City of Franklin

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

Meeting Agenda

Work Session

Tuesday, April 14, 2026 | **5:00 PM** | **Williamson County Auditorium**

MEETING LOCATION
Williamson County Auditorium
1320 West Main Street

CALL TO ORDER

CITIZEN COMMENTS

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

WORK SESSION DISCUSSION ITEMS

1. Consideration Of Resolution 2026-14, A Resolution To Approve Murals At Station Pizzeria
   FPAC 3/4/26, 9-0
   Sponsors: Milissa Reierson, Monique McCullough
2. Update And Discussion On The South Clean Water Facility Timeline
   WS 9/10/24
   Sponsors: Michelle Hatcher
3. Consideration Of Resolution 2026-29, A Resolution Authorizing And Providing For The Financing Of The Engineering And Design Of A Clean Water Facility Project, Including Authorizing The Execution Of Applications, Contractual Agreements, And Other Necessary Documents, And Making Certain Representations, Certifications, And Pledges Of Certain Revenue In Connection With Such Financing On A Project Loan In The Amount Of Seventeen Million Six Hundred And Nine Thousand Dollars ($17,609,000) And Acceptance Of Five Million Eight Hundred Thousand Dollars ($5,800,000) Of Principal Forgiveness. Establishing A Public Hearing On April 28, 2026

   Sponsors: Michelle Hatcher, Dillon Gaster
4. Discussion Of Fourth Of July Fireworks Display At The Park At Harlinsdale

   Sponsors: Eric Stuckey
5. Consideration Of Resolution 2026-18, A Resolution Rescinding Resolution 2022-84 A Resolution Granting Authority To The City Administrator And Adopting A New Resolution Granting New Authorities To The City Administrator

   Sponsors: Eric Stuckey, Shauna Billingsley

6. *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. Establishing A Public Hearing On May 12, 2026
   FMPC 2/26/26, 8-0 defer to 3/26/26; 3/26/26, 7-0
   Sponsors: Emily Wright, Amy Diaz-Barriga, Joseph Bryan
7. 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. Establishing A Public Hearing On May 12, 2026
   FMPC 3/26/26, 7-0
   Sponsors: Emily Wright, Amy Diaz-Barriga, Joseph Bryan
8. Acknowledgment Of Progress Report On Resolution 2025-44, A Resolution Adopting A Plan Of Services For The Annexation Of 1288 Lewisburg Pike, By The City Of Franklin, Tennessee. Establishing A Public Hearing For May 12, 2026

   Sponsors: Emily Wright, Amy Diaz-Barriga, Joseph Bryan
9. Sanitation And Environmental Services Cost Of Service Presentation

   Sponsors: Mark Hilty, Michael Walters Young, Nate Ridley, Skye Gerhart
10. Consideration Of Ordinance 2026-05, An Ordinance To Amend The Franklin Municipal Code, Title 24 - Special Assessment Districts To Add Chapter 5 Establishing Policies And Procedures Relating To The Consideration Of Petitions For The Creation Of Real Estate Infrastructure Development Districts
    WS 4/8/25, 8/26/25, 9/23/25; 11/25/25; 12/9/25; 1/13/26
    BOMA 2/24/26, 8-0
    Sponsors: Eric Stuckey, Walter Denton, Shauna Billingsley, Kristine Brock

OTHER BUSINESS

ADJOURN

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

City of Franklin

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

File #: 26-0245

DATE: 4/14/2026

TO: Board of Mayor and Aldermen

FROM: Eric Stuckey, City Administrator
Milissa Reierson, Chief Communications Officer
Monique McCullough, Public Outreach Specialist

SUBJECT:

Consideration Of Resolution 2026-14, A Resolution To Approve Murals At Station Pizzeria
FPAC 3/4/26, 9-0

PURPOSE:

The purpose of this memorandum is to provide information to the Franklin Board of Mayor and Aldermen (BOMA) concerning Resolution 2026-14, approving the installation of murals at Station Pizzeria located at 7007 Moores Lane.

BACKGROUND/STAFF COMMENTS:

Station Pizzeria has submitted a proposal for a collection of exterior murals at their new location at 7007 Moores Lane. The murals feature bold shapes, layered patterning, and a saturated color palette across the building façade.

The mural was designed by artist Maggie Sanger, who will oversee all phases of the project. Materials consist of exterior-grade acrylic and latex paint with a clear protective sealant, with an expected lifespan of 10 to 20 or more years.

FINANCIAL IMPACT:

The project is fully funded by Station Pizzeria. Future maintenance and upkeep will be their responsibility.

RECOMMENDATION:

The Franklin Public Arts Commission voted unanimously to recommend approval of the collection of murals to the Board of Mayor and Aldermen.

RESOLUTION 2026-14

A RESOLUTION APPROVING A MURAL AT STATION PIZZERIA AT 7007 MOORES LANE

WHEREAS, Station Pizzeria submitted a proposal for a collection of exterior murals on their building at 7007 Moores Lane to the Franklin Public Arts Commission; and

WHEREAS, the murals will feature a design blending Geometric Abstraction and Art Deco influences, executed in exterior-grade acrylic and latex paint across the building façade; and

WHEREAS, Station Pizzeria has partnered with artist Maggie Sanger to design and install the murals; and

WHEREAS, the Franklin Public Arts Commission was established to review and make recommendations concerning all aspects of public art and is recommending approval of the murals to the Board of Mayor and Aldermen.

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

Section 1. Based on the recommendation for approval by the Franklin Public Arts Commission, the proposed murals at Station Pizzeria are hereby approved.

Section 2. The murals shall be the responsibility of Station Pizzeria.

Section 3. Station Pizzeria shall be fully responsible for the maintenance of the murals, including the removal of graffiti.

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: _____
William E. Squires
Deputy City Attorney

Law Dept approved 03.06.26

HISTORIC
FRANKLIN
TENNESSEE

CITY STAFF
Received by:
Date:

APPLICATION FOR PLACING ARTWORK ON CITY OF FRANKLIN PROPERTY

Thank you for your interest in placing artwork on property owned by the City of Franklin.
Please complete and submit this application, along with the proposal, to:

Franklin Public Art Commission
City of Franklin
109 Third Avenue South
Franklin, TN 37064

Please review the attached Policies and Procedures. For assistance, please contact the Public Outreach Specialist at 615-550-6606 or CityofFranklin@FranklinTN.gov. The Franklin Public Art Commission reserves the right to request additional information in order to process an exhibition proposal.

APPLICANT		
Name(s)/Organization: STATION PIZZERIA		
Contact: MAGGIE SANGER, ARTIST		
Address: 7007 MOORES LANE		
City: BRENTWOOD	State: TN	Zip: 370207
Phone: 615 · 587 · 0900	Fax:	
Email: sanger.maggie@gmail.com	Website: stationpizzeria.com	
Conflicts of Interest (disclose any active contracts or contract negotiations with the City):		

PROPOSED ARTWORK

Title of proposed artwork or exhibition

STATION PIZZERIA – PIZZA MURALS

Labeling - *include artist's name, date of creation, materials used (optional), short explanation of work (optional), donor's name, when applicable*

ARTIST: MAGGIE SANGER

DATE OF CREATION: NOVEMBER 2025

MATERIALS: EXTERIOR GRADE, LATEX PAINT

WE, THE ARTIST/ DESIGN TEAM HAVE CREATED A SERIES OF MURALS FOR STATION PIZZERIA - OPENING IN FRANKLIN EARLY 2026. WE HAVE THREE EXTERIOR MURALS TO SUBMIT FOR APPROVAL.

TWO MURAL LOCATIONS ARE PIZZA RELATED GRAPHICS
ONE LOCATION READS "LIVE MUSIC"

(Optional) Proposed City-owned site for placement:

Participants (list anyone that will be involved in the project):

STATION PIZZERIA
POWELL ARCHITECTS
MAGGIE SANGER

ARTWORK DETAILS

Please attach a proposal that includes the following:

1. Narrative description of the artwork or project including:
    a. Concept
    b. Aesthetic vision
    c. Artist involvement
    d. Materials
    e. Processes
    f. Durability
    g. Other relevant information
2. Timeline and detailed installation plan (including specific required components for installation)
3. Budget and funding (explain project budget and how it will be funded)
4. Maintenance plan while the piece is on display (whether temporary or permanent)
5. Qualifications including:
    a. Artist(s) resume/bio
    b. Examples of past exhibits or similar projects
6. Visuals including:
    a. Sketches, photographs, or other documentation of sufficient descriptive clarity to indicate the nature of the proposed art including an accurate description of colors
    b. (If applicable) Digital, color images of artworks in exhibition
    c. A site plan clearly showing the dimensions and the location of the art and its relation to pedestrian path of travel on the site and in the vicinity, including adjacent rights-of-way.
    d. An elevation or perspective rendering showing the streetscape view of the art including the street elevations of adjacent properties
    e. Digital images of past exhibits or similar projects
    f. Maquette or rendering of artwork(s)

Submit application and supporting materials to:
Franklin Public Art Commission
City of Franklin
109 Third Avenue South
Franklin, TN 37064

Or electronically at: CityofFranklin@FranklinTN.gov

APPLICANT'S AUTHORIZATION TO INITIATE REVIEW OF AN EXHIBITION PROPOSAL

Authorized signature:	Signature of Legal Guardian if Artist is a minor:
Print name: MAGGIE SANGER	Date: 11-10-2025

STATION PIZZERIA – PUBLIC ART / MURAL SUBMISSION

Artist: Maggie Sanger

1. Project Description
This collection of murals is designed to celebrate the spirit of gathering. Geometric Abstraction meets Art Deco is paired with a bold color palette that reflects the identity of Station Pizzeria. The murals create a welcoming visual environment for guests and reinforces the space as an energetic social hub for the community.

a. Concept - bold abstracted shapes bringing energy and color to the space.

b. Aesthetic Vision - contemporary, graphic, and friendly. Bold shapes, layered patterning, and saturated color fields create visual rhythm across the building façade.

c. Artist Involvement - The artist, Maggie Sanger, will lead all stages: concept development, scaling and layout, hand-painted installation, and final sealing.

d. Materials - Exterior-grade acrylic and latex paint, Behr. Clear protective sealant. Brushes, ladders, rollers.

e. Processes - Surface preparation, primer and base coat, stencil or projection transfer, color blocking and detail work, final clearcoat sealant.

f. Durability - Expected lifespan 10–20+ years. Resistant to fading and weathering after sealing. Touch-up paint provided.

g. Other Relevant Information - The murals do not alter building structure, signage, pedestrian flow, or architectural details.

2. Timeline and Detailed Installation Plan
Estimated instal March, 2026
Site Preparation: 1 day — Cleaning, patch repair.
Design Transfer: 1 day via stencil or projection.
Painting: 7-10 days hand-application.
Sealing: 1 day.

3. Budget and Funding
This project is fully funded by Station Pizzeria. Budget includes artist labor, materials, and equipment access. No
city funding requested.

4. Maintenance Plan
Mural may be periodically cleaned with mild soap and water. Sealed surface allows low-pressure rinse. Minor touch-
ups possible with provided paint. Artist available for long-term maintenance and consultation.

5. Qualifications
Artist resume and portfolio of previous murals attached in supplemental documents. Pleas visit my website or reach
out directly with any questions:
www.maggiesanger.com
sanger.maggie@gmail.com
615-587-0900

6. Visuals
Digital renderings and contextual views included in supplemental document.

Station Pizzeria

mural concepts

maggie sanger

Mural Location 1 - Music Notes

Mural Location 2

Mural Location 2

Mural Location 3

Mural Location 3

HISTORIC FRANKLIN TENNESSEE

MEMORANDUM

DATE: February 18, 2026

TO: Franklin Public Arts Commission

FROM: Monique McCullough, Special Events/Public Outreach Supervisor

SUBJECT: Proposed Mural at Station Pizzeria (7007 Moores Lane)

Station Pizzeria has submitted a proposal for a collection of exterior murals at their new location at 7007 Moores Lane. The murals feature bold shapes, layered patterning, and a saturated color palette across the building façade.

The mural was designed by artist Maggie Sanger, who will oversee all phases of the project, including concept development, design transfer, hand-painted installation, and final sealing. Materials consist of exterior-grade acrylic and latex paint with a clear protective sealant, with an expected lifespan of 10 to 20 or more years. Installation is estimated at approximately two weeks.

The project is fully funded by Station Pizzeria. The murals do not require structural modifications to the building and will not impact signage, architectural details, or pedestrian flow.

HISTORIC FRANKLIN TENNESSEE

CITY STAFF
Received by:
_____
Date: _____

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Authorized signature: MS	Signature of Legal Guardian if Artist is a minor:
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6. Visuals
Digital renderings and contextual views included in supplemental document.

maggie sanger

maggiesanger.com
@maggie_sanger
sanger.maggie@gmail.com
615-587-0900

EXHIBITIONS

2022 Solo Exhibition. *FACADE. Fort Houston, Artist Residency Program. Nashville, TN*

2021 Solo Exhibition. *Shapes.* Modfellows Art and Design Gallery. Nashville, TN

2020 Solo Exhibition. *Form(s).* Modfellows Art and Design Gallery. Nashville, TN

2019 Group Exhibition. *Alumni Invitational Exhibition.* Eckerd College. St. Petersburg, FL

PROFESSIONAL ART + DESIGN EXPERIENCE

2020 - present	Freelance Artist and Designer
2020 - 2021	HomeStyled Nashville - Interior Design and Styling
2018 - 2020	Anthropologie - Display Coordinator. Oversaw conceptualization and execution of window displays, in-store installations, and merchandising.
2014 - 2018	West Elm - Lead Visual Designer. Visual merchandising, window displays, in-store installations.

MURAL CLIENTS + COMMISSIONS

First Watch, Bonnaroo, Tanger Outlets, Nashville Design Week, Madewell, Grace's Alley, Grown Proper, Vow'd Weddings, E+ Rose, Luna Nashville, Waymores, Lola, Bar East, Radish, Arc Studios, Artville Walls, ASPCA, Green Hills Pediatric Dentistry, Gear 7, Eleven Willow, Greenery Co., Lola, Designers Gallery, Schumacher Wallpaper.

EDUCATION + TRAINING

2018-2020	Watkins College of Art - continued art education
2016	Vanderbilt University - continued art education
2010-2015	Eckerd College - B.A. Visual Art
2014	Cheekwood Gallery and Botanical Gardens - assistant art teacher
2014	ArtPool Gallery, St. Petersburg - assistant curator, window displays, merchandising event coordinator

Station Pizzeria

mural concepts

maggie sanger

Mural Location 1 - Music Notes

Mural Location 2

Mural Location 2

Mural Location 3

Mural Location 3

City of Franklin

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

File #: 26-0166

DATE: 4/14/2026

TO: Board of Mayor and Aldermen

FROM: Eric Stuckey, City Administrator
Michelle Hatcher, Director of Water Management

SUBJECT:

Update And Discussion On The South Clean Water Facility Timeline
WS 9/10/24

PURPOSE:

The purpose of this memorandum is to provide information to the Franklin Board of Mayor and Aldermen (BOMA) concerning an update on the Southeast Clean Water Facility.

BACKGROUND/STAFF COMMENTS:

This presentation will review the progress on the design and construction of the South Clean Water Facility located inside the Pearlene Bransford Municipal Complex.

Presentation will discuss:
-Background of facility and historical progress
-CMAR as the preferred delivery method
-Financing options
-Flow projections update
-Projected operations update
-Short-term timeline

FINANCIAL IMPACT:

There is no financial impact related to this presentation.

RECOMMENDATION:

Staff recommends that the Board of Mayor and Aldermen acknowledge the presentation for the update on the South Clean Water Facility.

CLEAN WATER FACILITY UPDATE

APRIL 14, 2026

MICHELLE HATCHER, PE

DILLON GASTER

WATER MANAGEMENT DEPARTMENT

BACKGROUND

- Initial contract in 2020 with Hazen to perform evaluation of needed SE wastewater capacity.
- Grant received of $5.6M (competitive ARPA) for reuse, the maximum amount of a single grant (does not include match).
  - Covered the construction of demonstration facility and design work from March 2020 to present.
- Alternative selected in a 6 MGD facility, with 2 MGD of advanced treatment sent to reservoir
  - Facility online by 2034, capacity estimated until 2049
  - Resolution of Intent passed 2024-112 (January 14th, 2025) to plan, design, construct, and operate a 6 MGD facility.

ALTERNATIVE DELIVERY METHOD PREFERRED

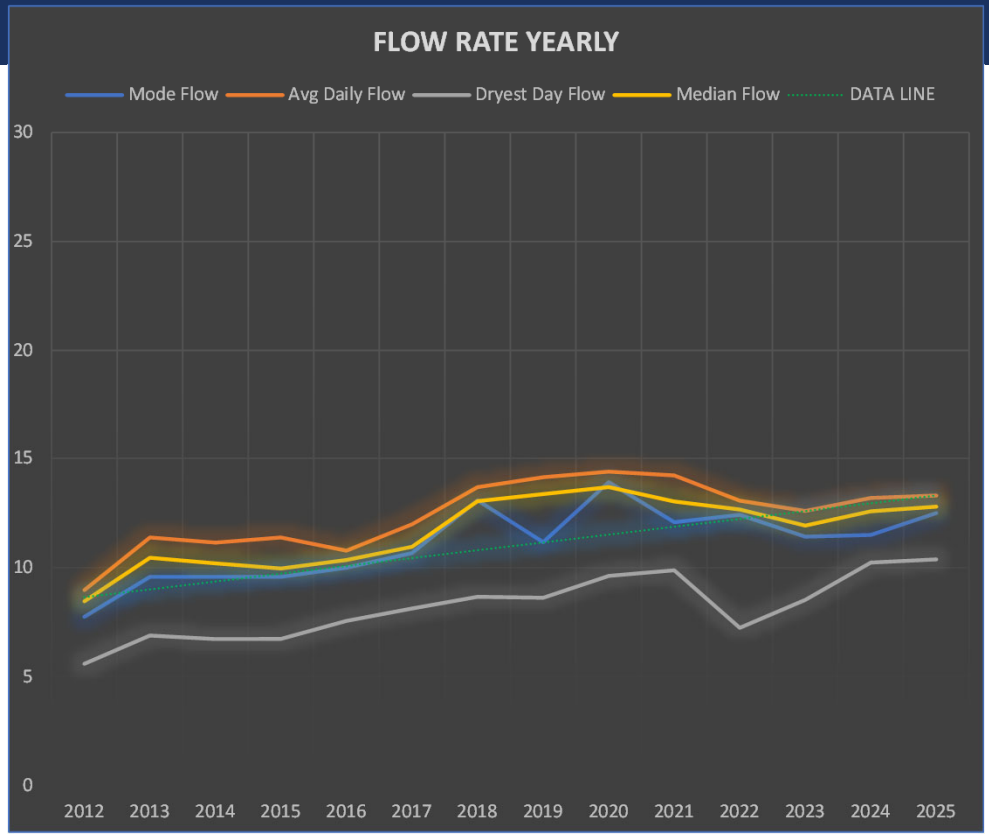
- Early work packages can start prior to design being finalized
- Guaranteed maximum price will allow design of facility with contractor input so price can be maintained.
  - The burden is on the CMAR to provide confidence that the Stakeholders are getting a fair price for the Scope of Work
  - Open book cost model
- Transparency
- If unable to agree - Exit Ramp as last resort and can finish project by traditional design-bid-build

ADDITIONAL PROJECTS NEEDED FOR SOUTH PLANT

- Long Lane 4200 ft 12" extension to new site (Completed $1.4M)
  - Provide fire protection to the site (needed for Park vertical construction) and will boost fire protection for future CWP construction.
- Lewisburg Water Main 16" extension (In Design) $300,000
  - Needed to increase the flows to the suction side of the booster in the Goose Creek Pressure zone, which supplies the SE Park and the future CWP for full build-out.
- Southeast Park to Ascot Lane (Planned)
  - Main from Southeast Park, fed from the Goose Creek Zone, to loop and add pressure reducing valves to connect to the main pressure zone (west of interstate). This is needed to keep from having a dead-end line and prevent extensive O & M for flushing requirements to maintain water quality. This project is needed but not urgent.
- WRF realignment projects
  - First priority (currently being evaluated): provide access for biosolids introduction to the North Plant that are produced by the South Plant. North plant solids facility was designed with this intent, but to reduce construction costs an entry point was not made.
  - Hedging of flow from the North Plant to the South Plant (currently being evaluated). Most of the entitled development from a flow demand regime perspective flows to the North Plant and evaluating areas that make sense with respect to current rate-payers and future development.

REVISIT OF FLOW PROJECTIONS

- WRF flow rates
  - Average daily flow increase of 4.376 MGD
  - 2025 average daily flow = 13.34 MGD
- Population Impact
  - Average daily flow 4,376,000 / 29,921 persons = 146.25 gallons / person
- Single Family Unit Equivalent
  - 2025 City of Franklin Planning Report = 2.35 persons per unit
  - Average Daily Flow = 343.69 SFUE



Population Franklin grown 29,921 persons from 2012 to 2025.

CONTINUED GROWTH

- 2025 Development Report, Franklin, TN
- Planning period 2015 to 2025
  - Housing increased from 30,392 to 39,959
  - 31.5% increase in 10 years
  - ~3.2% annually

Ten-Year Flashback: Housing & Growth

	2015	2025
TOTAL EXISTING HOUSING	30,392	39,959
EXISTING SINGLE FAMILY	58%	54%
EXISTING MULTIFAMILY	31%	30%
EXISTING OTHER	11%	16%

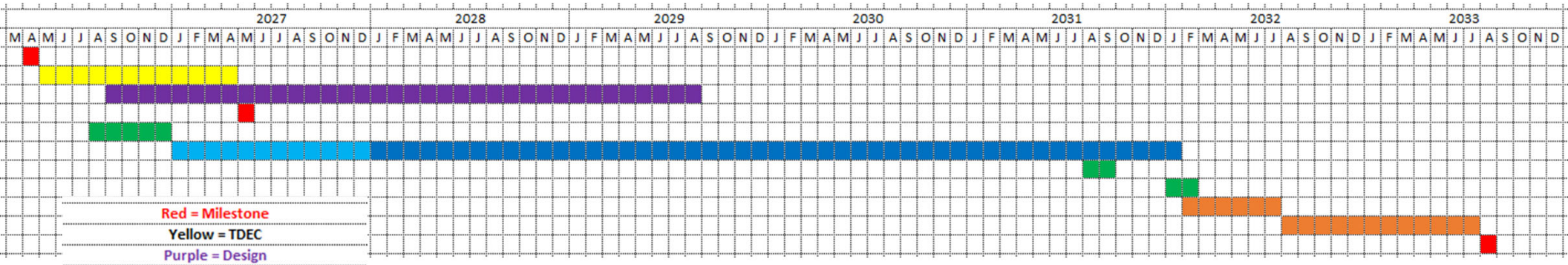
OPERATIONS

- Staffing Estimates Based on WRF and WTP and most recent WRF expansion
  - Will need:
    - Superintendent and Assistant Superintendent
    - Operators
      - Minimum of 3 per shift if traditional treatment, 4 per shift if advanced treatment
      - Advanced Treatment may require extra staff due to increased complexity and potential extra operator licensure
      - 2 dedicated lab operators
  - Administrative Assistant
  - Minimum of 2 dedicated maintenance staff
- Superintendents brought online early (6+ months prior), operators and maintenance after that (3-6 months prior)
- Modifications to existing WRF Biosolids facility will need to occur prior to SE Facility being operational

SHORT-TERM TIMELINE

Overall Schedule

	Start	Length	Completion
Submit NPDES/SOP Permit Applications			4/1/2026
TDEC Evaluation / Public Meeting	5/1/2026	1 yr	5/1/2027
CWF Design Begins	9/1/2026	4 yr	9/1/2030
TDEC Issue permit(s)			5/1/2027
Procure CMAR / Contract	8/1/2026	5 mon	1/1/2027
CWF Construction	1/1/2028	5yr 3mon	4/1/2032
Staffing - Management	8/1/2031	2 mon	10/1/2031
Staffing - Operators & Maintenance	3/1/2032	2 mon	5/1/2032
CWF Start-up/Testing	4/1/2032	4 mon	7/30/2032
TDEC/HAACP Acceptance Testing (Discharge to River)	8/1/2032	1 yr	8/1/2033
6MGD CWF Operational / Potable Reuse			8/1/2033

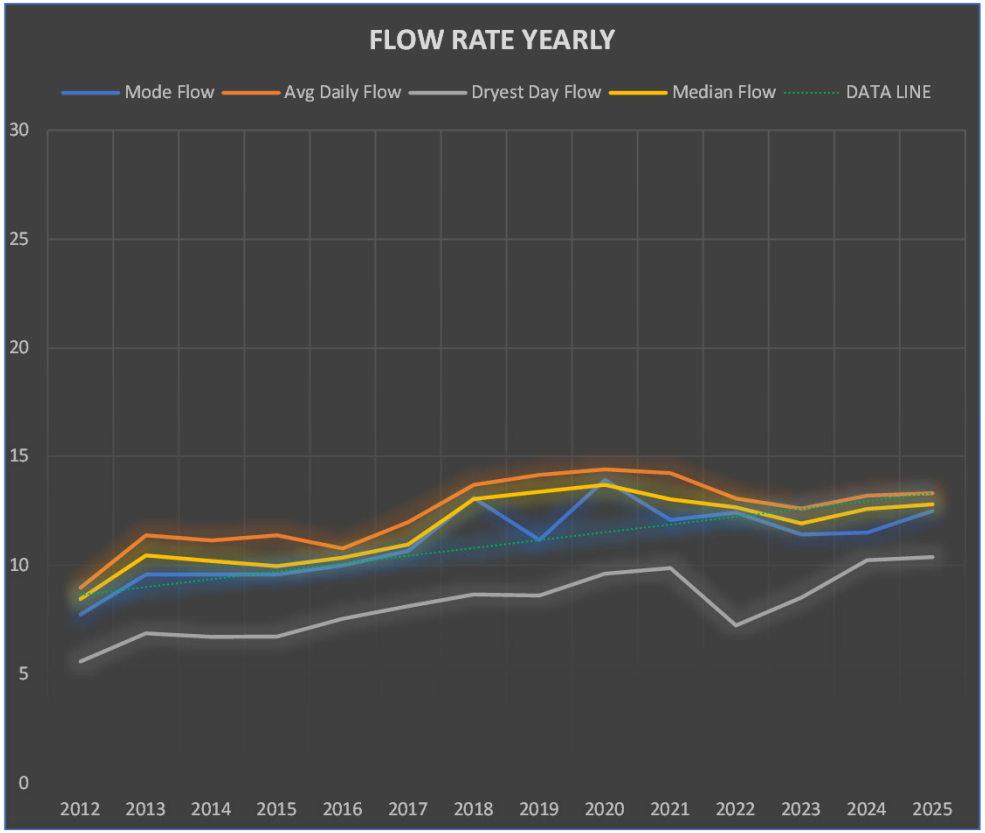


QUESTIONS

REVISIT OF FLOW PROJECTIONS

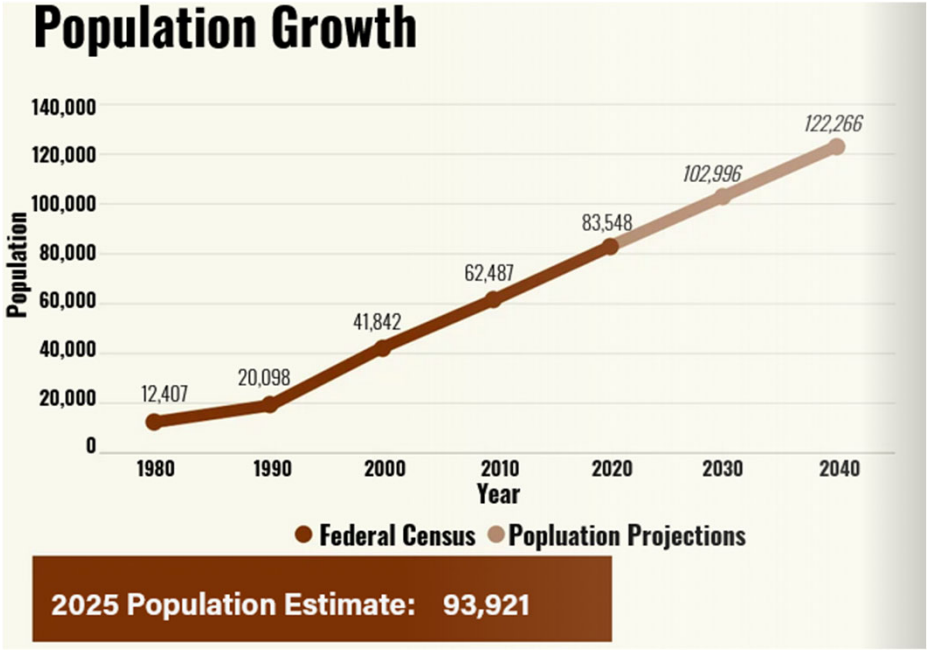
- The population of Franklin has grown from 29,921 persons from 2012 to 2025
  - This is based on population numbers provided in the 2025 Development Report.
- The Following Flow Rates to the Claude Yates Facility have increased as follows:
  - Average Daily Flow 2012= 8.97 MGD Average Daily Flow 2025= 13.31 MGD +4.334 MGD
  - Mode Flow 2012 = 7.75 MGD Mode Flow 2025 = 12.50 MGD, + 4.75 MGD
  - Median Flow 2012 = 8.46 MGD Median Flow 2025 = 12.79 MGD +4.28 MGD
  - Dryest Day Flow Yearly Average 2012= 5.60 MGD DDYA= 2025= 10.38 +4.78 MGD
- Population Impact (29,921 persons as projected from the 2025 Planning Report)
  - Average Daily Flow 4,376,000/29,921 persons = 146.25 gallons/person
  - Mode Daily Flow 4,750,000/29,921 persons = 158.75 gallons/person
  - Median Daily Flow = 4,334,000/29,921 persons = 144.85 gallons/person
  - Dryest Day Yearly Average Flow = 4,376,000/29,921 persons = 159.89 gallons/person

  As this relates to Single Family Unit Equivalent, From the 2025 City of Franklin Planning Report there are 2.35 persons per unit, This equates to the following SFUE amounts:
  - Average Daily Flow = 146.25 gallons/ person x 2.35 persons/unit = 343.69 SFUE
  - Mode Daily Flow = 158.75 gallons /person x 2.35 persons/unit = 373.06 SFUE
  - Median Daily Flow = 144.85 gallons/person x 2.35 persons/unit = 340.40 SFUE
  - Dryest Day Yearly Average = 159.89 gallons/person x 2.35 Persons/unit = 375.74 SFUE



REVISIT OF FLOW PROJECTIONS

- The approved vested housing Franklin has left to build out is 13,203 Units.
- From Planning and BNS, the average number of units granted C.O's during the the last
  - 2021= 1234 units
  - 2022= 1137 units
  - 2023 = 459 units
  - 2024= 1034 units
  - 2025= 542 units
  - 5 year average = 877.6 Units C.O'd annually
- Remaining Plant Capacity Based on Average Daily Flow
  - Average Daily Flow 16.0 MGD capacity
  - Current Avg Daily Flow(2025): 13.34 MGD
  - Available Capacity Currently 16.0 MGD – 13.34 MGD = 2.72 MGD
- Calculated exhausted use of capacity time wise.
  - Average Daily Flow = 146.25 gallons/ person x 2.35 persons/unit = 343.69 gallons per unit. 877 units x 343.69= 301,416. gallons annually.
  - 2,690,000 gallons/301,416 gallons annually = 8.925 years simply put 8 years 11 mos. Until average day capacity is exhausted.



City of Franklin

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

File #: 26-0421

DATE: 4/14/2026

TO: Board of Mayor and Aldermen

FROM: Eric Stuckey, City Administrator
Michelle Hatcher, Director of Water Management
Dillon Gaster, Fiscal Affairs Manager - Water

SUBJECT:

Consideration Of Resolution 2026-29, A Resolution Authorizing And Providing For The Financing Of The Engineering And Design Of A Clean Water Facility Project, Including Authorizing The Execution Of Applications, Contractual Agreements, And Other Necessary Documents, And Making Certain Representations, Certifications, And Pledges Of Certain Revenue In Connection With Such Financing On A Project Loan In The Amount Of Seventeen Million Six Hundred And Nine Thousand Dollars ($17,609,000) And Acceptance Of Five Million Eight Hundred Thousand Dollars ($5,800,000) Of Principal Forgiveness. Establishing A Public Hearing On April 28, 2026

PURPOSE:

The purpose of this memorandum is to provide information to the Franklin Board of Mayor and Aldermen (BOMA) concerning Resolution 2026-29 that authorizes the use of a State Revolving Fund (SRF) Loan in the amount of $17,609,000 to fund design of the future Southeast Clean Water Plant.

BACKGROUND/STAFF COMMENTS:

On April 28, 2026, a public meeting will be held to discuss the approval of an authorizing resolution for the city to utilize a SRF Loan in the amount of $17,609,000 with $5,800,000 of principal forgiveness. The pre-design phase of the new Clean Water Facility was delivered using ARPA funds in previous years. In 2024, the Water Management Department submitted a questionnaire to the state for a loan to fund the design of the Clean Water Facility. A portion of this submission detailed the technology that qualified for the treatment of emerging contaminants. On the 2024 Priority Ranking List (PRL), SRF ranked both the design loan and the emerging contaminant concepts as funding priorities. Ordinance 2025-09 that was approved in 2025 included the rate and fee increases to satisfy the revenue requirements of undertaking the initial funding methods needed to deliver the new facility. City staff has met with the SRF division of the Tennessee Department of Environment and Conservation and communications have indicated that the $17,609,000 loan will include $5,800,000 of principal forgiveness as the delivery method of the grant funding. Therefore, the principal amount to be repaid to SRF is proposed at $11,809,000 with a 2.35% interest rate over a term of 5 years. The initial payments and future debt payments are supported by the existing revenue

streams that were updated in 2025. The upcoming public meeting will include the following: project details and description, total project cost of the project, details of the SRF loan, including the full loan amount and any principal forgiveness, disclosure of other funding sources or debt to complete the project, proposed project schedule, the short-term impact versus long-term benefits, and impacts to customer fees for the cost or the SRF loan.

FINANCIAL IMPACT:

The loan funds will be dispersed upon submission of eligible expenses to SRF with a maximum amount of $17,609,000 paid to the city for design services. The repayment term is 5 years with $5,800,000 in principal forgiveness, resulting in a total of $11,809,000 of principal due with interest prior to the end of the repayment term.

RECOMMENDATION:

Staff recommends that the Board of Mayor and Aldermen acknowledge Resolution 2026-29 and grant approval at the public meeting to be held on April 28, 2026.

RESOLUTION 2026-29

CITY OF FRANKLIN

2024-10695

RESOLUTION AUTHORIZING AND PROVIDING FOR THE FINANCING OF THE ENGINEERING AND DESIGN OF A CLEAN WATER FACILITY PROJECT, INCLUDING AUTHORIZING THE EXECUTION OF APPLICATIONS, CONTRACTUAL AGREEMENTS, AND OTHER NECESSARY DOCUMENTS, AND MAKING CERTAIN REPRESENTATIONS, CERTIFICATIONS, AND PLEDGES OF CERTAIN REVENUE IN CONNECTION WITH SUCH FINANCING ON A PROJECT LOAN IN THE AMOUNT OF SEVENTEEN MILLION SIX HUNDRED AND NINE THOUSAND DOLLARS ($17,609,000) AND ACCEPTANCE OF FIVE MILLION EIGHT HUNDRED THOUSAND DOLLARS ($5,800,000) OF PRINCIPAL FORGIVENESS.

WHEREAS, the (City of Franklin) is a public and governmental body in Franklin, (Williamson County), Tennessee (the "Local Government"); and

WHEREAS, the Local Government has determined that it is necessary and desirable to undertake certain activities or tasks in connection with a wastewater facilities project, Department of Environment and Conservation Number (2024-10695) (the "Project"), in and for the Local Government; and

WHEREAS, Tennessee Code Annotated, Section 68-221-1001 et. seq., provide for the lending of funds in the wastewater facilities Revolving Loan Fund to Local Governments for the purpose of providing funds for project loans; and

WHEREAS, the Local Government has determined that it is necessary and advisable to borrow funds for the Project pursuant to these sections.

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

Section 1. Local Government hereby approves the creation of indebtedness on behalf of the Local Government in the principal amount of seventeen million six hundred & nine thousand dollars ($17,609,000) by the obtaining of a Project Loan and acceptance of the proposed five million eight hundred thousand dollars ($5,800,000) of principal forgiveness.

Section 2. The execution and delivery of the application for a Project Loan in the principal amount of seventeen million six hundred & nine thousand dollars ($17,609,000).

Section 3. The form, terms, and provisions of the agreement for the Project Loan among the Local Government, the Tennessee Department of Environment and Conservation and the Tennessee Local Development Authority (the "Loan Agreement"), as presented at this meeting, are hereby approved.

Section 4. The Local Government hereby agrees to honor and accept the method of financing as may be determined by the Authority pursuant to the Loan Agreement.

Section 5. The Local Government hereby agrees to make the monthly payments on the Project Loan in accordance with the Payment Schedule to be attached to the Loan Agreement.

Section 6. The Local Government hereby agrees to levy fees, rates or charges for services provided by the Project and/or to levy ad valorem taxes sufficient to pay the interest on and principal of the Project Loan in accordance with the Loan Agreement. The Local Government also agrees to levy fees, rates, or charges and/or ad valorem taxes sufficient to pay the cost of operation and maintenance of the water system of which the Project is a part, which cost shall include depreciation and all other debt service expense of the system.

Section 7. The Local Government assigns and pledges its State-Shared Taxes to the State and consents to the withholding and application of State-Shared Taxes in the event of failure by the Local Government to remit monthly payments in accordance with the terms of the Loan Agreement, as the Loan Agreement may be supplemented or amended from time to time.

Section 8. The Local Government hereby agrees that there are no local pledges of State-Shared Taxes other than those disclosed.

Section 9. The Local Government hereby agrees to obtain alternative methods of financing for all costs necessary for the completion of the Project which are in excess of the combined financing provided by any agency of the United States Government and by the Tennessee Local Development Authority.

Section 10. The Mayor of the Local Government is authorized and directed to execute the Loan Agreement, and any amendments of supplements to the Loan Agreement, in the name and behalf of the Local Government; to deliver such documents to the other parties to such documents, such execution and delivery to be conclusive proof of the approval of the Local Government of such documents; and to take such further action and to execute and deliver such further instruments or documents as such officer may consider necessary or advisable in connection with the Loan Agreement. Provided, however, this resolution shall not be deemed to grant authority to the named officer to approve any increase in the amount of the Project Loan.

Section 11. All orders, resolutions, or ordinances in conflict with this resolution are and the same are repealed insofar as such conflict exists. This resolution shall become effective immediately upon its passage.

IT IS SO RESOLVED AND APPROVED THIS _____ **day of** _____**, 2026.**

I certify under penalty of law that this document and all attachments were prepared by me, or under my direction or supervision. The submitted information is to the best of my knowledge and belief true, accurate, and complete. I am aware that there are significant penalties for submitting false information, including the possibility of fine and imprisonment. As specified in Tenn. Code Ann. § 39-16-702(a)(4), this declaration is made under penalty of perjury.

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

SRF DESIGN LOAN FOR THE NEW CLEAN WATER FACILITY

APRIL 14, 2026

WATER MANAGEMENT DEPARTMENT

BACKGROUND

- Predesign of the New Clean Water Facility delivered using ARPA Funds.
- In 2024 a loan interest questionnaire was submitted to the State Revolving Fund (SRF) for the design of the Clean Water Facility.
  - A subsection of the request included justifications for Emerging Contaminants Grant assistance.
- SRF ranked the request and the grant on their 2024 Priority Ranking List (PRL).
- In 2025 (ORD 2025-09) Sewer Rates and Fees were updated to meet revenue requirements of preliminary funding.
- Water Management has been coordinating with SRF on the application for the design loan and the use of the $5,800,000 Emerging Contaminants Grant as principal forgiveness.
- The proposed loan terms includes the grant amount as principal forgiveness from SRF.

LOAN TERMS

- Loan Amount: **$17,609,000**
- The proposed loan terms, subject to the following general terms and conditions:
  - **Interest Rate:** 2.35%
  - **Repayment Period:** 5 years
  - **Principal Forgiveness:** $5,800,000 (Emerging Contaminants)
  - **Security:** Full faith and credit of City of Franklin, or other pledge of system revenues acceptable to TDEC
  - **Disbursement Method:** Cost-reimbursement basis upon approval of eligible expenses by TDEC
  - **Customer Impact:** Debt Coverage Included in 2025 Rates and Fee Update based on third party Cost of Service Study (ORD 2025-09)

ACTIONS

- Staff recommends Acknowledgment of Resolution 2026-29 Authorizing the loan to proceed.
- Public Meeting to be held on April 28, 2026.
- Consideration of the Authorizing Resolution will also occur on April 28th.
- Deadline to return all documents to SRF is May 12, 2026.

APRIL 28TH
PUBLIC MEETING AGENDA

- Project details and description,
- Total project cost of project,
- Details of the SRF loan, including the full loan amount and any principal forgiveness,
- Disclosure of other funding sources or debt to complete the project,
- Proposed project schedule,
- The short-term impact versus long-term benefits, and
- Impacts to customer fees for the cost or the SRF loan, etc.

Department of Environment & Conservation

VIA EMAIL

March 13, 2026

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

RE: Encumbrance Letter – Clean Water State Revolving Fund Loan 2024-10695; City of Franklin

Dear Ken Moore

The Tennessee Department of Environment and Conservation (TDEC), through its Clean Water State Revolving Fund (CWSRF) Program, is pleased to issue this Encumbrance Letter to City of Franklin in support of the City's long-term clean water system improvements.

TDEC recognizes the critical importance of these projects to the health, safety, and economic vitality of the community. In support of this important project the CWSRF hereby encumbers seventeen million six hundred and nine thousand $17,609,000 for Water Reuse (Construction of a new greenfield facility to remove emerging contaminants through advanced treatment and water will be used to irrigate areas of the city's park, for discharge into the Harpeth River and the city's raw water reservoir at the water Treatment Plant, Planning and design) and 2024-10695 subject to compliance with all applicable federal and state regulations.

1. Conditions of Encumbrance

CWSRF is hereby encumbering the funds identified above in the City of Franklin contingent upon the following:

1. Timely submission of annual financial audits to the State of TN Comptroller's office;
2. Demonstrate ability to manage debt service via a SRF financial sufficiency review;
3. TDEC approval of engineering design plans and environmental reviews, if applicable;
4. Compliance with all applicable federal and state requirements as applicable, including:
    - Davis-Bacon Act labor standards,
    - American Iron and Steel provisions, and

- Build America, Buy America Act;

5. Execution of loan agreements, resolutions, land acquisition, and certifications in forms acceptable to TDEC; and
6. Continued availability of funds within the CWSRF Program at the time of each loan closing.

2. Loan Terms

If all conditions are met, the borrower can expect an agreement with the following loan terms. The loan agreement **is not considered to be executed** until it is presented to the Tennessee Local Development Authority (TLDA) board, approved and signed by all parties. No funds can be spent prior to loan execution.

The proposed loan terms, subject to the following general terms and conditions:

- **Interest Rate:** 2.35%
- **Repayment Period:** 5 years
- **Principal Forgiveness:** $5,800,000 (Emerging Contaminants)
- **Security:** Full faith and credit of City of Franklin, or other pledge of system revenues acceptable to TDEC
- **Disbursement Method:** Cost-reimbursement basis upon approval of eligible expenses by TDEC

3. Term of Encumbrance

This Encumbrance Letter shall remain valid for **sixty (60) days** from the date of issuance. TDEC reserves the right to amend, withdraw, or adjust this commitment based on project progress, compliance status, or funding availability. Extensions may be granted upon written request and TDEC approval.

TDEC values its ongoing partnership with City of Franklin and commends your leadership in advancing a sustainable, resilient, and high-quality clean water system for the residents and businesses of Tennessee. We look forward to working closely with your team to deliver this vital investment.

Sincerely,

Vena Jones, P.G., Manager
State Revolving Fund & Water Infrastructure Grants
Tennessee Department of Environment and Conservation
Division of Water Resources
Drinking Water State Revolving Fund Program

Department of Environment & Conservation

VIA EMAIL
March 16, 2026

City of Franklin
Ken Moore
109 Third Avenue South, Franklin, TN 37064

RE: City of Franklin, Franklin, Tennessee
2024-10695; Clean Water
Financial and Environmental Review –Approval

Dear Ken Moore

The State Revolving Fund (SRF) Loan Program has determined that City of Franklin is financially sufficient for the proposed SRF Clean water loan in the amount of $17,609,000, which includes $5,800,000 of emerging Contaminants funding for the for the proposed project:

2024-10695, Water reuse (Construction of a new greenfield facility to remove emerging contaminants through advanced treatment and water will be used to irrigate areas of the city's park, for discharge into the Harpeth River and the city's raw water reservoir at the water Treatment Plant) Planning and Design.

Our financial determination is based on the review of audited financial statements for fiscal years 2023 through 2025, projections of revenue and expenses through fiscal year ending 2030 of Revenue Projection, and the current user rates. Repayment of the SRF loan will be made from revenues generated through the utility's ongoing operations, specifically from user charges for water and/or wastewater services. The utility's established billing and collection procedures are expected to provide adequate cash flow to satisfy all principal and interest payments in accordance with the terms of the SRF loan agreement. If a loan is approved, an administrative fee for loan servicing will be collected equal to 8 basis points of the total project loan, where one basis point is equal to one-hundredth of one percent (0.01%).

For planning, design, and construction projects or construction projects without a complete SRF planning and design loan, the project was also evaluated for an Interdisciplinary Environmental Review. The evaluation of the project's submitted materials from federal and state agencies indicated that the following Special Condition(s) should be considered:

No Special Conditions

If Special Conditions are listed above, contact the referenced agencies by email or telephone for further information. All issues must be resolved and/or permits obtained before the approval of the plans and specifications.

If no Special Conditions are listed above, then the Federal, State, and local government evaluation of submitted materials has indicated no impacts from the existing or planned activities. Therefore, it is recommended that this proposal be approved based upon descriptive information that has been made available. Mountain City is now eligible to complete Phase 3 through the Grants Management System.

For all projects, Franklin City is now eligible to complete Phase 3. For projects that include construction, Phase 3 requires the submission of a planning document. Reference the attached Facilities Plan Lite guidance for the development of your planning document. To complete the Phase 3 activity, upload the requested documents to the SRF TNCloud at https://tncloud.tn.gov/owncloud/index.php/s/ed2EXvg1O08XICP (password: srf) within 60 days of the receipt of this letter or be subject to bypass.

If circumstances warrant an additional financial evaluation prior to the actual award of the loan, SRF reserves the right to conduct an additional review.

If you need assistance, please reach out to Ask.SRF@tn.gov.

Sincerely,

Vena Jones, P.G., Manager
State Revolving Fund
State Water Infrastructure Grants

cc: Scott Woodard, Consulting Engineer
Michelle Hatcher, City of Franklin
Dillon Gaster, City of Franklin
SRF Managers and Staff, File

City of Franklin

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

File #: 26-0351

DATE: 4/14/2026

TO: Board of Mayor and Aldermen

FROM: Eric Stuckey, City Administrator
Eric Stuckey, City Administrator

SUBJECT:

Discussion Of Fourth Of July Fireworks Display At The Park At Harlinsdale

PURPOSE:

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

BACKGROUND/STAFF COMMENTS:

The City of Franklin is moving forward with several initiatives to enhance community events to tie into the celebration of our nation's 250th. Specifically, staff is looking for Board guidance related to the July 4th fireworks at The Park at Harlinsdale Farm. At this point, the City has funded the "typical" July $th Community Fireworks display, a 20-minute show at a cost of $50,000. This is the level of show we have been at for several years and at the City Administrator's administrative limit. Working with WAKM, our partner for this event, we have obtained a proposal for an expanded show that would be 10 minutes longer (for a total 30-minute show) that will also include larger fireworks shells throughout the show. If the Board is interested in this larger show with a total cost of $70,000, we will need the Board to approve the expenditure as it is beyond the City Administrator's authority.

FINANCIAL IMPACT:

The enhanced fireworks display would result in an additional cost of $20,000 (bringing the total to $70,000). This cost would be absorbed within the City General Fund budget. If a budget amendment is necessary, it will be included with the City's fiscal year-end amendment.

RECOMMENDATION:

Board direction regarding this additional expenditure is requested. The City Administrator recommends this additional expenditure in honor of this special celebration of the United States 250th celebration.

City of Franklin

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

File #: 26-0328

DATE: 4/14/2026

TO: Board of Mayor and Aldermen

FROM: Eric Stuckey, City Administrator
Shauna Billingsley, City Attorney

SUBJECT:

Consideration Of Resolution 2026-18, A Resolution Rescinding Resolution 2022-84 A Resolution Granting Authority To The City Administrator And Adopting A New Resolution Granting New Authorities To The City Administrator

PURPOSE:

The purpose of this memorandum is to provide information to the Franklin Board of Mayor and Aldermen (BOMA) concerning rescinding Resolution 2022-84, which grants authority to the City Administrator and adopting a new resolution granting new authorities to the City Administrator.

BACKGROUND/STAFF COMMENTS:

In the interest of maintaining efficiency throughout the City, this resolution seeks to rescind the previous authority provided to the City Administrator to execute contracts and perform duties on items less than or equal to $50,000 and replace such authority with the authority to execute contracts and perform duties on items less than or equal to $75,000. Additionally, this resolution seeks to provide the City Administrator authority to execute real estate agreements to purchase or be given property with a lifespan value of $75,000. The specific authority related to real estate agreements will be helpful with expediting easement and right-of-way agreements associated with road projects. The authority granted to the City Administrator was last updated in 2022.

FINANCIAL IMPACT:

Staff is not aware of any adverse financial impact on the City.

RECOMMENDATION:

Staff recommends that the Board of Mayor and Aldermen approve Resolution 2026-18.

RESOLUTION 2026-18

A RESOLUTION RESCINDING RESOLUTION 2022-84 A RESOLUTION GRANTING AUTHORITY TO THE CITY ADMINISTRATOR AND ADOPTING A NEW RESOLUTION GRANTING NEW AUTHORITIES TO THE CITY ADMINISTRATOR

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

WHEREAS, Resolution 2022-84 allowed the City Administrator to execute contracts valued below Fifty Thousand Dollars ($50,000) but it is believed to be in the best interest of the City to increase that amount to Seventy-Five Thousand ($75,000) understanding that the proper procurement methods must be used prior to executing any contract of behalf of the Board or the City; *]*; and

WHEREAS, it is believed to be in the best interest of the City to allow the City Administrator to execute real estate agreements where the purchase of the land, or the gift of the land, and the impact of the ownership of the land is under Seventy-Five Thousand Dollars ($75,000); and

WHEREAS, the Board of Mayor and Aldermen believes it is in the best interest of the City of Franklin to rescind Resolution 2022-84 and adopt this resolution in its place.

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

Section I: Resolution 2022-84, is rescinded.

Section II. The City Administrator shall have the following duties and authorities:

1. Execute agreements or contracts that are valued up to $75,000.00 for the full contract term.
2. Execute real estate agreements that are valued up to $75,000.00 including the impact of ownership of the land.
3. Execute grant applications.
4. Execute Parkland Impact Fee Agreements that are fee only.
5. Overfill positions when needed to provide time for training when the current employee has noticed their intent to terminate employment or resign so long as the overfill is budget neutral. Authority is granted to overfill up to 5 entry level police officer and firefighter positions.
6. Amend departmental organizational charts so long as the changes are budget neutral.
7. Negotiate and execute procurement contracts and agreements valued over $50,000.00 whenever the basis for pricing has been established by (a) the federal General Services Administration or governments, (b) a purchasing cooperative that caters to local governments and is recognized by the City, unless prohibited by state law, or (c) by another Tennessee purchasing agent, pursuant to a competitive process involving public advertising and sealed submittals, or (d) the City's own process for establishing pricing, provided that process complies with current law and City policy; provided the award is for a particular product, service, and/or scope of work, is for an established amount or unit pricing, and the contract is reported to the Board of Mayor and Aldermen at its next available meeting.

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

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

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

File #: 21-01872

DATE: 4/14/2026

TO: Board of Mayor and Aldermen

FROM: Eric Stuckey, City Administrator
Emily Wright, Director of Planning and Sustainability
Amy Diaz-Barriga, Asst Director of Planning Development
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. Establishing A Public Hearing On May 12, 2026
FMPC 2/26/26, 8-0 defer to 3/26/26; 3/26/26, 7-0

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:

Franklin Municipal Planning Commission recommends approval of Ordinance 2025-54 by a vote of 7-0.
Staff recommends that the Board of Mayor and Aldermen approve Ordinance 2025-54.

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

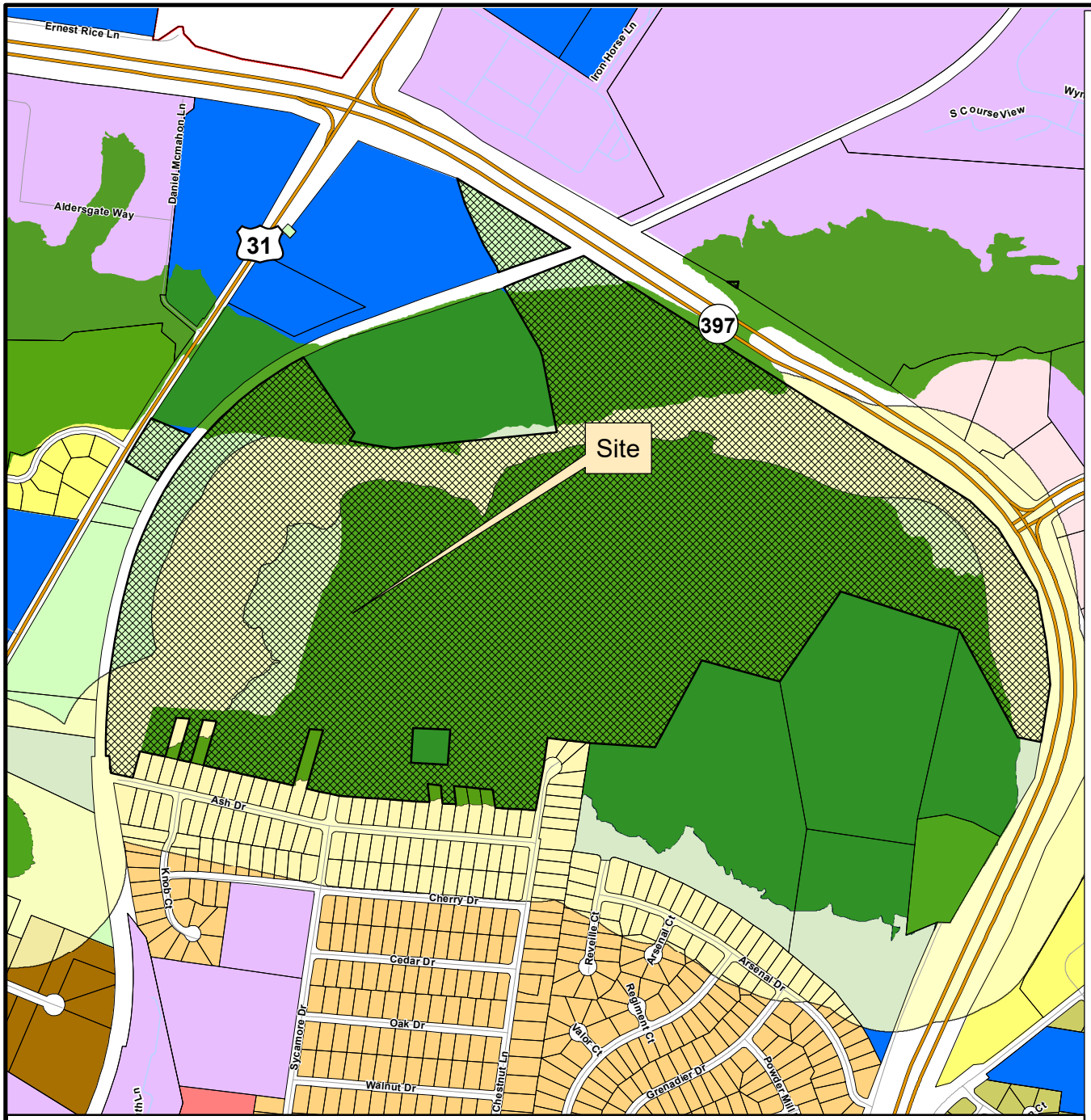
PLANNING COMMISSION RECOMMENDED: _____

PASSED FIRST READING: _____

PUBLIC HEARING HELD: _____

PASSED SECOND READING: _____

PASSED THIRD READING: _____



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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

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;

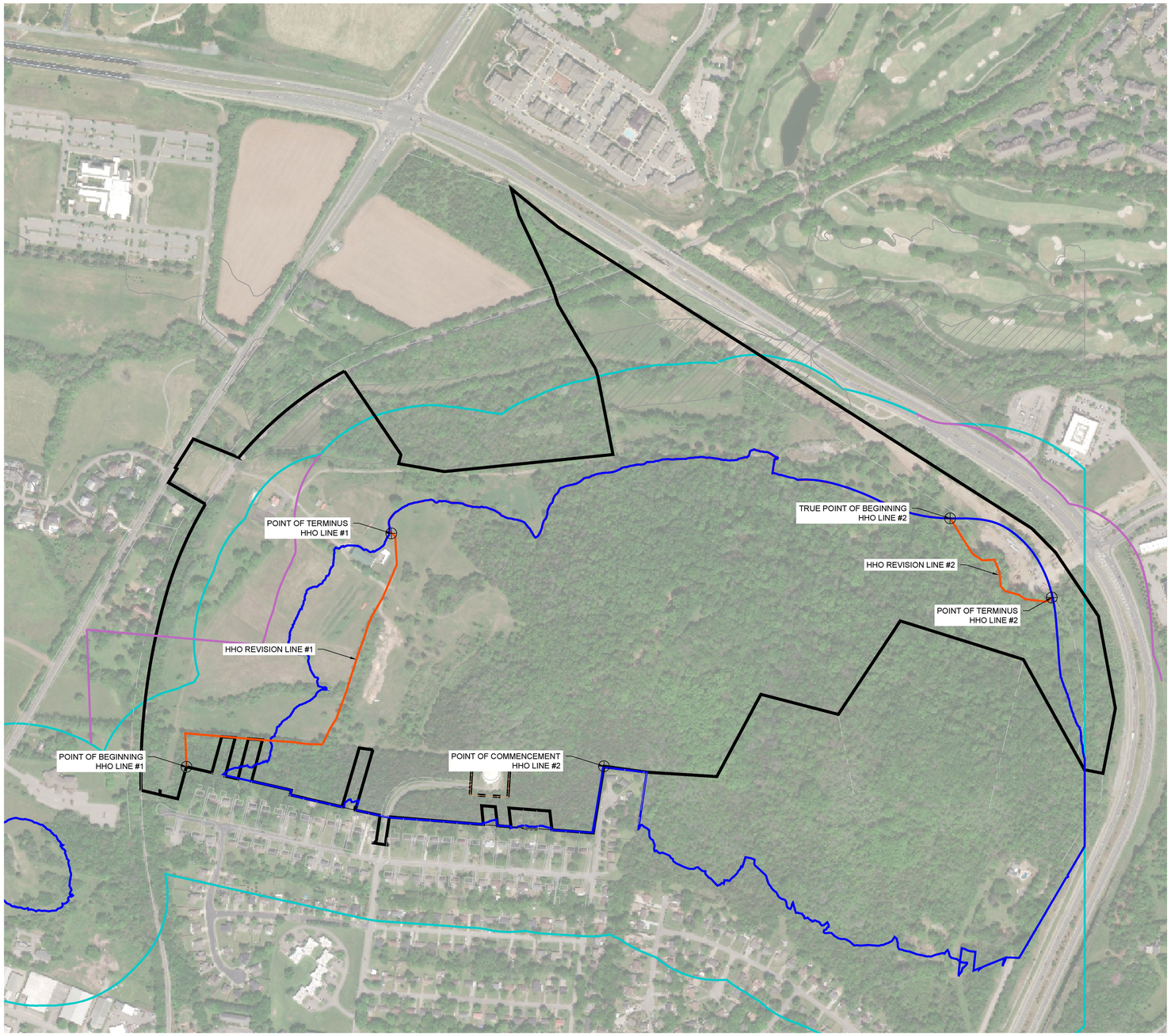
THENCE, S82°14'58"E, 34.87' TO A POINT;

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

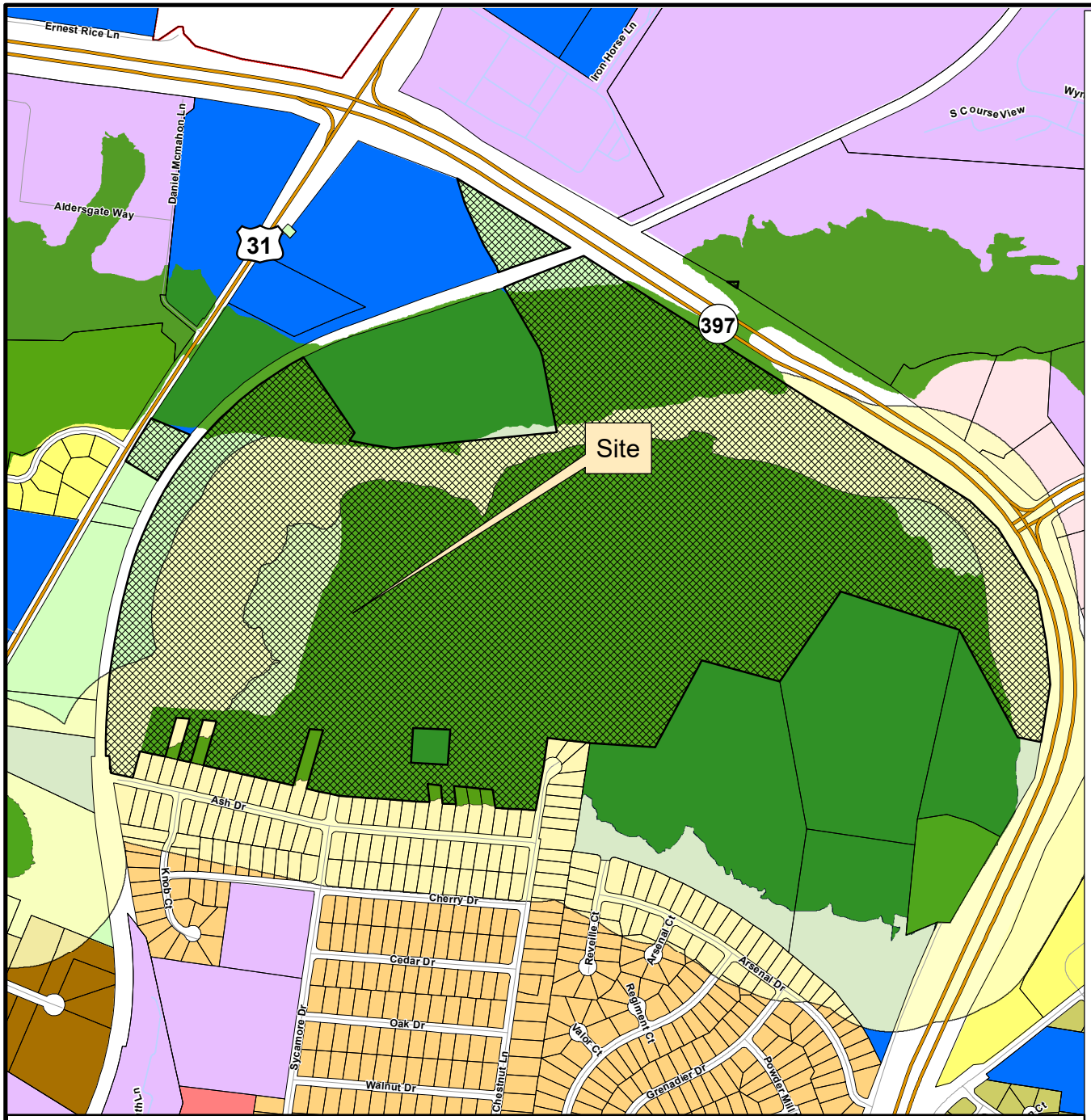
354 FRANKLIN ROAD
ESTATE RESIDENTIAL
Franklin, Williamson County, Tennessee

BRAKE A. REED
REGISTERED
TENNESSEE No. 1234
LANDSCAPE ARCHITECT

Revision Date
1 _____
2 _____
3 _____
4 _____

PROPOSED REVISION SHEET
C2.2

PROJECT # 8995



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

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

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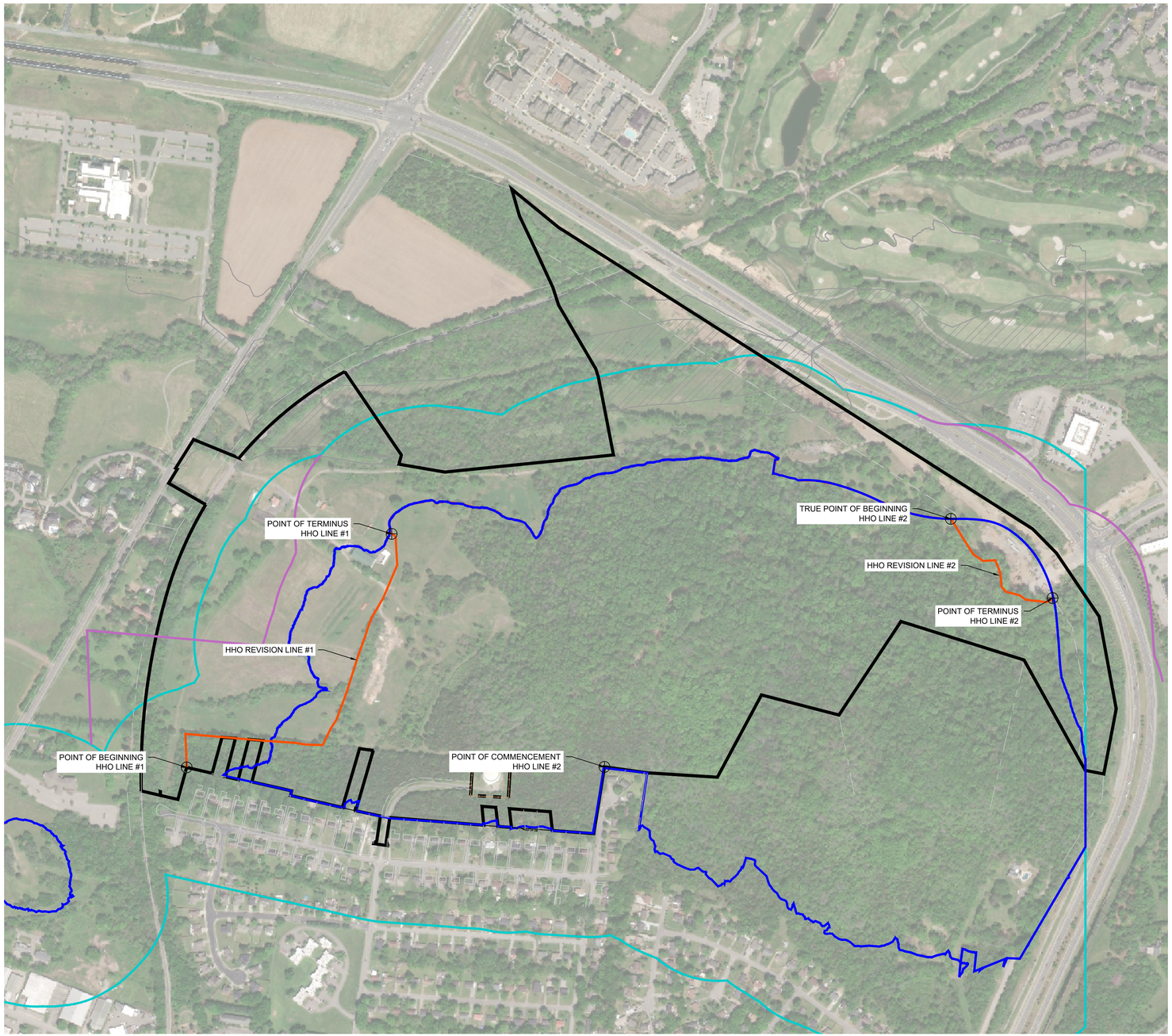
Feet

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. 1237

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.

City of Franklin

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

File #: 26-0212

DATE: 4/14/2026

TO: Board of Mayor and Aldermen

FROM: Eric Stuckey, City Administrator
Emily Wright, Director of Planning and Sustainability
Amy Diaz-Barriga, Asst Director of Planning Development
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. Establishing A Public Hearing On May 12, 2026
FMPC 3/26/26, 7-0

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:

Franklin Municipal Planning Commission recommends approval of Resolution 2026-12 by a vote of 7-0.
Staff recommends that the Board of Mayor and Aldermen approve Resolution 2026-12 should they determine that the continuation of vested rights is in the best interest of the community.

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:

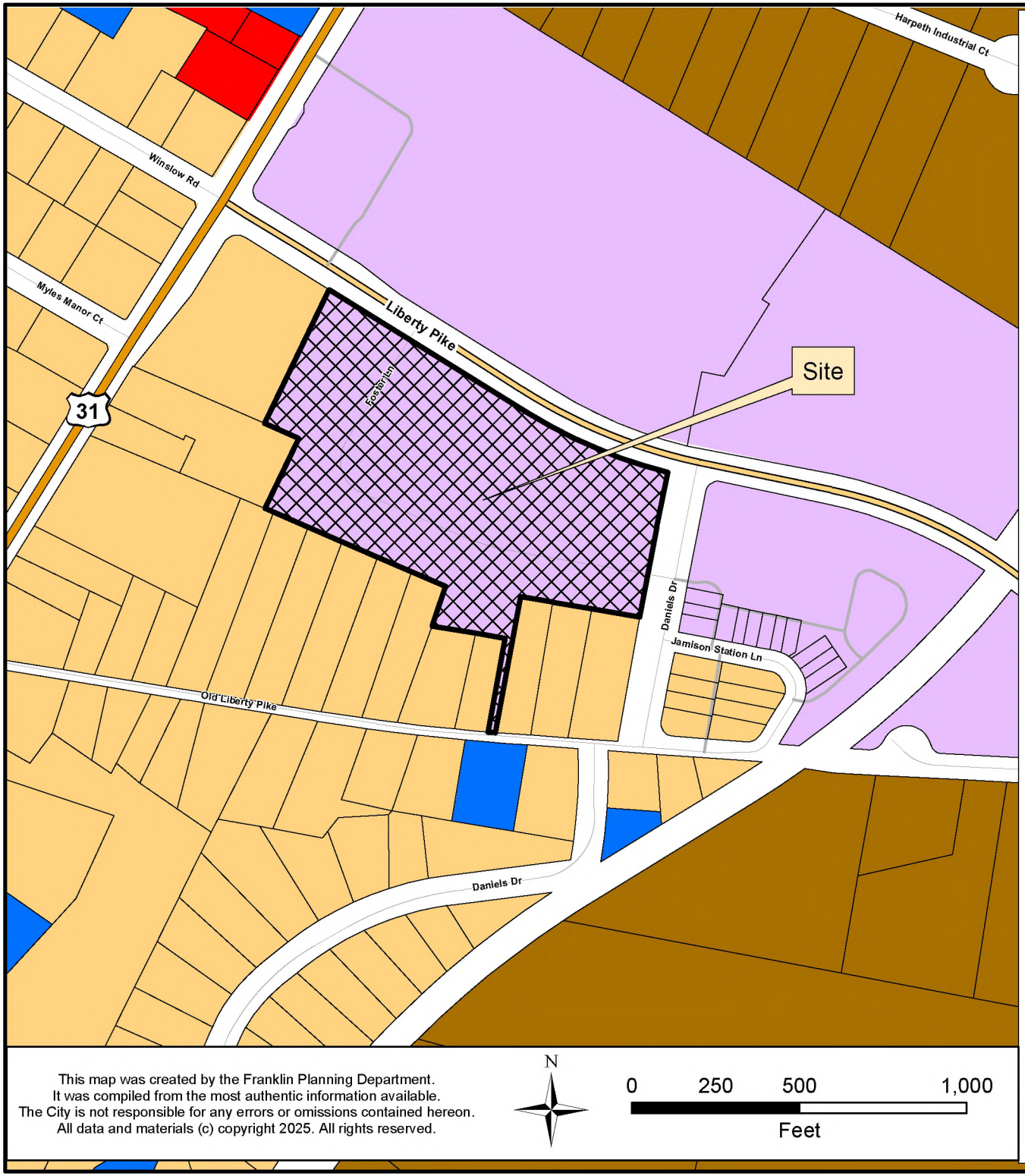
By: _____
Dr. Ken Moore
Mayor

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

- 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

This map was created by the Franklin Planning Department.
It was compiled from the most authentic information available.
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N

0 250 500 1,000
Feet

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
5005 MERIDIAN BLVD
SUITE 100
FRANKLIN, TN 37067
CONTACT: GARY VOGRIN
(615) 708-0567
GARY@KISERVOGRIN.COM

ARCHITECT
ANTUNOVICH ASSOCIATES
ANTUNOVICH ASSOCIATES.
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CHICAGO, IL 60654
CONTACT: JOSEPH ANTUNOVICH
(312) 266-1126
JANTUNOVICH@ANTUNOVICH.COM

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

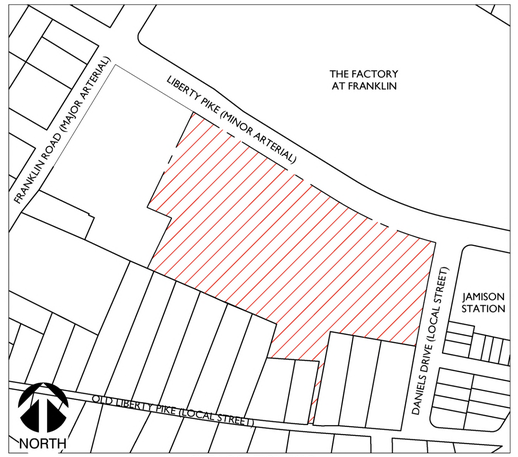
CIVIL ENGINEER
FULMER LUCAS
2002 RICHARD JONES ROAD SUITE B200
NASHVILLE, TN 37215
CONTACT: YATES BATEMAN
(214) 796-1771

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

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

YATES BATEMAN AGREEMENT 7/08/2023 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
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'

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.

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.

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 ALPHEUS 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'

5005 Meridian Blvd. Ste. 100
Franklin, TN 37067
Main: 615.599.2274
www.kiservogrin.com

KV+D
KISER VOGRIN DESIGN

GARY MICHAEL VOGRIN
LICENSED
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

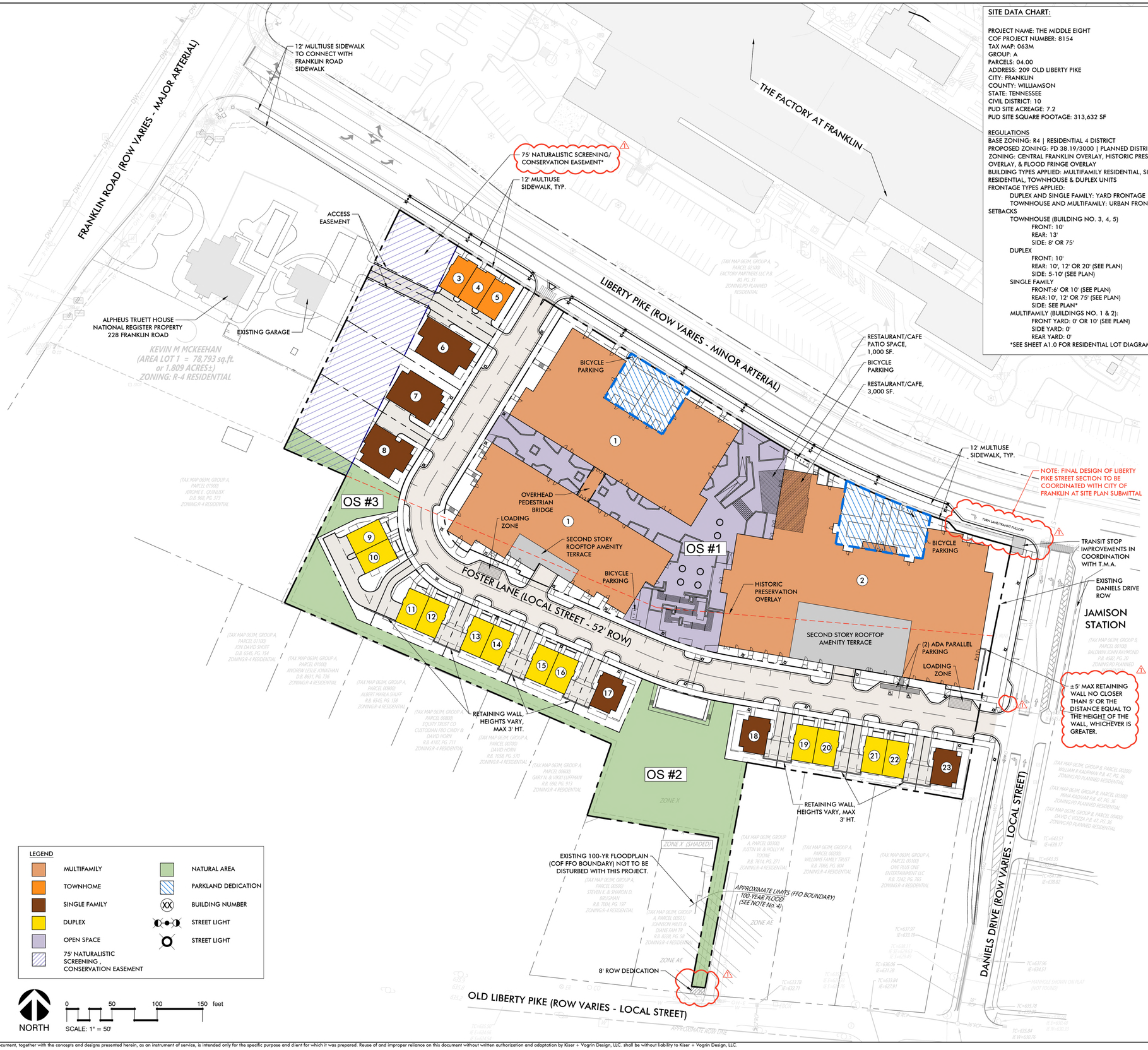
DRAWING TITLE:

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
- (XX) BUILDING NUMBER
- STREET LIGHT
- STREET LIGHT

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

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Franklin, TN 37067
Main: 615.778.6700
www.kiservogrin.com
KV+D KISER VOGRIN DESIGN

GARY MICHAEL VOGRIN 0000178722 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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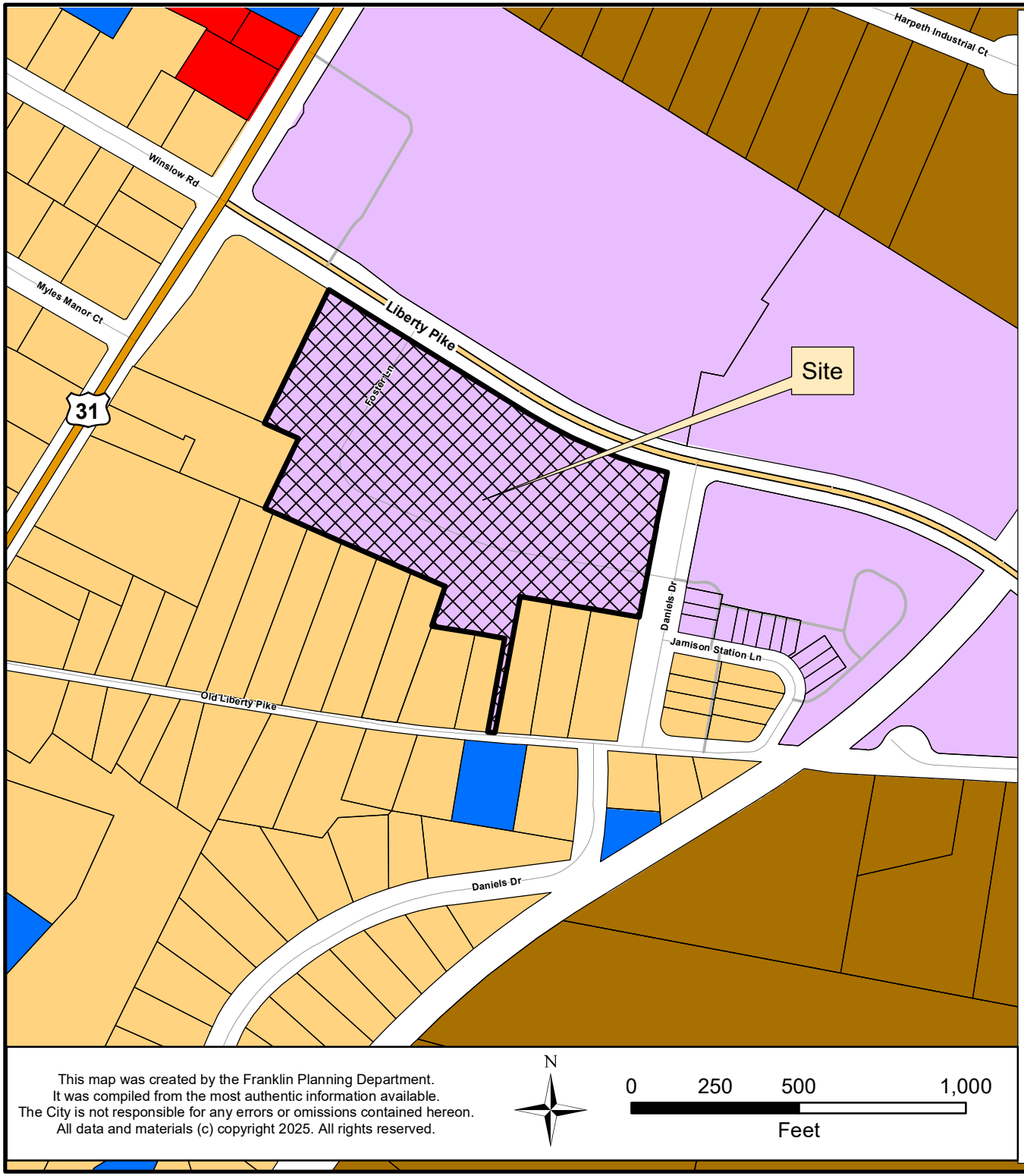

MIDDLE EIGHT PUD SUBDIVISION,
VESTING EXTENSION
RESOLUTION 2026-12

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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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

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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SUITE 100
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(615) 708-0567
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KCI TECHNOLOGIES
KCI TECHNOLOGIES INC/
500 11TH AVENUE N
SUITE 290
NASHVILLE, TN 37203
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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 — OWNER — TENNESSEE NO. 1070 — LANDSCAPE ARCHITECT
08-15-23

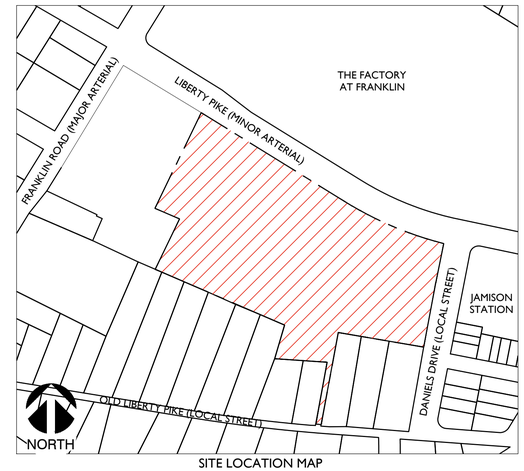
JOSEPH M. ANTUNOVICH — REGISTERED ARCHITECT — NO. 107034 — STATE OF TENNESSEE
08-15-23

YATES BATEMAN — AGRICULTURE PLANNING — 2002 RICHARD JONES ROAD, SUITE B200, NASHVILLE, TN 37215 — 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

⚠ 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.



SITE LOCATION MAP
1"=200'

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 APLHEUS 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
5005 Meridian Blvd. Ste. 100
Franklin, TN 37067
Main: 615.599.2277
www.kiservogrin.com

GARY MICHAEL VOGRIN
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:

ILLUSTRATIVE MASTER PLAN

SHEET NUMBER

C0.1

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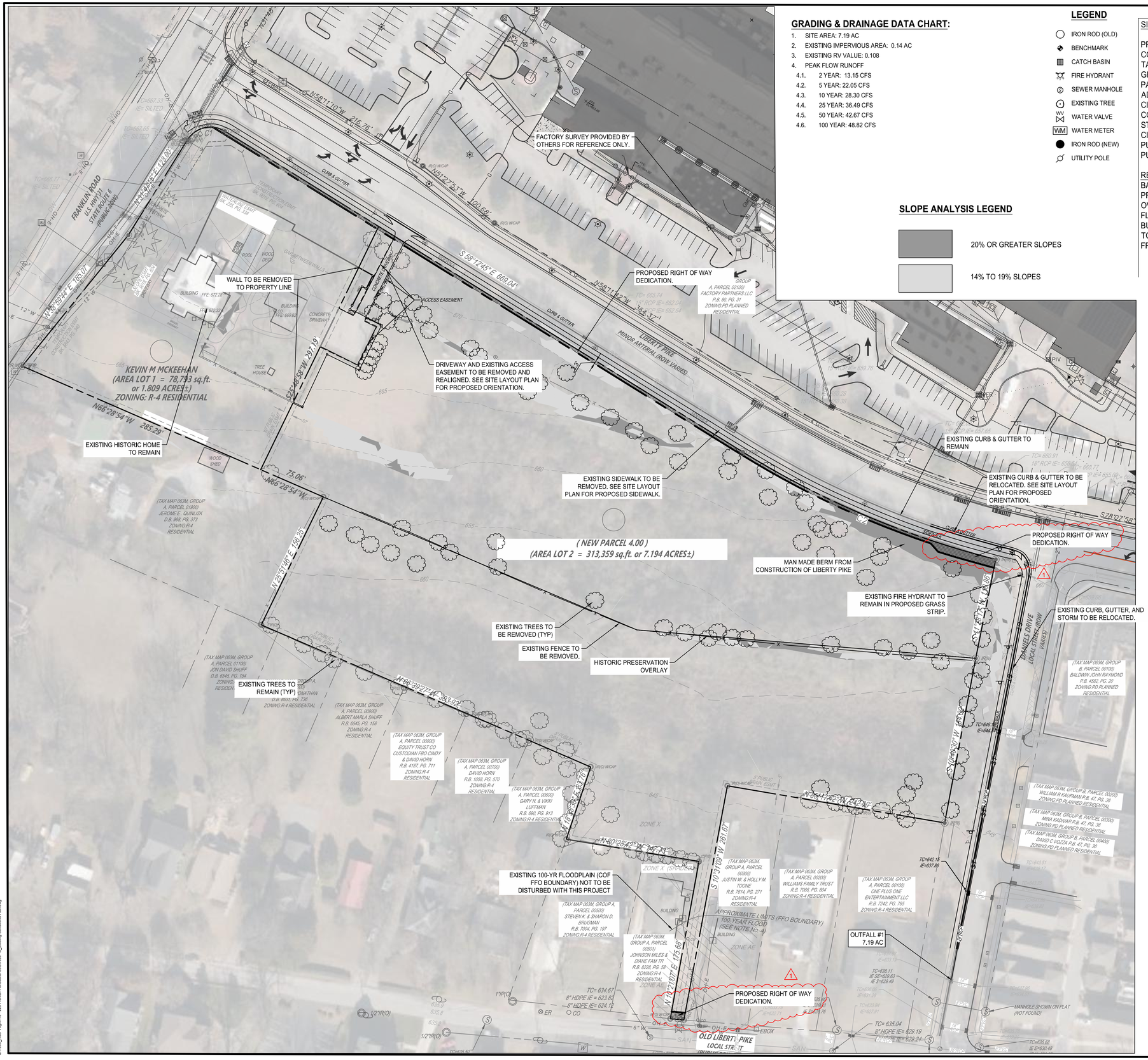
FACTORY SURVEY PROVIDED BY OTHERS FOR REFERENCE ONLY.
FRANKLIN ROAD
U.S. HWY 31
STATE ROUTE 6
PUBLIC ROAD
N58°11'10"W 216.76'
N61°27'52"W 100.88'
S 68°12'45" E 669.04'
N58°11'10"W 384.37'
LIBERTY PIKE
MINOR ARTERIAL (ROW VARIES)
CURB & GUTTER
CONCRETE SIDEWALK
ACCESS EASEMENT
PROPOSED RIGHT OF WAY DEDICATION.
GROUP A, PARCEL 021.00 FACTORY PARTNERS LLC P.B. 80, PG. 31 ZONING:PD PLANNED RESIDENTIAL
WALL TO BE REMOVED TO PROPERTY LINE
DRIVEWAY AND EXISTING ACCESS EASEMENT TO BE REMOVED AND REALIGNED. SEE SITE LAYOUT PLAN FOR PROPOSED ORIENTATION.
KEVIN M MCKEEHAN
(AREA LOT 1 = 78,793 sq.ft. or 1.809 ACRES±)
ZONING: R-4 RESIDENTIAL
N66°28'54"W 285.29'
S25°46'58"W 297.19'
EXISTING HISTORIC HOME TO REMAIN
75.06'
N66°28'54"W
N25°31'46"E 166.35'
EXISTING SIDEWALK TO BE REMOVED. SEE SITE LAYOUT PLAN FOR PROPOSED SIDEWALK.
(NEW PARCEL 4.00)
(AREA LOT 2 = 313,359 sq.ft. or 7.194 ACRES±)
MAN MADE BERM FROM CONSTRUCTION OF LIBERTY PIKE
EXISTING CURB & GUTTER TO REMAIN
EXISTING CURB & GUTTER TO BE RELOCATED. SEE SITE LAYOUT PLAN FOR PROPOSED ORIENTATION.
PROPOSED RIGHT OF WAY DEDICATION.
EXISTING FIRE HYDRANT TO REMAIN IN PROPOSED GRASS STRIP.
EXISTING CURB, GUTTER, AND STORM TO BE RELOCATED.
DANIELS DRIVE
LOCAL STREET (ROW VARIES)
EXISTING TREES TO BE REMOVED (TYP)
EXISTING FENCE TO BE REMOVED.
HISTORIC PRESERVATION OVERLAY
EXISTING TREES TO REMAIN (TYP)
(TAX MAP 063M, GROUP A, PARCEL 01100) JON DAVID SHUFF D.B. 6545, PG. 154 ZONING: RESIDENTIAL
(TAX MAP 063M, GROUP A, PARCEL 00900) ALBERT MARLA SHUFF R.B. 6545, PG. 158 ZONING:R-4 RESIDENTIAL
(TAX MAP 063M, GROUP A, PARCEL 00800) EQUITY TRUST,CO CUSTODIAN FBO CINDY & DAVID HORN R.B. 4167, PG. 711 ZONING:R-4 RESIDENTIAL
(TAX MAP 063M, GROUP A, PARCEL 00700) DAVID HORN R.B. 1058, PG. 570 ZONING:R-4 RESIDENTIAL
(TAX MAP 063M, GROUP A, PARCEL 00600) GARY N. & VIKKI LUFFMAN R.B. 690, PG. 913 ZONING:R-4 RESIDENTIAL
(TAX MAP 063M, GROUP A, PARCEL 00500) STEVEN K. & SHARON D. BRUDMAN R.B. 7004, PG. 197 ZONING:R-4 RESIDENTIAL
(TAX MAP 063M, GROUP A, PARCEL 00501) JOHNSON MILES & DIANE FAM TR R.B. 9228, PG. 58 ZONING:R-4 RESIDENTIAL
(TAX MAP 063M, GROUP A, PARCEL 00300) JUSTIN W. & HOLLY M. TOONE R.B. 7814, PG. 271 ZONING:R-4 RESIDENTIAL
(TAX MAP 063M, GROUP A, PARCEL 00200) WILLIAMS FAMILY TRUST R.B. 7066, PG. 854 ZONING:R-4 RESIDENTIAL
(TAX MAP 063M, GROUP A, PARCEL 00100) ONE PLUS ONE ENTERTAINMENT,LLC R.B. 7242, PG. 765 ZONING:R-4 RESIDENTIAL
(TAX MAP 063M, GROUP B, PARCEL 00100) BALDWIN,JOHN RAYMOND P.B. 4582, PG. 20 ZONING:PD PLANNED RESIDENTIAL
(TAX MAP 063M, GROUP B, PARCEL 00200) WILLIAM R KAUFMANN P.B. 47, PG. 36 ZONING:PD PLANNED RESIDENTIAL
(TAX MAP 063M, GROUP B, PARCEL 00300) MINA KADIVAR P.B. 47, PG. 36 ZONING:PD PLANNED RESIDENTIAL
(TAX MAP 063M, GROUP B, PARCEL 00400) DAVID C VOZZA P.B. 47, PG. 36 ZONING:PD PLANNED RESIDENTIAL
(TAX MAP 063M, GROUP A, PARCEL 01800) JEROME E. QUALISK D.B. 968, PG. 373 ZONING:R-4 RESIDENTIAL
APPROXIMATE LIMITS (FFO BOUNDARY) 100-YEAR FLOOD (SEE NOTE No. 4)
ZONE AE
ZONE X
ZONE X (SHADED)
EXISTING 100-YR FLOODPLAIN (COF FFO BOUNDARY) NOT TO BE DISTURBED WITH THIS PROJECT
OUTFALL #1 7.19 AC
PROPOSED RIGHT OF WAY DEDICATION.
OLD LIBERTY PIKE
LOCAL STREET
MANHOLE SHOWN ON PLAT (NOT FOUND)
N 25°21'07" E 115.66'
S 70°31'09" W 261.67'
N 64°30'28" W 267.71'
N 64°27'52" W 269.92'
N 66°29'27" W 269.92'
N 25°31'46" E 166.35'
N 25°31'46" E 174.00'
S 25°46'58" W 297.19'
N66°28'54"W 285.29'
S28°02'58"
S 41°57'02" W 124.65'
S 41°57'02" W 124.65'
TC= 634.67
8" HDPE IE = 623.82
6" HDPE IE= 624.17
TC= 635.04
8" HDPE IE= 629.19
6" HDPE IE= 629.24
TC=642.15
IE=637.86
TC=638.11
IE S=629.63
IE S=629.49
TC=636.68
IE E=630.48
TC=648.28
IE=644.28
TC=643.51
IE=639.17
TC=633.76
IE=633.76
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TC=635.90
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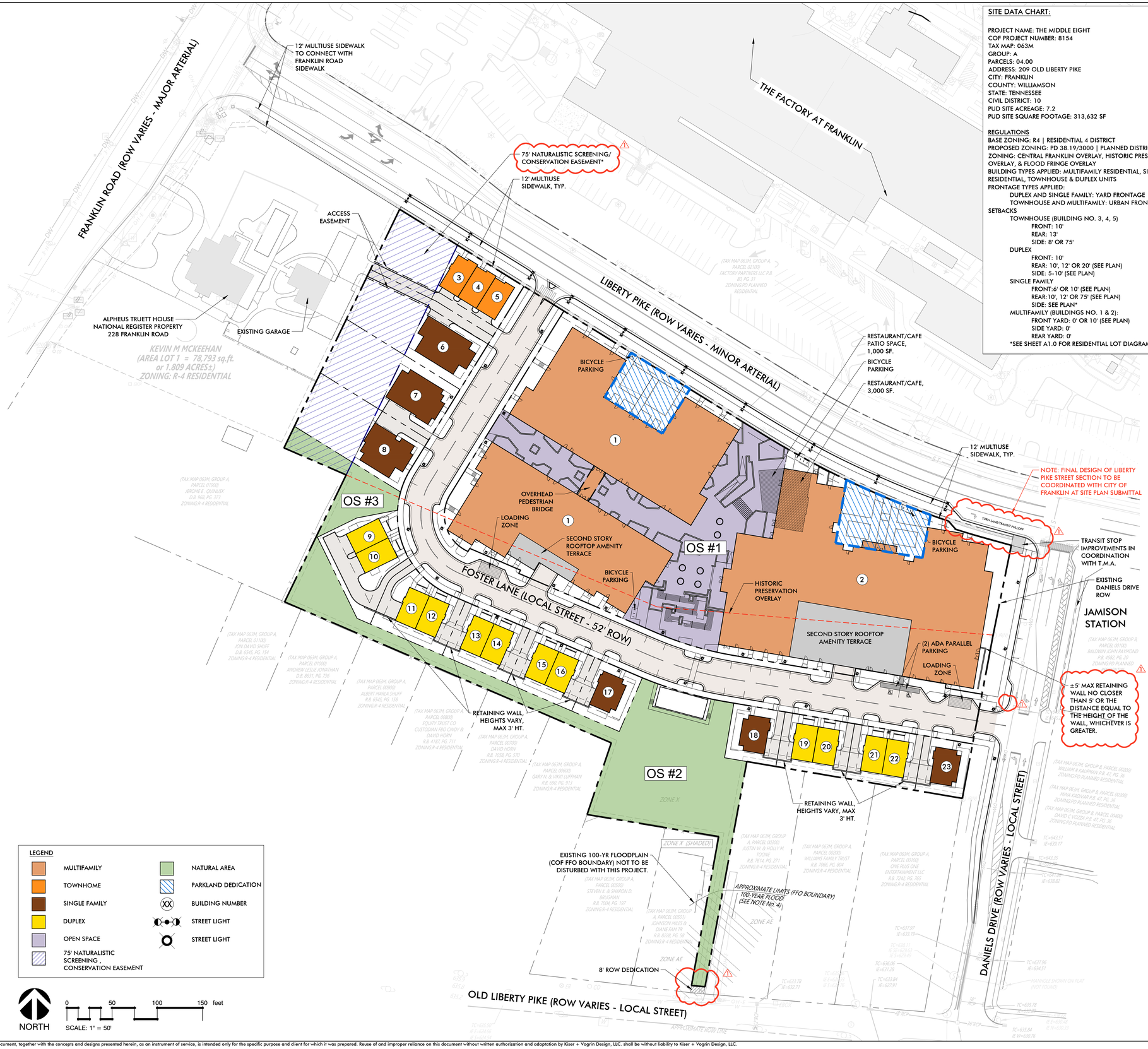
TC=635.90
TC=635.92
TC=635.90



LEGEND

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

NORTH

0 50 100 150 feet

SCALE: 1" = 50'

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)
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TREE CANOPY TO BE RETAINED: 0.25 AC (11,008 SF)
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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.

5005 Meridian Blvd. Ste. 100
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www.kiservogrin.com
KV+D
KISER VOGRIN DESIGN

GARY MICHAEL 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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City of Franklin

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

File #: 26-0395

DATE: 4/14/2026

TO: Board of Mayor and Aldermen

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

SUBJECT:

Acknowledgment Of Progress Report On Resolution 2025-44, A Resolution Adopting A Plan Of Services For The Annexation Of 1288 Lewisburg Pike, By The City Of Franklin, Tennessee. Establishing A Public Hearing For May 12, 2026

PURPOSE:

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

BACKGROUND/STAFF COMMENTS:

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

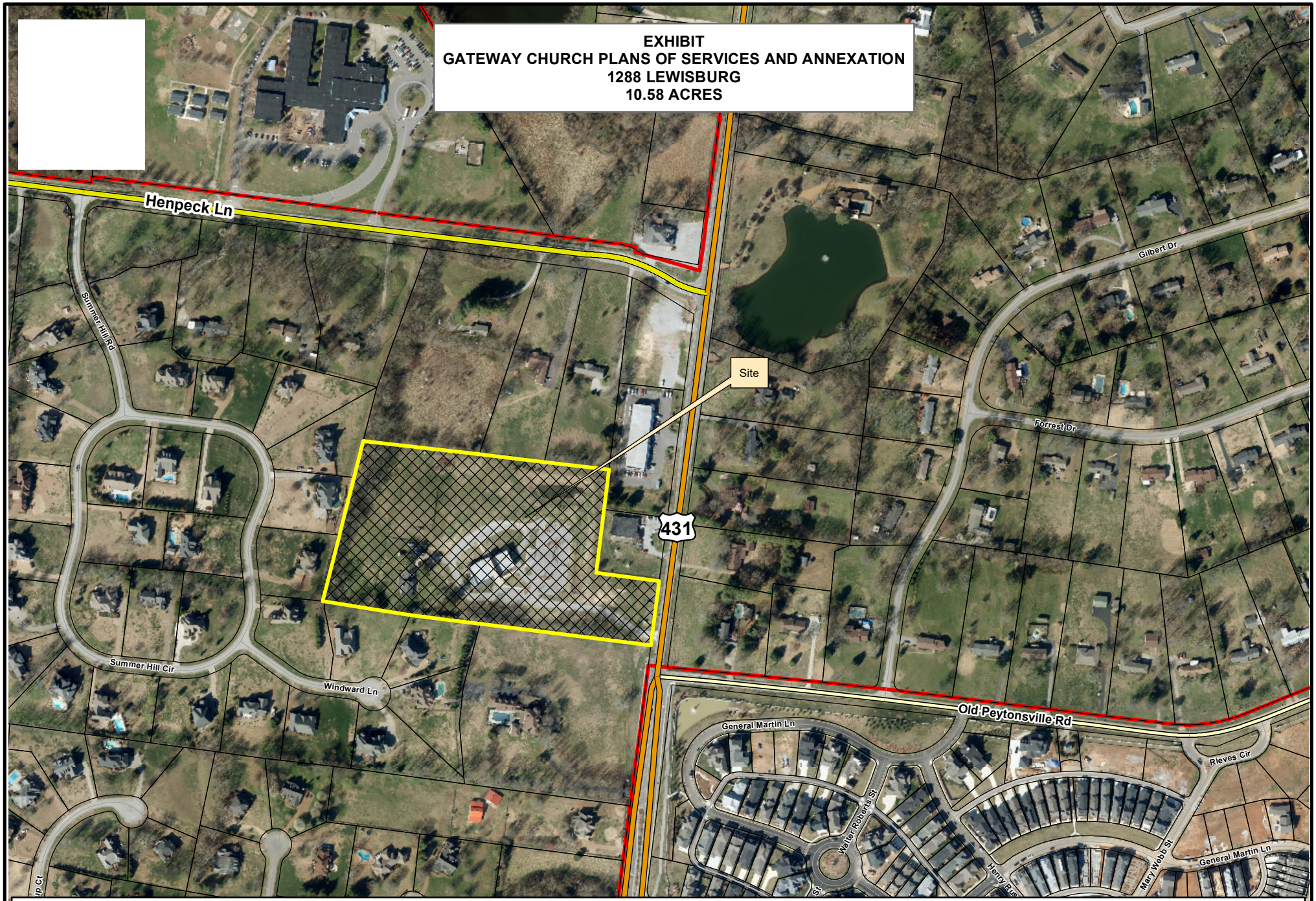
This progress report addresses the Plan of Services for a property located west of Lewisburg Pike and south of Henpeck Lane at 1288 Lewisburg Pike. This property was annexed on August 26, 2025. Currently, the property is zoned CI, and currently has a site plan in progress to connect the site to City wastewater services. At this time, the City has fulfilled any and all of its obligations as outlined in Resolution 2025-44. There will be no other reports given for this Plan of Services.

FINANCIAL IMPACT:

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

RECOMMENDATION:

Staff recommends acknowledgement of the Plans of Services Progress Report for Resolution 2025-44.



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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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Progress Report

Date: April 14, 2026

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

> Resolution 2025-44: A Resolution Adopting A Plan Of Services For The Annexation Of Property Located West Of Lewisburg Pike And South Of Henpeck Lane, At 1288 Lewisburg Pike By The City Of Franklin, Tennessee.

Properties:

Parcel	Address
106-29.01	1288 Lewisburg Pike

Services	City's Obligation	Status of City's Obligation
Water	No obligations of the City; HB&TS provider	Fulfilled
Reclaimed Water	No extensions required	Fulfilled
Wastewater	No additional extensions required	Fulfilled
Stormwater	Owner responsible for engineering, design, and construction of necessary stormwater infrastructure	Fulfilled
Streets	Emergency maintenance of streets begins with effective date of annexation	Fulfilled
Traffic Control	No additional traffic control devices required	Fulfilled
Street Lighting	No additional off-site street lighting required	Fulfilled
Street Name Signs	No additional street name signs required	Fulfilled
Fire Protection	Fire Protection begins on and after the effective date of annexation	Fulfilled
Planning and Zoning	Property to be zoned pursuant to the Franklin Zoning Ordinance.	Fulfilled
Parks and Recreation	Benefit and use of recreational facilities made available.	Fulfilled
Police Protection	Police patrol and response to calls by the Franklin Police Department.	Fulfilled
Building and Code Inspection Services	Building and code inspection services to begin in the annexed area.	Fulfilled
Garbage and Recycling Pickup and Environmental Services	Sanitation and Environmental Services will begin providing services in the annexed area.	Fulfilled

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

RESOLUTION 2025-44

A RESOLUTION ADOPTING A PLAN OF SERVICES FOR THE ANNEXATION OF PROPERTY LOCATED WEST OF LEWISBURG PIKE AND SOUTH OF HENPECK LANE, AT 1288 LEWISBURG PIKE, BY THE CITY OF FRANKLIN, TENNESSEE

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

WHEREAS, Gateway Church-Nashville, Charlie Weir, Rep., (Owner) of property located at 1288 Lewisburg Pike (Property) petitioned the Board of Mayor and Aldermen (BOMA) of the City of Franklin, Tennessee (City), to annex the Property noncontiguous the City limits and located within the Franklin Urban Growth Boundary (UGB); and

WHEREAS, the Property is located at 1288 Lewisburg Pike, noncontiguous to the City limits, within the Urban Growth Boundary, and as described herein and as depicted on the Map attached hereto as Exhibit A:

Map-Parcel	Acres
106-29.01	10.58
Total	10.58

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

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

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

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

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

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

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

A. Water

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

B. Reclaimed Water

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

C. Wastewater

1. The Property lies within the Goose Creek Basin as defined in the City of Franklin Sanitary Sewer Basin Study.
2. The Owner shall be required to extend the sanitary sewer main 1,500 linear feet to provide service to the Property.
3. The City of Franklin Sanitary Sewer System Basin Plans show this as an 8-inch sanitary sewer interceptor.
4. The Owner shall be required to submit engineering calculations to determine final sizing requirements.
5. The Owner shall be required to provide Engineering design, construction, easements, rights-of-way and the costs associated with the on-site sanitary sewer infrastructure required to serve the development of this Property.
6. The Owner shall be responsible for the payment of fees per the policies and procedures outlined in Franklin Municipal Code.
7. The property owner would be required to obtain and record, at their expense, an easement across the neighboring property in order to serve this property with sanitary sewer.

D. Stormwater

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

E. Streets

1. Emergency maintenance of streets will begin on the effective date of annexation.
2. Reconstruction and resurfacing of streets, routine maintenance, and installation of storm drainage will be accomplished under existing City policies.
3. Access to the Property shall be provided from Lewisburg Pike.
4. Unless waived by the Franklin Engineering Department, the Owner of the Property shall be required to submit a traffic impact study prior to submitting a development plan for review and approval. The exact scope associated with this traffic impact study shall be determined prior to submittal of the development plan. Required street improvements shall be determined as part of the plan. The roadways constructed as part of this development shall comply with City Street Standards.
5. The City of Franklin and Williamson County shall consider an Interlocal Agreement for the maintenance of roads and bridges for interceding properties along the primary route to the area to be annexed.

F. Traffic Control

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

G. Street Lighting

1. No off-site street lighting is proposed at this time.
2. Street lighting within new developments shall be funded and installed by the Owner per City policy, which includes the installation of electric meters to allow for future ownership and maintenance by the City or homeowners association. The installation and operation of street lights shall coincide with the phasing of development and issuance of Certificates of Occupancy.

H. Street Name Signs

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

I. Fire Protection

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

J. Planning and Zoning

1. The planning and zoning jurisdiction of the City will extend to the annexed area on and after the effective date of annexation.
2. Envision Franklin places this parcel in the Neighborhood Commercial Design Concept, which contains a mix of active uses at key intersections that serve surrounding residential concentrations.
3. Upon annexation, the Property will be zoned by the Board of Mayor and Aldermen to a Zoning District and any applicable Overlay Zoning District(s), pursuant to the requirements of the Franklin Zoning Ordinance. If the Owner has requested the Planned District, they shall be required to submit a Development Plan, pursuant to the Franklin Zoning Ordinance.

K. Parks and Recreation

1. The benefit and use of the recreational facilities and programs provided by the Parks Department will be available on and after the effective date of the annexation. Recreational facilities and programs will be provided with existing personnel, facilities and resources.
2. New development in the annexed area shall comply with the City of Franklin Parkland Impact Fees and Parkland Dedication Ordinance 2016-25. The Ordinance can be found at https://library.municode.com/tn/franklin/codes/code_of_ordinances
3. The Parks Master Plan is due to be updated 2021-22 to include new amendments that have been add over the past few years as we improve our processes. At this time Parks will look at the outer boundaries of the UGB for land and growth potential to build City Parks. Assured that Neighborhood Parks and Trails will need to be a part of future planning.

Law approved template Dec. 2023

Law Dept. Approved (2) 06.12.25

L. Police Protection

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

M. Building and Code Inspection Services

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

N. Garbage and Recycling Pickup and Environmental

1. The Sanitation and Environmental Services Department will begin providing services in the annexed area on and after the effective date of the annexation in accordance with adopted City requirements.
2. No additional manpower or equipment will be necessary to serve the annexation area at this time.

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

IT IS SO RESOLVED AND DONE on this 12th day of August, 2025.

ATTEST:

BY: _____

Cayce Anderson
Deputy City Recorder

CITY OF FRANKLIN, TENNESSEE:

BY: _____

Dr. Ken Moore
Mayor

Approved as to form by:

Shauna R. Billingsley

Shauna R. Billingsley
City Attorney

PLANNING COMMISSION RECOMMENDED: 6/26/25, 9-0

PUBLIC HEARING HELD: 8/12/25, 8-0

Law approved template Dec. 2023

Law Dept. Approved (2) 06.12.25

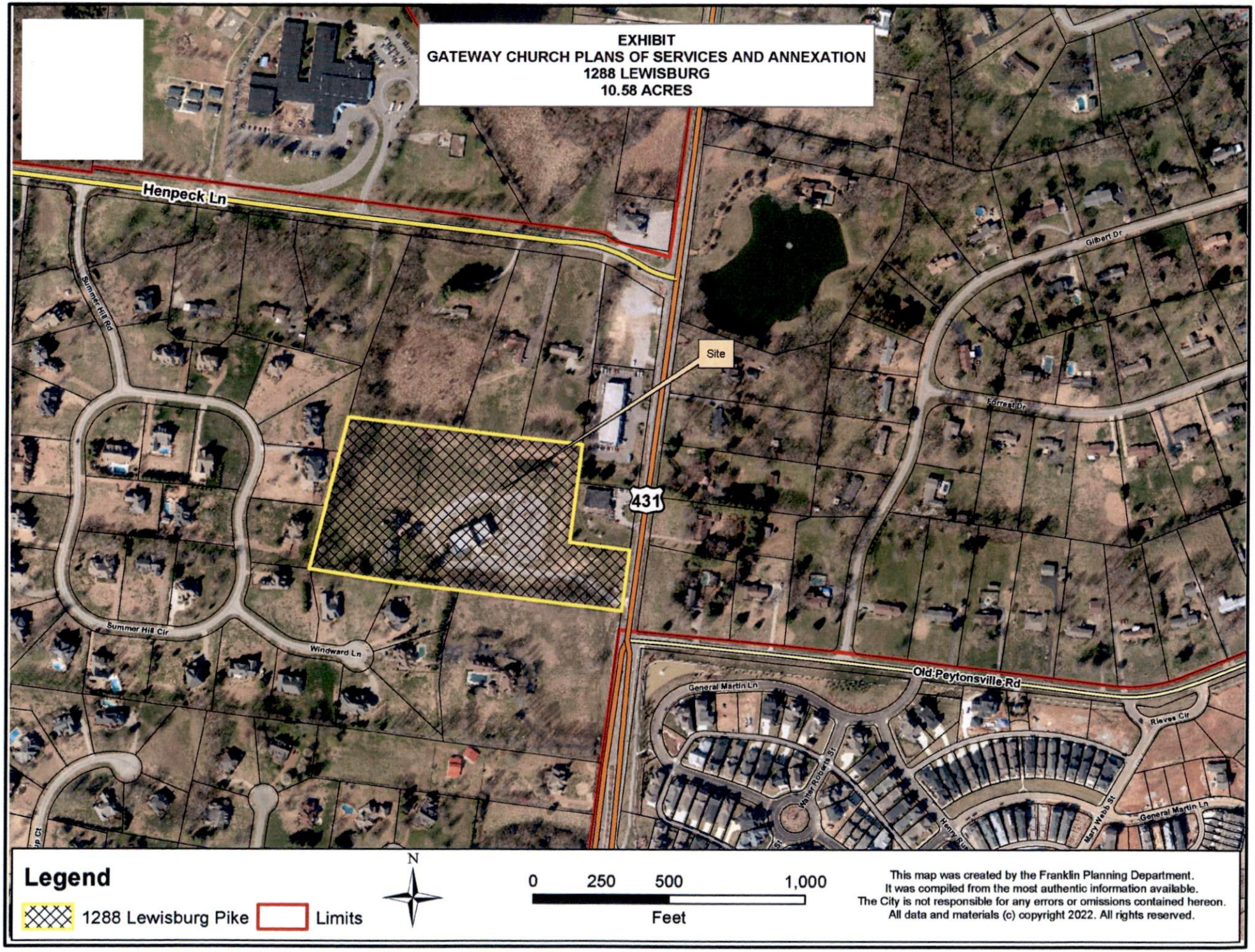
EXHIBIT
GATEWAY CHURCH PLANS OF SERVICES AND ANNEXATION
1288 LEWISBURG
10.58 ACRES
Henpeck Ln
Summer Hill Rd
Summer Hill Cir
Windward Ln
Site
431
Gilbert Dr
Forrest Dr
Old Peytonsville Rd
General Martin Ln
Reeves Cir
Mary Webb St
Legend
1288 Lewisburg Pike
Limits
N
0
250
500
1,000
Feet
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It was compiled from the most authentic information available.
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STORM DRAINAGE STRUCTURES

NO.	TYPE	CASTING	ELEVATIONS: TOP OF GRATE @ FLOW LINE	ELEVATIONS: INVERT IN	ELEVATIONS: INVERT OUT	10 YR STORM FLOW (CFS)
1	ENERGY DISSIPATING CONCRETE HEADWALL	-			686.10 (S)	
2	BIORETENTION OUTLET STRUCTURE	NYLOPLAST STANDARD GRATE	694.25	686.25 (UD)	680.25	
3	ENERGY DISSIPATING CONCRETE HEADWALL	-		685.50	680.50	
4	18" NYLOPLAST DRAIN BASIN	18" NYLOPLAST STANDARD GRATE	687.00	684.04	684.04	-
5	18" NYLOPLAST DRAIN BASIN	18" NYLOPLAST STANDARD GRATE	686.00	684.36	684.36	-
6	18" NYLOPLAST DRAIN BASIN	18" NYLOPLAST STANDARD GRATE	687.70		684.71	
7	E9907980 AREA DRAIN	-				
*8	SINGLE CURB INLET	3123	687.80			

* CASTINGS TO BE JOHN BOUCHARD & SONS CO. OR APPROVED EQUAL UNLESS OTHERWISE NOTED

STORM DRAINAGE PIPES

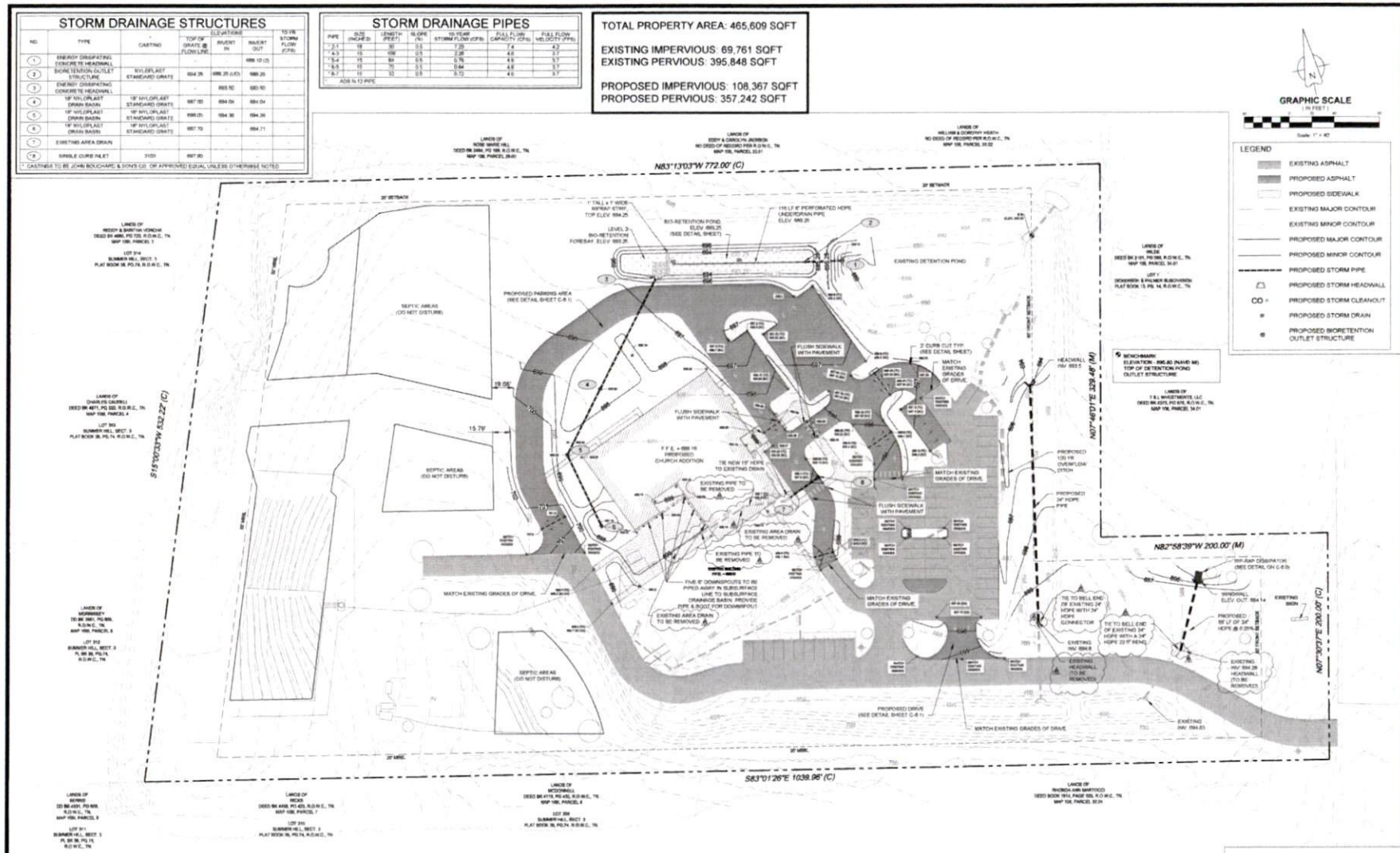
PIPE	SIZE (INCHES)	LENGTH (FEET)	SLOPE (%)	10-YEAR STORM FLOW (CFS)	FULL FLOW CAPACITY (CFS)	FULL FLOW VELOCITY (FPS)
1-2	18	30	0.5	7.29	7.4	4.2
3-4	15	108	0.5	2.26	4.6	3.7
5-6	15	64	0.5	0.76	4.6	3.7
6-5	15	70	0.5	0.64	4.6	3.7
6-7	15	50	0.5	0.12	4.6	3.7

ADS N-12 PIPE

TOTAL PROPERTY AREA: 465,609 SQFT

EXISTING IMPERVIOUS: 69,761 SQFT
EXISTING PERVIOUS: 395,848 SQFT

PROPOSED IMPERVIOUS: 108,367 SQFT
PROPOSED PERVIOUS: 357,242 SQFT



FLOOD NOTE
NO PORTION OF THIS PROPERTY IS LOCATED IN AN AREA DESIGNATED AS A 100 YEAR FLOOD ZONE AS EVIDENCED ON FEMA PANEL # 47187C 0355 F OF WILLIAMSON COUNTY, TN. DATED 09/29/2006.

WORK FULLY COMPLETED AS OF 10/4/2019

OWNER OF RECORD
GATEWAY CHURCH - NASHVILLE INC
ZONING MGA-1, MAP 106 PARCEL 029.01

APPLICANT
GATEWAY CHURCH, CHARLIE WEIR
1288 LEWISBURG PIKE
FRANKLIN, TN 37064
615-538-6040

NO.	DATE	REVISIONS
1	3/20/19	REVISED PER WILLIAMSON COUNTY COMMENTS
2	6/3/19	REVISED PER OWNERS COMMENTS
3	08/15/19	REVISED PER CITY/OWNER COMMENTS
4	10/9/19	REVISED PER FINAL COMMENTS
5	11/15/19	REVISED PER UTILITY COMMENTS
6	01/25/19	REVISED STORM INLETS PER CONTRACTOR

DATE: 01.24.2018
SCALE: AS SHOWN
DRAWN BY: T-SQUARE
REVIEWER: TET

GRADING & DRAINAGE PLAN
FULLY CONSTRUCTED
1288 LEWISBURG PIKE
MAP 106 PARCEL 029.01 (10.6 AC.)
WILLIAMSON COUNTY, TENNESSEE

GATEWAY CHURCH PHASE 2

STATE OF TENNESSEE
01/25/19

PROJECT
16-0819

SHEET
C-5.0

T-SQUARE ENGINEERING

701 WEST MAIN ST • FRANKLIN, TN • 615-678-8212 • WWW.T2-ENG.COM

City of Franklin

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

File #: 26-0399

DATE: 4/14/2026

TO: Board of Mayor and Aldermen

FROM: Eric Stuckey, City Administrator
Mark Hilty, Asst. City Administrator Public Works
Michael Walters Young, Chief Budget & Performance Officer
Nate Ridley, Director of Sanitation & Environmental Services
Skye Gerhart, Management Fellow

SUBJECT:

Sanitation And Environmental Services Cost Of Service Presentation

PURPOSE:

The purpose of this memorandum is to provide information to the Franklin Board of Mayor and Aldermen (BOMA) concerning a cost of service study performed by staff to understand the revenue requirements for the Sanitation and Environmental Services Department (SES) from FY 2027-2031.

BACKGROUND/STAFF COMMENTS:

In 2024, the Board of Mayor and Aldermen approved sanitation rate structures for 2025 and 2026 that allowed the Sanitation Fund to become self-sustaining. With increases in landfill disposal costs as well as inflation, staff performed a cost of service study to better understand the revenue requirements to keep the fund self-sustaining. Changes in personnel, operating, and capital costs will be discussed.

A variety of options are presented to the BOMA for potential rate structures from 2027 to 2031, including changes to commercial tipping fees and monthly residential rates.

FINANCIAL IMPACT:

The financial impact will be established based on guidance from the BOMA.

RECOMMENDATION:

Staff recommends that the Board of Mayor and Aldermen adopt option 5, as presented, to address the revenue requirements of the department.

HISTORIC
FRANKLIN
TENNESSEE

SES Cost of Service Updates

BOMA WORK SESSION

APRIL 14TH, 2026

Overview

- In 2024 BOMA passed new Sanitation rates that took effect in January of 2025 and 2026. These rates allowed the Sanitation Fund to become self-sustaining and no longer require supplemental transfers from the General Fund.
- Staff have revisited the SES cost of service study to evaluate the necessary rates to keep the fund self-sustaining past FY26.
- Expenditures are expected to increase in FY27 due to increases in MSW disposal contracts. Revisiting the rates now will help to ensure the fund remains self-sustaining despite these changes.

SES FY25 Accomplishments

Collected trash and recycling at 2,272,088 residential service points.

Transferred 74,878 tons of MSW to Bi-County Landfill.

Transferred 2,822 tons of residential recycling to Marshall County Recycling Center.

Total tons of yard waste processed 1,460.

Delivered over 410 (FY25) new MSW(trash) containers.

Delivered over 539 (FY25) new recycle bins.

Implemented a New Glass Recycling Program.

Implemented a New Cardboard Drop-off Site.

What has Changed: Disposal Contracts

- Bi-County Contract Changes
  - Current rate of $20.23 increases to $29.50 on July 1, 2026
  - This rate increase was built into the initial contract
  - Our contract with Bi-County does not expire until June 30, 2032
  - While this is a large increase it does bring us closer to market prices for landfill tipping fees
  - Staff has also considered the long-term capacity at Bi-County and feel it is the most secure option in terms of space
- Recycling Contract Changes
  - Our contract with Marshall County expired in November 2025 at a $45/ton rate
  - The contract went out to bid, and the City is finalizing an agreement with WM Recycle America with the last quoted fee being $43.60/ton with rebate opportunities for clear stream recycling.
- MBI Contract
  - The arrangement with MBI for hauling is working well for the department
  - Current rates are $28.72/ton for hauling and $1.11/ton for compaction
  - These rates increase annually based on inflation

What has Changed: Proposed Commercial Tipping Fees

- Rates have typically raised $5 every 2 years
- This proposed new increase structure would raise $5 next year and $2.50 each year after
- These rates allow us to remain competitive while maximizing other revenue streams outside of residential rates

No Changes

Calendar Year	Commercial Tipping Fee	Commercial Revenue
2026	$ 70.00	**$ 3,852,730.00**
2027	$ 70.00	**$ 3,878,630.00**
2028	$ 70.00	**$ 3,904,530.00**
2029	$ 70.00	**$ 3,930,430.00**
2030	$ 70.00	**$ 3,956,330.00**
2031	$ 70.00	**$ 3,982,230.00**

With Proposed New Structure

Calendar Year	Commercial Tipping Fee	Commercial Revenue
2026	$ 70.00	**$ 3,852,730.00**
2027	$ 75.00	**$ 4,155,675.00**
2028	$ 77.50	**$ 4,322,872.50**
2029	$ 80.00	**$ 4,491,920.00**
2030	$ 82.50	**$ 4,662,817.50**
2031	$ 85.00	**$ 4,835,565.00**

The new structure results in $2.8 million in additional revenues.

Where We Are Today: Revenues (With Commercial Tipping Fee Increases)

Fiscal Year	Commercial Revenue	Residential Revenue	Total Revenue
Actual 2023	$ 4,079,675.63	$ 6,442,128.00	$ 10,521,803.63
Actual 2024	$ 3,232,622.90	$ 6,991,908.00	$ 10,224,530.90
Actual 2025	$ 3,553,485.00	$ 9,536,592.00	$ 13,090,077.00
Estimated 2026	$ 3,852,730.00	$ 10,310,652.00	$ 14,163,382.00
Projected 2027	$ 4,155,675.00	$ 10,469,448.00	$ 14,625,123.00
Projected 2028	$ 4,322,872.50	$ 10,628,244.00	$ 14,951,116.50
Projected 2029	$ 4,491,920.00	$ 10,787,040.00	$ 15,278,960.00
Projected 2030	$ 4,662,817.50	$ 10,945,836.00	$ 15,608,653.50
Projected 2031	$ 4,835,565.00	$ 11,104,632.00	$ 15,940,197.00

Commercial Revenue is projected based on the COF Transfer Station Tipping Fee being $72.50 in FY27, $75 in FY28, $77.50 in FY29, $80 in FY30, and $82.50 in FY31. Residential Revenue is projected based on the Residential Monthly Rate remaining at $33 per month.

Where We Are Today: Expenditures (With Disposal Contract Increases)

Fiscal Year	Total Personnel	Total Operations	Total Capital	Total Expenditures
Actual 2023	$ 4,891,651	$ 6,330,928	$ 2,659,744	**$ 13,882,323**
Actual 2024	$ 4,923,763	$ 6,193,877	$ 76,702	**$ 11,194,342**
Actual 2025	$ 5,452,182	$ 6,966,144	$ 902,644	**$ 13,320,970**
Estimated 2026	$ 5,346,092	$ 7,044,736	$ 800,642	**$ 13,191,470**
Projected 2027	$ 5,810,765	$ 7,957,443	$ 1,377,627	**$ 15,145,835**
Projected 2028	$ 6,301,351	$ 8,315,448	$ 1,418,956	**$ 16,035,755**
Projected 2029	$ 6,554,299	$ 8,691,367	$ 1,513,678	**$ 16,759,345**
Projected 2030	$ 6,931,621	$ 9,069,547	$ 1,559,088	**$ 17,560,257**
Projected 2031	$ 7,331,530	$ 9,475,440	$ 1,605,861	**$ 18,412,831**

Personnel cost projections include 5% for salaries and wages and 7.5% for benefits. Operations cost projections include 2% for all expenditures except landfill costs which are calculated per the contract with Bi-County and MBI Hauling. Capital cost projections are a yearly average of the replacement cost of all vehicles and pieces of equipment.

Where We Are Today: Summary

Fiscal Year	Total Revenues Minus General Fund Transfer	General Fund Transfer	Total All Revenues	Total Expenditures	Surplus/(Deficit)
Actual 2023	$ 10,678,450	$ 500,000	**$ 11,178,450**	**$ 13,882,323**	$ (2,703,873)
Actual 2024	$ 10,651,140	$ 1,750,000	**$ 12,401,140**	**$ 11,194,342**	$ 1,206,798
Actual 2025	$ 13,394,105		**$ 13,394,105**	**$ 13,320,970**	$ 73,135
Estimated 2026	$ 13,820,430		**$ 13,820,430**	**$ 13,191,470**	$ 628,960
Projected 2027	$ 14,625,123		**$ 14,625,123**	**$ 15,145,835**	$ (520,712)
Projected 2028	$ 14,951,117		**$ 14,951,117**	**$ 16,035,755**	$ (1,084,639)
Projected 2029	$ 15,278,960		**$ 15,278,960**	**$ 16,759,345**	$ (1,480,385)
Projected 2030	$ 15,608,654		**$ 15,608,654**	**$ 17,560,257**	$ (1,951,603)
Projected 2031	$ 15,940,197		**$ 15,940,197**	**$ 18,412,831**	$ (2,472,634)

Potential Options 2027-2031

- Staff presents the BOMA with 5 options for Sanitation rates
- These options present a variety of combinations for changes in Commercial Tipping Fees and Residential rates.
- All options may be altered to best support the BOMA's vision for the Sanitation Fund.

Option 1: No Residential Changes

This option presents the transfers needed from the General Fund if no fee increase is implemented.

Option 1: No Residential Changes				
Year	**Proposed Commercial Rates**	**Proposed Residential Rates**	**Surplus/Deficit**	**Required GF Transfers**
2027	$ 75.00	$ 33	$ (520,712)	$ 520,712
2028	$ 77.50	$ 33	$ (1,084,639)	$ 1,084,639
2029	$ 80.00	$ 33	$ (1,480,385)	$ 1,480,385
2030	$ 82.50	$ 33	$ (1,951,603)	$ 1,951,603
2031	$ 85.00	$ 33	$ (2,472,634)	$ 2,472,634

Option 2: $1.50 Increase/Year – Full Equipment

This option proposes $1.50 per year increase and shows the General Fund transfers necessary should the department follow their full equipment replacement schedule.

Option 2: $1.50 Increase w/ Full Equipment Replacement				
Year	Proposed Commercial Rates	Proposed Residential Rates	Surplus/Deficit	Required GF Transfer
2027	$ 75.00	$ 34.50	$ (201,050)	$ 201,050
2028	$ 77.50	$ 36.00	$ (277,063)	$ 277,063
2029	$ 80.00	$ 37.50	$ (170,459)	$ 170,459
2030	$ 82.50	$ 39.00	$ (124,891)	$ 124,891
2031	$ 85.00	$ 40.50	$ (114,700)	$ 114,700

Option 3: $1.50 Increase/Year – Capital Cap

This option proposes $1.50 per year increase and shows the General Fund transfers necessary if the department caps equipment replace at $1 million per year.

Option 3: $1.50 Increase w/ $1 million Capital Cap				
Year	Proposed Commercial Rates	Proposed Residential Rates	Surplus/Deficit	Required GF Transfers
2027	$ 75.00	$ 34.50	$ 176,577.16	$ -
2028	$ 77.50	$ 36.00	$ 141,892.97	$ -
2029	$ 80.00	$ 37.50	$ 343,219.19	$ -
2030	$ 82.50	$ 39.00	$ 434,196.88	$ -
2031	$ 85.00	$ 40.50	$ 491,160.90	$ -

Option 4: Full Dollar Increases – Full Equipment

This option proposes the full dollar rates necessary to break even should the department follow their full equipment replacement schedule.

Option 4: Full Dollar Increases w/ Full Equipment Replacement				
Year	Proposed Commercial Rates	Proposed Residential Rates	Surplus/Deficit	Required GF Transfer
2027	$ 75.00	$ 36.00	$ 274,834	$ -
2028	$ 77.50	$ 37.00	$ 45,005	$ -
2029	$ 80.00	$ 38.00	$ (7,019)	$ 7,019
2030	$ 82.50	$ 40.00	$ 206,801	$ -
2031	$ 85.00	$ 41.00	$ 53,552	$ -

Option 5: Full Dollar Increases – Capital Cap

This option proposes the full dollar rates necessary to break even while capping equipment replacements at $1 million per year.

Option 5: Full Dollar Increases w/ $1 million Capital Cap				
Year	Proposed Commercial Rates	Proposed Residential Rates	Surplus/Deficit	Required GF Transfer
2027	$ 75.00	$ 34	$ 17,949	$ -
2028	$ 77.50	$ 36	$ 141,893	$ -
2029	$ 80.00	$ 37	$ 179,779	$ -
2030	$ 82.50	$ 38	$ 102,505	$ -
2031	$ 85.00	$ 40	$ 322,909	$ -

City Staff Recommendation

City staff recommends the BOMA moves forward with an increase in Sanitation rates via Option 5 in FY27.

Questions and Discussion

HISTORIC FRANKLIN TENNESSEE

City of Franklin

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

File #: 26-0434

DATE: 4/14/2026

TO: Board of Mayor and Aldermen

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

SUBJECT:

Consideration Of Ordinance 2026-05, An Ordinance To Amend The Franklin Municipal Code, Title 24 - Special Assessment Districts To Add Chapter 5 Establishing Policies And Procedures Relating To The Consideration Of Petitions For The Creation Of Real Estate Infrastructure Development Districts
WS 4/8/25, 8/26/25, 9/23/25; 11/25/25; 12/9/25; 1/13/26
BOMA 2/24/26, 8-0

PURPOSE:

The purpose of this memorandum is to provide information to the Franklin Board of Mayor and Aldermen (BOMA) concerning the Infrastructure Development District Policy.

BACKGROUND/STAFF COMMENTS:

Earlier this year, the Franklin Board of Mayor and Alderman requested city staff to assist in facilitating a discussion about infrastructure improvement districts, a type of economic development incentive in Tennessee and, The Real Estate Infrastructure Development Act of 2025 recently passed into law by the State of Tennessee Legislature. In previous meetings, representatives from the law firm of Bass, Berry, and Sims and the city's financial advisor PFM appeared before our Board of Mayor and Aldermen and discussed current state laws that pertain to infrastructure improvement districts, including the “The Real Estate Infrastructure Development Act of 2025.”

The item was deferred to the April 28 Work Session because certain amendments were proposed to the Tennessee General Assembly to provide options for using a third party administrator to process the special assessments. The bill is expected to pass but has not been formally approved at the time this staff report was written.

In addition, it has now been determined that the Infrastructure Development District policy should be approved by ordinance rather than by resolution.

FINANCIAL IMPACT:

None. Debt incurred/issued through an Infrastructure Development District is the obligation of the developer.

RECOMMENDATION:

Staff recommends that the Board of Mayor and Aldermen approve Ordinance 2026-05.

ORDINANCE 2026-05

AN ORDINANCE TO AMEND THE FRANKLIN MUNICIPAL CODE, TITLE 24 – SPECAL ASSESSMENT DISTRICTS TO ADD CHAPTER 5 ESTABLISHING POLICIES AND PROCEDURES RELATING TO THE CONSIDERATION OF PETITIONS FOR THE CREATION OF REAL ESTATE INFRASTRUCTURE DEVELOPMENT DISTRICTS

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

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

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

WHEREAS, the Board of Mayor and Aldermen believes it is in the best interest of the City of Franklin to amend Title 24 of the Franklin Municipal Code to add a new Chapter 5 – Real Estate Infrastructure Development Districts to establish policies and procedures to provide for the orderly consideration of such petitions and to provide guidance to developers and property owners of the factors that the City will consider in evaluating such petitions.

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

SECTION I: Title 24 of the Franklin Municipal Code is hereby amended to add a new Chapter 5 and shall read as follows:

CHAPTER 5. -- POLICIES AND PROCEDURES RELATING TO THE CONSIDERATION OF PETITIONS FOR THE CREATION OF REAL ESTATE INFRASTRUCTURE DEVELOPMENT DISTRICTS

Sec. 25-501. - Introduction

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

These policies and procedures (these "Policies") supplement the requirements of the Act,

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

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

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

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

Sec. 24-502. - Process for Consideration of Petitions

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

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

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

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

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

Sec.24.503. - General Policies relating to the Infrastructure Development Districts

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

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

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

(3) Municipal Benefits. The Board of Mayor and Aldermen has determined that in exchange for providing developers with access to special assessment financing and for the City's incurrence of time and expenses related to the creation and administration of special assessment districts, developers must agree to provide additional municipal benefits to the City. Only those benefits that comply with Section 3.2 may be funded with special assessment revenues, and any other municipal benefits agreed to must be paid for or financed by the developer from private funds. Guidelines for determining the level of municipal benefits provided by a developer are

included in the Municipal Benefits Guidelines which are attached hereto as Exhibit D and made part of these Policies. As more particularly described in Municipal Benefits Guidelines, the priority areas of the Board of Mayor and Aldermen are as follows: (i) Extraordinary Benefits and Quality Development; (ii) Attainable Housing/Housing Stability; (iii) Enhancement of Infrastructure, Public Service, Safety and Sustainability; and (iv) Redevelopment. To qualify for a positive City staff recommendation with respect to the petition, the developer must include commitments in two of the City's priority areas and justify a full credit award in at least one of the two areas. See Exhibit D for further guidance on the criteria related to full and partial credit awards.

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

(5) Value-to-lien Ratio. As a condition to financing infrastructure costs pursuant to Section 3.4 above, the City strongly prefers the minimum ratio of the appraised value of the district as developed to the principal amount of the special assessment financing to be at least three to one (3:1). The Authority, as the issuer of the special assessment financings, has the discretion to determine whether a ratio less than 3:1, but in no event less than two to one (2:1), is appropriate for certain financings. The Authority shall use its independent professional appraiser to assist in making such determinations.

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

(7) Timing of Commencement of Special Assessments. The special assessments imposed on the parcels in a district, or any phase thereof, shall not commence and any financing payable from such special assessments shall not be closed until the completion and approval of the infrastructure in the district or the applicable phase thereof. The City will consider permitting the commencement of assessment and the closing of financing prior to such time if the developer can

provide adequate security satisfactory to the Authority, the City and the Industrial Development Board to ensure completion of the applicable infrastructure.

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

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

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

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

Sec. 24-504. - Fees and Expenses; Miscellaneous

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

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

(3) Additional Requirements; Amendments. These policies may be amended or waived, in whole or in part, at any time by a duly adopted resolution of Board of Mayor and Aldermen. The Board of

Mayor and Aldermen may consider any special circumstances or conditions in determining whether to approve any Petition for the Establishment of a Real Estate Infrastructure Development District.

EXHIBIT A

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

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

I. Developer Information

1. Name of Developer: _____

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

3. Contact Person: _____

   Phone Number: _____

   E-Mail Address: _____

4. Website of Developer (if any): _____

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

6. Development Team

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

   Infrastructure Contractor: _____

Architect/Engineers:

Attorney for Developer:

Consultant for Developer:

II. Development and Financing Information

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

☐ Yes ☐ No

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

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

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

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

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

(Circle one): □ Yes □ No

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

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

(Circle one): □ Yes □ No

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

_____

_____

_____

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

_____

_____

_____

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

_____

_____

_____

III. Supplemental Information

Please provide with this Notice the following:

- Brief business history of the Developer
- Experience of Developer in the use of special assessments in connection with developments
- Resumes of all principals of Developer
- Timetable for the undertaking of the development

- A detailed budget for the cost of the infrastructure to be constructed relating to the district including the basis for determining such costs.
- The methodology for determining the overall development cost of the district as described in the petition.

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

V. Representations and Agreements of Developer

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

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

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

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

Developer: _____

Signed: _____ Date: _____, 20

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

EXHIBIT B

Petition for the Establishment of a Real Estate Infrastructure Development District

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

1. The name of the proposed real estate infrastructure development district is requested to be the "_____Infrastructure Development District" (the "District").

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

a. the entire boundaries of the District lie within the City; and

b. no portion of the proposed District overlaps with any other district established pursuant to the Act or with any central business improvement district established pursuant to Tennessee Code Annotated Title 7, Chapter 84; and

c. the District comprises ___ acres; and

d. as more fully described in Attachment 4 referenced below, the capital costs required to develop the District are $_____; and

e. the Developer's address is _____; and

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

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

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

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

5. Attachment 4 attached hereto lists the following:

a. the streets, roads, bridges, and sidewalks, and the water, wastewater, natural gas, electric, telecommunications, parking and storm water facilities, required for the development of the District, and benefitting the properties within the District, whether within or without the boundaries of the District; and the land within the boundaries of the District required to be donated, dedicated, or otherwise made available to a governmental entity for the foregoing uses and such other purposes that benefit the public as are approved by the City (collectively, "Infrastructure"); and

b. (i) an estimate of all costs that may be capitalized under generally accepted accounting principles for purchasing, constructing, installing, and equipping Infrastructure; (ii) the fees or costs imposed by a municipality or utility service provider: (A) related to the construction or installation of Infrastructure; or (B) as a condition to the delivery of utility services to properties within the District; and (iii) the cost of any land required to be donated, dedicated, or otherwise made available to a governmental entity for the purposes described above, which land shall be valued at either the Developer's demonstrated cost or, if the value of the land has subsequently been appraised, its appraised value, whichever is higher (collectively, "Infrastructure Costs") and

c. an estimate of all other costs of developing the District, including third-party assessment
administrator fees.

6. The undersigned request that the City levy special assessments (the "Assessment") on each parcel of property within the District, in the manner described below, for the purpose of funding the following:

a. the Infrastructure Costs associated with those items of Infrastructure identified on Attachment 5 (the "Funded Infrastructure"); and

b. the payment of the principal, premium, and interest on any bonds, notes, or other debt obligations issued pursuant hereto, and the funding of necessary reserves for debt service, capitalized interest, and costs of issuance related to any such bonds, notes, or other debt obligations issued; and

[1] Use this language if special assessments will be initiated or otherwise administered by phase.

c. an amount, not to exceed five percent (5%) of special assessments so levied, for administrative expenses, including expenses incurred by the City and the officers of the City, including the assessor of property, trustee, or other tax collecting official, in administering the collection and allocation of special assessments, including a reasonable allocation of overhead expenses; and

7. The undersigned request that the Assessment be levied on the basis of _____ and in the amount of _____. The undersigned represent and warrant that:

a. the Funded Infrastructure directly, uniquely and specifically benefits the properties within the District; and

b. without the installation of the Funded Infrastructure, the parcels within the District could not be developed as proposed; and

c. the proposed manner and amount of the Assessment apportions the costs of the Funded Infrastructure to each parcel of property within the District in a manner consistent with the benefits received by such parcel as a result of the construction and installation of the Funded Infrastructure.

8. The undersigned request that the Assessment be levied and collected annually, beginning in such year as may be agreed to be the City and the Developer, and ending no later than the _____ year thereafter, in such manner as may be permitted by the Act. [The levy and collection of the Assessment may be commenced by phase, as determined by the City and the Developer.][2]

9. The undersigned request that the City take any and all steps that it may elect to take to provide for the enforcement and collection of Assessments, including without limitation the imposition of a lien on properties within the District and the imposition of interest and penalties in the event of a property owner's failure to timely pay an Assessment, all as provided by the Act.

10. The undersigned request that the City:

a. authorize the issuance of bonds, to be issued directly by the Authority in conjunction with the Industrial Development Board for the purpose of funding the costs of the Funded Infrastructure;

[2] Use this language if special assessments will be initiated or otherwise administered by phase

b. apply and pledge to the payment of such bonds to the proceeds of the Assessment and the other costs described in Section 6 above;

c. enter into one or more district development agreements with the Developer, on such terms as may be consistent with the terms hereof and agreed to between the City, the Industrial Development Board and the Developer, to provide for the application of the proceeds of such bonds, the construction and installation of the Funded Infrastructure, and the development of the District.

11. The undersigned hereby request that the City hold a public hearing regarding this petition at the time and in the manner required by the Act, and to provide notice thereof in the manner required by the Act. The Developer hereby agrees to pay, or reimburse the City for the payment of: (a) all costs incurred by the City to provide notice of the public hearing related to this petition required by the Act; and (b) upon the levy of an Assessment as contemplated herein, all legal, financial advisory and other third-party administrative costs incurred by the City in connection with the implementation of the terms hereof.

Respectfully submitted by the petitioners as of this _____ day of _____, 202___.

DEVELOPER:

[Developer Name]

By:_____
Name:_____
Title:_____

OWNERS:

_____

_____

_____

_____

Exhibit C

Timeline for District Creation Process

2.1 Commencement of Petition Process

Developer Submit Notice of Intent and Draft Petition for Review

- **Submit hard copies to:**
  City Administrator's Office

- **Submit electronic copies to:**
  City Recorder, recorder@franklintn.gov

- **Include the following:**
  - Initial development plan submitted in accordance with the City of Franklin Zoning Ordinance and/or substantially final site plan
  - List of infrastructure expected to be funded
  - Third-party estimates of infrastructure costs
  - Proposed assessment methodology and rate of assessment

Note: Developer *should not submit* the Notice of Intent until all the above items are available.

2.2 Filing of Petition

- **File hard copies with:**
  City Administrator's Office

- **File electronic copies with:**
  City Recorder, recorder@franklintn.gov

- **Next Steps:**
  - Advertise public hearing at least 14 days prior to hearing
  - Public hearing to be held between 30 and 45 days from submission of the petition without the necessity of a special-called meeting
  - Developer to notify all residents within the proposed district by mail using the addresses as shown in the records of the Williamson County Assessor or Trustee for providing tax notices and provide evidence of such mailing to City staff prior to the date of the public hearing

Legal Reference: Tenn. Code Ann. § 7-84-812(b)
Notice of hearing must be mailed to all real property owners within the proposed district.

2.3 Public Hearing and Consideration of Resolution

- **Possible Actions of Board of Mayor and Aldermen:**
  - Approve the Petition
  - Approve the Petition with Amendments
  - Deny Approval of the Petition

Legal Reference: Tenn. Code Ann. § 7-84-813
District may only be established by resolution passed by a majority vote of the governing body present and voting upon conclusion of the public hearing.

2.4 Notice of Creation of District

- **Developer to File Notice with:**
  Williamson County Register of Deeds

Creation Timeline Constraints:

- Maximum of 60 days from submission of Notice of Intent and draft petition for City staff and developer to agree on the final petition to file with the Board of Mayor and Aldermen
- 30-45 days between the formal filing of the finalized petition and the required public hearing on the petition
- Developer has 60 days from approval by the Board of Mayor and Aldermen to file notice of creation with the Williamson County Register of Deeds

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Financings:

- Details related to special assessment financings are dependent on any proposed financing plan and specific agreements entered into following district creation.

EXHIBIT D

Municipal Benefits Guidelines

City Priorities	Sample Commitments	Credit Criteria
I. **Extraordinary Benefits and Quality Development**	• Project (within or outside of district) addresses one or more priority areas in one or more of the City's master plans • Developer demonstrates engagement with community stakeholders and identifies community-defined benefits • Construction or financial contributions to City priorities (e.g., the implementation of multimodal transportation improvements, such as greenways, bike lanes, traffic calming measures, and transit-supportive features that are in addition to the improvements required to serve the development) valued at a minimum of 1% of the principal amount of the special assessment financing or the infrastructure costs of the district if no financing is issued • Construction, upgrades, or financial contributions for expanding and improving public infrastructure needed to support an exceptional development. This includes, at a minimum, all required off-site infrastructure required to serve and mitigate the impact of the development on existing infrastructure - such as roads, utilities, or stormwater facilities • High-quality architectural and placemaking elements that exceed established base design standards and contribute to a distinct sense of place, as demonstrated through compliance with the current version of the City's development standards • When applicable, preservation, restoration, or adaptive reuse of designated historic structures	Full credit awarded for multiple commitments that strongly align with the City's Master Plans and Development Standards. Partial credit awarded for limited commitments or vague alignment with the City's Master Plans and Development Standards.

City Priorities	Sample Commitments	Credit Criteria
	or resources valued at a minimum of 1% of the principal amount of the special assessment financing or the infrastructure costs of the district if no financing is issued	
II. **Attainable Housing / Housing Stability**	• At least 10**%** of the total units shall be deed-restricted (minimum 50 years) for households earning between **50% and 150% of Area Median Income (AMI),** as defined annually by the U.S. Department of Housing and Urban Development • Development includes a mix of housing types when supported by Envision Franklin (e.g., apartments, townhomes, and single-family units) to serve a range of household sizes and income levels, with the goal of providing an equal number of the deed-restricted housing units for affordable (< 80% AMI) and workforce (between 80% – 150% AMI) income families • When apartments and for sale units are provided within a development, there are also an equal number of deed-restricted (minimum fifty years) affordable and workforce eligible rental and for sale units • Units of affordable housing as part of the development or off-site • Rental assistance or home-ownership support • Housing for special populations (e.g., seniors, veterans, low-income families)	Full credit awarded for quantitative commitments (units, affordability level, long-term affordability) and viability (funding, monitoring, enforcement). Partial credit awarded for quantitative commitments that are less than the minimum listed.
III. **Enhancement of Infrastructure, Public Service, Safety, and Sustainability**	• Dedicate at least 5% of the total site area to the City for facilities such as schools, childcare, fire/rescue stations, community centers, etc. that align with adopted public facility/school plans and level of service standards • Construction, improvement, or financial contributions for public infrastructure, in addition to the infrastructure required to serve	Full credit awarded for robust design commitments and enhancements to public access, maintenance, and interconnection within the City's

City Priorities	Sample Commitments	Credit Criteria
	the development, such as roads, utilities, or stormwater facilities valued at a minimum of 1% of the principal amount of the special assessment financing or the infrastructure costs of the district if no financing is issued • Streetscape improvements, public art, lighting, safety initiatives • Universal design / accessibility for people with disabilities • Connectivity to transit, walking and biking • Creation and integration of public art into many required open spaces, or the equivalent in other permitted locations within the development • For developments not designed under the Envision Franklin Village Green or Neighborhood Green Design Concepts, provide at least 20% additional <u>public</u> open space than required by the city's development regulations • Include connected greenway trails that link to the regional or citywide trail network, with a minimum length of 1,000 linear feet per 50 acres developed • Underground all public utilities located on all public roads located adjacent to the development (off-site) • Design certified energy efficient homes and buildings (i.e. Energy Star, LEED, NGBS, etc.), native landscaping, water conservation measures, etc.	broader and future network. Partial credit awarded for commitments that have limited impact or moderately advance public access, maintenance, and interconnection within the City's broader and future network.
IV. **Redevelopment**	• District area includes property with an existing site layout and architecture that does not meet the City's current regulations, and such property will be improved due to the development	Full credit awarded when the district includes at least 20% of its area within a census tract or block

City Priorities	Sample Commitments	Credit Criteria
	• District area includes property in which more than 50% of buildings are over 40 years old and such property will be improved due to the development • At least 20% of parcels within the district area have a building-to-land value ratio below 0.3 (a low ratio suggests the land holds more value than the building and the land is underutilized) and such ratio will be improved due to the development • District area includes a predominance of surface parking lots, and the development incorporates a mixture of other commercial and residential uses into a parking structure that will increase value, revenue potential and create a more vibrant, walkable neighborhood	group (subdivision) and one (1) or more redevelopment commitments are also present.

EXHIBIT E

Transparency and Disclosure Requirements

1. Full Disclosure of District Obligations and Assessments

Prior to the sale of any property within the district, developers and sellers shall provide clear, written disclosure to prospective buyers of the following:

- The existence, purpose, and governance structure of the district (e.g. homeowner association);
- All current and projected special assessments, taxes, and fees levied by the city, including capital improvement and maintenance obligations;
- Any outstanding debt incurred by the special assessment debt-issuing entity that affects the property;
- This information shall be included in the purchase contract and acknowledged by the buyer a minimum of three (3) business days before closing.

2. Infrastructure and Service Commitments

Developers shall provide buyers with a plain-language summary of planned infrastructure and community amenities to be funded or maintained within the district, including:

- Projected timelines, phasing, and associated completion dates;
- Responsibilities of the developer, any future homeowner association, the city, and the special assessment debt-issuing entity;
- Any known risks, delays, or dependencies that could affect delivery of the development.

3. Public Access to Documents and Records

A publicly accessible website shall be maintained by the special assessment administrator or other appropriate party so current and prospective homeowners can access the following:

- Governing documents (e.g., district formation documents, resolutions);
- District-related budgets, audits, meeting agendas, and minutes;
- Infrastructure plans, service agreements, and debt disclosures.

4. Ongoing Disclosure Requirements for Resales

Subsequent sellers of property within the district shall provide the same disclosures to future buyers, in accordance with state and local laws. The special assessment administrator or other appropriate party may offer standardized templates to assist in compliance.

SECTION II: This Ordinance shall take effect immediately upon its passage and approval.

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

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

PASSED FIRST READING **_____**
PASSED SECOND READING: **_____**