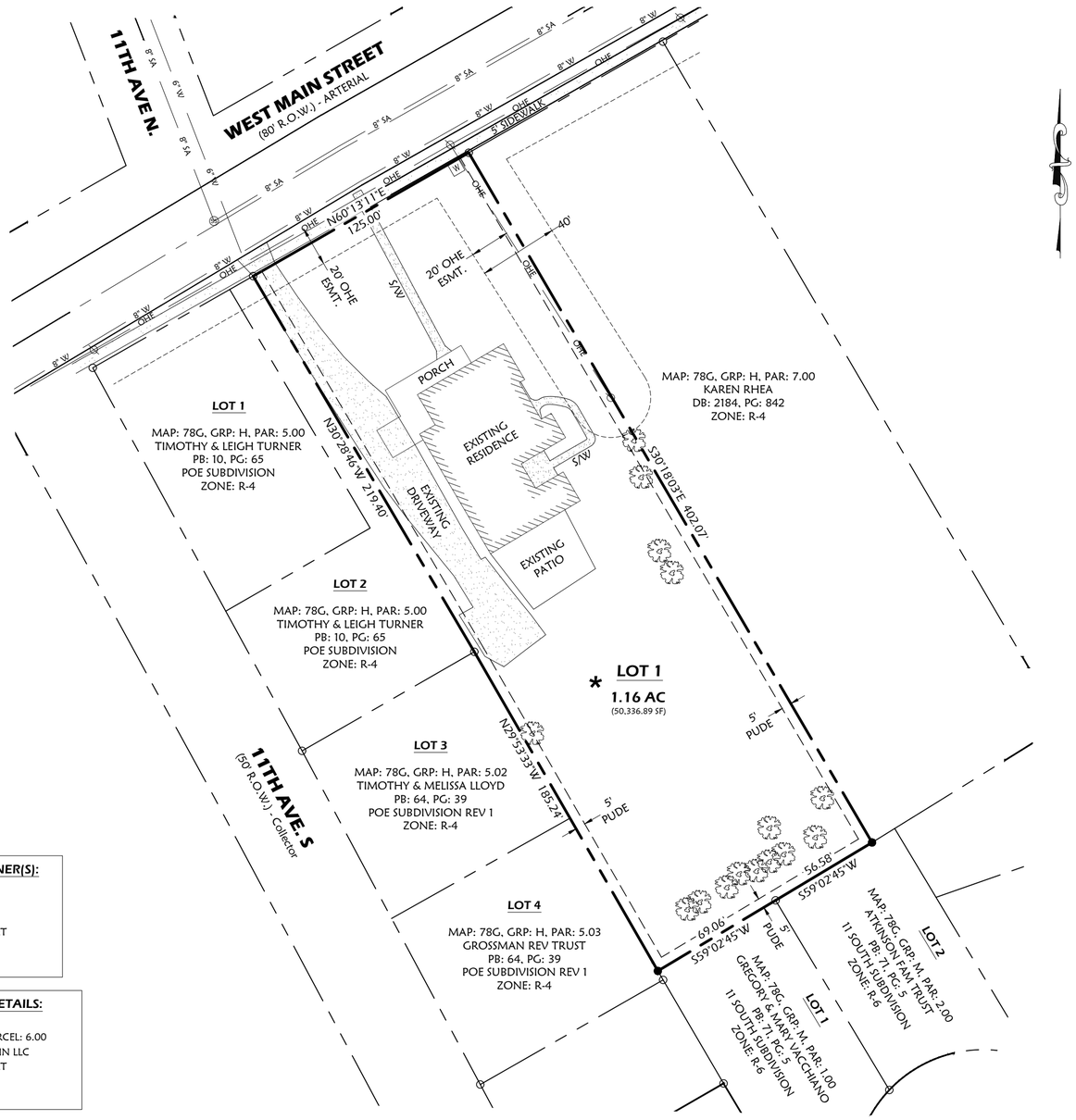
Legend

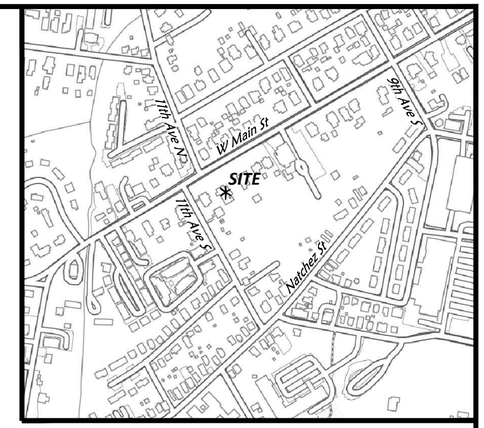
- 1051 West Main Street
- Central Franklin Overlay
- Historic Preservation Overlay
- AG Agricultural District
- ER Estate Residential District
- R1 Residential 1 District
- R2 Residential 2 District
- R3 Residential 3 District
- R4 Residential 4 District
- R6 Residential 6 District
- MR Mixed Residential District
- PD Planned District
- OR Office Residential District
- CI Civic Institutional District
- NC Neighborhood Commerce District
- CC Central Commercial District
- DD Downtown District
- 1ST Avenue District
- 5TH Avenue District
- RC4 Regional Commerce 4 District
- RC6 Regional Commerce 6 District
- RC12 Regional Commerce 12 District
- GO General Office District
- LI Light Industrial District
- HI Heavy Industrial District

HISTORIC FRANKLIN TENNESSEE

GENERAL NOTES:

1. THE PURPOSE OF THIS PLAT IS TO CREATE ONE RESIDENTIAL LOT.
2. SUBJECT PROPERTY PRESENTLY IDENTIFIED AS PARCEL 6.00, ON THE WILLIAMSON COUNTY TAX MAP 078G, GROUP "H". SAID PROPERTY IS FURTHER IDENTIFIED IN DEED BOOK 8975, PAGE 418 IN THE WILLIAMSON COUNTY REGISTERS OF DEEDS OFFICE AND TO ALL RESTRICTIONS OF RECORD.
3. PROPERTY ZONED: R-6; CENTRAL FRANKLIN OVERLAY; HISTORIC PRESERVATION OVERLAY.
4. SETBACKS - FRONT - 70' AVG., SIDE - 7', REAR - 20'.
5. SURVEY IS VALID ONLY IF PRINT HAS ORIGINAL SEAL AND SIGNATURE OF SURVEYOR.
6. EVERY DOCUMENT OF RECORD REVIEWED AND CONSIDERED AS A PART OF THIS SURVEY IS NOTED HEREON. ONLY THE DOCUMENTS NOTED HEREON WERE SUPPLIED TO THIS SURVEYOR. NO ABSTRACT OF TITLE, OR TITLE COMMITMENT, NOR RESULTS OF TITLE SEARCHES WERE FURNISHED TO THIS SURVEYOR. OTHER DOCUMENTS OF RECORD MAY EXIST THAT WOULD AFFECT THESE PARCELS.
7. THIS SURVEY WAS CONDUCTED WITHOUT THE BENEFIT OF A TITLE REPORT AND IS SUBJECT TO THE FINDINGS OF SUCH REPORT.
8. BEARINGS SHOWN HEREON ARE BASED ON THE TENNESSEE STATE PLANE COORDINATE SYSTEM, ZONE 5301, FIPSZONE 4100, NAD83 DATUM.
9. ALL ROADS ON SITE ARE PUBLIC.
10. MAINTENANCE OF ALL STORMWATER MANAGEMENT FEATURES INCLUDING LOT LINE SWALES, SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER(S) OR HOA.
11. WITHIN NEW DEVELOPMENT AND FOR OFF-SITE LINES CONSTRUCTED AS A RESULT OF, OR TO PROVIDE SERVICE TO THE NEW DEVELOPMENT, ALL UTILITIES (INCLUDING CABLE, ELECTRICAL, NATURAL GAS, SEWER, TELEPHONE, AND WATER LINES) SHALL BE PLACED UNDERGROUND.
12. CURRENT OWNERS HAS NO KNOWLEDGE OF ANY ENTITY HAVING MINERAL RIGHTS TO THE SUBJECT PROPERTIES.
13. UTILITIES SHOWN HEREON WERE COMPILED FROM VISIBLE STRUCTURES AT THE SITE, INFORMATION FROM PLANS, AND PHYSICAL MARKINGS AND COMBINED TO DEVELOP A VIEW OF THE UNDERGROUND UTILITIES. HOWEVER, LACKING EXCAVATION, THE EXACT LOCATION OF UNDERGROUND FEATURES CANNOT BE ACCURATELY, COMPLETELY, AND RELIABLY DEPICTED. IN ADDITION, IN SOME JURISDICTIONS, 811 OR OTHER SIMILAR UTILITY LOCATE REQUESTS FROM SURVEYORS MAY BE IGNORED OR RESULT IN AN INCOMPLETE RESPONSE. THIS SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THIS SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED. VERIFICATION OF EXISTENCE, LOCATIONS, AND DEPTH SHOULD BE MADE BEFORE CONDUCTING ANY EXCAVATION IN THE VICINITY OF THE UTILITY.
14. BY SCALED MAP LOCATION AND GRAPHIC PLOTTING ONLY, THIS PROPERTY LIES WITHIN ZONE "X" AS DESIGNATED ON CURRENT FEDERAL EMERGENCY MANAGEMENT AGENCY MAP NO. 47187C0192H, WITH AN EFFECTIVE DATE OF DECEMBER 20, 2024, WHICH MAKES UP A PART OF THE NATIONAL FLOOD INSURANCE PROGRAM. ZONE "X" IS AN AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.
15. NO OBSTRUCTIONS OR ENCROACHMENTS WHICH IMPEDE THE FLOW OF STORM WATER SHALL BE PERMITTED WITHIN PUBLIC DRAINAGE EASEMENTS. THE CITY OF FRANKLIN IS NOT RESPONSIBLE FOR REPAIR OR REPLACEMENT OF ANY ENCROACHMENTS THAT ARE DAMAGED OR REMOVED IN THE COURSE OF MAINTENANCE ACTIVITY WITHIN EASEMENTS.
16. * DENOTES CRITICAL LOT FOR DRAINAGE DUE TO THE LACK OF EXISTING DRAINAGE INFRASTRUCTURE IN THE VICINITY. THIS LOT(S) SHALL REQUIRE SUBMITTAL OF A CRITICAL LOT SITE PLAN WITH ANY FUTURE BUILDING PERMIT SUBMITTAL DETAILING IMPERVIOUS LOT COVERAGE AND MEANS OF LIMITING STORM WATER RUNOFF ONTO ADJACENT PROPERTIES.
17. THE CITY OF FRANKLIN WATER MANAGEMENT DEPARTMENT HAS UNRESTRICTED ACCESS TO ITS DOMESTIC WATER, SANITARY SEWER, RECLAIM WATER LINES OR SYSTEM IMPROVEMENTS LOCATED WITHIN ITS EXCLUSIVE EASEMENTS WITHIN THE DEVELOPMENT. IN THE EVENT LANDSCAPING, FENCING, CONCRETE OR OTHER STRUCTURES ARE INSTALLED OR PLACED WITHIN A CITY OF FRANKLIN EASEMENT, THE CITY OF FRANKLIN SHALL HAVE THE RIGHT TO REMOVE SUCH ENCROACHMENTS WITHIN THE EASEMENT AS MAY BE NECESSARY FOR THE CITY OF FRANKLIN TO REPAIR, MAINTAIN, OR REPLACE ITS INFRASTRUCTURE WHICH IS NOW OR IN THE FUTURE MAY BE LOCATED WITHIN THE EASEMENT WITHOUT OBTAINING ANY FURTHER PERMISSION FROM THE PROPERTY OWNER. THE PROPERTY OWNER SHALL BE RESPONSIBLE FOR REPAIRING AND/OR REPLACING ANY SUCH LANDSCAPING, FENCING, CONCRETE OR OTHER STRUCTURES REMOVED OR DISTURBED BY THE CITY OF FRANKLIN IN COMMON OPEN SPACE LOTS ARE IN AREAS OWNED BY THE PROPERTY OWNER AT NO EXPENSE TO THE CITY OF FRANKLIN. INDIVIDUAL HOMEOWNERS SHALL BE RESPONSIBLE FOR STRUCTURES REMOVED OR DISTURBED BY THE CITY OF FRANKLIN WITHIN AN EASEMENT ON THE HOMEOWNERS' LOT AT THE HOMEOWNERS' EXPENSE.
18. I HEREBY CERTIFY THAT THIS IS A CATEGORY IV SURVEY AND WAS CONDUCTED IN ACCORDANCE WITH RULE 0820-03.11 (GLOBAL POSITION SYSTEMS SURVEYS) ACCORDING TO THE CURRENT TENNESSEE MINIMUM STANDARDS OF PRACTICE AS PROMULGATED BY THE TENNESSEE STATE BOARD OF EXAMINERS FOR LAND SURVEYORS. THIS SURVEY WAS CONDUCTED WITH DUAL-FREQUENCY RTK GPS EQUIPMENT BASED ON THE TDOT CORPS NETWORK UTILIZING BASE AND ROVER.
    a. POSITIONAL ACCURACY: 0.08'
    b. DATE OF SURVEY: 11/13/25
    c. DATUM/EPOCH: TENNESSEE STATE PLANE (NAD83). OCCUPATIONS FOR CONTROL POINTS ARE 3 MINUTES EACH, SIDE SHOTS ARE 3 SECONDS.
    d. GEOID 18.
    e. NO COMBINED GRID FACTORS WERE USED.





VICINITY MAP
NOT TO SCALE

Brotherton Land Surveying

Keith Brotherton, RLS
Cell: 615-939-3419
Email: keith@brothertonsurveys.com
256 Seaboard Lane, Suite E-106, Franklin, TN 37067

50' 0' 50' 100'
GRAPHIC SCALE

LEGEND

IRON ROD FOUND	○	GAS VALVE/STUB	G
IRON ROD SET	●	POWER POLE	
WATER VALVE	W	COMM/AT&T BOX	C
WATER METER		STORM INLET/MH	/
FIRE HYDRANT		SANITARY SEWER	8" SA
SANITARY SEWER MH	S	WATER	8" W
SANIT. SEWER SERVICE	S	BOUNDARY	
ELEC. TRANSFORMER	E	STREET ADDRESS	1234

PUDE = PUBLIC UTILITY & DRAINAGE EASEMENT
PUE = PUBLIC UTILITY EASEMENT
PDE = PUBLIC DRAINAGE EASEMENT.

PROPERTY OWNER(S):

BRIDGET JOYNER
CURRENT ADDRESS:
1051 WEST MAIN STREET
FRANKLIN, TN 37064
PHONE: 406-830-4058

PROPERTY DETAILS:

MAP: 78G, GRP: H, PARCEL: 6.00
OWNER(S): CCFRANKLIN LLC
1051 WEST MAIN STREET
FRANKLIN, TN 37064
DB: 8975, PG: 418

CERTIFICATE OF SURVEY

I (WE) HEREBY CERTIFY THAT THE SUBDIVISION PLAT AS SHOWN IS CORRECT AND THAT ALL THE MONUMENTS SHOWN HEREON HAVE BEEN PLACED AS INDICATED. THIS SUBDIVISION PLAT CORRECTLY REPRESENTS A SURVEY MADE UNDER MY SUPERVISION ON THE 13TH DAY OF NOVEMBER, 2025.

K Brotherton 1/5/26

KEITH R. BROTHERTON — DATE
TN RLS NO. 2850

CERTIFICATE OF APPROVAL OF SEWER & WATER SYSTEMS

I HEREBY CERTIFY THAT:
1. THE WATER AND SEWER SYSTEMS DESIGNATED HEREON HAVE BEEN INSTALLED IN ACCORDANCE WITH CITY SPECIFICATIONS, OR
2. A PERFORMANCE AGREEMENT AND SURETY IN THE AMOUNT OF $_____ FOR THE WATER SYSTEM AND $_____ FOR THE SEWER SYSTEM HAS BEEN POSTED WITH THE CITY OF FRANKLIN, TENNESSEE TO ASSURE COMPLETION.

DIRECTOR WATER MANAGEMENT DEPT. — DATE
CITY OF FRANKLIN, TENNESSEE

3. A PERFORMANCE BOND IN THE AMOUNT OF $_____ FOR THE ON SITE WATER SYSTEM AND/OR $_____ FOR OFF-SITE WATER SYSTEM HAS BEEN POSTED WITH THE FRANKLIN WATER MANAGEMENT TO ASSURE COMPLETION OF SUCH SYSTEMS.

DIRECTOR WATER MANAGEMENT DEPT. — DATE
CITY OF FRANKLIN, TENNESSEE

CERTIFICATE OF OWNERSHIP

I (WE) HEREBY CERTIFY THAT I AM (WE ARE) THE OWNER(S) OF THE PROPERTY SHOWN HEREON OF RECORD IN SEE BELOW AND ADOPT THE PLAN OF SUBDIVISION OF THE PROPERTY SHOWN HEREON AND DEDICATE ALL PUBLIC WAYS AND EASEMENTS AS NOTED. NO LOT(S) AS SHOWN HEREON SHALL AGAIN BE SUBDIVIDED, RESUBDIVIDED, ALTERED, OR CHANGED SO AS TO PRODUCE LESS AREA THAN IS HEREBY ESTABLISHED UNTIL OTHER APPROVED BY THE FRANKLIN MUNICIPAL PLANNING COMMISSION, AND UNDER NO CONDITION SHALL SUCH LOT(S) BE MADE PRODUCE LESS AREA THAN IS PRESCRIBED BY THE RESTRICTIVE COVENANTS AS OF RECORD IN BOOK_____, PAGE_____, R.O.W.C., TENNESSEE, RUNNING WITH THE TITLE TO THE PROPERTY BOOK_____, PAGE_____, R.O.W.C., TENNESSEE.

BRIDGET JOYNER — DATE
OWNER(S) OF MAP: 78G, GRP: H, PAR: 6.00
DEED BOOK: 8975, PAGE: 418

MTEMC CERTIFICATE OF APPROVAL FOR RECORDING

MIDDLE TENNESSEE ELECTRIC MEMBERSHIP CORPORATION (MTEMC) WILL PROVIDE ELECTRIC SERVICE TO THE SUBJECT PROPERTY ACCORDING TO THE NORMAL OPERATING PRACTICES OF MTEMC AS DEFINED IN THE RULES AND REGULATIONS, BYLAWS, POLICY BULLETINS AND OPERATIONAL BULLETINS OF MTEMC, AND IN ACCORDANCE WITH THE PLAT APPROVAL CHECKLIST, TREE PLANTING GUIDELINES AND OTHER REGULATIONS CONTAINED ON THE MTEMC WEBSITE AT WWW.MTEMC.COM (COLLECTIVELY THE "REQUIREMENTS"). NO ELECTRIC SERVICE WILL BE PROVIDED UNTIL MTEMC'S REQUIREMENTS HAVE BEEN MET AND APPROVED IN WRITING BY AN AUTHORIZED REPRESENTATIVE OF MTEMC. ANY APPROVAL IS, AT ALL TIMES, CONTINGENT UPON CONTINUING COMPLIANCE WITH MTEMC'S REQUIREMENTS.

MIDDLE TENNESSEE ELECTRIC MEMBERSHIP CORPORATION — DATE

KEITH RYAN BROTHERTON — LICENSED — LAND SURVEYOR — AGRICULTURE — COMMERCE — TENNESSEE — NO. 2850
K Brotherton 1/5/26

CERTIFICATE OF APPROVAL OF STREETS, DRAINAGE AND SIDEWALKS

I HEREBY CERTIFY THAT:
1. THE STREETS, DRAINAGE AND SIDEWALKS DESIGNATED IN RIVERVIEW PARK, SECTIONS 2 & 10-A HAVE BEEN INSTALLED IN ACCORDANCE WITH CITY SPECIFICATIONS, OR AMOUNT OF $_____ FOR STREETS AND $_____ FOR DRAINAGE AND $_____ FOR SIDEWALKS HAS BEEN POSTED WITH THE CITY OF FRANKLIN, TENNESSEE TO ASSURE COMPLETION OF SUCH IMPROVEMENTS.

DIRECTOR STREETS DEPARTMENT — DATE
CITY OF FRANKLIN, TENNESSEE

CERTIFICATE OF APPROVAL OF SUBDIVISION NAME, STREET NAMES AND ADDRESSING

SUBDIVISION NAME AND STREET NAMES APPROVED BY THE WILLIAMSON COUNTY EMERGENCY MANAGEMENT AGENCY.

WILLIAMSON COUNTY EMERGENCY MANAGEMENT AGENCY — DATE

CITY OF FRANKLIN, TENNESSEE — DATE

CERTIFICATE OF APPROVAL FOR RECORDING

APPROVED BY THE FRANKLIN MUNICIPAL COMMISSION, FRANKLIN, WILLIAMSON COUNTY, TENNESSEE, WITH THE EXCEPTION OF SUCH CONDITIONS, IF ANY, AS ARE NOTED IN THE PLANNING COMMISSION MINUTES FOR THE ___ DAY OF _____, 20__, AND THIS PLAT HAS BEEN APPROVED FOR RECORDING IN THE REGISTER'S OFFICE OF WILLIAMSON COUNTY, TENNESSEE.

SECRETARY — DATE
FRANKLIN MUNICIPAL PLANNING COMMISSION

1051 WEST MAIN STREET SUBDIVISION

FINAL SUBDIVISION PLAT

FRANKLIN - WILLIAMSON COUNTY - TENNESSEE

TOTAL ACRES: 1.16	TOTAL # OF LOTS: 1
ACRES NEW RD/ST: 0.00	L.F. OF NEW RD/ST: 0.00
ACRES OPEN SPACE: 0.00	CIVIL DISTRICT: 9th
DRAWN BY: CPP	CLOSURE ERROR: <1:10,000
SCALE: 1" = 50'	DATE: 01/05/26

COF PROJECT NO. 8996 — SHEET 1 OF 1