City of Franklin

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

Meeting Agenda

Franklin Municipal Planning Commission

Thursday, March 26, 2026 | **7:00 PM** | **Williamson County Auditorium**

MEETING LOCATION
Williamson County Auditorium
1320 West Main Street

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

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

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

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

CALL TO ORDER

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

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

APPROVAL OF MINUTES

1. Consideration Of Approval Of The February 26, 2026 FMPC Minutes.

ANNOUNCEMENTS

CONSENT AGENDA

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

2. Consideration Of Items 3-16 And 19-23 On The Consent Agenda.

SITE PLAN SURETIES

3. Berry Farms PUD Subdivision, Site Plan, Section 4, Revision 1 (Infrastructure Plan); Extend The Performance Agreement For Landscaping Phase 1 And Landscaping Phase 3 Improvements to March 25, 2027. (CONSENT AGENDA)

   Sponsors: Melodie Brady

4. Berry Farms Reams-Fleming Tract PUD Subdivision, Site Plan, Infrastructure; Extend Performance Agreement For Streets Improvement To March 25, 2027. (CONSENT AGENDA)

   Sponsors: Melodie Brady

5. Carothers Development Property Subdivision, Final Plat, Revision 1; Extend The Performance Agreement For Sewer Improvement To April 23, 2026. (CONSENT AGENDA)

   Sponsors: Melodie Brady

6. Highlands At Ladd Park PUD Subdivision, Final Plat, Section 18; Extend The Performance Agreement For Drainage Improvement To March 25, 2027. (CONSENT AGENDA)

   Sponsors: Melodie Brady

7. Highlands At Ladd Park PUD Subdivision, Final Plat, Section 37; Extend The Performance Agreement For Green Infrastructure Improvement To September 24, 2026. (CONSENT AGENDA)

   Sponsors: Melodie Brady

8. Highlands At Ladd Park PUD Subdivision, Site Plan, Section 19; Extend The Performance Agreement For Landscaping Improvement To September 24, 2026. (CONSENT AGENDA)

   Sponsors: Melodie Brady

9. McEwen Place PUD Subdivision, Site Plan, Section 3, Lot 302 (Block B); Extend The Performance Agreement For Streets Improvement To September 24, 2026. (CONSENT AGENDA)

   Sponsors: Melodie Brady

10. McEwen Town Center PUD Subdivision, Site Plan, Section 3 (Infrastructure); Extend The Performance Agreement For Green Infrastructure Improvement To March 25, 2027; Accept The Drainage Improvement, Release The Performance Agreement And Establish A One-Year Maintenance Agreement. (CONSENT AGENDA)

Sponsors: Melodie Brady

11. Nissan North America Subdivision, Site Plan, Revision 2 (Parking Addition); Accept The Drainage Improvement, Release The Performance Agreement. (CONSENT AGENDA)

Sponsors: Melodie Brady

12. October Park PUD Subdivision, Final Plat; Accept The Drainage And Green Infrastructure Improvements, Release The Performance Agreement And Establish A One-Year Maintenance Agreement. (CONSENT AGENDA)

Sponsors: Melodie Brady

13. October Park PUD Subdivision, Site Plan; Accept The Landscaping Improvement, Release The Performance Agreement And Establish A One-Year Maintenance Agreement. (CONSENT AGENDA)

Sponsors: Melodie Brady

14. Stream Valley PUD Subdivision, Site Plan, Section 13; Extend The Performance Agreement For Drainage Improvement To March 25, 2027. (CONSENT AGENDA)

Sponsors: Melodie Brady

15. Stream Valley PUD Subdivision, Site Plan, Section 16; Accept The Green Infrastructure Improvement, Release The Performance Agreement And Establish A One-Year Maintenance Agreement. (CONSENT AGENDA)

Sponsors: Melodie Brady

16. Wynfield Village Subdivision, Site Plan; Accept The Performance Agreement For Sidewalks And Streets Improvement, Release The Performance Agreement. (CONSENT AGENDA)

Sponsors: Melodie Brady

VESTED RIGHTS/SITE PLAN EXTENSION

17. Consideration Of Resolution 2026-12, A Resolution Amending The Middle Eight PUD Subdivision To Extend The Vested Rights, For The Property Located East Of Franklin Road And South Of Liberty Pike, Located At 209 Old Liberty Pike.

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

REZONINGS/DEVELOPMENT PLANS

18. Consideration Of Ordinance 2025-54, An Ordinance To Rezone 202.60 Acres To Revise The Hillside Hillcrest Overlay (HHO) District Boundaries For The Property Located South Of Mack Hatcher Memorial

Parkway And East Of Franklin Road, At 354 Franklin Road.
2/26/26 FMPC: Deferred to the 3/26/26 FMPC meeting, 8-0

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

SITE PLANS, PRELIMINARY PLATS, AND FINAL PLATS

19. Aureum PUD Subdivision, Final Plat, Revision 2, Creating 4 Lots And Establishing And Abandoning Easements, On 15.25 Acres, Located At The Intersection Of Carothers Parkway And McEwen Drive. (CONSENT AGENDA)

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

20. Westhaven PUD Subdivision, Final Plat, Section 69, Creating 42 Single-Family Lots, 2 Open Space Lots, Dedicating Public Right Of Way, And Establishing And Abandoning Easements, On 14.02 Acres, Located Near The Intersection Of Bolton Street And Fairing Way. (CONSENT AGENDA)

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

21. Maupin Property Subdivision, Final Plat, Revision 1, Creating 2 Lots, Dedicating Public Right-Of-Way, And Establishing And Abandoning Easements, On 2.49 Acres, Located At 152 Mallory Station Road. (CONSENT AGENDA)

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

22. Spring Street Subdivision, Final Plat, Revision 1 (Lot 2), Dedicating Right-Of-Way, On 11.09 Acres, Located South Of Natchez Street And West of Granbury Street. (CONSENT AGENDA)

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

23. Westhaven PUD Subdivision, Final Plat, Section Jewell 2, Revision 2, Creating 1 Single-Family Lot And Revising The Lot Lines For Lots 2575-2579, On 10.244 Acres, Located Near The Intersection Of Bolton Street And Townsend Boulevard. (CONSENT AGENDA)
2/26/26 FMPC: Deferred to 3/26/26 at applicant's request, 8-0

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

ANY OTHER BUSINESS

ADJOURN

City of Franklin

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

Meeting Minutes

Franklin Municipal Planning Commission

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CALL TO ORDER

Chair Lindsey called the meeting to order at 7:00 p.m.

Commissioners Present: Roger Lindsey; Chair, Michael Orr, Alma McLemore, Alderman Ann Petersen, Nick Mann, Jenny Williamson, Scott Harrison

Commissioners Absent: Jimmy Franks

Staff Present: Amy Diaz-Barriga, Emily Wright, Joey Bryan, Shauna Billingsley

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

Chair Lindsey asked for citizen comments. There were none.

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APPROVAL OF MINUTES

1. Consideration Of Approval Of The January 22, 2026, FMPC Minutes.

Sponsors:

Attachments: 1. FMPC January 22 2026 Meeting Minutes

A motion was made by Commissioner Orr, seconded by Commissioner Harrison to approve the Minutes from the January 22, 2026 meeting. The motion carried 7-0. Commissioner Allen abstained.

ANNOUNCEMENTS

Ms. Billingsley stated that on April 1, 2026, there will be an Officials Training for elected and appointed officials at Police Headquarters from 8:30 am- lunchtime. AmySue will email everyone for their lunch order and snacks and drinks will be included. Sam Edwards will discuss laws and procedures governing open records, open meetings and working with BOMA.

CONSENT AGENDA

2. Consideration Of Items 3-4 And 6-11 On The Consent Agenda.

Sponsors:

Attachments: None

Chair Lindsey stated that the applicant, for item #9, Westhaven Final Plat, has requested to be removed from the Consent Agenda and will request a deferral to the next FMPC meeting so that corrections/additions can be made to the final plat. The Commission will discuss and vote on the deferral when it comes up.

Items for the Consent Agenda include Items 3-4, 6-8, 10-11.

MOTION

Commissioner Harrison motioned to approve the Consent Agenda (items 3-4, 6-8 and 10-11), seconded by Commissioner Orr. The motion carried by a vote of 8-0.

SITE PLAN SURETIES

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

Sponsors: Melodie Brady

Attachments: None

The item was Approved on Consent Agenda.

4. Centennial Business Park Subdivision, Final Plat, Lot 9, Revision 8; Accept The Green Infrastructure Improvement, Release The Performance Agreement And Establish A One-Year Maintenance Agreement. (CONSENT AGENDA)

Sponsors: Melodie Brady

Attachments:
1. Inspection punch list
2. Action request - 3-2025 - green infrastructure

The item was Approved on Consent Agenda.

REZONINGS/DEVELOPMENT PLANS

5. Consideration Of Ordinance 2025-54, An Ordinance To Rezone 202.60 Acres To Revise The Hillside Hillcrest Overlay (HHO) District Boundaries For The Property Located South Of Mack Hatcher Memorial Parkway And East Of Franklin Road, At 354 Franklin Road.

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

Attachments:

1. MAP 354 Franklin Rd HHO Rez
2. ORD_2025-54_354FranklinRdRez_Combined_LawApproved
3. 2026-02-05 354 Franklin Road Rezoning Resubmittal
4. Staff Report Exhibit A
5. Conditions of Approval_354 Franklin Road, Rezoning (HHO)
6. 354 Franklin Road EF Amend Staff Report_Sept PC meeting

Staff Presentation: Joey Bryan. Mr. Bryan Stated that the applicant is proposing to alter the Hillside Hillcrest Overlay District (HHO) to align with the revised Conservation Design Concept line for the property located at 354 Franklin Road. The property consists of over 200 acres and is zoned Estate Residential (ER). The modifications to the Conservation line were approved by the Franklin Municipal Planning Commission at its September 25, 2025, meeting through an Envision Franklin Plan Amendment. The Conservation Design Concept promotes the protection of the City's sensitive lands and environmental features and follows the boundaries of these natural features rather than parcel lines. These areas include floodplains, hillsides with steep slopes, hilltops, water resources, tree rows, forested areas, and specimen trees. The tools within the Zoning Ordinance designated to implement the guidance of the Conservation Design Concept are the Zoning Overlay districts such as the Floodway Overlay (FWO) District, the Floodway Fringe Overlay (FFO) District, and the Hillside/Hillcrest Overlay (HHO) District. These zoning tools are the mechanisms by which the City ensures that these areas are protected when development is proposed.

While the majority of the proposed HHO Line for the property aligns with the recently revised Conservation line, the applicant has omitted an area from the proposed HHO that was specifically added to the Conservation Design Concept during the September Envison Franklin Plan Amendment approval. The area omitted from the HHO is an area of approximately 1.40 acres located just north of the single-family lots that front Ash Drive (see attached Staff Report Exhibit A). The area in question was discussed by the FMPC as an important addition to the Conservation area, as protecting the area would result in preservation of the existing stone wall and tree buffer for adjacent Ash Drive residences.

The HHO boundaries are determined by a combination of GIS data, that typically includes elevation contours of hillsides and hillcrests, steep slopes, and a viewshed analysis from major thoroughfares. The area in question may not align directly with some of these typical factors; however, this is a unique site, and the FMPC determined during the Envision Franklin amendment process that the area is best preserved due to natural features such as tree cover and the existing stone wall. The tool to implement the protection of this area and these features is through zoning overlays, such as the HHO. While other tools are available within the Zoning Ordinance to protect and preserve lands, they are site development tools that an applicant can choose to use (or not use). Extending the HHO over this area of the site aligns the zoning with Envision Franklin's Conservation Design Concept and meets the intent of the recent Plan Amendment.

PROJECT CONSIDERATION
The Historic Zoning Commission (HZC) approved a preliminary recommendation for the alteration of the HHO line as proposed; however, the HZC did not discuss the merits of whether this specific area of the Conservation Design Concept be included in the HHO rezoning. The HZC preliminary recommendation is as follows: The HZC recommends approval to the Franklin Municipal Planning Commission and the Board of Mayor and Aldermen provided that any future development does not increase the visibility from Franklin Road and nearby historic resources, including Roper's Knob, Wyatt Hall, Creekside, etc. and that any future rezoning request that would change the permitted maximum building heights, scale, massing, or setbacks does not increase the visibility from those resources beyond what is shown in the viewshed study associated with this HHO rezoning request. If the HHO Rezoning is approved by the Board of Mayor and Aldermen, the HZC will further review a future development proposal for these characteristics at a later date.

RECOMMENDATION:
Staff recommends that the Planning Commission recommend to the Board of Mayor and Aldermen to deny Ordinance 2025-54.

Citizen Comments:
Elaine Harrison, 322 Ash Drive. Ms. Harrison stated that she has lived on Ash Drive since 1972 and for many years the land behind her home has not been available for development. Ms. Harrison asked the Commission when the land became available for building and stated that she is against any new buildings or development within 500 feet of her home. Ms. Harrison explained that she will continue to attend planning meetings and voice her opinion against new development.

Chair Lindsey stated that this request to modify the zoning ordinance at this location is the first time the FMPC has heard the request. The Historical Zoning Commission considered this specific request at an earlier date but planning staff has recommended disapproval of the request to rezone the property.

Hershel Bailey, 322 Ash Drive. Many people in the community are worried about the potential new development around the Ash Drive area as many are elderly and fear for the future of their homes. Some residents have lived in the area for 50-60 years and have experienced the population growth of the city and feel like they are being overlooked. It is understandable that people have the right to do what they want with their property but at the same time the impact on the existing property owners should be considered as well. For years, residents were told that building on adjacent property was not allowed. "Please carefully consider the rezoning request as will effect many everyday lives."

Applicant Presentation: Greg Gamble, representing Cumberland and Western Resources. Mr. Gamble stated that for the last 18 months he has been working with staff on criteria that establishes the HHO line. According to the zoning ordinance the actual boundaries shall be determined by a combination of GIS data, including elevation contours of the hillside, hillcrest and steep slopes. Prior to the vote to amend the Envision Franklin Conservation Area, there were originally four areas included in this request to rezone the property to amend the HHO boundaries. One was along Mack Hatcher Parkway but was removed by the Planning Commission and not included in the proposal. One area is at the Cool Spring Boulevard intersection and one alongside the railroad track (Mr. Gamble referred to a handout map). A conservation area was added (250 feet) to Envision Franklin alongside the properties that back up to Ash Drive. Mr. Gamble noted that any naturally occurring slopes of 14% or greater are protected within a 500 feet buffer. On the west side, the HHO line is proposed to follow a natural tree line left by farmers years ago. Also, the line follows a tree line across from Cool Springs Boulevard intersection where there has been a land disturbance from the creation of the Mallory Valley water utility line that goes through the area. From the Cool Springs intersection going southbound to the property line there is a 60-foot grade change in elevation. Mr. Gamble noted that the line does not follow the tree line along Mack Hatcher or follow the 150-foot scenic corridor buffer or follow the contour line. The proposal is to modify the whole line while staying within the boundaries of those areas that have been manipulated by grading. Then, tying into the HHO line on the western side where it has existed since 2009. Mr. Gamble went on to say that there are situations, depending on how the application is submitted, when Envision Franklin may or may not be considered regarding conservation and HHO lines.

Ms. Wright clarified that rezoning to any base district (R1, R2, etc..) other than Planned District (PD) is approved and a site plan is submitted, Envision Franklin is not looked at because the application is considered a straight rezoning. If an application is submitted for a Planned District, then Envision Franklin is considered.

Mr. Gamble stated that in this instance, Envision Franklin says the lot size must be a ½ acre. There are policies in place/zoning districts that achieve some level of land preservation.

Ms. Wright explained that a property owner could request an Envision Franklin Plan amendment to a different design concept. If approved, it would not necessarily change the conservation line or the HHO line but at this point, the applicant could align a base zoning district with the new design concept. There are many what ifs and the situation can get very complicated.

Mr. Gamble noted that he and staff have been working on possible scenarios and he is not trying to be confrontational. Mr. Gamble stated that the goal is to determine the most appropriate way to protect and preserve the land. Is it setting aside the land as proposed and moving the HHO line or is the most appropriate way to maintain the HHO line established in 2009?

MOTION #1
Commissioner Orr motioned to approve Ordinance 2025-54, An Ordinance To Rezone 202.60 Acres To Revise

The Hillside Hillcrest Overlay (HHO) District Boundaries For The Property Located South Of Mack Hatcher Memorial Parkway And East Of Franklin Road, At 354 Franklin Road as submitted with the addition of exhibit A (straight blue line area) incorporated as shown in the staff report, seconded by Commissioner Mann.

Commissioner Orr stated that the goal is to preserve and protect land by adding the proposed area of the tree line and rock wall. The original line (purple line) is an agreed upon line that somewhat follows the tree line but does not follow the contour of the land. By incorporating this additional tree line and rock wall into the HHO, the land is being protected without bending or breaking any rules and is the appropriate thing to do.

Commissioner Allen asked for clarification of the blue line as there are two blue lines referenced in the documents.

Mr. Bryan stated that the blue circle is pointing to the area of discussion and the blue straight line in exhibit A is the line around the existing tree growth.

Commissioner Harrison asked if the blue line incorporates the 1.4-1.54 acres Mr. Gamble referenced.

Commissioner Orr confirmed that the 1.4-1.54 acres would be included.

Commissioner McLemore asked for the motion to be restated for clarity.

Chair Lindsey stated that the motion is to approve Ordinance 2025-24 with the condition that the corner section (1.4-1.54 acres) defined by the straight blue line segment in staff exhibit A.

Ms. Billingsley stated that a survey may be required to know exactly where the line is before taking the proposal to BOMA. For discussion purposes were talking about a blue line on a piece of paper but officially a survey will be necessary.

Commissioner Williamson stated that looking at the back of Hill Estates and the properties adjacent, what activity restrictions are placed on the areas of the buffer zone and the HHO overlay and should the restrictive areas be extended.

Ms. Wright stated that the property behind Hill Estates was left out of the HHO and was already established as single family prior to the existence of the HHO.

Ms. Diaz-Barriga stated the southern portion of the property behind Hill Estates is in the HHO and is un-developable. The northern portion of the property is in the HHO buffer zone and depending on how steep the slopes are, the property may be limited for development. Ms. Diaz-Barriga explained that changes are not requested because the owners are not present. The property behind Hill Estates is not included in the request for Ordinance 2025-24. The properties would continue to exist as they exist today.

Commissioner Allen disclosed her ties to Hill Estates and stated that when she was growing up her grandparents always said that building could not occur on the property behind Ash Drive. Commissioner Allen also stated that just as the HZC protects the historical viewsheds, residents of Hill Estates and Ash Drive should also have protections from development. Any changes made should protect the residents of Hill Estates.

Chair Lindsey clarified that the front part (southern section adjacent to Hill Estates) of the properties behind Hill Estates is in the HHO and the back (northern portion) is not in the HHO.

Ms. Bailey stated that the property lines are not accurately marked, according to the map and requested corrections be made.

Commissioner Allen asked for further explanation about why staff is not recommending approval of the request.

Mr. Bryan explained that the purple line is the existing HHO line and the applicant proposed to maintain the lines as it exists today. However, for the area marked in blue and the straight blue lines, staff proposes alignment with the updated conservation line. Mr. Bryan noted that the line proposed by staff would protect more land. The HZC recommended approval as they are tasked with looking at the historical aspects of the application and how those characteristics affect the historical component. Whereas, the FMPC looks at an application from a broader perspective, considering how the application affects the area.

Commissioner Mann stated that he cannot support the application as it is because the existing recently approved line does not need to change and there are better tools to preserve the rock wall.

Commissioner Williamson asked for clarification that the application would come before the FMPC with a site plan.

Ms. Wright stated that it depends on what type of development is proposed on the site. If it meets the zoning district, it would only come back before the FMPC in the form of a preliminary plat. In this situation, staff could not tell the applicant they would need to conserve the area. The applicant could choose to do this on their own by creating a conservation easement but staff nor the FMPC would be able to require the applicant to conserve the area. If the applicant proposed a development plan, guidance from Envision Franklin would suggest the area be part of a conservation easement.

Chair Lindsey stated that the motion is to recommend to the BOMA with one condition of approval.

The motion failed by a vote of 3-5 (Commissioners Lindsey, Allen, Williamson, McLemore and Mann voting against)

MOTION #2
Commissioner Mann motioned to disapprove Ordinance 2025-54, An Ordinance To Rezone 202.60 Acres To Revise The Hillside Hillcrest Overlay (HHO) District Boundaries For The Property Located South Of Mack Hatcher Memorial Parkway And East Of Franklin Road, At 354 Franklin Road to BOMA, seconded by Commissioner Allen.

Commissioner Harrison asked what would be planned for the area.

Commissioner Orr asked what the next step of the applicant would be.

Ms. Wright stated that the applicant can proceed to BOMA with the current application in hopes that BOMA may approve the request, or the applicant could withdraw the application and submit a new application.

Commissioner Orr recognized the applicant.

Mr. Gamble stated that he would welcome a motion for deferral for one month so that he could submit an updated application.

Ms. Diaz-Barriga stated that to be on the March FMPC agenda, the applicant would need to resubmit an application by March 5, 2026.

Mr. Gamble stated that if he ended up needing more time, he would request an additional referral.

Commissioner Mann withdrew his motion to disapprove, and Commissioner Allen agreed.

MOTION (Deferral)
Commissioner Mann motioned to defer the application, consideration of Ordinance 2025-24, to the March, 2026, FMPC meeting, seconded by Commissioner Allen. The motion to defer carried by a vote of 8-0.

SITE PLANS, PRELIMINARY PLATS, AND FINAL PLATS

6. Town of Franklin Subdvision, Final Plat, Revision 7, Lot 68, Creating 1 Commercial Lot, On 0.59 Acres Located At 208 And 210 East Main Street And 119 2nd Avenue North. (CONSENT AGENDA)

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

Attachments:
1. MAP Town of Franklin Subdivision, Final Plat, Revision 7, Lots 56 and 58
2. 25-0419 Final Plat Lot 68
3. Conditions of Approval_Town of Franklin Subdivision, Final Plat, Revision 7, Lot 68

The item was Approved on Consent Agenda.

7. Century Industrial Subdivision, Site Plan, Lots 11, 12, 13, And 66, Developing 76,823 Square Feet Of Civic Space, On 6.13 Acres, Located At 306 Beasley Drive. (CONSENT AGENDA)

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

Attachments:
1. MAP Century Industrial Park Subdivision, Site Plan (Lots 11, 12, 13, 66)
2. 1-6 Pages from COF#9026_Williamson Co. JJC_Site Plan
3. 7-12 Pages from COF#9026_Williamson Co. JJC_Site Plan-2
4. 13-18 Pages from COF#9026_Williamson Co. JJC_Site Plan-3
5. 19-22 Pages from COF#9026_Williamson Co. JJC_Site Plan-4
6. 23-28 Pages from COF#9026_Williamson Co. JJC_Site Plan-5
7. Conditions of Approval_Century Industrial Subdivision, Site Plan, Lots 11, 12, 13, And 66

The item was Approved on Consent Agenda.

8. Westhaven PUD Subdivision, Final Plat, Section Jewell 4, Creating 29 Single-Family Lots, 3 Townhome Lots, And 2 Open Space Lots On 14.02 Acres, Located Near The Intersection Of Bolton Street And Fairing Way. (CONSENT AGENDA)

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

Attachments:
1. MAP Westhaven PUD Subdivision, Final Plat, Section Jewell 4
2. 9001 Westhaven PUD Subdivision, Final Plat, Section Jewell 4 Conditions of Approval_01
3. FINAL PLAT Westhaven PUD Subdivision, Final Plat, Section Jewell 4

The item was Approved on Consent Agenda.

9. Westhaven PUD Subdivision, Final Plat, Section Jewell 2, Revision 2, Creating 1 Single-Family Lot And Revising The Lot Lines For Lots 2575-2579, On 10.244 Acres, Located Near The Intersection Of Bolton Street And Townsend Boulevard.

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

Attachments:
1. MAP Westhaven PUD Subdivision, Final Plat, Section Jewell 2
2. 9022 Westhaven PUD Subdivision, Final Plat, Section Jewell 2, Revision 2 Conditions of Approval_01
3. FINAL PLAT Westhaven PUD Subdivision, Final Plat, Section Jewell 2, Revision 2

Staff: Amy Diaz-Barriga. Ms. Diaz-Barriga stated that this item is the Westhaven PUD subdivision final plat. The applicant reached out to staff today after noticing an issue with the associated site plan and they would like to revise the plan. They requested deferral so they can update the site plan so that the easements match the final plat.

Applicant: Sean Michael. Mr. Michael stated that they discovered an issue with a water line easement. The engineering team is working to get it revised so that it will match the plat. Mr. Michael requested a one month deferral.

MOTION (Deferral)
Commissioner Allen motioned to defer the Westhaven PUD Subdivision, Final Plat, Section Jewell 2, Revision 2, Creating 1 Single-Family Lot And Revising The Lot Lines For Lots 2575-2579, On 10.244 Acres, Located Near The Intersection Of Bolton Street And Townsend Boulevard, seconded by Commissioner McLemore. The motion carried by a vote of 8-0.

10. Westhaven PUD Subdivision, Final Plat, Section 33, Revision 1, Adding One Space Lot, On 1.24 Acres, Located Near The Intersection Of Stonewater Street And Cavanaugh Lane. (CONSENT AGENDA)

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

Attachments:
1. MAP Westhaven PUD Subdivision, Final Plat, Section 33, Revision 1
2. 9027 Westhaven PUD Subdivision, Final Plat, Section 33, Revision 1 Conditions of Approval_01
3. FINAL PLAT Westhaven PUD Subdivision, Final Plat, Section 33, Revision 1

The item was Approved on Consent Agenda.

11. Carothers Park Plaza Subdivision, Final Plat, Abandoning And Dedicating Easements And Creating 2 Lots, On 5.35 Acres, Located At 4309 S Carothers Road (CONSENT AGENDA).

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

Attachments:
1. MAP Carothers Park Plaza, Final Plat
2. 9006-Carothers_Park_Plaza-Final_Plat-2026_01_29
3. Conditions of Approval_Carothers Park Plaza Subdivision, Final Plat (4309 S Carothers)

The item was Approved on Consent Agenda.

PARKS AND RECREATION MASTER PLAN AMENDMENTS

12. Consideration Of Resolution 2025-108, A Resolution Adopting An Update To The Parks And Recreation Master Plan And Affirming The City's Commitment To Providing Quality Parks, Greenways, Recreational Facilities, And Programs For Current And Future Generations.

Sponsors: Lisa Clayton, Heather Eusebio

Attachments:
1. RES_2025-108_ParksMasterPlanUpdate_Combined_LawApproved

Commissioner Mann stated that he is on the board of the Franklin Baseball Club. It is a non-compensated position but wanted to make everyone aware.

Staff: Heather Eusebio. Ms. Eusebio stated that The Parks and Recreation Master Plan serve as the City's primary long-range planning document to guide policy decisions, capital investments, maintenance priorities, and program development related to the parks and recreation system. To ensure the Master Plan remains responsive to changing community needs, growth patterns, and industry best practices, the City periodically undertakes comprehensive updates. The current update was initiated to reflect population growth, evolving recreational preferences, demographic changes, and opportunities for improved connectivity, accessibility, and sustainability across the park system. The update process was led by the Parks and Recreation Department in coordination with City staff, consultants, advisory boards, leagues, and community stakeholders. It included an evaluation of existing parks, facilities, greenways, and programs; analysis of service levels and future demand; and identification of opportunities for land acquisition, facility improvements, and system expansion. Public engagement was incorporated throughout the process to ensure community values and priorities were reflected in the final document. The updated Parks and Recreation Master Plan establishes a clear vision, goals, and implementation strategies to guide short-term, mid-term, and long-term decision-making. Adoption of the plan will support coordinated planning across City departments, strengthen eligibility for state and federal grant funding, and provide a transparent framework for prioritizing capital improvements and operational resources.

Citizen Comments:
Jim Schindley, 319 Braveheart Dr. Mr. Schindley serves as the operations manager of Franklin Baseball Club. As the baseball club has grown tremendously, Mr. Schindley requested an amendment to include turfing the baseball fields at Jim Warren Park. The club serves around 3,000 kids on an annual basis and still has kids on

the waiting list. Mr. Schindley stated that on page 22 of the master plan, the city is having difficulty serving the community with the current number of fields and turfing the fields would provide a quick bridge to the field shortage. With scheduling every available day and field combination, but with weather delays, rescheduling is not an option. Turf fields would allow the games to occur despite the weather conditions.

Alderman Petersen stated that turf field was discussed during a recent BOMA meeting.

Ms. Eusebio stated that the city has a lease with FBC, and they are looking to amend the lease. Lisa Clayton, parks director, took this item as a discussion topic at the February 10, 2026, BOMA meeting and was given the go ahead to move forward with putting turf fields in the budget for spring.

MOTION
Commissioner Orr motioned to approve Resolution 2025-108, A Resolution Adopting An Update To The Parks And Recreation Master Plan And Affirming The City's Commitment To Providing Quality Parks, Greenways, Recreational Facilities, And Programs For Current And Future Generations, seconded by Commissioner Allen.

Commissioner Mann stated that he would like to add the turf field amendment to page 30 of the Master Plan. This would tighten up and clarify what BOMA, Parks Department and the city are trying to accomplish.

Amendment (Turf Field Addition)
Commissioner Mann amended the motion to add turf fields to page 30 of the functionality of Jim Warren Park of the Master Plan, seconded by Commissioner Allen. The motion to amend carried by a vote of 8-0.

With no further discussion, the main motion, as amended, carried by a vote of 8-0.

ANY OTHER BUSINESS

Vice Chair Orr asked if there was any further business. There was none.

ADJOURN

There being no further business, Commissioner Orr motioned to adjourn the meeting, seconded by Commissioner Harrison. The motion carried 8-0 and the meeting adjourned at 7:57 p.m.

_____ _____
Chair Date

City of Franklin

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

File #: 26-0358

DATE: 3/26/2026

TO: Franklin Municipal Planning Commission

FROM:

SUBJECT:

Consideration Of Items 3-16 And 19-23 On The Consent Agenda.

PURPOSE:

The purpose of this memorandum is to provide information to the Franklin Board of Mayor and Aldermen (BOMA) concerning

BACKGROUND/STAFF COMMENTS:
(Brief description of the history and supporting information regarding the item, including an explanation of why staff is recommending the action.)

FINANCIAL IMPACT:

(Include the cost of the item, how the item will be funded, which fund it will come from, if there are grants or loans involved and whether the item is included in the current approved budget.)

RECOMMENDATION:

Staff recommends

INSPECTION PUNCH LIST

INSPECTION CYCLE: March 26, 2026
INSPECTING DEPARTMENT: Planning Department
City of Franklin, TN
109 3rd Avenue South
Franklin, TN 37064

MCEWEN TOWN CENTER PUD SUBDIVISION, SITE PLAN, SECTION 3 (INFRASTRUCTURE) – COF 6247

Improvement:	Drainage
Surety Type:	Performance
Original Amount:	$696,000.00
Current Amount:	$174,000.00
Request:	RELEASE TO MA
Recommendation:	Release to maintenance
Date of Inspection:	3/9/2026
Inspector:	Casey Chrisman
Staff Comments:	

A review of this project revealed the following deficiency*:

As-builts approved

PLANNING AND SUSTAINABILITY DEPARTMENT

Emily Wright, AICP
Director

Dr. Ken Moore
Mayor

Eric S. Stuckey
City Administrator

HISTORIC
FRANKLIN
TENNESSEE

ACTION REQUEST – REQUEST FOR EARLIER AGENDA

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

1/30/26
Date Submitted

McEwen TC PUD SUBD, SP, SECT 3 (INF) #4247
Complete name of project – indicate whether site plan or final plat.
Where applicable, include subdivision, section, revision, lot number and name of building

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

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

X Release	*If requesting reduction, indicate amount complete: _____%
_____*Reduce and extend to _____ *(not less than six mos)*	*Note in margin-How did you arrive at this percentage?*
_____ Extend to _____ *(not less than six mos)*	*If requesting reduction and less than 90% complete,* estimate remaining amount to complete this improvement: $ _____
SIGNED: _____ Developer or Representative	*Reductions shall not exceed 75%, or minimum maintenance amount.

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

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

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

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

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

SIGNED/STATED/PROFESSIONAL SEAL:

RYAN C. MCMASTER REGISTERED ENGINEER AGRICULTURE No. 108982 STATE OF TENNESSEE

_____ 1/30/26
Engineer or Landscape Architect (sign and date on seal)

Forward completed request to COF Planning Dept., ATTN: Melodie Bradyemail to melodie.brady@franklintn.gov or fax to 615-791-3257

INSPECTION PUNCH LIST

INSPECTION CYCLE: March 26, 2026
INSPECTING DEPARTMENT: Planning Department
City of Franklin, TN
109 3rd Avenue South
Franklin, TN 37064

NISSAN NORTH AMERICA SUBDIVISION, SITE PLAN, REVISION 2 (PARKING ADDITION) – COF 2498

Improvement:	Drainage
Surety Type:	Performance
Original Amount:	$21,000.00
Current Amount:	$21,000.00
Request:	RELEASE NO MA
Recommendation:	Release no maintenance
Date of Inspection:	3/2/2026
Inspector:	Casey Chrisman
Staff Comments:	

A review of this project revealed the following deficiency*:

SP Amendment was approved to remove parking addition
Surety is no longer needed

INSPECTION PUNCH LIST

INSPECTION CYCLE: March 26, 2026
INSPECTING DEPARTMENT: Planning Department
City of Franklin, TN
109 3rd Avenue South
Franklin, TN 37064

OCTOBER PARK PUD SUBDIVISION, FINAL PLAT – COF 6618

Improvement:	Green infrastructure
Surety Type:	Performance
Original Amount:	$59,000.00
Current Amount:	$59,000.00
Request:	RELEASE TO MA
Recommendation:	Release
Date of Inspection:	3/10/2026
Inspector:	Bristol Snider
Staff Comments:	

A review of this project revealed the following deficiency*:

- Continue to maintain weeds in bioretentions and stabilization on slopes of bioretentions for maintenance period

PLANNING AND SUSTAINABILITY DEPARTMENT

Emily Wright, AICP
Director

Dr. Ken Moore
Mayor

Eric S. Stuckey
City Administrator

HISTORIC
FRANKLIN
TENNESSEE

ACTION REQUEST – REQUEST FOR EARLIER AGENDA

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

01-09-2026
Date Submitted

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

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

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

Give Release to Maintenance

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

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

SIGNED:
Phil Gamez
Developer or Representative

If requesting reduction, indicate amount complete:
100 %
Note in margin-How did you arrive at this percentage?
If requesting reduction and less than 90% complete,
estimate remaining amount to complete this improvement:
$ _____
*Reductions shall not exceed 50%, or minimum maintenance amount.

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

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

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

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

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

SIGNED/DATED/PROFESSIONAL SEAL:

Joe Manly Thweatt
Registered Professional Engineer
No. 109473
State of Tennessee

01-26-26
Engineer or Landscape Architect (Sign and date on seal)

Forward completed request to COF Planning Dept., ATTN: Melodie Brady, email to melodie.brady@franklintn.gov or fax to 615-791-3257

PLANNING AND SUSTAINABILITY DEPARTMENT

Emily Wright, AICP
Director

Dr. Ken Moore
Mayor

Eric S. Stuckey
City Administrator

HISTORIC
FRANKLIN
TENNESSEE

ACTION REQUEST – REQUEST FOR EARLIER AGENDA

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

01-09-2026
Date Submitted

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

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

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

one Release to Maintenance	*If requesting reduction, indicate amount complete:* 100 %
_____ *Reduce and extend to _____ *(not less than six mos)*	*Note in margin-How did you arrive at this percentage?*
_____ Extend to _____ *(not less than six mos)*	*If requesting reduction and less than 90% complete,* estimate remaining amount to complete this improvement: $ _____
SIGNED: _____ Developer or Representative	*Reductions shall not exceed 50%, or minimum maintenance amount.

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

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

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

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

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

SIGNED/DATED/PROFESSIONAL SEAL:

01-26-26

Engineer or Landscape Architect (Sign and date on seal)

Forward completed request to COF Planning Dept., ATTN: Melodie Brady, email to melodie.brady@franklintn.gov or fax to 615-791-3257

INSPECTION PUNCH LIST

INSPECTION CYCLE: March 26, 2026
INSPECTING DEPARTMENT: Planning Department
City of Franklin, TN
109 3rd Avenue South
Franklin, TN 37064

OCTOBER PARK PUD SUBDIVISION, FINAL PLAT – COF 6618

Improvement:	Drainage
Surety Type:	Performance
Original Amount:	$183,000.00
Current Amount:	$183,000.00
Request:	RELEASE TO MA
Recommendation:	Release to maintenance
Date of Inspection:	3/2/2026
Inspector:	Casey Chrisman
Staff Comments:	

A review of this project revealed the following deficiency*:

As-builts approved

INSPECTION PUNCH LIST

INSPECTION CYCLE: March 20, 2026
INSPECTING DEPARTMENT: Planning Department
City of Franklin, TN
109 3rd Avenue South
Franklin, TN 37064

OCTOBER PARK PUD SUBDIVISION, SITE PLAN – COF 5803

Improvement:	Landscaping
Surety Type:	Performance
Original Amount:	$115,000.00
Current Amount:	$115,000.00
Request:	RELEASE TO MA
Recommendation:	**Release to Maintenance with a 90 Day Condition, See Below**
Date of Inspection:	2/20/2026
Inspector:	Jason Arnold (550-6731); Jason.arnold@franklintn.gov
Staff Comments:	This list has been provided to developer.

A review of this project revealed the following deficiency*:

- **24 Dead Shrubs**

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

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

PLANNING AND SUSTAINABILITY DEPARTMENT

Emily Wright, AICP
Director

Dr. Ken Moore
Mayor

Eric S. Stuckey
City Administrator

HISTORIC
FRANKLIN
TENNESSEE

ACTION REQUEST – REQUEST FOR EARLIER AGENDA

Completed requests received by the first of the month will be placed on the following month's agenda
(example: request received on April 1st will be placed on May's agenda)
Landscaping limited to maximum 25% reduction when at least 50% complete

01-09-2026
Date Submitted

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

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

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

one Release to Maintenance Agreement

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

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

SIGNED:
_____
Developer or Representative

If requesting reduction, indicate amount complete:
100 %
Note in margin-How did you arrive at this percentage?
If requesting reduction and less than 90% complete,
estimate remaining amount
to complete this improvement:
$ _____
*Reductions shall not exceed 50%, or minimum maintenance amount.

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

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

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

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

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

SIGNED/DATED/PROFESSIONAL SEAL:

_____ 01-26-26
Engineer or Landscape Architect (sign and date on seal)

Forward completed request to COF Planning Dept., ATTN: Melodie Brady, email to melodie.brady@franklintn.gov or fax to 615-791-3257

INSPECTION PUNCH LIST

INSPECTION CYCLE: March 26, 2026
INSPECTING DEPARTMENT: Planning Department
City of Franklin, TN
109 3rd Avenue South
Franklin, TN 37064

STREAM VALLEY PUD SUBDIVISION, SITE PLAN, SECTION 16 – COF 6168

Improvement:	Green infrastructure
Surety Type:	Performance
Original Amount:	$36,000.00
Current Amount:	$36,000.00
Request:	RELEASE TO MA
Recommendation:	Release
Date of Inspection:	3/10/2026
Inspector:	Brittani Perez
Staff Comments:	

A review of this project revealed the following deficiency*:

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

PLANNING AND SUSTAINABILITY DEPARTMENT

Emily Wright, AICP
Director

Dr. Ken Moore
Mayor

Eric S. Stuckey
City Administrator

HISTORIC
FRANKLIN
TENNESSEE

ACTION REQUEST – REQUEST FOR EARLIER AGENDA

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No landscaping can be placed on agendas for the months of February, March, July, August, November and December
Landscaping limited to maximum 25% reduction when at least 50% complete

1/23/26
Date Submitted

Stream Valley PUD Subdivision Site Plan, Section 16
Complete name of project – indicate whether site plan or final plat.
Where applicable, include subdivision, section, revision, lot number and name of building

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

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

X Release

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

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

SIGNED:

_____
Developer or Representative

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

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

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

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

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

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

SIGNED/DATED/PROFESSIONAL SEAL:

LARRY WALLACE REGISTERED ENGINEER DEPARTMENT OF AGRICULTURE DEPARTMENT OF COMMERCE No. 108133 STATE OF TENNESSEE

1/22/26

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

Forward completed request to COF Planning Dept., ATTN: Melodie Brady, email to melodie.brady@franklintn.gov or fax to 615-791-3257

INSPECTION PUNCH LIST

INSPECTION CYCLE: March 26, 2026
INSPECTING DEPARTMENT: Planning Department
City of Franklin, TN
109 3rd Avenue South
Franklin, TN 37064

WYNFIELD VILLAGE SUBDIVISION, SITE PLAN – COF 6170

Improvement:	Streets
Surety Type:	Performance
Original Amount:	$278,000.00
Current Amount:	$69,500.00
Request:	RELEASE TO MA
Recommendation:	Release no maintenance
Date of Inspection:	3-Feburary-2026
Inspector:	Daniel Brady
Staff Comments:	

A review of this project revealed the following deficiency*:

PLANNING AND SUSTAINABILITY DEPARTMENT

Emily Wright, AICP
Director

Dr. Ken Moore
Mayor

Eric S. Stuckey
City Administrator

HISTORIC
FRANKLIN
TENNESSEE

ACTION REQUEST – REQUEST FOR EARLIER AGENDA

Completed requests received by the first of the month will be placed on the following month's agenda
(example: request received on April 1st will be placed on May's agenda)
Landscaping limited to maximum 25% reduction when at least 50% complete

1/13/26
Date Submitted

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

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

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

X Release to Maintenance Agreement	***If requesting reduction, indicate amount complete:*** 100 %
_____ *Reduce and extend to _____ *(not less than six mos)*	***Note in margin-How did you arrive at this percentage?***
_____ Extend to _____ *(not less than six mos)*	***If requesting reduction and less than 90% complete,*** estimate remaining amount to complete this improvement: $ 0.00
SIGNED: _____ Developer or Representative	*Reductions shall not exceed 50%, or minimum maintenance amount.

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

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

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

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

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

SIGNED/DATED/PROFESSIONAL SEAL:

LANCE A. WAGNER — REGISTERED ENGINEER — AGRICULTURE — STATE OF TENNESSEE — COMMERCE

1/12/2026

Engineer or Landscape Architect (sign and date on seal)

Forward completed request to COF Planning Dept., ATTN: Melodie Brady, email to melodie.brady@franklintn.gov or fax to 615-791-3257

PLANNING AND SUSTAINABILITY DEPARTMENT

Emily Wright, AICP
Director

Dr. Ken Moore
Mayor

Eric S. Stuckey
City Administrator

HISTORIC
FRANKLIN
TENNESSEE

ACTION REQUEST – REQUEST FOR EARLIER AGENDA

Completed requests received by the first of the month will be placed on the following month's agenda
(example: request received on April 1st will be placed on May's agenda)
Landscaping limited to maximum 25% reduction when at least 50% complete

1/13/26
Date Submitted

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

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

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

X Release to Maintenance Agreement	***If requesting reduction, indicate amount complete:*** 100 %
_____ *Reduce and extend to _____ *(not less than six mos)*	***Note in margin-How did you arrive at this percentage?***
_____ Extend to _____ *(not less than six mos)*	***If requesting reduction and less than 90% complete,*** estimate remaining amount to complete this improvement: $ 0.00
SIGNED: _____ Developer or Representative	*Reductions shall not exceed 50%, or minimum maintenance amount.

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

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

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

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

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

SIGNED/DATED/PROFESSIONAL SEAL:

LANCE A. WAGNER
REGISTERED ENGINEER
APPROVED
AGRICULTURE
COMMERCE
STATE OF TENNESSEE

1/12/2026

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

Forward completed request to COF Planning Dept., ATTN: Melodie Brady, email to melodie.brady@franklintn.gov or fax to 615-791-3257

INSPECTION PUNCH LIST

INSPECTION CYCLE: March 26, 2026
INSPECTING DEPARTMENT: Planning Department
City of Franklin, TN
109 3rd Avenue South
Franklin, TN 37064

WYNFIELD VILLAGE SUBDIVISION, SITE PLAN – COF 6170

Improvement:	Sidewalks
Surety Type:	Performance
Original Amount:	$84,000.00
Current Amount:	$84,000.00
Request:	RELEASE TO MA
Recommendation:	Release no maintenance
Date of Inspection:	3-Feburary-2026
Inspector:	Daniel Brady
Staff Comments:	

A review of this project revealed the following deficiency*:

City of Franklin

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

File #: 26-0212

DATE: 3/26/2026

TO: Franklin Municipal Planning Commission

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

SUBJECT:

Consideration Of Resolution 2026-12, A Resolution Amending The Middle Eight PUD Subdivision To Extend The Vested Rights, For The Property Located East Of Franklin Road And South Of Liberty Pike, Located At 209 Old Liberty Pike.

PURPOSE:

PROJECT INFORMATION
COF Project Number: 8154
Applicant: Yates Bateman, Fulmer Lucas Engineering, LLC
Owner: 228 Franklin LLC, Charles Rulick, Rep.

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

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

THE REQUEST

The request is to extend the vesting period for the Middle Eight PUD Subdivision for 3 years, August 8, 2026 until August 8, 2029, to allow the applicant to secure any necessary permits and commence site preparation.

APPROVAL HISTORY AND PROJECT DESCRIPTION
The development plan for the Middle Eight PUD was approved by BOMA on August 8, 2023. The plan includes 38.19 dwelling units per acre and 3,000 square feet of nonresidential space for a site that is composed of 7.2 acres. Staff recommended approval, with conditions, of the overall Development Plan. BOMA approved the Development Plan by a vote of 8-0. One modification of standards was approved with the development plan to modify minimum parking standards with the following:

1.02 spaces per studio unit, (from 1.5 spaces)
1.02 spaces per 1-bedroom unit, (from 1.5 spaces)
1.89 spaces per 2-bedroom unit, (from 2.5 spaces)
2.76 spaces per 3-bedroom unit, (from 3 spaces)

CURRENT STATUS
A site plan for the development was approved by City Staff in October 2024, but the developers have not yet pulled any permits for the site or commenced site prep.

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

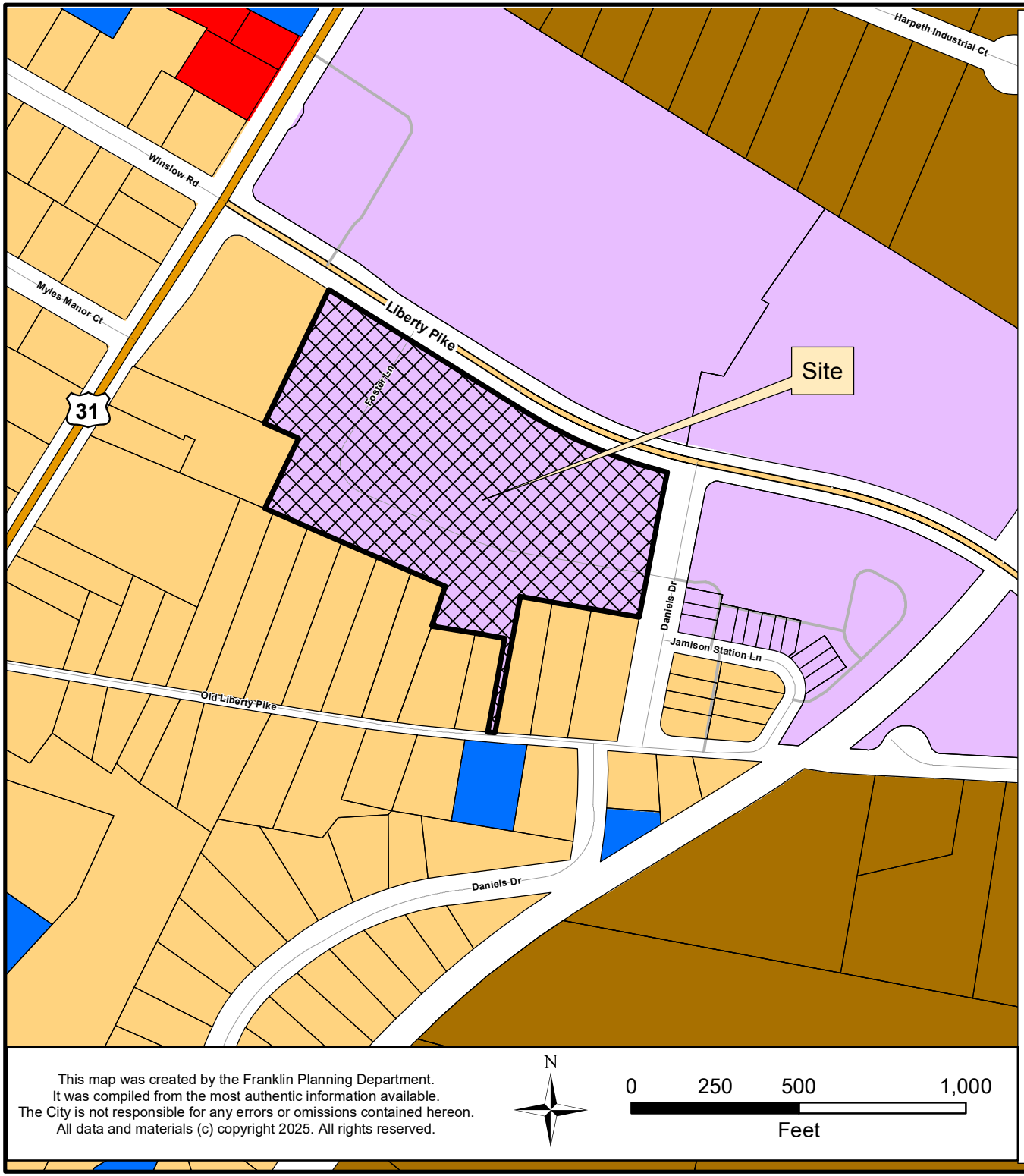
In reviewing the plan against the current City regulations, the current plan generally complies. The differences in today's Zoning Ordinance versus their vested Ordinance (1/1/2023) are minor, and could be incorporated into the design without major changes to the plan. A new parkland agreement and new Certificates of Appropriateness from the Historic Zoning Commission would need to be approved for any new plan. A new and updated traffic study would be required should the project lose its vesting.

FINANCIAL IMPACT:

Unknown.

RECOMMENDATION:

Staff recommends that the Planning Commission recommend to the Board of Mayor and Aldermen to approve Resolution 2026-12 should they determine that the continuation of vested rights is in the best interest of the community.



MIDDLE EIGHT PUD SUBDIVISION,
VESTING EXTENSION
RESOLUTION 2026-12

Project Information
Existing Zoning: Planned (PD 38.19/3,000)
Proposed Zoning: N/A
Overlay Districts: HPO, CFO, FFO
Site Acreage: 7.2 acres

Legend

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

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HISTORIC FRANKLIN TENNESSEE

RESOLUTION 2026-12

A RESOLUTION AMENDING THE MIDDLE EIGHT PUD SUBDIVISION TO EXTEND THE VESTED RIGHTS, FOR THE PROPERTY LOCATED EAST OF FRANKLIN ROAD AND SOUTH OF LIBERTY PIKE, LOCATED AT 209 OLD LIBERTY PIKE.

WHEREAS, the Board of Mayor and Aldermen (BOMA) of the City of Franklin, Tennessee, has approved the zoning for the property as part of Ordinance 2023-15; and

WHEREAS, BOMA has approved the Planned Unit Development for the property as part of Resolution 2023-30; and

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

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

WHEREAS, the Middle Eight PUD vesting period began on August 8, 2023 and is set to expire on August 8, 2026, and the applicant has not yet secured permits or commence site preparation; and

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

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

WHEREAS, the applicant has requested an extension of the vesting period for three years, until August 8, 2029.

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

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

PREMISES CONSIDERED

Map-Parcel	Acres
063M – A 4.00	7.2
Total	7.2

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 Middle Eight PUD Subdivision, as outlined below and through Exhibit A, are as follows:

Entitlements	Middle Eight PUD
Base Zone District	PD 38.19/3,000
Other Zoning Overlays	HPO, CFO
Number of Dwelling Units	275
Number of Nonresidential Square Footage	3,000
Number of Hotel Rooms	0
Open Space Requirements	15%
Number of Phases in Development	1

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

MOS 1: Request to modify minimum parking standards for multifamily to 1.02 spaces per studio unit, 1.02 spaces per 1-bedroom unit, 1.89 spaces per 2-bedroom unit, and 2.76 spaces per 3-bedroom unit. Approved: __X___ Denied: _____	Section 10.1.6 - Minimum Parking 1.5 spaces for a studio 1.5 spaces for a 1-bedroom unit 2.5 spaces for a 2-bedroom unit 3 spaces for a 3-bedroom unit *Staff recommended approval.*

SECTION V. That the original vesting period was initiated on August 8, 2023 and was set to expire on August 8, 2026. The amended development plan will now have until August 8, 2029 to secure building permits and begin site prep. If these requirements are met, then the vesting period shall be

extended an additional two (2) years to commence construction and maintain any necessary permits to remain vested.

SECTION VI. That the total vesting period of 10 years shall not be extended. If construction commences during this extended vesting period, the development standards applicable during the vesting period shall remain in effect until the local government has certified final completion of the development or project; provided, the total vesting period for the project shall not exceed 10 years from the date of the original approval of the preliminary development plan August 8, 2023 and shall remain at August 8, 2033.

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

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

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

ATTEST:

By: _____
Angie Skarp
City Recorder

CITY OF FRANKLIN, TENNESSEE:

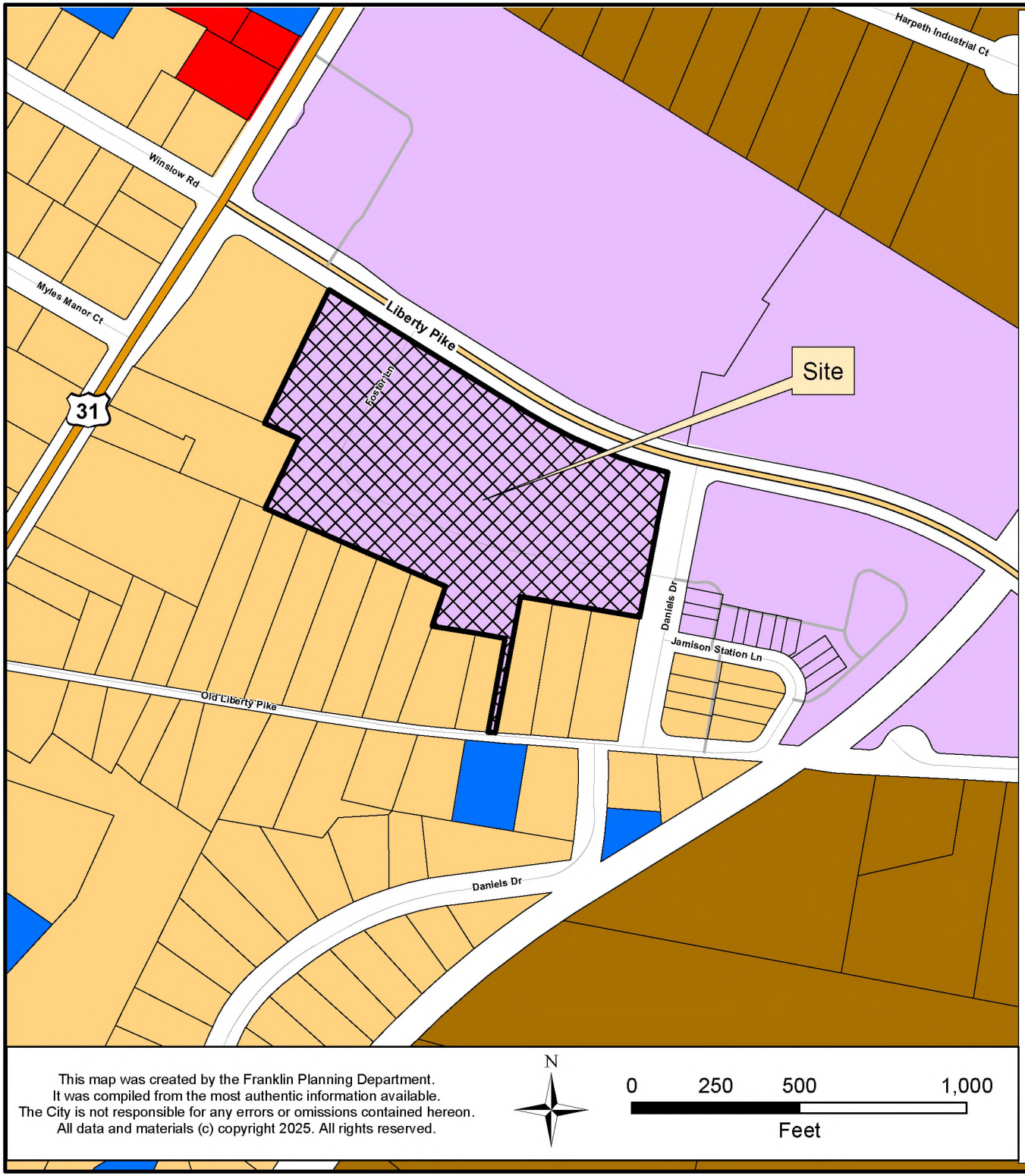
By: _____
Dr. Ken Moore
Mayor

Approved as to form by:

_____
Shauna R. Billingsley
City Attorney

PLANNING COMMISSION RECOMMENDED: _____

PUBLIC HEARING HELD: _____



MIDDLE EIGHT PUD SUBDIVISION,
VESTING EXTENSION
RESOLUTION 2026-12

Project Information
Existing Zoning: Planned (PD 38.19/3,000)
Proposed Zoning: N/A
Overlay Districts: HPO, CFO, FFO
Site Acreage: 7.2 acres

Legend

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HISTORIC FRANKLIN TENNESSEE

DEVELOPMENT PLAN
THE MIDDLE EIGHT
PUD SUBDIVISION

209 OLD LIBERTY PIKE
TAX MAP 063M PARCEL 0400, GROUP A

COF PROJECT # 8154
KVD PROJECT #21065
FRANKLIN, WILLIAMSON CO., TN

CLIENT/DEVELOPER
TRULAND
401 CHURCH STREET
FRANKLIN, TN 37064
CONTACT: AMANDA MCKEEHAN
INFO@TRULANDGROUP.COM

LANDSCAPE ARCHITECT / APPLICANT
KV+D KISER VOGRIN DESIGN
KISER + VOGRIN DESIGN
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SUITE 100
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(615) 708-0567
GARY@KISERVOGRIN.COM

ARCHITECT
ANTUNOVICH ASSOCIATES
ARCHITECTURE PLANNING INTERIOR DESIGN
ANTUNOVICH ASSOCIATES.
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CHICAGO, IL 60654
CONTACT: JOSEPH ANTUNOVICH
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TRAFFIC ENGINEER
KCI TECHNOLOGIES
KCI TECHNOLOGIES INC/
500 11TH AVENUE N
SUITE 290
NASHVILLE, TN 37203
CONTACT: BETH OSTROWSKI
(615)370-8410
BETH.OSTROWSKI@KCI.COM

BRANDING
streetsense.
STREET SENSE
641 S STREET NW
WASHINGTON, DC 20001
CONTACT: DONNA OETZEL
(202)415-0818
DOETZEL@STREETSENSE.COM

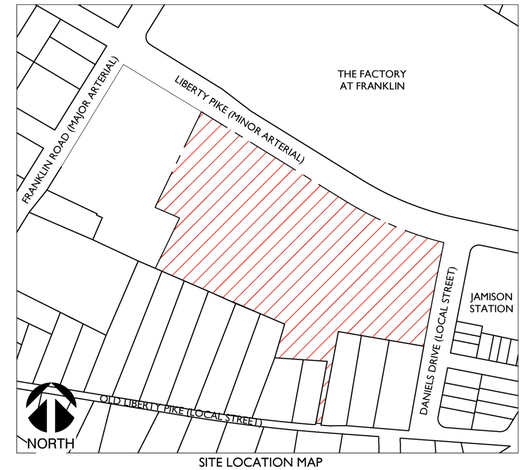
CIVIL ENGINEER
FULMER LUCAS
FULMER LUCAS
2002 RICHARD JONES ROAD SUITE B200
NASHVILLE, TN 37215
CONTACT: YATES BATEMAN
(214) 796-1771

GARY MICHAEL VOGRIN — REGISTERED — TENNESSEE NO. 1662 — LANDSCAPE ARCHITECT
08-15-23

JOSEPH M. ANTUNOVICH — REGISTERED ARCHITECT — NO. 107034 — STATE OF TENNESSEE
08-15-23

YATES BATEMAN — AGRICULTURE & ENVIRONMENTAL SCIENCES — STATE OF TENNESSEE
08-15-23

SHEET INDEX	SHEET NUMBER	PRE-APP SUBMITTAL	INITIAL SUBMITTAL	RE-SUBMITTAL	ONE STOP
COVER SHEET	C0.0	03-27-2023	04-10-2023	05-04-2023	08-15-2023
ILLUSTRATIVE MASTER PLAN	C0.1	03-27-2023	04-10-2023	05-04-2023	08-15-2023
EXISTING CONDITIONS PLAN	C1.0	03-27-2023	04-10-2023	05-04-2023	08-15-2023
DEVELOPMENT PLAN	C2.0	03-27-2023	04-10-2023	05-04-2023	08-15-2023
OPEN SPACE PLAN	C2.1	03-27-2023	04-10-2023	05-04-2023	08-15-2023
SITE GRADING & DRAINAGE PLAN	C3.0	03-27-2023	04-10-2023	05-04-2023	08-15-2023
ROW & ACCESS PLAN	C4.0	03-27-2023	04-10-2023	05-04-2023	08-15-2023
REFUSE COLLECTION PLAN	C4.1	03-27-2023	04-10-2023	05-04-2023	08-15-2023
FIRE ACCESS PLAN	C4.2	03-27-2023	04-10-2023	05-04-2023	08-15-2023
TIS & STREET SECTIONS	C4.3			05-04-2023	08-15-2023
SITE UTILITY PLAN	C5.0	03-27-2023	04-10-2023	05-04-2023	08-15-2023
OFFSITE SANITARY SEWER IMPROVEMENTS	C5.1	03-27-2023	04-10-2023	05-04-2023	08-15-2023
TREE PRESERVATION PLAN	L1.0	03-27-2023	04-10-2023	05-04-2023	08-15-2023
LOT DIAGRAMS	A1.0	03-27-2023	04-10-2023	05-04-2023	08-15-2023
SITE PARKING DATA	A1.1	03-27-2023	04-10-2023	05-04-2023	08-15-2023
ARCHITECTURAL ELEVATIONS	A1.2	03-27-2023	04-10-2023	05-04-2023	08-15-2023
ARCHITECTURAL ELEVATIONS	A1.3	03-27-2023	04-10-2023	05-04-2023	08-15-2023
ARCHITECTURAL ELEVATIONS	A1.4		04-10-2023	05-04-2023	08-15-2023
ARCHITECTURAL ELEVATIONS	A1.5		04-10-2023	05-04-2023	08-15-2023
ARCHITECTURAL ELEVATIONS	A1.6		04-10-2023	05-04-2023	08-15-2023
ARCHITECTURAL ELEVATIONS	A1.7		04-10-2023	05-04-2023	08-15-2023
ARCHITECTURAL ELEVATIONS	A1.8		04-10-2023	05-04-2023	08-15-2023
ARCHITECTURAL ELEVATIONS	A1.9		04-10-2023	05-04-2023	08-15-2023
ARCHITECTURAL RENDERINGS	A2.0	03-27-2023	04-10-2023	05-04-2023	08-15-2023
ARCHITECTURAL RENDERINGS	A2.1		04-10-2023	05-04-2023	08-15-2023
ARCHITECTURAL RENDERINGS	A2.2	03-27-2023	04-10-2023	05-04-2023	08-15-2023
ARCHITECTURAL RENDERINGS	A2.3	03-27-2023	04-10-2023	05-04-2023	08-15-2023
ARCHITECTURAL RENDERINGS	A2.4	03-27-2023	04-10-2023	05-04-2023	08-15-2023
ARCHITECTURAL RENDERINGS	A2.5	03-27-2023	04-10-2023	05-04-2023	08-15-2023
ARCHITECTURAL RENDERINGS	A2.6	03-27-2023	04-10-2023	05-04-2023	08-15-2023
ARCHITECTURAL RENDERINGS	A2.7	03-27-2023	04-10-2023	05-04-2023	08-15-2023
ARCHITECTURAL RENDERINGS	A2.8	03-27-2023	04-10-2023	05-04-2023	08-15-2023
ARCHITECTURAL RENDERINGS	A2.9	03-27-2023	04-10-2023	05-04-2023	08-15-2023
ARCHITECTURAL RENDERINGS	A2.10	03-27-2023	04-10-2023	05-04-2023	08-15-2023
ARCHITECTURAL RENDERINGS	A2.11	03-27-2023	04-10-2023	05-04-2023	08-15-2023
ARCHITECTURAL RENDERINGS	A2.12	03-27-2023	04-10-2023	05-04-2023	08-15-2023
ARCHITECTURAL RENDERINGS	A2.13	03-27-2023	04-10-2023	05-04-2023	08-15-2023
ARCHITECTURAL RENDERINGS	A2.14	03-27-2023	04-10-2023	05-04-2023	08-15-2023
ARCHITECTURAL RENDERINGS	A2.15	03-27-2023	04-10-2023	05-04-2023	08-15-2023



SITE LOCATION MAP
1"=200'

BOMA 2ND READING CONDITION OF APPROVAL - 8/8/23:
THE NUMBER OF STORIES OF THE EAST RESIDENTIAL BUILDING (BLDG. #2) SHALL BE REDUCED TO 3 STORIES AND A 4TH RECESSED (4 STORIES TOTAL) FRONTING LIBERTY PIKE AND 4 STORIES WITH A 5TH RECESSED (5 STORIES TOTAL) ADJACENT TO FOSTER LANE. THE APPROVAL WITH CONDITIONS SHALL BE SENT TO THE PLANNING COMMISSION TO BE ACKNOWLEDGED AND THAT THIS PROPOSED CONDITION AND PLANNING COMMISSION ACKNOWLEDGEMENT SHALL NOT DELAY THE REVIEW SCHEDULED FOR THE HISTORIC ZONING COMMISSION'S FINAL COA REVIEW.

ENVISION FRANKLIN PLAN AMENDMENT:
ADDITIONAL HEIGHT MAY BE CONSIDERED WHEN UNDERGROUND PARKING IS PROVIDED. WITH ANY ADDITIONAL HEIGHT, THE STRUCTURE SHOULD BE SIMILAR TO, AND COMPATIBLE WITH ADJACENT MULTIFAMILY; HEIGHT SHOULD TRANSITION DOWN TOWARDS THE TRUETT HOUSE SO THAT EACH SIDE OF THE PARCEL IS CONTEXTUALLY APPROPRIATE WITH ADJACENT STRUCTURES. LIMITED RETAIL IS APPROPRIATE WHEN IT SUPPORTS THE COMMUNITY, NEIGHBORS, OR THE RESIDENTIAL EXPERIENCE.

THE MIDDLE EIGHT PARKING DATA*

Use	Parking Requirement (per COF Zoning Ordinance dated 01/01/2023)	Number of Employees on Largest Shift	Outdoor/Indoor Square Footage (SF)	Number of Units	Total Spaces Required per COF Zoning Ordinance dated 01/01/2023	Parking Requirement (per M.O.S. request)	Total Spaces Required per M.O.S. Request & Shared Parking*		Total Spaces Provided	
Duplex/Townhome/ Single-Family									Unit Garages	On-Street/ Parallel
3 Bed Dup & SF House	3			12	36		36		24	13
3 Bed TH	3			3	9		9		6	3
SF House	2			6	12		12		12	0
Total Dup/TH/SF				21	57		57		58	
Multifamily									Parking Garage	On-Street
Studio MF	1.5			30	45	1.02	31		367	20
1 Bed MF	1.5			96	144	1.02	98			
2 Bed MF	2.5			88	220	1.89	167			
3 Bed MF	3			40	120	2.76	111			
Total Multifamily				254	529		407		387	
Restaurant / Café									Parking Garage	On-Street
	7.5 spaces per 1,000 square feet of gross floor area of the building and any outdoor seating area + 0.75 space per employee on largest shift	4	4000		34		34		33	8
							Shared Parking Reduction	-32		
Overall Total				275	620		466		486	

* Refer to the Parking Memo dated May 2023 prepared by KCI Technologies for shared parking supplemental data.



SITE DATA CHART:

PROJECT NAME: THE MIDDLE EIGHT
COF PROJECT NUMBER: 8154
TAX MAP: 063M
GROUP: A
PARCELS: 04.00
ADDRESS: 209 OLD LIBERTY PIKE
CITY: FRANKLIN
COUNTY: WILLIAMSON
STATE: TENNESSEE
CIVIL DISTRICT: 10
PUD SITE ACREAGE: 7.2
PUD SITE SQUARE FOOTAGE: 313,632 SF

REGULATIONS
BASE ZONING: R4 | RESIDENTIAL 4 DISTRICT
PROPOSED ZONING: PD 38.19/3000 | PLANNED DISTRICT OVERLAY ZONING: CENTRAL FRANKLIN OVERLAY, HISTORIC PRESERVATION OVERLAY, & FLOOD FRINGE OVERLAY
BUILDING TYPES APPLIED: MULTIFAMILY RESIDENTIAL, SINGLE FAMILY RESIDENTIAL, TOWNHOUSE & DUPLEX UNITS
FRONTAGE TYPES APPLIED:
- DUPLEX AND SINGLE FAMILY: YARD FRONTAGE
- TOWNHOUSE AND MULTIFAMILY: URBAN FRONTAGE

SETBACKS
- TOWNHOUSE (BUILDING NO. 3, 4, 5)
  - FRONT: 10'
  - REAR: 13'
  - SIDE: 8' OR 75'
- DUPLEX
  - FRONT: 10'
  - REAR: 10', 12' OR 20' (SEE PLAN)
  - SIDE: 5-10' (SEE PLAN)
- SINGLE FAMILY
  - FRONT:6' OR 10' (SEE PLAN)
  - REAR:10', 12' OR 75' (SEE PLAN)
  - SIDE: SEE PLAN*
- MULTIFAMILY (BUILDINGS NO. 1 & 2):
  - FRONT YARD: 0' OR 10' (SEE PLAN)
  - SIDE YARD: 0'
  - REAR YARD: 0'

*SEE SHEET A1.0 FOR RESIDENTIAL LOT DIAGRAM

SITE DATA CHART CONT.:

DWELLING UNIT COUNT, BY TYPE:
A. MULTIFAMILY
- STUDIO: 30
- 1 BEDROOM: 96
- 2 BEDROOM: 88
- 3 BEDROOM: 40
- SUBTOTAL: 254*

B. SINGLE FAMILY, TOWNHOUSE, DUPLEX UNITS
- 4 BEDROOM SINGLE FAMILY HOMES: 6
- 3 BEDROOM DUPLEXES: 12
- 3 BEDROOM TOWNHOUSES: 3
- SUBTOTAL: 21

TOTAL DWELLING UNITS: 275
*THIS IS A MAX NUMBER OF UNITS, FINAL MIX OF UNIT TYPES TO BE COORDINATED AT SITE PLAN.

BUILDING HEIGHTS:
- SINGLE FAMILY, DUPLEXES & TOWNHOUSE: 2-3 STORIES
- MULTIFAMILY: 1-5 STORIES

REQUIRED LANDSCAPE SURFACE AREA: 20% (62,726.40 SF)
PROPOSED LANDSCAPE SURFACE AREA: 30% (94,169.09 SF)
OPEN SPACE SF REQUIRED: 5% (15,681 SF)
NATURAL AREA SF REQUIRED: 10% (31,363 SF)
TOTAL OVERALL OPEN SPACE PROVIDED: 20.3% (63,800 SF)
TOTAL ACREAGE OF HEALTHY TREE CANOPY: 0.97 AC (42,337 SF)
TREE CANOPY TO BE RETAINED: 0.25 AC (11,008 SF)
PROPOSED TREE CANOPY RETENTION: 0.53 AC (23,011 SF)

PARKING REQUIRED PER COF Z.O.: 620
PARKING REQUIRED PER MOS: 498
PARKING REQUIRED PER THE MOS + SHARED PARKING: 466
PARKING PROVIDED: 486
REFER TO DETAILED PARKING DATA CHART ON A1.4 AND PARKING STUDY PROVIDED BY KCI DATED MAY 2023.
BICYCLE PARKING REQUIRED FOR MULTIFAMILY: 0.05 SPACE/BR = 22.35
BICYCLE PARKING PROVIDED: 23

HISTORIC RESOURCE TREATMENT: 75' NATURALISTIC SCREENING/CONSERVATION EASEMENT BETWEEN ALPHEUS TRUETT HOUSE AND SITE.**
**SEE NATURALISTIC SCREENING/CONSERVATION EASEMENT NOTE.

MODIFICATION OF STANDARDS REQUEST

THE APPLICANT REQUESTS A MODIFICATION OF STANDARDS REGARDING SECTION 10.1.6 MINIMUM PARKING WITHIN THE FRANKLIN ZONING ORDINANCE. THIS PROPOSED MODIFICATION OF STANDARDS REQUESTS A REDUCTION IN RESIDENTIAL PARKING MINIMUMS FOR THE MULTIFAMILY RESIDENTIAL. THE REDUCTION IS SUPPORTED BY THE PARKING ANALYSIS PROVIDED IN THE ATTACHED PARKING MEMO FROM KCI DATED MAY 2023. REFER TO THE CHART BELOW FOR REQUESTED REDUCTION IN PARKING RATES.

LAND USE		REQUIRED RATES (PER COF ZONING ORDINANCE DATED 01.01.2023	PROPOSED RATES
MULTI-FAMILY	STUDIO	1.5	1.02
	1-BEDROOM	1.5	1.02
	2-BEDROOM	2.5	1.89
	3-BEDROOM	3.0	2.76

LAND USE PLAN AMENDMENT:

LAND USE PLAN AMENDMENT REQUEST WAS APPROVED BY FRANKLIN MUNICIPAL PLANNING COMMISSION ON 03.23.23 BY A 7-0 UNANIMOUS VOTE

PARKLAND DEDICATION REQUIREMENTS:
275 UNITS x $4,304= $1,183,600 TO MEET THE ORDINANCE.

25% OF THE TOTAL AMOUNT OR $295,900 WILL BE DUE AT FINAL PLAT PLUS THE NUMBER OF DWELLINGS FOR THAT PHASE AT A RATE OF $3,228 PER UNIT.

THE 25% OR $295,900 WILL NOT BE REIMBURSABLE AND WILL REMAIN IN QUAD 1 FOR FUTURE PARKS.

THE 75% OR $887,700 IS POSSIBLE FOR REIMBURSEMENT WITH AN AGREEMENT AND EXHIBITS SHOWING IMPROVEMENTS.

THE DEVELOPER SHALL ENTER INTO A CONTRACT WITH THE CITY WHICH CONTAINS TERMS AND CONDITIONS RELATIVE TO THE PARKLAND IMPACT FEES REQUIRED TO BE PAID BY THE DEVELOPER AND/OR ANY OFF-SETS GRANTED FOR PARKLAND DEDICATION AND/OR CONSTRUCTION OF PARK IMPROVEMENTS AS MAY BE REQUESTED BY THE DEVELOPER. SUCH CONTRACT SHALL BE FINALIZED CONCURRENTLY WITH THE APPROVAL OF THE DEVELOPMENT PLAN OR SITE PLAN WHEN A DEVELOPMENT PLAN IS NOT REQUIRED. WHEN NEITHER A DEVELOPMENT PLAN OR SITE PLAN EXIST, THE CONTRACT SHALL BE APPROVED BY BOMA PRIOR TO THE ISSUANCE OF A BUILDING PERMIT AND SHALL CONTAIN FINANCIAL ASSURANCE TO THE CITY.

COMPREHENSIVE REVIEW OF SITE PLAN:

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

VESTING DEVELOPMENT STANDARDS

DEVELOPMENT STANDARD	VERSION/DATE
ZONING ORDINANCE	01-01-2023
SUBDIVISION REGULATIONS	01-01-2022
HISTORIC DISTRICT DESIGN GUIDELINES	05-30-2022
TRANSPORTATION & STREET TECHNICAL STANDARDS	07-01-2021
STORMWATER BMP MANUAL	07-01-2021
TECHNICAL SPECIFICATIONS FOR UTILITY INSTALLATION	10-13-2020 OR NEWEST VERSION
MUNICIPAL CODE	VARIES - STANDARDS EFFECTIVE ON 12-12-2022 APPLY

NATURALISTIC SCREENING /CONSERVATION EASEMENT:
THE NATURALISTIC SCREENING/CONSERVATION EASEMENT SHALL BE MAINTAINED BY THE PROPERTY ASSOCIATION IN ORDER TO PRESERVE THE INTEGRITY OF THE ALPHEUS TRUETT HISTORIC HOUSE.

KVD PROJECT# : 21065
COF PROJECT# : 8154
Sheet #:
C0.0
DATE: 08.15.2023



1 MULTIFAMILY

2 SINGLE FAMILY

3 DUPLEX

4 TOWNHOME

5 FIRST FLOOR RESTAURANT / CAFE

6 PARKING GARAGE ENTRANCE

7 52' PROPOSED RIGHT OF WAY

8 75' NATURALISTIC SCREENING /CONSERVATION EASEMENT*

9 HISTORIC PRESERVATION OVERLAY DISTRICT

10 STORMWATER TREATMENT

*THE NATURALISTIC SCREENING/CONSERVATION EASEMENT SHALL BE MAINTAINED BY THE PROPERTY ASSOCIATION IN ORDER TO PRESERVE THE INTEGRITY OF THE APLHEUS TRUETT HISTORIC HOUSE.

NOTE: THIS PAGE PROVIDES A CONCEPTUAL ILLUSTRATIVE PLAN OF HOW THE SITE MAY BE DEVELOPED IN ACCORDANCE WITH THE PROJECT DEVELOPMENT PLAN. SPECIFIC PLANS WILL BE PROVIDED DURING THE SITE PLAN PHASE.

NORTH

0 30 60 90 feet

SCALE: 1"=30'

KV+D
KISER VOGRIN DESIGN
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Main: 615.599.2277
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GARY MICHAEL VOGRIN
No. 101578
STATE OF TENNESSEE
REGISTERED LANDSCAPE ARCHITECT
08-15-23

DEVELOPMENT PLAN
THE MIDDLE EIGHT

209 OLD LIBERTY PIKE
FRANKLIN PROJECT # 8154
FRANKLIN, WILLIAMSON COUNTY, TN

NO:	REVISIONS	DATE	BY
1	COF RESUBMITTAL	05/04/23	KRG
2	ONE STOP SUBMITTAL	08/15/23	KRG

DESIGNED BY:	GV
DRAWN BY:	GV2
CHECKED BY:	KR
DATE:	04/10/23

KVD PROJECT NO.
21065

DRAWING TITLE:

ILLUSTRATIVE MASTER PLAN

SHEET NUMBER

C0.1

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GRADING & DRAINAGE DATA CHART:

1. SITE AREA: 7.19 AC
2. EXISTING IMPERVIOUS AREA: 0.14 AC
3. EXISTING RV VALUE: 0.108
4. PEAK FLOW RUNOFF
   - 4.1. 2 YEAR: 13.15 CFS
   - 4.2. 5 YEAR: 22.05 CFS
   - 4.3. 10 YEAR: 28.30 CFS
   - 4.4. 25 YEAR: 36.49 CFS
   - 4.5. 50 YEAR: 42.67 CFS
   - 4.6. 100 YEAR: 48.82 CFS

LEGEND

- IRON ROD (OLD)
- BENCHMARK
- CATCH BASIN
- FIRE HYDRANT
- SEWER MANHOLE
- EXISTING TREE
- WATER VALVE
- WATER METER
- IRON ROD (NEW)
- UTILITY POLE

SLOPE ANALYSIS LEGEND

- 20% OR GREATER SLOPES
- 14% TO 19% SLOPES

SITE DATA CHART:

PROJECT NAME: THE MIDDLE EIGHT
COF PROJECT NUMBER: 8154
TAX MAP: 063M
GROUP: A
PARCELS: 04.00
ADDRESS: 209 OLD LIBERTY PIKE
CITY: FRANKLIN
COUNTY: WILLIAMSON
STATE: TENNESSEE
CIVIL DISTRICT: 10
PUD SITE ACREAGE: 7.2
PUD SITE SQUARE FOOTAGE: 313,632 SF

REGULATIONS
BASE ZONING: R4 | RESIDENTIAL 4 DISTRICT
PROPOSED ZONING: PD (38.19 / 3000) | PLANNED DISTRICT
OVERLAY ZONING: CENTRAL FRANKLIN OVERLAY, HISTORIC PRESERVATION OVERLAY, & FLOOD FRINGE OVERLAY
BUILDING TYPES APPLIED: MULTIFAMILY RESIDENTIAL, SINGLE FAMILY RESIDENTIAL, TOWNHOME & DUPLEX UNITS
FRONTAGE TYPES APPLIED:
DUPLEX AND SINGLE FAMILY: YARD FRONTAGE
TOWNHOUSE AND MULTIFAMILY: URBAN FRONTAGE

STORMWATER NARRATIVE

ALL STORMWATER CURRENTLY FLOWS TO THE EXISTING OUTFALL AT THE SOUTHEASTERN CORNER OF THE PROPOSED DEVELOPMENT (OUTFALL #1), WHICH DISCHARGES TO LIBERTY CREEK AND EVENTUALLY TO THE HARPETH RIVER, APPROXIMATELY 850 LF DOWNSTREAM.

STORMWATER QUALITY FOR THE PROPOSED PROJECT WILL BE PROVIDED BY UTILIZING LOW IMPACT DEVELOPMENT (LID) METHODS DESCRIBED IN THE CITY OF FRANKLIN BMP MANUAL, INCLUDING BIORETENTION, AND PERVIOUS PAVEMENT. THESE GREEN INFRASTRUCTURE PRACTICES WILL SATISFY THE CITY REQUIREMENTS CONCERNING STORMWATER QUALITY REQUIREMENTS AS LAID OUT IN THE BMP MANUAL.

STORMWATER QUANTITY FOR THE PROPOSED PROJECT MAY BE PARTIALLY PROVIDED BY UTILIZING BIORETENTION AND PERVIOUS PAVEMENT. THESE GREEN INFRASTRUCTURE PRACTICES WILL DECREASE THE RUNOFF LEAVING THE SITE TO MEET THE CITY REQUIREMENTS CONCERNING PEAK RUNOFF CONTROL.

0 25 50 100 150
SCALE: 1" = 50'

SURVEY INFO
PROVIDED BY: S&ME & CHASTAIN SKILLMAN
DATUM: TENNESSEE STATE PLANE (NAD83 & NAVD 88)

FULMER LUCAS

KV+D
KISER VOGRIN DESIGN
5005 MERIDIAN BLVD. SUITE 100
FRANKLIN, TN 37067
MAIN: 615.708.0567
WWW.KISERVOGRIN.COM

DEVELOPMENT PLAN

THE MIDDLE EIGHT

209 OLD LIBERTY PIKE
FRANKLIN PROJECT # 8154
FRANKLIN, WILLIAMSON COUNTY, TN

NO.	REVISIONS	DATE	BY
1	COF RESUBMITTAL	05/04/2023	JYB
2	COF ONE STOP SUBMITTAL	08/15/2023	JYB

DESIGNED BY: YB
DRAWN BY: JM
CHECKED BY: BD
DATE: 04/10/23

FLE PROJECT NO.
1060-15

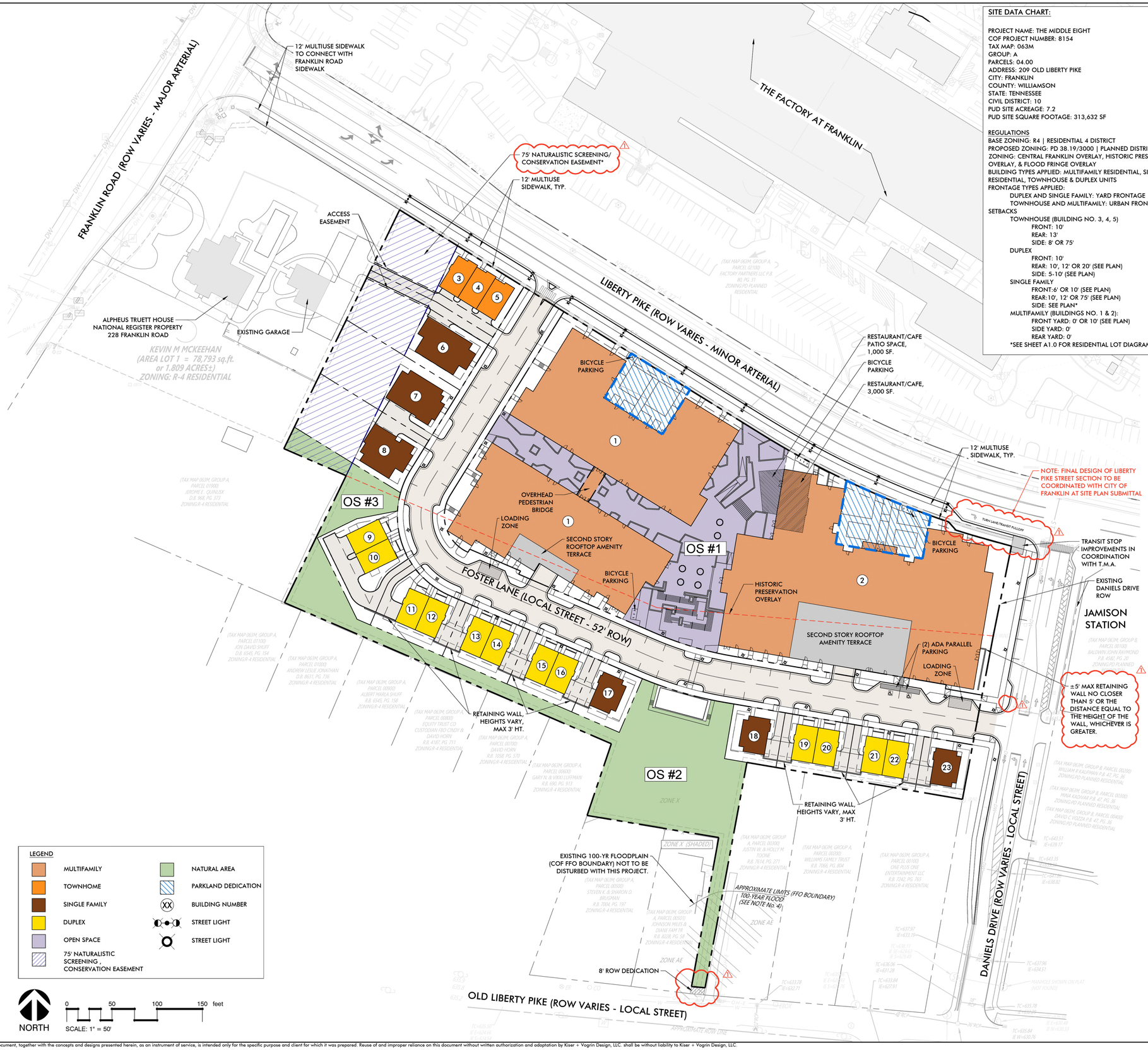
DRAWING TITLE:

EXISTING CONDITIONS PLAN

SHEET NUMBER

C1.0

Timothy August 16, 2023
Z:\1060_Active Projects\15 - 209 Franklin Rd\Civil\Sheets\1060-15_Existing Conditions Plan.dwg



SITE DATA CHART:

PROJECT NAME: THE MIDDLE EIGHT
COF PROJECT NUMBER: 8154
TAX MAP: 063M
GROUP: A
PARCELS: 04.00
ADDRESS: 209 OLD LIBERTY PIKE
CITY: FRANKLIN
COUNTY: WILLIAMSON
STATE: TENNESSEE
CIVIL DISTRICT: 10
PUD SITE ACREAGE: 7.2
PUD SITE SQUARE FOOTAGE: 313,632 SF

REGULATIONS
BASE ZONING: R4 | RESIDENTIAL 4 DISTRICT
PROPOSED ZONING: PD 38.19/3000 | PLANNED DISTRICT OVERLAY ZONING: CENTRAL FRANKLIN OVERLAY, HISTORIC PRESERVATION OVERLAY, & FLOOD FRINGE OVERLAY
BUILDING TYPES APPLIED: MULTIFAMILY RESIDENTIAL, SINGLE FAMILY RESIDENTIAL, TOWNHOUSE & DUPLEX UNITS
FRONTAGE TYPES APPLIED:
DUPLEX AND SINGLE FAMILY: YARD FRONTAGE
TOWNHOUSE AND MULTIFAMILY: URBAN FRONTAGE
SETBACKS
TOWNHOUSE (BUILDING NO. 3, 4, 5)
FRONT: 10'
REAR: 13'
SIDE: 8' OR 75'
DUPLEX
FRONT: 10'
REAR: 10', 12' OR 20' (SEE PLAN)
SIDE: 5-10' (SEE PLAN)
SINGLE FAMILY
FRONT:6' OR 10' (SEE PLAN)
REAR:10', 12' OR 75' (SEE PLAN)
SIDE: SEE PLAN*
MULTIFAMILY (BUILDINGS NO. 1 & 2):
FRONT YARD: 0' OR 10' (SEE PLAN)
SIDE YARD: 0'
REAR YARD: 0'
*SEE SHEET A1.0 FOR RESIDENTIAL LOT DIAGRAM

SITE DATA CHART CONT.:

DWELLING UNIT COUNT, BY TYPE:

A. MULTIFAMILY		
STUDIO:	30	
1 BEDROOM:	96	
2 BEDROOM:	88	
3 BEDROOM:	40	
SUBTOTAL:	254*	
B. SINGLE FAMILY, TOWNHOUSE, DUPLEX UNITS		
4 BEDROOM SINGLE FAMILY HOMES:	6	
3 BEDROOM DUPLEXES:	12	
3 BEDROOM TOWNHOUSES:	3	
SUBTOTAL:	21	

TOTAL DWELLING UNITS: 275
*THIS IS A MAX NUMBER OF UNITS, FINAL MIX OF UNIT TYPES TO BE COORDINATED AT SITE PLAN.

BUILDING HEIGHTS:
- SINGLE FAMILY, DUPLEXES & TOWNHOUSE: 2-3 STORIES
- MULTIFAMILY: 1-5 STORIES

REQUIRED LANDSCAPE SURFACE AREA: 20% (62,726.40 SF)
PROPOSED LANDSCAPE SURFACE AREA: 30% (94,169.09 SF)
OPEN SPACE SF REQUIRED: 5% (15,681 SF)
NATURAL AREA SF REQUIRED: 10% (31,363 SF)
TOTAL OVERALL OPEN SPACE PROVIDED: 20.3% (63,800 SF)
TOTAL ACREAGE OF HEALTHY TREE CANOPY: 0.97 AC (42,337 SF)
TREE CANOPY TO BE RETAINED: 0.25 AC (11,008 SF)
PROPOSED TREE CANOPY RETENTION: 0.53 AC (23,011 SF)

PARKING REQUIRED PER COF Z.O.: 620
PARKING REQUIRED PER MOS: 498
PARKING REQUIRED PER THE MOS + SHARED PARKING: 466
PARKING PROVIDED: 486
REFER TO DETAILED PARKING DATA CHART ON A1.4 AND PARKING STUDY PROVIDED BY KCI DATED MAY 2023.
BICYCLE PARKING REQUIRED FOR MULTIFAMILY: 0.05 SPACE/BR = 22.35
BICYCLE PARKING PROVIDED: 23

HISTORIC RESOURCE TREATMENT: 75' NATURALISTIC SCREENING/CONSERVATION EASEMENT BETWEEN ALPHEUS TRUETT HOUSE AND SITE **
**SEE NATURALISTIC SCREENING/CONSERVATION EASEMENT NOTE.

THE MIDDLE EIGHT - OPEN SPACE REQUIREMENT CHART

SITE ACREAGE: 7.2 AC (313,632 SF)
MINIMUM 5% OPEN SPACE ACREAGE REQUIRED: 0.36 AC(15,681.60 SF)
ADDITIONAL 10% FOR NATURAL AREA: 0.72 AC (31,363.20 SF)

OPEN SPACE PROVIDED

KEY	AREA OF OPEN SPACE SF	HARDSCAPE AREA SF	HARDSCAPE AREA%	STORMWATER FEATURE INCLUDED? Y/N
OS #1 (PLAZA)	28,000	22,400	80%	N
OS #2 (NATURAL AREA)	30,800	N/A	N/A	Y
OS #3 (NATURAL AREA)	5,000	N/A	N/A	N
TOTAL PROVIDED	63,800.00	22,400.00		

OPEN SPACE PROVIDED:0.64 AC (28,000 SF)
NATURAL OPEN SPACE PROVIDED: 0.82 AC (35,800 SF)
TOTAL OVERALL OPEN SPACE PROVIDED: 1.46 AC (63,800 SF)

NOTE: EACH OPEN SPACE AREA SHALL BE DESIGNED IN FURTHER DETAIL IN A WAY THAT MEETS OR EXCEEDS THE STANDARDS OF ITS DESIGNATED OPEN SPACE TYPE STATED IN CHAPTER 11 OF THE FRANKLIN ZONING ORDINANCE DATED 01-01-2023.

REFER TO C2.1 FOR OPEN SPACE PLAN.

THE MIDDLE EIGHT - BUILDING DATA CHART

BUILDING NO.	BUILDING TYPE	RESIDENTIAL (DU)	BUILDING STORIES	ASSOCIATED GARAGE PARKING	ON STREET/PARALLEL PARKING
1-2	MULTIFAMILY	254	1-5	400	28
3-5	TOWNHOME	3	2-3	6*	3
6-8 , 17-18 , 23	SINGLE FAMILY	6	2-3	12*	0
9-16 , 19-22	DUPLEX	12	2-3	24*	13
TOTAL	-	275	-	486 PARKING SPACES	
DENSITY	-	38.20 DU/A	-	-	

*FOR THESE USES, THE GARAGE PARKING IS LOCATED WITHIN THEIR INDIVIDUAL LOTS.

IMPACT STATEMENT

GRADING/SW PLAN
THE PROPOSED DEVELOPMENT WILL CONSIST OF 275 TOTAL RESIDENCES. THESE PROPOSED RESIDENCES WILL REQUIRE POLICE, FIRE AND SOLID WASTE SERVICES. IT IS ALSO ANTICIPATED THAT RESIDENTS WILL UTILIZE PUBLIC RECREATIONAL FACILITIES. IMPACT TO SURROUNDING DRAINAGE FACILITIES IS ANTICIPATED TO BE MINIMAL AS THE PROPOSED DEVELOPMENT WILL SATISFY THE CITY REQUIREMENTS FOR STORMWATER QUALITY AND QUANTITY.

ROW/ACCESS PLAN
A TRAFFIC IMPACT STUDY WILL BE PRODUCED BY KCI BASED ON TRAFFIC COUNTS COLLECTED ON A TYPICAL WEEKDAY WHEN SCHOOLS WERE IN SESSION.

UTILITY PLAN
THE DEMAND OF THE PROPOSED DEVELOPMENT CAN BE ADEQUATELY ACCOMMODATED BY THE EXISTING INFRASTRUCTURE, AND THE PROJECT IS NOT ANTICIPATED TO HAVE A NEGATIVE EFFECT ON THE UTILITIES OR OTHER USERS THEREOF. THE PROJECT WILL USE CITY OF FRANKLIN DOMESTIC, FIRE AND IRRIGATION WATER SERVICE, AS WELL AS SANITARY SEWER SERVICE PROVIDED BY CITY OF FRANKLIN.

GENERAL NOTES:
1. THE WEST BUILDING OF THE MIDDLE EIGHT IS ONE RESIDENTIAL BUILDING ACCORDING TO THE 2018 INTERNATIONAL BUILDING CODE, ADOPTED BY THE CITY OF FRANKLIN. THE RELEVANT SECTIONS FOR THIS DETERMINATION ARE SECTION 202, SECTION 310.4, SECTION 503.1.2, AND SECTION 506.2.3.
2. DUE TO TOPOGRAPHY ISSUES ALONG DANIEL'S DRIVE, DWELLING UNITS ARE UP TO 10' LOWER THAN DANIEL'S DRIVE DUE TO EXISTING ROAD GRADE. PER THE ZONING ORDINANCE SECTION 6.7, THIS IS CONSIDERED AN EXISTING CONSTRAINT TO ALLOW FOR ACCESS FROM UNITS TO A PUBLIC STREET.
3. NOTE THAT ALL REQUIRED PARKING FOR TOWNHOMES, DUPLEXES, AND SINGLE FAMILY LOTS WILL BE MET, INCLUDING PARALLEL PARKING FRONTING THE OUTER LOOP OF FOSTER LANE. PARALLEL PARKING ALONG THE INNER LOOP OF FOSTER LANE SHALL SUPPLEMENT PARKING REQUIREMENTS FOR THE MULTIFAMILY AND RESTAURANT/CAFE USES.

ENVISION FRANKLIN DESCRIPTION: THIS DEVELOPMENT PROVIDES A MIX OF RESIDENTIAL BUILDINGS CONSISTENT WITH ENVISION FRANKLIN.

*NATURALISTIC SCREENING /CONSERVATION EASEMENT:
THE NATURALISTIC SCREENING/CONSERVATION EASEMENT SHALL BE MAINTAINED BY THE PROPERTY ASSOCIATION IN ORDER TO PRESERVE THE INTEGRITY OF THE APLHEUS TRUETT HISTORIC HOUSE.

LEGEND
- MULTIFAMILY
- TOWNHOME
- SINGLE FAMILY
- DUPLEX
- OPEN SPACE
- 75' NATURALISTIC SCREENING , CONSERVATION EASEMENT
- NATURAL AREA
- PARKLAND DEDICATION
- BUILDING NUMBER
- STREET LIGHT
- STREET LIGHT

NORTH
0 50 100 150 feet
SCALE: 1" = 50'

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Franklin, TN 37067
Main: 615.778.6000
www.kiservogrin.com

GARY MICHAEL VOGRIN 2201 REGISTERED TENNESSEE LANDSCAPE ARCHITECT
08-15-23

DEVELOPMENT PLAN
THE MIDDLE EIGHT
209 OLD LIBERTY PIKE
FRANKLIN PROJECT # 8154
FRANKLIN, WILLIAMSON COUNTY, TN

NO:	REVISIONS	DATE	BY
1	COF RESUBMITTAL	05/04/23	KRG
2	ONE STOP SUBMITTAL	08/15/23	KRG

DESIGNED BY: GV
DRAWN BY: GV2
CHECKED BY: KR
DATE: 04/10/23

KVD PROJECT NO. 21065

DRAWING TITLE: DEVELOPMENT PLAN

SHEET NUMBER C2.0

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DEVELOPMENT PLAN
THE MIDDLE EIGHT
PUD SUBDIVISION

209 OLD LIBERTY PIKE
TAX MAP 063M PARCEL 0400, GROUP A

COF PROJECT # 8154
KVD PROJECT #21065
FRANKLIN, WILLIAMSON CO., TN

CLIENT/DEVELOPER
TRULAND
401 CHURCH STREET
FRANKLIN, TN 37064
CONTACT: AMANDA MCKEEHAN
INFO@TRULANDGROUP.COM

LANDSCAPE ARCHITECT / APPLICANT
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TRAFFIC ENGINEER
KCI TECHNOLOGIES
KCI TECHNOLOGIES INC/
500 11TH AVENUE N
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NASHVILLE, TN 37203
CONTACT: BETH OSTROWSKI
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BRANDING
streetsense.
STREET SENSE
641 S STREET NW
WASHINGTON, DC 20001
CONTACT: DONNA OETZEL
(202)415-0818
DOETZEL@STREETSENSE.COM

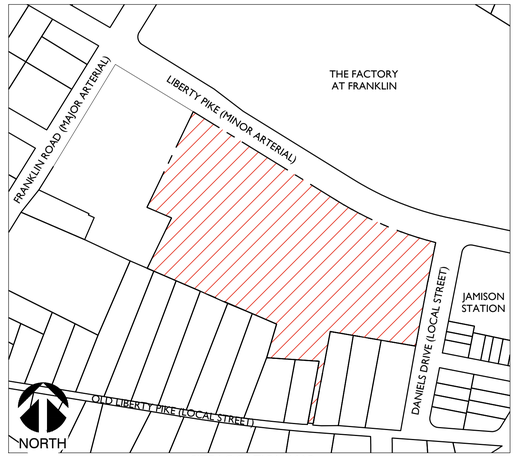
CIVIL ENGINEER
FULMER LUCAS
FULMER LUCAS
2002 RICHARD JONES ROAD SUITE B200
NASHVILLE, TN 37215
CONTACT: YATES BATEMAN
(214) 796-1771

GARY MICHAEL VOGRIN — REGISTERED — OWNER — TENNESSEE NO. 1362 — LANDSCAPE ARCHITECT
08-15-23

JOSEPH M. ANTUNOVICH — REGISTERED ARCHITECT — NO. 107034 — STATE OF TENNESSEE
08-15-23

YATES BATEMAN — AGRICULTURE — 40016 — STATE OF TENNESSEE

SHEET INDEX	SHEET NUMBER	PRE-APP SUBMITTAL	INITIAL SUBMITTAL	RE-SUBMITTAL	ONE STOP
COVER SHEET	C0.0	03-27-2023	04-10-2023	05-04-2023	08-15-2023
ILLUSTRATIVE MASTER PLAN	C0.1	03-27-2023	04-10-2023	05-04-2023	08-15-2023
EXISTING CONDITIONS PLAN	C1.0	03-27-2023	04-10-2023	05-04-2023	08-15-2023
DEVELOPMENT PLAN	C2.0	03-27-2023	04-10-2023	05-04-2023	08-15-2023
OPEN SPACE PLAN	C2.1	03-27-2023	04-10-2023	05-04-2023	08-15-2023
SITE GRADING & DRAINAGE PLAN	C3.0	03-27-2023	04-10-2023	05-04-2023	08-15-2023
ROW & ACCESS PLAN	C4.0	03-27-2023	04-10-2023	05-04-2023	08-15-2023
REFUSE COLLECTION PLAN	C4.1	03-27-2023	04-10-2023	05-04-2023	08-15-2023
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TIS & STREET SECTIONS	C4.3			05-04-2023	08-15-2023
SITE UTILITY PLAN	C5.0	03-27-2023	04-10-2023	05-04-2023	08-15-2023
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TREE PRESERVATION PLAN	L1.0	03-27-2023	04-10-2023	05-04-2023	08-15-2023
LOT DIAGRAMS	A1.0	03-27-2023	04-10-2023	05-04-2023	08-15-2023
SITE PARKING DATA	A1.1	03-27-2023	04-10-2023	05-04-2023	08-15-2023
ARCHITECTURAL ELEVATIONS	A1.2	03-27-2023	04-10-2023	05-04-2023	08-15-2023
ARCHITECTURAL ELEVATIONS	A1.3	03-27-2023	04-10-2023	05-04-2023	08-15-2023
ARCHITECTURAL ELEVATIONS	A1.4		04-10-2023	05-04-2023	08-15-2023
ARCHITECTURAL ELEVATIONS	A1.5		04-10-2023	05-04-2023	08-15-2023
ARCHITECTURAL ELEVATIONS	A1.6		04-10-2023	05-04-2023	08-15-2023
ARCHITECTURAL ELEVATIONS	A1.7		04-10-2023	05-04-2023	08-15-2023
ARCHITECTURAL ELEVATIONS	A1.8		04-10-2023	05-04-2023	08-15-2023
ARCHITECTURAL ELEVATIONS	A1.9		04-10-2023	05-04-2023	08-15-2023
ARCHITECTURAL RENDERINGS	A2.0	03-27-2023	04-10-2023	05-04-2023	08-15-2023
ARCHITECTURAL RENDERINGS	A2.1		04-10-2023	05-04-2023	08-15-2023
ARCHITECTURAL RENDERINGS	A2.2	03-27-2023	04-10-2023	05-04-2023	08-15-2023
ARCHITECTURAL RENDERINGS	A2.3	03-27-2023	04-10-2023	05-04-2023	08-15-2023
ARCHITECTURAL RENDERINGS	A2.4	03-27-2023	04-10-2023	05-04-2023	08-15-2023
ARCHITECTURAL RENDERINGS	A2.5	03-27-2023	04-10-2023	05-04-2023	08-15-2023
ARCHITECTURAL RENDERINGS	A2.6	03-27-2023	04-10-2023	05-04-2023	08-15-2023
ARCHITECTURAL RENDERINGS	A2.7	03-27-2023	04-10-2023	05-04-2023	08-15-2023
ARCHITECTURAL RENDERINGS	A2.8	03-27-2023	04-10-2023	05-04-2023	08-15-2023
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ARCHITECTURAL RENDERINGS	A2.10	03-27-2023	04-10-2023	05-04-2023	08-15-2023
ARCHITECTURAL RENDERINGS	A2.11	03-27-2023	04-10-2023	05-04-2023	08-15-2023
ARCHITECTURAL RENDERINGS	A2.12	03-27-2023	04-10-2023	05-04-2023	08-15-2023
ARCHITECTURAL RENDERINGS	A2.13	03-27-2023	04-10-2023	05-04-2023	08-15-2023
ARCHITECTURAL RENDERINGS	A2.14	03-27-2023	04-10-2023	05-04-2023	08-15-2023
ARCHITECTURAL RENDERINGS	A2.15	03-27-2023	04-10-2023	05-04-2023	08-15-2023



SITE LOCATION MAP
1"=200'

BOMA 2ND READING CONDITION OF APPROVAL - 8/8/23:
THE NUMBER OF STORIES OF THE EAST RESIDENTIAL BUILDING (BLDG. #2) SHALL BE REDUCED TO 3 STORIES AND A 4TH RECESSED (4 STORIES TOTAL) FRONTING LIBERTY PIKE AND 4 STORIES WITH A 5TH RECESSED (5 STORIES TOTAL) ADJACENT TO FOSTER LANE. THE APPROVAL WITH CONDITIONS SHALL BE SENT TO THE PLANNING COMMISSION TO BE ACKNOWLEDGED AND THAT THIS PROPOSED CONDITION AND PLANNING COMMISSION ACKNOWLEDGEMENT SHALL NOT DELAY THE REVIEW SCHEDULED FOR THE HISTORIC ZONING COMMISSION'S FINAL COA REVIEW.

ENVISION FRANKLIN PLAN AMENDMENT:
ADDITIONAL HEIGHT MAY BE CONSIDERED WHEN UNDERGROUND PARKING IS PROVIDED. WITH ANY ADDITIONAL HEIGHT, THE STRUCTURE SHOULD BE SIMILAR TO, AND COMPATIBLE WITH ADJACENT MULTIFAMILY; HEIGHT SHOULD TRANSITION DOWN TOWARDS THE TRUETT HOUSE SO THAT EACH SIDE OF THE PARCEL IS CONTEXTUALLY APPROPRIATE WITH ADJACENT STRUCTURES. LIMITED RETAIL IS APPROPRIATE WHEN IT SUPPORTS THE COMMUNITY, NEIGHBORS, OR THE RESIDENTIAL EXPERIENCE.

THE MIDDLE EIGHT PARKING DATA*

Use	Parking Requirement (per COF Zoning Ordinance dated 01/01/2023)	Number of Employees on Largest Shift	Outdoor/Indoor Square Footage (SF)	Number of Units	Total Spaces Required per COF Zoning Ordinance dated 01/01/2023	Parking Requirement (per M.O.S. request)	Total Spaces Required per M.O.S. Request & Shared Parking*	Total Spaces Provided	
Duplex/Townhome/ Single-Family								Unit Garages	On-Street/ Parallel
3 Bed Dup & SF House	3			12	36		36	24	13
3 Bed TH	3			3	9		9	6	3
SF House	2			6	12		12	12	0
Total Dup/TH/SF				21	57		57	58	
Multifamily								Parking Garage	On-Street
Studio MF	1.5			30	45	1.02	31	367	20
1 Bed MF	1.5			96	144	1.02	98		
2 Bed MF	2.5			88	220	1.89	167		
3 Bed MF	3			40	120	2.76	111		
Total Multifamily				254	529		407	387	
Restaurant / Café								Parking Garage	On-Street
	7.5 spaces per 1,000 square feet of gross floor area of the building and any outdoor seating area + 0.75 space per employee on largest shift	4	4000		34		34	33	8
							Shared Parking Reduction -32		
Overall Total				275	620		466	486	

* Refer to the Parking Memo dated May 2023 prepared by KCI Technologies for shared parking supplemental data.



SITE DATA CHART:

PROJECT NAME: THE MIDDLE EIGHT
COF PROJECT NUMBER: 8154
TAX MAP: 063M
GROUP: A
PARCELS: 04.00
ADDRESS: 209 OLD LIBERTY PIKE
CITY: FRANKLIN
COUNTY: WILLIAMSON
STATE: TENNESSEE
CIVIL DISTRICT: 10
PUD SITE ACREAGE: 7.2
PUD SITE SQUARE FOOTAGE: 313,632 SF

REGULATIONS
BASE ZONING: R4 | RESIDENTIAL 4 DISTRICT
PROPOSED ZONING: PD 38.19/3000 | PLANNED DISTRICT OVERLAY ZONING: CENTRAL FRANKLIN OVERLAY, HISTORIC PRESERVATION OVERLAY, & FLOOD FRINGE OVERLAY
BUILDING TYPES APPLIED: MULTIFAMILY RESIDENTIAL, SINGLE FAMILY RESIDENTIAL, TOWNHOUSE & DUPLEX UNITS
FRONTAGE TYPES APPLIED:
- DUPLEX AND SINGLE FAMILY: YARD FRONTAGE
- TOWNHOUSE AND MULTIFAMILY: URBAN FRONTAGE

SETBACKS
- TOWNHOUSE (BUILDING NO. 3, 4, 5)
  - FRONT: 10'
  - REAR: 13'
  - SIDE: 8' OR 75'
- DUPLEX
  - FRONT: 10'
  - REAR: 10', 12' OR 20' (SEE PLAN)
  - SIDE: 5-10' (SEE PLAN)
- SINGLE FAMILY
  - FRONT:6' OR 10' (SEE PLAN)
  - REAR:10', 12' OR 75' (SEE PLAN)
  - SIDE: SEE PLAN*
- MULTIFAMILY (BUILDINGS NO. 1 & 2):
  - FRONT YARD: 0' OR 10' (SEE PLAN)
  - SIDE YARD: 0'
  - REAR YARD: 0'

*SEE SHEET A1.0 FOR RESIDENTIAL LOT DIAGRAM

SITE DATA CHART CONT.:

DWELLING UNIT COUNT, BY TYPE:

A.	MULTIFAMILY	
	STUDIO:	30
	1 BEDROOM:	96
	2 BEDROOM:	88
	3 BEDROOM:	40
	SUBTOTAL:	254*
B.	SINGLE FAMILY, TOWNHOUSE, DUPLEX UNITS	
	4 BEDROOM SINGLE FAMILY HOMES:	6
	3 BEDROOM DUPLEXES:	12
	3 BEDROOM TOWNHOUSES:	3
	SUBTOTAL:	21

TOTAL DWELLING UNITS: 275
*THIS IS A MAX NUMBER OF UNITS, FINAL MIX OF UNIT TYPES TO BE COORDINATED AT SITE PLAN.

BUILDING HEIGHTS:
- SINGLE FAMILY, DUPLEXES & TOWNHOUSE: 2-3 STORIES
- MULTIFAMILY: 1-5 STORIES

REQUIRED LANDSCAPE SURFACE AREA: 20% (62,726.40 SF)
PROPOSED LANDSCAPE SURFACE AREA: 30% (94,169.09 SF)
OPEN SPACE SF REQUIRED: 5% (15,681 SF)
NATURAL AREA SF REQUIRED: 10% (31,363 SF)
TOTAL OVERALL OPEN SPACE PROVIDED: 20.3% (63,800 SF)
TOTAL ACREAGE OF HEALTHY TREE CANOPY: 0.97 AC (42,337 SF)
TREE CANOPY TO BE RETAINED: 0.25 AC (11,008 SF)
PROPOSED TREE CANOPY RETENTION: 0.53 AC (23,011 SF)

PARKING REQUIRED PER COF Z.O.: 620
PARKING REQUIRED PER MOS: 498
PARKING REQUIRED PER THE MOS + SHARED PARKING: 466
PARKING PROVIDED: 486
REFER TO DETAILED PARKING DATA CHART ON A1.4 AND PARKING STUDY PROVIDED BY KCI DATED MAY 2023.
BICYCLE PARKING REQUIRED FOR MULTIFAMILY: 0.05 SPACE/BR = 22.35
BICYCLE PARKING PROVIDED: 23

HISTORIC RESOURCE TREATMENT: 75' NATURALISTIC SCREENING/CONSERVATION EASEMENT BETWEEN ALPHEUS TRUETT HOUSE AND SITE.**
**SEE NATURALISTIC SCREENING/CONSERVATION EASEMENT NOTE.

COMPREHENSIVE REVIEW OF SITE PLAN:

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

VESTING DEVELOPMENT STANDARDS

DEVELOPMENT STANDARD	VERSION/DATE
ZONING ORDINANCE	01-01-2023
SUBDIVISION REGULATIONS	01-01-2022
HISTORIC DISTRICT DESIGN GUIDELINES	05-30-2022
TRANSPORTATION & STREET TECHNICAL STANDARDS	07-01-2021
STORMWATER BMP MANUAL	07-01-2021
TECHNICAL SPECIFICATIONS FOR UTILITY INSTALLATION	10-13-2020 OR NEWEST VERSION
MUNICIPAL CODE	VARIES - STANDARDS EFFECTIVE ON 12-12-2022 APPLY

NATURALISTIC SCREENING /CONSERVATION EASEMENT:
THE NATURALISTIC SCREENING/CONSERVATION EASEMENT SHALL BE MAINTAINED BY THE PROPERTY ASSOCIATION IN ORDER TO PRESERVE THE INTEGRITY OF THE APLHEUS TRUETT HISTORIC HOUSE.

MODIFICATION OF STANDARDS REQUEST

THE APPLICANT REQUESTS A MODIFICATION OF STANDARDS REGARDING SECTION 10.1.6 MINIMUM PARKING WITHIN THE FRANKLIN ZONING ORDINANCE. THIS PROPOSED MODIFICATION OF STANDARDS REQUESTS A REDUCTION IN RESIDENTIAL PARKING MINIMUMS FOR THE MULTIFAMILY RESIDENTIAL. THE REDUCTION IS SUPPORTED BY THE PARKING ANALYSIS PROVIDED IN THE ATTACHED PARKING MEMO FROM KCI DATED MAY 2023. REFER TO THE CHART BELOW FOR REQUESTED REDUCTION IN PARKING RATES.

LAND USE		REQUIRED RATES (PER COF ZONING ORDINANCE DATED 01.01.2023	PROPOSED RATES
MULTI-FAMILY	STUDIO	1.5	1.02
	1-BEDROOM	1.5	1.02
	2-BEDROOM	2.5	1.89
	3-BEDROOM	3.0	2.76

LAND USE PLAN AMENDMENT:

LAND USE PLAN AMENDMENT REQUEST WAS APPROVED BY FRANKLIN MUNICIPAL PLANNING COMMISSION ON 03.23.23 BY A 7-0 UNANIMOUS VOTE

PARKLAND DEDICATION REQUIREMENTS:
275 UNITS x $4,304= $1,183,600 TO MEET THE ORDINANCE.

25% OF THE TOTAL AMOUNT OR $295,900 WILL BE DUE AT FINAL PLAT PLUS THE NUMBER OF DWELLINGS FOR THAT PHASE AT A RATE OF $3,228 PER UNIT.

THE 25% OR $295,900 WILL NOT BE REIMBURSABLE AND WILL REMAIN IN QUAD 1 FOR FUTURE PARKS.

THE 75% OR $887,700 IS POSSIBLE FOR REIMBURSEMENT WITH AN AGREEMENT AND EXHIBITS SHOWING IMPROVEMENTS.

THE DEVELOPER SHALL ENTER INTO A CONTRACT WITH THE CITY WHICH CONTAINS TERMS AND CONDITIONS RELATIVE TO THE PARKLAND IMPACT FEES REQUIRED TO BE PAID BY THE DEVELOPER AND/OR ANY OFF-SETS GRANTED FOR PARKLAND DEDICATION AND/OR CONSTRUCTION OF PARK IMPROVEMENTS AS MAY BE REQUESTED BY THE DEVELOPER. SUCH CONTRACT SHALL BE FINALIZED CONCURRENTLY WITH THE APPROVAL OF THE DEVELOPMENT PLAN OR SITE PLAN WHEN A DEVELOPMENT PLAN IS NOT REQUIRED. WHEN NEITHER A DEVELOPMENT PLAN OR SITE PLAN EXIST, THE CONTRACT SHALL BE APPROVED BY BOMA PRIOR TO THE ISSUANCE OF A BUILDING PERMIT AND SHALL CONTAIN FINANCIAL ASSURANCE TO THE CITY.

KVD PROJECT# : 21065
COF PROJECT# : 8154
Sheet #:
C0.0
DATE: 08.15.2023



1 MULTIFAMILY

2 SINGLE FAMILY

3 DUPLEX

4 TOWNHOME

5 FIRST FLOOR RESTAURANT / CAFE

6 PARKING GARAGE ENTRANCE

7 52' PROPOSED RIGHT OF WAY

8 75' NATURALISTIC SCREENING /CONSERVATION EASEMENT*

9 HISTORIC PRESERVATION OVERLAY DISTRICT

10 STORMWATER TREATMENT

*THE NATURALISTIC SCREENING/CONSERVATION EASEMENT SHALL BE MAINTAINED BY THE PROPERTY ASSOCIATION IN ORDER TO PRESERVE THE INTEGRITY OF THE APLHEUS TRUETT HISTORIC HOUSE.

NOTE: THIS PAGE PROVIDES A CONCEPTUAL ILLUSTRATIVE PLAN OF HOW THE SITE MAY BE DEVELOPED IN ACCORDANCE WITH THE PROJECT DEVELOPMENT PLAN. SPECIFIC PLANS WILL BE PROVIDED DURING THE SITE PLAN PHASE.

NORTH

0 30 60 90 feet

SCALE: 1"=30'

KV+D
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GARY MICHAEL VOGRIN
REGISTERED
LANDSCAPE ARCHITECT
TENNESSEE
08-15-23

DEVELOPMENT PLAN
THE MIDDLE EIGHT
209 OLD LIBERTY PIKE
FRANKLIN PROJECT # 8154
FRANKLIN, WILLIAMSON COUNTY, TN

NO:	REVISIONS	DATE	BY
1	COF RESUBMITTAL	05/04/23	KRG
2	ONE STOP SUBMITTAL	08/15/23	KRG

DESIGNED BY:	GV
DRAWN BY:	GV2
CHECKED BY:	KR
DATE:	04/10/23

KVD PROJECT NO.
21065

DRAWING TITLE:

ILLUSTRATIVE MASTER PLAN

SHEET NUMBER

C0.1

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GRADING & DRAINAGE DATA CHART:

1. SITE AREA: 7.19 AC
2. EXISTING IMPERVIOUS AREA: 0.14 AC
3. EXISTING RV VALUE: 0.108
4. PEAK FLOW RUNOFF
   - 4.1. 2 YEAR: 13.15 CFS
   - 4.2. 5 YEAR: 22.05 CFS
   - 4.3. 10 YEAR: 28.30 CFS
   - 4.4. 25 YEAR: 36.49 CFS
   - 4.5. 50 YEAR: 42.67 CFS
   - 4.6. 100 YEAR: 48.82 CFS

LEGEND

- IRON ROD (OLD)
- BENCHMARK
- CATCH BASIN
- FIRE HYDRANT
- SEWER MANHOLE
- EXISTING TREE
- WATER VALVE
- WATER METER
- IRON ROD (NEW)
- UTILITY POLE

SLOPE ANALYSIS LEGEND

- 20% OR GREATER SLOPES
- 14% TO 19% SLOPES

SITE DATA CHART:

PROJECT NAME: THE MIDDLE EIGHT
COF PROJECT NUMBER: 8154
TAX MAP: 063M
GROUP: A
PARCELS: 04.00
ADDRESS: 209 OLD LIBERTY PIKE
CITY: FRANKLIN
COUNTY: WILLIAMSON
STATE: TENNESSEE
CIVIL DISTRICT: 10
PUD SITE ACREAGE: 7.2
PUD SITE SQUARE FOOTAGE: 313,632 SF

REGULATIONS
BASE ZONING: R4 | RESIDENTIAL 4 DISTRICT
PROPOSED ZONING: PD (38.19 / 3000) | PLANNED DISTRICT
OVERLAY ZONING: CENTRAL FRANKLIN OVERLAY, HISTORIC PRESERVATION OVERLAY, & FLOOD FRINGE OVERLAY
BUILDING TYPES APPLIED: MULTIFAMILY RESIDENTIAL, SINGLE FAMILY RESIDENTIAL, TOWNHOME & DUPLEX UNITS
FRONTAGE TYPES APPLIED:
DUPLEX AND SINGLE FAMILY: YARD FRONTAGE
TOWNHOUSE AND MULTIFAMILY: URBAN FRONTAGE

STORMWATER NARRATIVE

ALL STORMWATER CURRENTLY FLOWS TO THE EXISTING OUTFALL AT THE SOUTHEASTERN CORNER OF THE PROPOSED DEVELOPMENT (OUTFALL #1), WHICH DISCHARGES TO LIBERTY CREEK AND EVENTUALLY TO THE HARPETH RIVER, APPROXIMATELY 850 LF DOWNSTREAM.

STORMWATER QUALITY FOR THE PROPOSED PROJECT WILL BE PROVIDED BY UTILIZING LOW IMPACT DEVELOPMENT (LID) METHODS DESCRIBED IN THE CITY OF FRANKLIN BMP MANUAL, INCLUDING BIORETENTION, AND PERVIOUS PAVEMENT. THESE GREEN INFRASTRUCTURE PRACTICES WILL SATISFY THE CITY REQUIREMENTS CONCERNING STORMWATER QUALITY REQUIREMENTS AS LAID OUT IN THE BMP MANUAL.

STORMWATER QUANTITY FOR THE PROPOSED PROJECT MAY BE PARTIALLY PROVIDED BY UTILIZING BIORETENTION AND PERVIOUS PAVEMENT. THESE GREEN INFRASTRUCTURE PRACTICES WILL DECREASE THE RUNOFF LEAVING THE SITE TO MEET THE CITY REQUIREMENTS CONCERNING PEAK RUNOFF CONTROL.

0 25 50 100 150
SCALE: 1" = 50'

SURVEY INFO
PROVIDED BY: S&ME & CHASTAIN SKILLMAN
DATUM: TENNESSEE STATE PLANE (NAD83 & NAVD 88)

FULMER LUCAS

KVD
KISER VOGRIN DESIGN
5005 MERIDIAN BLVD. SUITE 100
FRANKLIN, TN 37067
MAIN: 615.769.0567
WWW.KISERVOGRIN.COM

JAMES MICHAEL KISER
REGISTERED
LANDSCAPE ARCHITECT
AGRICULTURE
No. 101934
STATE OF TENNESSEE

DEVELOPMENT PLAN
THE MIDDLE EIGHT
209 OLD LIBERTY PIKE
FRANKLIN PROJECT # 8154
FRANKLIN, WILLIAMSON COUNTY, TN

NO.	REVISIONS	DATE	BY
1	COF RESUBMITTAL	05/04/2023	JYB
2	COF ONE STOP SUBMITTAL	08/15/2023	JYB

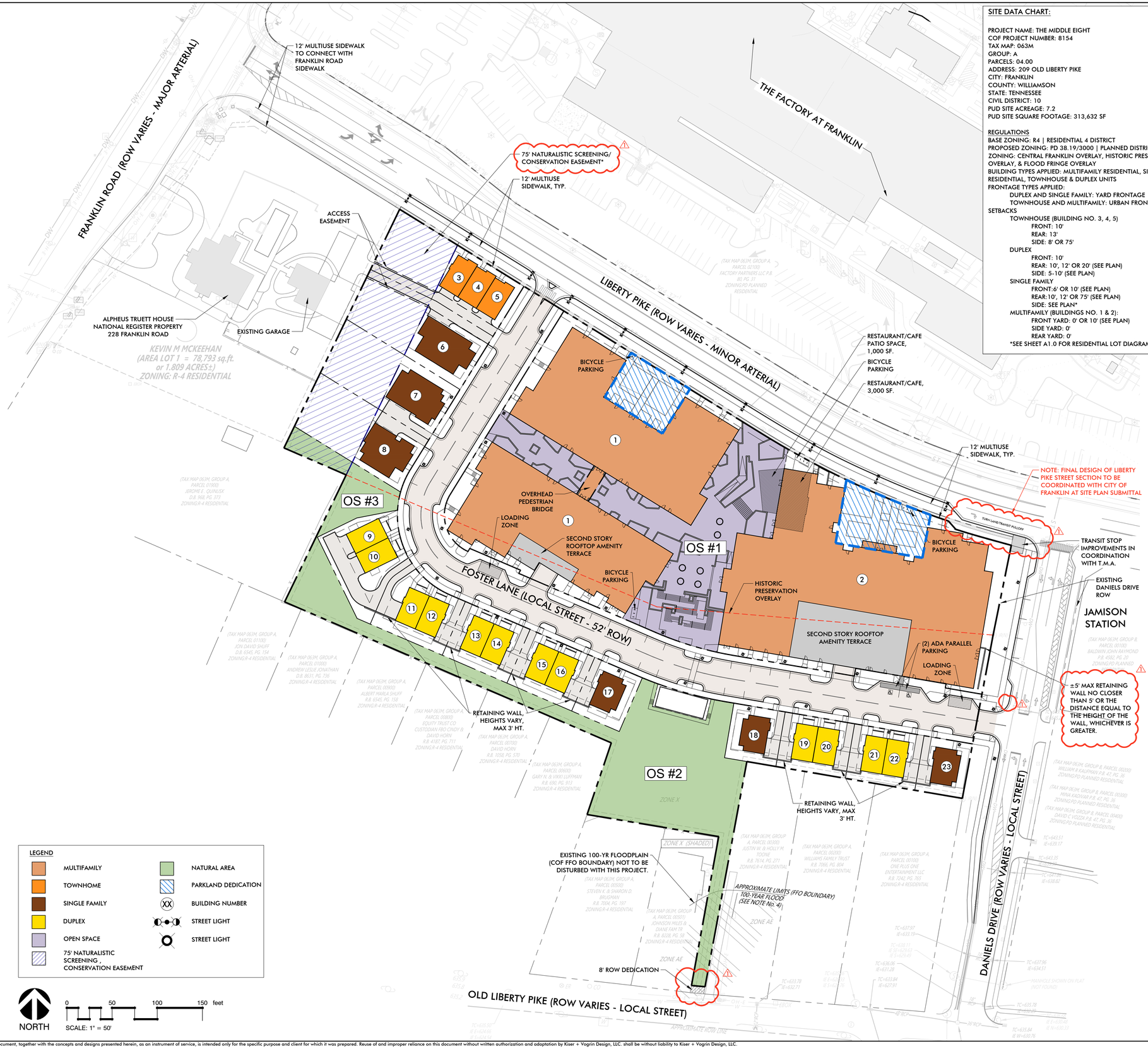
DESIGNED BY: YB
DRAWN BY: JM
CHECKED BY: BD
DATE: 04/10/23

FLE PROJECT NO.
1060-15

DRAWING TITLE:
EXISTING CONDITIONS PLAN

SHEET NUMBER
C1.0

Tuesday, August 15, 2023
21060-Fle-Nash-155 229 Franklin Rd\Civil\Sheets\1060-15_Existing Conditions Plan.dwg



SITE DATA CHART:

PROJECT NAME: THE MIDDLE EIGHT
COF PROJECT NUMBER: 8154
TAX MAP: 063M
GROUP: A
PARCELS: 04.00
ADDRESS: 209 OLD LIBERTY PIKE
CITY: FRANKLIN
COUNTY: WILLIAMSON
STATE: TENNESSEE
CIVIL DISTRICT: 10
PUD SITE ACREAGE: 7.2
PUD SITE SQUARE FOOTAGE: 313,632 SF

REGULATIONS
BASE ZONING: R4 | RESIDENTIAL 4 DISTRICT
PROPOSED ZONING: PD 38.19/3000 | PLANNED DISTRICT OVERLAY ZONING: CENTRAL FRANKLIN OVERLAY, HISTORIC PRESERVATION OVERLAY, & FLOOD FRINGE OVERLAY
BUILDING TYPES APPLIED: MULTIFAMILY RESIDENTIAL, SINGLE FAMILY RESIDENTIAL, TOWNHOUSE & DUPLEX UNITS
FRONTAGE TYPES APPLIED:
DUPLEX AND SINGLE FAMILY: YARD FRONTAGE
TOWNHOUSE AND MULTIFAMILY: URBAN FRONTAGE
SETBACKS
TOWNHOUSE (BUILDING NO. 3, 4, 5)
FRONT: 10'
REAR: 13'
SIDE: 8' OR 75'
DUPLEX
FRONT: 10'
REAR: 10', 12' OR 20' (SEE PLAN)
SIDE: 5-10' (SEE PLAN)
SINGLE FAMILY
FRONT:6' OR 10' (SEE PLAN)
REAR:10', 12' OR 75' (SEE PLAN)
SIDE: SEE PLAN*
MULTIFAMILY (BUILDINGS NO. 1 & 2):
FRONT YARD: 0' OR 10' (SEE PLAN)
SIDE YARD: 0'
REAR YARD: 0'
*SEE SHEET A1.0 FOR RESIDENTIAL LOT DIAGRAM

SITE DATA CHART CONT.:

DWELLING UNIT COUNT, BY TYPE:

A. MULTIFAMILY		
STUDIO:	30	
1 BEDROOM:	96	
2 BEDROOM:	88	
3 BEDROOM:	40	
SUBTOTAL:	254*	
B. SINGLE FAMILY, TOWNHOUSE, DUPLEX UNITS		
4 BEDROOM SINGLE FAMILY HOMES:		6
3 BEDROOM DUPLEXES:		12
3 BEDROOM TOWNHOUSES:		3
SUBTOTAL:		21

TOTAL DWELLING UNITS: 275
*THIS IS A MAX NUMBER OF UNITS, FINAL MIX OF UNIT TYPES TO BE COORDINATED AT SITE PLAN.

BUILDING HEIGHTS:
- SINGLE FAMILY, DUPLEXES & TOWNHOUSE: 2-3 STORIES
- MULTIFAMILY: 1-5 STORIES

REQUIRED LANDSCAPE SURFACE AREA: 20% (62,726.40 SF)
PROPOSED LANDSCAPE SURFACE AREA: 30% (94,169.09 SF)
OPEN SPACE SF REQUIRED: 5% (15,681 SF)
NATURAL AREA SF REQUIRED: 10% (31,363 SF)
TOTAL OVERALL OPEN SPACE PROVIDED: 20.3% (63,800 SF)
TOTAL ACREAGE OF HEALTHY TREE CANOPY: 0.97 AC (42,337 SF)
TREE CANOPY TO BE RETAINED: 0.25 AC (11,008 SF)
PROPOSED TREE CANOPY RETENTION: 0.53 AC (23,011 SF)

PARKING REQUIRED PER COF Z.O.: 620
PARKING REQUIRED PER MOS: 498
PARKING REQUIRED PER THE MOS + SHARED PARKING: 466
PARKING PROVIDED: 486
REFER TO DETAILED PARKING DATA CHART ON A1.4 AND PARKING STUDY PROVIDED BY KCI DATED MAY 2023.
BICYCLE PARKING REQUIRED FOR MULTIFAMILY: 0.05 SPACE/BR = 22.35
BICYCLE PARKING PROVIDED: 23

HISTORIC RESOURCE TREATMENT: 75' NATURALISTIC SCREENING/CONSERVATION EASEMENT BETWEEN ALPHEUS TRUETT HOUSE AND SITE ** **SEE NATURALISTIC SCREENING/CONSERVATION EASEMENT NOTE.

THE MIDDLE EIGHT - OPEN SPACE REQUIREMENT CHART

SITE ACREAGE: 7.2 AC (313,632 SF)
MINIMUM 5% OPEN SPACE ACREAGE REQUIRED: 0.36 AC(15,681.60 SF)
ADDITIONAL 10% FOR NATURAL AREA: 0.72 AC (31,363.20 SF)

OPEN SPACE PROVIDED

KEY	AREA OF OPEN SPACE SF	HARDSCAPE AREA SF	HARDSCAPE AREA%	STORMWATER FEATURE INCLUDED? Y/N
OS #1 (PLAZA)	28,000	22,400	80%	N
OS #2 (NATURAL AREA)	30,800	N/A	N/A	Y
OS #3 (NATURAL AREA)	5,000	N/A	N/A	N
TOTAL PROVIDED	63,800.00	22,400.00		

OPEN SPACE PROVIDED:0.64 AC (28,000 SF)
NATURAL OPEN SPACE PROVIDED: 0.82 AC (35,800 SF)
TOTAL OVERALL OPEN SPACE PROVIDED: 1.46 AC (63,800 SF)

NOTE: EACH OPEN SPACE AREA SHALL BE DESIGNED IN FURTHER DETAIL IN A WAY THAT MEETS OR EXCEEDS THE STANDARDS OF ITS DESIGNATED OPEN SPACE TYPE STATED IN CHAPTER 11 OF THE FRANKLIN ZONING ORDINANCE DATED 01-01-2023.

REFER TO C2.1 FOR OPEN SPACE PLAN.

THE MIDDLE EIGHT - BUILDING DATA CHART

BUILDING NO.	BUILDING TYPE	RESIDENTIAL (DU)	BUILDING STORIES	ASSOCIATED GARAGE PARKING	ON STREET/PARALLEL PARKING
1-2	MULTIFAMILY	254	1-5	400	28
3-5	TOWNHOME	3	2-3	6*	3
6-8 , 17-18 , 23	SINGLE FAMILY	6	2-3	12*	0
9-16 , 19-22	DUPLEX	12	2-3	24*	13
TOTAL	-	275	-	486 PARKING SPACES	
DENSITY	-	38.20 DU/A	-	-	

*FOR THESE USES, THE GARAGE PARKING IS LOCATED WITHIN THEIR INDIVIDUAL LOTS.

IMPACT STATEMENT

GRADING/SW PLAN
THE PROPOSED DEVELOPMENT WILL CONSIST OF 275 TOTAL RESIDENCES. THESE PROPOSED RESIDENCES WILL REQUIRE POLICE, FIRE AND SOLID WASTE SERVICES. IT IS ALSO ANTICIPATED THAT RESIDENTS WILL UTILIZE PUBLIC RECREATIONAL FACILITIES. IMPACT TO SURROUNDING DRAINAGE FACILITIES IS ANTICIPATED TO BE MINIMAL AS THE PROPOSED DEVELOPMENT WILL SATISFY THE CITY REQUIREMENTS FOR STORMWATER QUALITY AND QUANTITY.

ROW/ACCESS PLAN
A TRAFFIC IMPACT STUDY WILL BE PRODUCED BY KCI BASED ON TRAFFIC COUNTS COLLECTED ON A TYPICAL WEEKDAY WHEN SCHOOLS WERE IN SESSION.

UTILITY PLAN
THE DEMAND OF THE PROPOSED DEVELOPMENT CAN BE ADEQUATELY ACCOMMODATED BY THE EXISTING INFRASTRUCTURE, AND THE PROJECT IS NOT ANTICIPATED TO HAVE A NEGATIVE EFFECT ON THE UTILITIES OR OTHER USERS THEREOF. THE PROJECT WILL USE CITY OF FRANKLIN DOMESTIC, FIRE AND IRRIGATION WATER SERVICE, AS WELL AS SANITARY SEWER SERVICE PROVIDED BY CITY OF FRANKLIN.

GENERAL NOTES:
1. THE WEST BUILDING OF THE MIDDLE EIGHT IS ONE RESIDENTIAL BUILDING ACCORDING TO THE 2018 INTERNATIONAL BUILDING CODE, ADOPTED BY THE CITY OF FRANKLIN. THE RELEVANT SECTIONS FOR THIS DETERMINATION ARE SECTION 202, SECTION 310.4, SECTION 503.1.2, AND SECTION 506.2.3.
2. DUE TO TOPOGRAPHY ISSUES ALONG DANIEL'S DRIVE, DWELLING UNITS ARE UP TO 10' LOWER THAN DANIEL'S DRIVE DUE TO EXISTING ROAD GRADE. PER THE ZONING ORDINANCE SECTION 6.7, THIS IS CONSIDERED AN EXISTING CONSTRAINT TO ALLOW FOR ACCESS FROM UNITS TO A PUBLIC STREET.
3. NOTE THAT ALL REQUIRED PARKING FOR TOWNHOMES, DUPLEXES, AND SINGLE FAMILY LOTS WILL BE MET, INCLUDING PARALLEL PARKING FRONTING THE OUTER LOOP OF FOSTER LANE. PARALLEL PARKING ALONG THE INNER LOOP OF FOSTER LANE SHALL SUPPLEMENT PARKING REQUIREMENTS FOR THE MULTIFAMILY AND RESTAURANT/CAFE USES.

ENVISION FRANKLIN DESCRIPTION: THIS DEVELOPMENT PROVIDES A MIX OF RESIDENTIAL BUILDINGS CONSISTENT WITH ENVISION FRANKLIN.

*NATURALISTIC SCREENING /CONSERVATION EASEMENT:
THE NATURALISTIC SCREENING/CONSERVATION EASEMENT SHALL BE MAINTAINED BY THE PROPERTY ASSOCIATION IN ORDER TO PRESERVE THE INTEGRITY OF THE ALPHEUS TRUETT HISTORIC HOUSE.

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5005 Meridian Blvd. Ste. 100
Franklin, TN 37067
Main: 615.807.2222
www.kiservogrin.com

MICHAEL GARY VOGRIN — TENNESSEE REGISTERED LANDSCAPE ARCHITECT
08-15-23

DEVELOPMENT PLAN
THE MIDDLE EIGHT
209 OLD LIBERTY PIKE
FRANKLIN PROJECT # 8154
FRANKLIN, WILLIAMSON COUNTY, TN

NO:	REVISIONS	DATE	BY
1	COF RESUBMITTAL	05/04/23	KRG
2	ONE STOP SUBMITTAL	08/15/23	KRG

DESIGNED BY: GV
DRAWN BY: GV2
CHECKED BY: KR
DATE: 04/10/23

KVD PROJECT NO. 21065

DRAWING TITLE:
DEVELOPMENT PLAN

SHEET NUMBER
C2.0

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File #: 21-01872

DATE: 3/26/2026

TO: Franklin Municipal Planning Commission

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

SUBJECT:

Consideration Of Ordinance 2025-54, An Ordinance To Rezone 202.60 Acres To Revise The Hillside Hillcrest Overlay (HHO) District Boundaries For The Property Located South Of Mack Hatcher Memorial Parkway And East Of Franklin Road, At 354 Franklin Road.
2/26/26 FMPC: Deferred to the 3/26/26 FMPC meeting, 8-0

PURPOSE:

PROJECT INFORMATION
COF Project Number: 8995
Applicant: Greg Gamble, Gamble Design Collaborative
Owner: CUMBERLAND & WESTERN RESOURCES LLC, Evans Wellborn, Rep.

BACKGROUND/STAFF COMMENTS:
MARCH 2026 UPDATE:

Since the February 2026 FMPC meeting, the applicant has revised the proposed HHO boundary to fully align with the previously approved Conservation line of Envision Franklin. Because the proposed HHO line matches the Conservation Design Concept line, Staff can provide a recommendation of approval.

STAFF REPORT FOR FEBRUARY 26, 2026 FMPC MEETING:

The applicant is proposing to alter the Hillside Hillcrest Overlay District (HHO) to align with the revised Conservation Design Concept line for the property located at 354 Franklin Road. The property consists of over 200 acres and is zoned Estate Residential (ER). The modifications to the Conservation line were approved by the Franklin Municipal Planning Commission at its September 25, 2025, meeting through an Envision Franklin Plan Amendment.

The Conservation Design Concept promotes the protection of the City's sensitive lands and environmental features and follows the boundaries of these natural features rather than parcel lines.

These areas include floodplains, hillsides with steep slopes, hilltops, water resources, tree rows, forested areas, and specimen trees. The tools within the Zoning Ordinance designated to implement the guidance of the Conservation Design Concept are the Zoning Overlay districts such as the Floodway Overlay (FWO) District, the Floodway Fringe Overlay (FFO) District, and the Hillside/Hillcrest Overlay (HHO) District. These zoning tools are the mechanisms by which the City ensures that these areas are protected when development is proposed.

While the majority of the proposed HHO Line for the property aligns with the recently revised Conservation line, the applicant has omitted an area from the proposed HHO that was specifically added to the Conservation Design Concept during the September Envison Franklin Plan Amendment approval. The area omitted from the HHO is an area of approximately 1.40 acres located just north of the single-family lots that front Ash Drive (see attached Staff Report Exhibit A). The area in question was discussed by the FMPC as an important addition to the Conservation area, as protecting the area would result in preservation of the existing stone wall and tree buffer for adjacent Ash Drive residences.

The HHO boundaries are determined by a combination of GIS data, that typically includes elevation contours of hillsides and hillcrests, steep slopes, and a viewshed analysis from major thoroughfares. The area in question may not align directly with some of these typical factors; however, this is a unique site, and the FMPC determined during the Envision Franklin amendment process that the area is best preserved due to natural features such as tree cover and the existing stone wall. The tool to implement the protection of this area and these features is through zoning overlays, such as the HHO. While other tools are available within the Zoning Ordinance to protect and preserve lands, they are site development tools that an applicant can choose to use (or not use). Extending the HHO over this area of the site aligns the zoning with Envision Franklin's Conservation Design Concept and meets the intent of the recent Plan Amendment.

PROJECT CONSIDERATION

The Historic Zoning Commission (HZC) approved a preliminary recommendation for the alteration of the HHO line as proposed; however, the HZC did not discuss the merits of whether this specific area of the Conservation Design Concept be included in the HHO rezoning. The HZC preliminary recommendation is as follows: The HZC recommends approval to the Franklin Municipal Planning Commission and the Board of Mayor and Aldermen provided that any future development does not increase the visibility from Franklin Road and nearby historic resources, including Roper's Knob, Wyatt Hall, Creekside, etc. and that any future rezoning request that would change the permitted maximum building heights, scale, massing, or setbacks does not increase the visibility from those resources beyond what is shown in the viewshed study associated with this HHO rezoning request. If the HHO Rezoning is approved by the Board of Mayor and Aldermen, the HZC will further review a future development proposal for these characteristics at a later date.

<u>The modifications to the HHO line for 354 Franklin Road was deferred to the March 26, 2026 meeting by the Planning Commission.</u>

PROCEDURAL REQUIREMENTS:

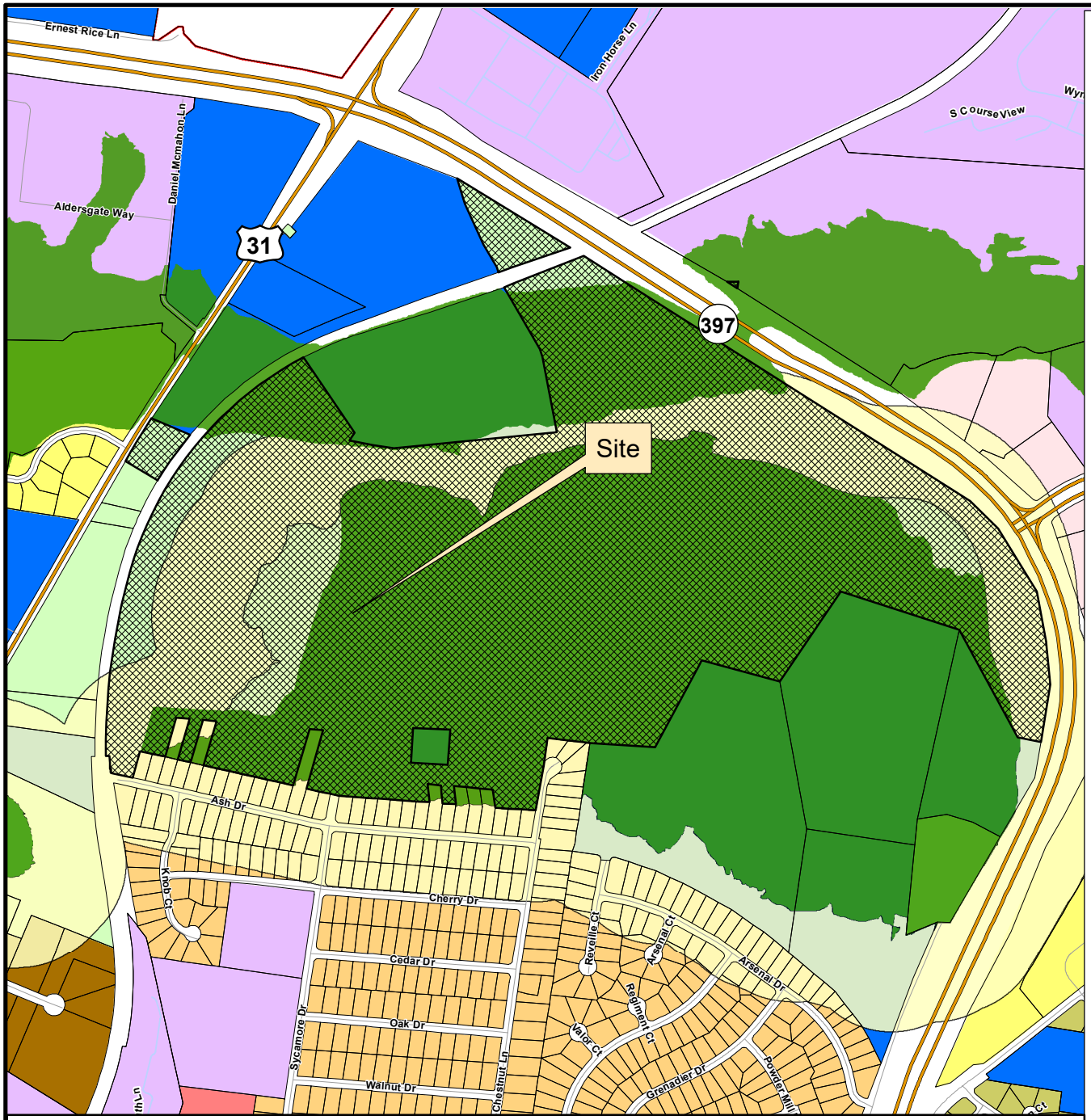
1. The City’s project identification number shall be included on all correspondence with any City department relative to this project.

FINANCIAL IMPACT:

Unknown.

RECOMMENDATION:

Staff recommends that the Planning Commission recommend to the Board of Mayor and Aldermen to approve Ordinance 2025-54.



354 FRANKLIN ROAD, HHO REZONING
ORDINANCE 2025-54

Project Information
Existing Zoning: Estate Residential (ER)
Proposed Zoning: N/A
Overlay Districts: HHO, HHO Buffer
Site Acreage: 202.60 acres

Legend

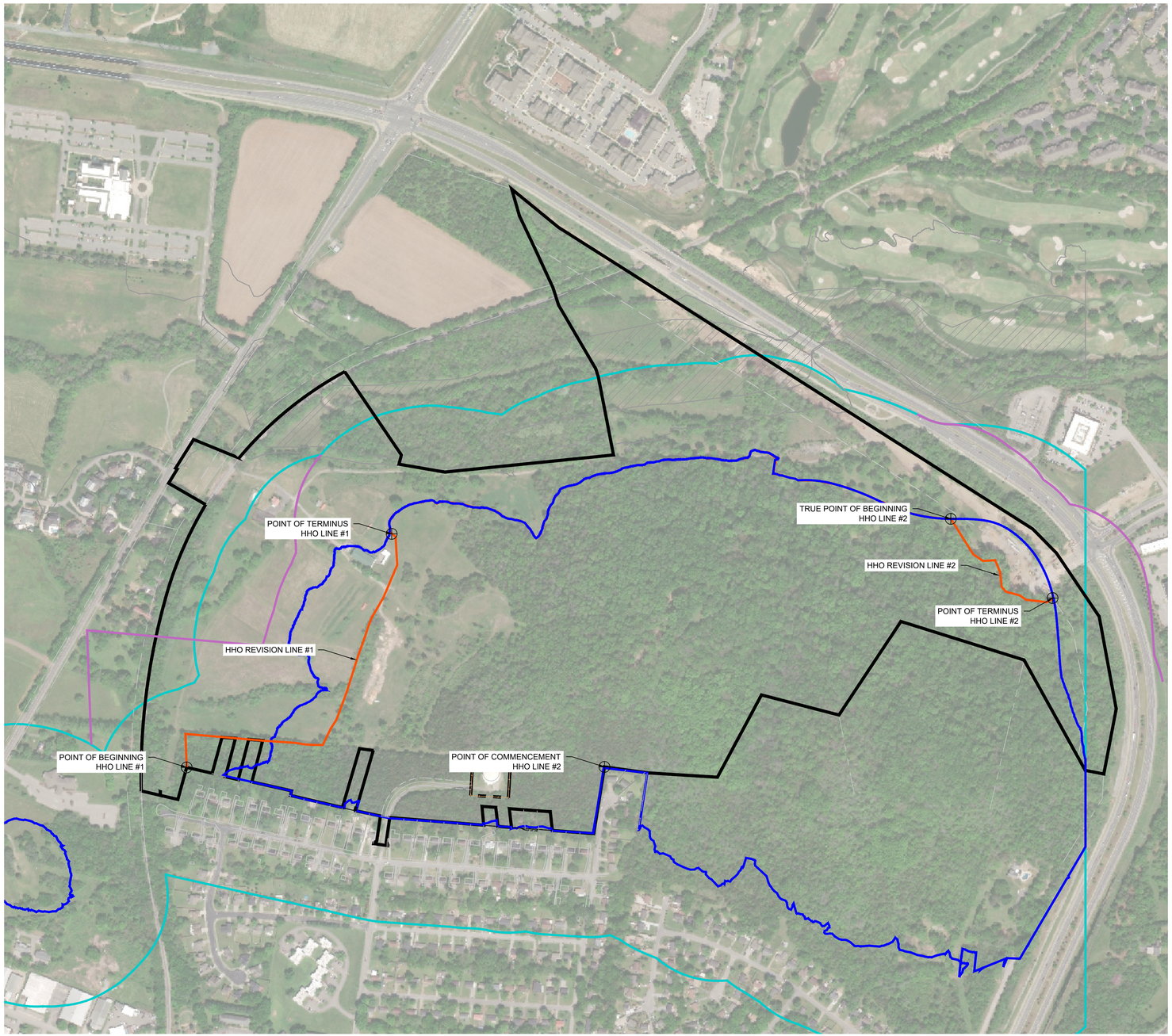
- 354 Franklin Rd
- Envision Franklin Conservation
- Hillside/Hillcrest Overlay
- 500 Ft Buffer of Hillside
- AG Agricultural District
- ER Estate Residential District
- R1 Residential 1 District
- R2 Residential 2 District
- R3 Residential 3 District
- R4 Residential 4 District
- R6 Residential 6 District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

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It was compiled from the most authentic information available.
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N

0 250 500 1,000
Feet

HISTORIC FRANKLIN TENNESSEE



SITE DATA

PROJECT TITLE	**354 FRANKLIN ROAD**
PROJECT NUMBER:	COF 8995
SITE ACREAGE/SF:	202.60AC / 8,825,256SF
EXISTING ZONING:	ESTATE RESIDENTIAL DISTRICT
PROPOSED ZONING:	ESTATE RESIDENTIAL DISTRICT
OVERLAY ZONING:	HHO, HHO BUFFER, FWO, FFO, CFO
TAX MAP & PARCELS:	063- 02800
ADDRESS:	354 FRANKLIN ROAD
PRIMARY USES:	AG

KEY

- **PROPERTY BOUNDARY (per survey by Little John 10-21-2014)**
- **EXISTING HHO LINE**
- **EXISTING 500' HHO BUFFER**
- **PROPOSED HHO LINE**
- **PROPOSED 500' HHO BUFFER**

GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

354 FRANKLIN ROAD
ESTATE RESIDENTIAL
Franklin, Williamson County, Tennessee

BRAKE A. REED REGISTERED LANDSCAPE ARCHITECT TENNESSEE No. 1234

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

PROPOSED REVISION SHEET
C2.2

PROJECT # 8995

HISTORIC FRANKLIN TENNESSEE

MEMORANDUM

DATE: September 25, 2025

TO: Franklin Municipal Planning Commission

FROM: Emily Wright, Director of Planning and Sustainability
Kelly Dannenfelser, Assistant Director of Planning and Sustainability
Andrew Orr, Long Range Planning Supervisor
Joel Aguilera, Principal Planner

Subject

*PUBLIC HEARING: Consideration of Resolution 2025-74, A RESOLUTION TO ADOPT AN ENVISION FRANKLIN PLAN AMENDMENT TO AMEND THE LIMITS OF THE CONSERVATION DESIGN CONCEPT FOR PROPERTY LOCATED AT 354 FRANKLIN ROAD, KNOWN AS MAP 063 PARCEL 02800.

Project Information

COF Project Number: 8907
Applicant: **Greg Gamble, Gamble Design Collaborative**
Owner: **Evans Wellborn, Cumberland & Western Resources LLC**

Background/Staff Comments

This application is a request to amend the Envision Franklin Design Concepts Map for property located at 354 Franklin Road. The request is to specifically amend the limits of the Conservation Design Concept on the subject property. The property is currently assigned to the Rural Reserve Design Concept, with significant portions of the property designated as the Conservation Design Concept due to the existence of floodplain on the property around Spencer Creek and predominantly due to the elevation and slopes from Ropers Knob, and Shute's Knob, which is slightly lower and to the west. These high points played significant roles during the Civil War and Ropers Knob is listed on the National Register of Historic Places. Of the total 202.29 acres, approximately 122.2 acres of the site are currently within the Conservation Design Concept. Should the limits of the Conservation area be amended, approximately 113.68 acres of the site would then be within the Conservation Design Concept which is a net reduction of 8.52 acres designated for conservation.

The Conservation Design Concept contemplates as little encroachment as possible in order to protect sensitive lands and environmental features. These may include floodplains, hillsides with steep slopes, hilltops, water resources, tree rows, forested areas, and specimen trees. The Conservation Design Concept for this site dates back to a citywide analysis conducted when the Hillside Hillcrest Overlay

Zoning District (HHO) was first established in 2008. The intent behind creating the HHO was to protect the City's hillsides and hillcrests, including their natural and topographic character and identity, as well as limiting development to ensure viewsheds were largely preserved from major corridors. The subject property is located prominently in Central Franklin, between Franklin Road and Cool Springs Boulevard, and adjoins Roper's Knob which is planned to be a future City park.

The subject property also contains the Rural Reserve Design Concept which supports single-family residential uses on a minimum one-half acre lot for new developments, accessory dwellings, and potentially institutional uses. New developments within the Rural Reserve Design Concept should preserve at least 50% of the site as permanent open space. Harlinsdale Manor is an example of the type of development supported by the Rural Reserve Design Concept.

The purpose of this request is to amend the limits of the Conservation Design Concept in four different areas of the site:

Area A: Approximately 1.40 acres. Located on the southwest portion of the property, just north of Ash Drive in the Rural Reserve Design Concept, the area is proposed to be added and placed into the Conservation Design Concept to preserve the existing stone wall and tree buffer for the adjacent Ash Drive residences.

Area B: Approximately 7.05 acres. Located along the western portion of the property, close to Franklin Road, this area was previously disturbed from illegal grading work that occurred under a previous owner of the property. The current Conservation Design Concept boundary goes through the existing barn and (now) football field. The proposed boundary would follow the remaining tree line.

Area C: Approximately 1.01 acres. On the eastern portion of the property facing Mack Hatcher Parkway this area seeks to carve out a developable footprint with slopes less than 14%. The proposed boundary would use the 14% slope line as a guide, at the base of the hill. This is a forested area.

Area D: Approximately 2.48 acres. Located along the eastern portion of the property, at the intersection at Mack Hatcher Parkway and Cool Springs Boulevard. The proposed boundary would use 14% slopes as guide as well since it follows the base of the hill. The area proposed was cleared of trees during the widening of Mack Hatcher Parkway as well as more recently when Mallory Valley performed water line improvements in their easement which exists in this area.

If approved, the applicant could apply for a rezoning to revise the Hillside Hillcrest Overlay Zoning District (HHO) to match any newly revised boundaries of the Conservation Design Concept for this site.

Envision Franklin states that applicant-requested Plan amendments must demonstrate its need and justification for 5 plan criteria.

The applicant has provided responses to these criteria, which are included as part of their submittal package as an attachment to this item in Civic Clerk. Staff responses to these criteria are as follows:

1. The applicant states that there have been significant changes to the property, as the property owner has commissioned several detailed site analyses to provide a more refined understanding of the site's physical characteristics. The analysis and visuals provided state that the proposed adjustment to the Conservation limits is necessary and would better align with the principles set forth in Envision Franklin. Although the detailed analyses conducted for this review appear correct, and within reason, staff still has some concerns with the justification for removing the Conservation Design Concept in some areas, specifically in area C, where the forested area exists and should be preserved. Due to the amount of deforestation done on site under previous ownership at Area B and at Area D in preparation for the driveway access at Cool Springs Boulevard to meet Engineering standards, staff does not want to continue any further deforestation in highly visible locations as part of the viewshed of the hill designated on the National Register of Historic Places. Additionally, because there is no conceptual layout or building information, staff does not know how impactful future development may be from this boundary change to other viewsheds along Franklin Road and natural areas. As there continues to be significant tree loss on the site due to the invasive emerald ash borer and to work being done in the waterline easements on-site, preservation of the trees at these sensitive locations, like in Area C, should be prioritized as tree canopy was part of the consideration for the original HHO boundary study.

2. The applicant states that the revised boundary of the Conservation area would still preserve the historic and natural character of the area and enabling for appropriately-scaled cluster development. Although no conceptual plan or information on the future development has been provided, the applicant accommodated staff's request to extend the proposed Conservation area in Area A in order to protect the existing historic stone wall and forested area, consistent with the principles of Envision of Franklin. For Area B, the new boundary line would follow the existing tree line and only incorporate the previously disturbed area. For Area C, the staff has raised concerns with the encroachment into the existing forested area. Encroachment into Area C for future development will not only impact the physical characteristics of the hill, but the staff has concerns it will negatively impact the viewshed from Mack Hatcher Parkway. At Area D, the boundary would follow the steep slopes and existing tree line, beyond the area that has been previously cleared for the Cool Springs Blvd intersection.

3. The applicant states that the proposed amendment adheres to the principles of Envision Franklin's Conservation and Rural Reserve concepts by preserving hilltop viewsheds and minimizing disturbance. The adjustment to the Conservation boundary maintains sensitive buffers in order to protect the visual context of the area. However, no conceptual plan or information on the future development has been provided for staff to assess if the future development would be compatible with the surrounding area or if the future plan justifies the proposed adjustments to the Conservation areas. Any future proposal to amend the underlying Envision Franklin Design Concepts shall include this information in order to determine if the proposal is compatible with the surrounding area.

4. As stated by the applicant, the proposed adjustment to the Conservation boundaries have been carefully reviewed and adjusted to preserve the important topography and visual features of the property. The applicant's approach maintains the historic landscape and avoids unnecessary encroachment into sensitive terrain. The staff recognizes that some important visual and natural features, like in Area A, have been expanded to capture those sensitive areas; however, as previously stated, in Area C, encroachment of future development into the existing forested area may significantly impact the vegetation there. If encroachment into Area C is permitted, it could affect the natural or scenic quality of the area.

5. The applicant states that, with the proposed Conservation boundary adjustment, the change supports the long-term vision of a more connected, accessible, and livable community. The adjustment will allow for clustered development in area that avoids environmentally sensitive areas and would encourage preservation, as well as new future amenities like trails, pedestrian connections, and open space access. However, as mentioned previously, because no additional information on conceptual development layout has been provided, it is difficult to assess how a future design will benefit or impact the quality of life of current and future residents.

A virtual neighborhood meeting was held on August 7, 2025. A recording of the meeting is located on the City's website at www.franklintn.gov/neighborhoodmeetings. In addition to the virtual neighborhood meeting, the applicant hosted an in-person neighborhood meeting on August 19, 2025, at Jamison Station to hear additional comments. At both meetings, several were in attendance, and voiced a variety of concerns, such as whether the applicant will make additional reductions to the Conservation area on the subject property, what impacts to the neighbors could arise from any future development proposals, and does this set a precedent for reducing other conservation areas throughout the city upon developers' requests, should this proposed amendment be approved.

Project Considerations

For this plan amendment request, the Planning Commission is only reviewing the applicant's request to amend the boundaries of the Conservation Design Concept on the subject property. No conceptual layout or development renderings have been submitted alongside this request. Any possible future Envision Franklin amendment request that would change the underlying Rural Reserve Design Concept shall provide sufficient site layout, height, massing, scale, and architectural information to allow for a full staff review and assessment of the request that would ensure consistency with Envision Franklin and compatibility with the surrounding environment.

Recommendation

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

ORDINANCE 2025-54

AN ORDINANCE TO REZONE 202.60 ACRES TO REVISE THE HILLSIDE HILLCREST OVERLAY (HHO) DISTRICT BOUNDARIES FOR THE PROPERTY LOCATED SOUTH OF MACK HATCHER MEMORIAL PARKWAY AND EAST OF FRANKLIN ROAD, AT 354 FRANKLIN ROAD

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

WHEREAS, the Hillside Hillcrest Overlay (HHO) District provides zoning for land uses compatible with both the Franklin Land Use Plan and surrounding development; and

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

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

SECTION I. That the following described property shall be, and is hereby, rezoned to revise the Hillside Hillcrest Overlay (HHO) District:

PREMISES CONSIDERED

Map-Parcel	Acres
063 – 28.00	202.60
Total	202.60

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

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

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

ATTEST:

By: _____
Angie Skarp
City Recorder

CITY OF FRANKLIN, TENNESSEE:

By: _____
Dr. Ken Moore
Mayor

Approved as to form by:

_____
Shauna R. Billingsley
City Attorney

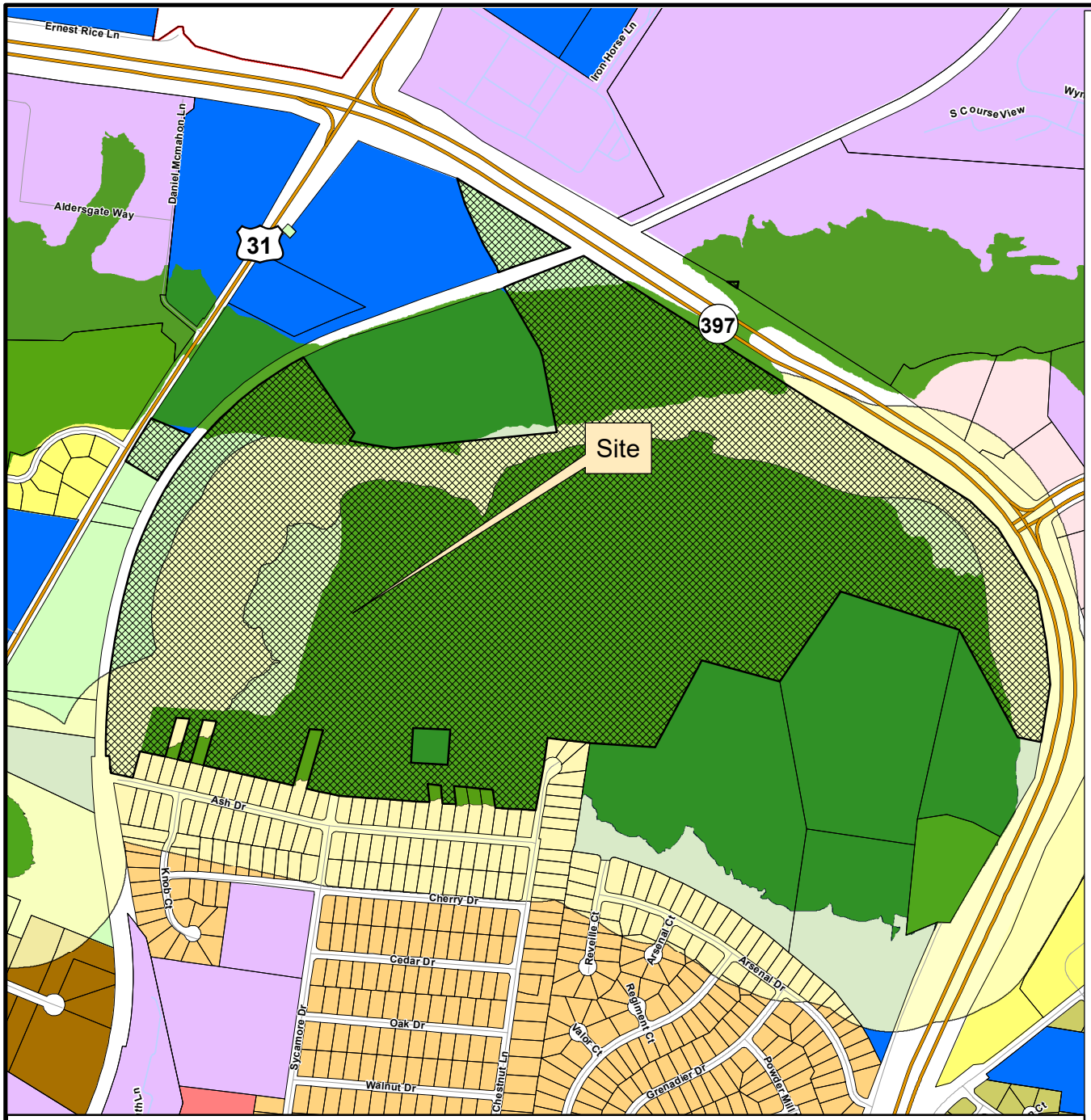
PLANNING COMMISSION RECOMMENDED: _____

PASSED FIRST READING: _____

PUBLIC HEARING HELD: _____

PASSED SECOND READING: _____

PASSED THIRD READING: _____



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Feet

354 FRANKLIN ROAD, HHO REZONING
ORDINANCE 2025-54

Project Information
Existing Zoning: Estate Residential (ER)
Proposed Zoning: N/A
Overlay Districts: HHO, HHO Buffer
Site Acreage: 202.60 acres

Legend

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

HISTORIC FRANKLIN TENNESSEE

SURVEYOR'S DESCRIPTION

HHO LINE #1

THE CUMBERLAND & WESTERN RESOURCES, LLC PROPERTY

354 FRANKLIN ROAD

TAX MAP 63, PARCEL 28.00

CITY OF FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

BEING AN HHO LINE SITUATED IN WILLIAMSON COUNTY, TENNESSEE, BEING ON PARCEL 28.00 AS SHOWN ON WILLIAMSON COUNTY TAX MAP 63, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2" IRON ROD WITH CAP (ILLEGIBLE) FOUND AT THE NORTHWEST CORNER OF THE LAVERNE MAYS AND CHERYL A. MAYS PROPERTY AS OF RECORD IN DEED BOOK 1229, PAGE 771, IN THE REGISTER'S OFFICE OF WILLIAMSON COUNTY, TENNESSEE, (R.O.W.C., TN), FURTHER IDENTIFIED AS THE NORTHWEST CORNER OF LOT 15 OF BLOCK I, RESUBDIVISION OF A PORTION OF HILL ESTATES, AS OF RECORD IN PLAT BOOK 4, PAGE 11, (R.O.W.C., TN).

THENCE, S02°05'42"W, 178.21' TO A POINT IN THE CENTERLINE OF AN EXISTING STONE WALL AT THE END OF THE STONE WALL;

THENCE, WITH THE CENTERLINE OF SAID STONE WALL, AND WITH NEW LINES CROSSING OVER THE CUMBERLAND & WESTERN RESOURCES, LLC PROPERTY AS OF RECORD IN DEED BOOK 6303, PAGE 907, (R.O.W.C., TN), THE FOLLOWING EIGHT (8) COURSES:

THENCE, S84°58'57"E, 255.78' TO A POINT;

THENCE, S84°51'00"E, 170.14' TO A POINT;

THENCE, S86°32'48"E, 62.79' TO A POINT;

THENCE, S86°03'24"E, 60.54' TO A POINT;

THENCE, S86°16'08"E, 38.79' TO A POINT;

THENCE, S79°05'38"E, 36.92' TO A POINT;

THENCE, S85°50'40"E, 41.58' TO A POINT;

THENCE, S89°06'21"E, 62.03' TO A POINT;

THENCE, LEAVING SAID CENTERLINE OF STONE WALL AND CONTINUING WITH NEW LINES CROSSING OVER THE CUMBERLAND & WESTERN RESOURCES, LLC PROPERTY AS OF RECORD IN DEED BOOK 6303, PAGE 907, (R.O.W.C., TN), THE FOLLOWING THIRTEEN (13) COURSES:

THENCE, N25°54'18"E, 97.25' TO A POINT;

THENCE, N32°57'32"E, 56.19' TO A POINT;

THENCE, N20°08'04"E, 152.37' TO A POINT;

THENCE, N17°38'02"E, 208.35' TO A POINT;

THENCE, N19°52'59"E, 100.14' TO A POINT;

THENCE, N17°45'48"E, 67.00' TO A POINT;

THENCE, N21°40'03"E, 44.89' TO A POINT;

THENCE, N30°44'13"E, 52.00' TO A POINT;

THENCE, N30°11'40"E, 66.53' TO A POINT;

THENCE, N23°28'50"E, 44.64' TO A POINT;

THENCE, N22°51'32"E, 144.54' TO A POINT;

THENCE, N03°15'52"W, 149.94' TO A POINT;

THENCE, N02°10'19"W, 75.31' TO A POINT, SAID POINT BEING **THE POINT OF TERMINUS**.

Prepared By: H & H Land Surveying, Inc.
P.O. BOX 2433, Smyrna, Tennessee 37167 EMAIL: office@handhland.com
Office: (615) 831-0756 FILE: 1999-0872_HHO-LINE-1_DESCRIPTION_REV_03-04-26.docx

SURVEYOR'S DESCRIPTION

HHO LINE #2

THE CUMBERLAND & WESTERN RESOURCES, LLC PROPERTY

354 FRANKLIN ROAD

TAX MAP 63, PARCEL 28.00

CITY OF FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

BEING AN HHO LINE SITUATED IN WILLIAMSON COUNTY, TENNESSEE, BEING ON PARCEL 28.00 AS SHOWN ON WILLIAMSON COUNTY TAX MAP 63, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A 1/2" IRON ROD WITH CAP STAMPED "TENN KY RLS 213" FOUND AT THE NORTHWEST CORNER OF THE JENNIFER M. GALLAND AND BRYAN H. SALLMAN PROPERTY AS OF RECORD IN DEED BOOK 9546, PAGE 258, IN THE REGISTER'S OFFICE OF WILLIAMSON COUNTY, TENNESSEE, (R.O.W.C., TN), FURTHER IDENTIFIED AS THE NORTHWEST CORNER OF PARCEL 1.08 AS SHOWN ON WILLIAMSON COUNTY TAX MAP 62I, GROUP A, AND THE NORTHWEST CORNER OF LOT 9 PER PLAT BOOK 27, PAGE 130, (R.O.W.C., TN). SAID 1/2" IRON ROD WITH CAP STAMPED "TENN KY RLS 213" FOUND, ALSO BEING A COMMON CORNER WITH THE CUMBERLAND & WESTERN RESOURCES, LLC PROPERTY AS OF RECORD IN DEED BOOK 6303, PAGE 907, (R.O.W.C., TN).

THENCE, N54°11'07"E, 2,254.31' TO A POINT, SAID POINT BEING **THE TRUE POINT OF BEGINNING.**

THENCE, WITH NEW LINES CROSSING OVER THE CUMBERLAND & WESTERN RESOURCES, LLC PROPERTY AS OF RECORD IN DEED BOOK 6303, PAGE 907, (R.O.W.C., TN), THE FOLLOWING THIRTEEN (13) COURSES:

THENCE, S32°06'11"E, 104.42' TO A POINT;

THENCE, S32°10'59"E, 123.62' TO A POINT;

THENCE, S55°13'57"E, 63.07' TO A POINT;

THENCE, N86°28'03"E, 65.02' TO A POINT;

THENCE, S22°12'04"E, 67.34' TO A POINT;

THENCE, S06°27'06"E, 80.03' TO A POINT;

THENCE, S43°02'13"E, 34.00' TO A POINT;

THENCE, S74°50'36"E, 75.96' TO A POINT;

THENCE, S53°59'00"E, 37.92' TO A POINT;

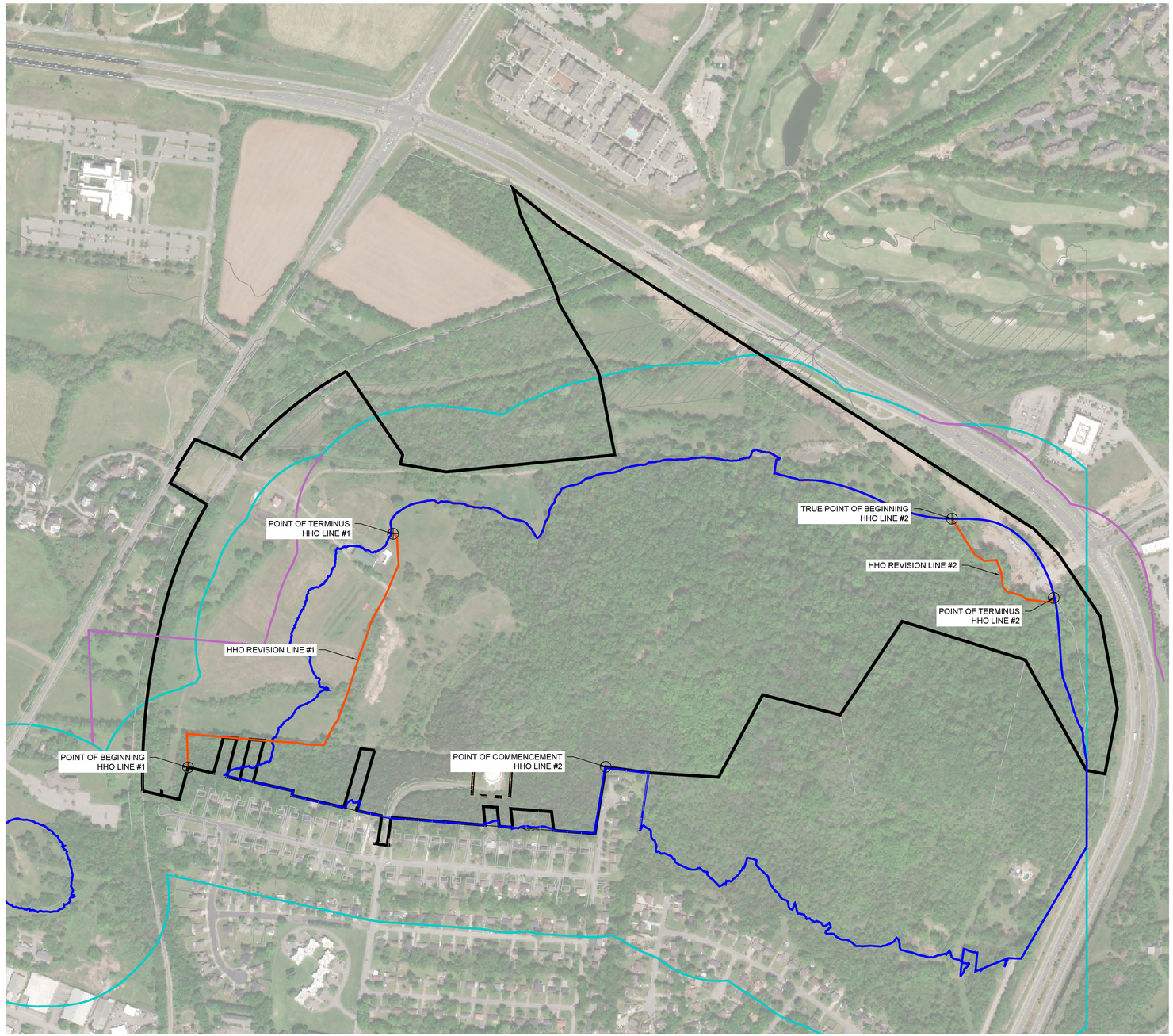
THENCE, S82°14'58"E, 34.87' TO A POINT;

THENCE, S85°16'00"E, 29.67' TO A POINT;

THENCE, S81°38'48"E, 45.62' TO A POINT;

THENCE, N61°11'16"E, 43.09' TO A POINT, SAID POINT BEING **THE POINT OF TERMINUS**.

Prepared By: H & H Land Surveying, Inc.
P.O. BOX 2433, Smyrna, Tennessee 37167 EMAIL: office@handhland.com
Office: (615) 831-0756 FILE: 1999-0872_HHO-LINE-2_DESCRIPTION_111725.docx



SITE DATA

PROJECT TITLE	**354 FRANKLIN ROAD**
PROJECT NUMBER:	COF 8995
SITE ACREAGE/SF:	202.60AC / 8,825,256SF
EXISTING ZONING:	ESTATE RESIDENTIAL DISTRICT
PROPOSED ZONING:	ESTATE RESIDENTIAL DISTRICT
OVERLAY ZONING:	HHO, HHO BUFFER, FWO, FFO, CFO
TAX MAP & PARCELS:	063- 02800
ADDRESS:	354 FRANKLIN ROAD
PRIMARY USES:	AG

KEY

- **PROPERTY BOUNDARY (per survey by Little John 10-21-2014)**
- **EXISTING HHO LINE**
- **EXISTING 500' HHO BUFFER**
- **PROPOSED HHO LINE**
- **PROPOSED 500' HHO BUFFER**

GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

354 FRANKLIN ROAD
ESTATE RESIDENTIAL
Franklin, Williamson County, Tennessee

BRAKE A. REED
REGISTERED
TENNESSEE No. 1234
LANDSCAPE ARCHITECT

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

PROPOSED REVISION SHEET

C2.2

PROJECT # 8995

City of Franklin

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

File #: 21-055

DATE: 3/26/2026

TO: Franklin Municipal Planning Commission

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

SUBJECT:

Aureum PUD Subdivision, Final Plat, Revision 2, Creating 4 Lots And Establishing And Abandoning Easements, On 15.25 Acres, Located At The Intersection Of Carothers Parkway And McEwen Drive. (CONSENT AGENDA)

PURPOSE:

PROJECT INFORMATION
COF Project Number: 9002
Applicant: Ted Stevenson, Ragan Smith Associates
Owner: Glenn McGehee, SS-CH Franklin, LLC

BACKGROUND/STAFF COMMENTS:
The purpose of this final plat is to create four lots, and establishing and abandoning utility easements within the Aureum PUD Subdivision. The corresponding Development Plan was approved with conditions on September 9, 2025, by the Board of Mayor and Alderman. The final plat is consistent with the development plan. The creation of new lots on this final plat requires approval by the Franklin Municipal Planning Commission.

PROCEDURAL REQUIREMENTS:
1. In addition to uploading the corrected plat to the online plan review website (https://franklin.contractorsplanroom.com/secure/), the applicant shall submit the Mylar to the Department of Building and Neighborhood Services (Suite 110, Franklin City Hall). The mylar shall be 18 inches by 24 inches in size. The Certificates of Approval for the Subdivision Name and Street Names, Water System (if not COF Water), Survey, and Ownership shall be signed when the plat is resubmitted. The Mylar shall be submitted to BNS within five (5) business days of the corrected electronic plat being uploaded to the online plan review website (or vice versa) or the item shall be rejected as incomplete for City review. With the resubmittal, each condition of approval/open issue in the online plan review system shall contain a full response from the applicant as to the satisfaction or completion of that condition.

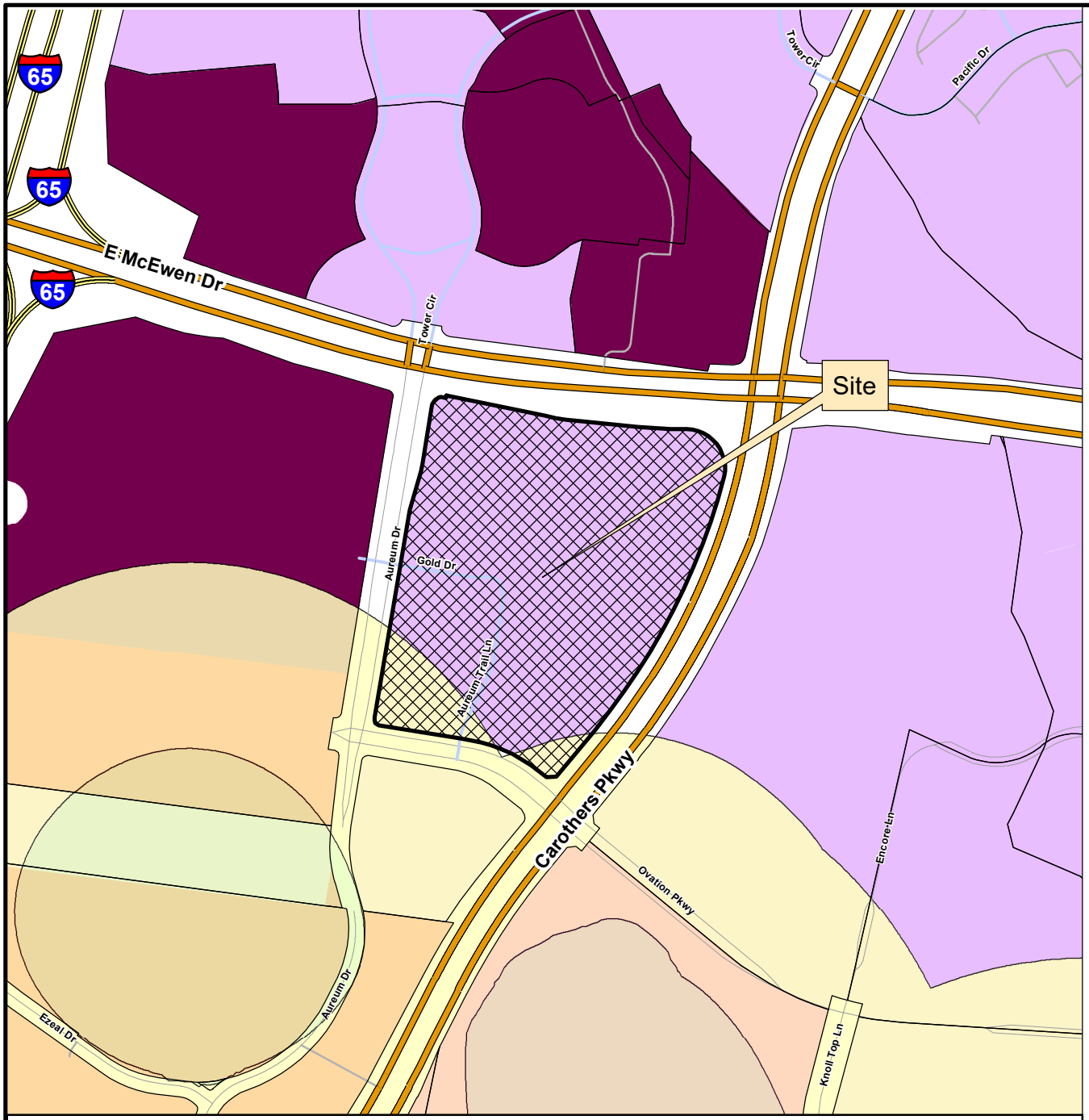
2. The City's project identification number shall be included in all correspondence with any City department relative to this project.
3. The applicant shall upload a .dwg copy of the final plat through the IDT system (link above) in Tennessee state plan coordinates, NAD 83, NAVD 88, zone 4100/5301 for incorporation of the plat into the Franklin GIS database.

FINANCIAL IMPACT:

Unknown.

RECOMMENDATION:

Staff recommends approval of Aureum PUD Subdivision, Final Plat, Revision 2.



AUREUM PUD SUBDIVISION
FINAL PLAT, REVISION 2

Project Information
Existing Zoning: PD Planned District
Overlay Districts: 500' Buffer of Hillside
Site Acreage: 15.25 acres
Total Number of Lots: 4

Legend

- Aureum PUD Subdivision, Lots 1, 5, 6, 7
- Hillside/Hillcrest Overlay
- 500 Ft Buffer of Hillside
- AG Agricultural District
- ER Estate Residential District
- R1 Residential 1 District
- R2 Residential 2 District
- R3 Residential 3 District
- R4 Residential 4 District
- R6 Residential 6 District
- MR Mixed Residential District
- PD Planned District
- OR Office Residential District
- CI Civic Institutional District
- NC Neighborhood Commercial District
- CC Central Commercial District
- DD Downtown District
- 1ST Avenue District
- 5TH Avenue District
- RC4 Regional Commerce 4 District
- RC6 Regional Commerce 6 District
- RC12 Regional Commerce 12 District
- GO General Office District
- LI Light Industrial District
- HI Heavy Industrial District

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

0 250 500 1,000
Feet

HISTORIC FRANKLIN TENNESSEE

COF no: 9002

CONDITIONS OF APPROVAL:

Open Issues: 2 These issues are currently being filtered

Performance Agreement and Surety

General Issues

8. Engineering Sureties

kevin.long@franklintn.gov

(All previous sureties for the Aureum development remain in place and unchanged based on this Final Plat.)

No sureties are associated with this Final Plat.

(This comment serves only as a reminder to staff and does not hinder approval. No response is necessary from the applicant beyond "N/A" or "Acknowledged" to satisfy requirements of the IDT system.)

Planning

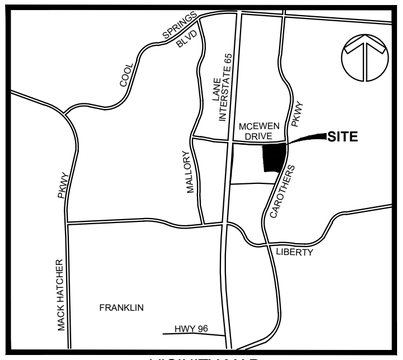
General Issues

18. Security Alert: Fraudulent Invoices

chelsea.randolph@franklintn.gov

Please be aware of recent scam emails impersonating local jurisdictions and requesting payment. These messages may reference real projects or staff names. Our jurisdiction will not request payment by unsolicited email or ask for wire transfers. Always verify payment requests and use this portal for official Geocivix (plan review) transactions. Should you have questions about an invoice or payment request, please contact the City of Franklin directly.

ADVISORY COMMENT ONLY WILL NOT AFFECT THE APPROVAL OF YOUR PLAN.



VICINITY MAP
(N.T.S.)

SEE NOTE 3.

0 150 300

GENERAL NOTES

1. THE PURPOSE OF THIS PLAT IS TO CREATE 4 LOTS, AND ESTABLISH UTILITY EASEMENTS.

2. THE RECORDING OF THIS PLAT VOIDS, VACATES, AND SUPERCEDES LOT 1 OF THE PLAT ENTITLED, "AUREUEM PUD SUBDIVISION" AS RECORDED IN PLAT BOOK P86, PAGE 70, IN THE REGISTER'S OFFICE FOR WILLIAMSON COUNTY, TENNESSEE

3. BEARINGS SHOWN HEREON ARE BASED ON THE TENNESSEE COORDINATE SYSTEM, ZONE 5301, FIPSZONE 4100, NAD83.

4. THIS PROPERTY HAS A BASE ZONING OF PD (PLANNED DEVELOPMENT) WITH A CHARACTER OVERLAY OF MECO-4; OTHER APPLICABLE OVERLAYS= HTO, HHO, 500' HHO BUFFER.

PERIMETER SETBACKS (FROM R.O.W./BOUNDARY): EAST MCEWEN DRIVE: 15' MIN; CAROTHERS PARKWAY: 15' MIN; OVATION PKWY: 0' MIN; SOUTHERN BOUNDARY: 15' MIN.

INTERNAL SETBACKS: FRONT: PUBLIC ROAD: 0' MIN. (FROM R.O.W.); OPEN SPACE/PLAZA: 0; MIN; AUREUM TRAIL: 0' MIN. (FROM FACE OF CURB); REAR: 0' MIN; SIDE: 0' MIN;

5. BY SCALED MAP LOCATION AND GRAPHIC PLOTTING ONLY, THIS PROPERTY LIES WITHIN FLOOD ZONE "X", AS DESIGNATED ON CURRENT FEDERAL EMERGENCY MANAGEMENT AGENCY MAP NO. 47187C0212F, WITH AN EFFECTIVE DATE OF SEPTEMBER 29, 2006, WHICH MAKES UP A PART OF THE NATIONAL FLOOD INSURANCE ADMINISTRATION REPORT; COMMUNITY NO. 470206, PANEL NO. 0212, SUFFIX F, WHICH IS THE CURRENT FLOOD INSURANCE RATE MAP FOR THE COMMUNITY IN WHICH SAID PREMISES IS SITUATED. SAID MAP DEFINES ZONE "X" UNDER "OTHER AREAS" AS AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

6. BEING PARCEL NUMBERS 18.02 AS SHOWN ON WILLIAMSON COUNTY PROPERTY MAP NUMBER 62.

7. THIS SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES. ABOVE GRADE AND UNDERGROUND UTILITIES SHOWN WERE TAKEN FROM VISIBLE APPURTENANCES AT THE SITE, PUBLIC RECORDS AND/OR MAPS PREPARED BY OTHERS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED. THEREFORE, RELIANCE UPON THE TYPE, SIZE AND LOCATION OF UTILITIES SHOWN SHOULD BE DONE SO WITH THIS CIRCUMSTANCE CONSIDERED. DETAILED VERIFICATION OF EXISTENCE, LOCATION AND DEPTH SHOULD ALSO BE MADE PRIOR TO ANY DECISION RELATIVE THERETO IS MADE. AVAILABILITY AND COST OF SERVICE SHOULD BE CONFIRMED WITH THE APPROPRIATE UTILITY COMPANY. IN TENNESSEE IT IS A REQUIREMENT, PER "THE UNDERGROUND UTILITY DAMAGE PREVENTION ACT", THAT ANYONE WHO ENGAGES IN EXCAVATION MUST NOTIFY ALL KNOWN UNDERGROUND UTILITY OWNERS, NO LESS THAN (3) THREE NOR MORE THAN (10) TEN WORKING DAYS PRIOR TO THE DATE OF THEIR INTENT TO EXCAVATE AND ALSO TO AVOID ANY POSSIBLE HAZARD OR CONFLICT. TENNESSEE ONE CALL 811.

8. SIDEWALKS AND TRAILS OUTSIDE OF PUBLIC RIGHT-OF-WAY SHALL BE PUBLIC ACCESS EASEMENTS AND SHALL BE MAINTAINED BY THE PROPERTY OWNER(S) OR THE HOA.

9. MAINTENANCE OF ALL STORMWATER MANAGEMENT FEATURES, INCLUDING LOT LINE SWALES, SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER(S) OR HOA. THE INSPECTION AND MAINTENANCE AGREEMENT IS RECORDED IN BOOK 9200, PAGE 725.

10. NO OBSTRUCTIONS OR ENCROACHMENTS WHICH IMPEDE THE FLOW OF STORMWATER SHALL BE PERMITTED WITHIN PUBLIC DRAINAGE EASEMENTS. THE CITY OF FRANKLIN IS NOT RESPONSIBLE FOR REPAIR OR REPLACEMENT OF ANY ENCROACHMENTS THAT ARE DAMAGED OR REMOVED IN THE COURSE OF MAINTENANCE ACTIVITY WITHIN EASEMENTS.

11. GREEN INFRASTRUCTURE EASEMENTS ARE EXCLUSIVE EASEMENTS DEFINING AREAS SET ASIDE FOR THE CONSTRUCTION, MAINTENANCE, REPAIR, MONITORING, AND OTHER ACTIVITIES NECESSARY FOR THE FURTHERANCE OF WATER QUALITY FEATURES DESIGNATED AS GREEN INFRASTRUCTURE PRACTICES BY THE CITY OF FRANKLIN, AND TO PROVIDE PUBLIC ACCESS TO SUCH FEATURES. ANY AND ALL ACTIVITIES, EXCEPT AS SPECIFICALLY PERMITTED BY NOTATION ON THE CURRENT PLAT OF RECORD AND/OR WITHIN THE RECORDED LONG TERM MAINTENANCE AGREEMENT, SHALL BE STRICTLY PROHIBITED WITHOUT THE WRITTEN CONSENT OF THE CITY ENGINEER OR HIS DESIGNEE.

12. PUBLIC ACCESS EASEMENTS SHALL PROVIDE PERPETUAL, NON-EXCLUSIVE ACCESS FOR THE PURPOSES OF VEHICULAR AND PEDESTRIAN INGRESS AND EGRESS ACROSS THE CROSS ACCESS EASEMENT. PROPERTY OWNER(S) SHALL MAINTAIN AND KEEP THE CROSS ACCESS EASEMENT WITHIN THEIR DEVELOPMENT IN A COMMERCIALLY REASONABLE CONDITION AND STATE OF REPAIR.

13. THE CITY OF FRANKLIN WATER MANAGEMENT DEPARTMENT HAS UNRESTRICTED ACCESS TO ITS DOMESTIC WATER, SANITARY SEWER, RECLAIM WATER LINES OR SYSTEM IMPROVEMENTS LOCATED WITHIN ITS EXCLUSIVE EASEMENTS WITHIN THE DEVELOPMENT. IN THE EVENT LANDSCAPING, FENCING, CONCRETE OR OTHER STRUCTURES ARE INSTALLED OR PLACED WITHIN A CITY OF FRANKLIN EASEMENT, THE CITY OF FRANKLIN SHALL HAVE THE RIGHT TO REMOVE SUCH ENCROACHMENTS WITHIN THE EASEMENT AS MAY BE NECESSARY FOR THE CITY OF FRANKLIN TO REPAIR, MAINTAIN OR REPLACE ITS INFRASTRUCTURE WHICH IS NOW OR IN THE FUTURE MAY BE LOCATED WITHIN THE EASEMENT WITHOUT OBTAINING ANY FURTHER PERMISSION FROM THE PROPERTY OWNER OR HOA. THE PROPERTY OWNER OR HOA SHALL BE RESPONSIBLE FOR REPAIRING AND/OR REPLACING ANY SUCH LANDSCAPING, FENCING, CONCRETE OR OTHER STRUCTURES REMOVED OR DISTURBED BY THE CITY OF FRANKLIN IN COMMON OPEN SPACE LOTS AND IN AREAS OWNED BY THE PROPERTY OWNER OR HOA AT NO EXPENSE TO THE CITY OF FRANKLIN. INDIVIDUAL HOMEOWNERS SHALL BE RESPONSIBLE FOR STRUCTURES REMOVED OR DISTURBED BY THE CITY OF FRANKLIN WITHIN AN EASEMENT ON THE HOMEOWNER'S LOT AT THE HOMEOWNER'S EXPENSE.

14. WITHIN NEW DEVELOPMENTS AND FOR OFF-SITE LINES CONSTRUCTED AS A RESULT OF, OR TO PROVIDE SERVICE TO, THE NEW DEVELOPMENT, ALL UTILITIES (INCLUDING CABLE TELEVISION, ELECTRICAL, NATURAL GAS, SEWER, TELEPHONE, AND WATER LINES) SHALL BE PLACED UNDERGROUND.

15. ALL STREET LIGHT LOCATIONS AND QUANTITIES ARE APPROXIMATE. FINAL POSITIONING AND QUANTITY SHALL BE AT THE DIRECTION OF MTEMC.

16. THE MINERAL RIGHTS FOR THIS PROPERTY ARE HELD BY THE OWNER.

17. BEING THE SAME PROPERTY AS CONVEYED TO SS-CH FRANKLIN, LLC BY QUITCLAIM DEED OF RECORD IN DEED BOOK 7357, PAGE 667, REGISTER'S OFFICE FOR WILLIAMSON COUNTY, TENNESSEE.

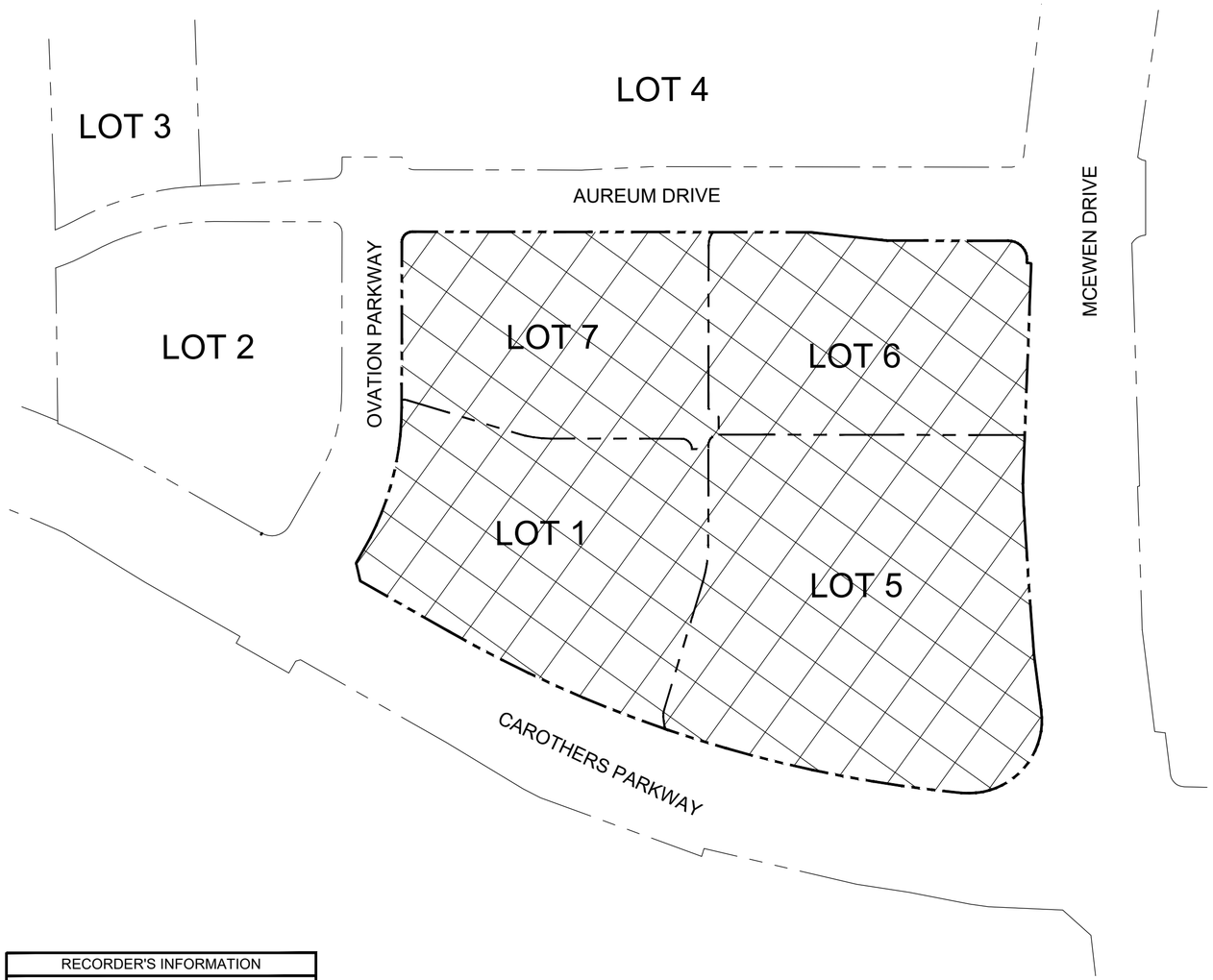
18. NO UTILITY OTHER THAN SANITARY SEWER SHALL BE LOCATED WITHIN EXCLUSIVE SANITARY SEWER EASEMENTS, INCLUDING WHERE EXCLUSIVE SANITARY SEWER EASEMENTS OVERLAP OTHER PUBLIC UTILITY EASEMENTS. UTILITY CROSSINGS MAY BE PERMITTED SUBJECT TO CITY OF FRANKLIN APPROVAL.

19. (1) - THE ACTUAL LAND ACQUISITION COST WILL BE $1,300,000.00 HOWEVER REIMBURSEMENT FOR LAND DEDICATION WILL BE $319,923.00 BASED UPON CURRENT PARKLAND DEDICATION ORDINANCE ELIGIBLE VALUE OF $62,121.00 PER ACRE AND 5.15 ACRES OF PARKLAND AREA;
(2) - CLOSING COST RESULTING FROM LAND ACQUISITION FOR LEGAL, SURVEY, TITLE, TAXES, RECORDING, ETC. WILL BE /__ $40,000.00;
(3) - DUE TO AUREUM CONSTRUCTION PHASING/SEQUENCING, AUREUM DEVELOPMENT TEAM WILL NEED TO HOLD LAND FOR 3 YEARS FOLLOWING ACQUISITION PRIOR TO BEGINNING ANY PHYSICAL PARKLAND DEDICATION IMPROVEMENTS. THIS WILL RESULT IN LAND FINANCING COSTS OF $195,000.00 BASED UPON 3 YEARS INTEREST AT 5% OF PURCHASE PRICE;
(4) - DESIGN COST RELATED TO CIVIL, ARCHITECTURAL, LANDSCAPING AND TRAIL DESIGN COSTS OF THE PARKLAND IMPROVEMENTS WILL BE $125,000.00;
(5) - CONSTRUCTION OF PARKLAND IMPROVEMENTS WILL BEGIN IN YEAR 4 FOLLOWING ACQUISITION AND WILL REQUIRE 1 YEAR TO CONSTRUCT. CONSTRUCTION FINANCING COSTS INCLUDING THE COST OF THE LAND IN YEAR 4 ARE ESTIMATED AT $115,000.00;
(6) - PRIVATE RECREATIONAL FACILITIES FOR THE POOL, DECK, FURNISHINGS AND AMENITIES FOR AUREUM'S PLANNED MULTI--FAMILY APARTMENT WILL BE APPROXIMATELY $1,000,000.00. PER THE ORDINANCE, THESE COSTS ARE THE ELIGIBLE TO BE OFFSET AT 25% OR A TOTAL OF $250,000.00;
(7) - ELEMENTS/FEATURES LISTED IN SCHEDULE ABOVE ARE FOR DESIGN INTENT AND MAY VARY AT THE SITE PLAN PHASE. AS SUCH, COSTS PROVIDED MAY VARY ALSO. ALL ELEMENTS/FEATURES USED TO MAKE PARKLAND IMPROVEMENT SHALL COUNT TOWARDS THE 100% OFFSET

OWNER/DEVELOPER

SS-CH FRANKLIN, LLC
BOOK 7357, PAGE 667
PARCEL 18.02, LOT 1
BOOK 7357, PAGE 667
GLENN WILSON
800 CRESCENT CENTRE DRIVE
SUITE 440
FRANKLIN, TN 37067
615-472-8916
GWILSON@SOUTHSTARCO.COM

THEODORE JOSEPH STEVENSON II
REGISTERED LAND SURVEYOR
AGRICULTURE
COMMERC
02/09/2026
TENNESSEE NO. 2136



RECORDER'S INFORMATION

TOTAL AREA= 664,213 SQUARE FEET OR 15.25 ACRES±

CERTIFICATE OF OWNERSHIP

I HEREBY CERTIFY THAT I AM THE OWNER OF THE PROPERTY SHOWN HEREON AS OF RECORD IN DEED BOOK 7357, PAGE 667,R.O.W.C., TENNESSEE, AND ADOPT THE PLAN OF SUBDIVISION OF THE PROPERTY AS SHOWN HEREON AND DEDICATE ALL PUBLIC WAYS AND EASEMENTS AS NOTED. NO LOT(S) AS SHOWN HEREON SHALL AGAIN BE SUBDIVIDED, RE-SUBDIVIDED, ALTERED, OR CHANGED SO AS TO PRODUCE LESS AREA THAN IS HEREBY ESTABLISHED UNTIL OTHERWISE APPROVED BY THE FRANKLIN MUNICIPAL PLANNING COMMISSION, AND UNDER NO CONDITION SHALL SUCH LOT(S) BE MADE TO PRODUCE LESS AREA THAN IS PRESCRIBED BY THE RESTRICTIVE COVENANTS AS OF RECORD IN BOOK _____, PAGE _____, R.O.W.C., TENNESSEE, RUNNING WITH THE TITLE TO THE PROPERTY. I (WE) FURTHER CERTIFY THAT THERE ARE NO LIENS ON THIS PROPERTY.

SS-CH FRANKLIN, LLC

GLENN WILSON DATE

CERTIFICATE OF SURVEY

I (WE) HEREBY CERTIFY THAT THE SUBDIVISION PLAT AS SHOWN HEREON IS CORRECT AND THAT ALL OF THE MONUMENTS SHOWN HEREON HAVE BEEN PLACED AS INDICATED. THIS SUBDIVISION PLAT CORRECTLY REPRESENTS A SURVEY MADE UNDER MY SUPERVISION ON THE 21ST DAY OF MARCH, 2022. THE RATIO OF PRECISION OF THE UNADJUSTED SURVEY IS 1: 70,373

02/09/26

TED J. STEVENSON II TN RLS NO. 2136 DATE

CERTIFICATE OF APPROVAL OF SEWER SYSTEM

I HEREBY CERTIFY THAT:(1) THE SEWER SYSTEM DESIGNATED IN AUREUM PUD SUBDIVISION REVISION 2 - RESUBDIVISION OF LOT 1, HAVE BEEN INSTALLED IN ACCORDANCE WITH CITY SPECIFICATIONS, OR (2) A PERFORMANCE AGREEMENT AND SURETY IN THE AMOUNT OF $_____ FOR THE SEWER SYSTEM HAS BEEN POSTED WITH THE CITY OF FRANKLIN, TENNESSEE, TO ASSURE COMPLETION OF SUCH SYSTEM.

DIRECTOR WATER MANAGEMENT DEPARTMENT DATE
CITY OF FRANKLIN, TENNESSEE

CERTIFICATE OF APPROVAL OF WATER SYSTEM

I HEREBY CERTIFY THAT:(1) THE WATER SYSTEM DESIGNATED IN AUREUM PUD SUBDIVISION REVISION 2 - RESUBDIVISION OF LOT 1, HAVE BEEN INSTALLED IN ACCORDANCE WITH CITY SPECIFICATIONS, OR (2) A PERFORMANCE AGREEMENT AND SURETY IN THE AMOUNT OF $_____ FOR THE WATER SYSTEM HAS BEEN POSTED WITH THE MALLORY VALLEY UTILITY DISTRICT TO ASSURE COMPLETION OF SUCH SYSTEM.

MALLORY VALLEY UTILITY DISTRICT DATE

CERTIFICATE OF APPROVAL OF MTEMC

MIDDLE TENNESSEE ELECTRIC MEMBERSHIP CORPORATION (MTEMC) WILL PROVIDE ELECTRIC SERVICE TO THE SUBJECT PROPERTY ACCORDING TO THE NORMAL OPERATING PRACTICES OF MTEMC AS DEFINED IN THE RULES AND REGULATIONS BYLAWS, POLICY BULLETINS AND OPERATIONAL BULLETINS OF MTEMC, AND IN ACCORDANCE WITH THE PLAT APPROVAL CHECKLIST, TREE PLANTING GUIDELINES AND OTHER REGULATIONS CONTAINED ON THE MTEMC WEBSITE AT WWW.MTEMC.COM ("COLLECTIVELY THE "REQUIREMENTS"). NO ELECTRIC SERVICE WILL BE PROVIDED UNTIL MTEMC'S REQUIREMENTS HAVE BEEN MET AND APPROVED IN WRITING BY AN AUTHORIZED REPRESENTATIVE OF MTEMC. ANY APPROVAL IS, AT ALL TIMES CONTINGENT UPON CONTINUING COMPLIANCE WITH MTEMC'S REQUIREMENTS.

MIDDLE TENNESSEE ELECTRIC MEMBERSHIP CORPORATION DATE

CERTIFICATE OF APPROVAL OF STREETS, DRAINAGE, SIDEWALKS AND GREEN INFRASTRUCTURE

I HEREBY CERTIFY THAT:(A) THE STREETS, DRAINAGE, SIDEWALKS AND GREEN INFRASTRUCTURE DESIGNATED IN AUREUM PUD SUBDIVISION REVISION 2 RE-SUBDIVISION OF LOT 1, HAVE BEEN INSTALLED IN ACCORDANCE WITH CITY SPECIFICATIONS, OR (B) A PERFORMANCE AGREEMENT AND SURETY IN THE AMOUNT OF $_____ FOR STREETS, $_____ FOR DRAINAGE, $_____ FOR SIDEWALKS AND $_____
FOR GREEN INFRASTRUCTURE HAS BEEN POSTED WITH THE CITY OF FRANKLIN, TENNESSEE, TO ASSURE COMPLETION OF SUCH IMPROVEMENTS.

DIRECTOR, STREETS DEPARTMENT DATE
CITY OF FRANKLIN TENNESSEE

CERTIFICATE OF APPROVAL OF SUBDIVISION NAME, STREET NAMES, AND ADDRESSING

SUBDIVISION NAME AND STREET NAMES APPROVED BY THE WILLIAMSON COUNTY EMERGENCY MANAGEMENT AGENCY.

WILLIAMSON COUNTY EMERGENCY MANAGEMENT AGENCY DATE

CITY OF FRANKLIN DATE

CERTIFICATE OF APPROVAL FOR RECORDING

APPROVED BY THE FRANKLIN MUNICIPAL PLANNING COMMISSION, FRANKLIN, WILLIAMSON COUNTY, TENNESSEE, WITH THE EXCEPTION OF SUCH CONDITIONS, IF ANY, AS ARE NOTED IN THE PLANNING COMMISSION MINUTES FOR THE _____ DAY OF _____20____, AND THIS PLAT HAS BEEN APPROVED FOR RECORDING IN THE REGISTER'S OFFICE OF WILLIAMSON COUNTY.

SECRETARY, FRANKLIN MUNICIPAL PLANNING COMMISSION DATE

FINAL PLAT

AUREUM PUD SUBDIVISION

REVISION 2 - RESUBDIVISION OF LOT 1

COF# 9002

McEWEN DRIVE

9TH CIVIL DISTRICT, CITY OF FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

SCALE: 1"=150'

DATE: FEBRUARY 9, 2026 JOB NO. 21-0085

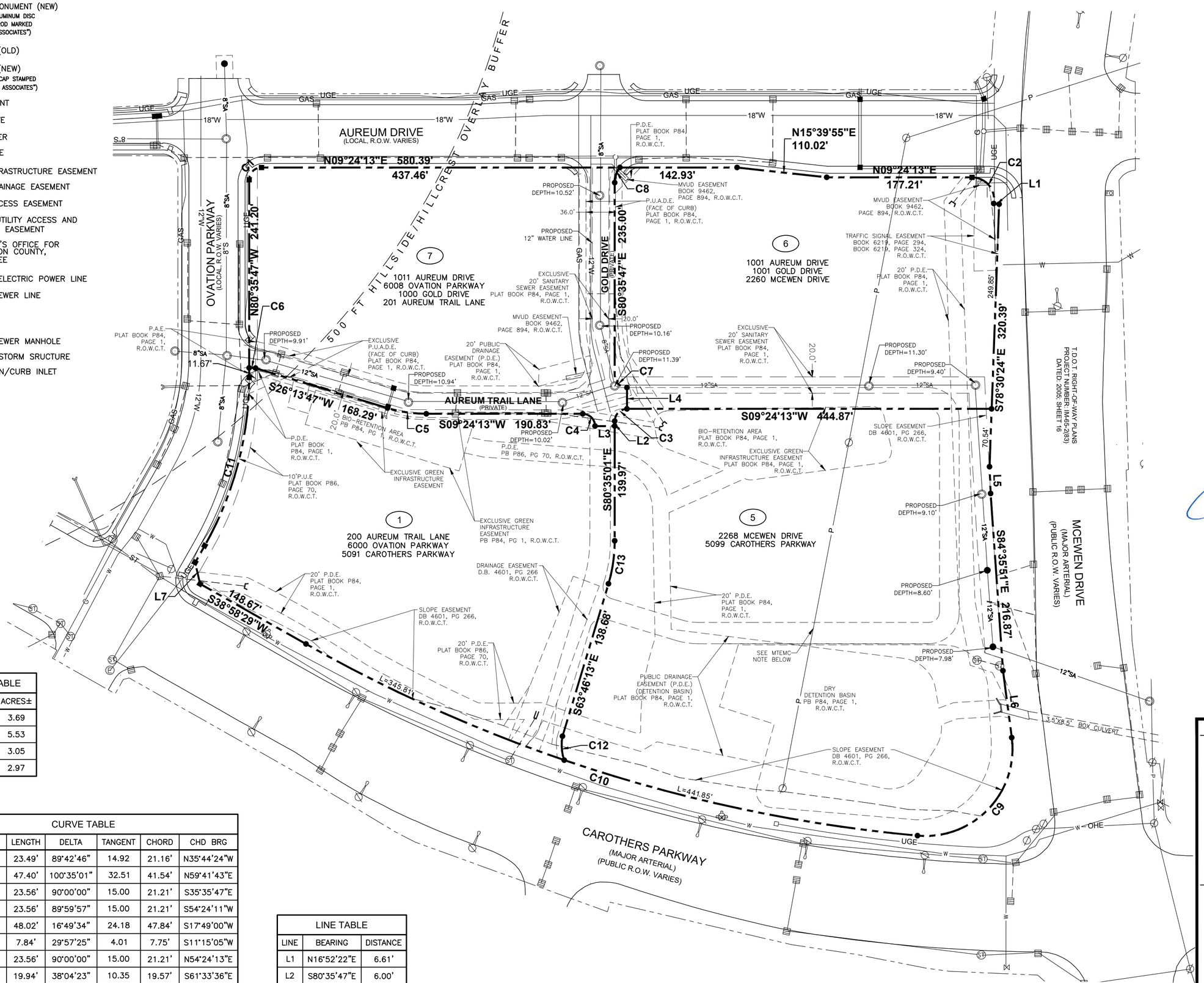
SHEET 1 of 2

RaganSmith
315 Woodland Street, Nashville, Tennessee 37206
615.244.8591; tstevenson@ragansmith.com
Ted Stevenson

G:\21-0085\1-SURVEY\PLAT\FINAL\2026 SUBMITTALS\2025.10.27 LOT 1 RE-SUB\21-0085 RE-SUB LOT 1 COVER.DWG

LEGEND

- CM(O) — CONCRETE MONUMENT (OLD)
- CM(N) — CONCRETE MONUMENT (NEW) (4" DIAMETER ALUMINUM DISC W/ 5/8" IRON ROD MARKED "RAGAN-SMITH ASSOCIATES")
- IR(O) — IRON ROD (OLD)
- IR(N) — IRON ROD (NEW) (5/8" X 18" W/CAP STAMPED "RAGAN SMITH & ASSOCIATES")
- FIRE HYDRANT
- WATER VALVE
- WATER METER
- UTILITY POLE
- G.I.E. — GREEN INFRASTRUCTURE EASEMENT
- P.D.E. — PUBLIC DRAINAGE EASEMENT
- P.A.E. — PUBLIC ACCESS EASEMENT
- P.U.A.D.E. — PUBLIC UTILITY ACCESS AND DRAINAGE EASEMENT
- R.O.W.C.T. — REGISTER'S OFFICE FOR WILLIAMSON COUNTY, TENNESSEE
- —P— OVERHEAD ELECTRIC POWER LINE
- —SA— SANITARY SEWER LINE
- —G— GAS LINE
- —W— WATER LINE
- SANITARY SEWER MANHOLE
- PROPOSED STORM SRUCTURE
- CATCH BASIN/CURB INLET
- GAS METER
- GAS VALVE



SEE NOTE 3.

0 80 160

OWNER/DEVELOPER

SS-CH FRANKLIN, LLC
BOOK 7357, PAGE 667
PARCEL 18.02, LOT 1
BOOK 7357, PAGE 667
GLENN WILSON
800 CRESCENT CENTRE DRIVE
SUITE 440
FRANKLIN, TN 37067
615-472-8916
GWILSON@SOUTHSTARCO.COM

THEODORE JOSEPH STEVENSON II — REGISTERED LAND SURVEYOR — STATE OF TENNESSEE — AGRICULTURE — COMMERCE — 02/09/2026 — TENNESSEE NO. 2136

LOT AREA TABLE		
LOT	SQ. FT.±	ACRES±
1	160,832	3.69
5	241,102	5.53
6	132,968	3.05
7	129,311	2.97

CURVE TABLE						
CURVE	RADIUS	LENGTH	DELTA	TANGENT	CHORD	CHD BRG
C1	15.00'	23.49'	89°42'46"	14.92	21.16'	N35°44'24"W
C2	27.00'	47.40'	100°35'01"	32.51	41.54'	N59°41'43"E
C3	15.00'	23.56'	90°00'00"	15.00	21.21'	S35°35'47"E
C4	15.00'	23.56'	89°59'57"	15.00	21.21'	S54°24'11"W
C5	163.50'	48.02'	16°49'34"	24.18	47.84'	S17°49'00"W
C6	15.00'	7.84'	29°57'25"	4.01	7.75'	S11°15'05"W
C7	15.00'	23.56'	90°00'00"	15.00	21.21'	N54°24'13"E
C8	30.00'	19.94'	38°04'23"	10.35	19.57'	S61°33'36"E
C9	106.25'	190.57'	102°46'01"	133.02	166.03'	S36°40'02"E
C10	1860.00'	787.51'	24°15'31"	399.74	781.64'	S26°48'26"W
C11	415.50'	214.63'	29°35'47"	109.77	212.25'	N65°47'54"W
C12	55.53'	29.51'	30°26'58"	15.11	29.17'	S84°33'18"E
C13	186.80'	53.07'	16°16'41"	26.71	52.89'	S72°26'40"E

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N16°52'22"E	6.61'
L2	S80°35'47"E	6.00'
L3	S09°24'13"W	24.00'
L4	S80°35'47"E	26.00'
L5	S82°53'40"E	32.69'
L6	S88°03'03"E	82.24'
L7	S86°37'20"W	26.72'

MTEMC EASEMENT NOTE

EXISTING OVERHEAD ELECTRIC TO HAVE 40' EASEMENT UNTIL RELOCATION IS COMPLETE.

FINAL PLAT

AUREUM PUD SUBDIVISION

REVISION 2 - RESUBDIVISION OF LOT 1
COF# 9002
McEWEN DRIVE
9TH CIVIL DISTRICT, CITY OF FRANKLIN, WILLIAMSON COUNTY, TENNESSEE
SCALE: 1"=80'
DATE: FEBRUARY 9, 2026 JOB NO. 21-0085

SHEET 2 of 2

RaganSmith
Nashville - Murfreesboro - Chattanooga
raganSmith.com
315 Woodland Street, Nashville, Tennessee 37206
615.244.8591; tstevenson@raganSmith.com
Ted Stevenson

G:\21-0085\1-SURVEY\PLAT\FINAL\2026 SUBMITTALS\2025.10.27 LOT 1 RE-SUB\21-0085 RE-SUB LOT 1 SHEET 2.DWG

File #: 26-0306

DATE: 3/26/2026

TO: Franklin Municipal Planning Commission

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

SUBJECT:

Westhaven PUD Subdivision, Final Plat, Section 69, Creating 42 Single-Family Lots, 2 Open Space Lots, Dedicating Public Right Of Way, And Establishing And Abandoning Easements, On 14.02 Acres, Located Near The Intersection Of Bolton Street And Fairing Way. (CONSENT AGENDA)

PURPOSE:

PROJECT INFORMATION
COF Project Number: 9023
Applicant: Benjamin Hron, Skyline Land Surveying, LLC
Owner: John Jacoby, Westhaven Owner, LP

BACKGROUND/STAFF COMMENTS:
The final plat creates 42 single-family lots, 2 open space lots, dedicate public right-of-way, grant easements, abandon a public utility and an access easement within the section 69 of Westhaven PUD Subdivision. The corresponding site plan amendment was administratively approved in September 2025, and both the final plat and the site plan are consistent with the development plan. The creation of new lots on this final plat requires approval by the Franklin Municipal Planning Commission.

PROCEDURAL REQUIREMENTS:
1. In addition to uploading the corrected plat to the online plan review website (https://franklin.contractorsplanroom.com/secure/), the applicant shall submit the Mylar, to the Department of Building and Neighborhood Services (Suite 110, Franklin City Hall).
2. The mylar shall be 18 inches by 24 inches in size. The Certificates of Approval for the Subdivision Name and Street Names, Water System (if not COF Water), Survey, and Ownership shall be signed when the plat is resubmitted. The Mylar shall be submitted to BNS within five (5) business days of the corrected electronic plat being uploaded to the online plan review website (or vice versa) or the item shall be rejected as incomplete for City review. With the resubmittal, each condition of approval/open issue in the online plan review system shall contain a full response from the applicant

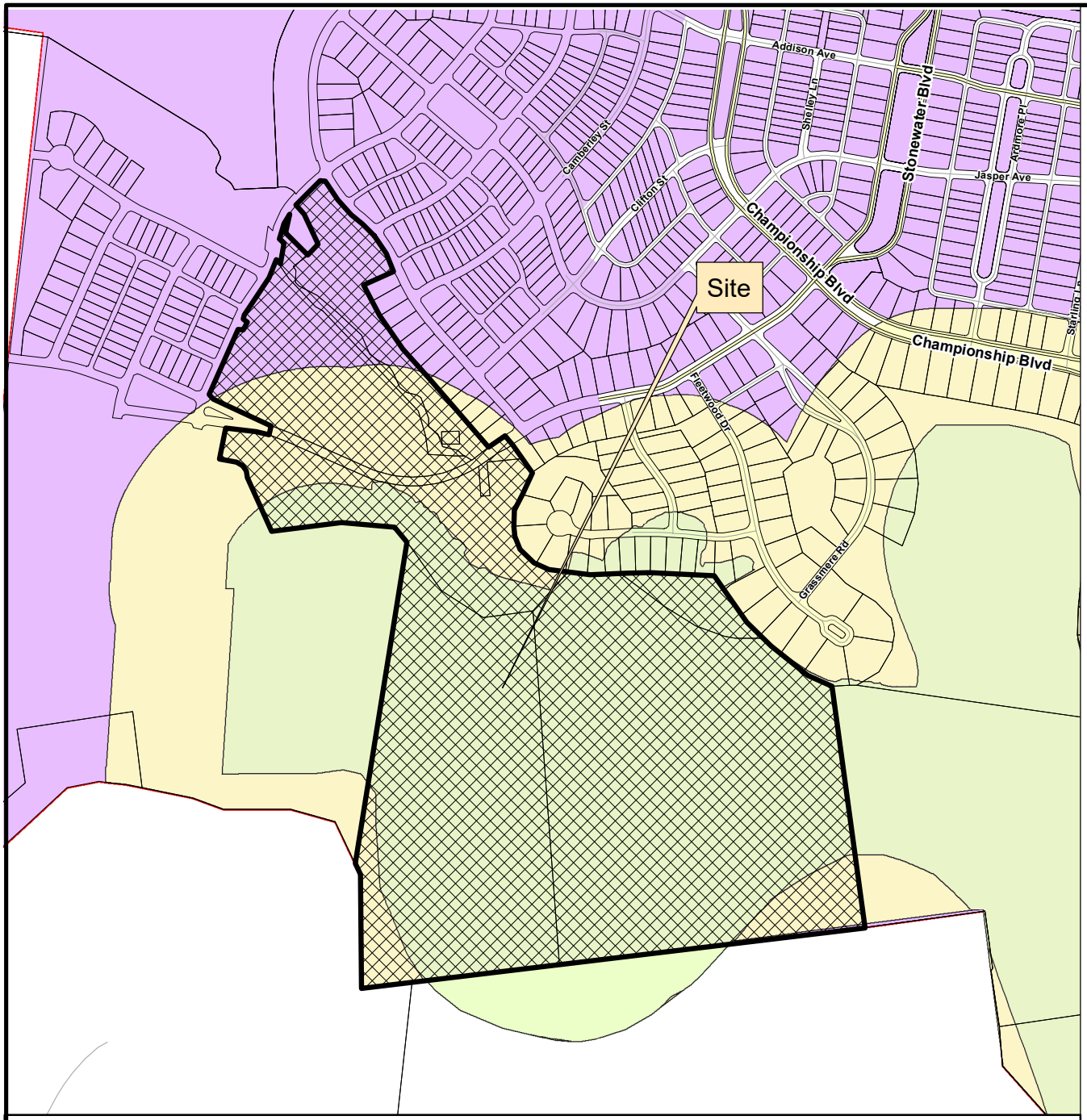
as to the satisfaction or completion of that condition.
3. The city’s project identification number shall be included on all correspondence with any city department relative to this project.

FINANCIAL IMPACT:

Unknown.

RECOMMENDATION:

Staff recommends approval with conditions of Westhaven PUD Subdivision, Final Plat, Section 69. The conditions are attached.



WESTHAVEN PUD SUBDIVISION, SECTION 69
FINAL PLAT

Project Information
Existing Zoning: PD Planned District
Overlay Districts: HHO, 500' Buffer of Hillside
Site Acreage: 103.24 acres
Total Number of Lots: 44

Legend

- Westhaven PUD Subdivision, Section 69
- Hillside/Hillcrest Overlay
- 500 Ft Buffer of Hillside
- AG Agricultural District
- ER Estate Residential District
- R1 Residential 1 District
- R2 Residential 2 District
- R3 Residential 3 District
- R4 Residential 4 District
- R6 Residential 6 District
- MR Mixed Residential District
- PD Planned District
- OR Office Residential District
- CI Civic Institutional District
- NC Neighborhood Commercial District
- CC Central Commercial District
- DD Downtown District
- 1ST Avenue District
- 5TH Avenue District
- RC4 Regional Commerce 4 District
- RC6 Regional Commerce 6 District
- RC12 Regional Commerce 12 District
- GO General Office District
- LI Light Industrial District
- HI Heavy Industrial District

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It was compiled from the most authentic information available.
The City is not responsible for any errors or omissions contained hereon.
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N

0 250 500 1,000
Feet

HISTORIC FRANKLIN TENNESSEE

COF no: 9023

CONDITIONS OF APPROVAL:

Open Issues: 19 These issues are currently being filtered

Engineering - Final Plat

General Issues

2. Plat Matches Site Plan

lance.fittro@franklintn.gov	Applicant shall ensure that any modifications to the site plan [COF #8912] are reflected on the final plat. The final plat shall match the site plan. This comment to remain as a condition of approval in the event the site plan is modified prior to One Stop submittal of the final plat.

3. Sheet Size

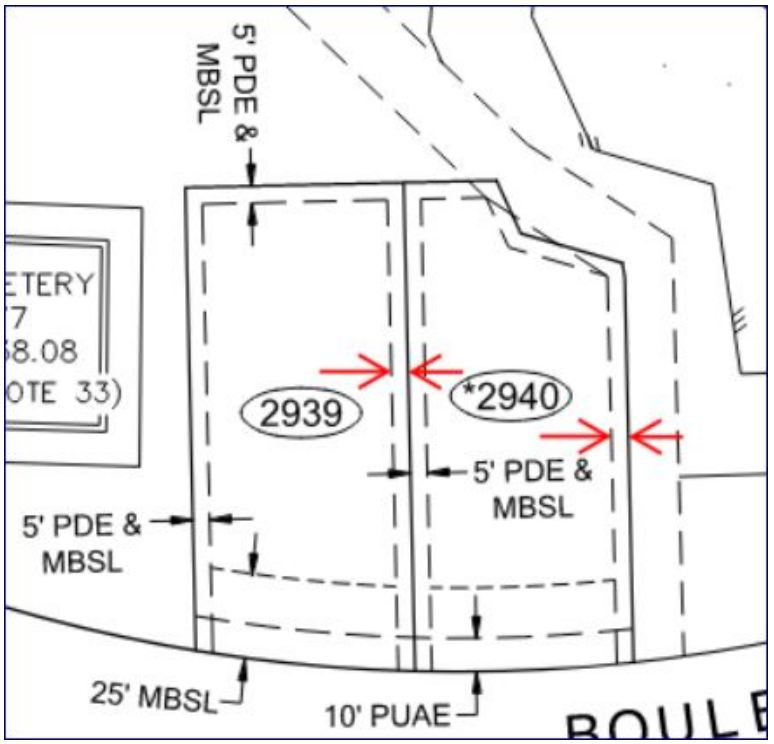
lance.fittro@franklintn.gov	All sheet sizes for final plats shall be 18 x 24 inches, including both the digital pdf's and the mylar submitted with signatures upon FMPC approval. Scale utilized for the drawings shall be as necessary for legibility, not to exceed 1" = 100'. Where necessary for clarity, enlargements or additional sheets with match lines shall be utilized. Previous requests to utilize larger sheet sizes notwithstanding, City of Franklin continues to require all final plat submittals to utilize the 18 x 24 inches sheet size.

4. Site Plan Condition of Approval

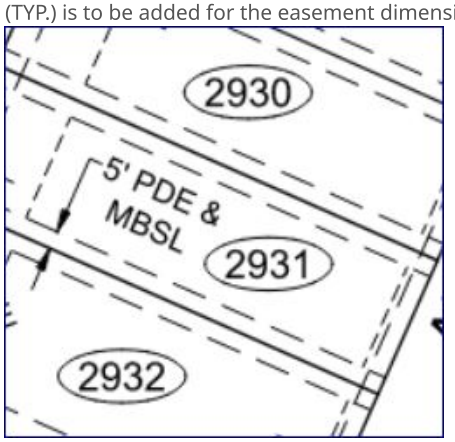
lance.fittro@franklintn.gov	Thank you for adding Sheet 3 to show the additional lands. Applicant shall provide match lines for the additional plat area (those lines currently provided on the plat do not appear to match up), and provide information for environmental features (stream top of bank, Zone 1 and Zone 2 riparian buffers, etc) within the expanded open space on Sheet 3 to the same level of detail as elsewhere on the plat.

10. Typical Easements

lance.fittro@franklintn.gov	The previous comment, "For the various on-lot easements (PDE, PUAE, etc) add the designation (TYP) following the easement call-out so that it is clear that the easement is applied as drawn, typically, across all buildable lots on the plat rather than applying only to those lots where the easement is called out." has not been fully-addressed. Applicant shall make the following corrections on the plat: Additional labeling is needed for Lots 2939 and 2940 (Sheets 2 and 5)



(TYP.) is to be added for the easement dimensioned below (Sheet 2)



13. Include Lot 5094 In Plat

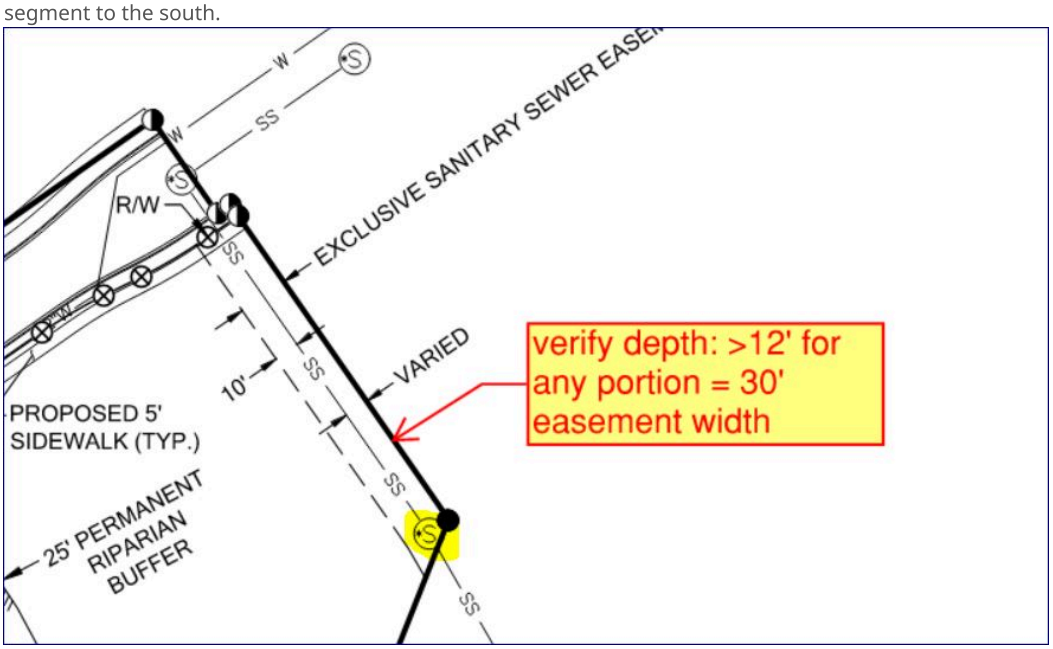
lance.fittro@franklintn.gov

The previous comment has not been fully-addressed. Applicant shall show the reduction in square footage for the existing Open Space Lot 5094 as a result of the ROW dedication on the plat.
From previous plat:

Open Space Area Table		
Open Space #	Area (SF)	Area (AC)
5094	229758.574'	5.275

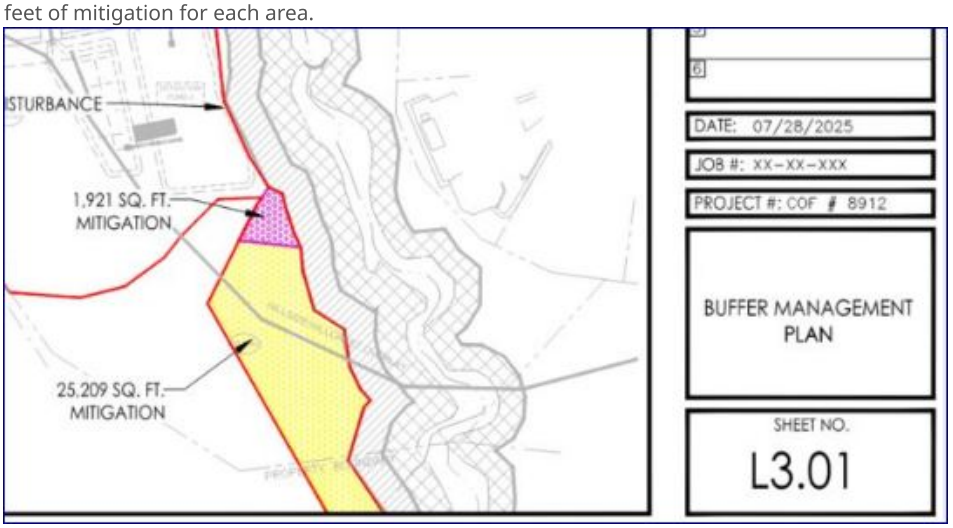
18. Exclusive Sewer Easement

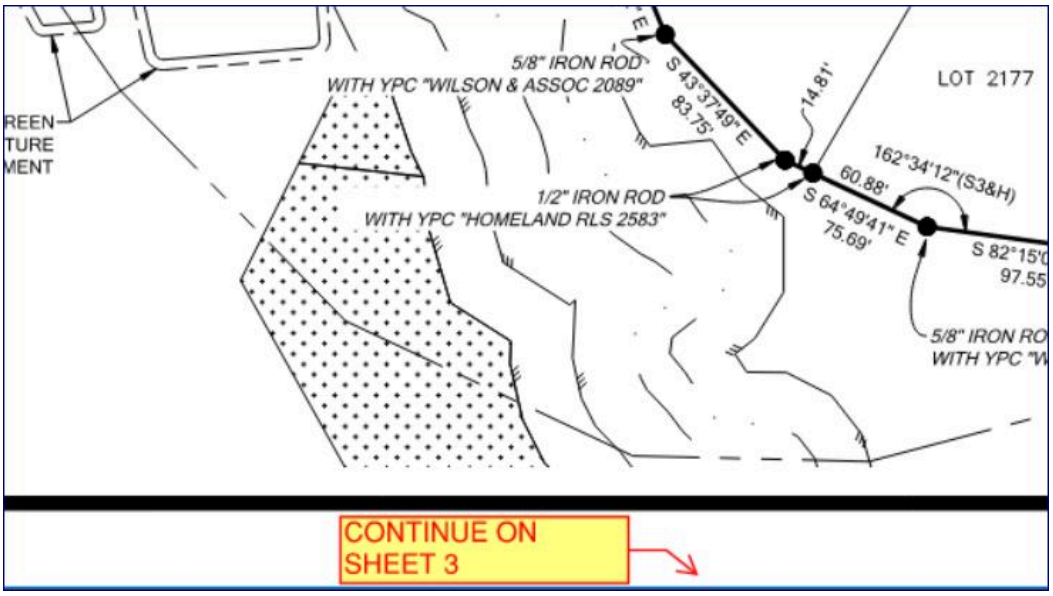
lance.fittro@franklintn.gov The previous comment has not been fully-addressed. Noting that the portion of sanitary sewer easement to the south of the highlighted manhole was previously approved as a 30' easement width, Applicant shall verify depth of infrastructure for any consideration of the 20' easement width proposed. If any portion of the line is at greater than 12' depth, the easement width shall be increased to 30', matching that for the segment to the south.



19. Riparian Buffers

lance.fittro@franklintn.gov The previous comment has not been fully addressed. Show the full extents of the stream, stream buffers, and stream buffer mitigation areas where they continue from Sheet 2 on to Sheet 3, and label the square feet of mitigation for each area.





28. Iron Pins

lance.fittro@franklintn.gov

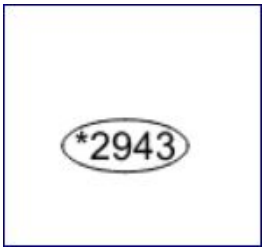
The previous comment, "*Applicant shall indicate iron pins to be located at property corners. **These are to be shown on all sheets of the plat** as necessary to distinguish lot boundaries from other linework on the plat and verify accurate depiction of setbacks and easements*" has not been fully-addressed.

Thank you for turning on the pins for Sheet 5. Applicant shall likewise turn on the pins for Sheet 2 as necessary to verify accurate depiction of setbacks and easements.

30. C. Final Plat

lance.fittro@franklintn.gov

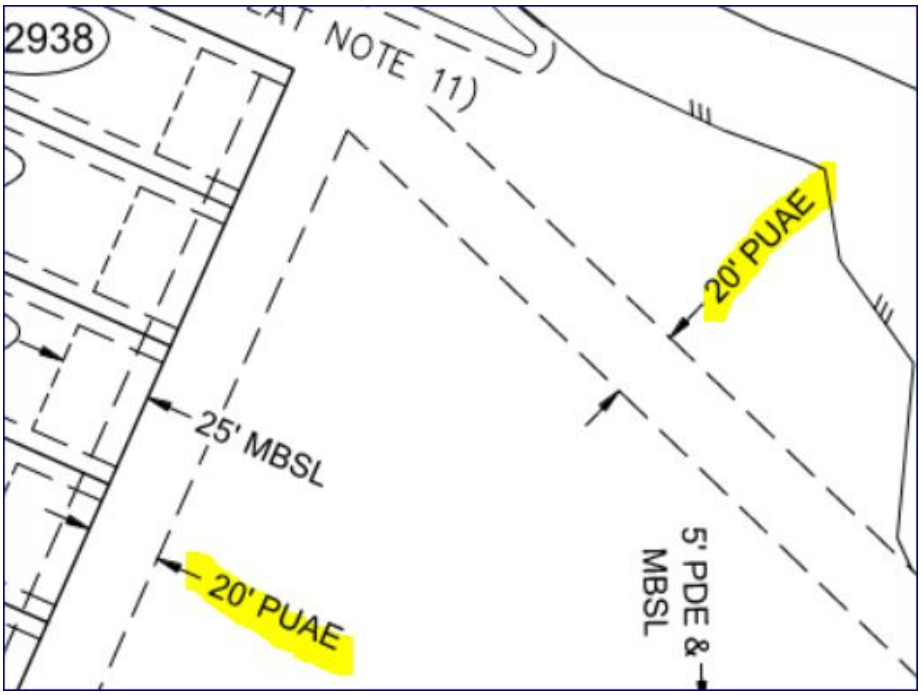
Applicant shall correct call-out for Lot 2943 on Sheet 4. ?Lot 2943 is not a critical lot. Remove asterisk from lot number.



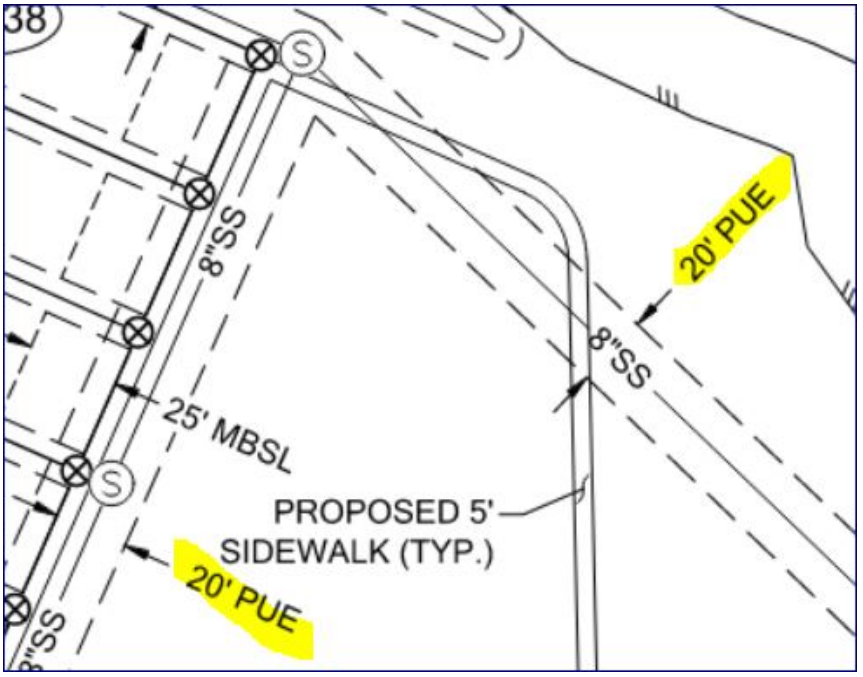
31. Public Infrastructure Easements

lance.fittro@franklintn.gov

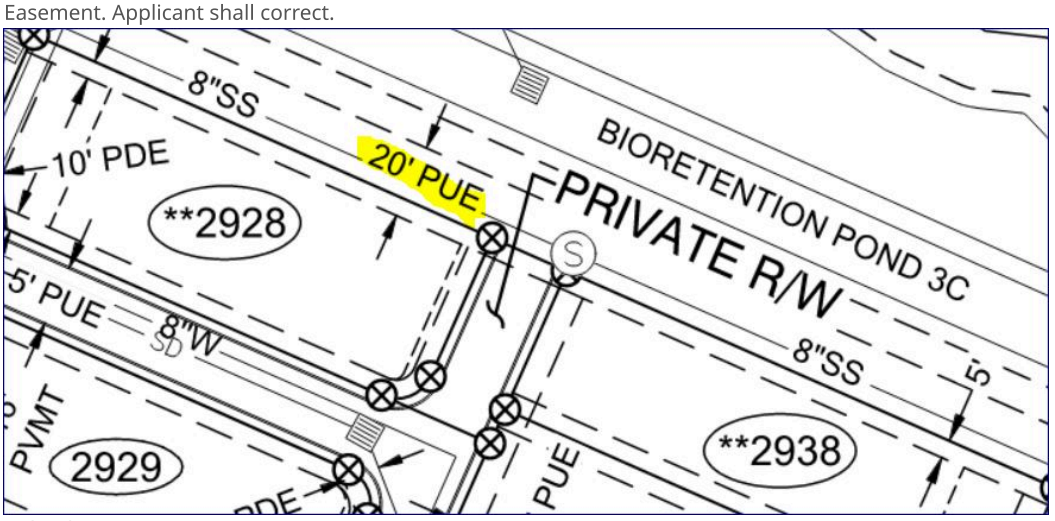
The 20' PUAE highlighted below on Sheet 2 is shown as a 20' PUE on Sheet 5. This is required to be an Exclusive Sanitary Sewer Easement. Applicant shall correct.
Sheet 2



Sheet 5



The 20' PUE that crosses Lots 2928 and 2938 is likewise required to be an Exclusive Sanitary Sewer Easement. Applicant shall correct.



[Edited By Lance Fittro]

33. C. Final Plat

lance.fittro@franklintn.gov

With the submittal of the final plat to One Stop, Applicant shall complete the LTMP recording information (fill in the blanks) for Plat Notes 20 and 28:

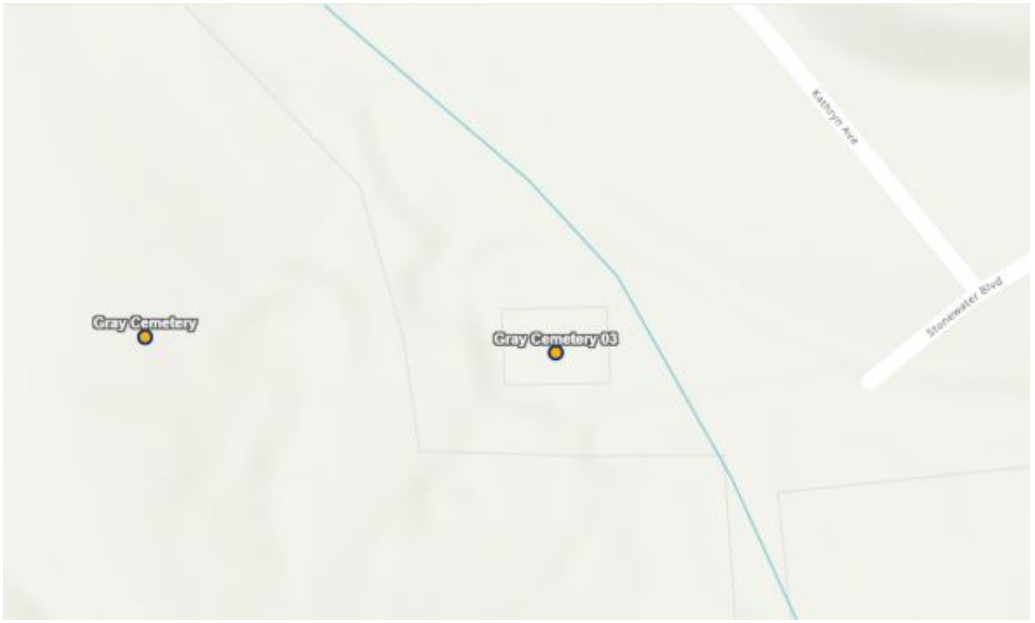
20. MAINTENANCE OF ALL STORMWATER MANAGEMENT FEATURES, INCLUDING SWALES, SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER(S) OR THE HOA. DETAILS OF THESE REQUIREMENTS ARE OUTLINED IN THE INSPECTION AND MAINTENANCE AGREEMENT OF PRIVATE STORMWATER MANAGEMENT FACILITIES RECORDED IN BOOK _____, PAGE _____ WITH THE WILLIAMSON COUNTY REGISTER OF DEEDS OFFICE.
28. THIS SUBDIVISION IS SUBJECT TO A LONG TERM MAINTENANCE PLAN, RECORDED IN BOOK _____, PAGE _____.

34. Two Gray Cemeteries

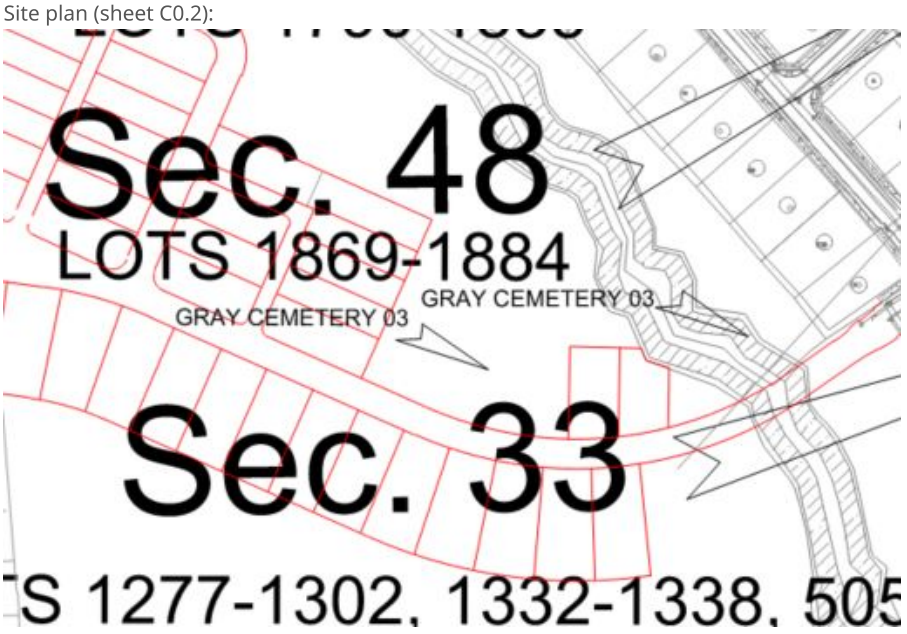
lance.fittro@franklintn.gov

The previous comment has not been fully addressed. Regarding cemeteries on the subject property, there are 2 identified by the TN Historical Commission. One is clearly reflected and monumented on the plat (thank you). The other appears to fall generally within open space closer to the stream channel, **as indicated on the site plan**. Please ensure that both cemetery locations are clearly identified on the plat.

TN Historical Commission location:



Site plan (sheet C0.2):

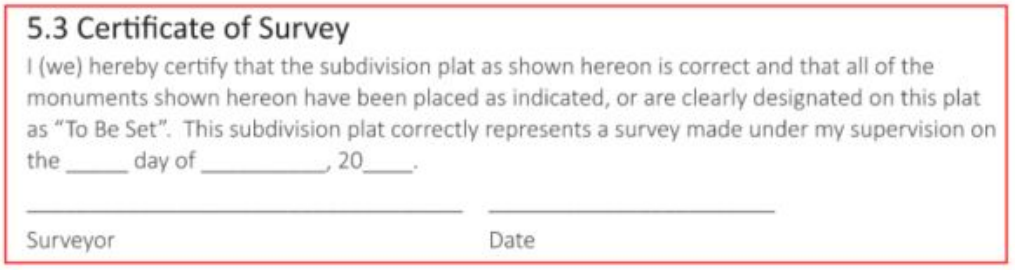


In the event that no physical evidence was found by the surveyor, the location may be indicated on the plat per TN Historical Commission location information, and with source of information noted along with surveyor's findings (or lack thereof), as was done for the cemetery that was located.

36. Certificate of Survey

lance.fittro@franklintn.gov

The previous comment has not been addressed: *Applicant shall provide standard Certificate of Survey as given in the Subdivision Regulations update (following discussion for Westhaven Section 67 final plat submittal).*



5.3 Certificate of Survey

I (we) hereby certify that the subdivision plat as shown hereon is correct and that all of the monuments shown hereon have been placed as indicated, or are clearly designated on this plat as "To Be Set". This subdivision plat correctly represents a survey made under my supervision on the _____ day of _____, 20____.

_____ _____

Surveyor Date

The above Certificate of Survey is the updated wording, now adopted in the Subdivision Regulations, arising from previous discussion for Sections 66 and 67. Please read the certificate wording again. Applicant shall provide the above Certificate of Survey on the plat as per the current wording of the Subdivision Regulations.

Performance Agreement and Surety

General Issues

38. Engineering Sureties

kevin.long@franklintn.gov

No sureties are associated with this final plat.
All sureties associated with this development were previously posted with the site plan.

(This comment serves only as a reminder to staff and does not hinder approval. No response is necessary from the applicant beyond "N/A" or "Acknowledged" to satisfy requirements of the IDT system.)

Planning

General Issues

7. HHO Labeling and Notes

chelsea.randolph@franklintn.gov

COMMENT NOT ADDRESSED AND COMMENT TO REMAIN AS A CONDITION OF APPROVAL:

The plat includes lots that are within the HHO. Applicant shall indicate this in the notes of the plat and the HHO line should be labeled on the plat.

HHO is the Hillside/Hilcrest Overlay and the details of this overlay can be found here: https://web.franklintn.gov/flippingbook/franklinzoningordinance/72/

For future reference, comments must be addressed by resubmittal. Any questions about comments can be conveyed via email or phone call prior to a resubmittal.

39. Security Alert: Fraudulent Invoices

chelsea.randolph@franklintn.gov Please be aware of recent scam emails impersonating local jurisdictions and requesting payment. These messages may reference real projects or staff names. Our jurisdiction will not request payment by unsolicited email or ask for wire transfers. Always verify payment requests and use this portal for official Geocivix (plan review) transactions. Should you have questions about an invoice or payment request, please contact the City of Franklin directly.

ADVISORY COMMENT ONLY WILL NOT AFFECT THE APPROVAL OF YOUR PLAN.

Water/Sewer

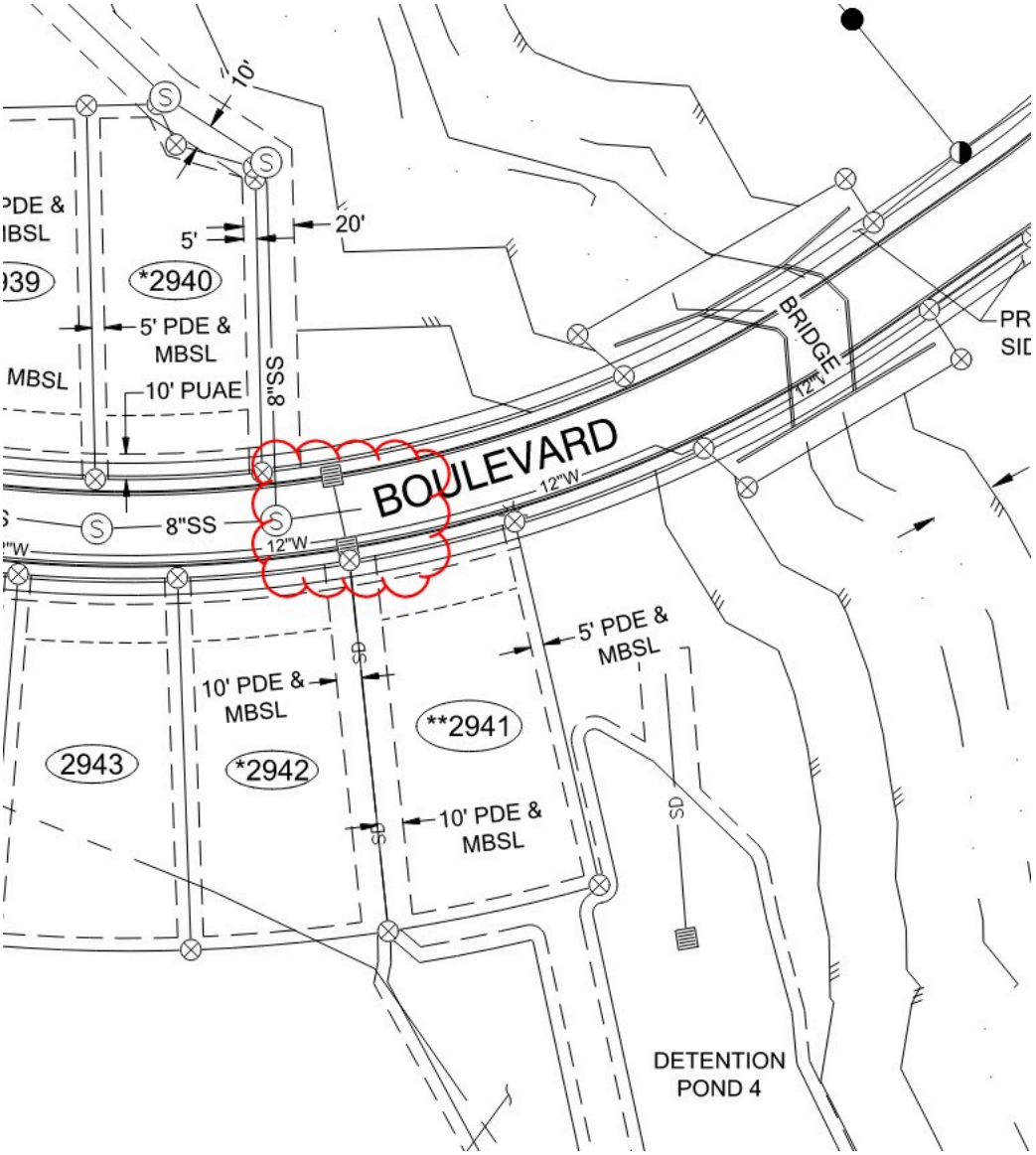
General Issues

14. Sanitary sewer

ben.mcneil@franklintn.gov The applicant failed to address the issues, sanitary sewer easements are exclusive to sanitary sewer. PUE will not be acceptable. The applicant shall revise easement labels and ensure the width of easement provided matches the depth of the sanitary sewer infrastructure.

16. Sanitary service lot 2941

ben.mcneil@franklintn.gov The applicant did not fully address issue, the stub that's added does not clearly indicate that the sewer serves lot 2941, the stub location to must be provided and match site plan,


10'
5'
20'
*2940
5' PDE &
MBSL
10' PUAE
8"SS
BOULEVARD
12"W
8"SS
12"W
BRIDGE
12"W
5' PDE &
MBSL
10' PDE &
MBSL
**2941
2943
*2942
10' PDE &
MBSL
DETENTION
POND 4

PLAT NOTES:

1. THE PURPOSE OF THIS PLAT IS TO CREATE 42 RESIDENTIAL LOTS; 2 OPEN SPACE LOTS; DEDICATE PUBLIC RIGHT OF WAY; GRANT EASEMENTS; ABANDON THE PUBLIC UTILITY AND ACCESS EASEMENT OVER THE ENTIRETY OF OPEN SPACE LOT 5140, WESTHAVEN P.U.D. SUBDIVISION, SECTION 67, AND REVISE OPEN SPACE LOT 5094, WESTHAVEN P.U.D. SUBDIVISION, SECTION 58, BY DEDICATING A PORTION FOR PUBLIC RIGHT OF WAY.

2. SUBJECT PROPERTY IS IDENTIFIED BY THE WILLIAMSON COUNTY TAX ASSESSOR'S OFFICE AS A PORTION OF MAP 64, PARCELS 23.00 & 25.02; MAP 64P I, PARCEL 40.00; AND MAP 64P L, PARCEL 76.00.

3. ZONING: PLANNED DEVELOPMENT (PD DENSITY: 2.26).

4. LOTS IN SECTION 69 FALL WITHIN THE T3 AND T4 TRANSECT ZONES AS DEFINED IN THE WESTHAVEN CONCEPT PLAN (REVISION 5) AND PATTERN BOOK, REVISED 05/08/07.

   MINIMUM SETBACK REQUIREMENTS:

   TRANSECT ZONE T3
   FRONT SETBACK: 40' (MAY BE REDUCED TO 25', SEE NOTE 5)
   SIDE SETBACK: 5' (MINIMUM 10' BETWEEN BUILDINGS)
   SIDE SETBACK FOR ROW HOUSES OR SIDEYARD HOUSES: 0'
   CORNER SIDE SETBACK: 10'

   REAR YARD / ALLEY SETBACK: 7' (MINIMUM 18' WIDE X 22' DEEP PARKING APRON IS REQUIRED FROM THE FRONT OF THE APRON TO THE FACE OF ALLEY CURB) EXCEPT ON STREET CORNER LOTS AND LOTS THAT PROVIDE GARAGES WITH A STORAGE AREA OF 50 SQUARE FEET OR GREATER.

   REAR YARD / NON-ALLEY SETBACK: 5' MINIMUM TO THE PROPERTY LINE; 10' MINIMUM BETWEEN BUILDINGS (FOR THE MAIN, BACK, AND ANCILLARY BUILDINGS)/

   TRANSECT ZONE T4
   FRONT SETBACK: 25'-35' (MAY BE REDUCED TO 10', SEE NOTE 5)
   SIDE SETBACK: 5' (MINIMUM 10' BETWEEN BUILDINGS)
   SIDE SETBACK FOR ROW HOUSES OR SIDEYARD HOUSES: 0'
   CORNER SIDE SETBACK: 10'

   REAR YARD / ALLEY SETBACK: 7' (MINIMUM 18' WIDE X 22' DEEP PARKING APRON IS REQUIRED FROM THE FRONT OF THE APRON TO THE FACE OF ALLEY CURB) EXCEPT ON STREET CORNER LOTS AND LOTS THAT PROVIDE GARAGES WITH A STORAGE AREA OF 50 SQUARE FEET OR GREATER.

   REAR YARD/NON-ALLEY SETBACK; 5' MINIMUM TO THE PROPERTY LINE; 10' MINIMUM BETWEEN BUILDINGS (FOR THE MAIN, BACK, AND ANCILLARY BUILDINGS)

   NOTE: PROJECTIONS SHALL NOT EXTEND TO A POINT CLOSER THAN 4 FEET FROM THE PROPERTY LINE. ANY PROJECTIONS (INCLUDING SOFFITS) INTO THE 5' SIDEYARD SETBACK SHALL HAVE A ONE-HOUR FIRE-RESISTIVE CONSTRUCTION ON THE UNDERSIDE. REFER TO THE 2004 IRC SUPPLEMENT R302.1 EXTERIOR WALLS FOR FURTHER EXPLANATION.

5. FRONT SETBACK MAY BE REDUCED TO MATCH THE FRONT ENCROACHMENT ZONE WHEN AN ARCHITECTURAL DEVIATION HAS BEEN REVIEWED AND APPROVED BY THE WESTHAVEN DESIGN REVIEW COMMITTEE.

   T3 REDUCED SETBACK: 25'
   T4 REDUCED SETBACK: 10'

6. ACCORDING TO THE WESTHAVEN PATTERN BOOK, THE FOLLOWING BUILDING TYPES WOULD BE PERMITTED IN THE T3 AND T4 TRANSECT ZONES - SIDEYARD HOUSE, COTTAGE, COURTYARD HOUSE, TOWNHOUSE, FLEX HOUSE OR HOUSE.

   SECTION 69 INCLUDES THE FOLLOWING BUILDING TYPES AND SIZES: SIDEYARD HOUSES, COTTAGES, HOUSES, AND COURTYARD HOUSES.

   DWELLING UNITS LIVING AREAS: EXCLUSIVE OF OPEN PORCHES, GARAGES, AND ANCILLARY
   APARTMENTS:
   MINIMUM: 1,000 SQUARE FEET
   MAXIMUM: 10,000 SQUARE FEET
   MAXIMUM BUILDING HEIGHTS: T3 = 2 STORIES; T4 = 3 STORIES

7. BASIS OF BEARINGS FOR THIS SURVEY IS TENNESSEE STATE PLANE, NAD83, EPOCH 2011, COMPUTED THIS SURVEY BY GPS METHODS, EXPRESSED IN U.S. SURVEY FEET.

8. THE SUBJECT PROPERTY IS WITHIN "ZONE X", DEFINED AS "AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREA OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD, PER FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) F.I.R.M. MAP 47187C0190, REVISED SEPTEMBER 29, 2006 AND F.I.R.M. MAP 47187C0195F, REVISED SEPTEMBER 29, 2006.

9. THE DEVELOPER ACKNOWLEDGES THAT ALL LOTS HAVE ADEQUATE BUILDING ENVELOPES AND NO VARIANCES WILL BE REQUIRED.

10. STONEWATER BOULEVARD, ROSEBURY WAY, ALLEY C, AND ALLEY D ALLEYS ARE DEDICATED AS PUBLIC RIGHT-OF-WAY BY THIS PLAT; THE CITY OF FRANKLIN IS NOT RESPONSIBLE FOR THE REPLACEMENT OR REPAIR OF ANY PRIVATE STRUCTURES WITHIN PUBLIC EASEMENTS SHOULD THE STRUCTURES BE DISTURBED IN THE PROCESS OF THE CITY EXERCISING ITS EASEMENT RIGHTS.

11. THE PRIVATE RIGHT OF WAY BETWEEN LOTS 2928 AND 2938 CONTAINS A PUBLIC UTILITY AND ACCESS EASEMENT.

12. REQUIRED EXTERIOR PARKING
    A - SINGLE FAMILY DETACHED RESIDENCE
    2 SPACES REQUIRED EXCEPT ON STREET OR CORNER LOTS. SPACES MUST BE ON THE SAME LOT AS THE RESIDENCE. SPACES SHALL BE A MINIMUM OF 18' WIDE BY 22' DEEP PAVED AREA (AS MEASURED FROM THE FACE OF ALLEY CURB). PARKING MAY BE GARAGE APRON OR A SEPARATE PARKING PAD.

13. STREETS, DRAINAGE EASEMENTS, STRUCTURES, AND CULVERTS SHALL BE MAINTAINED BY THE CITY OF FRANKLIN. DETENTION PONDS AND OUTLET STRUCTURES WITHIN PUBLIC DRAINAGE EASEMENTS ARE TO BE MAINTAINED BY THE WESTHAVEN HOMEOWNERS ASSOCIATION.

14. STORMWATER QUALITY SHALL BE ADDRESSED WITH EACH SITE PLAN.

15. OPEN SPACE AREAS, ROADWAY MEDIANS, BRICK PEDESTRIAN CROSSWALKS, BIKE PATHS, SIDEWALKS OUTSIDE OF RIGHT-OF-WAYS, TRAINS AND DETENTION FACILITIES SHALL BE MAINTAINED BY THE WESTHAVEN HOME OWNERS ASSOCIATION AND SHALL BE PUBLIC UTILITY, DRAINAGE AND ACCESS EASEMENTS.

16. BUILDING ELEMENTS: PORCHES, STOOPS, CHIMNEYS, BAY WINDOWS, AND BALCONIES MAY ENCROACH INTO THE FRONT YARD SETBACKS. CHIMNEYS MAY ENCROACH UP TO 1'-0" FROM THE PROPERTY LINE WITHIN THE SIDEYARD SETBACKS. WHERE CHIMNEYS ENCROACH INTO THE SIDEYARD SETBACK, THE MINIMUM SEPARATION BETWEEN DWELLINGS SHALL BE REDUCED BY THE DISTANCE OF THE ENCROACHMENT ONLY AT THE WIDTH OF THE FIREPLACE. THE REMAINDER OF THE SIDEYARD SETBACK SHALL BE THE STATED MINIMUM. CHIMNEYS THAT ENCROACH CLOSER THAN 5'-0" TO A PROPERTY LINE MUST MEET THE FIRE RATING REQUIREMENTS OF THE CITY OF FRANKLIN BUILDING CODES.

17. WITHIN NEW DEVELOPMENTS AND FOR OFF-SITE CONSTRUCTION AS A RESULT OF, OR TO PROVIDE SERVICE TO, THE NEW DEVELOPMENT, ALL UTILITIES, (INCLUDING CABLE TELEVISION, ELECTRICAL, NATURAL GAS, SEWER, TELEPHONE AND WATER LINES) SHALL BE PLACED UNDERGROUND.

18. ALL STREET LIGHT LOCATIONS AND QUANTITIES ARE APPROXIMATE. FINAL POSITIONING AND QUANTITY SHALL BE AT THE DIRECTION OF MTEMC.

19. MINERAL RIGHTS ARE TO BE HELD BY WESTHAVEN OWNER, LP.

20. MAINTENANCE OF ALL STORMWATER MANAGEMENT FEATURES, INCLUDING SWALES, SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER(S) OR THE HOA. DETAILS OF THESE REQUIREMENTS ARE OUTLINED IN THE INSPECTION AND MAINTENANCE AGREEMENT OF PRIVATE STORMWATER MANAGEMENT FACILITIES RECORDED IN BOOK _____, PAGE _____ WITH THE WILLIAMSON COUNTY REGISTER OF DEEDS OFFICE.

21. NO OBSTRUCTIONS OR ENCROACHMENTS WHICH IMPEDE THE FLOW OF STORMWATER SHALL BE PERMITTED WITHIN PUBLIC DRAINAGE EASEMENTS. THE CITY OF FRANKLIN IS NOT RESPONSIBLE FOR REPAIR OR REPLACEMENT OF ANY ENCROACHMENTS THAT ARE DAMAGED OR REMOVED IN THE COURSE OF MAINTENANCE ACTIVITY WITHIN EASEMENTS.

22. SIDEWALKS AND TRAILS OUTSIDE OF PUBLIC RIGHT-OF-WAY SHALL BE PUBLIC ACCESS EASEMENTS AND SHALL BE MAINTAINED BY THE PROPERTY OWNER(S) OR THE HOA.

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

24. THE CITY OF FRANKLIN WATER MANAGEMENT DEPARTMENT HAS UNRESTRICTED ACCESS TO ITS DOMESTIC WATER, SANITARY SEWER, RECLAIM WATER LINES OR SYSTEM IMPROVEMENTS LOCATED WITHIN ITS EXCLUSIVE EASEMENTS WITHIN THE DEVELOPMENT. IN THE EVENT LANDSCAPING, FENCING, CONCRETE OR OTHER STRUCTURES ARE INSTALLED OR PLACED WITHIN A CITY OF FRANKLIN EASEMENT, THE CITY OF FRANKLIN SHALL HAVE THE RIGHT TO REMOVE SUCH ENCROACHMENTS WITHIN THE EASEMENT AS MAY BE NECESSARY FOR THE CITY OF FRANKLIN TO REPAIR, MAINTAIN OR REPLACE ITS INFRASTRUCTURE WHICH IS NOW OR IN THE FUTURE MAY BE LOCATED WITHIN THE EASEMENT WITHOUT OBTAINING ANY FURTHER PERMISSION FROM THE PROPERTY OWNER OR HOA. THE PROPERTY OWNER OR HOA SHALL BE RESPONSIBLE FOR REPAIRING AND/ORE REPLACING ANY SUCH LANDSCAPING, FENCING, CONCRETE OR OTHER STRUCTURES REMOVED OR DISTURBED BY THE CITY OF FRANKLIN IN COMMON OPEN SPACE LOTS AND IN AREAS OWNED BY THE PROPERTY OWNER OR HOA AT NO EXPENSE TO THE CITY OF FRANKLIN. INDIVIDUAL HOMEOWNERS SHALL BE RESPONSIBLE FOR STRUCTURES REMOVED OR DISTURBED BY THE CITY OF FRANKLIN WITHIN AN EASEMENT ON THE HOMEOWNER'S LOT AT THE HOMEOWNER'S EXPENSE.

25. GREEN INFRASTRUCTURE EASEMENTS ARE EXCLUSIVE EASEMENTS DEFINING AREAS SET ASIDE FOR THE CONSTRUCTION, MAINTENANCE, REPAIR, MONITORING, AND OTHER ACTIVITIES NECESSARY OR THE FURTHERANCE OF WATER QUALITY FEATURES DESIGNATED AS GREEN INFRASTRUCTURE PRACTICES BY THE CITY OF FRANKLIN, AND TO PROVIDE PUBLIC ACCESS TO SUCH FEATURES, ANY AND ALL ACTIVITIES, EXCEPT AS SPECIFICALLY PERMITTED BY NOTATION ON THE CURRENT PLAT OR RECORD AND/OR WITHIN THE RECORDED LONG TERM MAINTENANCE AGREEMENT, SHALL BE STRICTLY PROHIBITED WITHOUT THE WRITTEN CONSENT OF THE CITY ENGINEER OR HIS DESIGNEE.

26. TREES SHALL BE PRUNED TO A MINIMUM OF EIGHT FEET ABOVE GRADE AND NO FENCES OR OTHER OBSTRUCTIONS SHALL BE TALLER THAN THREE FEET ABOVE GRADE WITHIN SIGHT TRIANGLES FOR STREET INTERSECTIONS AND ROADWAY SIGNAGE PER THE LATEST VERSION OF AASHTO POLICY ON GEOMETRIC DESIGN OF HIGHWAYS AND STREETS.

27. PARKLAND INFORMATION:
    42 UNITS X $3,228 = $135,576.
    PARKLAND FEES WILL BE DUE AT PLAT FOR WESTHAVEN SECTION 69.

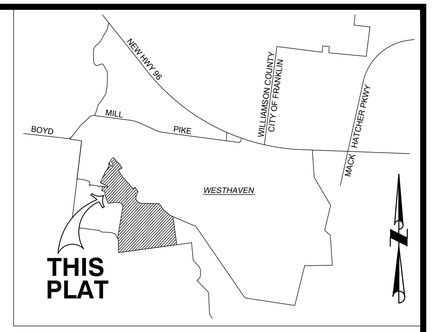
28. THIS SUBDIVISION IS SUBJECT TO A LONG TERM MAINTENANCE PLAN, RECORDED IN BOOK _____, PAGE _____.

29. DECORATIVE RAILINGS, COLUMNS, PLANTERS, STONE CAPS, AND ASSOCIATED APPURTENANCES BOTH INSIDE AND OUTSIDE OF PUBLIC RIGHT OF WAY ALONG DRUMMOND STREET AND STONEWATER BOULEVARD SHALL BE MAINTAINED BY THE HOMEOWNER'S ASSOCIATION.

30. THE RECORDING OF THIS PLAT VOIDS, VACATES AND SUPERSEDES THE PREVIOUS RECORDING OF OPEN SPACE LOT 5140, SHOWN ON THE FINAL PLAT OF WESTHAVEN P.U.D. SUBDIVISION, SECTION 67, RECORDED IN PLAT BOOK P86, PAGE 79, R.O.W.C.

31. THE RECORDING OF THIS PLAT VOIDS, VACATES AND SUPERSEDES THE BOUNDARY OF PREVIOUSLY RECORDED OPEN SPACE LOT 5049, SHOWN ON THE FINAL PLAT OF WESTHAVEN P.U.D. SUBDIVISION, SECTION 58, RECORDED IN PLAT BOOK P76, PAGE 141. A PORTION OF OPEN SPACE LOT 5049 HAS BEEN DEDICATED AS PUBLIC RIGHT OF WAY TO ACCOMMODATE STONEWATER BOULEVARD.

32. THE FOOTPRINT OF GRAY CEMETERY REPORTED THIS SURVEY IS BASED ON THE EXISTING STONE WALL SURROUNDING IT, WHICH WAS FIELD LOCATED THIS SURVEY. PER TCA 46-08-103(b)(1), "A GRAVESITE MAY NOT BE DISTURBED IN THE AREA OF TEN FEET (10') SURROUNDING THE PERIMETER OF THE GRAVESITE". THE EXISTING STONE WALL WAS OFFSET 10' AND THEN MONUMENTED THIS PLAT. THERE WAS NO DEED AND OR INFORMATION IN THE PUBLIC RECORDS OF THE REGISTER'S OFFICE FOR WILLIAMSON COUNTY FOR THIS CEMETERY. THE WILLIAMSON COUNTY TAX ASSESSOR IDENTIFIES THIS PARCEL ON TAX MAP 77, AS PARCEL 8.00.



VICINITY MAP
SCALE: 1" = 1/2 MILE

CERTIFICATE OF OWNERSHIP

I (WE) HEREBY CERTIFY THAT I AM (WE ARE) THE OWNER(S) OF THE PROPERTY SHOWN HEREON AS OF RECORD IN BOOK 8509, PAGE 336, REGISTER'S OFFICE FOR WILLIAMSON COUNTY, TENNESSEE, AND ADOPT THE PLAN OF SUBDIVISION OF THE PROPERTY AS SHOWN HEREON AND DEDICATE ALL PUBLIC WAYS AND EASEMENTS AS NOTED. NO LOT(S) AS SHOWN HEREON SHALL AGAIN BE SUBDIVIDED, RESUBDIVIDED, ALTERED OR CHANGED SO AS TO PRODUCE LESS AREA THAN IS HEREBY ESTABLISHED UNTIL OTHERWISE APPROVED BY THE FRANKLIN MUNICIPAL PLANNING COMMISSION, AND UNDER NO CONDITION SHALL SUCH LOT(S) BE MADE TO PRODUCE LESS AREA THAN IS PRESCRIBED BY THE RESTRICTIVE COVENANTS AS OF RECORD IN BOOK _____, PAGE _____ REGISTER'S OFFICE FOR WILLIAMSON COUNTY, TENNESSEE, RUNNING WITH THE TITLE TO THE PROPERTY. I (WE) FURTHER CERTIFY THAT THERE ARE NO LIENS ON THIS PROPERTY.

BRIAN SEWELL

PRESIDENT

WESTHAVEN OWNER, LP
3990 HILLSBORO PIKE, SUITE 400
NASHVILLE, TN 37215

CERTIFICATE OF SURVEY

I CERTIFY THAT THE SUBDIVISION PLAT AS SHOWN HEREON IS CORRECT AND THAT ALL OF THE MONUMENTS SHOWN HEREON HAVE BEEN OR WILL BE PLACED AS INDICATED. THIS SUBDIVISION PLAT CORRECTLY REPRESENTS A SURVEY MADE UNDER MY SUPERVISION ON DECEMBER 28, 2025. THE SUBDIVISION BOUNDARY HAS AN ACTUAL LINEAR CLOSURE OF 1:753,356 WHICH IS GREATER THAN 1:10,000 AND THEREFORE IS CLASSIFIED AS A CLASS 1 SURVEY.

REVIEW

03-05-2026

BENJAMIN J. HRON — DATE
TENNESSEE REGISTERED LAND SURVEYOR
LICENSE NO. 3384

BENJAMIN J. HRON — REGISTERED LAND SURVEYOR — 2035 — AGRICULTURAL — TENNESSEE — 3-5-26 — TENNESSEE NO. 3384

APPROVALS

CERTIFICATE OF APPROVAL OF SUBDIVISION NAME, STREET NAMES, AND ADDRESSING	CERTIFICATE OF APPROVAL FOR ELECTRICAL SYSTEMS	CERTIFICATE OF APPROVAL FOR RECORDING
SUBDIVISION NAME AND STREET NAMES APPROVED BY THE WILLIAMSON COUNTY EMERGENCY MANAGEMENT AGENCY AND THE CITY OF FRANKLIN. WILLIAMSON COUNTY EMERGENCY MANAGEMENT AGENCY — DATE CITY OF FRANKLIN — DATE	MIDDLE TENNESSEE ELECTRIC MEMBERSHIP CORPORATION (MTEMC) WILL PROVIDE ELECTRIC SERVICE TO THE SUBJECT PROPERTY ACCORDING TO THE NORMAL OPERATING PRACTICES OF MTEMC AS DEFINED IN THE RULES AND REGULATIONS, BYLAWS, POLICY BULLETINS AND OPERATIONAL BULLETINS OF MTEMC, AND IN ACCORDANCE WITH THE PLAT APPROVAL CHECKLIST, TREE PLANTING GUIDELINES AND OTHER REGULATIONS CONTAINED ON THE MTEMC WEBSITE AT WWW.MTEMC.COM (COLLECTIVELY THE "REQUIREMENTS"). NO ELECTRIC SERVICE WILL BE PROVIDED UNTIL MTEMC'S REQUIREMENTS HAVE BEEN MET AND APPROVED IN WRITING BY AN AUTHORIZED REPRESENTATIVE OF MTEMC. ANY APPROVAL IS, AT ALL TIMES, CONTINGENT UPON CONTINUING COMPLIANCE WITH MTEMC'S REQUIREMENTS. MIDDLE TENNESSEE ELECTRIC MEMBERSHIP CORPORATION — DATE	APPROVED BY THE FRANKLIN MUNICIPAL PLANNING COMMISSION, FRANKLIN, WILLIAMSON COUNTY, TENNESSEE, WITH THE EXCEPTION OF SUCH CONDITIONS, IF ANY, AS ARE NOTED IN THE PLANNING COMMISSION MINUTES FOR THE _____ DAY OF _____, 20____ AND THIS PLAT HAS BEEN APPROVED FOR RECORDING IN THE REGISTER'S OFFICE OF WILLIAMSON COUNTY. SECRETARY, FRANKLIN MUNICIPAL PLANNING COMMISSION — DATE
CERTIFICATE OF APPROVAL OF SEWER SYSTEM	**CERTIFICATE OF APPROVAL OF WATER SYSTEM**	**CERTIFICATE OF APPROVAL OF STREETS, DRAINAGE, SIDEWALKS, AND GREEN INFRASTRUCTURE**
I HEREBY CERTIFY THAT: (1) THE SEWER SYSTEM DESIGNATED IN WESTHAVEN P.U.D. SUBDIVISION, SECTION 69 HAS BEEN INSTALLED IN ACCORDANCE WITH THE CITY SPECIFICATIONS, OR (2) A PERFORMANCE AGREEMENT AND SURETY IN THE AMOUNT OF $_____ FOR THE WATER SYSTEM AND $_____ FOR THE SEWER SYSTEM HAS BEEN POSTED WITH THE CITY OF FRANKLIN, TENNESSEE, TO ASSURE COMPLETION OF SUCH SYSTEMS. DIRECTOR WATER MANAGEMENT DEPARTMENT, CITY OF FRANKLIN, TENNESSEE — DATE	I HEREBY CERTIFY THAT: (1) THE WATER SYSTEM DESIGNATED IN WESTHAVEN P.U.D. SUBDIVISION, SECTION 69 HAVE BEEN INSTALLED IN ACCORDANCE WITH THE CITY SPECIFICATIONS, OR (2) A PERFORMANCE AGREEMENT AND SURETY IN THE AMOUNT OF $_____ FOR THE WATER SYSTEM AND $_____ FOR THE SEWER SYSTEM HAS BEEN POSTED WITH THE CITY OF FRANKLIN, TENNESSEE, TO ASSURE COMPLETION OF SUCH SYSTEMS. HB&TS UTILITY DISTRICT — DATE	I HEREBY CERTIFY THAT: (1) THE STREETS, DRAINAGE, SIDEWALKS, AND GREEN INFRASTRUCTURE DESIGNATED IN WESTHAVEN P.U.D. SUBDIVISION, SECTION 69, HAVE BEEN INSTALLED IN ACCORDANCE WITH THE CITY SPECIFICATIONS, OR (2) A PERFORMANCE AGREEMENT AND SURETY IN THE AMOUNT OF $_____ FOR STREETS, $_____ FOR DRAINAGE; $_____ FOR SIDEWALKS, AND $_____ FOR GREEN INFRASTRUCTURE HAS BEEN POSTED WITH THE CITY OF FRANKLIN, TENNESSEE, TO ASSURE COMPLETION OF SUCH SYSTEMS. DIRECTOR STREETS DEPARTMENT, CITY OF FRANKLIN, TENNESSEE — DATE

PLAT INDEX

SHEET 1: CERTIFICATES, APPROVALS, PLAT NOTES
SHEETS 2-3: SUBDIVISION BOUNDARY, EASEMENTS AND SETBACK
SHEET 4: SUBDIVISION
SHEET 5: PROPOSED PUBLIC INFRASTRUCTURE

PREPARED FOR:
SOUTHERN LAND COMPANY
3990 HILLSBORO PIKE, SUITE 400
NASHVILLE, TN 37215

FINAL PLAT OF:

WESTHAVEN P.U.D. SUBDIVISION, SECTION 69

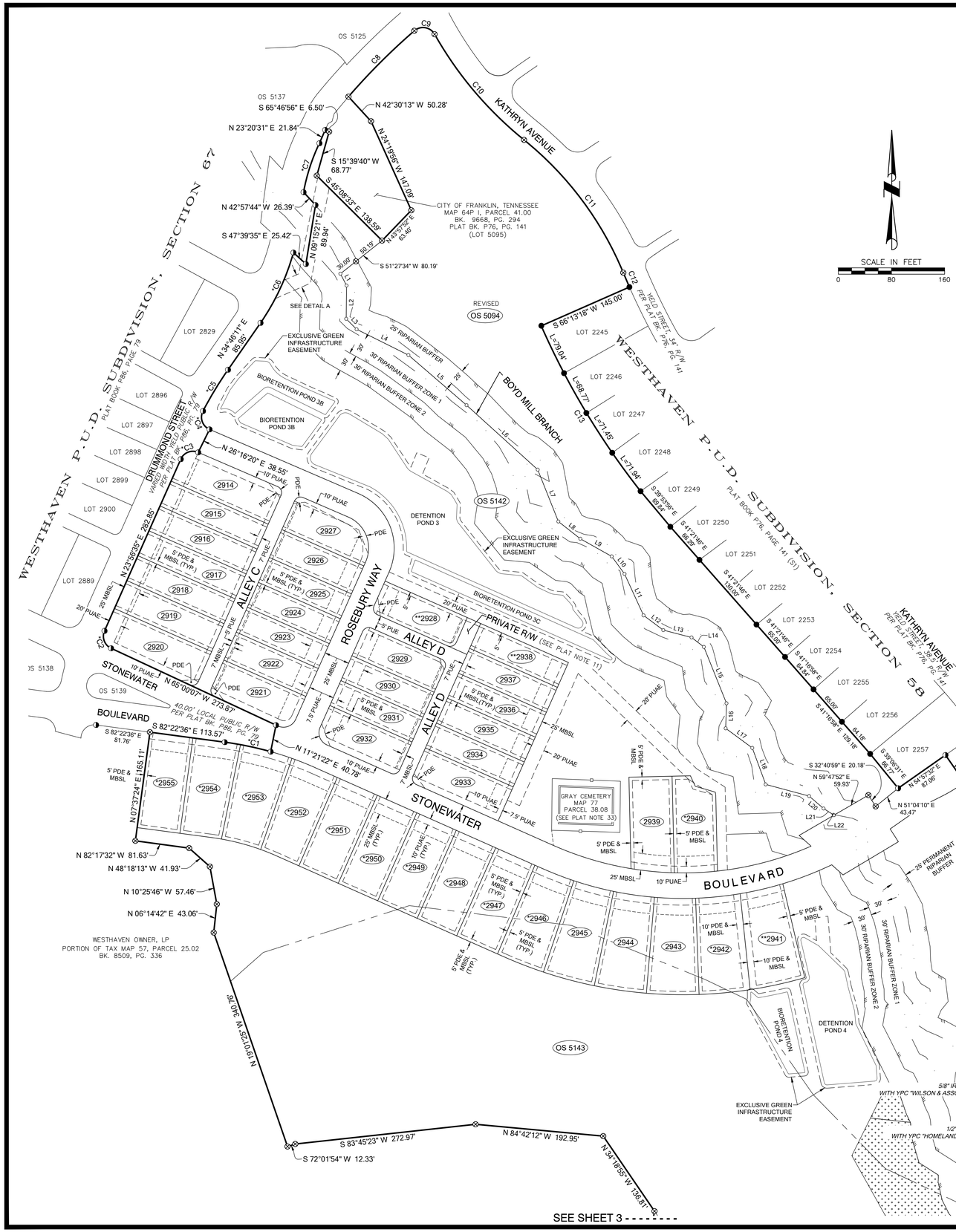
A SUBDIVISION OF A PORTION OF:
MAP 64, PARCELS 23.00 & 25.02; BOOK 8509, PAGE 336 AND
MAP 64P I, PARCEL 40.00; PLAT BOOK P76, PAGE 141 (LOT 5094)
MAP 64P L, PARCEL 76.00; PLAT BOOK P86, PAGE 79 (OS 5140)
LOCATED IN:
CITY OF FRANKLIN, 5TH CIVIL DISTRICT, WILLIAMSON COUNTY
TENNESSEE
ZONING: PD - PLANNED DEVELOPMENT
CONTAINING ±103.24 ACRES
DEDICATING ±2.03 ACRES FOR PUBLIC RIGHT OF WAY
2,497.24 LINEAR FEET OF PUBLIC RIGHT OF WAY CENTERLINE
CREATING 1 PRIVATE RIGHT OF WAY, ±0.03 ACRES
CREATING 42 RESIDENTIAL LOTS (2914-2955)
CREATING 2 OPEN SPACE LOTS (OS5142 & OS5143)
REVISION 1 OPEN SPACE LOT (5094)

PREPARED BY:
SKYLINE LAND SURVEYING, LLC
188 FRONT STREET, SUITE 116-92
FRANKLIN, TN 37064
PH. (615)-730-3349
BEN@SKYLINELANDSURVEYING.COM

DRAWN BY:	BJH
CHECKED BY:	REH
DATE:	MARCH 5, 2026
SKYLINE PROJECT NO:	25166
COF NO.	9023

SKYLINE LAND SURVEYING LLC — PRACTICING SINCE 2003

SHEET 1 OF 5
CERTIFICATES, APPROVALS, PLAT NOTES



LEGEND

- SUBDIVISION BOUNDARY
- INTERIOR LOT LINE / RIGHT-OF-WAY LINE, SEE SHEET 3
- ADJACENT PARCEL / RIGHT OF WAY LINE (INFORMATIONAL)
- EASEMENT OF RECORD AS NOTED
- 10' CEMETERY BUFFER, SEE PLAT NOTE 33
- EASEMENT GRANTED BY THIS PLAT
- MINIMUM BUILDING SETBACKS
- HILLSIDE / HILLCREST OVERLAY
- RIPARIAN BUFFER AS NOTED
- TOP OF BANK
- RECOVERED MONUMENT PER (SS)
- RECOVERED MONUMENT AS NOTED
- 5/8" IRON ROD WITH RED PLASTIC CAP "SKYLINE PLS 3384" OR NAIL IN DRILL HOLE WITH WASHER "SKYLINE PLS 3384" TO BE SET WITHIN ONE YEAR OF RECORDATION OF THIS PLAT
- COMPUTED CORNER, NOT MONUMENTED
- # — RESIDENTIAL LOT NUMBER
- *# — RESIDENTIAL LOT NUMBER, GRADING CRITICAL LOT
- **# — RESIDENTIAL LOT NUMBER, INFRASTRUCTURE CRITICAL LOT
- OS # — OPEN SPACE LOT NUMBER
- R/W — PUBLIC RIGHT OF WAY
- *C# — SUBDIVISION BOUNDARY CURVE NUMBER, SEE "CURVE TABLE - SUBDIVISION BOUNDARY"
- (S#) — RECORD PER RECORD SURVEY REFERENCE
- (D#) — RECORD PER RECORD DEED REFERENCE
- MBSL — MINIMUM BUILDING SETBACK LINE
- PDE — PUBLIC DRAINAGE EASEMENT, GRANTED THIS PLAT
- PDUE — PUBLIC DRAINAGE & UTILITY EASEMENT, GRANTED THIS PLAT
- PUE — PUBLIC UTILITY EASEMENT, GRANTED THIS PLAT
- PUAE — PUBLIC UTILITY & ACCESS EASEMENT, GRANTED THIS PLAT
- STREAM MITIGATION

SURVEYOR'S NARRATIVE

WE WERE RETAINED BY SOUTHERN LAND COMPANY TO PREPARE AND MONUMENT THIS PLAT OF WESTHAVEN, P.U.D. SUBDIVISION, SECTION 69.

THIS PLAT CONSISTS OF A PORTION OF THE LANDS VESTED IN WESTHAVEN OWNER, LP AND DESCRIBED IN THE CURRENT VESTING DEED, A QUITCLAIM DEED, RECORDED APRIL 9, 2021 IN BOOK 8509, PAGE 336; LOT 5094, WESTHAVEN P.U.D. SUBDIVISION, SECTION 58, RECORDED IN PLAT BOOK P76, PAGE 141; AND OPEN SPACE LOT 5140, WESTHAVEN P.U.D. SUBDIVISION, SECTION 67, RECORDED IN PLAT BOOK P86, PAGE 79.

THE PROPOSED PUBLIC INFRASTRUCTURE IS PER APPROVED ENGINEERING PLANS BY RAGAN SMITH, CERTIFIED BY SAMUEL H. CHRISTMAN, TENNESSEE REGISTERED ENGINEER NO. 122747, ON SEPTEMBER 29, 2025 AND APPROVED ON OCTOBER 13, 2025.

RECORD SURVEY REFERENCES

(S1) WESTHAVEN P.U.D. SUBDIVISION, SECTION 66: BY BENJAMIN J. HRON; RECORDED 04-23-2025 IN PLAT BOOK P85, PG. 56.

(S2) WESTHAVEN SECTION 18: BY ROBERT JEFFERSON WILKINS; RECORDED 06-01-2007 IN PLAT BOOK P47, PAGE 102.

(S3) WESTHAVEN PUD SUBDIVISION, SECTION 27: BY MATHEW THOMAS LUPO; RECORDED 04-13-2010 IN PLAT BOOK P53, PAGE 18.

(S4) WESTHAVEN P.U.D. SUBDIVISION, SECTION 58: BY JOEY C. WILSON II; RECORDED 08-24-2021 IN PLAT BOOK P76, PAGE 141.

(S5) MINOR REVISION LOTS 6 & 7 - BOXLEY SPRINGS: BY J. MARK CANTRELL; RECORDED 03-08-2022 IN PLAT BOOK P78, PAGE 24.

(S6) WESTHAVEN P.U.D. SUBDIVISION, SECTION 56, REVISION 1: BY JOEY C. WILSON II; RECORDED 11-09-2022 IN PLAT BOOK P79, PAGE 90.

(S7) BOUNDARY & TOPOGRAPHIC SURVEY: BY JAMES E. CAMPBELL; UN-RECORDED; DATED 02-22-2023.

(S8) WESTHAVEN P.U.D. SUBDIVISION, SECTION 67: BY BENJAMIN J. HRON; RECORDED 09-23-2025 IN PLAT BOOK P86, PAGE 79.

RECORD DEED REFERENCES

(D1) QUITCLAIM DEED: RECORDED 04-09-2021 IN BOOK 8509, PAGE 336.

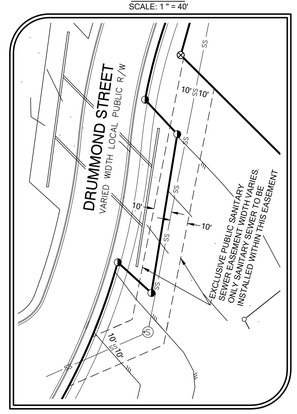
CURVE TABLE - SUBDIVISION BOUNDARY

CURVE #	LENGTH	RADIUS	DELTA	CHORD
*C1	70.68'	500.00'	8°05'57"	S 78°19'38" E 70.62'
*C2	31.05'	20.00'	88°56'41"	N 20°31'46" W 28.02'
*C3	31.20'	20.00'	89°23'24"	N 68°38'17" E 28.13'
*C4	32.90'	20.00'	94°15'56"	N 19°32'02" W 29.32'
*C5	72.69'	580.75'	7°10'16"	N 31°11'04" E 72.64'
*C6	117.31'	354.00'	18°59'11"	N 25°02'07" E 116.77'
*C7	77.74'	295.27'	15°05'09"	N 17°56'29" E 77.52'
C8	140.38'	991.76'	8°06'36"	N 44°58'06" E 140.26'
C9	35.45'	20.00'	101°33'32"	S 80°11'55" E 30.99'
C10	209.63'	555.15'	21°38'08"	S 40°14'15" E 208.39'
C11	252.24'	505.25'	28°36'15"	S 36°45'12" E 249.63'
C12	23.47'	1012.75'	1°09'40"	S 23°06'54" E 23.47'
C13	291.20'	1157.75'	14°24'40"	S 30°58'58" E 291.20'

LINE TABLE

LINE #	BEARING	DISTANCE
L1	S 27° 31' 47" E	20.01'
L2	S 00° 35' 01" W	50.12'
L3	S 44° 50' 41" E	22.18'
L4	S 63° 30' 26" E	87.20'
L5	S 49° 14' 40" E	115.43'
L6	S 47° 47' 59" E	144.62'
L7	S 21° 42' 01" E	84.02'
L8	S 51° 49' 55" E	42.12'
L9	S 60° 43' 07" E	54.15'
L10	S 36° 09' 37" E	32.70'
L11	S 24° 36' 13" E	68.63'
L12	S 53° 13' 24" E	37.13'
L13	S 75° 26' 41" E	43.92'
L14	S 52° 25' 28" E	23.42'
L15	S 21° 50' 08" E	91.54'
L16	S 01° 55' 07" W	37.59'
L17	S 53° 38' 04" E	49.79'
L18	S 20° 09' 42" E	58.53'
L19	S 74° 57' 25" E	67.56'
L20	S 49° 25' 11" E	28.78'
L21	S 57° 25' 44" E	17.87'
L22	S 57° 25' 44" E	0.77'

DETAIL A
SCALE: 1 " = 40'



PREPARED FOR:
SOUTHERN LAND COMPANY
3990 HILLSBORO PIKE, SUITE 400
NASHVILLE, TN 37215

FINAL PLAT OF:

WESTHAVEN P.U.D. SUBDIVISION, SECTION 69

A SUBDIVISION OF A PORTION OF:
MAP 64, PARCELS 23.00 & 25.02; BOOK 8509, PAGE 336 AND
MAP 64P I, PARCEL 40.00; PLAT BOOK P76, PAGE 141 (LOT 5094)
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BENJAMIN J. HRON — REGISTERED LAND SURVEYOR — AGRICULTURE — TENNESSEE — 3-5-26 — TENNESSEE NO. 3384

SKYLINE LAND SURVEYING LLC — PRACTICING SINCE 2004

DRAWN BY:	BJH
CHECKED BY:	REH
DATE:	MARCH 5, 2026
SKYLINE PROJECT NO:	25166
COF NO.	9023

SHEET 2 OF 5
SUBDIVISION BOUNDARY, EASEMENTS & SETBACKS

SEE SHEET 2

WESTHAVEN OWNER, LP
PORTION OF TAX MAP 57, PARCEL 25.02
BK. 8509, PG. 336

N 34°18'52" W 545.28'

S 88°05'09" W 236.92'

N 09°27'29" E 1204.38'

N 01°11'41" W 248.63'

N 06°17'15" E 57.13'

N 32°53'36" E 60.76'

N 73°42'03" W 27.63'

SPIKE WITH FLAGGING
AT BASE OF METAL T-POST

N 25°59'29" W 253.14'

201.48'

N 25°59'29" W 51.66'

R. LAWRENCE VANHORN
TAX MAP 77, PARCEL 38.02
BK. 7800, PG. 20
PLAT BK. P78, PG. 24
(LOT 6)

SPIKE WITH FLAGGING
AT BASE OF METAL T-POST

N 01°30'14" W 487.77'

1/2" IRON ROD

IRON T-POST

S 82°11'26" W 216.76'

JAMES B. ALCOTT AND WIFE,
JOYE M. ALCOTT
MAP 77, PARCEL 38.01
BK. 3375, PG. 269
(TRACT II)

OS 5143

N 67°33'32" W 485.51'

S 25°47'16" E 166.11'

S 59°06'26" E 185.74'

S 20°10'01" E 306.67'

N 17°43'16" W 204.73'

S 85°00'36" W 204.78'

N 09°17'15" E 167.88'

N 86°42'04" W 134.98'

S 57°46'15" W 514.65'

CONSERVATION EASEMENT
GRANTED THIS PLAT

S 82°15'38" W 1907.29'

JAMES B. ALCOTT AND WIFE,
JOYE M. ALCOTT
MAP 77, PARCEL 38.06
BK. 2089, PG. 40

SEE SHEET 2

WESTHAVEN P.U.D. SUBDIVISION, SECTION 33
PLAT BOOK P64, PAGE 6

LOT 2172 | LOT 1297 | LOT 1298 | LOT 1299 | LOT 1300

63.70' | 63.67' | 147.08'

S 86°46'03" E 274.45'

5/8" IRON ROD WITH YPC "WILSON & ASSOC 2089"

5/8" IRON ROD WITH OPC "FORESIGHT LAND SURVEYING CORBII COROTHERS TN 2362"

5/8" IRON ROD WITH YPC "WILSON & ASSOC 2089"

S 38°05'14" E 75.11'

LOT 1301

LOT 789

S 33°08'14" E 134.56'

129.84'

4.72'

5/8" IRON ROD WITH YPC "SOUTHERN LAND CO."

S 41°34'17" E 106.04'

LOT 788

6.80'

5/8" IRON ROD

5/8" IRON ROD WITH YPC "SOUTHERN LAND CO."

WESTHAVEN SECTION 18
PLAT BOOK P47, PAGE 102

S 49°05'16" E 106.04'

89.24'

LOT 787

20.69'

S 49°05'16" E 90.29'

89.65'

LOT 786

5/8" IRON ROD WITH YPC "SOUTHERN LAND CO."

S 54°07'53" E 85.06'

89.38'

1/2" IRON ROD WITH OPC "ED ADAMS RLS #1139"

28.62'

LOT 785

LOT 784

S 64°44'58" E 106.40'

49.28'

5/8" IRON ROD WITH YPC "SOUTHERN LAND CO."

S 72°31'50" W 161.38'

60.12'

5/8" IRON ROD WITH YPC "SOUTHERN LAND CO."

IRON T-POST

S 05°24'41" E 1047.69'

WESTHAVEN RESIDENTIAL DISTRICT ASSOCIATION, INC.
TAX MAP 77B M, PARCEL 1.00
BK. 8864, PG. 250
OPEN SPACE 5044
PLAT BK. P53, PG. 18

SCALE IN FEET
0 80 160

LEGEND

- SUBDIVISION BOUNDARY
- ADJACENT PARCEL / RIGHT OF WAY LINE (INFORMATIONAL)
- DEVELOPMENT LIMITS
- ● RECOVERED MONUMENT AS NOTED
- ⊗ 5/8" IRON ROD WITH RED PLASTIC CAP "SKYLINE PLS 3384" OR NAIL IN DRILL HOLE WITH WASHER "SKYLINE PLS 3384" TO BE SET WITHIN ONE YEAR OF RECORDATION OF THIS PLAT
- (OS #) OPEN SPACE LOT NUMBER

PREPARED FOR:
SOUTHERN LAND COMPANY
3990 HILLSBORO PIKE, SUITE 400
NASHVILLE, TN 37215

FINAL PLAT OF:

WESTHAVEN P.U.D. SUBDIVISION, SECTION 69

A SUBDIVISION OF A PORTION OF:
MAP 64, PARCELS 23.00 & 25.02; BOOK 8509, PAGE 336 AND
MAP 64P I, PARCEL 40.00; PLAT BOOK P76, PAGE 141 (LOT 5094)
MAP 64P L, PARCEL 76.00; PLAT BOOK P86, PAGE 79 (OS 5140)
LOCATED IN:
CITY OF FRANKLIN, 5TH CIVIL DISTRICT, WILLIAMSON COUNTY
TENNESSEE
ZONING: PD - PLANNED DEVELOPMENT
CONTAINING ±103.24 ACRES
DEDICATING ±2.03 ACRES FOR PUBLIC RIGHT OF WAY
2,497.24 LINEAR FEET OF PUBLIC RIGHT OF WAY CENTERLINE
CREATING 1 PRIVATE RIGHT OF WAY, ±0.03 ACRES
CREATING 42 RESIDENTIAL LOTS (2914-2955)
CREATING 2 OPEN SPACE LOTS (OS5142 & OS5143)
REVISION 1 OPEN SPACE LOT (5094)

PREPARED BY:
SKYLINE LAND SURVEYING, LLC
188 FRONT STREET, SUITE 116-92
FRANKLIN, TN 37064
PH. (615)-730-3349
BEN@SKYLINELANDSURVEYING.COM

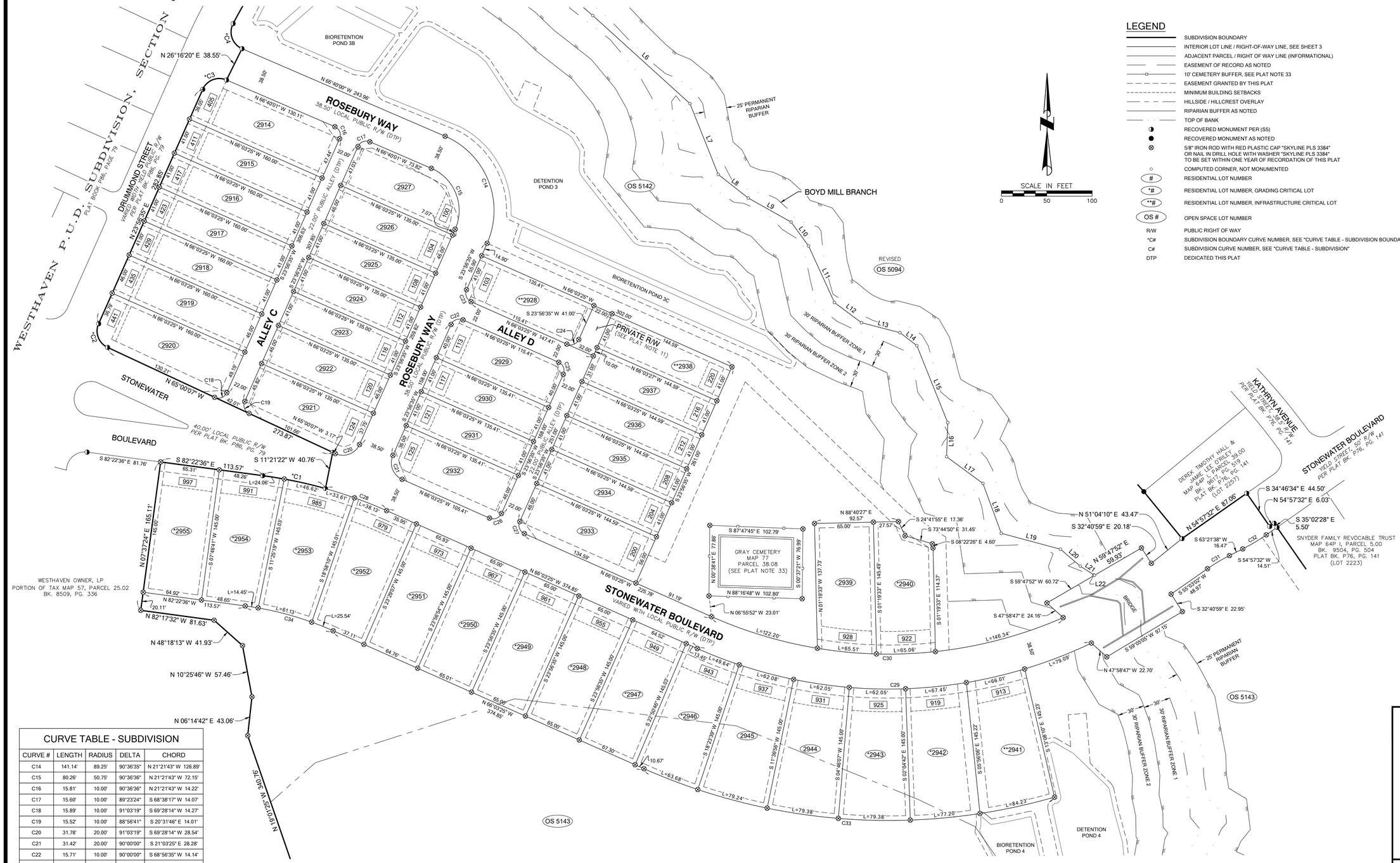
BENJAMIN J. HEON
REGISTERED LAND SURVEYOR
AGRICULTURE
COMMERCE
TENNESSEE NO. 3384
3.5.26

COI REVIEW

SKYLINE LAND SURVEYING LLC
PRACTICING SINCE 2005

DRAWN BY:	BJH
CHECKED BY:	REH
DATE:	MARCH 5, 2026
SKYLINE PROJECT NO:	25166
COF NO.	9023

SHEET 3 OF 5
SUBDIVISION BOUNDARY, EASEMENTS & SETBACKS



LEGEND

- SUBDIVISION BOUNDARY
- INTERIOR LOT LINE / RIGHT-OF-WAY LINE, SEE SHEET 3
- ADJACENT PARCEL / RIGHT OF WAY LINE (INFORMATIONAL)
- EASEMENT OF RECORD AS NOTED
- 10' CEMETERY BUFFER, SEE PLAT NOTE 33
- EASEMENT GRANTED BY THIS PLAT
- MINIMUM BUILDING SETBACKS
- HILLSIDE / HILLCREST OVERLAY
- RIPARIAN BUFFER AS NOTED
- TOP OF BANK
- RECOVERED MONUMENT PER (SS)
- RECOVERED MONUMENT AS NOTED
- 5/8" IRON ROD WITH RED PLASTIC CAP "SKYLINE PLS 3384" OR NAIL IN DRILL HOLE WITH WASHER "SKYLINE PLS 3384" TO BE SET WITHIN ONE YEAR OF RECORDATION OF THIS PLAT
- COMPUTED CORNER, NOT MONUMENTED
- (#) RESIDENTIAL LOT NUMBER
- (*#) RESIDENTIAL LOT NUMBER, GRADING CRITICAL LOT
- (**#) RESIDENTIAL LOT NUMBER, INFRASTRUCTURE CRITICAL LOT
- (OS #) OPEN SPACE LOT NUMBER
- R/W PUBLIC RIGHT OF WAY
- *C# SUBDIVISION BOUNDARY CURVE NUMBER, SEE "CURVE TABLE - SUBDIVISION BOUNDARY", SHEET 2
- C# SUBDIVISION CURVE NUMBER, SEE "CURVE TABLE - SUBDIVISION"
- DTP DEDICATED THIS PLAT

OPEN SPACE LOT AREA TABLE

LOT	SQUARE FEET	±ACRES
OS5142	264,202	6.07
OS5143	3,581,858	82.23
OS5194	228,473	5.25
TOTAL	4,074,533	93.55

RESIDENTIAL LOT AREA TABLE

LOT	SQUARE FEET	±ACRES
2914	8,965	0.21
2915	6,560	0.15
2916	6,560	0.15
2917	6,560	0.15
2918	6,560	0.15
2919	7,360	0.17
2920	9,159	0.21
2921	7,568	0.17
2922	6,210	0.14
2923	5,535	0.13
2924	5,535	0.13
2925	5,535	0.13
2926	6,210	0.14
2927	7,194	0.17
2928	6,863	0.16
2929	6,727	0.15
2930	5,552	0.13
2931	5,552	0.13
2932	7,476	0.17
2933	8,076	0.19
2934	5,928	0.14
2935	5,928	0.14
2936	5,928	0.14
2937	5,928	0.14
2938	5,928	0.14
2939	9,253	0.21
2940	8,778	0.20
2941	10,892	0.25
2942	10,488	0.24
2943	10,254	0.24
2944	10,254	0.24
2945	10,245	0.24
2946	9,965	0.23
2947	9,557	0.22
2948	9,425	0.22
2949	9,425	0.22
2950	9,425	0.22
2951	9,476	0.22
2952	9,913	0.23
2953	10,248	0.24
2954	9,818	0.23
2955	9,442	0.22
TOTAL:	332,255	7.63

CURVE TABLE - SUBDIVISION

CURVE #	LENGTH	RADIUS	DELTA	CHORD
C14	141.14'	89.25'	90°36'35"	N 21°21'43" W 126.89'
C15	80.26'	50.75'	90°36'36"	N 21°21'43" W 72.15'
C16	15.81'	10.00'	90°36'36"	N 21°21'43" W 14.22'
C17	15.60'	10.00'	89°23'24"	S 68°38'17" W 14.07'
C18	15.89'	10.00'	91°03'19"	S 69°28'14" W 14.27'
C19	15.52'	10.00'	88°56'41"	S 20°31'46" E 14.01'
C20	31.78'	20.00'	91°03'19"	S 69°28'14" W 28.54'
C21	31.42'	20.00'	90°00'00"	S 21°03'25" E 28.28'
C22	15.71'	10.00'	90°00'00"	S 68°56'35" W 14.14'
C23	15.71'	10.00'	90°00'00"	S 21°03'25" E 14.14'
C24	15.71'	10.00'	90°00'00"	S 68°56'35" W 14.14'
C25	15.71'	10.00'	90°00'00"	N 21°03'25" W 14.14'
C26	15.71'	10.00'	90°00'00"	N 68°56'35" E 14.14'
C27	15.71'	10.00'	90°00'00"	S 21°03'25" E 14.14'
C28	71.74'	500.00'	8°13'14"	N 70°10'03" W 71.68'
C29	448.37'	519.25'	49°28'30"	S 89°12'20" W 434.57'
C30	399.11'	480.75'	47°33'57"	N 89°50'24" W 387.75'
C31	28.14'	194.00'	8°18'36"	S 59°12'20" W 28.11'
C32	30.21'	206.00'	8°24'06"	S 59°09'35" W 30.18'
C33	463.11'	664.25'	39°56'46"	N 86°01'48" W 453.79'
C34	101.12'	355.00'	16°19'11"	N 74°13'01" W 100.77'

PREPARED FOR:
SOUTHERN LAND COMPANY
3990 HILLSBORO PIKE, SUITE 400
NASHVILLE, TN 37215

FINAL PLAT OF:
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BENJAMIN J. HRON — REGISTERED LAND SURVEYOR — AGRICULTURE — TENNESSEE NO. 3384 — 3.5.26

SKYLINE LAND SURVEYING LLC — PRACTICING SINCE 2015

DRAWN BY:	BJH
CHECKED BY:	REH
DATE:	MARCH 5, 2026
SKYLINE PROJECT NO:	25166
COF NO.	9023



LEGEND

- SUBDIVISION BOUNDARY, SEE SHEET 2
- INTERIOR LOT LINE / RIGHT-OF-WAY LINE, SEE SHEET 3
- ADJACENT PARCEL / RIGHT OF WAY LINE (INFORMATIONAL)
- EASEMENT OF RECORD AS NOTED
- 10' CEMETERY BUFFER, SEE PLAT NOTE 33
- EASEMENT GRANTED BY THIS PLAT
- MINIMUM BUILDING SETBACK
- RIPARIAN BUFFER AS NOTED
- TOP OF BANK
- W — UNDERGROUND WATER LINE
- 8"W — PROPOSED 8" UNDERGROUND WATER LINE
- 12"W — PROPOSED 12" UNDERGROUND WATER LINE
- SS — UNDERGROUND SANITARY SEWER LINE
- 8"SS — PROPOSED SANITARY SEWER LINE
- SD — PROPOSED STORM DRAIN LINE
- # — RESIDENTIAL LOT NUMBER
- *# — RESIDENTIAL LOT NUMBER, GRADING CRITICAL LOT
- **# — RESIDENTIAL LOT NUMBER, INFRASTRUCTURE CRITICAL LOT
- OS # — OPEN SPACE LOT NUMBER
- PROPOSED SANITARY SEWER MANHOLE
- PROPOSED STORM DRAIN STRUCTURE
- PROPOSED CYLINDRICAL STORM DRAIN STRUCTURE
- PROPOSED FIRE HYDRANT
- PROPOSED LIGHT POLE
- PDE — PUBLIC DRAINAGE EASEMENT, GRANTED THIS PLAT
- PDUE — PUBLIC DRAINAGE & UTILITY EASEMENT, GRANTED THIS PLAT
- PUE — PUBLIC UTILITY EASEMENT, GRANTED THIS PLAT
- PUAE — PUBLIC UTILITY & ACCESS EASEMENT, GRANTED THIS PLAT
- STREAM MITIGATION

SCALE IN FEET
0 80 160

PREPARED FOR:
SOUTHERN LAND COMPANY
3990 HILLSBORO PIKE, SUITE 400
NASHVILLE, TN 37215

FINAL PLAT OF:
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BENJAMIN J. HEON
REGISTERED LAND SURVEYOR
TENNESSEE NO. 2364
3.5.26
FOR REVIEW

DRAWN BY:	BJH
CHECKED BY:	REH
DATE:	FEBRUARY 5, 2026
SKYLINE PROJECT NO:	25166
COF NO.	9023

SKYLINE LAND SURVEYING LLC PRACTICING SINCE 2008

SHEET 5 OF 5
PROPOSED PUBLIC INFRASTRUCTURE

File #: 26-0308

DATE: 3/26/2026

TO: Franklin Municipal Planning Commission

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

SUBJECT:

Maupin Property Subdivision, Final Plat, Revision 1, Creating 2 Lots, Dedicating Public Right-Of-Way, And Establishing And Abandoning Easements, On 2.49 Acres, Located At 152 Mallory Station Road. (CONSENT AGENDA)

PURPOSE:

PROJECT INFORMATION
COF Project Number: 9048
Applicant: Keith Brotherton, Brotherton Land Surveying
Owner: William Maupin, 152 Mallory Station Road

BACKGROUND/STAFF COMMENTS:
The purpose of this final plat is to create two lots, establish utility easements and abandon utility easements within the Maupin Property Subdivision. The final plat is consistent with the requirements of the zoning ordinance. The creation of new lots on this final plat requires approval by the Franklin Municipal Planning Commission.

PROCEDURAL REQUIREMENTS:
1. In addition to uploading the corrected plat to the online plan review website (https://franklin.contractorsplanroom.com/secure/), the applicant shall submit the Mylar to the Department of Building and Neighborhood Services (Suite 110, Franklin City Hall). The mylar shall be 18 inches by 24 inches in size. The Certificates of Approval for the Subdivision Name and Street Names, Water System (if not COF Water), Survey, and Ownership shall be signed when the plat is resubmitted. The Mylar shall be submitted to BNS within five (5) business days of the corrected electronic plat being uploaded to the online plan review website (or vice versa) or the item shall be rejected as incomplete for City review. With the resubmittal, each condition of approval/open issue in the online plan review system shall contain a full response from the applicant as to the satisfaction or completion of that condition.
2. The City's project identification number shall be included in all correspondence with any City

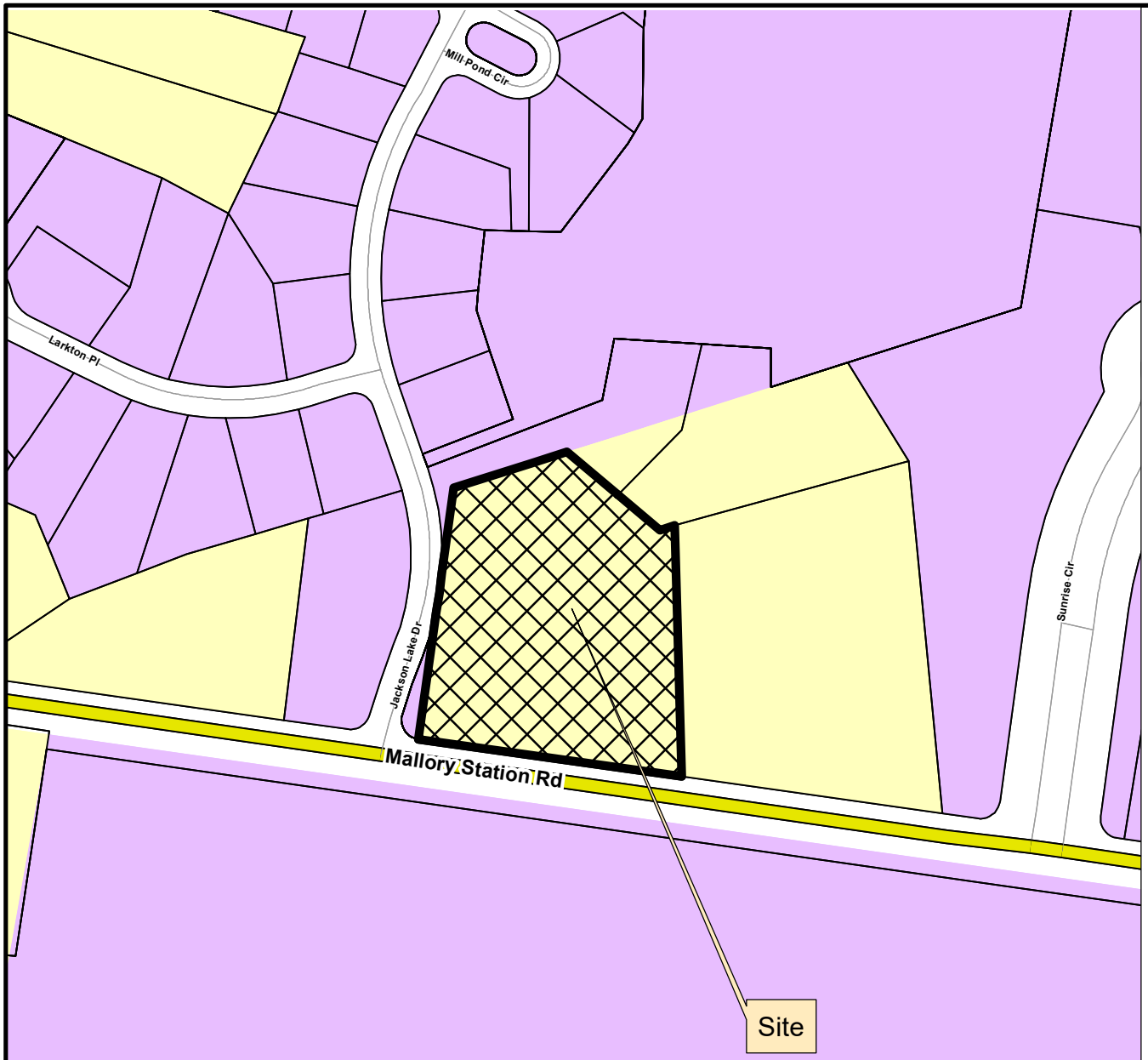
department relative to this project.
3. The applicant shall upload a .dwg copy of the final plat through the IDT system (link above) in Tennessee state plan coordinates, NAD 83, NAVD 88, zone 4100/5301 for incorporation of the plat into the Franklin GIS database.

FINANCIAL IMPACT:

Unknown.

RECOMMENDATION:

Staff recommends approval of Maupin Property Subdivision, Final Plat, Revision 1, with conditions.



MAUPIN PROPERTY SUBDIVISION
FINAL PLAT, REVISION 1

Project Information
Existing Zoning: R-1 Residential 1 District
Overlay Districts: None
Site Acreage: 2.49 acres
Total Number of Lots: 2

Legend

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

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

0 250 500 1,000
Feet

HISTORIC FRANKLIN TENNESSEE

COF no: 9048

CONDITIONS OF APPROVAL:

Open Issues: 8 These issues are currently being filtered

Engineering

General Issues

12. Existing Easements by Separate Instrument

lance.fittro@franklintn.gov

Applicant shall reflect all previously-recorded easements for the property including, but not limited to, that found in

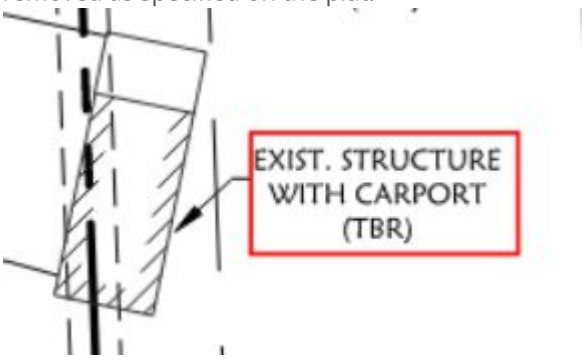
Deed Book 1216 Page 569

[Previous comment erroneously stated Page 589, my apologies]

13. Demolition

lance.fittro@franklintn.gov

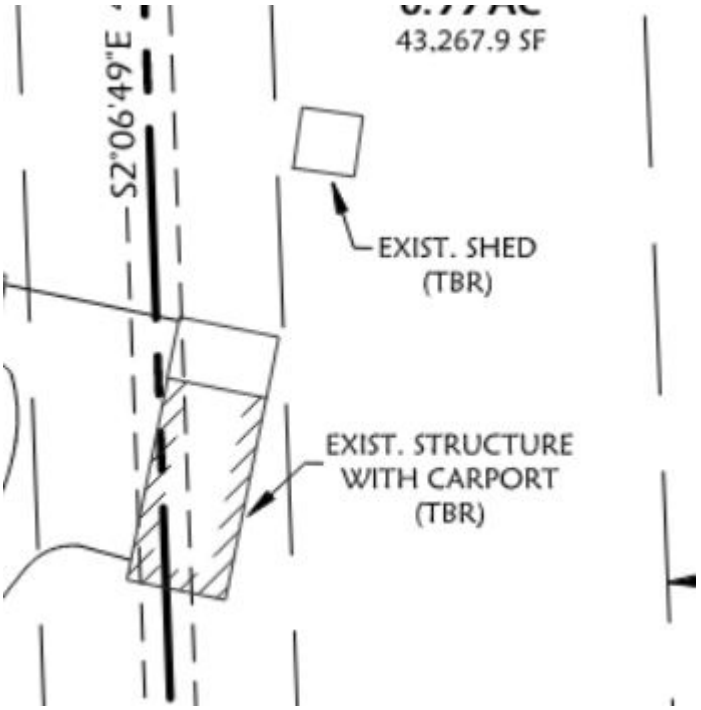
Prior to submittal of the final plat to One Stop, applicant shall provide documentation that the existing structures on the property have been removed as specified on the plat.



14. Demolition

lance.fittro@franklintn.gov

This is an advisory comment which **does not hinder approval of the final plat**:
The removal of existing structures indicated on the plat requires separate permit approval prior to demolition.



19. ROW Dedication

joe.marlo@franklintn.gov

Comment not adequately addressed. Please indicate ROW Dedication (and not Reservation) as required and indicate the area of Dedication (in square feet) on the Final Plat. Please be aware that the ROW being Dedicated is fee simple.

Developments that adjoin existing streets shall dedicate additional fee simple right-of-way where necessary to meet the minimum requirements for the functional street classification of the existing street. *[COF Streets 2.2.4 (4)]*

Mallory Station Road is considered a Major Collector and is included in Project #34 of the Connect Franklin Comprehensive Transportation Network Plan for future widening.

Applicant shall show ROW Dedication along frontage with Mallory Station Road extending **46.5 feet** from existing centerline of the 3-lane street and label area (sf) of ROW Dedication on plat.

Performance Agreement and Surety

General Issues

1. Engineering Sureties

kevin.long@franklintn.gov **No sureties are associated with this Final Plat.**

(This comment serves only as a reminder to staff and does not hinder approval. No response is necessary from the applicant beyond "N/A" or "Acknowledged" to satisfy requirements of the IDT system.)

Planning

General Issues

20. Security Alert: Fraudulent Invoices

chelsea.randolph@franklintn.gov Please be aware of recent scam emails impersonating local jurisdictions and requesting payment. These messages may reference real projects or staff names. Our jurisdiction will not request payment by unsolicited email or ask for wire transfers. Always verify payment requests and use this portal for official Geocivix (plan review) transactions. Should you have questions about an invoice or payment request, please contact the City of Franklin directly.

ADVISORY COMMENT ONLY WILL NOT AFFECT THE APPROVAL OF YOUR PLAN.

22. Setbacks

chelsea.randolph@franklintn.gov Per the phone conversation between staff and the applicant on Friday, March 13, 2026, the applicant shall add the following note:

"The existing structure on Lot 1 is a nonconforming structure in regards to the front setback along Jackson Lake Drive."

Zoning

General Issues

21. Demolition

shanna.mccoy@franklintn.gov A demolition permit is required for the removal of the accessory structures.

GENERAL NOTES:

1. THE PURPOSE OF THIS PLAT IS TO SUBDIVIDE LOT 1 INTO TWO LOTS.
2. SUBJECT PROPERTY PRESENTLY IDENTIFIED AS PARCEL 102, ON THE WILLIAMSON COUNTY TAX MAP 53. SAID PROPERTY IS FURTHER IDENTIFIED AS LOT 1 OF MAUPIN PROPERTY AND IS SUBJECT TO ALL MATTERS SET FORTH ON THE FINAL PLAT AS RECORDED IN PLAT BOOK 47, PAGE 78, AND DEED BOOK 5657, PG: 797, IN THE WILLIAMSON COUNTY REGISTERS OF DEEDS OFFICE AND TO ALL RESTRICTIONS OF RECORD. OTHER REFERENCES, DEED BOOK 151, PAGE 288.
3. PROPERTY ZONED: R-1.
4. SETBACKS: FRONT - 60', SIDE - 25', REAR - 50'.
5. THE RECORDING OF THIS PLAT, VOIDS, VACATES, AND SUPERSEDES THE RECORDING OF LOT 1 ON THE FINAL PLAT OF MAUPIN PROPERTY OF RECORD IN PLAT BOOK 47, PAGE 78 R.O.W.C. TN
6. SURVEY IS VALID ONLY IF PRINT HAS ORIGINAL SEAL AND SIGNATURE OF SURVEYOR.
7. EVERY DOCUMENT OF RECORD REVIEWED AND CONSIDERED AS A PART OF THIS SURVEY IS NOTED HEREON. ONLY THE DOCUMENTS NOTED HEREON WERE SUPPLIED TO THIS SURVEYOR. NO ABSTRACT OF TITLE, OR TITLE COMMITMENT, NOR RESULTS OF TITLE SEARCHES WERE FURNISHED TO THIS SURVEYOR. OTHER DOCUMENTS OF RECORD MAY EXIST THAT WOULD AFFECT THESE PARCELS.
8. THIS SURVEY WAS CONDUCTED WITHOUT THE BENEFIT OF A TITLE REPORT AND IS SUBJECT TO THE FINDINGS OF SUCH REPORT.
9. BEARINGS SHOWN HEREON ARE BASED ON THE TENNESSEE STATE PLANE COORDINATE SYSTEM, ZONE 5301, FIPSZONE 4100, NAD83 DATUM.
10. * DENOTES CRITICAL LOT FOR DRAINAGE. THESE LOTS SHALL REQUIRE SUBMITTAL OF A CRITICAL LOT SITE PLAN WITH ANY FUTURE BUILDING PERMIT SUBMITTAL DETAILING IMPERVIOUS LOT COVERAGE AND MEANS OF LIMITING STORM WATER RUNOFF ONTO ADJACENT PROPERTIES.
11. FUTURE LOT WITH DWELLING, SHALL COMPLY WITH THE PARKLAND IMPACT ORDINANCE AS DESCRIBED IN THE TITLE 25, CHAPTER 4 OF THE CITY OF FRANKLIN MUNICIPAL CODE IF BEING SOLD OR NOT. IF A DWELLING IS TO BE BUILT A PARKLAND AGREEMENT SHALL BE REQUIRED AT SITE PLAN OR BEFORE ANY PERMITS CAN BE OBTAINED IF A SITE PLAN IS NOT WARRANTED.
12. ALL ROADS ON SITE ARE PUBLIC.
13. PRIOR TO THE ISSUANCE OF A BUILDING PERMIT FOR EITHER LOT, THE LOT 1 DRIVEWAY ACCESS SHALL BE RELOCATED TO BE FROM JACKSON LAKE DRIVE.
14. MAINTENANCE OF ALL STORMWATER MANAGEMENT FEATURES INCLUDING LOT LINE SWALES, SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER(S) OR HOA.
15. WITHIN NEW DEVELOPMENT AND FOR OFF-SITE LINES CONSTRUCTED AS A RESULT OF, OR TO PROVIDE SERVICE TO THE NEW DEVELOPMENT, ALL UTILITIES (INCLUDING CABLE, ELECTRICAL, NATURAL GAS, SEWER, TELEPHONE, AND WATER LINES) SHALL BE PLACED UNDERGROUND.
16. CURRENT OWNERS HAS NO KNOWLEDGE OF ANY ENTITY HAVING MINERAL RIGHTS TO THE SUBJECT PROPERTIES.
17. SIDEWALKS AND TRAILS OUTSIDE OF PUBLIC RIGHT-OF-WAY SHALL BE PUBLIC ACCESS EASEMENTS AND SHALL BE MAINTAINED BY THE PROPERTY OWNER(S) OR THE HOA.
18. ALL STREET LIGHT LOCATIONS AND QUANTITIES ARE APPROXIMATE. FINAL POSITIONING AND QUANTITY SHALL BE AT THE DIRECTION OF MTEMC.
19. ALL OPEN SPACE SHALL BE PUBLIC UTILITY, DRAINAGE, AND ACCESS EASEMENTS AND SHALL BE MAINTAINED BY THE PROPERTY OWNER(S) OR THE HOA.
20. UTILITIES SHOWN HEREON WERE COMPILED FROM VISIBLE STRUCTURES AT THE SITE, INFORMATION FROM PLANS, AND PHYSICAL MARKINGS AND COMBINED TO DEVELOP A VIEW OF THE UNDERGROUND UTILITIES. HOWEVER, LACKING EXCAVATION, THE EXACT LOCATION OF UNDERGROUND FEATURES CANNOT BE ACCURATELY, COMPLETELY, AND RELIABLY DEPICTED. IN ADDITION, IN SOME JURISDICTIONS, 811 OR OTHER SIMILAR UTILITY LOCATE REQUESTS FROM SURVEYORS MAY BE IGNORED OR RESULT IN AN INCOMPLETE RESPONSE. THIS SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THIS SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED. VERIFICATION OF EXISTENCE, LOCATIONS, AND DEPTH SHOULD BE MADE BEFORE CONDUCTING ANY EXCAVATION IN THE VICINITY OF THE UTILITY.
21. BY SCALED MAP LOCATION AND GRAPHIC PLOTTING ONLY, THIS PROPERTY LIES WITHIN ZONE "X" AS DESIGNATED ON CURRENT FEDERAL EMERGENCY MANAGEMENT AGENCY MAP NO. 47187C0204F, WITH AN EFFECTIVE DATE OF SEPTEMBER 22, 2009 & LOMR MAP NO. 08-04-0312P WITH A EFFECTIVE DATE OF SEPTEMBER 22, 2009, WHICH MAKES UP A PART OF THE NATIONAL FLOOD INSURANCE PROGRAM. ZONE "X" IS AN AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.
22. NO OBSTRUCTIONS OR ENCROACHMENTS WHICH IMPEDE THE FLOW OF STORM WATER SHALL BE PERMITTED WITHIN PUBLIC DRAINAGE EASEMENTS. THE CITY OF FRANKLIN IS NOT RESPONSIBLE FOR REPAIR OR REPLACEMENT OF ANY ENCROACHMENTS THAT ARE DAMAGED OR REMOVED IN THE COURSE OF MAINTENANCE ACTIVITY WITHIN EASEMENTS.
23. THE CITY OF FRANKLIN WATER MANAGEMENT DEPARTMENT HAS UNRESTRICTED ACCESS TO ITS DOMESTIC WATER, SANITARY SEWER, RECLAIM WATER LINES OR SYSTEM IMPROVEMENTS LOCATED WITHIN ITS EXCLUSIVE EASEMENTS WITHIN THE DEVELOPMENT. IN THE EVENT LANDSCAPING, FENCING, CONCRETE OR OTHER STRUCTURES ARE INSTALLED OR PLACED WITHIN A CITY OF FRANKLIN EASEMENT, THE CITY OF FRANKLIN SHALL HAVE THE RIGHT TO REMOVE SUCH ENCROACHMENTS WITHIN THE EASEMENT AS MAY BE NECESSARY FOR THE CITY OF FRANKLIN TO REPAIR, MAINTAIN, OR REPLACE ITS INFRASTRUCTURE WHICH IS NOW OR IN THE FUTURE MAY BE LOCATED WITHIN THE EASEMENT WITHOUT OBTAINING ANY FURTHER PERMISSION FROM THE PROPERTY OWNER. THE PROPERTY OWNER SHALL BE RESPONSIBLE FOR REPAIRING AND/OR REPLACING ANY SUCH LANDSCAPING, FENCING, CONCRETE OR OTHER STRUCTURES REMOVED OR DISTURBED BY THE CITY OF FRANKLIN IN COMMON OPEN SPACE LOTS ARE IN AREAS OWNED BY THE PROPERTY OWNER AT NO EXPENSE TO THE CITY OF FRANKLIN. INDIVIDUAL HOMEOWNERS SHALL BE RESPONSIBLE FOR STRUCTURES REMOVED OR DISTURBED BY THE CITY OF FRANKLIN WITHIN AN EASEMENT ON THE HOMEOWNERS' LOT AT THE HOMEOWNERS' EXPENSE.
24. I HEREBY CERTIFY THAT THIS IS A CATEGORY IV SURVEY AND WAS CONDUCTED IN ACCORDANCE WITH RULE 0820-03.11 (GLOBAL POSITION SYSTEMS SURVEYS) ACCORDING TO THE CURRENT TENNESSEE MINIMUM STANDARDS OF PRACTICE AS PROMULGATED BY THE TENNESSEE STATE BOARD OF EXAMINERS FOR LAND SURVEYORS. THIS SURVEY WAS CONDUCTED WITH DUAL-FREQUENCY RTK GPS EQUIPMENT BASED ON THE TDOT CORPS NETWORK UTILIZING BASE AND ROVER.
    a. POSITIONAL ACCURACY: 0.08'
    b. DATE OF SURVEY: 01/15/2026
    c. DATUM/EPOCH: TENNESSEE STATE PLANE (NAD83). OCCUPATIONS FOR CONTROL POINTS ARE 3 MINUTES EACH, SIDE SHOTS ARE 3 SECONDS.
    d. GEOID 18.
    e. NO COMBINED GRID FACTORS WERE USED.

ADDRESSES:
LOT 1 - 152 MALLORY STATION ROAD, FRANKLIN TN 37067
LOT 3 - 160 MALLORY STATION ROAD, FRANKLIN TN 37067

PROPERTY DETAILS:

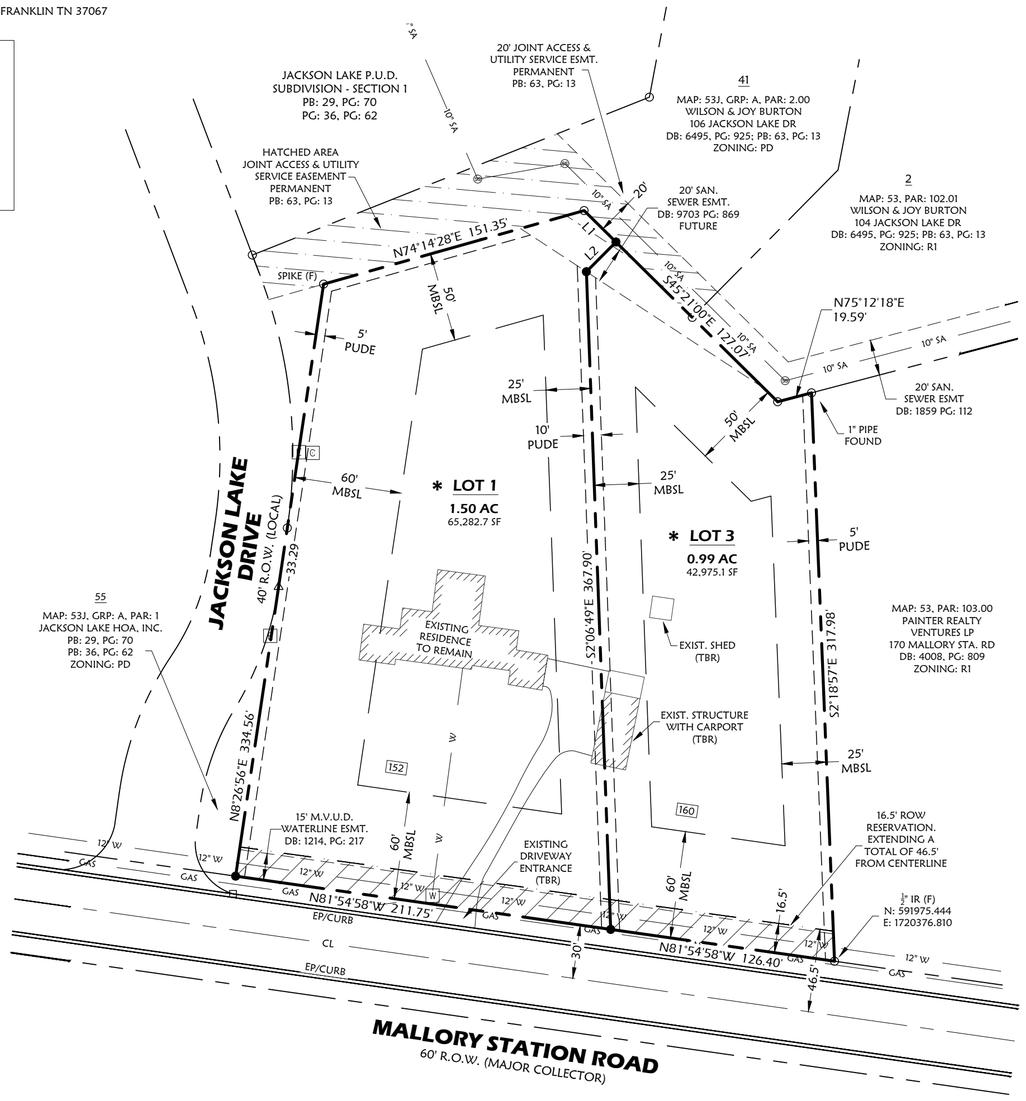
LOT 1
MAP: 53, PARCEL: 102
OWNER(S): WILLIAM MAUPIN
152 MALLORY STATION ROAD
FRANKLIN, TN 37067
MAUPIN PROPERTY
PB: 47, PG: 78
DB: 5657, PG: 797

PROPERTY OWNER(S):

WILLIAM MAUPIN
CURRENT ADDRESS:
152 MALLORY STATION ROAD
FRANKLIN, TN 37067

* DENOTES CRITICAL LOT
SEE GEN. NOTE 10

Line Table		
Line #	Direction	Length
L1	S45° 21' 00"E	25.00'
L2	S44° 52' 25"W	23.42'





VICINITY MAP
NOT TO SCALE

Brotherton Land Surveying

Keith Brotherton, RLS
Cell: 615-939-3419
Email: keith@brothertonsurveys.com
256 Seaboard Lane, Suite E-106, Franklin, TN 37067

60' 0' 60' 120'
GRAPHIC SCALE

LEGEND

IRON ROD FOUND	○	GAS VALVE/STUB	G
IRON ROD SET	●	POWER POLE	
WATER VALVE	W	COMM/AT&T BOX	C
WATER METER		STORM INLET/MH	/
FIRE HYDRANT		SANITARY SEWER	8" SA
SANITARY SEWER MH	SS	WATER	12" W
SANIT. SEWER SERVICE	SS	BOUNDARY	
ELEC. TRANSFORMER	E	STREET ADDRESS	1234

PUDE = PUBLIC UTILITY & DRAINAGE EASEMENT
PUE = PUBLIC UTILITY EASEMENT
PDE = PUBLIC DRAINAGE EASEMENT.
TBR = TO BE REMOVED

CERTIFICATE OF SURVEY

I (WE) HEREBY CERTIFY THAT THE SUBDIVISION PLAT AS SHOWN IS CORRECT AND THAT ALL THE MONUMENTS SHOWN HEREON HAVE BEEN PLACED AS INDICATED. THIS SUBDIVISION PLAT CORRECTLY REPRESENTS A SURVEY MADE UNDER MY SUPERVISION ON THE 9TH DAY OF JANUARY, 2026.

KEITH R. BROTHERTON DATE
TN RLS NO. 2850

CERTIFICATE OF APPROVAL OF SEWER & WATER SYSTEMS

I HEREBY CERTIFY THAT:
1. THE SEWER SYSTEMS DESIGNATED HEREON HAVE BEEN INSTALLED IN ACCORDANCE WITH CITY SPECIFICATIONS, OR
2. A PERFORMANCE AGREEMENT AND SURETY IN THE AMOUNT OF $_____ FOR THE SEWER SYSTEM HAS BEEN POSTED WITH THE CITY OF FRANKLIN, TENNESSEE TO ASSURE COMPLETION.

DIRECTOR WATER/SEWER MANAGEMENT DEPT DATE
CITY OF FRANKLIN, TENNESSEE

3. I HEREBY CERTIFY THAT THE FOLLOWING WATER SYSTEM OUTLINED OR INDICATED ON THE FINAL SUBDIVISION PLAT ENTITLED MAUPIN PROPERTY, REVISION 1, RESUBDIVISION OF LOT 1, HAS BEEN INSTALLED IN ACCORDANCE WITH THE CURRENT LOCAL AND/OR STATE GOVERNMENT REQUIREMENTS OR A SECURITY BOND IN THE AMOUNT OF $_____ HAS BEEN POSTED WITH MALLORY VALLEY UTILITY DISTRICT TO ASSURE COMPLETION OF ALL REQUIRED IMPROVEMENTS IN CASE OF DEFAULT.

MALLORY VALLEY UTILITY DISTRICT DATE

CERTIFICATE OF OWNERSHIP

I (WE) HEREBY CERTIFY THAT I AM (WE ARE) THE OWNER(S) OF THE PROPERTY SHOWN HEREON OF RECORD IN SEE BELOW AND ADOPT THE PLAN OF SUBDIVISION OF THE PROPERTY SHOWN HEREON AND DEDICATE ALL PUBLIC WAYS AND EASEMENTS AS NOTED. NO LOT(S) AS SHOWN HEREON SHALL AGAIN BE SUBDIVIDED, RESUBDIVIDED, ALTERED, OR CHANGED SO AS TO PRODUCE LESS AREA THAN IS HEREBY ESTABLISHED UNTIL OTHER APPROVED BY THE FRANKLIN MUNICIPAL PLANNING COMMISSION, AND UNDER NO CONDITION SHALL SUCH LOT(S) BE MADE PRODUCE LESS AREA THAN IS PRESCRIBED BY THE RESTRICTIVE COVENANTS AS OF RECORD IN BOOK_____, PAGE_____, R.O.W.C., TENNESSEE, RUNNING WITH THE TITLE TO THE PROPERTY BOOK_____, PAGE_____, R.O.W.C., TENNESSEE.

WILLIAM MAUPIN DATE
OWNER(S) OF MAP: 53, PAR: 102.00
PLAT BOOK: 47, PAGE: 78
DEED BOOK: 5657, PAGE: 797

MTEMC CERTIFICATE OF APPROVAL FOR RECORDING

MIDDLE TENNESSEE ELECTRIC MEMBERSHIP CORPORATION (MTEMC) WILL PROVIDE ELECTRIC SERVICE TO THE SUBJECT PROPERTY ACCORDING TO THE NORMAL OPERATING PRACTICES OF MTEMC AS DEFINED IN THE RULES AND REGULATIONS, BYLAWS, POLICY BULLETINS AND OPERATIONAL BULLETINS OF MTEMC, AND IN ACCORDANCE WITH THE PLAT APPROVAL CHECKLIST, TREE PLANTING GUIDELINES AND OTHER REGULATIONS CONTAINED ON THE MTEMC WEBSITE AT WWW.MTEMC.COM (COLLECTIVELY THE "REQUIREMENTS"). NO ELECTRIC SERVICE WILL BE PROVIDED UNTIL MTEMC'S REQUIREMENTS HAVE BEEN MET AND APPROVED IN WRITING BY AN AUTHORIZED REPRESENTATIVE OF MTEMC. ANY APPROVAL IS, AT ALL TIMES, CONTINGENT UPON CONTINUING COMPLIANCE WITH MTEMC'S REQUIREMENTS.

MIDDLE TENNESSEE ELECTRIC MEMBERSHIP CORPORATION DATE



CERTIFICATE OF APPROVAL OF STREETS, DRAINAGE AND SIDEWALKS

I HEREBY CERTIFY THAT:
1. THE STREETS, DRAINAGE AND SIDEWALKS DESIGNATED IN RIVERVIEW PARK, SECTIONS 2 & 10-A HAVE BEEN INSTALLED IN ACCORDANCE WITH CITY SPECIFICATIONS, OR AMOUNT OF $_____ FOR STREETS AND $_____ FOR DRAINAGE AND $_____ FOR SIDEWALKS HAS BEEN POSTED WITH THE CITY OF FRANKLIN, TENNESSEE TO ASSURE COMPLETION OF SUCH IMPROVEMENTS.

DIRECTOR STREETS DEPARTMENT DATE
CITY OF FRANKLIN, TENNESSEE

CERTIFICATE OF APPROVAL OF SUBDIVISION NAME, STREET NAMES AND ADDRESSING

SUBDIVISION NAME AND STREET NAMES APPROVED BY THE WILLIAMSON COUNTY EMERGENCY MANAGEMENT AGENCY.

WILLIAMSON COUNTY EMERGENCY MANAGEMENT AGENCY DATE

CITY OF FRANKLIN, TENNESSEE DATE

CERTIFICATE OF APPROVAL OF STREETS, DRAINAGE, SIDEWALKS, AND GREEN INFRASTRUCTURE

I HEREBY CERTIFY THAT: A. THE STREETS, DRAINAGE, SIDEWALK, AND GREEN INFRASTRUCTURE DESIGNATED IN MAUPIN PROPERTY, REVISION 1, LOT 1 SUBDIVISION HAVE BEEN INSTALLED IN ACCORDANCE WITH CITY SPECIFICATIONS, OR B. A PERFORMANCE AGREEMENT AND SURETY IN THE AMOUNT OF $_____ FOR STREETS, $_____ FOR DRAINAGE, $_____ FOR SIDEWALKS, AND $_____ FOR GREEN INFRASTRUCTURE HAS BEEN POSTED WITH THE CITY OF FRANKLIN, TENNESSEE, TO ASSURE COMPLETION OF SUCH IMPROVEMENTS.

DIRECTOR, STREETS DEPARTMENT DATE
CITY OF FRANKLIN, TENNESSEE

CERTIFICATE OF APPROVAL FOR RECORDING

APPROVED BY THE FRANKLIN MUNICIPAL COMMISSION, FRANKLIN, WILLIAMSON COUNTY, TENNESSEE, WITH THE EXCEPTION OF SUCH CONDITIONS, IF ANY, AS ARE NOTED IN THE PLANNING COMMISSION MINUTES FOR THE ___ DAY OF _____, 20___, AND THIS PLAT HAS BEEN APPROVED FOR RECORDING IN THE REGISTER'S OFFICE OF WILLIAMSON COUNTY, TENNESSEE.

SECRETARY DATE

FRANKLIN MUNICIPAL PLANNING COMMISSION

MAUPIN PROPERTY
FINAL PLAT, REVISION 1, RESUBDIVISION OF LOT 1

FINAL SUBDIVISION PLAT

FRANKLIN - WILLIAMSON COUNTY - TENNESSEE

TOTAL ACRES: 2.49	TOTAL # OF LOTS: 2
ACRES NEW RD/ST: 0.00	L.F. OF NEW RD/ST: 0.00
ACRES OPEN SPACE: 0.00	CIVIL DISTRICT: 8th
DRAWN BY: CPP	CLOSURE ERROR: <1:10,000
SCALE: 1" = 60'	DATE: 3/5/2026

COF PROJECT NO. 9048 SHEET 1 OF 1

City of Franklin

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

File #: 26-0354

DATE: 3/26/2026

TO: Franklin Municipal Planning Commission

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

SUBJECT:

Spring Street Subdivision, Final Plat, Revision 1 (Lot 2), Dedicating Right-Of-Way, On 11.09 Acres, Located South Of Natchez Street And West of Granbury Street. (CONSENT AGENDA)

PURPOSE:

PROJECT INFORMATION
COF Project Number: 8927
Applicant: Kate McDonald, CSDG
Owner: Franklin Housing Authority, Derwin Jackson, Rep.

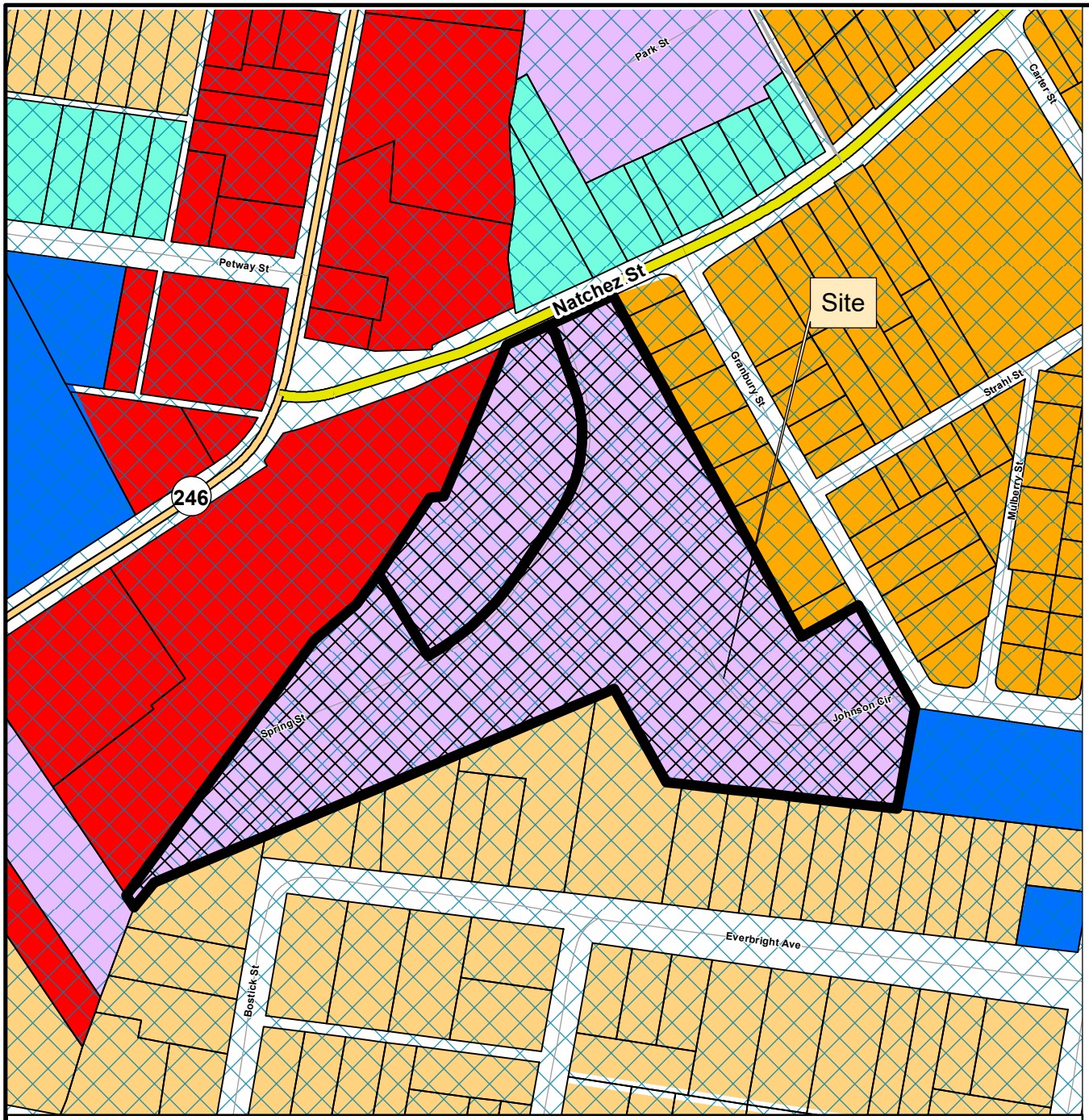
BACKGROUND/STAFF COMMENTS:
The purpose of this plat is to dedicate right-of-way to the City of Franklin and adjust the boundaries of Lot 2 of the Spring Street Subdivision accordingly. The property consists of 11.09 acres and is zoned Planned (PD) District. The dedication of this right-of-way is associated with improvements related to the recently approved Franktown Open Hearts Subdivision site plan.

FINANCIAL IMPACT:

Unknown.

RECOMMENDATION:

Staff recommends that the Planning Commission approve the Spring Street Subdivision, Final Plat, Revision 1, with conditions.



SPRING STREET SUBDIVISION
FINAL PLAT, REVISION 1

Project Information
Existing Zoning: PD Planned District
Overlay Districts: CFO
Site Acreage: 11.09 acres
Total Number of Lots: 2

Legend

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

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

N

0 250 500 1,000
Feet

HISTORIC FRANKLIN TENNESSEE

COF no: 8927

CONDITIONS OF APPROVAL:

Open Issues: 16 These issues are currently being filtered

Addressing

General Issues

21. Address

william.holcomb@franklintn.gov The correct addresses are as follows:

Lot 1 - 100 Spring St
Lot 2 - 100 Natchez St

Please add these addresses to the plat.

Engineering - Final Plat

General Issues

11. ROW Dedication

joe.marlo@franklintn.gov *Please indicate the area of ROW Dedication on the plan for ease of reference.*

Applicant shall hatch and label ROW Dedication location on the Final Plat.

12. General Notes

joe.marlo@franklintn.gov Comment partially addressed.

Applicant shall add the following notes to the final plat:

1. The recording of this plat voids, vacates, and supersedes the previous recording of Lot 2 shown on the Final Plat entitled "Spring Street Subdivision Final Plat" as recorded in Plat Book P70, Page 104, R.O.W.C.
    - *i.e. Add 'Lot 2'*
2. No obstructions or encroachments which impede the flow of stormwater shall be permitted within Public Drainage Easements. The City of Franklin is not responsible for repair or replacement of any encroachments that are damaged or removed in the course of maintenance activity within easements.

15. Existing Easements

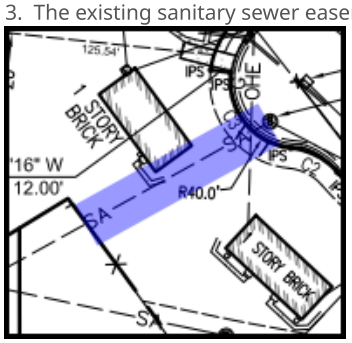
joe.marlo@franklintn.gov *Comment not adequately addressed. This reviewer could not find easements shown for items 2 and 3 below.*

Applicant shall show and label (with easement type and deed book/page reference) the following existing easements on the final plat:

2. The existing drainage easement shown on the associated FrankTown Site Plan.



3. The existing sanitary sewer easement highlighted below.



16. Easements to be Abandoned

joe.marlo@franklintn.gov

Comment not adequately addressed. This reviewer could not find the existing easement shown, nor it noted as to be abandoned.

Applicant shall indicate on the final plat all existing easements to be abandoned, including the existing Drainage Easement shown on the associated Site Plan. (see also Comment #15)

25. 0. General Information

lance.fittro@franklintn.gov

Applicant shall ensure that any modifications to the site plan [COF #8890] are reflected on the final plat. The final plat shall match the site plan. This comment to remain as a condition of approval in the event the site plan is modified prior to One Stop submittal of the final plat.

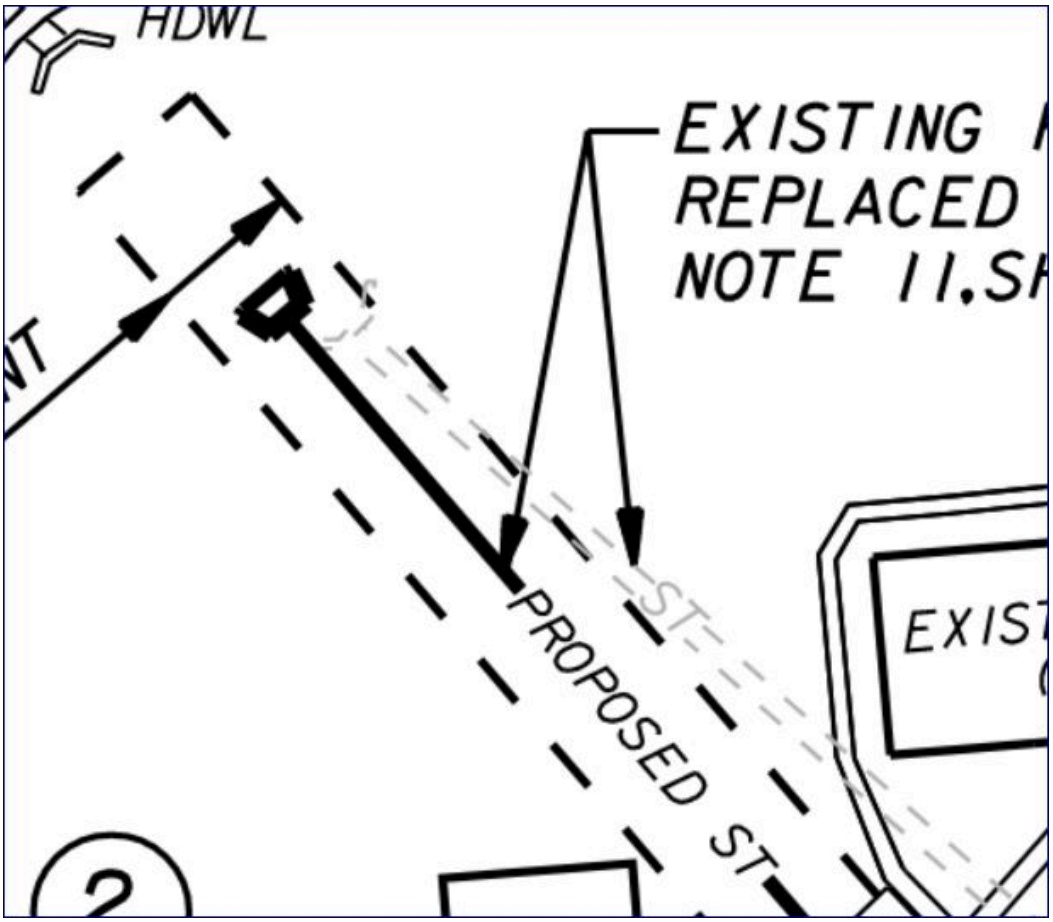
33. No Gray Scale

lance.fittro@franklintn.gov

This is a new comment due to changes made to the plat with this submittal:

Applicant shall provide all "black" line work on the plat to facilitate reproduction from the recorded mylar. Grayscale, "screened," or color line work becomes muddy and does not duplicate well when reproduced from the recorded mylar, which results in a lack of clarity and loss of information when the plat is reprinted.

Use line thickness (bold / thin) and hatching to differentiate areas instead of grayscale or color. Where additional clarity is needed in crowded areas of line work, blow-ups or breaking the plat into multiple sheets with match lines is preferable to screened line work for legibility.



[Edited By Lance Fittro]

Performance Agreement and Surety

General Issues

34. Engineering Sureties

kevin.long@franklintn.gov

Any remaining unposted sureties associated with this development from site plan: COF #8890 (Franktown Open Hearts Center Subdivision, Site Plan) shall be transferred to this final plat as a condition of approval.

(This comment serves only as a reminder to staff and does not hinder approval. No response is necessary from the applicant beyond "N/A" or "Acknowledged" to satisfy requirements of the IDT system.)

Planning

General Issues

1. Project number

joseph.bryan@franklintn.gov

Comment not addressed. Applicant shall update the COF number to 8927.

35. Zoning District

joseph.bryan@franklintn.gov Applicant shall revise the existing Zoning District to Planned (PD)

Water/Sewer

General Issues

4. Existing water and sewer

ben.mcneil@franklintn.gov The applicant has added some private labels to the sanitary sewer system, but the plat must be clear to whats private. Label precisely where the private portions of sewer are and where the public portions start. The plat is not clear. All 8" sanitary sewer in private street is private.
[Edited By Ben McNeil]

29. Missing sanitary sewer

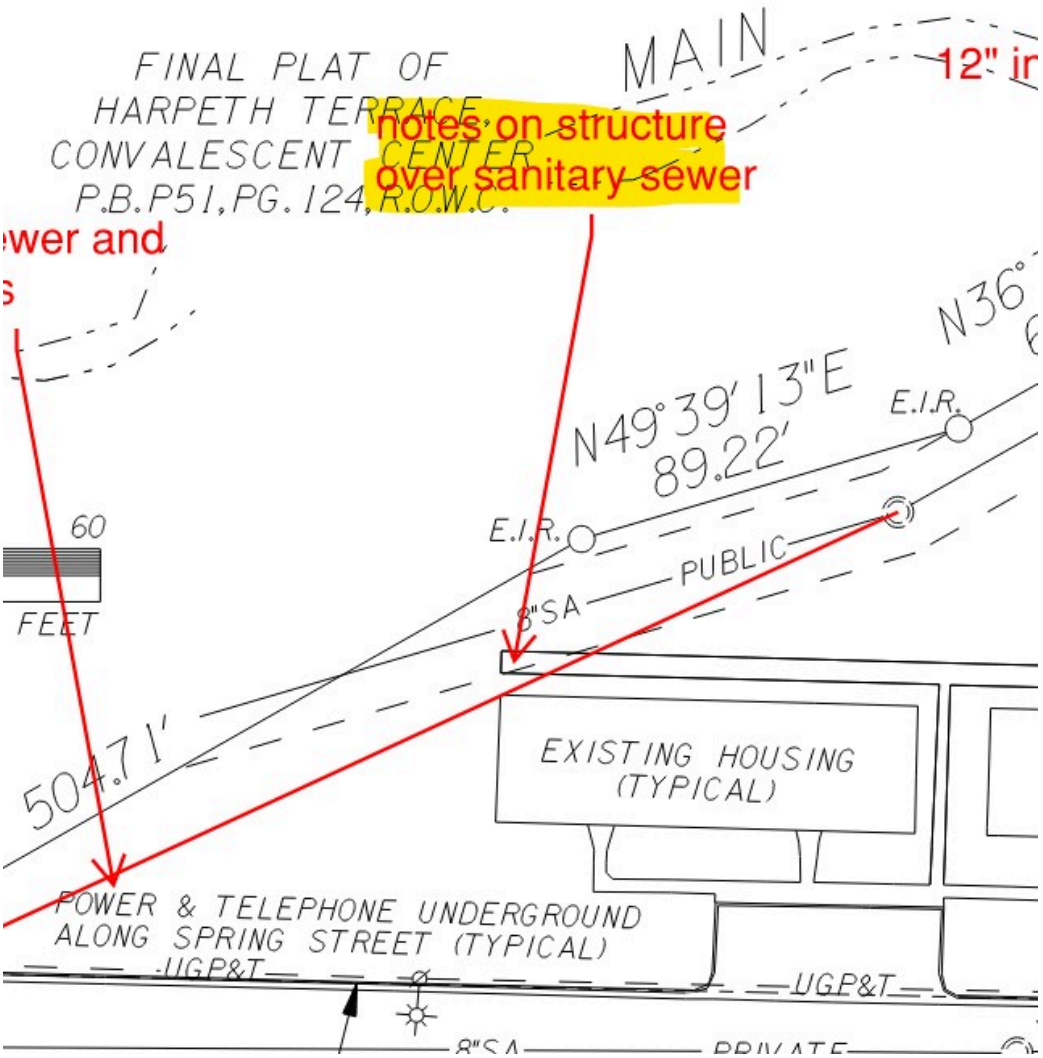
ben.mcneil@franklintn.gov The applicant has added on to the plat, but has not provided all public sanitary sewer. There is a 12" interceptor that extends through the property that must be provided with correct easements. Sewer information along the western property boundary to be updated and corrected.

30. Existing structure

ben.mcneil@franklintn.gov Where the existing structures were previously constructed over the existing sanitary sewer easement and interceptor, notes must be added to clear responsibility.

City of Franklin not responsible for damages that may occur to existing structures in the event of maintenance, or emergency repair that may occur to line encumbering sanitary sewer infrastructure. The existing structures when removed will not be permitted to be reconstructed with sanitary sewer easement.

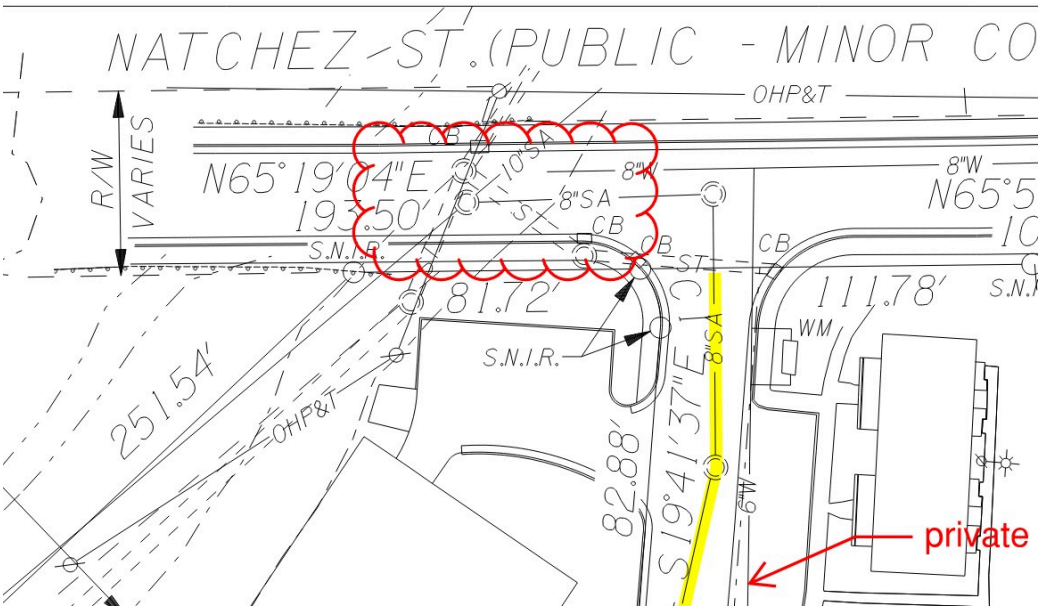
See example



[Edited By Ben McNeil]

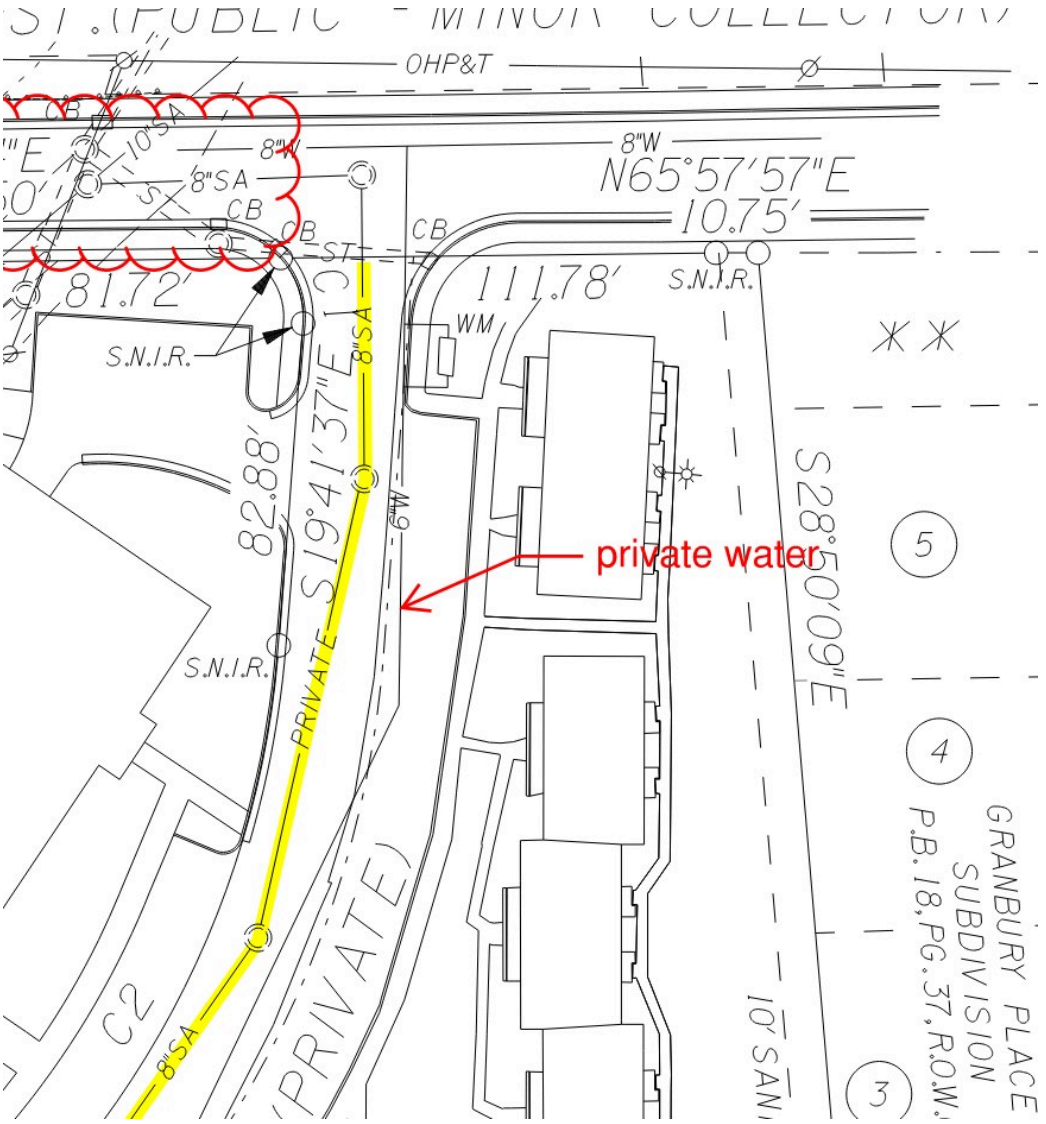
31. Utility layout

ben.mcneil@franklintn.gov The utility layout shown below is incorrect, the applicant shall update existing utilities to match what is existing in the field.



32. Water

ben.mcneil@franklintn.gov The applicant shall update plat to show water past meter as private.


OHP&T
8"W
8"SA
CB
ST
N65°57'57"E
10.75'
111.78'
S.N.I.R.
WM
81.72'
S.N.I.R.
82.88'
S19°41'37"E
8"SA
8"W
private water
S.N.I.R.
PRIVATE
S28°50'09"E
5
4
3
C2
8"SA
(PRIVATE)
10' SAN
GRANBURY PLACE
SUBDIVISION
P.B. 18, PG. 37, R.O.W.

VICINITY MAP
NOT TO SCALE

SURVEYOR

JAMES · ASSOCIATES
ONE VANTAGE WAY
SUITE E220
NASHVILLE,TN. 37228
PHONE: (615)726-4848
CONTACT: JOHN DUFFER
EMAIL: john.duffer@jamesplus.net

PROPERTY ADDRESS

200 SPRING STREET
FRANKLIN,TN 37064

OWNER AND DEVELOPER

FRANKLIN HOUSING AUTHORITY - OWNER
200 SPRING STREET
FRANKLIN,TN. 37064
PHONE: (615)-794-1247
CONTACT: SUSAN MINOR,COO
EMAIL: sminor@franklin housing authority.com
FRANKTOWN OPEN HEARTS - DEVELOPER
320 MAIN STREET,STE 200
FRANKLIN,TN. 37064
PHONE: (615)-807-0782
CONTACT: CHRIS BARNHILL
EMAIL: chris@FrankTownOpenHearts.com

JOHN M. DUFFER
REGISTERED LAND SURVEYOR
AGRICULTURE
No. 1431
STATE OF TENNESSEE

NOTES

1. THIS PLAT IS BEING RECORDED TO DEDICATE JOHNSON CIRCLE AS PUBLIC RIGHT-OF-WAY AND ADJUST THE AREA OF LOT TWO ACCORDINGLY.

2. BEARINGS SHOWN HEREON BASED ON THE TENNESSEE STATE PLANE COORDINATE SYSTEM,ZONE 5301,FIPSZONE 4100,NAD83 DATUM.

3. DEED AND PLAT BOOK REFERENCES SHOWN HEREON PERTAIN TO THE REGISTER'S OFFICE FOR WILLIAMSON COUNTY,TENNESSEE.

4. A PORTION OF THE SUBJECT PROPERTY IS LOCATED IN ZONE "A" (NO BASE FLOOD ELEVATION DETERMINED), ACCORDING TO FEDERAL EMERGENCY MANAGEMENT AGENCY FIRM (FLOOD INSURANCE RATE MAP) COMMUNITY PANEL No.47187C0192H DATED DECEMBER 20,2024.

5. CURRENT ZONING IS SD-R,SPECIFIC DEVELOPMENT - RESIDENTIAL DISTRICT - TRADITIONAL STDS.
CENTRAL FRANKLIN CHARACTER AREA OVERLAY - SPECIAL DISTRICT 3 (CFCO-3)
FRONT YARD AND SIDE STREET SETBACK 5 - 25'
REAR YARD SETBACK 5'
SIDE YARD SETBACK 10' MINIMUM BETWEEN BLDGS

6. MAINTENANCE OF ALL STORMWATER MANAGEMENT FEATURES SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER(S) OR HOA.

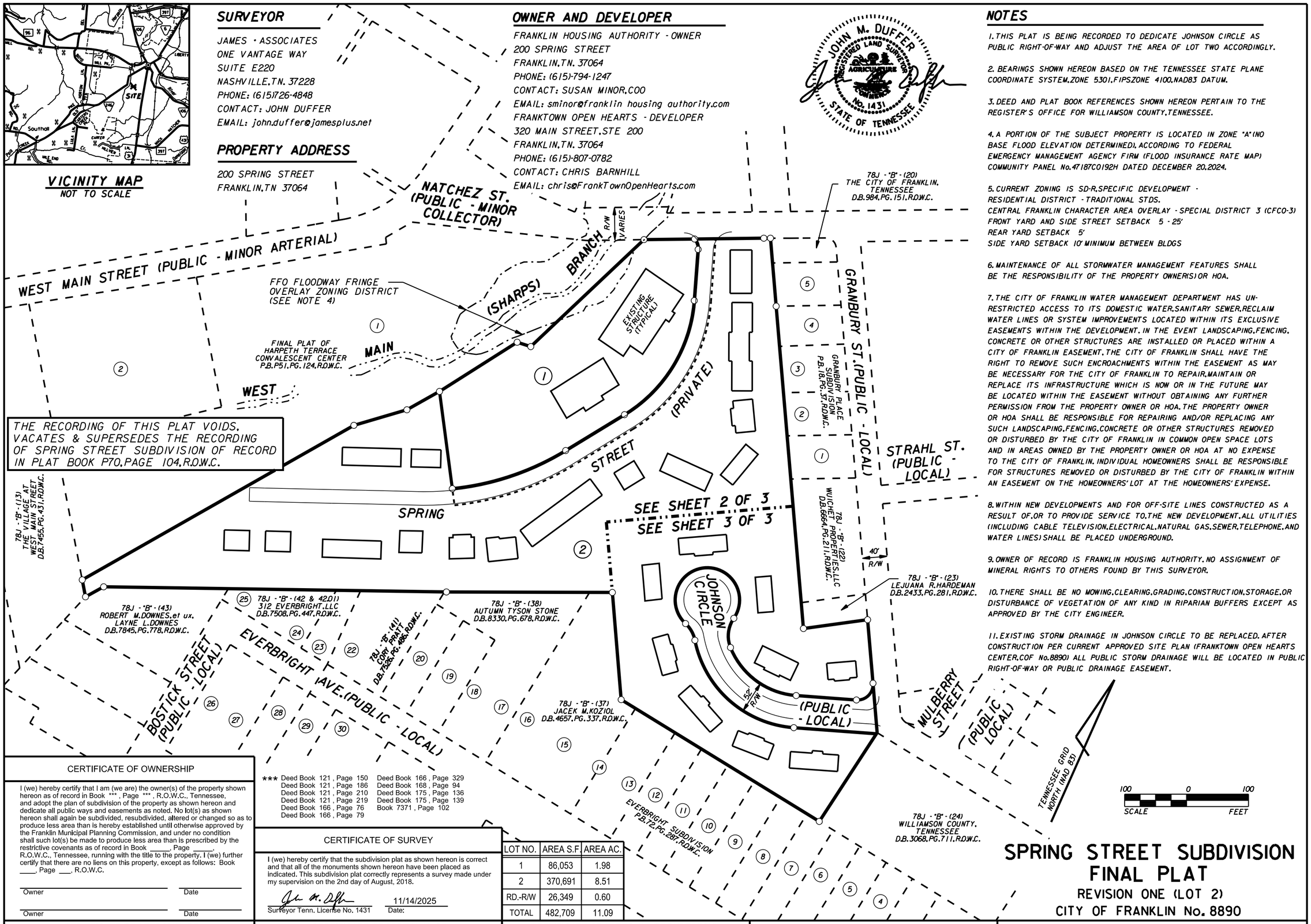
7. THE CITY OF FRANKLIN WATER MANAGEMENT DEPARTMENT HAS UNRESTRICTED ACCESS TO ITS DOMESTIC WATER,SANITARY SEWER,RECLAIM WATER LINES OR SYSTEM IMPROVEMENTS LOCATED WITHIN ITS EXCLUSIVE EASEMENTS WITHIN THE DEVELOPMENT. IN THE EVENT LANDSCAPING,FENCING, CONCRETE OR OTHER STRUCTURES ARE INSTALLED OR PLACED WITHIN A CITY OF FRANKLIN EASEMENT, THE CITY OF FRANKLIN SHALL HAVE THE RIGHT TO REMOVE SUCH ENCROACHMENTS WITHIN THE EASEMENT AS MAY BE NECESSARY FOR THE CITY OF FRANKLIN TO REPAIR,MAINTAIN OR REPLACE ITS INFRASTRUCTURE WHICH IS NOW OR IN THE FUTURE MAY BE LOCATED WITHIN THE EASEMENT WITHOUT OBTAINING ANY FURTHER PERMISSION FROM THE PROPERTY OWNER OR HOA. THE PROPERTY OWNER OR HOA SHALL BE RESPONSIBLE FOR REPAIRING AND/OR REPLACING ANY SUCH LANDSCAPING,FENCING,CONCRETE OR OTHER STRUCTURES REMOVED OR DISTURBED BY THE CITY OF FRANKLIN IN COMMON OPEN SPACE LOTS AND IN AREAS OWNED BY THE PROPERTY OWNER OR HOA AT NO EXPENSE TO THE CITY OF FRANKLIN. INDIVIDUAL HOMEOWNERS SHALL BE RESPONSIBLE FOR STRUCTURES REMOVED OR DISTURBED BY THE CITY OF FRANKLIN WITHIN AN EASEMENT ON THE HOMEOWNERS' LOT AT THE HOMEOWNERS' EXPENSE.

8. WITHIN NEW DEVELOPMENTS AND FOR OFF-SITE LINES CONSTRUCTED AS A RESULT OF,OR TO PROVIDE SERVICE TO,THE NEW DEVELOPMENT, ALL UTILITIES (INCLUDING CABLE TELEVISION,ELECTRICAL,NATURAL GAS,SEWER,TELEPHONE, AND WATER LINES) SHALL BE PLACED UNDERGROUND.

9. OWNER OF RECORD IS FRANKLIN HOUSING AUTHORITY. NO ASSIGNMENT OF MINERAL RIGHTS TO OTHERS FOUND BY THIS SURVEYOR.

10. THERE SHALL BE NO MOWING,CLEARING,GRADING,CONSTRUCTION,STORAGE,OR DISTURBANCE OF VEGETATION OF ANY KIND IN RIPARIAN BUFFERS EXCEPT AS APPROVED BY THE CITY ENGINEER.

11. EXISTING STORM DRAINAGE IN JOHNSON CIRCLE TO BE REPLACED. AFTER CONSTRUCTION PER CURRENT APPROVED SITE PLAN (FRANKTOWN OPEN HEARTS CENTER,COF No.8890) ALL PUBLIC STORM DRAINAGE WILL BE LOCATED IN PUBLIC RIGHT-OF-WAY OR PUBLIC DRAINAGE EASEMENT.



*** Deed Book 121 , Page 150 Deed Book 166 , Page 329
Deed Book 121 , Page 186 Deed Book 168 , Page 94
Deed Book 121 , Page 210 Deed Book 175 , Page 136
Deed Book 121 , Page 219 Deed Book 175 , Page 139
Deed Book 166 , Page 76 Book 7371 , Page 102
Deed Book 166 , Page 79

CERTIFICATE OF OWNERSHIP

I (we) hereby certify that I am (we are) the owner(s) of the property shown hereon as of record in Book *** , Page *** , R.O.W.C., Tennessee, and adopt the plan of subdivision of the property as shown hereon and dedicate all public ways and easements as noted. No lot(s) as shown hereon shall again be subdivided, resubdivided, altered or changed so as to produce less area than is hereby established until otherwise approved by the Franklin Municipal Planning Commission, and under no condition shall such lot(s) be made to produce less area than is prescribed by the restrictive covenants as of record in Book _____, Page _____, R.O.W.C., Tennessee, running with the title to the property. I (we) further certify that there are no liens on this property, except as follows: Book ____, Page ___, R.O.W.C.

Owner Date

Owner Date

CERTIFICATE OF SURVEY

I (we) hereby certify that the subdivision plat as shown hereon is correct and that all of the monuments shown hereon have been placed as indicated. This subdivision plat correctly represents a survey made under my supervision on the 2nd day of August, 2018.

Surveyor Tenn. License No. 1431 Date: 11/14/2025

LOT NO.	AREA S.F.	AREA AC.
1	86,053	1.98
2	370,691	8.51
RD.-R/W	26,349	0.60
TOTAL	482,709	11.09

CERTIFICATE OF APPROVAL OF WATER AND SEWER SYSTEMS

I hereby certify that:

(1) the water and sewer systems designated in _____ Subdivision have been installed in accordance with City specifications, or

(2) a performance bond in the amount of $ _____for the water system and $ _____for the sewer system has been posted with the City of Franklin, Tennessee, to assure completion of such systems.

Supt., Water & Sewer Franklin, Tennessee Date

CERTIFICATE OF APPROVAL OF STREETS AND DRAINAGE

I hereby certify that:

(1) the streets and drainage designed in _____ Subdivision have been installed in accordance with City specifications, or

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Supt., Streets Franklin, Tennessee Date

CERTIFICATE OF APPROVAL OF SUBDIVISION NAME, STREET NAMES, AND ADDRESSING

Subdivision name and street names approved by the Williamson County Emergency Management Agency and the City of Franklin.

Williamson County Emergency Management Agency Date

City of Franklin Date

CERTIFICATE OF APPROVAL FOR RECORDING

Approved by the Franklin Municipal Planning Commission, Franklin, Williamson County, Tennessee, with the exception of such conditions, if any, as are noted in the Planning Commission minutes for the _____ day of _____, and this plat has been approved for recording in the Register's Office of Williamson County.

Secretary Franklin Municipal Planning Commission Date

SPRING STREET SUBDIVISION FINAL PLAT

REVISION ONE (LOT 2)

CITY OF FRANKLIN No. 8890

FINAL PLAT - SHEET 1 OF 3

CITY OF FRANKLIN

WILLIAMSON COUNTY, TENNESSEE

TOTAL ACRES:	11.09	TOTAL LOTS:	2
ACRES NEW PUBLIC STREETS:	0.60	CIVIL DISTRICT:	9th
MILES NEW PUBLIC STREETS:	0.08	CLOSURE ERROR:	EXCEEDS 1:10,000
SCALE:	1" = 100'	DATE:	11/14/2025

CURVE DATA

No.	DELTA	RADIUS	TANGENT	LENGTH	CHORD
C1	46°24'43"	22.50'	9.65'	18.23'	17.73' @ S42°53'58.5"E
C2	54°18'58"	236.50'	121.33'	224.20'	215.90' @ S07°27'52"W
C3	25°33'26"	436.50'	99.00'	194.70'	193.09' @ S47°24'04"W
C4	74°31'04"	176.00'	133.88'	228.90'	213.11' @ N72°31'58"W
C5	35°59'29"	50.00'	16.24'	31.41'	30.89' @ N53°16'10.5"W
C6	252°05'38"	52.00'	---	237.87'	---
C7	56°39'33"	50.00'	26.96'	49.44'	47.45' @ S17°30'03.5"E
C8	63°57'40"	124.00'	77.43'	138.43'	131.35' @ S77°48'40"E
C9	99°02'39"	25.00'	29.29'	43.22'	38.03' @ N20°41'10.5"E

FEATURE LEGEND

- E.I.R. ○ — EXISTING IRON ROD
- E.F.P. ○ — EXISTING FENCE POST
- S.N.I.R. ○ — SET NEW IRON ROD
- ⌀ — UTILITY POLE
- LIGHT POLE
- WV — WATER VALVE
- FH — FIRE HYDRANT
- WM — WATER METER
- SANITARY SEWER MANHOLE
- — SA — SANITARY SEWER
- — ST — STORM SEWER
- — W — WATER LINE
- — OHP&T — OVERHEAD POWER-TELEPHONE
- — UGP&T — UNDERGROUND POWER-TELEPHONE

WEST MAIN STREET (PUBLIC - MINOR ARTERIAL)

NATCHEZ ST. (PUBLIC - MINOR COLLECTOR)

FFO FLOODWAY FRINGE OVERLAY ZONING DISTRICT (SEE NOTE 4, SHT. 1 OF 3)

RIPARIAN BUFFER (SEE NOTE 10, SHT. 1 OF 3)

78J - "B" - (120)
** THE CITY OF FRANKLIN, TENNESSEE
D.B. 984, PG. 151, R.O.W.C.

20' EXCLUSIVE PUBLIC SEWER EASEMENT (ALL SEWER LESS THAN 12' DEEP)

TENNESSEE GRID NORTH (NAD 83)

FINAL PLAT OF HARPETH TERRACE, CONVALESCENT CENTER P.B. P51, PG. 124, R.O.W.C.

60 0 60
SCALE FEET

MIDDLE TENNESSEE ELECTRIC MEMBERSHIP CORPORATION BLANKET EASEMENT D.B. 179, PG. 19, R.O.W.C.

78J - "B" - (13)
THE VILLAGE AT WEST MAIN STREET
D.B. 7455, PG. 431, R.O.W.C.

JOHN M. DUFFER
REGISTERED LAND SURVEYOR
DEPARTMENT OF AGRICULTURE
No. 1431
STATE OF TENNESSEE

POWER & TELEPHONE UNDERGROUND ALONG SPRING STREET (TYPICAL)

PUBLIC ACCESS EASEMENT BACK OF CURB TO BACK OF CURB (27' TYPICALLY)

EXISTING PRIVATE STORM SEWER TO BE REPLACED BY PUBLIC STORM SEWER (SEE NOTE 11, SHEET 1 OF 3)

20' PUBLIC DRAINAGE EASEMENT

10' SANITARY SEWER EASEMENT FOR FUTURE

SEE SHEET 3 OF 3

GRANBURY PLACE SUBDIVISION P.B. 18, PG. 37, R.O.W.C.

78J - "B" - (43)
ROBERT M. DOWNES, et ux.
LAYNE L. DOWNES
D.B. 7845, PG. 778, R.O.W.C.

78J - "B" - (42 & 42.01)
312 EVERBRIGHT, LLC
D.B. 7508, PG. 447, R.O.W.C.

78J - "B" - (41)
CORY PRATT
D.B. 7526, PG. 486, R.O.W.C.

78J - "B" - (38)
AUTUMN TYSON STONE
D.B. 8330, PG. 678, R.O.W.C.

78J - "B" - (37)
JACEK M. KOZIOL
D.B. 4657, PG. 337, R.O.W.C.

BOSTICK ST. (PUBLIC - LOCAL)

EVERBRIGHT AVE. (PUBLIC - LOCAL)

EVERBRIGHT SUBDIVISION P.B. 72, PG. 287, R.O.W.C.

JOHNSON CIRCLE (PUBLIC - LOCAL)

SPRING STREET (PRIVATE)

COMMUNITY CENTER

OFFICE

EXISTING HOUSING (TYPICAL)

PROPOSED ST

N65°19'04"E 193.50'

N65°57'57"E 10.75'

81.72'

111.78'

S19°41'37"E 82.88'

S28°50'09"E 632.49'

N83°49'07"E 23.04'

N22°38'27"E 251.54'

N33°38'27"E 148.45'

N36°38'27"E 60.42'

N49°39'13"E 89.22'

504.71'

N36°22'23"E

N31°30'39"W 158.40'

S34°37'21"W 111.31'

N34°55'46"W 27.92'

S37°04'37"W 33.49'

S66°51'48"W 553.61'

S66°10'18"W 267.96'

N28°42'53"W 173.61'

N82°24'53"W 375.53'

*** Deed Book 121, Page 150; Deed Book 121, Page 186; Deed Book 121, Page 210; Deed Book 121, Page 219; Deed Book 166, Page 76; Deed Book 166, Page 79; Deed Book 166, Page 329; Deed Book 168, Page 94; Deed Book 175, Page 136; Deed Book 175, Page 139; Book 7371, Page 102

CERTIFICATE OF OWNERSHIP

I (we) hereby certify that I am (we are) the owner(s) of the property shown hereon as of record in Book *** , Page *** , R.O.W.C., Tennessee, and adopt the plan of subdivision of the property as shown hereon and dedicate all public ways and easements as noted. No lot(s) as shown hereon shall again be subdivided, resubdivided, altered or changed so as to produce less area than is hereby established until otherwise approved by the Franklin Municipal Planning Commission, and under no condition shall such lot(s) be made to produce less area than is prescribed by the restrictive covenants as of record in Book _____, Page _____, R.O.W.C., Tennessee, running with the title to the property. I (we) further certify that there are no liens on this property, except as follows: Book ____, Page ___, R.O.W.C.

Owner _____ Date _____

Owner _____ Date _____

CERTIFICATE OF SURVEY

I (we) hereby certify that the subdivision plat as shown hereon is correct and that all of the monuments shown hereon have been placed as indicated. This subdivision plat correctly represents a survey made under my supervision on the 2nd day of August, 2018.

Surveyor Tenn. License No. 1431 Date: 11/14/2025

CERTIFICATE OF APPROVAL OF WATER AND SEWER SYSTEMS

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(1) the water and sewer systems designated in _____ Subdivision have been installed in accordance with City specifications, or

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Supt., Water & Sewer Franklin, Tennessee _____ Date _____

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Supt., Streets Franklin, Tennessee _____ Date _____

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Subdivision name and street names approved by the Williamson County Emergency Management Agency and the City of Franklin.

Williamson County Emergency Management Agency _____ Date _____

City of Franklin _____ Date _____

CERTIFICATE OF APPROVAL FOR RECORDING

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Secretary Franklin Municipal Planning Commission _____ Date _____

SPRING STREET SUBDIVISION FINAL PLAT

REVISION ONE (LOT 2)

CITY OF FRANKLIN No. 8890

FINAL PLAT - SHEET 2 OF 3

CITY OF FRANKLIN

WILLIAMSON COUNTY, TENNESSEE

TOTAL ACRES:	11.09	TOTAL LOTS:	2
ACRES NEW PUBLIC STREETS:	0.60	CIVIL DISTRICT:	9th
MILES NEW PUBLIC STREETS:	0.08	CLOSURE ERROR:	EXCEEDS 1:10,000
SCALE:	1" = 60'	DATE:	11/14/2025

FFO FLOODWAY FRINGE OVERLAY ZONING DISTRICT (SEE NOTE 4, SHT. 1 OF 3)

RIPARIAN BUFFER (SEE NOTE 10, SHT. 1 OF 3)

20' EXCLUSIVE PUBLIC SEWER EASEMENT (ALL SEWER LESS THAN 12' DEEP)

FINAL PLAT OF HARPETH TERRACE, CONVALESCENT CENTER P.B. P51, PG. 124, R.O.W.C.

WEST MAIN

(SHARPS) BRANCH

MIDDLE TENNESSEE ELECTRIC MEMBERSHIP CORPORATION BLANKET EASEMENT D.B. 179, PG. 19, R.O.W.C.

N36°22'23"E 504.71'

N49°39'13"E 89.22'

N36°38'27"E 60.42'

N33°38'27"E 148.45'

N83°49'07"E 23.04'

N31°30'39"W 158.40'

S34°37'21"W 1131.31'

COMMUNITY CENTER

OFFICE

EXISTING HOUSING (TYPICAL)

POWER & TELEPHONE UNDERGROUND ALONG SPRING STREET (TYPICAL)

SPRING STREET

PRIVATE WATER (TYPICAL)

HDWL

EXISTING PRIVATE STORM SEWER TO BE REPLACED BY PUBLIC STORM SEWER (SEE NOTE 11, SHEET 1 OF 3)

20' PUBLIC DRAINAGE EASEMENT

PUBLIC ACCESS EASEMENT BACK OF CURB TO BACK OF CURB (27' TYPICALLY)

SEE SHEET 2 OF 3

GRANBURY ST. (PUBLIC - LOCAL)

GRANBURY PLACE SUBDIVISION P.B. 18, PG. 37, R.O.W.C.

10' SANITARY SEWER EASEMENT FOR FUTURE

S1°28'50"E 632.49'

TENNESSEE GRID NORTH (NAD 83)

60 0 60
SCALE FEET

STRAHL STREET (PUBLIC - LOCAL)

78J - "B" - (22)
WUICHET PROPERTIES, LLC
D.B. 6664, PG. 211, R.O.W.C.

JOHN M. DUFFER
REGISTERED LAND SURVEYOR
AGRICULTURE
NO. 1431
STATE OF TENNESSEE

40' R/W

S66°51'48"W 553.61'

S66°10'18"W 267.96'

N28°42'53"W 173.61'

78J - "B" - (42 & 42.01)
312 EVERBRIGHT, LLC
D.B. 7508, PG. 447, R.O.W.C.

78J - "B" - (41)
CORY PRATT
D.B. 7526, PG. 486, R.O.W.C.

78J - "B" - (38)
AUTUMN TYSON STONE
D.B. 8330, PG. 678, R.O.W.C.

78J - "B" - (37)
JACEK M. KOZIOL
D.B. 4657, PG. 337, R.O.W.C.

78J - "B" - (23)
LEJUANA R. HARDEMAN
D.B. 2433, PG. 281, R.O.W.C.

78J - "B" - (24)
WILLIAMSON COUNTY, TENNESSEE
D.B. 3068, PG. 711, R.O.W.C.

EVERBRIGHT AVENUE (PUBLIC - LOCAL)

BOSTICK STREET (PUBLIC - LOCAL)

JOHNSON CIRCLE (PUBLIC - LOCAL)

EXISTING HOUSING (TYPICAL)

PROPOSED ST.

N58°11'42"E 104.57'

S28°50'09"E 102.91'

183.00'

N70°12'30"E 97.59'

2.09'

80.09'

S70°12'30"W 133.86'

N82°24'53"W 375.53'

S09°06'39"W 171.10'

EVERBRIGHT SUBDIVISION P.B. 72, PG. 287, R.O.W.C.

20' EXCLUSIVE PUBLIC SEWER EASEMENT (ALL SEWER LESS THAN 12' DEEP) WHEN PROPERTY RE-DEVELOPS, EITHER STRUCTURE OR SEWER SHALL BE RELOCATED TO RESOLVE ENCROACHMENT.

E.F.P.

E.I.R.

S.N.I.R.

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2640

N0000102

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Owner Date

Owner Date

*** Deed Book 121 , Page 150 Deed Book 166 , Page 329
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Deed Book 121 , Page 210 Deed Book 175 , Page 136
Deed Book 121 , Page 219 Deed Book 175 , Page 139
Deed Book 166 , Page 76 Book 7371 , Page 102
Deed Book 166 , Page 79

CERTIFICATE OF SURVEY

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Surveyor Tenn. License No. 1431 Date: 11/14/2025

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City of Franklin Date

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Secretary Franklin Municipal Planning Commission Date

FINAL PLAT - SHEET 3 OF 3

CITY OF FRANKLIN
WILLIAMSON COUNTY, TENNESSEE

TOTAL ACRES: 11.09 TOTAL LOTS: 2

ACRES NEW PUBLIC STREETS: 0.60 CIVIL DISTRICT: 9th

MILES NEW PUBLIC STREETS: 0.08 CLOSURE ERROR: EXCEEDS 1:10,000

SCALE: 1" = 60' DATE: 11/14/2025

SPRING STREET SUBDIVISION
FINAL PLAT
REVISION ONE (LOT 2)
CITY OF FRANKLIN No. 8890

City of Franklin

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

File #: 26-0360

DATE: 3/26/2026

TO: Franklin Municipal Planning Commission

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

SUBJECT:

Westhaven PUD Subdivision, Final Plat, Section Jewell 2, Revision 2, Creating 1 Single-Family Lot And Revising The Lot Lines For Lots 2575-2579, On 10.244 Acres, Located Near The Intersection Of Bolton Street And Townsend Boulevard. (CONSENT AGENDA)
2/26/26 FMPC: Deferred to 3/26/26 at applicant's request, 8-0

PURPOSE:

PROJECT INFORMATION
COF Project Number: 9022
Applicant: Abigail Overstreet, Wilson and Associates
Owner: Brian Sewell, Westhaven Owner LP

BACKGROUND/STAFF COMMENTS:
The applicant requested deferral, on the floor, at last month's FMPC meeting to the March 26, 2026 FMPC Meeting. This final plat creates 1 single-family lot and revises the lot lines lor lots 2575-2579 within Section Jewell 2 of the Westhaven PUD Subdivision. The corresponding site plan amendment was administratively approved in October 2025, and both the final plat and the site plan are consistent with the development plan. The creation of new lots on this final plat requires approval by the Franklin Municipal Planning Commission.

PROCEDURAL REQUIREMENTS:
1. In addition to uploading the corrected plat to the online plan review website (https://franklin.contractorsplanroom.com/secure/), the applicant shall submit the Mylar, to the Department of Building and Neighborhood Services (Suite 110, Franklin City Hall).
2. The mylar shall be 18 inches by 24 inches in size. The Certificates of Approval for the Subdivision Name and Street Names, Water System (if not COF Water), Survey, and Ownership shall be signed when the plat is resubmitted. The Mylar shall be submitted to BNS within five (5) business days of the corrected electronic plat being uploaded to the online plan review website (or vice versa) or the item shall be rejected as incomplete for City review. With the resubmittal, each condition of approval/open issue in the online plan review system shall contain a full response from the applicant

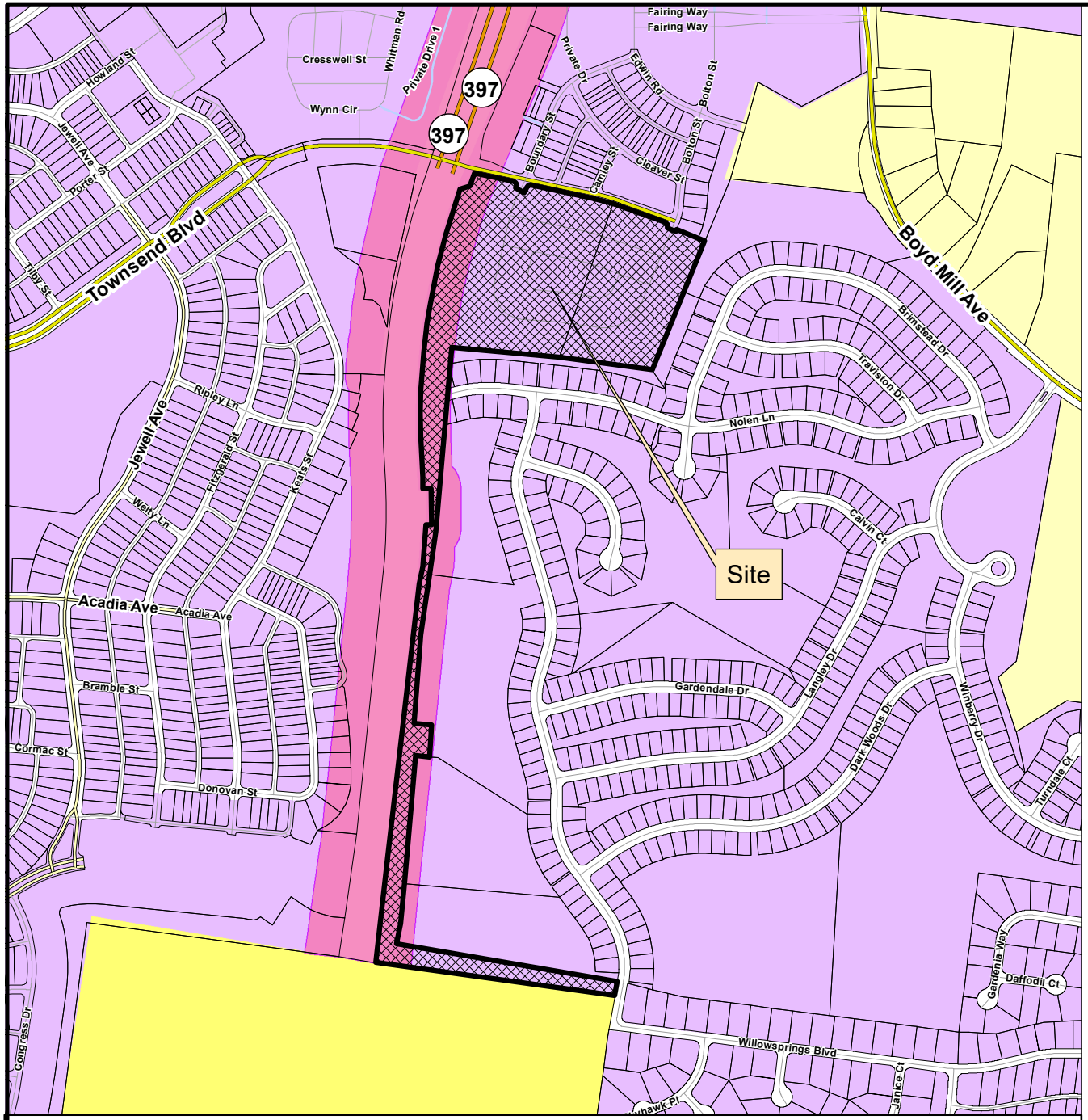
as to the satisfaction or completion of that condition.
3. The city's project identification number shall be included on all correspondence with any city department relative to this project.

FINANCIAL IMPACT:

Unknown.

RECOMMENDATION:

Staff recommends approval with conditions of Westhaven PUD Subdivision, Final Plat, Section Jewell 2, Revision 2. The conditions are attached.



WESTHAVEN PUD SUBDIVISION, SECTION JEWELL 2
FINAL PLAT, REVISION 2

Project Information
Existing Zoning: Planned (PD 2.26) District
Overlay Districts: SCO
Site Acreage: 10.244 acres
Total Number of Lots: 6

Legend

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

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

N

0 250 500 1,000
Feet

HISTORIC FRANKLIN TENNESSEE

COF no: 9022

CONDITIONS OF APPROVAL:

Open Issues: 4 These issues are currently being filtered

Engineering - Final Plat

General Issues

10. 0. General Information

lance.fittro@franklintn.gov Applicant shall ensure that any modifications to the site plan [COF #8712] are reflected on the final plat. The final plat shall match the site plan. This comment to remain as a condition of approval in the event the site plan is modified prior to One Stop submittal of the final plat.

Performance Agreement and Surety

General Issues

15. Engineering Sureties

kevin.long@franklintn.gov **No sureties are associated with this Final Plat.**

(This comment serves only as a reminder to staff and does not hinder approval. No response is necessary from the applicant beyond "N/A" or "Acknowledged" to satisfy requirements of the IDT system.)

Planning

General Issues

3. FMPC Review

chelsea.randolph@franklintn.gov **Advisory Comment to remain:**
The submitted final plat will be reviewed and voted on for approval by the FMPC. The creation of new lots requires an FMPC-level approval.

Water/Sewer

General Issues

9. Private utility easements

ben.mcneil@franklintn.gov The applicant states that the 4' private utility service lines were previously approved by the approval of the SP amendment, this is incorrect. the placement of the service lines was approved with the SP amendment, but the easements for the private homeowners were not. In an email to Yates Bateman 9/26/25, staff agreed to the service alignment with the proper easements in place for the homeowners. Yates agreed stating they would proceed with the private PUDE.

4' is not adequate space for an excavation to take place, an appropriate easement size must be provided for plumber to make necessary repairs, in the event a failure occurs. Generally, 10' is acceptable.

LEGEND

IRON PIN FOUND		FIRE HYDRANT		UTILITY POLE		PUBLIC UTIL. & DRAIN ESMT.	P.U.D.E.
IRON PIN SET		SANITARY SEWER MH	SS	GUY ANCHOR		ADDRESSES	1234
CONC. MON. FOUND		SANITARY SEWER CO	SS	COMMUNICATION BOX	C	HANDICAP SPACE	
CONC. MON. SET		AREA DRAIN		COMMUNICATION MH	C	SANITARY SEWER	8" SA
CONTROL POINT FOUND		CURB INLET		GAS METER	G	WATER	4" W
CONTROL POINT SET		STORM MH	ST	GAS VALVE		UNDERGROUND ELEC	UGE
BENCH MARK		ELECTRIC METER-BOX	E	EVERGREEN TREE		OVERHEAD ELEC	OHE
WATER METER	W	ELECTRIC MH	E	SIDEWALK		GAS	4" G
WATER VALVE		LIGHT POLE		MIN. BUILDING SETBACK	M.B.S.L	COMMUNICATIONS	COM

BOUNDARY			
CENTERLINE			
BUFFER			
WATER FEATURE			
TREE LINE			
PAE	PUBLIC ACCESS EASEMENT		
PVMT.	EDGE OF PAVEMENT		
PUDE	PUBLIC UTILITY AND DRAINAGE EASEMENT		
G.I.E.	GREEN INFRASTRUCTURE EASEMENT		

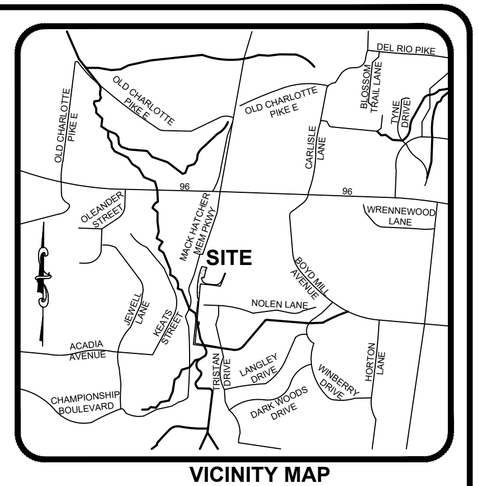
CRITICAL LOT LEGEND

ALL LOTS IN THIS SECTION NOTED WITH AN ASTERISK (*) REQUIRE A CRITICAL LOT SITE PLAN WITH THE BUILDING PERMIT SUBMITTAL. *

ALL LOTS IN THIS SECTION NOTED WITH DOUBLE ASTERISKS (**) ARE CRITICAL FOR INFRASTRUCTURE ONLY AND DO NOT REQUIRE A CRITICAL LOT SITE PLAN WITH THE BUILDING PERMIT SUBMITTAL. CITY OF FRANKLIN ENGINEERING SHALL REVIEW ALL BUILDING PERMIT SUBMITTALS FOR INFRASTRUCTURE IMPACTS. **

200 0 100 200 400

GRAPHIC SCALE: 1" = 200'



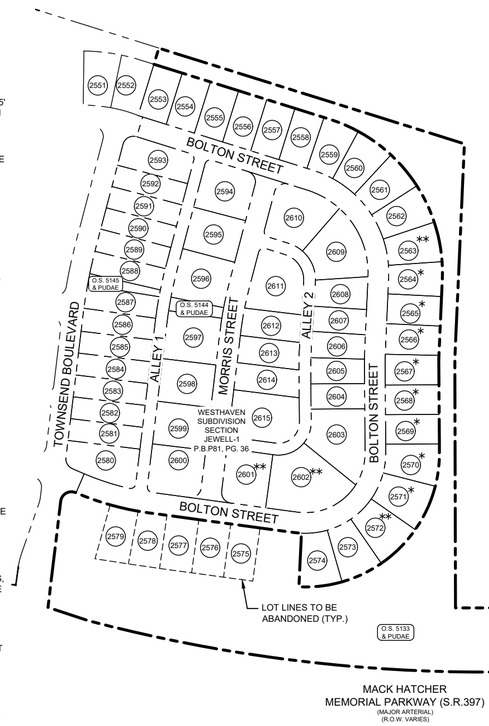
VICINITY MAP
NOT TO SCALE

GENERAL NOTES:

1. THE PURPOSE OF THIS PLAT IS TO REVISE THE LOT LINES OF LOTS 2575-2579 AND ADD LOT 2616.
2. SUBJECT PROPERTY IS SHOWN AS SECTION JEWELL - 2 REVISION 2 LOCATED IN WESTHAVEN P.U.D. SUBDIVISION, FIFTH CIVIL DISTRICT, CITY OF FRANKLIN, WILLIAMSON COUNTY, TENNESSEE.
3. SUBJECT PROPERTY IS IDENTIFIED AS A PORTION OF PARCEL 28.00 AND 28.01 ON PROPERTY MAP 64.
4. THE RECORDING OF THIS PLAT VOIDS, VACATES, AND SUPERSEDES THE RECORDING OF LOTS 2575-2579 ON THE FINAL PLAT ENTITLED "WESTHAVEN PUD-SUBDIVISION SECTION JEWELL-2 REVISION 1" AS RECORDED IN PLAT BOOK P86, PAGE 38, R.O.W.C.
5. ZONING: PLANNED DEVELOPMENT - 250,000 SF NON RESIDENTIAL/2.26 DU/AC
6. LOTS IN SECTION JEWELL 2 REVISION 2 FALL WITHIN THE T4 TRANSECT ZONE AS DEFINED IN THE WESTHAVEN CONCEPT PLAN (REVISION 5) AND PATTERN BOOK, REVISED 05/08/07.
   MINIMUM SETBACK REQUIREMENTS:
   TRANSECT ZONE 4
   FRONT SETBACK: 25'-35' (MAY BE REDUCED TO 10', SEE NOTE 6)
   SIDE SETBACK: 5' (MINIMUM 10' BETWEEN BUILDINGS)
   SIDE SETBACKS FOR ROWHOUSES OR SIDEYARD HOUSES: 0'
   CORNER SIDE SETBACK: 5'
   REAR YARD/ALLEY SETBACK: 19' (MINIMUM 18' WIDE X 22' DEEP PARKING APRON IS REQUIRED FROM THE FRONT OF THE APRON TO THE FACE OF ALLEY CURB), EXCEPT ON STREET CORNER LOTS AND LOTS THAT PROVIDE GARAGES WITH A STORAGE AREA OF 50 SQUARE FEET OR GREATER.

   REAR YARD/NON-ALLEY SETBACK: 5' MINIMUM TO THE PROPERTY LINE
   10' MINIMUM BETWEEN BUILDINGS (FOR THE MAIN, BACK, AND ANCILLARY BUILDINGS)

   NOTE: PROJECTIONS SHALL NOT EXTEND TO A POINT CLOSER THAN 4 FEET FROM THE PROPERTY LINE. ANY PROJECTIONS (INCLUDING SOFFITS) INTO THE 5' SIDE YARD SETBACK SHALL HAVE A ONE-HOUR FIRE-RESISTIVE CONSTRUCTION ON THE UNDERSIDE REFER TO THE 2004 IRC SUPPLEMENT R302.1 EXTERIOR WALLS FOR FURTHER EXPLANATION.
7. FRONT SETBACK MAY BE REDUCED TO MATCH THE FRONT ENCROACHMENT ZONE WHEN AN ARCHITECTURAL DEVIATION AS BEEN REVIEWED AND APPROVED BY THE WESTHAVEN DESIGN REVIEW COMMITTEE.
   T4 REDUCED SETBACK: 10'
8. BUILDING ELEMENTS: PORCHES, STOOPS, CHIMNEYS, BAY WINDOWS, AND BALCONIES MAY ENCROACH INTO THE FRONT YARD SETBACKS. CHIMNEYS MAY ENCROACH UP TO 1'-0" FROM THE PROPERTY LINE WITHIN THE SIDEYARD SETBACKS. WHERE CHIMNEYS ENCROACH INTO THE SIDEYARD SETBACK, THE MINIMUM SEPARATION BETWEEN DWELLINGS SHALL BE REDUCED BY THE DISTANCE OF THE ENCROACHMENT ONLY AT THE WIDTH OF THE FIREPLACE. THE REMAINDER OF THE SIDEYARD SETBACK SHALL BE THE STATED MINIMUM. CHIMNEYS THAT ENCROACH CLOSER THAN 5'0" TO A PROPERTY LINE MUST MEET THE FIRE RATING REQUIREMENTS OF THE CITY OF FRANKLIN BUILDING CODES.
9. BEARINGS ARE BASED ON TENNESSEE STATE PLANE COORDINATE SYSTEM, NAD 83 DATUM.
10. THIS PLAT INCLUDES SCENIC CORRIDOR OVERLAY (SCO).
11. SUBJECT PROPERTY IS NOT WITHIN A FLOOD HAZARD AREA AS PER F.E.M.A. FLOOD INSURANCE RATE MAP NO. 47187C0195F, REVISION DATE SEPTEMBER 29, 2006.
12. THE DEVELOPER ACKNOWLEDGES THAT ALL LOTS HAVE ADEQUATE BUILDING ENVELOPES AND NO VARIANCES WILL BE REQUIRED.
13. ALL STREETS AND ALLEYS ARE DESIGNATED AS PUBLIC OR PRIVATE RIGHT-OF-WAY. THE CITY OF FRANKLIN IS NOT RESPONSIBLE FOR THE REPLACEMENT OR REPAIR OF ANY PRIVATE STRUCTURES WITHIN PUBLIC EASEMENTS SHOULD THE STRUCTURES BE DISTURBED IN THE PROCESS OF THE CITY EXERCISING ITS EASEMENT RIGHTS.
14. STREETS, DRAINAGE EASEMENTS, STRUCTURES, AND CULVERTS SHALL BE MAINTAINED BY THE CITY OF FRANKLIN. DETENTION PONDS AND OUTLET STRUCTURES WITHIN PUBLIC DRAINAGE EASEMENTS ARE TO BE MAINTAINED BY THE WESTHAVEN HOMEOWNERS' ASSOCIATION.
15. STORMWATER QUALITY SHALL BE ADDRESSED WITH EACH SITE PLAN.
16. OPEN SPACE AREAS, ROADWAY MEDIANS, BRICK PEDESTRIAN CROSSWALKS, BIKE PATHS, SIDEWALKS OUTSIDE OF RIGHT-OF-WAYS, TRAILS AND DETENTION FACILITIES SHALL BE MAINTAINED BY THE WESTHAVEN HOME OWNERS ASSOCIATION AND SHALL BE PUBLIC UTILITY, DRAINAGE AND ACCESS EASEMENTS.
17. WITHIN NEW DEVELOPMENTS AND FOR OFF-SITE LINES CONSTRUCTED AS A RESULT OF, OR TO PROVIDE SERVICE TO, THE NEW DEVELOPMENT, ALL UTILITIES. (INCLUDING CABLE TELEVISION, ELECTRICAL, NATURAL GAS, SEWER, TELEPHONE AND WATER LINES) SHALL BE PLACED UNDERGROUND.
18. ALL STREET LIGHT LOCATIONS AND QUANTITIES ARE APPROXIMATE. FINAL POSITIONING AND QUANTITY SHALL BE AT THE DIRECTION OF MTEMC.
19. MINERAL RIGHTS ARE TO BE HELD BY WESTHAVEN PARTNERS, LLC.
20. AT ALL TEMPORARY TURNAROUNDS, A SIGN SHALL BE PLACED STATING, "STREET TO BE EXTENDED BY AUTHORITY OF THE CITY OF FRANKLIN."
21. MAINTENANCE OF ALL STORMWATER MANAGEMENT FEATURES, INCLUDING LOT LINE SWALES, SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER(S) OR HOA.
22. NO OBSTRUCTIONS OR ENCROACHMENTS WHICH IMPEDE THE FLOW OF STORMWATER SHALL BE PERMITTED WITHIN PUBLIC DRAINAGE EASEMENTS. THE CITY OF FRANKLIN IS NOT RESPONSIBLE FOR REPAIR OR REPLACEMENT OF ANY ENCROACHMENTS THAT ARE DAMAGED OR REMOVED IN THE COURSE OF MAINTENANCE ACTIVITY WITHIN EASEMENTS.
23. SIDEWALKS AND TRAILS OUTSIDE OF PUBLIC RIGHT-OF-WAY SHALL BE PUBLIC ACCESS EASEMENTS AND SHALL BE MAINTAINED BY THE HOMEOWNERS' ASSOCIATION.
24. 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.
25. THE CITY OF FRANKLIN WATER MANAGEMENT DEPARTMENT HAS UNRESTRICTED ACCESS TO ITS DOMESTIC WATER, SANITARY SEWER, RECLAIM WATER LINES OR SYSTEM IMPROVEMENTS LOCATED WITHIN ITS EXCLUSIVE EASEMENTS WITHIN THE DEVELOPMENT. IN THE EVENT LANDSCAPING, FENCING, CONCRETE OR OTHER STRUCTURES ARE INSTALLED OR PLACED WITHIN A CITY OF FRANKLIN EASEMENT, THE CITY OF FRANKLIN SHALL HAVE THE RIGHT TO REMOVE SUCH ENCROACHMENTS WITHIN THE EASEMENT AS MAY BE NECESSARY FOR THE CITY OF FRANKLIN TO REPAIR, MAINTAIN OR REPLACE ITS INFRASTRUCTURE WHICH IS NOW OR IN THE FUTURE MAY BE LOCATED WITHIN THE EASEMENT WITHOUT OBTAINING ANY FURTHER PERMISSION FROM THE PROPERTY OWNER OR HOA. THE PROPERTY OWNER OR HOA SHALL BE RESPONSIBLE FOR REPAIRING AND/OR REPLACING ANY SUCH LANDSCAPING, FENCING, CONCRETE, OR OTHER STRUCTURES REMOVED OR DISTURBED BY THE CITY OF FRANKLIN IN COMMON OPEN SPACE LOTS AND IN AREAS OWNED BY THE PROPERTY OWNER OR HOA AT NO EXPENSE TO THE CITY OF FRANKLIN. INDIVIDUAL HOMEOWNERS SHALL BE RESPONSIBLE FOR STRUCTURES REMOVED OR DISTURBED BY THE CITY OF FRANKLIN WITHIN AN EASEMENT ON THE HOMEOWNERS' LOT AT THE HOMEOWNERS' EXPENSE.
26. TREES SHALL BE PRUNED TO A MINIMUM OF EIGHT FEET ABOVE GRADE AND NO FENCES OR OTHER OBSTRUCTIONS SHALL BE TALLER THAN THREE FEET ABOVE GRADE WITHIN SIGHT TRIANGLES FOR STREET INTERSECTIONS AND ROADWAY SIGNAGE PER THE LATEST VERSION OF AASHTO POLICY ON GEOMETRIC DESIGN OF HIGHWAYS AND STREETS.
27. NO LOTS SHALL HAVE DIRECT ACCESS TO MACK HATCHER PARKWAY.
28. GREEN INFRASTRUCTURE EASEMENTS ARE EXCLUSIVE EASEMENTS DEFINING AREAS SET ASIDE FOR THE CONSTRUCTION, MAINTENANCE, REPAIR, MONITORING, AND OTHER ACTIVITIES NECESSARY FOR THE FURTHERANCE OF WATER QUALITY FEATURES DESIGNATED AS GREEN INFRASTRUCTURE PRACTICES BY THE CITY OF FRANKLIN, AND TO PROVIDE PUBLIC ACCESS TO SUCH FEATURES. ANY AND ALL ACTIVITIES, EXCEPT AS SPECIFICALLY PERMITTED BY NOTATION ON THE CURRENT PLAT OF RECORD AND/OR WITHIN THE RECORDED LONG TERM MAINTENANCE AGREEMENT, SHALL BE STRICTLY PROHIBITED WITHOUT THE WRITTEN CONSENT OF THE CITY ENGINEER OR HIS DESIGNER.
29. WITHIN NEW DEVELOPMENTS AND FOR OFF-SITE LINES CONSTRUCTED AS A RESULT OF, OR TO PROVIDE SERVICE TO, THE NEW DEVELOPMENT, ALL UTILITIES (INCLUDING CABLE TELEVISION, ELECTRICAL, NATURAL GAS, SEWER, TELEPHONE, AND WATER LINES) SHALL BE PLACED UNDERGROUND.
30. PRIVATE DRIVES 1 AND 2 ARE LOCATED WITHIN THE PUBLIC ACCESS EASEMENT COVERING OPEN SPACE LOT 5133. ACCESS FOR LOTS 2575-2579 AND 2616 SHALL BE FROM BOLTON STREET VIA PRIVATE DRIVES 1 AND 2 AS SHOWN HEREON.



OWNER/SUBDIVIDER: WESTHAVEN JEWELL OWNER, LP
OWNERS/PARTNERS WITH 5% INTEREST OR MORE:

WESTHAVEN JEWELL OWNER, LP 3990 HILLSBORO PIKE, SUITE 400 NASHVILLE, TN 37215 (615) 778-3150	
H. RHODES HART 612 10TH AVE, NORTH NASHVILLE, TN 37203 (615) 259-4222	FRANK MASTRAPASQUA 814 CHURCH STREET, #300 NASHVILLE, TN 37203 (615) 244-8400
PPMC LIMITED PARTNERSHIP C/O PETE SERODINO P.O. BOX 4539 CHATTANOOGA, TN 37405 (423) 266-1855	SPRINGLAKE, G.P. C/O RON PACE 95 WHITE BRIDGE ROAD, #504 NASHVILLE, TN 37205 (615) 352-9600
MONICA SMILEY 1417 HERITAGE LANDING DRIVE CHATTANOOGA, TN 37405 (423) 266-1070	FRANK J.B. VARALLO RONE-REGENCY JEWELERS BRAINERD VILLAGE CHATTANOOGA, TN 37411 (423) 894-1188

CERTIFICATE OF APPROVAL OF ELECTRICAL SYSTEMS

MIDDLE TENNESSEE ELECTRIC MEMBERSHIP CORPORATION (MTEMC) WILL PROVIDE ELECTRIC SERVICE TO THE SUBJECT PROPERTY ACCORDING TO THE NORMAL OPERATING PRACTICES OF MTEMC AS DEFINED IN THE RULES AND REGULATIONS, BYLAWS, POLICY BULLETINS AND OPERATIONAL BULLETINS OF MTEMC, AND IN ACCORDANCE WITH THE PLAT APPROVAL CHECKLIST, TREE PLANTING GUIDELINES AND OTHER REGULATIONS CONTAINED ON THE MTEMC WEBSITE AT WWW.MTEMC.COM (COLLECTIVELY THE "REQUIREMENTS"). NO ELECTRIC SERVICE WILL BE PROVIDED UNTIL MTEMC'S REQUIREMENTS HAVE BEEN MET AND APPROVED IN WRITING BY AN AUTHORIZED REPRESENTATIVE OF MTEMC. ANY APPROVAL IS, AT ALL TIMES, CONTINGENT UPON CONTINUING COMPLIANCE WITH MTEMC'S REQUIREMENTS.

MIDDLE TENNESSEE ELECTRIC MEMBERSHIP CORPORATION — DATE

CERTIFICATE OF APPROVAL OF WATER SYSTEMS

I HEREBY CERTIFY THAT:

(1) THE WATER SYSTEM DESIGNATED IN WESTHAVEN PUD SUBDIVISION, SECTION JEWELL 2 REVISION 2, HAS BEEN INSTALLED IN ACCORDANCE WITH CITY SPECIFICATIONS, OR

(2) A PERFORMANCE AGREEMENT AND SURETY IN THE AMOUNT OF $_____FOR THE WATER SYSTEM HAS BEEN POSTED WITH THE CITY OF FRANKLIN, TENNESSEE, TO ASSURE COMPLETION OF SUCH SYSTEM.

DIRECTOR WATER MANAGEMENT DEPARTMENT — DATE
CITY OF FRANKLIN, TENNESSEE

CERTIFICATE OF APPROVAL OF SEWER SYSTEMS

I HEREBY CERTIFY THAT:

(1) THE SEWER SYSTEM DESIGNATED IN WESTHAVEN PUD SUBDIVISION, SECTION JEWELL 2 REVISION 2, HAS BEEN INSTALLED IN ACCORDANCE WITH CITY SPECIFICATIONS, OR

(2) A PERFORMANCE AGREEMENT AND SURETY IN THE AMOUNT OF $_____ FOR THE SEWER SYSTEM HAS BEEN POSTED WITH THE CITY OF FRANKLIN, TENNESSEE, TO ASSURE COMPLETION OF SUCH SYSTEM.

DIRECTOR WATER MANAGEMENT DEPARTMENT — DATE
CITY OF FRANKLIN, TENNESSEE

CERTIFICATE OF APPROVAL OF STREETS, DRAINAGE, SIDEWALKS & GIE

I HEREBY CERTIFY THAT:

(1) THE STREETS, DRAINAGE, SIDEWALKS, AND GREEN INFRASTRUCTURE DESIGNATED IN WESTHAVEN PUD SUBDIVISION, SECTION JEWELL 2 REVISION 2 HAVE BEEN INSTALLED IN ACCORDANCE WITH CITY SPECIFICATIONS, OR

(2) A PERFORMANCE AGREEMENT AND SURETY IN THE AMOUNT OF $_____ FOR STREETS, $_____ FOR DRAINAGE, $_____ FOR SIDEWALKS, AND $_____FOR GREEN INFRASTRUCTURE HAS BEEN POSTED WITH THE CITY OF FRANKLIN, TENNESSEE, TO ASSURE COMPLETION OF SUCH IMPROVEMENTS.

DIRECTOR, STREETS DEPARTMENT — DATE
CITY OF FRANKLIN, TENNESSEE

CERTIFICATE OF APPROVAL OF SUBDIVISIION NAME, STREET NAMES, AND ADDRESSING

SUBDIVISION NAME AND STREET NAMES APPROVED BY THE WILLIAMSON COUNTY EMERGENCY MANAGEMENT AGENCY AND THE CITY OF FRANKLIN.

WILLIAMSON COUNTY EMERGENCYMANAGEMENT AGENCY — DATE

CITY OF FRANKLIN — DATE

CERTIFICATE OF OWNERSHIP

I (WE) HEREBY CERTIFY THAT I AM (WE ARE) THE OWNER(S) OF THE PROPERTY SHOWN HEREON AS OF RECORD IN BOOK 8643, PAGE 910, R.O.W.C., TENNESSEE, AND ADOPT THE PLAN OF SUBDIVISION OF THE PROPERTY AS SHOWN HEREON AND DEDICATE ALL PUBLIC WAYS AND EASEMENTS AS NOTED. NO LOT(S) AS SHOWN HEREON SHALL AGAIN BE SUBDIVIDED, RESUBDIVIDED, ALTERED, OR CHANGED SO AS TO PRODUCE LESS AREA THAN IS HEREBY ESTABLISHED UNTIL OTHERWISE APPROVED BY THE FRANKLIN MUNICIPAL PLANNING COMMISSION, AND UNDER NO CONDITION SHALL SUCH LOT(S) BE MADE TO PRODUCE LESS AREA THAN IS PRESCRIBED BY THE RESTRICTIVE COVENANTS AS OF RECORD IN BOOK _____, PAGE _____, R.O.W.C., TENNESSEE, RUNNING WITH THE TITLE TO THE PROPERTY. I (WE) FURTHER CERTIFY THAT THERE ARE NO LIENS ON THIS PROPERTY, EXCEPT AS FOLLOWS: BOOK _____, PAGE _____, R.O.W.C.

BRIAN SEWELL, WESTHAVEN
JEWELL OWNER, LP — DATE

CERTIFICATE OF SURVEY

I (WE) HEREBY CERTIFY THAT THE SUBDIVISION PLAT AS SHOWN HEREON IS CORRECT AND THAT ALL OF THE MONUMENTS SHOWN HEREON HAVE BEEN PLACED AS INDICATED. THIS SUBDIVISION PLAT CORRECTLY REPRESENTS A SURVEY MADE UNDER MY SUPERVISION.

SEAN ALAN MCGOWAN, PE, PS, TENNESSEE RLS NO. 3516 — DATE
WILSON & ASSOCIATES, P.C.
108 BEASLEY DRIVE, FRANKLIN, TN 37064
(615) 794-2176
SMCGOWAN@WILSONPC.COM

CERTIFICATE OF APPROVAL OF RECORDING

APPROVED BY THE FRANKLIN MUNICIPAL PLANNING COMMISSION, FRANKLIN, WILLIAMSON COUNTY, TENNESSEE, WITH THE EXCEPTION OF SUCH CONDITIONS, IF ANY, AS ARE NOTED IN THE PLANNING COMMISSION MINUTES FOR THE _____DAY OF_____, 20____, AND THIS PLAT HAS BEEN APPROVED FOR RECORDING IN THE REGISTER'S OFFICE OF WILLIAMSON COUNTY, TENNESSEE.

SECRETARY — DATE
FRANKLIN MUNICIPAL PLANNING COMMISSION

RECORDING STAMP HERE

IF YOU CAN READ THIS YOU ARE HOLDING AN UNRECORDED COPY

SEAN ALAN MCGOWAN — REGISTERED LAND SURVEYOR — STATE OF TENNESSEE — AGRICULTURE — COMMERCE — 01/28/26 — TENNESSEE NO. 3516

WILSON & ASSOCIATES, P.C. Engineering/Surveying/Environmental

SOUTHERN LAND COMPANY

WESTHAVEN

PUD-SUBDIVISION, FINAL PLAT, SECTION JEWELL 2, REVISION 2

FINAL SUBDIVISION PLAT

FRANKLIN - WILLIAMSON COUNTY - TENNESSEE

TOTAL ACRES:	10.244	TOTAL NO. OF LOTS:	06
ACRES NEW RD/ST:	0.000 (ROW)	L.F. OF NEW RD/ST:	000.00
ACRES OPEN SPACE:	9.585	CIVIL DISTRICT:	5TH
DRAWN BY:	AS	CLOSURE ERROR:	SEE NOTE
SCALE:	1" = 200'	DATE:	01/28/2026

WA PROJECT NO. 20-1478 COF #9022 SHEET 1 0F 4

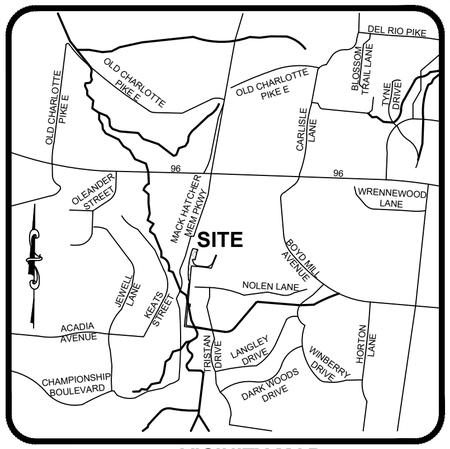
LEGEND

IRON PIN FOUND		FIRE HYDRANT		UTILITY POLE		PUBLIC UTIL. & DRAIN ESMT.	P.U.D.E.		BOUNDARY		
IRON PIN SET		SANITARY SEWER MH	SS	GUY ANCHOR		ADDRESSES	1234		CENTERLINE		
CONC. MON. FOUND		SANITARY SEWER CO	SS	COMMUNICATION BOX	C	HANDICAP SPACE			BUFFER		
CONC. MON. SET		AREA DRAIN		COMMUNICATION MH	C	SANITARY SEWER	8" SA		WATER FEATURE		
CONTROL POINT FOUND		CURB INLET		GAS METER	G	WATER	4" W		TREE LINE		
CONTROL POINT SET		STORM MH	ST	GAS VALVE		UNDERGROUND ELEC	UGE		PAE	PUBLIC ACCESS EASEMENT	
BENCH MARK		ELECTRIC METER-BOX	E	EVERGREEN TREE		OVERHEAD ELEC	OHE		PVMT.	EDGE OF PAVEMENT	
WATER METER	W	ELECTRIC MH	E	SIDEWALK		GAS	4" G		PUDE	PUBLIC UTILITY AND DRAINAGE EASEMENT	
WATER VALVE		LIGHT POLE		MIN. BUILDING SETBACK	M.B.S.L	COMMUNICATIONS	COM		G.I.E.	GREEN INFRASTRUCTURE EASEMENT	

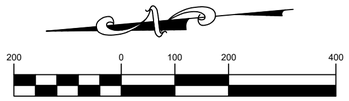
CRITICAL LOT LEGEND

ALL LOTS IN THIS SECTION NOTED WITH AN ASTERISK (*) REQUIRE A CRITICAL LOT SITE PLAN WITH THE BUILDING PERMIT SUBMITTAL. *

ALL LOTS IN THIS SECTION NOTED WITH DOUBLE ASTERISKS (**) ARE CRITICAL FOR INFRASTRUCTURE ONLY AND DO NOT REQUIRE A CRITICAL LOT SITE PLAN WITH THE BUILDING PERMIT SUBMITTAL. CITY OF FRANKLIN ENGINEERING SHALL REVIEW ALL BUILDING PERMIT SUBMITTALS FOR INFRASTRUCTURE IMPACTS. **



VICINITY MAP
NOT TO SCALE



GRAPHIC SCALE: 1" = 200'

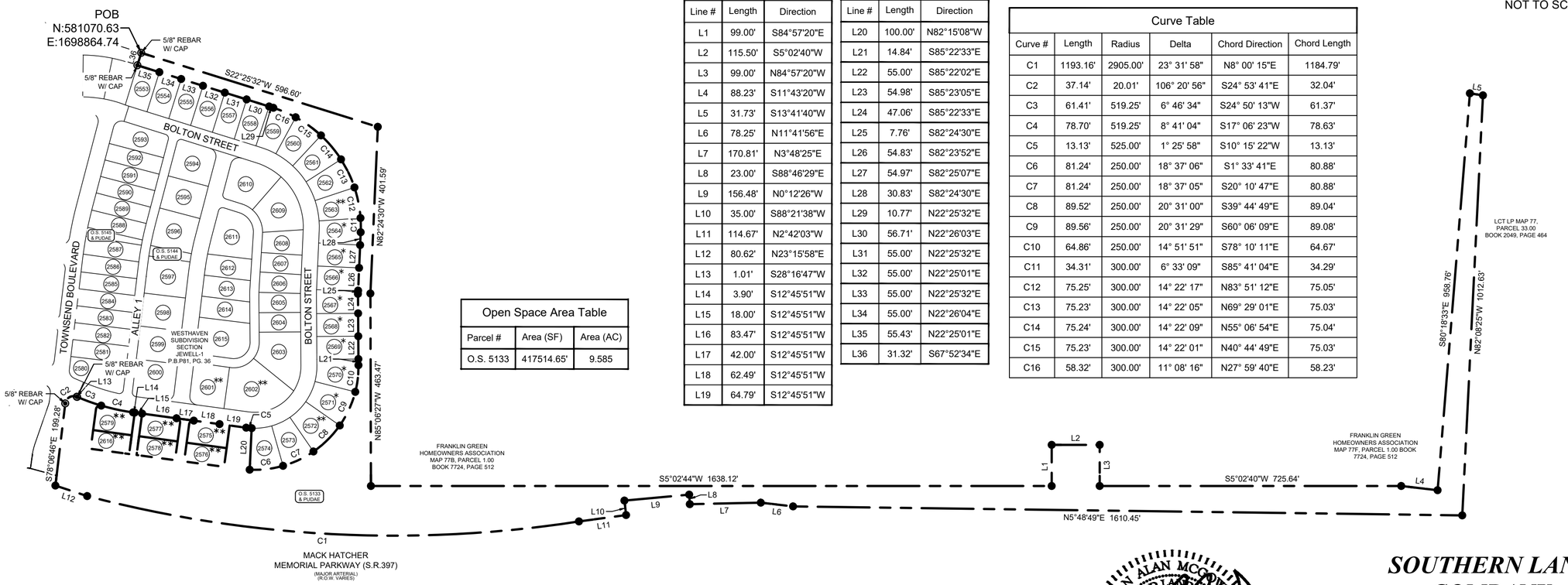
Lot Area Table		
Parcel #	Area (SF)	Area (AC)
2575	5314.09'	0.122
2576	4413.51'	0.101
2577	5115.98'	0.117
2578	4257.80'	0.098
2579	5348.69'	0.123
2616	4254.62'	0.098

Lot Line Table		
Line #	Length	Direction
L1	99.00'	S84°57'20"E
L2	115.50'	S5°02'40"W
L3	99.00'	N84°57'20"W
L4	88.23'	S11°43'20"W
L5	31.73'	S13°41'40"W
L6	78.25'	N11°41'56"E
L7	170.81'	N3°48'25"E
L8	23.00'	S88°46'29"E
L9	156.48'	N0°12'26"W
L10	35.00'	S88°21'38"W
L11	114.67'	N2°42'03"W
L12	80.62'	N23°15'58"E
L13	1.01'	S28°16'47"W
L14	3.90'	S12°45'51"W
L15	18.00'	S12°45'51"W
L16	83.47'	S12°45'51"W
L17	42.00'	S12°45'51"W
L18	62.49'	S12°45'51"W
L19	64.79'	S12°45'51"W

Lot Line Table		
Line #	Length	Direction
L20	100.00'	N82°15'08"W
L21	14.84'	S85°22'33"E
L22	55.00'	S85°22'02"E
L23	54.98'	S85°23'05"E
L24	47.06'	S85°22'33"E
L25	7.76'	S82°24'30"E
L26	54.83'	S82°23'52"E
L27	54.97'	S82°25'07"E
L28	30.83'	S82°24'30"E
L29	10.77'	N22°25'32"E
L30	56.71'	N22°26'03"E
L31	55.00'	N22°25'32"E
L32	55.00'	N22°25'01"E
L33	55.00'	N22°25'32"E
L34	55.00'	N22°26'04"E
L35	55.43'	N22°25'01"E
L36	31.32'	S67°52'34"E

Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	1193.16'	2905.00'	23° 31' 58"	N8° 00' 15"E	1184.79'
C2	37.14'	20.01'	106° 20' 56"	S24° 53' 41"E	32.04'
C3	61.41'	519.25'	6° 46' 34"	S24° 50' 13"W	61.37'
C4	78.70'	519.25'	8° 41' 04"	S17° 06' 23"W	78.63'
C5	13.13'	525.00'	1° 25' 58"	S10° 15' 22"W	13.13'
C6	81.24'	250.00'	18° 37' 06"	S1° 33' 41"E	80.88'
C7	81.24'	250.00'	18° 37' 05"	S20° 10' 47"E	80.88'
C8	89.52'	250.00'	20° 31' 00"	S39° 44' 49"E	89.04'
C9	89.56'	250.00'	20° 31' 29"	S60° 06' 09"E	89.08'
C10	64.86'	250.00'	14° 51' 51"	S78° 10' 11"E	64.67'
C11	34.31'	300.00'	6° 33' 09"	S85° 41' 04"E	34.29'
C12	75.25'	300.00'	14° 22' 17"	N83° 51' 12"E	75.05'
C13	75.23'	300.00'	14° 22' 05"	N69° 29' 01"E	75.03'
C14	75.24'	300.00'	14° 22' 09"	N55° 06' 54"E	75.04'
C15	75.23'	300.00'	14° 22' 01"	N40° 44' 49"E	75.03'
C16	58.32'	300.00'	11° 08' 16"	N27° 59' 40"E	58.23'

Open Space Area Table		
Parcel #	Area (SF)	Area (AC)
O.S. 5133	417514.65'	9.585



SEAN ALAN MCGOWAN — REGISTERED LAND SURVEYOR — STATE OF TENNESSEE — AGRICULTURE — COMMERCE — 01/28/26 — TENNESSEE NO. 2516

WILSON & ASSOCIATES, P.C. Engineering/Surveying/Environmental

SOUTHERN LAND COMPANY

WESTHAVEN

PUD-SUBDIVISION, FINAL PLAT, SECTION JEWELL 2, REVISION 2

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FINAL SUBDIVISION PLAT

FRANKLIN - WILLIAMSON COUNTY - TENNESSEE

TOTAL ACRES:	10.244	TOTAL NO. OF LOTS:	06
ACRES NEW RD/ST:	0.000 (ROW)	L.F. OF NEW RD/ST:	000.00
ACRES OPEN SPACE:	9.585	CIVIL DISTRICT:	5TH
DRAWN BY:	AS	CLOSURE ERROR:	SEE NOTE
SCALE:	1" = 200'	DATE:	01/28/2026

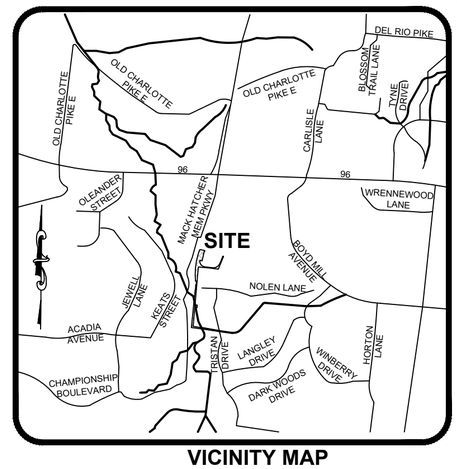
WA PROJECT NO. 20-1478 COF #9022 SHEET 2 OF 4

LEGEND

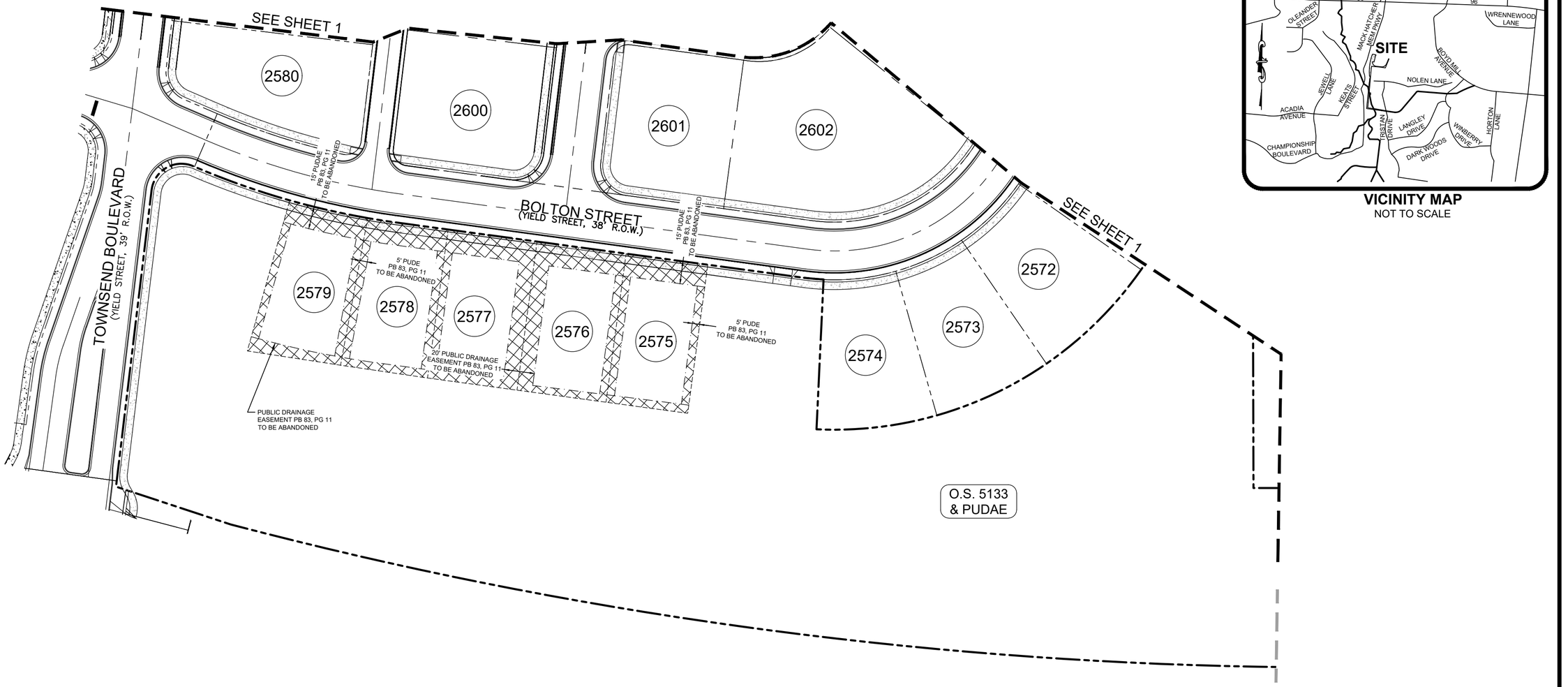
IRON PIN FOUND		FIRE HYDRANT		UTILITY POLE		PUBLIC UTIL. & DRAIN ESMT.	P.U.D.E.		BOUNDARY		
IRON PIN SET		SANITARY SEWER MH	SS	GUY ANCHOR		ADDRESSES	1234		CENTERLINE		
CONC. MON. FOUND		SANITARY SEWER CO	SO	COMMUNICATION BOX	C	HANDICAP SPACE			BUFFER		
CONC. MON. SET		AREA DRAIN		COMMUNICATION MH	C	SANITARY SEWER	8" SA		WATER FEATURE		
CONTROL POINT FOUND		CURB INLET		GAS METER	G	WATER	4" W		TREE LINE		
CONTROL POINT SET		STORM MH	ST	GAS VALVE		UNDERGROUND ELEC	UGE		PAE		PUBLIC ACCESS EASEMENT
BENCH MARK		ELECTRIC METER-BOX	E	EVERGREEN TREE		OVERHEAD ELEC	OHE		PVMT.		EDGE OF PAVEMENT
WATER METER	W	ELECTRIC MH	E	SIDEWALK		GAS	4" G		PUDE		PUBLIC UTILITY AND DRAINAGE EASEMENT
WATER VALVE		LIGHT POLE		MIN. BUILDING SETBACK	M.B.S.L	COMMUNICATIONS	COM		G.I.E.		GREEN INFRASTRUCTURE EASEMENT

HATCH LEGEND

PUDE TO BE ABANDONED



VICINITY MAP
NOT TO SCALE



50 0 25 50 100

GRAPHIC SCALE: 1" = 50'

SEAN ALAN MCGOWAN REGISTERED LAND SURVEYOR AGRICULTURE COMMERCE 01/15/26 TENNESSEE NO. 3516

WILSON & ASSOCIATES, P.C. Engineering/Surveying/Environmental

SOUTHERN LAND COMPANY

WESTHAVEN

PUD-SUBDIVISION, FINAL PLAT, SECTION JEWELL 2, REVISION 2

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FINAL SUBDIVISION PLAT

FRANKLIN - WILLIAMSON COUNTY - TENNESSEE

TOTAL ACRES:	10.244	TOTAL NO. OF LOTS:	06
ACRES NEW RD/ST:	0.000 (ROW)	L.F. OF NEW RD/ST:	000.00
ACRES OPEN SPACE:	9.585	CIVIL DISTRICT:	5TH
DRAWN BY:	AS	CLOSURE ERROR:	SEE NOTE
SCALE:	1" = 50'	DATE:	01/28/2026

WA PROJECT NO. 20-1478 COF #9022 SHEET 3 0F 4

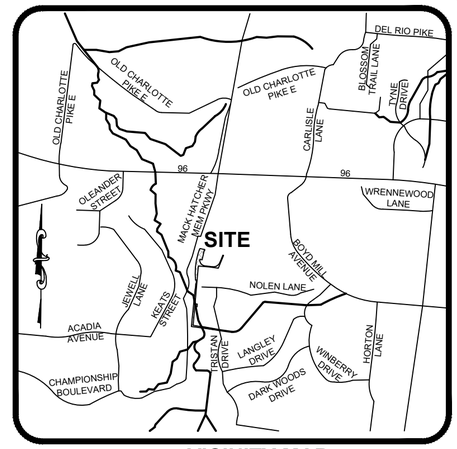
LEGEND

IRON PIN FOUND		FIRE HYDRANT		UTILITY POLE		PUBLIC UTIL. & DRAIN ESMT.	P.U.D.E.		BOUNDARY		
IRON PIN SET		SANITARY SEWER MH	SS	GUY ANCHOR		ADDRESSES	1234		CENTERLINE		
CONC. MON. FOUND		SANITARY SEWER CO	SS	COMMUNICATION BOX	C	HANDICAP SPACE			BUFFER		
CONC. MON. SET		AREA DRAIN		COMMUNICATION MH	C	SANITARY SEWER	8" SA		WATER FEATURE		
CONTROL POINT FOUND		CURB INLET		GAS METER	G	WATER	4" W		TREE LINE		
CONTROL POINT SET		STORM MH	ST	GAS VALVE		UNDERGROUND ELEC	UGE		PAE	PUBLIC ACCESS EASEMENT	
BENCH MARK		ELECTRIC METER-BOX	E	EVERGREEN TREE		OVERHEAD ELEC	OHE		PVMT.	EDGE OF PAVEMENT	
WATER METER	W	ELECTRIC MH	E	SIDEWALK		GAS	4" G		PUDE	PUBLIC UTILITY AND DRAINAGE EASEMENT	
WATER VALVE		LIGHT POLE		MIN. BUILDING SETBACK	M.B.S.L	COMMUNICATIONS	COM		G.I.E.	GREEN INFRASTRUCTURE EASEMENT	

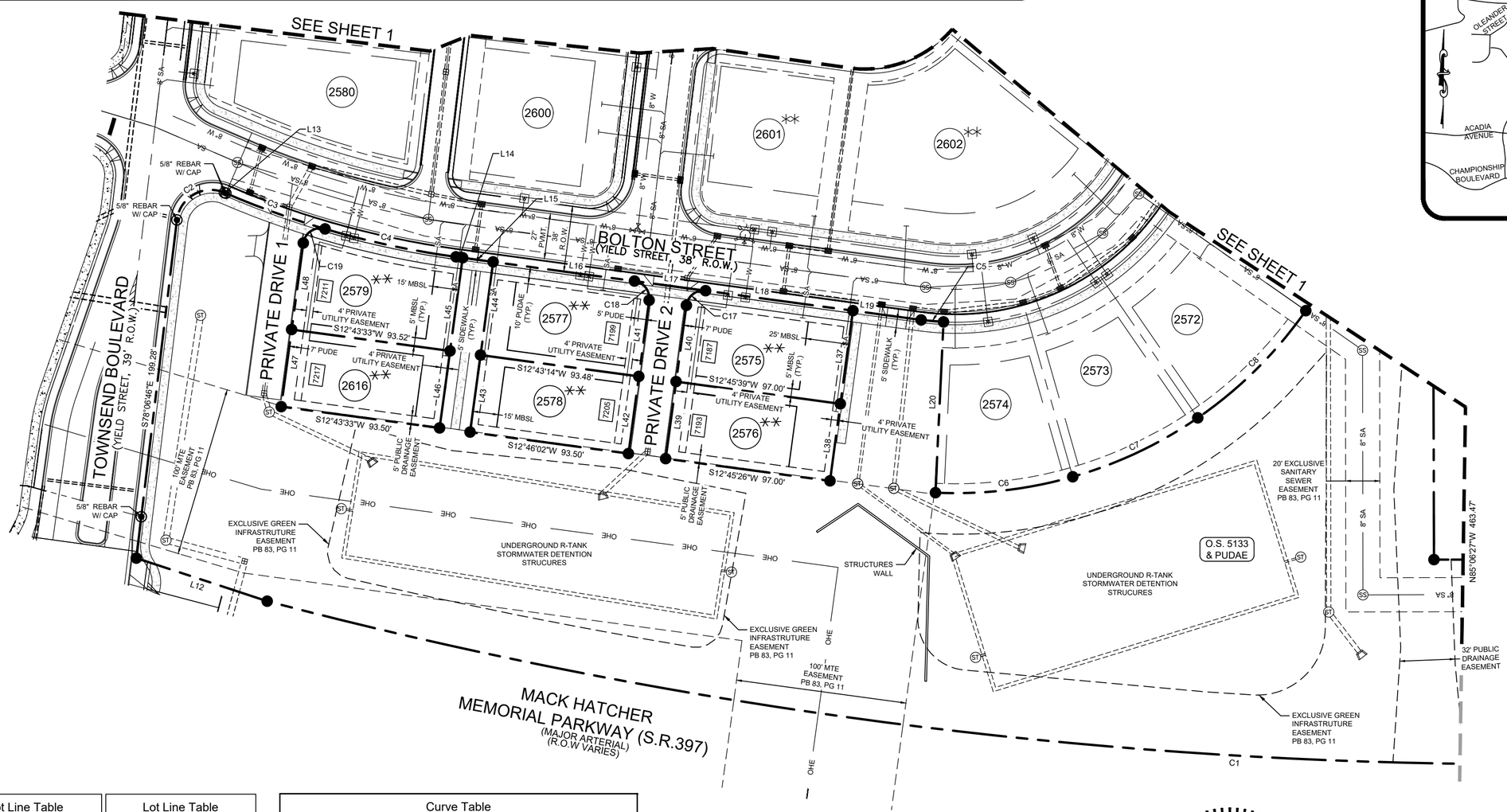
CRITICAL LOT LEGEND

ALL LOTS IN THIS SECTION NOTED WITH AN ASTERISK (*) REQUIRE A CRITICAL LOT SITE PLAN WITH THE BUILDING PERMIT SUBMITTAL. *

ALL LOTS IN THIS SECTION NOTED WITH DOUBLE ASTERISKS (**) ARE CRITICAL FOR INFRASTRUCTURE ONLY AND DO NOT REQUIRE A CRITICAL LOT SITE PLAN WITH THE BUILDING PERMIT SUBMITTAL. CITY OF FRANKLIN ENGINEERING SHALL REVIEW ALL BUILDING PERMIT SUBMITTALS FOR INFRASTRUCTURE IMPACTS. **



VICINITY MAP
NOT TO SCALE



Lot Line Table		
Line #	Length	Direction
L12	80.62'	N23°15'58"E
L13	1.01'	S28°16'47"W
L14	3.90'	S12°45'51"W
L15	18.00'	S12°45'51"W
L16	83.47'	S12°45'51"W
L17	42.00'	S12°45'51"W
L18	62.49'	S12°45'51"W
L19	64.79'	S12°45'51"W
L20	100.00'	N82°15'08"W
L37	55.00'	S77°16'32"E
L38	45.50'	S77°16'30"E

Lot Line Table		
Line #	Length	Direction
L39	45.50'	N77°16'31"W
L40	45.00'	N77°16'31"W
L41	44.93'	S77°16'31"E
L42	45.58'	S77°16'31"E
L43	45.50'	N77°15'11"W
L44	55.00'	N77°15'11"W
L45	55.00'	N77°15'12"W
L46	45.50'	N77°15'12"W
L47	45.50'	S77°16'31"E
L48	51.09'	S77°16'31"E

Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	1193.16'	2905.00'	23° 31' 58"	N8° 00' 15"E	1184.79'
C2	37.14'	20.01'	106° 20' 56"	S24° 53' 41"E	32.04'
C3	61.41'	519.25'	6° 46' 34"	S24° 50' 13"W	61.37'
C4	78.70'	519.25'	8° 41' 04"	S17° 06' 23"W	78.63'
C5	13.13'	525.00'	1° 25' 58"	S10° 15' 22"W	13.13'
C6	81.24'	250.00'	18° 37' 06"	S1° 33' 41"E	80.88'
C7	81.24'	250.00'	18° 37' 05"	S20° 10' 47"E	80.88'
C8	89.52'	250.00'	20° 31' 00"	S39° 44' 49"E	89.04'
C17	15.71'	10.00'	90° 02' 22"	N32° 15' 20"W	14.15'
C18	15.70'	10.00'	89° 57' 38"	N57° 44' 40"E	14.14'
C19	16.95'	10.00'	97° 08' 30"	S28° 42' 16"E	15.00'

GRAPHIC SCALE: 1" = 50'
50 0 25 50 100

SEAN ALAN MCGOWAN
REGISTERED LAND SURVEYOR
AGRICULTURE
COMMERCE
TENNESSEE NO. 3516
01/15/26

WILSON & ASSOCIATES, P.C.
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PUD-SUBDIVISION, FINAL PLAT, SECTION JEWELL 2, REVISION 2

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FRANKLIN - WILLIAMSON COUNTY - TENNESSEE

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