



Meeting Agenda

Work Session

Tuesday, November 10, 2020

5:00 PM

Board Room

The Board of Mayor and Aldermen Work Session Meeting will limit physical access in the meeting room due to current limitations on public gatherings. Accommodations have been made to ensure that the public is able to participate in the meeting. The public may participate in the following ways: • Watch the meeting on FranklinTV or the City of Franklin website. • Watch the live stream through the City of Franklin Facebook and YouTube accounts. • Call in to the conference meeting 1-312-626-6799, Meeting ID: 920 7548 5320 Passcode: 630881. Callers will be unmuted and given an opportunity to comment during the meeting at specific times. • Limited viewing will be available in the lobby of City Hall to watch the live video and make public comment. • The public may email comments and questions prior to 4:30 p.m. on the day of the meeting to recorder@franklinton.gov to be read aloud. • Live comments and those submitted by email will be limited to 2 minutes. • City YouTube: <https://www.youtube.com/user/CityOfFranklin> • City Facebook Live: <https://www.facebook.com/CityOfFranklin> • City website: <https://www.franklinton.gov/franklin-tv>

Sponsors:

CALL TO ORDER

MEETING PROCEDURE CHANGES

1. Consideration Of Resolution 2020-230, A Resolution Declaring That The Board Of Mayor And Aldermen Members Shall Meet On November 10, 2020 For Work Session And Conduct Its Essential Business By Electronic Means Rather Than Being Required To Gather A Quorum Of The Members Physically Present In The Same Location Because It Is Necessary To Protect The Health, Safety, And Welfare Of Tennesseans In Light Of The COVID-19 Outbreak.

Sponsors: Shauna Billingsley

CITIZEN COMMENTS

WORKSESSION DISCUSSION ITEMS

2. Public Meeting Recap Of The City Of Franklin Floodplain Regulations.

Sponsors: Tom Marsh, Alex Brown, Shanna McCoy Zoning/Floodplain Administrator

3. *Consideration Of Ordinance 2020-24, An Ordinance To Rezone 3.81 Acres From Planned (PD) District 4.75 To Planned (PD) District 12.6 For The Property Located North Of Cherokee Place And West Of Shawnee Drive, Located At 600 Chickasaw Place (Chickasaw PUD).
FMPC 10/22/20, 9-0

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

4. Consideration Of Resolution 2020-161, A Resolution Approving A Revised Development Plan For Chickasaw PUD, For The Property Located North Of Cherokee Place And West Of Shawnee Drive,

Located At 600 Chickasaw Place.

FMPC 10/22/20, 9-0

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

5. *Consideration Of Ordinance 2020-25, An Ordinance To Rezone 8.15 Acres From Planned (PD) District 4.75 To Planned (PD) District 12.27 For The Property Located South Of Chickasaw Place And West Of Shawnee Drive, Located At 1101 Shawnee Drive (Cherokee Place PUD).

FMPC 10/22/20, 9-0

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

6. Consideration Of Resolution 2020-166, A Resolution Approving A Development Plan For Cherokee Place PUD, With 2 Modification Of Development Standards For Parking Standards And Foundation Requirements, For The Property Located South Of Chickasaw Place And West Of Shawnee Drive, Located At 1101 Shawnee Drive.

FMPC 10/22/20, 9-0

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

7. Consideration Of COF Contract No. 2020-0263, Parkland Impact Fee and Construction Agreement Between City of Franklin and Franklin Housing Authority, For Cherokee Place Development.

Sponsors: Lisa Clayton

8. Discussion Of A Request From Franklin Housing Authority Executive Director Derwin Jackson For Consideration Of Having The Value Of Certain Development Fees Associated With The Redevelopment Of The Housing Authority's Cherokee Place Planned Unit Development Offset And, A Discussion Of An Ordinance Amendment To The City's Municipal Code Regarding Future Requests Involving The Creation Of Affordable Housing.

Sponsors: Vernon Gerth, Tom Marsh, Kathleen Sauseda

9. Acknowledgement Of Progress Reports On Plans Of Services Adopted From 2015 To The Present. Establishing A Public Hearing For December 8, 2020.

Sponsors: Emily Wright, Amy Diaz-Barriga

10. Consideration Of Resolution 2020-157, A Resolution Amending Resolution 2015-26 To Modify And Update The Plan Of Services For 1845 Carters Creek Pike By The City Of Franklin, Tennessee. Establishing A Public Hearing for December 8, 2020.

FMPC 10/22/20, 9-0

Sponsors: Vernon Gerth, Emily Wright, Amy Diaz-Barriga

11. *Consideration Of Resolution 2020-172, A Resolution Providing Next Steps Related To The Road Network And/Or Future Land Uses In The West Harpeth Area, Defined As The Area Generally West Of The New Section Of Mack Hatcher Parkway, Between Hillsboro Road And Highway 96 West.

WS 9/8/20

BOMA 9/22/20, Deferred to 10/27/20, 7-0

WS 10/13/20; 10/27/20

BOMA 10/27/20, Deferred to 11/10/20 7-1

Sponsors: Vernon Gerth, Paul Holzen, Emily Wright

12. Consideration Of Procurement Award To Waste Management, Inc. Of Tennessee / Cedar Ridge Landfill Of Lewisburg, Tennessee At The Unit Price Amount Of \$38.50 Per Ton During The First Year Plus 5%

Per Year Thereafter For Sanitary Landfill Disposal Of Biosolid Sludge Produced At The Water Reclamation Facility For A Specified Term Of Award, With Options To Extend, For The Water Management Department (Purchasing Office Procurement Solicitation No. 2021-008; Contract No. 2020-0299).

Sponsors: Michelle Hatcher

13. Consideration Of COF Contract No. 2020-0246, Employment Agreement With City Administrator Eric Stuckey.

Sponsors: Mayor Ken Moore, Shauna Billingsley, Kevin Townsel

14. Consideration Of Resolution 2020-220, A Resolution Approving Amendment To Administrative Services Agreement With ICMA Retirement Corporation, Contract 2018-0103.

Sponsors: Kevin Townsel, Sara Sylvis

OTHER BUSINESS

ADJOURN

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



File #: 20-01342

DATE: October 28, 2020
TO: Board of Mayor and Aldermen
FROM: Eric Stuckey, City Administrator
Shauna Billingsley, City Attorney

SUBJECT:

Consideration Of Resolution 2020-230, A Resolution Declaring That The Board Of Mayor And Aldermen Members Shall Meet On November 10, 2020 For Work Session And Conduct Its Essential Business By Electronic Means Rather Than Being Required To Gather A Quorum Of The Members Physically Present In The Same Location Because It Is Necessary To Protect The Health, Safety, And Welfare Of Tennesseans In Light Of The COVID-19 Outbreak.

PURPOSE:

The purpose of this memorandum is to provide information to the Franklin Board of Mayor and Aldermen (BOMA) concerning conducting the Board of Mayor and Aldermen by electronic means to limit physical contact for the health and safety of all citizens.

BACKGROUND/STAFF COMMENTS:

Due to the COVID-19 Outbreak citizens need to limit potential exposure to the virus by limiting contact with others. To support this effort the City of Franklin boards and commissions will meet electronically rather than gathering a quorum physically in the same location to conduct their essential business.

FINANCIAL IMPACT:

N/A

RECOMMENDATION:

Staff recommends approval of Resolution 2020-230.

RESOLUTION 2020-230

A RESOLUTION DECLARING THAT THE BOARD OF MAYOR AND ALDERMEN SHALL MEET ON NOVEMBER 10, 2020, FOR WORK SESSION AND CONDUCT ITS ESSENTIAL BUSINESS BY ELECTRONIC MEANS RATHER THAN BEING REQUIRED TO GATHER A QUORUM OF THE MEMBERS PHYSICALLY PRESENT IN THE SAME LOCATION BECAUSE IT IS NECESSARY TO PROTECT THE HEALTH, SAFETY, AND WELFARE OF TENNESSEANS IN LIGHT OF THE COVID-19 OUTBREAK

WHEREAS, Coronavirus Disease 2019 (COVID-19) is a severe acute respiratory disease that appears to occur through respiratory transmission, presents with similar symptoms to those of influenza, and can lead to serious illness or death, particularly in the case of older adults and persons with serious chronic medical conditions; and

WHEREAS, the Centers for Disease Control and Prevention has recommended that all states and territories implement aggressive measures to slow and contain transmission of COVID-19 in the United States; and

WHEREAS, on March 12, 2020, pursuant to the authority granted by Tenn. Code Ann. § 58-2-107, the Governor of Tennessee, Bill Lee, issued Executive Order No. 14, declaring a state of emergency to facilitate the response to COVID-19; and

WHEREAS, on March 13, 2020, the President of the United States, Donald J. Trump, declared a national state of emergency with respect to COVID-19; and

WHEREAS, on March 20, 2020, Mayor Ken Moore issued Executive Order No. 2020-01 Declaring a State of Emergency and Civil Emergency; and

WHEREAS, on March 20, 2020, Governor Lee issued Executive Order No. 16, and later issued Executive Order No. 34, Executive Order No. 51, Executive Order No. 60, and Executive Order No. 65 allowing electronic meetings while continuing to function openly and transparently; and

WHEREAS, Mayor Moore issued Executive Orders No. 2020-03, No. 2020-05, No. 2020-07, No. 2020-09, No. 2020-11, No. 2020-12, No. 2020-13, No. 2020-14, No. 2020-15, No. 2020-16, and No. 2020-17 continuing the Declaration of a State of Emergency and Civil Emergency; and

WHEREAS, the Board of Mayor and Aldermen believes it is in the best interest of the City of Franklin to conduct the November 10, 2020, work session by electronic means.

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

The work session scheduled for November 10, 2020, at 5 p.m. shall be conducted by electronic means rather than requiring a quorum of the members of the Board of Mayor and Aldermen to attend in person to protect the health, safety, and welfare of Tennesseans in light of the COVID-19 outbreak. Physical access in the meeting room will be limited. The public can view and participate in the meetings by watching the meeting live or later as a recording on FranklinTV, the City of Franklin website, the City of Franklin's Facebook page, and the City of Franklin's YouTube account. Specific dial-in and website links can be found on the City's website at

<https://www.franklintn.gov/Home/Components/Calendar/Event/10241/1092>

IT IS SO RESOLVED AND DONE on this 10th day of November, 2020.

ATTEST:

By: _____
Eric S. Stuckey
City Administrator

CITY OF FRANKLIN, TENNESSEE:

By: _____
Dr. Ken Moore
Mayor

Approved as to Form By:
Shauna R. Billingsley, City Attorney



File #: 20-01307

DATE: October 23, 2020
TO: Board of Mayor and Aldermen
FROM: Eric Stuckey, City Administrator
Tom Marsh, Director of BNS
Alex Brown, Asst. Director of BNS
Shanna McCoy Zoning/Floodplain Administrator

SUBJECT:
Public Meeting Recap Of The City Of Franklin Floodplain Regulations.

PURPOSE:
The purpose of this memorandum is to provide information to the Franklin Board of Mayor and Aldermen (BOMA) concerning a public meeting held in March of 2020 to obtain citizen feedback on potential updates to the City's Floodplain Regulations and possible impacts to the Community Rating System (CRS).

BACKGROUND/STAFF COMMENTS:
During the Zoning Ordinance update process in 2019, there was some interest by a group of citizens, and the BOMA, to review the current Floodplain Regulations, and determine how updates to these Regulations might impact our community. Also, a full review of how these changes could impact the Community Rating System (CRS) level as a City. BNS staff conducted a Public Meeting with citizens and BOMA members to discuss the areas of concern presented to staff and the Board during the Zoning Ordinance adoption process. There were (3) specific areas of concern presented and discussed during this meeting.

1. Freeboard Requirements
2. Substantial Damage/Improvement
3. Valuation of Structures

Possible revisions to the City's Floodplain Regulations and impacts to the (CRS) points are being presented to the BOMA for guidance on which changes to current Regulations should have further consideration.

FINANCIAL IMPACT:
The Community Rating System (CRS) point system helps determine flood insurance premiums for residents whose homes are within the floodplain. The CRS evaluation assigns a point level to the City which determines a percentage reduction of premiums for flood insurance purchased by residents of Franklin.

Franklin is currently at Level 8. This allows citizens in our community who live in the floodplain to receive a reduction of up 10% on flood insurance premiums.

This presentation discusses how possible changes to adopted floodplain regulations might impact the CRS rating assigned to the City of Franklin and thereby the flood insurance premiums paid by residents.

RECOMMENDATION:

Board input is sought related to this recap of the public meeting. Staff recommendations are included as a part of the report.



City of Franklin Floodplain Regulations – Public Meeting Synopsis

SHANNA MCCOY, CFM

ZONING/FLOODPLAIN ADMINISTRATOR



Topics of Discussion

1. Freeboard Requirements

2. Substantial Damage/Improvement

3. Valuation of Structures

4. Floodway Uses – Parking



Community Rating System (CRS)

The Community Rating System program, created by FEMA in 1990, recognizes, encourages and rewards communities and their citizens for exceeding the NFIP minimum standards to reduce and avoid flood damage to insurable properties, strengthen and support the flood insurance aspects of the NFIP, and foster comprehensive floodplain management. This is accomplished through reduced insurance premiums.



CRS

- 10 levels of participation
- 5% flood insurance premium reduction for each level
- Level 9 is minimum for participation and achieved with a minimum of 500 points
- Level 1 grants maximum reduction of 45% with a minimum of 4,500 points.
- City of Franklin is currently at a level 8 with a total of 1,213 points.

CRS Class	Credit Points (cT)	Premium Reduction	
		In SFHA	Outside SFHA
1	4,500+	45%	10%
2	4,000–4,499	40%	10%
3	3,500–3,999	35%	10%
4	3,000–3,499	30%	10%
5	2,500–2,999	25%	10%
6	2,000–2,499	20%	10%
7	1,500–1,999	15%	5%
8	1,000–1,499	10%	5%
9	500–999	5%	5%
10	0–499	0	0



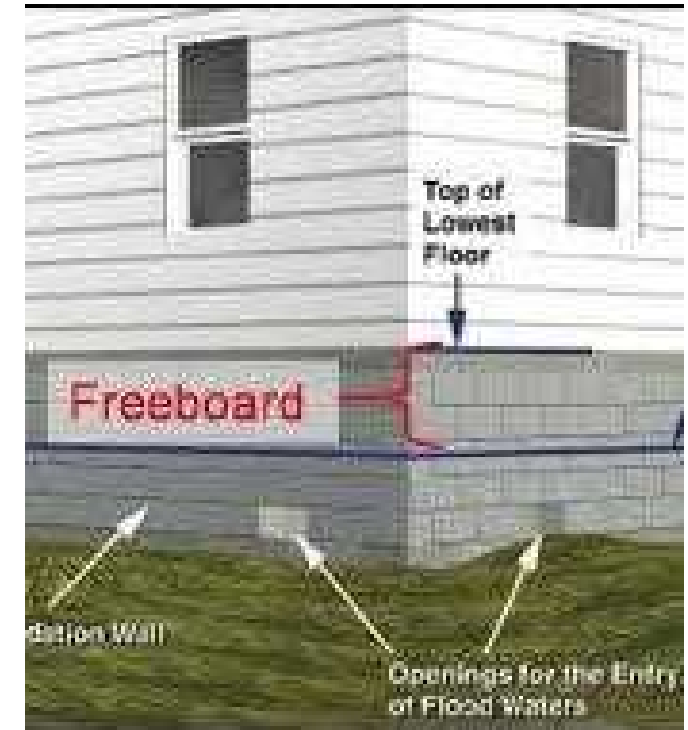
Freeboard

Freeboard – minimum vertical separation required between the floodplain elevation and the finished floor elevation of a structure

Current Requirement – 3 feet per COF Zoning Ordinance

Discussion

- Some advocate that COF requirement should be reduced from 3 feet above floodplain elevation to 1 foot above
 - Cite TN Association of Floodplain Managers (TNAFPM) example ordinance that states a minimum of 1 foot;
 - President of TNAFPM asserted this is only an example not a recommendation
- Freeboard requirement in several jurisdictions, including Metro Nashville, is 3' or more
- Observations:
 - Additional cost associated with the increased freeboard might be a barrier to affordable housing;
 - If requirement is only 1 foot, homeowners could decide to have increased freeboard if they want;
 - Added cost of 2' of block is negligible compared to damage to property that might be prevented by the added freeboard height



CRS Impact & Recommendation

- The purpose of floodplain regulations is to promote the public health, safety and general welfare and to minimize public and private losses due to flood conditions. With this purpose in mind, **staff recommends leaving the freeboard requirement at 3'** for residential structures.
- As well as providing added protection against flooding, the City receives 653 points with CRS for higher regulatory standards. In changing from 3' to 1', 273 points would be lost from the CRS program and would retrograde the City to a level 9.
- Currently the City is a level 8 which provides a 10% discount on flood insurance premiums for City of Franklin residents and business owners.
- CRS levels are based on 500 points per level.



Substantial Damage or Improvement

Discussion

- Existing structures in floodplain may be repaired or improved, but if the value of the repair or improvement exceeds 50% of the value of the structure then the structure must be brought into full compliance with standards for construction in the floodplain
- Current COF policy is that the value of repairs and improvements is determined on a cumulative basis over a 10 year period
- Some request that the cumulative timeframe used to calculate substantial damage/investment (SD/SI) be changed from 10 years to 5 years
- Cumulative time frame applied to SD/SI is an effort to prevent thousands of dollars, and potentially hundreds of thousands in the case of non-residential structures, to be continually invested in a structure that is not compliant and continues to be damaged by flooding
- FEMA does not mandate the number of years that should be used for cumulative calculation, but CRS does allot points for 5 & 10 year increments.



CRS Impact & Recommendation

- *The City does not currently receive credit for cumulative timeframe as it was not written into the ordinance at the last recertification with the CRS program.*
- *A maximum of 90 points is available for a 10 year cumulative timeframe and a maximum of 40 points for 5 year cumulative timeframe.*
- *Staff proposes to change the current 10 year cumulative timeframe to 5 years.*
- *There is also the opportunity for a maximum of 20 additional points if the 50% threshold is lowered.*



Valuation of Structures

Discussion

- City uses the Williamson County Property Assessor value and adds 15% to determine the value of a structure.
- Some citizens request that an independent appraisal also be considered.
- TNAFPM President informed the group that Metro also uses Property Assessor's valuation, but will also accept an independent appraisal



CRS Impact & Recommendation

- *There are no points associated with the CRS program. FEMA recommends that the community use a consistent method of determining values and suggests using the property assessor's value of a structure as it is widely available and consistent. FEMA does allow for independent appraisals as well*
- *Staff proposes to include independent appraisals be accepted as a method to determine a structure's value.*



Floodplain Uses – Parking

Floodway Overlay (FWO) - area where water flows/high velocity during a storm event and is the highest hazard area

Uses

- Passive parks and natural areas
- Active recreation features that are City-owned and operated
- Parking is not currently permitted

Floodway Fringe Overlay (FFO) - area where water is “stored” during a flood event

Uses

- Passive parks and natural areas
- Active recreation Facilities
- Parking areas





Floodway (FWO) Uses - Parking

- Public parks are often covered by the floodway and floodway fringe and handicap accessible parking is required to serve these parks
- For some park facilities the only areas to locate parking is within the floodway (FWO)
- This could be addressed by a minor text amendment to the Zoning Ordinance.



Floodway (FWO) Uses - Parking



- Differing points of view regarding commercial parking in the floodway
- Some interest for the City to consider a revision to the Ordinance to allow parking pads and structures as an accessory use in the floodway in Downtown Franklin
- Opposing view that the City needs to make a stronger emphasis on managing the floodplain/floodway and take more preventive measures rather than increasing the chances of flooding



CRS Impact & Recommendation

- *City does not currently receive any CRS points for higher regulatory standards for floodway encroachments*
- *Staff still planning to host another public outreach in 2021*
- *Staff requests guidance from the BOMA and Planning Commission on this topic with hopes of addressing in 2021*





Recap of Recommendations

- No change to freeboard requirement
- Change Substantial Damage/Improvement cumulative time frame from 10 years to 5 years
- Allow independent appraisals as an accepted method to determine a structure's value
- Staff is looking for guidance from the BOMA and Planning Commission for parking as a permitted use in the floodway





File #: 20-01113

DATE: October 21, 2020

TO: Board of Mayor and Aldermen

FROM: Emily Wright, Planning Director
Amy Diaz-Barriga, Planning Supervisor
Joseph Bryan, Principal Planner

SUBJECT:

*Consideration Of Ordinance 2020-24, An Ordinance To Rezone 3.81 Acres From Planned (PD) District 4.75 To Planned (PD) District 12.6 For The Property Located North Of Cherokee Place And West Of Shawnee Drive, Located At 600 Chickasaw Place (Chickasaw PUD).

FMPC 10/22/20, 9-0

PURPOSE:

PROJECT INFORMATION

COF Project Number: 7314

Applicant: Jamie Gillespie, James + Associates Engineers and Planners, Inc.

Owner: Franklin Housing Authority, Derwin Jackson,

BACKGROUND/STAFF COMMENTS:

The applicant is requesting to rezone the subject property from Planned 4.75 (PD 4.75) District to Planned 12.6 (PD 12.6) District for the Chickasaw PUD. The Board of Mayor and Aldermen previously approved the current zoning district in September of 2017. The Envision Franklin Land Use Plan places this parcel in the Mixed Residential Design Concept, which supports the proposed rezoning. The rezoning and development plan revision for the Chickasaw PUD is being done in conjunction with the neighboring Cherokee Place PUD rezoning and development plan to accommodate the revised boundaries between the two developments.

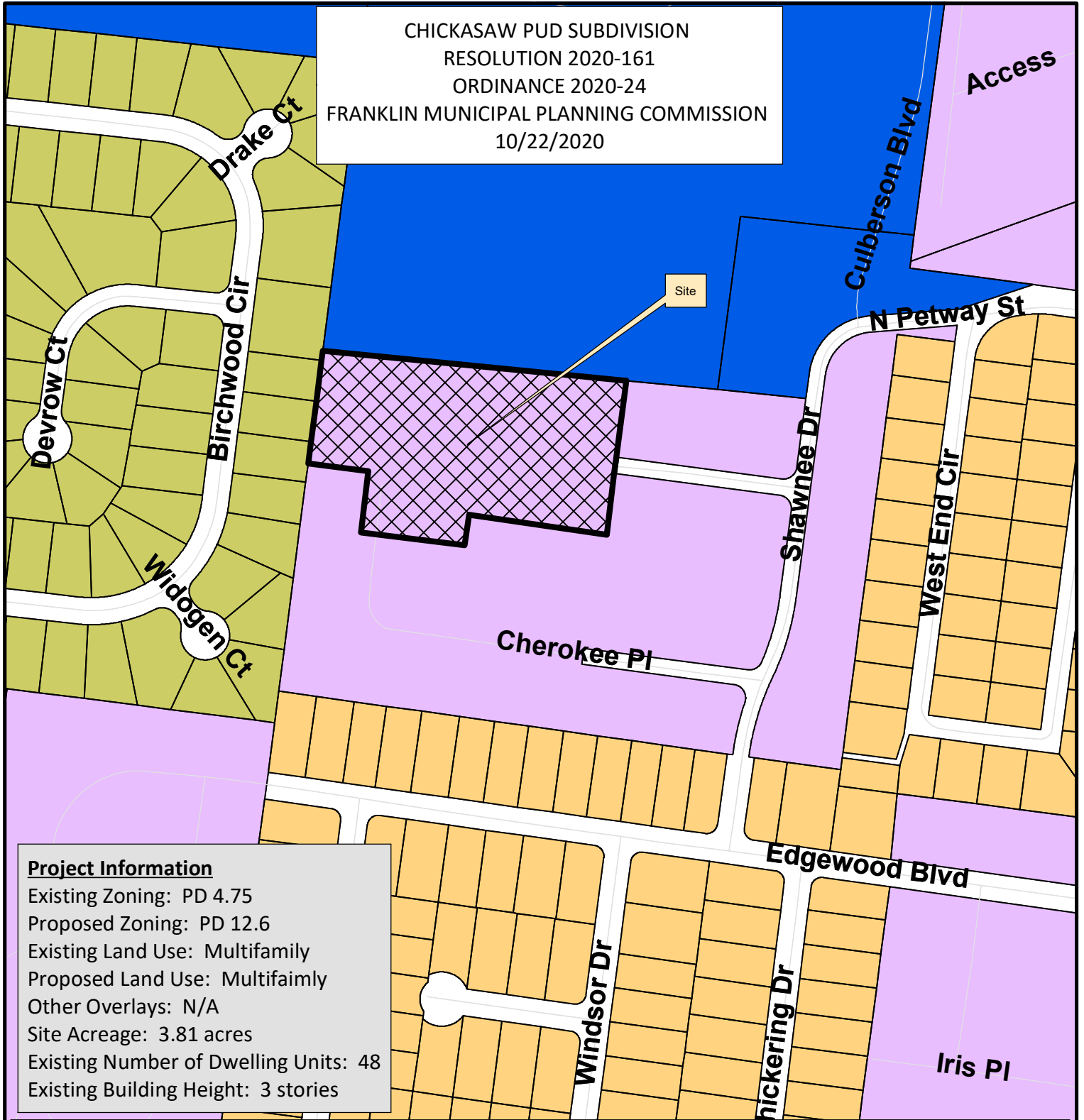
FINANCIAL IMPACT:

A direct financial impact has not been identified related to the proposed rezoning.

RECOMMENDATION:

Staff recommends that the Board of Mayor and Aldermen acknowledge Ordinance 2020-24.

CHICKASAW PUD SUBDIVISION
 RESOLUTION 2020-161
 ORDINANCE 2020-24
 FRANKLIN MUNICIPAL PLANNING COMMISSION
 10/22/2020



Project Information

Existing Zoning: PD 4.75
 Proposed Zoning: PD 12.6
 Existing Land Use: Multifamily
 Proposed Land Use: Multifamily
 Other Overlays: N/A
 Site Acreage: 3.81 acres
 Existing Number of Dwelling Units: 48
 Existing Building Height: 3 stories

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



0 250 500
 Feet

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ORDINANCE 2020-24

AN ORDINANCE TO REZONE 3.81 ACRES FROM PLANNED (PD) DISTRICT 4.75 TO PLANNED (PD) DISTRICT 12.6 FOR THE PROPERTY LOCATED NORTH OF CHEROKEE PLACE AND WEST OF SHAWNEE DRIVE, LOCATED AT 600 CHICKASAW PLACE (CHICKASAW PUD).

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

WHEREAS, the Planned (PD) district provides zoning for land uses compatible with both the Franklin Land Use Plan and surrounding development; and

WHEREAS, the Board of Mayor and Aldermen (BOMA) of the City of Franklin, Tennessee, adopted Resolution 2020-161, approving a Planned Unit Development (PUD) Development Plan as required by the Franklin Zoning Ordinance; and

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

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

SECTION I. That the following described property shall be, and is hereby, rezoned from its present zoning classification of **Planned (PD) 4.75** District to **Planned (PD) 12.6** District:

PREMISES CONSIDERED	
Map-Parcel	Acres
78H-4.02	3.81
Total	3.81

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

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

ATTEST:

CITY OF FRANKLIN, TENNESSEE:

By: _____
Eric S. Stuckey
City Administrator/Recorder

By: _____
Dr. Ken Moore
Mayor

Approved as to form by:

Shauna R. Billingsley
City Attorney

PLANNING COMMISSION RECOMMENDED:

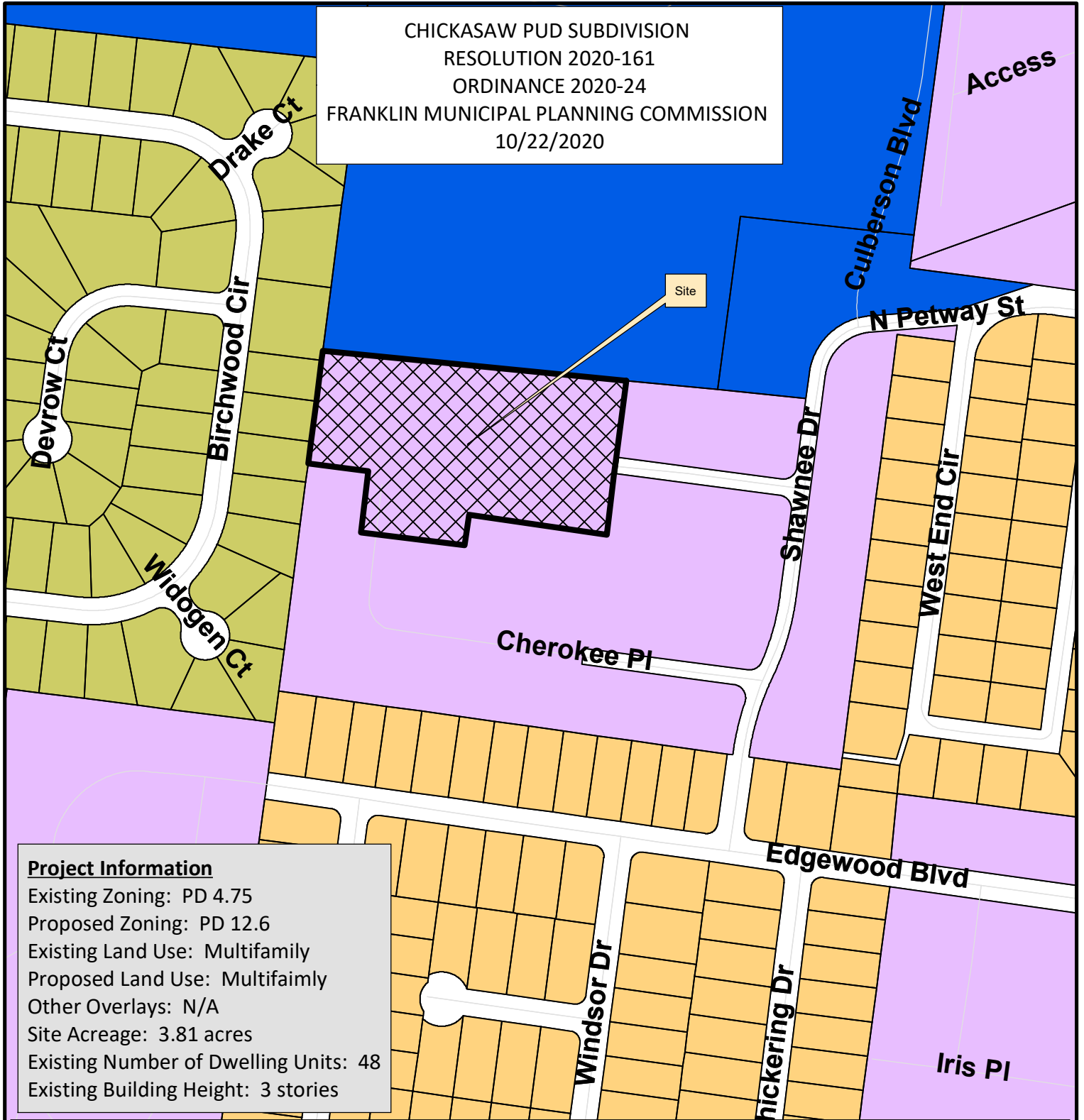
PASSED FIRST READING:

PUBLIC HEARING HELD:

PASSED SECOND READING:

PASSED THIRD READING:

CHICKASAW PUD SUBDIVISION
 RESOLUTION 2020-161
 ORDINANCE 2020-24
 FRANKLIN MUNICIPAL PLANNING COMMISSION
 10/22/2020



Project Information

Existing Zoning: PD 4.75
 Proposed Zoning: PD 12.6
 Existing Land Use: Multifamily
 Proposed Land Use: Multifamily
 Other Overlays: N/A
 Site Acreage: 3.81 acres
 Existing Number of Dwelling Units: 48
 Existing Building Height: 3 stories

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



0 250 500
 Feet

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REZONING REQUEST

CHICKASAW PUD SUBDIVISION PLANNED UNIT DEVELOPMENT

FRANKLIN HOUSING AUTHORITY
CHICKASAW PLACE @ SHAWNEE DRIVE
FOURTH ALDERMANIC WARD
FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

FRANKLIN, TN UTILITIES

WATER: FRANKLIN WATER & SEWER
124 LUMBER DRIVE
FRANKLIN, TN 37064
(615) 794-4554

SEWER: FRANKLIN WATER & SEWER
124 LUMBER DRIVE
FRANKLIN, TN 37064
(615) 794-4554

ELECTRIC: M.T.E.M.C.
2156 EDWARD CURD LANE
FRANKLIN, TN 37067
(615) 794-3561

GAS: ATMOS ENERGY MID-SOUTH DIVISION
810 CRESCENT CENTRE DRIVE, #60
FRANKLIN, TN 37064
(615) 771-8300
(888) 286-6700

OWNER

FRANKLIN HOUSING AUTHORITY
200 SPRING STREET
FRANKLIN, TN 37064
(615) 794-1247
CONTACT: DERWIN JACKSON
EMAIL: djackson@franklinhousingauthority.com

CIVIL ENGINEER / APPLICANT

JAMES + ASSOCIATES, INC.
ONE VANTAGE WAY
SUITE E-220
NASHVILLE, TN 37228
(615) 726-4848
CONTACT: R. DARRELL JAMES, P.E.
EMAIL: darrell.james@jamesplus.net

ARCHITECT

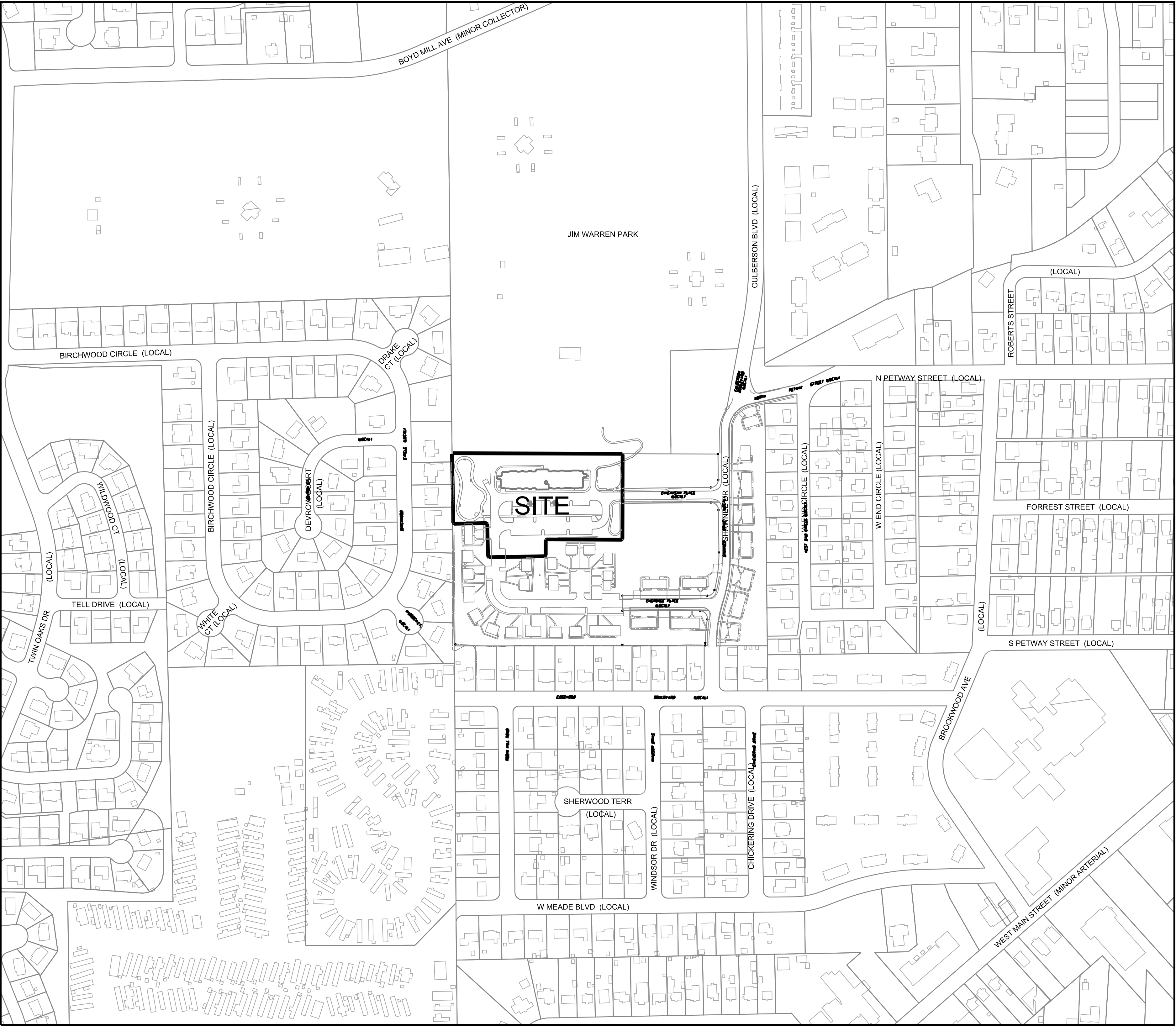
NICKLE ARCHITECTS, PLLC
1612 17TH AVENUE SOUTH
NASHVILLE, TN 37212
(615) 269-3130
CONTACT: JAMES D. NICKLE, AIA
EMAIL: jnickle@nicklearchitects.com

LANDSCAPE ARCHITECT

CUMBERLAND LANDESIGN, INC.
104 LEEWARD POINT
HENDERSONVILLE, TN 37075
(615) 333-4636
CONTACT: ROBERT BRIAN WRAY, ASLA
EMAIL: cumberlandesign@bellsouth.net

ELECTRICAL ENGINEER

OLIVER-LITTLE-GIPSON ENGINEERING, INC.
301 INDUSTRIAL BLVD.
TULLAHOMA, TN 37388
(931) 454-9940
CONTACT: TONY GIPSON, PE
EMAIL: adgipson@olengineering.com



PARCEL 4.02
GROUP A
TAX MAP 078H

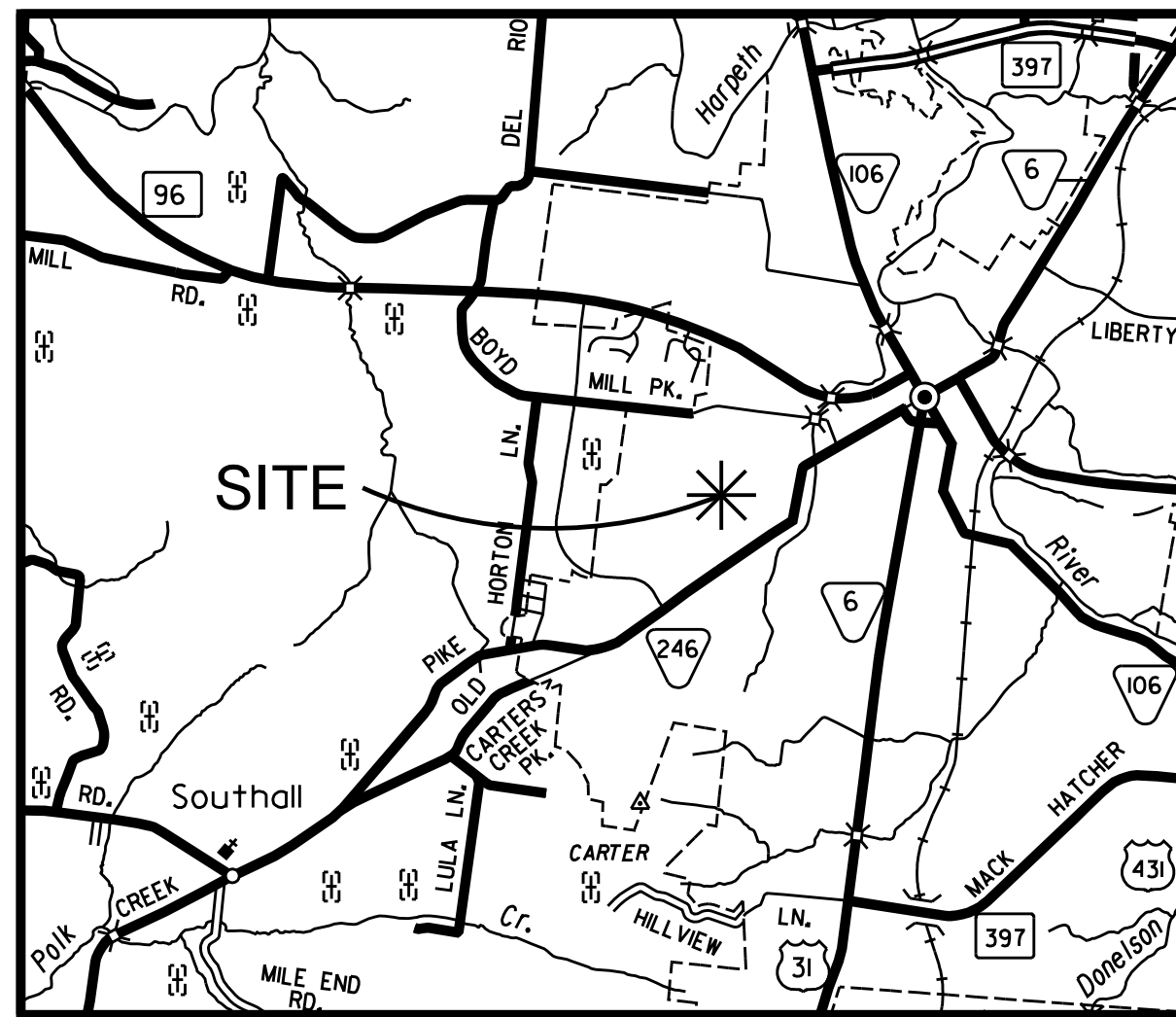
INDEX OF DRAWINGS

C0.0 COVER SHEET
C1.0 REZONING PLAN

REZONING FOR TAX MAP 78H,
GROUP "A", PARCEL 4.02

EXISTING ZONING DISTRICT:
PD, PLANNED DISTRICT
RESIDENTIAL DENSITY 4.75

PROPOSED ZONING DISTRICT:
PD, PLANNED DISTRICT
RESIDENTIAL DENSITY 12.75



FEATURE LEGEND	
	UTILITY POLE
	LIGHT POLE
	WATER VALVE
	FIRE HYDRANT
	GAS VALVE
	SANITARY SEWER MANHOLE
	SANITARY SEWER
	STORM SEWER
	WATER LINE
	OVERHEAD POWER
	FENCE
	GAS METER
	UNDERGROUND
	SEWER CLEAN OUT

NOTES

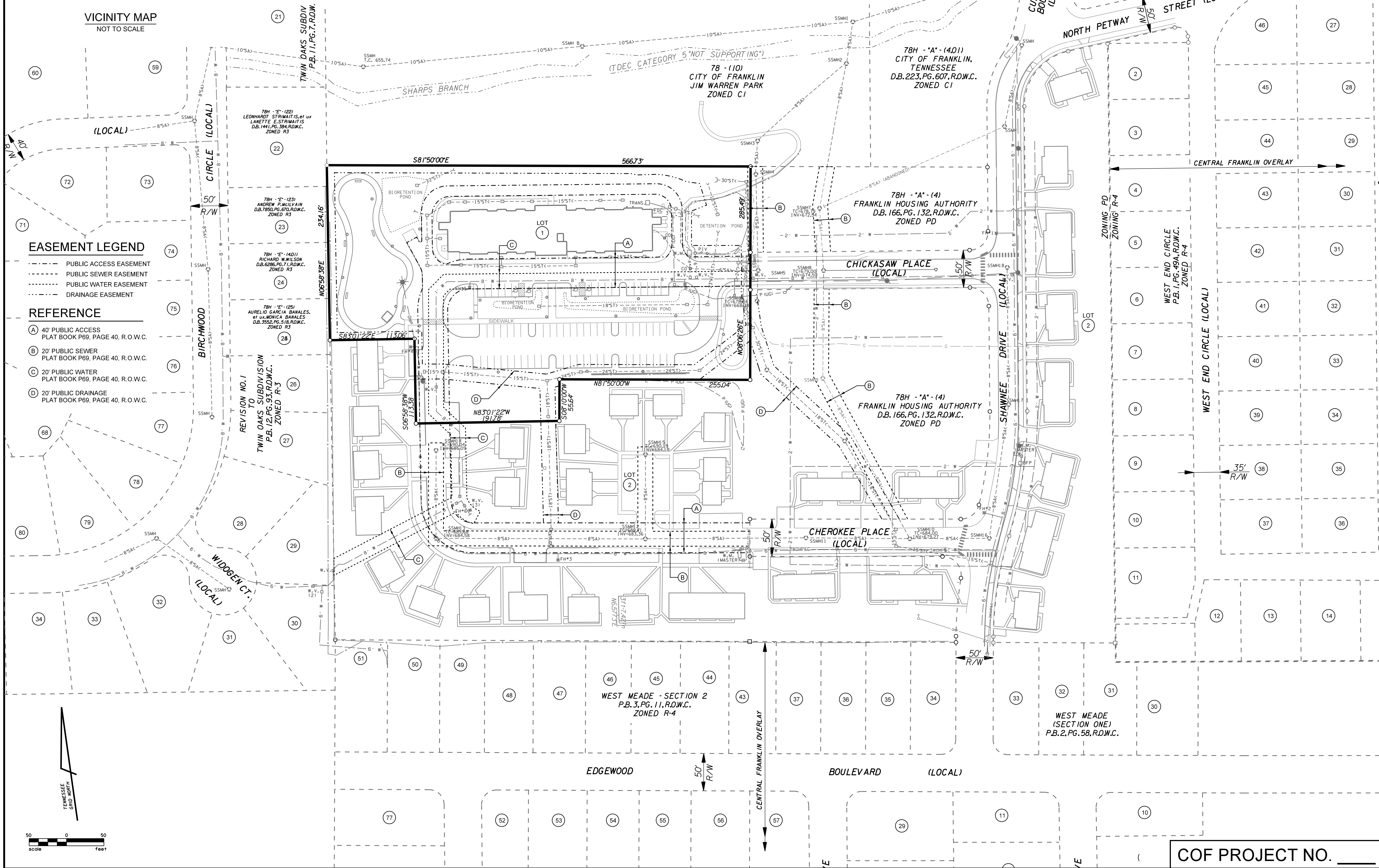
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REZONING FOR TAX MAP 78H,
GROUP "A", PARCEL 4.02

EXISTING ZONING DISTRICT:
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RESIDENTIAL DENSITY 4.75

PROPOSED ZONING DISTRICT:
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RESIDENTIAL DENSITY 12.75

VICINITY MAP
NOT TO SCALE

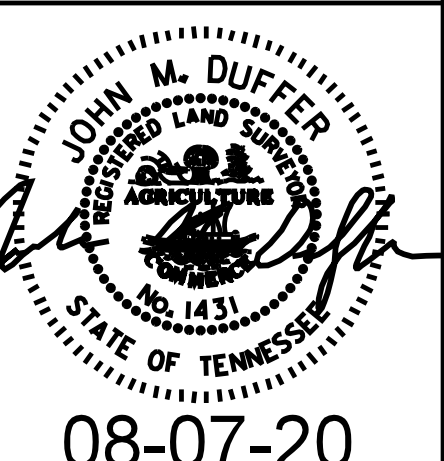


EASEMENT LEGEND

- PUBLIC ACCESS EASEMENT
- PUBLIC SEWER EASEMENT
- PUBLIC WATER EASEMENT
- DRAINAGE EASEMENT

REFERENCE

- A) 40' PUBLIC ACCESS
PLAT BOOK P69, PAGE 40, R.O.W.C.
- B) 20' PUBLIC SEWER
PLAT BOOK P69, PAGE 40, R.O.W.C.
- C) 20' PUBLIC WATER
PLAT BOOK P69, PAGE 40, R.O.W.C.
- D) 20' PUBLIC DRAINAGE
PLAT BOOK P69, PAGE 40, R.O.W.C.



REZONING PLAN

CHICKASAW PUD SUBDIVISION PLANNED UNIT DEVELOPMENT
FRANKLIN HOUSING AUTHORITY
CHICKASAW PLACE @ SHAWNEE DRIVE
FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

DR	CHK	DATE	DESCRIPTION
JMD	JRG	08-07-20	SUBMITTAL TO CITY OF FRANKLIN

C1.0

FILE NO. 1716-11

COF PROJECT NO. _____

Engineers
Planners and
Computer Applications
JAMES + ASSOCIATES, INC.

One Vantage Way, Suite E-220 • Knoxville, Tennessee 37228-955 • 615/726/4848

REZONING REQUEST

CHICKASAW PUD SUBDIVISION PLANNED UNIT DEVELOPMENT

FRANKLIN HOUSING AUTHORITY
CHICKASAW PLACE @ SHAWNEE DRIVE
FOURTH ALDERMANIC WARD
FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

FRANKLIN, TN UTILITIES

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124 LUMBER DRIVE
FRANKLIN, TN 37064
(615) 794-4554

SEWER: FRANKLIN WATER & SEWER
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(615) 794-4554

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FRANKLIN, TN 37067
(615) 794-3561

GAS: ATMOS ENERGY MID-SOUTH DIVISION
810 CRESCENT CENTRE DRIVE, #60
FRANKLIN, TN 37064
(615) 771-8300
(888) 286-6700

OWNER

FRANKLIN HOUSING AUTHORITY
200 SPRING STREET
FRANKLIN, TN 37064
(615) 794-1247
CONTACT: DERWIN JACKSON
EMAIL: djackson@franklinhousingauthority.com

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EMAIL: darrell.james@jamesplus.net

ARCHITECT

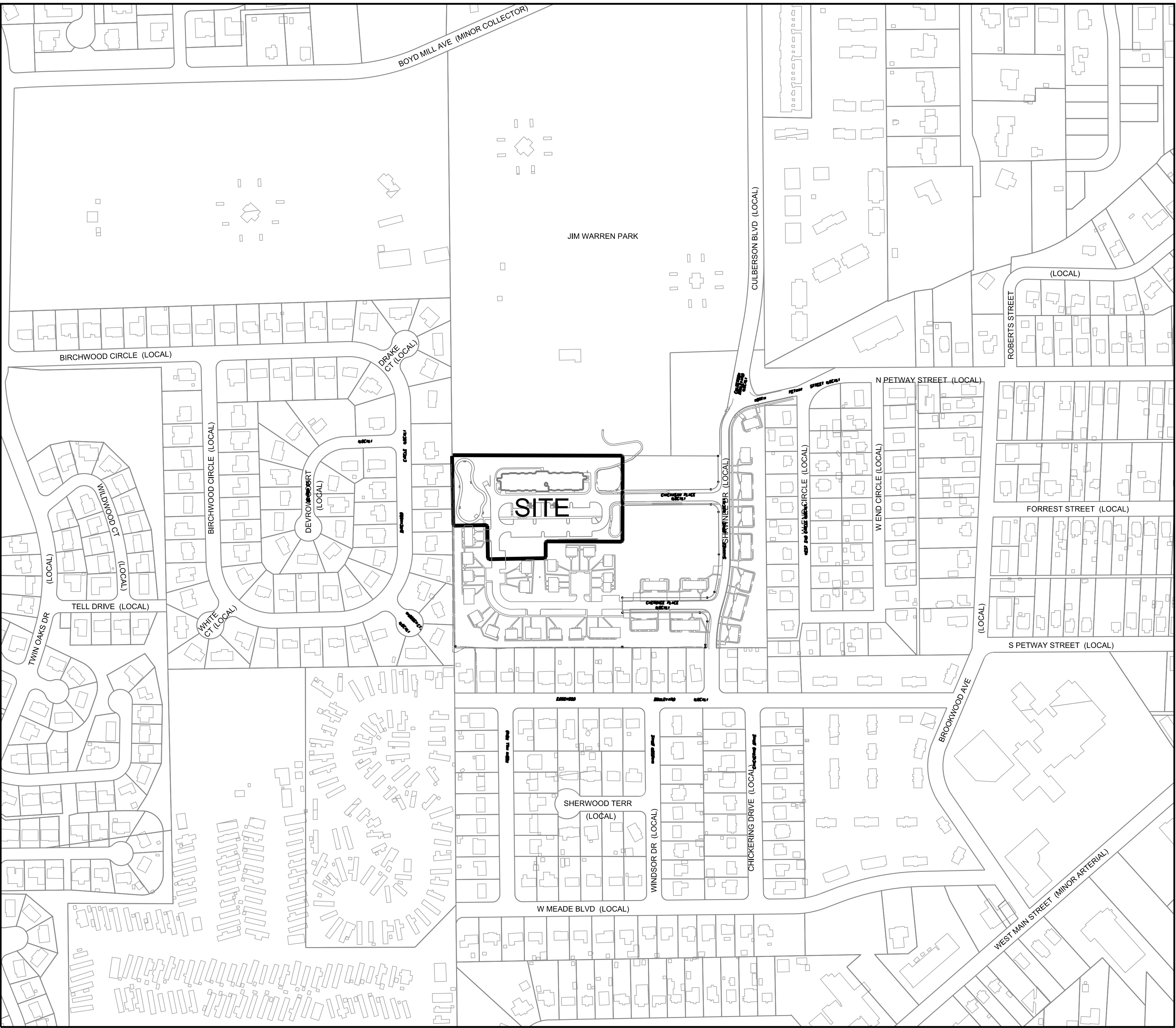
NICKLE ARCHITECTS, PLLC
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NASHVILLE, TN 37212
(615) 269-3130
CONTACT: JAMES D. NICKLE, AIA
EMAIL: jnickle@nicklearchitects.com

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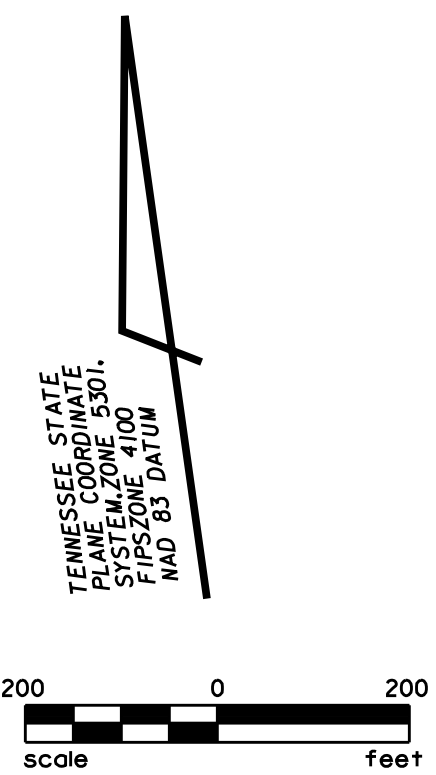
INDEX OF DRAWINGS

C0.0 COVER SHEET
C1.0 REZONING PLAN

REZONING FOR TAX MAP 78H,
GROUP "A", PARCEL 4.02

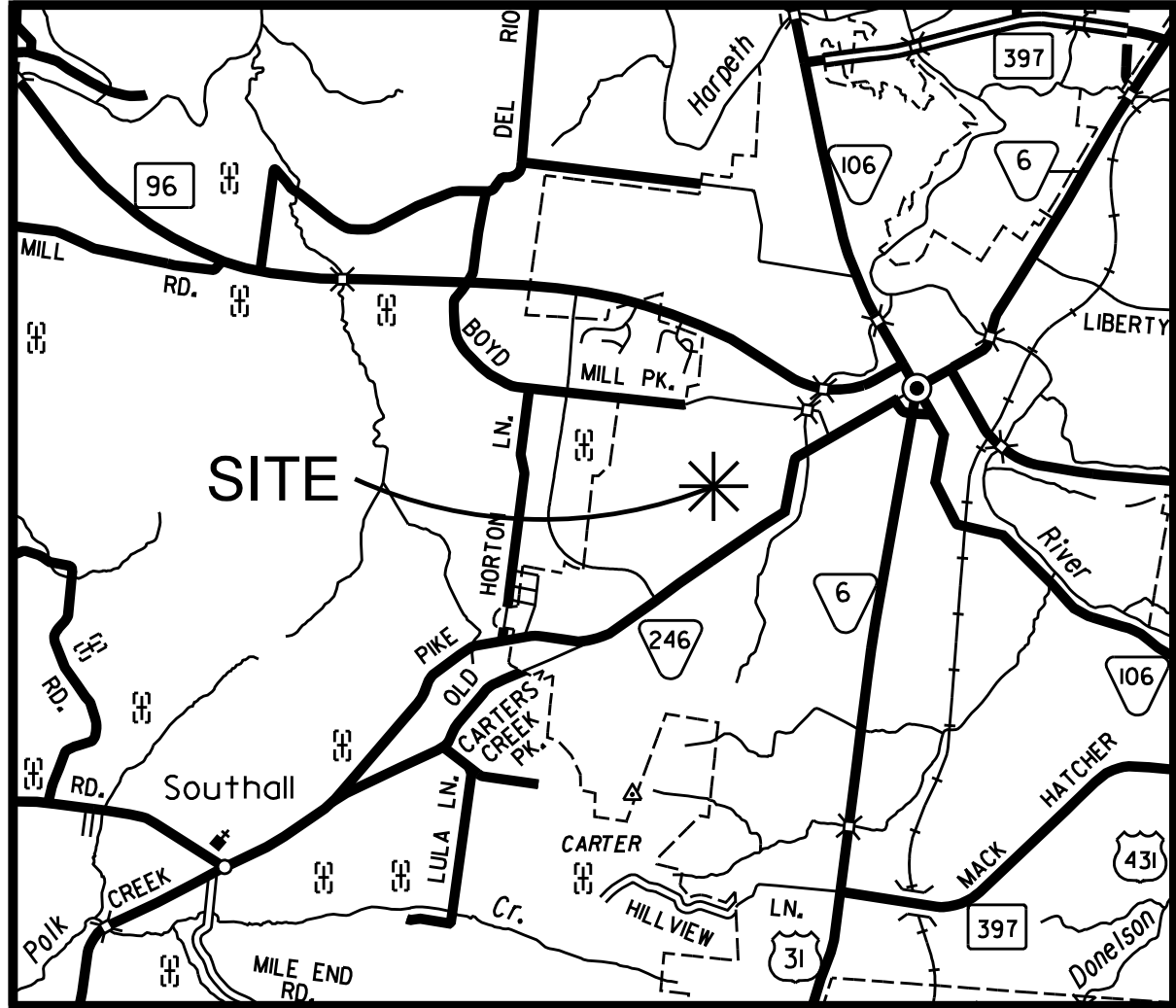
EXISTING ZONING DISTRICT:
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RESIDENTIAL DENSITY 4.75

PROPOSED ZONING DISTRICT:
PD, PLANNED DISTRICT
RESIDENTIAL DENSITY 12.60



PARCEL 4.02
GROUP A
TAX MAP 078H

COF PROJECT No. 7314
J+A PROJECT No. 1716-11
SUBMITTAL DATE: 08.07.20
RESUBMITTAL DATE: 09.03.20
RESUBMITTAL DATE: 10.01.20



FEATURE LEGEND	
	UTILITY POLE
	LIGHT POLE
	WATER VALVE
	FIRE HYDRANT
	GAS VALVE
	SANITARY SEWER MANHOLE
	SANITARY SEWER
	STORM SEWER
	WATER LINE
	OVERHEAD POWER
	FENCE
	GAS METER
	UNDERGROUND
	SEWER CLEAN OUT

NOTES

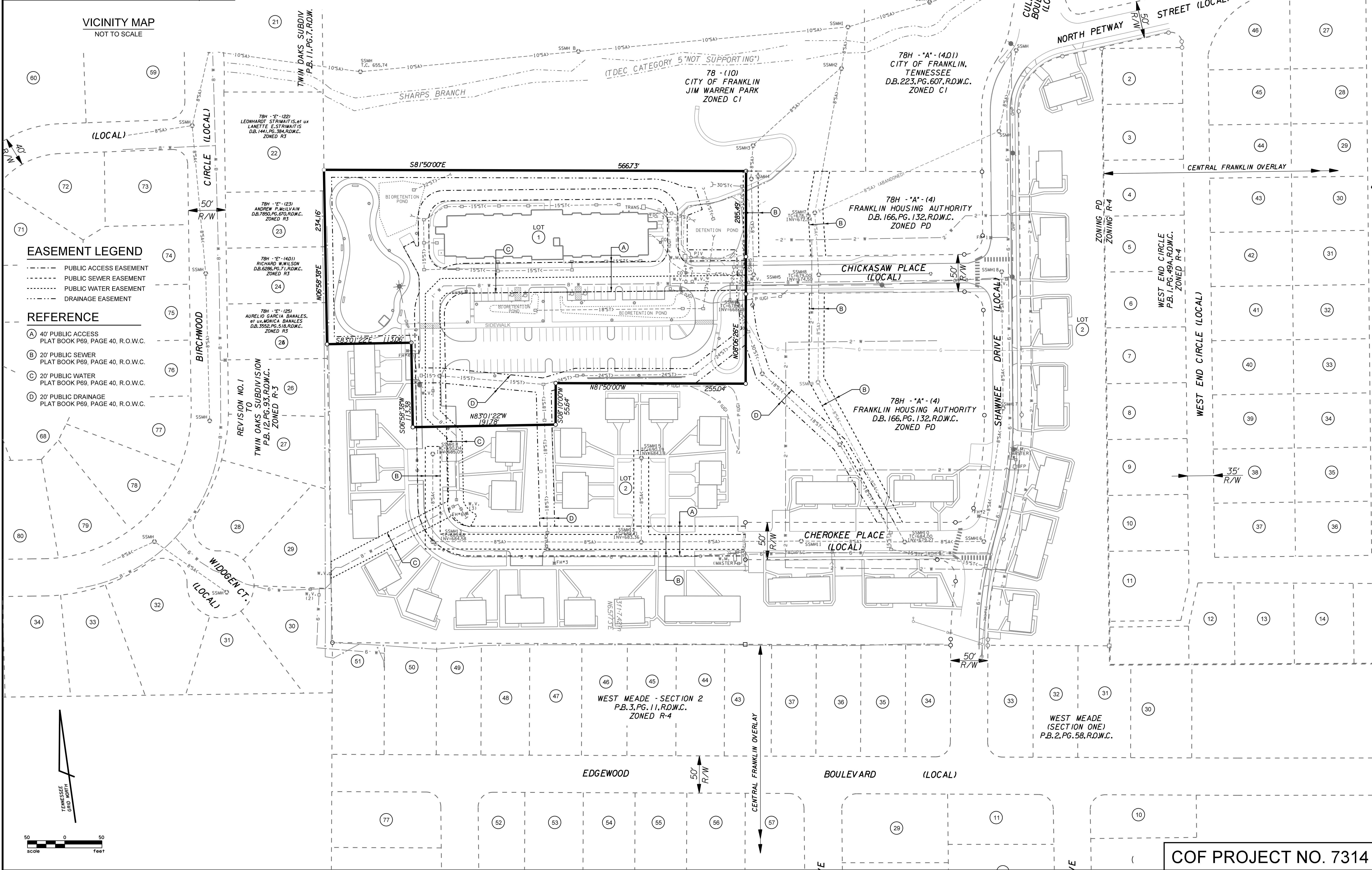
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VICINITY MAP
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One Vantage Way, Suite E-220 • Nashville, Tennessee 37228-955 • 615/726/4848

Engineers
Planners and
Computer Applications

JAMES + ASSOCIATES, INC.

JOHN M. DUFFIER
REGISTERED LAND SURVEYOR
No. 1431
STATE OF TENNESSEE

10-01-20

REZONING PLAN

CHICKASAW PUD SUBDIVISION PLANNED UNIT DEVELOPMENT
FRANKLIN HOUSING AUTHORITY
CHICKASAW PLACE @ SHAWNEE DRIVE
FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

DR	CHK	DATE	DESCRIPTION
JMD	JRG	08-07-20	SUBMITTAL TO CITY OF FRANKLIN
JMD	JRG	09-03-20	RESUBMITTAL
JMD	JRG	10-01-20	RESUBMITTAL

C1.0

FILE NO. 1716-11



File #: 20-01114

DATE: October 21, 2020

TO: Board of Mayor and Aldermen

FROM: Emily Wright, Planning Director
Amy Diaz-Barriga, Planning Supervisor
Joseph Bryan, Principal Planner

SUBJECT:

Consideration Of Resolution 2020-161, A Resolution Approving A Revised Development Plan For Chickasaw PUD, For The Property Located North Of Cherokee Place And West Of Shawnee Drive, Located At 600 Chickasaw Place.

FMPC 10/22/20, 9-0

PURPOSE:

PROJECT INFORMATION

COF Project Number: 7315

Applicant: Jamie Gillespie, James + Associates Engineers and Planners, Inc.

Owner: Franklin Housing Authority, Derwin Jackson, Rep.

BACKGROUND/STAFF COMMENTS:

The purpose of this development plan revision is to change the boundaries of the development in order to accommodate the Cherokee Place PUD subdivision project. The original development plan for the Chickasaw PUD was approved by the Board of Mayor and Aldermen in August of 2017. No new additional dwelling units are being proposed for the Chickasaw PUD with this development plan revision.

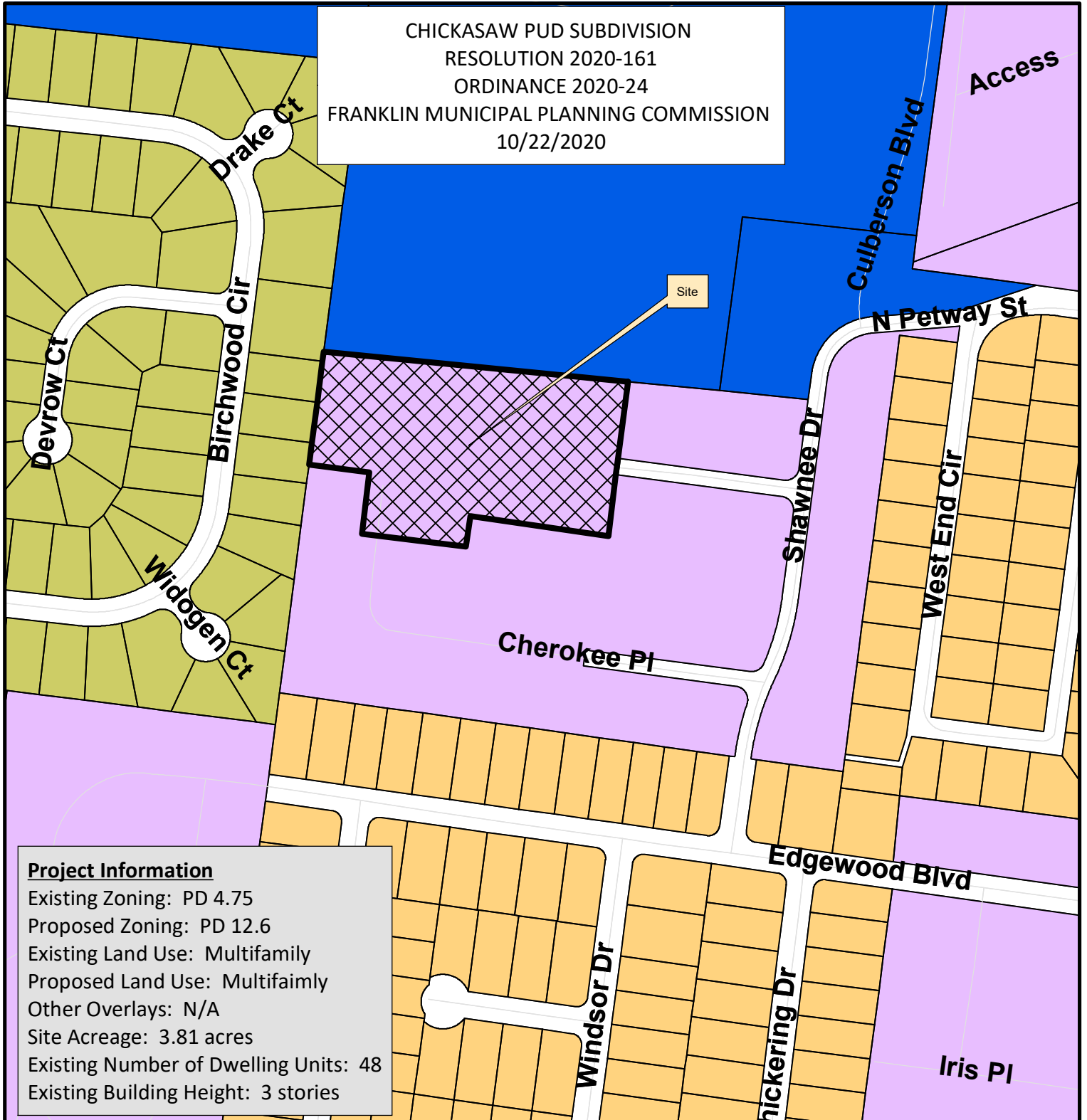
FINANCIAL IMPACT:

A direct financial impact has not been identified related to the proposed development plan revision.

RECOMMENDATION:

Staff recommends that the Board of Mayor and Aldermen acknowledge Resolution 2020-161.

CHICKASAW PUD SUBDIVISION
 RESOLUTION 2020-161
 ORDINANCE 2020-24
 FRANKLIN MUNICIPAL PLANNING COMMISSION
 10/22/2020



Project Information

Existing Zoning: PD 4.75
 Proposed Zoning: PD 12.6
 Existing Land Use: Multifamily
 Proposed Land Use: Multifamily
 Other Overlays: N/A
 Site Acreage: 3.81 acres
 Existing Number of Dwelling Units: 48
 Existing Building Height: 3 stories

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



0 250 500
 Feet

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RESOLUTION 2020-161

A RESOLUTION APPROVING A REVISED DEVELOPMENT PLAN FOR CHICKASAW PUD, FOR THE PROPERTY LOCATED NORTH OF CHEROKEE PLACE AND WEST OF SHAWNEE DRIVE, LOCATED AT 600 CHICKASAW PLACE.

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 2017-37 on 9-12-2017, and originally approved a Development Plan for the subject property as part of Resolution 2017-53 on 8-22-2017; 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 2017-53, 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 and amend the zoning on the property to correspond with the entitlements shown on the Revised Development Plan; and

WHEREAS, amendments to Development Plans approved on, or after January 1, 2015, shall be reviewed pursuant to the requirements of the Franklin Zoning Ordinance Subsection 2.4.2 (15); and

WHEREAS, the BOMA has, or will, approve the amended zoning for the Property as part of Ordinance 2020-24.

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
78H-4.02	3.81
Total	3.81

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 Chickasaw PUD are as follows:

Entitlements	Chickasaw PUD
Original Base Zone District Requested Base Zone District	4.75 12.6
Other Zoning Overlays	N/A
Number of Dwelling Units	48
Number of Nonresidential Square Footage	N/A
Number of Hotel Rooms	N/A
Open Space Requirements	Formal- 0.40 acres Informal- 0.32 acres
Number of Phases in Development	1
Original Development Plan Approval	Resolution No. 2017-53 Date of approval: 8-22-2017
Development Plan Revision Number	1

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

SECTION V. That this Resolution shall take effect from and after the passage of Ordinance 2020-24, on third and final reading, the health, safety, and welfare of the citizens requiring it.

ERIC S. STUCKEY
City Administrator

DR. KEN MOORE
Mayor

Approved as to form by:

Shauna R. Billingsley
City Attorney

PREAPPLICATION CONFERENCE: _____8/4/20_____

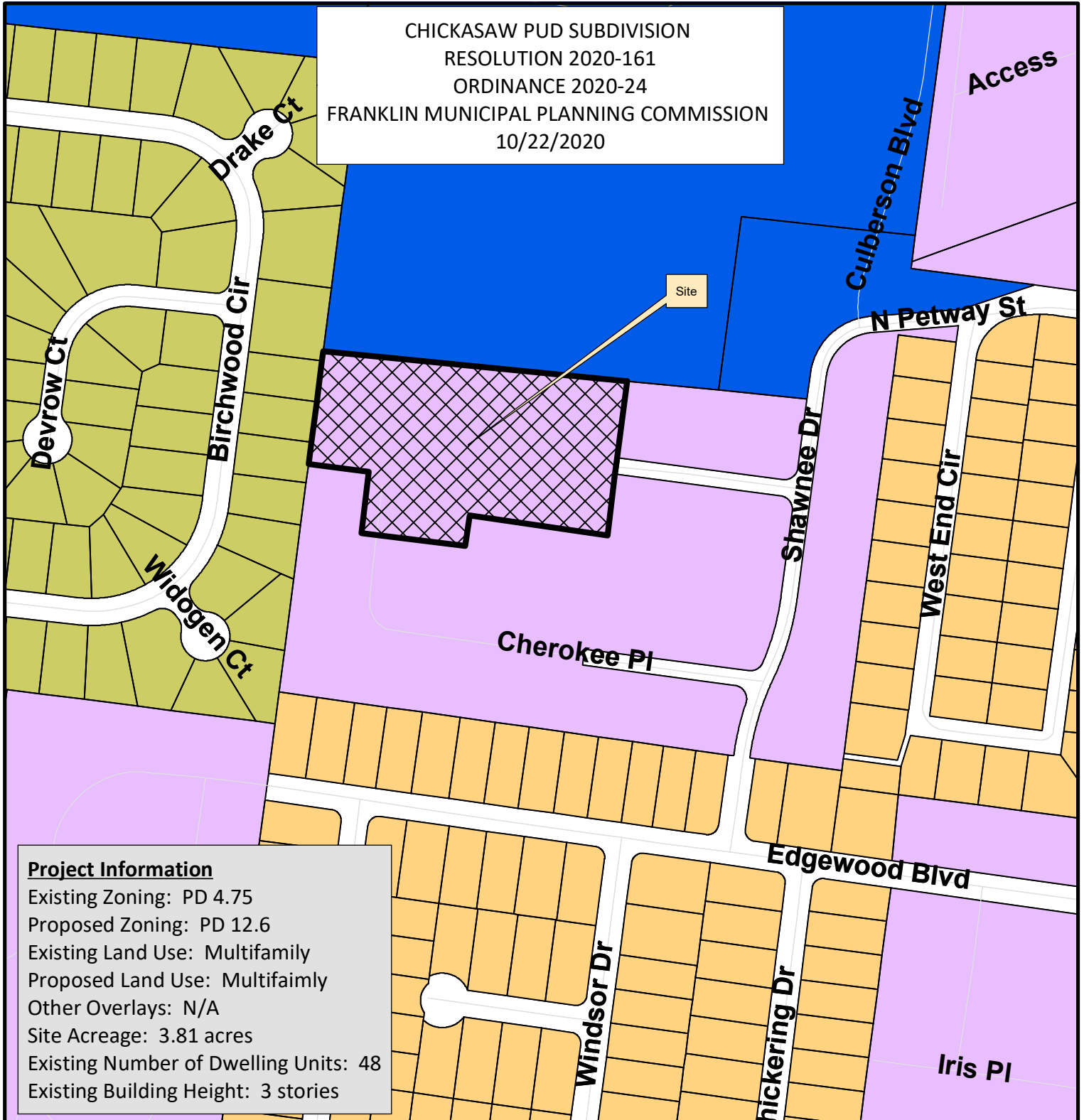
BOMA/FMPC JOINT CONCEPTUAL WORKSHOP: _____8/27/20_____

NEIGHBORHOOD MEETING: _____8/5/20_____

PLANNING COMMISSION RECOMMENDED APPROVAL: _____

PUBLIC HEARING AND BOMA APPROVAL: _____

CHICKASAW PUD SUBDIVISION
 RESOLUTION 2020-161
 ORDINANCE 2020-24
 FRANKLIN MUNICIPAL PLANNING COMMISSION
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0 250 500
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REZONING REQUEST

CHICKASAW PUD SUBDIVISION PLANNED UNIT DEVELOPMENT

FRANKLIN HOUSING AUTHORITY
CHICKASAW PLACE @ SHAWNEE DRIVE
FOURTH ALDERMANIC WARD
FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

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EMAIL: darrell.james@jamesplus.net

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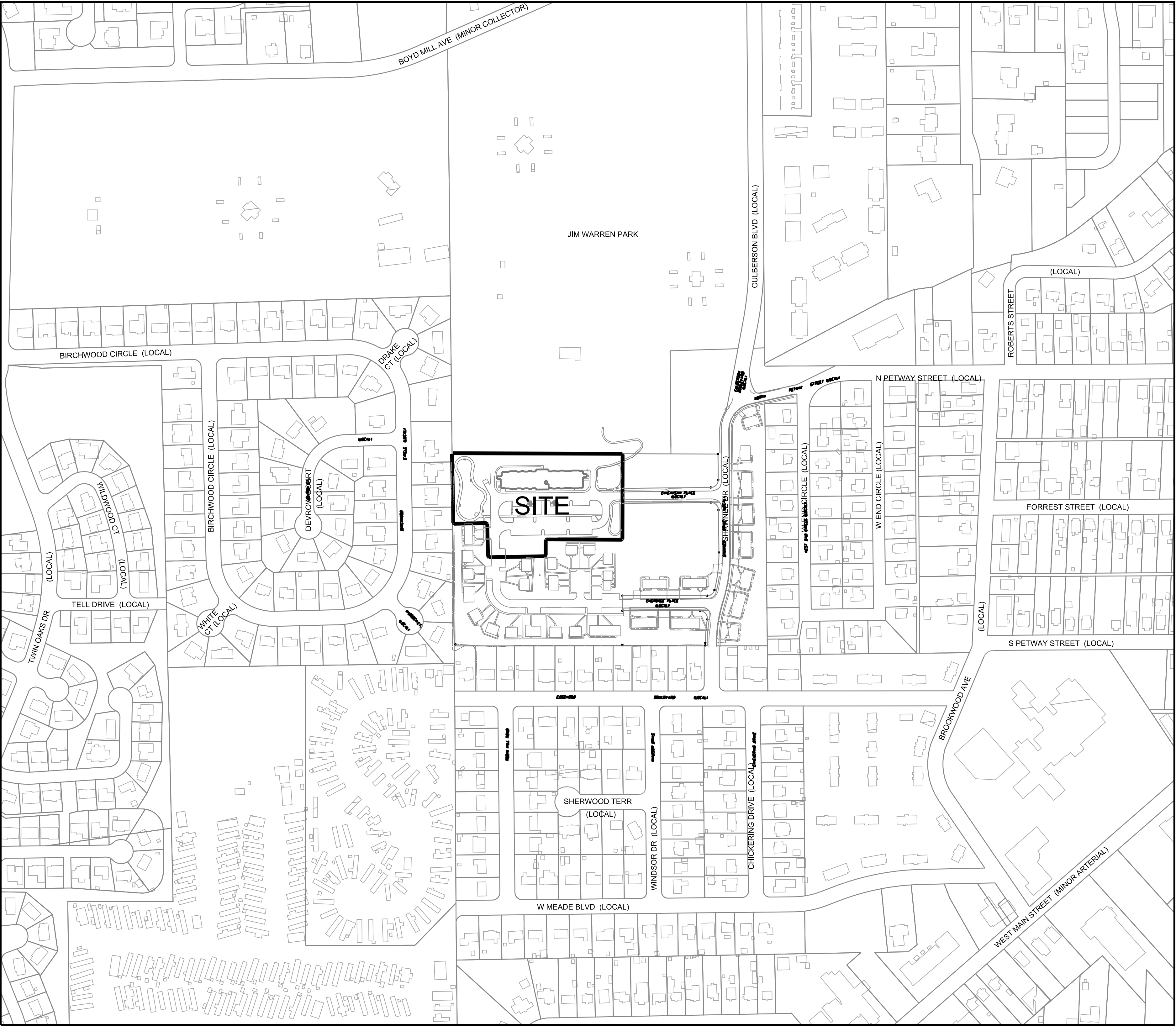
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PARCEL 4.02
GROUP A
TAX MAP 078H

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CHICKASAW PUD SUBDIVISION DEVELOPMENT PLAN, REVISION 1

FRANKLIN HOUSING AUTHORITY CHICKASAW PLACE @ SHAWNEE DRIVE FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

STATEMENT OF IMPACT

STREET NETWORK - THOROUGHFARE PLAN

THE CONNECT FRANKLIN- A COMPREHENSIVE TRANSPORTATION NETWORK PLAN - AUGUST 2016, DESCRIBES THE EXISTING ROADWAY NETWORK FUNCTIONAL CLASSIFICATIONS. THE EXISTING ROADWAY NETWORK DIRECTLY CONNECTING THE PROPOSED DEVELOPMENT CONSISTS OF CHICKASAW PLACE, CHEROKEE PLACE, AND SHAWNEE DR./CULBERSON BLVD. ALL OF WHICH ARE CLASSIFIED AS LOCAL STREETS. CULBERSON BLVD. CONTINUES TO THE NORTH AND CONNECTS WITH BOYD MILL AVE. WHICH IS CLASSIFIED AS A MINOR COLLECTOR. THE STUDY INCLUDES PROPOSED TRANSPORTATION NETWORK IMPROVEMENTS WHICH DO NOT IMPACT THE IMMEDIATE ROADWAY NETWORK. THE PROPOSED PROJECTS THAT ARE WITHIN THE VICINITY OF THE DEVELOPMENT WILL IMPACT SR 96, DOWNS BLVD AND W. MAIN STREET. THE STUDY INDICATES SHAWNEE DR./CULBERSON BLVD OPERATES AT LOS "A" UNDER EXISTING AND PROPOSED CONDITIONS WHICH PROJECT TO 2040.

BASED ON THE PROPOSED SIZE AND USE, SENIOR LIVING FACILITY, THE TRAFFIC THAT WILL BE GENERATED BY THE PROPOSED DEVELOPMENT WILL NOT HAVE A SIGNIFICANT IMPACT TO THE ROADWAY NETWORK AND ASSOCIATED LOS. THE CONNECTIVITY ALSO INCLUDES CONNECTION OF THE RESIDENTIAL USE WITH THE LOCAL JIM WARREN PARK VIA AN ACCESSIBLE SIDEWALK. THE PROPOSED DEVELOPMENT HAS BEEN DESIGNED TO PROMOTE CONNECTIVITY WITHIN THE EXISTING STREET AND SIDEWALK NETWORK WHICH IS CONSISTENT WITH THE GOALS OF THE COMPREHENSIVE TRANSPORTATION NETWORK PLAN. BASED ON THESE FACTORS THE IMPACT TO THE STREET NETWORK AS A RESULT OF THIS RE-ZONING IS EXPECTED TO BE INCONSEQUENTIAL.

WATER

EXISTING WATER SERVICE PROVIDED BY CITY OF FRANKLIN. THE PLANNED SENIOR LIVING FACILITY CONSISTS OF 43 ONE-BEDROOM AND 5 TWO-BEDROOM UNITS. OFFICE SPACE FOR APPROXIMATELY 5 EMPLOYEES IS PROVIDED ON THE FIRST FLOOR. WATER DEMAND FOR THIS FACILITY IS ESTIMATED A 1800 GPD.

SANITARY SEWER

EXISTING SANITARY SEWER IS PROVIDED BY THE CITY OF FRANKLIN. WASTEWATER FLOW RATES FOR THE SENIOR LIVING FACILITY IS ESTIMATED TO BE EQUAL TO THE WATER DEMAND OF 1800 GPD.

RECLAIMED WATER FACILITIES

THERE DOES NOT APPEAR TO BE A RECLAIMED WATER SYSTEM IN THE VICINITY OF THIS REZONING AND NO SIGNIFICANT IMPACTS TO UTILITIES ARE EXPECTED.

DRAINAGE

PROPERTY DRAINS GENERALLY FOR SOUTH TO NORTH TO SHARPS BRANCH LOCATED IN JIM WARREN PARK. STORM WATER FROM ADJACENT PROPERTIES TO THE SOUTH DRAINS TO SHARPS BRANCH ALSO, A PORTION OF WHICH FLOWS THROUGH AN EXISTING 18" CMP. THE EXISTING 18" CMP WILL BE REPLACED WITH AN 18" RCP AND THE EXISTING DRAINAGE PATTERN WILL BE MAINTAINED. OFF SITE DRAINAGE FROM THE SOUTH WILL BE COLLECTED AND DIVERTED AROUND THE NEW DEVELOPMENT. THE PROPOSED DEVELOPMENT WILL RESULT IN AN IMPERVIOUS SURFACE INCREASE OF APPROXIMATELY 91,000 S.F. OR 2.09 AC. THE PROPOSED STORMWATER MANAGEMENT SYSTEM WILL BE DESIGNED IN ACCORDANCE WITH CITY OF FRANKLIN STORMWATER REGULATIONS AND WILL INCLUDE A SYSTEM OF DITCHES, SWALES, AND STORMWATER PIPING TO A NETWORK OF BIOTRETENTION PONDS. ADDITIONAL CONSIDERATION INCLUDES IMPLEMENTATION OF PERVIOUS PAVERS IN PARKING STALL AREAS AS A MEANS TO REDUCE IMPERVIOUS SURFACE AND FACILITATE RUNOFF REDUCTION.

POLICE/FIRE

FRANKLIN FIRE DEPARTMENT IS LOCATED AT 109 3RD AVE SOUTH APPROXIMATELY 1.4 MILES FROM THE SITE. FRANKLIN POLICE DEPARTMENT IS LOCATED AT 900 COLUMBIA AVENUE APPROXIMATELY 1.2 MILES FROM THE SITE.

REFUSE

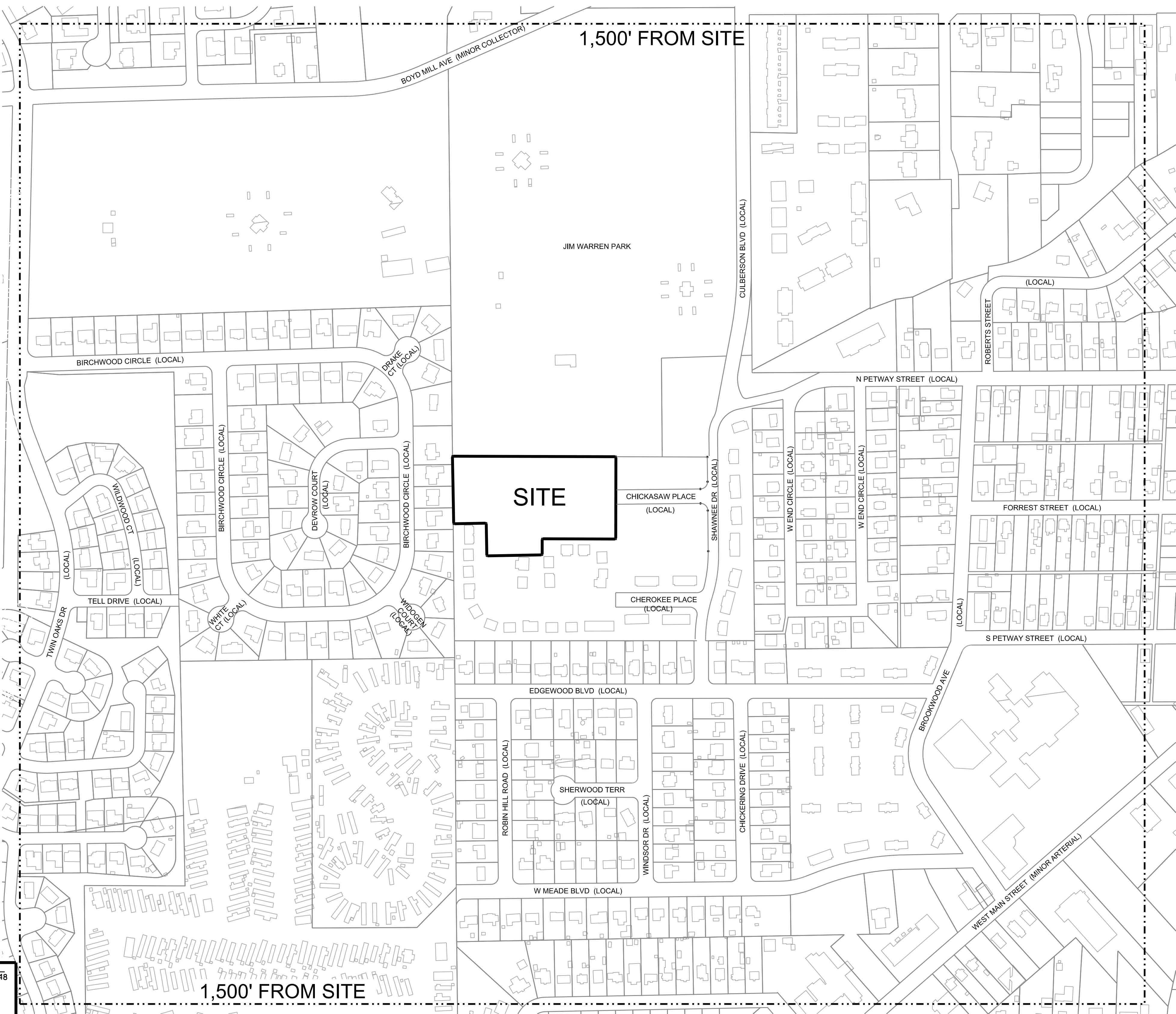
EXISTING REFUSE COLLECTION SERVICE PROVIDED BY THE CITY OF FRANKLIN.

RESTRICTIVE COVENANTS

THERE ARE NO RESTRICTIVE COVENANTS ASSOCIATED WITH THIS PARCEL.

MINERAL RIGHTS

THERE ARE NO THIRD PARTY MINERAL RIGHTS ASSOCIATED WITH THIS PARCEL.



INDEX OF DRAWINGS

C0.0	COVER SHEET
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C4.0	UTILITY PLAN
C5.0	TREE PROTECTION PLAN
L1.0	OPEN SPACE/PARKLAND
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A1.2	SECOND AND THIRD LEVEL PLAN
A1.3	ROOF PLAN
A2.0	ELEVATIONS



COF PROJECT No. 7315
J+A PROJECT No. 1716-11
ISSUE DATE: 08.07.20
RESUBMITTAL DATE 09.03.20
RESUBMITTAL DATE 10.01.20



	UTILITY POLE
	LIGHT POLE
W.V.	WATER VALVE
F.V.	FIRE HYDRANT
	GAS VALVE
	SANITARY SEWER MANHOLE
	SANITARY SEWER
	STORM SEWER
	WATER LINE
	OVERHEAD POWER
	FENCE
	GAS METER
	UNDERGROUND
	SEWER CLEAN OUT

	14% - 19.99%
	20% +

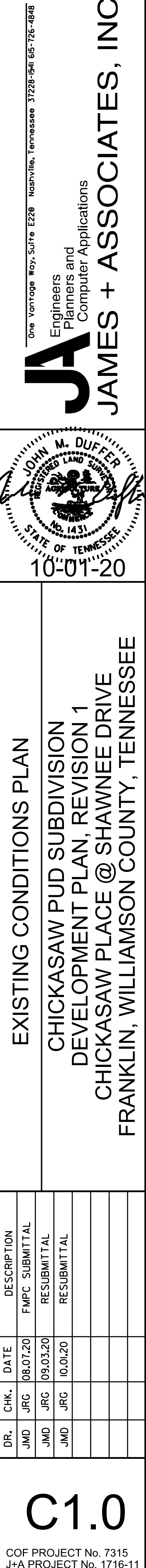
1. SITE IS PART OF PARCEL No.4, GROUP 'A' ON TAX MAP 78H.

2. OWNER OF RECORD IS FRANKLIN HOUSING AUTHORITY OF RECORD IN DEED BOOKS 127, PAGE 33 AND 166, PAGE 332, REGISTER'S OFFICE FOR WILLIAMSON COUNTY, TENNESSEE (RD.W.C.).
NO ASSIGNMENT OF MINERAL RIGHTS TO OTHERS FOUND BY THIS SURVEYOR.

3. SITE IS LOCATED IN ZONE 'X' (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN), ACCORDING TO FEDERAL EMERGENCY MANAGEMENT AGENCY FIRM FLOOD INSURANCE RATE MAP) COMMUNITY PANEL NO. 47187C0192F DATED SEPTEMBER 29, 2006.

5. SITE AREA IS 166,139 SQUARE FEET OR 3.81 ACRES, MORE OR LESS.

6. SUBJECT TRACT BOUNDARY AND ON SITE IMPROVEMENTS TAKEN FROM FIELD SURVEY BY JAMES • ASSOCIATES. ADDITIONAL BOUNDARY AND TOPOGRAPHIC INFORMATION FROM CITY OF FRANKLIN GIS.



TOTAL SITE ACREAGE 3.81 ACRES
OPEN SPACE SET-ASIDE (5%) 0.19 ACRE
FORMAL OPEN SPACE 0.40 ACRE
TREE PROTECTION 0.81 ACRES

PARKS ORDINANCE - 5.5.4
48 UNITS TOTAL
35 UNITS AT 1,200 SF = 42,000 SF
13 UNITS AT 600 SF = 7,800 SF
TOTAL SQUARE FOOTAGE NEEDED TO MEET ORDINANCE IS 49,800 SF.
(FEES SHALL BE PAID AT OR BEFORE THE FINAL PLAT CAN BE RECORDED)

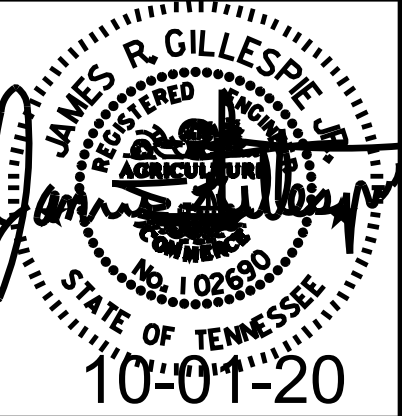
SENIOR LIVING PARKING
SPACES REQUIRED 48 @ 1.5 PER UNIT = 72
SPACES PROVIDED 72

SENIOR LIVING 48 UNITS
NON-RESIDENTIAL N/A

TOTAL SITE ACREAGE 3.81 ACRES
TOTAL HOUSING UNITS 48 UNITS
PROPOSED DENSITY 12.60 UNITS PER ACRE

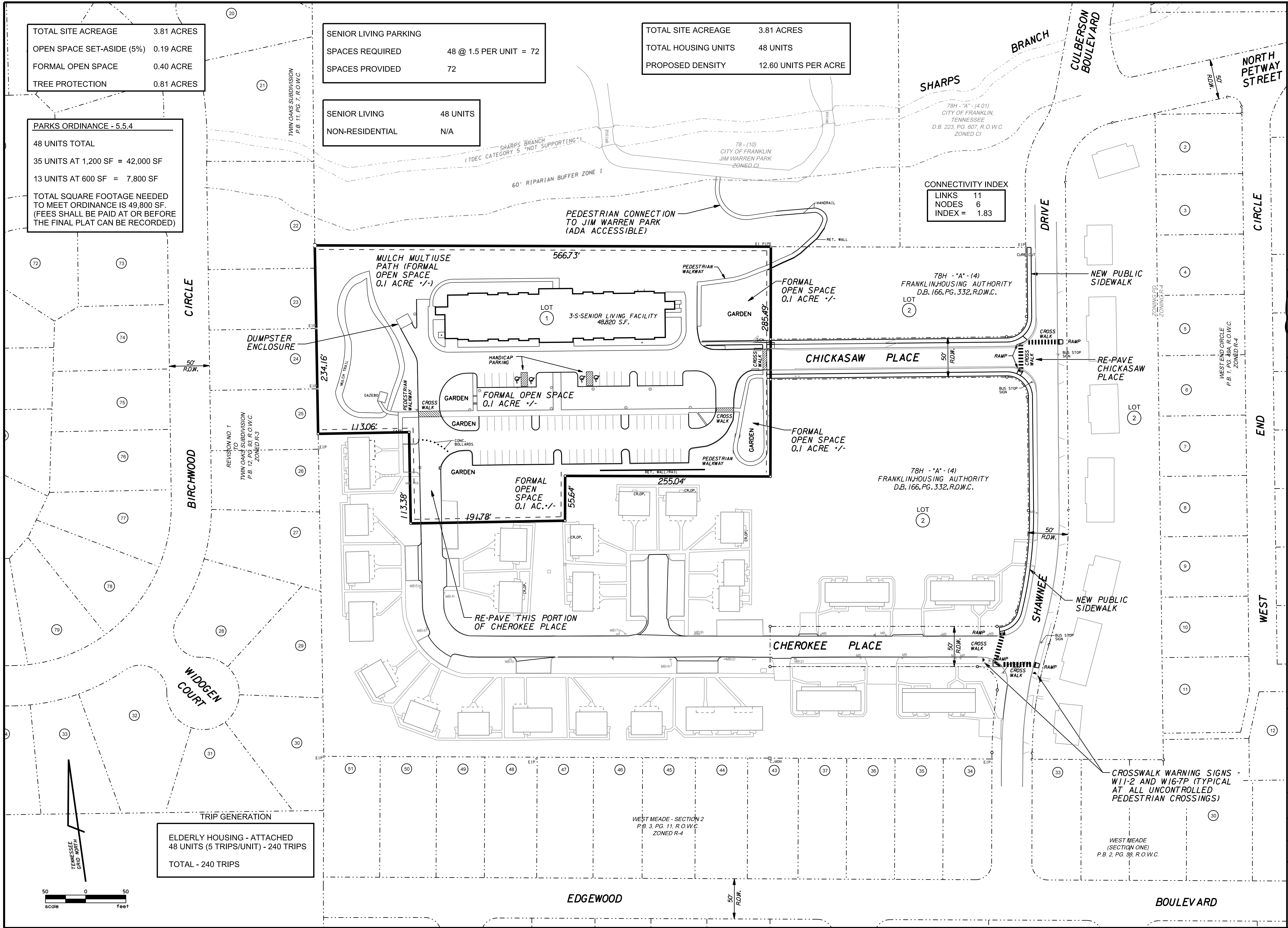
CONNECTIVITY INDEX
LINKS 11
NODES 6
INDEX = 1.83

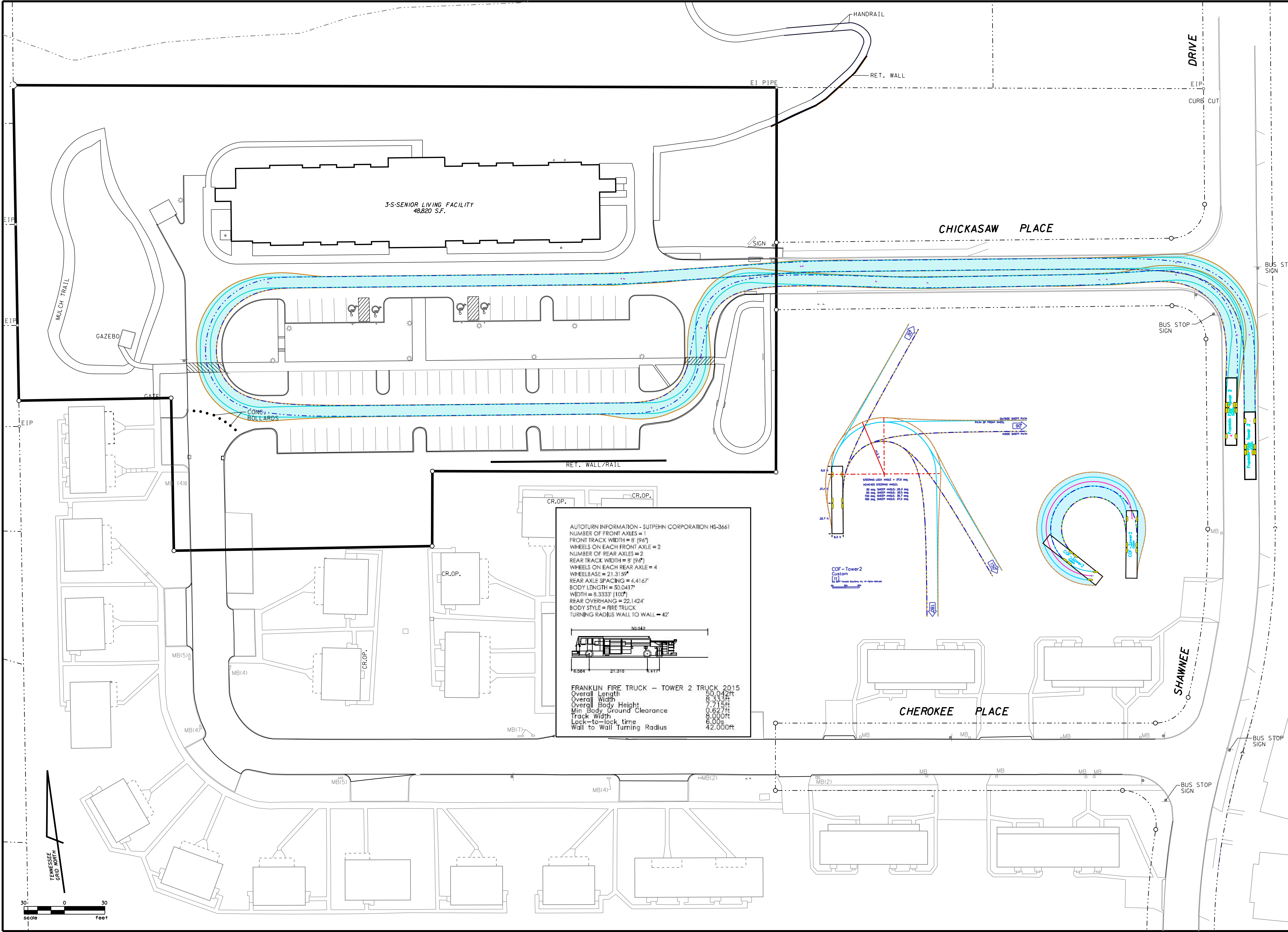
TRIP GENERATION
ELDERLY HOUSING - ATTACHED
48 UNITS (5 TRIPS/UNIT) - 240 TRIPS
TOTAL - 240 TRIPS



DEVELOPMENT PLAN
CHICKASAW PUD SUBDIVISION
DEVELOPMENT PLAN, REVISION 1
CHICKASAW PLACE @ SHAWNEE DRIVE
FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

DR.	CHK.	DATE	DESCRIPTION
JMD	JRG	08.07.20	FMPC SUBMITTAL
JMD	JRG	09.03.20	RESUBMITTAL
JMD	JRG	10.01.20	RESUBMITTAL





AUTOTURN INFORMATION - SUTPEHN CORPORATION HS-3661
NUMBER OF FRONT AXLES = 1
FRONT TRACK WIDTH = 8' (96")
WHEELS ON EACH FRONT AXLE = 2
NUMBER OF REAR AXLES = 2
REAR TRACK WIDTH = 8' (96")
WHEELS ON EACH REAR AXLE = 4
WHEELBASE = 21.315'
REAR AXLE SPACING = 4.4167'
BODY LENGTH = 50.0417'
WIDTH = 8.3333' (100")
REAR OVERHANG = 22.1424'
BODY STYLE = FIRE TRUCK
TURNING RADIUS WALL TO WALL = 42'

FRANKLIN FIRE TRUCK - TOWER 2 TRUCK 2015
Overall Length 50.042ft
Overall Width 8.333ft
Overall Body Height 7.715ft
Min Body Ground Clearance 0.627ft
Track Width 8.000ft
Lock-to-lock time 6.00s
Wall to Wall Turning Radius 42.000ft

One Vantage Way, Suite E228 Nashville, Tennessee 37228-541 615-725-1818

JAEngineers
Planners and
Computer Applications

JAMES + ASSOCIATES, INC.

REGISTERED
Professional Engineer
No. 102690
STATE OF TENNESSEE

10-01-20

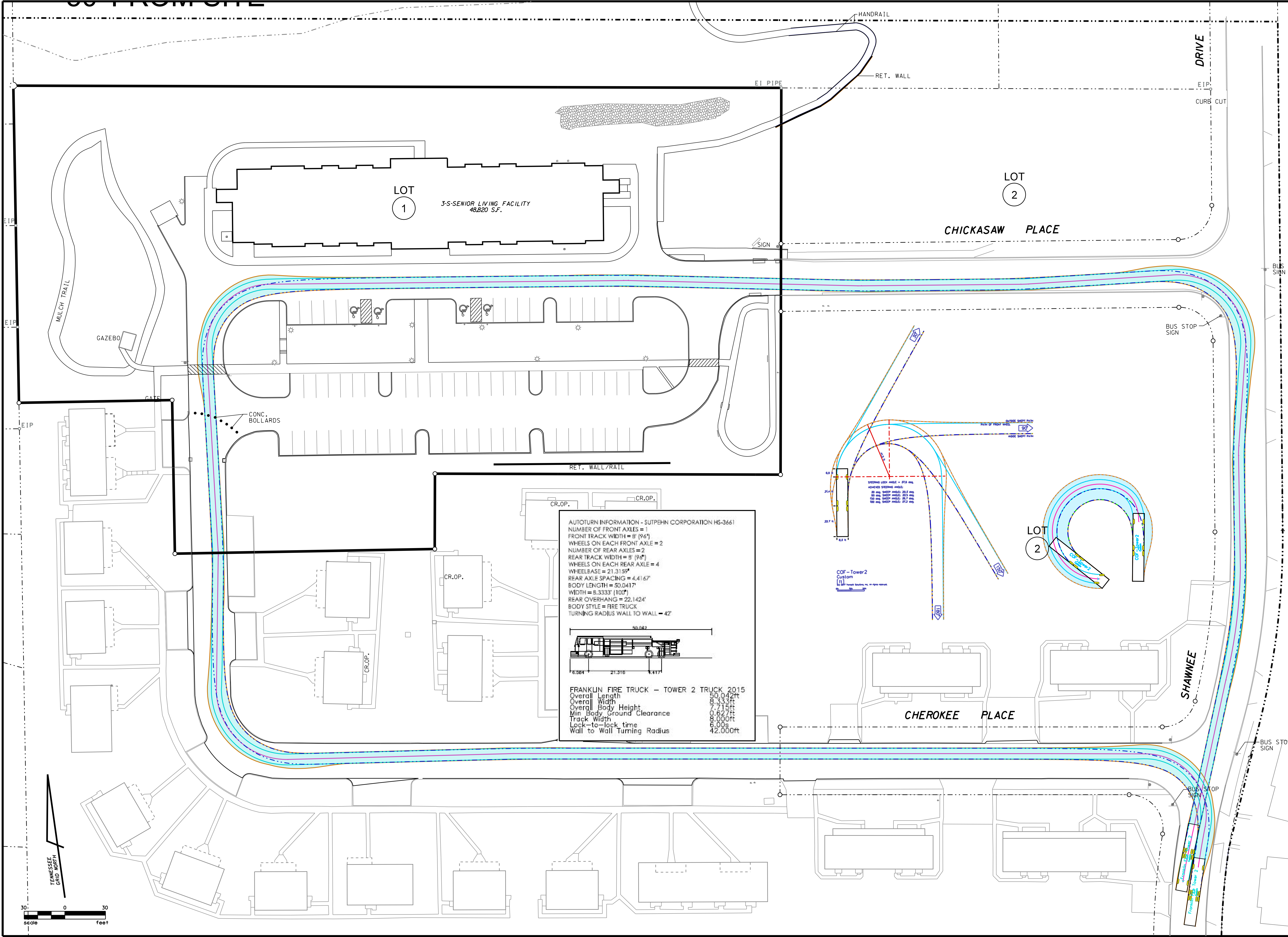
AUTOTURN PLAN - SHEET 1 OF 3

CHICKASAW PUD SUBDIVISION
DEVELOPMENT PLAN, REVISION 1
CHICKASAW PLACE @ SHAWNEE DRIVE
FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

DR.	CHK.	DATE	DESCRIPTION
JMD	JRG	08.07.20	FMPC SUBMITTAL
JMD	JRG	09.03.20	RESUBMITTAL
JMD	JRG	10.01.20	RESUBMITTAL

C2.1

COF PROJECT No. 7315
J+A PROJECT No. 1716-11



AUTOTURN INFORMATION - SUTPEHN CORPORATION HS-3661

NUMBER OF FRONT AXLES = 1
FRONT TRACK WIDTH = 8' (96")
WHEELS ON EACH FRONT AXLE = 2
NUMBER OF REAR AXLES = 2
REAR TRACK WIDTH = 8' (96")
WHEELS ON EACH REAR AXLE = 4
WHEELBASE = 21.3159'
REAR AXLE SPACING = 4.4167'
BODY LENGTH = 50.0417'
WIDTH = 8.3333' (100")
REAR OVERHANG = 22.1424'
BODY STYLE = FIRE TRUCK
TURNING RADIUS WALL TO WALL = 42'

FRANKLIN FIRE TRUCK - TOWER 2 TRUCK 2015

Overall Length	50.042ft
Overall Width	8.333ft
Overall Body Height	7.715ft
Min. Body Ground Clearance	8.627ft
Track Width	8.000ft
Lock-to-lock time	6.00s
Wall to Wall Turning Radius	42.000ft

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REGISTERED
Professional Engineer
No. 102690
STATE OF TENNESSEE

10-01-20

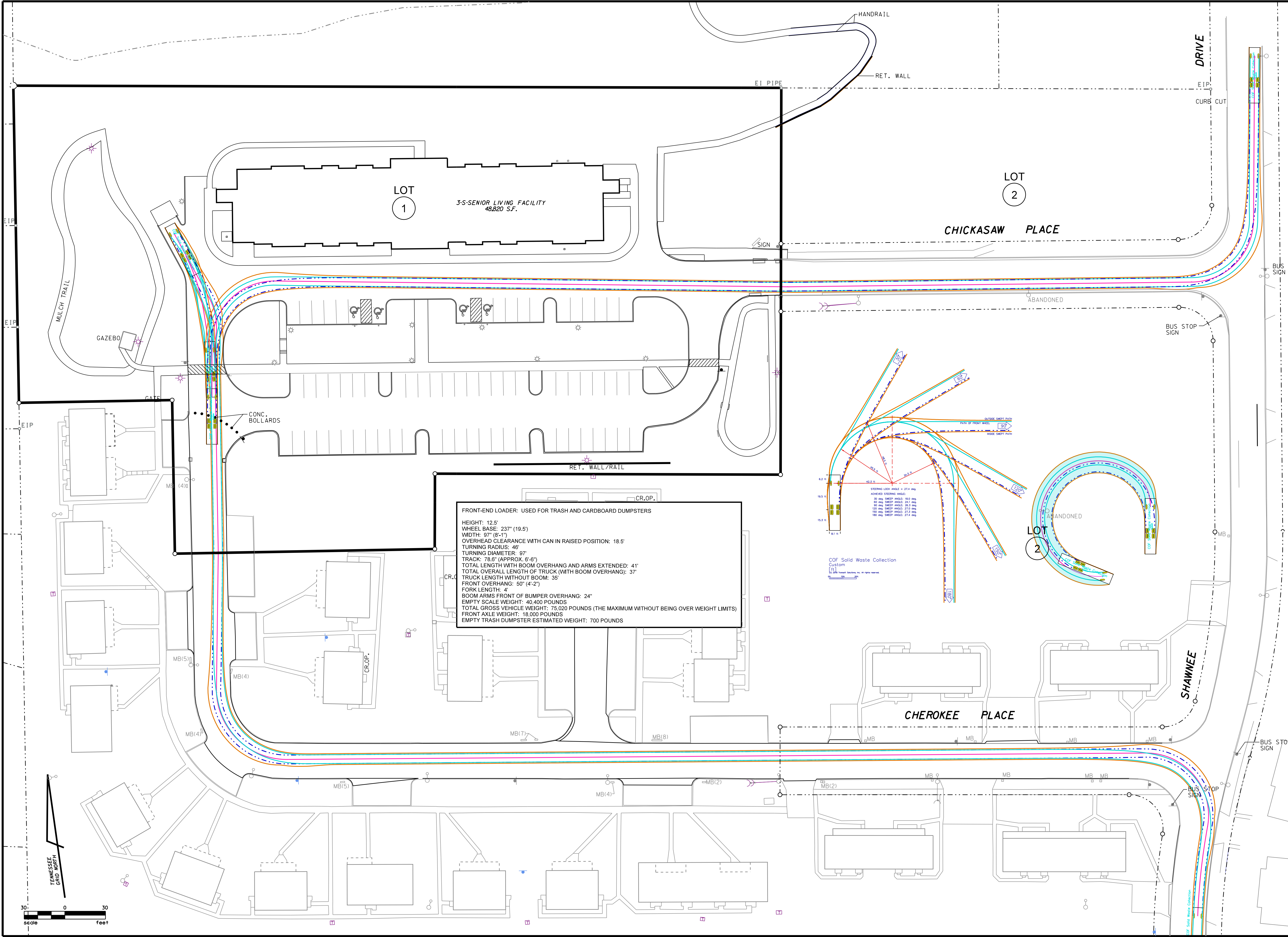
AUTOTURN PLAN - SHEET 2 OF 3

CHICKASAW PUD SUBDIVISION
DEVELOPMENT PLAN, REVISION 1
CHICKASAW PLACE @ SHAWNEE DRIVE
FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

DR.	CHK.	DATE	DESCRIPTION
JMD	JRG	08.07.20	FMPC SUBMITTAL
JMD	JRG	09.03.20	RESUBMITTAL
JMD	JRG	10.01.20	RESUBMITTAL

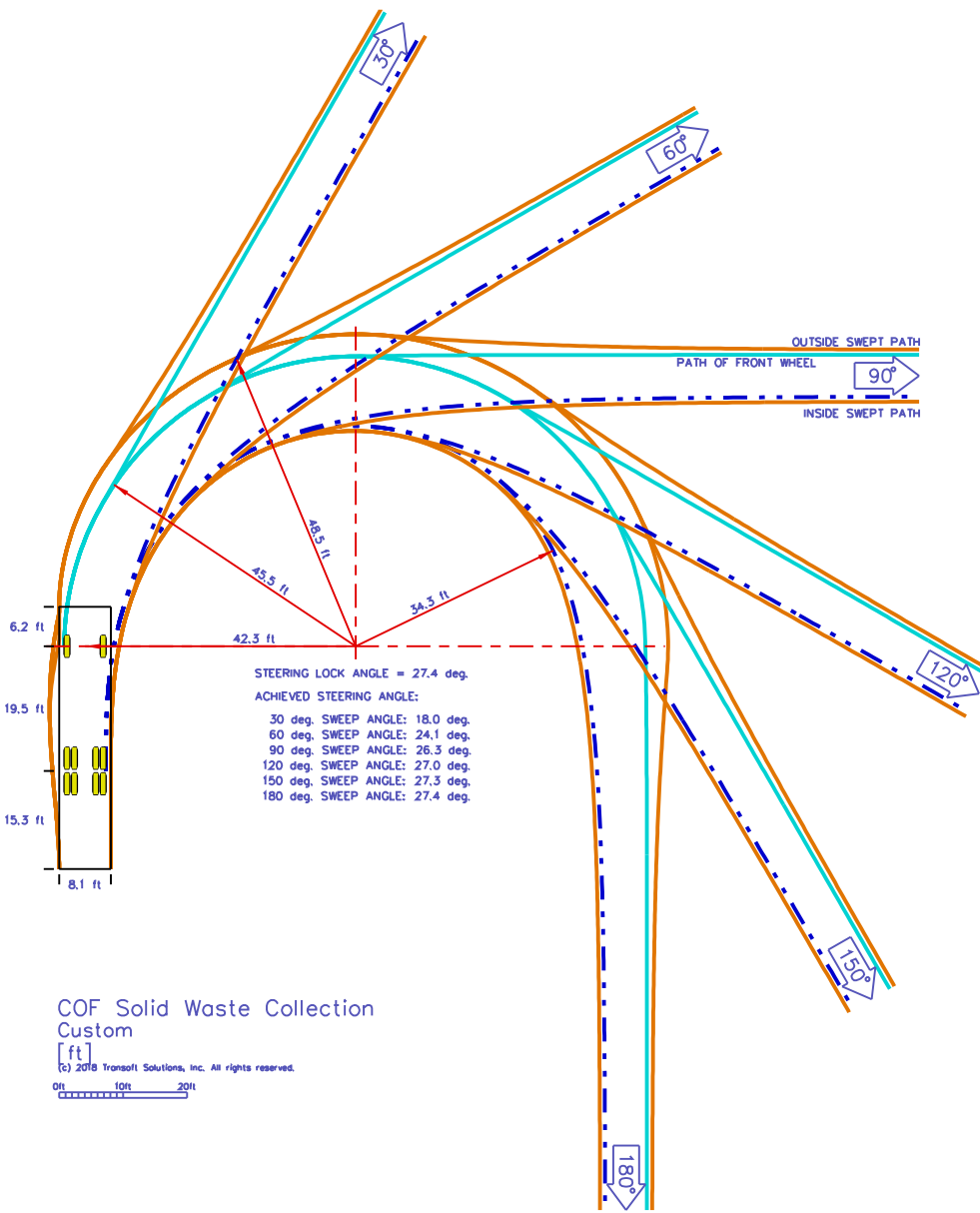
C2.2

COF PROJECT No. 7315
J+A PROJECT No. 1716-11



FRONT-END LOADER: USED FOR TRASH AND CARDBOARD DUMPSTERS

HEIGHT: 12.5'
WHEEL BASE: 237" (19.5')
WIDTH: 97" (8'-1")
OVERHEAD CLEARANCE WITH CAN IN RAISED POSITION: 18.5'
TURNING RADIUS: 46'
TURNING DIAMETER: 92'
TRACK: 78.5" (APPROX. 6'-6")
TOTAL LENGTH WITH BOOM OVERHANG AND ARMS EXTENDED: 41'
TOTAL OVERALL LENGTH OF TRUCK (WITH BOOM OVERHANG): 37'
TRUCK LENGTH WITHOUT BOOM: 35'
FRONT OVERHANG: 50" (4'-2")
FORK LENGTH: 4'
BOOM ARMS FRONT OF BUMPER OVERHANG: 24"
EMPTY SCALE WEIGHT: 40,400 POUNDS
TOTAL GROSS VEHICLE WEIGHT: 75,020 POUNDS (THE MAXIMUM WITHOUT BEING OVER WEIGHT LIMITS)
FRONT AXLE WEIGHT: 18,000 POUNDS
EMPTY TRASH DUMPSTER ESTIMATED WEIGHT: 700 POUNDS



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JAMES + ASSOCIATES, INC.

James R. Gillespie, Jr.
REGISTERED PROFESSIONAL ENGINEER
No. 102690
STATE OF TENNESSEE
10-01-20

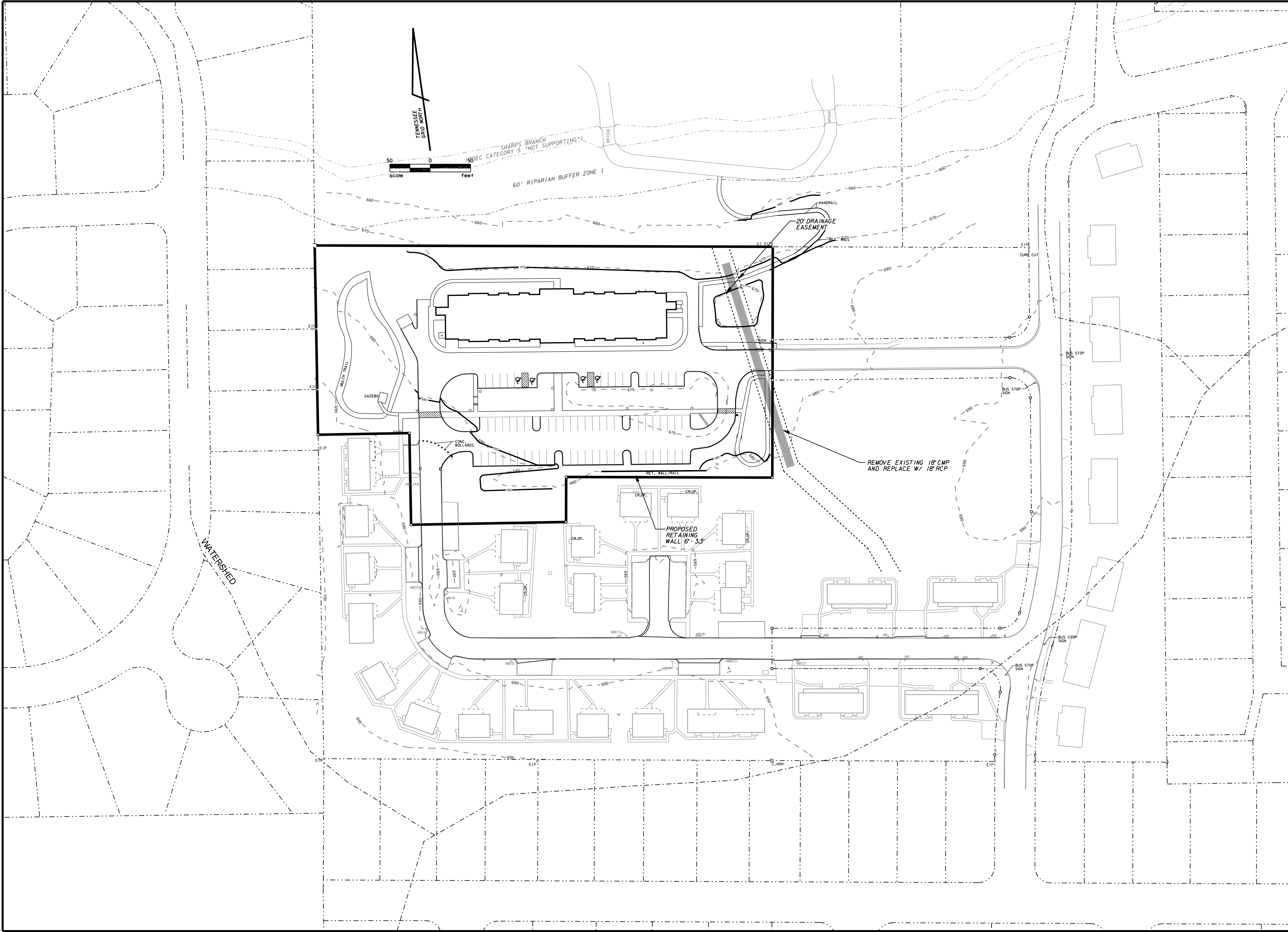
AUTOTURN PLAN - SHEET 3 OF 3

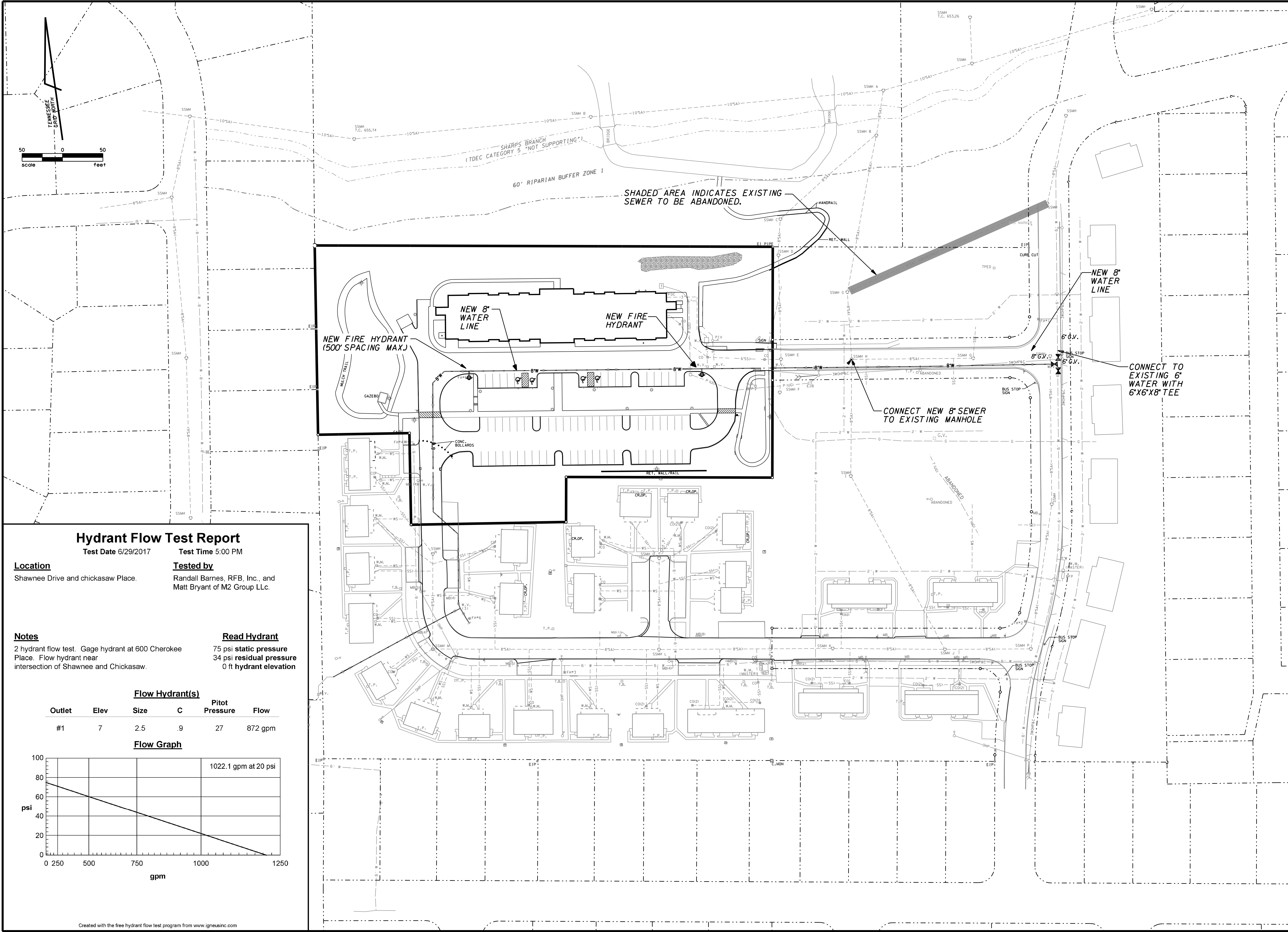
CHICKASAW PUD SUBDIVISION
DEVELOPMENT PLAN, REVISION 1
CHICKASAW PLACE @ SHAWNEE DRIVE
FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

DR.	CHK.	DATE	DESCRIPTION
JMD	JRG	08.07.20	FMPC SUBMITTAL
JMD	JRG	09.03.20	RESUBMITTAL
JMD	JRG	10.01.20	RESUBMITTAL

C2.3

COF PROJECT No. 7315
J+A PROJECT No. 1716-11





Hydrant Flow Test Report

Test Date 6/29/2017 Test Time 5:00 PM

Location

Shawnee Drive and Chickasaw Place.

Tested by

Randall Barnes, RFB, Inc., and
Matt Bryant of M2 Group LLC.

Notes

2 hydrant flow test. Gage hydrant at 600 Cherokee Place. Flow hydrant near intersection of Shawnee and Chickasaw.

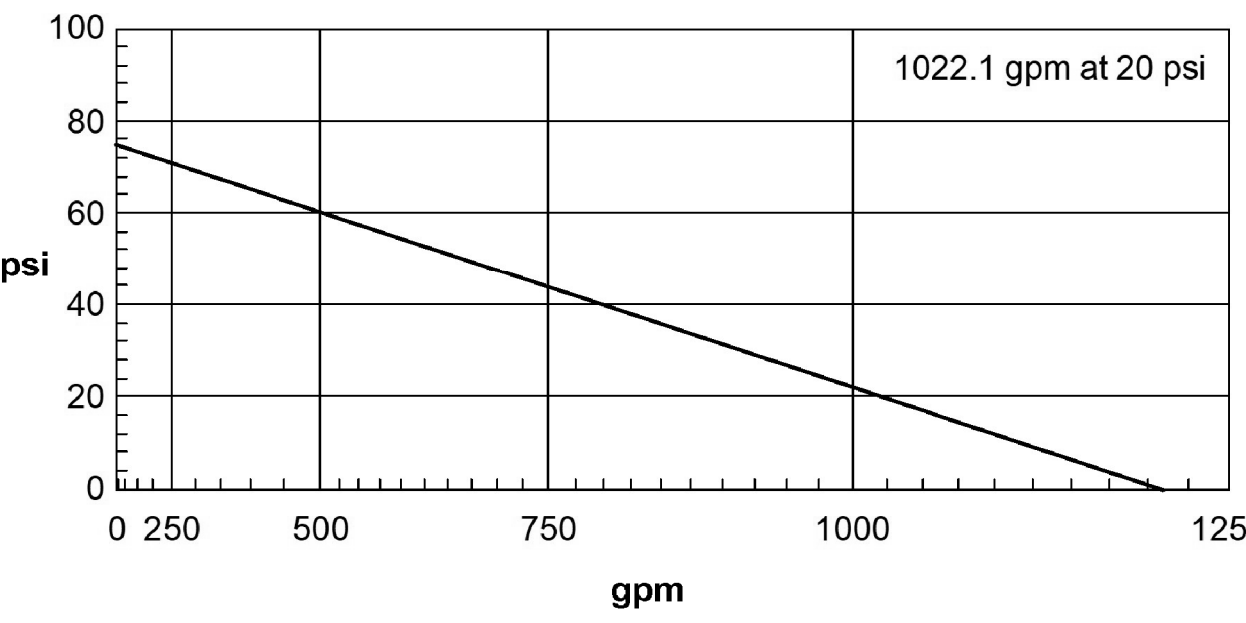
Read Hydrant

75 psi **static pressure**
34 psi **residual pressure**
0 ft **hydrant elevation**

Flow Hydrant(s)

Outlet	Elev	Size	C	Pitot Pressure	Flow
#1	7	2.5	.9	27	872 gpm

Flow Graph



Created with the free hydrant flow test program from www.igneusinc.com

DR.

CHK.

DATE

DESCRIPTION

JMD	JRG	08.07.20	FMPC SUBMITTAL
JMD	JRG	09.03.20	RESUBMITTAL
JMD	JRG	10.04.20	RESUBMITTAL

UTILITY PLAN

CHICKASAW PUD SUBDIVISION
DEVELOPMENT PLAN, REVISION 1
CHICKASAW PLACE @ SHAWNEE DRIVE
FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

JAMES R. GILLESPIE
REGISTERED
ENGINEER
No. 102690
STATE OF TENNESSEE

10-01-20

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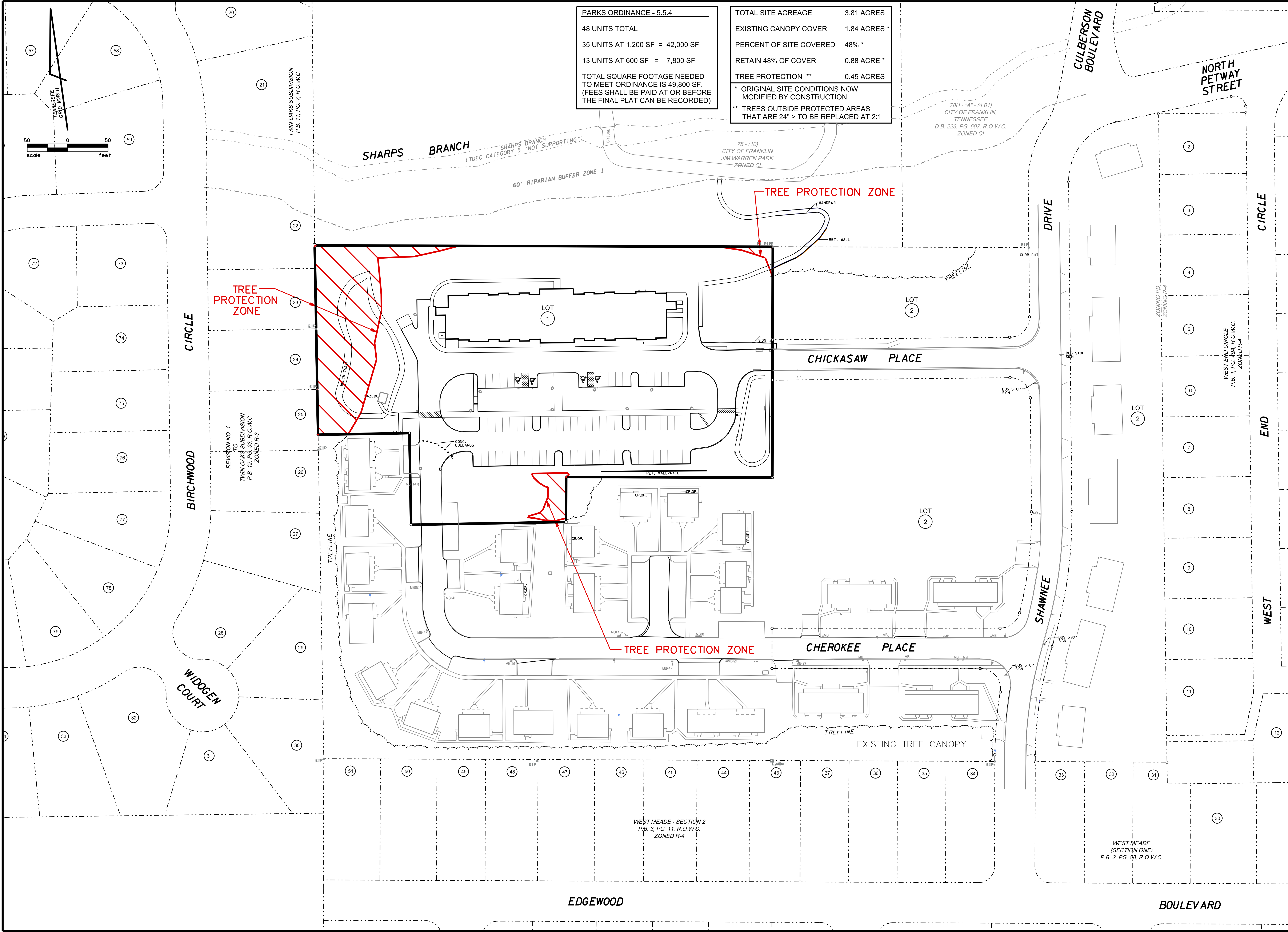
C4.0

COF PROJECT No. 7315
J+A PROJECT No. 1716-11

Page 48 of 181

PARKS ORDINANCE - 5.5.4
48 UNITS TOTAL
35 UNITS AT 1,200 SF = 42,000 SF
13 UNITS AT 600 SF = 7,800 SF
TOTAL SQUARE FOOTAGE NEEDED
TO MEET ORDINANCE IS 49,800 SF.
(FEES SHALL BE PAID AT OR BEFORE
THE FINAL PLAT CAN BE RECORDED)

TOTAL SITE ACREAGE 3.81 ACRES
EXISTING CANOPY COVER 1.84 ACRES *
PERCENT OF SITE COVERED 48% *
RETAIN 48% OF COVER 0.88 ACRE *
TREE PROTECTION ** 0.45 ACRES
* ORIGINAL SITE CONDITIONS NOW
MODIFIED BY CONSTRUCTION
** TREES OUTSIDE PROTECTED AREAS
THAT ARE 24" > TO BE REPLACED AT 2:1



DR.

CHK.

DATE

DESCRIPTION

JMD	JRG	08.07.20	FMPC SUBMITTAL
JMD	JRG	09.03.20	RESUBMITTAL
JMD	JRG	10.01.20	RESUBMITTAL

TREE PROTECTION PLAN

CHICKASAW PUD SUBDIVISION
DEVELOPMENT PLAN, REVISION 1
CHICKASAW PLACE @ SHAWNEE DRIVE
FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

C5.0

COF PROJECT No. 7315
J+A PROJECT No. 1716-11

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James R. Gillespie, Jr.
REGISTERED
Professional Engineer
No. 102690
STATE OF TENNESSEE

10-01-20



REQUIREMENTS:				QUANTITY PROVIDED		INCHES PROVIDED
PROJECT ZONING:	PUD	EXISTING TREES=14":	0	0	0.0	
ADJACENT ZONING:	XXX	EXISTING TREES:	0	0	0.0	
DEVELOPMENT TYPE:	TRADITIONAL	4" CALIPER CANOPY TREES:	0	0	0.0	
SITE AREA:	3.80	3" CALIPER CANOPY TREES:	0	0	0.0	
LSR REQUIRED:	.20	2" CALIPER CANOPY TREES:	0	0	0.0	
LSR PROVIDED:	.40	AGGREGATE CANOPY CALIPER INCHES PROVIDED:	0	0	0.0	
EXISTING CANOPY COVER:	80,000 SF (48.0%)	AGGREGATE CANOPY CALIPER INCHES REQUIRED:	0	0	0.0	
PROPOSED CANOPY COVER:	43,560 SF (26.0%)	2" CALIPER UNDERSTORY TREES:	0	0	0.0	
MINIMUM ACI REQUIREMENTS:		1.5" CALIPER UNDERSTORY TREES:	0	0	0.0	
CANOPY TREES:	82 X 3.80 = 312 INCHES	AGGREGATE UNDERSTORY CALIPER INCHES PROVIDED:	0	0	0.0	
UNDERSTORY TREES:	21 X 3.80 = 80 INCHES	AGGREGATE UNDERSTORY CALIPER INCHES REQUIRED:	0	0	0.0	
SHRUBS:	96 X 3.80 = 365 SHRUBS	MN.18" HIGH SHRUBS:	0.0	0.0	0.0	
		TOTAL SHRUBS PROVIDED:	0.0	0.0	0.0	
		TOTAL SHRUBS REQUIRED:	0.0	0.0	0.0	

FORMAL OPEN SPACE REQUIREMENTS
TO BE DETERMINED

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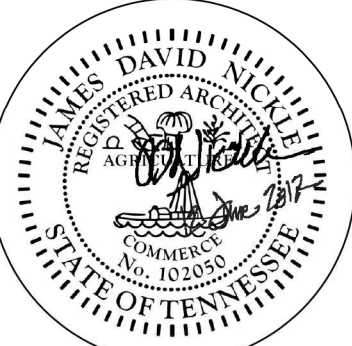
OPEN SPACE / PARKLAND

CHICKASAW PUD SUBDIVISION
DEVELOPMENT PLAN, REVISION 1
CHICKASAW PLACE @ SHAWNEE DRIVE
FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

DR.	CHK.	DATE	DESCRIPTION
JMD	RDJ	05.22.17	PRE-APPLICATION
JMD	RDJ	06.22.17	JOINT FMPC/BOMA
JMD	JRG	06.30.17	FMPC RESUBMITTAL
JMD	JRG	09.03.20	RESUBMITTAL
JMD	JRG	10.01.20	RESUBMITTAL

L1.-0

COF PROJECT No. 7315
J+A PROJECT No. 1716-11

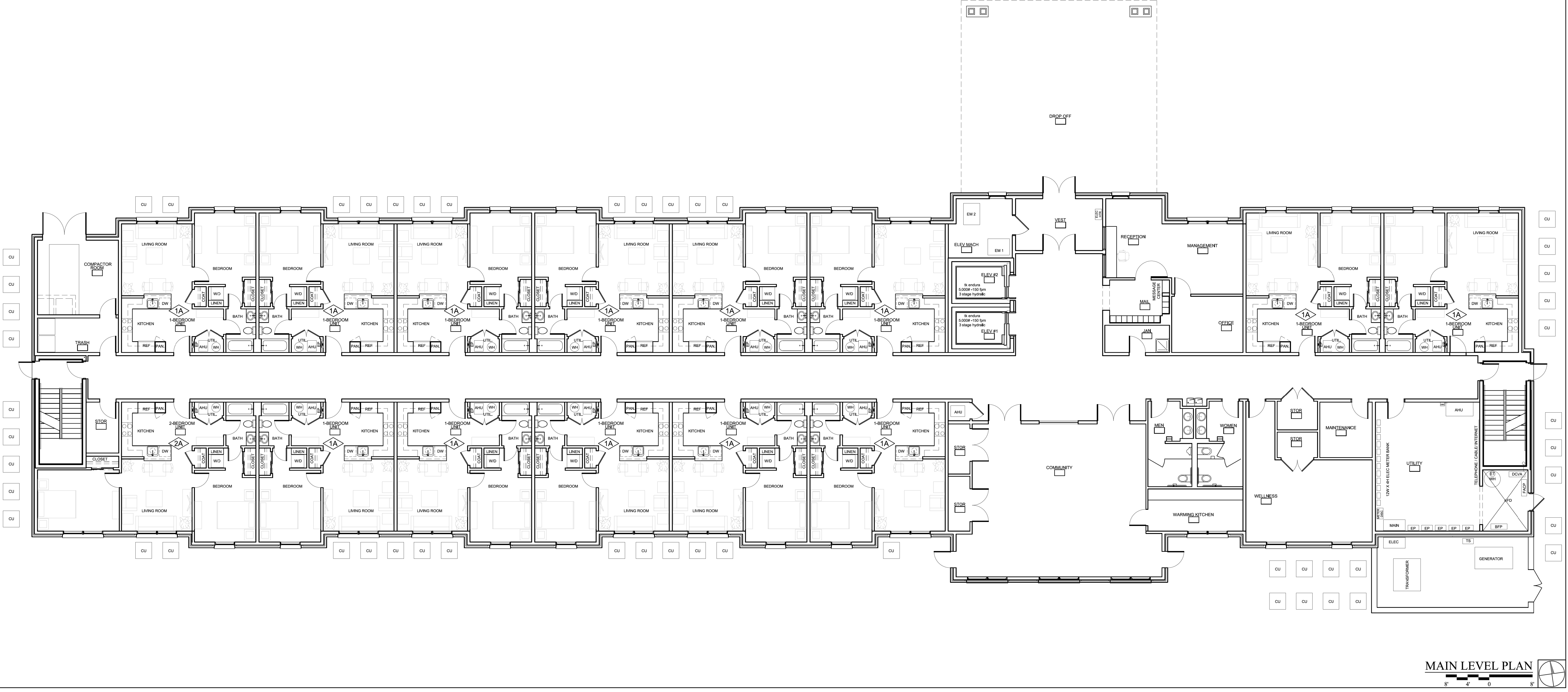


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JAMES + ASSOCIATES, INC.
ONE VANTAGE WILBURNE CIRCLE
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101 NORTH MAIN STREET
NASHVILLE, TN 37203
P: 615.726.6600 F: 615.726.6600

COF PROJECT NO. 7315 :
**CHICKASAW PUD SUBDIVISION
DEVELOPMENT PLAN, REVISION 1**
CHICKASAW PLACE AND SHAWNEE DRIVE
FRANKLIN, WILLIAMSON COUNTY, TENNESSEE



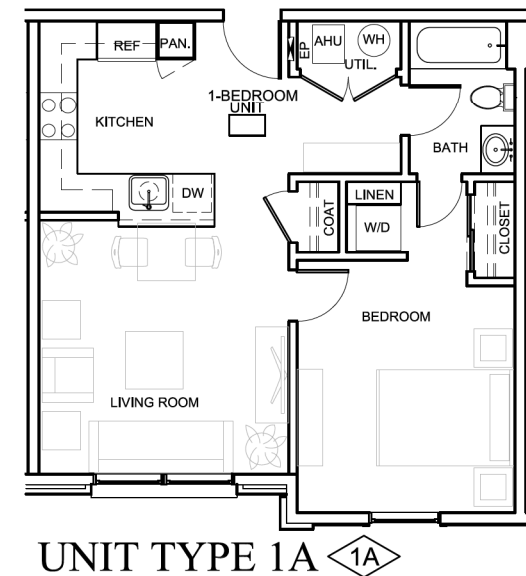
MAIN LEVEL PLAN

GENERAL NOTES

"TYPICAL" (TYP) MEANS IDENTICAL FOR ALL CONDITIONS WHICH MATCH THE ORIGINAL CONDITION INDICATED UNLESS NOTED OTHERWISE.
"SIMILAR" (SIM) MEANS COMPARABLE CHARACTERISTICS FOR THE CONDITION NOTED. VERIFY DIMENSIONS AND ORIENTATION OF CONDITIONS WHICH MAY VARY FROM TYPICAL OR SIMILAR CONDITIONS INDICATED.
"OPPOSITE HAND" (OPH) MEANS CONDITION NOTED IS THE MIRROR IMAGE OF THE DETAIL REFERENCED.
REFERENCE SHEET A-REF.X.X FOR U.L. ASSEMBLIES AND SHEET A-REF.X.X FOR ARCHITECTURAL SPECIFICATIONS / PROJECT MANUAL.
COORDINATE WITH SECTIONS, ELEVATIONS, DETAILS AND MANUFACTURERS' INSTALLATION CRITERIA TO PROVIDE ADDITIONAL BLOCKING IN WALLS AS NECESSARY.

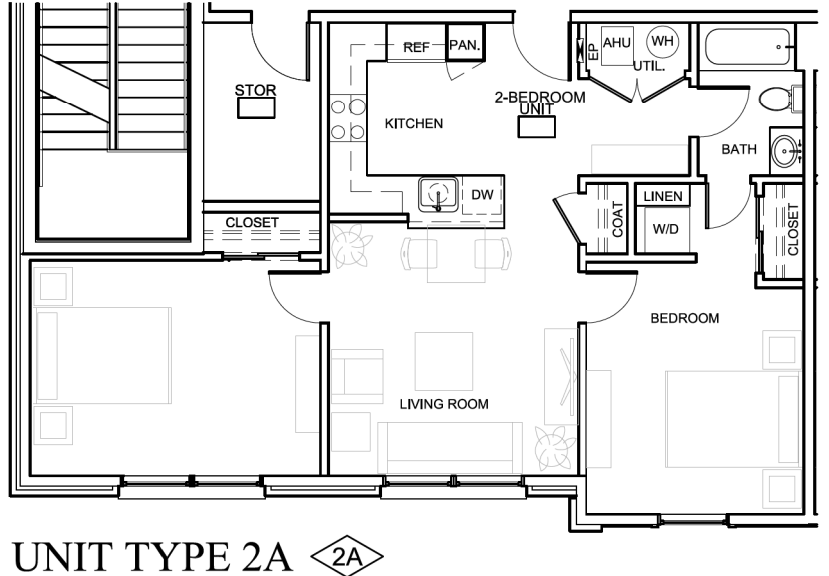
DIMENSION NOTES

THE CONTRACTOR SHALL TAKE FIELD MEASUREMENTS TO VERIFY FIELD CONDITIONS AND SHALL CAREFULLY COMPARE SUCH FIELD MEASUREMENTS, CONDITIONS, AND OTHER INFORMATION KNOWN TO THE CONTRACTOR WITH THE CONTRACT DOCUMENTS BEFORE COMMENCING ACTIVITIES. ERRORS, INCONSISTENCIES OR OMISSIONS DISCOVERED SHALL BE REPORTED TO THE ARCHITECT AT ONCE.
THE CONTRACTOR SHALL NOT SCALE THE DRAWINGS. DIMENSIONS ARE NOT ADJUSTABLE UNLESS NOTED WITH A PLUS/MINUS (+) TOLERANCE.
"ALIGN" MEANS ALIGNMENT OF SIMILAR COMPONENTS OF CONSTRUCTION (I.E. WALLS, JAMBS, ETC.) WHICH ARE ADJACENT OR IN LINE WITH EACH OTHER ACROSS VOIDS.
DIMENSIONS ARE INDICATED AS FOLLOWS UNLESS OTHERWISE NOTED ON THE DRAWING:
COLUMNS - FROM CENTERLINE TO CENTERLINE
WOOD STUD PARTITIONS - FROM F.O. FIN. TO F.O. FIN.
CONCRETE - FROM F.O. CONC. TO F.O. CONC.
MASONRY - FROM F.O. MASONRY TO F.O. MASONRY
EXTERIOR WALL - FROM EXT. F.O. WALL TO INT. F.O. FINISH
INTERIOR ELEVATION - FROM FIN. FLR. TO FIN. CEILING
ALL ROUGH OPENING DIMENSIONS FOR WINDOWS AND DOORS SHALL BE FIELD VERIFIED PRIOR TO UNIT FABRICATION OR INSTALLATION.
CASEWORK DIMENSIONS SHALL BE FIELD VERIFIED BEFORE UNIT FABRICATION OR INSTALLATION.
ALL FLOOR TO FLOOR AND CEILING HEIGHTS ARE DIMENSIONED FROM FINISHED FLOOR.
REFERENCE CIVIL AND LANDSCAPE SITE PLANS TO COORDINATE EXTERIOR SPOT ELEVATIONS AT EGRESS.
ALL ROOF OVERHANG DIMENSIONS ARE TYPICAL UNLESS NOTED OTHERWISE
DOORS ARE TO BE INSTALLED IF FROM HINGE EDGE TO NEAREST INTERSECTING WALL - TYPICAL, U.N.D.



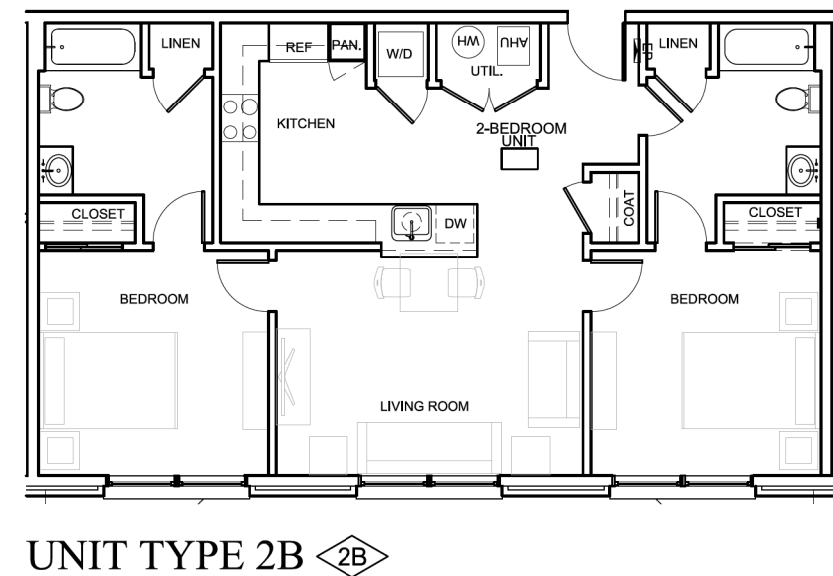
UNIT TYPE 1A ◀1A▶

660 SF
(43) UNITS TOTAL



UNIT TYPE 2A ◀2A▶

880 SF
(3) UNITS TOTAL



UNIT TYPE 2B ◀2B▶

1040 SF
(2) UNITS TOTAL

MAIN FLOOR F.F.E.
AREA:
1 BR UNITS:
2 BR UNITS:

0'-0"
17,050 GSF
13
1

MAIN LEVEL:
SECOND LEVEL:
THIRD LEVEL:
TOTAL AREA:

17,050 GSF
15,885 GSF
15,885 GSF
48,820 GSF

PER SECTION 5.3.5 OF THE ZONING ORDINANCE, ALL SIDES OF AN ATTACHED RESIDENTIAL BUILDING VISIBLE FROM LANDS OCCUPIED OR DESIGNATED FOR DETACHED RESIDENTIAL USES, AN EXISTING PUBLIC STREET ROW, OR OTHER PUBLIC LANDS SHALL DISPLAY A SIMILAR LEVEL OF QUALITY AND ARCHITECTURAL DETAILING.
PER THE CITY OF FRANKLIN ADMINISTRATIVE MANUAL-SITE PLAN CHECKLIST - AT 0 ARCHITECTURAL ELEVATIONS ITEM 15: THESE ELEVATIONS ARE CONCEPTUAL IN NATURE. INDIVIDUAL BUILDING ELEVATIONS MAY VARY BUT WILL BE REVIEWED AND APPROVED BY THE BNS DEPARTMENT ACCORDING TO CITY REQUIREMENTS AT THE TIME OF PERMITTING.

RESUBMITTAL 10.01.20

ISSUED 09 JUN 2017
PROJECT # 16048.01

**A
1.1**

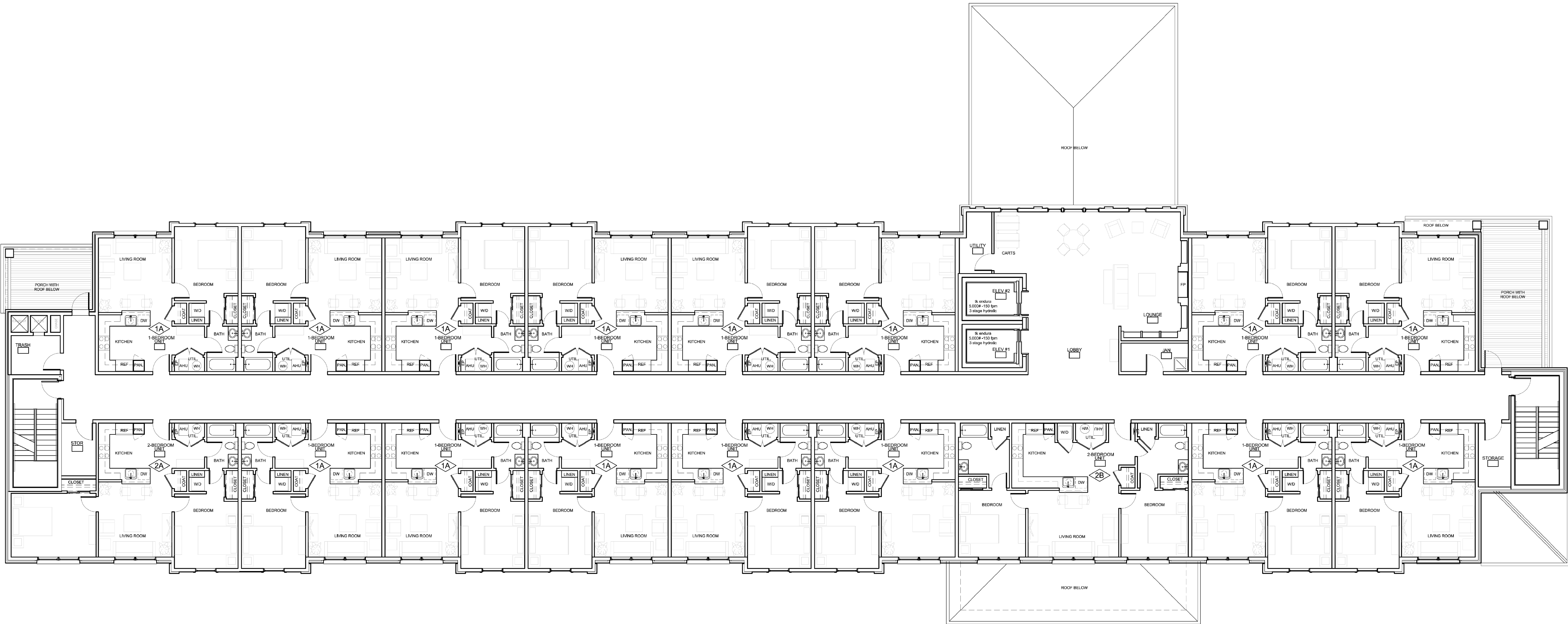
FLOOR PLANS



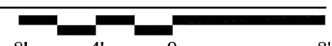
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J
JAMES + ASSOCIATES, INC.
JAMES JAMES, LEED AP
1000 N. NORTON STREET
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P: 615.259.4400 F: 615.259.4401
WWW.JAMESJAMES.COM

COF PROJECT NO. 7315 :
**CHICKASAW PUD SUBDIVISION
DEVELOPMENT PLAN, REVISION 1**
CHICKASAW PLACE AND SHAWNEE DRIVE
FRANKLIN, WILLIAMSON COUNTY, TENNESSEE



SECOND AND THIRD LEVEL PLAN



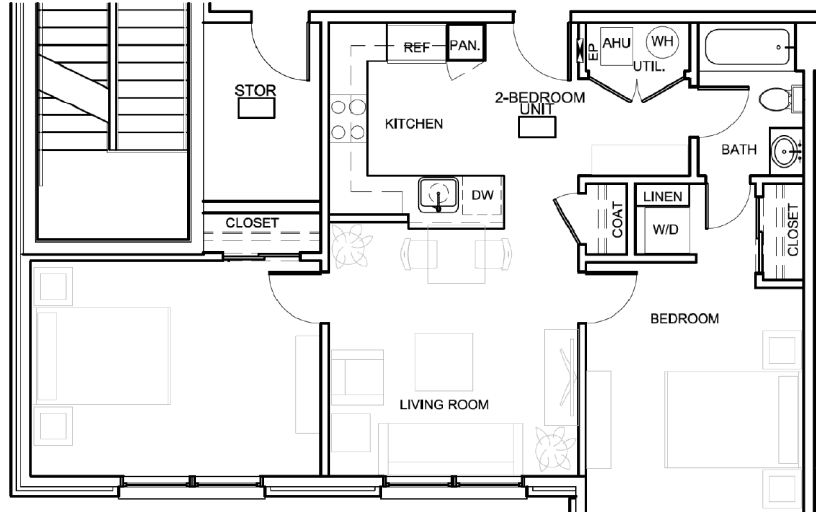
GENERAL NOTES

- *TYPICAL* (TYP) MEANS IDENTICAL FOR ALL CONDITIONS WHICH MATCH THE ORIGINAL CONDITION INDICATED UNLESS NOTED OTHERWISE.
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- REFERENCE SHEET A-REF.XX FOR U.L. ASSEMBLIES AND SHEET A-REF.XX FOR ARCHITECTURAL SPECIFICATIONS / PROJECT MANUAL.
- COORDINATE WITH SECTIONS, ELEVATIONS, DETAILS AND MANUFACTURER'S INSTALLATION CRITERIA TO PROVIDE ADDITIONAL BLOCKING IN WALLS AS NECESSARY.
- DIMENSION NOTES**
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- DIMENSIONS ARE INDICATED AS FOLLOWS UNLESS OTHERWISE NOTED ON THE DRAWING:
- COLUMNS - FROM CENTERLINE TO CENTERLINE
 - WOOD STUD PARTITIONS - FROM F.O. FIN. TO F.O. FIN.
 - CONCRETE - FROM F.O. CONC. TO F.O. CONC.
 - MASONRY - FROM F.O. MASONRY TO F.O. MASONRY
 - EXTERIOR WALL - FROM EXT. F.O. WALL TO INT. F.O. FINISH
 - INTERIOR ELEVATION - FROM FIN. FLR. TO FIN. CEILING
- ALL ROUGH OPENING DIMENSIONS FOR WINDOWS AND DOORS SHALL BE FIELD VERIFIED PRIOR TO UNIT FABRICATION OR INSTALLATION.
- CASEWORK DIMENSIONS SHALL BE FIELD VERIFIED BEFORE UNIT FABRICATION OR INSTALLATION.
- ALL FLOOR TO FLOOR AND CEILING HEIGHTS ARE DIMENSIONED FROM FINISHED FLOOR.
- REFERENCE CIVIL AND LANDSCAPE SITE PLANS TO COORDINATE EXTERIOR SPOT ELEVATIONS AT EGRESS.
- ALL ROOF OVERHANG DIMENSIONS ARE TYPICAL UNLESS NOTED OTHERWISE.
- DOORS ARE TO BE INSTALLED IF FROM HINGE EDGE TO NEAREST INTERSECTING WALL - TYPICAL, U.N.D.



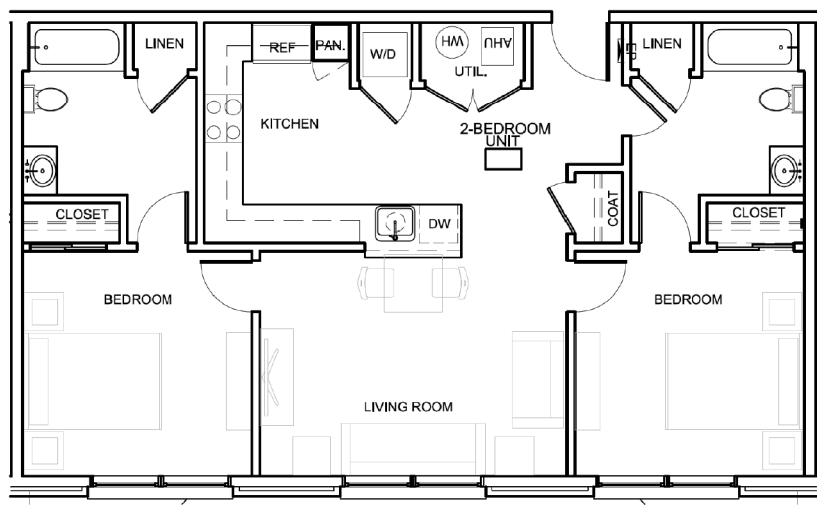
UNIT TYPE 1A ◊1A◊

660 SF
(43) UNITS TOTAL



UNIT TYPE 2A ◊2A◊

880 SF
(9) UNITS TOTAL



UNIT TYPE 2B ◊2B◊

1040 SF
(2) UNITS TOTAL

SECOND FLOOR F.F.E.	+10'-9 3/4"
AREA:	15,885 GSF
1 BR UNITS:	15
2 BR UNITS:	2
THIRD FLOOR F.F.E.	+20'-7 1/2"
AREA:	15,885 GSF
1 BR UNITS:	15
2 BR UNITS:	2

PER SECTION 5.3.5 OF THE ZONING ORDINANCE, ALL SIDES OF AN ATTACHED RESIDENTIAL BUILDING VISIBLE FROM LANDS OCCUPIED OR DESIGNATED FOR DETACHED RESIDENTIAL USES, AN EXISTING PUBLIC STREET ROW, OR OTHER PUBLIC LANDS SHALL DISPLAY A SIMILAR LEVEL OF QUALITY AND ARCHITECTURAL DETAILING.

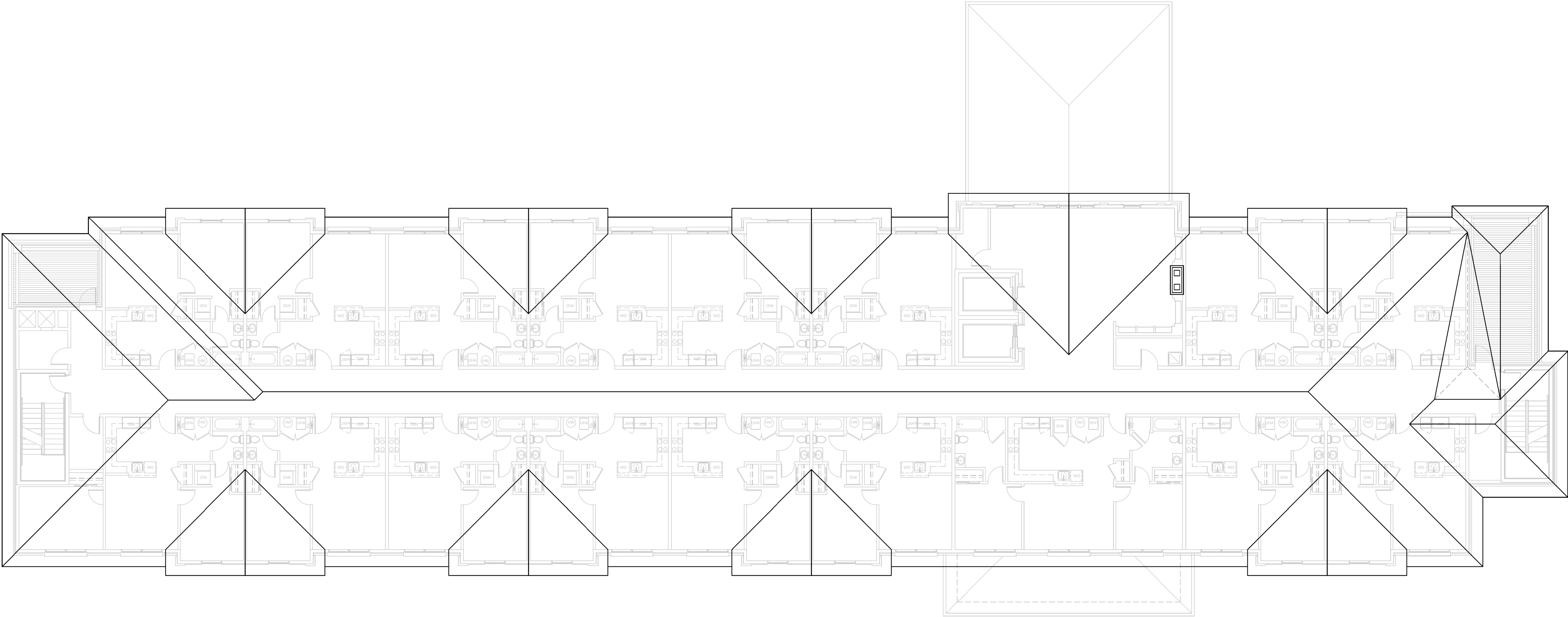
PER THE CITY OF FRANKLIN ADMINISTRATIVE MANUAL - SITE PLAN CHECKLIST - AT 0.0 ARCHITECTURAL ELEVATIONS - ITEM 1H: THESE ELEVATIONS ARE CONCEPTUAL IN NATURE. INDIVIDUAL BUILDING ELEVATIONS MAY VARY BUT WILL BE REVIEWED AND APPROVED BY THE BNS DEPARTMENT ACCORDING TO CITY REQUIREMENTS AT THE TIME OF PERMITTING.

RESUBMITTAL 10.01.20

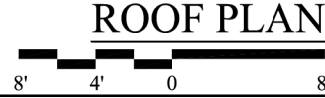
ISSUED: 08 JUN 2017
PROJECT #: 16048.01

**A
1.2**

FLOOR PLANS



ROOF PLAN



ESTABLISHED
— 2001 —
**SMALLWOOD
NICKLE**
ARCHITECTS
— PLLC —
1412 Seventeenth Avenue South
Nashville, Tennessee 37212



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JA
JAMES + ASSOCIATES, INC.
ONE VINTAGE WILLOWBERRY CIRCLE
NASHVILLE, TN 37203
P: 615.726.6600 F: 615.726.6600
WWW.JAMASITE.COM 81 NORTHMAN STREET
DECKEN, TN 37025
P: 615.726.6600 F: 615.726.6600

COF PROJECT NO. 7315 :
CHICKASAW PUD SUBDIVISION
DEVELOPMENT PLAN, REVISION 1
CHICKASAW PLACE AND SHAWNEE DRIVE
FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

PER SECTION 5.3.5 OF THE ZONING ORDINANCE, ALL SIDES OF AN ATTACHED RESIDENTIAL BUILDING VISIBLE FROM LANDS OCCUPIED OR DESIGNATED FOR DETACHED RESIDENTIAL USES, AN EXISTING PUBLIC STREET ROW, OR OTHER PUBLIC LANDS SHALL DISPLAY A SIMILAR LEVEL OF QUALITY AND ARCHITECTURAL DETAILING.

PER THE CITY OF FRANKLIN ADMINISTRATIVE MANUAL- SITE PLAN CHECKLIST - A1.0 ARCHITECTURAL ELEVATIONS ITEM 1B: THESE ELEVATIONS ARE CONCEPTUAL IN NATURE. INDIVIDUAL BUILDING ELEVATIONS MAY VARY BUT WILL BE REVIEWED AND APPROVED BY THE BNS DEPARTMENT ACCORDING TO CITY REQUIREMENTS AT THE TIME OF PERMITTING.

RESUBMITTAL 10.01.20

ISSUED 09 JUN 2017
PROJECT # 16048.01

A
1.3

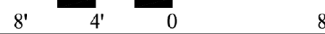
ROOF PLAN



NORTH ELEVATION	SURFACE AREA	PERCENT OF NET*
GROSS OF WALL	11,995 SF	N/A
NET OF WALL	5512 SF	N/A
NET BRICK VENEER #1	1550 SF	28 %
NET BRICK VENEER #2	1750 SF	32 %
NET CEMENT SIDING	2212 SF	40 %

OVERALL BUILDING MATL	SURFACE AREA	PERCENT OF NET*
GROSS OF WALL	28,500 SF	N/A
NET OF WALL	14,590 SF	N/A
NET BRICK VENEER #1	4480 SF	31 %
NET BRICK VENEER #2	4056 SF	28 %
NET CEMENT SIDING	6054 SF	41 %

FRONT (NORTH) ELEVATION



1

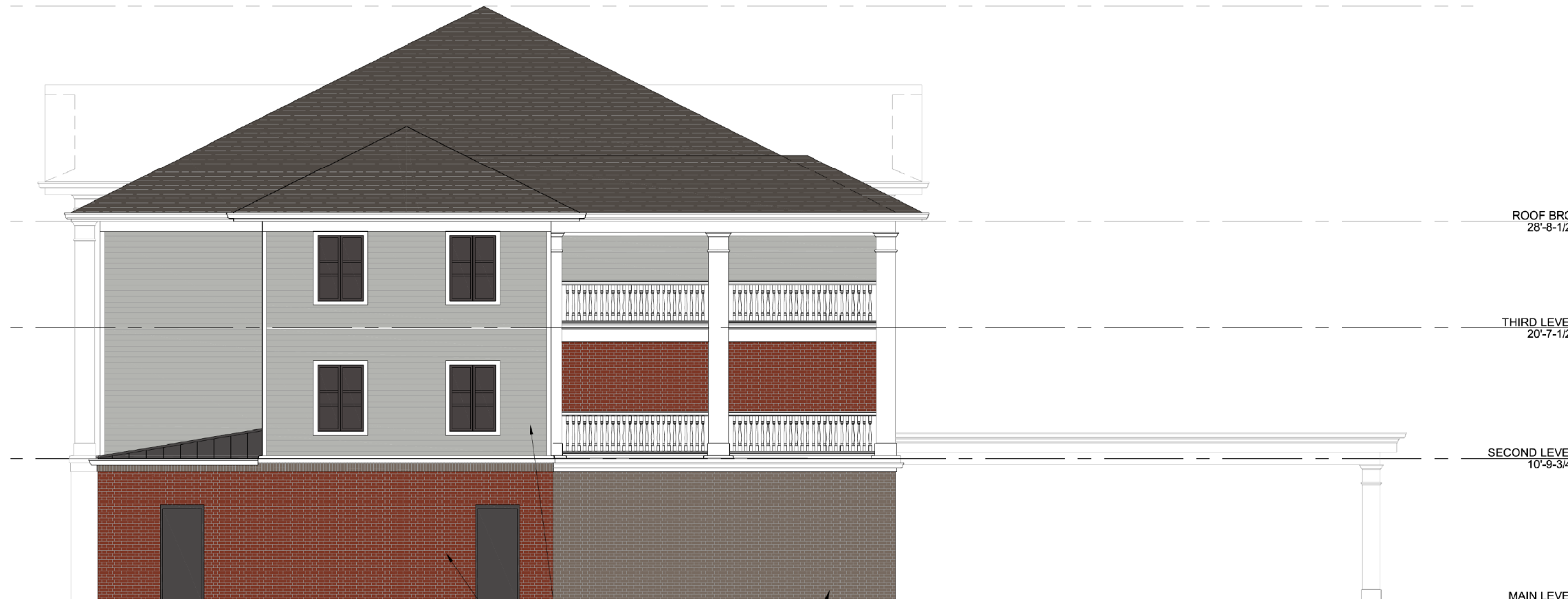


NORTH ELEVATION	SURFACE AREA	PERCENT OF NET*
GROSS OF WALL	2,162 SF	N/A
NET OF WALL	1365 SF	N/A
NET BRICK VENEER #1	651 SF	48 %
NET BRICK VENEER #2	30 SF	2 %
NET CEMENT SIDING	684 SF	50 %

SIDE (WEST) ELEVATION



2



NORTH ELEVATION	SURFACE AREA	PERCENT OF NET*
GROSS OF WALL	2317 SF	N/A
NET OF WALL	1454 SF	N/A
NET BRICK VENEER #1	521 SF	36 %
NET BRICK VENEER #2	295 SF	20 %
NET CEMENT SIDING	638 SF	44 %

SIDE (EAST) ELEVATION



3



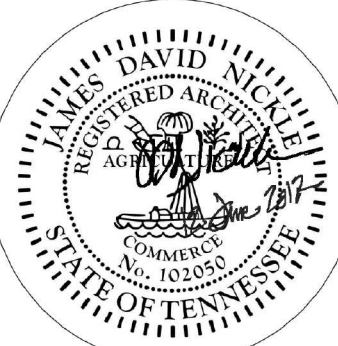
NORTH ELEVATION	SURFACE AREA	PERCENT OF NET*
GROSS OF WALL	12,026 SF	N/A
NET OF WALL	6259 SF	N/A
NET BRICK VENEER #1	1758 SF	28 %
NET BRICK VENEER #2	1981 SF	32 %
NET CEMENT SIDING	2520 SF	40 %

REAR (SOUTH) ELEVATION



4

ESTABLISHED
— 2001 —
**SMALLWOOD
NICKLE**
ARCHITECTS
— PLLC —
1412 Seventeenth Avenue South
Nashville, Tennessee 37212



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JAMES H. ASSOCIATES, INC.
ONE NANTUCKET WALKWAY, SUITE 200
NASHVILLE, TN 37203
P: 615.751.7000
F: 615.751.7000

COF PROJECT NO. 7315 :
CHICKASAW PUD SUBDIVISION
DEVELOPMENT PLAN, REVISION 1
CHICKASAW PLACE AND SHAWNEE DRIVE
FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

PER SECTION 5.3.5 OF THE ZONING ORDINANCE, ALL SIDES OF AN ATTACHED RESIDENTIAL BUILDING VISIBLE FROM LANDS OCCUPIED OR DESIGNATED FOR DETACHED RESIDENTIAL USES, AN EXISTING PUBLIC STREET ROW, OR OTHER PUBLIC LANDS SHALL DISPLAY A SIMILAR LEVEL OF QUALITY AND ARCHITECTURAL DETAILING.

RESUBMITTAL 10.01.20

ISSUED 08 JUN 2017
PROJECT # 16048.01

**A
2.0**

ELEVATIONS



File #: 20-01115

DATE: October 21, 2020

TO: Board of Mayor and Aldermen

FROM: Emily Wright, Planning Director
Amy Diaz-Barriga, Planning Supervisor
Joseph Bryan, Principal Planner

SUBJECT:

*Consideration Of Ordinance 2020-25, An Ordinance To Rezone 8.15 Acres From Planned (PD) District 4.75 To Planned (PD) District 12.27 For The Property Located South Of Chickasaw Place And West Of Shawnee Drive, Located At 1101 Shawnee Drive (Cherokee Place PUD).

FMPC 10/22/20, 9-0

PURPOSE:

PROJECT INFORMATION

COF Project Number: 7312

Applicant: Jamie Gillespie, James + Associates Engineers and Planners, Inc.

Owner: Franklin Housing Authority, Derwin Jackson

BACKGROUND/STAFF COMMENTS:

The applicant is requesting to rezone the subject property from Planned 4.75 (PD 4.75) District to Planned 12.27 (PD 12.27) District for the Cherokee Place PUD. The Envision Franklin Land Use Plan places this parcel in the Mixed Residential Design Concept, which supports the proposed rezoning. The rezoning and development plan for the Cherokee Place PUD is being done in conjunction with the neighboring Chickasaw PUD rezoning and development plan to accommodate the revised boundaries between the two developments. The Cherokee Place PUD is proposing to tear down the existing structures and replace them with 100 new housing units.

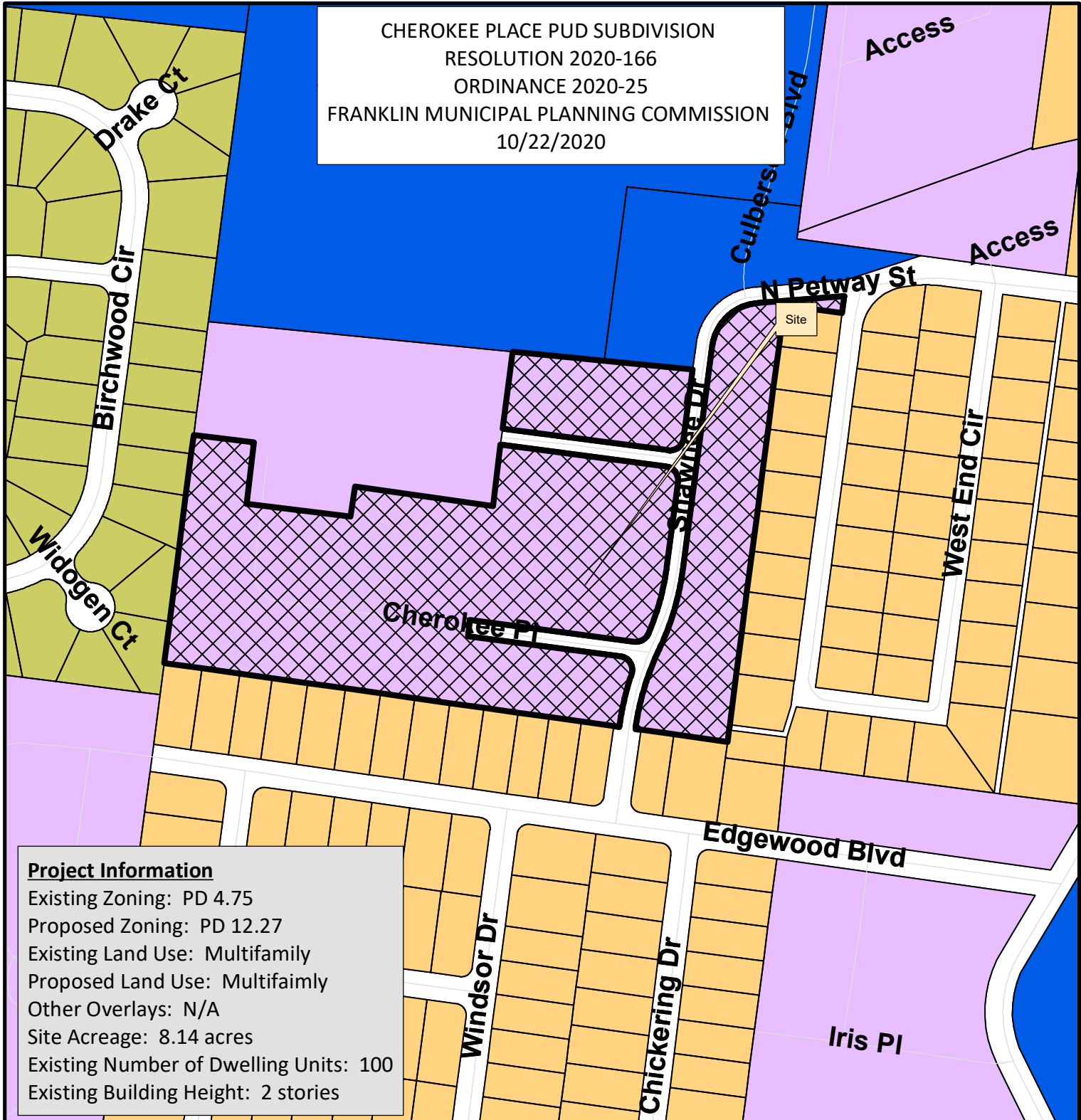
FINANCIAL IMPACT:

A direct financial impact has not been identified related to the proposed rezoning.

RECOMMENDATION:

Staff recommends that the Board of Mayor and Aldermen acknowledge Ordinance 2020-25.

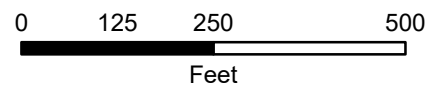
CHEROKEE PLACE PUD SUBDIVISION
 RESOLUTION 2020-166
 ORDINANCE 2020-25
 FRANKLIN MUNICIPAL PLANNING COMMISSION
 10/22/2020



Project Information

Existing Zoning: PD 4.75
 Proposed Zoning: PD 12.27
 Existing Land Use: Multifamily
 Proposed Land Use: Multifamily
 Other Overlays: N/A
 Site Acreage: 8.14 acres
 Existing Number of Dwelling Units: 100
 Existing Building Height: 2 stories

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



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ORDINANCE 2020-25

AN ORDINANCE TO REZONE 8.15 ACRES FROM PLANNED (PD) DISTRICT 4.75 TO PLANNED (PD) DISTRICT 12.27 FOR THE PROPERTY LOCATED SOUTH OF CHICKASAW PLACE AND WEST OF SHAWNEE DRIVE, LOCATED AT 1101 SHAWNEE DRIVE (CHEROKEE PLACE PUD).

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

WHEREAS, the Planned (PD 12.27) District provides zoning for land uses compatible with both the Franklin Land Use Plan and surrounding development; and

WHEREAS, the Board of Mayor and Aldermen (BOMA) of the City of Franklin, Tennessee, adopted Resolution 2020-166 approving a Planned Unit Development (PUD) Development Plan as required by the Franklin Zoning Ordinance; and

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

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

SECTION I. That the following described property shall be, and is hereby, rezoned from its present zoning classification of **Planned 4.75** District to **Planned 12.27** District:

PREMISES CONSIDERED	
Map-Parcel	Acres
078H-4.00	8.15
Total	8.15

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

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

ATTEST:

By: _____
Eric S. Stuckey
City Administrator/Recorder

CITY OF FRANKLIN, TENNESSEE:

By: _____
Dr. Ken Moore
Mayor

Approved as to form by:

Shauna R. Billingsley
City Attorney

PLANNING COMMISSION RECOMMENDED:

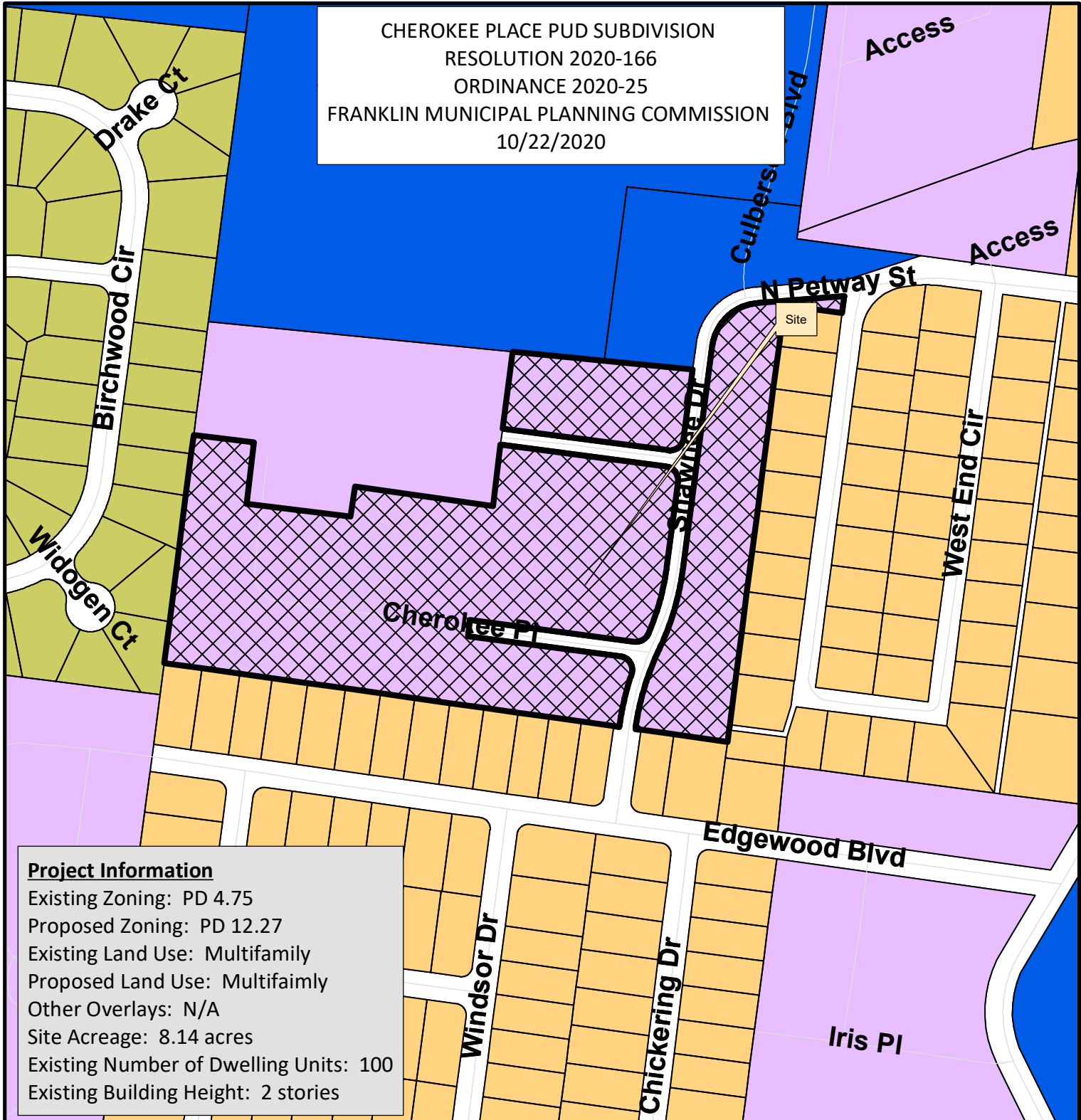
PASSED FIRST READING:

PUBLIC HEARING HELD:

PASSED SECOND READING:

PASSED THIRD READING:

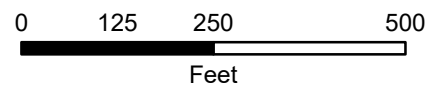
CHEROKEE PLACE PUD SUBDIVISION
 RESOLUTION 2020-166
 ORDINANCE 2020-25
 FRANKLIN MUNICIPAL PLANNING COMMISSION
 10/22/2020



Project Information

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 Existing Land Use: Multifamily
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 Other Overlays: N/A
 Site Acreage: 8.14 acres
 Existing Number of Dwelling Units: 100
 Existing Building Height: 2 stories

- | | |
|--------------------------------|------------------------------------|
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| ER Estate Residential District | CC Central Commercial District |
| R1 Residential 1 District | DD Downtown District |
| R2 Residential 2 District | 1ST Avenue District |
| R3 Residential 3 District | 5TH Avenue District |
| R4 Residential 4 District | RC6 Regional Commerce 6 District |
| R6 Residential 6 District | RC12 Regional Commerce 12 District |
| MR Mixed Residential District | GO General Office District |
| PD Planned District | LI Light Industrial District |
| OR Office Residential District | HI Heavy Industrial District |



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DEVELOPMENT PLAN

CHEROKEE PLACE PLANNED UNIT DEVELOPMENT

FRANKLIN HOUSING AUTHORITY CHEROKEE PLACE @ 1101 SHAWNEE DRIVE FOURTH ALDERMANIC WARD FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

OWNER

FRANKLIN HOUSING AUTHORITY
200 SPRING STREET
FRANKLIN, TN 37064
(615) 794-1247
CONTACT: DERWIN JACKSON
EMAIL: djackson@franklinhousingauthority.com

CIVIL ENGINEER / APPLICANT

JAMES + ASSOCIATES, INC.
ONE VANTAGE WAY
SUITE E-220
NASHVILLE, TN 37228
(615) 726-4848
CONTACT: R. DARRELL JAMES, P.E.
EMAIL: darrell.james@jamesplus.net

ARCHITECT

NICKLE ARCHITECTS, PLLC
1612 17TH AVENUE SOUTH
NASHVILLE, TN 37212
(615) 269-3130
CONTACT: JAMES D. NICKLE, AIA
EMAIL: jnickle@nicklearchitects.com

LANDSCAPE ARCHITECT

CUMBERLAND LANDESIGN, INC.
104 LEEWARD POINT
HENDERSONVILLE, TN 37075
(615) 333-4636
CONTACT: ROBERT BRIAN WRAY, ASLA
EMAIL: cumberlanddesign@bellsouth.net

ELECTRICAL ENGINEER

OLIVER-LITTLE-GIPSON ENGINEERING, INC.
301 INDUSTRIAL BLVD.
TULLAHOMA, TN 37388
(931) 454-9940
CONTACT: TONY GIPSON, PE
EMAIL: adgipson@olgengineering.com

FRANKLIN, TN UTILITIES

WATER: FRANKLIN WATER & SEWER
124 LUMBER DRIVE
FRANKLIN, TN 37064
(615) 794-4554

SEWER: FRANKLIN WATER & SEWER
124 LUMBER DRIVE
FRANKLIN, TN 37064
(615) 794-4554

ELECTRIC: M.T.E.M.C.
2156 EDWARD CURD LANE
FRANKLIN, TN 37067
(615) 794-3561

GAS: ATMOS ENERGY MID-SOUTH DIVISION
810 CRESCENT CENTRE DRIVE, #60
FRANKLIN, TN 37064
(615) 771-8300
(888) 286-6700

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

REQUIRED LOCATION REQUEST INFORMATION

NAME OF CALLER
TELEPHONE NUMBER
BEST TIME TO CALL
COUNTY
CITY
STREET ADDRESS
START DATE
TYPE OF WORK
DRAINAGE
WORK BEING DONE BY
WORK BEING DONE FOR

CALL THREE WORKING DAYS
BEFORE YOU DIG
1-800-351-1111
IN NASHVILLE: 366-1987
Tennessee
SYSTEM INCORPORATED



PARCEL 4.00
GROUP A
TAX MAP 078H

INDEX OF DRAWINGS

C0.0	COVER SHEET
C1.0	EXISTING CONDITIONS PLAN
C2.0	DEVELOPMENT PLAN
C3.0	GRADING & DRAINAGE PLAN
C4.0	ROW & ACCESS PLAN
C4.1	AUTOTURN PLAN
C4.2	AUTOTURN PLAN
C4.3	AUTOTURN PLAN
C4.4	AUTOTURN PLAN
C4.5	AUTOTURN PLAN
C5.0	UTILITY PLAN
C5.1	UTILITY DEMOLITION PLAN
L1.0	TREE PRESERVATION PLAN
L1.1	EXISTING TREE CANOPY AERIAL
L2.0	LANDSCAPE PLAN
L3.0	LANDSCAPE DETAILS
P1.0	SITE LIGHTING PLAN
A1	SITE PLAN & BUILDING BLOCKS
A2	FLOOR PLANS
A3	FLOOR PLANS
A4	ARCHITECTURAL ELEVATIONS - BLDG. M
A5	ARCHITECTURAL ELEVATIONS - BLDG. E
A6	DUMPSTER DETAIL

REQUEST FOR MODIFICATION OF STANDARDS:

MOS #1: Modification of Zoning Ordinance Section 10.1.5 ("Calculation of Minimum Parking") and Section 10.1.6 ("Minimum Parking") to allow the development site to be served by 238 vehicle parking spaces. Based on the current breakdown of residential dwelling units onsite, the unmodified Section 10.1.6 would require a minimum of 256 vehicle parking spaces:

1 Bedroom - 16 @ 1.5 per unit =	24
2 Bedroom - 40 @ 2.5 per unit =	100
3 Bedroom - 38 @ 3.0 per unit =	114
4 Bedroom - 4 @ 3.0 per unit =	12
5 Bedroom - 2 @ 3.0 per unit =	6
Minimum Vehicle Parking Spaces =	256

The site presents significant challenges for parking, as Applicant is unable to utilize parallel parking along Cherokee Place and Chickasaw Place due to insufficient geometry, and stormwater management features have taken up space that otherwise would be dedicated to parking.

Applicant hereby requests a modification of the table entitled "Minimum Parking" in Section 10.1.6, for the row entitled "Duplexes/Multiplexes/Townhouses/Multifamily Residential," to read as follows:

1.5 spaces for a studio
1.5 spaces for a 1 bedroom unit
2.25 spaces for a 2 bedroom unit
2.75 spaces for a 3 bedroom unit
3 spaces for a 4+ bedroom unit

With the approval of MOS #1, the calculation of minimum parking under Sections 10.1.5 and 10.1.6 would be as follows:

1 Bedroom - 16 @ 1.5 per unit =	24
2 Bedroom - 40 @ 2.25 per unit =	90
3 Bedroom - 38 @ 2.75 per unit =	105
4 Bedroom - 4 @ 3.0 per unit =	12
5 Bedroom - 2 @ 3.0 per unit =	6
Minimum Vehicle Parking Spaces =	237

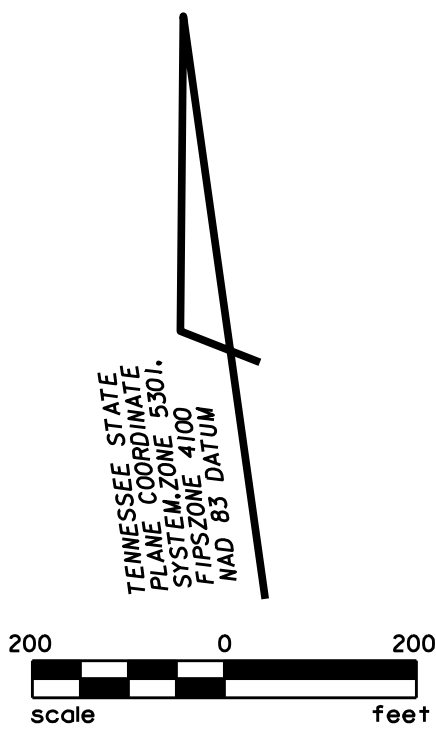
PARKLAND IMPACT FEE:

100 UNITS PURPOSED
72 EXISTING WITH AN INCREASE OF 28 UNITS
28 UNITS x \$4,304 = \$120,512
FEES ARE DUE AT THE FIRST PLAT

ASSOCIATED PD ZONING ENTITLEMENT REQUEST:

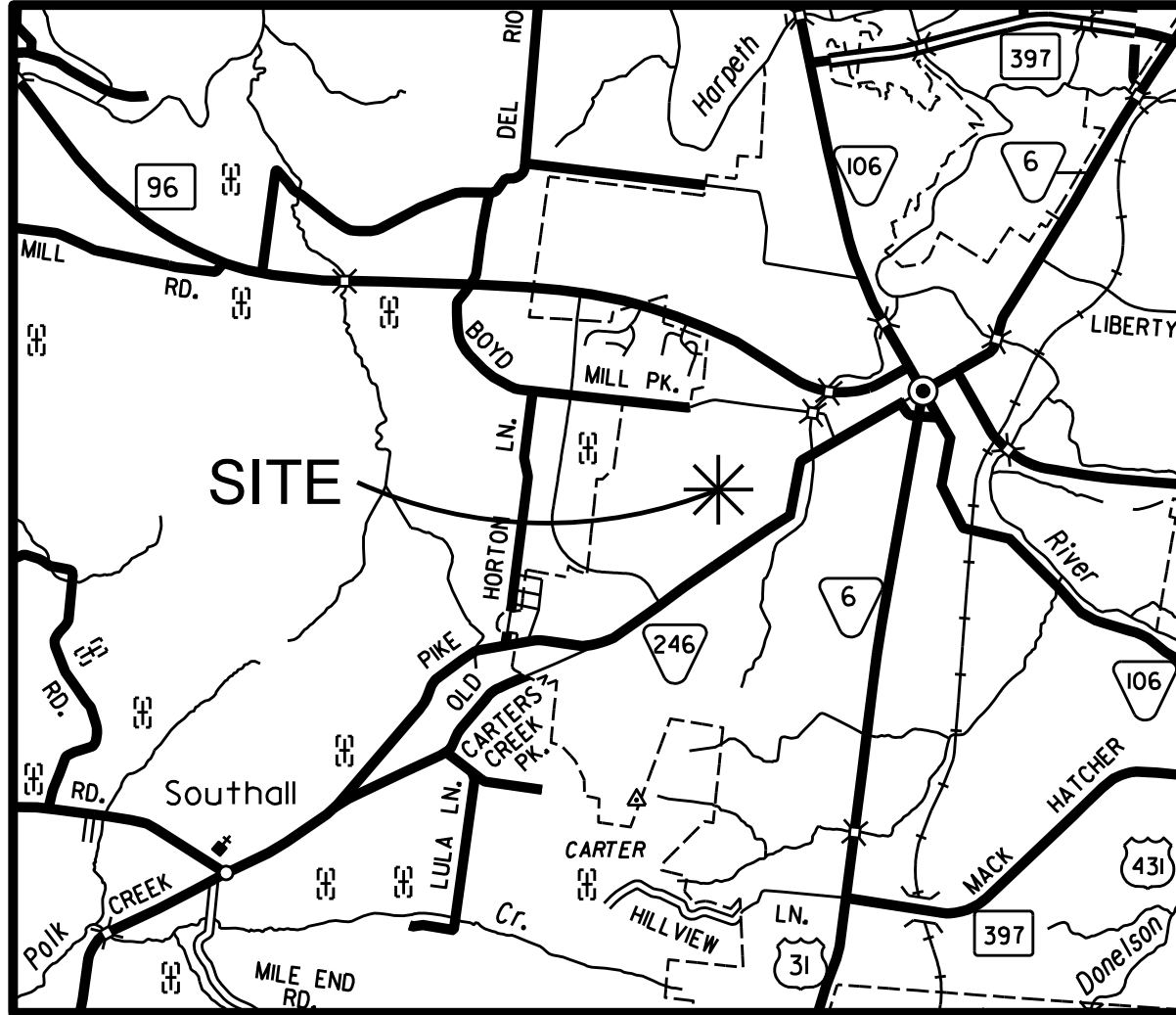
Applicant is submitting a Rezoning Request application reflecting the following:

Existing Zoning District – PD, Planned District, Residential Density 4.75
Proposed Zoning District – PD, Planned District, Residential Density 12.50



JAMES R. GILLESPIE
REGISTERED PROFESSIONAL ENGINEER
AGENCY FOR
TOWNERS
NO. 102250
STATE OF TENNESSEE
08-07-20

COF PROJECT No. _____
J+A PROJECT No. 1716-20
ISSUE DATE: 08.07.20



EASEMENT LEGEND

- PUBLIC ACCESS EASEMENT
- PUBLIC SEWER EASEMENT
- PUBLIC WATER EASEMENT
- DRAINAGE EASEMENT

REFERENCE

- A 40' PUBLIC ACCESS PLAT BOOK P69, PAGE 40, R.O.W.C.
- B 20' PUBLIC SEWER PLAT BOOK P69, PAGE 40, R.O.W.C.
- C 20' PUBLIC WATER PLAT BOOK P69, PAGE 40, R.O.W.C.
- D 20' PUBLIC DRAINAGE PLAT BOOK P69, PAGE 40, R.O.W.C.

NOTES

- SITE IS PART OF PARCEL NO. 4, GROUP "A" ON TAX MAP 78H, ALSO BEING A PORTION OF LOT 2 OF CHICKASAW PUD SUBDIVISION IN THAT PLAT OF RECORD IN PLAT BOOK P69, PAGE 40, REGISTERS OFFICE FOR WILLIAMSON COUNTY, TENNESSEE (R.O.W.C.).
- OWNER OF RECORD IS FRANKLIN HOUSING AUTHORITY OF RECORD IN DEED BOOKS 127, PAGE 33 AND 108, PAGE 332, REGISTERS OFFICE FOR WILLIAMSON COUNTY, TENNESSEE.
- SITE IS LOCATED IN ZONE "X" (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, ACCORDING TO FEDERAL EMERGENCY MANAGEMENT AGENCY FIRM FLOOD INSURANCE RATE MAP) COMMUNITY PANEL NO. 47187C0182G DATED DECEMBER 22, 2016.
- FRANKLIN CORPORATE LIMITS ARE NOT WITHIN A HALF MILE OF SITE.
- CURRENT ZONING IS PD, PLANNED DISTRICT.
- SITE AREA IS 354,914 SQUARE FEET OR 8.15 ACRES, MORE OR LESS.
- UNDERGROUND UTILITY LOCATIONS SHOWN HEREON WERE TAKEN FROM FIELD LOCATION OF VISIBLE ABOVE-GROUND STRUCTURES, PERTINENT UTILITY MAPS AND RECORD DRAWINGS. LOCATIONS SHOULD BE CONSIDERED APPROXIMATE AND UTILITIES SHOULD BE FIELD VERIFIED BY THE PROPER UTILITY AUTHORITY HAVING JURISDICTION OR A PRIVATE UNDERGROUND UTILITY LOCATOR PRIOR TO ANY DIGGING OR GROUND DISTURBANCE ACTIVITIES. UNDERGROUND ELECTRICAL AND COMMUNICATION LINES TO EXISTING UNITS IS NOT SHOWN, SINCE NO RECORD DRAWINGS COULD BE LOCATED.
- EXISTING CONDITIONS ARE BASED ON FIELD-RUN TOPOGRAPHIC SURVEY DEVELOPED BY JAMES + ASSOCIATES PERFORMED IN JULY 2020.

SANITARY SEWER STRUCTURE TABLE				
STRUCTURE NO.	CASTING ELEV.	INVERT IN	INVERT IN	INVERT OUT
*SSMH A	653.20	-	647.45	647.25
*SSMH B	654.00	648.50	647.87	647.67
SSMH C	653.95	-	657.80	657.62
SSMH D	670.76	-	664.79	663.06
SSMH E	676.42	667.88	667.86	667.78
SSMH F	678.33	-	-	668.20
SSMH G	678.82	-	672.59	672.54
**SSMH H	679.40	-	675.14	674.94
SSMH I	684.77	-	677.97	677.94
SSMH J	684.32	681.46	679.20	679.06
SSMH K	686.29	-	682.32	682.27
SSMH L	689.76	683.36	683.41	683.40
SSMH M	689.77	685.57	684.66	684.63
SSMH N	690.06	-	684.81	684.80
SSMH O	690.17	684.40	684.37	684.11
SSMH P	685.48	679.98	679.88	679.75
**SSMH Q	687.73	-	-	680.66

* MANHOLES NOT SHOWN, LOCATED DOWNSTREAM / NORTH OF MANHOLE C.
** UNABLE TO REMOVE MANHOLE LID, INVERTS SCALED FROM RECORD DRAWINGS.

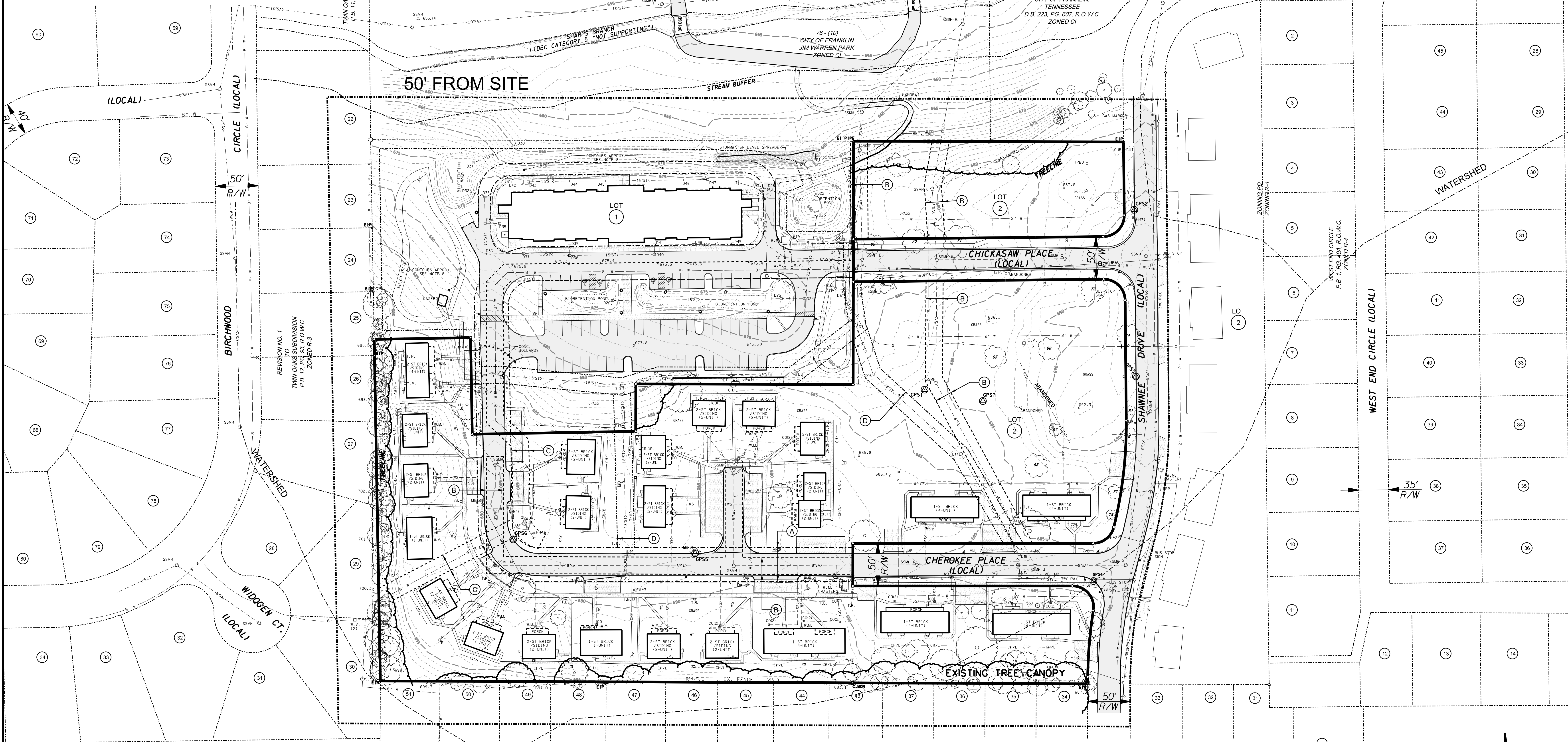
STORM SEWER STRUCTURE TABLE								
NO.	CASTING ELEV.	INVERT ELEV.	NO.	CASTING ELEV.	INVERT ELEV.	NO.	CASTING ELEV.	INVERT ELEV.
D1	N/A	664.27	D18	683.51	679.62	D35	676.01	671.69
D2	671.30	665.60	D19	683.58	680.49	D36	N/A	N/A
D3	675.70	669.95	D20	684.70	680.35	D37	675.40	671.90
D4	675.79	670.74	D21	N/A	664.12	D38	675.35	672.33
D5	675.92	670.31	D22	670.50	664.47	D39	675.84	672.42
*D6	676.68	671.32	D23	N/A	665.24	D40	675.47	672.42
D7	677.94	672.37	D24	674.95	665.90	D41	675.99	672.60
D8	679.82	673.43	D25	673.65	665.55	D42	674.92	671.35
D9	679.21	674.52	D26	674.73	666.53	D43	675.28	671.80
D10	678.75	674.50	D27	N/A	669.05	D44	675.83	671.80
D11	684.84	677.89	*D28	674.32	669.69	D45	676.20	677.00
D12	684.94	678.61	*D29	674.80	669.76	D46	674.88	672.09
D13	685.65	676.35	D30	N/A	663.15	D47	675.23	672.51
D14	687.84	680.99	D31	670.95	663.83	D48	676.12	672.93
D15	687.77	681.85	D32	N/A	670.92	D49	676.00	672.95
D16	680.97	677.43	D33	674.93	671.16			
D17	683.66	678.66	D34	675.60	671.50			

* INVERTS TAKEN FROM RECORD DESIGN DRAWINGS.

SLOPE LEGEND

- 14% - 19.99%
- 20% +

VICINITY MAP
NOT TO SCALE



LEGEND

- BOUNDARY LINE
- FENCE
- MAILBOX
- SIGN
- CLOTHES LINE
- CRAWL SPACE OPENING
- WATER LINE
- WATER SERVICE
- WATER METER
- WATER VALVE
- FIRE HYDRANT
- UNDERGROUND COMMUNICATION
- TELEPHONE PEDESTAL (SEE NOTE 7)
- COMMUNICATION BOX (SEE NOTE 7)
- ELECTRICAL TRANSFORMER (SEE NOTE 7)
- UTILITY POLE
- UTILITY LIGHT POLE
- GUY WIRE
- OVERHEAD POWER (SINGLE WIRE)
- 3 WIRE OVERHEAD POWER & COMMUNICATION
- GAS VALVE
- SANITARY SEWER WITH FLOW DIRECTION
- SEWER SERVICE WITH FLOW DIRECTION
- SANITARY SEWER MANHOLE (SEE SANITARY TABLE)
- SANITARY SEWER CLEANOUT
- STORM SEWER / FLOW DIRECTION
- STORM SEWER MANHOLE (SEE STORM SEWER TABLE)
- DRAINAGE INLET (SEE STORM SEWER TABLE)
- DRAINAGE ENDWALL (SEE STORM SEWER TABLE)
- INDEX CONTOUR
- INTERVAL CONTOUR
- SPOT ELEVATION
- ASPHALT AREA
- CONCRETE AREA
- TREE

GRADING AND DRAINAGE DATA CHARTS

- SITE ANALYSIS AREA: 9.2 +/- ACRES
- IMPERVIOUS AREA: 2.73 ACRES
- DISTURBED AREA: N/A
- RV VALUE: 0.40
- PEAK FLOW RUNOFF (ACTUAL CONDITIONS)
- 2 YEAR: 14.40 CFS
- 5 YEAR: 21.70 CFS
- 10 YEAR: 28.00 CFS
- 25 YEAR: 37.40 CFS
- 50 YEAR: 45.40 CFS
- 100 YEAR: 53.90 CFS

STORMWATER NARRATIVE

THE EXISTING PROJECT SITE IS APPROXIMATELY 9 ACRES IN SIZE AND CONSISTS OF MULTIPLE HOUSING UNITS. THE CURRENT SITE COVERAGE CONSISTS OF OPEN TURF GRASS MEADOWS, EXISTING ROADWAYS, SIDEWALKS, AND SMALL PARKING AREAS ADJACENT TO THE HOUSING UNITS. THE SOIL TYPE OF THE SITE RANGES FROM HYDROLOGIC A SOILS TO HYDROLOGIC C SOILS, AND THE NATIVE VEGETATION APPEARS TO BE IN GOOD CONDITION OVERALL. THE SITE IS PART OF A LARGER DRAINAGE BASIN CONTAINING APPROXIMATELY 14.6 ACRES. THIS DRAINAGE BASIN CONTAINS SMALLER SUB-BASINS, AND THE MAIN BASIN OUTFALL IS AT SHARPS BRANCH LOCATED TO THE NORTH OF THE PROPOSED DEVELOPMENT. DRAINAGE FROM THE OVERALL BASIN MAKES ITS WAY TO SHARPS BRANCH BY WAY OF OVERLAND AND SHEET FLOW, STREET GUTTER FLOW, AND EXISTING STORM SEWER NETWORKS. THIS EXISTING DRAINAGE EXITS THE SITE PRIMARILY BY WAY OF A STORM SEWER LINE WHICH DISCHARGES AT A NEW LEVEL SPREADER COMPLETED WITH THE CHICKASAW DEVELOPMENT. THIS TRUNK LINE IS A 30 INCH DIAMETER RCP, AND FLOW FROM THE DEVELOPMENT IS CAPTURED BY WAY OF TWO NETWORK BRANCHES THAT FLOW 1) SOUTH TO NORTH THROUGH THE CENTER OF THE SITE AND 2) WEST TO EAST THROUGH THE CENTER OF THE SITE ALONG THE CHICKASAW DEVELOPMENT BOUNDARY. AFTER THIS 30 INCH TRUNK LINE DISCHARGES TO THE LEVEL SPREADER, FLOW TRAVELS NORTH TO SHARPS BRANCH TO THE ABOVE MENTIONED PRIMARY OUTFALL. THE STORMWATER RUNOFF FROM THE EXISTING DEVELOPMENT IS NOT TREATED OR DETAINED IN ANYWAY PRIOR TO EXITING THE SITE.

COF PROJECT NO. _____

EXISTING CONDITIONS PLAN

DEVELOPMENT PLAN
CHEROKEE PLACE PLANNED UNIT DEVELOPMENT
CHEROKEE PLACE @ SHAWNEE DRIVE
FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

DR.	CHK.	DATE	DESCRIPTION
TEAM	JRG	07-24-20	PRE-APPLICATION SUBMITTAL
TEAM	JRG	08-07-20	DEVELOPMENT PLANS SUBMITTAL

C1.0

FILE NO. 1716-20

JAMES R. GILLESPIE
REGISTERED PROFESSIONAL ENGINEER
No. 102950
STATE OF TENNESSEE
08-07-20

JA
Engineers
Planners and
Computer Applications
JAMES + ASSOCIATES, INC.
One Vantage Way, Suite E-220 • Nashville, Tennessee 37228-95 • 615/726/4148

SITE DATA CHART
PROJECT NAME: CHEROKEE PLANNED UNIT DEVELOPMENT
PROJECT #:
ADDRESS: 1101 SHAWNEE DRIVE, FRANKLIN, TENNESSEE, 37064
PARCEL(S): 078H 0 0400, 00009078H
ACREAGE/SQUARE FOOTAGE OF SITE: 8.15 ACRES/354,914 SF
VESTING (DATE DEVELOPMENT FIRST BECAME VESTED, IF A REVISION): N/A

REGULATIONS:
BASE ZONING: PD 4.75
PROPOSED ZONING: PD 12.50
OVERLAY ZONING: N/A
BUILDING TYPES APPLIED: MULTIFAMILY
FRONTAGE TYPES APPLIED: URBAN LANDSCAPE FRONTAGE
LOT WIDTH (RESIDENTIAL): N/A
LOT SIZE (RESIDENTIAL): N/A
SET BACKS:
FRONT YARD: 5 FT. FROM BACK OF CURB
SIDE YARD: 10 FT. FROM PROPERTY LINE
REAR YARD: 10 FT. FROM PROPERTY LINE
DWELLING UNIT COUNT, BY TYPE:
1 BEDROOM UNIT = 16
2 BEDROOM UNIT = 40
3 BEDROOM UNIT = 38
4 BEDROOM UNIT = 4
5 BEDROOM UNIT = 2
COMMERCIAL SF, BY USE: N/A
HOTEL KEYS: N/A
BUILDING HEIGHT RANGE: 29'-4" TO 36'-6" MAX.
MINIMUM LANDSCAPE SURFACE AREA: 20%
OPEN SPACE SF REQUIRED: 17,751 S.F. (5%)
NATURAL AREA SF REQUIRED: 35,501 S.F. (ADDITIONAL 10%)
TREE CANOPY RETENTION ACREAGE: 0.173 AC.
PARKING REQUIRED, BY USE: 256 SPACES
PARKING PROVIDED, BY USE: 237 SPACES
HISTORIC RESOURCE TREATMENT (Y/N): N

OPEN SPACE PROVIDED: 30,019 S.F.
NATURAL AREA PROVIDED: 49,228 S.F.

COMPLIANCE WITH THE OBJECTIVES OF "ENVISION FRANKLIN"

GUIDING PRINCIPLES: THIS DEVELOPMENT PLAN IS CONSISTENT WITH ENVISION FRANKLIN'S GOAL OF CREATING EXCEPTIONAL PLACES FOR CITIZENS WHILE PRESERVING THE CITY'S UNIQUE IDENTITY AND CHARACTER.
MANAGED GROWTH: DENSITY IS ONLY INCREASING SLIGHTLY AND IS SUPPORTED BY IMPROVEMENTS TO THE CITY UTILITY INFRASTRUCTURE ONSITE.
ECONOMIC VITALITY: THE DEVELOPMENT WILL INCREASE THE AMOUNT OF AFFORDABLE AND LOW-INCOME HOUSING IN THE CITY.
VIBRANT NEIGHBORHOODS: BUILDINGS ON THE DEVELOPMENT SITE ARE BEING DESIGNED TO BE VISUALLY APPEALING. COMMUNITY FACILITIES ARE BEING MADE AVAILABLE AND ACCESSIBLE TO RESIDENTS.
HISTORIC PRESERVATION: THE DEVELOPMENT SITE DOES NOT LIE WITHIN A HISTORIC DISTRICT AND DOES NOT CONTAIN ANY SITES ELIGIBLE FOR INCLUSION ON THE NATIONAL REGISTER OF HISTORIC PLACES.
NATURAL BEAUTY: THE DEVELOPMENT WILL COMPLY WITH ZONING ORDINANCE REQUIREMENTS REGARDING LANDSCAPING, TREE CANOPY, NATURAL AREA, AND OPEN SPACE. THERE ARE NO SCENIC VISTAS OR VIEWSHEDS TO PRESERVE ONSITE.
EXCEPTIONAL DESIGN: BUILDINGS WILL BE COMPOSED OF HIGH-QUALITY MATERIALS AND WILL FRONT THE STREET. OPEN SPACE AND NATURAL AREA ARE BEING SET ASIDE FOR PUBLIC GATHERING AND PASSIVE ENJOYMENT.
CONNECTED COMMUNITY: THE DEVELOPMENT LIES ADJACENT TO AN EXISTING PUBLIC TRANSIT NETWORK. BICYCLE PARKING IS PROVIDED, AND A PEDESTRIAN CIRCULATION SYSTEM CONNECTS THE BUILDINGS AND OPEN SPACE IN THE DEVELOPMENT.
CONTEXT-RESPONSIVE INFILL: AS A "TRANSITIONAL AREA" INFILL (PER APPENDIX E), THE REDEVELOPMENT OF THE DEVELOPMENT SITE WILL SERVE TO ENHANCE COMMUNITY CHARACTER, WITH NEW, WELL-DESIGNED BUILDINGS AND LANDSCAPING THAT ARE AN IMPROVEMENT OVER THE EXISTING SITE.
CHARACTER AREA: ACCORDING TO APPENDIX B OF ENVISION FRANKLIN, THE DEVELOPMENT SITE LIES WITHIN THE CENTRAL FRANKLIN CHARACTER AREA. THE DEVELOPMENT DOES NOT LIE WITHIN THE CENTRAL FRANKLIN OVERLAY DISTRICT.
SPECIAL AREA: THE DEVELOPMENT SITE DOES NOT LIE WITHIN A "SPECIAL AREA".
DESIGN CONCEPTS: THE DEVELOPMENT WILL BE A MIXED RESIDENTIAL NEIGHBORHOOD COMPOSED PRIMARILY OF MULTIFAMILY BUILDINGS, WHICH IS CONSISTENT WITH THE "MIXED RESIDENTIAL" DESIGNATION SHOWN IN APPENDIX F, FIGURE F.2 ("CORRIDOR CHARACTER MAP") OF ENVISION FRANKLIN. THE DEVELOPMENT HAS BEEN DESIGNED TO BE WALKABLE FOR RESIDENTS. OPEN SPACE AND NATURAL AREA HAVE BEEN SET ASIDE, AND LANDSCAPING HAS BEEN INCLUDED THROUGHOUT, IN ORDER TO ENHANCE THE NEIGHBORHOOD FEEL OF THE DEVELOPMENT. A BUFFER IN TRANSITION ZONE 1 ADJACENT TO THE SOUTHERN AND WESTERN BOUNDARIES HELPS WITH STREAMLINING THE DEVELOPMENT SITE INTO THE EXISTING ADJACENT RESIDENTIAL AREAS.

PARKING REQUIRED
ZONING ORDINANCE TABLE 10.1.6
RESIDENTIAL MULTI-FAMILY
1 BEDROOM - 16 @ 1.5 PER UNIT = 24
2 BEDROOM - 40 @ 2.5 PER UNIT = 100
3 BEDROOM - 38 @ 3.0 PER UNIT = 114
4 BEDROOM - 4 @ 3.0 PER UNIT = 12
5 BEDROOM - 2 @ 3.0 PER UNIT = 6
TOTAL REQUIRED = 256
TOTAL PROVIDED = 237

13 BUILDING TYPES
21 BUILDINGS TOTAL
1 MAINTENANCE BUILDING
1 BEDROOM UNIT = 16
2 BEDROOM UNIT = 40
3 BEDROOM UNIT = 38
4 BEDROOM UNIT = 4
5 BEDROOM UNIT = 2
TOTAL UNITS = 100
URBAN LANDSCAPE FRONTAGE

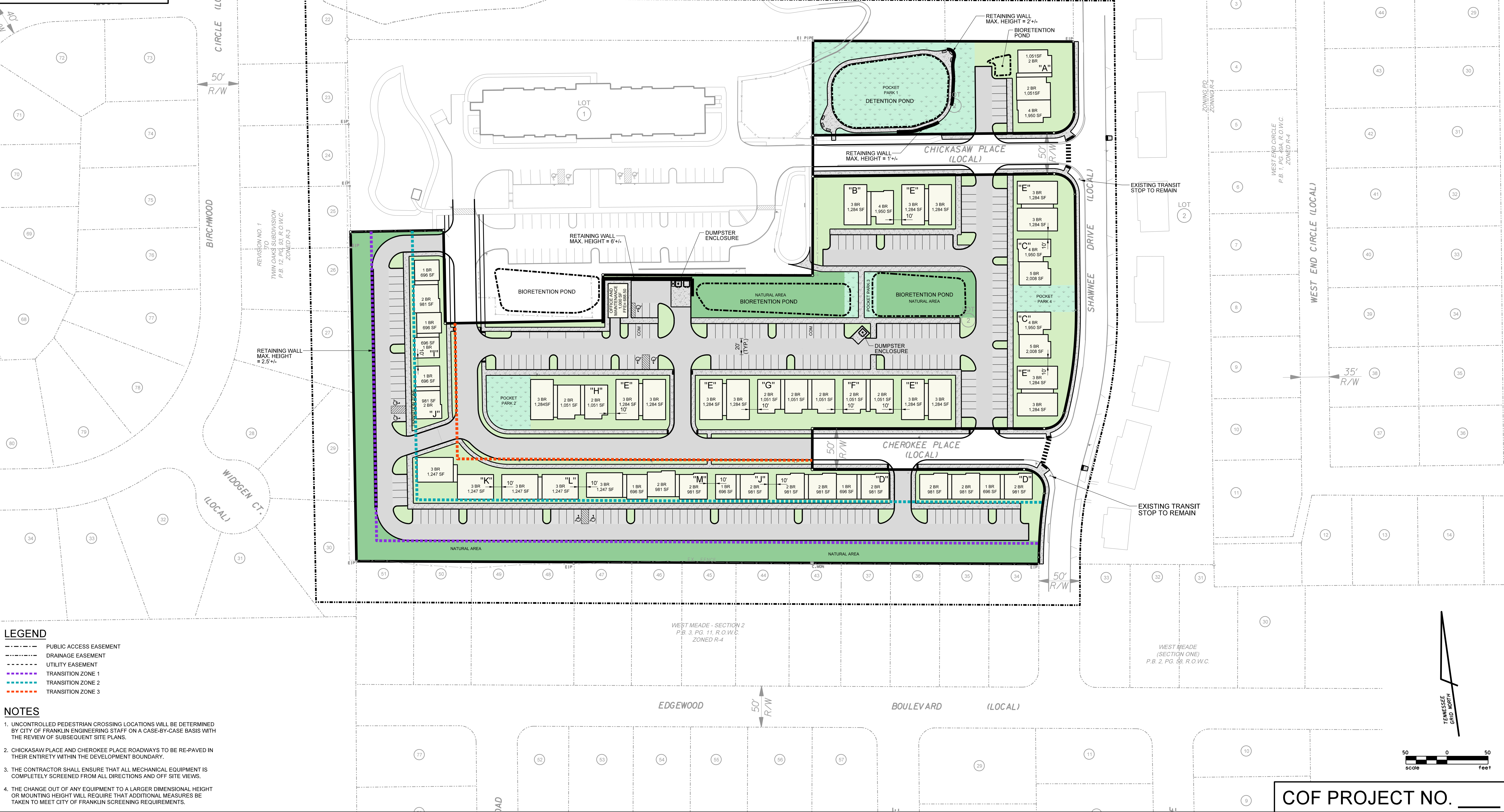
POKET PARK 1
SIZE PROVIDED: 22,311 SF / 0.512 ACRES
AMENITIES: WALKING TRAIL; BENCHES
POKET PARK 2
SIZE PROVIDED: 3,409 SF / 0.078 ACRES
AMENITIES: PLAYGROUND EQUIPMENT; SEATING AREA
POKET PARK 3
SIZE PROVIDED: 1,793 SF / 0.041 ACRES
AMENITIES: BENCHES
POKET PARK 4
SIZE PROVIDED: 2,506 SF / 0.058 ACRES
AMENITIES: GAZEBO; BENCHES

TOTAL SITE ACREAGE 8.15 ACRES
TOTAL HOUSING UNITS 100 UNITS
PROPOSED DENSITY 12.27 UNITS PER ACRE

STATEMENT OF IMPACTS:

THE NEW DEVELOPMENT ONLY REPRESENTS A NET INCREASE OF 28 DWELLING UNITS OVER THE PREVIOUS DEVELOPMENT LOCATED ONSITE. BECAUSE THIS INCREASE IN UNITS IS LIMITED IN SIZE, THE IMPACT ON POLICE, FIRE, SOLID WASTE, AND PUBLIC RECREATIONAL FACILITIES WILL BE RELATIVELY SMALL. THE PUBLIC STREETS ABUTTING THE DEVELOPMENT SITE (CHICKASAW PLACE, CHICKASAW PLACE, AND SHAWNEE DRIVE) ARE REMAINING BASICALLY UNCHANGED, SO POLICE AND FIRE ACCESSIBILITY WILL REMAIN THE SAME. THERE WILL BE A FEW MORE BUILDINGS FOR POLICE AND FIRE TO SERVICE ONSITE, BUT ONLY A LIMITED INCREASE. LIKEWISE, THE NET INCREASE OF 28 UNITS WILL NOT SIGNIFICANTLY IMPACT SOLID WASTE, AND DUMPSTERS LOCATED ONSITE WILL SERVE RESIDENTS. THE DEVELOPMENT WILL HAVE ITS OWN PRIVATE POKET PARKS, WHICH WILL ALLEVIATE THE POTENTIAL IMPACTS ON PUBLIC PARKS SUCH AS JIM WARREN PARK.

50' FROM SITE



LEGEND
--- PUBLIC ACCESS EASEMENT
--- DRAINAGE EASEMENT
--- UTILITY EASEMENT
--- TRANSITION ZONE 1
--- TRANSITION ZONE 2
--- TRANSITION ZONE 3

NOTES

1. UNCONTROLLED PEDESTRIAN CROSSING LOCATIONS WILL BE DETERMINED BY CITY OF FRANKLIN ENGINEERING STAFF ON A CASE-BY-CASE BASIS WITH THE REVIEW OF SUBSEQUENT SITE PLANS.
2. CHICKASAW PLACE AND CHEROKEE PLACE ROADWAYS TO BE RE-PAVED IN THEIR ENTIRETY WITHIN THE DEVELOPMENT BOUNDARY.
3. THE CONTRACTOR SHALL ENSURE THAT ALL MECHANICAL EQUIPMENT IS COMPLETELY SCREENED FROM ALL DIRECTIONS AND OFF SITE VIEWS.
4. THE CHANGE OUT OF ANY EQUIPMENT TO A LARGER DIMENSIONAL HEIGHT OR MOUNTING HEIGHT WILL REQUIRE THAT ADDITIONAL MEASURES BE TAKEN TO MEET CITY OF FRANKLIN SCREENING REQUIREMENTS.

DEVELOPMENT PLAN

DEVELOPMENT PLAN
CHEROKEE PLACE PLANNED UNIT DEVELOPMENT
CHICKASAW PLACE @ SHAWNEE DRIVE
FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

DR	CHK	DATE	DESCRIPTION
TEAM	JRG	07-24-20	PRE-APPLICATION SUBMITTAL
TEAM	JRG	08-07-20	DEVELOPMENT PLANS SUBMITTAL

C2.0

FILE NO. 1716-20

COF PROJECT NO.

REZONING REQUEST

CHEROKEE PLACE PLANNED UNIT DEVELOPMENT

FRANKLIN HOUSING AUTHORITY
CHEROKEE PLACE @ 1101 SHAWNEE DRIVE
FOURTH ALDERMANIC WARD
FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

FRANKLIN, TN UTILITIES

WATER: FRANKLIN WATER & SEWER
124 LUMBER DRIVE
FRANKLIN, TN 37064
(615) 794-4554

SEWER: FRANKLIN WATER & SEWER
124 LUMBER DRIVE
FRANKLIN, TN 37064
(615) 794-4554

ELECTRIC: M.T.E.M.C.
2156 EDWARD CURD LANE
FRANKLIN, TN 37067
(615) 794-3561

GAS: ATMOS ENERGY MID-SOUTH DIVISION
810 CRESCENT CENTRE DRIVE, #60
FRANKLIN, TN 37064
(615) 771-8300
(888) 286-6700

OWNER

FRANKLIN HOUSING AUTHORITY
200 SPRING STREET
FRANKLIN, TN 37064
(615) 794-1247
CONTACT: DERWIN JACKSON
EMAIL: djackson@franklinhousingauthority.com

CIVIL ENGINEER / APPLICANT

JAMES + ASSOCIATES, INC.
ONE VANTAGE WAY
SUITE E-220
NASHVILLE, TN 37228
(615) 726-4848
CONTACT: R. DARRELL JAMES, P.E.
EMAIL: darrell.james@jamesplus.net

ARCHITECT

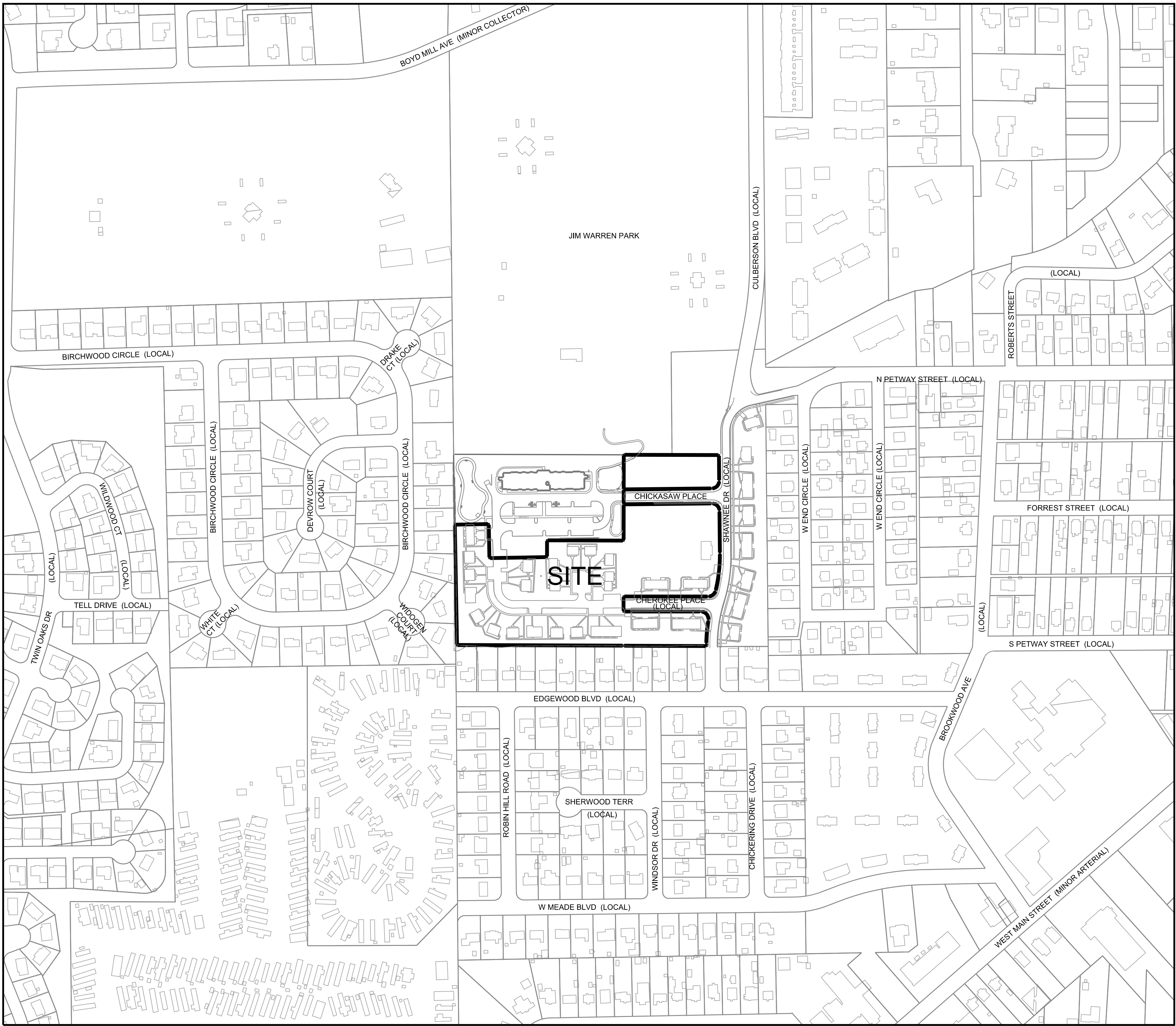
NICKLE ARCHITECTS, PLLC
1612 17TH AVENUE SOUTH
NASHVILLE, TN 37212
(615) 269-3130
CONTACT: JAMES D. NICKLE, AIA
EMAIL: jnickle@nicklearchitects.com

LANDSCAPE ARCHITECT

CUMBERLAND LANDESIGN, INC.
104 LEEWARD POINT
HENDERSONVILLE, TN 37075
(615) 333-4636
CONTACT: ROBERT BRIAN WRAY, ASLA
EMAIL: cumberlandesign@bellsouth.net

ELECTRICAL ENGINEER

OLIVER-LITTLE-GIPSON ENGINEERING, INC.
301 INDUSTRIAL BLVD.
TULLAHOMA, TN 37388
(931) 454-9940
CONTACT: TONY GIPSON, PE
EMAIL: adgipson@olengineering.com



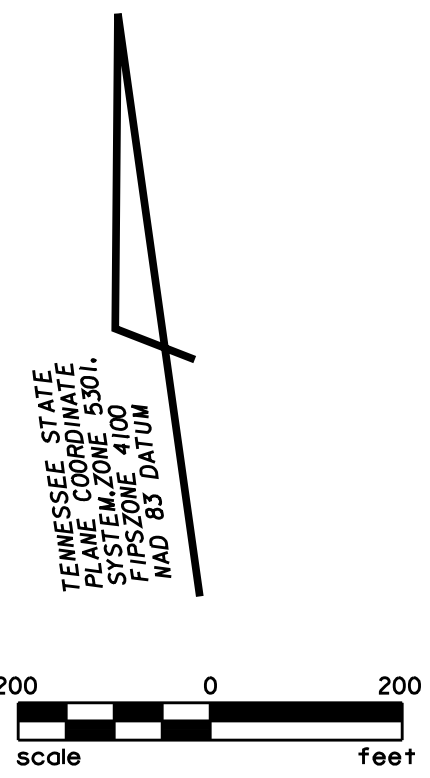
INDEX OF DRAWINGS

C0.0 COVER SHEET
C1.0 REZONING PLAN

REZONING FOR TAX MAP 78H,
GROUP "A", PARCEL 4 (part)

EXISTING ZONING DISTRICT:
PD, PLANNED DISTRICT
RESIDENTIAL DENSITY 4.75

PROPOSED ZONING DISTRICT:
PD, PLANNED DISTRICT
RESIDENTIAL DENSITY 12.27



PARCEL 4.00
GROUP A
TAX MAP 078H

COF PROJECT No. 7312
J+A PROJECT No. 1716-20
SUBMITTAL DATE: 07.24.20
RESUBMITTAL DATE: 09.03.20
RESUBMITTAL DATE: 10.01.20



File #: 20-01116

DATE: October 21, 2020
TO: Board of Mayor and Aldermen
FROM: Emily Wright, Planning Director
Amy Diaz-Barriga, Planning Supervisor
Joseph Bryan, Principal Planner

SUBJECT:

Consideration Of Resolution 2020-166, A Resolution Approving A Development Plan For Cherokee Place PUD, With 2 Modification Of Development Standards For Parking Standards And Foundation Requirements, For The Property Located South Of Chickasaw Place And West Of Shawnee Drive, Located At 1101 Shawnee Drive.
FMPC 10/22/20, 9-0

PURPOSE:

PROJECT INFORMATION

COF Project Number: 7313
Applicant: Jamie Gillespie, James + Associates Engineers and Planners, Inc.
Owner: Franklin Housing Authority, Derwin Jackson, Rep.

BACKGROUND/STAFF COMMENTS:

The applicant is proposing to construct 100 dwelling units in 21 new residential buildings as part of the Cherokee Place PUD. The plan calls for the removal of the existing buildings and new buildings to be constructed. The Envision Franklin Land Use Plan places this lot in the Mixed Residential Design Concept. Envision Franklin states, " contains residential neighborhoods with a combination of single-family dwellings, big houses, duplexes, and townhouses. The defined character across this design concept may vary by neighborhood, but new development should transition from existing development patterns in adjacent neighborhoods." It further states, "Infill and redevelopment near Downtown Franklin should maintain the traditional residential character and reflect the scale of the area. Architecture, building setbacks, housing choices, scale, and walkability are important components of this design concept." The plan as proposed features a variety of building types with setbacks and architectural styling that is compatible with the surrounding neighborhoods. Walkways create a pedestrian-friendly community that connect to city parks and green spaces. The plan overall meets the recommendations and principles of Envision Franklin.

MODIFICATION OF STANDARDS:

There are two Modification of Standards requests with this plan.

MOS #1: Requesting to revise minimum parking standards for multifamily to 2.25 spaces per 2-bedroom unit and 2.75 spaces per 3-bedroom unit.

The applicant is requesting to revise the minimum parking standards for multifamily use as follows: 2.25 spaces per 2-bedroom unit and 2.75 spaces per 3-bedroom unit. Section 10.1.6 of the Zoning Ordinance states that a minimum of 2.5 spaces be required for every 2-bedroom unit and 3 spaces for every 3-bedroom unit. In addition to the site constraints, the applicant has provided additional examples and supplementary information that justifies this request.

Staff recommends **approval** of MOS #1.

MOS #2: Requesting to remove the 18-inch minimum height for foundations for non-multifamily residential building types.

The applicant is requesting to remove the 18-inch minimum height for the non-multifamily building types foundation requirement. The Zoning Ordinance requires townhouse and duplex building types to have a minimum 18-inch foundation. In order to comply with applicable housing regulations, the residential buildings must be constructed at ground level or feature ADA accessible ramps to the various entries. Given the public nature of this housing project, it is important to provide as much accessibility for each dwelling unit as possible.

Staff recommends **approval** of MOS #2.

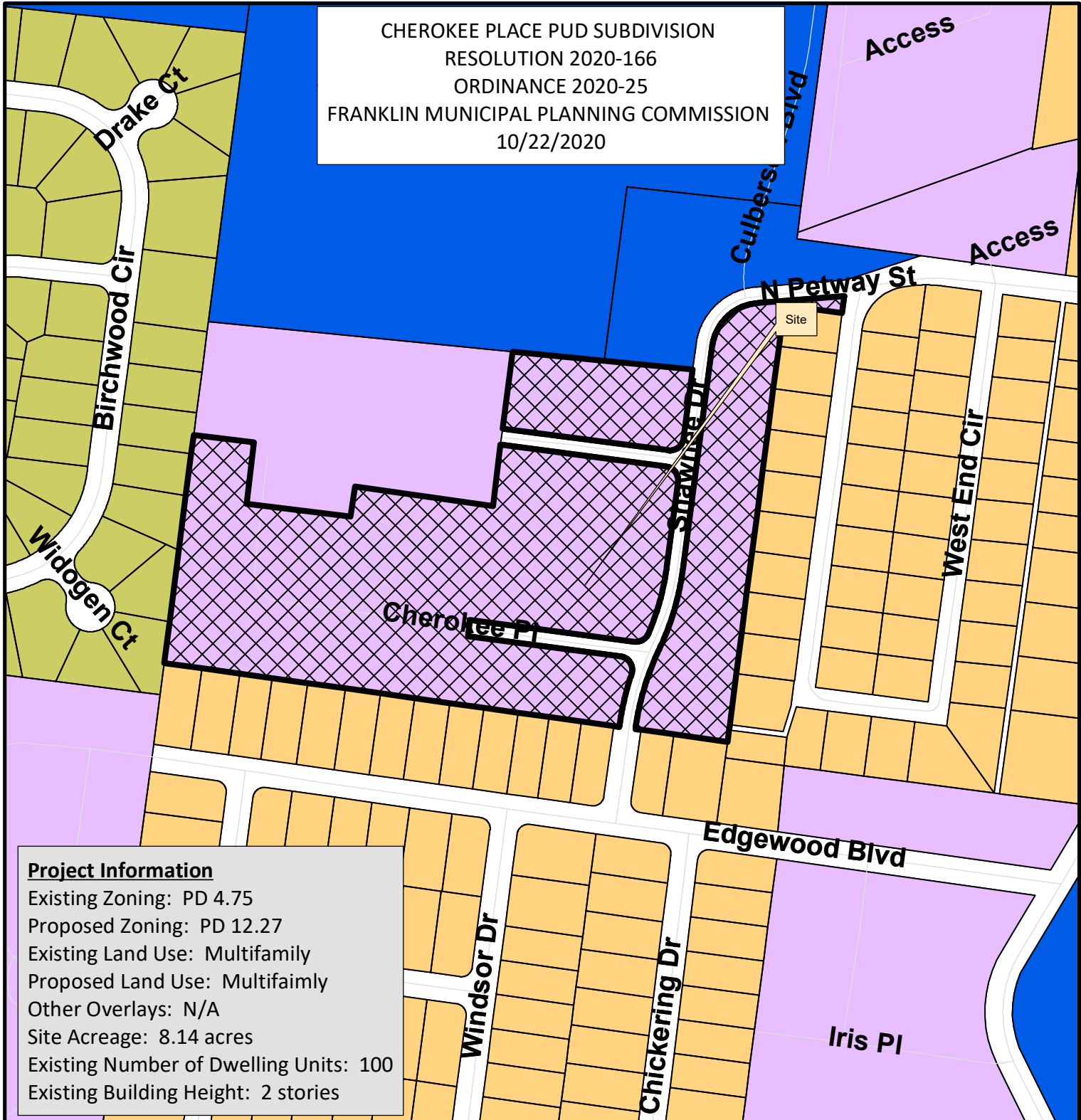
FINANCIAL IMPACT:

A direct financial impact has not been identified related to the proposed development plan.

RECOMMENDATION:

Staff recommends that the Board of Mayor and Aldermen acknowledge Resolution 2020-166. Conditions of Approval are attached to this staff report.

CHEROKEE PLACE PUD SUBDIVISION
 RESOLUTION 2020-166
 ORDINANCE 2020-25
 FRANKLIN MUNICIPAL PLANNING COMMISSION
 10/22/2020



Project Information

Existing Zoning: PD 4.75
 Proposed Zoning: PD 12.27
 Existing Land Use: Multifamily
 Proposed Land Use: Multifamily
 Other Overlays: N/A
 Site Acreage: 8.14 acres
 Existing Number of Dwelling Units: 100
 Existing Building Height: 2 stories

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



0 125 250 500
 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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RESOLUTION 2020-166

**A RESOLUTION APPROVING A DEVELOPMENT PLAN FOR CHEROKEE PLACE PUD WITH
2 MODIFICATION OF DEVELOPMENT STANDARDS FOR PARKING STANDARDS AND
FOUNDATION REQUIREMENTS, FOR THE PROPERTY LOCATED SOUTH OF CHICKASAW
PLACE AND WEST OF SHAWNEE DRIVE, LOCATED AT 1101 SHAWNEE DRIVE.**

WHEREAS, the Board of Mayor and Aldermen (BOMA) of the City of Franklin, Tennessee, has, or will, approve the zoning for the property as part of Ordinance 2020-25; and

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 BOMA, after a public hearing and a recommendation by the Franklin Municipal Planning Commission; and

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

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
078H-4.00	8.15
Total	8.15

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 Cherokee Place PUD are as follows:

Entitlements	Cherokee Place PUD
Base Zone District	PD 12.27
Number of Dwelling Units	100
Number of Nonresidential Square Footage	N/A
Number of Hotel Rooms	N/A
Open Space Requirements	5% Open Space 10% Natural
Number of Phases in Development	1

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

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

MOS 1: Request to revise minimum parking spaces for multifamily to 2.25 spaces per 2-bedroom unit and 2.75 spaces per 3-bedroom unit. Approved: _____ Denied: _____	10.1.6. Minimum Parking For Multifamily: • 2.5 spaces per 2-bedroom unit • 3 spaces per 3-bedroom unit <i>Staff recommended approval.</i>
MOS 2: Request to remove 18-inch foundation minimum requirement for non-multifamily building types. Approved: _____ Denied: _____	6.6.-Townhouse-Foundations, Porches, and Stoops • Minimum 18-inches above grade at front façade. <i>Staff recommended approval.</i>

SECTION VI. That this Resolution shall take effect from and after the passage of Ordinance 2020-25, on third and final reading, the health, safety, and welfare of the citizens requiring it.

ATTEST:

THE CITY OF FRANKLIN, TENNESSEE:

Eric S. Stuckey
City Administrator

Dr. Ken Moore
Mayor

Approved as to form by:

Shauna R. Billingsley
City Attorney

PREAPPLICATION CONFERENCE:

_____8/4/20_____

BOMA/FMPC JOINT CONCEPTUAL WORKSHOP:

_____8/27/20_____

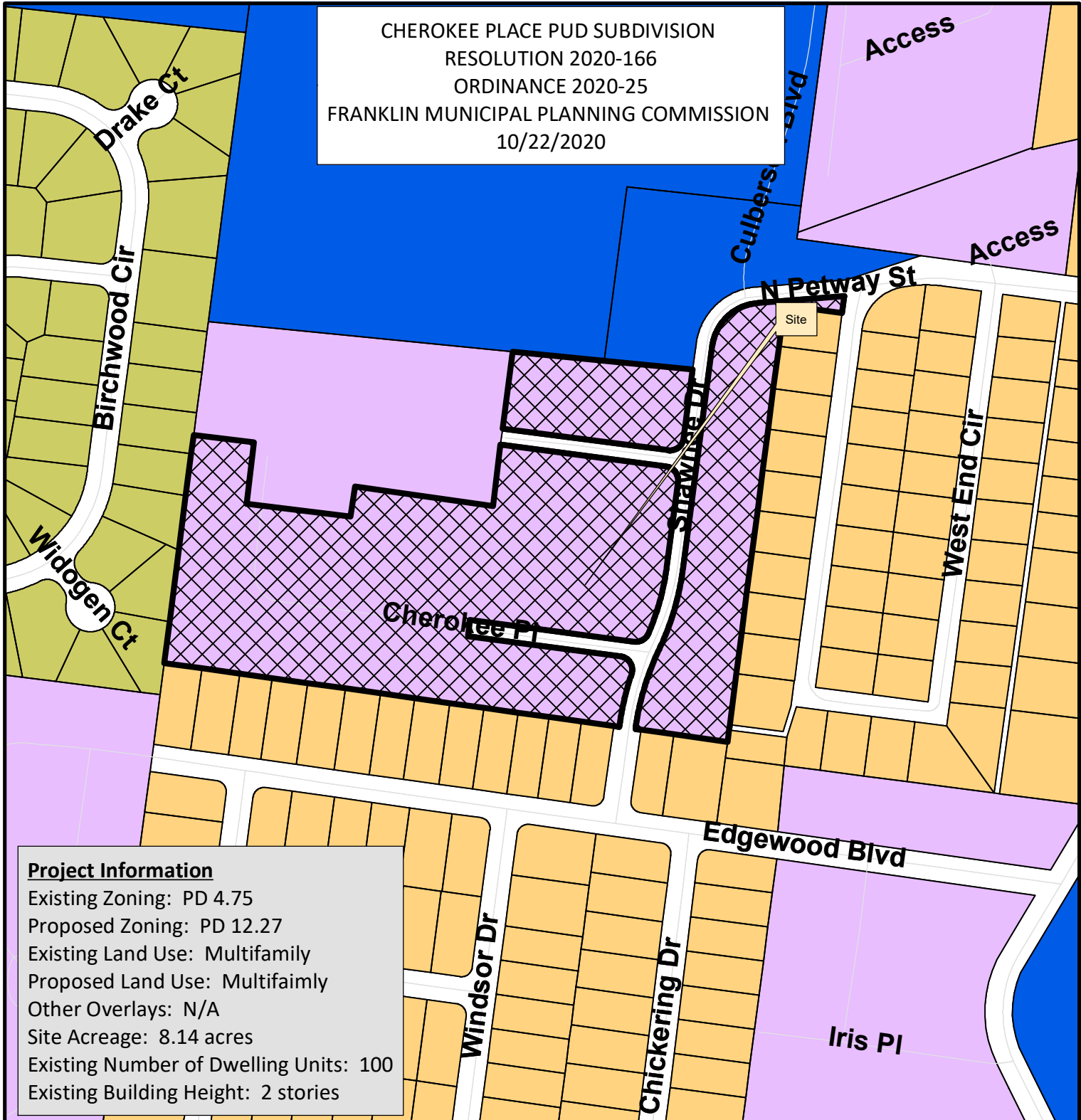
NEIGHBORHOOD MEETING:

_____8/5/20_____

PLANNING COMMISSION RECOMMENDED APPROVAL:

PUBLIC HEARING AND BOMA APPROVAL:

CHEROKEE PLACE PUD SUBDIVISION
 RESOLUTION 2020-166
 ORDINANCE 2020-25
 FRANKLIN MUNICIPAL PLANNING COMMISSION
 10/22/2020



Project Information

Existing Zoning: PD 4.75
 Proposed Zoning: PD 12.27
 Existing Land Use: Multifamily
 Proposed Land Use: Multifamily
 Other Overlays: N/A
 Site Acreage: 8.14 acres
 Existing Number of Dwelling Units: 100
 Existing Building Height: 2 stories

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



0 125 250 500
 Feet

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DEVELOPMENT PLAN

CHEROKEE PLACE PLANNED UNIT DEVELOPMENT

FRANKLIN HOUSING AUTHORITY
CHEROKEE PLACE @ 1101 SHAWNEE DRIVE
FOURTH ALDERMANIC WARD
FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

OWNER
FRANKLIN HOUSING AUTHORITY
200 SPRING STREET
FRANKLIN, TN 37064
(615) 794-1247
CONTACT: DERWIN JACKSON
EMAIL: djackson@franklinhousingauthority.com

CIVIL ENGINEER / APPLICANT
JAMES + ASSOCIATES, INC.
ONE VANTAGE WAY
SUITE E-220
NASHVILLE, TN 37228
(615) 726-4848
CONTACT: R. DARRELL JAMES, P.E.
EMAIL: darrell.james@jamesplus.net

ARCHITECT
NICKLE ARCHITECTS, PLLC
1612 17TH AVENUE SOUTH
NASHVILLE, TN 37212
(615) 269-3130
CONTACT: JAMES D. NICKLE, AIA
EMAIL: jnickle@nicklearchitects.com

LANDSCAPE ARCHITECT
CUMBERLAND LANDESIGN, INC.
104 LEEWARD POINT
HENDERSONVILLE, TN 37075
(615) 333-4636
CONTACT: ROBERT BRIAN WRAY, ASLA
EMAIL: cumberlanddesign@bellsouth.net

ELECTRICAL ENGINEER
OLIVER-LITTLE-GIPSON ENGINEERING, INC.
301 INDUSTRIAL BLVD.
TULLAHOMA, TN 37388
(931) 454-9940
CONTACT: TONY GIPSON, PE
EMAIL: adgipson@olgengineering.com

FRANKLIN, TN UTILITIES

WATER: FRANKLIN WATER & SEWER
124 LUMBER DRIVE
FRANKLIN, TN 37064
(615) 794-4554

SEWER: FRANKLIN WATER & SEWER
124 LUMBER DRIVE
FRANKLIN, TN 37064
(615) 794-4554

ELECTRIC: M.T.E.M.C.
2156 EDWARD CURD LANE
FRANKLIN, TN 37067
(615) 794-3561

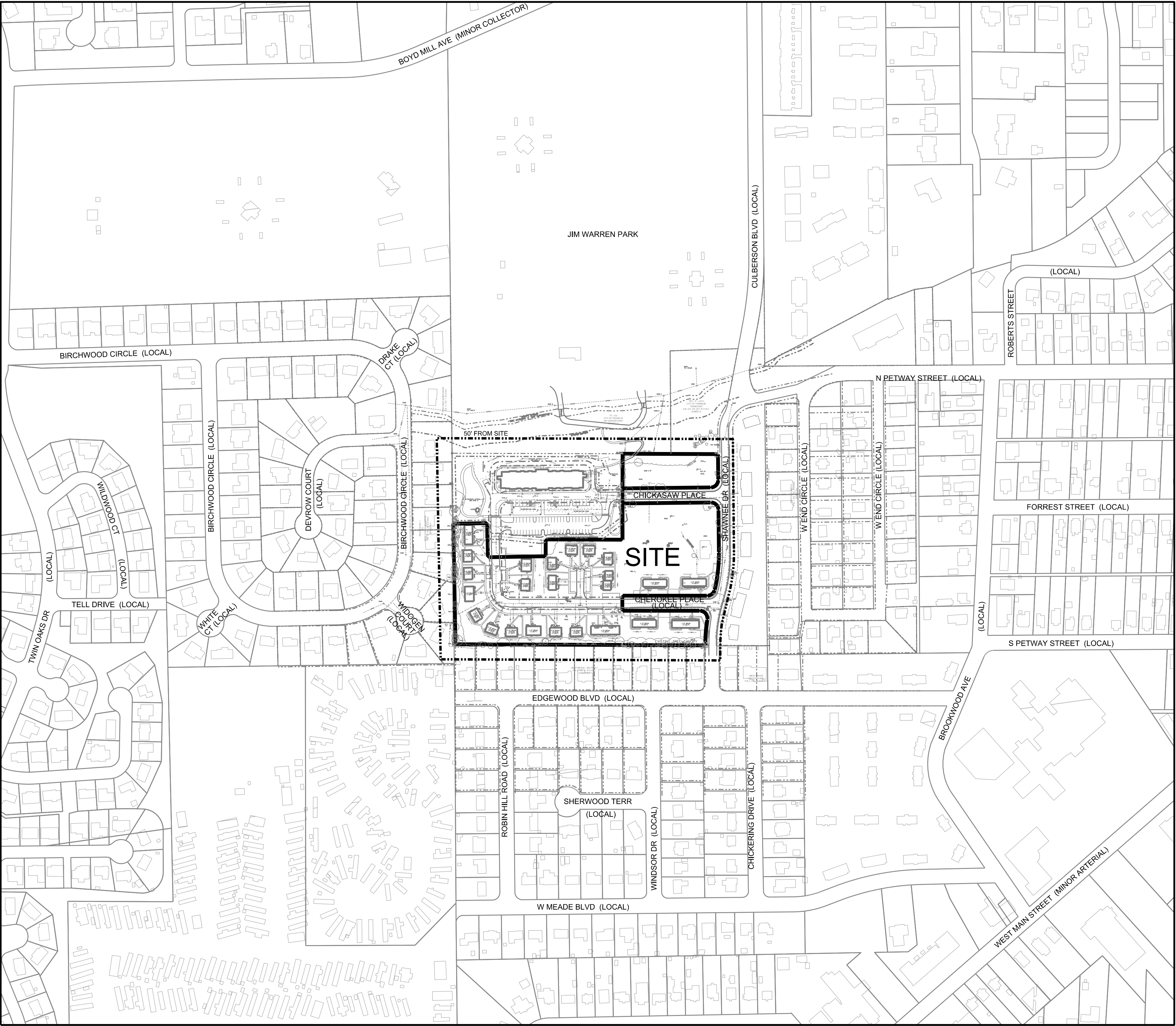
GAS: ATMOS ENERGY MID-SOUTH DIVISION
810 CRESCENT CENTRE DRIVE, #60
FRANKLIN, TN 37064
(615) 771-8300
(888) 286-6700

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

REQUIRED LOCATION REQUEST INFORMATION

NAME OF CALLER
TELEPHONE NUMBER
BEST TIME TO CALL
COUNTY
CITY
STREET ADDRESS
START DATE
TYPE OF WORK
DRAINAGE
WORK BEING DONE BY
WORK BEING DONE FOR

CALL THREE WORKING DAYS BEFORE YOU DIG
1-800-351-1111
IN NASHVILLE: 366-1987
1CALL
Tennessee
SYSTEM INCORPORATED



PARCEL 4.00
GROUP A
TAX MAP 078H

INDEX OF DRAWINGS

C0.0	COVER SHEET
C1.0	EXISTING CONDITIONS PLAN
C2.0	DEVELOPMENT PLAN
C3.0	GRADING & DRAINAGE PLAN
C4.0	ROW & ACCESS PLAN
C4.1	AUTOTURN PLAN
C4.2	AUTOTURN PLAN
C4.3	AUTOTURN PLAN
C4.4	AUTOTURN PLAN
C4.5	AUTOTURN PLAN
C5.0	UTILITY PLAN
C5.1	UTILITY DEMOLITION PLAN
L1.0	TREE PRESERVATION PLAN
L1.1	EXISTING TREE CANOPY AERIAL
L2.0	LANDSCAPE PLAN
L3.0	LANDSCAPE DETAILS
P1.0	SITE LIGHTING PLAN
A1	SITE PLAN & BUILDING BLOCKS
A2	FLOOR PLANS
A3	FLOOR PLANS
A4	ARCHITECTURAL ELEVATIONS - BLDG. M
A5	ARCHITECTURAL ELEVATIONS - BLDG. E
A6	DUMPSTER DETAIL

REQUEST FOR MODIFICATION OF STANDARDS:

MOS #1: Modification of Zoning Ordinance Section 10.1.5 ("Calculation of Minimum Parking") and Section 10.1.6 ("Minimum Parking") to allow the development site to be served by 238 vehicle parking spaces. Based on the current breakdown of residential dwelling units onsite, the unmodified Section 10.1.6 would require a minimum of 256 vehicle parking spaces:

1 Bedroom - 16 @ 1.5 per unit =	24
2 Bedroom - 40 @ 2.5 per unit =	100
3 Bedroom - 38 @ 3.0 per unit =	114
4 Bedroom - 4 @ 3.0 per unit =	12
5 Bedroom - 2 @ 3.0 per unit =	6
Minimum Vehicle Parking Spaces =	256

The site presents significant challenges for parking, as Applicant is unable to utilize parallel parking along Cherokee Place and Chickasaw Place due to insufficient geometry, and stormwater management features have taken up space that otherwise would be dedicated to parking.

Applicant hereby requests a modification of the table entitled "Minimum Parking" in Section 10.1.6, for the row entitled "Duplexes/Multiplexes/Townhouses/Multifamily Residential," to read as follows:

1.5 spaces for a studio
1.5 spaces for a 1 bedroom unit
2.25 spaces for a 2 bedroom unit
2.75 spaces for a 3 bedroom unit
3 spaces for a 4+ bedroom unit

With the approval of MOS #1, the calculation of minimum parking under Sections 10.1.5 and 10.1.6 would be as follows:

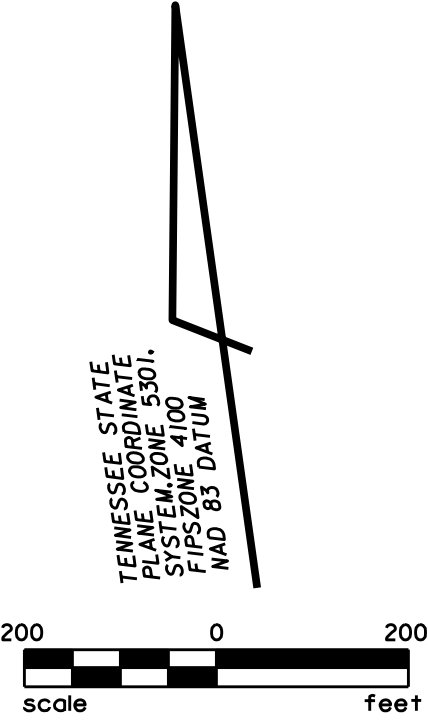
1 Bedroom - 16 @ 1.5 per unit =	24
2 Bedroom - 40 @ 2.25 per unit =	90
3 Bedroom - 38 @ 2.75 per unit =	105
4 Bedroom - 4 @ 3.0 per unit =	12
5 Bedroom - 2 @ 3.0 per unit =	6
Minimum Vehicle Parking Spaces =	237

PARKLAND IMPACT FEE:
100 UNITS PURPOSED
72 EXISTING WITH AN INCREASE OF 28 UNITS
28 UNITS x \$4,304 = \$120,512
FEES ARE DUE AT THE FIRST PLAT

ASSOCIATED PD ZONING ENTITLEMENT REQUEST:

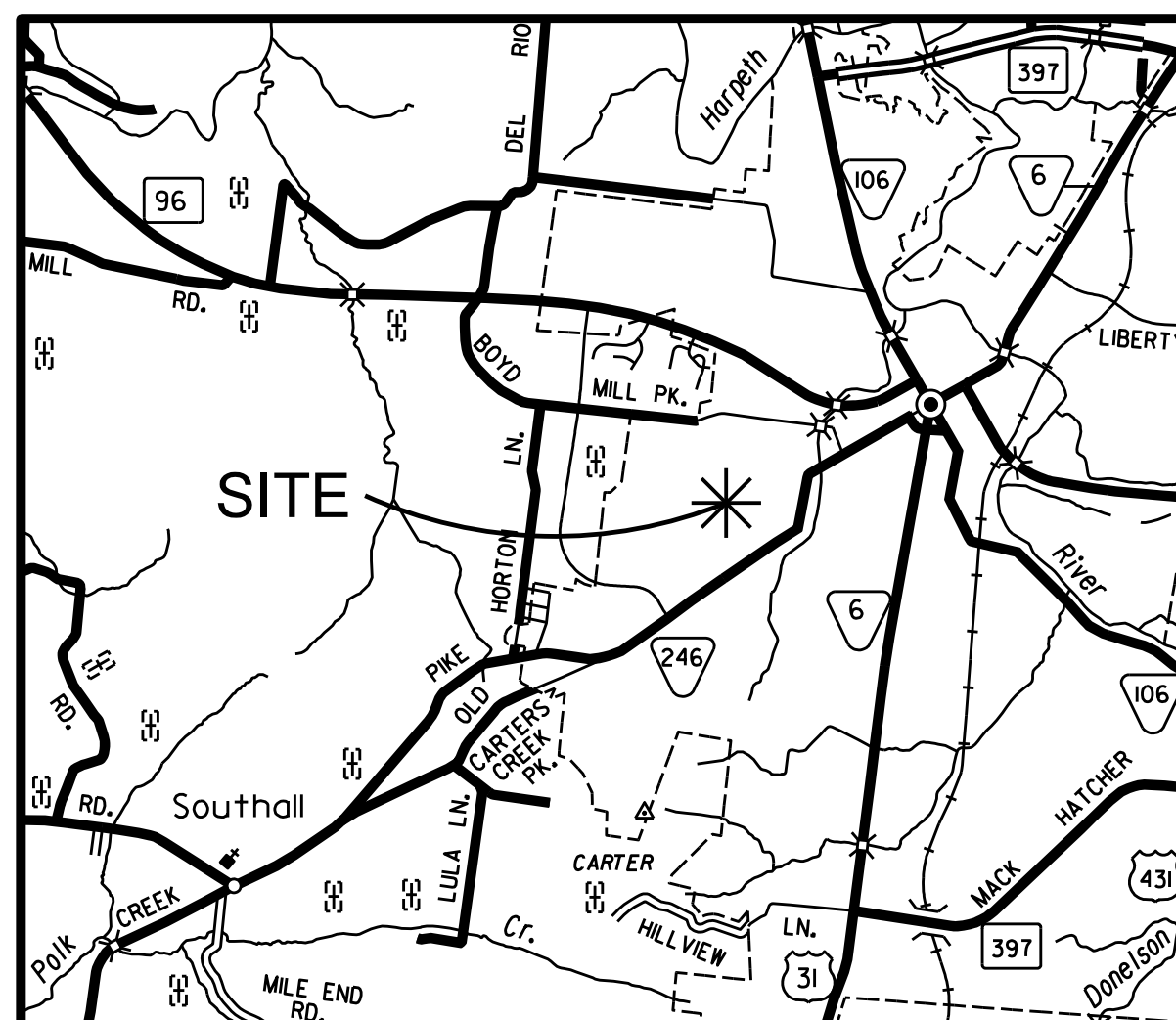
Applicant is submitting a Rezoning Request application reflecting the following:

Existing Zoning District – PD, Planned District, Residential Density 4.75
Proposed Zoning District – PD, Planned District, Residential Density 12.50



JAMES R. GILLESPIE
REGISTERED PROFESSIONAL ENGINEER
AGENCY FOR
TOWNERS
NO. 102250
STATE OF TENNESSEE
08-07-20

COF PROJECT No. _____
J+A PROJECT No. 1716-20
ISSUE DATE: 08.07.20

VICINITY MAP
NOT TO SCALE

EASEMENT LEGEND

--- PUBLIC ACCESS EASEMENT
--- PUBLIC SEWER EASEMENT
--- PUBLIC WATER EASEMENT
--- DRAINAGE EASEMENT

REFERENCE

- (A) 40' PUBLIC ACCESS
PLAT BOOK P69, PAGE 40, R.O.W.C.
- (B) 20' PUBLIC SEWER
PLAT BOOK P69, PAGE 40, R.O.W.C.
- (C) 20' PUBLIC WATER
PLAT BOOK P69, PAGE 40, R.O.W.C.
- (D) 20' PUBLIC DRAINAGE
PLAT BOOK P69, PAGE 40, R.O.W.C.

NOTES

- SITE IS PART OF PARCEL No. 4, GROUP "A" ON TAX MAP 78H, ALSO BEING A PORTION OF LOT 2 OF CHICKASAW PUD SUBDIVISION IN THAT PLAT OF RECORD IN PLAT BOOK P69, PAGE 40, REGISTERS OFFICE FOR WILLIAMSON COUNTY, TENNESSEE.
- OWNER OF RECORD IS FRANKLIN HOUSING AUTHORITY OF RECORD IN DEED BOOKS 127, PAGE 33 AND 198, PAGE 332, REGISTERS OFFICE FOR WILLIAMSON COUNTY, TENNESSEE.
- SITE IS LOCATED IN ZONE "X" (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, ACCORDING TO FEDERAL EMERGENCY MANAGEMENT AGENCY FIRM FLOOD INSURANCE RATE MAP) COMMUNITY PANEL No. 47187C0182G DATED DECEMBER 22, 2016.
- FRANKLIN CORPORATE LIMITS ARE NOT WITHIN A HALF MILE OF SITE.
- CURRENT ZONING IS PD, PLANNED DISTRICT.
- SITE AREA IS 354,914 SQUARE FEET OR 8.15 ACRES, MORE OR LESS.
- UNDERGROUND UTILITY LOCATIONS SHOWN HEREON WERE TAKEN FROM FIELD LOCATION OF VISIBLE ABOVE-GROUND STRUCTURES, PERTINENT UTILITY MAPS AND RECORD DRAWINGS. LOCATIONS SHOULD BE CONSIDERED APPROXIMATE AND UTILITIES SHOULD BE FIELD VERIFIED BY THE PROPER UTILITY AUTHORITY HAVING JURISDICTION OR A PRIVATE UNDERGROUND UTILITY LOCATOR PRIOR TO ANY DIGGING OR GROUND DISTURBANCE ACTIVITIES. UNDERGROUND ELECTRICAL AND COMMUNICATION LINES TO EXISTING UNITS IS NOT SHOWN, SINCE NO RECORD DRAWINGS COULD BE LOCATED.
- EXISTING CONDITIONS ARE BASED ON FIELD-RUN TOPOGRAPHIC SURVEY DEVELOPED BY JAMES + ASSOCIATES PERFORMED IN JULY 2020.

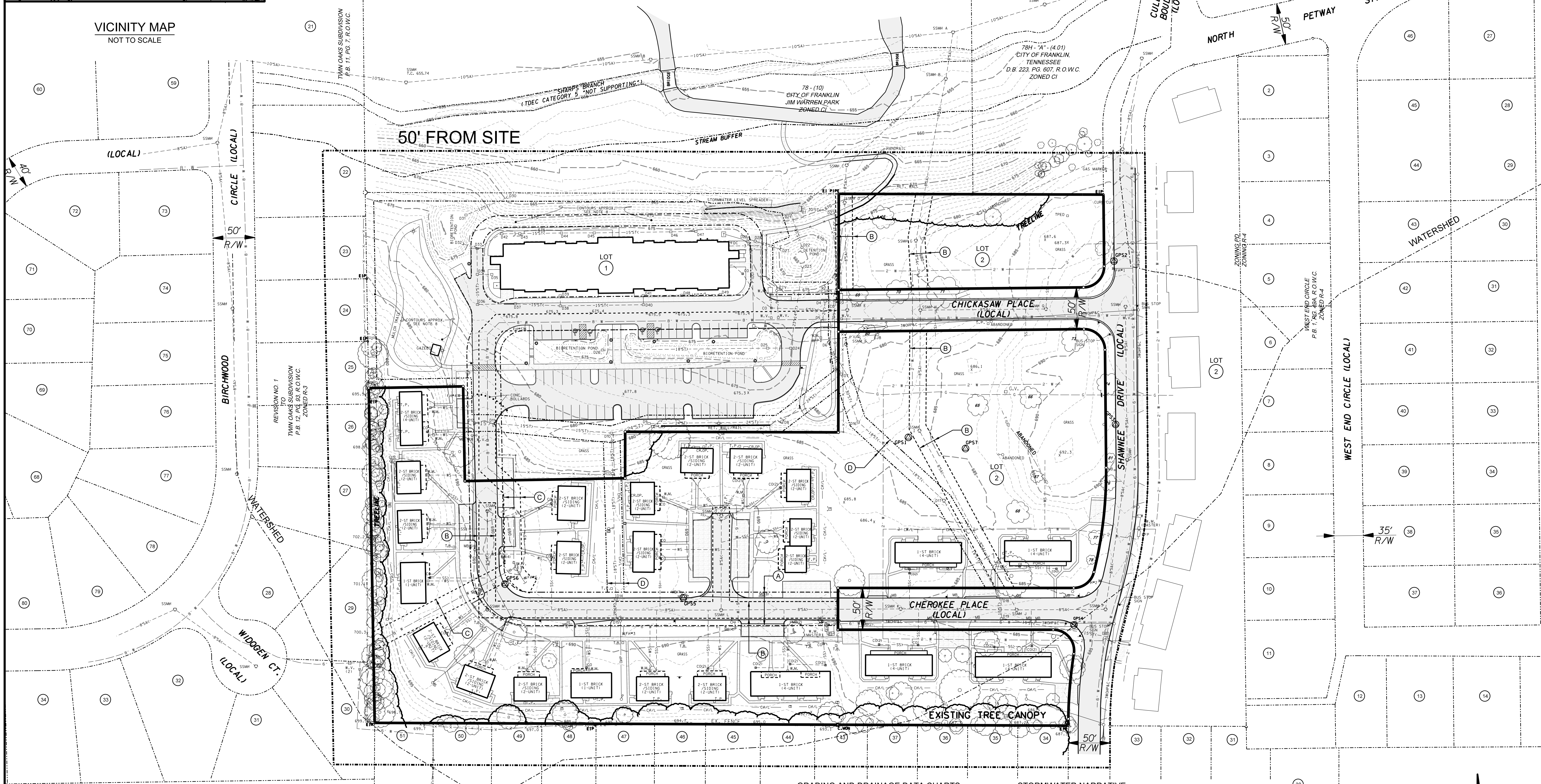
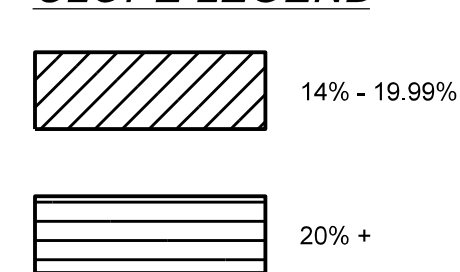
SANITARY SEWER STRUCTURE TABLE				
STRUCTURE NO.	CASTING ELEV.	INVERT IN	INVERT IN	INVERT OUT
*SSMH A	653.20	-	647.45	647.25
*SSMH B	654.00	648.50	647.87	647.67
SSMH C	653.95	-	657.80	657.62
SSMH D	670.76	-	664.79	663.06
SSMH E	676.42	667.88	667.86	667.78
SSMH F	678.33	-	-	668.20
SSMH G	678.82	-	672.59	672.54
**SSMH H	679.40	-	675.14	674.94
SSMH I	684.77	-	677.97	677.94
SSMH J	684.32	681.46	679.20	679.06
SSMH K	686.29	-	682.32	682.27
SSMH L	689.76	683.36	683.41	683.40
SSMH M	689.77	685.57	684.66	684.63
SSMH N	690.06	-	684.81	684.80
SSMH O	690.17	684.40	684.37	684.11
SSMH P	685.48	679.98	679.88	679.75
**SSMH Q	687.73	-	684.00	680.66

* MANHOLES NOT SHOWN, LOCATED DOWNSTREAM / NORTH OF MANHOLE C.

** UNABLE TO REMOVE MANHOLE LID, INVERTS SCALED FROM RECORD DRAWINGS.

STORM SEWER STRUCTURE TABLE					
NO.	CASTING ELEV.	INVERT ELEV.	NO.	CASTING ELEV.	INVERT ELEV.
D1	N/A	664.27	D18	683.51	679.62
D2	671.30	665.60	D19	683.58	680.49
D3	675.70	669.95	D20	684.70	680.35
D4	675.79	670.74	D21	N/A	664.12
D5	675.92	670.31	D22	670.50	664.47
*D6	676.68	671.32	D23	N/A	665.24
D7	677.94	672.37	D24	674.95	665.90
D8	679.82	673.43	D25	673.65	665.55
D9	679.21	674.52	D26	674.73	666.53
D10	678.75	674.50	D27	N/A	669.05
D11	684.84	677.89	*D28	674.32	669.69
D12	684.94	678.61	*D29	674.80	669.76
D13	685.65	676.35	D30	N/A	663.15
D14	687.84	680.99	D31	670.95	663.83
D15	687.77	681.85	D32	N/A	670.92
D16	680.97	677.43	D33	674.93	671.16
D17	683.66	678.66	D34	675.60	671.50

* INVERTS TAKEN FROM RECORD DESIGN DRAWINGS.

SLOPE LEGEND**LEGEND**

--- BOUNDARY LINE	□ T.P.	TELEPHONE PEDESTAL (SEE NOTE 7)	--- S1 ---	SANITARY SEWER CLEANOUT
--- FENCE	□ T.B.	COMMUNICATION BOX (SEE NOTE 7)	--- S2 ---	STORM SEWER / FLOW DIRECTION
--- MAILBOX	□	ELECTRICAL TRANSFORMER (SEE NOTE 7)	--- S3 ---	STORM SEWER MANHOLE (SEE STORM SEWER TABLE)
--- SIGN	□	UTILITY POLE	--- S4 ---	DRAINAGE INLET (SEE STORM SEWER TABLE)
--- CLOTHES LINE	□	UTILITY / LIGHT POLE	--- S5 ---	DRAINAGE ENDWALL (SEE STORM SEWER TABLE)
--- CRAWL SPACE OPENING	□	GUY WIRE	--- S6 ---	INDEX CONTOUR
--- WATER LINE	□	OVERHEAD POWER (SINGLE WIRE)	--- S7 ---	INTERVAL CONTOUR
--- WATER SERVICE	□	3 WIRE OVERHEAD POWER & COMMUNICATION	--- S8 ---	SPOT ELEVATION
□ W.M.	□	GAS VALVE	--- S9 ---	ASPHALT AREA
□ W.V.	□	SANITARY SEWER WITH FLOW DIRECTION	--- S10 ---	CONCRETE AREA
□	□	SEWER SERVICE WITH FLOW DIRECTION	--- S11 ---	TREE
--- (U) ---	□	SANITARY SEWER MANHOLE (SEE SANITARY TABLE)	--- S12 ---	

GRADING AND DRAINAGE DATA CHARTS

- SITE ANALYSIS AREA: 9.2 +/- ACRES
- IMPERVIOUS AREA: 2.73 ACRES
- DISTURBED AREA: N/A
- RV VALUE: 0.40
- PEAK FLOW RUNOFF (ACTUAL CONDITIONS)
 - 2 YEAR: 14.40 CFS
 - 5 YEAR: 21.70 CFS
 - 10 YEAR: 28.00 CFS
 - 25 YEAR: 37.40 CFS
 - 50 YEAR: 45.40 CFS
 - 100 YEAR: 53.90 CFS

STORMWATER NARRATIVE

THE EXISTING PROJECT SITE IS APPROXIMATELY 9 ACRES IN SIZE AND CONSISTS OF MULTIPLE HOUSING UNITS. THE CURRENT SITE COVERAGE CONSISTS OF OPEN TURF GRASS MEADOWS, EXISTING ROADWAYS, SIDEWALKS, AND SMALL PARKING AREAS ADJACENT TO THE HOUSING UNITS. THE SOIL TYPE OF THE SITE RANGES FROM HYDROLOGIC A SOILS TO HYDROLOGIC C SOILS, AND THE NATIVE VEGETATION APPEARS TO BE IN GOOD CONDITION OVERALL. THE SITE IS PART OF A LARGER DRAINAGE BASIN CONTAINING APPROXIMATELY 14.6 ACRES. THIS DRAINAGE BASIN CONTAINS SMALLER SUB-BASINS, AND THE MAIN BASIN OUTFALL IS AT SHARPS BRANCH LOCATED TO THE NORTH OF THE PROPOSED DEVELOPMENT. DRAINAGE FROM THE OVERALL BASIN MAKES ITS WAY TO SHARPS BRANCH BY WAY OF OVERLAND AND SHEET FLOW, STREET GUTTER FLOW, AND EXISTING STORM SEWER NETWORKS. THIS EXISTING DRAINAGE EXISTS THE SITE PRIMARILY BY WAY OF A STORM SEWER LINE WHICH DISCHARGES AT A NEW LEVEL SPREADER COMPLETED WITH THE CHICKASAW DEVELOPMENT. THIS TRUNK LINE IS A 30 INCH DIAMETER RCP, AND FLOW FROM THE DEVELOPMENT IS CAPTURED BY WAY OF TWO NETWORK BRANCHES THAT FLOW 1) SOUTH TO NORTH THROUGH THE CENTER OF THE SITE AND 2) WEST TO EAST THROUGH THE CENTER OF THE SITE ALONG THE CHICKASAW DEVELOPMENT BOUNDARY. AFTER THIS 30 INCH TRUNK LINE DISCHARGES TO THE LEVEL SPREADER FLOW TRAVELS NORTH TO SHARPS BRANCH TO THE ABOVE MENTIONED PRIMARY OUTFALL. THE STORMWATER RUNOFF FROM THE EXISTING DEVELOPMENT IS NOT TREATED OR DETAINED IN ANYWAY PRIOR TO EXITING THE SITE.

COF PROJECT NO. _____

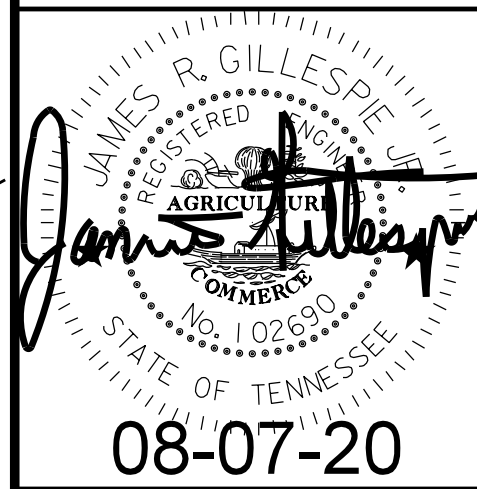
EXISTING CONDITIONS PLAN

DEVELOPMENT PLAN
CHEROKEE PLACE PLANNED UNIT DEVELOPMENT
CHEROKEE PLACE @ SHAWNEE DRIVE
FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

DR.	CHK.	DATE	DESCRIPTION
TEAM	JRG	07-24-20	PRE-APPLICATION SUBMITTAL
TEAM	JRG	08-07-20	DEVELOPMENT PLANS SUBMITTAL

C1.0

FILE NO. 1716-20



One Vantage Way, Suite E-220 • Nashville, Tennessee 37228-95 • 615/726/4148
Engineers
Planners and
Computer Applications
JAMES + ASSOCIATES, INC.

SITE DATA CHART
PROJECT NAME: CHEROKEE PLANNED UNIT DEVELOPMENT
PROJECT #:
ADDRESS: 1101 SHAWNEE DRIVE, FRANKLIN, TENNESSEE, 37064
PARCEL(S): 078H A 00400, 00009078H
ACREAGE/SQUARE FOOTAGE OF SITE: 8.15 ACRES/354,914 SF
VESTING (DATE DEVELOPMENT FIRST BECAME VESTED, IF A REVISION): N/A

REGULATIONS:
BASE ZONING: PD 4.75
PROPOSED ZONING: PD 12.50
OVERLAY ZONING: N/A
BUILDING TYPES APPLIED: MULTIFAMILY
FRONTAGE TYPES APPLIED: URBAN LANDSCAPE FRONTAGE
LOT WIDTH (RESIDENTIAL): N/A
LOT SIZE (RESIDENTIAL): N/A
SET BACKS:
FRONT YARD: 5 FT. FROM BACK OF CURB
SIDE YARD: 10 FT. FROM PROPERTY LINE
REAR YARD: 10 FT. FROM PROPERTY LINE
DWELLING UNIT COUNT, BY TYPE:
1 BEDROOM UNIT = 16
2 BEDROOM UNIT = 40
3 BEDROOM UNIT = 38
4 BEDROOM UNIT = 4
5 BEDROOM UNIT = 2
COMMERCIAL SF, BY USE: N/A
HOTEL KEYS: N/A
BUILDING HEIGHT RANGE: 29'-4" TO 36'-6" MAX.
MINIMUM LANDSCAPE SURFACE AREA: 20%
OPEN SPACE SF REQUIRED: 17,751 S.F. (5%)
NATURAL AREA SF REQUIRED: 35,501 S.F. (ADDITIONAL 10%)
TREE CANOPY RETENTION ACREAGE: 0.173 AC.
PARKING REQUIRED, BY USE: 256 SPACES
PARKING PROVIDED, BY USE: 237 SPACES
HISTORIC RESOURCE TREATMENT (Y/N): N

COMPLIANCE WITH THE OBJECTIVES OF "ENVISION FRANKLIN"

GUIDING PRINCIPLES: THIS DEVELOPMENT PLAN IS CONSISTENT WITH ENVISION FRANKLIN'S GOAL OF CREATING EXCEPTIONAL PLACES FOR CITIZENS WHILE PRESERVING THE CITY'S UNIQUE IDENTITY AND CHARACTER.
MANAGED GROWTH: DENSITY IS ONLY INCREASING SLIGHTLY AND IS SUPPORTED BY IMPROVEMENTS TO THE CITY UTILITY INFRASTRUCTURE ONSITE.
ECONOMIC VITALITY: THE DEVELOPMENT WILL INCREASE THE AMOUNT OF AFFORDABLE AND LOW-INCOME HOUSING IN THE CITY.
VIBRANT NEIGHBORHOODS: BUILDINGS ON THE DEVELOPMENT SITE ARE BEING DESIGNED TO BE VISUALLY APPEALING. COMMUNITY FACILITIES ARE BEING MADE AVAILABLE AND ACCESSIBLE TO RESIDENTS.
HISTORIC PRESERVATION: THE DEVELOPMENT SITE DOES NOT LIE WITHIN A HISTORIC DISTRICT AND DOES NOT CONTAIN ANY SITES ELIGIBLE FOR INCLUSION ON THE NATIONAL REGISTER OF HISTORIC PLACES.
NATURAL BEAUTY: THE DEVELOPMENT WILL COMPLY WITH ZONING ORDINANCE REQUIREMENTS REGARDING LANDSCAPING, TREE CANOPY, NATURAL AREA, AND OPEN SPACE. THERE ARE NO SCENIC VISTAS OR VIEWSHEDS TO PRESERVE ONSITE.
EXCEPTIONAL DESIGN: BUILDINGS WILL BE COMPOSED OF HIGH-QUALITY MATERIALS AND WILL FRONT THE STREET. OPEN SPACE AND NATURAL AREA ARE BEING SET ASIDE FOR PUBLIC GATHERING AND PASSIVE ENJOYMENT.
CONNECTED COMMUNITY: THE DEVELOPMENT LIES ADJACENT TO AN EXISTING PUBLIC TRANSIT NETWORK. BICYCLE PARKING IS PROVIDED, AND A PEDESTRIAN CIRCULATION SYSTEM CONNECTS THE BUILDINGS AND OPEN SPACE IN THE DEVELOPMENT.
CONTEXT-RESPONSIVE INFILL: AS A "TRANSITIONAL AREA" INFILL (PER APPENDIX E), THE REDEVELOPMENT OF THE DEVELOPMENT SITE WILL SERVE TO ENHANCE COMMUNITY CHARACTER, WITH NEW, WELL-DESIGNED BUILDINGS AND LANDSCAPING THAT ARE AN IMPROVEMENT OVER THE EXISTING SITE.
CHARACTER AREA: ACCORDING TO APPENDIX B OF ENVISION FRANKLIN, THE DEVELOPMENT SITE LIES WITHIN THE CENTRAL FRANKLIN CHARACTER AREA. THE DEVELOPMENT DOES NOT LIE WITHIN THE CENTRAL FRANKLIN OVERLAY DISTRICT.
SPECIAL AREA: THE DEVELOPMENT SITE DOES NOT LIE WITHIN A "SPECIAL AREA".
DESIGN CONCEPTS: THE DEVELOPMENT WILL BE A MIXED RESIDENTIAL NEIGHBORHOOD COMPOSED PRIMARILY OF MULTIFAMILY BUILDINGS, WHICH IS CONSISTENT WITH THE "MIXED RESIDENTIAL" DESIGNATION SHOWN IN APPENDIX F, FIGURE F.2 ("CORRIDOR CHARACTER MAP") OF ENVISION FRANKLIN. THE DEVELOPMENT HAS BEEN DESIGNED TO BE WALKABLE FOR RESIDENTS. OPEN SPACE AND NATURAL AREA HAVE BEEN SET ASIDE, AND LANDSCAPING HAS BEEN INCLUDED THROUGHOUT, IN ORDER TO ENHANCE THE NEIGHBORHOOD FEEL OF THE DEVELOPMENT. A BUFFER IN TRANSITION ZONE 1 ADJACENT TO THE SOUTHERN AND WESTERN BOUNDARIES HELPS WITH STREAMLINING THE DEVELOPMENT SITE INTO THE EXISTING ADJACENT RESIDENTIAL AREAS.

PARKING REQUIRED
ZONING ORDINANCE TABLE 10.1.6
RESIDENTIAL MULTI-FAMILY
1 BEDROOM - 16 @ 1.5 PER UNIT = 24
2 BEDROOM - 40 @ 2.5 PER UNIT = 100
3 BEDROOM - 38 @ 3.0 PER UNIT = 114
4 BEDROOM - 4 @ 3.0 PER UNIT = 12
5 BEDROOM - 2 @ 3.0 PER UNIT = 6
TOTAL REQUIRED = 256
TOTAL PROVIDED = 237

13 BUILDING TYPES
21 BUILDINGS TOTAL
1 MAINTENANCE BUILDING
1 BEDROOM UNIT = 16
2 BEDROOM UNIT = 40
3 BEDROOM UNIT = 38
4 BEDROOM UNIT = 4
5 BEDROOM UNIT = 2
TOTAL UNITS = 100
URBAN LANDSCAPE FRONTAGE

POCKET PARK 1
SIZE PROVIDED: 22,311 SF / 0.512 ACRES
AMENITIES: WALKING TRAIL; BENCHES
POCKET PARK 2
SIZE PROVIDED: 3,409 SF / 0.078 ACRES
AMENITIES: PLAYGROUND EQUIPMENT; SEATING AREA
POCKET PARK 3
SIZE PROVIDED: 1,793 SF / 0.041 ACRES
AMENITIES: BENCHES
POCKET PARK 4
SIZE PROVIDED: 2,506 SF / 0.058 ACRES
AMENITIES: GAZEBO; BENCHES

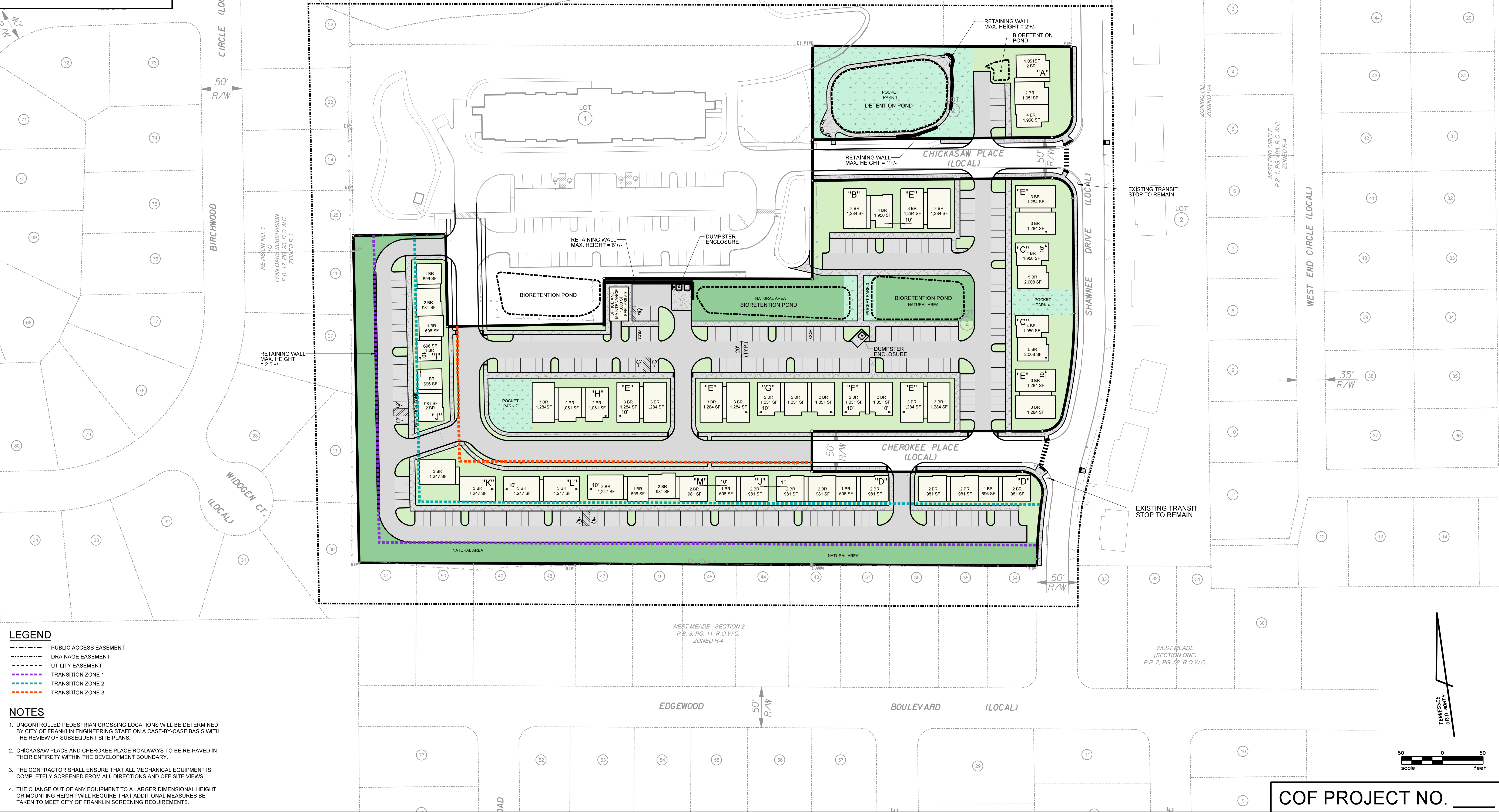
TOTAL SITE ACREAGE 8.15 ACRES
TOTAL HOUSING UNITS 100 UNITS
PROPOSED DENSITY 12.27 UNITS PER ACRE

STATEMENT OF IMPACTS:

THE NEW DEVELOPMENT ONLY REPRESENTS A NET INCREASE OF 28 DWELLING UNITS OVER THE PREVIOUS DEVELOPMENT LOCATED ONSITE. BECAUSE THIS INCREASE IN UNITS IS LIMITED IN SIZE, THE IMPACT ON POLICE, FIRE, SOLID WASTE, AND PUBLIC RECREATIONAL FACILITIES WILL BE RELATIVELY SMALL. THE PUBLIC STREETS ABUTTING THE DEVELOPMENT SITE (CHICKASAW PLACE, CHICKASAW PLACE, AND SHAWNEE DRIVE) ARE REMAINING BASICALLY UNCHANGED, SO POLICE AND FIRE ACCESSIBILITY WILL REMAIN THE SAME. THERE WILL BE A FEW MORE BUILDINGS FOR POLICE AND FIRE TO SERVICE ONSITE, BUT ONLY A LIMITED INCREASE. LIKEWISE, THE NET INCREASE OF 28 UNITS WILL NOT SIGNIFICANTLY IMPACT SOLID WASTE, AND DUMPSTERS LOCATED ONSITE WILL SERVE RESIDENTS. THE DEVELOPMENT WILL HAVE ITS OWN PRIVATE POCKET PARKS, WHICH WILL ALLEVIATE THE POTENTIAL IMPACTS ON PUBLIC PARKS SUCH AS JIM WARREN PARK.

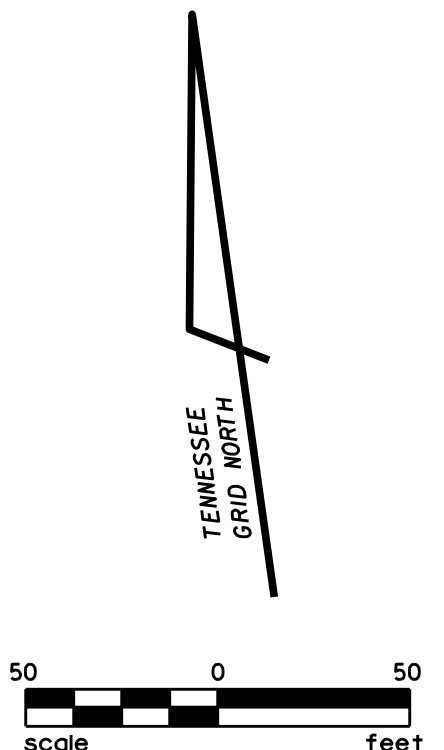
OPEN SPACE PROVIDED: 30,019 S.F.
NATURAL AREA PROVIDED: 49,228 S.F.

50' FROM SITE



- LEGEND**
- PUBLIC ACCESS EASEMENT
 - DRAINAGE EASEMENT
 - UTILITY EASEMENT
 - TRANSITION ZONE 1
 - TRANSITION ZONE 2
 - TRANSITION ZONE 3

- NOTES**
- UNCONTROLLED PEDESTRIAN CROSSING LOCATIONS WILL BE DETERMINED BY CITY OF FRANKLIN ENGINEERING STAFF ON A CASE-BY-CASE BASIS WITH THE REVIEW OF SUBSEQUENT SITE PLANS.
 - CHICKASAW PLACE AND CHEROKEE PLACE ROADWAYS TO BE RE-PAVED IN THEIR ENTIRETY WITHIN THE DEVELOPMENT BOUNDARY.
 - THE CONTRACTOR SHALL ENSURE THAT ALL MECHANICAL EQUIPMENT IS COMPLETELY SCREENED FROM ALL DIRECTIONS AND OFF SITE VIEWS.
 - THE CHANGE OUT OF ANY EQUIPMENT TO A LARGER DIMENSIONAL HEIGHT OR MOUNTING HEIGHT WILL REQUIRE THAT ADDITIONAL MEASURES BE TAKEN TO MEET CITY OF FRANKLIN SCREENING REQUIREMENTS.



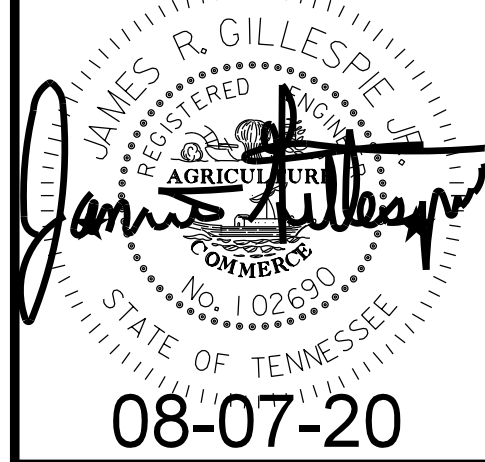
COF PROJECT NO. _____

DEVELOPMENT PLAN

DEVELOPMENT PLAN
CHEROKEE PLACE PLANNED UNIT DEVELOPMENT
CHICKASAW PLACE @ SHAWNEE DRIVE
FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

DR	CHK	DATE	DESCRIPTION
TEAM	JRG	07-24-20	PRE-APPLICATION SUBMITTAL
TEAM	JRG	08-07-20	DEVELOPMENT PLANS SUBMITTAL

C2.0
FILE NO. 1716-20



JAMES + ASSOCIATES, INC.
Engineers
Planners and
Computer Applications
One Vantage Way, Suite E-220 • Nashville, Tennessee 37228-955 • 615/726/4148

CONDITIONS OF APPROVAL:

Open Issues: 6 These issues are currently being filtered

Addressing

General Issues**57. Addressing**

lori.jarosz@franklintn.gov Start looking at 2 to 3 street names before site plan approval. Please submit street names to lori.jarosz@franklintn.gov
[Edited By Lori Jarosz]

FIRE--Planning

General Issues**14. Flow Test**

curt.edelmann@franklintn.gov Insufficient water supply will be addressed at site plan and will not hold-up approval of the development plan. This comment will remain open to remind future reviewers that this issue must be addressed.

Parks

General Issues**1. Parkland Impact Fee**

kevinl@franklintn.gov Law has this agreement under review.

Planning

General Issues**41. PUD Boundaries**

joseph.bryan@franklintn.gov Comment to remain open. Final approval of this development plan is dependent on approval of the revised development plan for the Chickasaw PUD.

58. Modification of Standards

joseph.bryan@franklintn.gov Based on the information provided, Staff is able to support the Modification Of Standards for the reduced parking requirements and foundation height for non-multifamily buildings.

Ultimate approval of the two MOS requests is made by the Board of Mayor and Aldermen.

FHA_PRE APP_SUBMITTAL_07-24-20.pdf**42. Architecture**

joseph.bryan@franklintn.gov See comment related to MOS requests.

Applicant shall additional detailing on the elevations as described above and in the Zoning Ordinance.

DEVELOPMENT PLAN

CHEROKEE PLACE PLANNED UNIT DEVELOPMENT

FRANKLIN HOUSING AUTHORITY
CHEROKEE PLACE @ 1101 SHAWNEE DRIVE
FOURTH ALDERMANIC WARD
FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

OWNER

FRANKLIN HOUSING AUTHORITY
200 SPRING STREET
FRANKLIN, TN 37064
(615) 794-1247
CONTACT: DERWIN JACKSON
EMAIL: djackson@franklinhousingauthority.com

CIVIL ENGINEER / APPLICANT

JAMES + ASSOCIATES, INC.
ONE VANTAGE WAY
SUITE E-220
NASHVILLE, TN 37228
(615) 726-4848
CONTACT: R. DARRELL JAMES, P.E.
EMAIL: darrell.james@jamesplus.net

ARCHITECT

NICKLE ARCHITECTS, PLLC
1612 17TH AVENUE SOUTH
NASHVILLE, TN 37212
(615) 269-3130
CONTACT: JAMES D. NICKLE, AIA
EMAIL: jnickle@nicklearchitects.com

FRANKLIN, TN UTILITIES

WATER: FRANKLIN WATER & SEWER
124 LUMBER DRIVE
FRANKLIN, TN 37064
(615) 794-4554

SEWER: FRANKLIN WATER & SEWER
124 LUMBER DRIVE
FRANKLIN, TN 37064
(615) 794-4554

ELECTRIC: M.T.E.M.C.
2156 EDWARD CURD LANE
FRANKLIN, TN 37067
(615) 794-3561

GAS: ATMOS ENERGY MID-SOUTH DIVISION
810 CRESCENT CENTRE DRIVE, #60
FRANKLIN, TN 37064
(615) 771-8300
(888) 286-6700

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

ASSOCIATED PD ZONING ENTITLEMENT REQUEST:
Applicant is submitting a Rezoning Request application reflecting the following:

Existing Zoning District – PD, Planned District, Residential Density 4.75
Proposed Zoning District – PD, Planned District, Residential Density 12.27

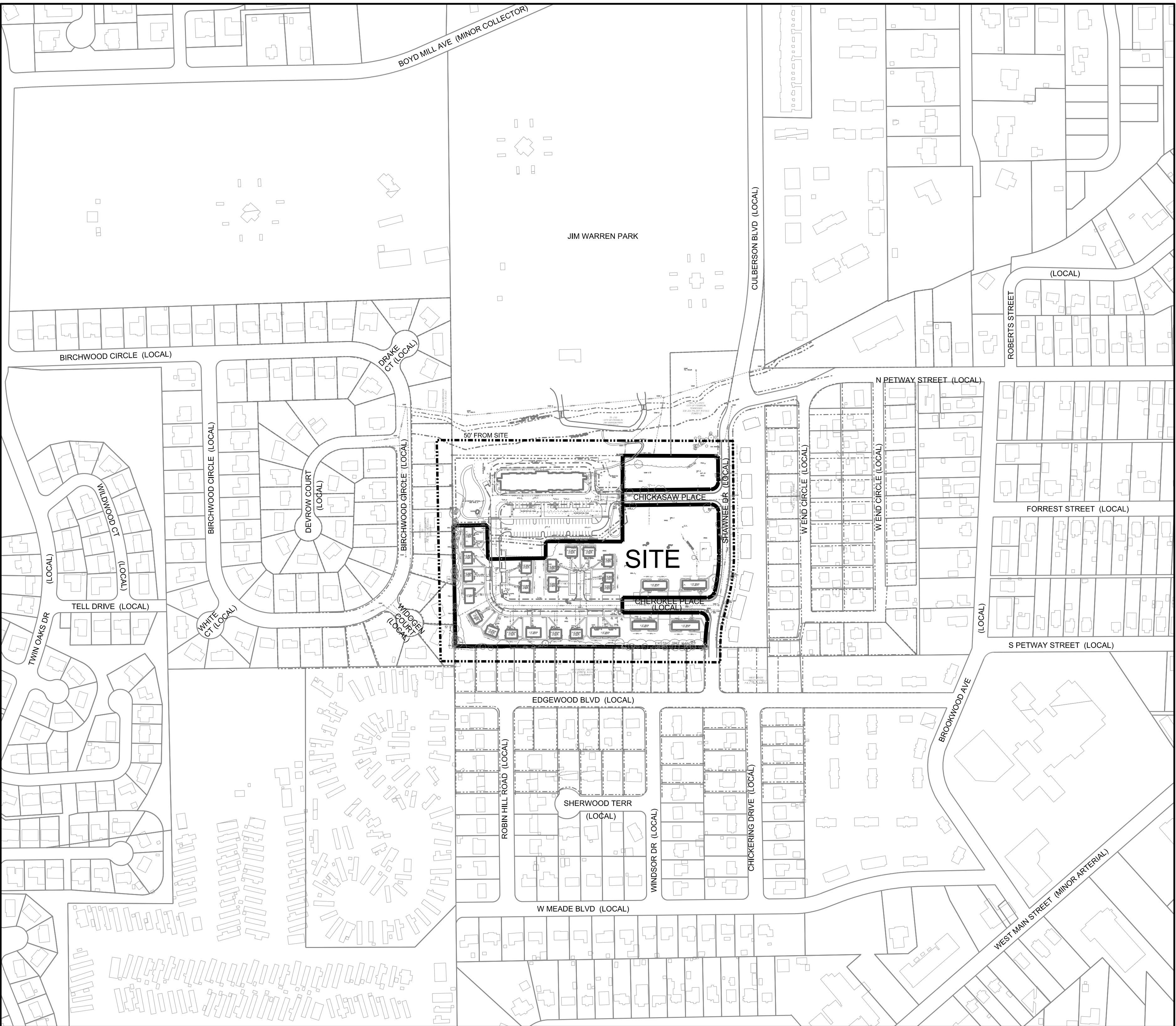
PARKLAND IMPACT FEE:
100 UNITS PURPOSED
72 EXISTING WITH AN INCREASE OF 28 UNITS
28 UNITS x \$4,304 = \$120,512
FEES ARE DUE AT THE FIRST PLAT

LANDSCAPE ARCHITECT

CUMBERLAND LANDESIGN, INC.
104 LEEWARD POINT
HENDERSONVILLE, TN 37075
(615) 333-4636
CONTACT: ROBERT BRIAN WRAY, ASLA
EMAIL: cumberlanddesign@bellsouth.net

ELECTRICAL ENGINEER

OLIVER-LITTLE-GIPSON ENGINEERING, INC.
301 INDUSTRIAL BLVD.
TULLAHOMA, TN 37388
(931) 454-9940
CONTACT: TONY GIPSON, PE
EMAIL: adgipson@olgengineering.com



PARCEL 4.00
GROUP A
TAX MAP 078H

INDEX OF DRAWINGS

C0.0	COVER SHEET	L1.0	TREE PRESERVATION PLAN
C1.0	EXISTING CONDITIONS PLAN	L1.1	EXISTING TREE CANOPY AERIAL
C2.0	DEVELOPMENT PLAN	L2.0	LANDSCAPE PLAN
C3.0	GRADING & DRAINAGE PLAN	L3.0	LANDSCAPE DETAILS
C4.0	ROW & ACCESS PLAN	P1.0	SITE LIGHTING PLAN
C4.1	AUTOTURN PLAN	A1	SITE PLAN & BUILDING BLOCKS
C4.2	AUTOTURN PLAN	A2	FLOOR PLANS
C4.3	AUTOTURN PLAN	A3	FLOOR PLANS
C4.4	AUTOTURN PLAN	A4	ARCHITECTURAL ELEVATIONS - BLDG. M
C4.5	AUTOTURN PLAN	A5	ARCHITECTURAL ELEVATIONS - BLDG. E
C5.0	UTILITY PLAN	A6	DUMPSTER DETAIL
C5.1	UTILITY DEMOLITION PLAN		

REQUEST FOR MODIFICATION OF STANDARDS:

MOS #1: Modification of Zoning Ordinance Section 10.1.5 ("Calculation of Minimum Parking") and Section 10.1.6 ("Minimum Parking") to allow the development site to be served by 238 vehicle parking spaces. Based on the current breakdown of residential dwelling units onsite, the unmodified Section 10.1.6 would require a minimum of 256 vehicle parking spaces:

1 Bedroom - 16 @ 1.5 per unit =	24
2 Bedroom - 40 @ 2.5 per unit =	100
3 Bedroom - 38 @ 3.0 per unit =	114
4 Bedroom - 4 @ 3.0 per unit =	12
5 Bedroom - 2 @ 3.0 per unit =	6
Minimum Vehicle Parking Spaces =	256

The site presents significant challenges for parking, as Applicant is unable to utilize parallel parking along Cherokee Place and Chickasaw Place due to insufficient geometry, and stormwater management features have taken up space that otherwise would be dedicated to parking.

Applicant hereby requests a modification of the table entitled "Minimum Parking" in Section 10.1.6, for the row entitled "Duplexes/Multiplexes/Townhouses/Multifamily Residential," to read as follows:

1.5 spaces for a studio
1.5 spaces for a 1 bedroom unit
2.25 spaces for a 2 bedroom unit
2.75 spaces for a 3 bedroom unit
3 spaces for a 4+ bedroom unit

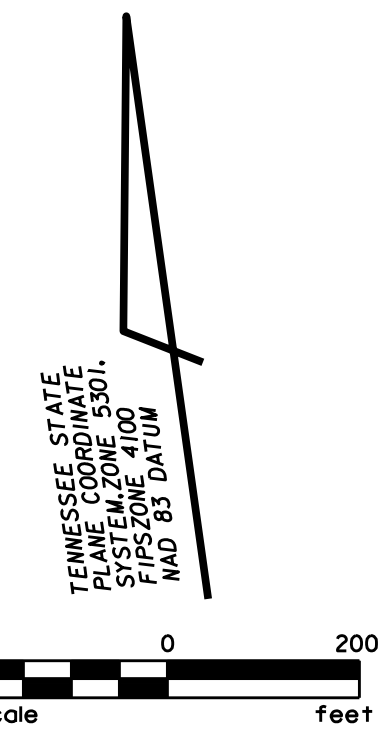
With the approval of MOS #1, the calculation of minimum parking under Sections 10.1.5 and 10.1.6 would be as follows:

1 Bedroom - 16 @ 1.5 per unit =	24
2 Bedroom - 40 @ 2.25 per unit =	90
3 Bedroom - 38 @ 2.75 per unit =	105
4 Bedroom - 4 @ 3.0 per unit =	12
5 Bedroom - 2 @ 3.0 per unit =	6
Minimum Vehicle Parking Spaces =	237

MOS #2: Modification of Zoning Ordinance Section 6.6 ("Building Types: Townhouse") to remove, for non-multifamily buildings (containing fewer than 5 units per building), the requirement that the finished floor elevation must be a minimum of 18 inches above grade at front façade.

In order to serve the Franklin community and to comply with applicable regulations, Franklin Housing Authority (FHA) must provide a minimum number of accessible units and adaptable units. With accessibility requirements in mind, it would be a substantial burden for FHA to provide 18-inch minimum foundations for non-multifamily buildings, as this would require constructing complex ramps in order to make these units accessible or adaptable. Removing the requirement to provide these 18-inch minimum foundations would better enable FHA to serve its residents and the Franklin community.

Applicant hereby requests a modification of Zoning Ordinance Section 6.6, Subsection "Foundations, Porches, and Stoops" by deleting the words "Finished Floor Elevation: Minimum 18 inches above grade at front façade" and thereby removing the requirement to provide the same.



10-01-20

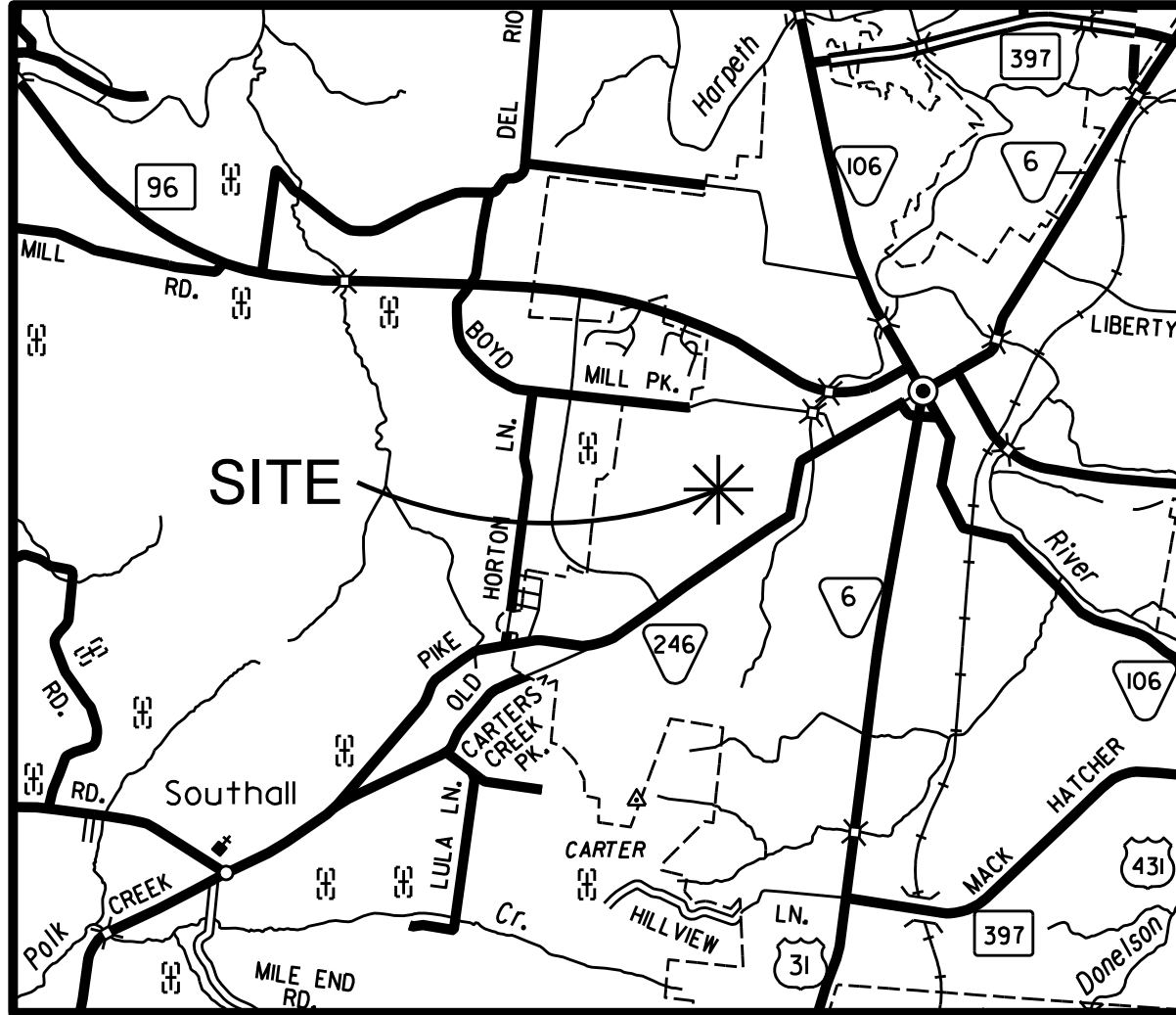
COF PROJECT No. 7313
J+A PROJECT No. 1716-20
ISSUE DATE: 08.07.20
RESUBMITTAL: 10.01.20

One Vantage Way, Suite E-220 Nashville, Tennessee 37228-155 615/726/4848
Engineers
Planners and
Computer Applications
JAMES + ASSOCIATES, INC.

REQUIRED LOCATION
REQUEST INFORMATION

NAME OF CALLER
TELEPHONE NUMBER
BEST TIME TO CALL
COUNTY
CITY
STREET ADDRESS
START DATE START TIME
TYPE OF WORK
DRAINAGE
WORK BEING DONE BY
WORK BEING DONE FOR

CALL THREE WORKING DAYS
BEFORE YOU DIG
1-800-351-1111
IN NASHVILLE : 366-1987
4 CALL
TENNESSEE
SYSTEM INCORPORATED



VICINITY MAP
NOT TO SCALE

- EASEMENT LEGEND**
- PUBLIC ACCESS EASEMENT
 - PUBLIC SEWER EASEMENT
 - PUBLIC WATER EASEMENT
 - DRAINAGE EASEMENT
- REFERENCE**
- (A) 40' PUBLIC ACCESS PLAT BOOK P69, PAGE 40, R.O.W.C.
 - (B) 20' PUBLIC SEWER PLAT BOOK P69, PAGE 40, R.O.W.C.
 - (C) 20' PUBLIC WATER PLAT BOOK P69, PAGE 40, R.O.W.C.
 - (D) 20' PUBLIC DRAINAGE PLAT BOOK P69, PAGE 40, R.O.W.C.

NOTES

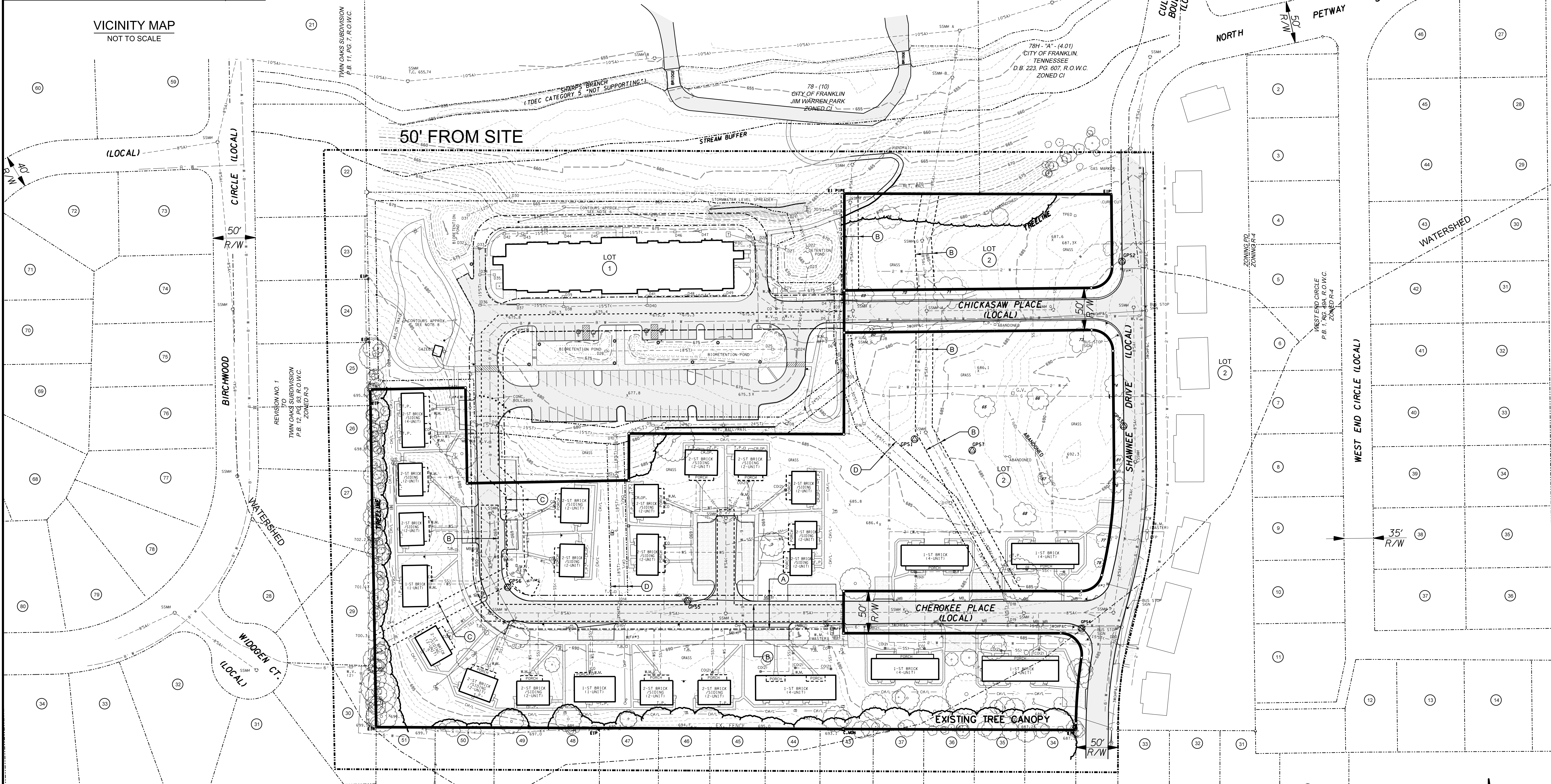
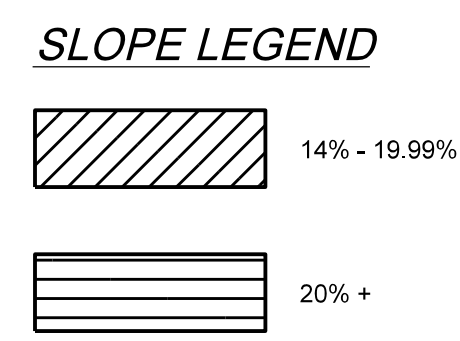
- SITE IS PART OF PARCEL No. 4, GROUP "A" ON TAX MAP 78H, ALSO BEING A PORTION OF LOT 2 OF CHICKASAW PUD SUBDIVISION IN THAT PLAT OF RECORD IN PLAT BOOK P69, PAGE 40, REGISTERS OFFICE FOR WILLIAMSON COUNTY, TENNESSEE.
- OWNER OF RECORD IS FRANKLIN HOUSING AUTHORITY OF RECORD IN DEED BOOKS 127, PAGE 33 AND 108, PAGE 332, REGISTERS OFFICE FOR WILLIAMSON COUNTY, TENNESSEE.
- SITE IS LOCATED IN ZONE "X" (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN), ACCORDING TO FEDERAL EMERGENCY MANAGEMENT AGENCY FIRM FLOOD INSURANCE RATE MAP) COMMUNITY PANEL No. 47187C0182G DATED DECEMBER 22, 2016.
- FRANKLIN CORPORATE LIMITS ARE NOT WITHIN A HALF MILE OF SITE.
- CURRENT ZONING IS PD, PLANNED DISTRICT.
- SITE AREA IS 354,914 SQUARE FEET OR 8.15 ACRES, MORE OR LESS.
- UNDERGROUND UTILITY LOCATIONS SHOWN HEREON WERE TAKEN FROM FIELD LOCATION OF VISIBLE ABOVE-GROUND STRUCTURES, PERTINENT UTILITY MAPS AND RECORD DRAWINGS. LOCATIONS SHOULD BE CONSIDERED APPROXIMATE AND UTILITIES SHOULD BE FIELD VERIFIED BY THE PROPER UTILITY AUTHORITY HAVING JURISDICTION OR A PRIVATE UNDERGROUND UTILITY LOCATOR PRIOR TO ANY DIGGING OR GROUND DISTURBANCE ACTIVITIES. UNDERGROUND ELECTRICAL AND COMMUNICATION LINES TO EXISTING UNITS IS NOT SHOWN, SINCE NO RECORD DRAWINGS COULD BE LOCATED.
- EXISTING CONDITIONS ARE BASED ON FIELD-RUN TOPOGRAPHIC SURVEY DEVELOPED BY JAMES + ASSOCIATES PERFORMED IN JULY 2020.

SANITARY SEWER STRUCTURE TABLE				
STRUCTURE NO.	CASTING ELEV.	INVERT IN	INVERT IN	INVERT OUT
*SSMH A	653.20	-	647.45	647.25
*SSMH B	654.00	648.50	647.87	647.67
SSMH C	653.95	-	657.80	657.62
SSMH D	670.76	-	664.79	663.06
SSMH E	676.42	667.88	667.86	667.78
SSMH F	678.33	-	-	668.20
SSMH G	678.82	-	672.59	672.54
**SSMH H	679.40	-	675.14	674.94
SSMH I	684.77	-	677.97	677.94
SSMH J	684.32	681.46	679.20	679.06
SSMH K	686.29	-	682.32	682.27
SSMH L	689.76	683.36	683.41	683.40
SSMH M	689.77	685.57	684.66	684.63
SSMH N	690.06	-	684.81	684.80
SSMH O	690.17	684.40	684.37	684.11
SSMH P	685.48	679.98	679.98	679.75
**SSMH Q	687.73	-	-	680.66

* MANHOLES NOT SHOWN, LOCATED DOWNSTREAM / NORTH OF MANHOLE C.
** UNABLE TO REMOVE MANHOLE LID, INVERTS SCALED FROM RECORD DRAWINGS.

STORM SEWER STRUCTURE TABLE								
NO.	CASTING ELEV.	INVERT ELEV.	NO.	CASTING ELEV.	INVERT ELEV.	NO.	CASTING ELEV.	INVERT ELEV.
D1	N/A	664.27	D18	683.51	679.62	D35	676.01	671.69
D2	671.30	665.60	D19	683.58	680.49	D36	N/A	N/A
D3	675.70	669.95	D20	684.70	680.35	D37	675.40	671.96
D4	675.79	670.74	D21	N/A	664.12	D38	675.35	672.33
D5	675.92	670.31	D22	670.50	664.47	D39	675.84	672.42
* D6	676.68	671.32	D23	N/A	665.24	D40	675.47	672.42
D7	677.94	672.37	D24	674.95	665.90	D41	675.99	672.60
D8	679.82	673.43	D25	673.65	665.55	D42	675.92	671.35
D9	679.21	674.52	D26	674.73	666.53	D43	675.28	671.54
D10	678.75	674.60	D27	N/A	669.05	D44	675.48	671.80
D11	684.84	677.89	* D28	674.32	669.69	D45	676.20	672.00
D12	684.94	678.61	* D29	674.80	669.76	D46	674.88	672.09
D13	685.65	676.35	D30	N/A	663.15	D47	675.23	672.51
D14	687.84	680.99	D31	670.95	663.83	D48	676.12	672.93
D15	687.77	681.85	D32	N/A	670.92	D49	676.00	672.95
D16	680.97	677.43	D33	674.93	671.16			
D17	683.66	678.66	D34	675.60	671.50			

* INVERTS TAKEN FROM RECORD DESIGN DRAWINGS.



LEGEND

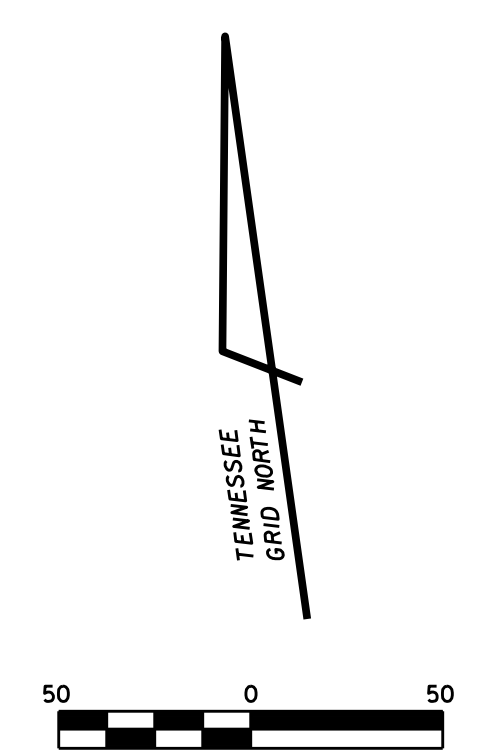
- BOUNDARY LINE
- FENCE
- MAILBOX
- SIGN
- CH/L
- CR.OP.
- W
- W.S
- W.M.
- W.V.
- FIRE HYDRANT
- T (UG)
- TELEPHONE PEDESTAL (SEE NOTE 7)
- COMMUNICATION BOX (SEE NOTE 7)
- ELECTRICAL TRANSFORMER (SEE NOTE 7)
- UTILITY POLE
- UTILITY LIGHT POLE
- GUY WIRE
- OHP
- 3WOHPLC
- G.V.
- SANITARY SEWER WITH FLOW DIRECTION
- SEWER SERVICE WITH FLOW DIRECTION
- SSMH A
- SANITARY SEWER CLEANOUT
- ST
- ST
- D17
- D1
- INDEX CONTOUR
- INTERVAL CONTOUR
- SPOT ELEVATION
- ASPHALT AREA
- CONCRETE AREA
- TREE

GRADING AND DRAINAGE DATA CHARTS

- SITE ANALYSIS AREA: 9.2 +/- ACRES
- IMPERVIOUS AREA: 2.73 ACRES
- DISTURBED AREA: N/A
- RV VALUE: 0.40
- PEAK FLOW RUNOFF (ACTUAL CONDITIONS)
- 2 YEAR: 14.40 CFS
- 5 YEAR: 21.70 CFS
- 10 YEAR: 28.00 CFS
- 25 YEAR: 37.40 CFS
- 50 YEAR: 45.40 CFS
- 100 YEAR: 53.90 CFS

STORMWATER NARRATIVE

THE EXISTING PROJECT SITE IS APPROXIMATELY 9 ACRES IN SIZE AND CONSISTS OF MULTIPLE HOUSING UNITS. THE CURRENT SITE COVERAGE CONSISTS OF OPEN TURF GRASS MEADOWS, EXISTING ROADWAYS, SIDEWALKS, AND SMALL PARKING AREAS ADJACENT TO THE HOUSING UNITS. THE SOIL TYPE OF THE SITE RANGES FROM HYDROLOGIC A SOILS TO HYDROLOGIC C SOILS, AND THE NATIVE VEGETATION APPEARS TO BE IN GOOD CONDITION OVERALL. THE SITE IS PART OF A LARGER DRAINAGE BASIN CONTAINING APPROXIMATELY 14.6 ACRES. THIS DRAINAGE BASIN CONTAINS SMALLER SUB-BASINS, AND THE MAIN BASIN OUTFALL IS AT SHARPS BRANCH LOCATED TO THE NORTH OF THE PROPOSED DEVELOPMENT. DRAINAGE FROM THE OVERALL BASIN MAKES ITS WAY TO SHARPS BRANCH BY WAY OF OVERLAND AND SHEET FLOW, STREET GUTTER FLOW, AND EXISTING STORM SEWER NETWORKS. THIS EXISTING DRAINAGE EXISTS THE SITE PRIMARILY BY WAY OF A STORM SEWER LINE WHICH DISCHARGES AT A NEW LEVEL SPREADER COMPLETED WITH THE CHICKASAW DEVELOPMENT. THIS TRUNK LINE IS A 30 INCH DIAMETER RCP, AND FLOW FROM THE DEVELOPMENT IS CAPTURED BY WAY OF TWO NETWORK BRANCHES THAT FLOW 1) SOUTH TO NORTH THROUGH THE CENTER OF THE SITE AND 2) WEST TO EAST THROUGH THE CENTER OF THE SITE ALONG THE CHICKASAW DEVELOPMENT BOUNDARY. AFTER THIS 30 INCH TRUNK LINE DISCHARGES TO THE LEVEL SPREADER FLOW TRAVELS NORTH TO SHARPS BRANCH TO THE ABOVE MENTIONED PRIMARY OUTFALL. THE STORMWATER RUNOFF FROM THE EXISTING DEVELOPMENT IS NOT TREATED OR DETAINED IN ANYWAY PRIOR TO EXITING THE SITE.



COF PROJECT NO. 7313

One Vantage Way, Suite E-220 • Nashville, Tennessee 37228-95 • 615/726/4148

JA Engineers
Planners and
Computer Applications

JAMES + ASSOCIATES, INC.

James R. Gillespie, Jr.
REGISTERED PROFESSIONAL ENGINEER
No. 182950
STATE OF TENNESSEE

10-01-20

EXISTING CONDITIONS PLAN

DEVELOPMENT PLAN

CHEROKEE PLACE PLANNED UNIT DEVELOPMENT
CHEROKEE PLACE @ SHAWNEE DRIVE
FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

DR	CHK	DATE	DESCRIPTION
TEAM	JRG	07-24-20	PRE-APPLICATION SUBMITTAL
TEAM	JRG	08-07-20	DEVELOPMENT PLAN SUBMITTAL
TEAM	JRG	09-03-20	RESUBMITTAL
TEAM	JRG	10-01-20	RESUBMITTAL

C1.0

FILE NO. 1716-20

SITE DATA CHART
PROJECT NAME: CHEROKEE PLANNED UNIT DEVELOPMENT
PROJECT #:
ADDRESS: 1101 SHAWNEE DRIVE, FRANKLIN, TENNESSEE, 37064
PARCEL(S): 078H A 00400, 00009078H
ACREAGE/SQUARE FOOTAGE OF SITE: 8.15 ACRES/354,914 SF
VESTING (DATE DEVELOPMENT FIRST BECAME VESTED, IF A REVISION): N/A

REGULATIONS:
BASE ZONING: PD 4.75
PROPOSED ZONING: PD 12.27
OVERLAY ZONING: N/A
BUILDING TYPES APPLIED: MULTIFAMILY
FRONTAGE TYPES APPLIED: URBAN LANDSCAPE FRONTAGE
LOT WIDTH (RESIDENTIAL): N/A
LOT SIZE (RESIDENTIAL): N/A
SET BACKS:
FRONT YARD: 5 FT. FROM BACK OF CURB
SIDE YARD: 10 FT. FROM PROPERTY LINE
REAR YARD: 10 FT. FROM PROPERTY LINE
DWELLING UNIT COUNT, BY TYPE:
1 BEDROOM UNIT = 16
2 BEDROOM UNIT = 40
3 BEDROOM UNIT = 38
4 BEDROOM UNIT = 4
5 BEDROOM UNIT = 2
COMMERCIAL SF, BY USE: N/A
HOTEL KEYS: N/A
BUILDING HEIGHT RANGE: 29'-4" TO 36'-6" MAX.
MINIMUM LANDSCAPE SURFACE AREA: 20%
OPEN SPACE SF REQUIRED: 17,751 S.F. (5%)
NATURAL AREA SF REQUIRED: 35,501 S.F. (ADDITIONAL 10%)
TREE CANOPY RETENTION ACREAGE: 0.75 AC.
PARKING REQUIRED, BY USE: 256 SPACES
PARKING PROVIDED, BY USE: 237 SPACES
HISTORIC RESOURCE TREATMENT (Y/N): N

OPEN SPACE PROVIDED: 30,019 S.F.
NATURAL AREA PROVIDED: 49,228 S.F.

COMPLIANCE WITH THE OBJECTIVES OF "ENVISION FRANKLIN"

GUIDING PRINCIPLES: THIS DEVELOPMENT PLAN IS CONSISTENT WITH ENVISION FRANKLIN'S GOAL OF CREATING EXCEPTIONAL PLACES FOR CITIZENS WHILE PRESERVING THE CITY'S UNIQUE IDENTITY AND CHARACTER.
MANAGED GROWTH: DENSITY IS ONLY INCREASING SLIGHTLY AND IS SUPPORTED BY IMPROVEMENTS TO THE CITY UTILITY INFRASTRUCTURE ONSITE.
ECONOMIC VITALITY: THE DEVELOPMENT WILL INCREASE THE AMOUNT OF AFFORDABLE AND LOW-INCOME HOUSING IN THE CITY.
VIBRANT NEIGHBORHOODS: BUILDINGS ON THE DEVELOPMENT SITE ARE BEING DESIGNED TO BE VISUALLY APPEALING. COMMUNITY FACILITIES ARE BEING MADE AVAILABLE AND ACCESSIBLE TO RESIDENTS.
HISTORIC PRESERVATION: THE DEVELOPMENT SITE DOES NOT LIE WITHIN A HISTORIC DISTRICT AND DOES NOT CONTAIN ANY SITES ELIGIBLE FOR INCLUSION ON THE NATIONAL REGISTER OF HISTORIC PLACES.
NATURAL BEAUTY: THE DEVELOPMENT WILL COMPLY WITH ZONING ORDINANCE REQUIREMENTS REGARDING LANDSCAPING, TREE CANOPY, NATURAL AREA, AND OPEN SPACE. THERE ARE NO SCENIC VISTAS OR VIEWSHEDS TO PRESERVE ONSITE.
EXCEPTIONAL DESIGN: BUILDINGS WILL BE COMPOSED OF HIGH-QUALITY MATERIALS AND WILL FRONT THE STREET. OPEN SPACE AND NATURAL AREA ARE BEING SET ASIDE FOR PUBLIC GATHERING AND PASSIVE ENJOYMENT.
CONNECTED COMMUNITY: THE DEVELOPMENT LIES ADJACENT TO AN EXISTING PUBLIC TRANSIT NETWORK. BICYCLE PARKING IS PROVIDED, AND A PEDESTRIAN CIRCULATION SYSTEM CONNECTS THE BUILDINGS AND OPEN SPACE IN THE DEVELOPMENT.
CONTEXT-RESPONSIVE INFILL: AS A "TRANSITIONAL AREA" INFILL (PER APPENDIX E), THE REDEVELOPMENT OF THE DEVELOPMENT SITE WILL SERVE TO ENHANCE COMMUNITY CHARACTER, WITH NEW, WELL-DESIGNED BUILDINGS AND LANDSCAPING THAT ARE AN IMPROVEMENT OVER THE EXISTING SITE.
CHARACTER AREA: ACCORDING TO APPENDIX B OF ENVISION FRANKLIN, THE DEVELOPMENT SITE LIES WITHIN THE CENTRAL FRANKLIN CHARACTER AREA. THE DEVELOPMENT DOES NOT LIE WITHIN THE CENTRAL FRANKLIN OVERLAY DISTRICT.
SPECIAL AREA: THE DEVELOPMENT SITE DOES NOT LIE WITHIN A "SPECIAL AREA".
DESIGN CONCEPTS: THE DEVELOPMENT WILL BE A MIXED RESIDENTIAL NEIGHBORHOOD COMPOSED PRIMARILY OF MULTIFAMILY BUILDINGS, WHICH IS CONSISTENT WITH THE "MIXED RESIDENTIAL" DESIGNATION SHOWN IN APPENDIX F, FIGURE F.2 ("CORRIDOR CHARACTER MAP") OF ENVISION FRANKLIN. THE DEVELOPMENT HAS BEEN DESIGNED TO BE WALKABLE FOR RESIDENTS. OPEN SPACE AND NATURAL AREA HAVE BEEN SIT ASIDE, AND LANDSCAPING HAS BEEN INCLUDED THROUGHOUT, IN ORDER TO ENHANCE THE NEIGHBORHOOD FEEL OF THE DEVELOPMENT. A BUFFER IN TRANSITION ZONE 1 ADJACENT TO THE SOUTHERN AND WESTERN BOUNDARIES HELPS WITH STREAMLINING THE DEVELOPMENT SITE INTO THE EXISTING ADJACENT RESIDENTIAL AREAS.

PARKING REQUIRED
ZONING ORDINANCE TABLE 10.1.6
RESIDENTIAL MULTI-FAMILY
1 BEDROOM - 16 @ 1.5 PER UNIT = 24
2 BEDROOM - 40 @ 2.5 PER UNIT = 100
3 BEDROOM - 38 @ 3.0 PER UNIT = 114
4 BEDROOM - 4 @ 3.0 PER UNIT = 12
5 BEDROOM - 2 @ 3.0 PER UNIT = 6
TOTAL REQUIRED = 256
TOTAL PROVIDED = 237

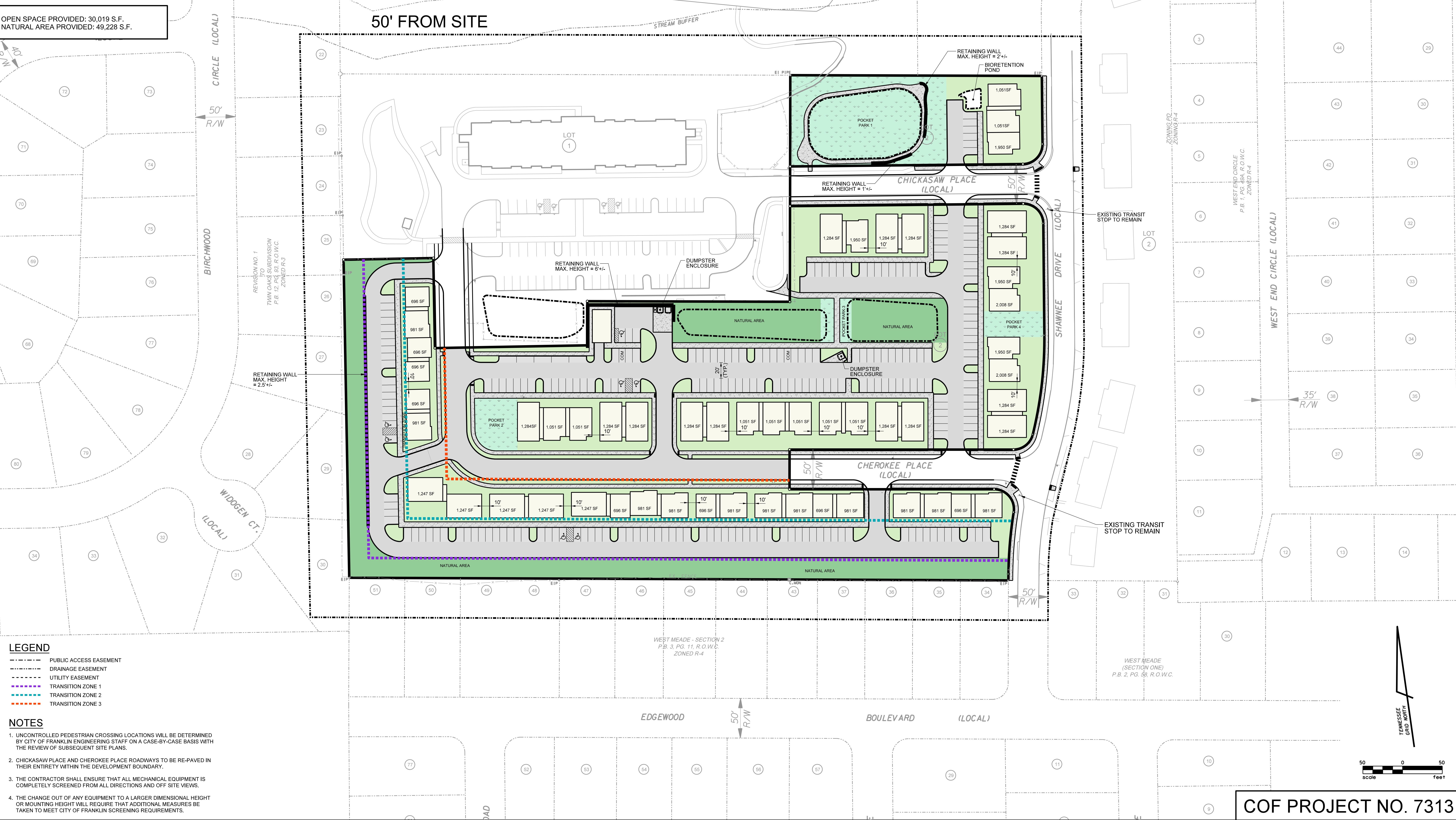
13 BUILDING TYPES
21 BUILDINGS TOTAL
1 MAINTENANCE BUILDING
1 BEDROOM UNIT = 16
2 BEDROOM UNIT = 40
3 BEDROOM UNIT = 38
4 BEDROOM UNIT = 4
5 BEDROOM UNIT = 2
TOTAL UNITS = 100
URBAN LANDSCAPE FRONTAGE

POCKET PARK 1
SIZE PROVIDED: 22,311 SF / 0.512 ACRES
AMENITIES: WALKING TRAIL; BENCHES
POCKET PARK 2
SIZE PROVIDED: 3,409 SF / 0.078 ACRES
AMENITIES: PLAYGROUND EQUIPMENT; SEATING AREA
POCKET PARK 3
SIZE PROVIDED: 1,793 SF / 0.041 ACRES
AMENITIES: BENCHES
POCKET PARK 4
SIZE PROVIDED: 2,506 SF / 0.058 ACRES
AMENITIES: GAZEBO; BENCHES

TOTAL SITE ACREAGE 8.15 ACRES
TOTAL HOUSING UNITS 100 UNITS
PROPOSED DENSITY 12.27 UNITS PER ACRE

STATEMENT OF IMPACTS:

THE NEW DEVELOPMENT ONLY REPRESENTS A NET INCREASE OF 28 DWELLING UNITS OVER THE PREVIOUS DEVELOPMENT LOCATED ONSITE. BECAUSE THIS INCREASE IN UNITS IS LIMITED IN SIZE, THE IMPACT ON POLICE, FIRE, SOLID WASTE, AND PUBLIC RECREATIONAL FACILITIES WILL BE RELATIVELY SMALL. THE PUBLIC STREETS ABUTTING THE DEVELOPMENT SITE (CHICKASAW PLACE, CHICKASAW PLACE, AND SHAWNEE DRIVE) ARE REMAINING BASICALLY UNCHANGED, SO POLICE AND FIRE ACCESSIBILITY WILL REMAIN THE SAME. THERE WILL BE A FEW MORE BUILDINGS FOR POLICE AND FIRE TO SERVICE ONSITE, BUT ONLY A LIMITED INCREASE. LIKEWISE, THE NET INCREASE OF 28 UNITS WILL NOT SIGNIFICANTLY IMPACT SOLID WASTE, AND DUMPSTERS LOCATED ONSITE WILL SERVE RESIDENTS. THE DEVELOPMENT WILL HAVE ITS OWN PRIVATE POCKET PARKS, WHICH WILL ALLEVIATE THE POTENTIAL IMPACTS ON PUBLIC PARKS SUCH AS JIM WARREN PARK.



LEGEND
--- PUBLIC ACCESS EASEMENT
--- DRAINAGE EASEMENT
--- UTILITY EASEMENT
--- TRANSITION ZONE 1
--- TRANSITION ZONE 2
--- TRANSITION ZONE 3

NOTES
1. UNCONTROLLED PEDESTRIAN CROSSING LOCATIONS WILL BE DETERMINED BY CITY OF FRANKLIN ENGINEERING STAFF ON A CASE-BY-CASE BASIS WITH THE REVIEW OF SUBSEQUENT SITE PLANS.
2. CHICKASAW PLACE AND CHEROKEE PLACE ROADWAYS TO BE RE-PAVED IN THEIR ENTIRETY WITHIN THE DEVELOPMENT BOUNDARY.
3. THE CONTRACTOR SHALL ENSURE THAT ALL MECHANICAL EQUIPMENT IS COMPLETELY SCREENED FROM ALL DIRECTIONS AND OFF SITE VIEWS.
4. THE CHANGE OUT OF ANY EQUIPMENT TO A LARGER DIMENSIONAL HEIGHT OR MOUNTING HEIGHT WILL REQUIRE THAT ADDITIONAL MEASURES BE TAKEN TO MEET CITY OF FRANKLIN SCREENING REQUIREMENTS.

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No. 102950
STATE OF TENNESSEE
10-01-20

DEVELOPMENT PLAN

DEVELOPMENT PLAN
CHEROKEE PLACE PLANNED UNIT DEVELOPMENT
CHICKASAW PLACE @ SHAWNEE DRIVE
FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

DR	CHK	DATE	DESCRIPTION
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C2.0
FILE NO. 1716-20

COF PROJECT NO. 7313

GRADING AND DRAINAGE GENERAL NOTES

1. GRADING PERMIT IS REQUIRED FOR ANY PROJECT DISTURBING MORE THAN 10,000 SF. ADDING MORE THAN 5,000 SF OF IMPERVIOUS SURFACE OR FOR ANY SITE GRADING REQUIRING STOCKPILING OF MATERIAL.
2. THE DEVELOPER SHALL PROVIDE THE NECESSARY LABOR AND SUPERVISION REQUIRED TO SUPPORT FIELD TESTING BY THE INDEPENDENT TESTING FIRM AND INSPECTIONS BY CITY OFFICIALS AT NO COST TO THE CITY. TEST REPORTS OF FIELD TESTING IF APPLICABLE SHALL BE SUBMITTED DIRECTLY TO THE STREET DEPARTMENT. DEFECTS DISCLOSED BY TESTS SHALL BE RECTIFIED.
3. AN AUTHORIZED REPRESENTATIVE OF THE CITY SHALL MAKE A FINAL INSPECTION OF THE PROJECT AFTER COMPLETION TO DETERMINE ACCEPTABILITY OF THE WORK AND FOR RELEASE OF PERFORMANCE BONDS IF REQUIRED. BEFORE THIS FINAL INSPECTION CAN BE MADE, THE ENGINEER RESPONSIBLE FOR THE PROJECT SHALL CERTIFY IN WRITING TO THE CITY ENGINEER THAT THE WORK HAS BEEN COMPLETED IN ACCORDANCE WITH APPROVED PLANS AND SPECIFICATIONS.
4. DRAINAGE FACILITIES INCLUDING, BUT NOT LIMITED TO, CULVERTS, DETENTION BASINS AND DITCHES, AS WELL AS THE ROADWAY SUB-GRADE, BASE STONE AND BINDER & SURFACE COARSE SHALL BE INSPECTED, TESTED AND GIVEN APPROVAL AT EACH STAGE OF INSTALLATION PRIOR TO PROCEEDING TO THE NEXT STAGE OF CONSTRUCTION. FINAL CONSTRUCTION INSPECTION FOR APPROVAL AND ACCEPTANCE OF STREETS AND DRAINAGE SYSTEMS WILL NOT BE GRANTED UNTIL ALL WORK HAS BEEN COMPLETED IN ACCORDANCE WITH THE APPROVED PLANS.
5. LOCATING AND COORDINATION FOR THE RELOCATION OF EXISTING UTILITIES IS THE RESPONSIBILITY OF THE CONTRACTOR. TENNESSEE'S ONE-CALL AND THE CITY OF FRANKLIN UTILITY LOCATION SERVICE SHALL BE UTILIZED IN ADDITION TO COORDINATION WITH LOCAL UTILITY OWNERS. THE CONTRACTOR SHALL AT ALL TIMES PROTECT EXISTING UTILITIES AND WILL BE RESPONSIBLE FOR COSTS DUE TO DAMAGE CAUSED TO ANY UTILITY LINES.
6. WATER QUALITY BMPs SHALL NOT BE INSTALLED UNTIL BUILD OUT IS NEAR COMPLETION TO PREVENT CONSTRUCTION SEDIMENT FROM ENTERING WATER QUALITY BMPs. WATER QUALITY AREAS SHALL NOT BE USED AS SEDIMENT BASINS DURING CONSTRUCTION. INSTALLERS OF WATER QUALITY BMPs SHOULD FOLLOW ALL INSTALLATION GUIDELINES SET FORTH IN THE CITY OF FRANKLIN BMP MANUAL LOCATED ON THE CITY'S WEBSITE.
7. WATER QUALITY SIGNS SHALL BE PLACED WITHIN THE WATER QUALITY AREAS. THE SIGNS, MATERIALS, AND LABOR WILL BE PROVIDED BY CITY STAFF.

LEGEND

- EXISTING CONTOURS
- PROPOSED CONTOURS
- × 67.432 SPOT ELEVATIONS
- ST STORM SEWER
- PROPOSED DRAINAGE EASEMENT

GRADING AND DRAINAGE DATA CHART

- SITE ANALYSIS AREA: 9.2 +/- ACRES
- IMPERVIOUS AREA: 5 ACRES +/-
- DISTURBED AREA: N/A
- RV VALUE: TBD
- PEAK FLOW RUNOFF
 - 2 YEAR: XX CFS
 - 5 YEAR: XX CFS
 - 10 YEAR: XX CFS
 - 25 YEAR: XX CFS
 - 50 YEAR: XX CFS
 - 100 YEAR: XX CFS

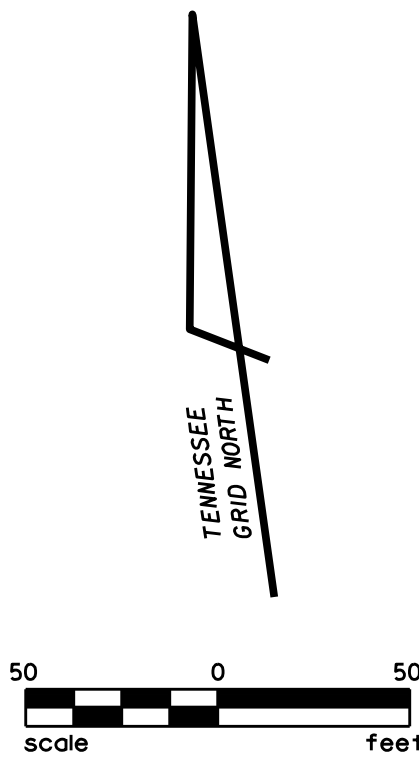
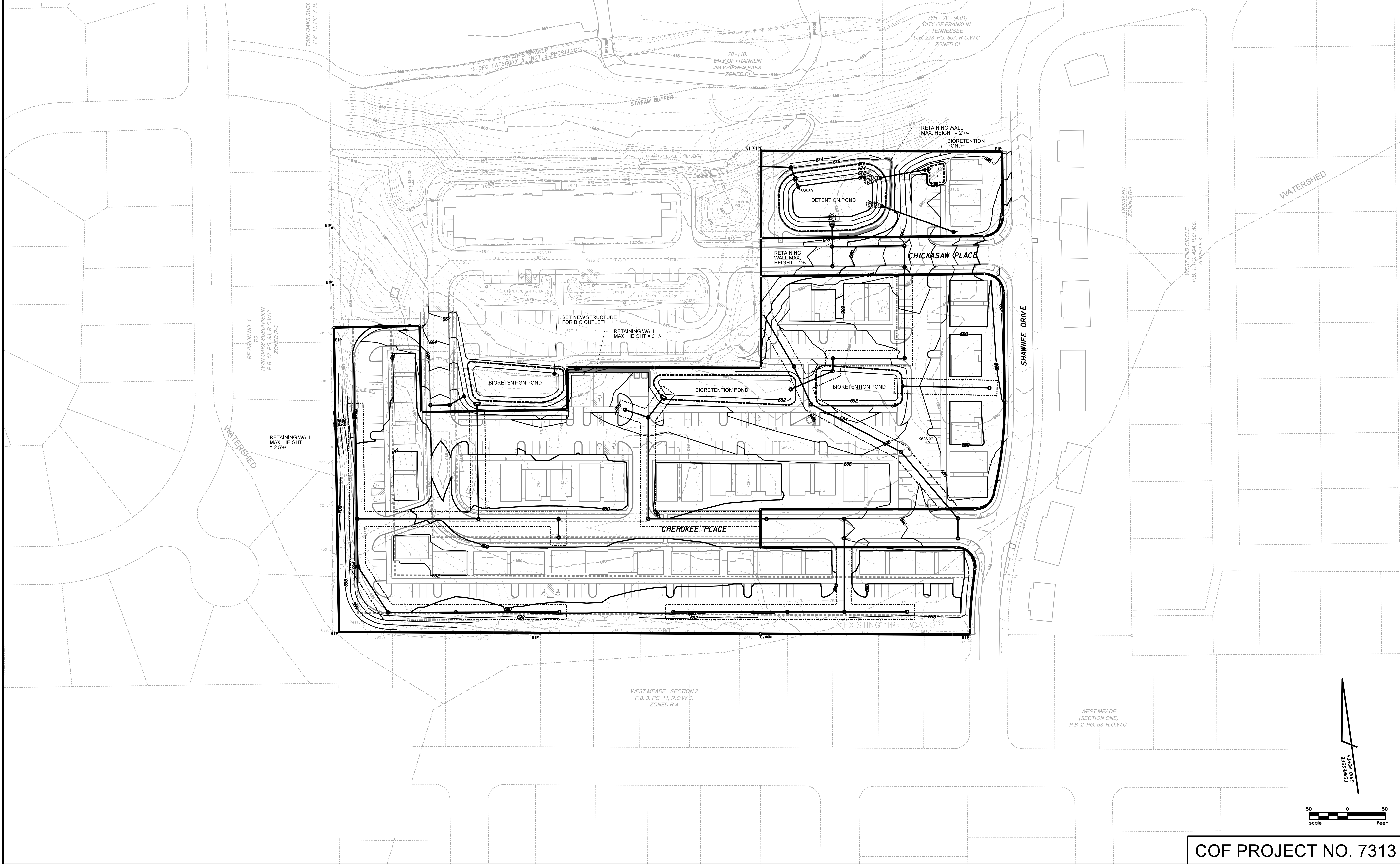
STORMWATER NARRATIVE AND STATEMENT OF IMPACTS

THE PROPOSED DEVELOPMENT IS APPROXIMATELY 9 ACRES IN SIZE, AND CONSISTS OF MULTIPLE HOUSING UNITS AND PARKINGS AREAS. THE SITE COVERAGE WILL CONSIST OF OPEN TURF GRASS MEADOWS, ROADWAYS, SIDEWALKS, AND LARGE SHARED PARKING AREAS. WITHIN THIS DEVELOPMENT WILL ALSO BE POCKET PARKS AND NATURAL AREAS TO SERVE THE RESIDENTS OF THE DEVELOPMENT. OVERALL DRAINAGE PATHS WILL REMAIN SIMILAR TO EXISTING CONDITIONS, WITH OFF-SITE WATER BYPASSED THROUGH THE SITE UTILIZING NEW STORM LINES CONNECTED TO THE EXISTING 30 INCH TRUNK LINE THAT RUNS SOUTH TO NORTH THROUGH THE SITE. NEW STORM NETWORKS WILL BE CONSTRUCTED TO CONVEY WATER TO NEW BIORETENTION AREAS OR THE PROPOSED DETENTION POND. THESE PONDS WILL BE USED TO TREAT AND DETAIN WATER TO LIMIT POST-DEVELOPED PEAK FLOWS TO VALUES LESS THAN OR EQUAL TO THE PRE-DEVELOPED CONDITIONS. BY LIMITING POST-DEVELOPED FLOWS TO VALUES LESS THAN OR EQUAL TO THE PRE-DEVELOPED CONDITIONS, IMPACTS ON DOWNSTREAM STRUCTURES SHOULD NOT OCCUR. THE PROPOSED DEVELOPMENT WILL UTILIZE THE OUTFALLS FROM THE EXISTING CONDITIONS, INCLUDING THE 30 INCH TRUNK LINE AND LEVEL SPREADER INSTALLED DURING THE CHICKASAW SENIOR DEVELOPMENT PROJECT.

RIPARIAN BUFFER NOTE

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

NOTE:
SEE SHEET C5.1 FOR STORM
LINES TO BE DEMOLISHED.



COF PROJECT NO. 7313

GRADING & DRAINAGE PLAN

DEVELOPMENT PLAN
CHEROKEE PLACE PLANNED UNIT DEVELOPMENT
CHEROKEE PLACE @ SHAWNEE DRIVE
FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

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C3.0

FILE NO. 1716-20

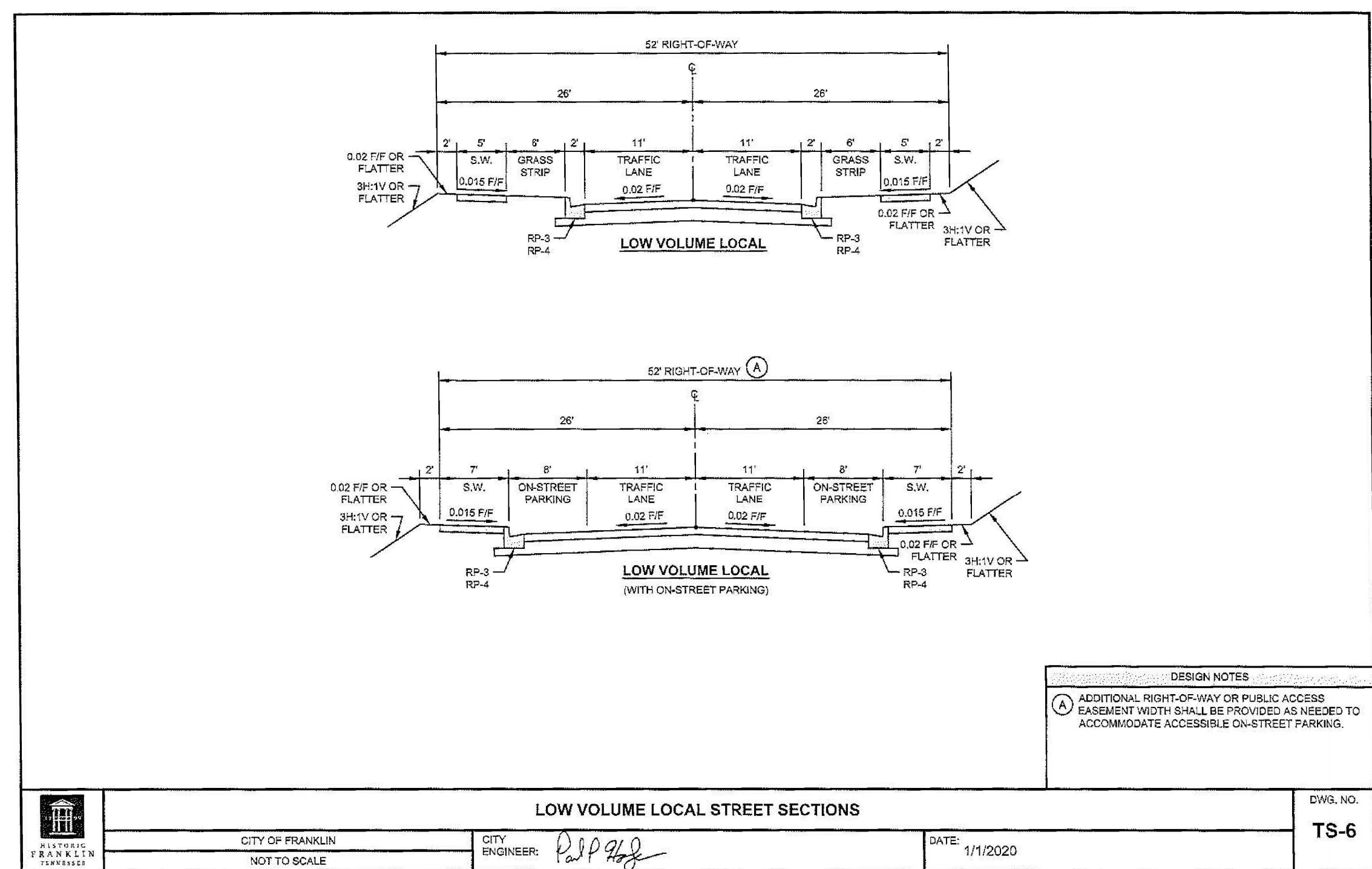
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No. 182950
STATE OF TENNESSEE

10-01-20



R.O.W. & ACCESS GENERAL NOTES

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

STATEMENT OF IMPACTS:

THE PROPOSED DEVELOPMENT WILL HAVE A TOTAL OF 100 UNITS. CURRENTLY THERE ARE 72 UNITS ON THE SITE THAT WILL BE DEMOLISHED AND REPLACED. THE IMPROVEMENT WILL RESULT IN 28 NEW UNITS AND TRIP GENERATION FOR THIS USE HAS BEEN ANALYZED. BASED ON INFORMATION FROM THE TRIP GENERATION MANUAL IT APPEARS THE ADDITIONAL UNITS WILL RESULT IN 21 ADDITIONAL TRIPS IN THE A.M. PEAK AND 27 ADDITIONAL TRIPS IN THE P.M. PEAK.

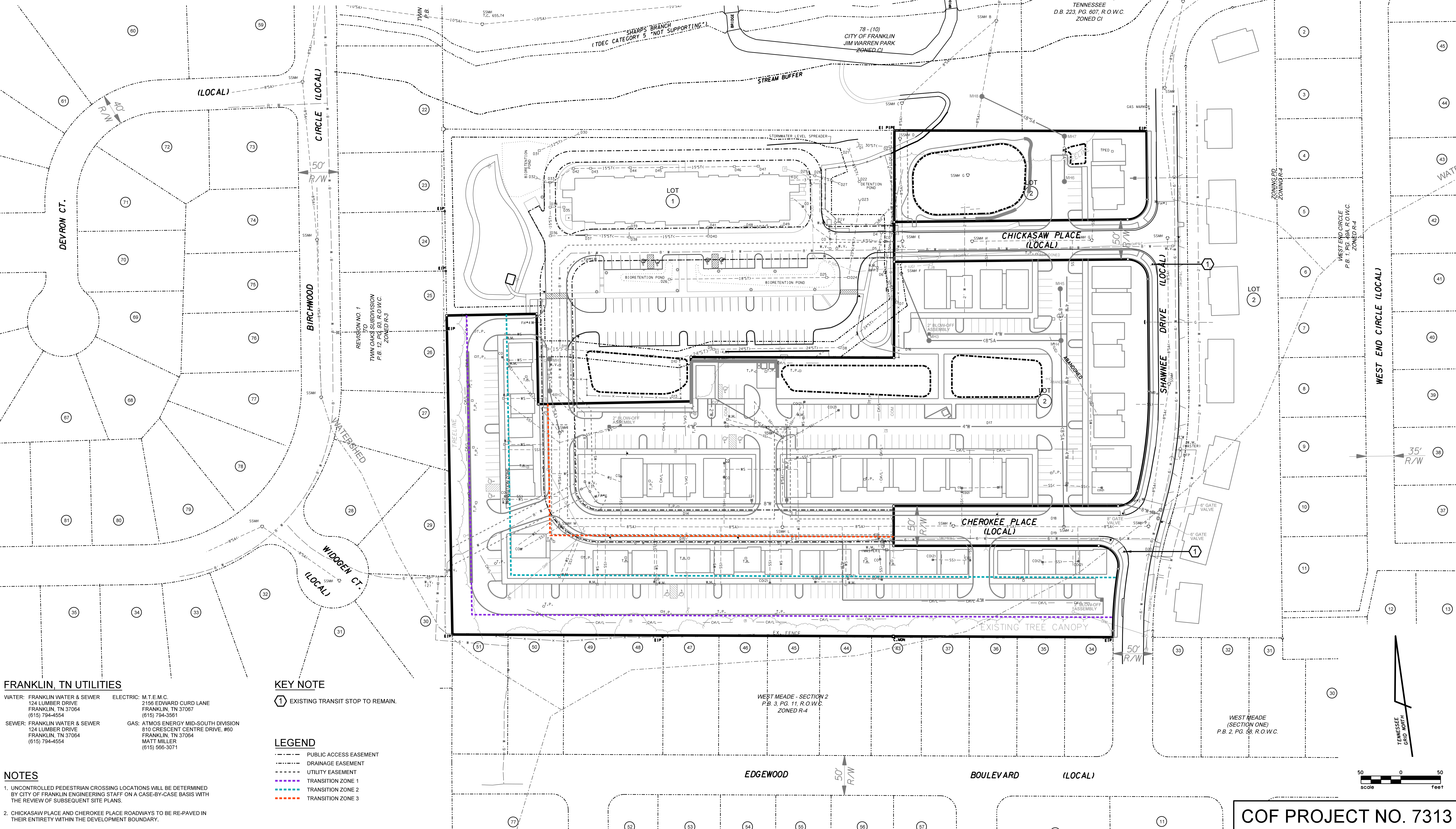
Land Use & Data Source	Independent Variable	Size	Time Period	Method	Entry	Exit	Total
				Rate/Equation	Split%	Split%	
210 - Single-Family Detached Housing Data Source: Trip Gen Manual, 10th Ed	Dwelling Units	28	Weekday	Average	132	132	264
				9.44	50%	50%	
			AM Peak Hour	Average	5	16	21
				0.74	25%	75%	
			PM Peak Hour	Average	17	10	27

THE PROPOSED DEVELOPMENT WILL HAVE MINIMAL IMPACT ON THE EXISTING ROADWAY NETWORK. CHICKASAW PLACE HAS BEEN RECENTLY EXTENDED TO CONNECT TO CHEROKEE PLACE TO PROVIDE A CONTINUOUS ACCESS. CURRENTLY THE ACCESS IS CONTROLLED WITH REMOVABLE BOLLARDS.

THE INTERSECTIONS OF CHEROKEE PLACE/SHAWNEE AND CHICKASAW PLACE/SHAWNEE ARE STOP CONTROLLED AND THEY WILL CONTINUE TO OPERATE THIS WAY. CROSS WALKS AT THESE INTERSECTIONS AND A SIDEWALK ALONG THE BOUNDARY COMMON TO THE DEVELOPMENT AND WESTERLY BOUNDARY OF SHAWNEE ROAD WILL PROVIDE PEDESTRIAN ACCESS.

FEATURE LEGEND

- UTILITY POLE
- LIGHT POLE
- WATER VALVE
- FIRE HYDRANT
- GAS VALVE
- SANITARY SEWER MANHOLE
- SANITARY SEWER
- STORM SEWER
- WATER LINE
- OVERHEAD POWER
- FENCE
- GAS METER
- UNDERGROUND
- SEWER CLEAN OUT



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ROW & ACCESS PLAN

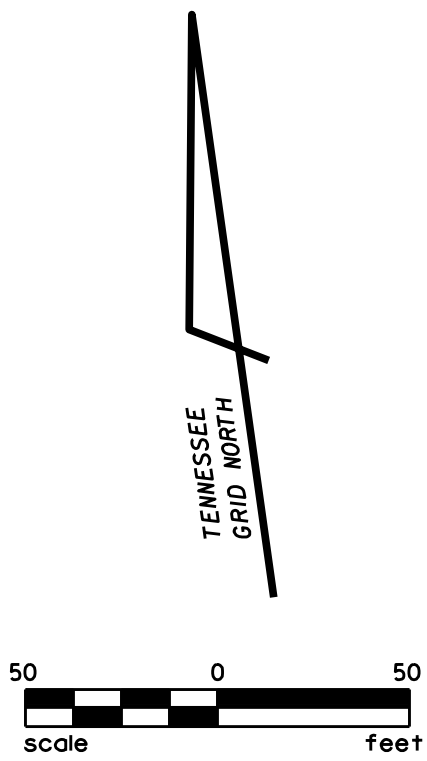
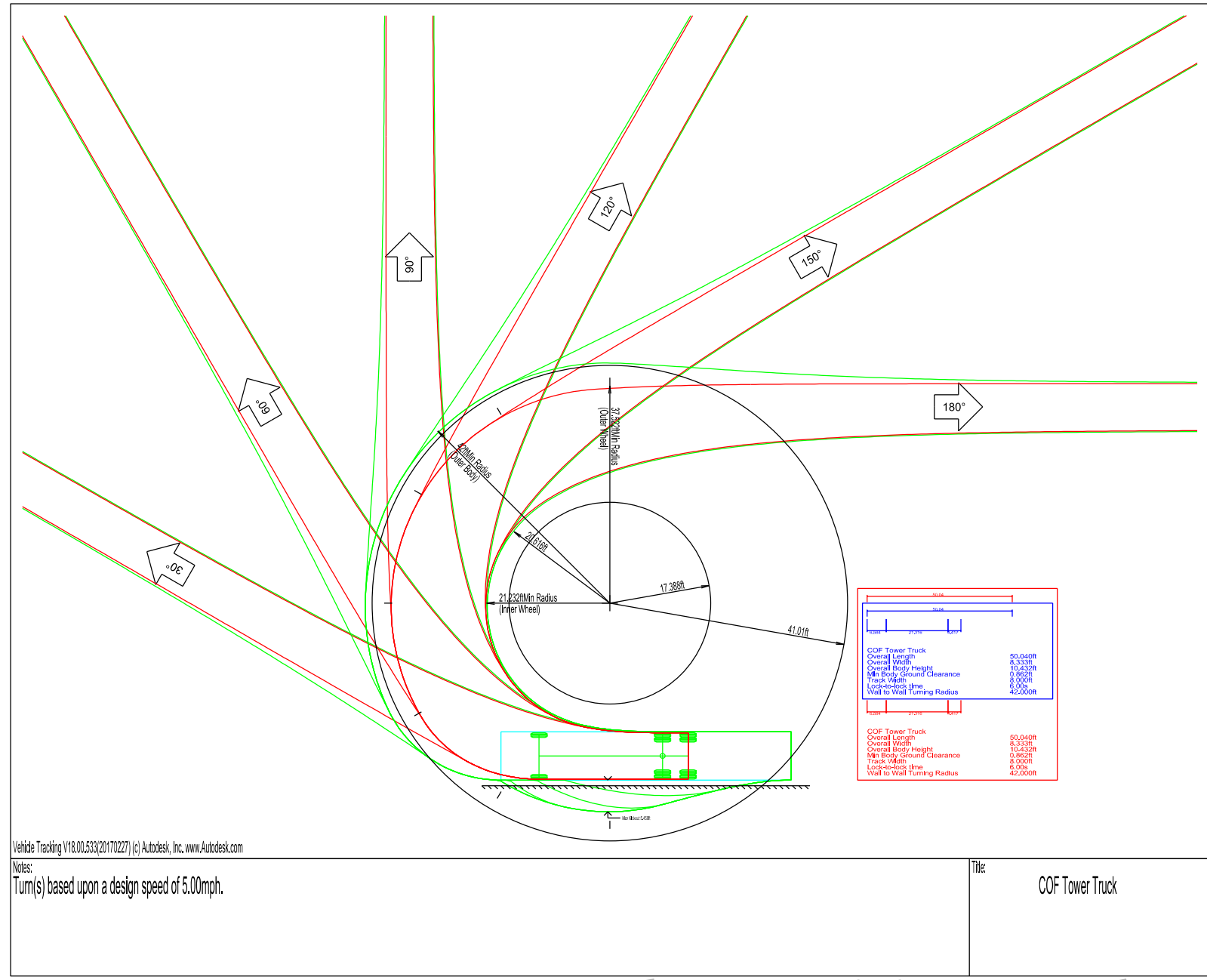
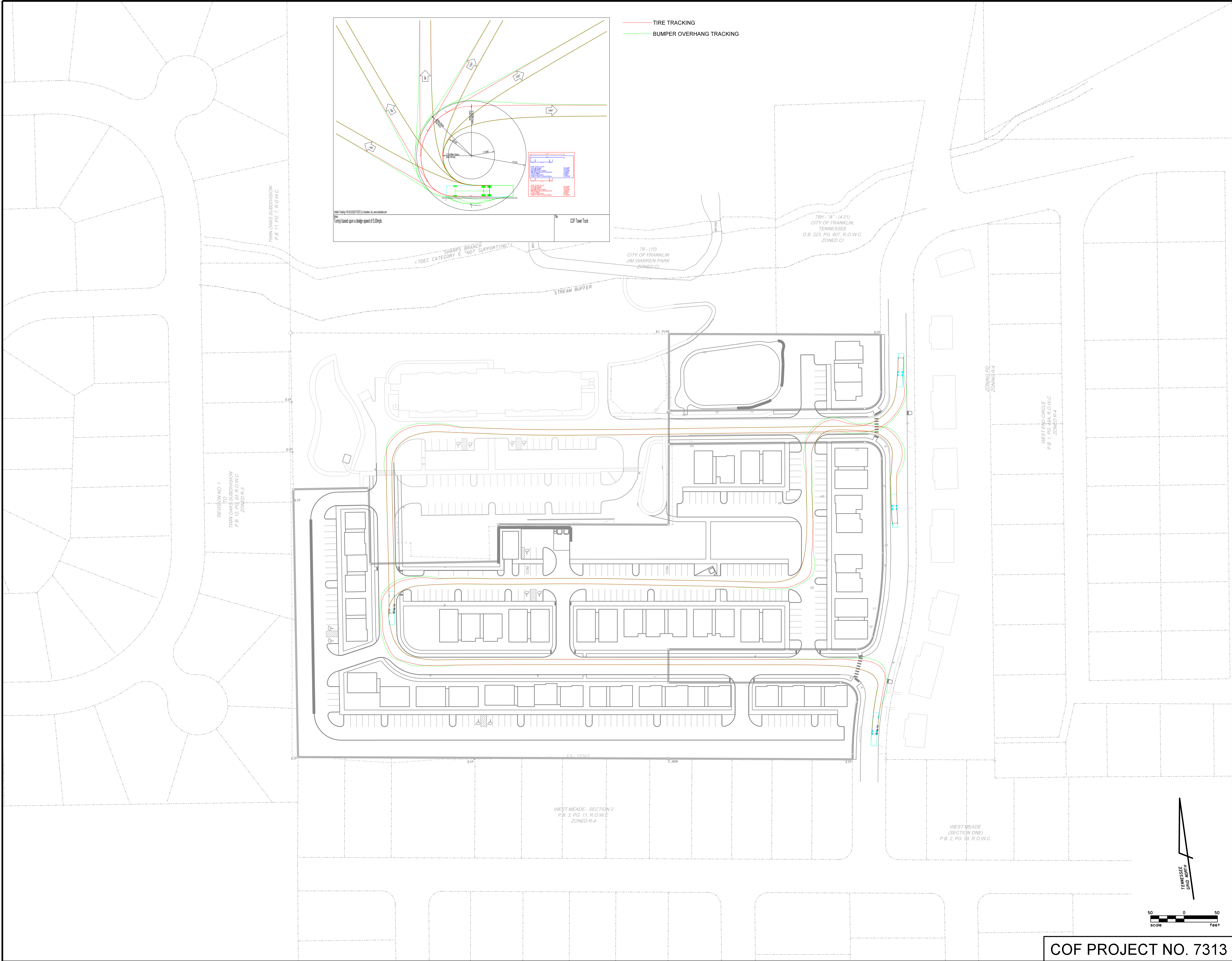
DEVELOPMENT PLAN

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CHEROKEE PLACE @ SHAWNEE DRIVE
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C4.0

FILE NO. 1716-20



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AUTOTURN PLAN

DEVELOPMENT PLAN

CHEROKEE PLACE PLANNED UNIT DEVELOPMENT

CHEROKEE PLACE @ SHAWNEE DRIVE

FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

C4.1

FILE NO. 1716-20

JAMES R. GILLESPIE

James R. Gillespie

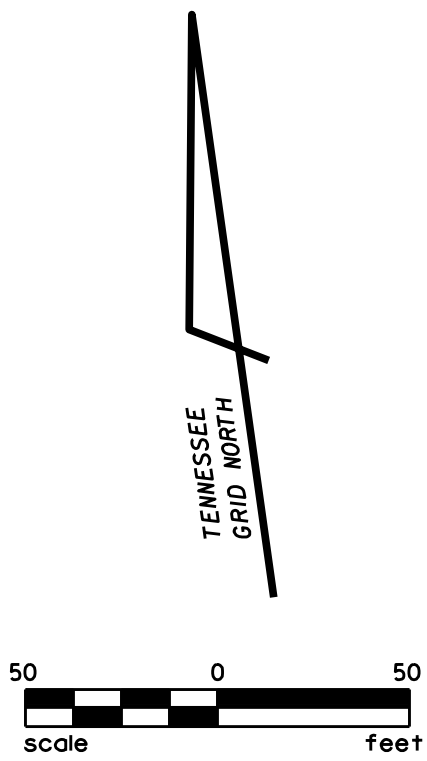
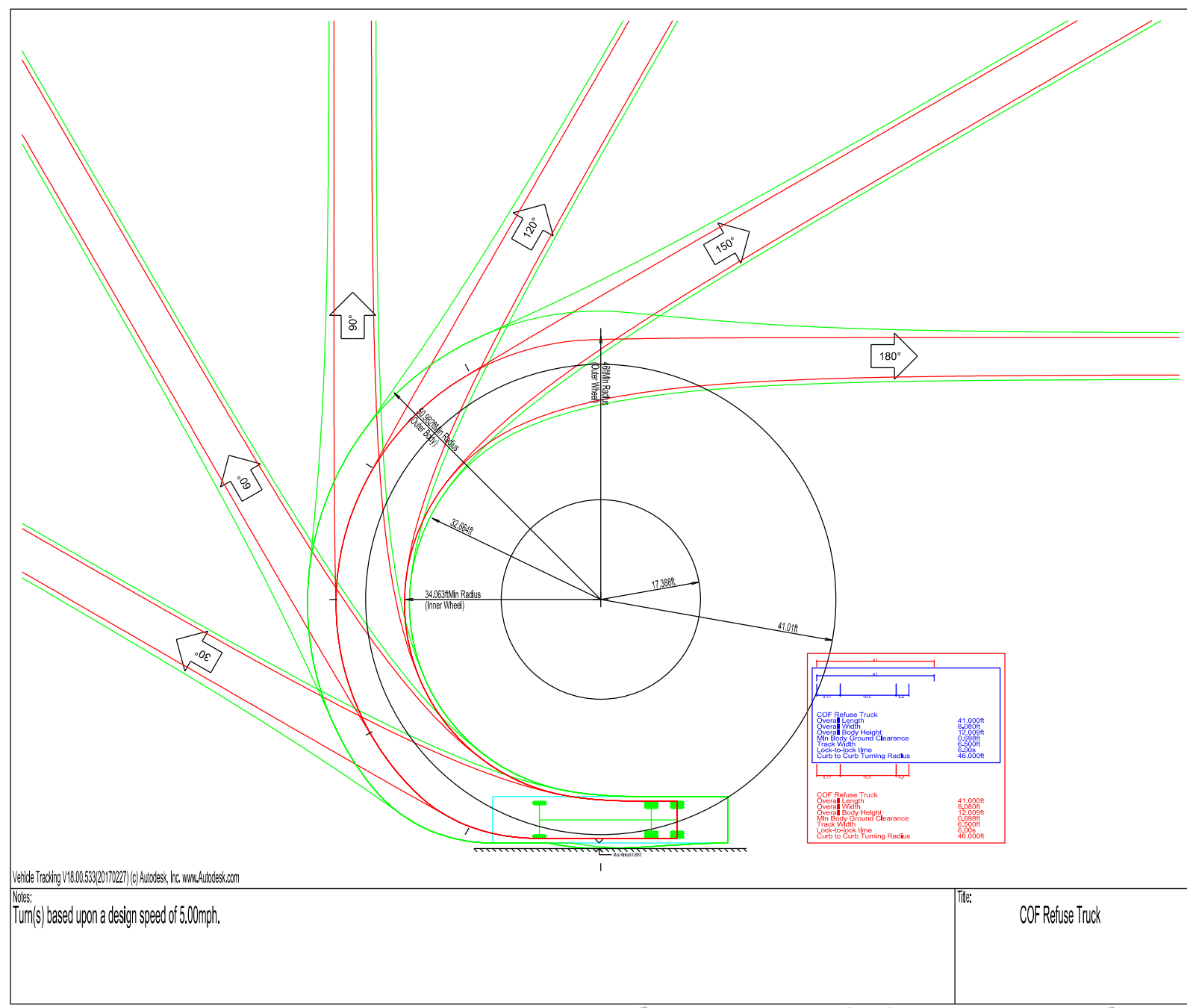
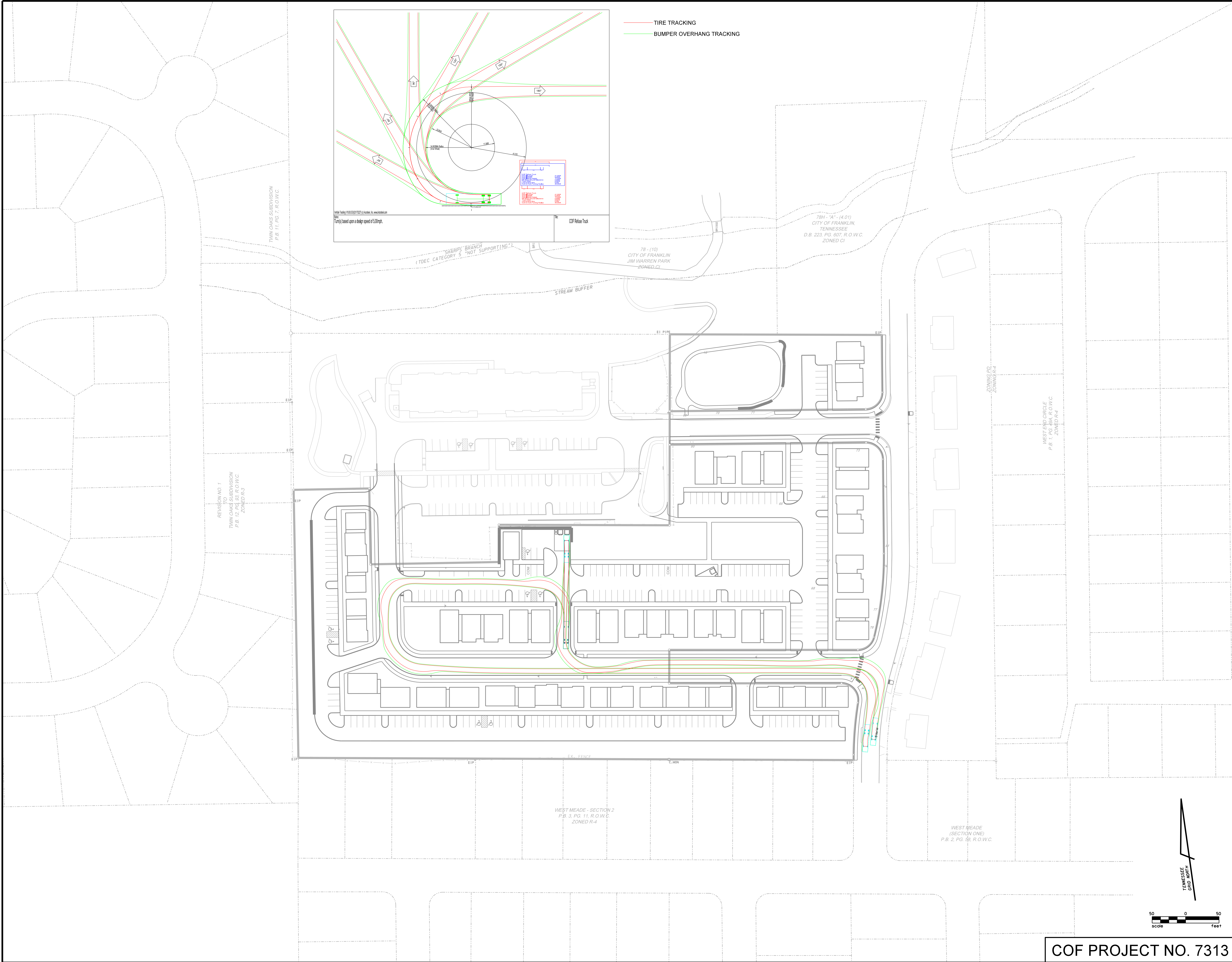
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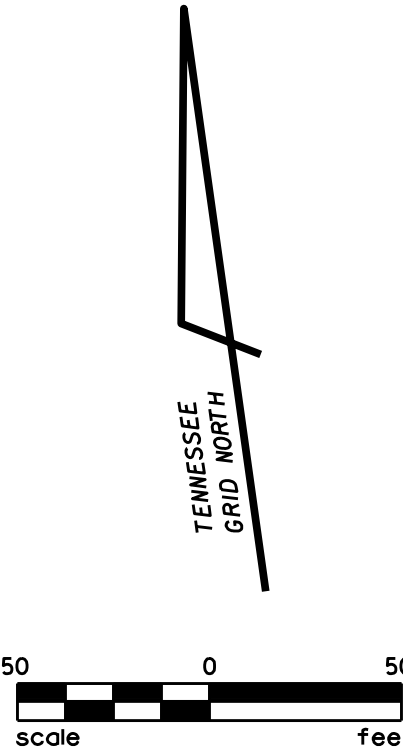
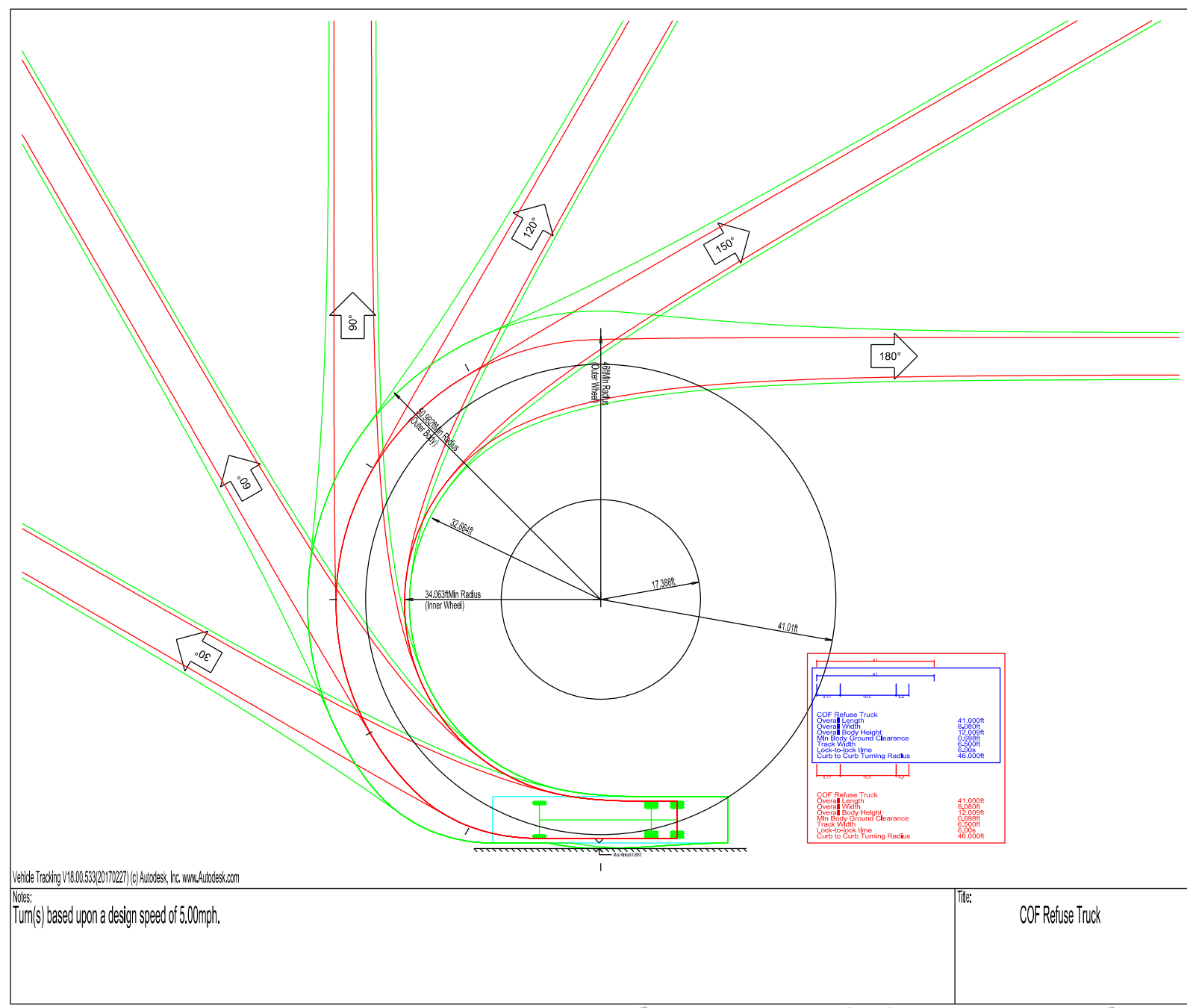
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WATER AND SEWER GENERAL NOTES:

- 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 AND 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 ALEDERMEN BY RESOLUTION.
- CONTRACTOR SHALL OBTAIN WATER AND SEWER INFRASTRUCTURE INSTALLATION PERMIT PRIOR TO SCHEDULING REQUIRED PRE-CONSTRUCTION SITE MEETING. CONTRACTOR SHALL COMPLETE THE PRE-CONSTRUCTION SITE MEETING PRIOR TO COMMENCING WITH CONSTRUCTION.
- 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 AND 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.
- 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.
- 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.

- 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.
- 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.
- WATER AND SEWER DATA CHART:
FACILITY TYPE - RESIDENTIAL HOUSING UNITS
UNIT FLOW IN GPD - VARIES 250-350 GPD PER UNIT TYPE
NUMBER OF UNITS - 100 RESIDENTIAL HOUSING UNITS
TOTAL FLOW IN GPD - 31,500 GPD
- WATER FOR EACH HOUSING UNIT WILL BE SUB-METERED.
- HORIZONTAL UTILITY CLEAR SEPARATIONS:
WATER MAINS SHALL BE LAID AT LEAST 10 FEET HORIZONTALLY FROM ANY WASTEWATER MAIN, STORM SEWER OR SEWER MANHOLE. THE DISTANCE SHALL BE MEASURED EDGE-TO-EDGE.
- ANTICIPATED UTILITY DEPTHS:
THE DEPTH OF COVER OVER WATER AND SEWER LINES IS ANTICIPATED TO BE 36" OR GREATER. MINIMUM DEPTH OF COVER FOR WATER MAINS SHALL BE 36" AND THE FOLLOWING: 36" UNDER DRIVEWAYS AND 42" UNDER ROADWAYS. MINIMUM DEPTH OF COVER FOR GRAVITY SEWER PIPE SHALL BE 2'-0". CONCRETE PROTECTION OR CONCRETE CAP SHALL BE PROVIDED FOR INSTALLATIONS THAT HAVE LESS THAN 2.5 FEET OF COVER IN NON-TRAFFIC AREAS AND LESS THAN 4.0 FEET OF COVER IN TRAFFIC AREAS.

HYDRANT FLOW TEST REPORT

TEST DATE: 06-02-2020
TEST TIME: 9:00 A.M.
LOCATION: 600 CHICKASAW PLACE, FRANKLIN, TN
TESTED BY: GAGE CROWDER, GRAND FIRE PROTECTION
WITNESSED BY BEN CONNER, CITY OF FRANKLIN
WATER DEPARTMENT
TEST HYDRANT #2: 74 PSI STATIC PRESSURE
54 PSI RESIDUAL PRESSURE
FLOW HYDRANT #1: 40 PSI
1060 GPM

HYDRANT FLOW TEST REPORT

TEST DATE: 06-02-2020
TEST TIME: 9:00 A.M.
LOCATION: 600 CHICKASAW PLACE, FRANKLIN, TN
TESTED BY: GAGE CROWDER AND BRIAN CAMPBELL,
GRAND FIRE PROTECTION
WITNESSED BY BEN CONNER, CITY OF FRANKLIN
WATER DEPARTMENT
TEST HYDRANT #4: 68 PSI STATIC PRESSURE
30 PSI RESIDUAL PRESSURE
FLOW HYDRANT #3: 20 PSI
750 GPM

HYDRANT FLOW TEST REPORT

TEST DATE: 06-02-2020
TEST TIME: 9:00 A.M.
LOCATION: 600 CHICKASAW PLACE, FRANKLIN, TN
TESTED BY: GAGE CROWDER AND BRIAN CAMPBELL,
GRAND FIRE PROTECTION
WITNESSED BY BEN CONNER, CITY OF FRANKLIN
WATER DEPARTMENT
TEST HYDRANT #5: 80 PSI STATIC PRESSURE
68 PSI RESIDUAL PRESSURE
FLOW HYDRANT #6: 45 PSI
1130 GPM

FEATURE LEGEND

- UTILITY POLE
- LIGHT POLE
- WATER VALVE
- FIRE HYDRANT
- GAS VALVE
- SANITARY SEWER MANHOLE
- SANITARY SEWER
- STORM SEWER
- WATER LINE
- OVERHEAD POWER
- FENCE
- GAS METER
- UNDERGROUND
- SEWER CLEAN OUT

UTILITY KEY NOTES

- 8" SDR-35 SANITARY SEWER LINE, APPROX. 40 L.F. @ 1.0%.
- 8" SDR-35 SANITARY SEWER LINE, APPROX. 54 L.F. @ 1.0%.
- 6" SDR-35 SANITARY SEWER LATERAL, APPROX. 98 L.F. @ 1.0%.
- 8" SDR-35 SANITARY SEWER LINE, APPROX. 80 L.F. @ 2.0%.
- 8" SDR-35 SANITARY SEWER LINE, APPROX. 180 L.F. @ 2.0%.
- 8" SDR-35 SANITARY SEWER LINE, APPROX. 240 L.F. @ 2.0%.
- 8" SDR-35 SANITARY SEWER LINE, APPROX. 65 L.F. @ 2.0%.
- 8" SDR-35 SANITARY SEWER LINE, APPROX. 57 L.F. @ 2.0%.
- 8" SDR-35 SANITARY SEWER LINE, APPROX. 115 L.F. @ 9.20%.
- CONNECT PROPOSED 8" WATER MAIN TO EXISTING 8" WATER MAIN.
- CONNECT PROPOSED 4" DOMESTIC WATER LINE TO EXISTING 6" WATER LINE.
- CONNECT PROPOSED 8" WATER MAIN TO EXISTING 6" WATER LINE WITH 6"x6"x8" TEE.
- EXISTING MASTER METER AND REDUCED PRESSURE BACKFLOW PREVENTER TO REMAIN ON EXISTING 6" WATER LINE.
- 4" MASTER METER AND REDUCED PRESSURE BACKFLOW PREVENTER ON PROPOSED 4" WATER LINE.
- 2" MASTER METER AND REDUCED PRESSURE BACKFLOW PREVENTER ON EXISTING 2" WATER LINE.
- EXISTING UNDERGROUND POWER LINE WILL BE UTILIZED TO DISTRIBUTE ELECTRIC POWER TO PROPOSED HOUSING UNITS.
- EXISTING POWER POLE WITH 2 ELECTRICAL RISERS.
- EXISTING POWER POLE WITH ELECTRICAL TRANSFORMER. EXISTING POLE SHALL BE RELOCATED OUT OF PROPOSED DRIVEWAY.

LEGEND

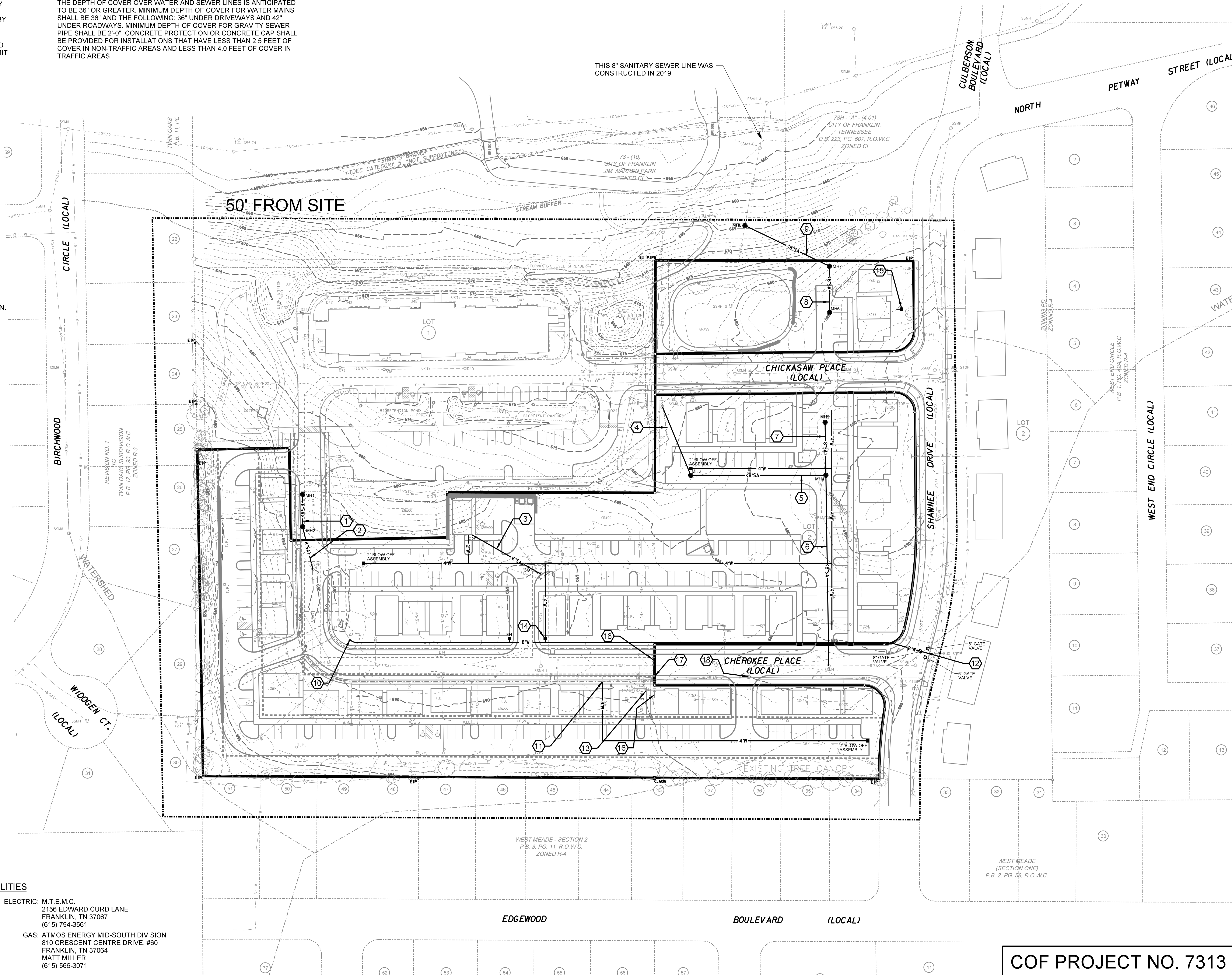
- PUBLIC ACCESS EASEMENT
- DRAINAGE EASEMENT
- UTILITY EASEMENT
- TRANSITION ZONE 1
- TRANSITION ZONE 2
- TRANSITION ZONE 3

FRANKLIN, TN UTILITIES

WATER: FRANKLIN WATER & SEWER
124 LUMBER DRIVE
FRANKLIN, TN 37064
(615) 794-4554
SEWER: FRANKLIN WATER & SEWER
124 LUMBER DRIVE
FRANKLIN, TN 37064
(615) 794-4554
ELECTRIC: M.T.E.M.C.
2156 EDWARD CURD LANE
FRANKLIN, TN 37067
(615) 794-3561
GAS: ATMOS ENERGY MID-SOUTH DIVISION
810 CRESCENT CENTRE DRIVE, #60
FRANKLIN, TN 37064
MATT MILLER
(615) 568-3071

STATEMENT OF IMPACTS FOR WATER AND SEWER:

THE PROPOSED DEVELOPMENT WILL HAVE A TOTAL OF 100 UNITS. CURRENTLY THERE ARE 72 UNITS ON THE SITE THAT WILL BE DEMOLISHED AND REPLACED. THE IMPROVEMENT WILL RESULT IN 28 NEW UNITS WHICH WILL HAVE AN EFFECT OF APPROXIMATELY 9,000 GPD ADDITIONAL WATER USAGE AND SANITARY SEWER FLOW.



UTILITY PLAN

DEVELOPMENT PLAN
CHEROKEE PLACE PLANNED UNIT DEVELOPMENT
CHEROKEE PLACE @ SHAWNEE DRIVE
FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

DR	CHK	DATE	DESCRIPTION
TEAM	JRG	07-24-20	PRE-APPLICATION SUBMITTAL
TEAM	JRG	08-07-20	DEVELOPMENT PLAN SUBMITTAL
TEAM	JRG	09-03-20	RESUBMITTAL
TEAM	JRG	10-01-20	RESUBMITTAL

C5.0

FILE NO. 1716-20

COF PROJECT NO. 7313

One Vantage Way, Suite E-220 • Nashville, Tennessee 37228-95 • 615/726/4488

James R. Gillespie, Jr.
Professional Engineer
No. 182950
State of Tennessee
10-01-20

JA
Engineers
Planners and
Computer Applications
JAMES + ASSOCIATES, INC.

WATER AND SEWER GENERAL NOTES:

- 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 AND 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 ALEDERMEN BY RESOLUTION.
- CONTRACTOR SHALL OBTAIN WATER AND SEWER INFRASTRUCTURE INSTALLATION PERMIT PRIOR TO SCHEDULING REQUIRED PRE-CONSTRUCTION SITE MEETING. CONTRACTOR SHALL COMPLETE THE PRE-CONSTRUCTION SITE MEETING PRIOR TO COMMENCING WITH CONSTRUCTION.
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DEMOLITION KEY NOTES

- CUT AND CAP EXISTING 2" WATER LINE. COORDINATE WITH CITY OF FRANKLIN WATER MANAGEMENT DEPARTMENT.
- ABANDON EXISTING 2" WATER LINE IN PLACE.
- EXISTING 2" WATER LINE TO REMAIN IN SERVICE FOR FUTURE USE.
- EXISTING 2" WATER LINE TO BE REMOVED.
- EXISTING FIRE HYDRANT SHALL BE REMOVED.
- CUT AND CAP EXISTING SANITARY SEWER LINE. COORDINATE WORK WITH CITY OF FRANKLIN WATER MANAGEMENT DEPARTMENT.
- EXISTING MANHOLE TO BE REMOVED.
- EXISTING MANHOLE TO BE REMOVED AND REPLACED WITH NEW MANHOLE.
- EXISTING SEWER LINE TO BE REMOVED AFTER PROPOSED SEWER LINE IS IN SERVICE.
- EXISTING SEWER LINE TO BE REMOVED ABOVE PROPOSED MANHOLE.
- EXISTING SEWER LINES AND MANHOLES IN CHICKASAW PLACE SHALL BE ABANDONED IN PLACE BY FILLING WITH GROUT.
- SANITARY SEWER LINE SHALL BE REMOVED AND RECONSTRUCTED IF EXISTING PIPE MATERIAL IS VITRIFIED CLAY.
- CONSTRUCTABILITY NOTE: PROPOSED 8" SANITARY SEWER LINE WILL BE CONSTRUCTED BELOW THE EXISTING SANITARY SEWER LINE AT THIS APPROXIMATE LOCATION.
- EXISTING GAS LINE TO BE REMOVED. CUT AND CAP EXISTING GAS LINE. COORDINATE WORK WITH ATMOS ENERGY CORPORATION.
- EXISTING 6" WATER LINE TO REMAIN IN SERVICE.
- EXISTING STORM TO BE REMOVED.

- ALL OFF-SITE WORK WITHIN THE PUBLIC RIGHT-OF-WAY SHALL REQUIRE AN APPROVED TRAFFIC CONTROL PLAN WHICH COMPLIES WITH THE MUTCD. NO OFF-SITE EXCAVATION MAY BE UNDERTAKEN IN ANY STREET, ROAD, ALLEY OR RIGHT-OF-WAY OF ANY UTILITY OR TEMPORARY CONSTRUCTION EASEMENT OF THE CITY OF FRANKLIN BY ANY ENTITY UNLESS 72-HOUR NOTICE HAS BEEN GIVEN TO THE CITY OF FRANKLIN TRAFFIC OPERATIONS CENTER. THE CONTRACTOR SHALL HAVE AN APPROVED TRAFFIC CONTROL PLAN ONSITE DURING CONSTRUCTION.
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HYDRANT FLOW TEST REPORT

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TESTED BY: GAGE CROWDER, GRAND FIRE PROTECTION
WITNESSED BY BEN CONNER, CITY OF FRANKLIN
WATER DEPARTMENT
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WATER DEPARTMENT
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30 PSI RESIDUAL PRESSURE
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HYDRANT FLOW TEST REPORT

TEST DATE: 06-02-2020
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LOCATION: 600 CHICKASAW PLACE, FRANKLIN, TN
TESTED BY: GAGE CROWDER AND BRIAN CAMPBELL,
GRAND FIRE PROTECTION
WITNESSED BY BEN CONNER, CITY OF FRANKLIN
WATER DEPARTMENT
TEST HYDRANT #5: 80 PSI STATIC PRESSURE
68 PSI RESIDUAL PRESSURE
FLOW HYDRANT #6: 45 PSI
1130 GPM

FEATURE LEGEND

- UTILITY POLE
- LIGHT POLE
- WATER VALVE
- FIRE HYDRANT
- GAS VALVE
- SANITARY SEWER MANHOLE
- SANITARY SEWER
- STORM SEWER
- WATER LINE
- OVERHEAD POWER
- FENCE
- GAS METER
- UNDERGROUND
- SEWER CLEAN OUT

LEGEND

- PUBLIC ACCESS EASEMENT
- DRAINAGE EASEMENT
- UTILITY EASEMENT

FRANKLIN, TN UTILITIES

WATER: FRANKLIN WATER & SEWER
124 LUMBER DRIVE
FRANKLIN, TN 37064
(615) 794-4554

ELECTRIC: M.T.E.M.C.
2156 EDWARD CURD LANE
FRANKLIN, TN 37067
(615) 794-3561

SEWER: FRANKLIN WATER & SEWER
124 LUMBER DRIVE
FRANKLIN, TN 37064
(615) 794-4554

GAS: ATMOS ENERGY MID-SOUTH DIVISION
810 CRESCENT CENTRE DRIVE, #60
FRANKLIN, TN 37064
MATT MILLER
(615) 568-3071

One Vantage Way, Suite E-220 • Nashville, Tennessee 37228-955 • 615/726/4468

Engineers
Planners and
Computer Applications

JAMES + ASSOCIATES, INC.

JAMES R. GILLESPIE
REGISTERED PROFESSIONAL ENGINEER
No. 182950
STATE OF TENNESSEE

10-01-20

UTILITY DEMOLITION PLAN

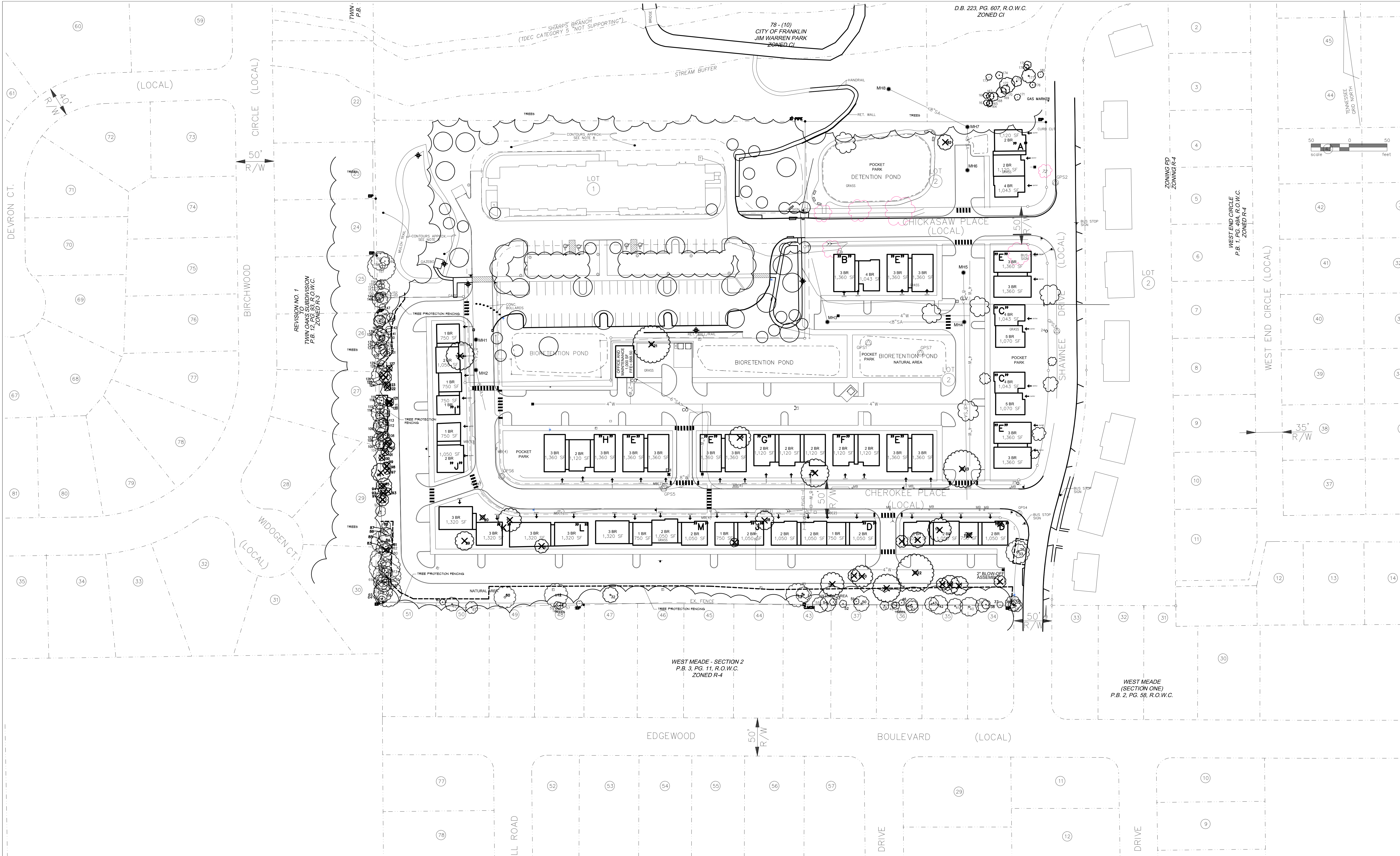
DEVELOPMENT PLAN
CHEROKEE PLACE PLANNED UNIT DEVELOPMENT
CHEROKEE PLACE @ SHAWNEE DRIVE
FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

DR	CHK	DATE	DESCRIPTION
TEAM	JRG	07-24-20	PRE-APPLICATION SUBMITTAL
TEAM	JRG	08-07-20	DEVELOPMENT PLAN SUBMITTAL
TEAM	JRG	09-03-20	RESUBMITTAL
TEAM	JRG	10-01-20	RESUBMITTAL

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FILE NO. 1716-20

COF PROJECT NO. 7313



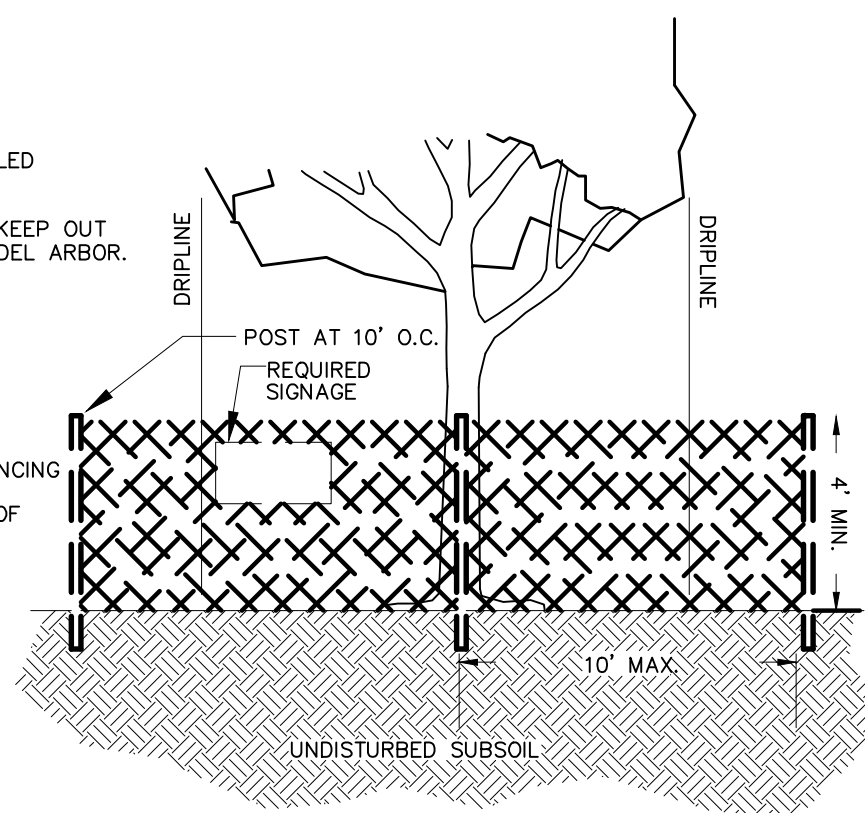
LANDSCAPE DATA CHART

SITE ACREAGE:	8.15 ACRES
SITE ZONING DISTRICT & APPLICABLE OVERLAYS:	PD - MULTI FAMILY
REQUIRED LANDSCAPE SURFACE AREA:	.20
PROVIDED LANDSCAPE SURFACE AREA:	.20
ORIGINAL CANOPY COVER:	22% 1.79 ACRES
TREE CANOPY REQUIRED:	48% 0.86 ACRES
CANOPY RETENTION PROVIDED:	49% .88 ACRES
SPECIMEN TREES REMOVED:	18 584 INCHES

NOTE:

SIGNAGE SHALL BE INSTALLED AT 150 LF INTERVALS. SIGNAGE SHALL READ: "TREE PROTECTION ZONE: KEEP OUT ZONA DE LA PROTECCION DEL ARBOR. NO SE PERMITE ENTRAR"

NO STOCKPILING OR STORAGE OF MATERIALS IS PERMITTED WITHIN THE LIMITS OF THE PROTECTION AREA. CONTINUOUS BARRIER OF 4" HIGH CHAIN LINK FENCING WITH TEMPORARY SIGNAGE DELINEATING BOUNDARIES OF TREE PROTECTION FENCING FENCING TO ENCOMPASS THE CRITICAL ROOT ZONE OF THE TREE. MIN. 10' SQUARE PROTECTED AREA REQUIRED

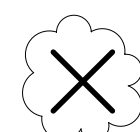


KEY

TREES TO REMAIN:



TREES TO BE REMOVED:



COVERAGE

SITE AREA:	8.15 ACRES
EXISTING TREE COVER:	1.79 ACRES (22%)
PROPOSED TREE COVER:	0.88 ACRES (49%)
REFERENCE AERIAL PHOTO FOR TREE COVERAGE	

TREES TO REMAIN

PT. NO.	CALIPER	SPECIES	PT. NO.	CALIPER	SPECIES	PT. NO.	CALIPER	SPECIES
12 (S)	30"	TREE	67	24"	TREE	129	12"	TREE
26	18"	MAPLE	68	20"	TREE	130	20"	TREE
32	20"	TREE	70	16"	TREE	131	8"	TREE
33	30"	TREE	71	8"	TREE	132	10"	TREE
35	20"	TREE	88	12"	TREE	133	16"	TREE
36	10"	TREE	105	24"	TREE	134	8"	TREE
37	6"	TREE	106	10"	TREE	135	6"	TREE
38	12"	TREE	107	6"	TREE	136	6"	TREE
42	24"	TREE	108	10"	TREE	137	8"	TREE
43	18"	TREE	109	12"	TREE	138	22"	TREE
45	16"	TREE	110	20"	TREE	139	12"	TREE
46	8"	TREE	111	20"	TREE	140	12"	TREE
50	20"	TREE	112	12"	TREE	141	6"	TREE
51	8"	TREE	113	8"	TREE	142	6"	TREE
52	10"	TREE	114	12"	TREE	143	12"	TREE
53	10"	TREE	115	10"	TREE	144	16"	TREE
54	20"	TREE	116	24"	TREE	145	16"	TREE
60 (S)	28"	TREE	117	12"	TREE	146	20"	TREE
63	8"	TREE	118	16"	TREE	147	6"	TREE
64	10"	TREE	119	14"	TREE	148	20"	TREE
65	14"	TREE	126	24"	TREE	149	12"	TREE
66	36"	TREE	128	6"	TREE	161	8"	TREE

TREES TO BE REMOVED

PT. NO.	CALIPER	SPECIES	PT. NO.	CALIPER	SPECIES	PT. NO.	CALIPER	SPECIES
01	16"	TREE	18	4"	TREE	96 (S)	24"	TREE
02	16"	TREE	19	4"	TREE	97	10"	TREE
03	16"	TREE	21 (S)	48"	SYCAMORE	98	10"	TREE
04	16"	TREE	22 (S)	48"	TREE	99	6"	TREE
06	20"	TREE	23 (S)	48"	TREE	100	8"	TREE
07 (S)	24"	TREE	27	12"	TREE	101	10"	TREE
08 (S)	24"	TREE	28 (S)	24"	TREE	102	16"	TREE
09 (S)	28"	MAPLE	29 (S)	24"	TREE	103	12"	TREE
10 (S)	28"	TREE	30 (S)	36"	TREE	120	6"	TREE
11 (S)	30"	SYCAMORE	31	18"	TREE	121	12"	TREE
12 (S)	30"	TREE	72 (S)	36"	TREE	122	6"	TREE
14 (S)	30"	TREE	92	8"	TREE	123	6"	TREE
15 (S)	30"	TREE	93	10"	TREE	124	16"	TREE
16 (S)	36"	TREE	94	8"	TREE	125	12"	TREE
17 (S)	36"	TREE	95	20"	TREE	127	6"	TREE

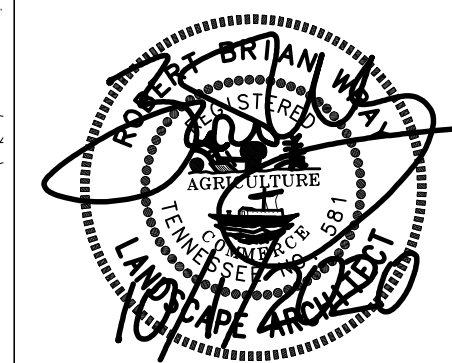
TREE PRESERVATION PLAN

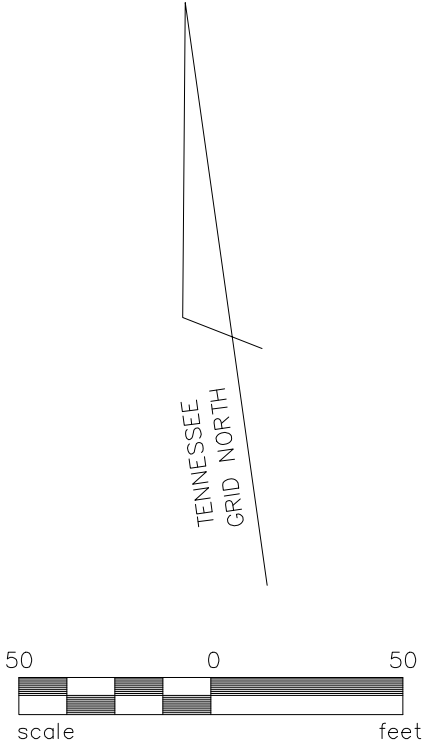
DEVELOPMENT PLAN
CHEROKEE PLACE PLANNED UNIT DEVELOPMENT
CHEROKEE PLACE @ SHAWNEE DRIVE
FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

DR.	CHK.	DATE	DESCRIPTION
TEAM	JRG07-24	-24	BRE-APPLICATION SUBMITTAL
TEAM	JRG08-07	-07	DEVELOPMENT PLAN SUBMITTAL
TEAM	JRG09-03	-20	RESUBMITTAL
TEAM	JRG10-01	-20	RESUBMITTAL

COF# 7313

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LANDSCAPE DATA CHART

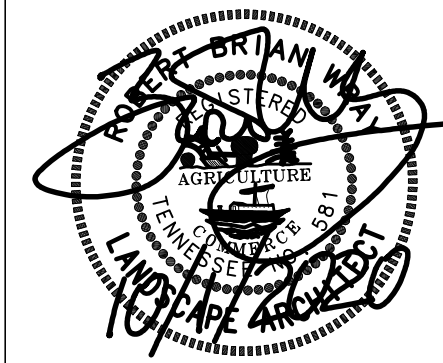
SITE ACREAGE:	8.15 ACRES
SITE ZONING DISTRICT & APPLICABLE OVERLAYS:	PD - MULTI FAMILY
REQUIRED LANDSCAPE SURFACE AREA:	.20
PROVIDED LANDSCAPE SURFACE AREA:	.20
ORIGINAL CANOPY COVER:	22% 1.79 ACRES
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TEAM	JRG09-03	-20	RESUBMITTAL
TEAM	JRG10-01	-20	RESUBMITTAL

COF # 7313

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FILE NO. 1716-20



EXISTING TREE CANOPY AERIAL

DEVELOPMENT PLAN

CHEROKEE PLACE PLANNED UNIT DEVELOPMENT

CHEROKEE PLACE @ SHAWNEE DRIVE

FRANKLIN, WILLIAMSON COUNTY, TENNESSEE



HVAC UNITS, COOLING AND/OR MECHANICAL EQUIPMENT ARE MOUNTED ON THE:

☒ ROOFTOP ☒ GROUND ☐ NOT APPLICABLE

THIS DEVELOPMENT IS ALSO REQUIRED TO HAVE THE FOLLOWING BUFFER/SCREENING YARDS, AND THE REQUIRED LANDSCAPING IMPROVEMENTS, PER THE ZONING ORDINANCE.

BUFFER/SCREEN TYPE:

☒ PERIMETER PLANTING STRIP	☒ UTILITY BOX SCREEN
☒ HVAC SCREEN	☒ DUMPSTER SCREEN
☒ LOADING / SERVICE AREA	☐ HISTORIC RESOURCE EDGE TREATMENT
☒ TRANSITION ZONE BUFFER	☐ MACK HATCHER BUFFER
☐ I-65 BUFFER	☐ OTHER: _____

BUFFER TYPE: ☒ TRANSITION ☐ I-65 ☐ MACK HATCHER ☐ HISTORIC

BUFFER WIDTH:	25'	BUFFER LENGTH:	VARIES
MIN. TREES REQUIRED:	XXX	TREES PROVIDED:	XXX
MIN. SHRUBS REQUIRED:	XXX	SHRUBS PROVIDED:	XXX
MIN. % CANOPY TREES:	40%	MIN. % EVERGREEN TREES:	50%
MIN. % EVERGREEN SHRUBS:	75%	% PLAN GENUS:	40%

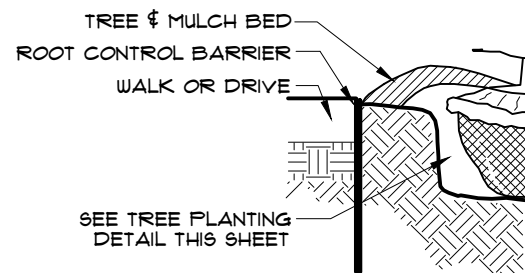
1. REQUIREMENTS SHOWN ARE AS PER CITY OF FRANKLIN, TENNESSEE ZONING ORDINANCE. SUBSTITUTIONS ARE NOT ALLOWED UNLESS APPROVED BY THE CITY OF FRANKLIN, TN
2. LANDSCAPE MATERIALS SHALL BE MAINTAINED BY THE OWNER AFTER INSTALLATION.
3. ADDITIONAL SCREENING MAY BE REQUIRED IF THE INSPECTION FOR RELEASE OF THE PERFORMANCE BOND REVEALS THAT THE SCREENING IS NOT EFFECTIVE.
4. MUNICIPAL CODE 7-231 DOES NOT PERMIT THE INSTALLATION OF COMBUSTIBLE MULCH WITHIN 24-INCHES OF BUILDINGS OF CONSTRUCTION TYPES III, IV, AND V AND BUILDINGS WITH COMBUSTIBLE EXTERIOR SHEATHING.

THE OWNER ACKNOWLEDGES THAT PLANTING LANDSCAPE MATERIALS IN A DEDICATED EASEMENT DOES NOT WAIVE OR MODIFY THE CITY OF FRANKLIN'S RIGHT AS THE EASEMENT HOLDER. THE OWNER UNDERSTANDS THAT THE CITY OF FRANKLIN, ITS AUTHORIZED CONTRACTOR OR PRIVATE UTILITY MAY AT ANY TIME AND FOR ANY REASON PERFORM WORK WITHIN THE DEDICATED EASEMENT. THE CITY OF FRANKLIN, ITS AUTHORIZED CONTRACTOR OR PRIVATE UTILITY SHALL HAVE NO LIABILITY TO THE OWNER FOR ANY DAMAGE TO THE LANDSCAPE MATERIALS IN THE EASEMENT WHEN SAID DAMAGE IS DUE TO WORK WITHIN THE EASEMENT. THE OWNER MAY BE HELD RESPONSIBLE FOR THE COST OF REPLACING OR REPAIRING LANDSCAPE MATERIALS. THE OWNER SHALL BE SOLELY RESPONSIBLE FOR ANY COSTS INCURRED IN REPAIRING AND/OR REPLACING THE REQUIRED LANDSCAPE MATERIALS.

PROJECT ZONING: PD - MULTIFAMILY
ADJACENT ZONING: RESIDENTIAL
DEVELOPMENT TYPE: TRADITIONAL
SITE AREA: 8.15
LSR REQUIRED: .20
LSR PROVIDED: .20
EXISTING TREE COVER: 1.65 ACRES (20%)
PROPOSED TREE COVER: 0.79 ACRES (48%)
MINIMUM ACI REQUIREMENTS:
CANOPY TREES: 82 X 8.15 = 669 INCHES
UNDERSTORY TREES: 21 X 8.15 = 172 INCHES
SHRUBS: 96 X 8.15 = 783 SHRUBS

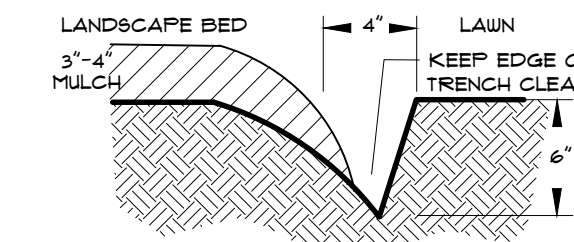
PROJECT ZONING:	PD – MULTIFAMILY	EXISTING TREES	PROPOSED	TOTAL PROVIDED	CALIPER INCHES
ADJACENT ZONING:	RESIDENTIAL				
DEVELOPMENT TYPE:	TRADITIONAL				
SITE AREA:	8.15	EXISTING TREES=14"	0	1.25	0
LSR REQUIRED:	.20	EXISTING TREES:	0	0	0
LSR PROVIDED:	.20	4" CALIPER CANOPY TREES:	0	0	0
EXISTING TREE COVER:	1.65 ACRES (20%)	3" CALIPER CANOPY TREES:	0	0	0
PROPOSED TREE COVER:	0.79 ACRES (48%)	2" CALIPER CANOPY TREES:	0	0	0
MINIMUM ACI REQUIREMENTS:					
CANOPY TREES:	82 X 8.15 = 669 INCHES	AGGREGATE CANOPY CALIPER INCHES PROVIDED:			0
UNDERSTORY TREES:	21 X 8.15 = 172 INCHES	AGGREGATE CANOPY CALIPER INCHES REQUIRED:			0
SHRUBS:	96 X 8.15 = 783 SHRUBS	2" CALIPER UNDERSTORY TREES:	0	0	0
		1.5" CALIPER UNDERSTORY TREES:	0	0	0
STANDARD TREES REMOVED:	492"	AGGREGATE UNDERSTORY CALIPER INCHES PROVIDED:			0
STANDARD REPLACEMENT (50%):	246"	AGGREGATE UNDERSTORY CALIPER INCHES REQUIRED:			0
SPECIMEN TREES REMOVED:	710"				
SPECIMEN REPLACEMENT REQUIRED:	1,420"				
		MIN.18" HIGH SHRUBS:			
		MIN.30" HIGH SHRUBS:			
		TOTAL SHRUBS PROVIDED:			0
		TOTAL SHRUBS REQUIRED:			0

PROVIDED - WALKING PATH SYSTEMS & POCKET PARK
REFERENCE CIVIL PLANS FOR CALCULATIONS

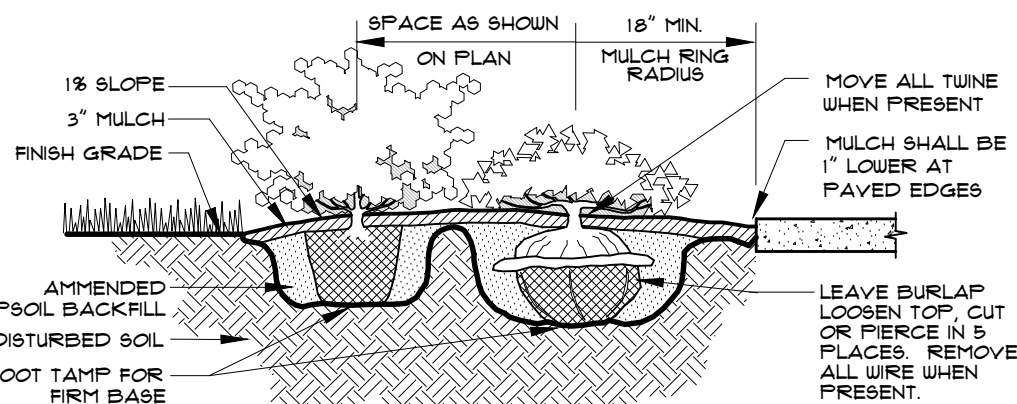


24" DEPTH UNIVERSAL BARRIER BY DEEPROOT OR APPROVED EQUAL. INSTALL IN LINE WITH APPLICATION ALONG BACK OF CURB AND EDGE OF SIDEWALK AT 18" FROM CENTER OF TREE EACH SIDE (60" TOTAL EACH FACE).
INSTALL PER MANUFACTURER'S SPECIFICATIONS.
DETAIL BY CUMBERLAND LANDSCAPE INC. 615-333-4636

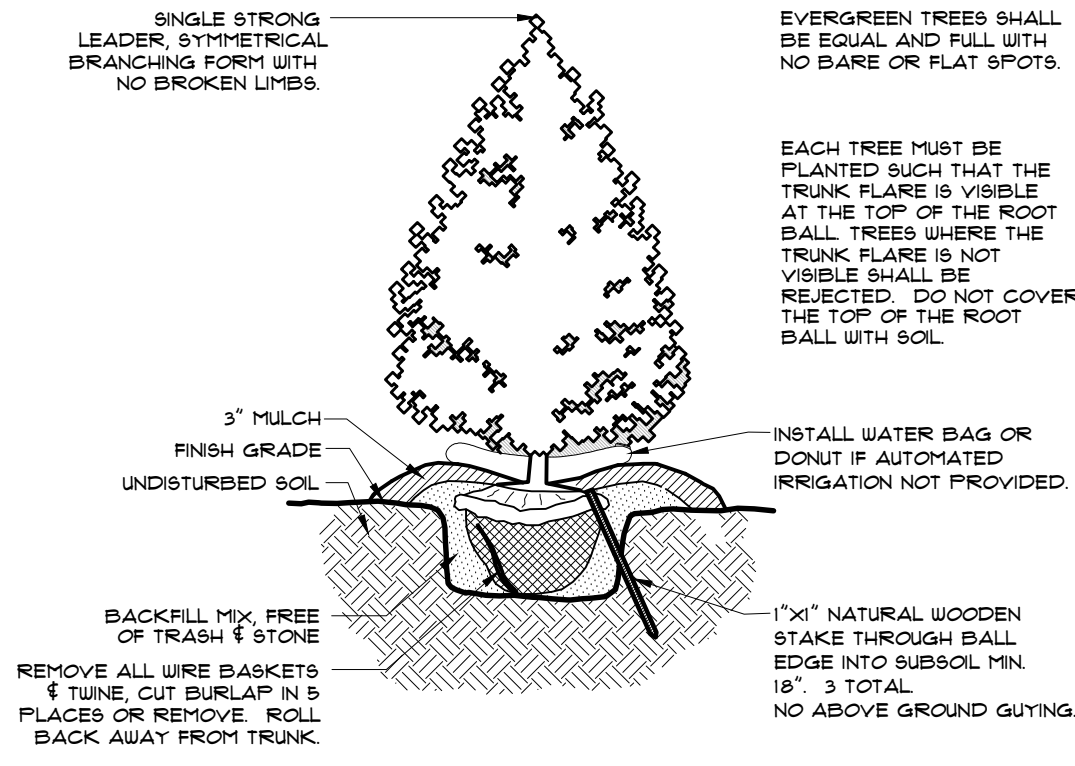
ROOT BARRIER DETAIL



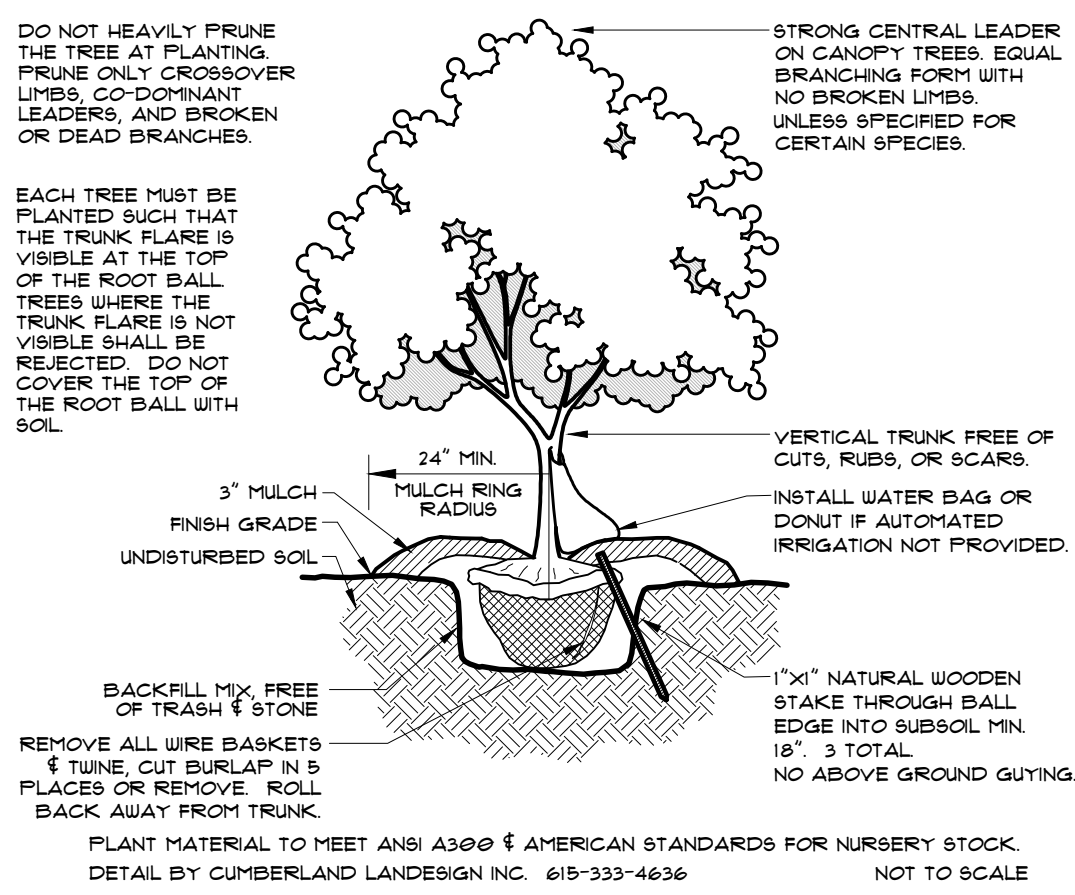
MULCH BED EDGE



SHRUB PLANTING DETAIL



EVERGREEN TREE PLANTING DETAIL



DECIDUOUS TREE PLANTING DETAIL

Cumberland

landesign

615-333-4636

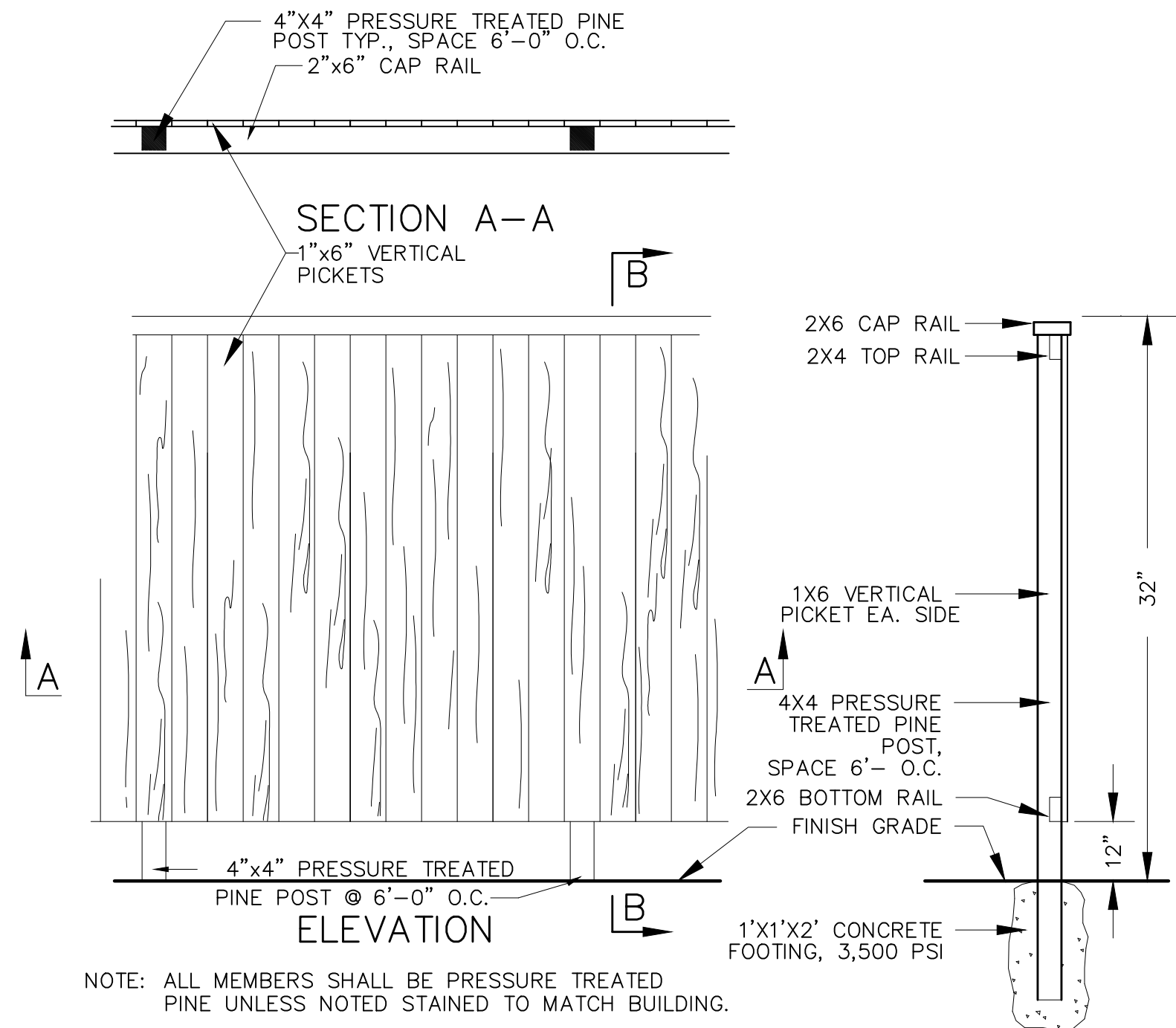
landscapearchitect-inc.com

cumberlanddesign@bellsouth.net

Planning • Landscape Architecture • Photometrics

100% Solar Powered Offices

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SOLID WOOD FENCE DETAIL

MATERIALS SCHEDULE

KEY	AMOUNT	SCIENTIFIC NAME/ COMMON NAME	HEIGHT	SPREAD	TRUNK	ACI VALUE	REMARKS	% GENUS
-----	--------	---------------------------------	--------	--------	-------	--------------	---------	---------

CANOPY SITE TREES

UNDERSTORY SITE TREES

FOUNDATION & SITE SHRUBS

BIORETENTION SHRUBS

NATIVE GRASSES / FLOWERS

MISCELLANEOUS

TURF		
SEED	XXX sf	Fine Bladed Fescue Seed
SOD	XXX sf	Fine Bladed Fescue Sod
MISCELLANEOUS		
		Shredded Hardwood Bark Mulch
NOTES		
F.T.B. = Full To Bottom		
Substitution with LA approval only.		

FRANKLIN LANDSCAPE NOTES

1. ANY PLANT MATERIAL THAT DIES, TURNS BROWN OR DEFOLIATES SHALL BE REPLACED WITHIN ONE YEAR OR BY THE NEXT GROWING SEASON, WHICHEVER COMES FIRST. OTHER DEFECTIVE LANDSCAPE MATERIAL SHALL BE REPLACED WITHIN THREE MONTHS.
2. ALL TREES SHALL BE STRAIGHT - TRUNKED, FULL - HEADED, AND MEET ALL REQUIREMENTS SPECIFIED. ALL TREES AND SHRUBS MUST BE CONTAINER GROWN OR BALLED AND BURLAPPED WITH SIZES INDICATED IN THE PLANT SCHEDULE. ON THE APPROVED PLAN ALL PLANTS SHALL BE HEALTHY, VIGOROUS MATERIAL, FREE FROM PEST AND DISEASE. ALL ROOTBALLS, CONTAINERS AND HEIGHT TO WIDTH RATIOS SHALL CONFORM TO THE SIZE STANDARDS SET FORTH IN THE AMERICAN STANDARDS FOR NURSERY STOCK, CURRENT EDITION.
3. ALL REQUIRED TREES AND SHRUBS SHALL MEET THE MINIMUM SIZE STANDARDS AS LISTED IN THE PLANT SCHEDULE.
4. PLANT MATERIAL SHALL NOT OBSCURE TRAFFIC OR PARKING SIGNS/SIGNALS OR VEHICULAR SIGHT LINES.
5. TREE TOPPING IS NOT PERMITTED.
6. ADDITIONAL SCREENING MAY BE REQUIRED IF THE INSPECTION FOR THE RELEASE OF PERFORMANCE BOND REVEALS THAT THE REQUIRED SCREENING IS NOT EFFECTIVE.
7. ALL REQUIRED TREE PROTECTION FENCING MUST BE INSTALLED PRIOR TO LAND DISTURBING ACTIVITIES AND MUST BE MAINTAINED IN GOOD WORKING ORDER UNTIL ALL CONSTRUCTION ACTIVITY IS COMPLETED.
8. ANY SITE OR LANDSCAPE CHANGES (INCLUDING BUT NOT LIMITED TO A CHANGE IN DESIGN, A REDUCTION IN SIZE OR NUMBER OF PLANT MATERIAL, OR THE RELOCATION OF OVERHEAD OR UNDERGROUND UTILITIES) WILL REQUIRE A REVISED LANDSCAPE PLAN TO BE SUBMITTED AND APPROVED PRIOR TO THE LANDSCAPE INSTALLATION.
9. EXISTING TREES ACCEPTED IN PARTIAL COMPLIANCE OF THE LANDSCAPE REQUIREMENTS FOR THIS SITE SHALL BE ACCESSIBLE AND FLAGGED PRIOR TO ALL LANDSCAPE INSPECTIONS.
10. ANY EXISTING TREE, SHOWN AS BEING PRESERVED ON APPROVED PLANS, WHETHER FOR CREDIT OR NOT, THAT IS REMOVED, DIES OR IS DAMAGED DURING CONSTRUCTION SHALL BE REPLACED WITH THE EQUIVALENT NUMBER OF CALIPER INCHES OF A SIMILAR SPECIES IN AN APPROVED LOCATION.
11. SCREENING PROPOSED AROUND ANY UTILITY BOX OR TRANSFORMER IS REQUIRED TO BE EVERGREEN AND ADEQUATELY SCREEN THE OBJECT. THE PROPOSED EVERGREEN PLANT MATERIAL SHALL BE REPLACED IF IT IS NOT OF A HEIGHT SUFFICIENT TO SCREEN THE OBJECT.
12. ALL PLANT MATERIAL SHALL BE FROM THE FRANKLIN PLANT LIST UNLESS PRIOR APPROVAL IS RECEIVED FROM THE CITY.
13. ALL TREE-PROTECTION FENCING SHALL BE IN PLACE PRIOR TO THE ISSUANCE OF A GRADING PERMIT AND SHALL BE MAINTAINED IN GOOD WORKING ORDER UNTIL ALL CONSTRUCTION ACTIVITY IS COMPLETED. ANY REQUIRED EROSION CONTROL MEASURES SHALL BE PLACED OUTSIDE OF ANY TREE PROTECTION FENCING.
14. TOP SOIL USED IN ALL LANDSCAPE AREAS SHALL BE SCREENED PRIOR TO DEPOSITION IN PLANTING AREAS AND ISLANDS.
15. ANY PLANT MATERIAL LOCATED ADJACENT TO A PARKING AREA SHALL BE PLANTED SO AS TO ALLOW FOR A TWO AND A HALF FOOT VEHICULAR BUMPER OVERHANG FROM THE FACE OF CURB TO THE EDGE OF THE MATURE ADJACENT PLANT MATERIAL.

16. THE OWNER ACKNOWLEDGES THAT PLANTING LANDSCAPE MATERIAL IN A DEDICATED EASEMENT DOES NOT WAIVE OR MODIFY THE CITY OF FRANKLIN'S RIGHTS AS THE EASEMENT HOLDER. THE OWNER UNDERSTANDS THAT THE CITY OF FRANKLIN, ITS AUTHORIZED CONTRACTOR OR APPLICABLE PRIVATE UTILITY MAY AT ANY TIME AND FOR ANY REASON PERFORM WORK WITHIN THE DEDICATED EASEMENT. THE CITY, ITS AUTHORIZED CONTRACTOR OR APPLICABLE PRIVATE UTILITY SHALL HAVE NO LIABILITY TO THE OWNER FOR ANY DAMAGE TO THE LANDSCAPE MATERIAL IN THE EASEMENT WHEN SAID DAMAGE IS DUE TO WORK WITHIN THE EASEMENT. THE OWNER MAY BE HELD RESPONSIBLE FOR THE REMOVAL OF THE LANDSCAPE MATERIAL TO ENABLE WORK TO BE DONE. THE OWNER SHALL BE SOLELY RESPONSIBLE FOR ANY COSTS INCURRED IN REPAIRING AND/OR REPLACING THE REQUIRED LANDSCAPE MATERIAL.

BIORETENTION SEED MIX SHALL ACHIEVE FULL COVERAGE AND SOIL STABILIZATION BEFORE LANDSCAPE BONDS WILL BE RELEASED.

AFTER INSTALLATION THE LANDSCAPING WILL BE MAINTAINED BY: Franklin Housing Authority

ATTENTION OWNER/INSTALLER:
THE LANDSCAPE PLAN HAS BEEN DESIGNED TO MEET THE MINIMUM REQUIREMENTS OF THE CITY OF FRANKLIN ZONING ORDINANCE, THE APPROVAL OF THE PLANNING COMMISSION, AND PLANNING DEPARTMENT POLICY. RELOCATING, SUBSTITUTING, RESIZING, REDUCING, OR DELETING MATERIAL MAY CAUSE THE SITE TO NO LONGER CONFORM TO THE REQUIREMENTS. THUS PROBLEMS MAY ARISE WITH RELEASING THE PERFORMANCE/MAINTENANCE BOND FOR LANDSCAPING. DEVIATION FROM THE APPROVED LANDSCAPE PLAN SHALL NOT BE MADE WITHOUT FIRST CONSULTING THE LANDSCAPE ARCHITECT WHO DESIGNED THE PROJECT. THE DESIGNING LANDSCAPE ARCHITECT SHALL REVIEW PROPOSED SUBSTITUTIONS TO ENSURE THAT ALL CITY STANDARDS AND REQUIREMENTS ARE MET. THE CITY SHALL BE NOTIFIED IN WRITING UPON FINAL APPROVAL OF ANY PLANT SUBSTITUTIONS.

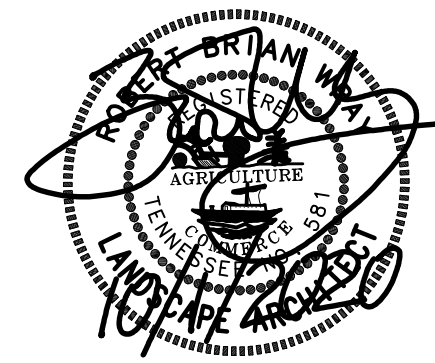
OWNER: Franklin Housing Authority
CONTACT NAME & NUMBER

LANDSCAPE ARCHITECT: Robert Brian Wray (615) 333-4636
CONTACT NAME & NUMBER
FRANKLIN PLANNING DEPARTMENT: (615) 791-3212

HVAC EQUIPMENT IS GROUND MOUNTED

THIS DEVELOPMENT IS REQUIRED TO HAVE THE FOLLOWING BUFFER/SCREENING YARDS, AND THE REQUIRED LANDSCAPING IMPROVEMENTS, PER THE ZONING ORDINANCE:

PERIMETER PLANTING STRIP
LOADING/SERVICE AREA
ELECTRICAL TRANSFORMER SCREEN



LANDSCAPE DETAILS

DEVELOPMENT PLAN
CHEROKEE PLACE PLANNED UNIT DEVELOPMENT
CHEROKEE PLACE @ SHAWNEE DRIVE
FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

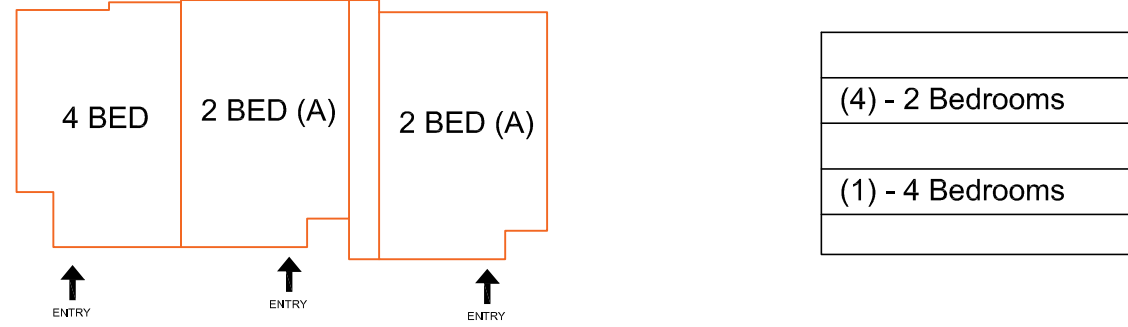
DR.	CHK.	DATE	DESCRIPTION
TEAM	JRG07-24	2BRC-APPLICATION SUBMITTAL	
TEAM	JRG08-07	2BRC-DEVELOPMENT PLAN SUBMITTAL	
TEAM	JRG09-03	20 RESUBMITTAL	
TEAM	JRG10-01	20 RESUBMITTAL	

COF# 7313

L3.0

FILE NO. 1716-20

BUILDING A
5 UNITS



(4) - 2 Bedrooms
(1) - 4 Bedrooms

BUILDING B
3 UNITS



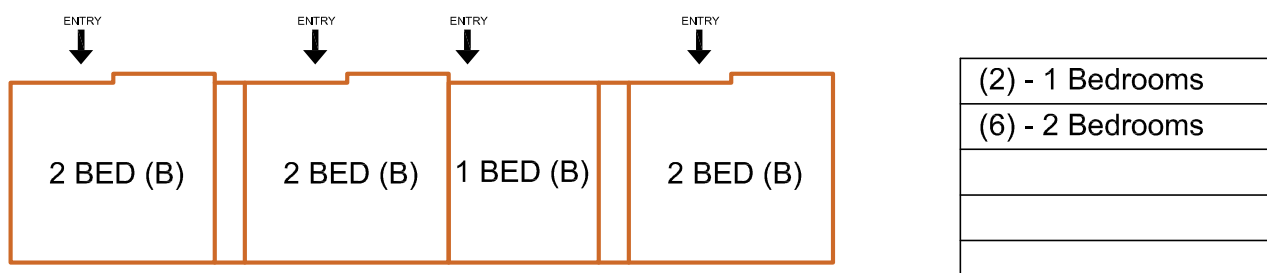
(2) - 3 Bedrooms
(1) - 4 Bedrooms

BUILDING C
2 UNITS



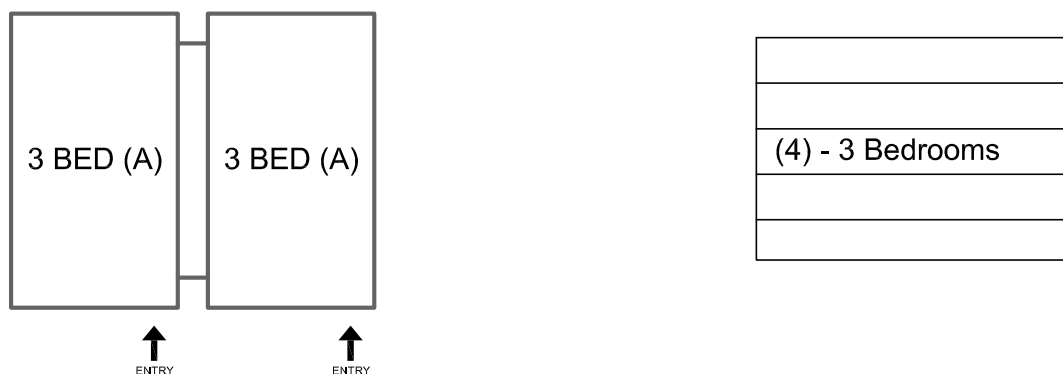
(1) - 4 Bedrooms
(1) - 5 Bedrooms

BUILDING D
8 UNITS



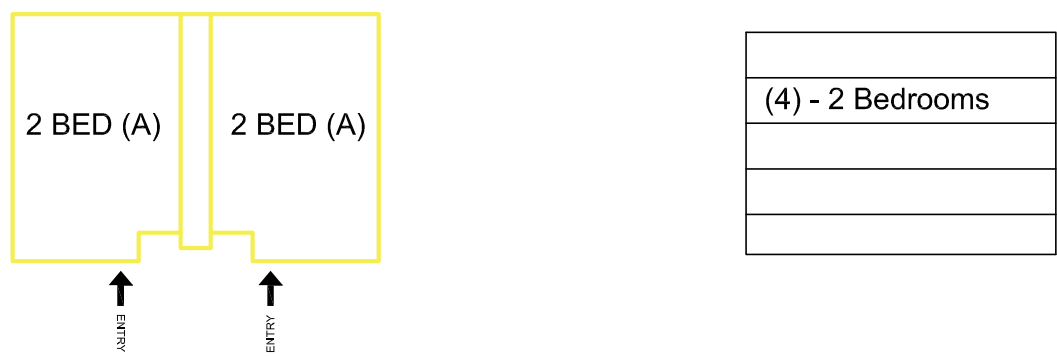
(2) - 1 Bedrooms
(6) - 2 Bedrooms

BUILDING E
4 UNITS



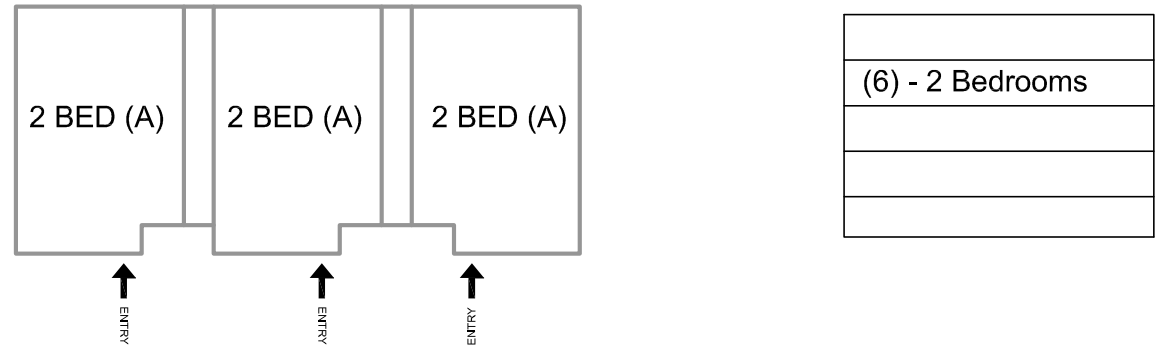
(4) - 3 Bedrooms

BUILDING F
4 UNITS



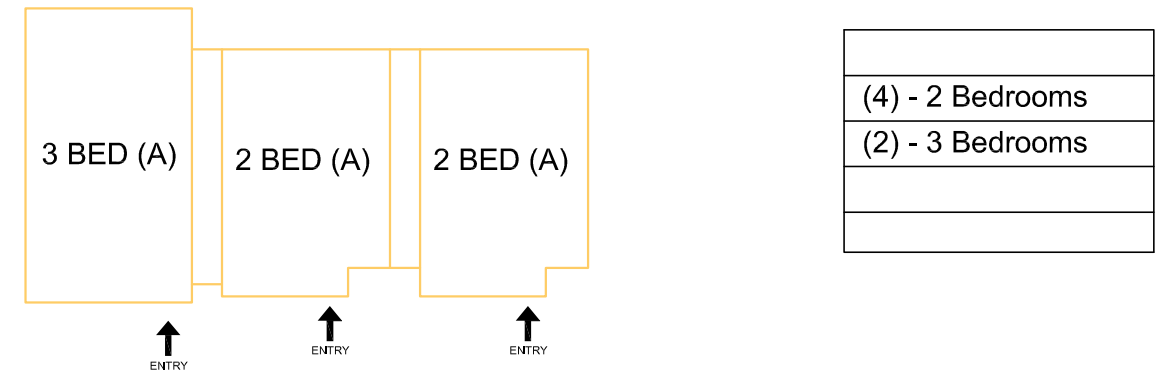
(4) - 2 Bedrooms

BUILDING G
6 UNITS



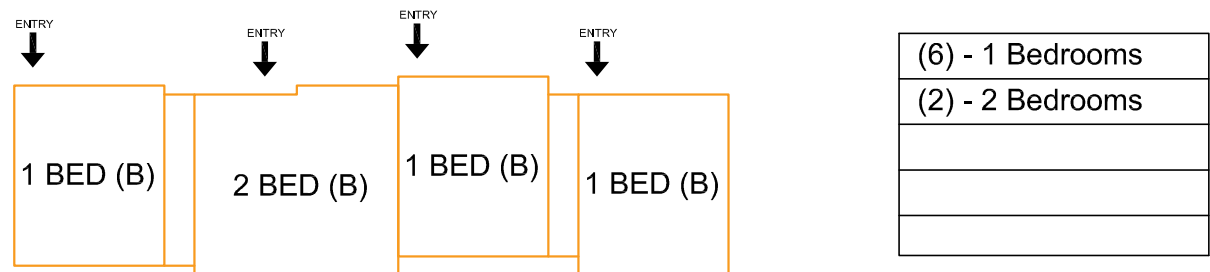
(6) - 2 Bedrooms

BUILDING H
6 UNITS



(4) - 2 Bedrooms
(2) - 3 Bedrooms

BUILDING I
8 UNITS



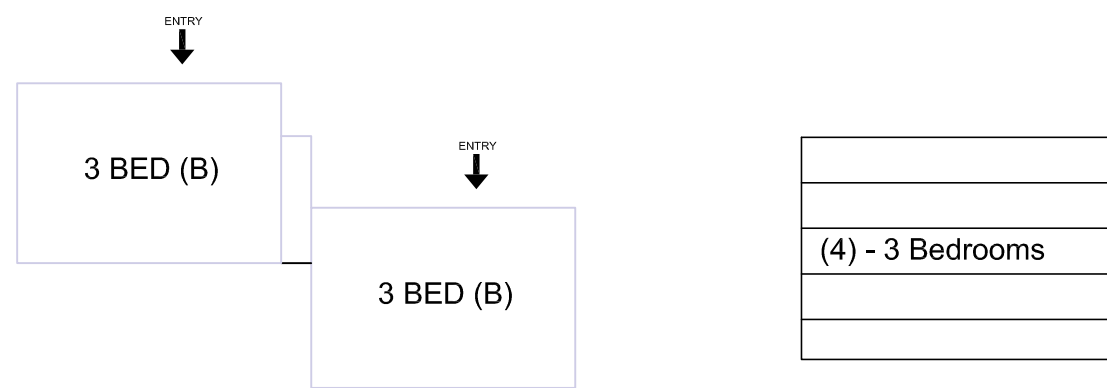
(6) - 1 Bedrooms
(2) - 2 Bedrooms

BUILDING J
4 UNITS



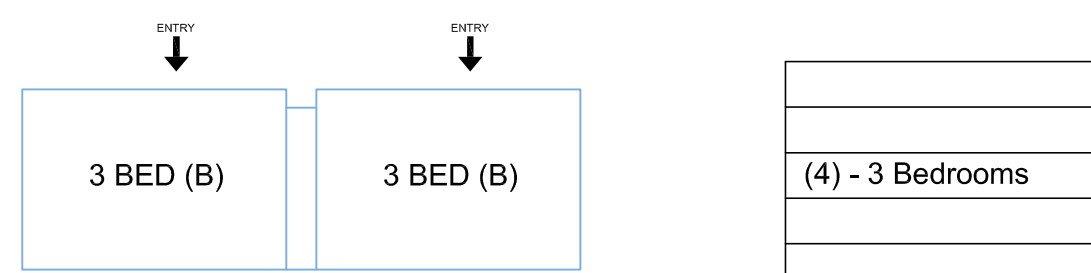
(2) - 1 Bedrooms
(2) - 2 Bedrooms

BUILDING K
4 UNITS



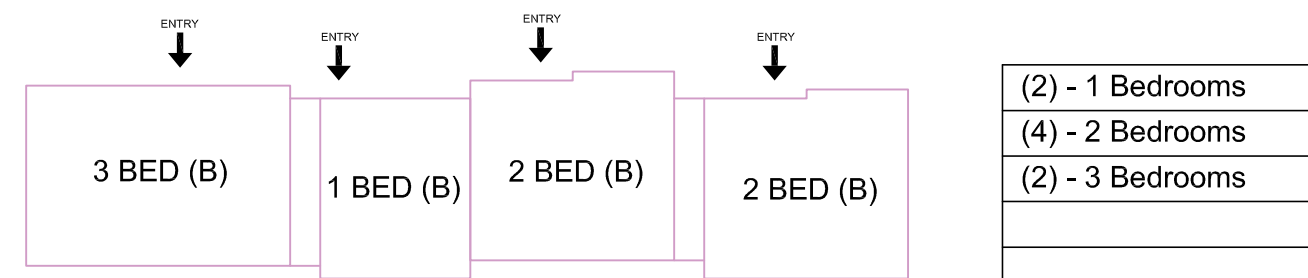
(4) - 3 Bedrooms

BUILDING L
4 UNITS



(4) - 3 Bedrooms

BUILDING M
8 UNITS



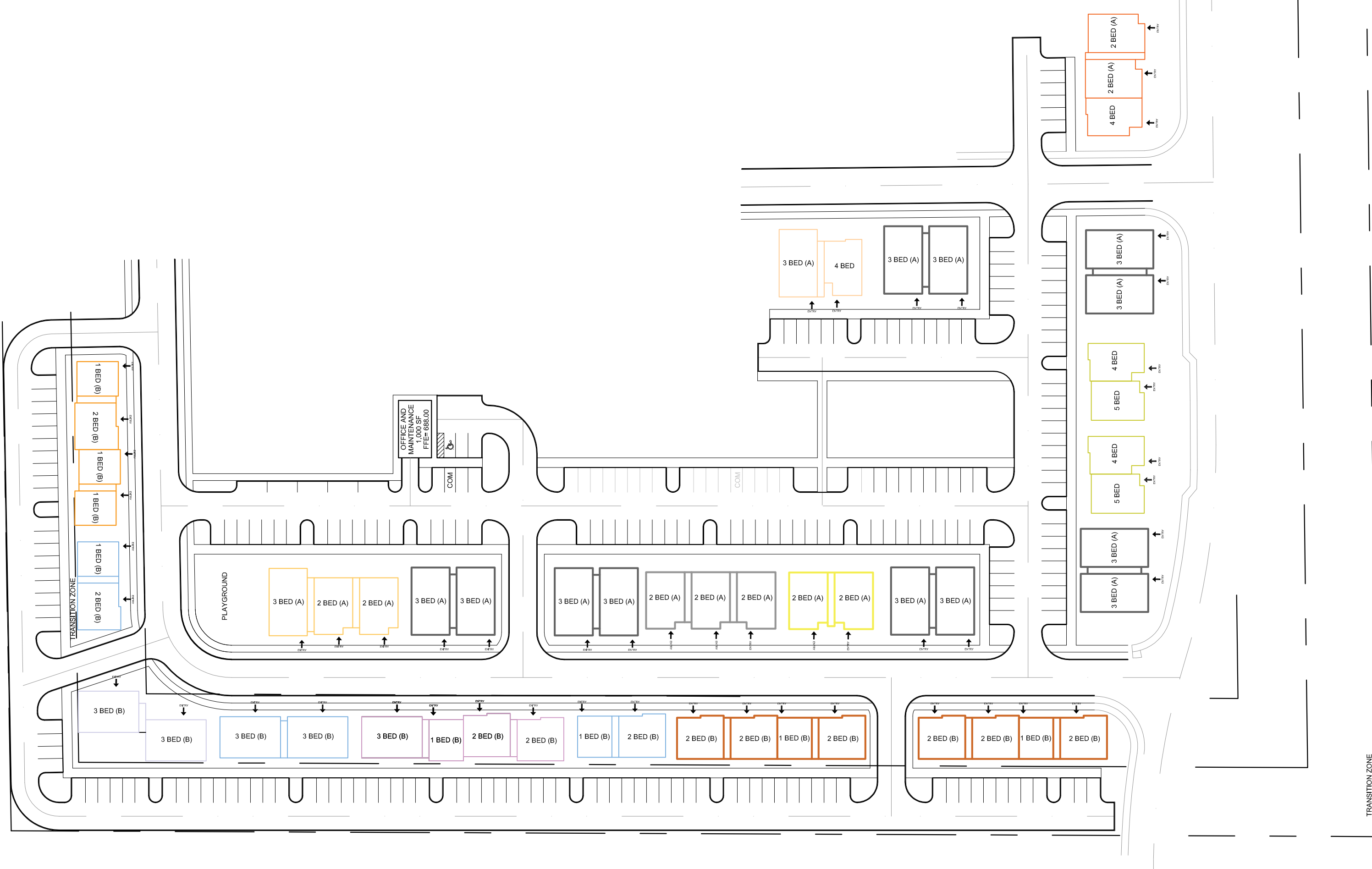
(2) - 1 Bedrooms
(4) - 2 Bedrooms
(2) - 3 Bedrooms

ESTABLISHED
— 2002 —
**SMALLWOOD
NICKLE**
ARCHITECTS
— PLLC —

TOTAL UNITS = 100
13 BUILDING TYPES
21 BUILDINGS TOTAL

1 BEDROOM UNIT = 16 @ 696 - 754 SQ. FT.
2 BEDROOM UNIT = 40 @ 981 - 1051 SQ. FT.
3 BEDROOM UNIT = 38 @ 1247 - 1284 SQ. FT.
4 BEDROOM UNIT = 4 @ 1950 SQ. FT.
5 BEDROOM UNIT = 2 @ 2008 SQ. FT.

MAX BUILDING HEIGHT
RANGE: 29'-4" TO 36'-6"
MAX BUILDING STORY = 2



SITE PLAN - SCALE 1/64" = 1'-0"

2

COF PROJECT NO. 7313

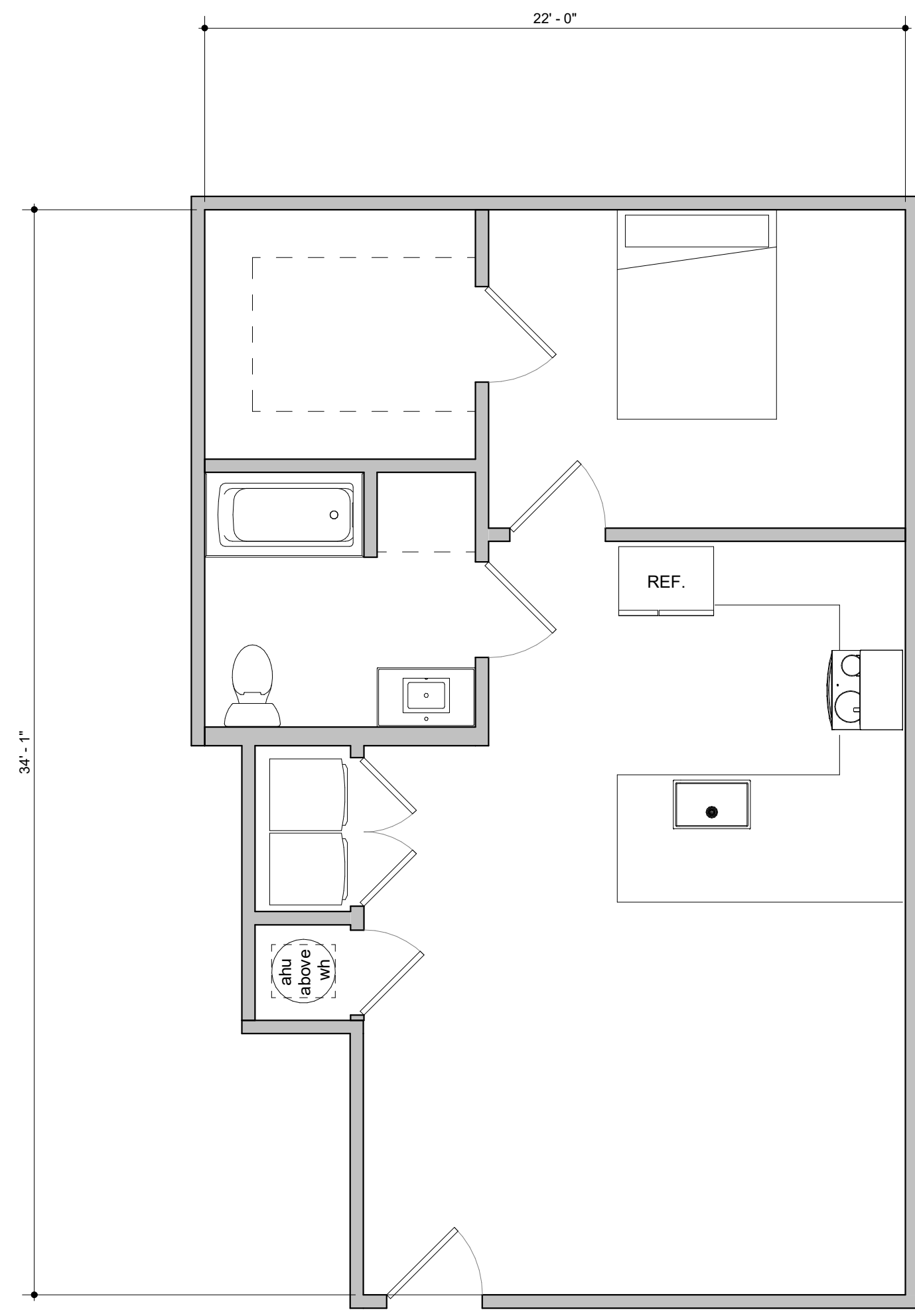


DEVELOPMENT PLAN
CHEROKEE PLACE PLANNED UNIT DEVELOPMENT
CHEROKEE PLACE @ SHAWNEE DRIVE
FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

DR.	CHK.	DATE	DESCRIPTION
TEAM	JRG	07-24-20	PRE-APPLICATION SUBMITTAL
TEAM	JRG	08-07-20	DEVELOPMENT PLANS SUBMITTAL
TEAM	JRG	09-03-20	RESUBMITTAL
TEAM	JRG	10-01-20	RESUBMITTAL

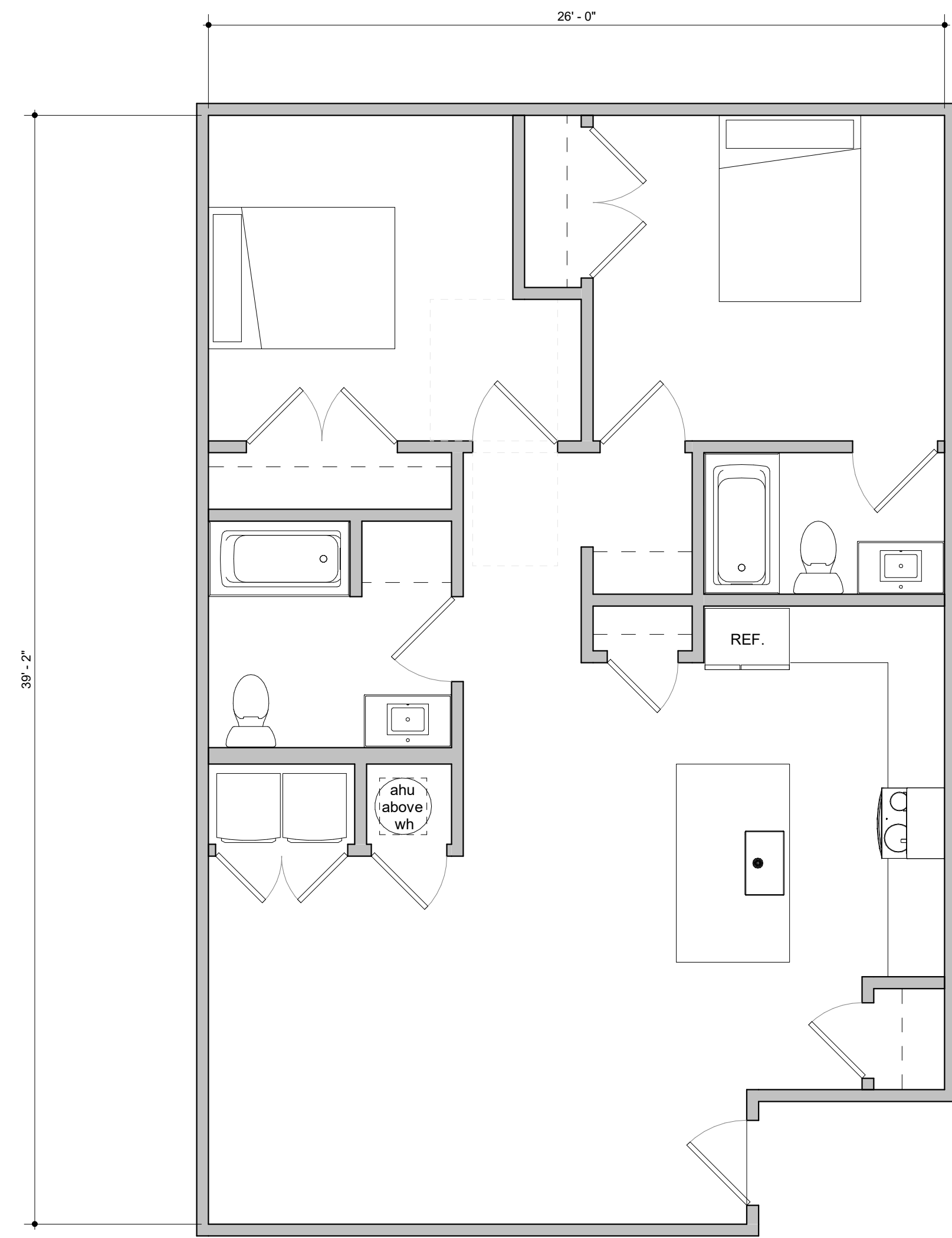
A1
SITE PLAN & BUILDING
BLOCKS
FILE NO. 1716-20

One Vantage Way, Suite E-220 Nashville, Tennessee 37228-1515 ☎ 615/726/4848
JAMES + ASSOCIATES, INC.
Engineers
Planners and
Computer Applications



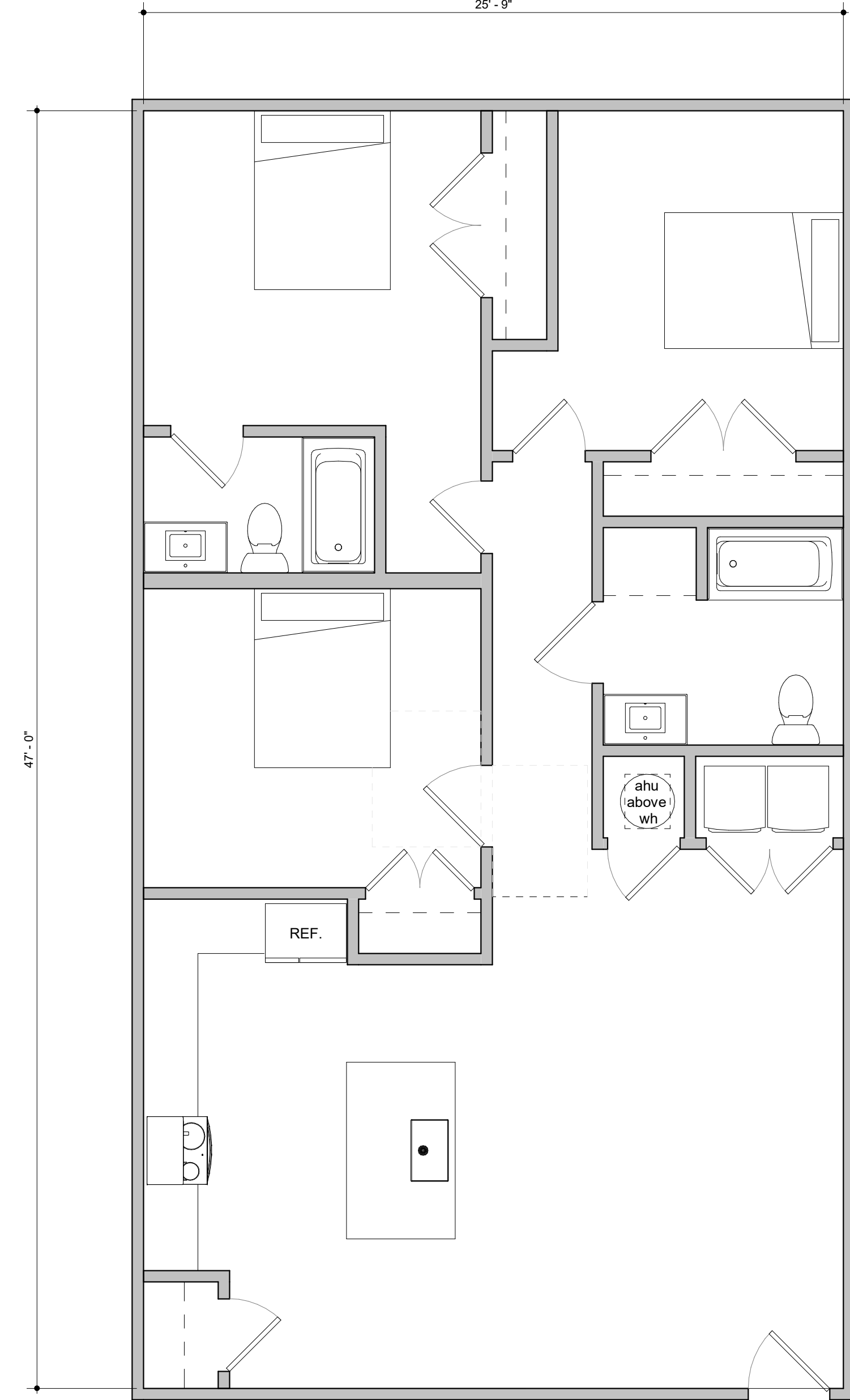
FLAT A - 1 BED & 1 BATH - 750 SF

1A



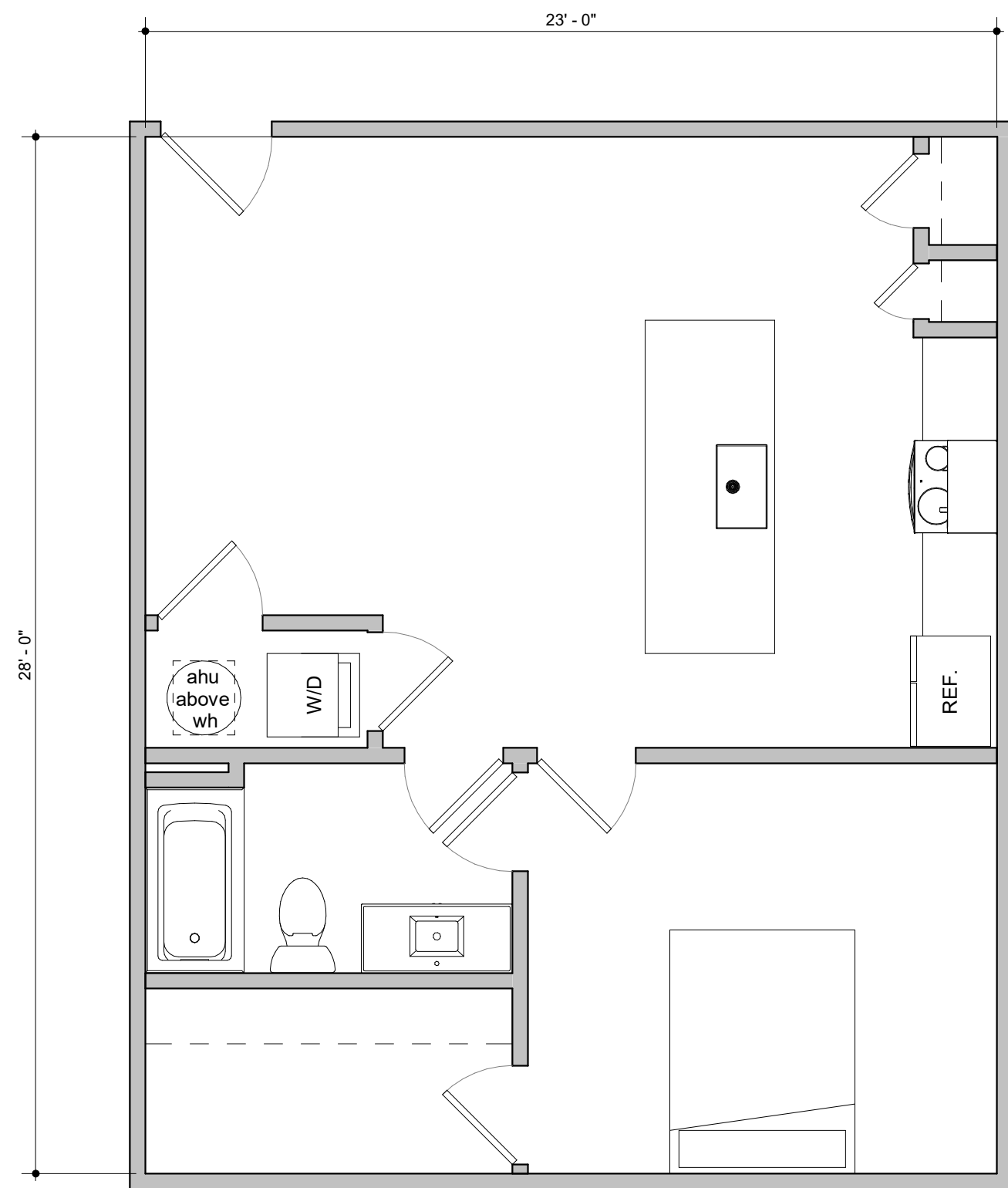
FLAT A - 2 BED & 2 BATH - 1051 SF

2A



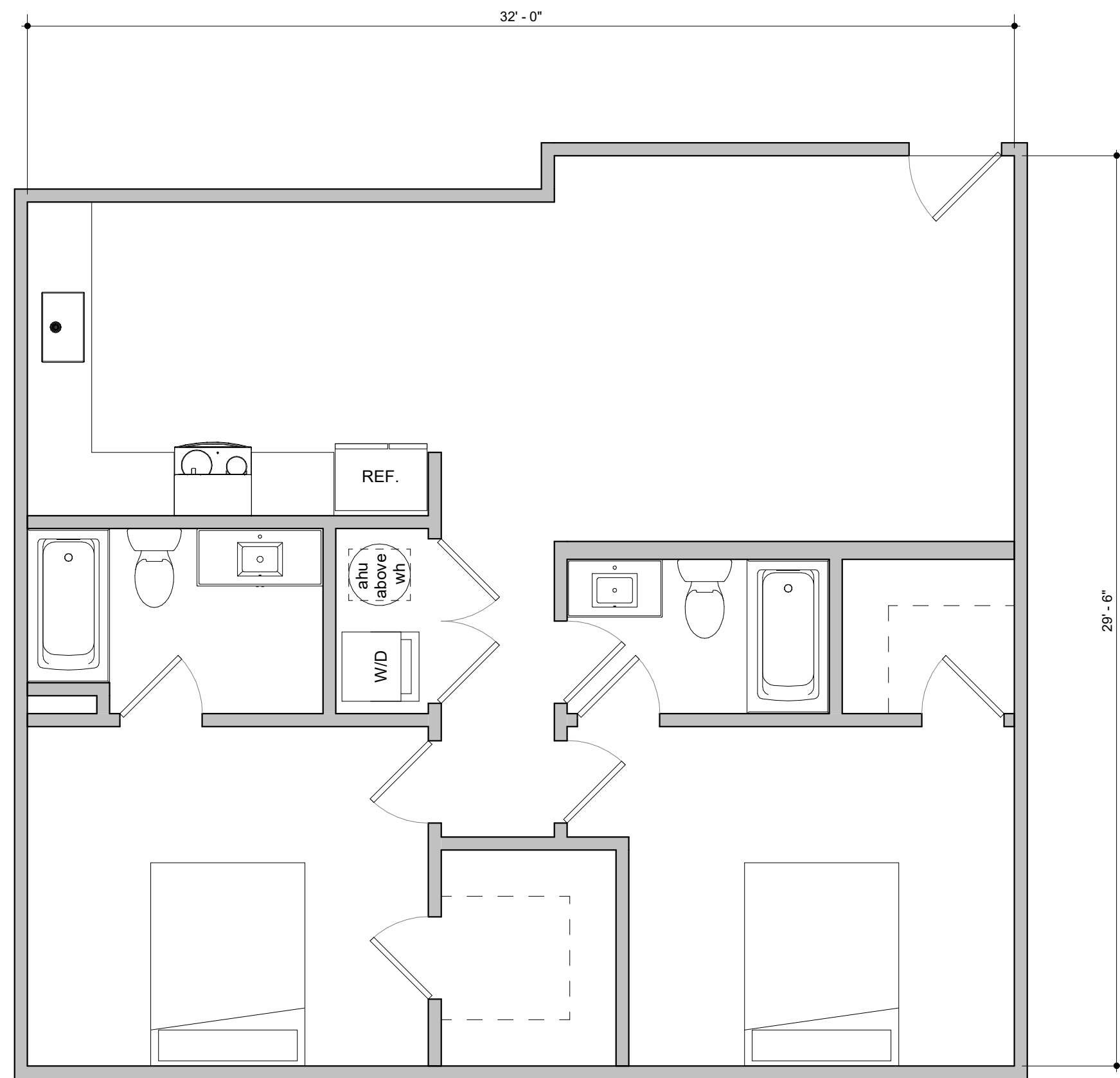
FLAT A - 3 BED & 2 BATH - 1284 SF

3A



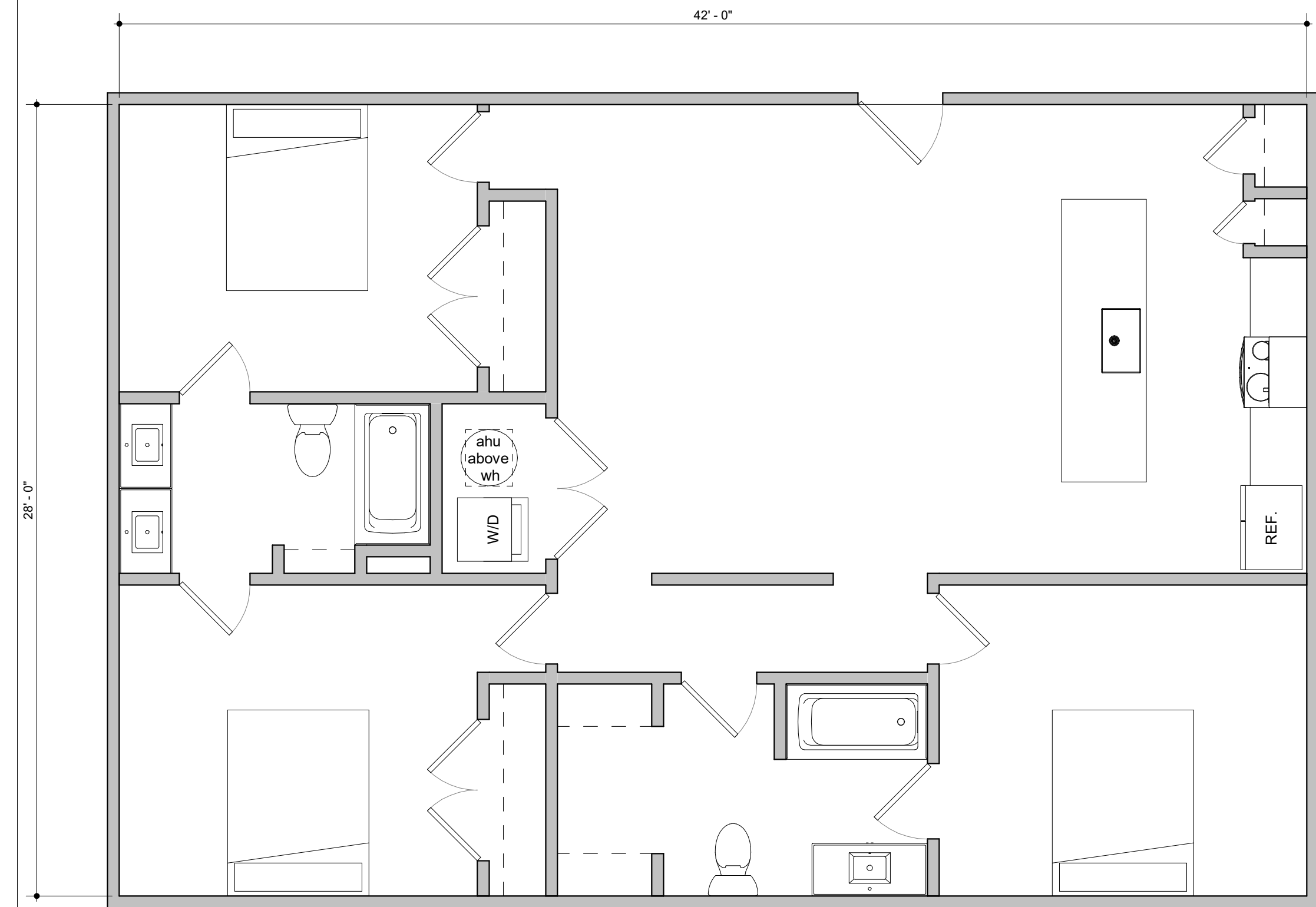
FLAT B - 1 BED & 1 BATH - 696 SF

1B



FLAT B - 2 BED & 2 BATH - 981 SF

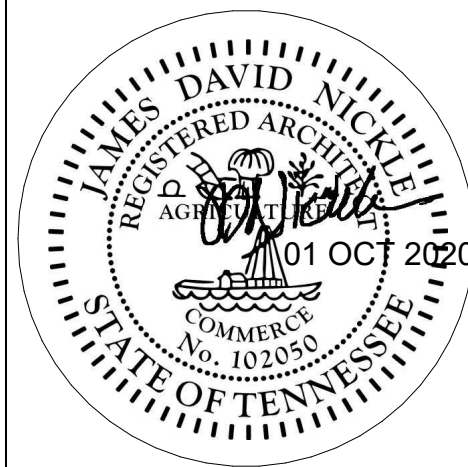
2B



FLAT B - 3 BED & 2 BATH - 1247 SF

3B

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JA Engineers
Planners and
Computer Applications

JAMES + ASSOCIATES, INC.

DEVELOPMENT PLAN
CHEROKEE PLACE PLANNED UNIT DEVELOPMENT
CHEROKEE PLACE @ SHAWNEE DRIVE
FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

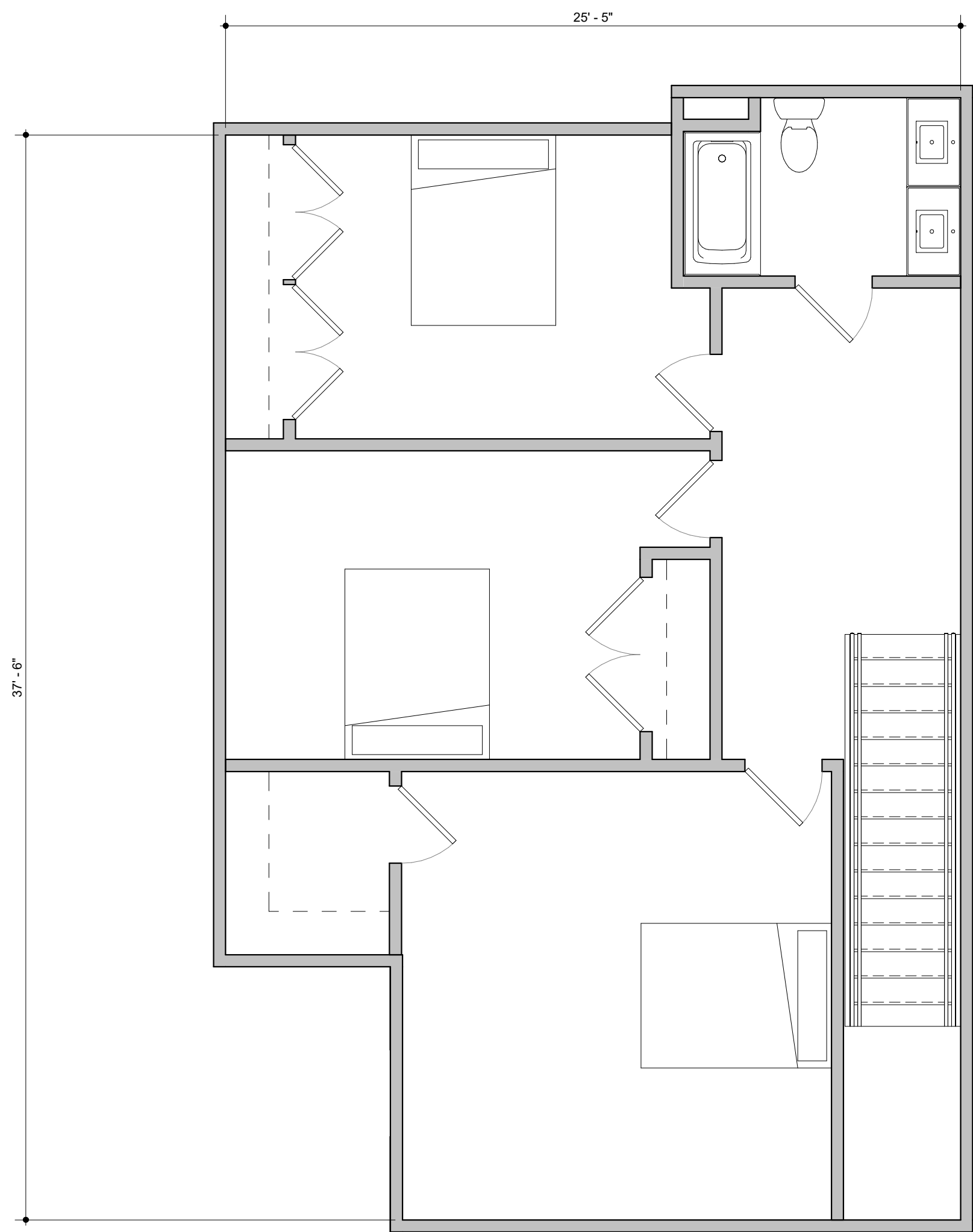
DR.	CHK.	DATE	DESCRIPTION
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TEAM	JRG	09-03-20	RESUBMITTAL
TEAM	JRG	10-01-20	RESUBMITTAL

A2

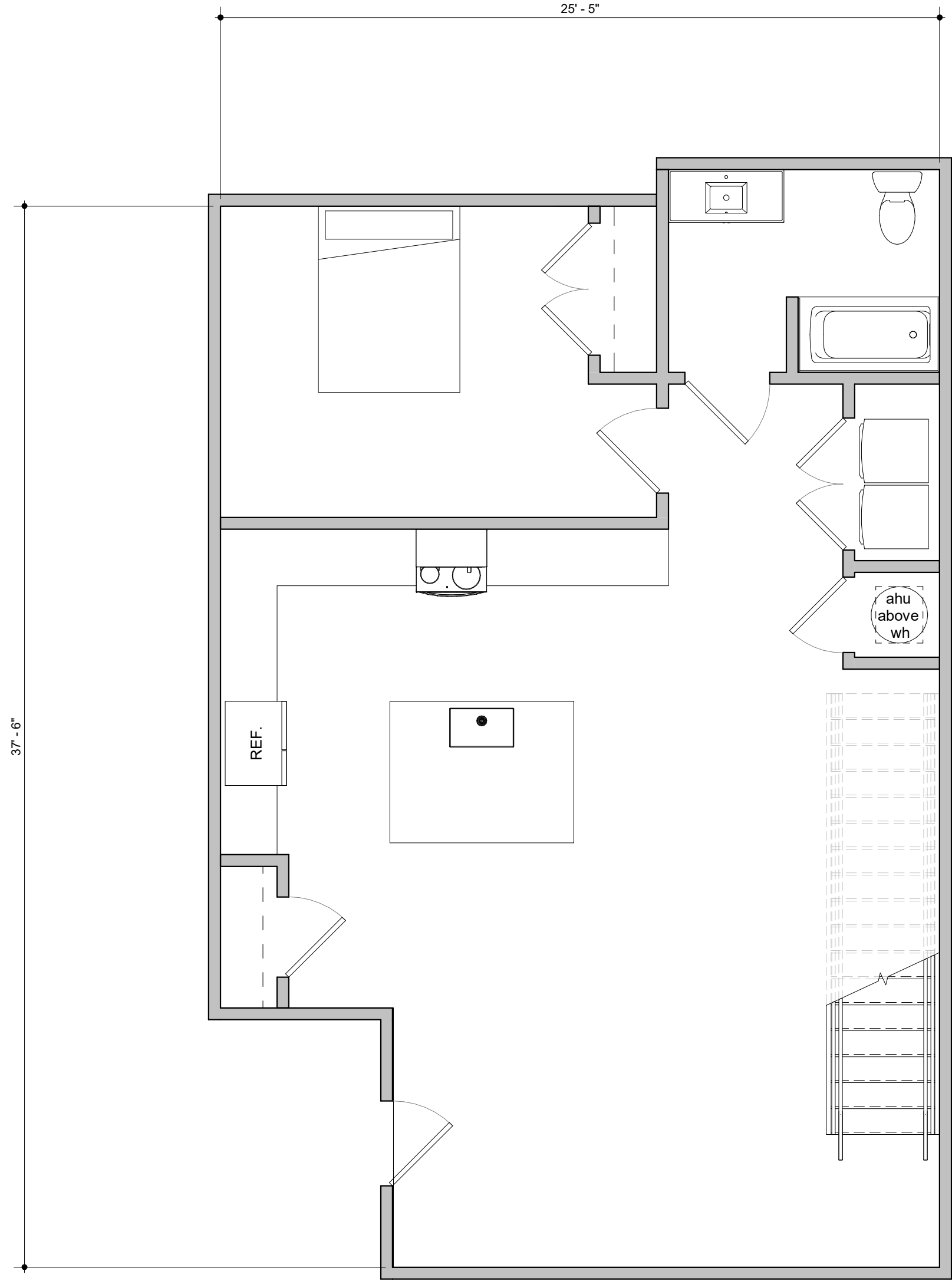
FLOOR PLANS

FILE NO. 1716-20

COF PROJECT NO. 7313



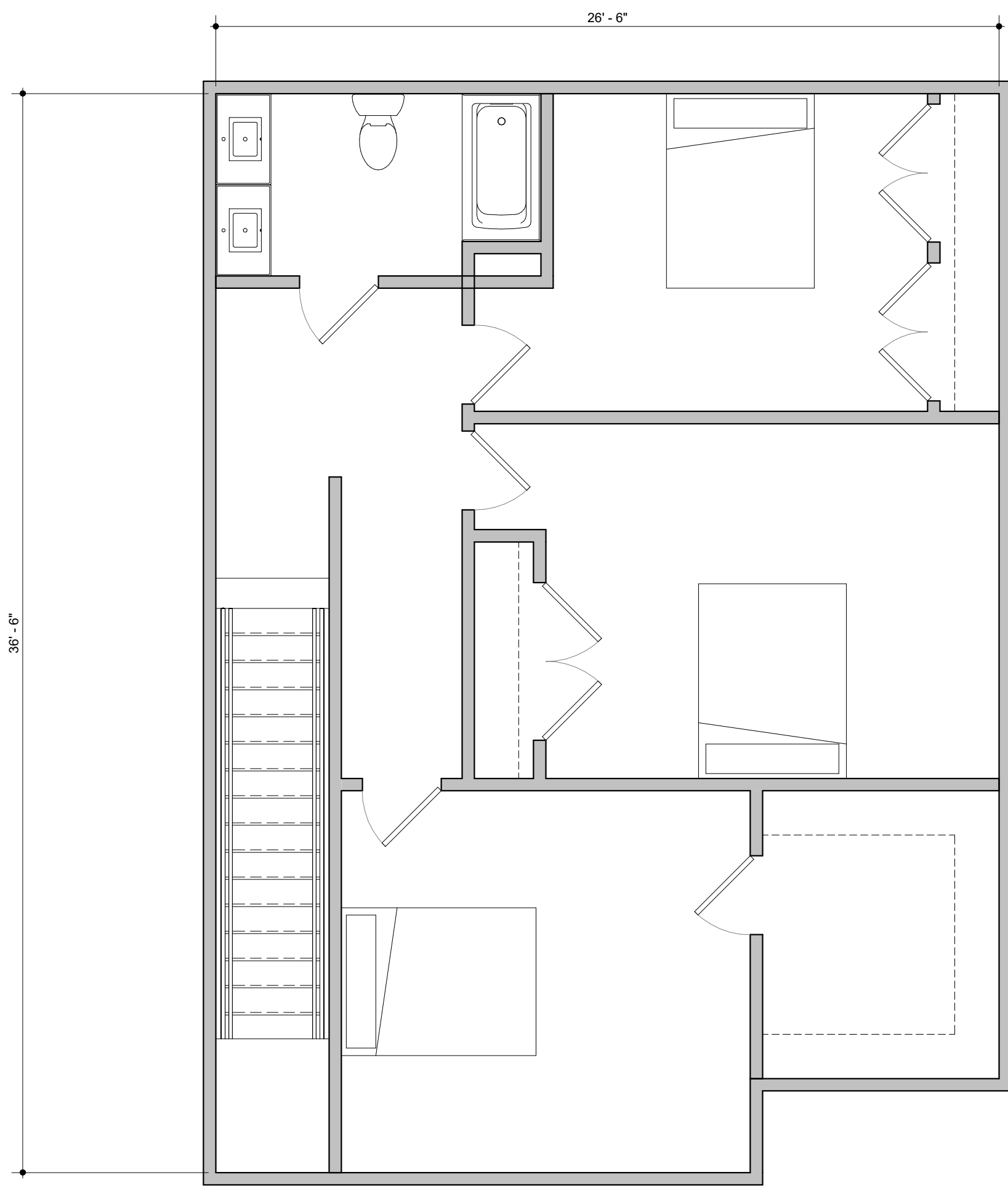
SECOND FLOOR



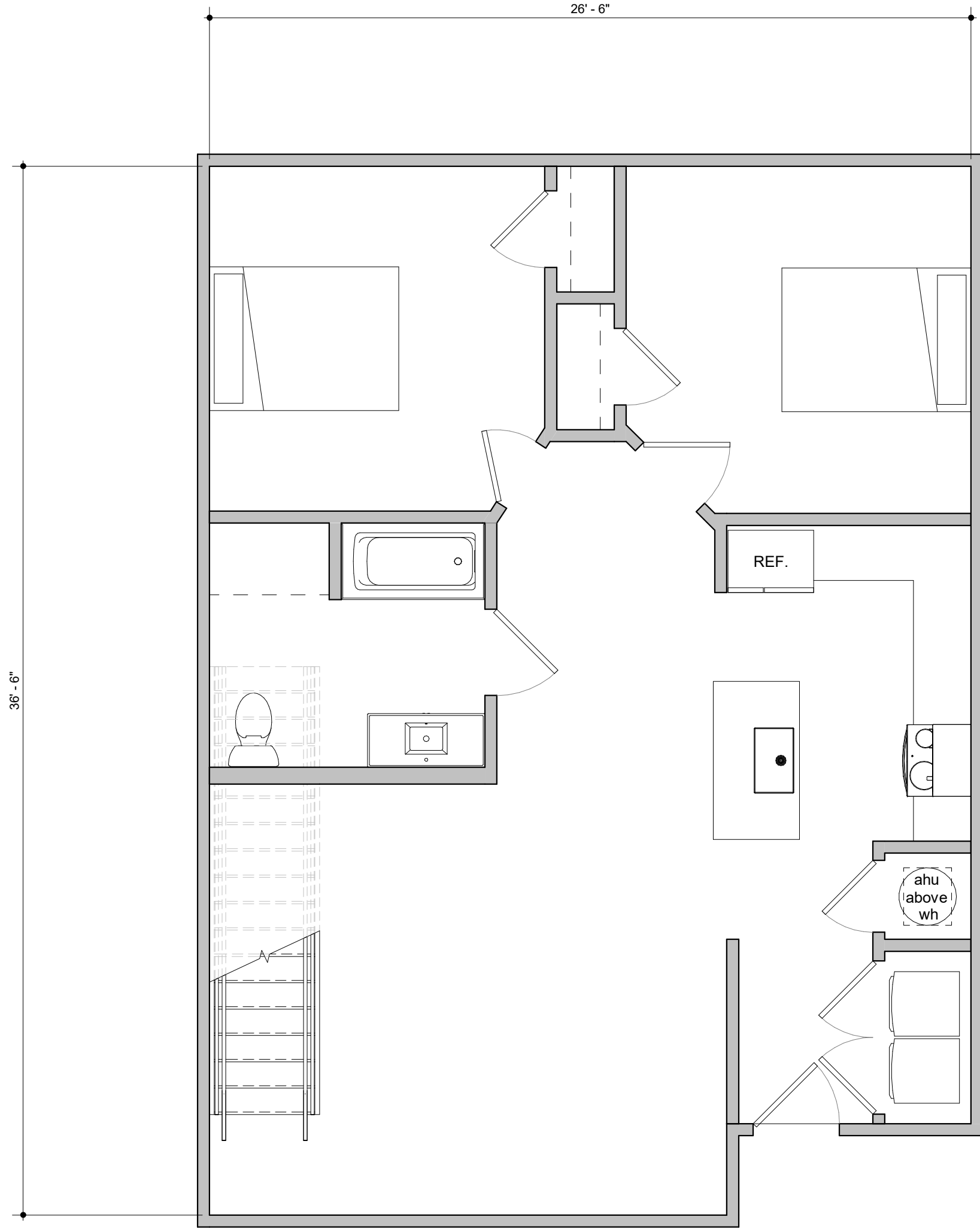
FIRST FLOOR

TOWNHOME - 4 BEDS & 2 BATHS - 1950 SF

1



SECOND FLOOR



FIRST FLOOR

TOWNHOME - 5 BEDS & 2 BATHS - 2008 SF

2

COF PROJECT NO. 7313

ESTABLISHED
— 2002 —
SMALLWOOD
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ARCHITECTS
— PLLC —



DEVELOPMENT PLAN
CHEROKEE PLACE PLANNED UNIT DEVELOPMENT
CHEROKEE PLACE @ SHAWNEE DRIVE
FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

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TEAM	JRG	09-03-20	RESUBMITTAL
TEAM	JRG	10-01-20	RESUBMITTAL

A3

FLOOR PLANS

FILE NO. 1716-20

One Vantage Way, Suite E-220 Nashville, Tennessee 37228-1515 615.726.4848

JA
Engineers
Planners and
Computer Applications
JAMES + ASSOCIATES, INC.

COMMENT 42 IS
REFERENCING TO THE
ZONING ORDINANCE 6.6
(TOWNHOUSE).

ALTHOUGH TOWNHOUSE
UNITS WILL BE PART OF
THE DEVELOPMENT, THE
MAJORITY OF THE UNITS
WILL BE FLATS (ZO 6.7).

PLEASE CLARIFY WHICH
ZONING ORDINANCE
SHOULD BE FOLLOWED
- (ZO 6.6 OR 6.7)"



ESTABLISHED
— 2001 —
**SMALLWOOD
NICKLE**
ARCHITECTS
— PLLC —

210 E-220 Nashville, Tennessee 37228-1515 615/726/4643

nd
r Applications
ASSOCIATES, INC.



TEAM JRG 09-03-20 RESUBMITTAL
TEAM JRG 10-01-20 RESUBMITTAL

OPTIONAL FINISHING MATERIAL	SURFACE AREA	PERCENT OF NET
GROSS OF WALL	1,700 SF	N/A
NET OF WALL	1,580 SF	N/A
NET BRICK VENEER	2,105 SF	46%
NET SIDING AND BATTEN	220 SF	5%
NET CEMENT SIDING	2,147 SF	47%

COMMENT 42 IS
REFERENCING TO THE
ZONING ORDINANCE 6.6
(TOWNHOUSE).

ALTHOUGH TOWNHOUSE
UNITS WILL BE PART OF
THE DEVELOPMENT, THE
MAJORITY OF THE UNITS
WILL BE FLATS (ZO 6.7).

PLEASE CLARIFY WHICH
ZONING ORDINANCE
SHOULD BE FOLLOWED
- (ZO 6.6 OR 6.7)"



CLARK HALL

DOOR CASE

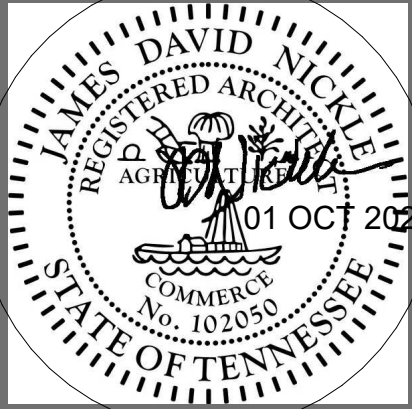
SHUTTER CASE

DOOR CASE

STUDIO, LIVING
DINING
SMALLWOOD
NICKLE
ARCHITECTS
— PLACE —

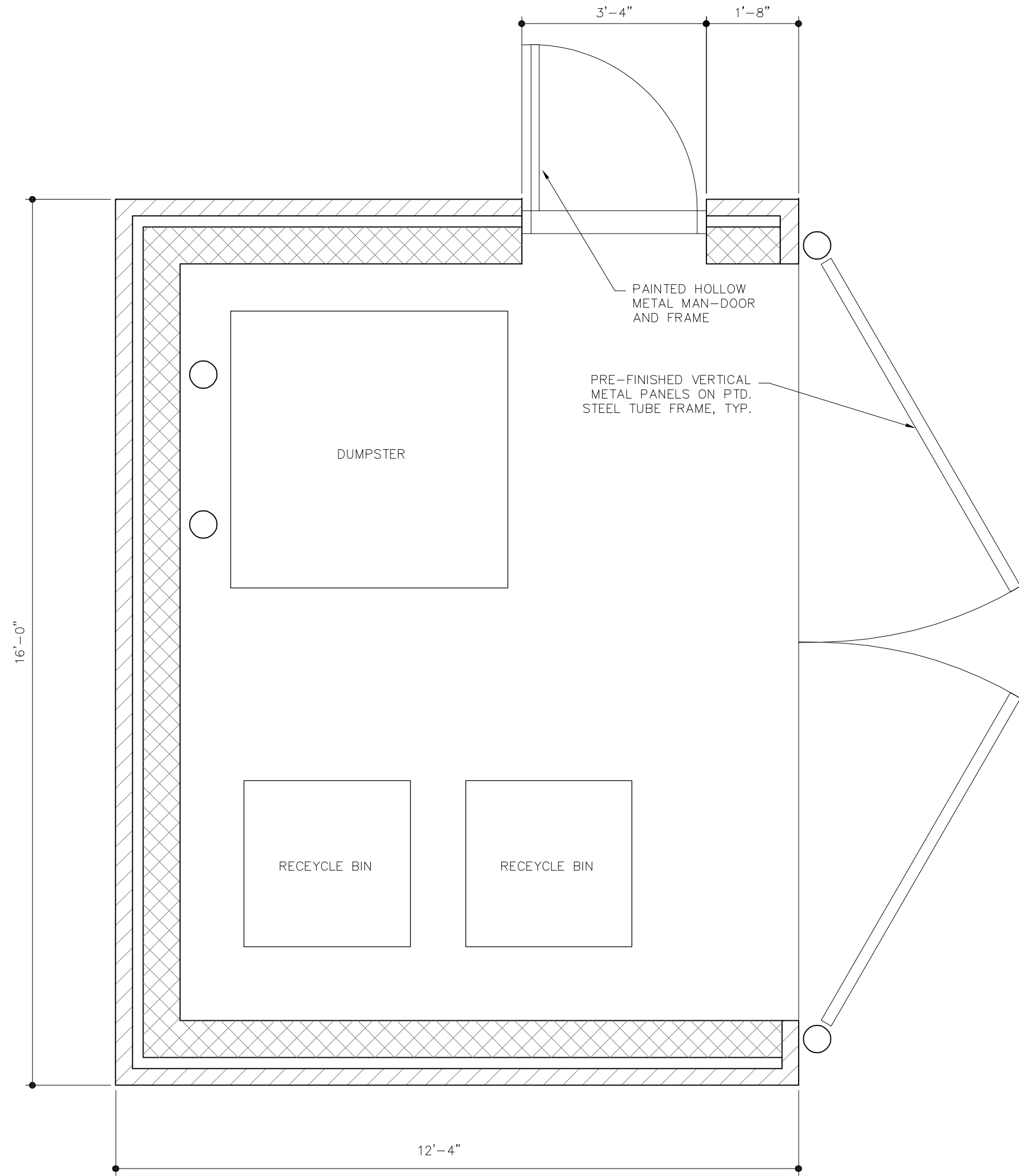
1000 E. 220th Ave. Suite 100, Aurora, CO 80010-1000

and
Applications
ASSOCIATES, INC.

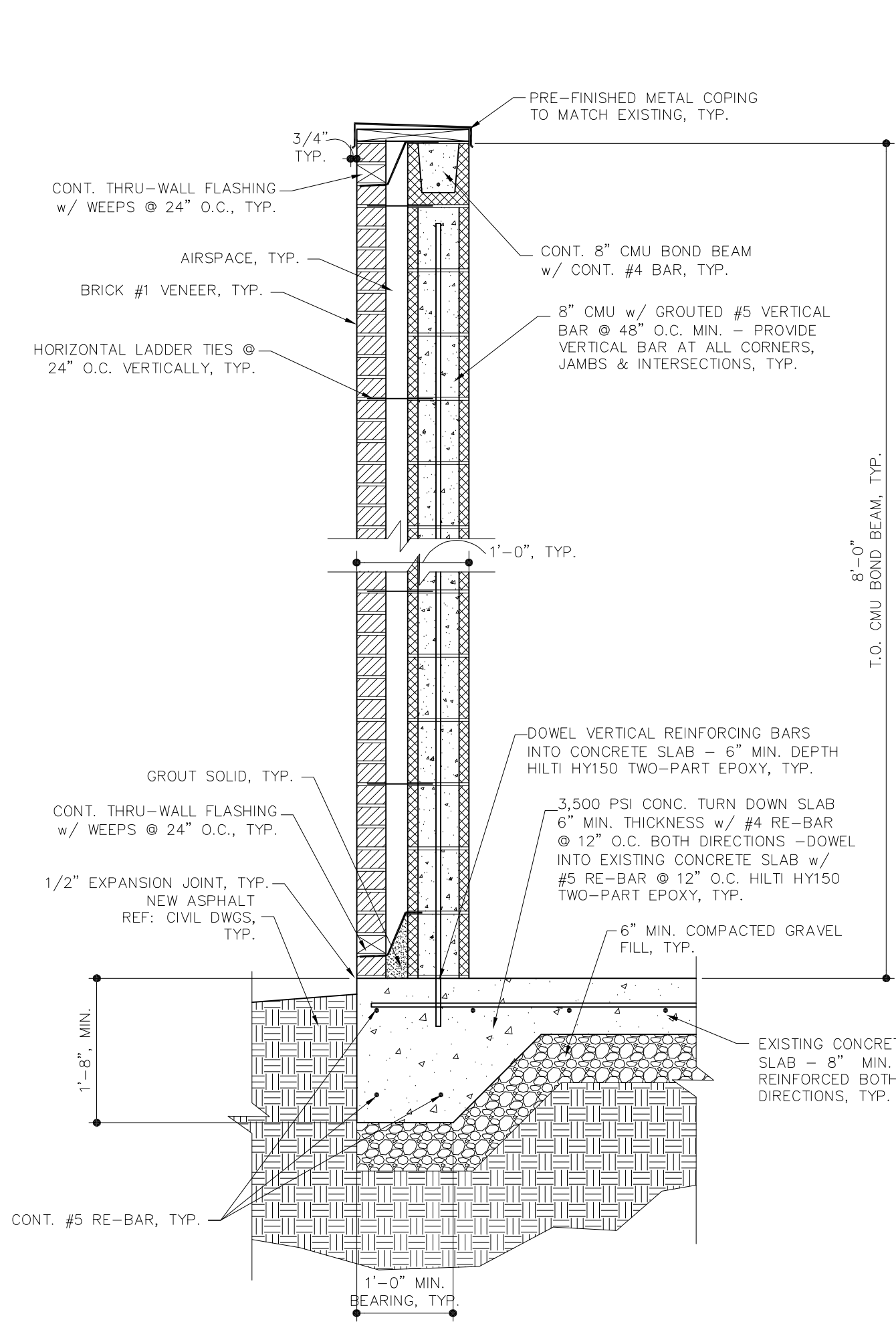


TEAM JRG 09-03-20 RESUBMITTAL
TEAM JRG 10-01-20 RESUBMITTAL

DUMPSTER GATES
VERTICAL PREFINISHED METAL PANELS



ENCLOSURE PLAN 1



ENCLOSURE WALL SECTION 2



One Vantage Way, Suite E-220
Nashville, Tennessee 37228-1515
951.726.4848

Engineers
Planners and
Computer Applications

JAMES + ASSOCIATES, INC.

DAVID NICKLE
REGISTERED ARCHITECT
No. 10335
01 OCT 2020
STATE OF TENNESSEE

DEVELOPMENT PLAN
CHEROKEE PLACE PLANNED UNIT DEVELOPMENT
CHEROKEE PLACE @ SHAWNEE DRIVE
FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

DR.	CHK.	DATE	DESCRIPTION
TEAM	JRG	07-24-20	PREAPPLICATION SUBMITTAL
TEAM	JRG	08-07-20	DEVELOPMENT PLANS SUBMITTAL
TEAM	JRG	09-03-20	RESUBMITTAL
TEAM	JRG	10-01-20	RESUBMITTAL



File #: 20-01184

DATE: September 22, 2020
TO: Board of Mayor and Aldermen
FROM: Eric Stuckey, City Administrator
Lisa Clayton, Director of Parks

SUBJECT:

Consideration Of COF Contract No. 2020-0263, Parkland Impact Fee and Construction Agreement Between City of Franklin and Franklin Housing Authority, For Cherokee Place Development.

PURPOSE:

The purpose of this memorandum is to provide information to the Franklin Board of Mayor and Aldermen (BOMA) concerning the Parkland Impact Fee and Construction Agreement between the City of Franklin and Franklin Housing Authority for Cherokee Place Development.

BACKGROUND/STAFF COMMENTS:

Franklin Housing Authority has submitted to the City a plan with public parkland amenities consisting of pocket parks within the PUD which consists of a walking trail, benches, playground, gazebo and outside seating areas. The development has submitted Twenty-Eight (28) dwelling units located in Quadrant Four (4). Parkland Impact Fees and Construction requirements are set forth in the City's Parkland Impact Fee Ordinance (Ordinance 2016-25 Franklin Municipal Code). The Parkland Impact Fee per dwelling unit is Four Thousand Three Hundred Four and 00/100 Dollars (\$4,304.00). The Total Parkland Impact Fee assessed for the units is One Hundred Twenty Thousand Five Hundred Twelve Dollars and 00/100 Dollars (\$120,512.00). Franklin Housing intends to develop certain public parkland amenities and public areas to receive off-sets as set forth in the Parkland Ordinance. The estimated total off-set for the amenities is Ninety Thousand Three Hundred Eighty-Four Dollars and 00/100 Dollars (90,384.00).

FINANCIAL IMPACT:

Franklin Housing Authority shall pay the City Twenty Five Percent (25%), Thirty Thousand One Hundred Twenty-Eight and 00/100 Dollars (\$30,128.00) at the final plat or issuance of the first building permit when a plat is not required for any property that includes a structure with dwelling units, which amount Franklin Housing Authority will request that the City reimburse from the City General Fund by payment to the Parkland Fund for Quadrant (4) four. The remaining Seventy-Five Percent (75%), shall be collected on a pro-rated per permit basis of Three Thousand Two Hundred Twenty-Eight and 00/100 Dollars (\$3,228.00) per permit until the remaining obligation has been paid in full; and Franklin Housing Authority has requested to offset the costs of construction of these improvements against the remaining Seventy-Five percent (75%) of the Project Impact Fee due to the Development Project, and the estimated amount of such eligible costs, and the potential offset, to be Ninety Thousand Three Hundred Eighty-Four and 00/100 (\$90,384.00).

Parkland Impact Fee Requirement Calculations					
Description	Quantity		Units	Cost/Unit	Required Impa
Residential Dwelling Units	28 (net increase)		Units	\$4,304	\$
Minimum Parkland Impact Fee Payment (less than 5 acres)		25% of Fee			\$
Maximum Parkland Off-Set Eligible to Receive (less than 5 acres)		75% of Fee			\$
Construction of Parkland Improvements in Lieu of Parkland Impact Fee Off-Sets					
Description	Quantity		Units	Cost/Unit	Total
Pocket Park 1 (walking trail; benches)	1		ls	\$52,430	\$
Pocket Park 2 (playground; seating)	1		ls	\$24,954	\$
Pocket Park 3 (benches)	1		ls	\$4,500	
Pocket Park 4 (gazebo; benches)	1		ls	\$8,500	
Total - Opinion of Probable Construction Cost (OPCC)					\$

RECOMMENDATION:

Staff recommends that the Board of Mayor and Aldermen approve COF Contract No. 2020-0263.

**PARKLAND IMPACT FEE AND CONSTRUCTION AGREEMENT
BETWEEN THE CITY OF FRANKLIN AND FRANKLIN HOUSING AUTHORITY**

CONTRACT NO. 2020-0263

PARKLAND IMPACT FEE AND CONSTRUCTION AGREEMENT (this “Agreement”), made and entered into this ____ day of _____, 2020 by and between THE CITY OF FRANKLIN, TENNESSEE (“City”) and FRANKLIN HOUSING AUTHORITY, a public body corporate and politic, organized and existing under the laws of the State of Tennessee (hereinafter “FHA”) pursuant to Title 25, Chapter 4 of the City of Franklin Municipal Code, as developer of that certain land known as Cherokee Place PUD Subdivision in Williamson County, Tennessee, as more particularly described in Exhibit A attached hereto.

WITNESSETH:

WHEREAS, FHA is in the process of developing certain land listed in the records of the Williamson County Property Tax Assessor as Map 078H Group A Parcel 004.00 (the “Development Project”), consisting of One Hundred (100) dwelling units on the property known as Cherokee Place PUD Subdivision; and

WHEREAS, FHA intends to develop or cause the development of parkland amenities (hereinafter, “Parkland Project”) consisting of appurtenances including without limitation a walking trail, benches, playground equipment, and a gazebo, on approximately 0.69 acres, all as more particularly shown and described on Exhibit B attached hereto; and

WHEREAS, Parkland Impact Fees and Parkland Dedication requirements are based on the mathematical formulas and allocations set forth in the City’s Parkland Dedication Ordinance (Ordinance 2016-25, Franklin Municipal Code §25-405, as amended, and hereinafter, “Ordinance”); and

WHEREAS, the Parkland Impact Fee as set forth in the Ordinance is Four Thousand Three Hundred Four and 00/100 Dollars (\$4,304.00) per dwelling unit; and

WHEREAS, the total Parkland Impact Fee obligation for the Development Project is One Hundred Twenty Thousand Five Hundred Twelve and 00/100 Dollars (\$120,512.00) (the “Project Impact Fee”); and

WHEREAS, Twenty-Five percent (25%) of the Project Impact Fee shall be paid at the recording of the first final plat or the issuance of the first building permit when a plat is not required for any property that includes a structure with dwelling units, The remaining Seventy-Five Percent (75%) shall be paid in a pro-rated per permit amount of Three Thousand Two Hundred Twenty-Eight and 00/100 Dollars (\$3,228.00) until the remaining obligation has been paid in full; and

WHEREAS, FHA has requested to offset of the costs of construction of these improvements against the remaining Seventy-Five percent (75%) of the Project Impact Fee due from the Development Project, and the estimated amount of such eligible costs, and the potential offset,

to be Ninety Thousand Three Hundred Eighty-Four and 00/100 Dollars (\$90,384.00); and

WHEREAS, FHA has agreed to construct the Parkland Project as illustrated on Exhibit B and described in detail below for the future enjoyment of FHA residents, subject to the terms and conditions set forth herein; and

WHEREAS, the Parkland Project as illustrated in Exhibit B shall undergo further design and development which may change the size and location of the amenities as currently shown. However, the Projects shall not be altered in any way that modifies the nature and type of use as contemplated in this Agreement as of the date hereof, without the express prior written consent of the City (which shall not be unreasonably withheld, conditioned, or delayed).

NOW, THEREFORE, in consideration of the terms, conditions, and mutual agreements by and between the parties as hereinafter set forth in detail, the parties do hereby mutually agree as follows:

I. AGREEMENT FOR PARKLAND CONSTRUCTION AND DEDICATION

1. The foregoing recitals are incorporated into this Agreement and made a part thereof.
2. FHA agrees to and has attached all pertinent exhibits to this contract prior to the first submittal of this Agreement to the City for review. FHA further understands that failure to provide all pertinent exhibits prior to the first submittal of this Agreement for review will result in a delay in the agreement approval process.
3. The total estimated cost of land and/or easement dedication, design, and the cost of labor, equipment, supplies, and materials used to construct the Projects is Ninety Thousand Three Hundred Eighty-Four and 00/100 Dollars (\$90,384.00), as more particularly described in Exhibit B, and the estimated total offset to FHA is Ninety Thousand Three Hundred Eighty-Four and 00/100 Dollars (\$90,384.00) upon submittal and approval of supporting documentation. The following costs are specifically excluded and not eligible for an offset: fiscal cost, including interest on money borrowed to finance the construction, cost for utility relocations, and other improvements that benefit the development.
4. Pursuant to Title 25, Chapter 4 of the Franklin Municipal Code, the eligible offset does and shall not exceed the total Parkland Impact Fees due for the Development Project.
5. FHA shall be responsible for that location and protection of all existing utilities in accordance with State and local laws while utilizing the right-of-way. There shall be no offsets or reimbursement for relocation or protecting public utilities.

6. All improvements, uses, and activities shall comply with the policies established by the City of Franklin Zoning Ordinance and Municipal Code with the terms and conditions of this agreement.
7. Upon Completion, and prior to acceptance, of the Parkland Project improvements, FHA shall provide reasonable documentation for all such costs and provide notarized release of liens.
8. Final as-built plans shall be submitted immediately following completion of construction activities. If the project is developed in phases, as-built plans for each phase shall be submitted once the work is complete in that phase. Acceptance of Parkland dedication and construction projects will not be issued until satisfactory as-built plans have been approved by the Parks Department Director and the City Engineer. All aspects of the project that have been affected by construction shall be verified and appear on the as-built plans. This would include, but is not limited to the following items:
 - All property lines and easements
 - New and Existing structures (include restrooms, playground equipment, trail/multi-use paths, trail heads, pavilions, pools, etc.)
 - Location of all “as-built” work with station and offsets
 - Height and location of all fences, walls, screens, trees, and hedges over 42” tall
 - All commercial driveways, paved areas, and required parking spaces
 - All concealed components with station and offsets (include known buried cables, utilities, drainage structures, etc.)
 - All utilities
 - File formats shall be in a *.PDF along with either *.DWG, *.DXF, *.DGN, or AutoDACr14
 - Two paper sets

*Note: on all sheets referencing the Tennessee State Plane Coordination System, Zone 5301, Fipszone 4100; NAD 83 datum.

Concealed components will require documented proof to be submitted with the as-built plans in the form of a certified construction log that has been generated by the design engineer. As-built plans are required to be endorsed by a Tennessee registered professional engineer and or a registered land surveyor.

9. The Agreement shall be effective as of the date of execution by both parties and shall terminate only as provided within this Agreement.
10. This Agreement is non-transferable to the successors or assigns of FHA unless the successor assumes the same obligations of FHA in writing. Such assignment shall be provided to the City within fifteen (15) days after the transfer of the Development Project. Upon assignment, FHA shall be relieved, without limitation, from any and all further liability under this Agreement.

11. FHA shall exercise the rights, privileges, and permission granted herein at FHA's own risk. FHA shall not claim any damages from the City for any injuries or damages, including death, about or because of the exercise of such rights, privileges, or permission, the condition of the Parkland Project, excluding gross negligence or willful misconduct by the City and its Mayor, Aldermen, officers, employees, officials, and agents. FHA shall indemnify and hold harmless the City, its Mayor, Aldermen, officers, employees, officials, and agents, from and against all claims, actual damages, actual losses, and actual out-of-pocket expenses, including reasonable attorney's fees for outside counsel and costs, arising out of, resulting from, or in any way connected with the failure of FHA to comply with any of the provisions herein, or with the City's direction to remove and/or maintain any trees, landscaping, or portions of the Parkland Project depicted in Exhibit B. The City shall not be liable to FHA should FHA's use of the property be hindered or disturbed. The City will not be liable to FHA for any reason not specifically stated herein.
12. The City and FHA agree that the terms and conditions contained herein shall be binding on and shall insure to their heirs, representatives, successors, and assigns and that there are no understandings or agreements between them except as contained in this instrument.
13. Applicable Law/Choice of Forum and Venue. This Agreement is made under and will be construed in accordance with the laws of the State of Tennessee without giving effect to that state's choice of law rules. The parties' choice for forum and venue shall be exclusively in the courts of Williamson County, Tennessee.
14. All notices required to be given by any party shall be in writing, addressed to all other parties, and delivered by certified mail or in person to:

In the case of the City:

City of Franklin
Attn: Mark Hilty, ACA
109 Third Ave. South
P.O. Box 305
Franklin, TN 37065-0305

In the case of FHA:

Franklin Housing Authority
Attn: Derwin Jackson
200 Spring Street
Franklin, TN 37064

15. It is FHA's intention to meet its full obligation pursuant to comply with the City's Parkland Impact Fees and Parkland Dedication requirements through the offsets pursuant to this Agreement,
16. This Agreement constitutes the entire agreement between the parties. There are no further or other agreements or understandings, written or oral, in effect between the parties, relating to the subject matter hereof. This Agreement may be amended or modified only by an instrument of equal formality signed by the respective parties.

II. General Terms and Conditions

1. Personal Liability.

No member, Mayor, Alderman, official, or employee of the City shall be personally liable to FHA or any successor in interest, in the event of any default or breach by the City, or for any amount which may become due to FHA or successor or on any obligations hereunder; provided, however, the City shall remain liable to FHA for its gross negligence and willful misconduct. The City shall only look to FHA and the Development Project for the enforcement of FHA's obligations hereunder. None of the trustees, officers, directors, employees, members, owners, partners, or shareholders of FHA or any direct or indirect owner of FHA shall have any personal liability for any of the liability or obligations of FHA in connection herewith.

2. Warranties /Limitation of Liability/Waiver.

The City reserves all rights afforded to local governments under law for all general and implied warranties. The City does not waive any rights it may have to all remedies provided by law and therefore any attempt by FHA to limit its liability shall be void and unenforceable.

3. Severability.

If any term or provision of this Agreement is held to be illegal or unenforceable, the validity or enforceability of the remainder of this Agreement will not be affected.

[Signature pages follow next]

IN WITNESS WHEREOF the said parties have hereunto set their signatures, on this day and date first above written.

CITY OF FRANKLIN, TENNESSEE

Attest:

By: _____
Dr. Ken Moore, Mayor

By: _____
Eric S. Stuckey, City Administrator

Date: _____

Date: _____

STATE OF TENNESSEE)
)
COUNTY OF WILLIAMSON)

Before me, _____, a Notary Public of said State and County, personally appeared, Dr. Ken Moore and Eric S. Stuckey, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and where, upon oath, Dr. Ken Moore acknowledged himself to be Mayor and Eric S. Stuckey acknowledged himself to be City Administrator of the City of Franklin, Tennessee, and that as such, being authorized to do so, have executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal, at office, this _____ day of _____, 20____.

NOTARY PUBLIC

My Commission Expires: _____

Approved as to form:

By: _____
Maricruz R. Fincher
Staff Attorney

FHA:

Franklin Housing Authority

By: _____

Name: Derwin Jackson

Title: President/CEO

STATE OF TENNESSEE)

)

COUNTY OF WILLIAMSON)

Before me, _____, a Notary Public of said State and County, personally appeared Derwin Jackson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and where, upon oath, Derwin Jackson acknowledged himself to be President/CEO of the Franklin Housing Authority, and that as such, being authorized to do so, have executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal, at office, this _____ day of _____, 20____.

NOTARY PUBLIC

My Commission Expires: _____

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.
--

EXHIBIT A

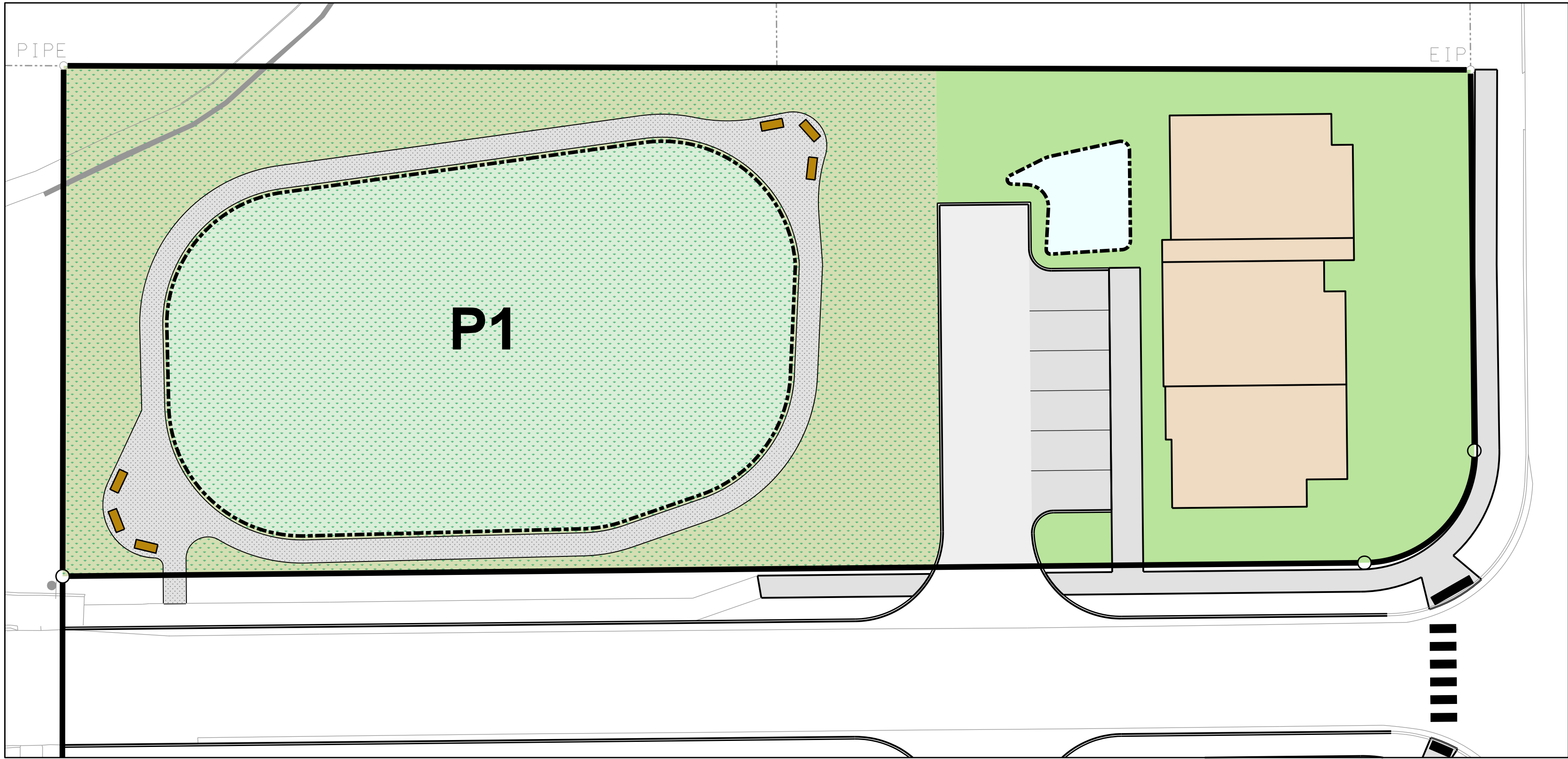
Legal Description of Cherokee Place PUD Subdivision

Certain land lying in Franklin, Williamson County, Tennessee, being a portion of Lot 2 on that plat of record in Plat Book P69, Page 40, Register's Office for Williamson County, Tennessee.

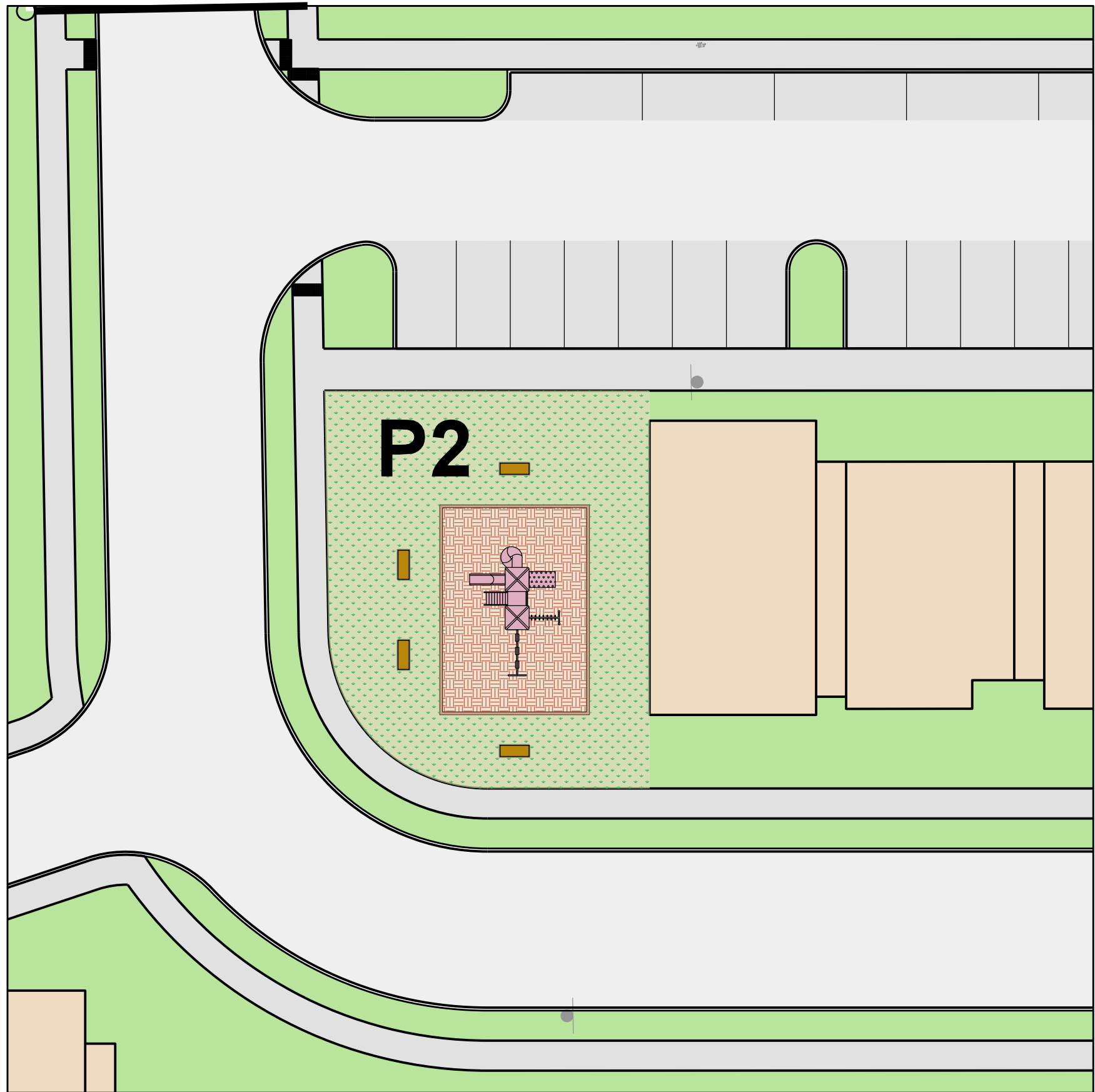
EXHIBIT B

Parkland Project

See drawing attached hereto.



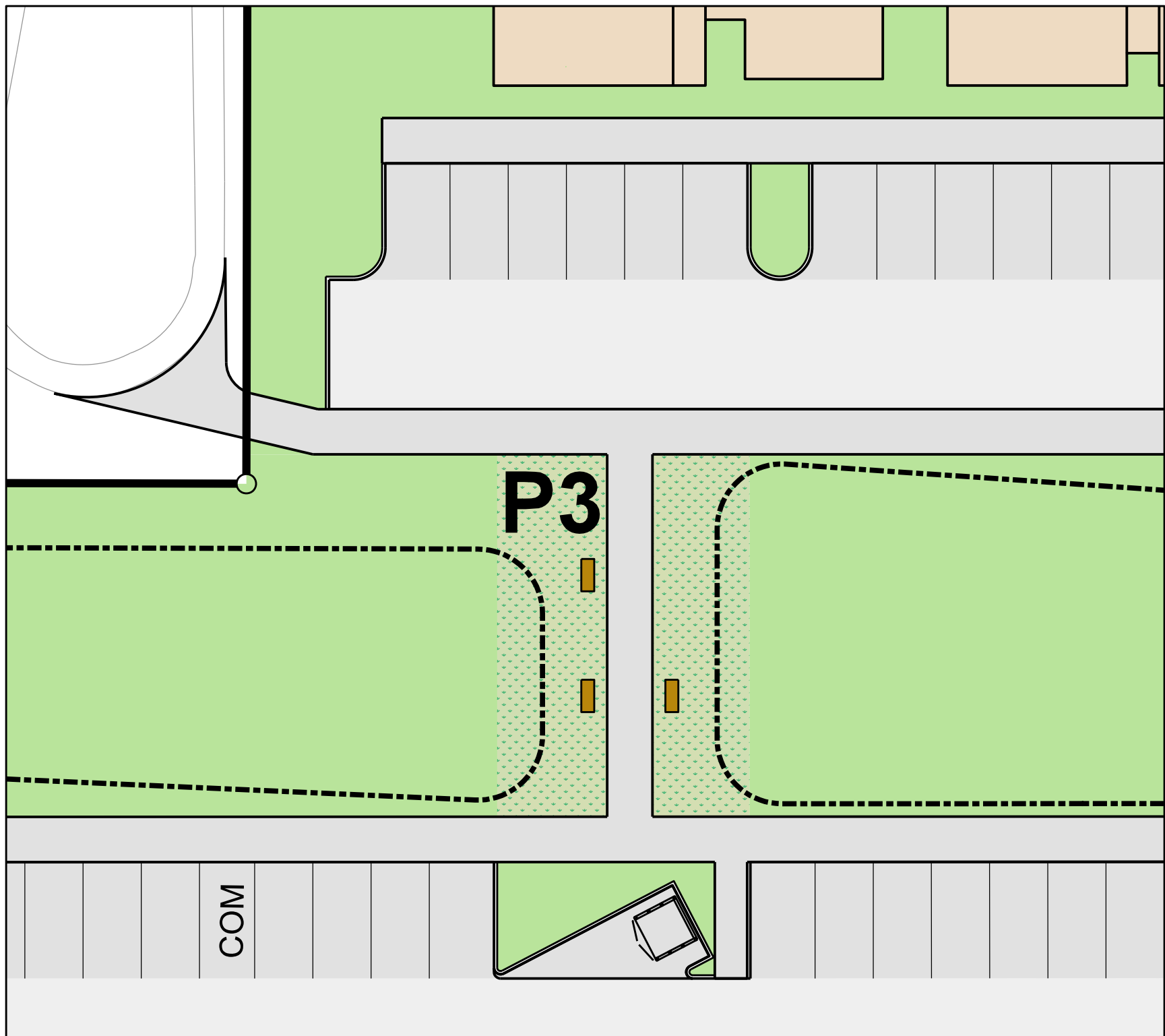
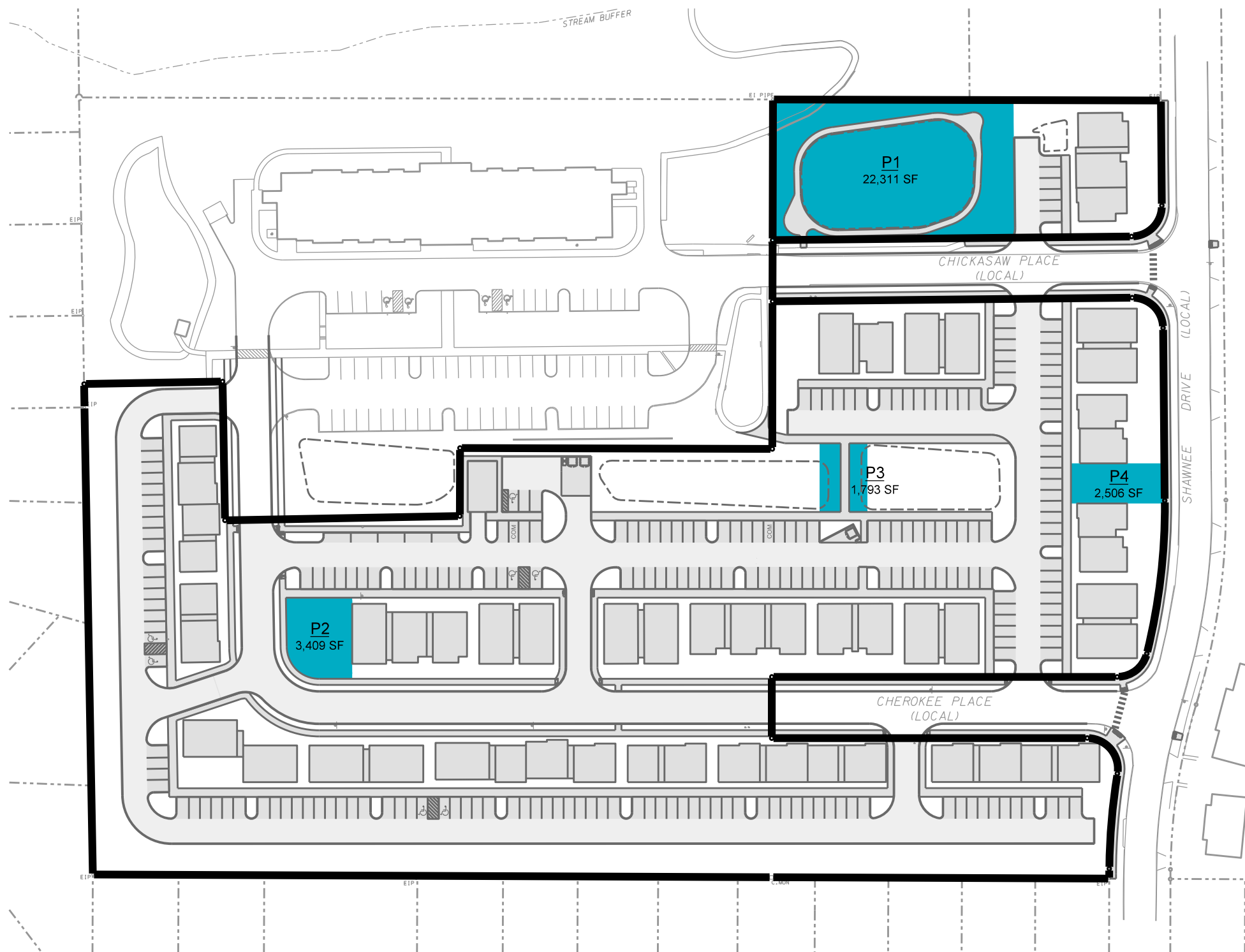
POCKET PARK 1 ENLARGEMENT
(NOT TO SCALE)



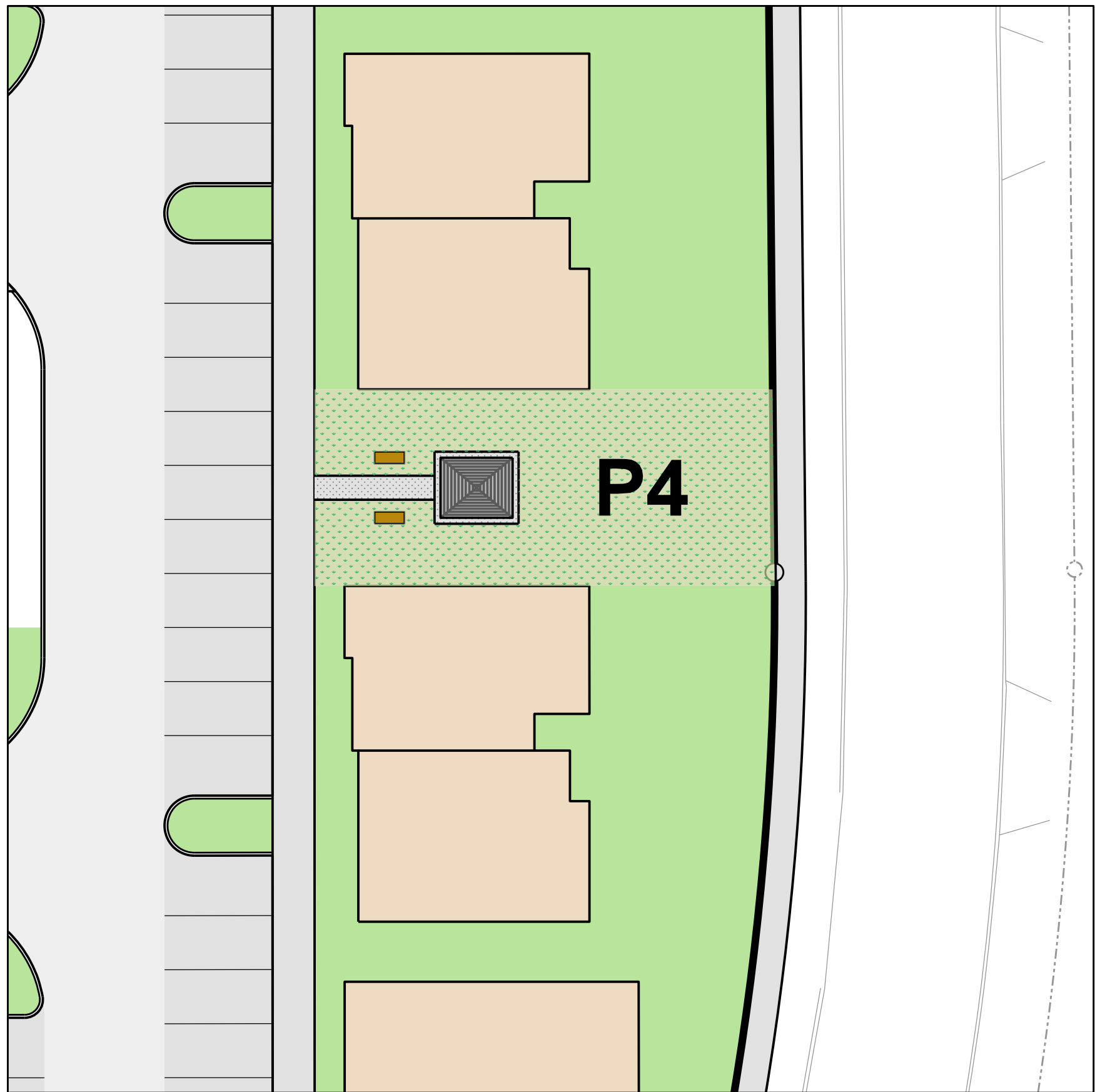
POCKET PARK 2 ENLARGEMENT
(NOT TO SCALE)

LEGEND

PARKLAND OFFSET AREAS



POCKET PARK 3 ENLARGEMENT
(NOT TO SCALE)



POCKET PARK 4 ENLARGEMENT
(NOT TO SCALE)

Parkland Impact Fee Requirement Calculations					
Description	Quantity		Units	Cost/Unit	Required Impact Fee
Residential Dwelling Units	28 (net increase)		Units	\$4,304	\$120,512
Minimum Parkland Impact Fee Payment (less than 5 acres)		25% of Fee			\$30,128
Maximum Parkland Off-Set Eligible to Receive (less than 5 acres)		75% of Fee			\$90,384
Construction of Parkland Improvements in Lieu of Parkland Impact Fee Off-Sets					
Description	Quantity		Units	Cost/Unit	Total
Pocket Park 1 (walking trail; benches)	1		ls	\$52,430	\$52,430
Pocket Park 2 (playground; seating)	1		ls	\$24,954	\$24,954
Pocket Park 3 (benches)	1		ls	\$4,500	\$4,500
Pocket Park 4 (gazebo; benches)	1		ls	\$8,500	\$8,500
Total - Opinion of Probable Construction Cost (OPCC)					\$90,384
Summary of Calculations - Parkland Impact Fee and Off-Sets					
Total Parkland Impact Fee (gross fee, before off-set applied)					\$120,512
Total Parkland Off-Set in Lieu of Payment Requested					\$90,384
Total Parkland Impact Fee (net, after off-set applied):					\$30,128

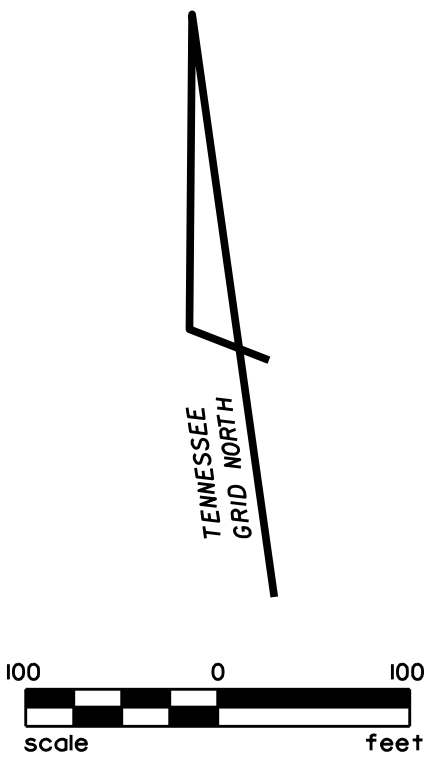


EXHIBIT B - PARKLAND

DEVELOPMENT PLAN
CHEROKEE PLACE PLANNED UNIT DEVELOPMENT
CHEROKEE PLACE @ SHAWNEE DRIVE
FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

DR	CHK	DATE	DESCRIPTION
TEAM	JRG	09-08-20	PARKLAND AGREEMENT
TEAM	JRG	09-21-20	PARKLAND AGREEMENT REVISION

EX.B

FILE NO. 1716-20

COF PROJECT NO. 7313

**PARKLAND IMPACT FEE AND CONSTRUCTION AGREEMENT
BETWEEN THE CITY OF FRANKLIN AND FRANKLIN HOUSING AUTHORITY**

CONTRACT NO. 2020-0263

PARKLAND IMPACT FEE AND CONSTRUCTION AGREEMENT (this “Agreement”), made and entered into this ____ day of _____, 2020 by and between THE CITY OF FRANKLIN, TENNESSEE (“City”) and FRANKLIN HOUSING AUTHORITY, a public body corporate and politic, organized and existing under the laws of the State of Tennessee (hereinafter “FHA”) pursuant to Title 25, Chapter 4 of the City of Franklin Municipal Code, as developer of that certain land known as Cherokee Place PUD Subdivision in Williamson County, Tennessee, as more particularly described in Exhibit A attached hereto.

WITNESSETH:

WHEREAS, FHA is in the process of developing certain land listed in the records of the Williamson County Property Tax Assessor as Map 078H Group A Parcel 004.00 (the “Development Project”), consisting of One Hundred (100) dwelling units on the property known as Cherokee Place PUD Subdivision; and

WHEREAS, FHA intends to develop or cause the development of parkland amenities (hereinafter, “Parkland Project”) consisting of appurtenances including without limitation a walking trail, benches, playground equipment, and a gazebo, on approximately 0.69 acres, all as more particularly shown and described on Exhibit B attached hereto; and

WHEREAS, Parkland Impact Fees and Parkland Dedication requirements are based on the mathematical formulas and allocations set forth in the City’s Parkland Dedication Ordinance (Ordinance 2016-25, Franklin Municipal Code §25-405, as amended, and hereinafter, “Ordinance”); and

WHEREAS, the Parkland Impact Fee as set forth in the Ordinance is Four Thousand Three Hundred Four and 00/100 Dollars (\$4,304.00) per dwelling unit; and

WHEREAS, the total Parkland Impact Fee obligation for the Development Project is One Hundred Twenty Thousand Five Hundred Twelve and 00/100 Dollars (\$120,512.00) (the “Project Impact Fee”); and

WHEREAS, Twenty-Five percent (25%) of the Project Impact Fee shall be paid at the recording of the first final plat or the issuance of the first building permit when a plat is not required for any property that includes a structure with dwelling units, The remaining Seventy-Five Percent (75%) shall be paid in a pro-rated per permit amount of Three Thousand Two Hundred Twenty-Eight and 00/100 Dollars (\$3,228.00) until the remaining obligation has been paid in full; and

WHEREAS, FHA has requested to offset of the costs of construction of these improvements against the remaining Seventy-Five percent (75%) of the Project Impact Fee due from the Development Project, and the estimated amount of such eligible costs, and the potential offset,

to be Ninety Thousand Three Hundred Eighty-Four and 00/100 Dollars (\$90,384.00); and

WHEREAS, FHA has agreed to construct the Parkland Project as illustrated on Exhibit B and described in detail below for the future enjoyment of FHA residents, subject to the terms and conditions set forth herein; and

WHEREAS, the Parkland Project as illustrated in Exhibit B shall undergo further design and development which may change the size and location of the amenities as currently shown. However, the Projects shall not be altered in any way that modifies the nature and type of use as contemplated in this Agreement as of the date hereof, without the express prior written consent of the City (which shall not be unreasonably withheld, conditioned, or delayed).

NOW, THEREFORE, in consideration of the terms, conditions, and mutual agreements by and between the parties as hereinafter set forth in detail, the parties do hereby mutually agree as follows:

I. AGREEMENT FOR PARKLAND CONSTRUCTION AND DEDICATION

1. The foregoing recitals are incorporated into this Agreement and made a part thereof.
2. FHA agrees to and has attached all pertinent exhibits to this contract prior to the first submittal of this Agreement to the City for review. FHA further understands that failure to provide all pertinent exhibits prior to the first submittal of this Agreement for review will result in a delay in the agreement approval process.
3. The total estimated cost of land and/or easement dedication, design, and the cost of labor, equipment, supplies, and materials used to construct the Projects is Ninety Thousand Three Hundred Eighty-Four and 00/100 Dollars (\$90,384.00), as more particularly described in Exhibit B, and the estimated total offset to FHA is Ninety Thousand Three Hundred Eighty-Four and 00/100 Dollars (\$90,384.00) upon submittal and approval of supporting documentation. The following costs are specifically excluded and not eligible for an offset: fiscal cost, including interest on money borrowed to finance the construction, cost for utility relocations, and other improvements that benefit the development.
4. Pursuant to Title 25, Chapter 4 of the Franklin Municipal Code, the eligible offset does and shall not exceed the total Parkland Impact Fees due for the Development Project.
5. FHA shall be responsible for that location and protection of all existing utilities in accordance with State and local laws while utilizing the right-of-way. There shall be no offsets or reimbursement for relocation or protecting public utilities.

6. All improvements, uses, and activities shall comply with the policies established by the City of Franklin Zoning Ordinance and Municipal Code with the terms and conditions of this agreement.
7. Upon Completion, and prior to acceptance, of the Parkland Project improvements, FHA shall provide reasonable documentation for all such costs and provide notarized release of liens.
8. Final as-built plans shall be submitted immediately following completion of construction activities. If the project is developed in phases, as-built plans for each phase shall be submitted once the work is complete in that phase. Acceptance of Parkland dedication and construction projects will not be issued until satisfactory as-built plans have been approved by the Parks Department Director and the City Engineer. All aspects of the project that have been affected by construction shall be verified and appear on the as-built plans. This would include, but is not limited to the following items:

- All property lines and easements
- New and Existing structures (include restrooms, playground equipment, trail/multi-use paths, trail heads, pavilions, pools, etc.)
- Location of all “as-built” work with station and offsets
- Height and location of all fences, walls, screens, trees, and hedges over 42” tall
- All commercial driveways, paved areas, and required parking spaces
- All concealed components with station and offsets (include known buried cables, utilities, drainage structures, etc.)
- All utilities
- File formats shall be in a *.PDF along with either *.DWG, *.DXF, *.DGN, or AutoDACr14
- Two paper sets

*Note: on all sheets referencing the Tennessee State Plane Coordination System, Zone 5301, Fipszone 4100; NAD 83 datum.

Concealed components will require documented proof to be submitted with the as-built plans in the form of a certified construction log that has been generated by the design engineer. As-built plans are required to be endorsed by a Tennessee registered professional engineer and or a registered land surveyor.

9. The Agreement shall be effective as of the date of execution by both parties and shall terminate only as provided within this Agreement.
10. This Agreement is non-transferable to the successors or assigns of FHA unless the successor assumes the same obligations of FHA in writing. Such assignment shall be provided to the City within fifteen (15) days after the transfer of the Development Project. Upon assignment, FHA shall be relieved, without limitation, from any and all further liability under this Agreement.

11. FHA shall exercise the rights, privileges, and permission granted herein at FHA's own risk. FHA shall not claim any damages from the City for any injuries or damages, including death, about or because of the exercise of such rights, privileges, or permission, the condition of the Parkland Project, excluding gross negligence or willful misconduct by the City and its Mayor, Aldermen, officers, employees, officials, and agents. FHA shall indemnify and hold harmless the City, its Mayor, Aldermen, officers, employees, officials, and agents, from and against all claims, actual damages, actual losses, and actual out-of-pocket expenses, including reasonable attorney's fees for outside counsel and costs, arising out of, resulting from, or in any way connected with the failure of FHA to comply with any of the provisions herein, or with the City's direction to remove and/or maintain any trees, landscaping, or portions of the Parkland Project depicted in Exhibit B. The City shall not be liable to FHA should FHA's use of the property be hindered or disturbed. The City will not be liable to FHA for any reason not specifically stated herein.
12. The City and FHA agree that the terms and conditions contained herein shall be binding on and shall insure to their heirs, representatives, successors, and assigns and that there are no understandings or agreements between them except as contained in this instrument.
13. Applicable Law/Choice of Forum and Venue. This Agreement is made under and will be construed in accordance with the laws of the State of Tennessee without giving effect to that state's choice of law rules. The parties' choice for forum and venue shall be exclusively in the courts of Williamson County, Tennessee.
14. All notices required to be given by any party shall be in writing, addressed to all other parties, and delivered by certified mail or in person to:

In the case of the City:

City of Franklin
Attn: Mark Hilty, ACA
109 Third Ave. South
P.O. Box 305
Franklin, TN 37065-0305

In the case of FHA:

Franklin Housing Authority
Attn: Derwin Jackson
200 Spring Street
Franklin, TN 37064

15. It is FHA's intention to meet its full obligation pursuant to comply with the City's Parkland Impact Fees and Parkland Dedication requirements through the offsets pursuant to this Agreement,
16. This Agreement constitutes the entire agreement between the parties. There are no further or other agreements or understandings, written or oral, in effect between the parties, relating to the subject matter hereof. This Agreement may be amended or modified only by an instrument of equal formality signed by the respective parties.

II. General Terms and Conditions

1. Personal Liability.

No member, Mayor, Alderman, official, or employee of the City shall be personally liable to FHA or any successor in interest, in the event of any default or breach by the City, or for any amount which may become due to FHA or successor or on any obligations hereunder; provided, however, the City shall remain liable to FHA for its gross negligence and willful misconduct. The City shall only look to FHA and the Development Project for the enforcement of FHA's obligations hereunder. None of the trustees, officers, directors, employees, members, owners, partners, or shareholders of FHA or any direct or indirect owner of FHA shall have any personal liability for any of the liability or obligations of FHA in connection herewith.

2. Warranties /Limitation of Liability/Waiver.

The City reserves all rights afforded to local governments under law for all general and implied warranties. The City does not waive any rights it may have to all remedies provided by law and therefore any attempt by FHA to limit its liability shall be void and unenforceable.

3. Severability.

If any term or provision of this Agreement is held to be illegal or unenforceable, the validity or enforceability of the remainder of this Agreement will not be affected.

[Signature pages follow next]

IN WITNESS WHEREOF the said parties have hereunto set their signatures, on this day and date first above written.

CITY OF FRANKLIN, TENNESSEE

Attest:

By: _____
Dr. Ken Moore, Mayor

By: _____
Eric S. Stuckey, City Administrator

Date: _____

Date: _____

STATE OF TENNESSEE)
)
COUNTY OF WILLIAMSON)

Before me, _____, a Notary Public of said State and County, personally appeared, Dr. Ken Moore and Eric S. Stuckey, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and where, upon oath, Dr. Ken Moore acknowledged himself to be Mayor and Eric S. Stuckey acknowledged himself to be City Administrator of the City of Franklin, Tennessee, and that as such, being authorized to do so, have executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal, at office, this _____ day of _____, 20____.

NOTARY PUBLIC

My Commission Expires: _____

Approved as to form:

By: _____
Maricruz R. Fincher
Staff Attorney

Franklin Housing Authority

Title: President/CEO

STATE OF TENNESSEE)
)
COUNTY OF WILLIAMSON)

Before me, _____, a Notary Public of said State and County, personally appeared Derwin Jackson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and where, upon oath, Derwin Jackson acknowledged himself to be President/CEO of the Franklin Housing Authority, and that as such, being authorized to do so, have executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal, at office, this _____ day of _____,
20____.

NOTARY PUBLIC

My Commission Expires: _____

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

EXHIBIT A

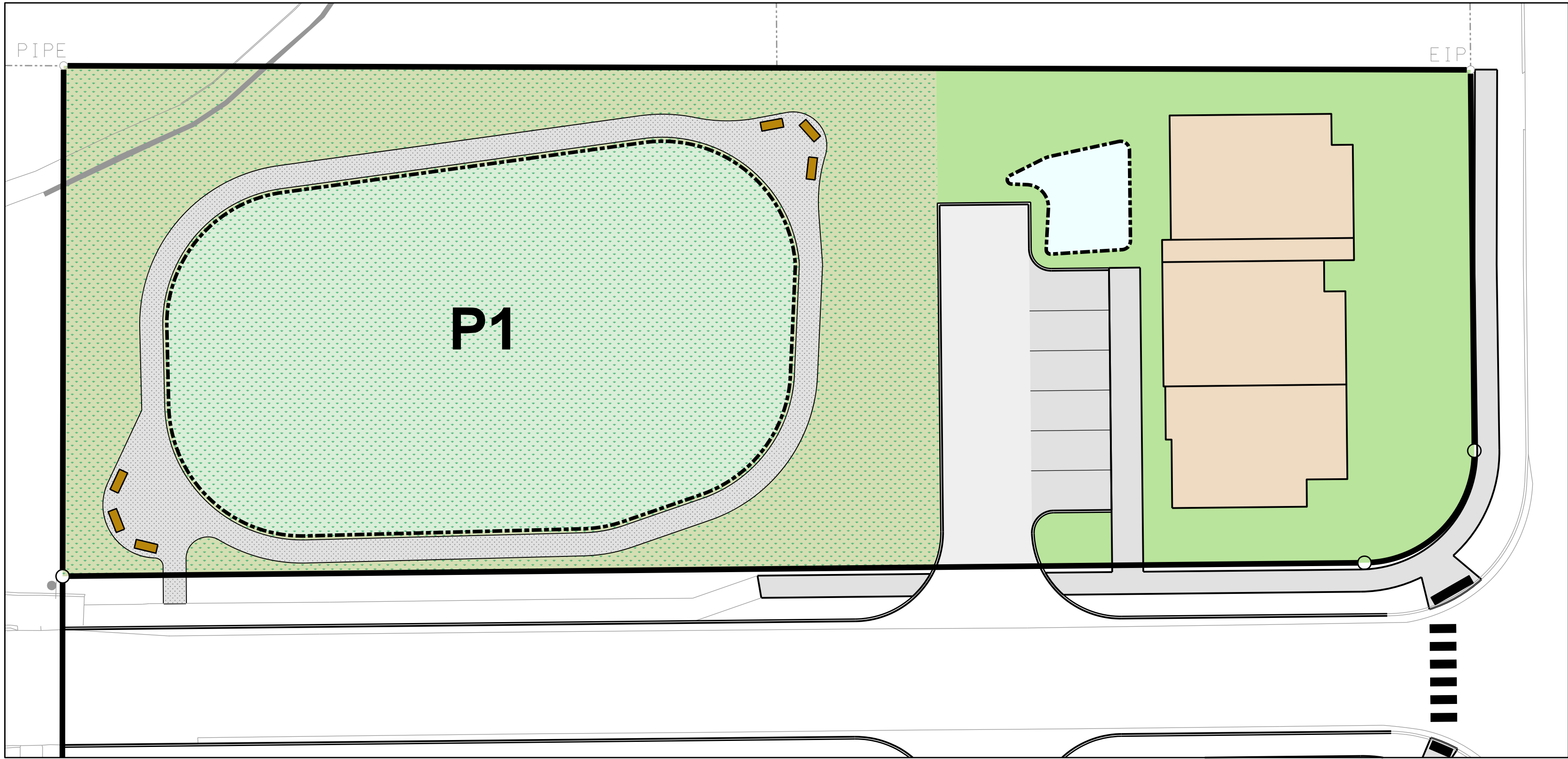
Legal Description of Cherokee Place PUD Subdivision

Certain land lying in Franklin, Williamson County, Tennessee, being a portion of Lot 2 on that plat of record in Plat Book P69, Page 40, Register's Office for Williamson County, Tennessee.

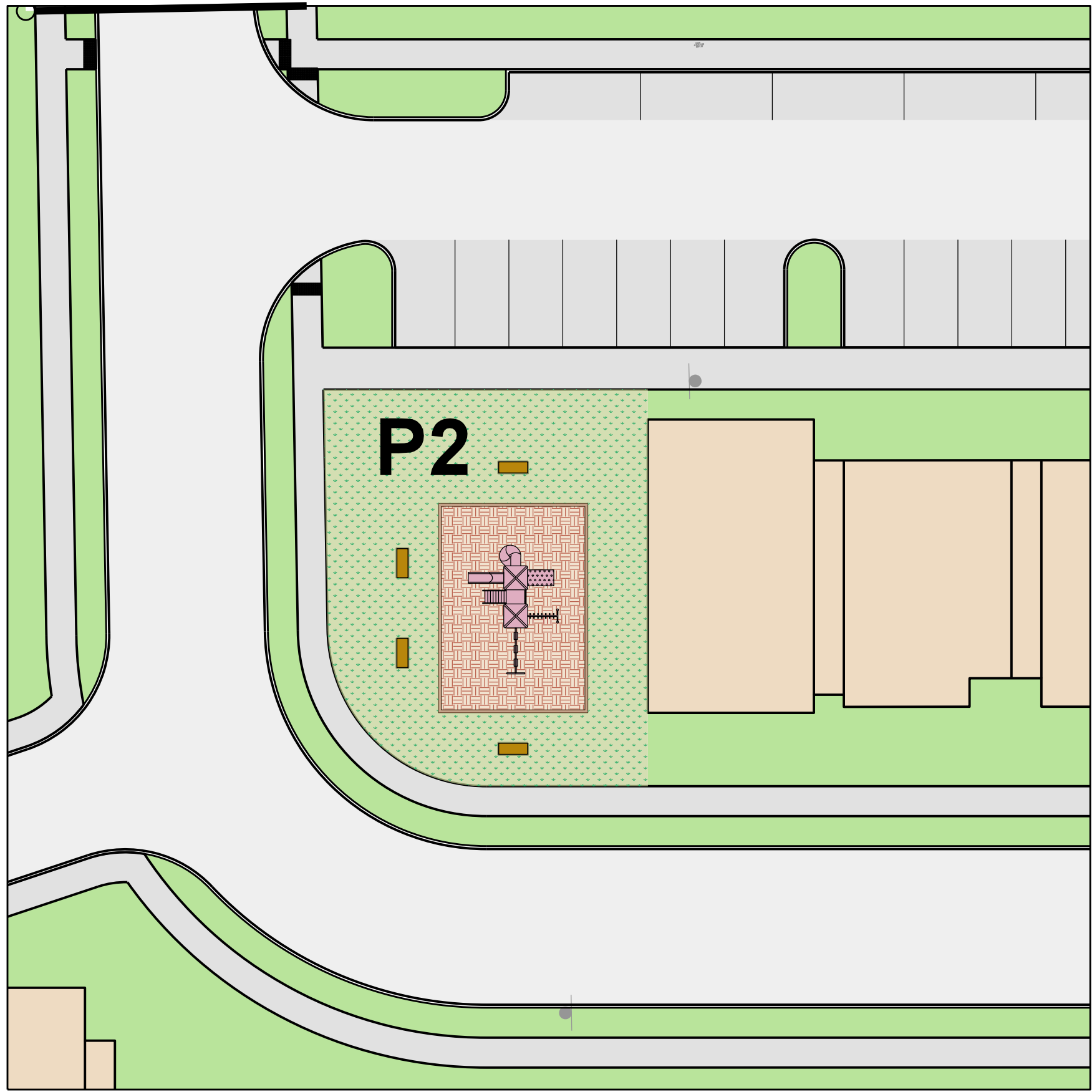
EXHIBIT B

Parkland Project

See drawing attached hereto.



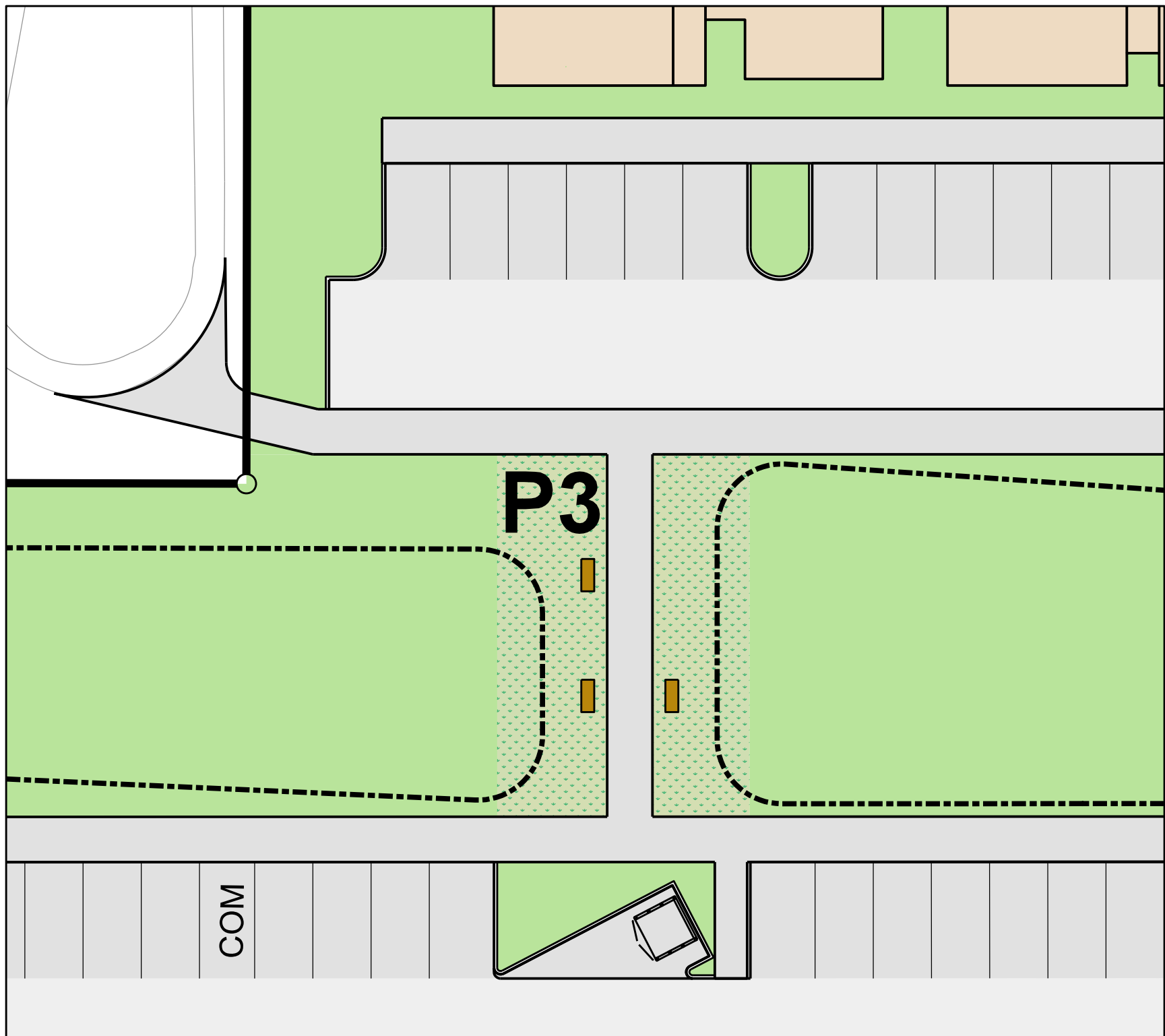
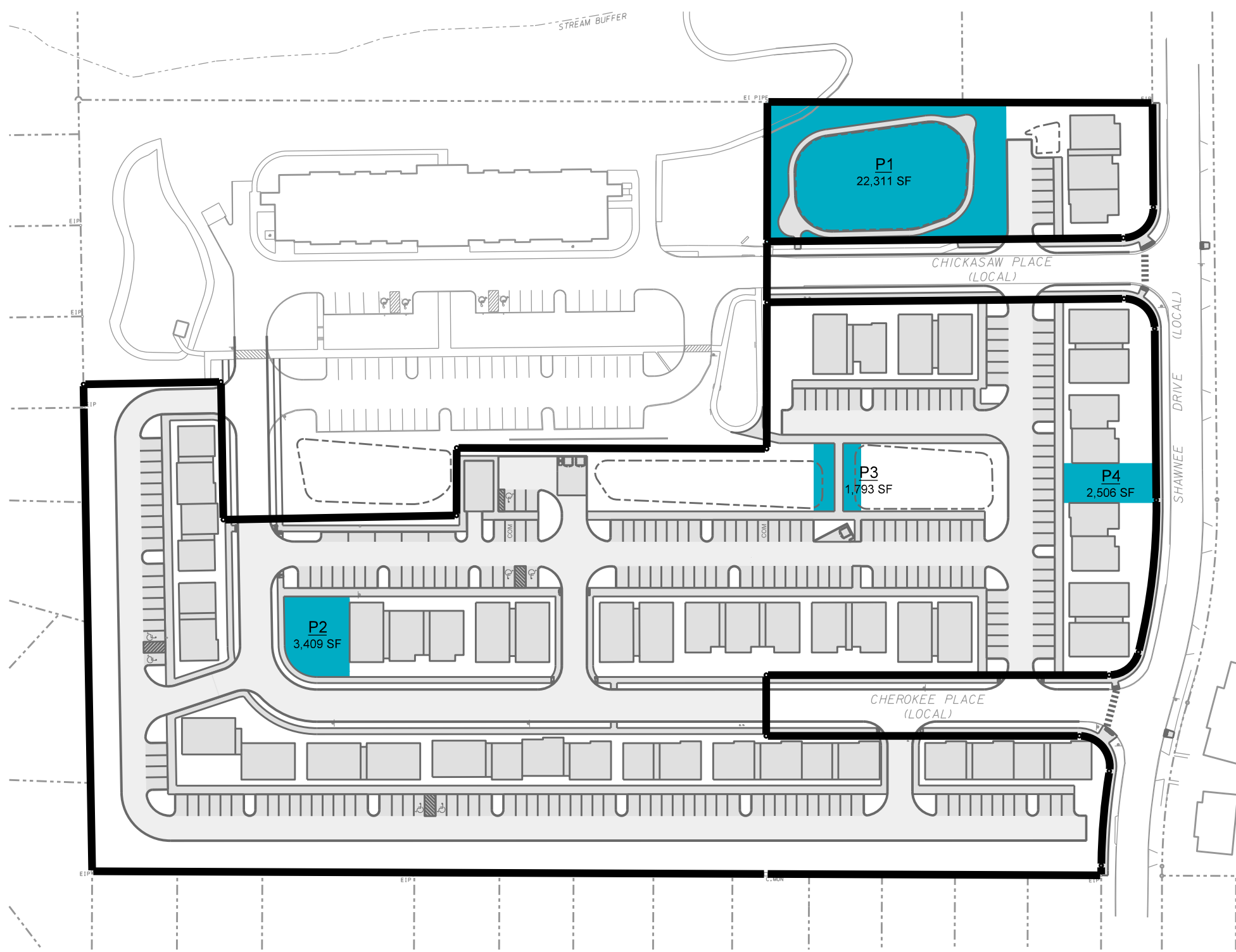
POCKET PARK 1 ENLARGEMENT
(NOT TO SCALE)



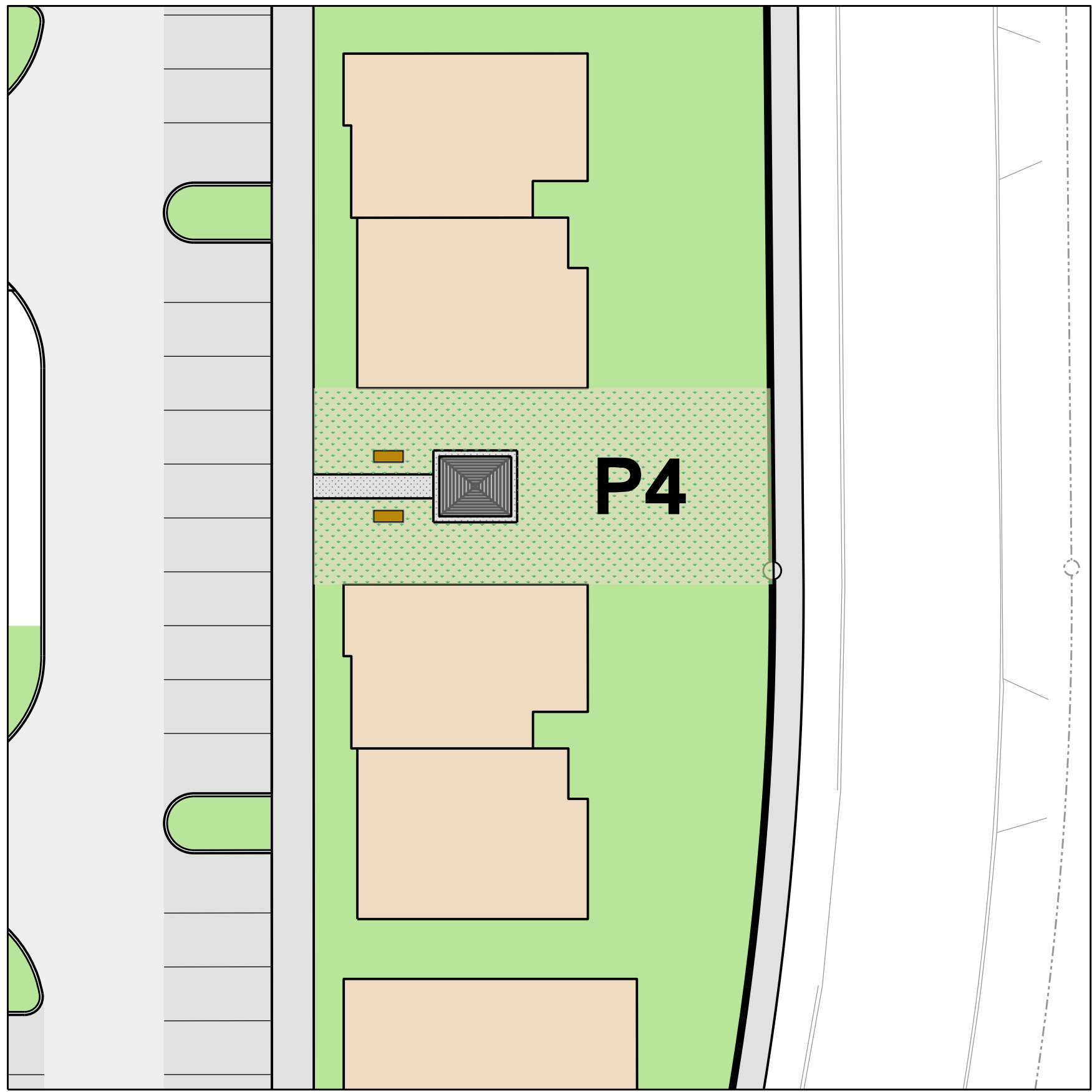
POCKET PARK 2 ENLARGEMENT
(NOT TO SCALE)

LEGEND

 PARKLAND OFFSET AREAS



POCKET PARK 3 ENLARGEMENT
(NOT TO SCALE)



POCKET PARK 4 ENLARGEMENT
(NOT TO SCALE)

Parkland Impact Fee Requirement Calculations					
Description	Quantity		Units	Cost/Unit	Required Impact Fee
Residential Dwelling Units	28 (net increase)		Units	\$4,304	\$120,512
Minimum Parkland Impact Fee Payment (less than 5 acres)		25% of Fee			\$30,128
Maximum Parkland Off-Set Eligible to Receive (less than 5 acres)		75% of Fee			\$90,384
Construction of Parkland Improvements in Lieu of Parkland Impact Fee Off-Sets					
Description	Quantity		Units	Cost/Unit	Total
Pocket Park 1 (walking trail; benches)	1		ls	\$52,430	\$52,430
Pocket Park 2 (playground; seating)	1		ls	\$24,954	\$24,954
Pocket Park 3 (benches)	1		ls	\$4,500	\$4,500
Pocket Park 4 (gazebo; benches)	1		ls	\$8,500	\$8,500
Total - Opinion of Probable Construction Cost (OPCC)					\$90,384
Summary of Calculations - Parkland Impact Fee and Off-Sets					
Total Parkland Impact Fee (gross fee, before off-set applied)					\$120,512
Total Parkland Off-Set in Lieu of Payment Requested					\$90,384
Total Parkland Impact Fee (net, after off-set applied):					\$30,128

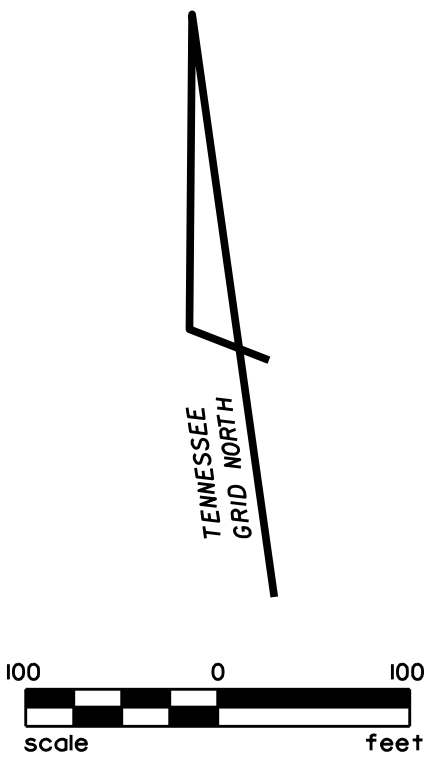


EXHIBIT B - PARKLAND

DEVELOPMENT PLAN
CHEROKEE PLACE PLANNED UNIT DEVELOPMENT
CHEROKEE PLACE @ SHAWNEE DRIVE
FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

DR	CHK	DATE	DESCRIPTION
TEAM	JRG	09-08-20	PARKLAND AGREEMENT
TEAM	JRG	09-21-20	PARKLAND AGREEMENT REVISION

EX.B
FILE NO. 1716-20

COF PROJECT NO. 7313



File #: 20-01349

DATE: October 29, 2020

TO: Board of Mayor and Aldermen

FROM: Eric Stuckey, City Administrator
Vernon Gerth, Asst. City Administrator Community Development
Tom Marsh, Director of BNS
Kathleen Sauseda, Housing Development Coordinator

SUBJECT:

Discussion Of A Request From Franklin Housing Authority Executive Director Derwin Jackson For Consideration Of Having The Value Of Certain Development Fees Associated With The Redevelopment Of The Housing Authority's Cherokee Place Planned Unit Development Offset And, A Discussion Of An Ordinance Amendment To The City's Municipal Code Regarding Future Requests Involving The Creation Of Affordable Housing.

PURPOSE:

The purpose of this memorandum is to provide information to the Franklin Board of Mayor and Aldermen (BOMA) concerning a request from the Franklin Housing Authority to offset the value, \$176,652.00 of certain Parkland and Road Impact development fees to assist in the creation of additional affordable housing. These development fees are applicable to the construction of the additional (28) new dwelling units that are part of the Cherokee Place Planned Unit Development (PUD) (COF Project No. 7313).

BACKGROUND/STAFF COMMENTS:

The Franklin Housing Authority (FHA) has been providing affordable housing to families and individuals with low to moderate income since 1953. Today they serve approximately 600 residents with funding coming from rental income and Federal Housing and Urban Development (HUD) subsidies.

FHA has received a 9% tax credit allocation to redevelop the Cherokee Place site. The project includes demolishing 72 existing dwelling units and constructing 100 new dwellings that include 1, 2, 3, 4, and 5 bedrooms. The project has an estimated cost of \$20 million. The Development Plan for the project (COF Project No. 7313) has been submitted for review and is presently being considered by the Planning Commission and BOMA.

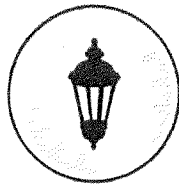
As with previous projects, Franklin Housing Authority (FHA) is asking the City to offset the value of certain Parkland and Road Impact development fees to assist in the creation of an additional 28 affordable housing units within the Cherokee Place PUD. The mechanics associated with facilitating this and future requests(offsets) will be brought forth in the form of a Municipal Code ordinance amendment.

FINANCIAL IMPACT:

The total Parkland Impact Fee obligation for the Cherokee Place PUD is \$120,512.00, but the FHA is eligible for an offset of part of the Parkland Impact Fee because of parkland amenities the FHA will construct as part of this development. The amount of Parkland Impact Fee remaining after the amenity offset is \$30,128.00 and when added to the Road Impact Fees due for this project of \$146,524.00, the total amount of assistance requested by FHA is \$176,652.00. The current adopted budget does not include funding for these impact fee offsets. In the past, these development fees have been paid by an appropriation from the General Fund to the respective impact fee accounts presented to the BOMA during one of the quarterly budget amendments.

RECOMMENDATION:

Staff seeks guidance on proceeding with drafting an ordinance amendment(s) to the Municipal Code which would set forth a process for future requests while allowing this request from the Franklin Housing Authority for the Cherokee Place PUD to proceed.



FRANKLIN HOUSING AUTHORITY

FRANKLIN, TENNESSEE

Lighting your path to affordable housing

September 14, 2020

Mayor Ken Moore
City of Franklin
109 3rd Avenue South
Franklin, TN 37064

Dear Mayor Moore:

Since 1953, the Franklin Housing Authority has been serving families in the Franklin community. We are a unique organization in that we are considered an instrumentality of the city with our Board of Commissioners being appointed by the Mayor. Since 1967, the FHA and the City have had a cooperation agreement in effect which further outlines the relationship between the two organizations.

As you are aware, we have been redeveloping our public housing portfolio with plans to redevelop all our sites and increase the number of affordable housing units in Franklin. To date, we have completed \$36 million worth of development or redevelopment including two new properties on the Reddick site at a development cost of \$22.8 million which added 68 units of affordable housing, the Park Street renovation which added 22 non-subsidized affordable units with a cost of \$1.7 million, and the 48-unit Chickasaw Senior Community at a cost of \$11.5 million. In December we will have completed the \$10.8 million renovation of the 64 units on Spring Street and Johnson Circle.

In a few months, we will begin construction of our next development, Cherokee Place, an estimated \$20 million Low Income Housing Tax Credit project which will add 100 units of affordable housing on a site that previously held 72 units. We appreciate the support we have received from the city in the past and are requesting assistance for this project. The request is as follows:

- Road Impact Fees to be paid from the General Fund (\$146,524)
- Parkland Dedication Fees to be paid from the General Fund-we will be providing some amenities which will offset some of the fees (currently \$120,512)
- Waiver of permit and other PUD, plat and FMPC fees (\$31,125)

Development continues to be very expensive with our recent Chickasaw Senior Community costing \$3 million more than the Reddick Senior Community which was developed 6 years prior. We aggressively pursue grants, CITC construction loans and the best pricing from investors for our tax credits but that is not enough to cover the high construction costs. In order to meet the requirements for our tax credit allocation, grant funding and funding from HUD, our rents are restricted thereby limiting the amount of income generated. Without assistance from the City with fees, this development will be difficult to build.

200 Spring Street, Franklin, TN 37064
615-794-1247

Once again, we appreciate the past support we have received from the City and hope we can continue to count on that partnership to help us provide more affordable housing for our community.

Sincerely,

A handwritten signature in dark ink, appearing to read "Derwin Jackson", with a stylized, cursive script.

Derwin Jackson
President/CEO

cc: Eric Stuckey
Vernon Gerth
Kathleen Sauseda



File #: 20-01223

DATE: October 26, 2020
TO: Board of Mayor and Aldermen
FROM: Eric Stuckey, City Administrator
Emily Wright, Planning Director
Amy Diaz-Barriga, Planning Supervisor

SUBJECT:

Acknowledgement Of Progress Reports On Plans Of Services Adopted From 2015 To The Present.
Establishing A Public Hearing For December 8, 2020.

PURPOSE:

The purpose of this memorandum is to provide information to the Franklin Board of Mayor and Aldermen (BOMA) concerning the progress reports required by State Law, for Plans of Services adopted by the City of Franklin since 2015.

BACKGROUND/STAFF COMMENTS:

Changes were made to State Law, effective May 2015, that affected the annexation process, including the Plan of Services adopted as part of an annexation. Not only is a Plan of Service required for any annexation considered by a municipality, but a progress report is required six months after the adoption of the Plan of Services and annually thereafter until such a time as the City has fulfilled all of its obligations. The progress report is required to be published in a newspaper of general circulation, and a public hearing is required to be held. The progress report provided identifies only the City's obligations for extending services to the annexed properties, for all Plans of Services adopted since May 2015. It should be noted that many times, the Plan of Services is written to require the extension of public infrastructure as development occurs, and not necessarily immediately after an annexation becomes effective. Individual progress reports are attached for each Plan of Services, compiled into a single document, and each one will be scheduled for an individual public hearing at the December 8, 2020 Board of Mayor and Aldermen meeting.

FINANCIAL IMPACT:

Service delivery to these annexed areas have been accomplished within the current operating budget structure.

RECOMMENDATION:

Staff recommends acknowledgement of the Plans of Services Progress Reports.

Progress Report

Date: December 8, 2020

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

Resolution 2020-21, A Resolution Adopting A Plan Of Services For The Annexation Of 1268 Lewisburg Pike, 2380 and 2390 Henpeck Lane, By The City Of Franklin, Tennessee. (Adopted May 12, 2020)

Parcels: 106-26.00, 106-09.01, 105-28.03

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

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

Progress Report

Date: December 8, 2020

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

Resolution 2019-117, A Resolution Adopting A Plan Of Services For The Annexation Of Two Properties Located East Of Lewisburg Pike And North And South Of The Intersection At Stream Valley Boulevard (Meadows And Villages At Southbrooke PUD Subdivision), By The City Of Franklin, Tennessee. (Adopted February 11, 2020)

Parcels: 117-190.01, 117-190.02

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

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

Progress Report

Date: December 8, 2020

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

Resolution 2019-74, A Resolution Adopting A Plan Of Services For The Annexation Of 4331 Long Lane By The City Of Franklin, Tennessee. (Adopted October 8, 2019)

Parcel: 117--03201

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

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

Progress Report

Date: December 8, 2020

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

Resolution 2019-78, A Resolution Adopting A Plan Of Services For The Annexation Of Several Properties, Located South Of Long Lane, East Of Interstate 65, Outside Of The Southeastern Part Of The Franklin Urban Growth Boundary (UGB), By The City Of Franklin, Tennessee. (Effective December 7, 2019)

Parcels: 106-179.00, 117-33.00, 133-16.00, 117-33.01, 117-42.10, 117-42.09, 117-42.03, 117-42.01, 117-42.00, 117-42.14, 117-42.12, 117-34.00, 117-43.00, 117-42.08, 117-42.15, 117-42.13, 133-18.03, 133-18.00, 133-18.09, 133-18.15, 133-18.14, 133-18.17, 133-18.11, 133-18.16, 133-18.13, 133-18.02

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

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

Progress Report

Date: December 8, 2020

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

Resolution 2019-21, A Resolution Adopting A Plan Of Services For The Annexation Of The Bennett Property By The City Of Franklin, Tennessee. (Adopted June 25, 2019)

Parcels: 106-179.04

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

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

Progress Report

Date: December 8, 2020

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

Resolution 2016-90, A Resolution Adopting A Plan Of Services For The Annexation Of Three Properties Adjacent To And Including 4360 Long Lane, By The City Of Franklin, Tennessee.
(Adopted September 12, 2017)

Parcels: 106---18002, 106---18003, 106---18001

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

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

Progress Report

Date: December 8, 2020

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

Resolution 2017-13, A Resolution Adopting A Plan Of Services For The Annexation Of Bushnell And Bates Properties, By The City Of Franklin, Tennessee. (Adopted September 12, 2017)

Parcels: p/o 117---01706, 117-01705

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

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

Progress Report

Date: December 8, 2020

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

Resolution 2016-45, A Resolution Adopting A Plan Of Services For The Annexation Of 459, 463, And 467 Franklin Road, By The City Of Franklin, Tennessee. (Adopted February 14, 2017)

Parcels: 053---02300, 053---02100, 053---02200

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

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

Progress Report

Date: December 8, 2020

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

Resolution 2016-41, A Resolution Adopting A Plan Of Services For The Annexation Of Property Located South Of Murfreesboro Road And North Of South Carothers Road And Adjoining The City Limits Within The East Part Of The Franklin Urban Growth Boundary (UGB), By The City Of Franklin, Tennessee. (Adopted November 22, 2016)

Parcels: 079M---B02800, 079M---B02900, 089---05500, 089---04304, 089---04303, 089---04302

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

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

Progress Report

Date: December 8, 2020

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

Resolution 2015-73, A Resolution Adopting A Plan Of Services For The Annexation Of 4150 Clovercroft Road And The Property Immediately Adjacent To The East, By The City Of Franklin, Tennessee. (Adopted February 9, 2016)

Parcels: 80-11.01, 80-12.05

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

Status: At this time, the City has one outstanding obligation, which is to annex the frontage along Clovercroft Road.

Progress Report

Date: December 8, 2020

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

Resolution 2015-26, A Resolution, As Amended, Adopting A Plan Of Services For The Annexation Of 1845 Carters Creek Pike By The City Of Franklin, Tennessee. (Adopted September 8, 2015)

Parcel: 077-03400

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

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



File #: 20-01304

DATE: October 23, 2020
TO: Board of Mayor and Aldermen
FROM: Vernon Gerth, Asst. City Administrator Community Development
Emily Wright, Planning Director
Amy Diaz-Barriga, Planning Supervisor

SUBJECT:

Consideration Of Resolution 2020-157, A Resolution Amending Resolution 2015-26 To Modify And Update The Plan Of Services For 1845 Carters Creek Pike By The City Of Franklin, Tennessee. Establishing A Public Hearing for December 8, 2020.

FMPC 10/22/20, 9-0

PURPOSE:

The purpose of this memorandum is to provide information to the Franklin Municipal Planning Commission concerning an amendment to a Plan of Services.

BACKGROUND/STAFF COMMENTS:

On September 8, 2015, the City of Franklin Board of Mayor and Aldermen annexed and approved Resolution 2015-26 adopting a Plan of Services for the Camwood Farm property located at 1845 Carters Creek Pike and was being developed as an agricultural, equestrian use by John and Camille Schaeffer. The property includes a horse barn, a track building, indoor and outdoor riding rings, and two caretaker living units. Shortly after the Schaeffer's began developing the property, it became evident that the cost of designing and physically extending the public water and sanitary sewer mains to and across the frontage of their property as initially required was deemed to be cost prohibitive based on the intended agricultural, equestrian use. Following multiple conversations between City staff, the property owners, and the property owners' development team which included re-evaluating the agricultural, equestrian use of the property and ensuring water for firefighting purposes was available to the property, City staff concluded the combination of an existing on-site well, septic system, and retention pond on the property were adequate to serve the property and the equestrian uses.

This amended Plan of Services is intended to document the improvements to the property, the related infrastructure, and that the City's other services are presently being provided. As an added safety measure, the Schaeffer's donated funds to the City of Franklin Fire Department to purchase a floating water pump which will be housed in Station No. 8 in the event a water pump is needed to draft water from the retention pond located on the Camwood Farm property during a fire emergency, if needed. Equally important, this Plan of Service requires that in the event the current agricultural, equestrian use is expanded into a more intense use that requires additional habitable structures and/or the assembly of people in accordance with the International Building Code, that the public water and sanitary sewer mains would need to be extended to and along the entire frontage of the property.

FINANCIAL IMPACT:

There is no financial impact related to this amendment.

RECOMMENDATION:

Staff recommends that the Board of Mayor and Aldermen approve Resolution 2015-26.

RESOLUTION 2020-157

A RESOLUTION AMENDING RESOLUTION 2015-26 TO MODIFY AND UPDATE THE PLAN OF SERVICES FOR 1845 CARTERS CREEK PIKE BY THE CITY OF FRANKLIN, TENNESSEE.

WHEREAS, Tennessee Code Annotated (T.C.A.) § 6-51-102 requires that a plan of services be adopted by the municipal governing body prior to passage of an annexation ordinance; and

1845 CARTERS CREEK PIKE

This parcel, which consists of 75.69 acres located west of Carters Creek Pike and southwest of Downs Boulevard as previously within the southwestern part of the Franklin Urban Growth Boundary (UGB), A map is attached as Exhibit A. The Property was annexed into the City of Franklin on September 8, 2015 and at the time, John and Camille Schaeffer were in the process of purchasing the Property which has subsequently been completed and the Property annexed to the City of Franklin and developed as an agricultural, equestrian use. ("Property").

WHEREAS, the Property was officially annexed into the City of Franklin on September 8, 2015; and

WHEREAS, on September 8, 2015, the City of Franklin Board of Mayor and Aldermen also approved Resolution 2015-26 adopting a Plan of Services in accordance with T.C.A. § 6-51-102 and City of Franklin standards; and

WHEREAS, as the Property began to develop as an agricultural, equestrian use which includes a horse barn, a track building, indoor and outdoor riding rings, and two caretaker living units, it became evident that the cost of designing and physically extending the public water and sanitary sewer mains across the frontage of the Property as initially required was deemed to be cost prohibitive based on the intended agricultural, equestrian use of the Property; and

WHEREAS, following multiple conversations between City staff, the Property owners, and the Property owners' development team, which included re-evaluating the agricultural, equestrian use of the Property and ensuring water for firefighting purposes was available to the Property, City staff concluded the combination of a well and septic system and retention pond on the Property were adequate to serve the Property; and

WHEREAS, as an added safety measure, the Property owner contributed funds for the City of Franklin Fire Department to purchase a floating water pump which will be housed in Station No. 8 in the event a water pump is needed to draft water from the retention pond located on the Property during a fire emergency, if needed; and

WHEREAS, should the current agricultural, equestrian use be expanded into a more intense use that requires additional habitable structures and/or the assembly of people in accordance with the International Building Code, the public water and sanitary sewer mains would need to be extended along the entire frontage of the Property as stipulated in this resolution.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY OF FRANKLIN, TENNESSEE, AS FOLLOWS:

Section 1. Pursuant to the provisions of T.C.A. § 6-51-102, the Plan of Services approved in Resolution 2015-26 is amended as follows:

Water

The Property is located within the City of Franklin Utility District and at such time the current agricultural, equestrian use of which a Certificate of Occupancy has been issued, be expanded into a more intense use that requires additional habitable structures and/or the assembly of people in accordance with the International Building Code, the Property owner shall be responsible for the engineering, design, and construction of a public water main from the intersection of Bradford Drive and West Main Street along Carters Creek Pike across the frontage of their Property (approximately 1,900 LF). Furthermore, it shall be the responsibility of the Property owner to ensure that adequate water for both domestic use and fire protection is provided to the site for the additional use(s). Since the City does not allow water mains within state right-of-way, the Property owner shall be required to acquire the necessary offsite easements to provide service to the Property.

Reclaimed Water

According to the City of Franklin's Municipal Code, reclaimed water systems need to be extended to a development if the development is within 1,000 feet of an existing reclaimed water line. In the case of this Property, a several-mile extension would be required to serve the Property. For this reason, reclaimed water is not required to be extended to the Property.

Wastewater

Most of the Property lies within the West Basin as defined in the City of Franklin Sanitary Sewer Basin Study. The Property as developed, includes a horse barn, track building, indoor and outdoor riding rings, and two caretaker apartments which create little impact on the sanitary sewer collection system. At such time the current agricultural, equestrian use be expanded into a more intense use that requires additional habitable structures and/or the assembly of people in accordance with the International Building Code, the Property owner shall be responsible for the engineering, design, and construction of a public sanitary sewer main from the Carters Creek pump station across the frontage of the Property (approximately 1,200 LF). In addition, the Property owner shall be required to acquire and dedicate exclusive easements outside of the existing and future rights-of-way of Carters Creek Pike.

The Carters Creek pump station has limited capacity. If the use and intensity change on the Property, then the Property owner may be required to extend public infrastructure from the Westhaven Development, as shown in the sanitary sewer basin master plans (approximately 9,000 LF).

Stormwater

The Property owner is responsible for the engineering, design and construction of the necessary stormwater infrastructure for the additional development of the Property and has complied with the requirements as outlined in the Franklin Municipal Code. As the Property developed, the City of Franklin did assess and collect prevailing stormwater user fees per policies and procedures as outlined in the Franklin Municipal Code.

Streets

Access to the Property is provided on Carters Creek Pike. Carters Creek Pike is classified as a Minor Arterial in the City of Franklin Major Thoroughfare Plan. At such time the City of Franklin decides to improve Carters Creek Pike, the Property owner shall be required to dedicate the necessary future right-of-way for Carters Creek Pike to allow the City to make future improvements. The Property owner shall dedicate 67.5 feet of right-of-way from the existing centerline of Carters Creek Pike.

The future extension of Mack Hatcher Parkway extends through the western portion of this Property. The Property owner shall reserve 225 feet of right-of-way following the proposed centerline of the Mack Hatcher Parkway Extension.

No traffic impact study was required as part of the initial development of this Property. Should the current agricultural, equestrian use be expanded or changed to a more intense use, a traffic impact study may be required for the future development.

Traffic Control

Traffic signals, traffic signs, street markings, and other traffic-control devices will be installed as the need is established by appropriate study and traffic standards. New development after the effective date of annexation shall comply with City regulations governing traffic markings.

Street Lighting

No off-site street lighting is proposed. Street lighting within new developments shall be funded and installed by the Property owner per City policy.

Street-Name Signs

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

Planning and Zoning

The Planning and Zoning jurisdiction was extended to the annexed area on the effective date of the annexation, September 8, 2015. City Planning will thereafter encompass the annexed area.

Fire Protection

Fire protection by the present personnel and equipment of the Franklin Fire Department will be provided on and after the effective date of annexation. The Property owner has contributed funds for the purchase of a floating water pump and has a mutual aid agreement with the County's volunteer fire services. No additional manpower or equipment will be necessary to serve this Property upon annexation.

Police Protection

Police patrol and response to calls by the Franklin Police Department have been provided since the effective date of annexation, September 8, 2015. Police services have been provided with existing personal and equipment.

Building and Code Inspection Services

Building and code inspection services have been performed since the effective date of annexation, September 8, 2015, and throughout the development of the Property, which is inclusive of the site and structures as an agricultural, equestrian use complies with City building codes, zoning, and respective Property maintenance codes. The development has paid all applicable fees and obtained permits for required inspection services.

Garbage and Recycling Pickup and Environmental Services

The Sanitation Department began pick-up, per their regulations, from the effective day of annexation, September 8, 2015.

SECTION 2. This Resolution shall be effective from and after its adoption.

ADOPTED THIS _____ day of _____, 2020.

ATTEST:

CITY OF FRANKLIN, TENNESSEE:

BY: _____

Eric S. Stuckey
City Administrator/Recorder

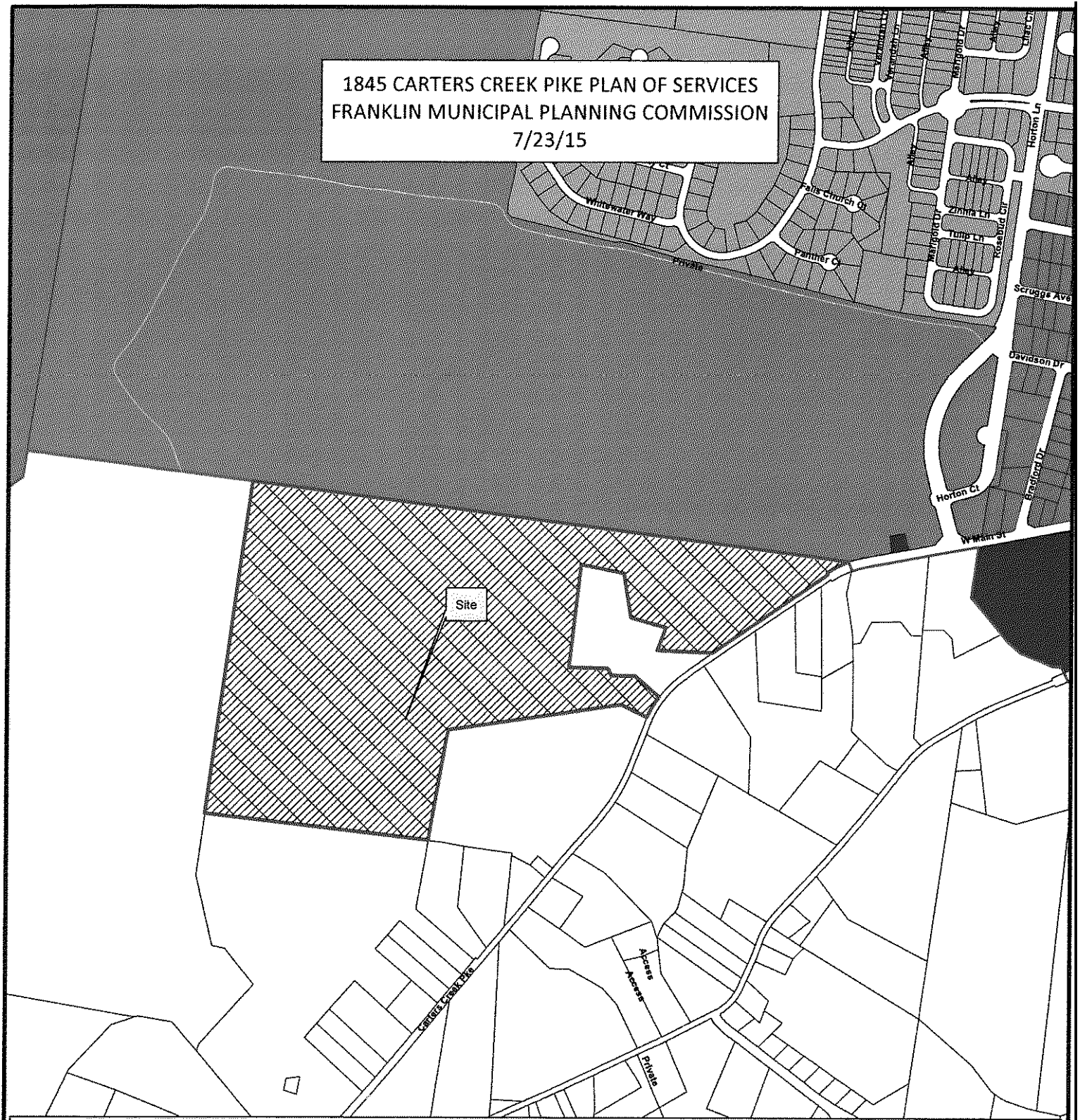
BY: _____

Dr. Ken Moore
Mayor

APPROVED AS TO FORM BY:

Shauna R. Billingsley, City Attorney

1845 CARTERS CREEK PIKE PLAN OF SERVICES
FRANKLIN MUNICIPAL PLANNING COMMISSION
7/23/15



• AG Agricultural District

ER Estate Residential

R-1 Residential District

R-2 Residential District

R-3 Residential District

R-6 Historic Core Residential District

RM-10 Attached 10 Residential District

RM-15 Attached 15 Residential District

RM-20 Attached 20 Residential District

SD-R Specific Development-Residential

II SD-X Specific Development-Variety

• OR Office Residential District

• GO General Office District

• CC Central Commercial District

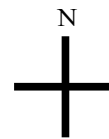
NC Neighborhood Commercial District

• GC General Commercial District

II LI Light Industrial District

HI Heavy Industrial District

• CI Civic and Institutional District



0 0.05 0.1 0.2 Miles

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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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File #: 20-01143

DATE: October 29, 2020

TO: Board of Mayor and Aldermen

FROM: Eric Stuckey, City Administrator
Vernon Gerth, Asst. City Administrator Community Development
Paul Holzen, Director of Engineering
Emily Wright, Planning Director

SUBJECT:

*Consideration Of Resolution 2020-172, A Resolution Providing Next Steps Related To The Road Network And/Or Future Land Uses In The West Harpeth Area, Defined As The Area Generally West Of The New Section Of Mack Hatcher Parkway, Between Hillsboro Road And Highway 96 West.

WS 9/8/20

BOMA 9/22/20, Deferred to 10/27/20, 7-0

WS 10/13/20; 10/27/20

BOMA 10/27/20, Deferred to 11/10/20 7-1

PURPOSE:

The purpose of this memorandum is to provide information to the Franklin Board of Mayor and Aldermen (BOMA) regarding recent citizen and property owner inquiries related to the future extension of public infrastructure and land uses within the northwestern quadrant of the City of Franklin and within the City's Urban Growth Boundary, North of Highway 96 West, West of Hillsboro Road, and generally west of the new section of Mack Hatcher Parkway.

BACKGROUND/STAFF COMMENTS:

Recently, there have been a number of conversations with property owners and representatives of parcels located in the West Sanitary Sewer Basin regarding potential future development and infrastructure. This led to a discussion with the City of Franklin Board of Mayor and Aldermen during their August 11, 2020 Work Session regarding a variety of ideas and expectations regarding the future alignment of a section of Old Charlotte Pike and the type and intensity of future development in this area of the City and County. Currently, the City of Franklin's Land Use Plan, Envision Franklin, designates this area as the Conservation Subdivision Design Concept, and the City's Comprehensive Transportation Network Plan (Connect Franklin) includes a general alignment for Old Charlotte Pike. In order for the City to effectively plan for the extension of public infrastructure and provide property owners and interested citizens meaningful guidance regarding the City's vision for this area, staff has drafted the enclosed Resolution 2020-172 that affords the Board of Mayor and Aldermen the opportunity to provide guidance to citizens and staff on the Board's vision for this area. This Resolution was placed on the Board of Mayor and Aldermen meeting agenda scheduled for Tuesday, September 22, 2020 for consideration and deferred to the October 27, 2020 meeting. Discussion of the item also occurred at the October 13, 2020 BOMA work session and is planned for further discussion at the October 27, 2020 BOMA work session before being considered at the voting meeting on the 27th.

Based on guidance from BOMA at various points of discussion, Resolution 2020-172 has been revised by staff multiple times. Please see the attached Resolution for the updated options resulting from the October 13, 2020 work session discussion. The three options currently in the Resolution are summarized as:

A) Recommend that only the City's Comprehensive Transportation Network Plan (Connect Franklin) be amended by the Franklin Municipal Planning Commission to show a new alignment for the Old Charlotte Pike extension (Project 93), a minor collector, as Shown in Exhibit A.

B) Request that only infrastructure plans, inclusive of sewer plans and the transportation network within the City's Comprehensive Transportation Network Plan (Connect Franklin), be revisited and updated, with public engagement, for properties located within the West Drainage Basin.

C) Request that a Small Area Plan be completed for properties within the West Harpeth Area (the area generally west of the new section of Mack Hatcher Parkway, between Hillsboro Road and Highway 96 West) that is currently designated as Conservation and Conservation Subdivision Design Concepts in Envision Franklin, inclusive of public engagement on future land use, local road network, floodplain management/flood resilience, and public water and sanitary sewer infrastructure, with details to guide future development in the area.

Small Area Plans are considered by state law as a part of the overall land use plan and therefore will be approved by the Planning Commission. However, during the approval process, BOMA and Planning Commission will consider the Small Area Plan in a joint work shop. The Small Area Plan will be applied to future rezoning, zoning, and development plan requests, all of which will be finally decided by BOMA.

For any of the three options, the Resolution includes language that would restrict new annexation, rezoning, and development plan submittals for properties in the applicable area of study until the selected option/next step is completed and approved by the applicable City review body.

FINANCIAL IMPACT:

Until the Board of Mayor and Aldermen provides direction, determining the short and long term financial impact is difficult. However, in the event the Board of Mayor and Aldermen decides to pursue Option B or Option C, staff would proceed with identifying the scope of work and determining whether additional outside services should be engaged to assist with this project or if staff has the resources to undertake and complete this project in a timely manner.

RECOMMENDATION:

Staff recommends that the Board of Mayor and Aldermen approve Resolution 2020-172, with their preferred option selected.

RESOLUTION NO. 2020-172

A RESOLUTION PROVIDING NEXT STEPS RELATED TO THE ROAD NETWORK AND/OR FUTURE LAND USES IN THE WEST HARPETH AREA, DEFINED AS THE AREA GENERALLY WEST OF THE NEW SECTION OF MACK HATCHER PARKWAY, BETWEEN HILLSBORO ROAD AND HIGHWAY 96 WEST.

WHEREAS, certain property owners within the West Sanitary Sewer Basin generally located in the City of Franklin's Urban Growth Boundary adjacent to the City of Franklin's western corporate limits north of Highway 96 West have requested consideration to be annexed; and

WHEREAS, during discussions with owners, family members, and representatives of these parcels, including a discussion with the City of Franklin Board of Mayor and Aldermen during their August 11, 2020, work session, a variety of ideas and expectations were shared regarding the future horizontal alignment of a section of Old Charlotte Pike and the type and intensity of future development in this area of the City and County; and

WHEREAS, two of the ideas and expectations shared during the August 11, 2020, work session included: 1) removing Old Charlotte Pike as a minor collector from the City of Franklin's Comprehensive Transportation Network Plan (Connect Franklin) and 2) approving the horizontal alignment of Old Charlotte Pike as illustrated on Exhibit A; and

WHEREAS, while the City of Franklin's Land Use Plan, Envision Franklin, currently designates this area as the Conservation and Conservation Subdivision Design Concepts, and the City's Comprehensive Transportation Network Plan (Connect Franklin) includes a general alignment for Old Charlotte Pike, in order for City staff to effectively plan for the extension of public infrastructure and provide property owners and interested citizens meaningful guidance of the City's vision for this area, staff is seeking additional guidance from the Board of Mayor and Aldermen; and

WHEREAS, there has been public feedback related to land use, lot size, rural character, road network, and floodplain conditions and proposed floodplain modifications related to various potential development plans in the West Harpeth area; and

WHEREAS, based largely on the ideas and expectations expressed during the August 11, 2020, and October 13, 2020, BOMA work sessions, City staff requests the Board of Mayor and Aldermen provide additional guidance regarding the extension of public infrastructure and future development in this area by selecting one of the following options:

- A. Recommend that only the City's Comprehensive Transportation Network Plan (Connect Franklin) be amended by the Franklin Municipal Planning Commission to show a new alignment for the Old Charlotte Pike extension (Project 93), a minor collector, as Shown in Exhibit A. Annexation, rezoning, and development plan applications that are not currently in review for and eligible for consideration at the December 10th Planning Commission meeting shall not be accepted for properties within the applicable area of change until the amendment to the Comprehensive Transportation Network Plan (Connect Franklin) has been approved by the Franklin Municipal Planning Commission.
- B. Request that only infrastructure plans, inclusive of sewer plans and the transportation network within the City's Comprehensive Transportation Network Plan (Connect Franklin), be revisited and updated, with public engagement, for properties located within the West Drainage Basin. Annexation, rezoning, and development plan applications that are not currently in review for and

eligible for consideration at the December 10th Planning Commission meeting shall not be accepted for properties within the West Drainage Basin until updates to these infrastructure plans have been completed and approved by the applicable City review body.

- C. Request that the Franklin Municipal Planning Commission complete a Small Area Plan for the entire West Harpeth area (the area generally west of the new section of Mack Hatcher Parkway, between Hillsboro Road and Highway 96 West) that is currently designated as the Conservation and Conservation Subdivision Design Concepts in Envision Franklin, inclusive of public engagement on future land use, local road network, floodplain management/flood resilience, and public water and sanitary sewer infrastructure, with details to guide future development in the area. Annexation, rezoning, and development plan applications that are not currently in review for and eligible for consideration at the December 10th Planning Commission meeting shall not be accepted for properties within the study area until the Small Area Plan is completed and until associated amendments to Envision Franklin and the Comprehensive Transportation Network Plan (Connect Franklin) have been approved by the Franklin Municipal Planning Commission.

NOW THEREFORE, BE IT RESOLVED, BY THE BOARD OF MAYOR AND ALDERMEN OF THE CITY OF FRANKLIN, TENNESSEE, that the Board of Mayor and Aldermen selects **Option ____** and authorizes City staff to proceed accordingly.

BE IT IS SO RESOLVED AND DONE on this ____ day of _____, 2020

ATTEST:

CITY OF FRANKLIN, TENNESSEE:

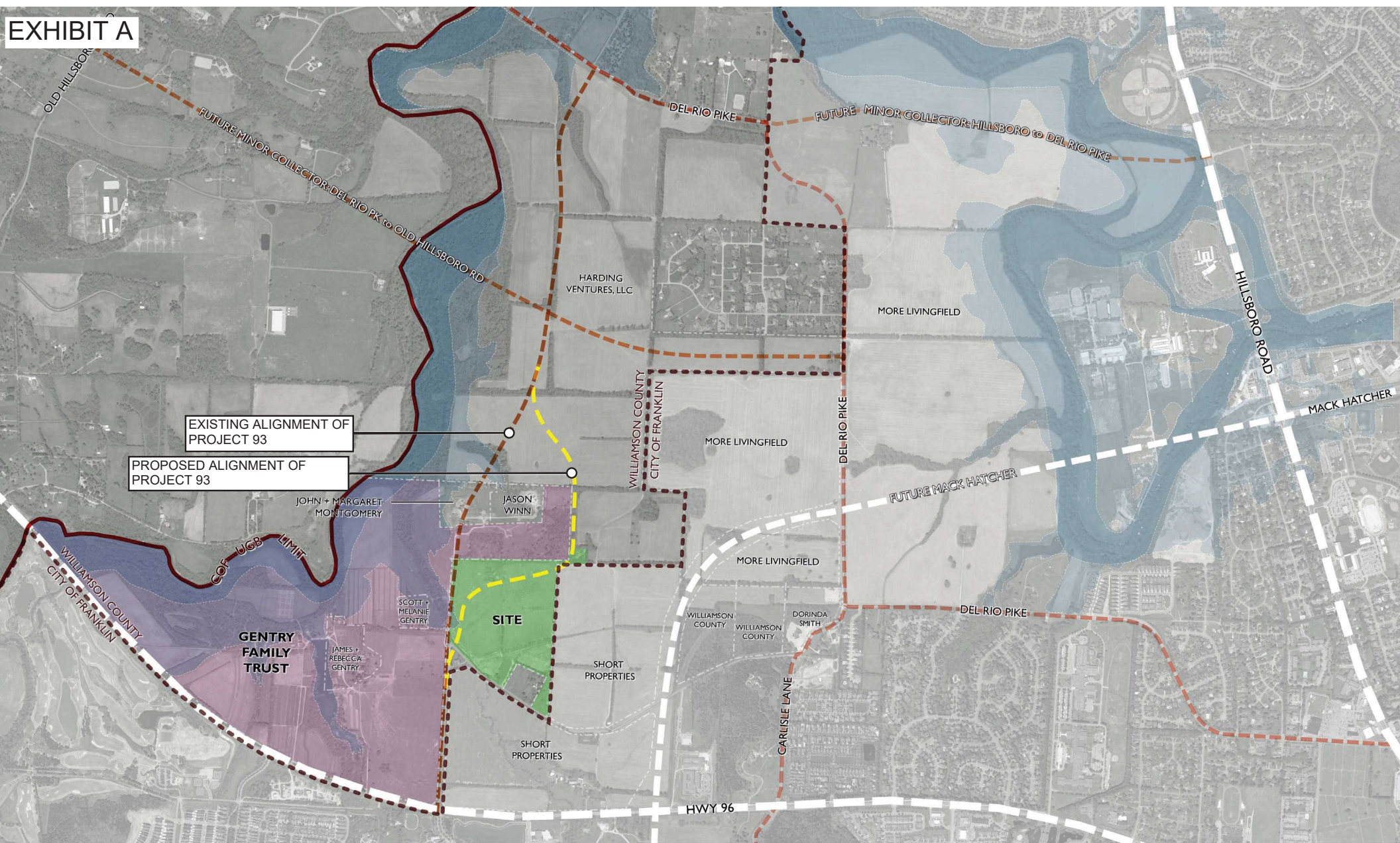
BY: _____
Eric S. Stuckey
City Administrator/Recorder

BY: _____
Dr. Ken Moore
Mayor

APPROVED AS TO FORM BY:

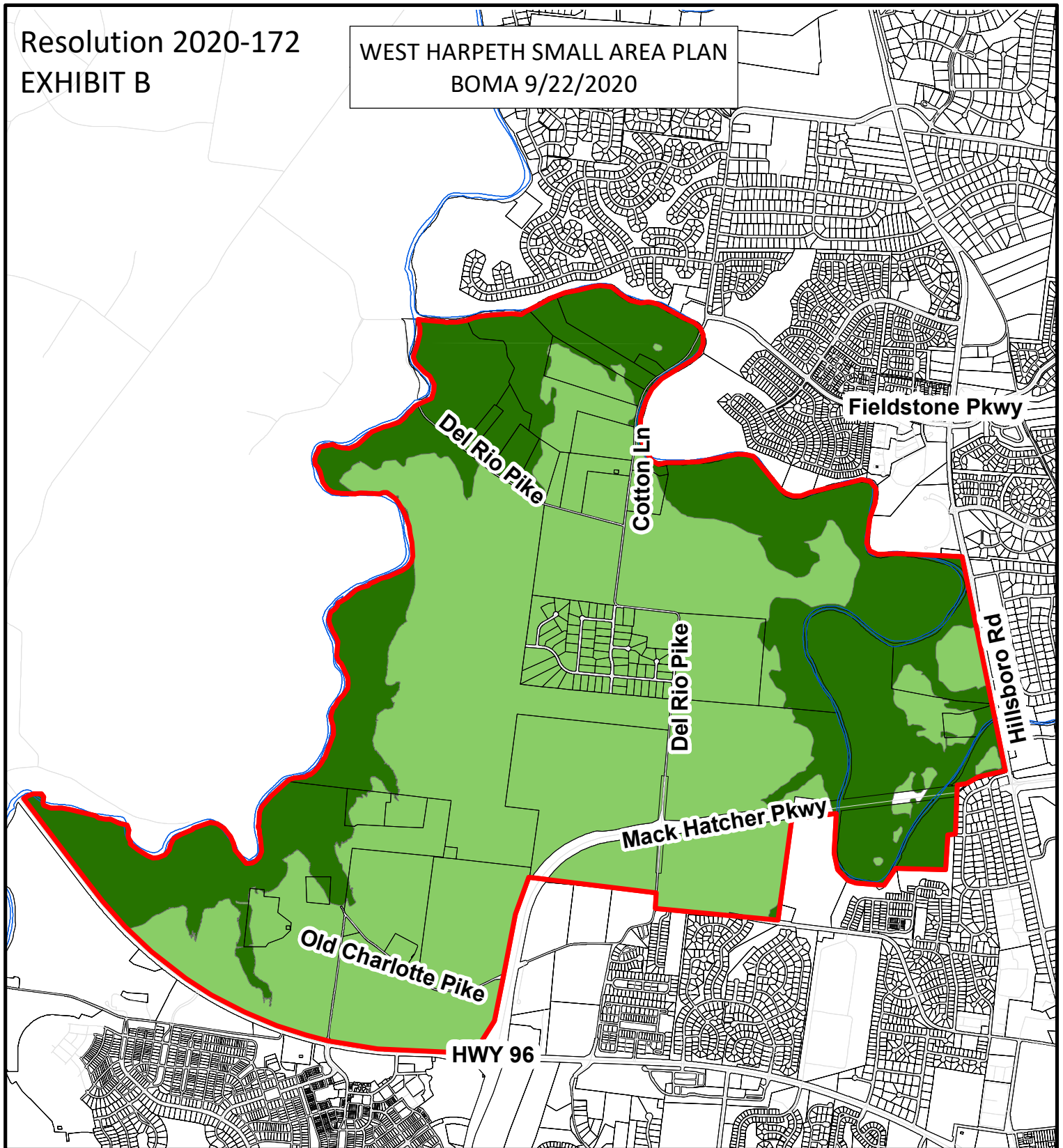
Shauna R. Billingsley, City Attorney

EXHIBIT A



OLD CHARLOTTE PIKE
PROPOSED MINOR COLLECTOR LAYOUT ALTERATION
July 27, 2020





Legend

- | | |
|---|--|
| — Project Boundary | Conservation |
| — Harpeth River | Conservation Subdivision |
| — City Limits | Parcels |



0 1 Miles

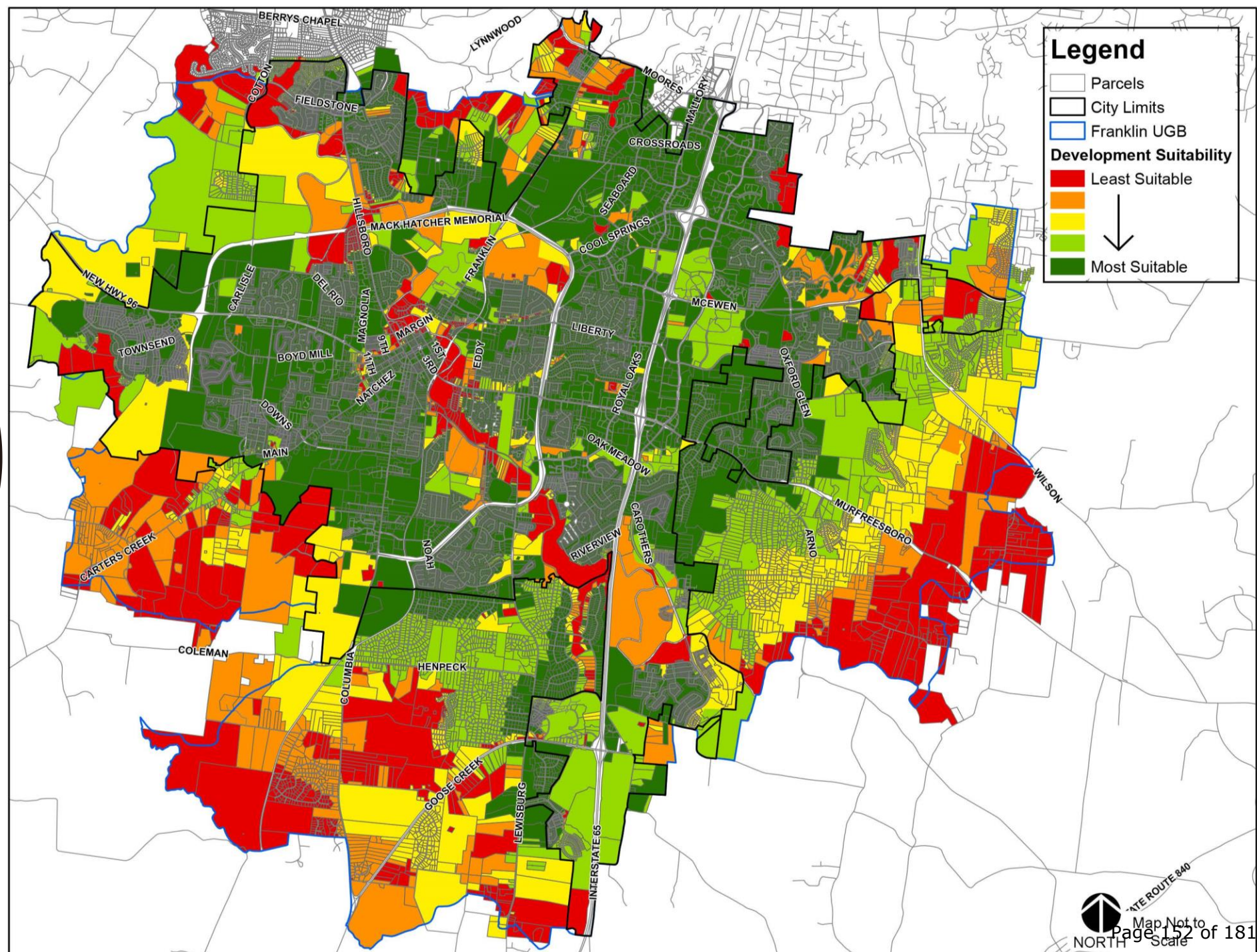
A horizontal scale bar with tick marks at 0 and 1 mile.

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 2016. All rights reserved.

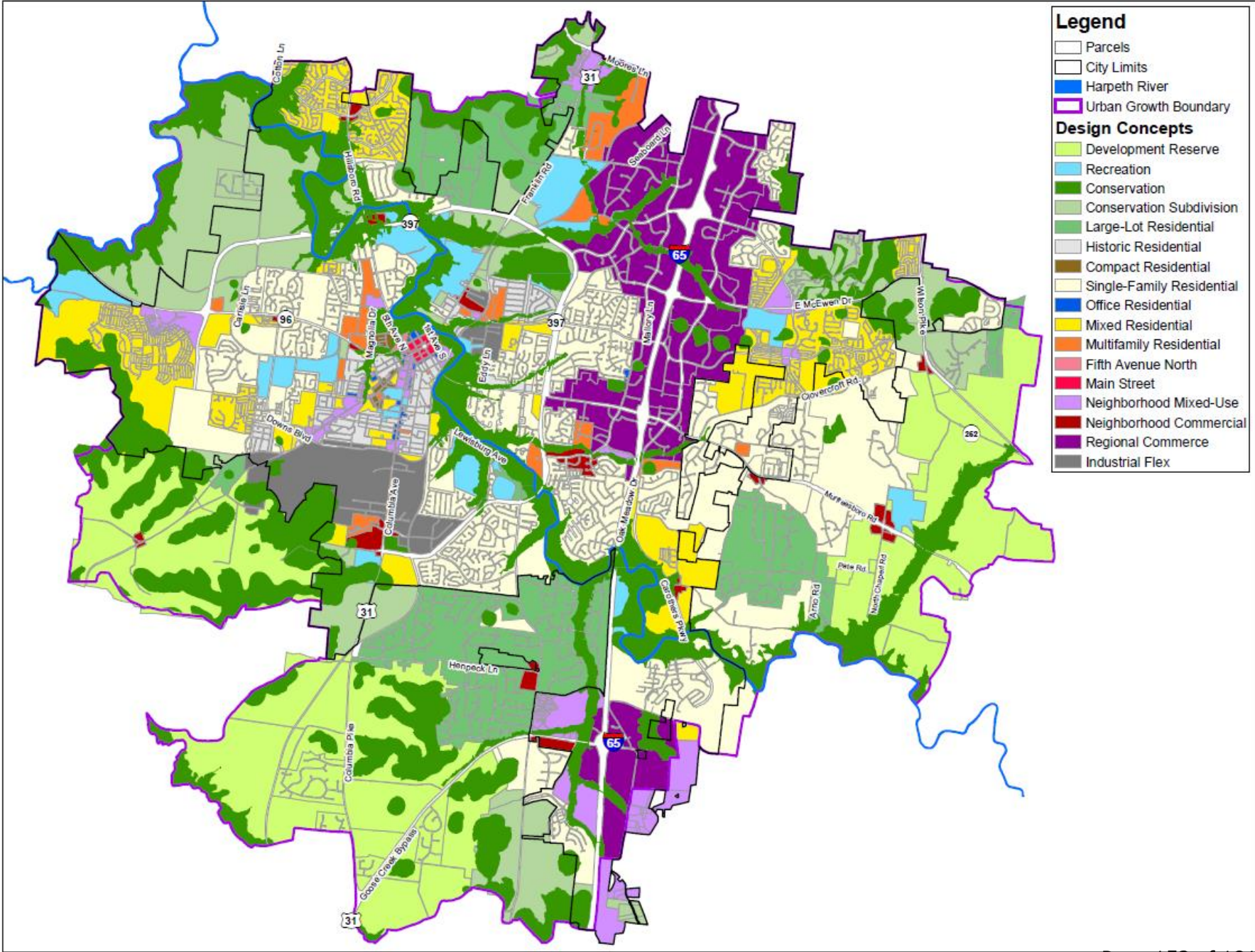
Envision Franklin Guiding Principle: Managed Growth

- **Strategic growth** is encouraged in locations supported by existing City infrastructure and services or where they are planned to be provided in an efficient and orderly manner.
- The extension of infrastructure and public services should be used as a tool that strategically directs where growth should take place, not as a reactive response to development.
- Land-use policies, infrastructure improvements, and community facility investments should be coordinated to maximize efficiency and public benefit while minimizing negative impacts of growth.
- Annexation within the UGB should be approached in a comprehensive manner that promotes contiguity and orderly growth, efficient delivery of municipal services, and proactive planning for future development.

Suitability Analysis



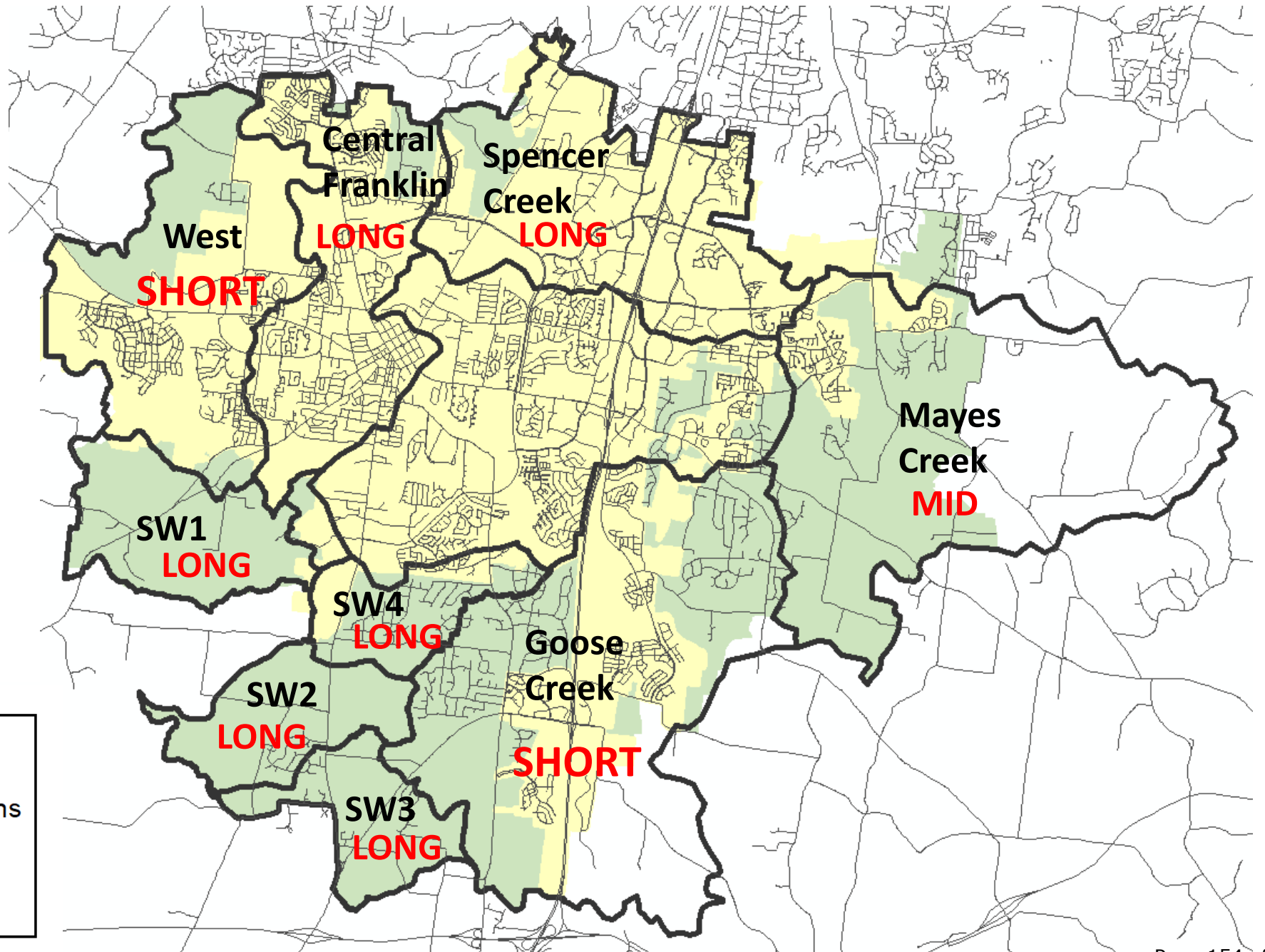
Design Concepts



Annexation Growth Capabilities

Short-, Mid-, or Long-
Term Capability based on:

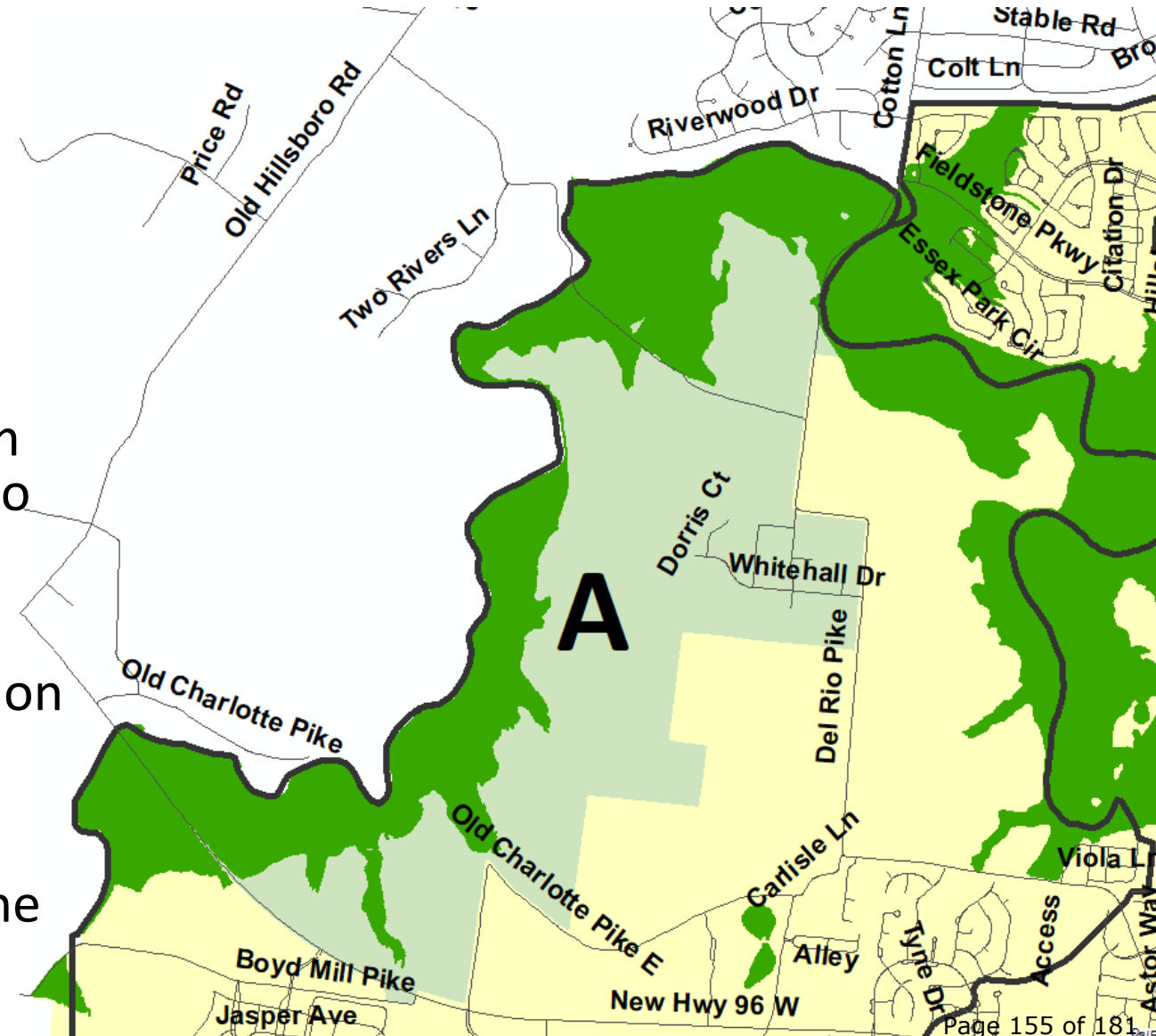
1. Developable acreage
2. Future land use
3. Ability to provide services
4. Magnitude of investment



Short-Term Capability

- Development Potential:
 - Significant developable area outside of floodplain
- Future Land Use:
 - Primarily residential and open space
- Sewer Service:
 - Sewer infrastructure is nearby
 - Planned relocation of pump station from Old Charlotte Pike and new force main to the plant
- Road Infrastructure:
 - Mack Hatcher Parkway under construction
 - Del Rio Pike improvement is long-term
- Emergency Services:
 - Fire Station #8 (Westhaven) can serve the area adequately

A. West Basin

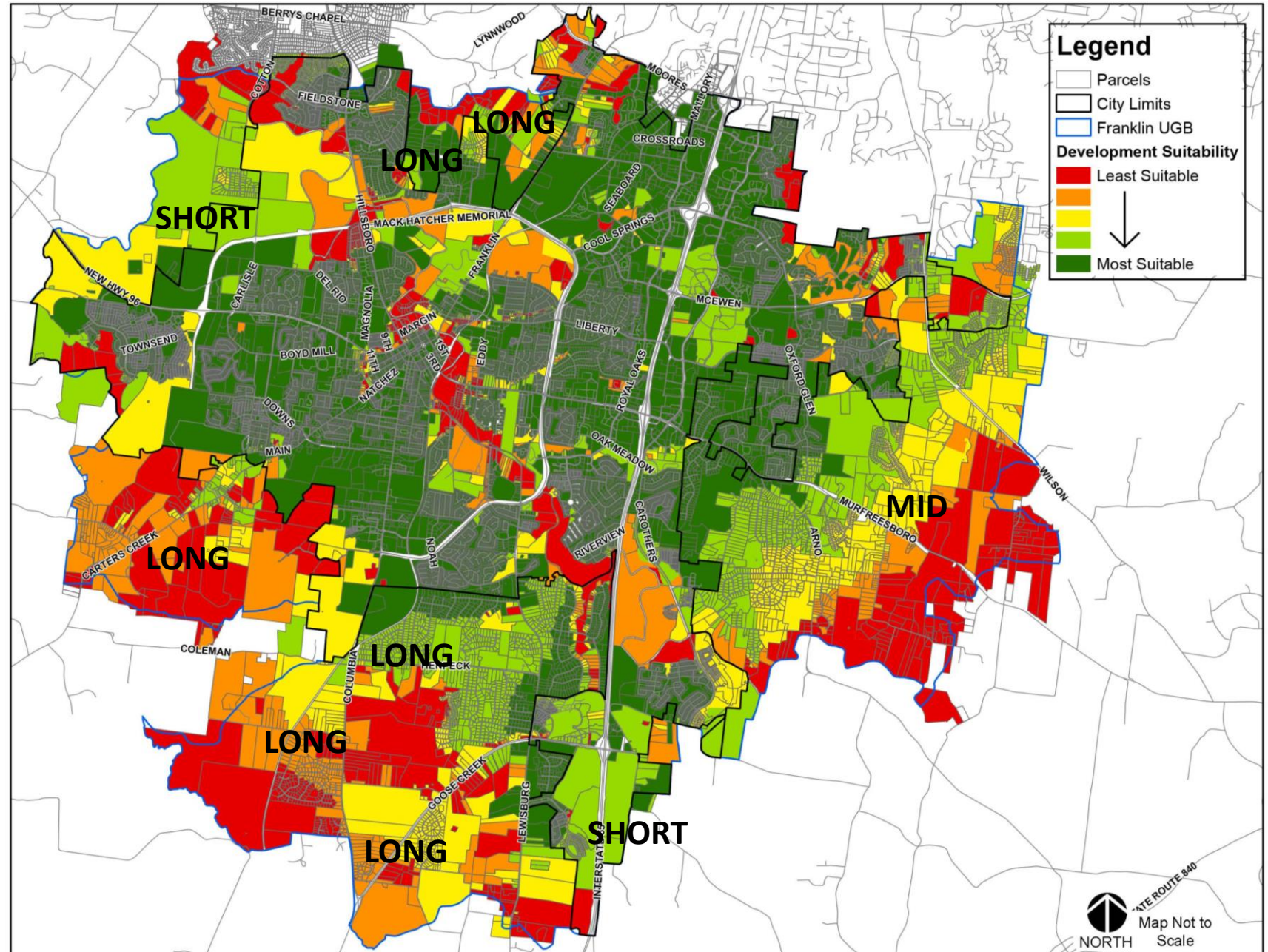


Annexation Capabilities

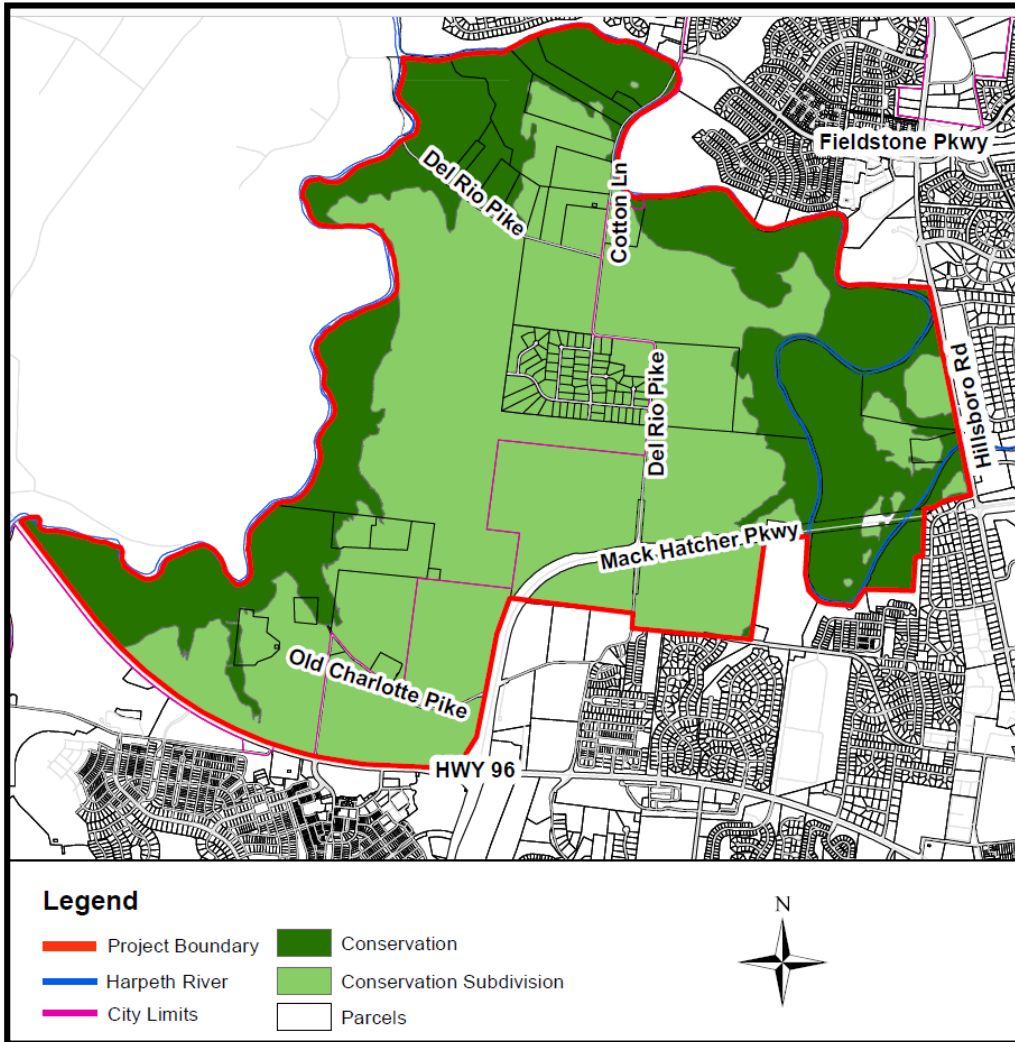
Short-, Mid-, or Long-Term Capability

Classification based on:

1. Developable acreage
2. Future land use
3. Ability to provide services
4. Magnitude of investment



Conservation Subdivision Design Concept



Primarily Single Family Uses

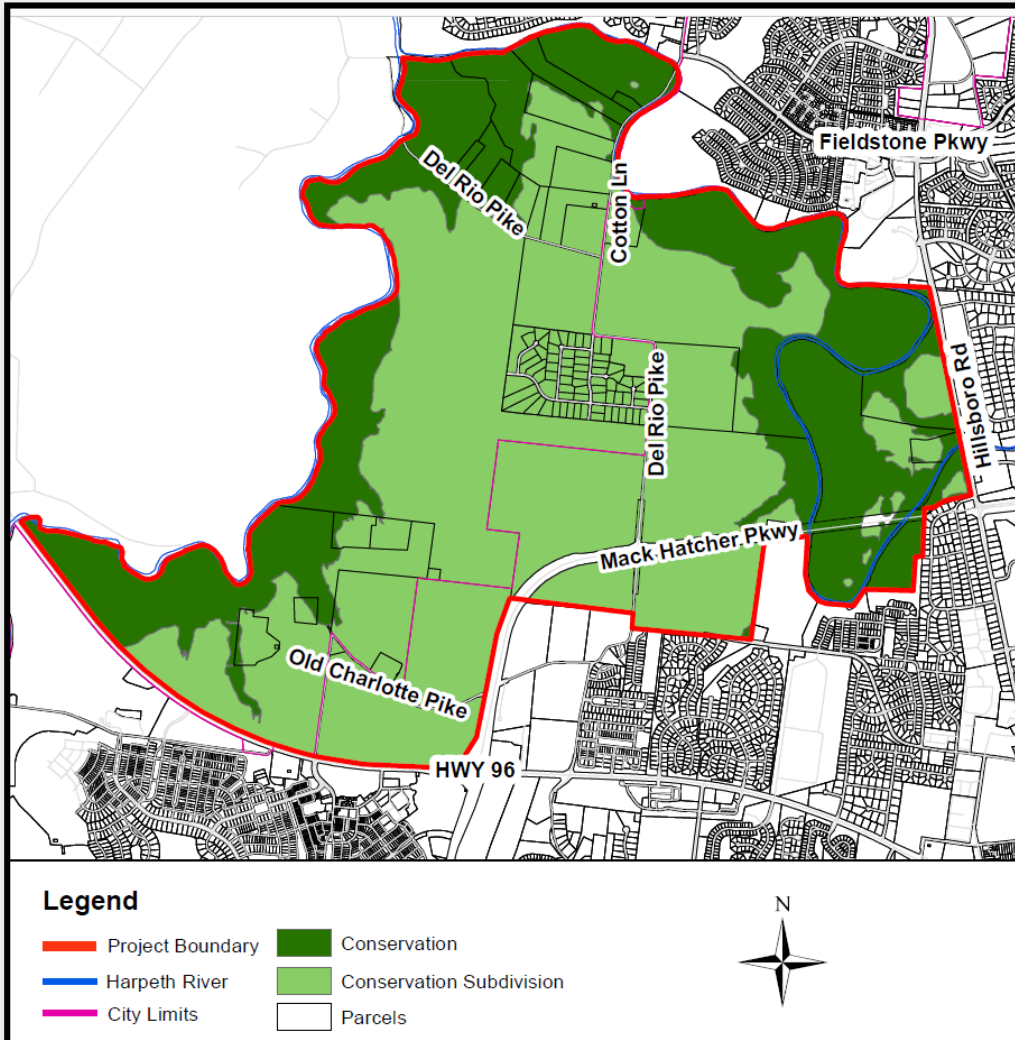
Secondary Uses include Duplexes, *Townhouses**, Big Houses, Farmstead Compound, Institutional, and Recreational

Minimum 50% Preserved Open Space

Includes natural features, scenic vistas, pastures, woodlands, amenities, and multi-use trail connections

Special Consideration for the NW Quadrant to allow townhouses and also local commercial uses at the future intersection of Del Rio Pike and Mack Hatcher Parkway. New development shall enhance and improve the street network.

Conservation Design Concept



Primary Use is Recreation

Contemplates as little development and disturbances as possible to protect environmental features

The Conservation Design Concept in the West Harpeth Area includes floodplains and floodways.

A coordinated pedestrian system should be provided that will connect the entire Conservation Design Concept throughout the City and to adjacent uses/properties, and streets.

West Harpeth Other Considerations

Scenic Corridor Overlay

150' setback off Mack Hatcher Parkway, Del Rio Pike, and Old Charlotte Pike

Parkland Dedication Implications

Contiguous Open Space & Multi-Use Trails

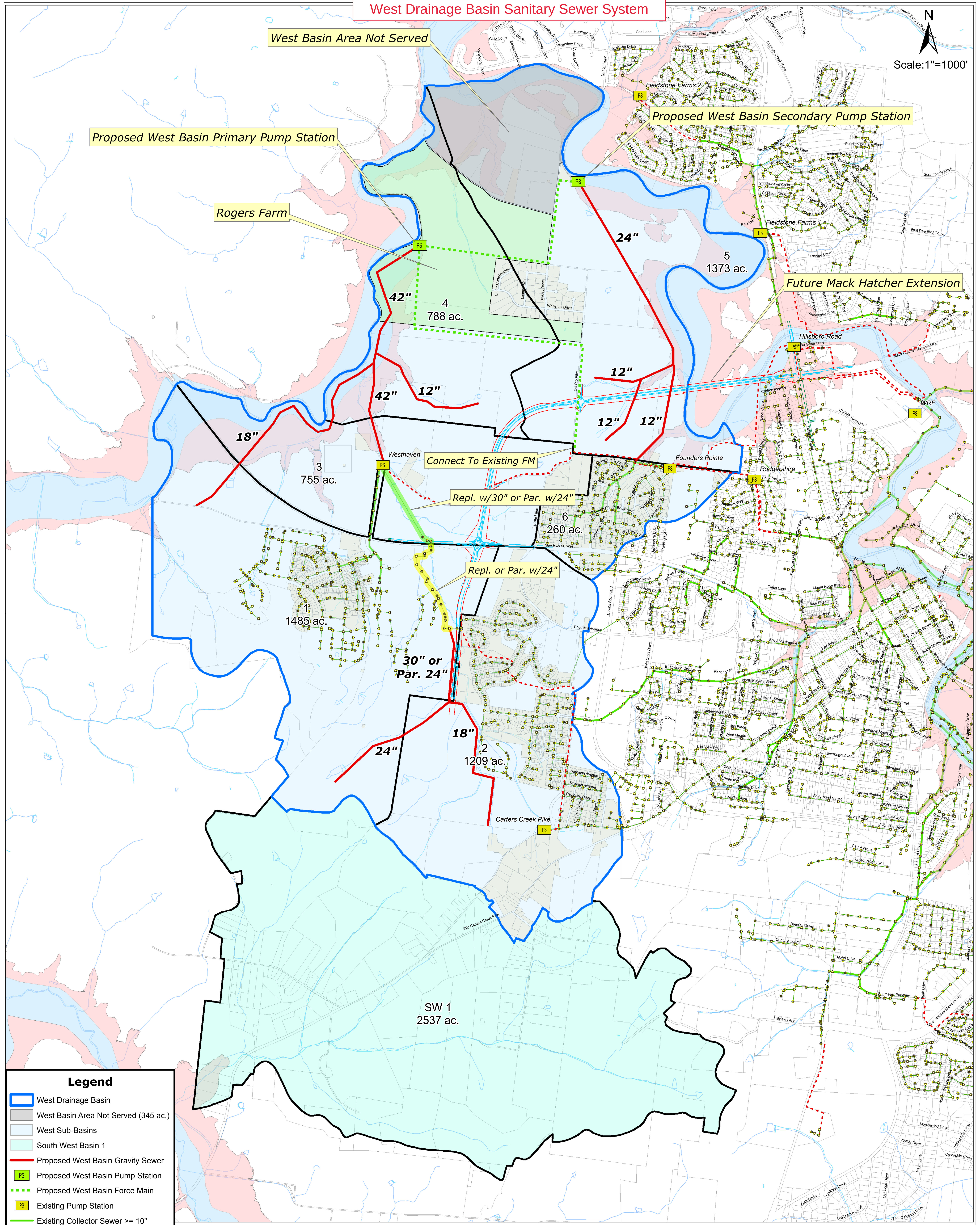
Zoning Requests will likely be to the Planned District (PD)





BOMA Approved Exhibit
Resolution 2013-19
West Drainage Basin Sanitary Sewer System

N
Scale: 1"=1000'



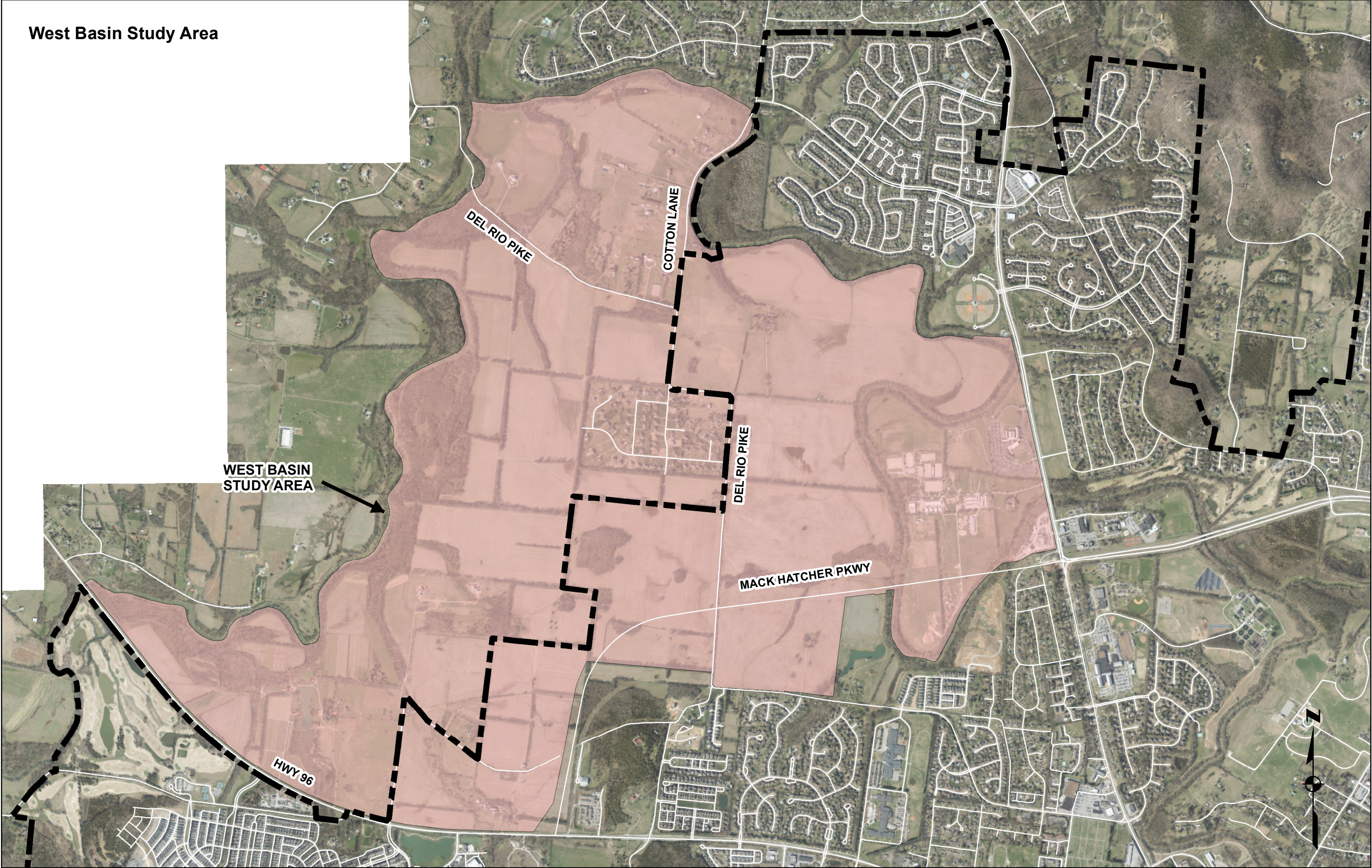
Legend

- West Drainage Basin
- West Basin Area Not Served (345 ac.)
- West Sub-Basins
- South West Basin 1
- Proposed West Basin Gravity Sewer
- Proposed West Basin Pump Station
- Proposed West Basin Force Main
- Existing Pump Station
- Existing Collector Sewer >= 10"
- Existing Gravity Sewer
- Existing Force Main
- Parcels <=10 AC. = 857 Ac.
- Parcels
- Rogers Farm Development
- 100 Yr. Flood
- Floodway

City of Franklin, TN
West Drainage Basin
Exhibit B-1



West Basin Study Area



WEST BASIN
STUDY AREA

HWY 96

DEL RIO PIKE

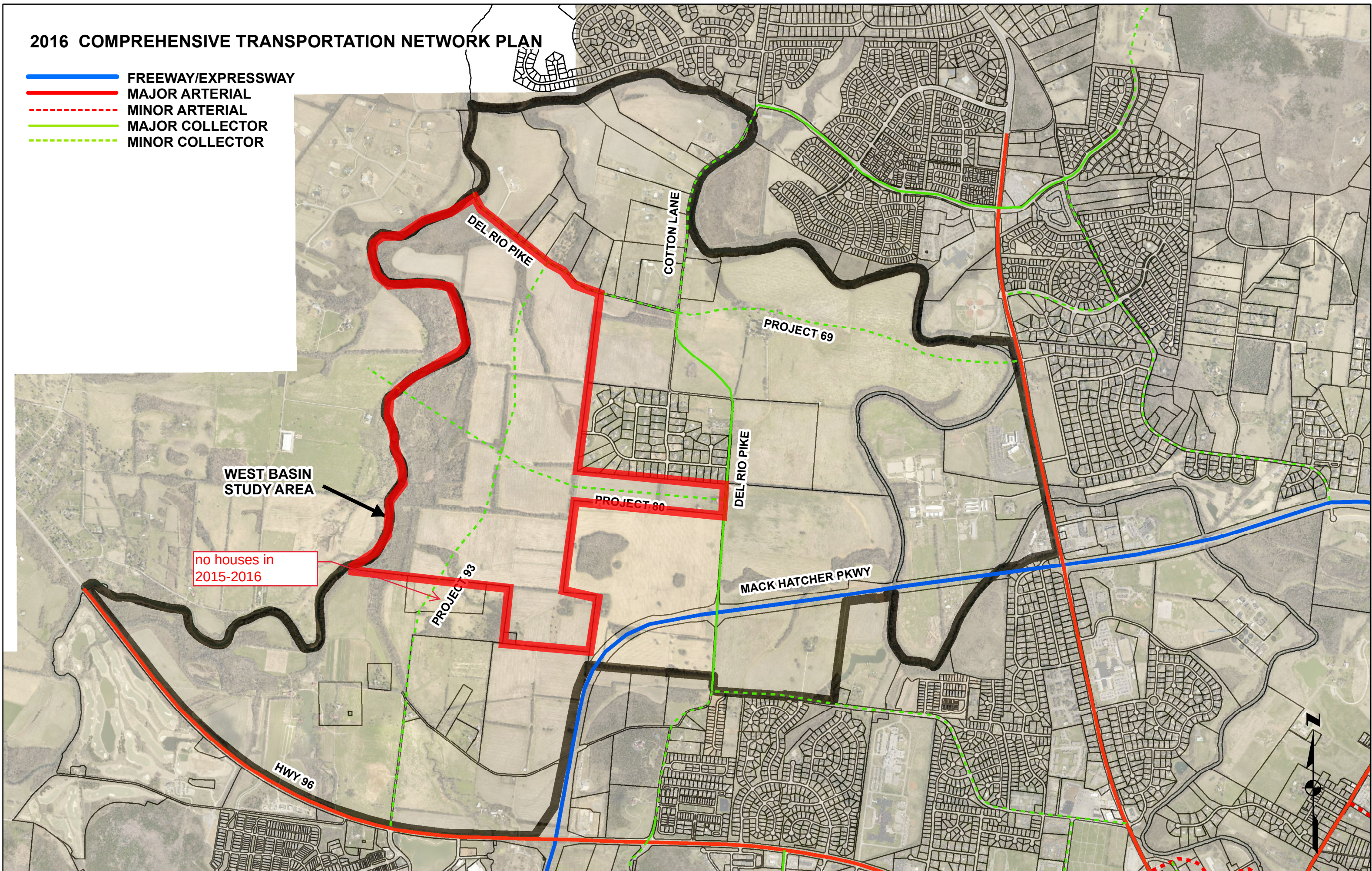
COTTON LANE

DEL RIO PIKE

MACK HATCHER PKWY

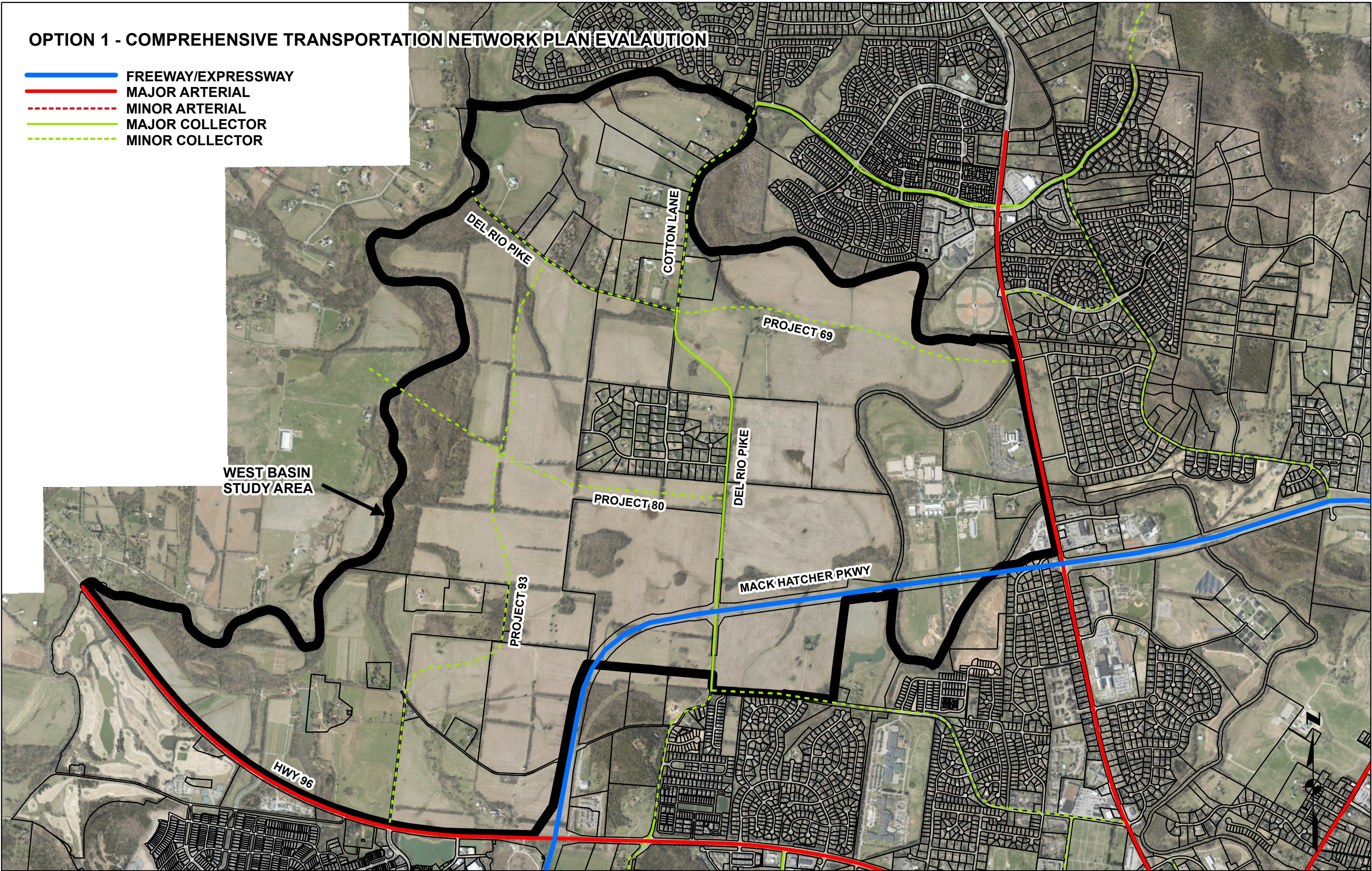
2016 COMPREHENSIVE TRANSPORTATION NETWORK PLAN

- FREEWAY/EXPRESSWAY
- MAJOR ARTERIAL
- MINOR ARTERIAL
- MAJOR COLLECTOR
- MINOR COLLECTOR



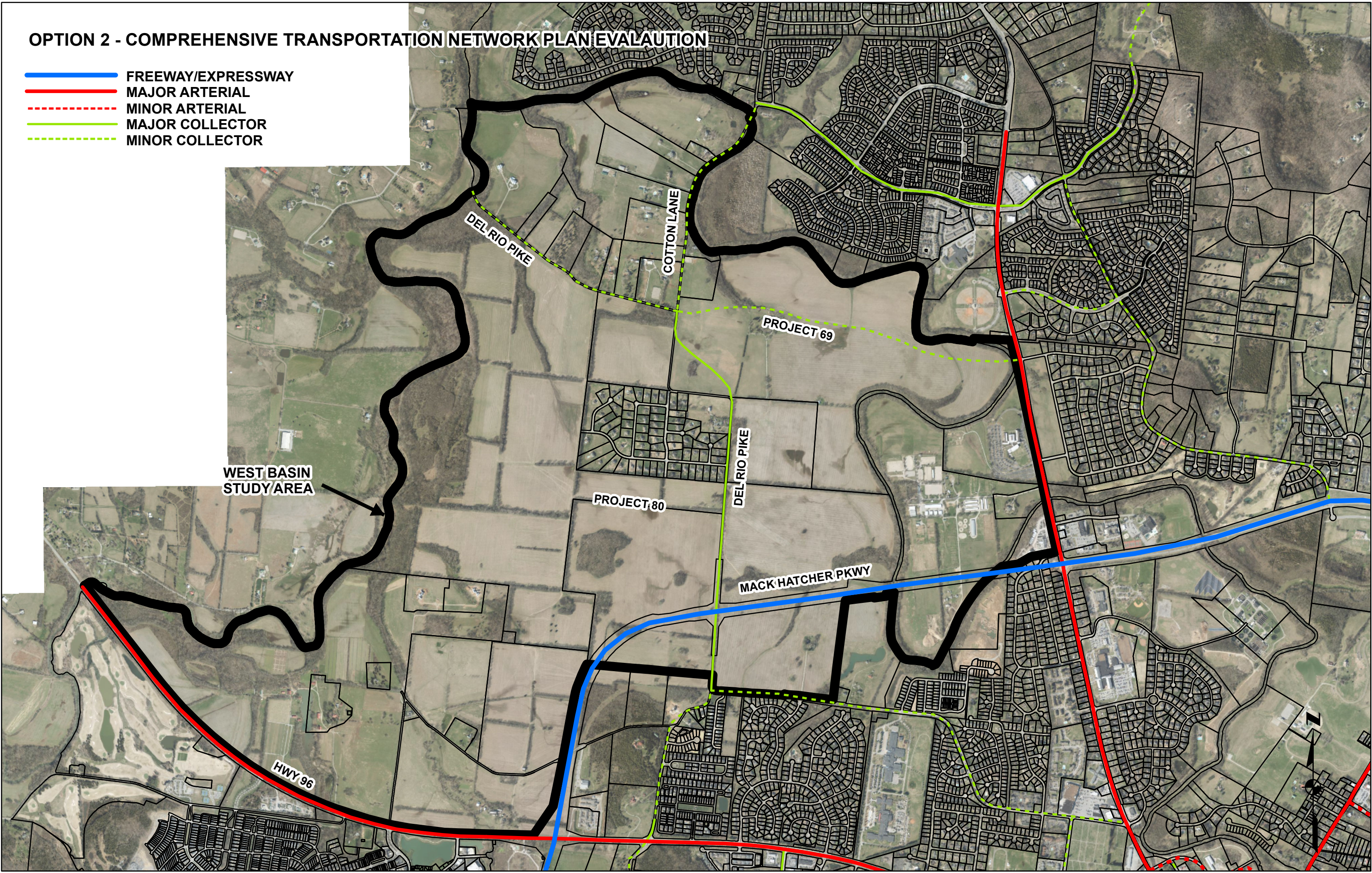
OPTION 1 - COMPREHENSIVE TRANSPORTATION NETWORK PLAN EVALAUTION

- FREEWAY/EXPRESSWAY
- MAJOR ARTERIAL
- MINOR ARTERIAL
- MAJOR COLLECTOR
- MINOR COLLECTOR



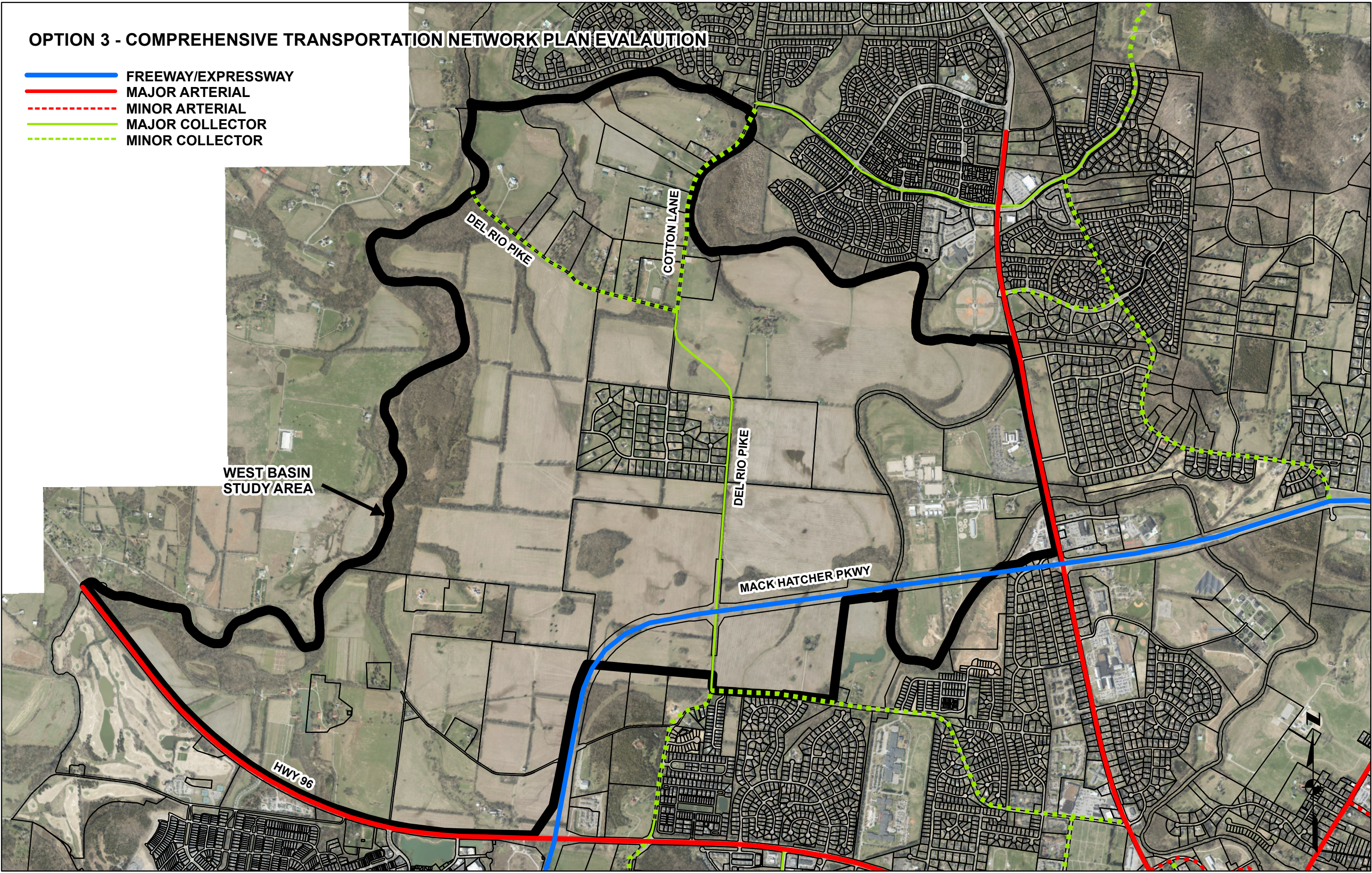
OPTION 2 - COMPREHENSIVE TRANSPORTATION NETWORK PLAN EVALAUTION

- FREEWAY/EXPRESSWAY
- MAJOR ARTERIAL
- MINOR ARTERIAL
- MAJOR COLLECTOR
- MINOR COLLECTOR



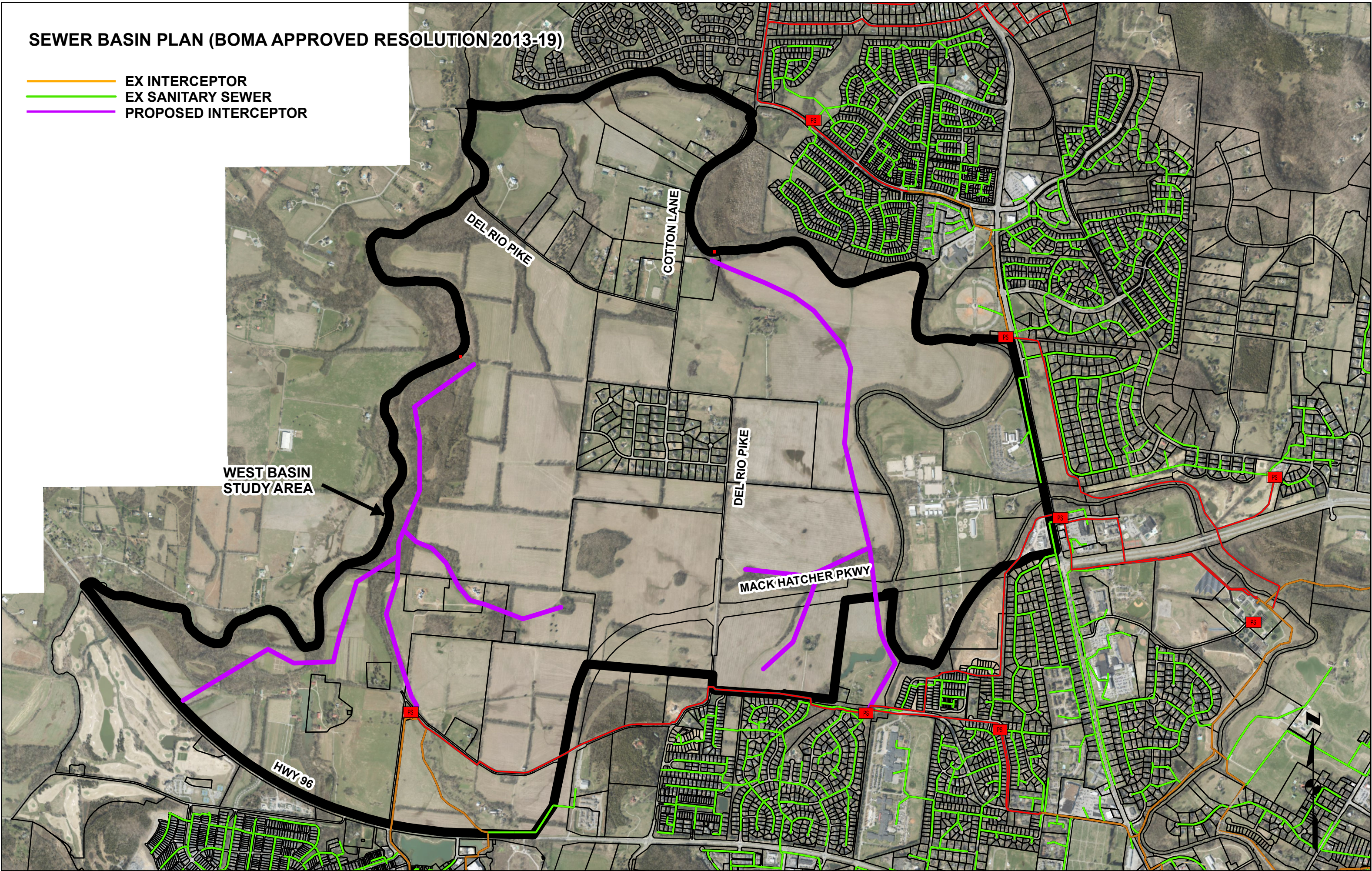
OPTION 3 - COMPREHENSIVE TRANSPORTATION NETWORK PLAN EVALAUTION

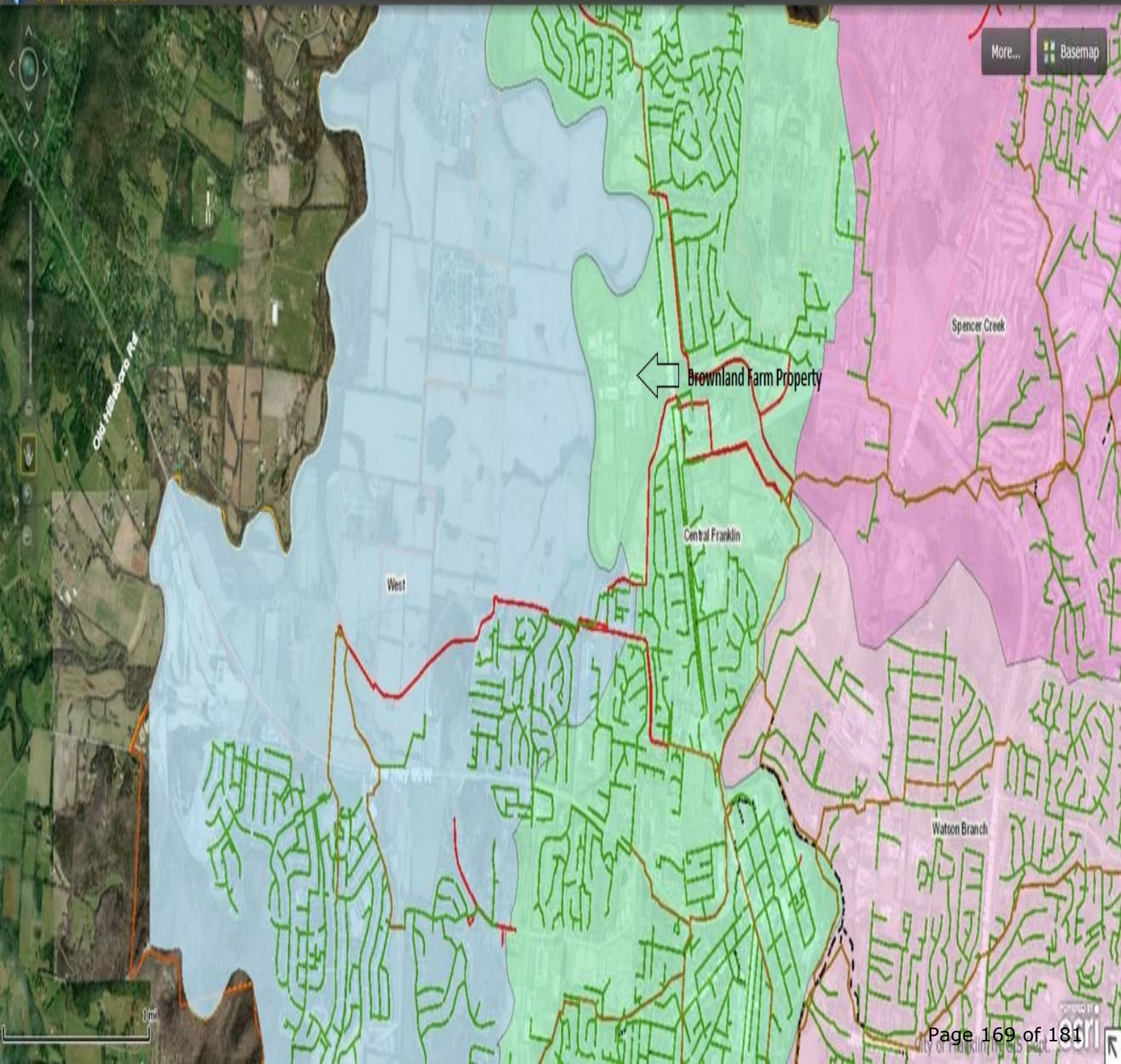
- FREEWAY/EXPRESSWAY
- MAJOR ARTERIAL
- MINOR ARTERIAL
- MAJOR COLLECTOR
- MINOR COLLECTOR



SEWER BASIN PLAN (BOMA APPROVED RESOLUTION 2013-19)

- EX INTERCEPTOR
- EX SANITARY SEWER
- PROPOSED INTERCEPTOR

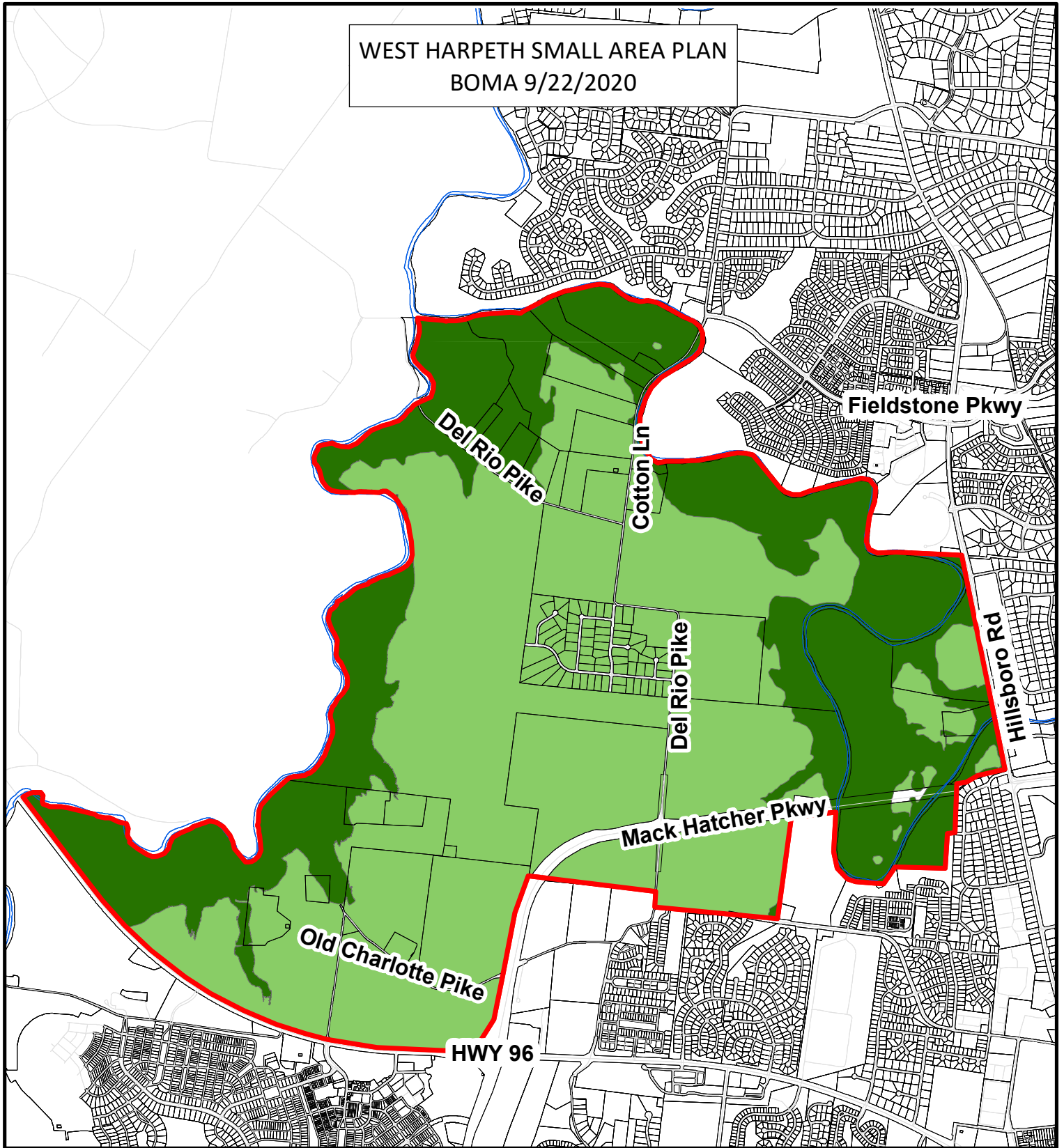




More...

Basemap

WEST HARPETH SMALL AREA PLAN
BOMA 9/22/2020



Legend

- Project Boundary
- Harpeth River
- City Limits
- Conservation
- Conservation Subdivision
- Parcels



0 1 Miles

A scale bar with markings for 0 and 1 mile.

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 2016. All rights reserved.



File #: 20-01293

DATE: October 21, 2020
TO: Board of Mayor and Aldermen
FROM: Eric Stuckey, City Administrator
Michelle Hatcher, Director of Water Management

SUBJECT:

Consideration Of Procurement Award To Waste Management, Inc. Of Tennessee / Cedar Ridge Landfill Of Lewisburg, Tennessee At The Unit Price Amount Of \$38.50 Per Ton During The First Year Plus 5% Per Year Thereafter For Sanitary Landfill Disposal Of Biosolid Sludge Produced At The Water Reclamation Facility For A Specified Term Of Award, With Options To Extend, For The Water Management Department (Purchasing Office Procurement Solicitation No. 2021-008; Contract No. 2020-0299).

PURPOSE:

The purpose of this procurement is to purchase sanitary landfill disposal of biosolid sludge produced at the Water Reclamation Facility for a specified term of award, with options to extend, for the Water Management Department.

BACKGROUND/STAFF COMMENTS:

The City published on September 24, 2020 a Notice to Bidders in the *Williamson Herald* for sanitary landfill disposal of biosolid sludge. In addition, bid documents were sent on or about the same date directly to three (3) potential bidders known or thought to be interested in this solicitation. Bids from two (2) service providers were publicly opened at the bid opening held on October 27, 2020. A tabulation of the bids received for this solicitation is attached.

FINANCIAL IMPACT:

The responsible bidder that submitted the lowest priced responsive bid, Waste Management, Inc. of Tennessee / Cedar Ridge Landfill of Lewisburg, Tennessee, is in the amount of \$38.50 per ton during the first year plus 5% per year thereafter for the specified term of award, with options to extend. This bid was identified because it is the lowest bid that most closely meets or exceeds the City's intention as expressed and implied by the City's specifications as well as the instructions, terms and conditions pertaining to this procurement solicitation. The Water Management Department Water Reclamation Division budget for fiscal year 2021 allocates \$315,000 out of the Wastewater Fund for the purchase of landfill and biosolids management services. The bid amount of \$38.50 per ton is \$4.28 (12.5%) more than the rate being paid currently.

RECOMMENDATION:

Staff recommends that the City accept, contingent upon Law Department and City Administrator approval of City Contract No. 2020-0299, the apparent lowest best bid, from Waste Management, Inc. of Tennessee / Cedar Ridge Landfill of Lewisburg, Tennessee at the unit price amount of \$38.50 per ton during the first year plus 5% per year thereafter for sanitary landfill disposal of biosolid sludge produced at the Water Reclamation Facility for a specified term of award, with options to extend, and

award this procurement to this bidder. The Water Management Department estimates 1,600 tons per month of biosolid sludge may need to be disposed of at a sanitary landfill during the term of award, so the total value of the purchase could be \$739,200 during the first year. The City's Purchasing Manager believes the prepared solicitation documents as distributed allowed for competition among multiple service providers, and that the staff recommendation appears to be made in a fair and impartial manner based upon the proposals received. Pursuant to authority previously granted by the Board of Mayor and Aldermen, Contract No. 2020-0299 has been prepared for execution by the City Administrator pending approval by the Board of Mayor and Aldermen of the staff recommendation to accept the bid from and award the procurement to Waste Management, Inc. of Tennessee / Cedar Ridge Landfill of Lewisburg, Tennessee.

Tabulation of Bids*

Purchasing Office Solicitation No.:		2021-008 (sanitary landfill disposal of biosolid sludge)						
Notice to Bidders published in the <i>Williamson Herald</i> on:		9/24/20						
Number of vendors that were notified of / that responded to this solicitation for bids:		3 / 2						
Date and time bids due and publicly opened:		10/15/20 2:00 PM						
Present at opening of bids:		Glen Black of Republic Services; Stacey Cothran of Waste Management; and Leslie Pewitt, Suzanne Ward and Brian Wilcox of the City of Franklin Purchasing Office						
Target meeting of BOMA at which recommendation is scheduled to be considered:		11/24/20						
Bids received from:	Bid No.:	Type of biosolid sludge:	Does the bid include all required documents?	Does the bid MOES ¹ ?	Total quoted bid price (per ton) for sanitary landfill disposal of biosolid sludge produced at the City of Franklin Water Reclamation Facility:	Payment terms:	Bid and bid pricing is offered through:	
Republic Services Middle Point Landfill 750 East Jefferson Pike Murfreesboro, TN 37130 Glen Black Manufacturing & Environmental Svcs Exec. 615-405-1172 gblack@republicservices.com	1 of 3	waste-activated	No (missing client references and listing & description of exceptions; bidder did not acknowledge addendum no. 1)	No (no minimum or maximum limits on the quantities; provisions of Special Waste Service Agreement; TDEC registration included with bid indicates, "The facility is not permitted to dispose of undigested, untreated sewage sludge.")	\$81.20	net 30 days	12/31/20	
	2 of 3	digested			\$81.20			
	3 of 3	Class A			\$81.20			
Waste Management, Inc. of Tennessee Cedar Ridge Landfill, Inc. 2340 Mooresville Hwy. Lewisburg, TN 37091 Stacey Cothran Senior Industrial Account Manager 615-202-3585 scothran@wm.com	1 of 3	waste-activated	No (missing p. 1-4 of City's specifications; bidder did not acknowledge addendum no. 1)	No (pricing to be constant during initial term; pricing to be adjusted for extensions based on U.S. CPI-U within window of 2.5%-5.0%; pricing to be not subject to pass-through adjustments; indemnification; liability of defaulting party for damages, including cost of cover; provisions of Industrial Waste & Disposal Services Agreement)	\$38.50	net 30 days	12/31/20	
	2 of 3	digested			\$38.50			
	3 of 3	Class A			\$38.50			

¹MOES indicates "meet(s) or exceed(s) specifications"

*Shaded bid is apparent lowest best bid



File #: 20-01362

DATE: November 2, 2020
TO: Board of Mayor and Aldermen
FROM: Eric Stuckey, City Administrator
Mayor Ken Moore
Shauna Billingsley, City Attorney
Kevin Townsel, Director of Human Resources

SUBJECT:

Consideration Of COF Contract No. 2020-0246, Employment Agreement With City Administrator Eric Stuckey.

PURPOSE:

The purpose of this memorandum is to provide information to the Franklin Board of Mayor and Aldermen (BOMA) concerning contract agreement with City Administrator Eric Stuckey.

BACKGROUND/STAFF COMMENTS:

Mr. Stuckey, City Administrator, was hired by the City of Franklin effective January 1, 2009. The City has exercised its right to extend his employment agreement through the years. The City desires to enter into a new employment agreement to continue to employ Mr. Stuckey as City Administrator. This agreement shall terminate any previous agreements and be in effect for five years beginning on January 1, 2021.

FINANCIAL IMPACT:

The financial impact includes a matching contribution of up to 5% for retirement benefits.

RECOMMENDATION:

COF Contract No. 2020-0246 will allow the Board of Mayor and Aldermen to secure an employment agreement with the City Administrator.

**EMPLOYMENT AGREEMENT
BETWEEN THE CITY OF FRANKLIN, TENNESSEE AND ERIC S. STUCKEY
COF Contract No. 2020-0246**

THIS AGREEMENT, which becomes effective on January 1, 2021, is by and between the **City of Franklin, Tennessee**, a municipal corporation, its assigns and successors, ("the City" or "the City"), and **Eric S. Stuckey**, ("Employee"), and both of whom agree as follows:

WITNESS:

WHEREAS, the City hired Eric Stuckey effective January 1, 2009; and

WHEREAS, the City extended Mr. Stuckey's employment by contract effective January 1, 2014 (Contract No. 2013-0014); and

WHEREAS, the City extended Mr. Stuckey's employment contract effective January 1, 2016 (COF Contract No. 2015-0349) and later exercised its option to extend the contract for an additional two years effective January 1, 2020 and ending on December 31, 2021 (Resolution 2018-59); and

WHEREAS, the City desires to enter into a new employment agreement thereby retaining Mr. Stuckey as City Administrator; and

WHEREAS, Mr. Stuckey desires to continue in the position as City Administrator for the City.

NOW, THEREFORE, in consideration of the mutual covenants and consideration, both parties covenant and agree as follows:

SECTION 1. Duties

- A. The City hereby agrees to continue to employ Eric Stuckey as the City Administrator to perform legally permissible functions and duties specified and assigned by the Board of Mayor and Aldermen and in accordance with the Franklin Municipal Code and Charter. Mr. Stuckey shall live within the City limits of the City of Franklin, Tennessee.
- B. Mr. Stuckey agrees to perform the duties and responsibilities set forth in the City Administrator Job Description, as may be amended.

SECTION 2. Term

- A. This Agreement shall remain in full force in effect for five (5) years beginning January 1, 2021.
- B. Nothing in this Agreement shall prevent, limit or otherwise interfere with the right of the Board of Mayor and Aldermen to terminate the services of Mr. Stuckey at any time. However, said termination shall be subject to the provisions set forth in Section 3, Paragraph A of this Agreement. Mr. Stuckey understands he serves at the pleasure of the Board of Mayor and Aldermen.
- C. The City agrees that no later than December 31, 2024, it will notify Mr. Stuckey of its intent to extend, not extend, or renegotiate the Employment Agreement with Mr. Stuckey.

- D. Nothing in the Agreement shall prevent, limit or otherwise interfere with the right of Mr. Stuckey to resign at any time from his position with the City, subject to the provision set forth in Section 3, Paragraph B and C of this Agreement.

SECTION 3. Termination and Severance Pay

- A. As part of the 2008 employment agreement, the parties agreed that in the event Mr. Stuckey is terminated and Mr. Stuckey is willing and able to perform the duties of the position under this Agreement, the City agrees to pay Mr. Stuckey installment payments equal to six (6) months aggregate salary, and continued benefit coverage for six (6) months. The Employee has worked for the City for twelve (12) years at the effective date of this Agreement and has thereby accumulated an additional six (6) months of severance pay for a total of twelve (12) months per the 2008 employment agreement. Continuation of benefit coverage in the event of termination will be equal to the duration of the severance period. However, in the event Mr. Stuckey is terminated because Mr. Stuckey has been convicted of a misdemeanor (which involves fraud, theft, dishonesty, or moral turpitude) or a felony; or if the City reasonably determines that Mr. Stuckey has engaged in unprofessional and improper practice and breach of public trust, including but not limited to illegal acts involving personal gain or moral turpitude; or malfeasance or misfeasance, the City shall be entitled to terminate Mr. Stuckey immediately without any severance pay or indemnification as specified in this Agreement.
- B. In the event the City at any point during the term of this Agreement reduces the salary or other financial benefits of Mr. Stuckey in a greater percentage than reductions to all other employees of City; or if City refuses, following a written request, to comply with any provision benefiting Mr. Stuckey herein; or if Mr. Stuckey resigns following an offer to accept resignation, whether formal or informal, by the City as representative of the majority of the governing body that Mr. Stuckey resign, then Mr. Stuckey may declare a termination as of the date of the suggestion.
- C. In the event Mr. Stuckey voluntarily resigns his position with the City then Mr. Stuckey shall give the City sixty (60) days written notice in advance, unless the parties otherwise agree. The severance pay agreement detailed in Section 3, Paragraph A. shall not apply to a voluntary resignation.
- D. In the event Mr. Stuckey is unable to perform his duties because of illness, accident, injury, or mental incapacity for a period of at least twelve (12) weeks and no reasonable accommodations are available, the City shall have the option to terminate employment pursuant to the Human Resources Manual in effect at that time and other applicable law.

SECTION 4. Salary and Evaluation

- A. The City agrees to pay Mr. Stuckey for his services rendered pursuant hereto, an annual initial base salary of \$201,060.34 /year, payable in installments at the same time as other employees of the City are paid.
- B. The Mayor, in conjunction with the Director of Human Resources, may evaluate Mr. Stuckey's salary by undertaking a market study of the position and salary.
- C. The Mayor shall evaluate Mr. Stuckey annually. The Mayor and Mr. Stuckey agree that the evaluation may include input by the Aldermen.

- D. The City agrees that Mr. Stuckey may receive increases in base salary and benefits due Mr. Stuckey based on Mr. Stuckey's performance and evaluation scores so long as increases in base salary and benefits are provided to other employees of the City and are approved by the Board of Mayor and Aldermen.
- E. Mr. Stuckey shall also receive the same cost of living adjustments as a percentage of annual salary as all other full-time City employees receive that year.

SECTION 5. Hours of Work

Mr. Stuckey shall report to work for such reasonable hours as are required by the job based upon the job description and as determined by the Mayor.

SECTION 6. Automobile and Other Equipment

In lieu of being furnished with a City vehicle, Mr. Stuckey shall be paid an automobile allowance of four hundred dollars (\$400.00) per month. This amount shall be renegotiated annually. Employee agrees to adequately insure said vehicle and furnish proof of such insurance annually and shall carry such rider as will insure the city, the cost of which shall be paid by Mr. Stuckey. The City will provide for cellular phone and/or radio as necessary and approved by Board of Mayor and Aldermen, subject to the City's communication equipment policy.

SECTION 7. Disability, Health, Dental, and Life Insurance

The City agrees to put in force and make premium payments for Long-Term Disability, Dental, and Health Insurance policies on behalf of Mr. Stuckey and dependents at a level of coverage available to other City employees. Mr. Stuckey may choose not to cover himself or his dependents if other coverage is available. Life insurance will be provided as allowed by the Human Resources Manual as may from time to time be amended. Mr. Stuckey further agrees to undergo the required initial physical examination required of all employees and understands this offer is conditioned upon passing the physical examination.

SECTION 8. Retirement Benefits

Mr. Stuckey shall participate in the City of Franklin Employees Pension Plan. Additionally, Mr. Stuckey shall contribute to the City's old 401(a) program and the City shall match up to three percent (3%) of Mr. Stuckey's salary. In addition to the City's Pension Plan and old 401(a) plan, Mr. Stuckey can contribute to a new 457 plan and the City shall match up to five percent (5%) of Mr. Stuckey's salary. Mr. Stuckey's contribution and the City's match will be made on each regularly scheduled pay period.

SECTION 9. Vacation and Sick Leave

The prior agreement between the City and Mr. Stuckey inadvertently stated that Mr. Stuckey was only allowed to roll over 80 hours of unused vacation time, which was not the same process as all other employees. As such, over the life of the prior agreement, Mr. Stuckey lost 88 hours of vacation. The City agrees that it will restore the 88 hours of vacation time to Mr. Stuckey's accruals on January 1, 2021.

The City shall credit Mr. Stuckey with vacation hours at the same rate as other general full-time employees on January 1 of each year. Mr. Stuckey may carry over vacation hours and roll over hours the same as other general full-time employees as provided for in the Human Resources Manual. Mr. Stuckey

shall accrue sick leave at the same rate as other general full-time employees of the City. Upon termination of this agreement, Mr. Stuckey will not be compensated for any unused sick leave, unless retiring.

In the event Mr. Stuckey retires and meets the criteria under the City's retirement plan, Mr. Stuckey shall have all options relative to retirement as all other full-time employees of the City.

SECTION 10. Dues, Subscriptions and Professional Development

- A. The City agrees to pay Mr. Stuckey's annual membership dues, subscriptions and conference expenses to the International City/County Management Association (ICMA) and the Tennessee City Management Association (TCMA) incurred by Mr. Stuckey in conjunction with Mr. Stuckey's duties, not to exceed the budgeted amount and subject to prior approval by the Board of Mayor and Aldermen.
- B. The City agrees to pay the travel and subsistence expenses of Mr. Stuckey for professional and official travel, meetings and occasions adequate to continue the professional development of Mr. Stuckey and to adequately pursue necessary official and other functions for the City, not to exceed the budget and subject to prior approval by the Board of Mayor and Aldermen. In-State mileage shall not be paid when Mr. Stuckey is able to drive his vehicle, as this travel is considered to be covered by the automobile allowance.
- C. The City agrees to pay the dues and meal expenses for Employee's membership in a civic club within the City.

SECTION 11. Other Terms and Conditions of this Agreement

- A. The Board of Mayor and Aldermen may fix any other reasonable terms and conditions of employment as it may determine from time to time relating to the performance of Mr. Stuckey provided such terms and conditions are not inconsistent with or in conflict with other provisions of this Agreement or City Charter, Franklin Municipal Code, or Human Resources Manual.
- B. All provisions of the City Charter, The Franklin Municipal Code, the Human Resources Manual and other rules and regulations relating to benefits, vacation, sick leave, retirement, pension system contribution, holidays, and other fringe benefits as they now exist or as may be amended shall apply to Mr. Stuckey as they would to all other full time employees, except for those benefits specifically addressed in this Agreement.
- C. The Board of Mayor and Aldermen at its reasonable discretion may conduct a formal or informal evaluation of Mr. Stuckey's performance. Such evaluation may include mutually agreed upon performance criteria.
- D. At the termination of employment relationship between the parties herewith, Mr. Stuckey expressly agrees if requested to cooperate with and assist any newly appointed City Administrator during the period of transition. Mr. Stuckey further agrees if requested to assist in any legal proceeding or litigations including returning to the City if requested to testify or give depositions or otherwise assist the City, provided the City shall reimburse Mr. Stuckey for all reasonable travel and lodging expenses associated with the City Administrator transition.

SECTION 12. General Performance

- A. This Agreement as it exists or as it may be amended shall constitute the entire agreement between the parties.
- B. If any provision or portion of this Agreement is held to be invalid or unenforceable, the remainder of this agreement or portion thereof shall be inseverable, shall not be affected and shall remain in full force and effect.

IN WITNESS WHEREOF, all parties have affixed their hand and seal, on the day and year above written.

Eric S. Stuckey
Employee

Date: _____

City of Franklin, Tennessee

By: _____
Dr. Ken Moore
Mayor

Date: _____

Approved as to Form:

Shauna R. Billingsley
City Attorney



City of Franklin

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

File #: 20-01313

DATE: October 23, 2020
TO: Board of Mayor and Aldermen
FROM: Eric Stuckey, City Administrator
Kevin Townsel, Director of Human Resources
Sara Sylvis, Benefits Manager

SUBJECT:

Consideration Of Resolution 2020-220, A Resolution Approving Amendment To Administrative Services Agreement With ICMA Retirement Corporation, Contract 2018-0103.

PURPOSE:

The purpose of this memorandum is to provide information to the Franklin Board of Mayor and Aldermen (BOMA) concerning amendment to Administrative Services Agreement with ICMA Retirement Corporation Contract 2018-0103.

BACKGROUND/STAFF COMMENTS:

The City of Franklin utilizes ICMA Retirement Corporation for our 401(a), 457 and Roth IRA plans for our employees. This amendment to Contract 2018-0103, addresses the creation of a new 401 profit-sharing plan for the City Administrator. The 401 profit-sharing plan requires the participant to contribute to their plan and the City match up to a certain threshold.

FINANCIAL IMPACT:

The participant is required to contribute to this new plan and the City would match up to 5%. If at any time the participant lowers their contributions, the City's matching contribution would fluctuate accordingly.

RECOMMENDATION:

Staff recommends approval of Resolution 2020-220.

RESOLUTION 2020-220

**A RESOLUTION APPROVING AMENDMENT TO ADMINISTRATIVE SERVICES AGREEMENT WITH
ICMA RETIREMENT CORPORATION CONTRACT 2018-0103**

This Amendment to the **December 2018** Administrative Services Agreement ("Agreement") for Plan numbers **307573, 306779, 304178, 109793, 108069, 106106** (the "Plans" is entered by and between **City of Franklin** ("Employer") and **ICMA Retirement Corporation** ("ICMA-RC"), effective as of the date of execution by the Employer below ("Execution Date").

WHEREAS, the Employer sponsors the Plans on behalf of its eligible employees and retirees; and

WHEREAS, the Employer entered the Agreement to engage ICMA-RC to provide administrative services and investments for the Plan under the terms specified in the Agreement; and

WHEREAS, the parties wish to amend the Agreement to add a new **401(a) Executive**, plan number **100190**, to the Agreement; and

WHEREAS, Section 11 of the Agreement provides that the Agreement may be amended pursuant to a written instrument signed by the parties.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF MAYOR AND ALDERMEN that the Agreement is hereby amended as follows:

AMENDMENT

The City shall amend the Agreement to add a new 401(a) which will be an Executive Plan open only to the City Administrator. The Plan will be an employer matching plan up to 5%.

The listed plan numbers are: 307573, 306779, 304178, 109793, 108069, 106106, 100190

The remainder of the Agreement not otherwise amended shall remain in full force and effect.

IT IS SO RESOLVED AND DONE on this _____ day of _____ 2020.

ATTEST:

CITY OF FRANKLIN, TENNESSEE:

By: _____

By: _____

Dr. Ken Moore
Mayor

Approved as to Form:

By: _____

Shauna R. Billingsley, City Attorney