



City of Franklin

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

Meeting Agenda

Board of Zoning Appeals

Thursday, June 4, 2026

6:00 PM

Eastern Flank Event Facility

Notice is hereby given that a meeting of the Board of Zoning Appeals will be held on the date, time, and meeting location listed above. Additional information can be found at www.franklinton.gov/planning. For accommodations due to disabilities or other special arrangements, please contact the Human Resources Department at (615) 791-3216, at least 24 hours prior to the meeting. Accommodations have been made to ensure that the public is able to participate in the meeting. The public may participate in the following ways: • Watch the meeting on FranklinTV or the City of Franklin website. • Watch the live stream through the City of Franklin Facebook and YouTube accounts. • Email comments to planningintake@franklinton.gov to be provided in full to the Commission and included in the minutes, but not read aloud in their entirety during the meeting. Emailed comments are accepted until 12:00 PM (noon) on the day before the meeting. • Comment in-person at Eastern Flank Event Facility. Speakers will be asked to fill out a speaker card prior to the meeting starting. Speakers may sit in the Event Facility.

CALL TO ORDER

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

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

APPROVAL OF MINUTES

1. Consideration Of Approval Of The April 2, 2026 BZA Minutes.

ANNOUNCEMENTS

APPLICATIONS

2. A Variance Request To Allow The Principal Building And Rear Deck To Encroach Up To 20 Feet Into The 40-Foot Rear Setback For The Property Located At 129 Thompson Alley (F.Z.O. 3.5.5.).

Sponsors: Amy Diaz-Barriga, Ariella Stanford

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.



Meeting Minutes

Board of Zoning Appeals

Thursday, April 2, 2026

6:00 PM

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CALL TO ORDER

Chair Langley called the meeting to order at 6:00 PM.

Board Members Present: Chair Jonathan Langley, William Scales, John Boehms, Jeff Fleishour, Dorinda Smith

Board Members Absent: none

Staff Present: Ariella Stanford, William Squires, William Holcomb, Amy Diaz-Barriga

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

Chair Langley asked for citizen comments. There were none.

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

APPROVAL OF MINUTES

1. **Consideration Of Approval Of The March 5, 2026, BZA Minutes.**

Sponsors:

A motion was made by Board Member Scales, seconded by Board Member Boehms to approve the minutes from the March 5, 2026 meeting. The motion carried 5-0.

ANNOUNCEMENTS

Chair Langley asked if staff had any announcements. There were none.

APPLICATIONS

2. **A Variance Request To Allow A Screened-In Porch To Encroach 20 Feet Into The Rear Setback For The Property Located At 514 Cairnview Drive (F.Z.O. 3.10.7).**

Sponsors: Amy Diaz-Barriga, Ariella Stanford

Staff Presentation: Ariella Stanford. Ms. Stanford stated that The subject property is located at 514 Cairnview Drive and is zoned PD Planned District. The applicant is proposing a screened-in porch extending from the rear of the existing house on the property. Screened-in porches are considered appurtenances, and appurtenances are permitted to encroach up to 15 feet into the rear setback, but no closer than 15 feet from the lot line. Since the existing house is 25 feet from the rear property line at the proposed location for the screened-in porch, it would be allowed to encroach up to 10 feet into the rear setback at that location. The proposed porch encroaches 20 feet into the rear setback and would be 5 feet from the rear property line. For this reason, the applicant is requesting a variance to allow the screened-in porch to encroach 20 feet into the rear setback.

Staff Analysis

The BZA may authorize a variance only when the request has met all three criteria in accordance with F.Z.O §20.10.6 and State law. The staff has completed an analysis of the request in light of these criteria:

1. Where, by reason of exceptional narrowness, shallowness, or shape of a specific piece of property at the time of the enactment of the Zoning Ordinance or by reason of exceptional topographic conditions or other extraordinary and exceptional situation or condition, such a piece of property is not able to accommodate development as required under this Ordinance.

Staff does not find an exceptional situation that prevents development as required under this ordinance. While the existing house extends up to the rear setback line, a screened-in porch is allowed to encroach into the rear setback. With the distance of the existing house from the rear lot line, an appurtenance could encroach 10 feet into the rear setback at the proposed location, in order to be at least 15 feet from the rear lot line. If the porch were designed to be more wide and less deep, the porch could possibly be the same square footage and meet the requirements of the Zoning Ordinance. Staff does not find a condition of the lot preventing a screened-in porch from complying with the Zoning Ordinance requirements in this case. Staff finds this criteria is not met.

2. The strict application of any provision enacted under the Zoning Ordinance would result in peculiar and exceptional practical difficulties for or exceptional or undue hardship for the owner of the property.

Staff does not find that an undue hardship would be caused by the strict application of the Zoning Ordinance. If the porch were designed to be more wide and less deep, it could meet the requirements of the Zoning Ordinance. Staff finds this criteria is not met.

3. Such relief may be granted without substantial detriment to the public good and without substantially impairing the purpose and intent of the Zoning Ordinance. Staff does not find that this request would be a substantial detriment to the public good or substantially impair the intent of the Zoning Ordinance.

The intent of this ordinance is to ensure there is a buffer between appurtenances and neighboring properties and buildings. This property abuts wooded open space to the rear. Seeing as the appurtenance would not be encroaching significantly close to a neighboring residential property, Staff finds that this would not be a detriment to the public good or impair the intent of the Zoning Ordinance. Staff finds this criteria is met.

RECOMMENDATION:

Staff recommends the Board of Zoning Appeals move to deny the Variance Request To Allow A Screened-In Porch To Encroach 20 Feet Into The Rear Setback For The Property Located At 514 Cairnview Drive, because the criteria for granting a variance have not all been met.

Applicant: Katie and Rob Wiles, homeowners 514 Carinview Drive. Ms. Wiles stated that she and her husband believe the property meets the requirements for granting a variance request. Regarding the exceptional conditions, Ms. Wiles stated that the combination of the home's placement on the property and the shallow rear yard does create an exceptional condition. Considering the porch must be at least 15 feet from the rear property line, only 10 feet of buildable space is left. To redesign the porch to be wider would require significant redesigning affecting the windows and roof placement creating possible complications. To realistically build a much wider porch would create new complications impacting neighbors more significantly. Factoring in the roof

overhang to construct a wide porch, the actual buildable space would be about 9 feet of usable space and not very functional. Research into variance requests approved or recommended by staff in the past resulted in an approved variance request on August 1, 2024, at 3025 Nature's Landing Drive. The variance request was supported because the actual buildable square footage was 8 feet. Ms. Wiles stated that their property backs up to open wooded areas rather than another home therefore crowding is not an issue. Ms. Wiles ended by stating that they are requesting to build a normal functional screened porch that works within the restraints of their property.

Citizen Comments:

Samuel Fleming, 513 Cairnview Drive. Mr. Fleming stated that poor planning from the developers regarding 514 Cairnview Drive is the cause of the difficulties the Wiles family is experiencing as they attempt to build a screened porch. Mr. Fleming stated that subject property is defined differently, making the property appear clipped off and noted the criteria for approving a variance seem to be very restrictive. Lastly Mr. Fleming stated that screened porch is tastefully and well designed and cannot be seen from the sidewalk.

MOTION (Citizen Comments)

Board Member Smith motioned to Close the public comments, seconded by Board member Scales. The motion carried by a vote of 5-0.

Board Member Scales asked Ms. Wiles to discuss the reasons why a wider screened porch would not be feasible.

Ms. Wiles stated that the proposed design is about 360 square feet, making it difficult for contractors to meet the requirements for a wider screened porch. There are large living room windows that are directly to the side of the proposed location for the porch as well as roof pitch that the contractors would not alter due to the potential problems with the guttering and drainage systems around the house. Along the other side of the proposed porch location are bedroom windows that, for safety reasons, would prefer not to block.

Board Member Boehms stated that a porch was referenced during the presentation and asked the applicant to confirm what is proposed to be built.

Ms. Wiles confirmed that they are proposing to build a screened porch.

Board Member Smith asked for more information regarding the area behind the subject property.

Ms. Wiles explained that the distance is 170 feet to the rear neighbor's property line.

Mr. Wiles stated that it is a wooded common area with a stream that goes through the middle.

Board Member Scales asked if the HOA has made any comments on the proposed screened porch.

Ms. Wiles stated that the HOA had not made any comments as the variance request is the first step in the process.

MOTION

Board Member Fleishour motioned to approve A Variance Request To Allow A Screened-In Porch To Encroach 20 Feet Into The Rear Setback For The Property Located At 514 Cairnview Drive, seconded by Board Member Boehms.

Board Member Fleishour stated that, in his opinion, the criteria for granting a variance request have been met, and he is comfortable with the distance of 170 feet to the rear neighboring property line.

Chair Langley stated that he agrees with Mr. Fleishour and pointed out the exceptional and unique lot size of the subject property. Variance requests each stand on their own, but from an analysis standpoint, there is plenty of buffer between the subject property and the neighbors in the distance.

Board Member Scales stated that the lot shape stood out to him and the irregularity of it compared to the other lots, along with the large, wooded buffer in the rear of the subject property. The shape of the lot is exceptional and does seem to satisfy the criteria, while the strict application of the ordinance does create hardship, as the applicant has noted.

Board Member Smith stated that the open space behind the subject property is an exceptional situation as typically open space would not be there. Zero lot line situations are also a unique situation. Ms. Smith noted

that the applicant's photos (roof pitch) of the back of the home helped illustrate and explain why it would not be feasible to build a wide porch. Ms. Smith stated that she believes all three criteria have been met to satisfy granting a variance request.

There being no further discussion, the motion carried by a vote of 5-0.

OTHER BUSINESS

Chair Langley asked if there was any further business. There was none.

ADJOURN

Board Member Fleishour motioned to adjourn the April 2, 2026, BZA meeting, seconded by Board member Smith. The motion carried by a vote of 5-0. There being no further business, the meeting adjourned at 6:18 PM.

Chair

Date



File #: 26-0692

DATE: 6/4/2026
TO: Board of Zoning Appeals
FROM: Amy Diaz-Barriga, Asst Director of Planning Development
Ariella Stanford, Planner

SUBJECT:

A Variance Request To Allow The Principal Building And Rear Deck To Encroach Up To 20 Feet Into The 40-Foot Rear Setback For The Property Located At 129 Thompson Alley (F.Z.O. 3.5.5.).

PURPOSE:

PROJECT INFORMATION

COF Project Number: 9126
Applicant: Ben McCreary, Chisel Workshop
Owner: Emily Firsich

BACKGROUND/STAFF COMMENTS:

Vicinity Zoning/Land Use

Site: Residential 2 (R-2) District / Single-Family Residential
North: Residential 2 (R-2) District / Single-Family Residential
South: Residential 2 (R-2) District and Civic and Institutional (CI) District / Recreation and Single-Family Residential
East: Residential 2 (R-2) District / Single-Family Residential
West: Residential 2 (R-2) District / Vacant

Applicable Zoning Ordinance Provisions

20.10 Variance

A. The purpose of a variance is to:

1. Provide limited relief from the requirements of this Ordinance in cases where strict application of a particular requirement would create an unnecessary hardship prohibiting the use of land in a manner otherwise allowed under this Ordinance; and
2. Address extraordinary, exceptional, or unique situations that were not caused by the applicant's act or omission.

B. Variances are not intended merely to remove inconveniences or financial burdens that the requirements of this Ordinance may impose on property owners in general.

F.Z.O. 3.5.5. - Residential 2 (R-2) District, Dimensional Standards

Principal Building Setbacks	Minimum
Rear Yard	40 feet

Appurtenance Encroachment Into Setbacks	
Rear Yard	15 feet max, but no closer than 20 feet from lot line

Background

The subject property is located at 129 Thompson Alley and is zoned Residential 2 (R-2) District. It is also within the Flood Fringe Overlay (FFO) and the Central Franklin Overlay (CFO). The applicant is proposing to build a new single-family house on this property. There are a couple factors limiting where the new house can be located: the R-2 zoning district requires 40-foot rear yard setbacks, and this property has a Middle Tennessee Electric (MTE) overhead transmission line and a 40' easement (20' on either side of the overhead line) across the front portion of the lot. The MTE easement covers a large portion of the lot that would otherwise be buildable area within the required setbacks. To avoid the MTE easement, the applicant is proposing to locate the house further back on the site and encroach into the rear yard setback. The request is for an approximately 5.5 foot encroachment of the house into the rear setback, and an additional encroachment of about 14.3 feet for the rear deck. Decks are considered appurtenances, which are allowed to encroach 15 feet into a rear setback (but no closer than 20 feet from a lot line). While the deck is approximately 14.3 feet, it is encroaching up to 20 feet with the encroachment of the house included. For this reason, the applicant is requesting a variance to allow a principal building and rear deck to encroach up to 20 feet into the rear setback.

Staff Analysis

The BZA may authorize a variance only when the request has met all three criteria in accordance with F.Z.O §20.10.6 and State law. The staff has completed an analysis of the request in light of these criteria:

1. Where, by reason of exceptional narrowness, shallowness, or shape of a specific piece of property at the time of the enactment of the Zoning Ordinance or by reason of exceptional topographic conditions or other extraordinary and exceptional situation or condition, such a piece of property is not able to accommodate development as required under this Ordinance.

The MTE easement takes up a large portion of the lot that would otherwise be buildable area within the setbacks. In addition, the lot is a smaller size than what is required today for the R-2 zoning district. The zoning district requires 15,000 square feet for R-2 lots, and this lot is 12,829 square feet. With these factors, the buildable area on the lot is uniquely restricted and this property would not be able to accommodate development of the proposed house within the setback requirements. Staff finds this criteria is met.

2. The strict application of any provision enacted under the Zoning Ordinance would result in peculiar

and exceptional practical difficulties for or exceptional or undue hardship for the owner of the property.

The strict application of the zoning ordinance in this case would require a smaller house than proposed, due to the MTE easement in the front. If it weren't for the MTE easement, the house could be significantly larger and still fit within the setbacks. In order to comply with the zoning ordinance in this case, the house would need to be even smaller than proposed. Staff finds this criteria is met.

3. Such relief may be granted without substantial detriment to the public good and without substantially impairing the purpose and intent of the Zoning Ordinance.

Staff finds that this would not be a detriment to the public good or impair the intent of the zoning ordinance. The house is still significantly smaller than a house that could fit within the required setbacks, if it weren't for the MTE easement. With this in mind, the proposed house is an appropriate size for this neighborhood and the zoning district. Rear setbacks are intended to be a buffer between houses and the properties behind. In this case, there is a vacant lot behind this property and railroad tracks behind that vacant lot. The house being slightly farther back would not have a negative affect on any neighboring properties behind. In addition, the location of houses on this street are not uniform or consistent. With that being said, the house being setback farther would not be inconsistent with the aesthetics of the street. Staff finds this criteria is met.

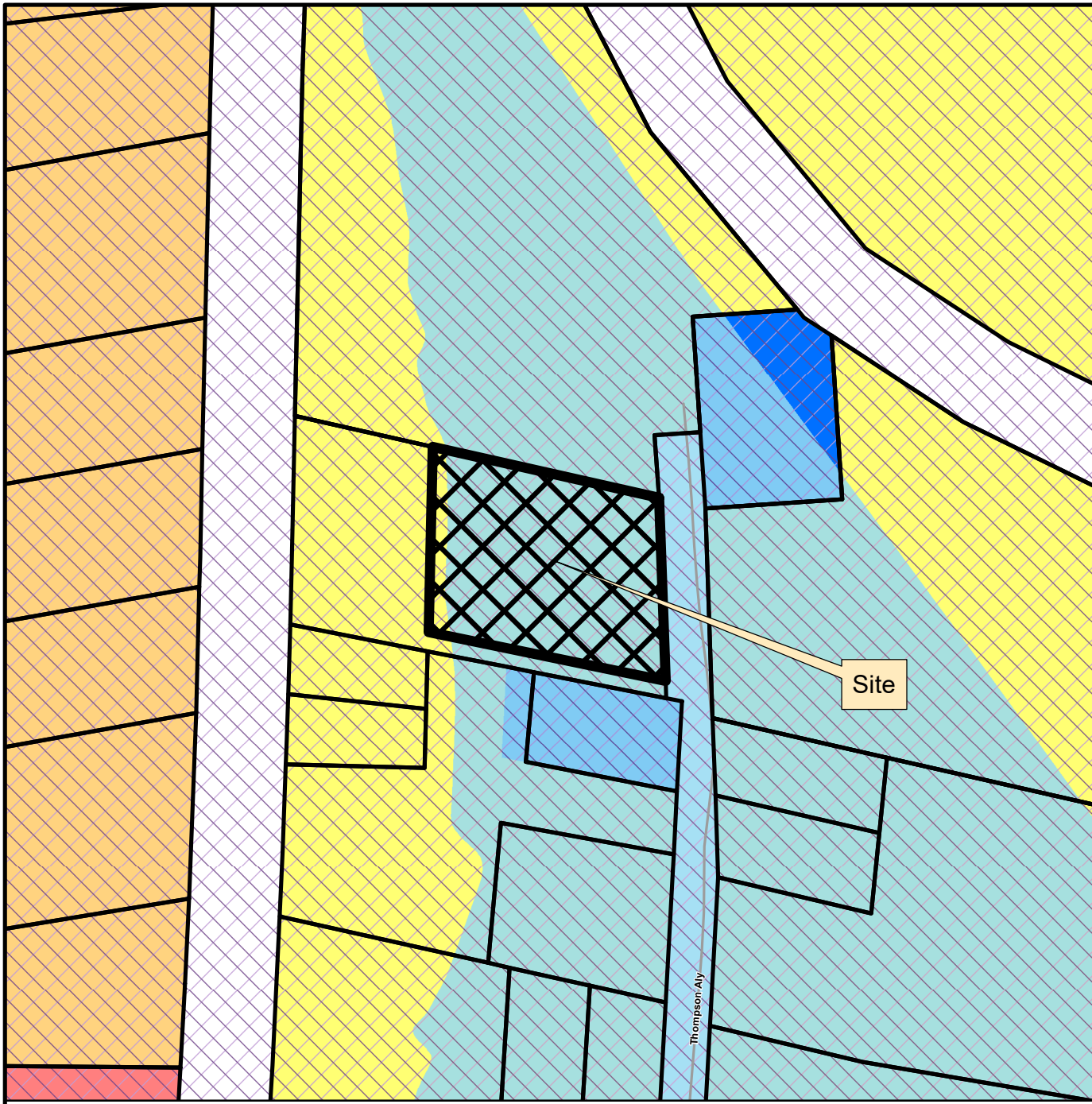
FINANCIAL IMPACT:

Unknown.


























RECOMMENDATION:

RECOMMENDED MOTION: Staff recommends the Board of Zoning Appeals move to **approve** the Variance Request To Allow The Principal Building And Rear Deck To Encroach Up To 20 Feet Into The 40-Foot Rear Setback For The Property Located At 129 Thompson Alley, because the criteria for granting a variance have been met.

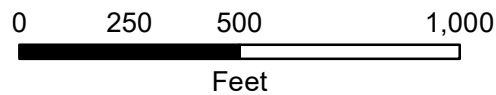
129 THOMPSON ALLEY
 TAX MAP 078K, GROUP F, PARCEL 00900
 BOARD OF ZONING APPEALS
 JUNE 4, 2026



Legend

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

This map was created by the Franklin Planning Department.
 It was compiled from the most authentic information available.
 The City is not responsible for any errors or omissions contained hereon.
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May 11, 2026

Board of Zoning Appeals

City of Franklin, Tennessee

Re: Variance Request Justification Letter – 129 Thompson Alley, Franklin, TN 37064

Members of the Board of Zoning Appeals:

On behalf of the property owners, we respectfully submit this letter in support of a variance request for the property located at 129 Thompson Alley. The property is zoned R2 and is proposed to be developed with a new single-family residence.

The applicant requests a variance to permit the proposed primary structure to encroach 19'-11 ½" into the required 40'-0" rear setback. This includes an encroachment of approximately 5'-7 ½" for the enclosed building footprint and an additional 14'-3 ¾" associated with a rear deck appurtenance. Although the proposed deck extends beyond the standard 15'-0" appurtenance encroachment allowance, it remains more than 20'-0" from the rear property line.

This request is justified by exceptional physical conditions unique to the property and satisfies the three criteria required for approval of a variance under applicable State law and the City of Franklin Zoning Ordinance.

The subject property contains extraordinary physical conditions that significantly limit its buildable area when compared to other similarly zoned R2 properties throughout the City. The parcel contains approximately 12,829 square feet, which is 2,171 square feet smaller than the minimum lot size typically required within the R2 zoning district. In addition, the property is burdened by a Middle Tennessee Electric overhead transmission line and associated 40'-0" "sky-to-ground" right-of-way easement traversing the front portion of the site. MTE requires a 20'-0" clearance on either side of the overhead line, resulting in an easement area that consumes approximately one-third of the lot area and approximately 48 feet of the lot's overall buildable depth. When combined with the required 40-foot rear setback, these conditions substantially constrain the practical building envelope available for development and create an exceptional hardship not generally applicable to other residential properties within the R2 district.

The lots along Thompson Alley back directly to a CSX railroad right-of-way, which creates a clear transition between the larger-lot R2 neighborhoods and the smaller-lot residential properties located across the rail corridor zoned R4. The developed properties along Thompson Alley, including the subject property, share more in common with the adjacent R4 development pattern, including smaller lot configurations and more compact residential site conditions, than with a typical R2 parcel elsewhere within the City. Despite these contextual characteristics, the property remains subject to the more restrictive R2 dimensional standards, including the 40-foot rear setback requirement.

The applicant also explored acquisition of the unimproved parcel located between the subject property and the railroad corridor, which property records indicate is owned by Williamson County. However, Williamson County representatives indicated there is presently no mechanism available for purchase unless the property is formally declared surplus through County procedures. At this time, the parcel has not been designated surplus.

Strict application of the Zoning Ordinance would create practical difficulties due to the unique physical characteristics of the property rather than any personal or financial circumstance of the owner. The combination of the undersized lot, the expansive utility easement, and the unusually deep rear setback requirement substantially limits reasonable placement of a residence on the property.

The proposed residence has been intentionally designed to remain modest and contextually appropriate for the site. The home consists of a 1½-story residence with an unfinished basement necessary to elevate the finished floor above the floodplain, along with a wrap-around front porch and rear deck. The request does not involve a change in use or increased density, but rather reasonable dimensional relief necessary to allow functional residential development of a uniquely constrained parcel.

Granting the requested variance will not substantially impair the intent or purpose of the Zoning Ordinance nor be detrimental to the public good. The proposed residence remains consistent with the residential character and development pattern of Thompson Alley and the surrounding neighborhood. Additionally, the proposed rear encroachment remains adjacent to an undeveloped county-owned parcel and the railroad corridor, minimizing any practical impact on neighboring residential properties while maintaining more than 20 feet of separation from the rear property line.

For these reasons, we respectfully request approval of the requested rear setback variance for the property located at 129 Thompson Alley. We believe the application satisfies the required criteria for granting a variance and represents a reasonable and appropriate solution to the exceptional physical constraints affecting the property.

Thank you for your consideration of this request.

Respectfully submitted,

A handwritten signature in black ink, appearing to read "Ben McCreary", with a long horizontal flourish extending to the right.

Ben McCreary, AIA, LEED AP
Chisel Workshop

FIRSICH RESIDENCE

129 THOMPSON ALLEY
FRANKLIN, TENNESSEE 37064

2026.05.11 // DESIGN DOCUMENTS

ARCHITECTURE SHEET LIST

G001 COVER SHEET
SP100 SITE PLAN
A100 LOWER LEVEL PLAN
A101 FIRST FLOOR PLAN
A102 SECOND FLOOR PLAN
A103 ROOF PLAN
A201 EXTERIOR ELEVATIONS
A202 EXTERIOR ELEVATIONS
A203 EXTERIOR ELEVATIONS
A204 3D PERSPECTIVES

CHISEL

PO BOX 680566 | FRANKLIN, TN 37068

DESIGN
DEVELOPMENT

FIRSICH RESIDENCE

129 THOMPSON ALLEY, FRANKLIN TN 37064

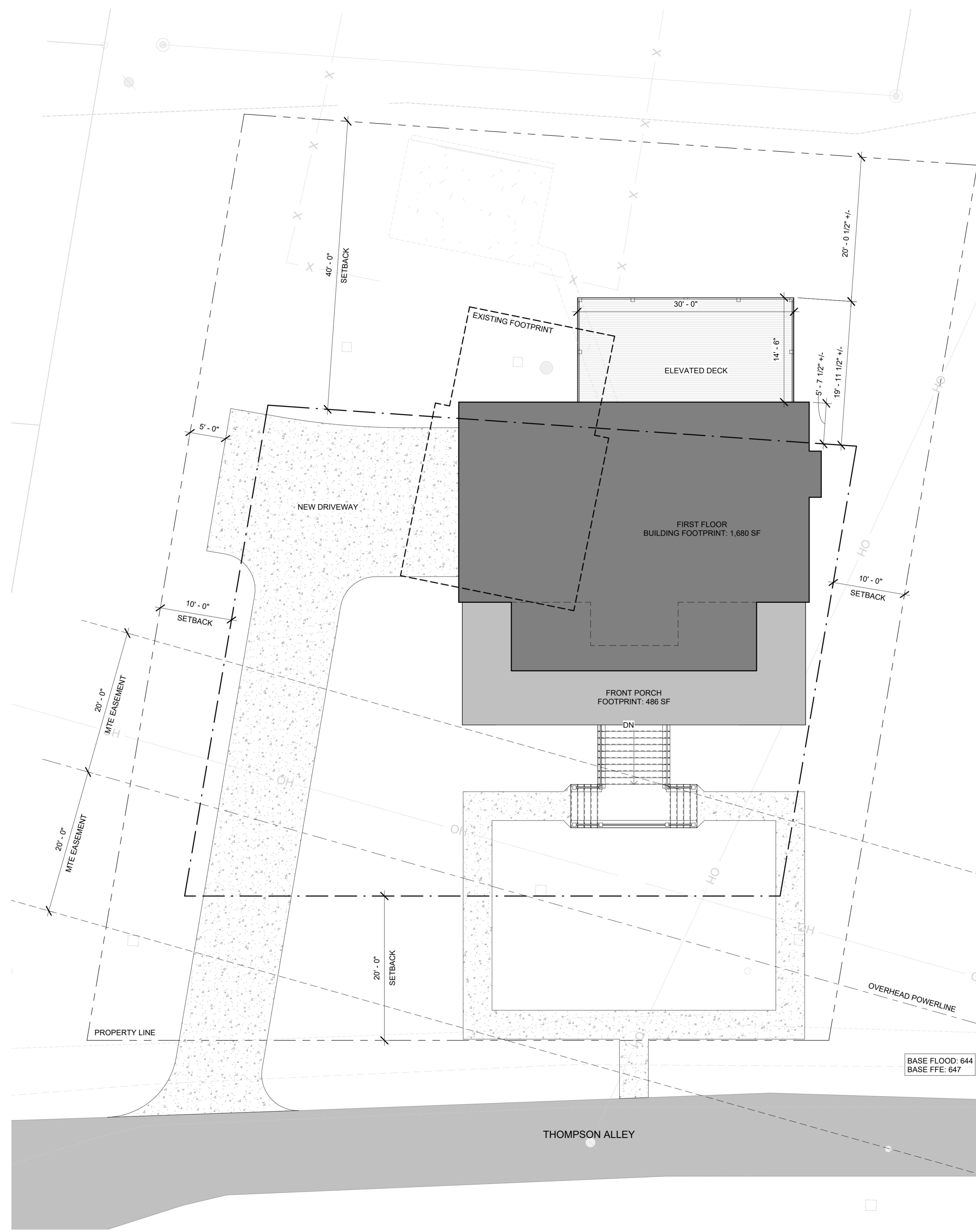
NEW CONSTRUCTION

2026.05.11

240902

COVER SHEET

G001



GENERAL NOTES

1. SEE G002 FOR ZONING AND CODE ANALYSIS
2. EAVES, GUTTERS OR DOWNSPOUTS, SHALL NOT PROJECT INTO OR OVER REQUIRED YARD SETBACK NOT MORE THAN 24" PER METRO ZONING CHAPTER 17.12.040. SEE SITE PLAN FOR EAVE ENCROACHMENT.
3. CHIMNEYS SHALL NOT PROJECT MORE THAN THREE FEET INTO REQUIRED SETBACK PER METRO ZONING CHAPTER 17.12.040.
4. GRADING PLAN SHOWN FOR DESIGN INTENT ONLY. COORDINATE GRADING PLAN, SITE WALLS, DRAINAGE DESIGN, ETC WITH CIVIL ENGINEER OR LANDSCAPE ARCHITECT.

CHISEL

PO BOX 680566 | FRANKLIN, TN 37068

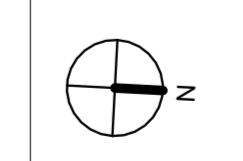
DESIGN DEVELOPMENT

FIRSICH RESIDENCE
 129 THOMPSON ALLEY, FRANKLIN TN 37064
 NEW CONSTRUCTION

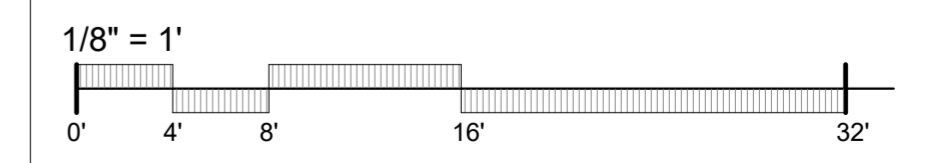
2026.05.11 | 240902

SITE PLAN

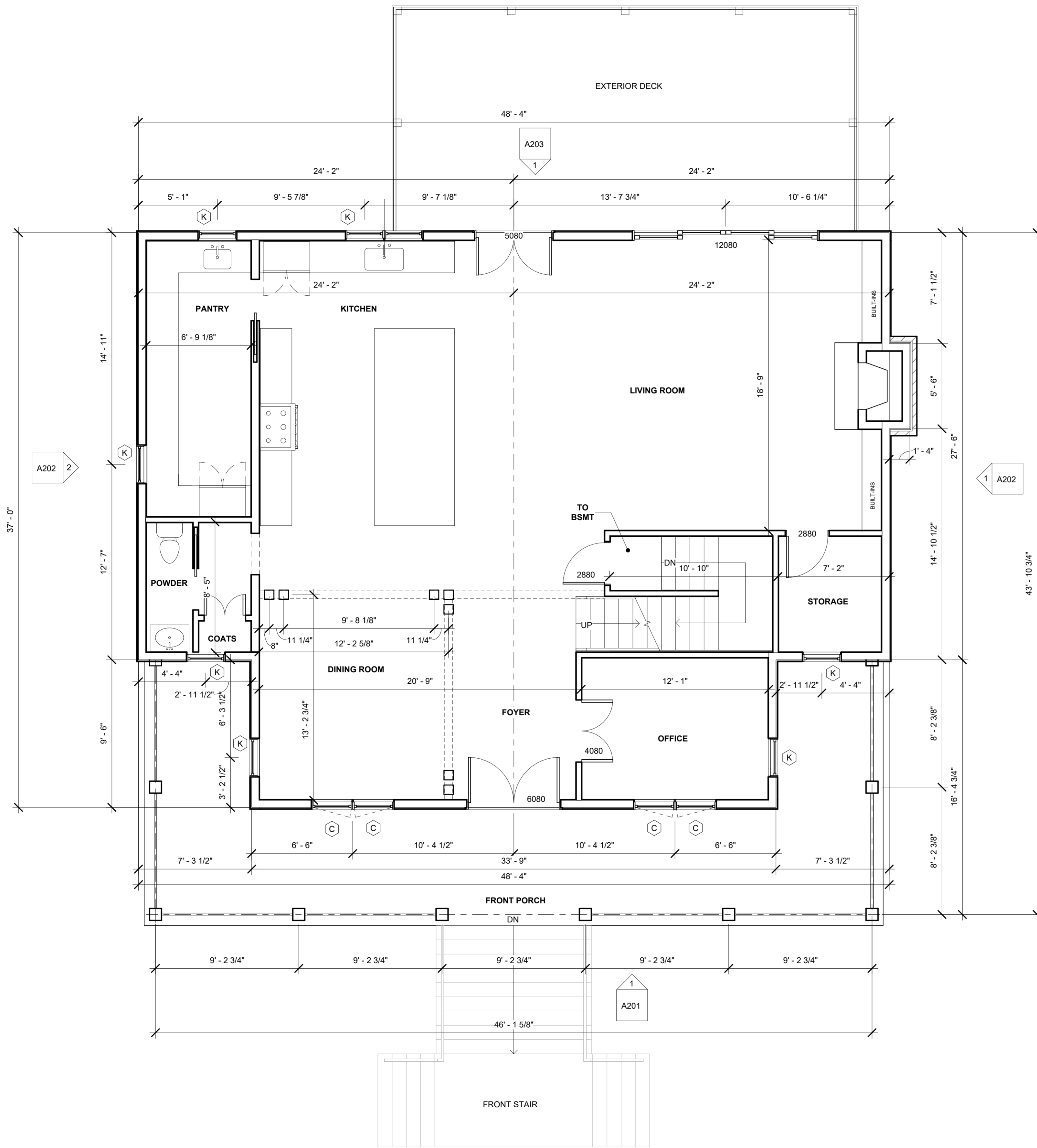
SP100



GRAPHIC SCALES

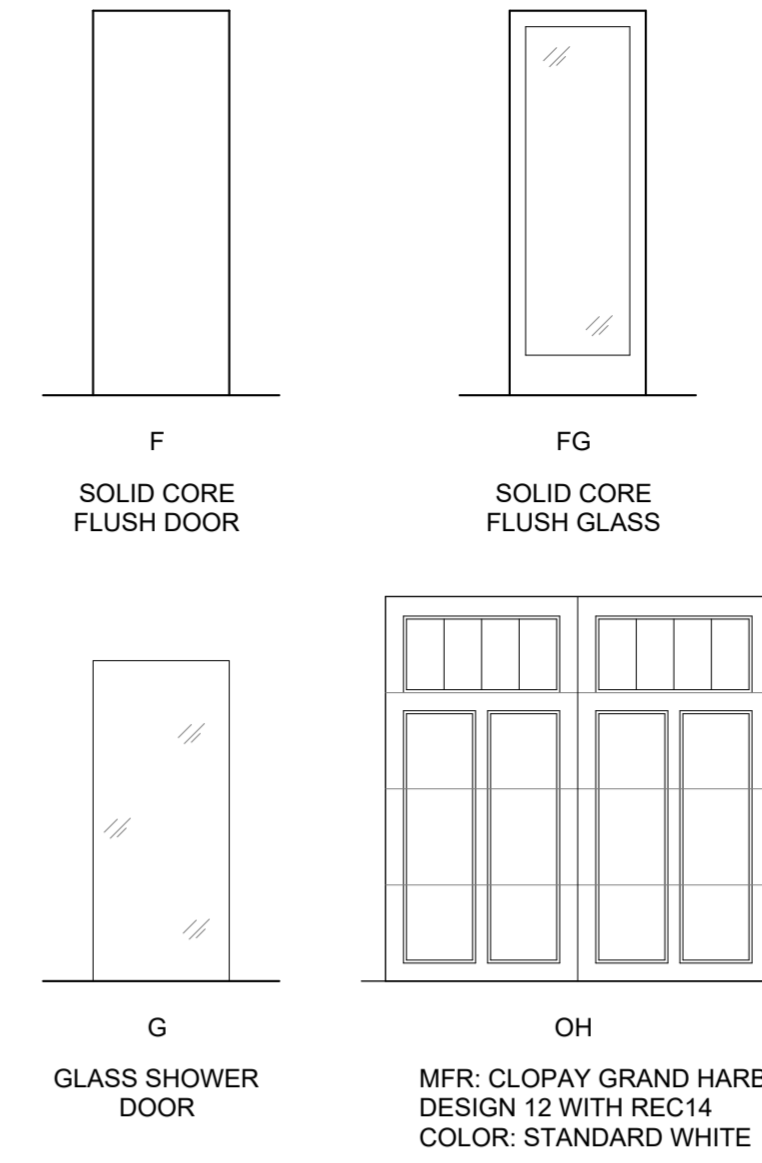


① **SITE PLAN**
 1/8" = 1'-0"

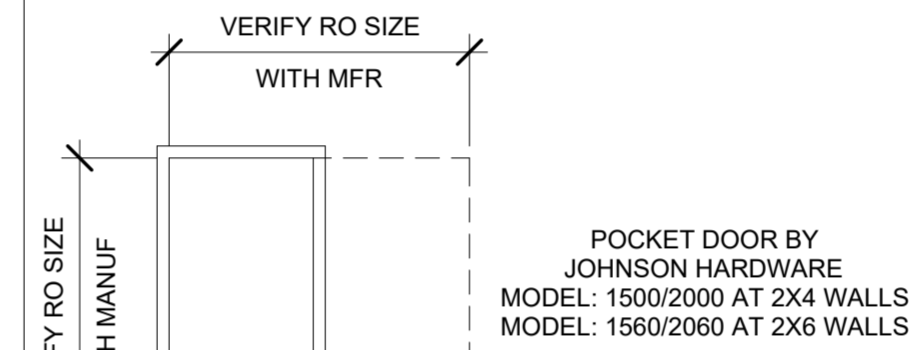


1 FLOOR PLAN // FIRST FLOOR
1/4" = 1'-0"

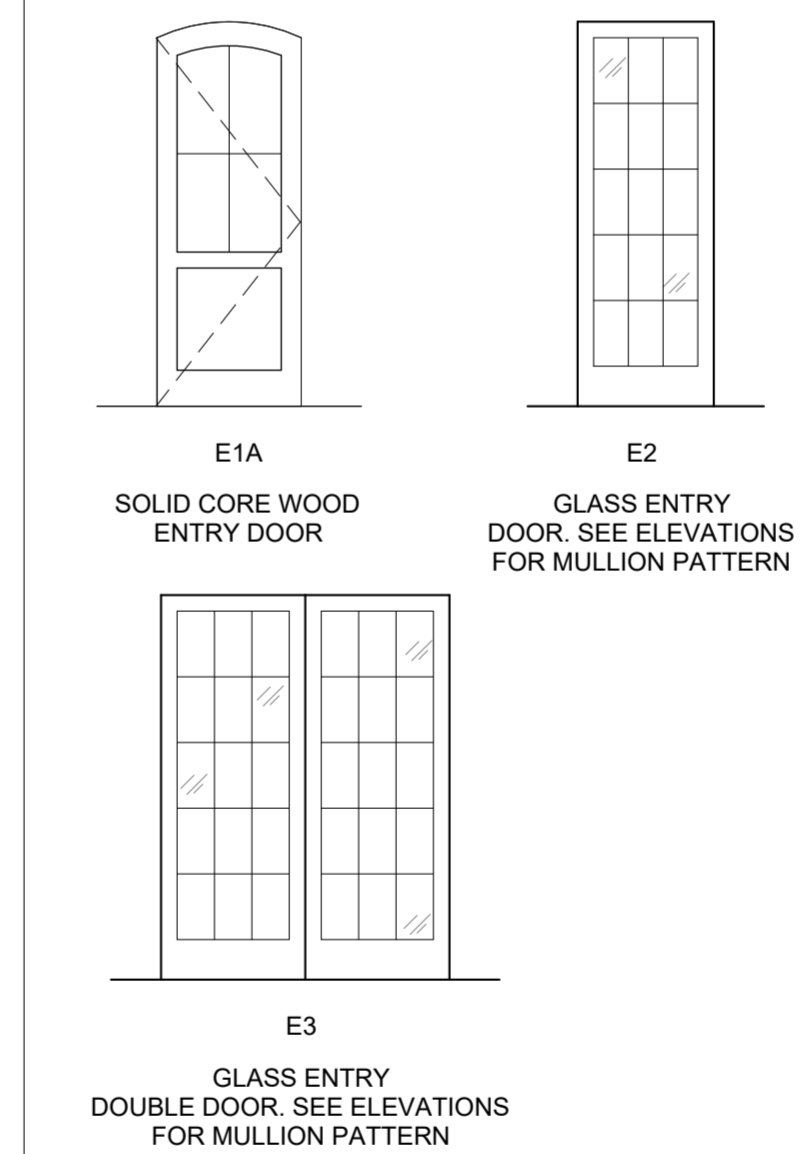
DOOR TYPES



FRAME TYPES



EXTERIOR DOOR TYPES



WINDOW NOTES

WINDOW SCHEDULE				
TYPE	WIDTH	HEIGHT	SILL HEIGHT	NOTES
C	2' - 8"	6' - 0"	2' - 0"	
K	2' - 6"	4' - 6"	<varies>	
N	2' - 4"	4' - 6"	2' - 6"	
O	2' - 4"	1' - 6"	7' - 0"	
P	2' - 4"	6' - 0"	2' - 6"	
Q	2' - 0"	3' - 6"	3' - 6"	

- MFR BASIS OF DESIGN: MARVIN ELEVATE
- EXTERIOR FINISH: TBD
- INTERIOR FINISH: PAINTED WOOD
- HARDWARE FINISH: SATIN CHROME
- WINDOW MUNTIN PROFILE: SIMULATED DIVIDED LITE WITH SPACER BAR (SDL). SEE ELEVATIONS FOR PATTERN.
- SIZES SHOWN ARE NOMINAL. VERIFY RO WITH WINDOW SPECIFICATION SHEET.

FLOOR PLAN LEGEND

- NEW CONSTRUCTION
- A WALL TYPE - SEE G002
- BRICK EXTERIOR - SEE ELEV SHEETS
- CMU FOUNDATION WALLS

GENERAL NOTES

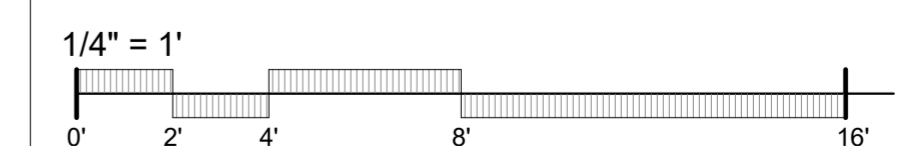
- PERFORM ALL WORK IN COMPLIANCE WITH STATE AND LOCAL CODES, EXECUTED IN ACCORDANCE WITH ACCEPTED INDUSTRY STANDARDS
- VERIFY ALL MEASUREMENT IN THE FIELD BEFORE COMMENCEMENT OF WORK
- PROCURE ALL REQUIRED AND NECESSARY PERMITS AND APPROVALS PRIOR TO THE COMMENCEMENT OF ANY WORK
- ALL DIMENSIONS ARE SHOWN TO THE FACE OF STUD, UNLESS NOTED OTHERWISE
- MECHANICAL, ELECTRICAL, AND STRUCTURAL DESIGN SERVICES AND ANALYSIS TO BE PROVIDED BY CONTRACTOR ON A DESIGN-BUILD BASIS.
- PROVIDE IN WALL WOOD BLOCKING AT TOILET ACCESSORY LOCATIONS.
- DOORS ARE LOCATED 6" FROM NEAREST WALL CORNER UNO.
- PROVIDE CRACK SUPPRESSION SYSTEM UNDER TILE FLOOR.
- PROVIDE CEMENT BOARD IN LIEU OF GWB AT ALL WET LOCATIONS.

FLOOR PLAN KEYNOTES

- TBD
-
-
-
-
-
-
-
-
-
-
-
-



GRAPHIC SCALES



CHISEL

PO BOX 680566 | FRANKLIN, TN 37068

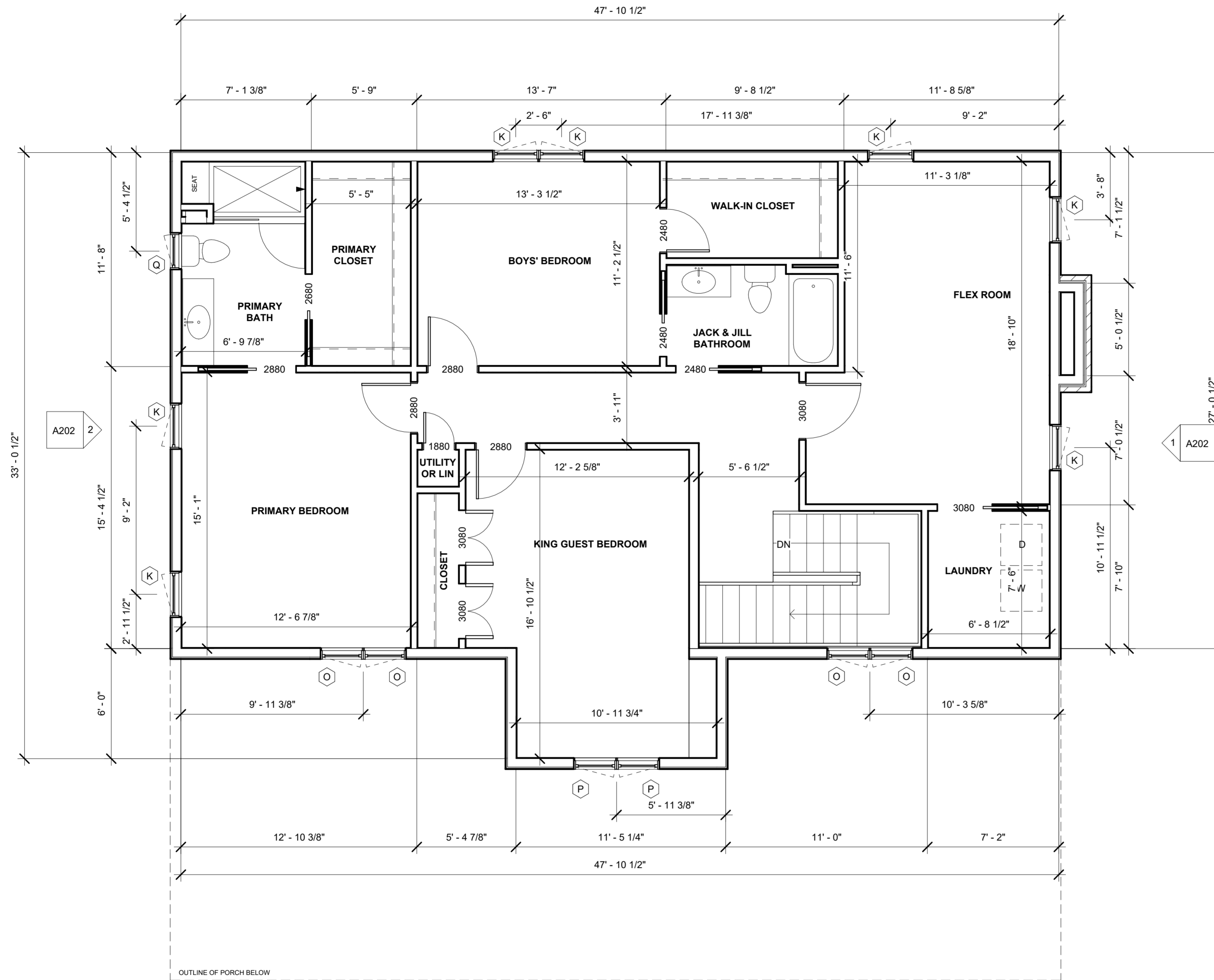
DESIGN DEVELOPMENT

FIRSICH RESIDENCE
129 THOMPSON ALLEY, FRANKLIN TN 37064
NEW CONSTRUCTION

2026.05.11 | 240902

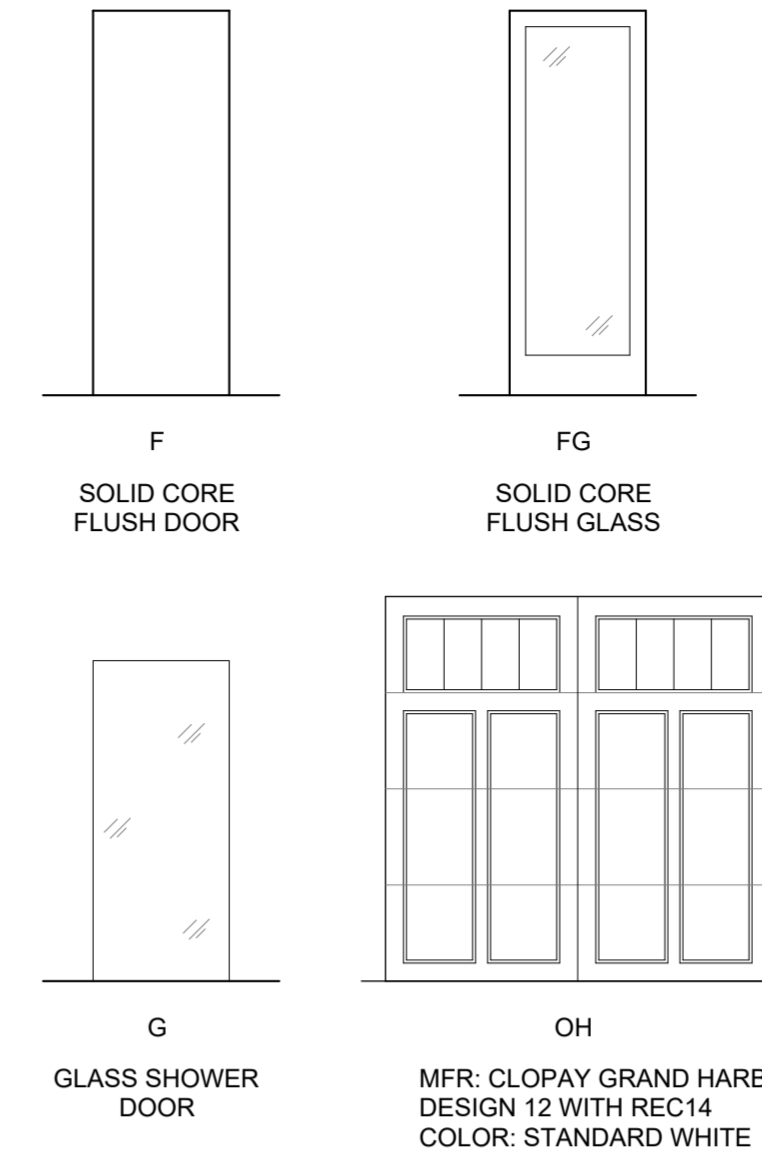
FIRST FLOOR PLAN

A101

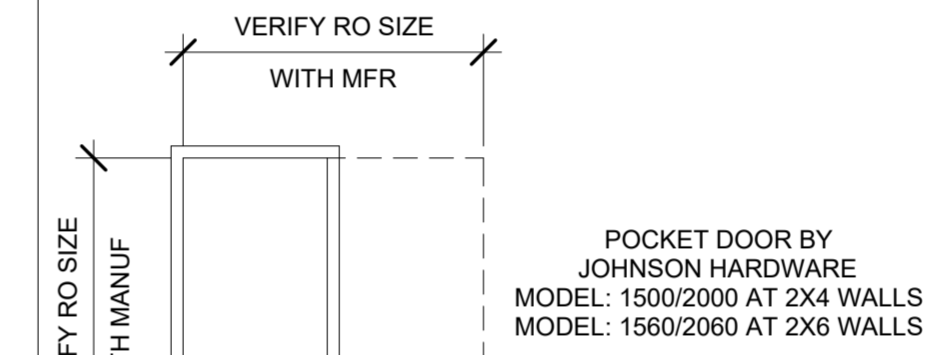


1 FLOOR PLAN // SECOND FLOOR
1/4" = 1'-0"

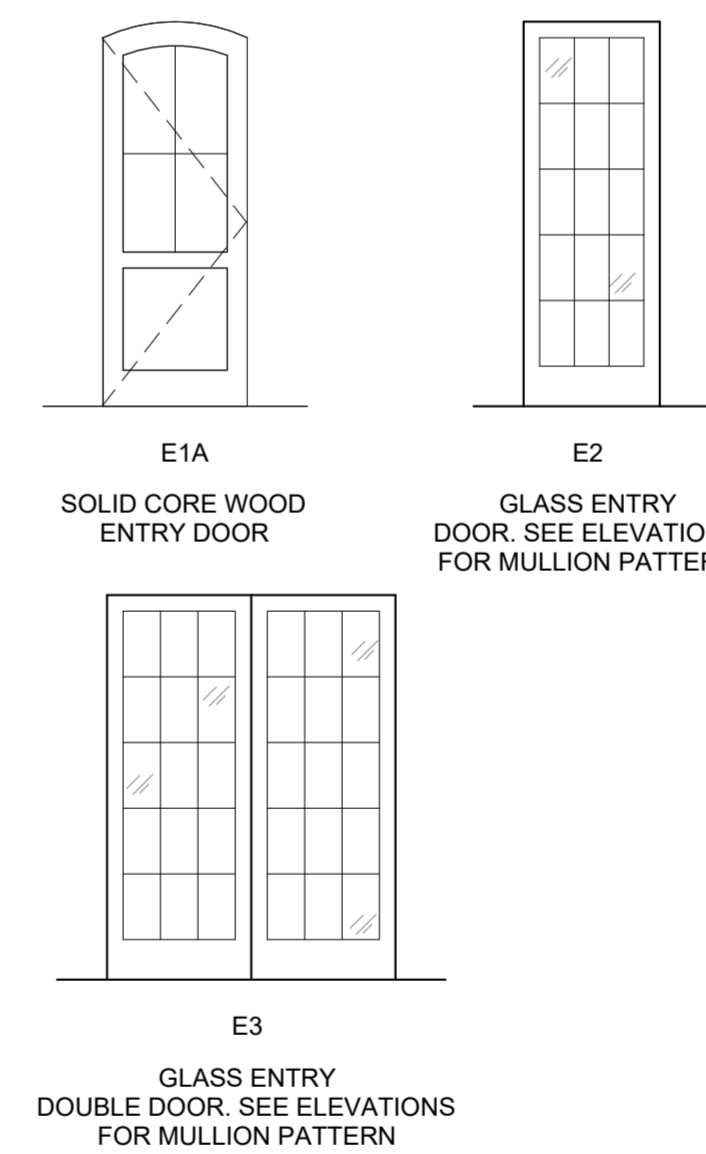
DOOR TYPES



FRAME TYPES



EXTERIOR DOOR TYPES



WINDOW NOTES

WINDOW SCHEDULE				
TYPE	WIDTH	HEIGHT	SILL HEIGHT	NOTES
C	2' - 8"	6' - 0"	2' - 0"	
K	2' - 6"	4' - 6"	<varies>	
N	2' - 4"	4' - 6"	2' - 6"	
O	2' - 4"	1' - 6"	7' - 0"	
P	2' - 4"	6' - 0"	2' - 6"	
Q	2' - 0"	3' - 6"	3' - 6"	

- MFR BASIS OF DESIGN: MARVIN ELEVATE
- EXTERIOR FINISH: TBD
- INTERIOR FINISH: PAINTED WOOD
- HARDWARE FINISH: SATIN CHROME
- WINDOW MUNTIN PROFILE: SIMULATED DIVIDED LITE WITH SPACER BAR (SDL). SEE ELEVATIONS FOR PATTERN.
- SIZES SHOWN ARE NOMINAL. VERIFY RO WITH WINDOW SPECIFICATION SHEET.

FLOOR PLAN LEGEND

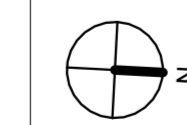
- NEW CONSTRUCTION
- A WALL TYPE - SEE G002
- BRICK EXTERIOR - SEE ELEV SHEETS
- CMU FOUNDATION WALLS

GENERAL NOTES

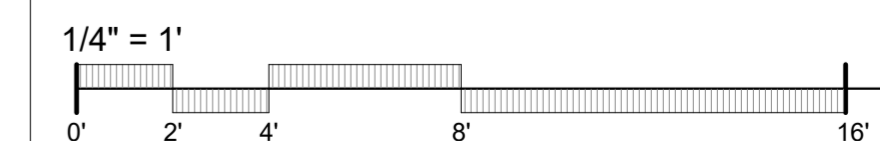
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- PROVIDE CEMENT BOARD IN LIEU OF GWB AT ALL WET LOCATIONS.

FLOOR PLAN KEYNOTES

- 1 TBD
- 2
- 3
- 4
- 5
- 6
- 7
- 8
- 9
- 10
- 11
- 12
- 13



GRAPHIC SCALES



CHISEL

PO BOX 680566 | FRANKLIN, TN 37068

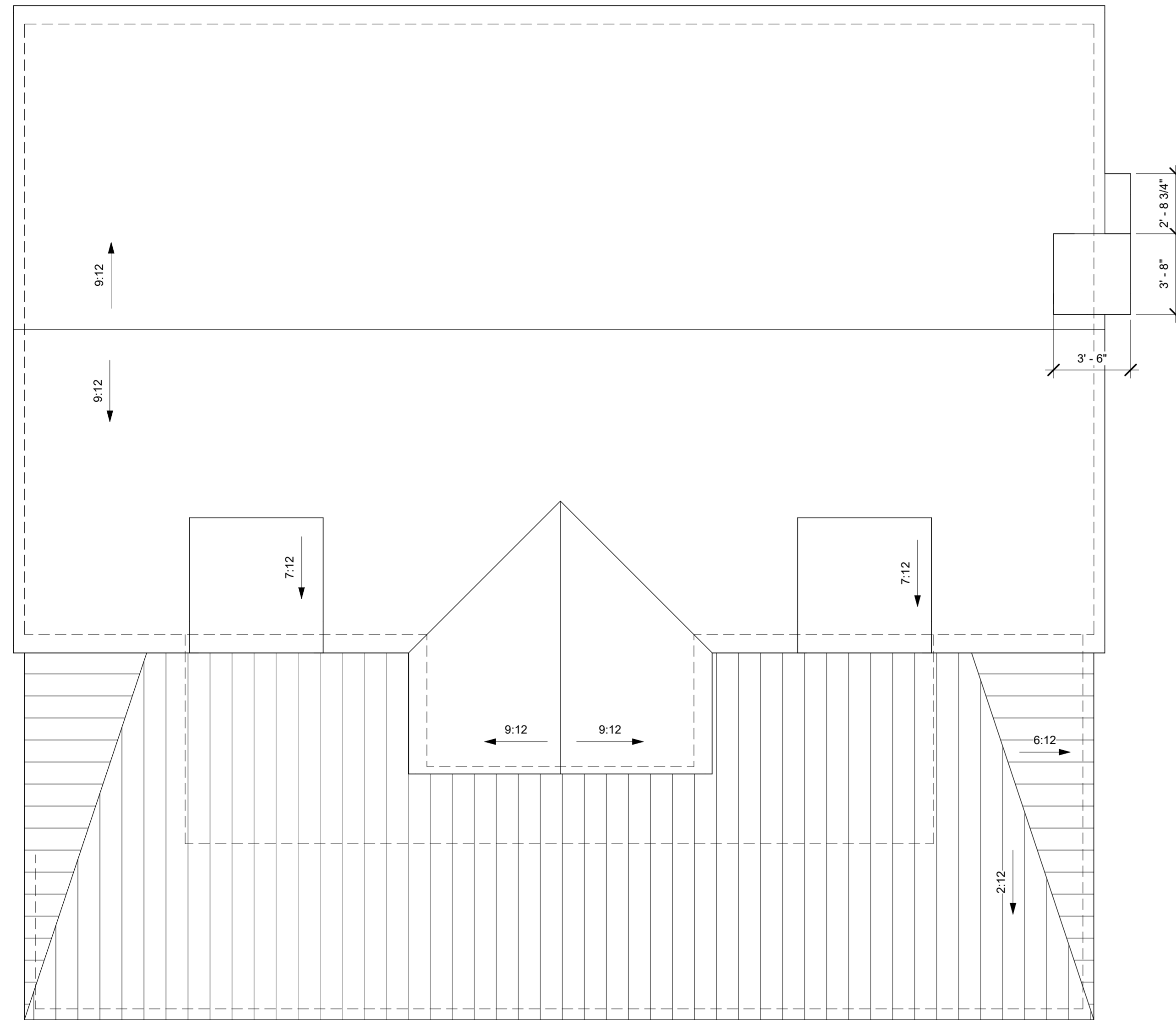
DESIGN DEVELOPMENT

FIRSICH RESIDENCE
129 THOMPSON ALLEY, FRANKLIN TN 37064
NEW CONSTRUCTION

2026.05.11 | 240902

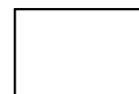
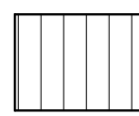
SECOND FLOOR PLAN

A102



① ROOF PLAN
1/4" = 1'-0"

ROOF PLAN LEGEND

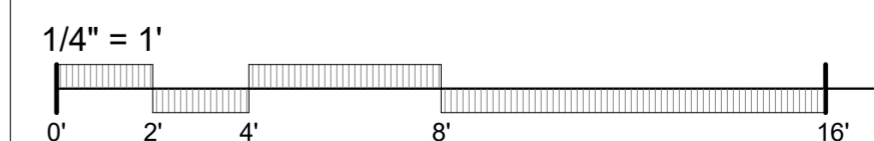
-  ASPHALT SHINGLE ROOF
-  METAL ROOF

ROOF PLAN NOTES

1. PROVIDE RIDGE VENTS
2. PROVIDE METAL FLASHING
3. ASPHALT SHINGLE ROOF:
MFR: CERTAINTED LANDMARK
COLOR: TBD
4. METAL ROOF:
MFR: TBD
COLOR: TBD



GRAPHIC SCALES



CHISEL

PO BOX 680566 | FRANKLIN, TN 37068

DESIGN
DEVELOPMENT

FIRSICH RESIDENCE
129 THOMPSON ALLEY, FRANKLIN TN 37064
NEW CONSTRUCTION

2026.05.11

240902

ROOF PLAN

A103

DESIGN DEVELOPMENT

FIRSICH RESIDENCE
129 THOMPSON ALLEY, FRANKLIN TN 37064

NEW CONSTRUCTION

2026.05.11 | 240902

EXTERIOR ELEVATIONS

A201

ELEVATION LEGEND

- EXISTING CONSTRUCTION
- NEW CONSTRUCTION
- WINDOW TYPE - SEE A601
- BRICK EXTERIOR
- STONE EXTERIOR
- HARDIE SIDING EXTERIOR

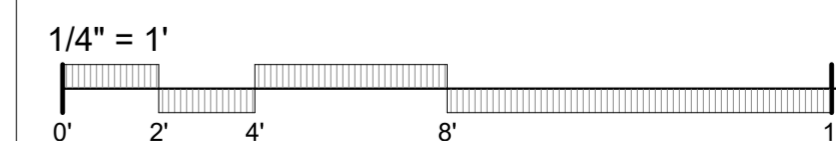
GENERAL NOTES

- PROVIDE HALF ROUND METAL GUTTERS AND ROUND DOWNSPOUTS.
- SEE SHEET A101 FOR WINDOW AND DOOR SPECIFICATIONS AND COLOR.
- CONTRACTOR TO PROVIDE FULL SIZE MOCKUP OF TYPICAL CONSTRUCTION METHODS PRIOR TO PROCUREMENT OF MATERIAL. MOCK UP SHALL INCLUDE BRICK WATER TABLE, PAINTED BRICK, FASCIA, DENTIL MOULDING, EAVE, AND ROOF SHINGLES.
- EXTERIOR FINISHES:
BRICK: PAINT GRADE
BRICK COLOR: TBD
ASPHALT SHINGLE: CERTAINTED
ASPHALT SHINGLE MODEL: LANDMARK
ASPHALT COLOR: COLONIAL SLATE
METAL ROOF COLOR: TBD
TRIM COLOR: WHITE
WINDOW CLAD COLOR: MARVIN STONE WHITE
- PROVIDE WEEPS IN BRICK WALL AS REQUIRED
- SEE TYPICAL EXTERIOR DETAILS, SHEET A301.
- PROVIDE ACCESS PANEL TO CRAWL SPACE AS REQUIRED BY IRC R408.4. ACCESS THROUGH FLOOR SHALL BE A MINIMUM OF 18" X 24". ACCESS THROUGH PERIMETER WALL SHALL BE A MINIMUM OF 16" X 24". VENTILATE PER M1305.1.4.



① EXTERIOR ELEV // FRONT
1/4" = 1'-0"

GRAPHIC SCALES





1 EXTERIOR ELEV // LEFT SIDE
1/4" = 1'-0"



2 EXTERIOR ELEV // RIGHT SIDE
1/4" = 1'-0"

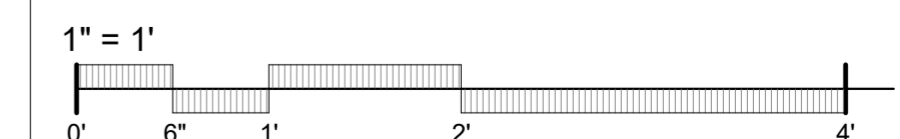
ELEVATION LEGEND

- EXISTING CONSTRUCTION
- NEW CONSTRUCTION
- WINDOW TYPE - SEE A601
- BRICK EXTERIOR
- STONE EXTERIOR
- HARDIE SIDING EXTERIOR

GENERAL NOTES

1. PROVIDE HALF ROUND METAL GUTTERS AND ROUND DOWNSPOUTS.
2. SEE SHEET A101 FOR WINDOW AND DOOR SPECIFICATIONS AND COLOR.
3. CONTRACTOR TO PROVIDE FULL SIZE MOCKUP OF TYPICAL CONSTRUCTION METHODS PRIOR TO PROCUREMENT OF MATERIAL. MOCK UP SHALL INCLUDE BRICK WATER TABLE, PAINTED BRICK, FASCIA, DENTIL MOULDING, EAVE, AND ROOF SHINGLES.
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ASPHALT SHINGLE MODEL: LANDMARK
ASPHALT COLOR: COLONIAL SLATE
METAL ROOF COLOR: TBD
TRIM COLOR: WHITE
WINDOW CLAD COLOR: MARVIN STONE WHITE
5. PROVIDE WEEPS IN BRICK WALL AS REQUIRED
6. SEE TYPICAL EXTERIOR DETAILS, SHEET A301.
7. PROVIDE ACCESS PANEL TO CRAWL SPACE AS REQUIRED BY IRC R408.4. ACCESS THROUGH FLOOR SHALL BE A MINIMUM OF 18" X 24". ACCESS THROUGH PERIMETER WALL SHALL BE A MINIMUM OF 16" X 24". VENTILATE PER M1305.1.4.

GRAPHIC SCALES



CHISEL

PO BOX 680566 | FRANKLIN, TN 37068

DESIGN
DEVELOPMENT

FIRSICH RESIDENCE
129 THOMPSON ALLEY, FRANKLIN TN 37064
NEW CONSTRUCTION

2026.05.11 | 240902

EXTERIOR
ELEVATIONS

A202



① EXTERIOR ELEV // REAR
1/4" = 1'-0"

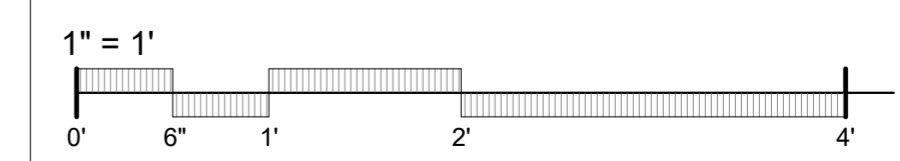
ELEVATION LEGEND

- EXISTING CONSTRUCTION
- NEW CONSTRUCTION
- WINDOW TYPE - SEE A601
- BRICK EXTERIOR
- STONE EXTERIOR
- HARDIE SIDING EXTERIOR

GENERAL NOTES

1. PROVIDE HALF ROUND METAL GUTTERS AND ROUND DOWNSPOUTS.
2. SEE SHEET A101 FOR WINDOW AND DOOR SPECIFICATIONS AND COLOR.
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TRIM COLOR: WHITE
WINDOW CLAD COLOR: MARVIN STONE WHITE
5. PROVIDE WEEPS IN BRICK WALL AS REQUIRED
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GRAPHIC SCALES



CHISEL

PO BOX 680566 | FRANKLIN, TN 37068

DESIGN DEVELOPMENT

FIRSICH RESIDENCE
 129 THOMPSON ALLEY, FRANKLIN TN 37064
 NEW CONSTRUCTION

2026.05.11 | 240902

EXTERIOR ELEVATIONS

A203



3D PERSPECTIVE // FRONT



3D PERSPECTIVE // REAR

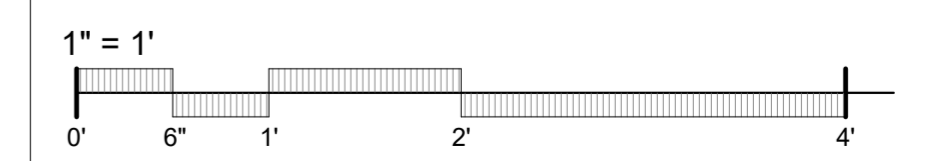
ELEVATION LEGEND

- EXISTING CONSTRUCTION
- NEW CONSTRUCTION
- WINDOW TYPE - SEE A601
- BRICK EXTERIOR
- STONE EXTERIOR
- HARDIE SIDING EXTERIOR

GENERAL NOTES

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GRAPHIC SCALES



CHISEL

PO BOX 680566 | FRANKLIN, TN 37068

DESIGN DEVELOPMENT

FIRSICH RESIDENCE
 129 THOMPSON ALLEY, FRANKLIN TN 37064
 NEW CONSTRUCTION

2026.05.11

240902

3D PERSPECTIVES

A204

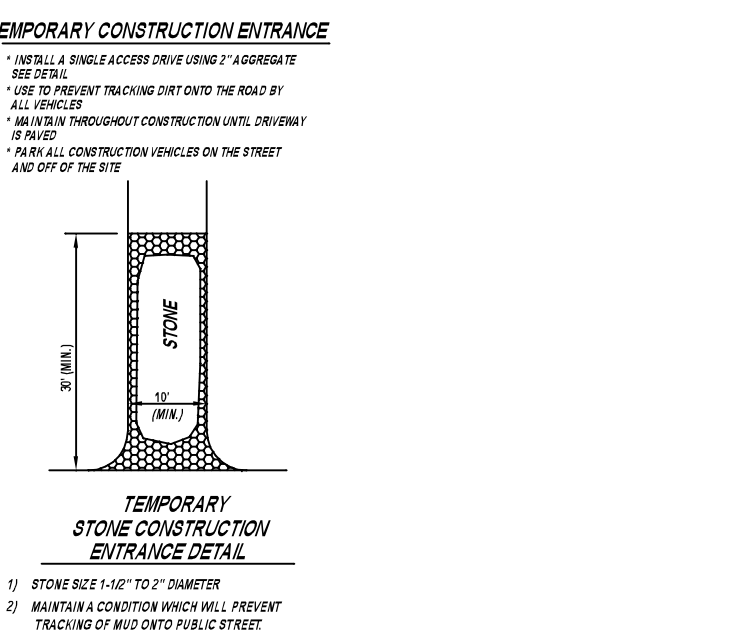
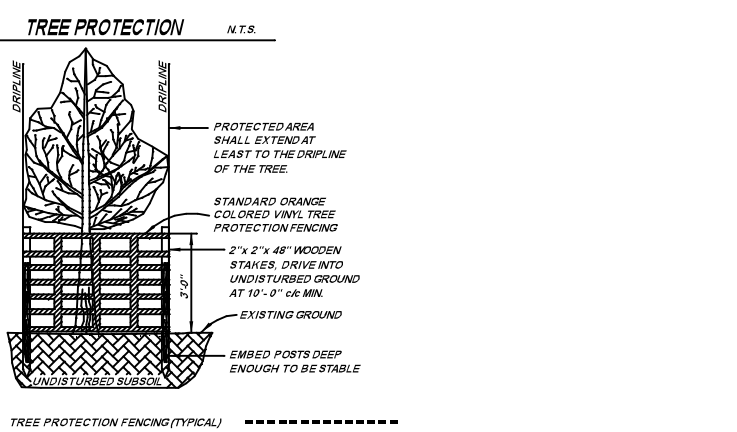
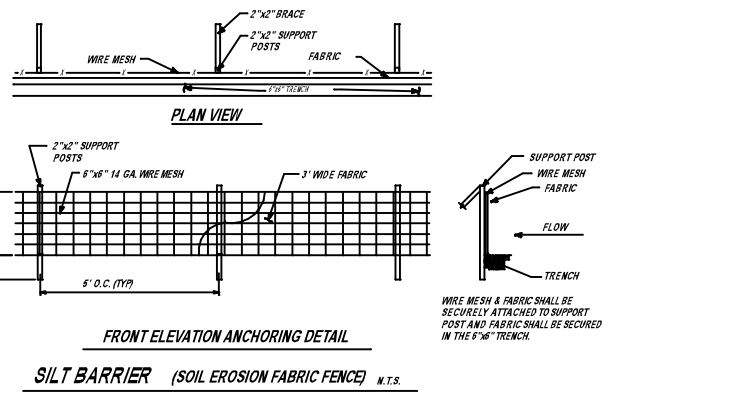
SILT FENCE N.T.S.

- * PUT UP BEFORE ANY OTHER WORK IS DONE
- * INSTALL ON DOWNHILL SIDE OF THE SITE WITH ENDS EXTENDED UP SLOPES & SHORT DISTANCE
- * PLACE PARALLEL TO THE CONTOUR OF THE LAND TO ALLOW WATER TO POOL BEHIND FENCE
- * ENVIRONMENT 6 INCHES DEEP
- * STRAIN BALE SHALL NOT BE USED
- * LEAVE NO GAPS BETWEEN SECTIONS OF SILT FENCE
- * INSPECT AND REPAIR ONCE A WEEK AND AFTER EVERY 10 INCHES OF RAIN. REMOVE SEDIMENT DEPOSIT TO REACH HALF THE FENCE OR STRAIN BALE HEIGHT
- * MAINTAIN UNTIL A LAWN IS ESTABLISHED

TYP. DITCH SECTION N.T.S.

STABILIZATION METHOD ACCORDING TO DITCH CENTERLINE SLOPE:

- 1-3%: SEEDING
- 3-12%: SOODING
- EXCEEDING 12%: CONCRETE LINED



LEGEND

- PROPERTY LINE
- - - (P.U. & D.E.) PUBLIC UTILITY EASEMENT
- - - (M.B.S.L.) MINIMUM BUILDING SETBACK LINE
- - - FENCE LINE
- IRON PIN (OLD)
- IRON PIN (NEW)
- ⊕ FIRE HYDRANT
- ⊕ POWER POLE
- ⊙ GAS METER
- ⊙ WATER VALVE
- ⊙ MAN HOLE
- ⊙ DROP INLET



LOCATION MAP (N.T.S.)

PATRICK COODE AND COMPANY
 144 SPRING VALLEY ROAD - NASHVILLE, TENNESSEE 37214
 EMAIL: PSCOODE@COMCAST.NET PH: 615 974-1814

SURVEYOR'S LIABILITY FOR THIS DOCUMENT SHALL BE LIMITED TO THE ORIGINAL PURCHASER AND DOES NOT EXTEND TO ANY UNNAMED PERSON OR ENTITY WITHOUT AN EXPRESSED RE-CERTIFICATION BY THE SURVEYOR WHOSE NAME APPEARS UPON THIS SURVEY.

SURVEYOR'S CERTIFICATE

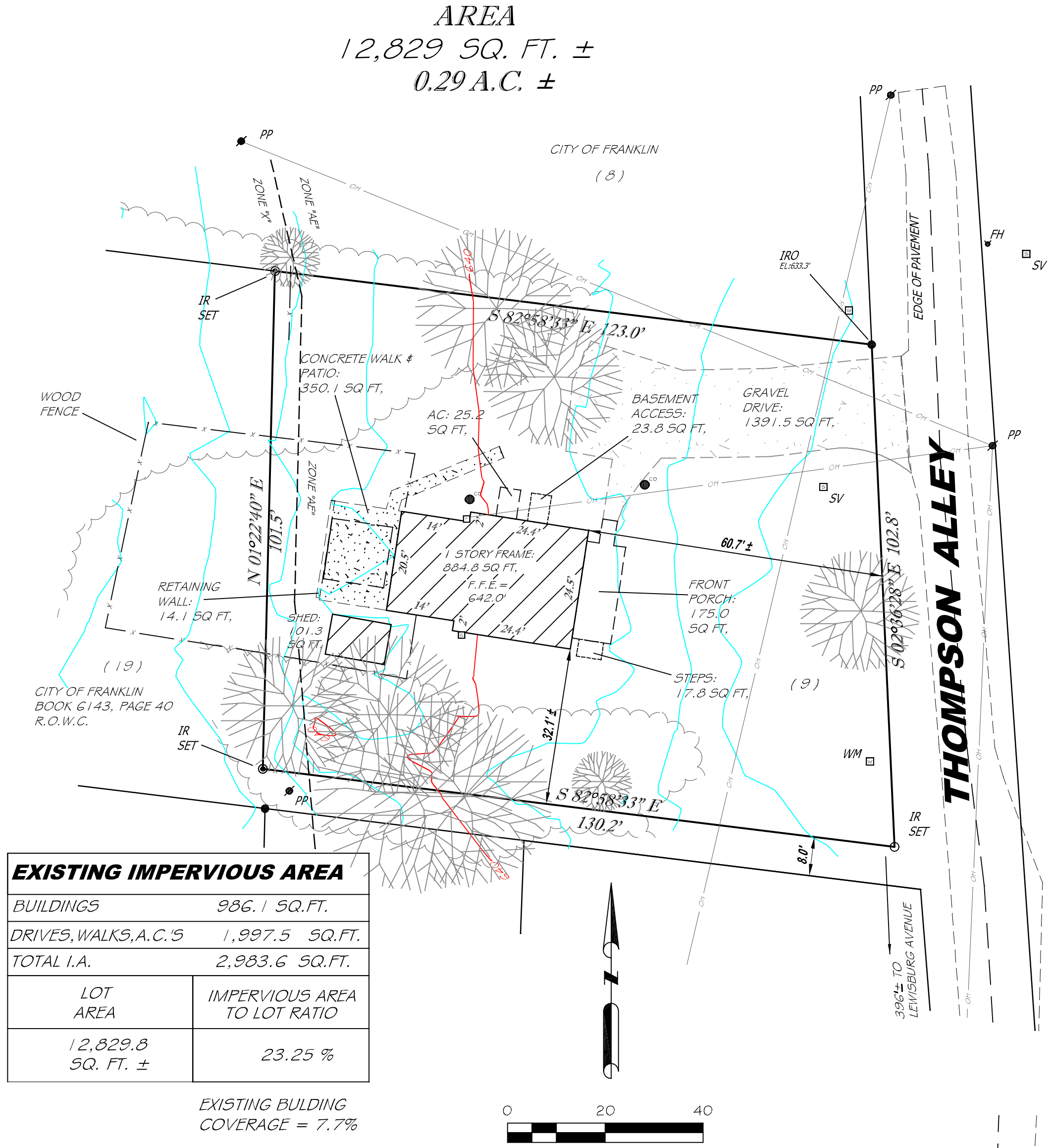
WE HEREBY STATE THAT THIS SURVEY HAS BEEN MADE USING THE DEED OF RECORD, AS RECORDED IN BOOK 7627, PAGE 162, REGISTER'S OFFICE FOR WILLIAMSON COUNTY, TENNESSEE; AND IS ACCURATE TO THE BEST OF OUR KNOWLEDGE, INFORMATION, BELIEF AND OUR PROFESSIONAL OPINION.

SIGNED: PATRICK S. COODE - TENN. R.L.S. # 855
 BY:



NOTES:

1. THIS SURVEY MEETS OR EXCEEDS THE REQUIREMENTS OF A CATEGORY 1, URBAN AND SUBDIVISION LAND SURVEY, AS PER THE STANDARDS OF PRACTICE, AS REVISED AND ADOPTED BY THE BOARD OF EXAMINERS FOR LAND SURVEYORS STATE OF TENNESSEE, (EFFECTIVE JANUARY 4, 1992)
2. THE RATIO OF PRECISION OF THE UNADJUSTED SURVEY IS GREATER THAN 1:15000 OR DOES NOT EXCEED 1/10 OF A FOOT OF POSITIONAL ERROR AT ANY CORNER.
3. BEARING SYSTEM DERIVED FROM STATE PLANE COORDINATES.
4. NUMBERS SHOWN THUS (00) PERTAIN TO WILLIAMSON COUNTY PROPERTY TAX MAP NUMBER 73-K-F.
5. IN TENNESSEE IT IS A REQUIREMENT OF THE "UNDERGROUND UTILITY DAMAGE PREVENT ACT", THAT ANYONE WHO ENGAGES IN EXCAVATION MUST NOTIFY ALL KNOWN UNDERGROUND UTILITY OWNER(S), NO LESS THAN THREE(3) NOR MORE THAN TEN (10) WORKING DAYS PRIOR TO THE DATE OF THEIR INTENT TO EXCAVATE AND ALSO TO AVOID ANY POSSIBLE HAZARD OR CONFLICT, TENNESSEE ONE CALL 1-800-351-1111 *UTILITIES NOT CHECKED
6. PROPERTY SUBJECT TO ANY AND ALL FINDINGS OF A CURRENT AND ACCURATE TITLE SEARCH. NO TITLE WORK FURNISHED PRIOR TO SURVEY.
7. PROPERTY CURRENTLY ZONED RESIDENTIAL. SETBACKS TO BE DETERMINED BY CITY OF FRANKLIN ZONING REQUIREMENTS.
8. THIS ENTIRE PARCEL IS LOCATED IN AN AREA DESIGNATED AS ZONE "AE" AND "X" ON NFIP COMMUNITY NO. 47187 C, PANEL NO. 211-G, DATED DECEMBER 22, 2016.
 * BASE FLOOD ELEVATION : 644'



EXISTING IMPERVIOUS AREA	
BUILDINGS	986.1 SQ.FT.
DRIVES, WALKS, A.C.'S	1,997.5 SQ.FT.
TOTAL I.A.	2,983.6 SQ.FT.
LOT AREA	12,829.8 SQ. FT. ±
IMPERVIOUS AREA TO LOT RATIO	23.25 %

EXISTING BUILDING COVERAGE = 7.7%

THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES. ABOVE GRADE AND UNDERGROUND UTILITIES SHOWN WERE TAKEN FROM VISIBLE APPURTENANCES AT THE SUBJECT SITE, INFORMATION MADE AVAILABLE BY THE RESPECTIVE UTILITY AND/OR PLAT(S) OF RECORD; OR OTHER SOURCES AS NOTED HEREON. THE SURVEYOR MAKES NO GUARANTEE(S) THAT THE UNDERGROUND UTILITIES SHOWN HEREON COMPRISE ALL SUCH UTILITIES ON THIS TRACT OR PARCEL, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES ARE IN THE EXACT LOCATION AS INDICATED. THEREFORE, RELIANCE UPON THE TYPE, SIZE AND LOCATION OF UTILITIES AS SHOWN SHOULD BE DONE SO WITH THESE CIRCUMSTANCES CONSIDERED. DETAILED VERIFICATION OF EXISTENCE, LOCATION AND DEPTH SHOULD ALSO BE MADE PRIOR TO ANY DECISION RELATIVE THERETO IS MADE. AVAILABILITY AND COST OF SERVICE SHOULD BE CONFIRMED WITH THE APPROPRIATE UTILITY COMPANY.

EXISTING PLOT PLAN
 FOR
EMILY FIRSICH

SHOWING
 LAND AND IMPROVEMENTS
 BOOK 7627, PAGE 162,
 REGISTER'S OFFICE FOR WILLIAMSON COUNTY

LOCATED
 129 THOMPSON ALLEY
 FRANKLIN, TENNESSEE 37064
 DATE: SEPTEMBER 5, 2024
 SCALE: 1" = 20'
 FILE NO. 224-082