City of Franklin

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

Meeting Agenda

Work Session

Tuesday, September 8, 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. Annual Development Services Advisory Commission Update

   Sponsors: Walter Denton

2. *Consideration Of Ordinance 2025-19, An Ordinance To Rezone 20.33 Acres From Estate Residential (ER) District And Light Industrial (LI) District To Planned (PD 9.2/75,000) District For The Property Located East Of Franklin Road And North Of Harpeth Industrial Court, Located At 318 Franklin Road, 1117,1121, And 1123 Harpeth Industrial Court (Harpeth Village PUD Subdivision). Establishing A Public Hearing On October 13, 2026
   FMPC 8/27/26, 6-0-1 (recused)

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

3. Consideration Of Resolution 2025-51, A Resolution Approving A Development Plan For Harpeth Village PUD Subdivision, With 4 Modifications Of Development Standards (Signage, Building Elements), For The Property Located East Of Franklin Road And North Of Harpeth Industrial Court, Located At 318 Franklin Road, 1117,1121, And 1123 Harpeth Industrial Court. Establishing a Public Hearing On October 13, 2026
   FMPC 8/27/26, 6-0-1 (recused) (MOS 1: 6-0; MOS 2: 6-0; MOS 3: 6-0; MOS 4: 6-0)

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

4. Consideration Of Resolution 2026-64, A Resolution Approving A Revised Development Plan For Westhaven PUD Subdivision, With 1 Modification Of Development Standards (Surety Bonds), For The Property Located South Of Highway 96 West And West Of Boyd Mill Pike. Establishing a Public Hearing On October 13, 2026
   FMPC 8/27/26, 7-0 (MOS 1: 7-0)

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

5. Consideration Of Resolution 2026-81, A Resolution Establishing An Applicant Meeting Attendance Policy For Consideration Of Vested Rights Extension Requests

   Sponsors: Alderman Greg Caesar, Emily Wright

6. *Consideration Of COF Contract No. 2026-0094, With Franklin Noon Rotary For Rotary Plaza At Jim Warren Park
   WS 6/23/26; 8/25/26
   Sponsors: Lisa Clayton, Heather Eusebio

7. Consideration Of Resolution 2026-13, A Resolution Approving A Concept Plan For Carter Hill Battlefield Park
   WS 5/26/26; 6/23/26
   BOMA 6/23/26, 8-0 to withdraw
   Sponsors: Lisa Clayton, Heather Eusebio

8. Consideration Of Resolution 2026-42, A Resolution To Assign Naming Rights To The Bicentennial Park Pavilion

   Sponsors: Lisa Clayton, Heather Eusebio

9. Discussion Concerning The Inclusion Of Mack Hatcher/Del Rio Pike Improvements In The Mack Hatcher/Hillsboro Road Intersection Project

   Sponsors: Paul Holzen, Jonathan Marston, Allison Davis

10. Introduction To Fire Department Schedule Analysis

    Sponsors: Eric Stuckey, Glenn Johnson, Michael Walters Young

11. Zoning Ordinance Update: Public Chapter 1044 And Development Review Changes

    Sponsors: Walter Denton, Emily Wright

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 Annual Report to the Board of Mayor and Aldermen

Development Services Advisory Commission

2026

MEMBERS

- Ben Crenshaw, Southern Land Company, Chair
- Mary McGowan, Kimley-Horn, Vice-Chair
- Scotty Bernick, Pape Dawson
- Paige Parham, Amazon
- Kate McDonald, CSDG
- Dana Kose, TRC Companies
- Mike Hathaway, 906 Studio Architects + Interiors
- Daniel Jones, Harpeth Decks
- Michael Walters Young, City of Franklin Staff Appointee
- Matt Brown, Aldermen Representative
- Claudia Zuazua, Williamson Inc., Outgoing Member

NEW MEMBERS

- Victoria McCoy, Williamson Inc.

MEETINGS

Meetings take place at the Eastern Flank Event Facility on the 1st Tuesday of the month (breaks in April, August, and December).

Projects in Progress

- Provided feedback on Franklin Development Dashboard
- Providing guidance on format and implementation of the Development Customer Survey to be conducted in fall 2027.
- Providing guidance on the recent state law changes to the development review process.
- Provided feedback and recommendations on the City's processes for sureties and parkland impact fees.
- Provided feedback on the City's amended construction plan review fees.

OUTLOOK

- Welcome our one new member to the Commission and get them acclimated and caught up on topics the group is currently working on.
- Work with City Staff on the upcoming Development Customer Survey.
- On-going discussion and analysis of the City's development processes.
  - The Commission invites Development Professionals to attend meetings and share their ideas and experiences.
- Support City Staff and the Development Community to ensure quality service, development, and growth.

RESOURCES

- Currently, the Commission is not asking for any additional resources.



Questions?

City of Franklin

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

File #: 26-0500

DATE: 9/8/2026

TO: Board of Mayor and Aldermen

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

SUBJECT:

*Consideration Of Ordinance 2025-19, An Ordinance To Rezone 20.33 Acres From Estate Residential (ER) District And Light Industrial (LI) District To Planned (PD 9.2/75,000) District For The Property Located East Of Franklin Road And North Of Harpeth Industrial Court, Located At 318 Franklin Road, 1117,1121, And 1123 Harpeth Industrial Court (Harpeth Village PUD Subdivision). Establishing A Public Hearing On October 13, 2026
FMPC 8/27/26, 6-0-1 (recused)

PURPOSE:

PROJECT INFORMATION
COF Project Number: 8842
Applicant: Greg Gamble, Kimley Horn
Owner: Greg Betterton

BACKGROUND/STAFF COMMENTS:
The applicant is requesting to rezone the property from Estate Residential (ER) and Light Industrial (LI) District to Planned (PD 9.2/75,000) for property located east of Franklin Road and North of Harpeth Industrial Court. This rezoning is in correlation to the development plan for the Harpeth Village PUD Subdivision (RES 2025-51), which is also included on this agenda. The plan includes 187 multifamily units and 75,000 square feet of nonresidential uses. Envision Franklin places this property in the Factory District Design Concept. Per Envision Franklin, the Factory District Design Concept, "is anchored by the Factory at Franklin which has been a defining community landmark since its opening in 1929. The vision of the District is to expand the types of uses found in the Factory at Franklin to surrounding properties in order to create a memorable destination. The vibrant uses at the Factory at Franklin should extend beyond its walls and integrate into Harpeth Industrial Court. Key characteristics of the District should include high-quality architecture, plazas, outdoor dining, art, tree-lined streets, and pedestrian and bicycle amenities." The rezoning request meets the recommendations of Envision Franklin.

PROCEDURAL REQUIREMENTS:

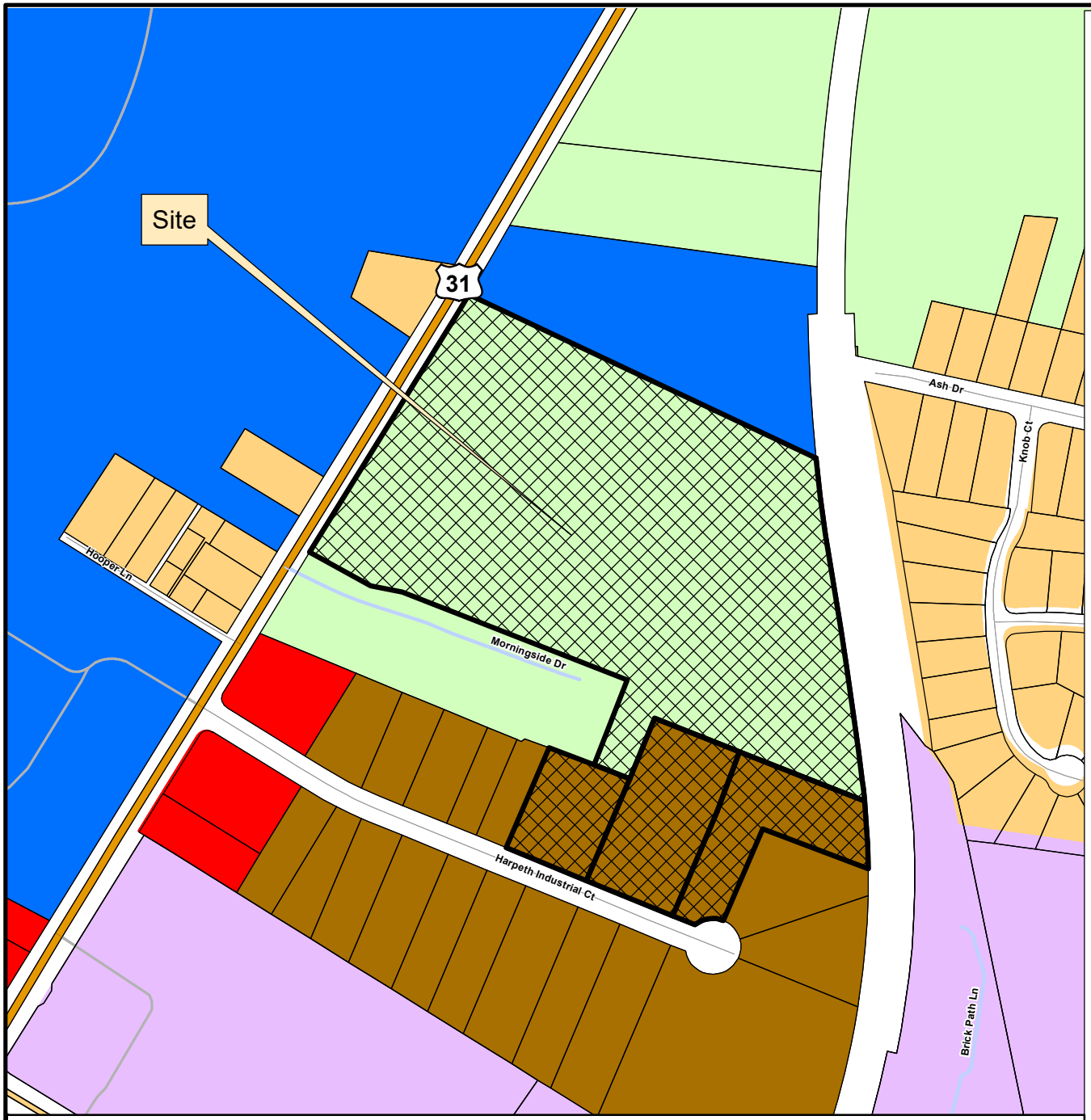
1. The City’s project identification number shall be included on all correspondence with any City department relative to this project.

FINANCIAL IMPACT:

Unknown.

RECOMMENDATION:

Franklin Municipal Planning Commission recommends that the Board of Mayor and Aldermen approve Ordinance 2025-19 by a vote of 6-0 with 1 recusal.
Staff recommends that the Board of Mayor and Aldermen approve Ordinance 2025-19.



HARPETH VILLAGE PUD SUBDIVISION
RESOLUTION 2025-51
ORDINANCE 2025-19

Project Information
Existing Zoning: Estate Residential ER, Light Industrial LI
Proposed Zoning: Planned (PD 9.2 DUA; 75,000 SF)
Overlays: HHO, 500' Buffer of Hillside, HPO, CFO, SCO
Site Acreage: 20.33 acres
Proposed Number of Dwelling Units: 187
Proposed Nonresidential Square Footage: 75,000

*Overlays are not shown on the map for the sake of clarity

Legend

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

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

0 250 500 1,000
Feet

HISTORIC FRANKLIN TENNESSEE

ORDINANCE 2025-19

AN ORDINANCE TO REZONE 20.33 ACRES FROM ESTATE RESIDENTIAL (ER) DISTRICT AND LIGHT INDUSTRIAL (LI) DISTRICT TO PLANNED (PD 9.2/75,000) DISTRICT FOR THE PROPERTY LOCATED EAST OF FRANKLIN ROAD AND NORTH OF HARPETH INDUSTRIAL COURT, LOCATED AT 318 FRANKLIN ROAD, 1117,1121, AND 1123 HARPETH INDUSTRIAL COURT (HARPETH VILLAGE PUD SUBDIVISION)

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

WHEREAS, the Planned (PD 9.2/75,000) District provides zoning for land uses compatible with both the Franklin Land Use Plan and surrounding development; and

WHEREAS, the Board of Mayor and Aldermen (BOMA) of the City of Franklin, Tennessee, adopted Resolution 2025-51, approving a Planned Unit Development (PUD) Development Plan as required by the Franklin Zoning Ordinance; and

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

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

SECTION I. That the following described property shall be, and is hereby, rezoned from its present zoning classifications of Estate Residential (ER) District and Light Industrial (LI) District to Planned (PD 9.2/75,000) District:

PREMISES CONSIDERED

Map-Parcel	Acres
063 – 33.00	16.19
063L D – 14.00	1.50
063L D – 15.00	1.73
063L D – 16.00	1.01
Total	20.33

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: _____
Cayce Anderson
City Recorder

CITY OF FRANKLIN, TENNESSEE:

By: _____
Dr. Ken Moore
Mayor

Approved as to form by:

_____
Shauna R. Billingsley
City Attorney

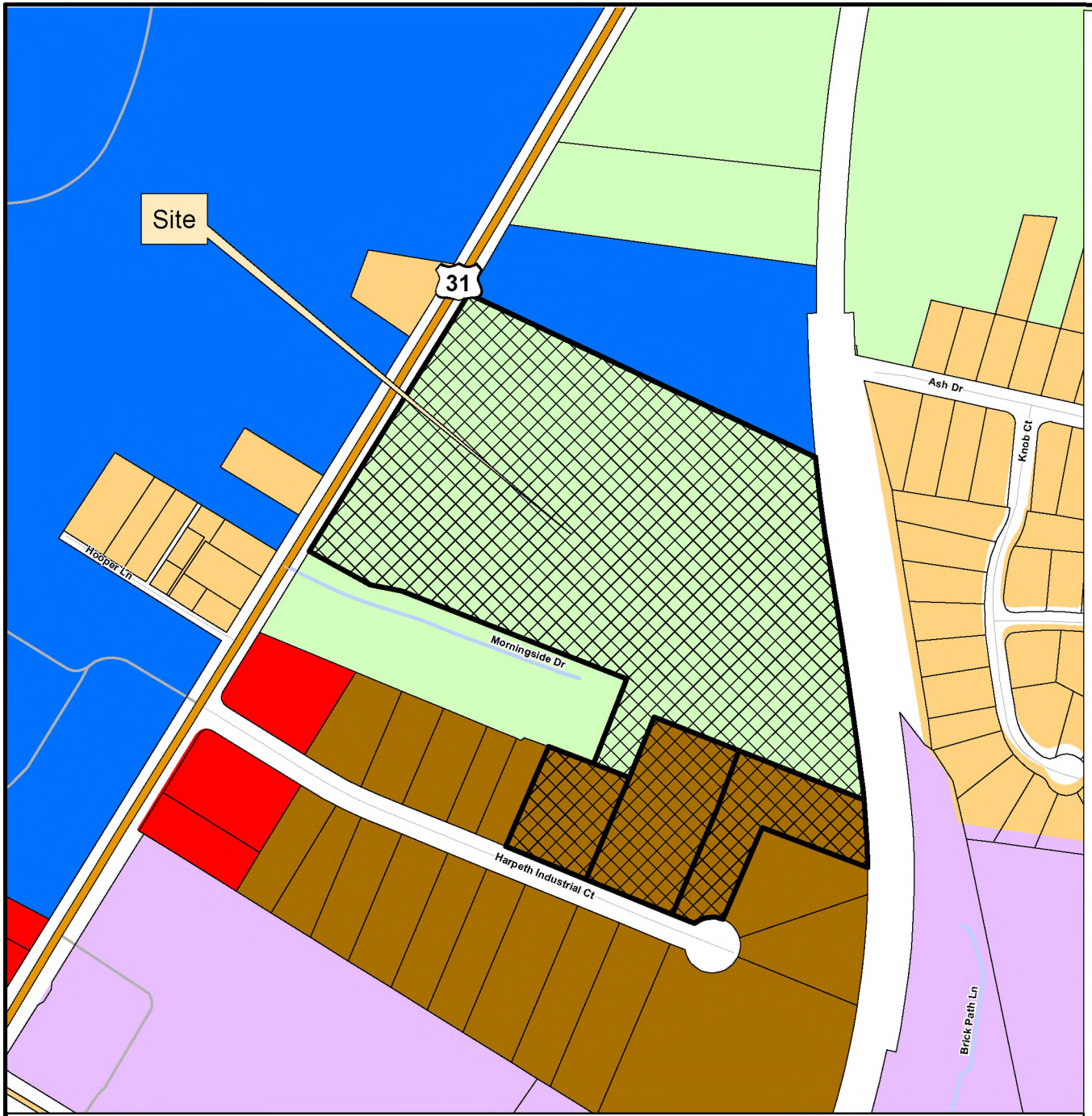
PLANNING COMMISSION RECOMMENDED: _____

PASSED FIRST READING: _____

PUBLIC HEARING HELD: _____

PASSED SECOND READING: _____

PASSED THIRD READING: _____



HARPETH VILLAGE PUD SUBDIVISION
RESOLUTION 2025-51
ORDINANCE 2025-19

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- AG Agricultural District
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- R3 Residential 3 District
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0 250 500 1,000
Feet

HISTORIC FRANKLIN TENNESSEE

HARPETH VILLAGE PD SUBDIVISION

REZONING - PD(9.2 DUA/75,000 SF OF COMMERCIAL)

Franklin, Williamson County, Tennessee

SHEET INDEX

C0.0	COVER SHEET
C1.0	ALTA SURVEY

DEVELOPMENT TEAM

APPLICANT & LANDSCAPE ARCHITECT:

KIMLEY-HORN
GREG GAMBLE
4031 Aspen Grove Drive, Suite 200
Franklin, TN 37067
615-975-5765
GREG.GAMBLE@KIMLEY-HORN.COM

ENGINEER:

KIMLEY-HORN
MARY MCGOWAN
4031 Aspen Grove Drive, Suite 200
Franklin, TN 37067
615-800-4004
mary.mcgowan@kimley-horn.com

DEVELOPER/OWNER:

FRANKLIN 240 LLC
EVANS WELLBORN
P.O. BOX 1507
MOUNT JULIET, TN 37121
ewellborn@nc2media.com

ARCHITECT:

906 STUDIO
MEREDITH BUCHER
249 4TH AVE N, SUITE 200
FRANKLIN, TN 37064
615-988-9065
meredith.bucher@906studio.com

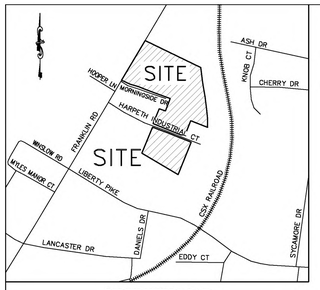


SITE DATA

HARPETH VILLAGE PD SUBDIVISION, REZONING

COF PROJECT NUMBER:	8842
SITE ACREAGE/SF:	20.33 AC / 885,844 SF
EXISTING ZONING:	ER (ESTATE RESIDENTIAL), LI (LIGHT INDUSTRIAL)
PROPOSED ZONING:	PD (9.2 DUA / 75,000 SF OF COMMERCIAL)
OVERLAY ZONING:	HHO, 500' HHO BUFFER, HPO, CFO, SCO
TAX MAP & PARCELS:	063-03300, 063L D 01600, 063L D 01500, 063L D 01400
ADDRESS:	318 FRANKLIN ROAD, 1117, 1121, 1123 HARPETH INDUSTRIAL COURT
PRIMARY USES:	MULTI-FAMILY, COMMERCIAL


Harlinsdale Farm
SITE
Franklin Rd
Harlinsdale Dr
Aycock
Aycock
Aycock



VICINITY MAP
NOT TO SCALE

LEGEND

- P.O.B. = POINT OF BEGINNING
- SEWER STUB OUT
- SEWER MANHOLE
- BOLLARD
- AREA LIGHT
- UTILITY POLE
- ELECTRIC METER
- TELEPHONE BOX
- AC/ CONDITIONING UNIT
- FIRE HYDRANT
- WATER VALVE
- WM WATER METER
- WATER STUBOUT
- GAS METER
- SIGNS
- MAILBOX
- IRON PIN FOUND
- IRON PIN SET W/ H&H CAP
- T POST FOUND
- OHP OVERHEAD UTILITY LINES
- W UNDERGROUND WATER LINE
- S UNDERGROUND SANITARY SEWER
- FENCE LINE
- 1117 = ADDRESS NO.
- (3) = TRACT NO. PER TITLE COMMITMENT

LAND DESCRIPTION PER FIELD SURVEY PERFORMED FOR THIS ALTA SURVEY

(PARCEL 33.00 OF TAX MAP 63, AND PARCELS 14.00, 15.00, & 16.00 OF TAX MAP 63L, GROUP D COMBINED)

BEGINNING AT A ¾"IRON ROD (FOUND) IN THE EASTERLY MARGIN OF FRANKLIN ROAD AT THE NORTHWEST CORNER OF THE FRANKLIN 240, LLC PROPERTY AS OF RECORD IN BOOK 7068, PAGE 113, IN THE REGISTER'S OFFICE OF WILLIAMSON COUNTY, TENNESSEE, (R.O.W.C., TN), SAID ¾"IRON ROD (FOUND) BEING THE SOUTHWEST CORNER OF THE CHESTNUT LANE OF CHRIST CHURCH PROPERTY AS OF RECORD IN BOOK 3551, PAGE 46, (R.O.W.C., TN), AND SAID ¾"IRON ROD (FOUND) ALSO BEING THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, WITH THE SOUTHERLY LINE OF THE CHESTNUT LANE OF CHRIST CHURCH PROPERTY AS OF RECORD IN BOOK 3551, PAGE 46, (R.O.W.C., TN), S63°59'03"E, 859.54' TO A T-POST (FOUND) IN THE WESTERLY RIGHT-OF-WAY OF THE CSX RAILROAD AT THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, WITH THE WESTERLY RIGHT-OF-WAY OF THE CSX RAILROAD, AND GENERALLY WITH AN EXISTING FENCE LINE, THE FOLLOWING EIGHT (8) COURSES:

THENCE, S05°45'52"E, 17.13' TO A 1/2"IRON ROD W/CAP STAMPED "H.H. SURVEY"(SET);

THENCE, S07°21'16"E, 174.35' TO A 1/2"IRON ROD W/CAP STAMPED "H.H. SURVEY"(SET);

THENCE, S09°32'08"E, 94.20' TO A 1/2"IRON ROD W/CAP STAMPED "H.H. SURVEY"(SET);

THENCE, S09°15'05"E, 133.52' TO A 1/2"IRON ROD W/CAP STAMPED "H.H. SURVEY"(SET);

THENCE, S07°45'16"E, 47.41' TO A 1/2"IRON ROD W/CAP STAMPED "H.H. SURVEY"(SET);

THENCE, S07°18'57"E, 97.05' TO A 1/2"IRON ROD W/CAP STAMPED "H.H. SURVEY"(SET);

THENCE, S06°51'28"E, 55.23' TO A 5/8"IRON ROD (FOUND);

THENCE, S06°02'57"E, 102.92' TO A 5/8"IRON ROD (FOUND) AT THE NORTHEAST CORNER OF THE FRANKLIN 240, LLC PROPERTY AS OF RECORD IN BOOK 6621, PAGE 310, (R.O.W.C., TN);

THENCE, CONTINUING WITH THE WESTERLY RIGHT-OF-WAY OF THE CSX RAILROAD, S01°11'54"E, 140.05', TO A 5/8"IRON ROD WITH CAP STAMPED "RLS 1710"(FOUND) AT THE NORTHEAST CORNER OF THE STEVE CATHEY PROPERTY AS OF RECORD IN BOOK 8250, PAGE 915, (R.O.W.C., TN), SAID 5/8"IRON ROD WITH CAP STAMPED "RLS 1710"(FOUND) ALSO BEING THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, WITH COMMON LINES WITH THE STEVE CATHEY PROPERTY AS OF RECORD IN BOOK 8250, PAGE 915, (R.O.W.C., TN), AND GENERALLY WITH AN EXISTING FENCE LINE, THE FOLLOWING TWO (2) COURSES:

THENCE, N69°03'11"W, 258.68' TO A 1/2"IRON ROD W/CAP STAMPED "H.H. SURVEY"(SET);

THENCE, S21°45'10"W, 213.54' TO A 1/2"IRON ROD W/CAP STAMPED "H.H. SURVEY"(SET) IN THE NORTHERLY MARGIN OF HARPETH INDUSTRIAL COURT AT THE SOUTHWEST CORNER OF THE STEVE CATHEY PROPERTY AS OF RECORD IN BOOK 8250, PAGE 915, (R.O.W.C., TN);

THENCE, WITH THE NORTHERLY MARGIN OF HARPETH INDUSTRIAL COURT, THE FOLLOWING TWO (2) COURSES:

THENCE, WITH A CURVE TO THE LEFT HAVING AN ARC LENGTH OF 61.20', A RADIUS OF 60.01', A CHORD BEARING OF S83°19'34"W, AND A CHORD LENGTH OF 58.58', TO A 1/2" IRON ROD W/CAP STAMPED "H.H. SURVEY"(SET);

THENCE, N68°09'28"W, 436.50' TO A T-POST (FOUND) AT THE SOUTHWEST CORNER OF THE FRANKLIN 240, LLC PROPERTY AS OF RECORD IN BOOK 7860, PAGE 538, (R.O.W.C., TN), SAID T-POST (FOUND) BEING THE SOUTHEAST CORNER OF THE SMITH PARTNERS, LLC PROPERTY AS OF RECORD IN BOOK 3960, PAGE 959, (R.O.W.C., TN), AND SAID T-POST (FOUND) ALSO BEING THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, WITH THE EASTERLY LINE OF THE SMITH PARTNERS, LLC PROPERTY AS OF RECORD IN BOOK 3960, PAGE 959, (R.O.W.C., TN), N22°23'32"E, 232.71' TO A 5/8"IRON ROD W/CAP STAMPED "WILSON"(FOUND) IN THE SOUTHERLY LINE OF THE FFH INVESTMENTS, LLC PROPERTY AS OF RECORD IN BOOK 7837, PAGE 182, (R.O.W.C., TN);

THENCE, WITH COMMON LINES WITH THE FFH INVESTMENTS, LLC PROPERTY AS OF RECORD IN BOOK 7837, PAGE 182, (R.O.W.C., TN), AND GENERALLY WITH EXISTING FENCE LINES, THE FOLLOWING EIGHT (8) COURSES:

THENCE, S70°04'41"E, 94.87' TO A 3/4"IRON ROD (FOUND);

THENCE, N21°21'31"E, 141.21' TO A 1/2"IRON ROD W/CAP STAMPED "H.H. SURVEY"(SET)

THENCE, N19°46'09"E, 50.00' TO A 5/8"IRON ROD (FOUND);

THENCE, N70°14'09"W, 241.82' TO A 3/4"IRON ROD (FOUND);

THENCE, N69°37'14"W, 142.27' TO A 3/4"IRON ROD (FOUND);

THENCE, N66°51'08"W, 98.52' TO A 5/8"IRON ROD (FOUND);

THENCE, N74°53'11"W, 126.21' TO A 3/4"IRON ROD (FOUND);

THENCE, N64°17'28"W, 118.62' TO A 3/4"IRON ROD (FOUND) IN THE EASTERLY MARGIN OF FRANKLIN ROAD AT THE NORTHWEST CORNER OF THE FFH INVESTMENTS, LLC PROPERTY AS OF RECORD IN BOOK 7837, PAGE 182, (R.O.W.C., TN), SAID 3/4"IRON ROD (FOUND) ALSO BEING A COMMON CORNER WITH THE FRANKLIN 240, LLC PROPERTY AS OF RECORD IN BOOK 7068, PAGE 113, (R.O.W.C., TN);

THENCE, WITH THE EASTERLY MARGIN OF FRANKLIN ROAD, THE FOLLOWING THREE (3) COURSES:

THENCE, N31°22'30"E, 232.90' TO A 3/4"IRON ROD (FOUND);

THENCE, N31°21'31"E, 230.02' TO A 3/4"IRON ROD (FOUND);

THENCE, N31°23'08"E, 200.65' TO THE POINT OF BEGINNING.

CONTAINING 885,844 SQUARE FEET OR 20.33 ACRES, MORE OR LESS.

TRACT NO. PER TITLE COMMITMENT AND PROPERTY INFORMATION

1. FRANKLIN 240, LLC
TAX MAP 063,
PARCEL 33.00
BK 6621, PG 304
(R.O.W.C., TN)

2. FRANKLIN 240, LLC
TAX MAP 063L, GROUP D,
PARCEL 16.00
BK 7860, PG 538
(R.O.W.C., TN)

3. FRANKLIN 240, LLC
TAX MAP 063L, GROUP D,
PARCEL 15.00
BK 7860, PG 538
(R.O.W.C., TN)

4. FRANKLIN 240, LLC
TAX MAP 063L, GROUP D,
PARCEL 14.00
BK 6621, PG 310
(R.O.W.C., TN)

ITEM 20 BK 744, PG 26
P.O.B. 3/4" IRON ROD FOUND
ITEM 20 BK 495, PG 263
ITEM 18
ITEM 21
CHESTNUT LANE CHURCH OF CHRIST
TAX MAP 063, PARCEL 33.05
BK 3551, PG 46
(R.O.W.C., TN)
S63°59'03"E 859.54'
FRANKLIN ROAD
66' RIGHT-OF-WAY
EDGE OF PAVEMENT
N31°22'30"E 232.90'
N31°21'31"E 230.02'
N31°23'08"E 200.65'
ASPHALT DRIVE
SPRING HOUSE
T POST FOUND
IRON ROD SET
S05°45'52"E 17.13'
S07°21'16"E 174.35'
S09°32'08"E 94.20'
S09°15'05"E 133.52'
S07°45'16"E 47.41'
S07°18'57"E 97.05'
S06°51'28"E 55.23'
S06°02'57"E 102.92'
S01°11'54"E 140.05'
ITEM 19 FENCELINE CONTRACT AND CHARTERED RAILROAD 100' RIGHT-OF-WAY
CSX RAILROAD
(CHARTERED) 100' RAILROAD R-O-W
1 318 Total Area (Tracts 1-4) 885,844 S.F. or 20.33 Ac.±
FFH INVESTMENTS, LLC
TAX MAP 063, PARCEL 03303
BK 7837, PG 182
(R.O.W.C., TN)
N64°17'28"W 118.62'
N74°53'11"W 126.21'
N66°51'08"W 98.52'
N69°37'14"W 142.27'
N70°14'09"W 241.82'
N19°46'09"W 50.00'
N21°21'31"E 141.21'
S70°04'41"E 94.87'
5/8" IRON ROD W/CAP "WILSON" FOUND
3/4" IRON ROD FOUND
SMITH PARTNERS, LLC TAX MAP 063L GRP D, PARCEL 13.00 BK 3960, PG 959 (R.O.W.C., TN)
N22°23'32"E 232.71'
2 1117 COMMERICAL BUILDING 24,945 S.F.
3 1121 COMMERICAL BUILDING 20,195 S.F.
4 1123 COMMERICAL BUILDING 11,296 S.F.
FFE= 681.7
FFE= 691.6
FFE= 695.0
ASPHALT PARKING
GRAVEL PARKING
T POST FOUND
732' +/- TO E. FRANKLIN RD
N68°09'28"W 185.98'
HARPETH INDUSTRIAL COURT
60' RIGHT-OF-WAY
N68°09'28"W 436.50'
N68°09'28"W 200.24'
S21°45'10"W 213.54'
N69°03'11"W 258.68'
STEVE CATHEY
TAX MAP 063L, GRP D,
PARCEL 13.00
BK 8250, PG 915
(R.O.W.C., TN)
Δ =58°26'02"
R=60.01'
L=61.20'
CHD BRG=S83°19'34"W
CHD=58.58'
ITEM 19
IRON ROD FOUND
IRON ROD SET
5/8" IRON ROD "RLS 1710" FOUND

H & H LAND SURVEYING, INC.

P.O. BOX 2433
SMYRNA, TENNESSEE 37167
PHONE: (615) 831-0756 / E-MAIL: office@handhland.com

ALTA/NSPS LAND TITLE SURVEY

THE FRANKLIN 240, LLC PROPERTIES
318 FRANKLIN ROAD
AND 1117, 1121, AND 1123 HARPETH INDUSTRIAL COURT
TAX MAP 63, PARCEL 33.00,
AND TAX MAP 63L GROUP D, PARCELS 14.00, 15.00, AND 16.00
FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

DRAWN BY: MAF | CHECKED BY: DLC

Scale : 1" = 60'
GRAPHIC SCALE 0' 30' 60' 120' 180'

DATE:	REVISIONS		
	MK	DATE	BY	CHANGE
AUGUST 28, 2024				

JOB NO. 2020-0520
SHEET 2 OF 2



SITE DATA

HARPETH VILLAGE PD SUBDIVISION, REZONING

COF PROJECT NUMBER:	8842
SITE ACREAGE/SF:	20.33 AC / 885,844 SF
EXISTING ZONING:	ER (ESTATE RESIDENTIAL), LI (LIGHT INDUSTRIAL)
PROPOSED ZONING:	PD (9.2 DUA / 75,000 SF OF COMMERCIAL)
OVERLAY ZONING:	HHO, 500' HHO BUFFER, HPO, CFO, SCO
TAX MAP & PARCELS:	063-03300, 063L D 01600, 063L D 01500, 063L D 01400
ADDRESS:	318 FRANKLIN ROAD, 1117, 1121, 1123 HARPETH INDUSTRIAL COURT
PRIMARY USES:	MULTI-FAMILY, COMMERCIAL

SURVEY NOTES

1. THE INFORMATION SHOWN ON THIS PLAN IS BASED UPON THE TENNESSEE STATE PLAN COORDINATE SYSTEM, AND NAD 83 DATUM.
2. BASE INFORMATION WAS TAKEN FROM AN ALTA SURVEY PREPARED BY H&H LAND SURVEYING, INC., DATED AUGUST 28, 2024. THE INFORMATION PROVIDED SHALL BE FIELD VERIFIED PRIOR TO CONSTRUCTION. KIMLEY-HORN AND ASSOCIATES SHALL NOT BE HELD RESPONSIBLE FOR THE ACCURACY AND COMPLETENESS OF THE BASE INFORMATION SHOWN.
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4. THE CONSULTANT HAS FOUND NO EVIDENCE OF THE MINERAL RIGHTS OF THIS PROPERTY BEING TRANSFERRED TO ANY PARRY OTHER THAN THE OWNER.
5. THIS PROJECT IS NOT LOCATED IN A FLOOD HAZARD AREA ACCORDING TO FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP COMMUNITY NO. 47187C, PANEL NO. 0211H, DATED DECEMBER 20, 2024, ZONE "X".

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SITE SLOPE TABLE

Kimley»Horn
4031 Aspen Grove Drive, Franklin, TN 37067Main: 615.564.2701 | www.kimley-horn.com
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906 STUDIO ARCHITECTS + INTERIORS

HARPETH VILLAGE PD SUBDIVISION REZONING
Franklin, Williamson County, Tennessee

DRAKE A. REEDER REGISTERED LANDSCAPE ARCHITECT TENNESSEE No. 328

Revision Date
- △ April 13, 2026
- △ July 2, 2026
- △
- △

EXISTING CONDITIONS
SHEET
C1.0
PROJECT #8842

HARPETH VILLAGE PD SUBDIVISION

REZONING - PD(9.2 DUA/75,000 SF OF COMMERCIAL)

Franklin, Williamson County, Tennessee

SHEET INDEX

C0.0	COVER SHEET
C1.0	ALTA SURVEY

DEVELOPMENT TEAM

APPLICANT & LANDSCAPE ARCHITECT:

KIMLEY-HORN
GREG GAMBLE
4031 Aspen Grove Drive, Suite 200
Franklin, TN 37067
615-975-5765
GREG.GAMBLE@KIMLEY-HORN.COM

ENGINEER:

KIMLEY-HORN
MARY MCGOWAN
4031 Aspen Grove Drive, Suite 200
Franklin, TN 37067
615-800-4004
mary.mcgowan@kimley-horn.com

DEVELOPER/OWNER:

FRANKLIN 240 LLC
EVANS WELLBORN
P.O. BOX 1507
MOUNT JULIET, TN 37121
ewellborn@nc2media.com

ARCHITECT:

906 STUDIO
MEREDITH BUCHER
249 4TH AVE N, SUITE 200
FRANKLIN, TN 37064
615-988-9065
meredith.bucher@906studio.com



SITE DATA

HARPETH VILLAGE PD SUBDIVISION, REZONING

COF PROJECT NUMBER:	8842
SITE ACREAGE/SF:	20.33 AC / 885,844 SF
EXISTING ZONING:	ER (ESTATE RESIDENTIAL), LI (LIGHT INDUSTRIAL)
PROPOSED ZONING:	PD (9.2 DUA / 75,000 SF OF COMMERCIAL)
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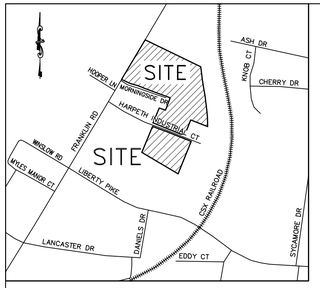
TAX MAP & PARCELS:	063-03300, 063L D 01600, 063L D 01500, 063L D 01400
ADDRESS:	318 FRANKLIN ROAD, 1117, 1121, 1123 HARPETH INDUSTRIAL COURT
PRIMARY USES:	MULTI-FAMILY, COMMERCIAL



INITIAL SUBMITTAL:	4/13/2026
RESUBMITTAL:	7/02/2026
RESUBMITTAL:	8/06/2026
ONE STOP:	
COF #: 8842	





VICINITY MAP
NOT TO SCALE

LEGEND

- P.O.B. = POINT OF BEGINNING
- SEWER STUB OUT
- SEWER MANHOLE
- BOLLARD
- AREA LIGHT
- UTILITY POLE
- ELECTRIC METER
- TELEPHONE BOX
- AC/ CONDITIONING UNIT
- FIRE HYDRANT
- WATER VALVE
- WATER METER
- WATER STUBOUT
- GAS METER
- SIGNS
- MAILBOX
- IRON PIN FOUND
- IRON PIN SET W/ H&H CAP
- T POST FOUND
- OHP ——— OVERHEAD UTILITY LINES
- W ——— UNDERGROUND WATER LINE
- S ——— UNDERGROUND SANITARY SEWER
- FENCE LINE
- 1117 = ADDRESS NO.
- (3) = TRACT NO. PER TITLE COMMITMENT

LAND DESCRIPTION PER FIELD SURVEY PERFORMED FOR THIS ALTA SURVEY

(PARCEL 33.00 OF TAX MAP 63, AND PARCELS 14.00, 15.00, & 16.00 OF TAX MAP 63L, GROUP D COMBINED)

BEGINNING AT A ½"IRON ROD (FOUND) IN THE EASTERLY MARGIN OF FRANKLIN ROAD AT THE NORTHWEST CORNER OF THE FRANKLIN 240, LLC PROPERTY AS OF RECORD IN BOOK 7068, PAGE 113, IN THE REGISTER'S OFFICE OF WILLIAMSON COUNTY, TENNESSEE, (R.O.W.C., TN), SAID ½"IRON ROD (FOUND) BEING THE SOUTHWEST CORNER OF THE CHESTNUT LANE OF CHRIST CHURCH PROPERTY AS OF RECORD IN BOOK 3551, PAGE 46, (R.O.W.C., TN), AND SAID ½"IRON ROD (FOUND) ALSO BEING THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, WITH THE SOUTHERLY LINE OF THE CHESTNUT LANE OF CHRIST CHURCH PROPERTY AS OF RECORD IN BOOK 3551, PAGE 46, (R.O.W.C., TN), S63°59'03"E, 859.54' TO A T-POST (FOUND) IN THE WESTERLY RIGHT-OF-WAY OF THE CSX RAILROAD AT THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, WITH THE WESTERLY RIGHT-OF-WAY OF THE CSX RAILROAD, AND GENERALLY WITH AN EXISTING FENCE LINE, THE FOLLOWING EIGHT (8) COURSES:

THENCE, S05°45'52"E, 17.13' TO A 1/2"IRON ROD W/CAP STAMPED "H.H. SURVEY"(SET);

THENCE, S07°21'16"E, 174.35' TO A 1/2"IRON ROD W/CAP STAMPED "H.H. SURVEY"(SET);

THENCE, S09°32'08"E, 94.20' TO A 1/2"IRON ROD W/CAP STAMPED "H.H. SURVEY"(SET);

THENCE, S09°15'05"E, 133.52' TO A 1/2"IRON ROD W/CAP STAMPED "H.H. SURVEY"(SET);

THENCE, S07°45'16"E, 47.41' TO A 1/2"IRON ROD W/CAP STAMPED "H.H. SURVEY"(SET);

THENCE, S07°18'57"E, 97.05' TO A 1/2"IRON ROD W/CAP STAMPED "H.H. SURVEY"(SET);

THENCE, S06°51'28"E, 55.23' TO A 5/8"IRON ROD (FOUND);

THENCE, S06°02'57"E, 102.92' TO A 5/8"IRON ROD (FOUND) AT THE NORTHEAST CORNER OF THE FRANKLIN 240, LLC PROPERTY AS OF RECORD IN BOOK 6621, PAGE 310, (R.O.W.C., TN);

THENCE, CONTINUING WITH THE WESTERLY RIGHT-OF-WAY OF THE CSX RAILROAD, S01°11'54"E, 140.05', TO A 5/8"IRON ROD WITH CAP STAMPED "RLS 1710"(FOUND) AT THE NORTHEAST CORNER OF THE STEVE CATHEY PROPERTY AS OF RECORD IN BOOK 8250, PAGE 915, (R.O.W.C., TN), SAID 5/8"IRON ROD WITH CAP STAMPED "RLS 1710"(FOUND) ALSO BEING THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, WITH COMMON LINES WITH THE STEVE CATHEY PROPERTY AS OF RECORD IN BOOK 8250, PAGE 915, (R.O.W.C., TN), AND GENERALLY WITH AN EXISTING FENCE LINE, THE FOLLOWING TWO (2) COURSES:

THENCE, N69°03'11"W, 258.68' TO A 1/2"IRON ROD W/CAP STAMPED "H.H. SURVEY"(SET);

THENCE, S21°45'10"W, 213.54' TO A 1/2"IRON ROD W/CAP STAMPED "H.H. SURVEY"(SET) IN THE NORTHERLY MARGIN OF HARPETH INDUSTRIAL COURT AT THE SOUTHWEST CORNER OF THE STEVE CATHEY PROPERTY AS OF RECORD IN BOOK 8250, PAGE 915, (R.O.W.C., TN);

THENCE, WITH THE NORTHERLY MARGIN OF HARPETH INDUSTRIAL COURT, THE FOLLOWING TWO (2) COURSES:

THENCE, WITH A CURVE TO THE LEFT HAVING AN ARC LENGTH OF 61.20', A RADIUS OF 60.01', A CHORD BEARING OF S83°19'34"W, AND A CHORD LENGTH OF 58.58', TO A 1/2" IRON ROD W/CAP STAMPED "H.H. SURVEY"(SET);

THENCE, N68°09'28"W, 436.50' TO A T-POST (FOUND) AT THE SOUTHWEST CORNER OF THE FRANKLIN 240, LLC PROPERTY AS OF RECORD IN BOOK 7860, PAGE 538, (R.O.W.C., TN), SAID T-POST (FOUND) BEING THE SOUTHEAST CORNER OF THE SMITH PARTNERS, LLC PROPERTY AS OF RECORD IN BOOK 3960, PAGE 959, (R.O.W.C., TN), AND SAID T-POST (FOUND) ALSO BEING THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, WITH THE EASTERLY LINE OF THE SMITH PARTNERS, LLC PROPERTY AS OF RECORD IN BOOK 3960, PAGE 959, (R.O.W.C., TN), N22°23'32"E, 232.71' TO A 5/8"IRON ROD W/CAP STAMPED "WILSON"(FOUND) IN THE SOUTHERLY LINE OF THE FFH INVESTMENTS, LLC PROPERTY AS OF RECORD IN BOOK 7837, PAGE 182, (R.O.W.C., TN);

THENCE, WITH COMMON LINES WITH THE FFH INVESTMENTS, LLC PROPERTY AS OF RECORD IN BOOK 7837, PAGE 182, (R.O.W.C., TN), AND GENERALLY WITH EXISTING FENCE LINES, THE FOLLOWING EIGHT (8) COURSES:

THENCE, S70°04'41"E, 94.87' TO A 3/4"IRON ROD (FOUND);

THENCE, N21°21'31"E, 141.21' TO A 1/2"IRON ROD W/CAP STAMPED "H.H. SURVEY"(SET)

THENCE, N19°46'09"E, 50.00' TO A 5/8"IRON ROD (FOUND);

THENCE, N70°14'09"W, 241.82' TO A 3/4"IRON ROD (FOUND);

THENCE, N69°37'14"W, 142.27' TO A 3/4"IRON ROD (FOUND);

THENCE, N66°51'08"W, 98.52' TO A 5/8"IRON ROD (FOUND);

THENCE, N74°53'11"W, 126.21' TO A 3/4"IRON ROD (FOUND);

THENCE, N64°17'28"W, 118.62' TO A 3/4"IRON ROD (FOUND) IN THE EASTERLY MARGIN OF FRANKLIN ROAD AT THE NORTHWEST CORNER OF THE FFH INVESTMENTS, LLC PROPERTY AS OF RECORD IN BOOK 7837, PAGE 182, (R.O.W.C., TN), SAID 3/4"IRON ROD (FOUND) ALSO BEING A COMMON CORNER WITH THE FRANKLIN 240, LLC PROPERTY AS OF RECORD IN BOOK 7068, PAGE 113, (R.O.W.C., TN);

THENCE, WITH THE EASTERLY MARGIN OF FRANKLIN ROAD, THE FOLLOWING THREE (3) COURSES:

THENCE, N31°22'30"E, 232.90' TO A 3/4"IRON ROD (FOUND);

THENCE, N31°21'31"E, 230.02' TO A 3/4"IRON ROD (FOUND);

THENCE, N31°23'08"E, 200.65' TO THE POINT OF BEGINNING.

CONTAINING 885,844 SQUARE FEET OR 20.33 ACRES, MORE OR LESS.

TRACT NO. PER TITLE COMMITMENT AND PROPERTY INFORMATION

(1) FRANKLIN 240, LLC
TAX MAP 063,
PARCEL 33.00
BK 6621, PG 304
(R.O.W.C., TN)

(2) FRANKLIN 240, LLC
TAX MAP 063L, GROUP D,
PARCEL 16.00
BK 7860, PG 538
(R.O.W.C., TN)

(3) FRANKLIN 240, LLC
TAX MAP 063L, GROUP D,
PARCEL 15.00
BK 7860, PG 538
(R.O.W.C., TN)

(4) FRANKLIN 240, LLC
TAX MAP 063L, GROUP D,
PARCEL 14.00
BK 6621, PG 310
(R.O.W.C., TN)

ITEM 20 BK 744, PG 26
P.O.B. 3/4" IRON ROD FOUND
ITEM 20 BK 495, PG 263
ITEM 18
ITEM 21
CHESTNUT LANE CHURCH OF CHRIST
TAX MAP 063, PARCEL 33.05
BK 3551, PG 46
(R.O.W.C., TN)
S63°59'03"E 859.54'±
FRANKLIN ROAD
66' RIGHT-OF-WAY
EDGE OF PAVEMENT
ASPHALT DRIVE
5/8" IRON ROD FOUND
3/4" IRON ROD FOUND
N31°22'30"E 232.90'
N31°21'31"E 230.02'
N31°23'08"E 200.65'
SPRING HOUSE
T POST FOUND
IRON ROD SET
S05°45'52"E 17.13'
S07°21'16"E 174.35'
S09°32'08"E 94.20'
S09°15'05"E 133.52'
S07°45'16"E 47.41'
S07°18'57"E 97.05'
S06°51'28"E 55.23'
S06°02'57"E 102.92'
S01°11'54"E 140.05'
ITEM 19 FENCELINE CONTRACT AND CHARTERED RAILROAD 100' RIGHT-OF-WAY
CSX RAILROAD
(CHARTERED) 100' RAILROAD R-O-W
N64°17'28"W 118.62'
N74°53'11"W 126.21'
N66°51'08"W 98.52'
N69°37'14"W 142.27'
N70°14'09"W 241.82'
FFH INVESTMENTS, LLC
TAX MAP 063, PARCEL 03303
BK 7837, PG 182
(R.O.W.C., TN)
N19°46'09"E 50.00'
S70°04'41"E 94.87'
N21°21'31"E 141.21'
5/8" IRON ROD W/CAP "WILSON" FOUND
3/4" IRON ROD FOUND
SMITH PARTNERS, LLC TAX MAP 063L, GROUP D, PARCEL 15.00 BK 3960, PG 959 (R.O.W.C., TN)
N22°23'32"E 232.71'
T POST FOUND
732' +/- TO E. FRANKLIN RD
N68°09'28"W 436.50'
N68°09'28"W 185.90'
HARPETH INDUSTRIAL COURT
60' RIGHT-OF-WAY
N68°09'28"W 200.24'
N68°09'28"W 160.22'
Δ =58°26'02"
R=60.01'
L=61.20'
CHD BRG=S83°19'34"W
CHD=58.58'
S21°45'10"W 213.54'
STEVE CATHEY
TAX MAP 063L, GRP D,
PARCEL 13.00
BK 8250, PG 915
(R.O.W.C., TN)
N69°03'11"W 258.68'
ITEM 19
1117 COMMERICAL BUILDING 24,945 S.F.
1121 COMMERICAL BUILDING 20,195 S.F.
1123 COMMERICAL BUILDING 11,296 S.F.
FFE= 691.7
FFE= 691.6
FFE= 695.0
Total Area (Tracts 1-4) 885,844 S.F. or 20.33 Ac.±
318
ASPHALT PARKING
GRAVEL PARKING
RAMP
OHP
W
S
IRON ROD SET
5/8" IRON ROD "RLS 1710" FOUND

H & H LAND SURVEYING, INC.
P.O. BOX 2433
SMYRNA, TENNESSEE 37167
PHONE: (615) 831-0756 / E-MAIL: office@handhland.com

ALTA/NSPS LAND TITLE SURVEY
THE FRANKLIN 240, LLC PROPERTIES
318 FRANKLIN ROAD
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FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

DATE:	REVISIONS		
	MK	DATE	BY	CHANGE
AUGUST 28, 2024				

DRAWN BY: MAF
CHECKED BY: DLC

Scale : 1" = 60'
GRAPHIC SCALE 0' 30' 60' 120' 180'

JOB NO. 2020-0520
SHEET 2 OF 2



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SITE SLOPE TABLE

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4031 Aspen Grove Drive, Franklin, TN 37067Main: 615.564.2701 | www.kimley-horn.com
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906 STUDIO
ARCHITECTS + INTERIORS

HARPETH VILLAGE PD SUBDIVISION REZONING

Franklin, Williamson County, Tennessee

DRAKE A. REEDER
REGISTERED
TENNESSEE No. 42361
LANDSCAPE ARCHITECT

Revision Date
△ April 13, 2026
△ July 2, 2026
△
△

EXISTING CONDITIONS

SHEET
C1.0

PROJECT #8842

File #: 26-0501

DATE: 9/8/2026

TO: Board of Mayor and Aldermen

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

SUBJECT:

Consideration Of Resolution 2025-51, A Resolution Approving A Development Plan For Harpeth Village PUD Subdivision, With 4 Modifications Of Development Standards (Signage, Building Elements), For The Property Located East Of Franklin Road And North Of Harpeth Industrial Court, Located At 318 Franklin Road, 1117,1121, And 1123 Harpeth Industrial Court. Establishing a Public Hearing On October 13, 2026
FMPC 8/27/26, 6-0-1 (recused) (MOS 1: 6-0; MOS 2: 6-0; MOS 3: 6-0; MOS 4: 6-0)

PURPOSE:

PROJECT INFORMATION
COF Project Number: 8843
Applicant: Greg Gamble, Kimley Horn
Owner: Greg Betterton

BACKGROUND/STAFF COMMENTS:
The applicant has submitted a development plan for the Harpeth Village PUD Subdivision, a mixed-use development offering residential, retail, commercial, and restaurant uses. The accompanying rezoning (ORD 2025-19) is also on this agenda. The development plan proposes both commercial buildings and commercial/mixed-use building types ranging in 2-3 stories. The plan includes 187 multifamily units and 75,000 square feet of nonresidential uses. Envision Franklin places this property in the Factory District Design Concept. Per Envision Franklin, "this design concept is anchored by the Factory at Franklin which has been a defining community landmark since its opening in 1929. The vision of the District is to expand the types of uses found in the Factory at Franklin to surrounding properties in order to create a memorable destination. The vibrant uses at the Factory at Franklin should extend beyond its walls and integrate into Harpeth Industrial Court. Key characteristics of the District should include high-quality architecture, plazas, outdoor dining, art, tree-lined streets, and pedestrian and bicycle amenities."

Envision Franklin further states that, "Uses along Harpeth Industrial Court should be a mix of Local Commercial, Light Industrial, Institutional, and Multifamily on upper floors. Established light industrial

uses are encouraged to remain. Uses related to arts and culture are encouraged. New buildings should consist of traditional and industrial character so as to continue the established rhythm and scale of the street. With a maximum of three stories for new construction along Harpeth Industrial Court. Along Franklin Road, landscaping should be utilized to preserve and enhance the established character. For the property north of Morningside Drive, future development should be located behind the hill." The proposed development is clustered along Harpeth Industrial Court and behind the hill. As part of the development, the applicant has included the construction of trails and signage discussing the location's history and relevance to Franklin during the Civil War. The architecture presented in the conceptual drawings maintains elements of the industrial character of the area, blended with rural architectural elements more typical of the Franklin Road Historic District, and the plan has received a Preliminary Recommendation of approval from the Historic Zoning Commission.

Modifications Of Standards

There are four modifications of standards requests included with this development plan. The MOS requests are related to signage and building elements.

MOS #1: Request to permit irregular shaped signage.

The applicant is requesting to permit irregular shaped signage within the development. Section 15.1.3 of the Zoning Ordinance requires that signage not be irregularly shaped. The applicant has received a preliminary recommendation of support from the Historic Zoning Commission for the overall development plan and proposed modification of standards. It should be noted that the entirety of the development is not within the Historic Preservation Overlay, so some signage, depending on the location, would not be reviewed by the HZC. Additionally, the Board of Mayor and Aldermen has approved similar requests for irregularly shaped signage in the past. City Staff is reviewing this regulation as part of the updates to the Zoning Ordinance. For these reasons, Staff is supportive of this request.

Staff recommends approval of MOS #1.

MOS #2: Request to allow one canopy sign per tenant and allow signage to extend above or below the canopy.

The applicant is requesting to modify the requirements for canopy signage to allow one canopy sign per tenant and to allow signage to extend above or below the canopy. Section 15.5 of the Ordinance limits the number of canopy signs to one per building facade and may be used only if no wall, band, or awning signs already exist. It is the applicant's intent to create a pedestrian-oriented, pedestiran-scaled development with ground floor retail and commercial uses. The applicant has received a preliminary recommendation of support from the Historic Zoning Commission for the overall development plan and proposed modification of standards. It should be noted that the entirety of the development is not within the Historic Preservation Overlay, so some signage, depending on the location, would not be reviewed by the HZC. Given the pedestrian nature of the development and support from the HZC, Staff can support this request.

Staff recommends approval of MOS #2.

MOS #3: Request to allow one vertical blade sign per commercial/mixed-use building where residential exists and permitted if other hanging signage is present.

The applicant is requesting to allow one vertical blade sign per commercial/mixed-use building where residential exists and permitted if other hanging signage is present. Section 15.14 of the Zoning

Ordinance for vertical blade signs limits one per building frontage on a street intersection and may only be used if no other hanging signage is present. The applicant has received a preliminary recommendation of support from the Historic Zoning Commission for the overall development plan and proposed modification of standards. It should be noted that the entirety of the development is not within the Historic Preservation Overlay, so some signage, depending on the location, would not be reviewed by the HZC. Due to the limited number of allowable vertical signs, support from the HZC, and because City Staff is reviewing this regulation as part of the updates to the Zoning Ordinance, Staff can support this request.

Staff recommends approval of MOS #3.

MOS #4: Request to allow buildings to have frontage at an angle from the road.

The applicant is requesting to allow buildings to have frontage at an angle from the road they face. Section 6.9 of the Zoning Ordinance requires that buildings front parallel to the street. The applicant has indicated that this request is limited to Building 2 (incorrectly referenced as Building 4 on the plans) as depicted in the accompanying graphic. The Board of Mayor and Aldermen has approved a similar request that is limited to specific buildings/lots to help with the road network and provide additional open space for pedestrians. Staff can support this request with the added conditions that the actual MOS request includes language that it is limited to Building 2 and that the applicant provide additional information on how that space will be activated for pedestrian use.

Staff recommends approval, with conditions of MOS #4.

PROCEDURAL REQUIREMENTS:

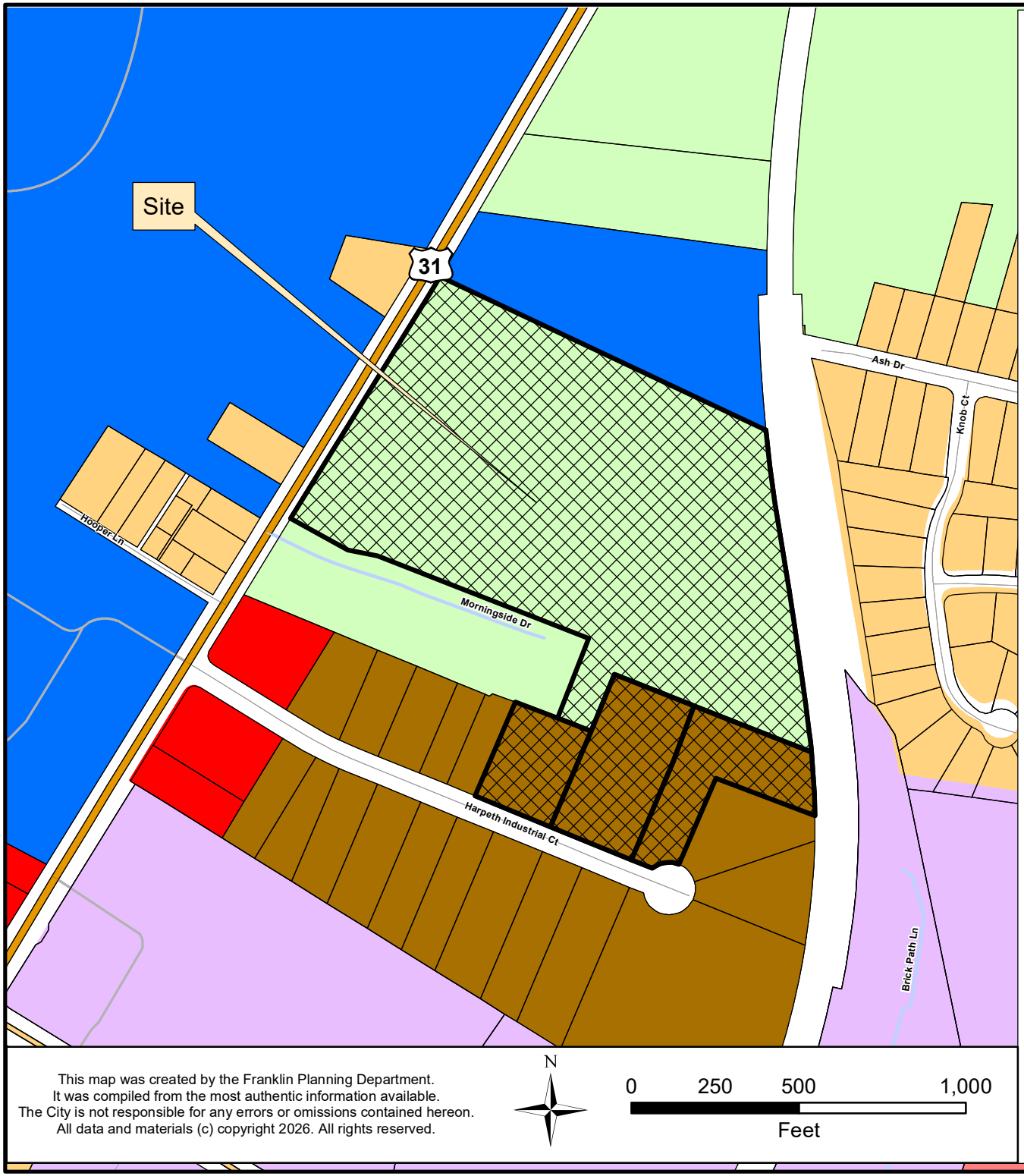
1. If the plan receives BOMA approval, the applicant shall upload the corrected plan to the online plan review website (https://franklin.contractorsplanroom.com/secure/). All revisions to the approved plans shall be “clouded.” With the resubmittal, each condition of approval/open issue in the online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

FINANCIAL IMPACT:

Unknown.

RECOMMENDATION:

Franklin Municipal Planning Commission Recommends that the Board of Mayor and Alderman approve Resolution 2025-51, with conditions, by a vote of 6-1 (1 recusal).
Staff recommends that the Board of Mayor and Aldermen approve Resolution 2025-51, with conditions.



HARPETH VILLAGE PUD SUBDIVISION
RESOLUTION 2025-51
ORDINANCE 2025-19

Project Information
Existing Zoning: Estate Residential ER, Light Industrial LI
Proposed Zoning: Planned (PD 9.2 DUA; 75,000 SF)
Overlays: HHO, 500' Buffer of Hillside, HPO, CFO, SCO
Site Acreage: 20.33 acres
Proposed Number of Dwelling Units: 187
Proposed Nonresidential Square Footage: 75,000

*Overlays are not shown on the map for the sake of clarity

Legend

- Harpeth Village PUD Subdivision
- AG Agricultural District
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- R2 Residential 2 District
- R3 Residential 3 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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HISTORIC FRANKLIN TENNESSEE

COF no: 8843

CONDITIONS OF APPROVAL:

Open Issues: 27 These issues are currently being filtered

Addressing

General Issues

41. Subdivision and Street Name Approval

william.holcomb@franklintn.gov Applicant shall show all County and City approved street and subdivision names on the Development Plan.
[Edited By William Holcomb]

Engineering

General Issues

1. Development Plan

kevin.long@franklintn.gov ***This is an advisory comment and does not hinder the approval of this development plan.***

At the site plan stage, all roadway improvements shall be designed in accordance with the appropriate common standards as established by (A) the City of Franklin Transportation and Street Technical Standards, (B) the AASHTO Policy on Geometric Design of Highways and Streets, and (C) the Tennessee Department of Transportation Design Guidelines and Standard Details. Features such as taper lengths, horizontal and vertical geometry, clear zones, guardrail requirements, etc., shall be evaluated in greater detail at the site plan stage and will be required to conform to the accepted standard in order to ensure public safety and well-being, as well as the continued functionality of the existing and proposed street networks.

58. Sidewalks and Multi-Use Paths

joe.marlo@franklintn.gov ***Comment to remain open as a Condition of Approval.***

A multi-use path and curb/gutter complying with the Street Technical Standards is required along frontage with Franklin Road. *[COF Zoning Ordinance 9.6]*

Applicant shall provide sidewalk and corresponding street frontage improvements per the City of Franklin Street Technical Standards for a Major Arterial, including:

1. 12-foot multi-use path
2. 6-foot grass strip
3. 30-inch curb and gutter
4. Associated storm infrastructure and grading as necessary to meet drainage requirements

100. Streets

kevin.long@franklintn.gov

(This is an advisory comment, applicable at the site plan stage.)

Because this development is located on a state highway, a TDOT Highway Entrance Permit is required. Per TDOT Manual for Constructing Driveway Entrances on State Highways, 2015 Edition, "No person may construct a driveway or related encroachment on state highway right-of-way, including the modification, revision, or change in use of any existing driveway facilities, without first obtaining a state highway entrance permit. (Change in use includes increasing the number of trips.) The property owner, whose property will be accessed by the driveway or street being built or modified, is responsible for obtaining a highway entrance permit and fulfilling all associated requirements. All entrance permit applications (except for residential drives or field entrances), along with any other required information shall be forwarded to the appropriate Tennessee Department of Transportation (TDOT) Region Traffic Engineering Office. See the TDOT Traffic Engineering Office website's Highway Entrance Permit page for a link to Region Traffic Engineering offices." **The City of Franklin is not involved in the TDOT Highway Entrance Permit process. The City of Franklin Street Access Surety is not required for connections to state highways where it is expected that the property owner shall post a performance bond with TDOT.**

102. Streets

kevin.long@franklintn.gov

At the site plan stage, all public streets shall meet all applicable City of Franklin standards for public streets unless the City Engineer grants a specific Modification of Engineering Standards exemption for each design exception on a case-by-case basis. Per section 4.4.4 of the Franklin Zoning Ordinance: "4.4.4 Permitted Encroachments - The following encroachments are the only encroachments permitted in the HHO: A. Public infrastructure and associated retaining walls." Necessary encroachment of the HHO and HHO buffer for public infrastructure shall not inhibit meeting minimum design standards for public safety. Any streets that cannot meet minimum design criteria as specified in the Franklin Transportation & Street Technical Standards shall be designated and designed as "internal drives" to be maintained by the private ownership.

107. ROW

joe.marlo@franklintn.gov

Comment to remain open as a Condition of Approval.

Applicant shall provide the following regarding public right-of-way (ROW):

1. ROW shall have a uniform offset from back of curb, including at radius returns at intersections.
2. ROW shall be provided to accommodate sidewalk beyond ADA on-street parking spaces (Condition #113).
3. ROW Dedication shall be provided to 2'-0" beyond outside edge of multi-use trail along Franklin Road (Condition #58).
4. Retaining walls shall be designed such that no portion of retaining walls or associated elements required for wall stability extend within ROW or below sidewalks along public streets but located outside of ROW.

110. Autoturn

joe.marlo@franklintn.gov

Comment to remain open as a Condition of Approval.

Unless otherwise directed by the City Engineer or his Designee, Local Street intersections in Non-residential Areas shall have a 30-foot minimum radii *[COF Streets 2.3.13(11)a]*, including at intersections of Road A with Harpeth Village Drive (SW quadrant) and Harpeth Village Drive and Harpeth Industrial Court (NW and NE quadrants) as labeled on 8/6/26 drawings. Right-of-way lines at these intersections shall be offset 13 feet from the back of curb.

112. Stub to Morningside Drive

joe.marlo@franklintn.gov

Comment to remain open as a Condition of Approval.

Applicant shall provide a cross access stub to Morningside Drive inline with the existing drive terminus at the location below unless otherwise directed by the City Engineer or his Designee. Cross access shall provide two-way travel lanes with pavement and Cross Access Easement to the property line. Completion of the connection requiring construction/easements on the Morningside property is not requested with this comment, only on the Harpeth Village Development side.



113. Parking

joe.marlo@franklintn.gov

On-street ADA parking spaces have not been shown. Building layout and/or development density may be affected once the required parking spaces and associated sidewalk and right-of-way have been incorporated at Site Plan.

Comment to remain open as a Condition of Approval.

Applicant shall provide accessible on-street parking spaces that meet the following:

1. Quantity of accessible on-street parking spaces shall meet that required in Table R211 of the "*Proposed Accessibility Guidelines for Pedestrian Facilities in the Public*

Right-of-Way" by the United States Access Board.
2. On-street parking spaces shall be 24'-0" long x 13'-0" wide.
3. Curb flares promoting vehicular entry/exit shall be provided at each end of the accessible space to accommodate parking against the curb line.
4. Additional ROW shall be dedicated to accommodate the accessible on-street parking space and sidewalk beyond.

TABLE R211 ON-STREET PARKING SPACES

Total number of metered or designated parking spaces	Minimum required number of *accessible* parking spaces
1 to 25	1.
26 to 50	2.
51 to 75	3.
76 to 100	4.
101 to 150	5.
151 to 200	6.
201 and over	4 percent of total.

RP-23 Accessible On-Street Parking (Standard)

127. Verify Autoturn Analysis

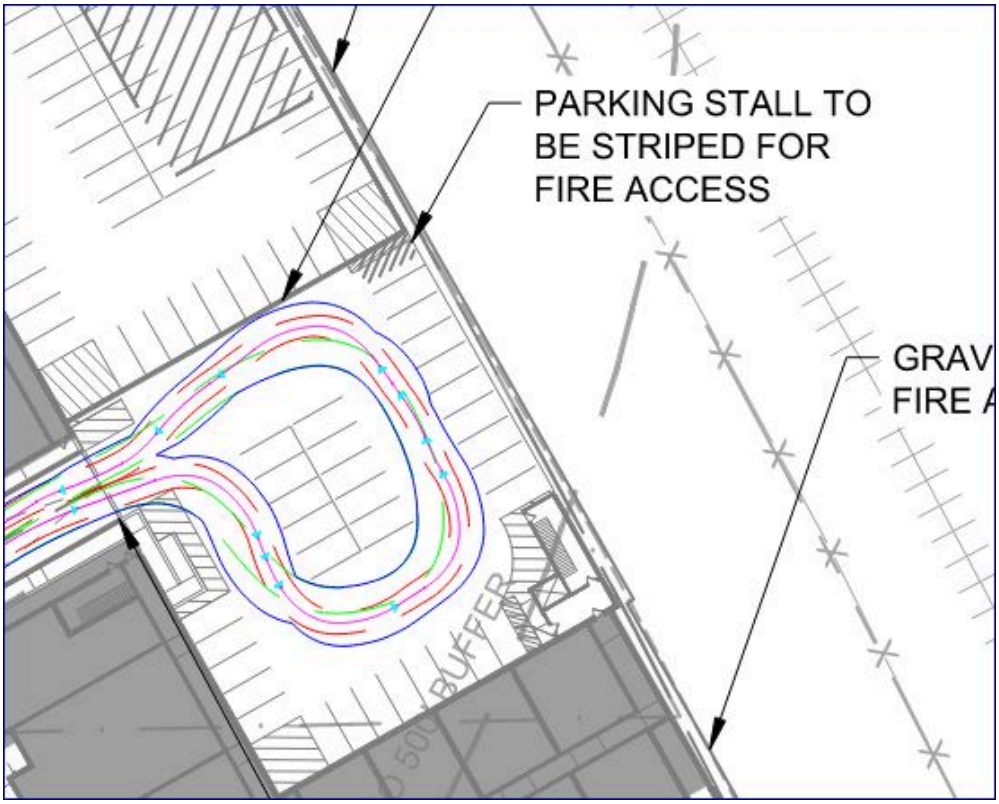
lance.fittro@franklintn.gov

The previous comment, "The submitted autoturn analysis exhibits abrupt turning movements and wall to wall turning radii of less than those prescribed by the Fire Apparatus Turning Template. Staff is unable to reproduce the turning movement illustrated below while maintaining the required turning movement criteria" has not been addressed. Use of analysis software which does not uniformly apply the SD-7 Turning Template criteria for swept path analysis, including wall to wall turning radius, lock-to-lock time, minimum design speed, and disabling of "turn on spot" capability, is not acceptable.

As communicated via e-mail on 8/7/26, the issue appears to be that the minimum 5 MPH continuous vehicle speed is not being maintained for the analysis.

There are various ways that Autoturn can be run to override or disregard turn-on-spot or minimum vehicle speed parameters, whether by following a polyline, clicking repeatedly when making tight turns, or other methods that haven't been identified yet. The bottom line is that it's not just a radius that you're trying to hit. The analysis also has to account for the driver's inability to fully reverse directions (lock-to-lock steering time), maintain travel speed (minimum 5 MPH) and complete back-to-back minimum radius turns, which cannot be performed as shown in the exhibit unless something is being overridden. Just considering the lock-to-lock steering time and maintaining 5 MPH (7.33 fps) travel speed, the vehicle will move forward 44 ft in the time it takes to transition from the hard right turn to the hard left turn shown for this travel path. In addition to the other abrupt direction changes indicated by the Autoturn exhibit, that travel distance is not accounted for with the transition between the two tight turns in the open air parking area below.

Applicant shall correct Autoturn analysis and revise layout of the site as necessary to confirm full maneuverability for fire apparatus through the site.

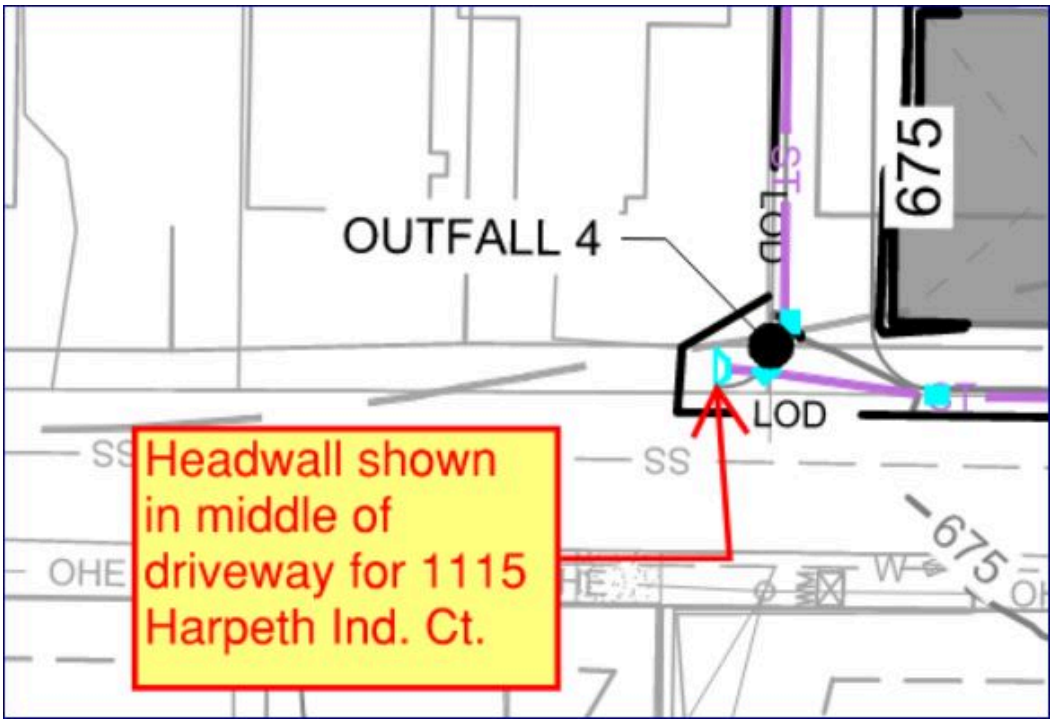


Engineering - Development Plan Checklist

General Issues

27. Stormwater Requirements For Site Plan

lance.fittro@franklintn.gov	At site plan, conceptual layout of storm infrastructure now shown on the Development Plan shall be evaluated for downstream conveyance capacity and necessary drainage easements. Outfall 4 does not work as currently depicted on the plans, and will not be accepted as a headwall daylighting to non-existent surface channel or draining back into the roadway. Failure to depict the neighboring property's driveway on the plans shall not permit installation of storm infrastructure or headwall in their driveway as currently shown on the proposed Development Plan.



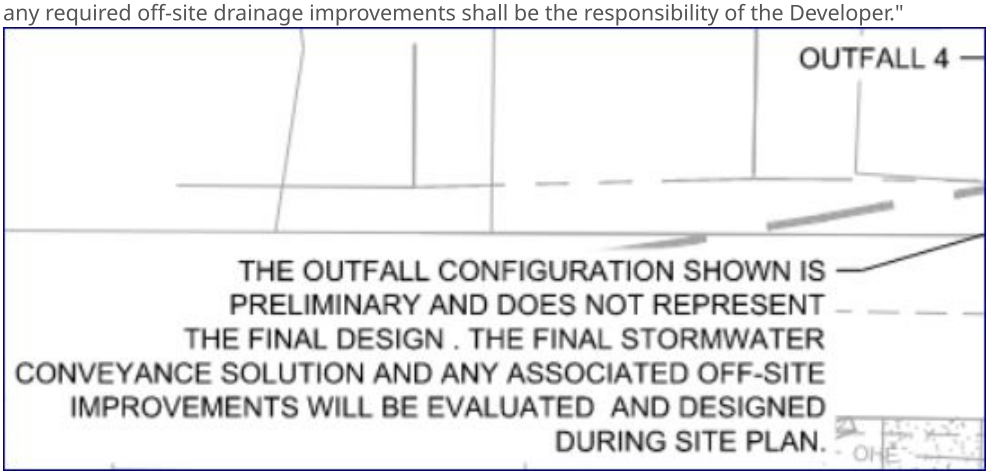
Looking downstream



While full design of off-site drainage improvements are not required with the Development Plan, off-site improvements for the proposed Outfall 4 shall be designed and constructed with the future Site Plan as necessary for off-site conveyance of stormwater flows from the site as determined by the City Engineer and in accordance with Stormwater Ordinance Sec. 23-106.(2)(i)(ii-v)

Applicant shall revise the note below on the Development Plan to add: "The construction and financing of

any required off-site drainage improvements shall be the responsibility of the Developer."



FIRE--Planning--DRT

General Issues

15. Fire Lane

stephen.otero@Franklintn.gov	This area must have an all-weather surface, such as concrete, to safely accommodate gurney access and fire hose deployment. Also, what is the width? Please check what the engineering standards are for this. I believe the minimum width is 6'.

17. Fire access

stephen.otero@Franklintn.gov	What is the width? Please check what the engineering standards are for this. I believe the minimum width is 6'.

Parks

General Issues

129. Parkland information

heather.eusebio@franklintn.gov	**Amendment 1 working through Law Department for increase in dwelling units. Please make corrections on the plan set to state:** **184 units at $5268.00 per unit = $969,312.00 Pre July 1st 2026** **3 units at $5,408.00 per unit = $16,224.00 Post July 1st 2026** **Total = $985,536.00**

Planning

General Issues

29. Envision Franklin

joel.aguilera@Franklintn.gov — Applicant shall include a brief narrative or description of what the historical interpretation programming will include and a statement that a detailed interpretive plan will be included with a future site plan submittal for Phase II that includes the preserved open space with the historical significance on Page C2.3 of the plan.

121. Modification of Standards

joseph.bryan@franklintn.gov — Staff is supportive of MOS 1.

122. Modification of Standards

joseph.bryan@franklintn.gov — Staff is supportive of MOS 2.

123. Modification of Standards

joseph.bryan@franklintn.gov — Staff is supportive of MOS 3.

124. Modification of Standards

joseph.bryan@franklintn.gov — Comment not fully addressed. Applicant shall revise the language in the modification request highlighted below to be specific to Building 2. Applicant shall also provide additional language and/or visuals as to how the area in front of this building is to be activated for pedestrian use.
[Edited By Joseph Bryan]

Planning (Landscape)

General Issues

99. Open Space

jason.arnold@franklintn.gov

Comment not addressed.

The "Additional Plaza Space" is not listed in the Open Space Requirement take down, C2.3. So, it is not clear if the ZO reference below is meet.

11.12 Provision in Multi-Phase Developments

A. Development proposed in phases shall be considered as a single development for the purposes of calculating the open space set aside.

B. Development shall not be phased to avoid the minimum open space set aside.

C. In cases where less than 100 percent of the total amount of open space set aside is provided within the first phase of a multi-phase development, the remaining open space shall be apportioned into each of the remaining development phases.

At One Stop, applicant shall include the Pocket Park in phase 1 or shall show that the additional plaza space meets the multi-phase development requirement.

128. Tree Canopy Retention

jason.arnold@franklintn.gov

Advisory Comment;

Trees on a Property Line are shared with adjacent owner. Written approval from the owner is required before tree removal is allowed.

Preservation/HZC

General Issues

119. Certificate of Appropriateness

emily.huffer@franklintn.gov

Advisory Comment:

This property is located within the Historic Preservation Overlay, which means any exterior alterations (including new construction and signage) need to have a Certificate of Appropriateness prior to a building permit submittal. Please contact Emily Huffer at

Emily.Huffer@franklintn.gov for any questions.

Stormwater

General Issues

5. Drainage

ellen.moore@franklintn.gov

This comment is to remain open and is an advisory comment:

Applicant shall analyze the two downstream structures from any outfall onsite to ensure existing infrastructure can safely pass the flows from the 10 yr storm. Culverts shall be analyzed for the 50 year storm.

RESOLUTION 2025-51

A RESOLUTION APPROVING A DEVELOPMENT PLAN FOR HARPETH VILLAGE PUD SUBDIVISION WITH 4 MODIFICATIONS OF DEVELOPMENT STANDARDS (SIGNAGE, BUILDING ELEMENTS), FOR THE PROPERTY LOCATED EAST OF FRANKLIN ROAD AND NORTH OF HARPETH INDUSTRIAL COURT, LOCATED AT 318 FRANKLIN ROAD, 1117,1121, AND 1123 HARPETH INDUSTRIAL COURT

WHEREAS, the Board of Mayor and Aldermen (BOMA) of the City of Franklin, Tennessee, has, or will, approve the zoning for the property as part of Ordinance 2025-19; and

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

a) Reducing or eliminating the inflexibility that sometimes results from strict application of zoning standards that were designed primarily for individual lots;
b) Allowing greater freedom in selecting the means to provide access, light, open space, and design amenities;
c) Encouraging a sensitive design that respects the surrounding established land use character and natural or man-made features of the site including, but not limited to, trees, historic features, streams, hillsides, and floodplains;
d) Promoting quality design and environmentally sensitive development by allowing development to take advantage of special site characteristics, locations, and land uses; and
e) Allowing deviations from certain zoning standards that would otherwise apply if not contrary to the general spirit and intent of this ordinance; and

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

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

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

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

PREMISES CONSIDERED

Map-Parcel	Acres
063 – 33.00	16.19
063L D – 14.00	1.50
063L D – 15.00	1.73
063L D – 16.00	1.01

Total	20.33

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 Harpeth Village PUD Subdivision are as follows:

Entitlements	Harpeth Village PUD
Base Zone District	PD 9.2/75,000
Other Zoning Overlays	HPO, CFO, SCO, HHO
Number of Dwelling Units	187
Number of Nonresidential Square Footage	75,000
Number of Hotel Rooms	0
Open Space Requirements	5%
Number of Phases in Development	3

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

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

MOS 1: **Request to permit irregular shaped signage.** Approved: _____ Denied: _____	15.1.3 - Signs Signs shall not be irregularly shaped. *Staff recommended approval.*
MOS 2: **Request to allow 1 canopy sign per tenant with signage to extend above or below the canopy.** Approved: _____ Denied: _____	15.5 – Canopy Sign Maximum of 1 sign per canopy per building façade if no other signage exists on the building. Signage shall not project above or below the canopy. *Staff recommended approval.*

MOS 3: **Request to allow a maximum of one vertical blade sign per commercial/mixed-use building where residential occupies the upper floors, and allow if other hanging signage is also present on the building.** Approved: _____ Denied: _____	15.14 – Vertical Blade Sign Maximum of 1 per building frontage on a street intersection if no other hanging signs are on the ground level. *Staff recommended approval.*
MOS 4: **Request to allow buildings to have frontage at an angle.** Approved: _____ Denied: _____	6.9 – Commercial/Mixed-Use Building-Façade Location The building shall parallel the frontage. *Staff recommended approval, with conditions.*

SECTION VI. That this Resolution shall take effect from and after the passage of Ordinance 2025-19, on third and final reading, the health, safety, and welfare of the citizens requiring it.

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

ATTEST:

By: _____
Cayce Anderson
City Recorder

CITY OF FRANKLIN, TENNESSEE:

By:_____
Dr. Ken Moore
Mayor

Approved as to form by:

_____
Shauna R. Billingsley
City Attorney

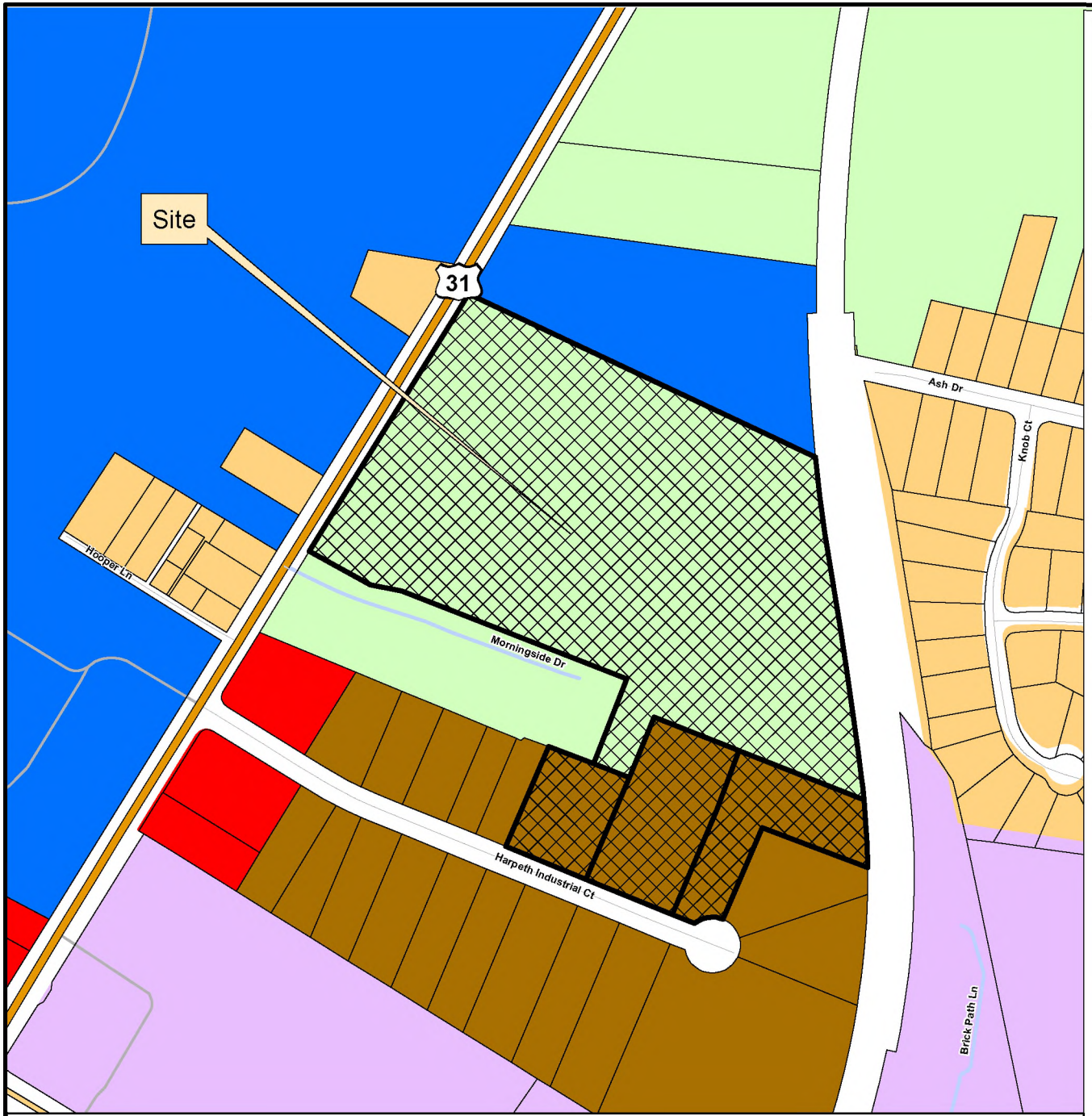
PREAPPLICATION CONFERENCE: 6/3/2025

BOMA/FMPC JOINT CONCEPTUAL WORKSHOP: 6/26/2025

NEIGHBORHOOD MEETING: 6/3/2025

PLANNING COMMISSION RECOMMENDED APPROVAL: _____

PUBLIC HEARING AND BOMA APPROVAL: _____



HARPETH VILLAGE PUD SUBDIVISION
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HISTORIC FRANKLIN TENNESSEE

HARPETH VILLAGE PD SUBDIVISION

DEVELOPMENT PLAN - PD(9.2 DUA/75,000 SF OF COMMERCIAL)

Franklin, Williamson County, Tennessee

SHEET INDEX

C0.0	COVER SHEET
C0.1	CULTURAL RESOURCE STUDY
C0.2	MODIFICATION OF STANDARDS
C1.0	OVERALL EXISTING CONDITIONS
C1.1	ENLARGED EXISTING CONDITIONS
C1.2	ENLARGED EXISTING CONDITIONS
C2.0	DEVELOPMENT PLAN
C2.1	DEVELOPMENT PLAN ENLARGEMENT
C2.2	DEVELOPMENT PLAN ENLARGEMENT
C2.3	OPEN SPACE PLAN
C2.4	STREET NETWORK
C3.0	OVERALL GRADING AND DRAINAGE PLAN
C3.1	ENLARGED GRADING AND DRAINAGE PLAN
C3.2	ENLARGED GRADING AND DRAINAGE PLAN
C4.0	OVERALL ROW AND ACCESS PLAN - FIRE
C4.1	OVERALL ROW AND ACCESS PLAN - TRASH
C5.0	OVERALL UTILITY PLAN
C5.1	ENLARGED UTILITY PLAN
C5.2	ENLARGED UTILITY PLAN
C6.0	PHASING PLAN
C7.0	OFFSITE IMPROVEMENT
L1.0	TREE PRESERVATION PLAN
L1.1	ENLARGED TREE PRESERVATION PLAN
L1.2	ENLARGED TREE PRESERVATION PLAN
A1.1	ARCHITECTURAL RENDERINGS
A1.2	ARCHITECTURAL RENDERINGS
A1.3	ARCHITECTURAL RENDERINGS
A1.4	ARCHITECTURAL RENDERINGS
A1.5	ARCHITECTURAL RENDERINGS

DEVELOPMENT TEAM

APPLICANT & LANDSCAPE ARCHITECT:

KIMLEY-HORN
GREG GAMBLE
4031 Aspen Grove Drive, Suite 200
Franklin, TN 37067
615-975-5765
GREG.GAMBLE@KIMLEY-HORN.COM

ENGINEER:

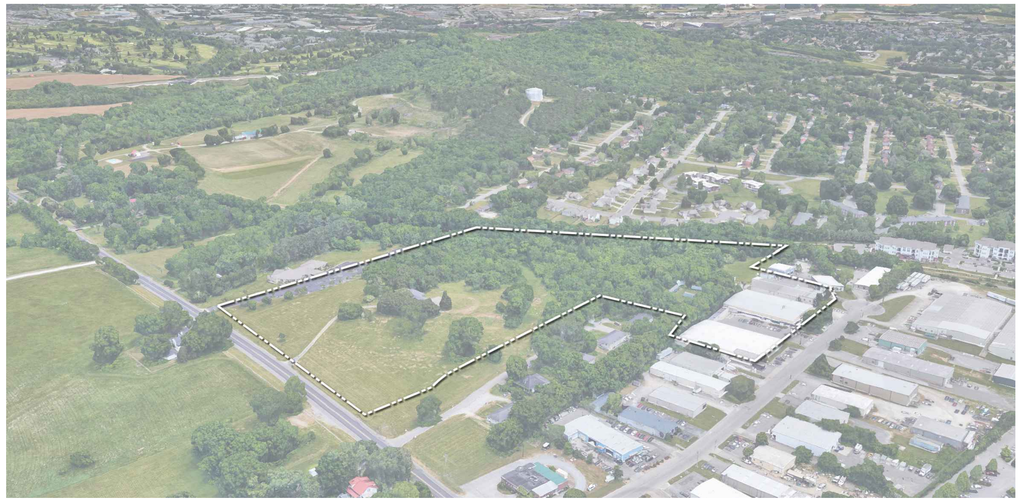
KIMLEY-HORN
MARY MCGOWAN
4031 Aspen Grove Drive, Suite 200
Franklin, TN 37067
615-800-4004
mary.mcgowan@kimley-horn.com

DEVELOPER/OWNER:

FRANKLIN 240 LLC
EVANS WELLBORN
P.O. BOX 1507
MOUNT JULIET, TN 37121
ewellborn@nc2media.com

ARCHITECT:

906 STUDIO
MEREDITH BUCHER
249 4TH AVE N, SUITE 200
FRANKLIN, TN 37064
615-988-9065
meredith.bucher@906studio.com



VESTING STANDARDS

PENDING APPROVAL BY BOMA, THIS DOCUMENT WAS REVIEWED UNDER AND IS NOW VESTED IN THE FOLLOWING DEVELOPMENT STANDARDS:

ZONING ORDINANCE:	JANUARY 1, 2026
SUBDIVISION REGULATIONS:	JANUARY 1, 2022
TRANSPORTATION AND STREET TECHNICAL STANDARDS:	JULY 1, 2025
STORMWATER BMP MANUAL:	JULY 1, 2021
TECHNICAL SPECIFICATIONS FOR UTILITY INSTALLATION:	OCTOBER 13, 2020
MUNICIPAL CODE:	MARCH 4, 2026
HISTORIC DISTRICT GUIDELINES:	MAY 30, 2022



NOT TO SCALE

MODIFICATION OF STANDARDS

Modification 1: Signs - Proportion and Shape
Section 15.1.3 Signs - Proportion and Shape
Signs shall not be irregularly shaped.

- Modification Request: Permit Irregular shaped signage.

Modification 2: Signs – Canopy Sign
Section 15.5 Signs – Canopy Sign

A sign that is attached to the front face of a canopy attached to a building

Quantity: Maximum of one sign per canopy per building façade and my be used only if no wall, band, or awning sign exists on the building façade.

- Modification Request: Permit 1 per tenant

Placement: Shall not project above or below the canopy or be located above the building roof line

- Modification Request: Allow to extend above or below the canopy

Lighting: External illumination only, subject to Subsection 15.1.5, External illumination.

- Modification Request: External illumination is permitted. Internal illumination is permitted when not visible from Franklin Road and the canopy is located for the ground floor entrance.

Modification 3: Sign – Vertical Blade Sign
Section 15.14 Signs – Vertical Blade Sign

Quantity: Maximum of one per building frontage on a street intersection and may be used only if no other hanging sign exist on the ground floor retail storefront / tenant space below/

- Modification Request: A maximum of one per commercial / mixed use building where residential is on upper floors over commercial and allowed if other hanging signage is present.

Modification 4: Building Types – Commercial / Mixed-Use
Section 6.9 Building Types - Commercial / Mixed-Use

Façade Location: The building shall parallel the frontage

- Modification Request: Allow buildings to have frontage at an angle.

COMPREHENSIVE REVIEW AT SITE PLAN:

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

SITE DATA

HARPETH VILLAGE PD SUBDIVISION, PD DEVELOPMENT PLAN

COF PROJECT NUMBER:	8843
SITE ACREAGE/SF:	20.33 AC / 885,844 SF
EXISTING ZONING:	ER (ESTATE RESIDENTIAL), LI (LIGHT INDUSTRIAL)
PROPOSED ZONING:	PD (9.2 DUA / 75,000 SF OF COMMERCIAL)
OVERLAY ZONING:	HHO, 500' HHO BUFFER, HPO, CFO, SCO
TAX MAP & PARCELS:	063-03300, 063L D 01600, 063L D 01500, 063L D 01400
ADDRESS:	318 FRANKLIN ROAD, 1117, 1121, 1123 HARPETH INDUSTRIAL COURT
PRIMARY USES:	MULTI-FAMILY, COMMERCIAL

REGULATIONS

BUILDING TYPES APPLIED: COMMERCIAL MIXED-USE
FRONTAGE TYPES APPLIED: URBAN

BUILDING HEIGHT: MAX 3 STORIES
MINIMUM LSA: 0.20

HISTORICAL RESOURCE TREATMENT: N/A

DWELLING UNIT COUNT, BY TYPE:

MULTIFAMILY :	187 UNITS
1 BEDROOM:	82 UNITS
2 BEDROOM:	83 UNITS
3 BEDROOM:	22 UNITS

COMMERCIAL SF: **75,000 SF**

RETAIL:	29,956 SF
OFFICE:	30,066 SF
RESTAURANT:	14,978 SF

PARKING REQUIRED:

MULTIFAMILY:
1 BEDROOM - 1.25 PER UNIT (82 X 1.25) = 102 SPACES
+2 BEDROOM - 2.25 PER UNIT (105 X 2.25) = 237 SPACES
COMMERCIAL :
RETAIL - 2.5 PER 1,000 SF
(29,956 SF/1000) X 2.5 = 75 SPACES
OFFICE - 2.85 PER 1,000 SF
(29,957 SF/1000) X 2.85 = 86 SPACES
RESTAURANT - 7.5 PER 1,000 SF F FLOOR AREA AND OUTDOOR SEATING AREA + 0.75 PER EMPLOYEE AT LARGEST SHIFT
((14,978 SF/1000) X 7.5) + 25(0.75) EMPLOYEES = 132 SPACES

TOTAL REQUIRED: 632 PARKING SPACES

PARKING PROVIDED: 632 PARKING SPACES

SURFACE PARKING:	106
PARKING DECK:	526

SETBACKS [EXTERNAL]:

FRANKLIN ROAD:	200'
CSX RAILROAD:	65'
FRONT:	15'
SIDE:	15'
REAR:	15'

SETBACKS [INTERNAL]:

FRONT:	5'
REAR:	5'
SIDE:	5'

TREE CANOPY RETENTION

OVERALL SITE AREA:	885,844 SF; 20.33 AC
TOTAL EXISTING TREE CANOPY:	29% OF SITE: (257,449 SF; 5.91 AC)
REQUIRED PRESERVATION:	24% OF EXISTING: (61,788 SF; 1.42 AC)
PROVIDED PRESERVATION:	31% OF EXISTING: (80,876 SF; 1.85 AC)

OPEN SPACE REQUIREMENT:

MINIMUM OPEN SPACE REQUIREMENT:	5% OF SITE (44,431 SF; 1.02 AC)
PROVIDED:	5% OF SITE: (45,423 SF; 1.04 AC)

LOT	TYPE	AREA (SF)
1000	POCKET PARK	45,423

PARKLAND IMPACT FEES - QUAD 1

187 UNITS X $5,268= $985,116 PRE JULY 1, 2026
25% OF FEES OR $200,136 DUE AT FIRST PLAT
PLUS THE NUMBER OF UNITS BEING REQUESTED WITH PLAT AT $3,228 EACH.
75% OR $600,408 WILL BE COLLECTED AT THE PRO-RATED PRICE OF $3,228 AS PLATS ARE SUBMITTED.
3 UNITS X $5,408.00= 16,224.00 POST JULY 1,2026

TOTAL= 985,536.00

IMPACT STATEMENT

WATER
WATER IS PROVIDED BY THE CITY OF FRANKLIN WATER DISTRICT VIA A PROPOSED 8" WATER LINE TO BE EXTENEDED FROM FRANKLIN ROAD TO THE EASTERN AND SOUTHERN BOUNDARY OF THE SITE ALONG HARPETH INDUSTRIAL COURT. WATER AVAILABLY REQUEST IS ONGOING WITH CITY OF FRANKLIN WATER DISTRICT. PROJECTED PEAK WATER DEMANDS ARE STILL BEING DISCUSSED WITH FRANKLIN.

SANITARY SEWER
SANITARY SEWER WILL BE PROVIDED BY CITY OF FRANKLIN. SEWER AVAILABILITY REQUEST IS ONGOING WITH CITY OF FRANKLIN. PROJECTED FLOW IS 70,030 GPD.

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

STORMWATER
STORMWATER FLOWS WILL BE TREATED FOR WATER QUALITY BY GREEN INFRASTRUCTURE THROUGHOUT THE SITE AND POST DEVELOPMENT PEAK FLOW DISCHARGES WILL BE CONTROLLED TO PRE DEVELOPMENT PEAK FLOWS BY WET AND DRY DETENTION PONDS AND THE ASSOCIATED OUTLET CONTROL STRUCTURE.

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

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

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

DRAINAGE FACILITIES
APPROXIMATELY 9.36 AC OF IMPERVIOUS AREA TO BE ADDED. OUTFALL LOCATIONS WILL STAY RELATIVELY THE SAME FROM PRE-CONSTRUCTION TO POST-CONSTRUCTION CONDITIONS.

STREET NETWORK
A MINIMUM OF TWO FIRE/EMERGENCY ACCESS POINTS WILL BE PROVIDED TO THE DEVELOPMENT VIA FRANKLIN ROAD. FRANKLIN ROAD IMPROVEMENTS OR REQUIRED TURN LANES WILL BE PROVIDED PER RECOMMENDATIONS FROM THE TRAFFIC IMPACT STUDY. PROJECTED TRIPS GENERATED BY THIS DEVELOPMENT ARE 3,143 DAILY.



PRE-APP SUBMITTAL: MAY 23, 2025
INITIAL SUBMITTAL: JUNE 9, 2025
INITIAL SUBMITTAL: APRIL 13, 2026
RESUBMITTAL: JULY 2, 2026
RESUBMITTAL: AUGUST 6, 2026
ONE STOP:
COF #: 8843

CULTURAL RESOURCE STUDY

In February of 2025, a cultural and historical resource study was conducted at 318 Franklin Road by the owner of the property.

Background research identified one previously recorded archaeological site—40WM104—within the project site. Located approximately in the center of the 16.19-acre parcel, site 40WM104 is a hilltop Civil War-era earthwork, known as a lunette. The Tennessee Division of Archaeology (TDOA) recorded the site in 1989 as a heavily disturbed earthen mound that represents a portion of the hilltop lunette. No artifacts were recovered from the site during the 1989 survey, although informants indicated Civil War-era metal objects had been previously removed from the surrounding area on the 16.19-acre parcel, which also featured Civil War-era military encampments (Nance and Prouty 1989).

The current fieldwork consisted of a metal detector and pedestrian survey throughout the APE. The metal detector survey resulted in the recovery of 85 artifacts, none of which are thought to be directly associated with the lunette or encampments during the Civil War. The fortification identified by the TDOA in 1989 as a portion of the Civil War lunette was reidentified during this survey. RGA recommends that this fortification be conserved through avoidance or that additional archaeological testing be undertaken if avoidance is not possible.

The artifacts recovered during the metal detector survey are commonly found in association with historic farmsteads and dwelling sites and represent the continued occupation of the site by the Johnson, Cannon, and Hill families from circa 1840 to 1986. RGA does not recommend any additional archaeological testing within the 10-acre project site, except for the lunette, to identify possible Civil War-era features or artifacts. It is likely that any artifacts directly associated with the Civil War have already been found and removed from the site by previous landowners and others. Therefore, it is RGA's opinion that the only Civil War-era feature that remains within the project site is the hilltop lunette, which should be conserved. The remainder of the project site does not appear to retain archaeological resources related to the Civil War based on the metal detector survey.

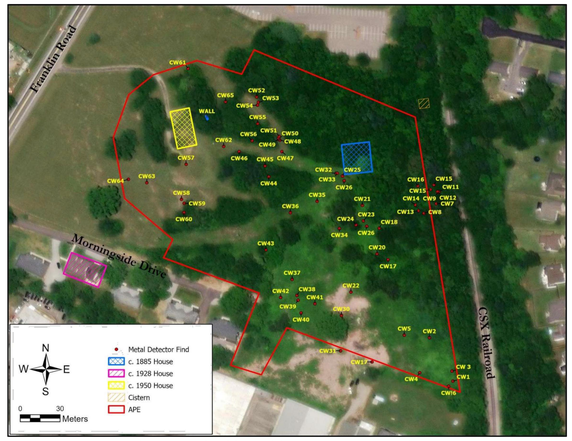


Figure 22. Results of the metal detector survey (Source: Esri 2022).

1864-1874 MAPS SHOWING FORTIFICATIONS ON SITE

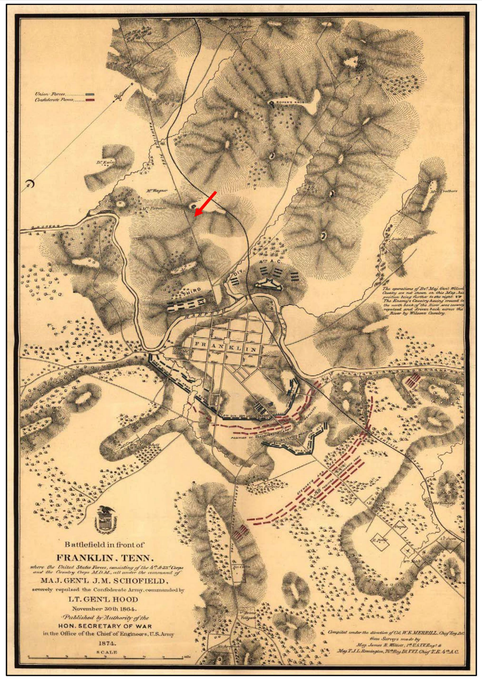


Figure 3. Map showing the military fortifications surrounding Franklin and the fortification at Johnson's farm, 1864 (Source: Willett and Remington, 1874).

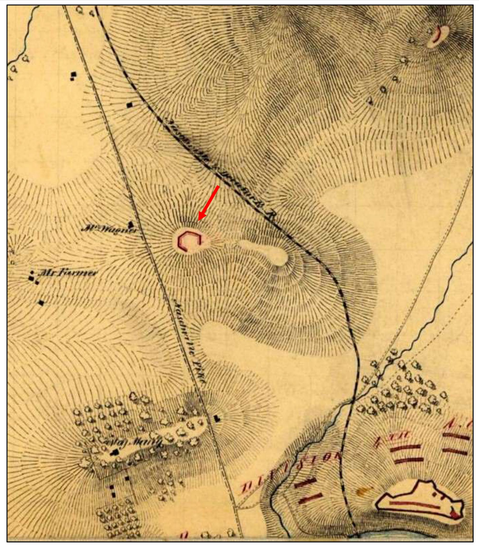
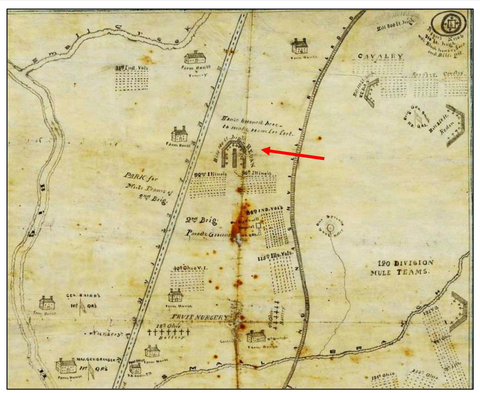


Figure 5. Map showing the military fortification on William Johnson's farm with Roper's Knob to the northeast and Fort Granger to the southeast (Source: Merrill 1864).

During the construction of one of the hilltop fortifications—perhaps the one at Johnson's farm—a soldier from Ohio noted that Lieutenant John Raidaie "sallied forth in the direction of Roper's Knob, and he was rewarded by finding large numbers of the aforesaid 'contraband,' as the slave owners of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MODIFICATION OF STANDARDS

Modification of standards should be considered based on the following three criteria:
(justification for MOS included for each item on sheet) .

1. The modification will enhance the design of the development more than if the standards were strictly adhered to;
2. The conditions upon which the request is based are unique to the design intent for the development and are not applicable generally to other property; and
3. The modification is consistent with the intent of Envision Franklin.

Modification 1: Signs - Proportion and Shape
Section 15.1.3 Signs - Proportion and Shape
Signs shall not be irregularly shaped.

- Modification Request: Permit Irregular shaped signage.
- ***Justification:*** Allowing varied sign forms, including irregularly shaped signage, will enhance the visual interest and authenticity of the streetscape, contributing to the unique, pedestrian-friendly character that defines the historic district. This approach aligns with *Envision Franklin*, which calls for "great streets that create a vibrant public realm." The Factory District concept also supports a more artistic district and having signs that are irregular to match logos speaks to a higher level of design and aide in giving artistic license in creating logos. Introducing diversity in signage design supports a dynamic, engaging environment and reflects the visual variety traditionally found in Downtown Franklin, reinforcing a vibrant, walkable streetscape.

Modification 1: Signs - Proportion and Shape



Modification 2: Signs – Canopy Sign
Section 15.5 Signs – Canopy Sign

A sign that is attached to the front face of a canopy attached to a building

Quantity: Maximum of one sign per canopy per building façade and may be used only if no wall, band, or awning sign exists on the building façade.

- Modification Request: Permit 1 per tenant

Placement: Shall not project above or below the canopy or be located above the building roof line

- Modification Request: Allow to extend above or below the canopy
- ***Justification:*** Allowing one canopy sign per tenant ensures appropriate business identification within multi-tenant buildings and enhances pedestrian wayfinding. Permitting signs to modestly extend above or below the canopy line introduces visual variety and architectural interest, contributing to an engaging streetscape.

Modification 3: Signs – Canopy Sign



Modification 3: Sign – Vertical Blade Sign
Section 15.14 Signs – Vertical Blade Sign

Quantity: Maximum of one per building frontage on a street intersection and may be used only if no other hanging sign exists on the ground floor retail storefront / tenant space below

- Modification Request: A maximum of one per commercial / mixed use building where residential is on upper floors over commercial and allowed if other hanging signage is present.
- ***Justification:*** Allowing one vertical blade sign per commercial/mixed-use building with residential units on upper floors provides balanced visibility for ground floor businesses while maintaining compatibility with mixed-use development patterns. Permitting these signs even when other hanging signage is present supports effective wayfinding and a vibrant, pedestrian-friendly streetscape which upholds the public realm guiding principle of Exceptional Design within Envision Franklin. This approach enhances the character and functionality of multi-tenant, mixed-use buildings and can be found throughout downtown Franklin.

Modification 4: Sign – Vertical Blade Sign



Modification 4: Building Types – Commercial / Mixed-Use
Section 6.9 Building Types - Commercial / Mixed-Use

Façade Location: The building shall parallel the frontage

- Modification Request: Allow buildings to have frontage at an angle.
- ***Justification:*** Angling building frontages away from the street can create dynamic and engaging public spaces that enhance the overall streetscape. This approach allows for the integration of a plaza area that encourages pedestrian activity and gathering, consistent with the goals outlined in Envision Franklin, which states that "buildings should activate the street by creating an inviting pedestrian experience." Envision Franklin also states "Squares, plazas, and other open spaces should be prominent and engaging public gathering spaces. These spaces should be well-defined focal points, visible from streets, and framed by buildings, not parking lots, to create points of interest that are compelling places for citizens". The proposed angled frontage creates a communal space that reflects similar successful areas in Downtown Franklin (See provided image for reference) and upholds the values outlined in Envision Franklin.



REQUEST IS LIMITED TO BUILDING 4, AS REFERENCED IN GRAPHIC ABOVE

Kimley»Horn
4031 Aspen Grove Drive, Franklin, TN 37067Main: 615.564.2701 | www.kimley-horn.com
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906 STUDIO ARCHITECTS + INTERIORS

HARPETH VILLAGE PD SUBDIVISION
DEVELOPMENT PLAN
Franklin, Williamson County, Tennessee

DRAKE A. REEDER REGISTERED LANDSCAPE ARCHITECT TENNESSEE No. 329 STATE OF TENNESSEE

Revision Date
△ APRIL 13, 2026
△ JULY 02, 2026
△
△

MODIFICATION OF STANDARDS
SHEET
C0.2
PROJECT #8843



SITE DATA TABLE

PROJECT NAME:	HARPETH INDUSTRIAL DEVELOPMENT PLAN
COF PROJECT #:	8843
MAP:	MAP # 063 AND 063L
PARCEL #:	33, 16, 15, 14
ADDRESS:	318 FRANKLIN ROAD AND 1117, 1121, 1123 HARPETH INDUSTRIAL COURT
CITY:	FRANKLIN
COUNTY:	WILLIAMSON
STATE:	TENNESSEE
CIVIL DISTRICT:	10TH CIVIL DISTRICT
EXISTING ZONING:	ER, ESTATE RESIDENTIAL & LI, LIGHT INDUSTRIAL
ACREAGE OF LOT 1:	15.84 ACRES
ACREAGE OF LOT 2:	1.55 ACRES
ACREAGE OF LOT 3:	1.73 ACRES
ACREAGE OF LOT 4:	1.01 ACRES
TOTAL EXISTING ACREAGE OF SITE:	20.13 ACRES (+/- 876,862 SF)
TOTAL PROPOSED ACREAGE OF SITE:	20.34 ACRES (+/- 886,010 SF)
APPLICANT:	KIMLEY-HORN & ASSOCIATES
ADDRESS:	4013 ASPEN GROVE DRIVE, SUITE 200 FRANKLIN, TN 37067
PHONE:	615-564-2701
EMAIL:	MARY.MCGOWAN@KIMLEY-HORN.COM
CONTACT NAME:	MARY MCGOWAN, P.E.
BUILDING SETBACKS:	150' FRANKLIN ROAD 35' CSX RAILROAD 65' FRONT 15' SIDE 15' REAR

SURVEY NOTES

1. THE INFORMATION SHOWN ON THIS PLAN IS BASED UPON THE TENNESSEE STATE PLAN COORDINATE SYSTEM, AND NAD 83 DATUM.
2. BASE INFORMATION WAS TAKEN FROM AN ALTA SURVEY PREPARED BY H&H LAND SURVEYING, INC., DATED AUGUST 28, 2024. THE INFORMATION PROVIDED SHALL BE FIELD VERIFIED PRIOR TO CONSTRUCTION. KIMLEY-HORN AND ASSOCIATES SHALL NOT BE HELD RESPONSIBLE FOR THE ACCURACY AND COMPLETENESS OF THE BASE INFORMATION SHOWN.
3. INFORMATION WAS ALSO TAKEN FROM THE CITY OF FRANKLIN GIS AND AERIAL PHOTOGRAPHS.
4. THE CONSULTANT HAS FOUND NO EVIDENCE OF THE MINERAL RIGHTS OF THIS PROPERTY BEING TRANSFERRED TO ANY PARRY OTHER THAN THE OWNER.
5. THIS PROJECT IS NOT LOCATED IN A FLOOD HAZARD AREA ACCORDING TO FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP COMMUNITY NO. 47187C, PANEL NO. 0211H, DATED DECEMBER 20, 2024, ZONE "X".

TRACT NO. PER TITLE COMMITMENT AND PROPERTY INFORMATION

TRACT NUMBER	PROPERTY INFORMATION
1	FRANKLIN 240, LLC TAX MAP 063, PARCEL 33.00 BK 6621, PG 304 (R.O.W.C., TN)
2	FRANKLIN 240, LLC TAX MAP 063L, GROUP D, PARCEL 16.00 BK 7860, PG 538 (R.O.W.C., TN)
3	FRANKLIN 240, LLC TAX MAP 063L, GROUP D, PARCEL 15.00 BK 7860, PG 538 (R.O.W.C., TN)
4	FRANKLIN 240, LLC TAX MAP 063L, GROUP D, PARCEL 14.00 BK 6621, PG 310 (R.O.W.C., TN)
5	FRANKLIN 240, LLC TAX MAP 063L, GROUP D, PARCEL 7.00 BK 7068, PG 113 (R.O.W.C., TN)
6	FRANKLIN 240, LLC TAX MAP 063L, GROUP D, PARCEL 8.00 BK 7018, PG 193 (R.O.W.C., TN)
7	FRANKLIN 240, LLC TAX MAP 063L, GROUP D, PARCEL 9.00 BK 6332, PG 720 (R.O.W.C., TN)
8	FRANKLIN 240, LLC TAX MAP 063L, GROUP D, PARCEL 10.01 BK 7164, PG 379 (R.O.W.C., TN)
9	FRANKLIN 240, LLC TAX MAP 063L, GROUP D, PARCEL 10.00 BK 6621, PG 301 (R.O.W.C., TN)

SITE SLOPE TABLE

GRAPHIC SCALE IN FEET
0 50 100 200

NORTH

GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE
Kimley»Horn
4031 Aspen Grove Drive, Franklin, TN 37067Main: 615.564.2701 | www.kimley-horn.com
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906 STUDIO ARCHITECTS

FACTORY DISTRICT NORTH PD SUBDIVISION
DEVELOPMENT PLAN
Franklin, Williamson County, Tennessee

WILLIAM GRAY HARRISON
REGISTERED ARCHITECT
ARCHITECTURE
COMMERCE
No. 127810
STATE OF TENNESSEE

Revision Date
△ _____
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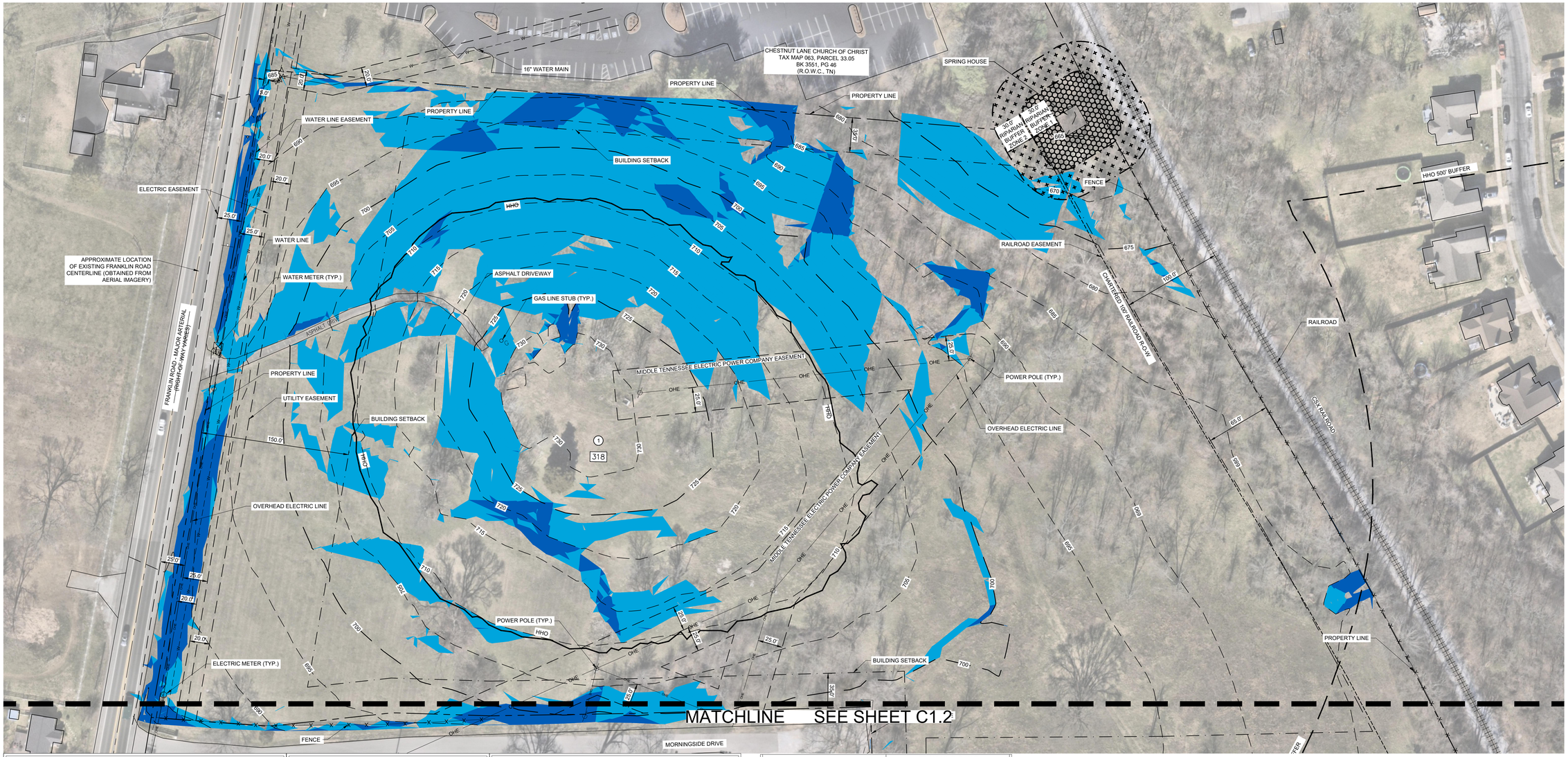
OVERALL EXISTING CONDITIONS
SHEET
C1.0
PROJECT #8843



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ADDRESS:	4013 ASPEN GROVE DRIVE, SUITE 200 FRANKLIN, TN 37067
PHONE:	615-564-2701
EMAIL:	MARY.MCGOWAN@KIMLEY-HORN.COM
CONTACT NAME:	MARY MCGOWAN, P.E.
BUILDING SETBACKS:	150' FRANKLIN ROAD 35' CSX RAILROAD 65' FRONT 15' SIDE 15' REAR

SURVEY NOTES

1. THE INFORMATION SHOWN ON THIS PLAN IS BASED UPON THE TENNESSEE STATE PLAN COORDINATE SYSTEM, AND NAD 83 DATUM.
2. BASE INFORMATION WAS TAKEN FROM AN ALTA SURVEY PREPARED BY H&H LAND SURVEYING, INC., DATED AUGUST 28, 2024. THE INFORMATION PROVIDED SHALL BE FIELD VERIFIED PRIOR TO CONSTRUCTION. KIMLEY-HORN AND ASSOCIATES SHALL NOT BE HELD RESPONSIBLE FOR THE ACCURACY AND COMPLETENESS OF THE BASE INFORMATION SHOWN.
3. INFORMATION WAS ALSO TAKEN FROM THE CITY OF FRANKLIN GIS AND AERIAL PHOTOGRAPHS.
4. THE CONSULTANT HAS FOUND NO EVIDENCE OF THE MINERAL RIGHTS OF THIS PROPERTY BEING TRANSFERRED TO ANY PARRY OTHER THAN THE OWNER.
5. THIS PROJECT IS NOT LOCATED IN A FLOOD HAZARD AREA ACCORDING TO FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP COMMUNITY NO. 47187C, PANEL NO. 0211H, DATED DECEMBER 20, 2024, ZONE "X".

SITE SLOPE TABLE

	14% - 19.99%
	20% and above

TRACT NO. PER TITLE COMMITMENT AND PROPERTY INFORMATION

TRACT NUMBER	PROPERTY INFORMATION
1	FRANKLIN 240, LLC TAX MAP 063, PARCEL 33.00 BK 6621, PG 304 (R.O.W.C., TN)
2	FRANKLIN 240, LLC TAX MAP 063L, GROUP D, PARCEL 16.00 BK 7860, PG 538 (R.O.W.C., TN)
3	FRANKLIN 240, LLC TAX MAP 063L, GROUP D, PARCEL 15.00 BK 7860, PG 538 (R.O.W.C., TN)
4	FRANKLIN 240, LLC TAX MAP 063L, GROUP D, PARCEL 14.00 BK 6621, PG 310 (R.O.W.C., TN)
5	FRANKLIN 240, LLC TAX MAP 063L, GROUP D, PARCEL 7.00 BK 7068, PG 113 (R.O.W.C., TN)
6	FRANKLIN 240, LLC TAX MAP 063L, GROUP D, PARCEL 8.00 BK 7018, PG 193 (R.O.W.C., TN)
7	FRANKLIN 240, LLC TAX MAP 063L, GROUP D, PARCEL 9.00 BK 6332, PG 720 (R.O.W.C., TN)
8	FRANKLIN 240, LLC TAX MAP 063L, GROUP D, PARCEL 10.01 BK 7164, PG 379 (R.O.W.C., TN)
9	FRANKLIN 240, LLC TAX MAP 063L, GROUP D, PARCEL 10.00 BK 6621, PG 301 (R.O.W.C., TN)

GRAPHIC SCALE IN FEET
0 25 50 100

NORTH

GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE
Kimley»Horn
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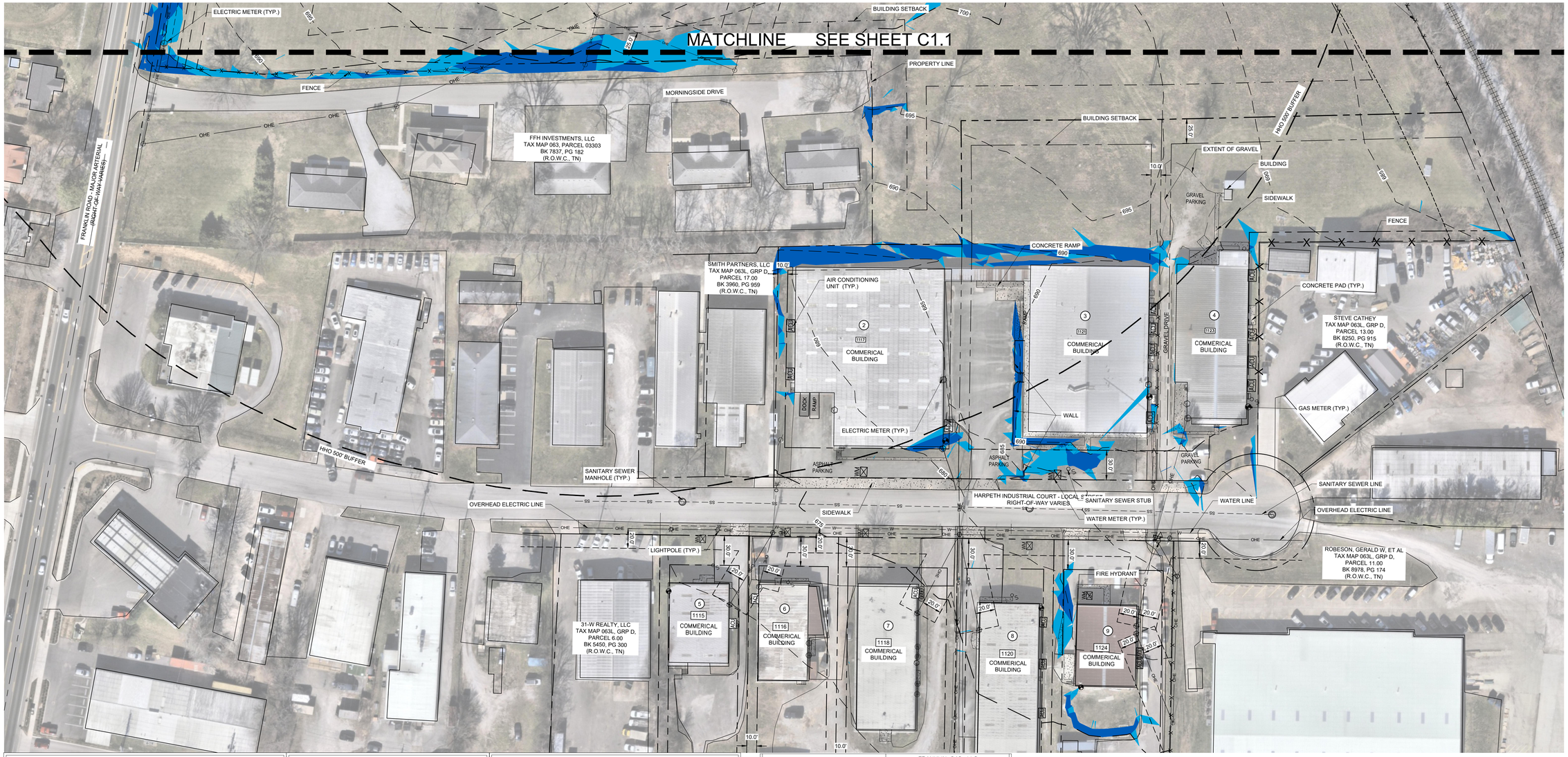
906 STUDIO ARCHITECTS

FACTORY DISTRICT NORTH PD SUBDIVISION
DEVELOPMENT PLAN
Franklin, Williamson County, Tennessee

WILLIAM GRAY HARRISON
REGISTERED ARCHITECT
STATE OF TENNESSEE
8/8/26

Revision Date
△ _____
△ _____
△ _____
△ _____

ENLARGED EXISTING CONDITIONS
SHEET
C1.1
PROJECT #8843



SITE DATA TABLE

PROJECT NAME:	HARPETH INDUSTRIAL DEVELOPMENT PLAN
COF PROJECT #:	8843
MAP:	MAP # 063 AND 063L
PARCEL #:	33, 16, 15, 14
ADDRESS:	318 FRANKLIN ROAD AND 1117, 1121, 1123 HARPETH INDUSTRIAL COURT
CITY:	FRANKLIN
COUNTY:	WILLIAMSON
STATE:	TENNESSEE
CIVIL DISTRICT:	10TH CIVIL DISTRICT
EXISTING ZONING:	ER, ESTATE RESIDENTIAL & LI, LIGHT INDUSTRIAL
ACREAGE OF LOT 1:	15.84 ACRES
ACREAGE OF LOT 2:	1.55 ACRES
ACREAGE OF LOT 3:	1.73 ACRES
ACREAGE OF LOT 4:	1.01 ACRES
TOTAL EXISTING ACREAGE OF SITE:	20.13 ACRES (+/- 876,862 SF)
TOTAL PROPOSED ACREAGE OF SITE:	20.34 ACRES (+/- 886,010 SF)
APPLICANT:	KIMLEY-HORN & ASSOCIATES
ADDRESS:	4013 ASPEN GROVE DRIVE, SUITE 200 FRANKLIN, TN 37067
PHONE:	615-564-2701
EMAIL:	MARY.MCGOWAN@KIMLEY-HORN.COM
CONTACT NAME:	MARY MCGOWAN, P.E.
BUILDING SETBACKS:	150' FRANKLIN ROAD 35' CSX RAILROAD 65' FRONT 15' SIDE 15' REAR

SURVEY NOTES

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SITE SLOPE TABLE

	14% - 19.99%
	20% and above

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6	FRANKLIN 240, LLC TAX MAP 063L, GROUP D, PARCEL 8.00 BK 7018, PG 193 (R.O.W.C., TN)
7	FRANKLIN 240, LLC TAX MAP 063L, GROUP D, PARCEL 9.00 BK 6332, PG 720 (R.O.W.C., TN)
8	FRANKLIN 240, LLC TAX MAP 063L, GROUP D, PARCEL 10.01 BK 7164, PG 379 (R.O.W.C., TN)
9	FRANKLIN 240, LLC TAX MAP 063L, GROUP D, PARCEL 10.00 BK 6621, PG 301 (R.O.W.C., TN)

GRAPHIC SCALE IN FEET
0 25 50 100

NORTH

GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE
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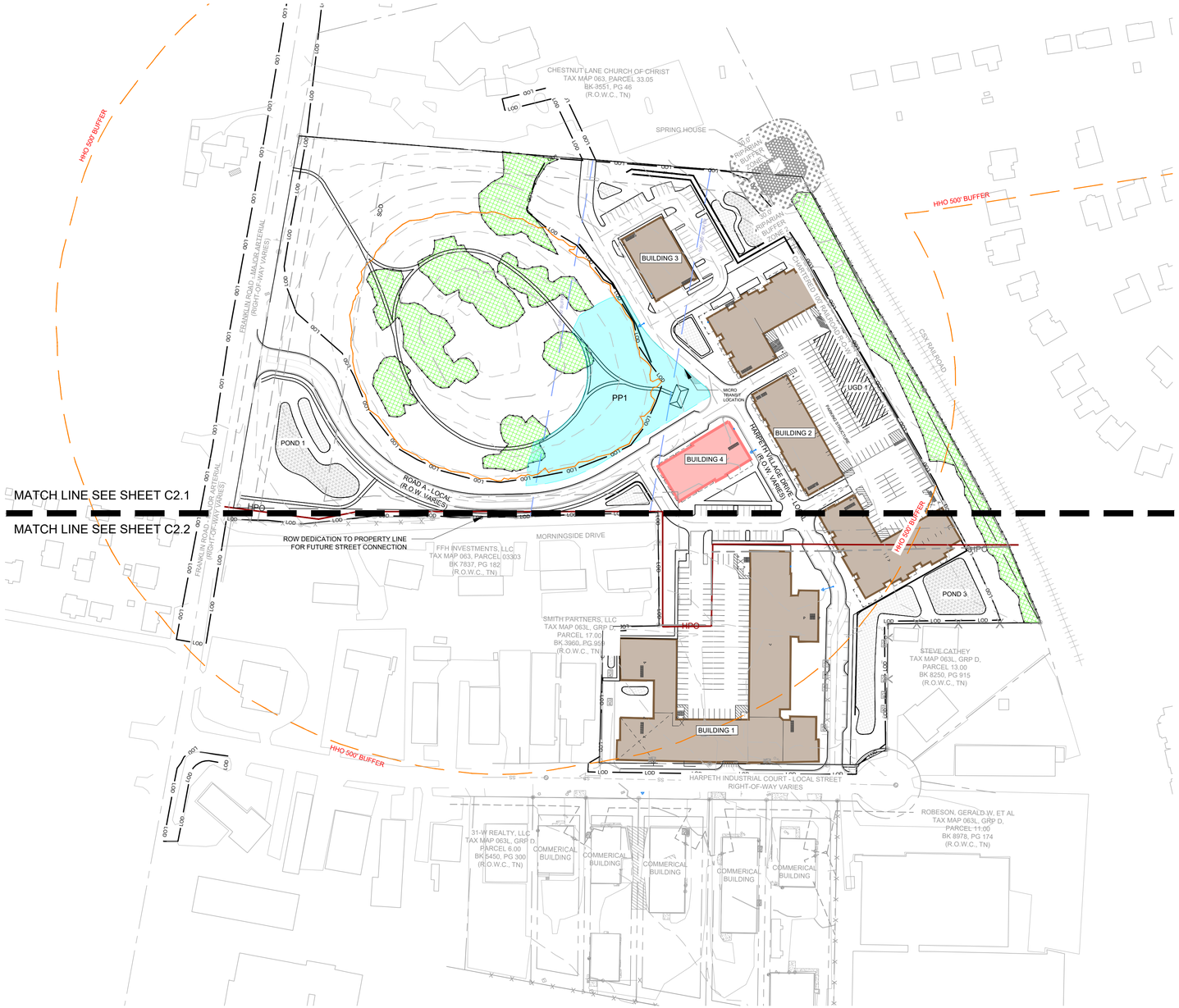
906 STUDIO ARCHITECTS

FACTORY DISTRICT NORTH PD SUBDIVISION
DEVELOPMENT PLAN
Franklin, Williamson County, Tennessee

WILLIAM GRAY HARRISON
REGISTERED ARCHITECT
ARCHITECTURE
COMMERCE
No. 127810
STATE OF TENNESSEE
06/06

Revision Date
△ _____
△ _____
△ _____
△ _____

ENLARGED EXISTING CONDITIONS
SHEET
C1.2
PROJECT #8843



KEY:

- PRESERVED TREE CANOPY
- TREE PROTECTION FENCE
- POCKET PARK
- HHO
- 500' HHO BUFFER
- 500' - 700' SETBACK MAX 2 STORY HEIGHT
- URBAN BIORETENTION POND
- DETENTION POND
- BIORETENTION POND
- COMMERCIAL
- MIXED-USE

SITE DATA

HARPETH VILLAGE PD SUBDIVISION, PD DEVELOPMENT PLAN

COF PROJECT NUMBER:	8843
SITE ACREAGE/SF:	20.33 AC / 885,844 SF
EXISTING ZONING:	ER (ESTATE RESIDENTIAL), LI (LIGHT INDUSTRIAL)
PROPOSED ZONING:	PD (9.2 DUA / 75,000 SF OF COMMERCIAL)
OVERLAY ZONING:	HHO, 500' HHO BUFFER, HPO, CFO, SCO
TAX MAP & PARCELS:	063-03300, 063L D 01600, 063L D 01500, 063L D 01400
ADDRESS:	318 FRANKLIN ROAD, 1117, 1121, 1123 HARPETH INDUSTRIAL COURT
PRIMARY USES:	MULTI-FAMILY, COMMERCIAL

REGULATIONS

BUILDING TYPES APPLIED: COMMERCIAL MIXED-USE
FRONTAGE TYPES APPLIED: URBAN

BUILDING HEIGHT: MAX 3 STORIES
MINIMUM LSA: 0.20

HISTORICAL RESOURCE TREATMENT: N/A

DWELLING UNIT COUNT, BY TYPE:

MULTIFAMILY :	187 UNITS
1 BEDROOM:	82 UNITS
2 BEDROOM:	83 UNITS
3 BEDROOM:	22 UNITS

COMMERCIAL SF: **75,000 SF**

RETAIL:	29,956 SF
OFFICE:	30,066 SF
RESTAURANT:	14,978 SF

PARKING REQUIRED:
MULTIFAMILY:
1 BEDROOM - 1.25 PER UNIT (82 X 1.25) = 102 SPACES
+2 BEDROOM - 2.25 PER UNIT (105 X 2.25) = 237 SPACES
COMMERCIAL :
RETAIL - 2.5 PER 1,000 SF
(29,956 SF/1000) X 2.5 = 75 SPACES
OFFICE - 2.85 PER 1,000 SF
(29,957 SF/1000) X 2.85 = 86 SPACES
RESTAURANT - 7.5 PER 1,000 SF F FLOOR AREA AND OUTDOOR SEATING AREA + 0.75 PER EMPLOYEE AT LARGEST SHIFT
((14,978 SF/1000) X 7.5) + 25(0.75) EMPLOYEES = 132 SPACES

TOTAL REQUIRED: 632 PARKING SPACES

PARKING PROVIDED: 632 PARKING SPACES

SURFACE PARKING:	106
PARKING DECK:	526

SETBACKS [EXTERNAL]:

FRANKLIN ROAD:	200'
CSX RAILROAD:	65'
FRONT:	15'
SIDE:	15'
REAR:	15'

SETBACKS [INTERNAL]:

FRONT:	5'
REAR:	5'
SIDE:	5'

TREE CANOPY RETENTION

OVERALL SITE AREA:	885,844 SF; 20.33 AC
TOTAL EXISTING TREE CANOPY:	29% OF SITE: (257,449 SF; 5.91 AC)
REQUIRED PRESERVATION:	24% OF EXISTING: (61,788 SF; 1.42 AC)
PROVIDED PRESERVATION:	31% OF EXISTING: (80,876 SF; 1.85 AC)

OPEN SPACE REQUIREMENT:

MINIMUM OPEN SPACE REQUIREMENT:	5% OF SITE (44,431 SF; 1.02 AC)
PROVIDED:	5% OF SITE: (45,423 SF; 1.04 AC)

LOT	TYPE	AREA (SF)
1000	POCKET PARK	45,423

PARKLAND IMPACT FEES - QUAD 1
187 UNITS X $5,268= $985,116 PRE JULY 1, 2026
25% OF FEES OR $200,136 DUE AT FIRST PLAT
PLUS THE NUMBER OF UNITS BEING REQUESTED WITH PLAT AT $3,228 EACH.
75% OR $600,408 WILL BE COLLECTED AT THE PRO-RATED PRICE OF $3,228 AS PLATS ARE SUBMITTED.
3 UNITS X $5,408.00= 16,224.00 POST JULY 1,2026

TOTAL= 985,536.00

BUILDING BREAKDOWN

BUILDING 1:

COMMERCIAL:	23,386 SF
RESIDENTIAL:	123 UNITS
HEIGHT:	4 STORIES

BUILDING 2:

COMMERCIAL:	28,816 SF
RESIDENTIAL:	58 UNITS
HEIGHT:	3 STORIES

BUILDING 3:

COMMERCIAL:	8,288 SF
RESIDENTIAL:	6 UNITS
HEIGHT:	2 STORIES

BUILDING 4:

COMMERCIAL:	14,510 SF
RESIDENTIAL:	0 UNITS
HEIGHT:	2 STORIES

IMPACT STATEMENT

WATER
WATER IS PROVIDED BY THE CITY OF FRANKLIN WATER DISTRICT VIA A PROPOSED 8" WATER LINE TO BE EXTENEDED FROM FRANKLIN ROAD TO THE EASTERN AND SOUTHERN BOUNDARY OF THE SITE ALONG HARPETH INDUSTRIAL COURT. WATER AVAILABLY REQUEST IS ONGOING WITH CITY OF FRANKLIN WATER DISTRICT. PROJECTED PEAK WATER DEMANDS ARE STILL BEING DISCUSSED WITH FRANKLIN.

SANITARY SEWER
SANITARY SEWER WILL BE PROVIDED BY CITY OF FRANKLIN. SEWER AVAILABILITY REQUEST IS ONGOING WITH CITY OF FRANKLIN. PROJECTED FLOW IS 70,030 GPD.

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

STORMWATER
STORMWATER FLOWS WILL BE TREATED FOR WATER QUALITY BY GREEN INFRASTRUCTURE THROUGHOUT THE SITE AND POST DEVELOPMENT PEAK FLOW DISCHARGES WILL BE CONTROLLED TO PRE DEVELOPMENT PEAK FLOWS BY WET AND DRY DETENTION PONDS AND THE ASSOCIATED OUTLET CONTROL STRUCTURE.

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

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

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

DRAINAGE FACILITIES
APPROXIMATELY 9.36 AC OF IMPERVIOUS AREA TO BE ADDED. OUTFALL LOCATIONS WILL STAY RELATIVELY THE SAME FROM PRE-CONSTRUCTION TO POST-CONSTRUCTION CONDITIONS.

STREET NETWORK
A MINIMUM OF TWO FIRE/EMERGENCY ACCESS POINTS WILL BE PROVIDED TO THE DEVELOPMENT VIA FRANKLIN ROAD. FRANKLIN ROAD IMPROVEMENTS OR REQUIRED TURN LANES WILL BE PROVIDED PER RECOMMENDATIONS FROM THE TRAFFIC IMPACT STUDY. PROJECTED TRIPS GENERATED BY THIS DEVELOPMENT ARE 3,143 DAILY.

PERMITTED USES

AGRICULTURAL:
COMMUNITY GARDENS

RESIDENTIAL:
MULTIFAMILY
MULTIPLEX

RECREATION:
ACTIVE
COMMERCIAL
NEIGHBORHOOD AMENITIES
PASSIVE PARKS AND OPEN SPACE

CIVIC AND INSTITUTIONAL:
MUSEUMS

COMMERCIAL USES:
GARDEN CENTER
OFFICES
PERSONAL SERVICES
RESTAURANTS
RETAIL
SHOWROOMS

INDUSTRIAL:
LIGHT INDUSTRIAL USES

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906 STUDIO ARCHITECTS + INTERIORS

HARPETH VILLAGE PD SUBDIVISION
DEVELOPMENT PLAN
Franklin, Williamson County, Tennessee

DRAKE A. REEDER REGISTERED LANDSCAPE ARCHITECT TENNESSEE No. 1218 5/6/26

Revision Date
△ APRIL 13, 2026
△ JULY 02, 2026
△
△

DEVELOPMENT PLAN
SHEET
C2.0
PROJECT #8843



KEY:

- PRESERVED TREE CANOPY
- TREE PROTECTION FENCE
- POCKET PARK
- HHO
- 500' HHO BUFFER
- 500' - 700' SETBACK MAX 2 STORY HEIGHT
- URBAN BIORETENTION POND
- DETENTION POND
- BIORETENTION POND
- COMMERCIAL
- MIXED-USE

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DRAKE A. REEDER REGISTERED LANDSCAPE ARCHITECT TENNESSEE No. 1218 5/6/26

Revision Date
- APRIL 13, 2026
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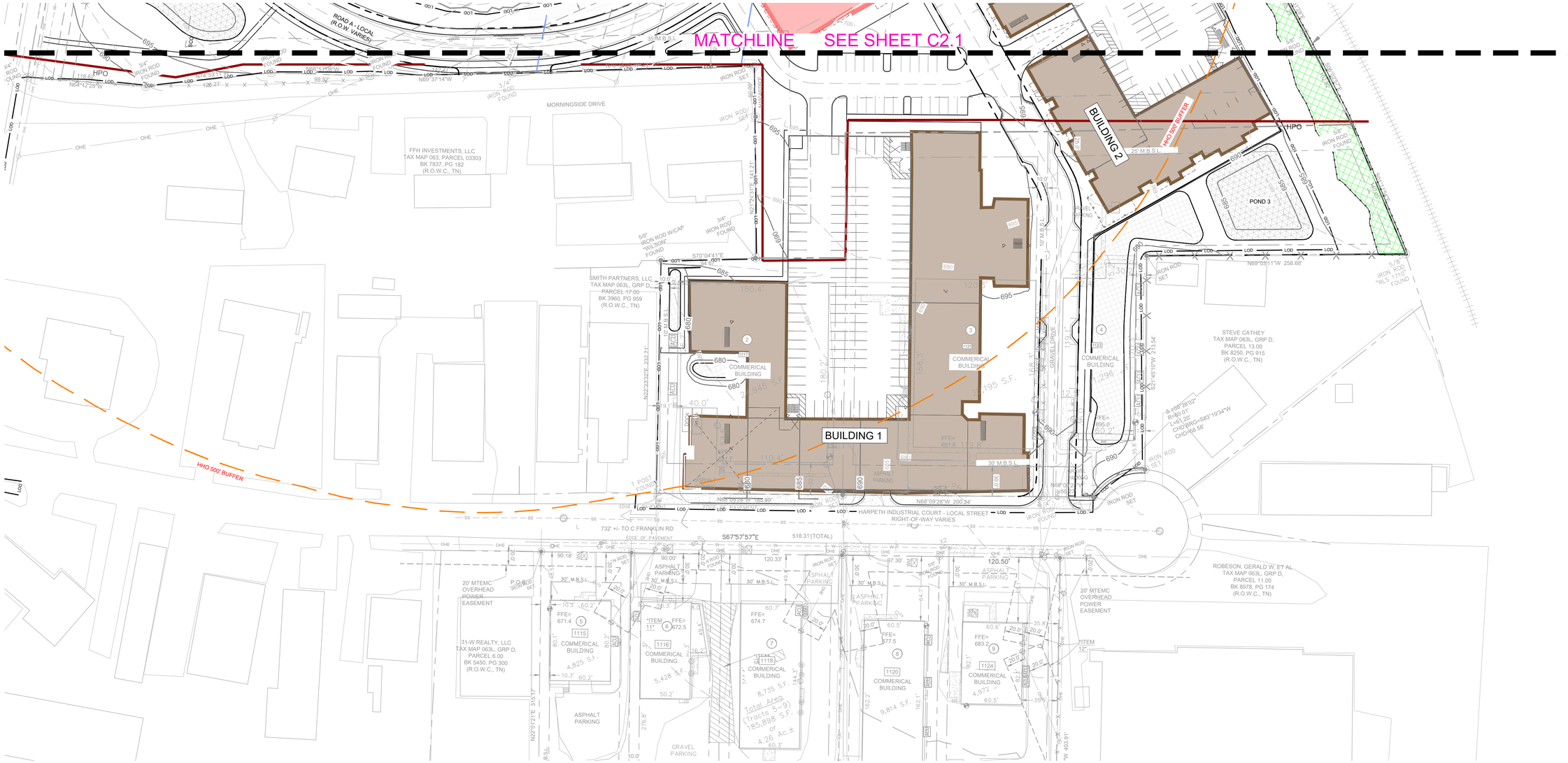
ENLARGED DEVELOPMENT PLAN

SHEET
C2.1

PROJECT
#8843



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DEVELOPMENT PLAN
Franklin, Williamson County, Tennessee

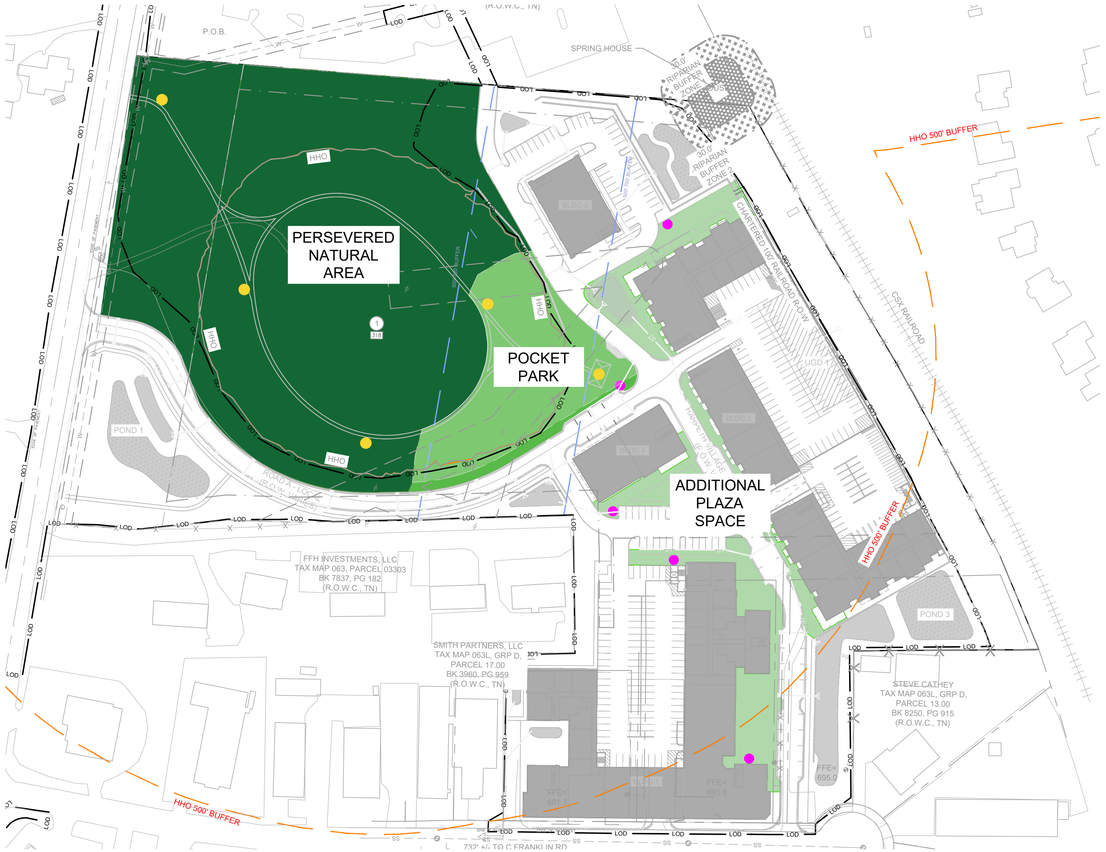
DRAKE A. REEDER REGISTERED LANDSCAPE ARCHITECT TENNESSEE No. 1218

Revision Date
- APRIL 13, 2026
- JULY 02, 2026
-
-

ENLARGED DEVELOPMENT PLAN

SHEET
C2.2

PROJECT
#8843



KEY:

- PERSEVERED NATURAL AREA
- POCKET PARK
- ADDITIONAL PLAZA SPACE
- HHO
- 500' HHO BUFFER
- CONCEPTUAL BIKE RACK LOCATIONS
- CONCEPTUAL INTERPRETIVE SIGNAGE LOCATIONS

0 100 200 300

N

SITE DATA

HARPETH VILLAGE PD SUBDIVISION, PD DEVELOPMENT PLAN

COF PROJECT NUMBER:	8843
SITE ACREAGE/SF:	20.33 AC / 885,844 SF
EXISTING ZONING:	ER (ESTATE RESIDENTIAL), LI (LIGHT INDUSTRIAL)
PROPOSED ZONING:	PD (9.2 DUA / 75,000 SF OF COMMERCIAL)
OVERLAY ZONING:	HHO, 500' HHO BUFFER, HPO, CFO, SCO
TAX MAP & PARCELS:	063-03300, 063L D 01600, 063L D 01500, 063L D 01400
ADDRESS:	318 FRANKLIN ROAD, 1117, 1121, 1123 HARPETH INDUSTRIAL COURT
PRIMARY USES:	MULTI-FAMILY, COMMERCIAL

REGULATIONS

BUILDING TYPES APPLIED: COMMERCIAL MIXED-USE
FRONTAGE TYPES APPLIED: URBAN

BUILDING HEIGHT: MAX 3 STORIES
MINIMUM LSA: 0.20

HISTORICAL RESOURCE TREATMENT: N/A

DWELLING UNIT COUNT, BY TYPE:

MULTIFAMILY : 187 UNITS
- 1 BEDROOM: 82 UNITS
- 2 BEDROOM: 83 UNITS
- 3 BEDROOM: 22 UNITS

COMMERCIAL SF: **75,000 SF**
- RETAIL: 29,956 SF
- OFFICE: 30,066 SF
- RESTAURANT: 14,978 SF

PARKING REQUIRED:

MULTIFAMILY:
- 1 BEDROOM - 1.25 PER UNIT (82 X 1.25) = 102 SPACES
- +2 BEDROOM - 2.25 PER UNIT (105 X 2.25) = 237 SPACES

COMMERCIAL :
- RETAIL - 2.5 PER 1,000 SF
- (29,956 SF/1000) X 2.5 = 75 SPACES
- OFFICE - 2.85 PER 1,000 SF
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- ((14,978 SF/1000) X 7.5) + 25(0.75) EMPLOYEES = 132 SPACES

TOTAL REQUIRED: 632 PARKING SPACES

PARKING PROVIDED: 632 PARKING SPACES
SURFACE PARKING: 106
PARKING DECK: 526

SETBACKS [EXTERNAL]:

FRANKLIN ROAD:	200'
CSX RAILROAD:	65'
FRONT:	15'
SIDE:	15'
REAR:	15'

SETBACKS [INTERNAL]:

FRONT:	5'
REAR:	5'
SIDE:	5'

TREE CANOPY RETENTION

OVERALL SITE AREA:	885,844 SF; 20.33 AC
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OPEN SPACE REQUIREMENT:

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PROVIDED:	5% OF SITE: (45,423 SF; 1.04 AC)

LOT	TYPE	AREA (SF)
1000	POCKET PARK	45,423

PARKLAND IMPACT FEES - QUAD 1

187 UNITS X $5,268= $985,116 PRE JULY 1, 2026
25% OF FEES OR $200,136 DUE AT FIRST PLAT
PLUS THE NUMBER OF UNITS BEING REQUESTED WITH PLAT AT $3,228 EACH.
75% OR $600,408 WILL BE COLLECTED AT THE PRO-RATED PRICE OF $3,228 AS PLATS ARE SUBMITTED.
3 UNITS X $5,408.00= 16,224.00 POST JULY 1,2026

TOTAL= 985,536.00

PP1| POCKET PARK CONCEPT

POCKET PARK DESIGN INTENT:
Small-scale, active or passive parks within walking distance of residential uses.

Four of the following features are required:
1. Seating elements
2. Canopies, awnings, or overhangs to shield pedestrians
3. Furnishings, such as planters, waste receptacles, bicycle racks, drinking fountains, or transit shelters
4. Fountains, sculptures, or art
5. Playgrounds or outdoor games, e.g. chess, checkers, toss the ring

ENVISION FRANKIN

HISTORIC INTERPRETIVE PROGRAMMING INTENT:
Small-scale, active or passive parks within walking distance of residential uses.

Including features like:

1. Walking trail
2. Interpretive signage
3. Plaza space
4. Public art

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906 STUDIO ARCHITECTS + INTERIORS

HARPETH VILLAGE PD SUBDIVISION
DEVELOPMENT PLAN
Franklin, Williamson County, Tennessee

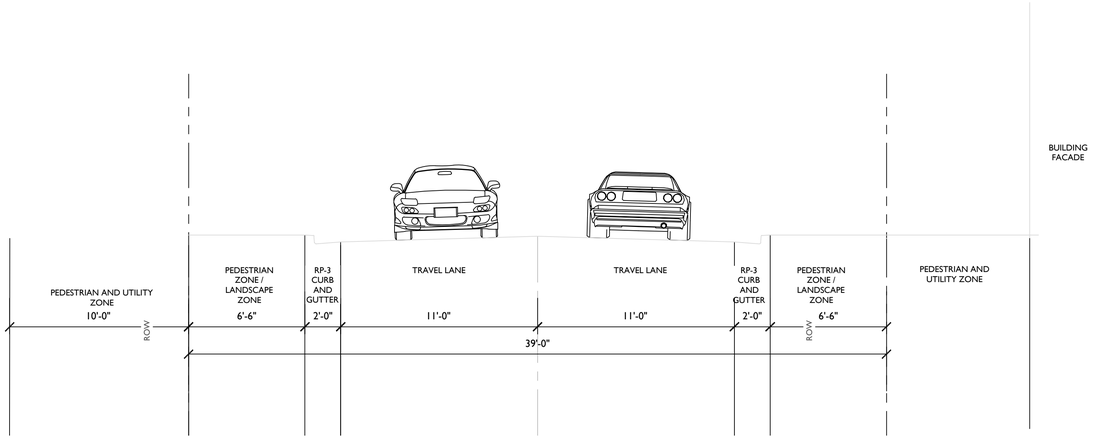
DRAKE A. REEDER REGISTERED LANDSCAPE ARCHITECT TENNESSEE No. 1218 5/6/26

Revision Date
- APRIL 13, 2026
- JULY 02, 2026

OPEN SPACE PLAN

SHEET
C2.3

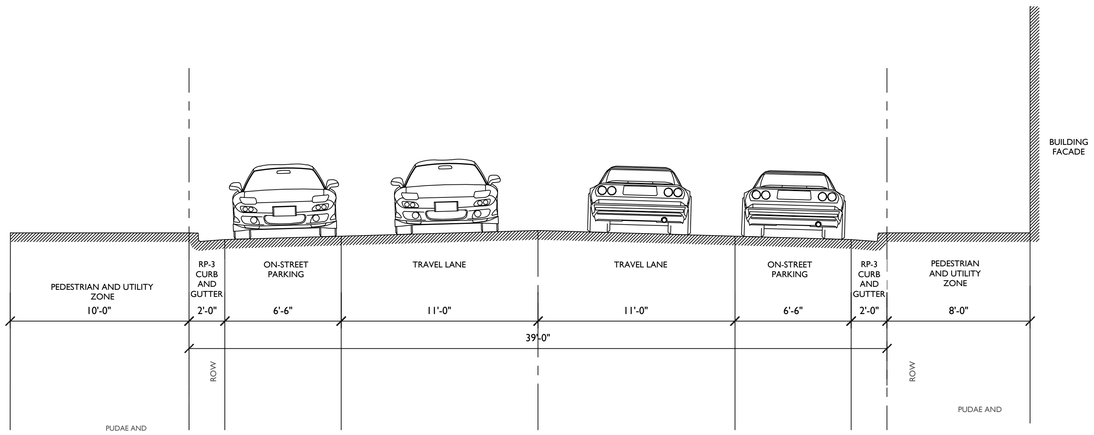
PROJECT #8843



PUBLIC ROAD | WITHOUT PARALLEL PARKING

STREET SECTION

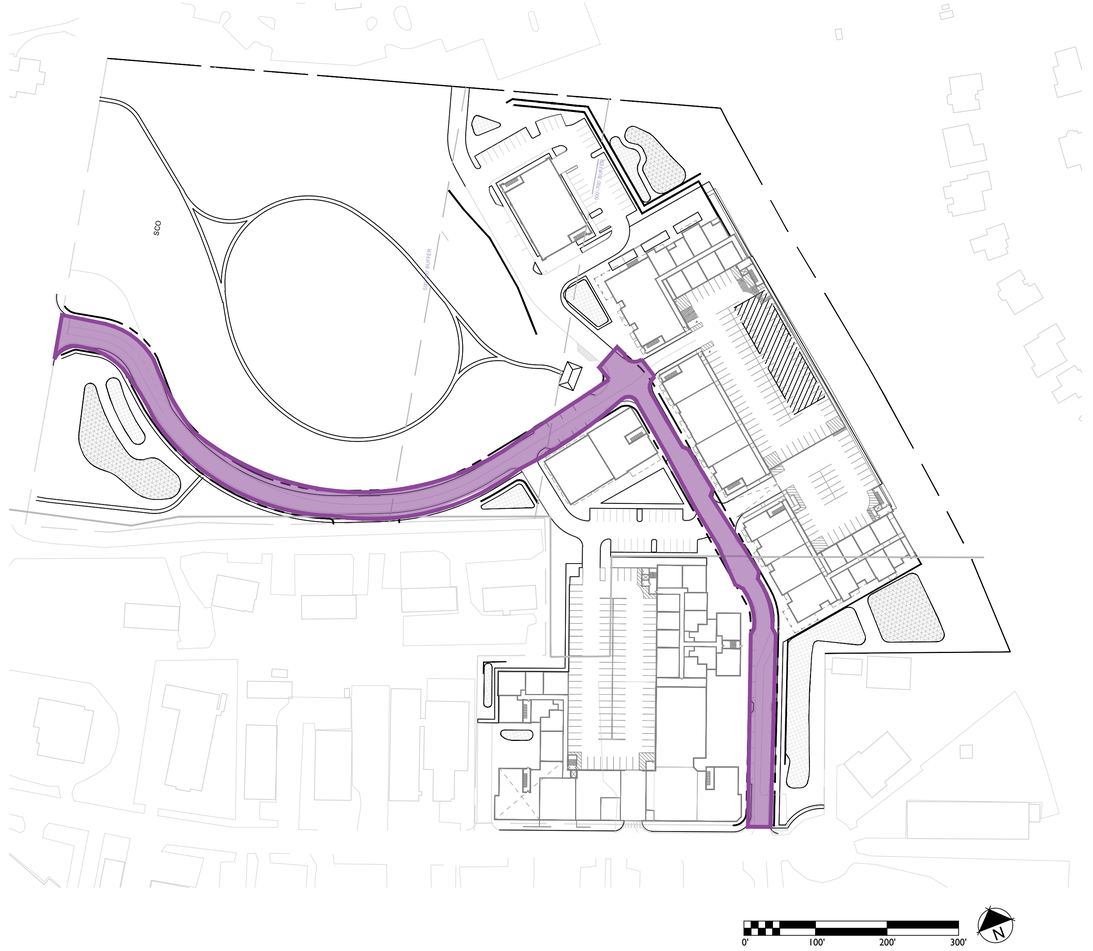
0' 4' 8' 12'



PUBLIC ROAD | WITH PARALLEL PARKING

STREET SECTION

0' 4' 8' 12'



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906 STUDIO
ARCHITECTS + INTERIORS

HARPETH VILLAGE PD SUBDIVISION
DEVELOPMENT PLAN
Franklin, Williamson County, Tennessee

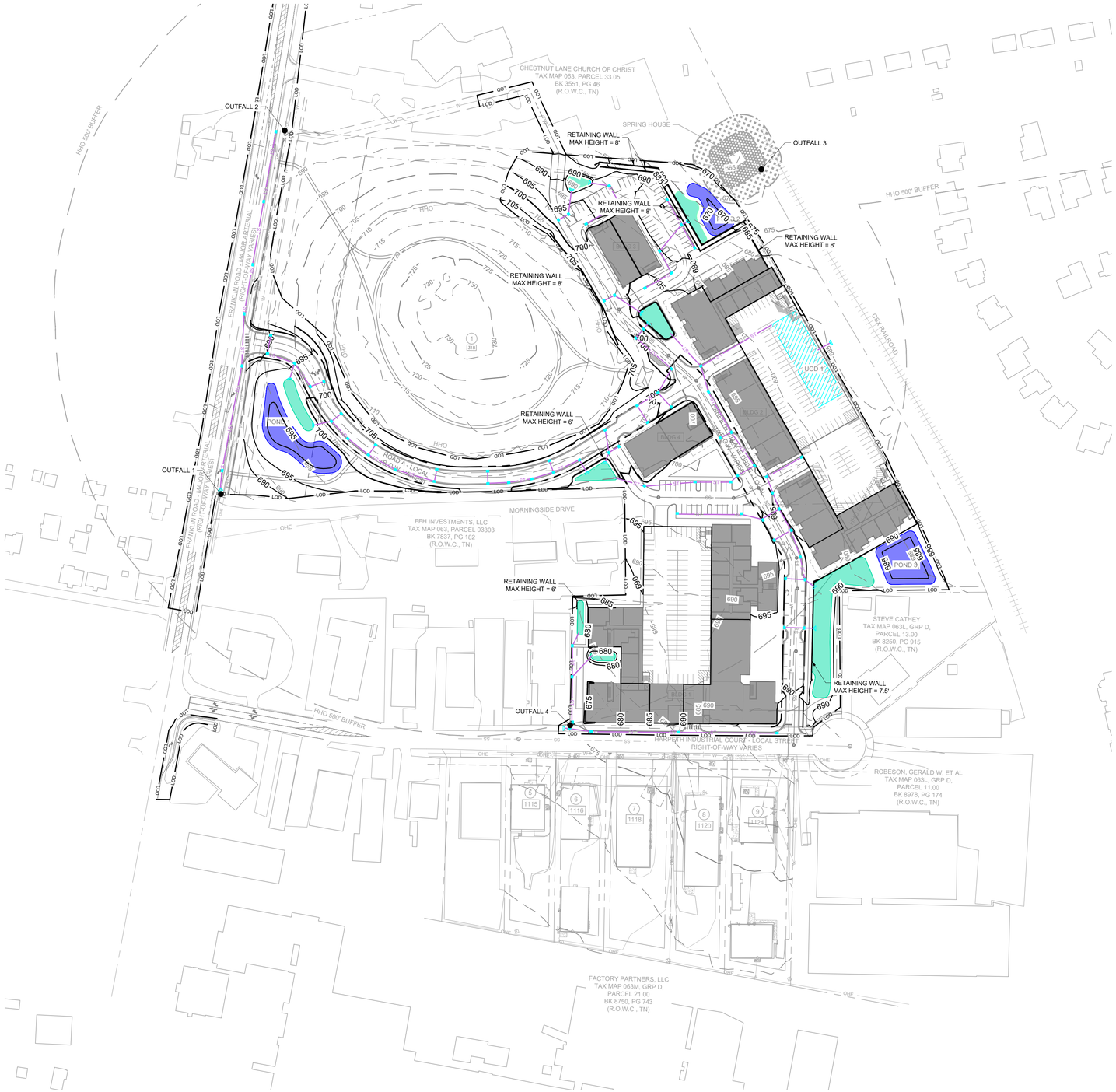


Revision Date
APRIL 13, 2026
JULY 02, 2026

STREET NETWORK

SHEET
C2.4

PROJECT
#8843



COF GRADING & DRAINAGE GENERAL NOTES

1. GRADING PERMIT IS REQUIRED FOR ANY PROJECT DISTURBING MORE THAN 10,000 SF, ADDING MORE THAN 5,000 SF OF IMPERVIOUS SURFACE OR FOR ANY SITE GRADING REQUIRING STOCKPILING OF MATERIAL.
2. THE DEVELOPER SHALL PROVIDE THE NECESSARY LABOR AND SUPERVISION REQUIRED TO SUPPORT FIELD TESTING BY THE INDEPENDENT TESTING FIRM AND INSPECTIONS BY CITY OFFICIALS AT NO COST TO THE CITY. TEST REPORTS OF FIELD TESTING IF APPLICABLE SHALL BE SUBMITTED DIRECTLY TO THE STREET DEPARTMENT. DEFECTS DISCLOSED BY TESTS SHALL BE RECTIFIED.
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LEGEND

- WATER
- SANITARY SEWER
- STORM SEWER
- FIRE HYDRANT
- FIRE DEPARTMENT CONNECTION
- GRATE INLET
- STORM MANHOLE
- HEADWALL
- SANITARY SEWER MANHOLE

STORMWATER NARRATIVE

STORMWATER RUNOFF FOR THIS SITE ENCOUNTEERS A GRASSED HILLSIDE THROUGHOUT THE PROPERTY. DEPENDING ON WHERE RAINWATER LANDS, IT TRAVELS VIA SHEET FLOW AND SHALLOW CHANNEL FLOW IN ONE OF FOUR DIRECTIONS. ON-SITE STORMWATER WILL BE DIRECTED AWAY FROM PROPOSED BUILDING VIA POSITIVE DRAINAGE AND WILL SHEET FLOW ONTO A CLOSED STORM SYTEM TOWARDS THE BIORETENTION AREAS. OUTFALL #1 IS AN EXISTING DITCH ALONG FRANKLIN ROAD, OUTFALL #2 IS ALSO AN EXISTING DITCH ALONG FRANKLIN ROAD, OUTFALL #3 IS UNKNOWN WOODED AREAS, OUTFALL #4 IS ALONG HARPETH INDUSTRIAL COURT. ALL OF THE 4 OUTFALLS WILL BE UTILIZED IN THE DEVELOPMENT OF THIS SITE.

HATCH LEGEND

- BIORETENTION
- DETENTION
- UNDERGROUND DETENTION

RIPARIAN BUFFER NOTE

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

GRAPHIC SCALE IN FEET
0 50 100 200

NORTH

GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

Kimley»Horn
4031 Aspen Grove Drive, Franklin, TN 37067Main: 615.564.2701 | www.kimley-horn.com
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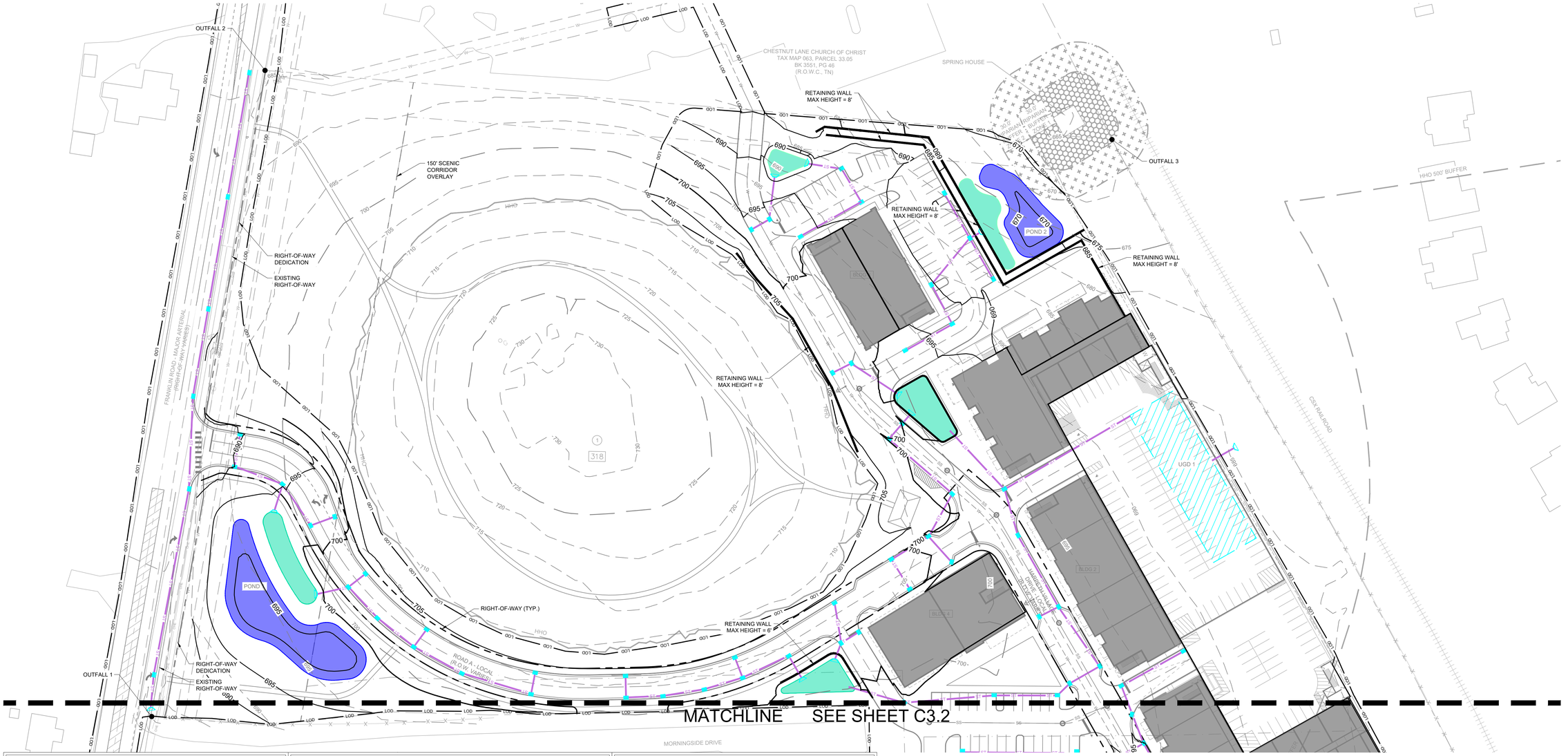
906 STUDIO ARCHITECTS

FACTORY DISTRICT NORTH PD SUBDIVISION
DEVELOPMENT PLAN
Franklin, Williamson County, Tennessee

WILLIAM GRAY HARRISON
REGISTERED ENGINEER
AGRICULTURE
COMMERCE
No. 131910
STATE OF TENNESSEE

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

OVERALL GRADING & DRAINAGE PLAN
SHEET
C3.0
PROJECT #8843



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LEGEND

- W — WATER
- SS — SANITARY SEWER
- ST — STORM SEWER
- FH — FIRE HYDRANT
- FDC — FIRE DEPARTMENT CONNECTION
- GRATE INLET
- D — STORM MANHOLE
- HEADWALL
- SS — SANITARY SEWER MANHOLE

HATCH LEGEND

- BIORETENTION
- DETENTION
- UNDERGROUND DETENTION

GRAPHIC SCALE IN FEET
0 25 50 100

NORTH

GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

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906 STUDIO ARCHITECTS

FACTORY DISTRICT NORTH PD SUBDIVISION
DEVELOPMENT PLAN
Franklin, Williamson County, Tennessee

WILLIAM GRAY HARRISON
REGISTERED ARCHITECT
STATE OF TENNESSEE
8/8/26

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

ENLARGED GRADING & DRAINAGE PLAN
SHEET
C3.1
PROJECT #8843



COF GRADING & DRAINAGE GENERAL NOTES

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- STORM SEWER
- FIRE HYDRANT
- FIRE DEPARTMENT CONNECTION
- GRATE INLET
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HATCH LEGEND

- BIORETENTION
- DETENTION
- UNDERGROUND DETENTION

GRAPHIC SCALE IN FEET
0 25 50 100

NORTH

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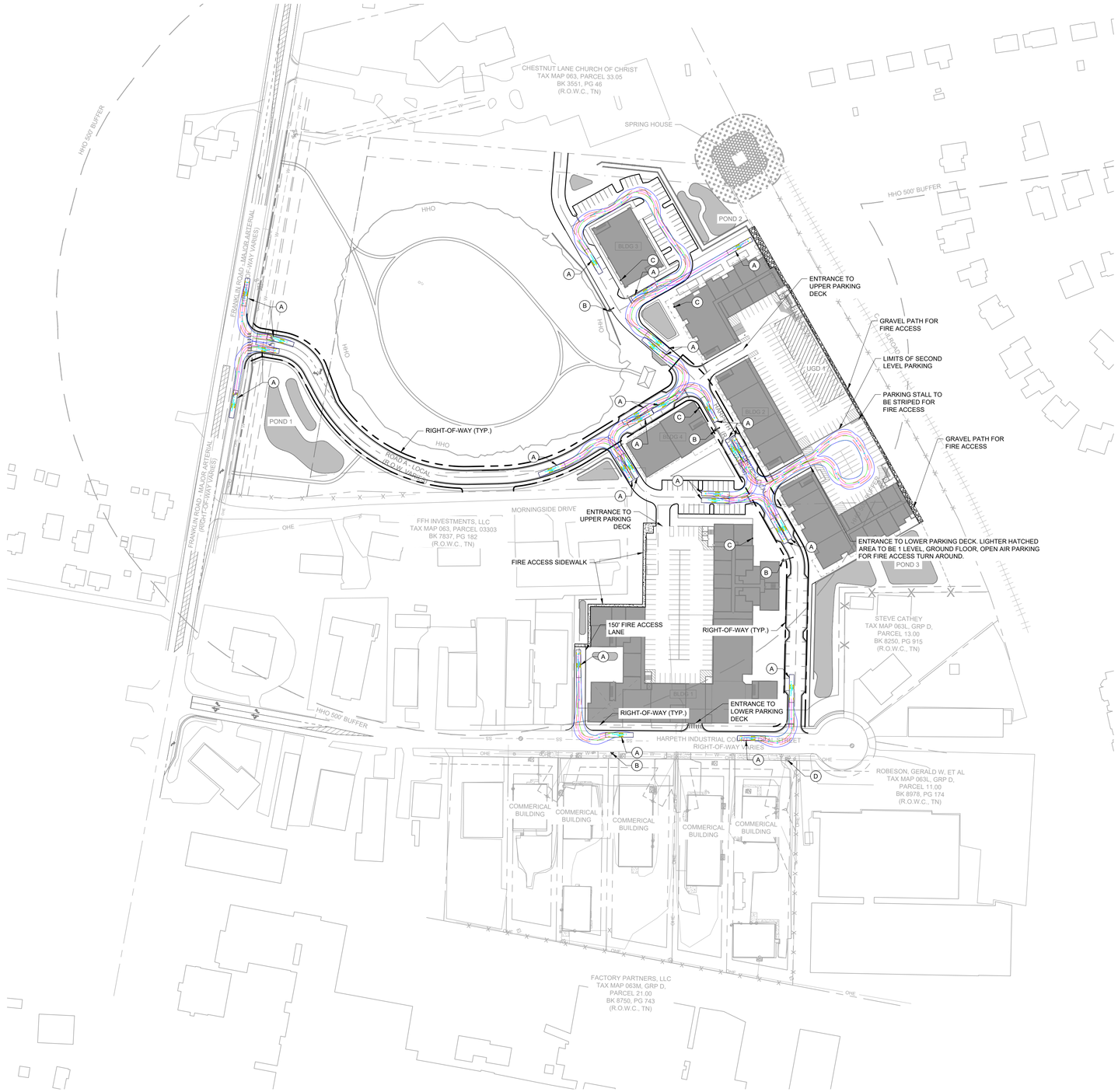
906 STUDIO ARCHITECTS

FACTORY DISTRICT NORTH PD SUBDIVISION
DEVELOPMENT PLAN
Franklin, Williamson County, Tennessee

WILLIAM GRAY HARRISON — REGISTERED ARCHITECT — AGREEMENT NO. 13719 — COMMISSION — STATE OF TENNESSEE — 8/18/26

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

ENLARGED GRADING & DRAINAGE PLAN
SHEET
C3.2
PROJECT #8843



KEYNOTE LEGEND

- (A) FRANKLIN T-2 SUTPHEN FIRE TRUCK
- (B) FIRE HYDRANT
- (C) FIRE DEPARTMENT CONNECTION
- (D) EXISTING FIRE HYDRANT

FIRE LANE NOTE

FIRE LANE WIDTH WILL BE 26' TO MEET THE FIRE CODE REQUIREMENTS.

FIRE FLOW TEST

FLOW TEST DATE: 03/10/2026 TIME: 1:40 PM
STATIC PRESSURE: 89 PSI
RESIDUAL: 80 PSI
FLOW: 3,974 GPM AT 20 PSI

TESTED BY ILKE HANLOSER OF I/S ENGINEERING & UTILITIES, INC.

ROW & ACCESS GENERAL NOTES

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3. CONSTRUCTION MATERIALS SHALL BE FULLY TESTED IN ACCORDANCE WITH THE DESIGNATIONS AND REQUIREMENTS WITHIN THE REFERENCED "TDOT STANDARD SPECIFICATIONS" SECTIONS, UNLESS OTHERWISE NOTED WITHIN THE "STANDARD SPECIFICATIONS" SECTION OF THE CITY OF FRANKLIN TRANSPORTATION & STREET TECHNICAL STANDARDS.
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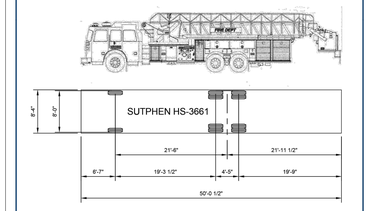
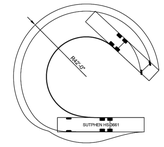


APPARATUS AND TURNING INFORMATION

1. NUMBER OF FRONT AXLES = 1
2. FRONT TRACK WIDTH = 8.000 FT
3. WHEELS ON EACH FRONT AXLE = 2
4. NUMBER OF REAR AXLES = 2
5. REAR TRACK WITH = 8.000 FT
6. WHEELS ON EACH REAR AXLE = 4
7. WHEELBASE = 19.292 FT
8. REAR AXLE SPACING = 4.417 FT
9. LOCK-TO-LOCK TIME = 6 SEC
10. TURNING RADIUS WALL TO WALL = 42 FT
11. BODY LENGTH = 50.042 FT
12. BODY WIDTH = 8.333 FT
13. REAR OVERHANG = 24.167 FT
14. MINIMUM DESIGN SPEED = 5 MPH



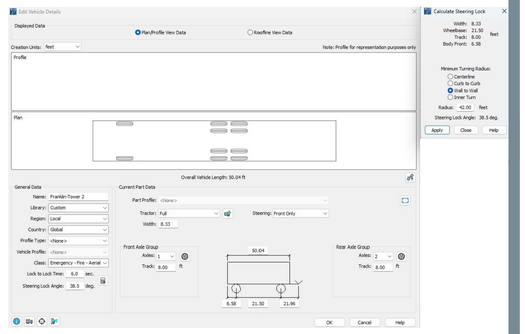
FIRE APPARATUS TURNING TEMPLATE			DWG. NO.
CITY OF FRANKLIN	CITY ENGINEER:	DATE: 7/1/2021	SD-7
NOT TO SCALE			

VEHICLE LEGEND

- VEHICLE FENDER PATH
- VEHICLE FRONT WHEEL PATH
- VEHICLE REAR WHEEL PATH

UNDERGROUND FIRE MAIN SHOP DRAWINGS NOTE

UNDERGROUND FIRE MAIN SHOP MUST BE SUBMITTED TO THE FIRE DEPARTMENT FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION. BE ADVISED THAT APPROVAL OF THE UNDERGROUND FIRE PLANS IS SEPARATE FROM APPROVAL OF THE SITE / UTILITY PLANS. PLANS MUST BE PREPARED BY A TN LICENSED FIRE PROTECTION CONTRACTOR AND BE SUBMITTED THROUGH THE CITY'S GEOCIVIX ELECTRONIC PLAN REVIEW SITE: https://franklintn.geocivix.com/secure/. PLANS MUST BE APPROVED BY THE ENGINEER PREPARING THE STANDARD OF CARE / DESIGN INTENT.



GRAPHIC SCALE IN FEET
0 50 100 200

NORTH

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906 STUDIO ARCHITECTS

FACTORY DISTRICT NORTH PD SUBDIVISION
DEVELOPMENT PLAN
Franklin, Williamson County, Tennessee

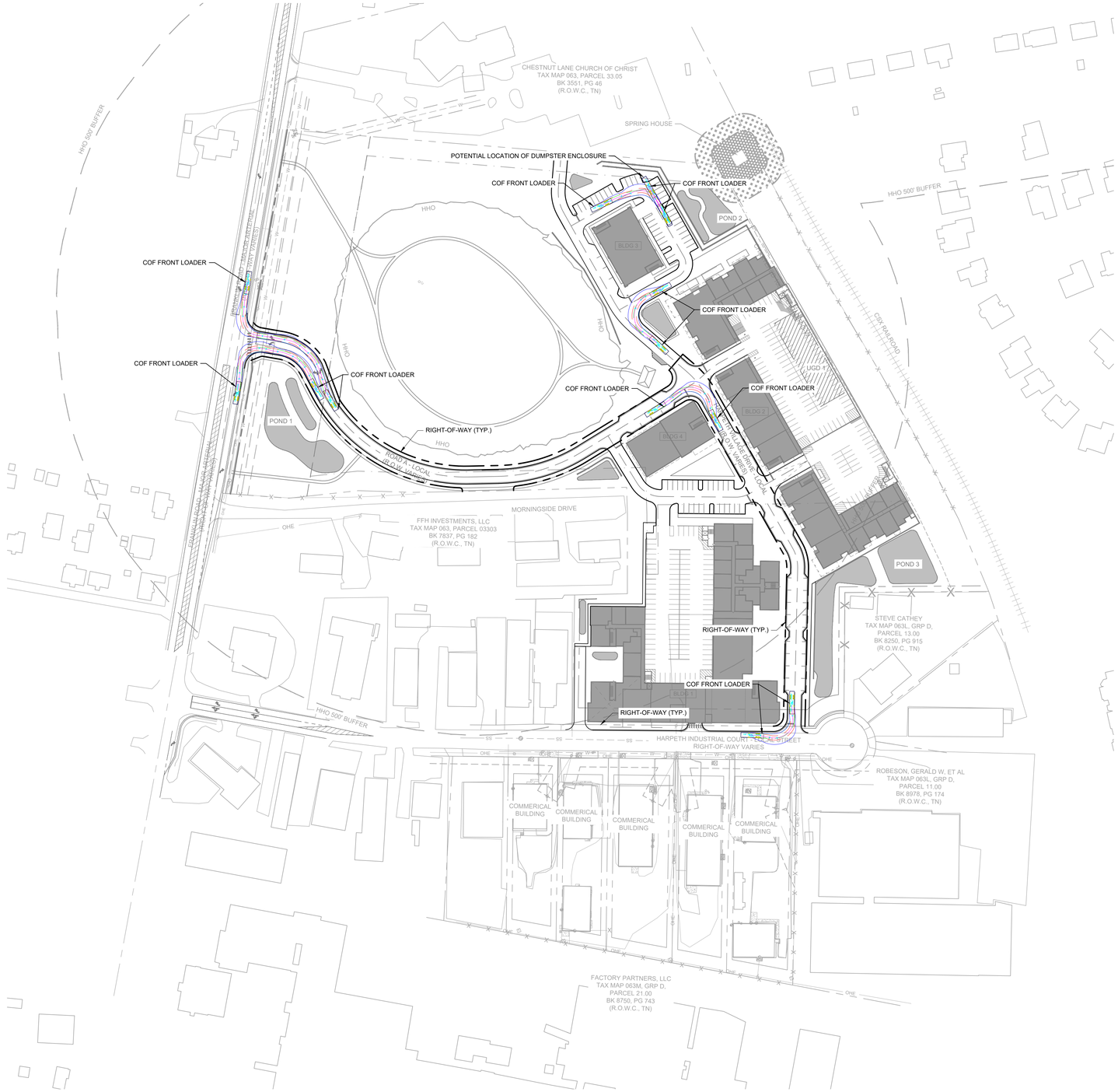
WILLIAM GRAY HARRISON
REGISTERED ARCHITECT
ARCHITECTURE
No. 107910
COMMERCE
STATE OF TENNESSEE

Revision Date
△ _____
△ _____
△ _____
△ _____

OVERALL ROW & ACCESS PLAN - FIRE

SHEET
C4.0

PROJECT #8843



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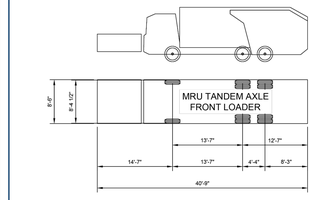
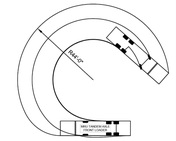
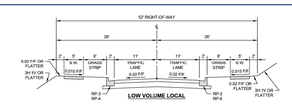


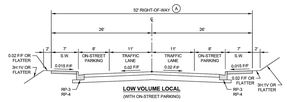
APPARATUS AND TURNING INFORMATION

1. NUMBER OF FRONT AXLES = 1
2. FRONT TRACK WIDTH = 8.375 FT
3. WHEELS ON EACH FRONT AXLE = 2
4. NUMBER OF REAR AXLES = 2
5. REAR TRACK WITH = 8.375 FT
6. WHEELS ON EACH REAR AXLE = 4
7. WHEELBASE = 13.583 FT
8. REAR AXLE SPACING = 4.333 FT
9. LOCK-TO-LOCK TIME = 6 SEC
10. TURNING RADIUS WALL TO WALL = 44 FT
11. BODY LENGTH = 40.750 FT
12. BODY WIDTH = 8.500 FT
13. REAR OVERHANG = 12.583 FT
14. MINIMUM BODY GROUND CLEARANCE = 1.375 FT
15. MINIMUM DESIGN SPEED = 5 MPH



FRANKLIN TENNESSEE	**SOLID WASTE APPARATUS TURNING TEMPLATE**		DWG. NO.
CITY OF FRANKLIN NOT TO SCALE	CITY ENGINEER:	DATE: 9/21/2023	**SD-8**





DESIGN NOTES

A ADDITIONAL RIGHT-OF-WAY OR PUBLIC ACCESS EASEMENT WIDTH SHALL BE PROVIDED AS NEEDED TO ACCOMMODATE ACCESSIBLE ON-STREET PARKING.

FRANKLIN TENNESSEE	**LOW VOLUME LOCAL STREET SECTIONS**		DWG. NO.
CITY OF FRANKLIN NOT TO SCALE	CITY ENGINEER:	DATE: 7/1/2021	**TS-6**

VEHICLE LEGEND

- VEHICLE FENDER PATH
- VEHICLE FRONT WHEEL PATH
- VEHICLE REAR WHEEL PATH

GRAPHIC SCALE IN FEET
0 50 100 200

NORTH

GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE
Kimley»Horn
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906 STUDIO ARCHITECTS

FACTORY DISTRICT NORTH PD SUBDIVISION
DEVELOPMENT PLAN
Franklin, Williamson County, Tennessee

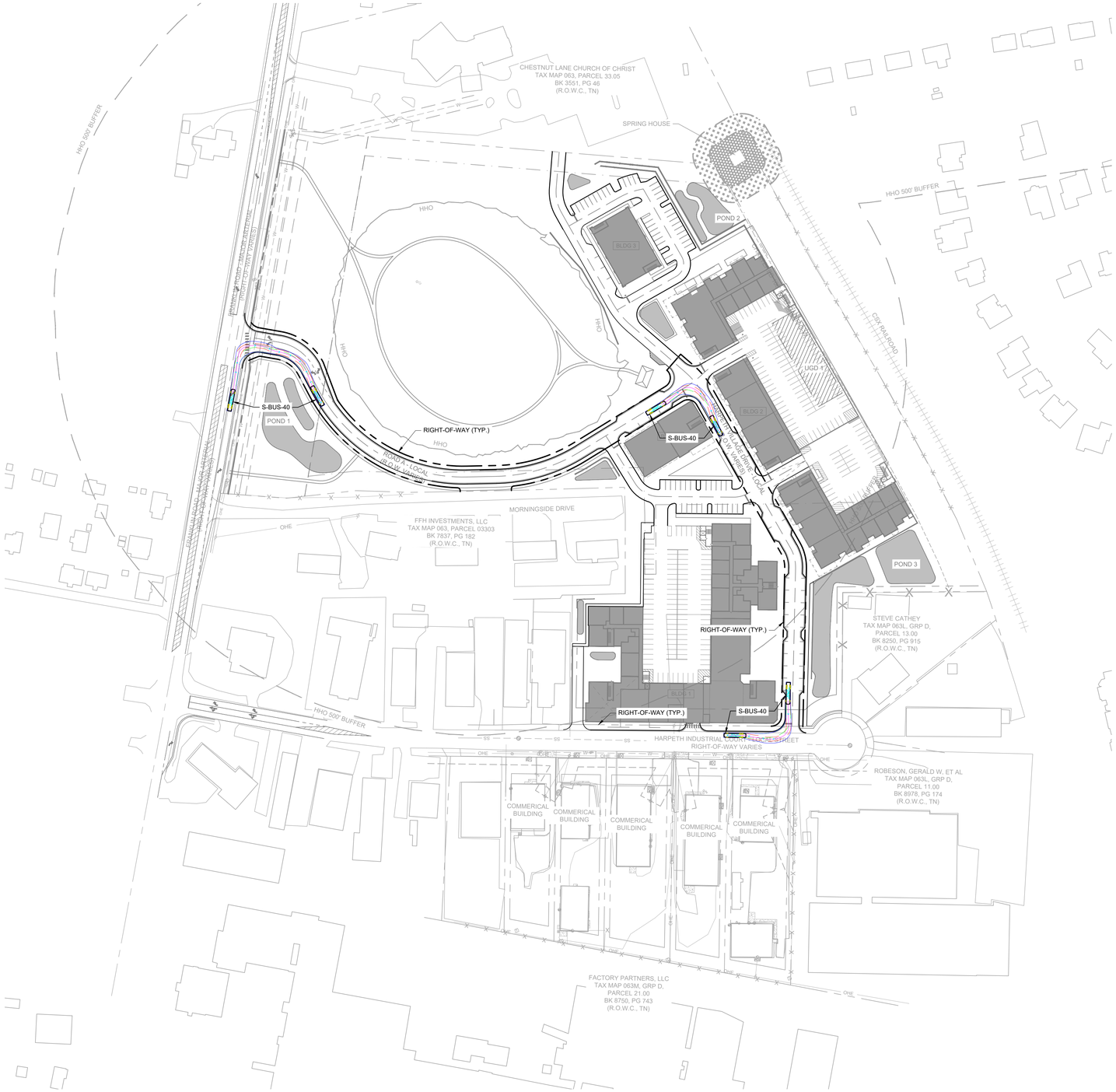


Revision Date
- △ _____
- △ _____
- △ _____
- △ _____

OVERALL ROW & ACCESS PLAN - TRASH

SHEET
C4.1

PROJECT #8843

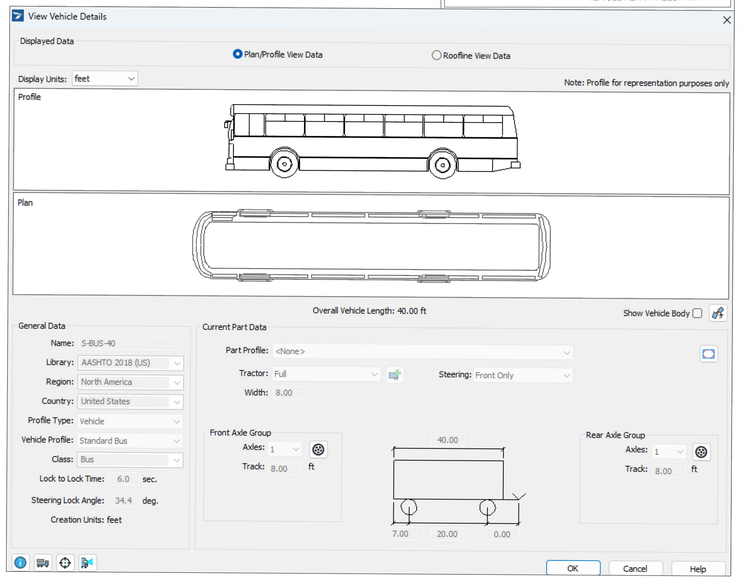


ROW & ACCESS GENERAL NOTES

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

VEHICLE LEGEND

- VEHICLE FENDER PATH
- VEHICLE FRONT WHEEL PATH
- VEHICLE REAR WHEEL PATH



GRAPHIC SCALE IN FEET
0 50 100 200

NORTH

GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE
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906 STUDIO ARCHITECTS

FACTORY DISTRICT NORTH PD SUBDIVISION
DEVELOPMENT PLAN
Franklin, Williamson County, Tennessee

WILLIAM GRAY HARRISON
REGISTERED ENGINEER
AGRICULTURE
COMMERCE
No. 137810
STATE OF TENNESSEE

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

OVERALL ROW & ACCESS PLAN - SCHOOLBUS
SHEET
C4.2
PROJECT #8843



ROW & ACCESS GENERAL NOTES

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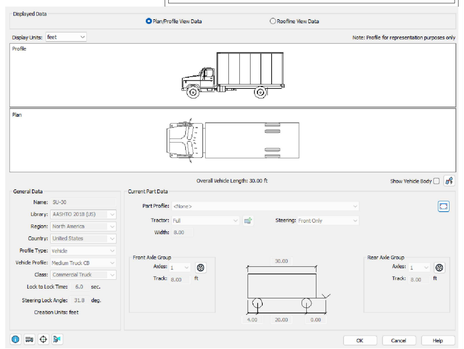
VEHICLE LEGEND

VEHICLE FENDER PATH
VEHICLE FRONT WHEEL PATH
VEHICLE REAR WHEEL PATH



GRAPHIC SCALE IN FEET
0 50 100 200

NORTH

GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

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906 STUDIO ARCHITECTS

FACTORY DISTRICT NORTH PD SUBDIVISION
DEVELOPMENT PLAN
Franklin, Williamson County, Tennessee

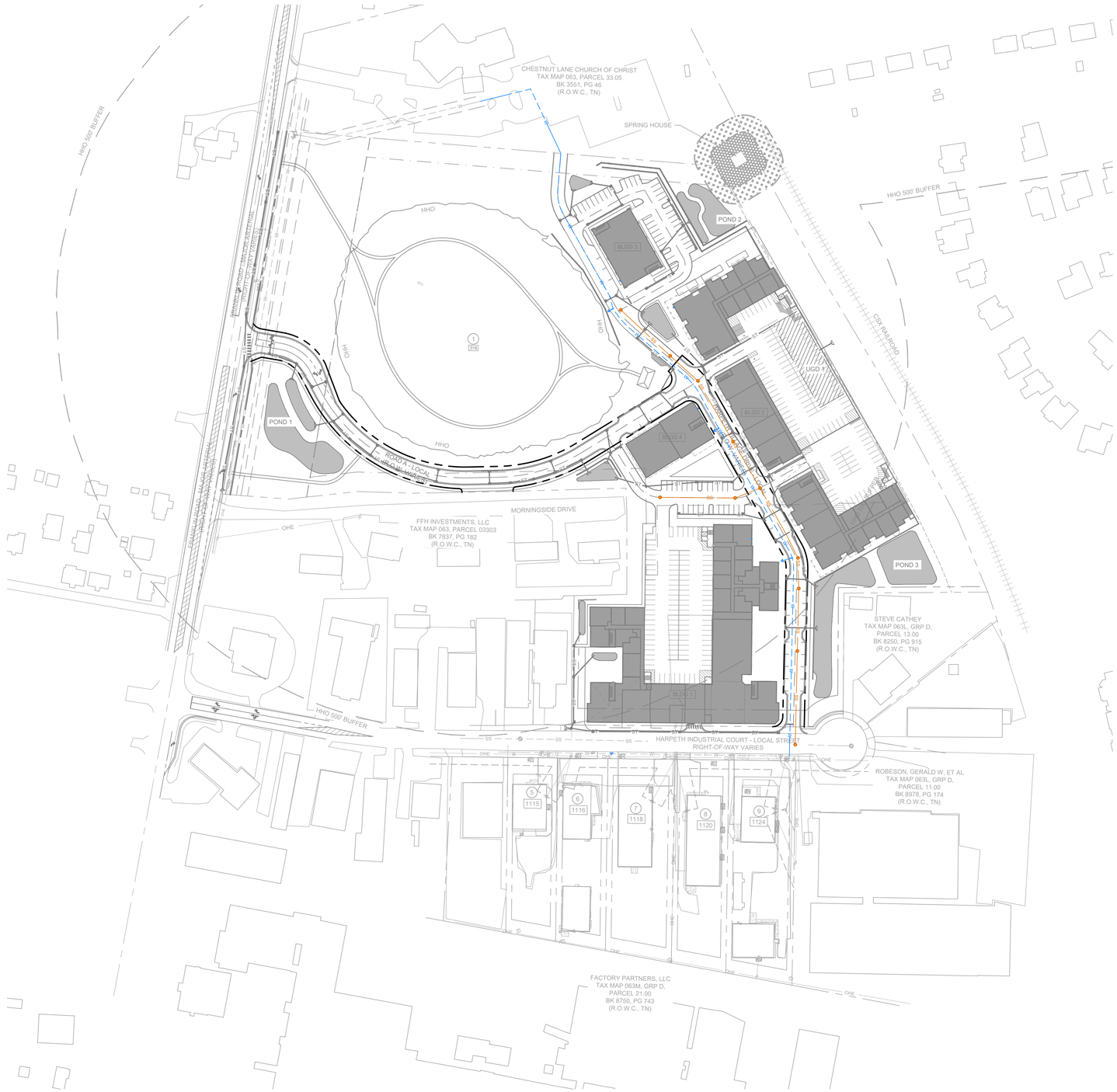
WILLIAM GRAY HARRISON
REGISTERED ENGINEER
AGRICULTURE
COMMERCE
No. 131910
STATE OF TENNESSEE

Revision Date
△ _____
△ _____
△ _____
△ _____

OVERALL ROW - DELIVERY TRUCK

SHEET
C4.3

PROJECT #8843



AGENCY CONTACTS

WATER
CITY OF FRANKLIN
124 LUMBER DRIVE
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CONTACT: UTILITY INSPECTOR

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SANITARY SEWER
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CONTACT: PAULA BROOKS

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AT&T
PHONE: (615) 595-7816
CONTACT: DAVID TUTTEROW

SURVEYOR
H&H LAND SURVEYING
P.O. BOX 2433
SMYRNA, TN 37167
PHONE: (615) 831-0756
CONTACT: DAVID CYPHERS

UTILITY NOTES

1. ALL PERSONS WHO UNDERTAKE THE CONSTRUCTION OF WATER, SEWER AND/OR RECLAIMED WATER LINES LOCATED IN, OR AFFECTING SERVICES PROVIDED BY THE CITY OF FRANKLIN SHALL COMPLY WITH THE REQUIREMENTS AND REGULATIONS SET FORTH IN THE "GENERAL REQUIREMENTS & TECHNICAL SPECIFICATIONS, WATER MANAGEMENT DEPARTMENT, CITY OF FRANKLIN, TENNESSEE" LATEST EDITION, ALONG WITH ANY AMENDMENTS, ADDITIONS, OR ALTERATION THAT MAY THEREAFTER BE ADOPTED BY THE BOARD OF MAYOR AND ALDERMEN BY RESOLUTION.
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8. UTILITIES LAYOUTS SHOWN IN THIS PLAN ARE CONCEPTUAL AND ARE SUBJECT TO CHANGE. UTILITY LAYOUTS ARE NOT APPROVED WITH APPROVAL OF THIS DEVELOPMENT PLAN, AND HSOULD BE COORDINATED WITH THE PRESIDING ENTITY.

LEGEND

- WATER
- SANITARY SEWER
- STORM SEWER
- FIRE HYDRANT
- FIRE DEPARTMENT CONNECTION
- GRATE INLET
- STORM MANHOLE
- HEADWALL
- SANITARY SEWER MANHOLE

GRAPHIC SCALE IN FEET
0 50 100 200

NORTH

GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

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906 STUDIO ARCHITECTS

FACTORY DISTRICT NORTH PD SUBDIVISION
DEVELOPMENT PLAN
Franklin, Williamson County, Tennessee

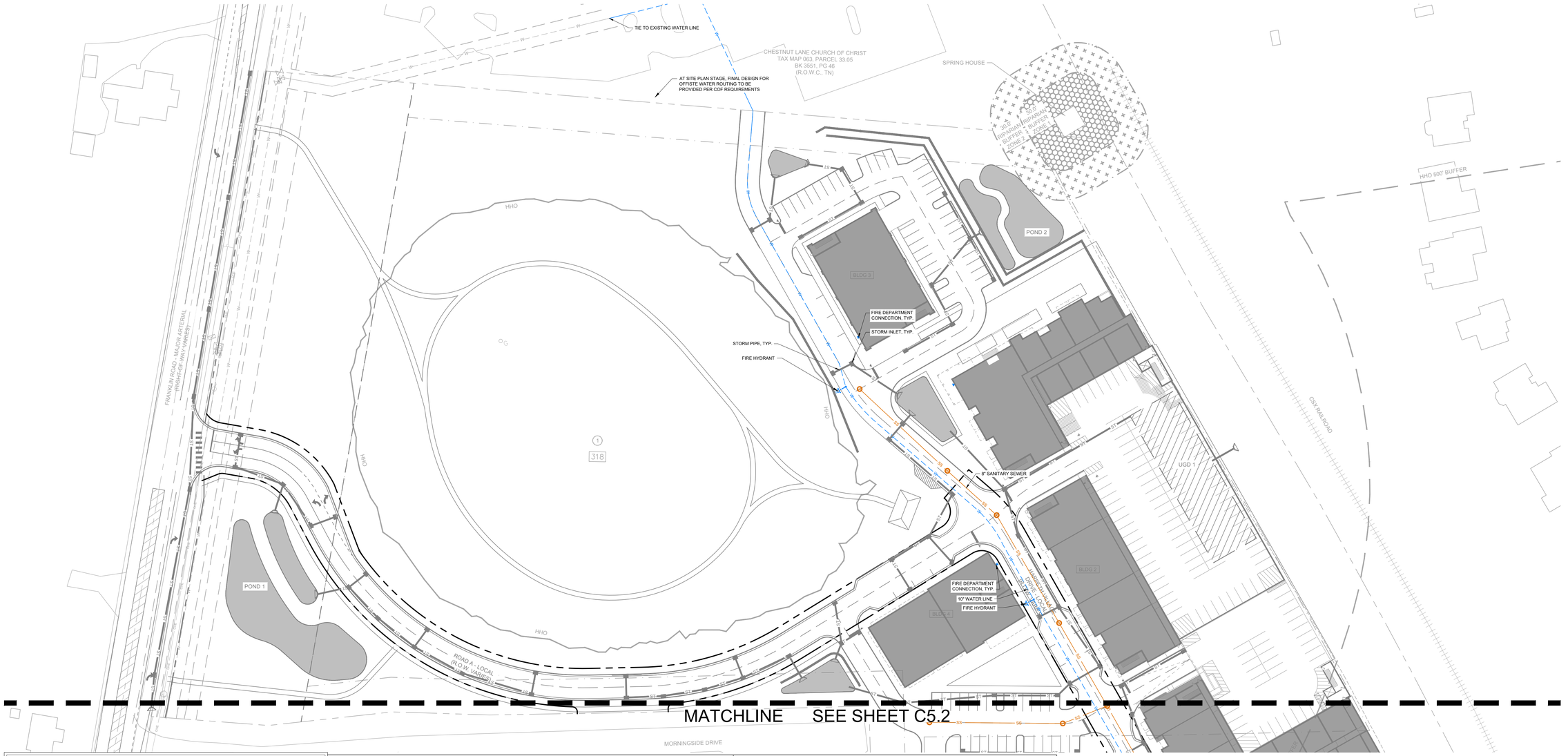
WILLIAM GRAY HARRISON
REGISTERED ENGINEER
AGRICULTURE
COMMERCE
No. 131910
STATE OF TENNESSEE

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

OVERALL UTILITY PLAN

SHEET
C5.0

PROJECT #8843



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124 LUMBER DRIVE
FRANKLIN, TN 37064
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CONTACT: UTILITY INSPECTOR

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CONTACT: DAVID CYPHERS

LEGEND

- W — WATER
- SS — SANITARY SEWER
- ST — ST — STORM SEWER
- FH — FIRE HYDRANT
- FDC — FIRE DEPARTMENT CONNECTION
- GRATE INLET
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GRAPHIC SCALE IN FEET
0 25 50 100

NORTH

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FACTORY DISTRICT NORTH PD SUBDIVISION
DEVELOPMENT PLAN
Franklin, Williamson County, Tennessee

WILLIAM GRAY HARRISON — REGISTERED ENGINEER — AGRICULTURE — COMMERCE — 127819 — STATE OF TENNESSEE — 8/8/26

Revision Date
- △ _____
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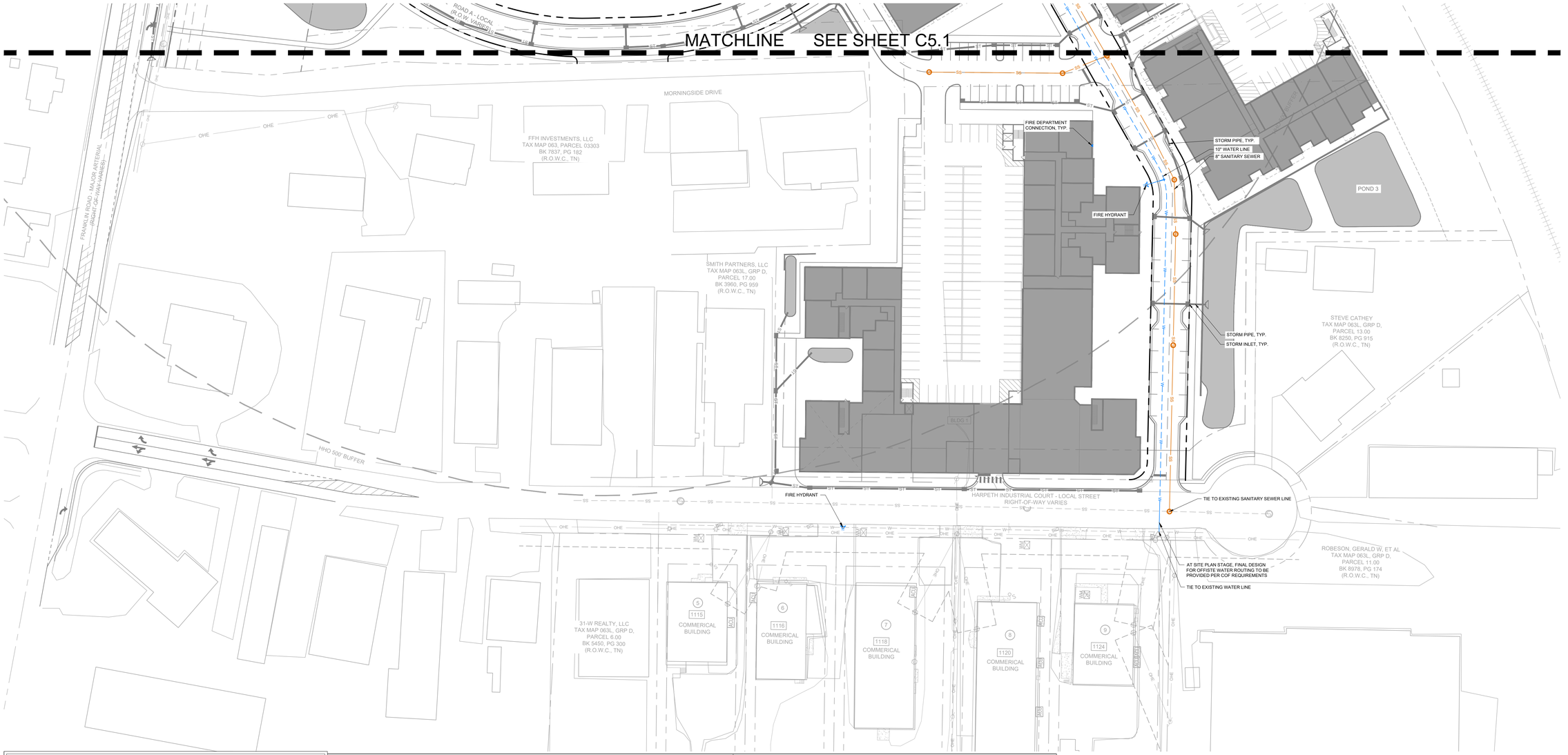
- △ _____
- △ _____

ENLARGED UTILITY PLAN
SHEET
C5.1
PROJECT #8843



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AGENCY CONTACTS

WATER
CITY OF FRANKLIN
124 LUMBER DRIVE
FRANKLIN, TN 37064
PHONE: (615) 794-4554
CONTACT: UTILITY INSPECTOR

GAS
ATMOS ENERGY
200 NOAH DRIVE
FRANKLIN, TN 37064
PHONE: (615) 794-2596
CONTACT: RON MYATT

CITY OF FRANKLIN
109 3rd AVENUE SOUTH, FRANKLIN, TN 37067
CONTACT:
PLANNING : JOSH KING 615-550-6977
ENGINEERING : LANCE FITTRO 615-550-6676

ELECTRIC
MIDDLE TN ELECTRIC
2156 EDWARD CURD LN.
FRANKLIN, TN 37067
PHONE: (615) 595-4693
CONTACT: DALE HOOD

SANITARY SEWER
CITY OF FRANKLIN
124 LUMBER DRIVE
FRANKLIN, TN 37064
PHONE: (615) 794-4554
CONTACT: UTILITY INSPECTOR

ENGINEER
KIMLEY-HORN AND ASSOCIATES, INC.
4031 ASPEN GROVE DRIVE
FRANKLIN, TENNESSEE 37067
PHONE: (615) 564-2701
CONTACT: GRAY HARRISON, P.E.

CABLE
COMCAST
2501 McGAVOCK PK,
SUITE 1206
NASHVILLE, TN 37214
PHONE: (615) 440-2920
CONTACT: PAULA BROOKS

TELEPHONE
AT&T
PHONE: (615) 595-7816
CONTACT: DAVID TUTTEROW

SURVEYOR
H&H LAND SURVEYING
P.O. BOX 2433
SMYRNA, TN 37167
PHONE: (615) 831-0756
CONTACT: DAVID CYPHERS

LEGEND

- W — WATER
- SS — SANITARY SEWER
- ST — STORM SEWER
- FH — FIRE HYDRANT
- FDC — FIRE DEPARTMENT CONNECTION
- GRATE INLET
- D — STORM MANHOLE
- HEADWALL
- SS — SANITARY SEWER MANHOLE

GRAPHIC SCALE IN FEET
0 25 50 100

NORTH

GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE
Kimley»Horn
4031 Aspen Grove Drive, Franklin, TN 37067Main: 615.564.2701 | www.kimley-horn.com
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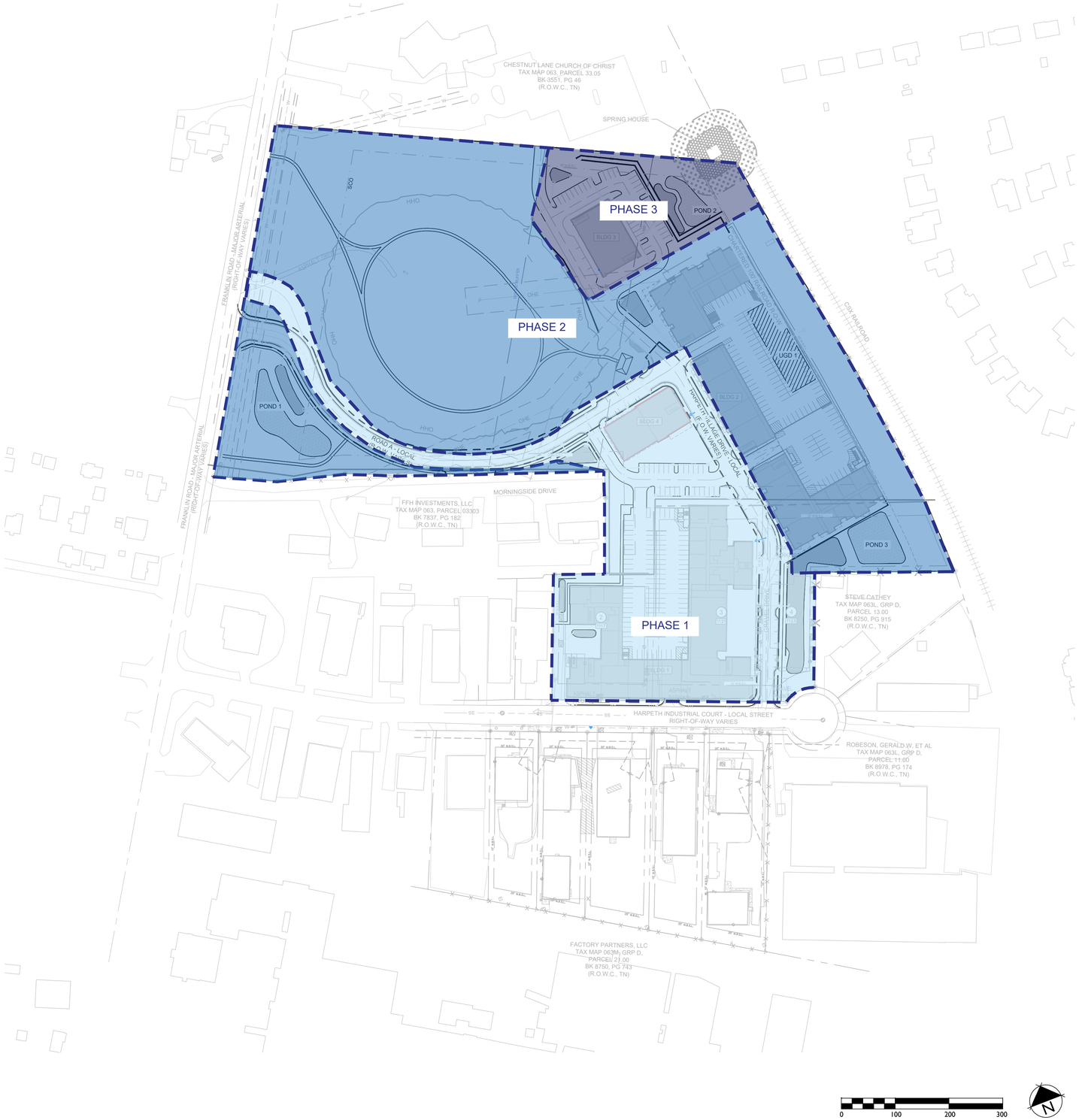
906 STUDIO ARCHITECTS

FACTORY DISTRICT NORTH PD SUBDIVISION
DEVELOPMENT PLAN
Franklin, Williamson County, Tennessee

WILLIAM GRAY HARRISON
REGISTERED ENGINEER
AGRICULTURE
COMMERCE
STATE OF TENNESSEE
8/8/26

Revision Date
△ _____
△ _____
△ _____
△ _____

ENLARGED UTILITY PLAN
SHEET
C5.2
PROJECT #8843



PHASING PLAN:

PHASING PLAN IS CONCEPTUAL AND WILL BE MARKET DRIVEN. SOME PHASES MAYBE COMBINED AND CONSTRUCTED IN ONE PHASE.

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ARCHITECTS + INTERIORS

HARPETH VILLAGE PD SUBDIVISION
DEVELOPMENT PLAN
Franklin, Williamson County, Tennessee

DRAKE A. REEDER
REGISTERED
LANDSCAPE ARCHITECT
TENNESSEE No. 1216

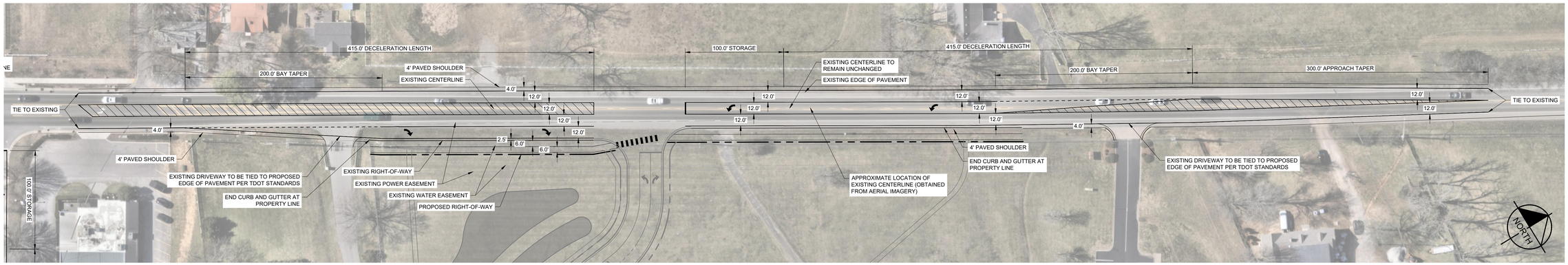
Revision Date
- △ APRIL 13, 2026
- △ JULY 02, 2026
- △
- △

PHASING PLAN

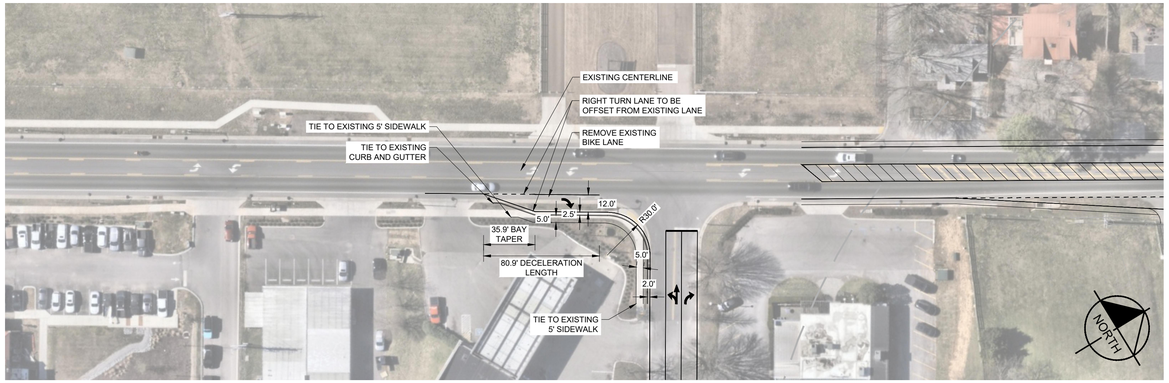
SHEET
C6.0

PROJECT
#8843

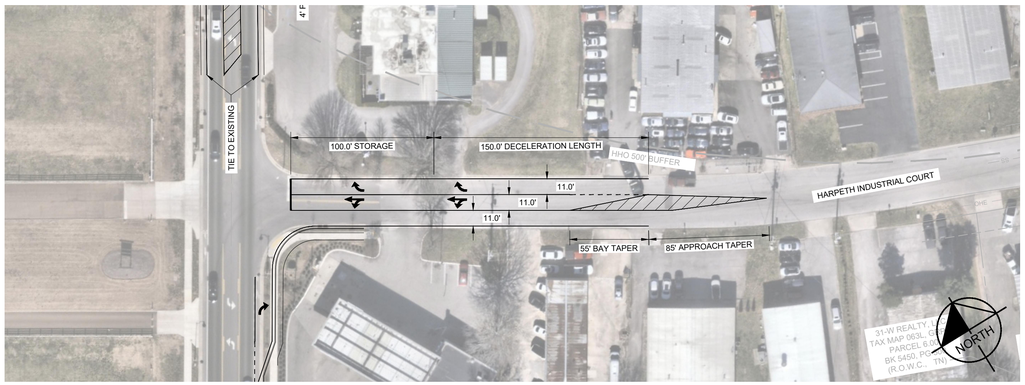
FRANKLIN ROAD OFFSITE IMPROVEMENTS
(NORTH OF HARPETH INDUSTRIAL COURT)



FRANKLIN ROAD OFFSITE IMPROVEMENTS
(SOUTH OF HARPETH INDUSTRIAL COURT)



HARPETH INDUSTRIAL COURT OFFSITE IMPROVEMENTS



GRAPHIC SCALE IN FEET
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GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

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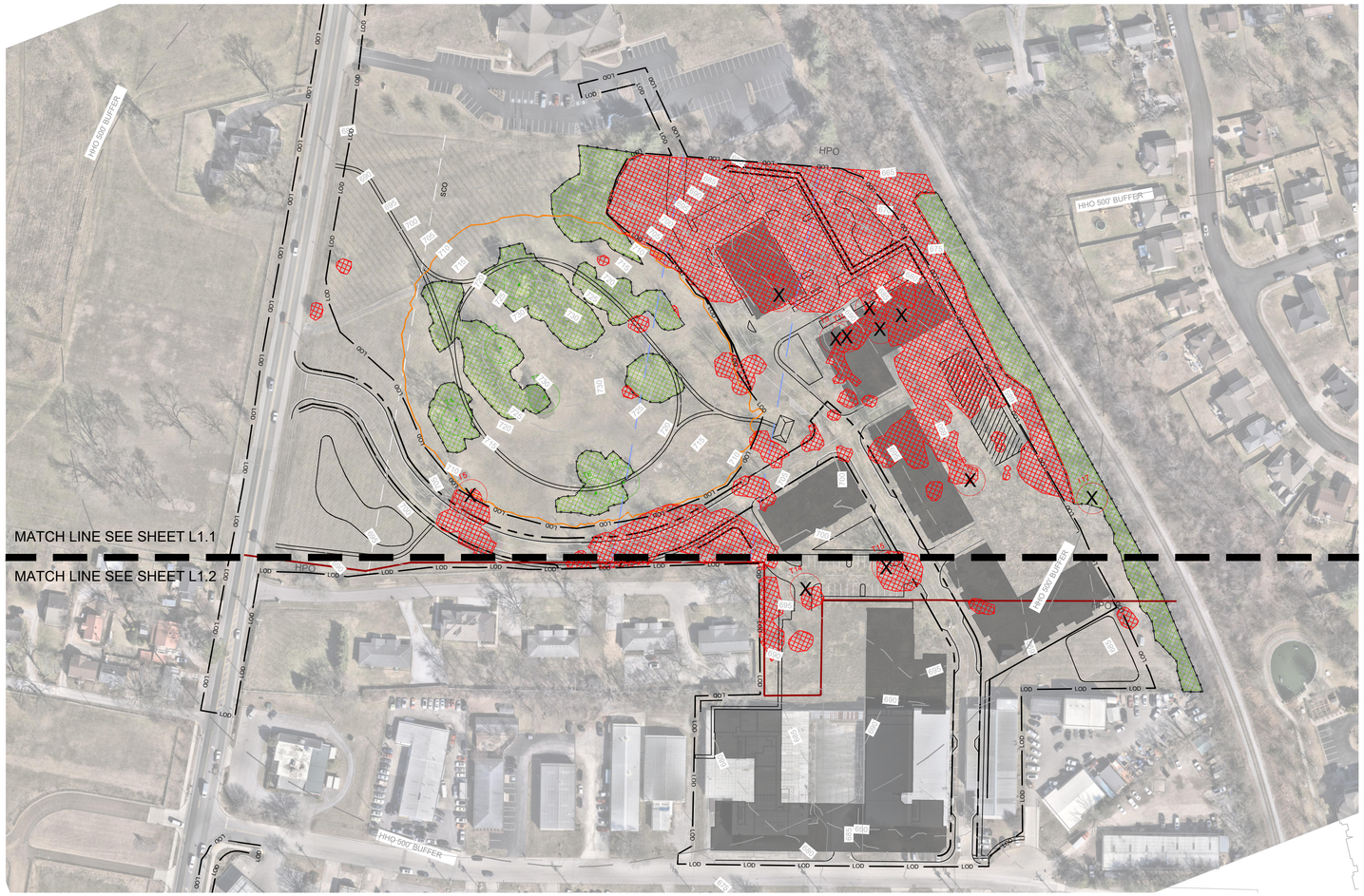
FACTORY DISTRICT NORTH PD SUBDIVISION
DEVELOPMENT PLAN
Franklin, Williamson County, Tennessee

WILLIAM GRAY HARRISON
REGISTERED ENGINEER
AGRICULTURE ARCHITECTURE COMMERCE
No. 137819
STATE OF TENNESSEE
01/16/26

Revision Date
△ _____
△ _____
△ _____
△ _____

OFFSITE IMPROVEMENT EXHIBIT
SHEET
C7.0
PROJECT #8843



0 100 200 300

TREE CANOPY RETENTION

OVERALL SITE AREA:	885,844 SF; 20.33 AC
TOTAL EXISTING TREE CANOPY:	29% OF SITE: (257,449 SF; 5.91 AC)
REQUIRED PRESERVATION:	24% OF EXISTING: (57,679 SF; 1.32 AC)
PROVIDED PRESERVATION:	31% OF EXISTING: (80,876 SF; 1.85 AC)

SPECIMEN TREE REPLACEMENT

SPECIMEN TREE INCHES REMOVED:
300"

SPECIMEN TREE REPLACEMENT INCHES REQUIRED:
600"

SPECIMEN TREE CHART

TREE NUMBER	INCHES	SPECIES	QUALITY	REMOVED
1	24	PINE		
2	24	SUMAC	POOR	
3	24	CEDAR		
4	40	ELM		
5	42	ELM		X
6	30	HACKBERRY		
7	38	HACKBERRY	POOR	
8	24	OAK		X
9	26	HACKBERRY		X
10	24	HACKBERRY		X
11	26	BOX ELDER	DEAD	X
12	32	HACKBERRY		X
13	28	HACKBERRY	POOR	X
14	24	CHERRY		X
15	36	ELM		X
16	24	CHERRY		X
17	40	HACKBERRY		X
HEALTHY INCHES REMOVED			272	
REQUIRED REPLACMENT INCHES			544	

KEY

- PRESERVED TREE CANOPY
- TREE PROTECTION FENCE
- REMOVED TREE CANOPY
- HHO
- 500' HHO BUFFER
- SPECIMEN TREES
- SPECIMEN TREES REMOVED

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HARPETH VILLAGE PD SUBDIVISION
DEVELOPMENT PLAN
Franklin, Williamson County, Tennessee

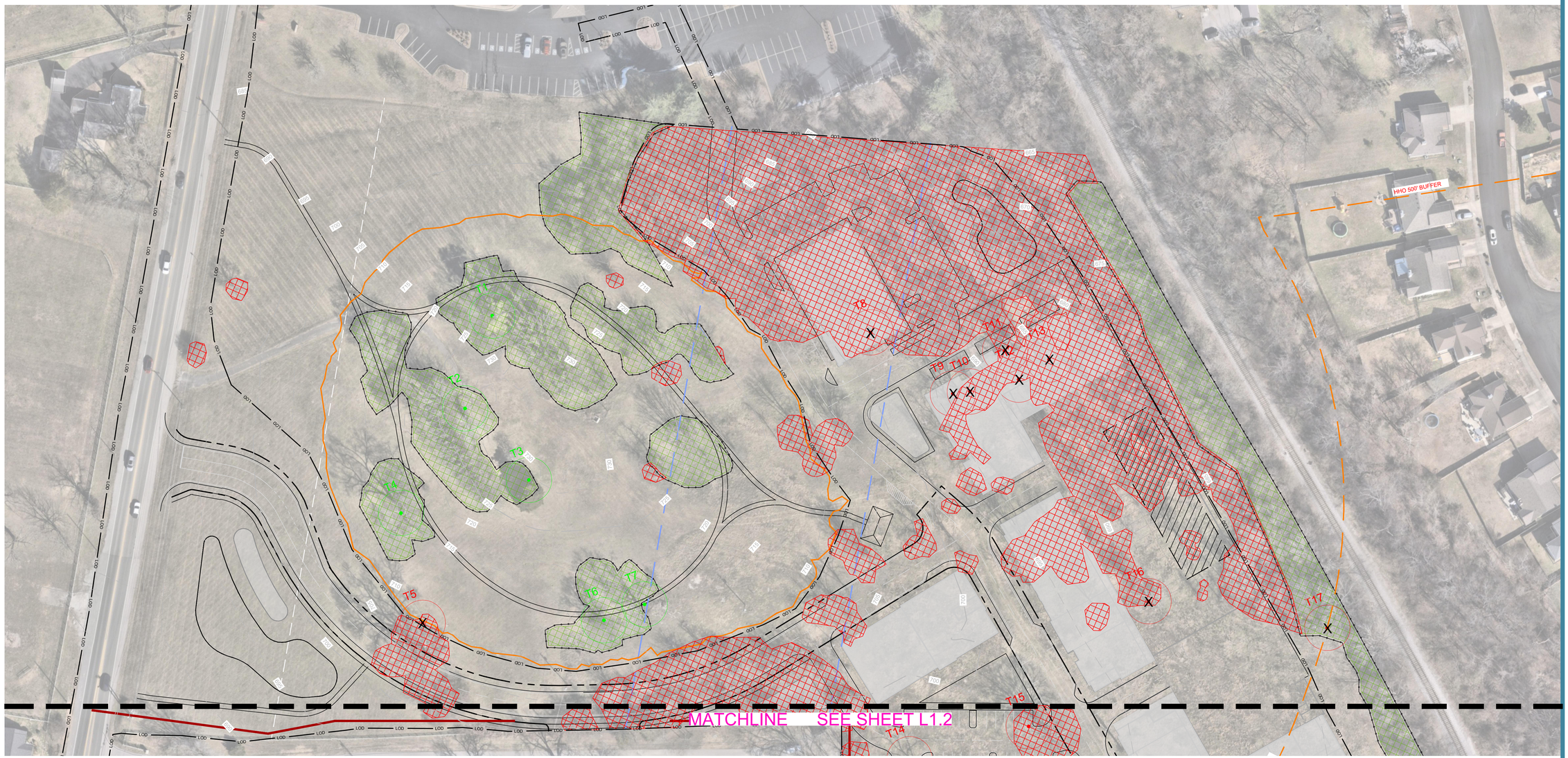
DRAKE A. REEDER REGISTERED LANDSCAPE ARCHITECT TENNESSEE No. 1218 COMMERCE 3/6/26

Revision Date
APRIL 13, 2026
JULY 02, 2026

TREE PRESERVATION PLAN

SHEET
L1.0

PROJECT
#8843



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13	28	HACKBERRY	POOR	X
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- SPECIMEN TREES
- 500' HHO BUFFER
- SPECIMEN TREES REMOVED

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HARPETH VILLAGE PD SUBDIVISION
DEVELOPMENT PLAN
Franklin, Williamson County, Tennessee

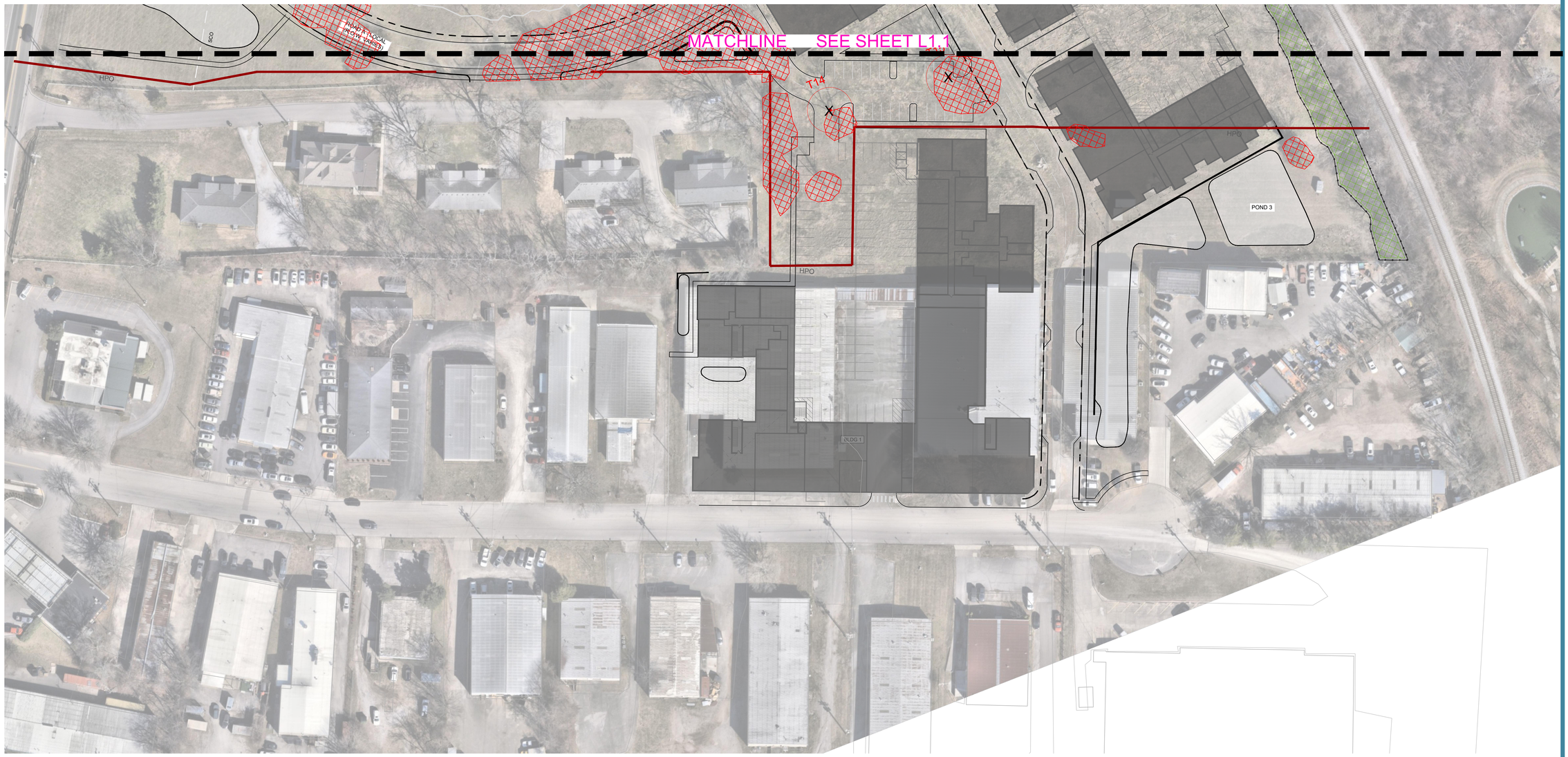
DRAKE A. REEDER REGISTERED LANDSCAPE ARCHITECT TENNESSEE No. 1218 COMMERCE 3/6/26

Revision Date
- APRIL 13, 2026
- JULY 02, 2026

ENLARGED TREE PRESERVATION PLAN

SHEET
L1.1

PROJECT #8843



SPECIMEN TREE CHART				
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10	24	HACKBERRY		X
11	26	BOX ELDER	DEAD	X
12	32	HACKBERRY		X
13	28	HACKBERRY	POOR	X
14	24	CHERRY		X
15	36	ELM		X
16	24	CHERRY		X
17	40	HACKBERRY		X
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- TREE PROTECTION FENCE
- REMOVED TREE CANOPY
- HHO
- SPECIMEN TREES
- 500' HHO BUFFER
- SPECIMEN TREES REMOVED

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HARPETH VILLAGE PD SUBDIVISION
DEVELOPMENT PLAN
Franklin, Williamson County, Tennessee

DRAKE A. REEDER REGISTERED TENNESSEE No. 1218 LANDSCAPE ARCHITECT 5/6/26

Revision Date
- APRIL 13, 2026
- JULY 02, 2026

ENLARGED TREE PRESERVATION PLAN

SHEET
L1.2

PROJECT #8843



BUILDING - 1 PERSPECTIVE
LOOKING EAST ALONG HARPETH INDUSTRIAL CT.



BUILDING - 1 PERSPECTIVE
LOOKING WEST ALONG HARPETH INDUSTRIAL CT.



BUILDING - 1 ELEVATION ALONG HARPETH INDUSTRIAL CT.

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HARPETH VILLAGE PD SUBDIVISION
DEVELOPMENT PLAN
Franklin, Williamson County, Tennessee

MICHAEL A. HATHAWAY
REGISTERED ARCHITECT
AGRICULTURE
No. 29061
STATE OF TENNESSEE
1.13.26

Revision Date
△ APRIL 13, 2026
△ JULY 02, 2026
△
△

SHEET
A-01
PROJECT
#8843



BUILDING - 1 PERSPECTIVE
PLAZA ALONG ACCESS DRIVE



BUILDING - 1 AERIAL PERSPECTIVE
LOOKING NE ALONG HARPETH INDUSTRIAL CT.



BUILDING - 1 AERIAL PERSPECTIVE
LOOKING WEST ALONG HARPETH INDUSTRIAL CT. AND ACCESS DR.

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HARPETH VILLAGE PD SUBDIVISION
DEVELOPMENT PLAN
Franklin, Williamson County, Tennessee

MICHAEL A. HATHAWAY
REGISTERED ARCHITECT
AGRICULTURE
No. 29361
STATE OF TENNESSEE
1.13.26

Revision Date
△ APRIL 13, 2026
△ JULY 02, 2026
△
△

SHEET
A-02
PROJECT
#8843

WEST ELEVATION
BUILDING 2 NORTH



WEST ELEVATION
BUILDING 2 CENTER





WEST ELEVATION
BUILDING 2 SOUTH



NORTHWEST PERSPECTIVE
BUILDING 2

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HARPETH VILLAGE PD SUBDIVISION
DEVELOPMENT PLAN
Franklin, Williamson County, Tennessee

MICHAEL A. HATHAWAY
REGISTERED ARCHITECT
AGRICULTURE
No. 29061
STATE OF TENNESSEE
1.13.26

Revision Date
△ APRIL 13, 2026
△ JULY 02, 2026
△
△

SHEET
A-03

PROJECT
#8843



NORTHWEST AERIAL
PERSPECTIVE
BUILDING 3



WEST AERIAL PERSPECTIVE
MORNINGSIDE DRIVE



PERSPECTIVE VIEW TOWARDS
JEWEL BOX PLAZA

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HARPETH VILLAGE PD SUBDIVISION
DEVELOPMENT PLAN
Franklin, Williamson County, Tennessee



Revision Date
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△ JULY 02, 2026
△
△

SHEET
A-04

PROJECT
#8843



NORTHWEST PERSPECTIVE
BUILDING 1 AT PARKING LOT ENTRY



NORTHWEST PERSPECTIVE
BUILDING 1 AT ACCESS DR.

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HARPETH VILLAGE PD SUBDIVISION
DEVELOPMENT PLAN
Franklin, Williamson County, Tennessee

MICHAEL A. HATHAWAY
REGISTERED ARCHITECT
AGRICULTURE
No. 29961
STATE OF TENNESSEE

Revision Date
△ APRIL 13, 2026
△ JULY 02, 2026
△
△

SHEET
A-05

PROJECT
#8843

HARPETH VILLAGE PD SUBDIVISION

DEVELOPMENT PLAN - PD(9.2 DUA/75,000 SF OF COMMERCIAL)

Franklin, Williamson County, Tennessee

SHEET INDEX

C0.0	COVER SHEET
C0.1	CULTURAL RESOURCE STUDY
C0.2	MODIFICATION OF STANDARDS
C1.0	OVERALL EXISTING CONDITIONS
C1.1	ENLARGED EXISTING CONDITIONS
C1.2	ENLARGED EXISTING CONDITIONS
C2.0	DEVELOPMENT PLAN
C2.1	DEVELOPMENT PLAN ENLARGEMENT
C2.2	DEVELOPMENT PLAN ENLARGEMENT
C2.3	OPEN SPACE PLAN
C2.4	STREET NETWORK
C3.0	OVERALL GRADING AND DRAINAGE PLAN
C3.1	ENLARGED GRADING AND DRAINAGE PLAN
C3.2	ENLARGED GRADING AND DRAINAGE PLAN
C4.0	OVERALL ROW AND ACCESS PLAN - FIRE
C4.1	OVERALL ROW AND ACCESS PLAN - TRASH
C5.0	OVERALL UTILITY PLAN
C5.1	ENLARGED UTILITY PLAN
C5.2	ENLARGED UTILITY PLAN
C6.0	PHASING PLAN
C7.0	OFFSITE IMPROVEMENT
L1.0	TREE PRESERVATION PLAN
L1.1	ENLARGED TREE PRESERVATION PLAN
L1.2	ENLARGED TREE PRESERVATION PLAN
A1.1	ARCHITECTURAL RENDERINGS
A1.2	ARCHITECTURAL RENDERINGS
A1.3	ARCHITECTURAL RENDERINGS
A1.4	ARCHITECTURAL RENDERINGS
A1.5	ARCHITECTURAL RENDERINGS

DEVELOPMENT TEAM

APPLICANT & LANDSCAPE ARCHITECT:

KIMLEY-HORN
GREG GAMBLE
4031 Aspen Grove Drive, Suite 200
Franklin, TN 37067
615-975-5765
GREG.GAMBLE@KIMLEY-HORN.COM

ENGINEER:

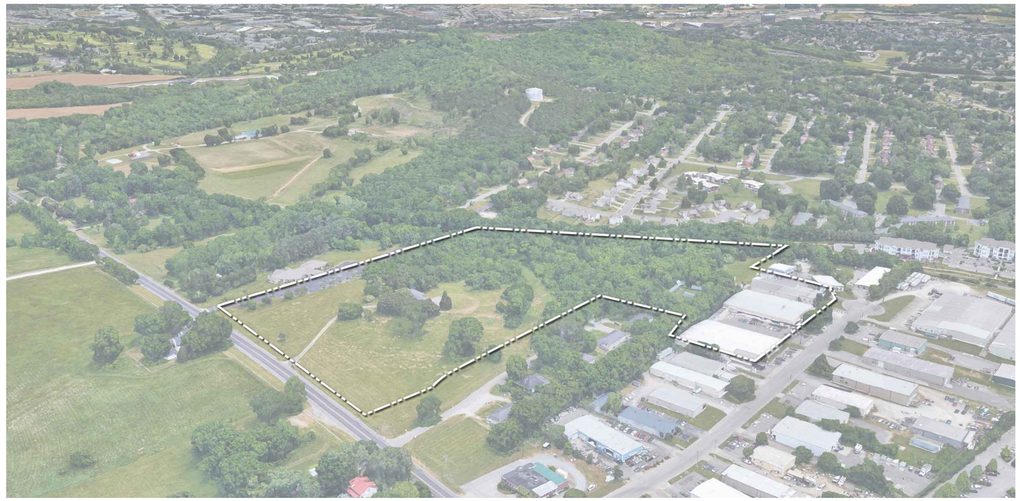
KIMLEY-HORN
MARY MCGOWAN
4031 Aspen Grove Drive, Suite 200
Franklin, TN 37067
615-800-4004
mary.mcgowan@kimley-horn.com

DEVELOPER/OWNER:

FRANKLIN 240 LLC
EVANS WELLBORN
P.O. BOX 1507
MOUNT JULIET, TN 37121
ewellborn@nc2media.com

ARCHITECT:

906 STUDIO
MEREDITH BUCHER
249 4TH AVE N, SUITE 200
FRANKLIN, TN 37064
615-988-9065
meredith.bucher@906studio.com



VESTING STANDARDS

PENDING APPROVAL BY BOMA, THIS DOCUMENT WAS REVIEWED UNDER AND IS NOW VESTED IN THE FOLLOWING DEVELOPMENT STANDARDS:

ZONING ORDINANCE:	JANUARY 1, 2026
SUBDIVISION REGULATIONS:	JANUARY 1, 2022
TRANSPORTATION AND STREET TECHNICAL STANDARDS:	JULY 1, 2025
STORMWATER BMP MANUAL:	JULY 1, 2021
TECHNICAL SPECIFICATIONS FOR UTILITY INSTALLATION:	OCTOBER 13, 2020
MUNICIPAL CODE:	MARCH 4, 2026
HISTORIC DISTRICT GUIDELINES:	MAY 30, 2022



NOT TO SCALE

MODIFICATION OF STANDARDS

Modification 1: Signs - Proportion and Shape
Section 15.1.3 Signs - Proportion and Shape
Signs shall not be irregularly shaped.

- Modification Request: Permit Irregular shaped signage.

Modification 2: Signs – Canopy Sign
Section 15.5 Signs – Canopy Sign

A sign that is attached to the front face of a canopy attached to a building

Quantity: Maximum of one sign per canopy per building façade and my be used only if no wall, band, or awning sign exists on the building façade.

- Modification Request: Permit 1 per tenant

Placement: Shall not project above or below the canopy or be located above the building roof line

- Modification Request: Allow to extend above or below the canopy

Lighting: External illumination only, subject to Subsection 15.1.5, External illumination.

- Modification Request: External illumination is permitted. Internal illumination is permitted when not visible from Franklin Road and the canopy is located for the ground floor entrance.

Modification 3: Sign – Vertical Blade Sign
Section 15.14 Signs – Vertical Blade Sign

Quantity: Maximum of one per building frontage on a street intersection and may be used only if no other hanging sign exist on the ground floor retail storefront / tenant space below/

- Modification Request: A maximum of one per commercial / mixed use building where residential is on upper floors over commercial and allowed if other hanging signage is present.

Modification 4: Building Types – Commercial / Mixed-Use
Section 6.9 Building Types - Commercial / Mixed-Use

Façade Location: The building shall parallel the frontage

- Modification Request: Allow buildings to have frontage at an angle.

COMPREHENSIVE REVIEW AT SITE PLAN:

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

SITE DATA

HARPETH VILLAGE PD SUBDIVISION, PD DEVELOPMENT PLAN

COF PROJECT NUMBER:	8843
SITE ACREAGE/SF:	20.33 AC / 885,844 SF
EXISTING ZONING:	ER (ESTATE RESIDENTIAL), LI (LIGHT INDUSTRIAL)
PROPOSED ZONING:	PD (9.2 DUA / 75,000 SF OF COMMERCIAL)
OVERLAY ZONING:	HHO, 500' HHO BUFFER, HPO, CFO, SCO
TAX MAP & PARCELS:	063-03300, 063L D 01600, 063L D 01500, 063L D 01400
ADDRESS:	318 FRANKLIN ROAD, 1117, 1121, 1123 HARPETH INDUSTRIAL COURT
PRIMARY USES:	MULTI-FAMILY, COMMERCIAL

REGULATIONS

BUILDING TYPES APPLIED: COMMERCIAL MIXED-USE
FRONTAGE TYPES APPLIED: URBAN

BUILDING HEIGHT: MAX 3 STORIES
MINIMUM LSA: 0.20

HISTORICAL RESOURCE TREATMENT: N/A

DWELLING UNIT COUNT, BY TYPE:

MULTIFAMILY :	187 UNITS
1 BEDROOM:	82 UNITS
2 BEDROOM:	83 UNITS
3 BEDROOM:	22 UNITS

COMMERCIAL SF: **75,000 SF**

RETAIL:	29,956 SF
OFFICE:	30,066 SF
RESTAURANT:	14,978 SF

PARKING REQUIRED:

MULTIFAMILY:
1 BEDROOM - 1.25 PER UNIT (82 X 1.25) = 102 SPACES
+2 BEDROOM - 2.25 PER UNIT (105 X 2.25) = 237 SPACES
COMMERCIAL :
RETAIL - 2.5 PER 1,000 SF
(29,956 SF/1000) X 2.5 = 75 SPACES
OFFICE - 2.85 PER 1,000 SF
(29,957 SF/1000) X 2.85 = 86 SPACES
RESTAURANT - 7.5 PER 1,000 SF F FLOOR AREA AND OUTDOOR SEATING AREA + 0.75 PER EMPLOYEE AT LARGEST SHIFT
((14,978 SF/1000) X 7.5) + 25(0.75) EMPLOYEES = 132 SPACES

TOTAL REQUIRED: 632 PARKING SPACES

PARKING PROVIDED: 632 PARKING SPACES

SURFACE PARKING:	106
PARKING DECK:	526

SETBACKS [EXTERNAL]:

FRANKLIN ROAD:	200'
CSX RAILROAD:	65'
FRONT:	15'
SIDE:	15'
REAR:	15'

SETBACKS [INTERNAL]:

FRONT:	5'
REAR:	5'
SIDE:	5'

TREE CANOPY RETENTION

OVERALL SITE AREA:	885,844 SF; 20.33 AC
TOTAL EXISTING TREE CANOPY:	29% OF SITE: (257,449 SF; 5.91 AC)
REQUIRED PRESERVATION:	24% OF EXISTING: (61,788 SF; 1.42 AC)
PROVIDED PRESERVATION:	31% OF EXISTING: (80,876 SF; 1.85 AC)

OPEN SPACE REQUIREMENT:

MINIMUM OPEN SPACE REQUIREMENT:	5% OF SITE (44,431 SF; 1.02 AC)
PROVIDED:	5% OF SITE: (45,423 SF; 1.04 AC)

LOT	TYPE	AREA (SF)
1000	POCKET PARK	45,423

PARKLAND IMPACT FEES - QUAD 1

187 UNITS X $5,268= $985,116 PRE JULY 1, 2026
25% OF FEES OR $200,136 DUE AT FIRST PLAT
PLUS THE NUMBER OF UNITS BEING REQUESTED WITH PLAT AT $3,228 EACH.
75% OR $600,408 WILL BE COLLECTED AT THE PRO-RATED PRICE OF $3,228 AS PLATS ARE SUBMITTED.
3 UNITS X $5,408.00= 16,224.00 POST JULY 1,2026

TOTAL= 985,536.00

IMPACT STATEMENT

WATER
WATER IS PROVIDED BY THE CITY OF FRANKLIN WATER DISTRICT VIA A PROPOSED 8" WATER LINE TO BE EXTENEDED FROM FRANKLIN ROAD TO THE EASTERN AND SOUTHERN BOUNDARY OF THE SITE ALONG HARPETH INDUSTRIAL COURT. WATER AVAILABLY REQUEST IS ONGOING WITH CITY OF FRANKLIN WATER DISTRICT. PROJECTED PEAK WATER DEMANDS ARE STILL BEING DISCUSSED WITH FRANKLIN.

SANITARY SEWER
SANITARY SEWER WILL BE PROVIDED BY CITY OF FRANKLIN. SEWER AVAILABILITY REQUEST IS ONGOING WITH CITY OF FRANKLIN. PROJECTED FLOW IS 70,030 GPD.

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

STORMWATER
STORMWATER FLOWS WILL BE TREATED FOR WATER QUALITY BY GREEN INFRASTRUCTURE THROUGHOUT THE SITE AND POST DEVELOPMENT PEAK FLOW DISCHARGES WILL BE CONTROLLED TO PRE DEVELOPMENT PEAK FLOWS BY WET AND DRY DETENTION PONDS AND THE ASSOCIATED OUTLET CONTROL STRUCTURE.

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

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

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

DRAINAGE FACILITIES
APPROXIMATELY 9.36 AC OF IMPERVIOUS AREA TO BE ADDED. OUTFALL LOCATIONS WILL STAY RELATIVELY THE SAME FROM PRE-CONSTRUCTION TO POST-CONSTRUCTION CONDITIONS.

STREET NETWORK
A MINIMUM OF TWO FIRE/EMERGENCY ACCESS POINTS WILL BE PROVIDED TO THE DEVELOPMENT VIA FRANKLIN ROAD. FRANKLIN ROAD IMPROVEMENTS OR REQUIRED TURN LANES WILL BE PROVIDED PER RECOMMENDATIONS FROM THE TRAFFIC IMPACT STUDY. PROJECTED TRIPS GENERATED BY THIS DEVELOPMENT ARE 3,143 DAILY.



PRE-APP SUBMITTAL: MAY 23, 2025
INITIAL SUBMITTAL: JUNE 9, 2025
INITIAL SUBMITTAL: APRIL 13, 2026
RESUBMITTAL: JULY 2, 2026
RESUBMITTAL: AUGUST 6, 2026
ONE STOP:
COF #: 8843

CULTURAL RESOURCE STUDY

In February of 2025, a cultural and historical resource study was conducted at 318 Franklin Road by the owner of the property.

Background research identified one previously recorded archaeological site—40WM104—within the project site. Located approximately in the center of the 16.19-acre parcel, site 40WM104 is a hilltop Civil War-era earthwork, known as a lunette. The Tennessee Division of Archaeology (TDOA) recorded the site in 1989 as a heavily disturbed earthen mound that represents a portion of the hilltop lunette. No artifacts were recovered from the site during the 1989 survey, although informants indicated Civil War-era metal objects had been previously removed from the surrounding area on the 16.19-acre parcel, which also featured Civil War-era military encampments (Nance and Prouty 1989).

The current fieldwork consisted of a metal detector and pedestrian survey throughout the APE. The metal detector survey resulted in the recovery of 85 artifacts, none of which are thought to be directly associated with the lunette or encampments during the Civil War. The fortification identified by the TDOA in 1989 as a portion of the Civil War lunette was reidentified during this survey. RGA recommends that this fortification be conserved through avoidance or that additional archaeological testing be undertaken if avoidance is not possible.

The artifacts recovered during the metal detector survey are commonly found in association with historic farmsteads and dwelling sites and represent the continued occupation of the site by the Johnson, Cannon, and Hill families from circa 1840 to 1986. RGA does not recommend any additional archaeological testing within the 10-acre project site, except for the lunette, to identify possible Civil War-era features or artifacts. It is likely that any artifacts directly associated with the Civil War have already been found and removed from the site by previous landowners and others. Therefore, it is RGA's opinion that the only Civil War-era feature that remains within the project site is the hilltop lunette, which should be conserved. The remainder of the project site does not appear to retain archaeological resources related to the Civil War based on the metal detector survey.

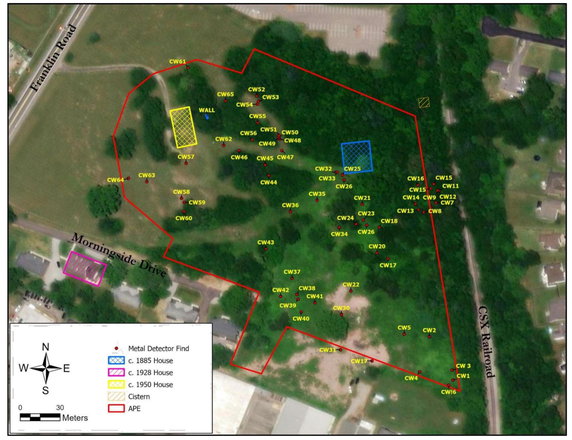


Figure 22. Results of the metal detector survey (Source: Esri 2022).

1864-1874 MAPS SHOWING FORTIFICATIONS ON SITE

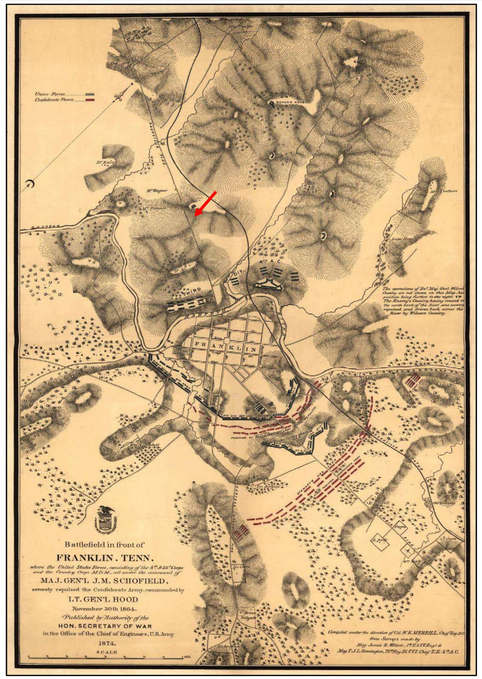


Figure 3. Map showing the military fortifications surrounding Franklin and the fortification at Johnson's farm, 1864 (Source: Willett and Remington, 1874).

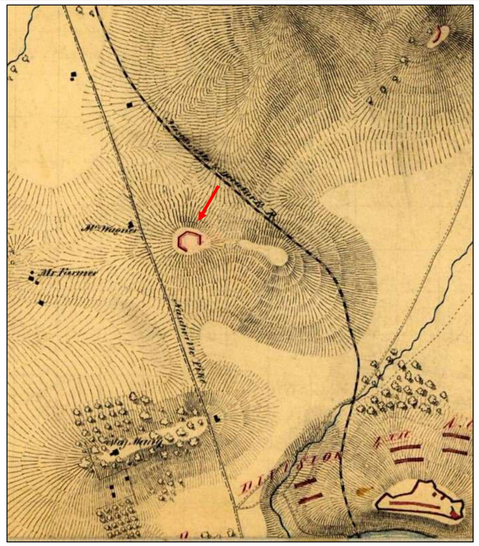


Figure 5. Map showing the military fortification on William Johnson's farm with Roper's Knob to the northeast and Fort Granger to the southeast (Source: Merrill 1864).

During the construction of one of the hilltop fortifications—perhaps the one at Johnson's farm—a soldier from Ohio noted that Lieutenant John Raidaie "sallied forth in the direction of Roper's Knob, and he was rewarded by finding large numbers of the aforesaid 'contraband,' as the slave owners of

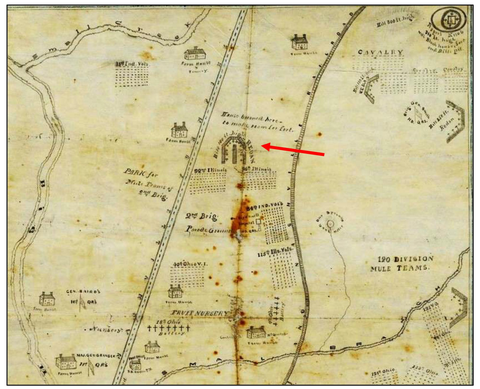


Figure 8. Map showing the military fortification on William Johnson's farm, 1863 (Source: Flagel 2016:44).

William E. Merrill—Mapmaker

During the war, Captain William E. Merrill served as head of the Topographical Department of the Army of the Cumberland. Merrill graduated from West Point Academy in 1859 and served as an assistant professor of engineering there from 1860 to 1861. Under his direction, the Topographical

ITEMS* FOUND DURING METAL DETECTOR SURVEY

**NOTE: NO ITEMS FOUND RELATING TO CIVIL-WAR ERA FEATURES*



Figure 23. Photograph of selected Type B square cut nails recovered from the site.



Figure 24. Photograph of the horseshoes recovered from the site.

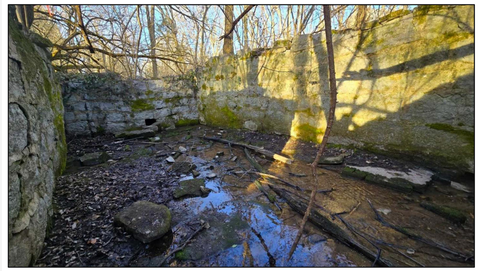


Figure 26. Photograph of the stone cistern looking northeast, February 2025.



Figure 27. Photograph of the stone cistern discharge looking northwest, February 2025.



Figure 25. Photograph of the stone cistern looking northwest, February 2025.

**NOTE: HISTORIC CISTERN WAS FOUND ON ADJACENT PROPERTY TO THE NORTH*

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906 STUDIO ARCHITECTS + INTERIORS

HARPETH VILLAGE PD SUBDIVISION
DEVELOPMENT PLAN
Franklin, Williamson County, Tennessee

DRAKE A. REEDER REGISTERED TENNESSEE No. 1218 LANDSCAPE ARCHITECT 5/1/26

Revision Date
△ APRIL 13, 2026
△ JULY 02, 2026
△
△

CULTURAL RESOURCE STUDY

SHEET
C0.1

PROJECT
#8843

MODIFICATION OF STANDARDS

Modification of standards should be considered based on the following three criteria:
(justification for MOS included for each item on sheet) .

1. The modification will enhance the design of the development more than if the standards were strictly adhered to;
2. The conditions upon which the request is based are unique to the design intent for the development and are not applicable generally to other property; and
3. The modification is consistent with the intent of Envision Franklin.

Modification 1: Signs - Proportion and Shape
Section 15.1.3 Signs - Proportion and Shape
Signs shall not be irregularly shaped.

- Modification Request: Permit Irregular shaped signage.
- ***Justification:*** Allowing varied sign forms, including irregularly shaped signage, will enhance the visual interest and authenticity of the streetscape, contributing to the unique, pedestrian-friendly character that defines the historic district. This approach aligns with *Envision Franklin*, which calls for "great streets that create a vibrant public realm." The Factory District concept also supports a more artistic district and having signs that are irregular to match logos speaks to a higher level of design and aide in giving artistic license in creating logos. Introducing diversity in signage design supports a dynamic, engaging environment and reflects the visual variety traditionally found in Downtown Franklin, reinforcing a vibrant, walkable streetscape.

Modification 1: Signs - Proportion and Shape



Modification 2: Signs – Canopy Sign
Section 15.5 Signs – Canopy Sign

A sign that is attached to the front face of a canopy attached to a building

Quantity: Maximum of one sign per canopy per building façade and may be used only if no wall, band, or awning sign exists on the building façade.

- Modification Request: Permit 1 per tenant

Placement: Shall not project above or below the canopy or be located above the building roof line

- Modification Request: Allow to extend above or below the canopy
- ***Justification:*** Allowing one canopy sign per tenant ensures appropriate business identification within multi-tenant buildings and enhances pedestrian wayfinding. Permitting signs to modestly extend above or below the canopy line introduces visual variety and architectural interest, contributing to an engaging streetscape.

Modification 3: Signs – Canopy Sign



Modification 3: Sign – Vertical Blade Sign
Section 15.14 Signs – Vertical Blade Sign

Quantity: Maximum of one per building frontage on a street intersection and may be used only if no other hanging sign exists on the ground floor retail storefront / tenant space below

- Modification Request: A maximum of one per commercial / mixed use building where residential is on upper floors over commercial and allowed if other hanging signage is present.
- ***Justification:*** Allowing one vertical blade sign per commercial/mixed-use building with residential units on upper floors provides balanced visibility for ground floor businesses while maintaining compatibility with mixed-use development patterns. Permitting these signs even when other hanging signage is present supports effective wayfinding and a vibrant, pedestrian-friendly streetscape which upholds the public realm guiding principle of Exceptional Design within Envision Franklin. This approach enhances the character and functionality of multi-tenant, mixed-use buildings and can be found throughout downtown Franklin.

Modification 4: Sign – Vertical Blade Sign



Modification 4: Building Types – Commercial / Mixed-Use
Section 6.9 Building Types - Commercial / Mixed-Use

Façade Location: The building shall parallel the frontage

- Modification Request: Allow buildings to have frontage at an angle.
- ***Justification:*** Angling building frontages away from the street can create dynamic and engaging public spaces that enhance the overall streetscape. This approach allows for the integration of a plaza area that encourages pedestrian activity and gathering, consistent with the goals outlined in Envision Franklin, which states that "buildings should activate the street by creating an inviting pedestrian experience." Envision Franklin also states "Squares, plazas, and other open spaces should be prominent and engaging public gathering spaces. These spaces should be well-defined focal points, visible from streets, and framed by buildings, not parking lots, to create points of interest that are compelling places for citizens". The proposed angled frontage creates a communal space that reflects similar successful areas in Downtown Franklin (See provided image for reference) and upholds the values outlined in Envision Franklin.



REQUEST IS LIMITED TO BUILDING 4, AS REFERENCED IN GRAPHIC ABOVE

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906 STUDIO ARCHITECTS + INTERIORS

HARPETH VILLAGE PD SUBDIVISION
DEVELOPMENT PLAN
Franklin, Williamson County, Tennessee

DRAKE A. REEDER REGISTERED LANDSCAPE ARCHITECT TENNESSEE No. 329 STATE OF TENNESSEE

Revision Date
△ APRIL 13, 2026
△ JULY 02, 2026
△
△

MODIFICATION OF STANDARDS

SHEET
C0.2

PROJECT
#8843



SITE DATA TABLE

PROJECT NAME:	HARPETH INDUSTRIAL DEVELOPMENT PLAN
COF PROJECT #:	8843
MAP:	MAP # 063 AND 063L
PARCEL #:	33, 16, 15, 14
ADDRESS:	318 FRANKLIN ROAD AND 1117, 1121, 1123 HARPETH INDUSTRIAL COURT
CITY:	FRANKLIN
COUNTY:	WILLIAMSON
STATE:	TENNESSEE
CIVIL DISTRICT:	10TH CIVIL DISTRICT
EXISTING ZONING:	ER, ESTATE RESIDENTIAL & LI, LIGHT INDUSTRIAL
ACREAGE OF LOT 1:	15.84 ACRES
ACREAGE OF LOT 2:	1.55 ACRES
ACREAGE OF LOT 3:	1.73 ACRES
ACREAGE OF LOT 4:	1.01 ACRES
TOTAL EXISTING ACREAGE OF SITE:	20.13 ACRES (+/- 876,862 SF)
TOTAL PROPOSED ACREAGE OF SITE:	20.34 ACRES (+/- 886,010 SF)
APPLICANT:	KIMLEY-HORN & ASSOCIATES
ADDRESS:	4013 ASPEN GROVE DRIVE, SUITE 200 FRANKLIN, TN 37067
PHONE:	615-564-2701
EMAIL:	MARY.MCGOWAN@KIMLEY-HORN.COM
CONTACT NAME:	MARY MCGOWAN, P.E.
BUILDING SETBACKS:	150' FRANKLIN ROAD 35' CSX RAILROAD 65' FRONT 15' SIDE 15' REAR

SURVEY NOTES

1. THE INFORMATION SHOWN ON THIS PLAN IS BASED UPON THE TENNESSEE STATE PLAN COORDINATE SYSTEM, AND NAD 83 DATUM.
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TRACT NO. PER TITLE COMMITMENT AND PROPERTY INFORMATION

TRACT NUMBER	PROPERTY INFORMATION
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6	FRANKLIN 240, LLC TAX MAP 063L, GROUP D, PARCEL 8.00 BK 7018, PG 193 (R.O.W.C., TN)
7	FRANKLIN 240, LLC TAX MAP 063L, GROUP D, PARCEL 9.00 BK 6332, PG 720 (R.O.W.C., TN)
8	FRANKLIN 240, LLC TAX MAP 063L, GROUP D, PARCEL 10.01 BK 7164, PG 379 (R.O.W.C., TN)
9	FRANKLIN 240, LLC TAX MAP 063L, GROUP D, PARCEL 10.00 BK 6621, PG 301 (R.O.W.C., TN)

SITE SLOPE TABLE

GRAPHIC SCALE IN FEET
0 50 100 200

NORTH

GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE
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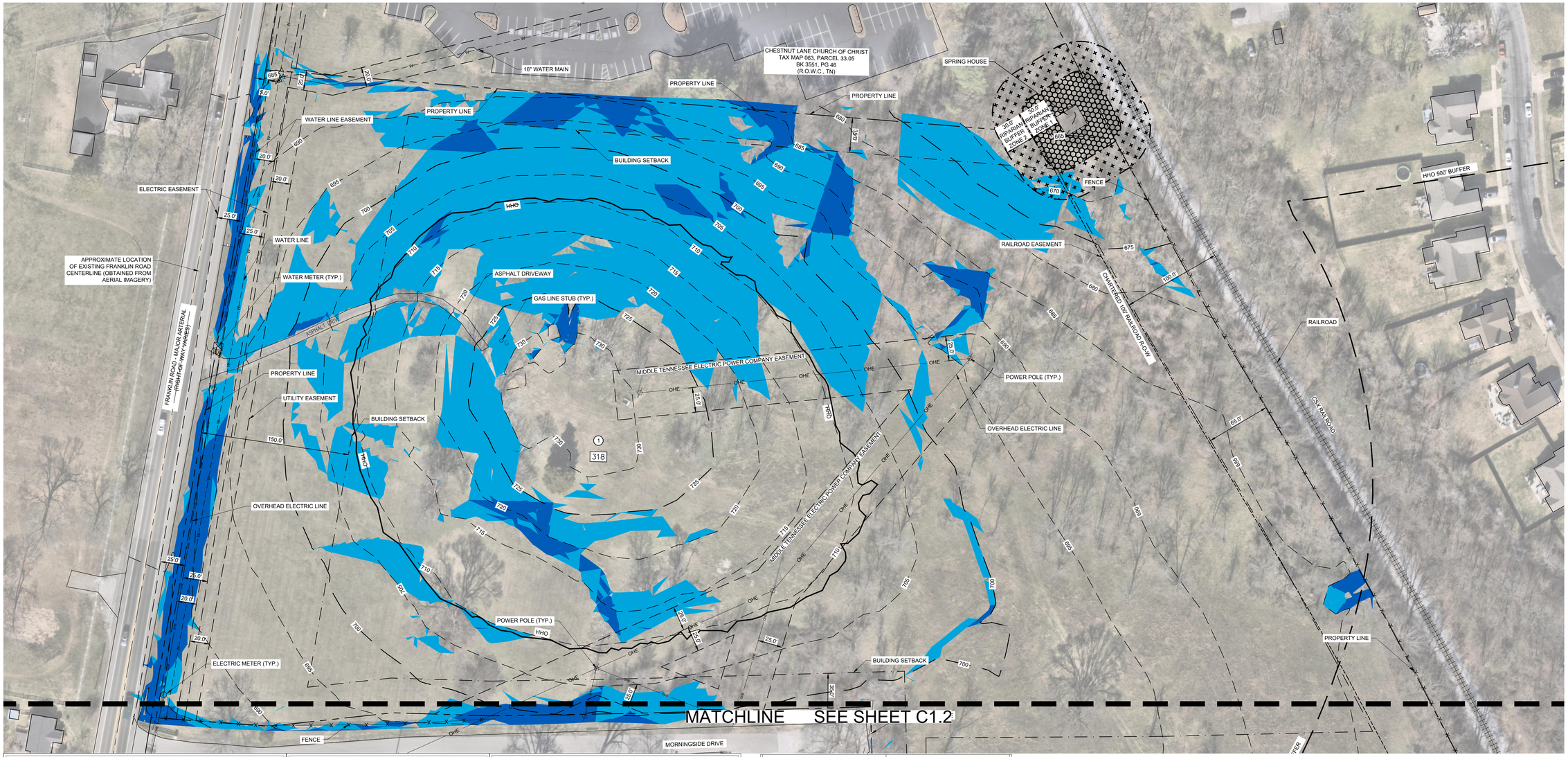
906 STUDIO ARCHITECTS

FACTORY DISTRICT NORTH PD SUBDIVISION
DEVELOPMENT PLAN
Franklin, Williamson County, Tennessee

WILLIAM GRAY HARRISON
REGISTERED ARCHITECT
ARCHITECTURE
COMMERCE
No. 127810
STATE OF TENNESSEE
01/16/26

Revision Date
△ _____
△ _____
△ _____
△ _____

OVERALL EXISTING CONDITIONS
SHEET
C1.0
PROJECT #8843



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	14% - 19.99%
	20% and above

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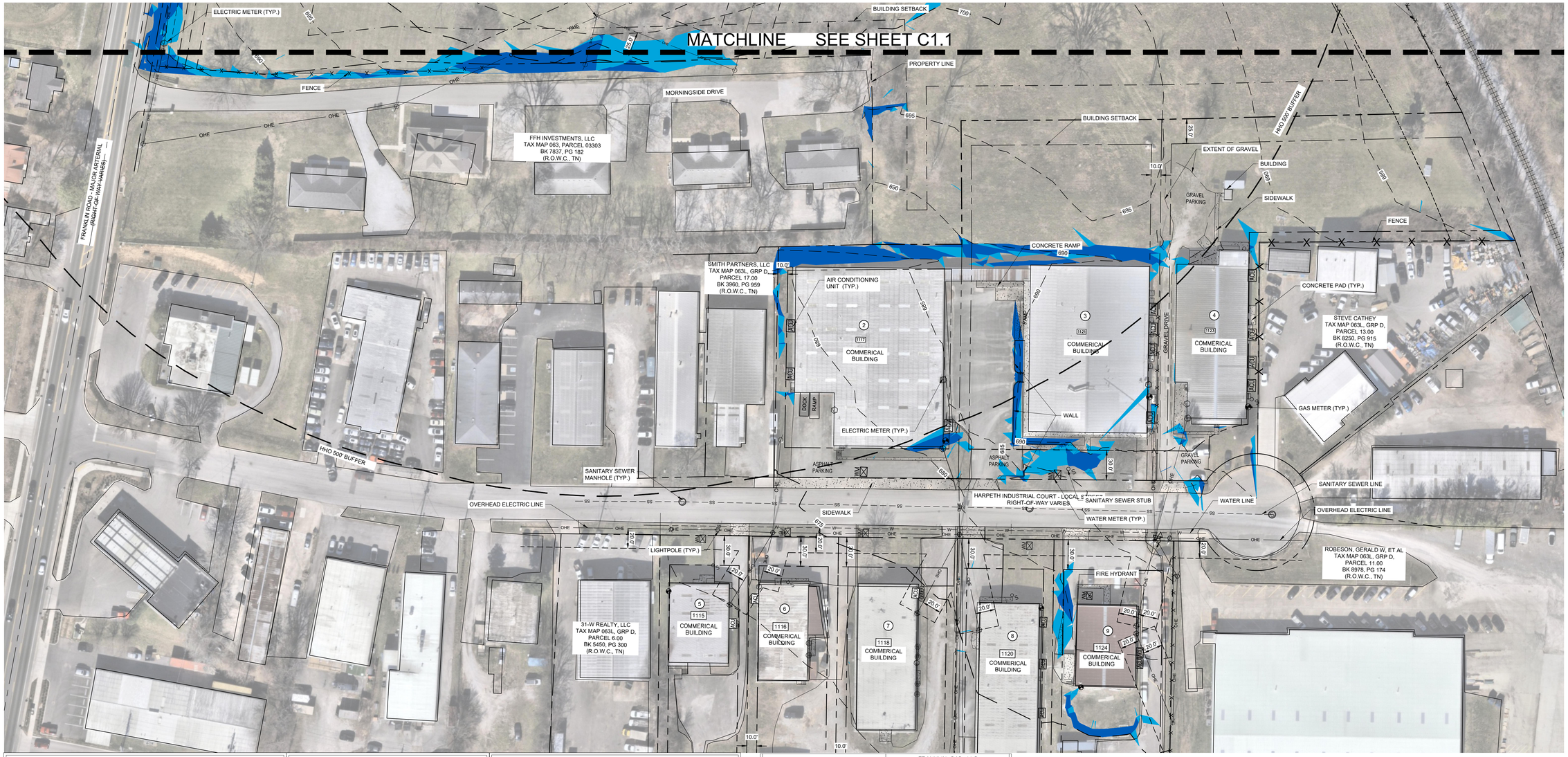
906 STUDIO ARCHITECTS

FACTORY DISTRICT NORTH PD SUBDIVISION
DEVELOPMENT PLAN
Franklin, Williamson County, Tennessee

WILLIAM GRAY HARRISON
REGISTERED ARCHITECT
STATE OF TENNESSEE
8/8/26

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

ENLARGED EXISTING CONDITIONS
SHEET
C1.1
PROJECT #8843



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SITE SLOPE TABLE

	14% - 19.99%
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7	FRANKLIN 240, LLC TAX MAP 063L, GROUP D, PARCEL 9.00 BK 6332, PG 720 (R.O.W.C., TN)
8	FRANKLIN 240, LLC TAX MAP 063L, GROUP D, PARCEL 10.01 BK 7164, PG 379 (R.O.W.C., TN)
9	FRANKLIN 240, LLC TAX MAP 063L, GROUP D, PARCEL 10.00 BK 6621, PG 301 (R.O.W.C., TN)

GRAPHIC SCALE IN FEET
0 25 50 100

NORTH

GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE
Kimley»Horn
4031 Aspen Grove Drive, Franklin, TN 37067Main: 615.564.2701 | www.kimley-horn.com
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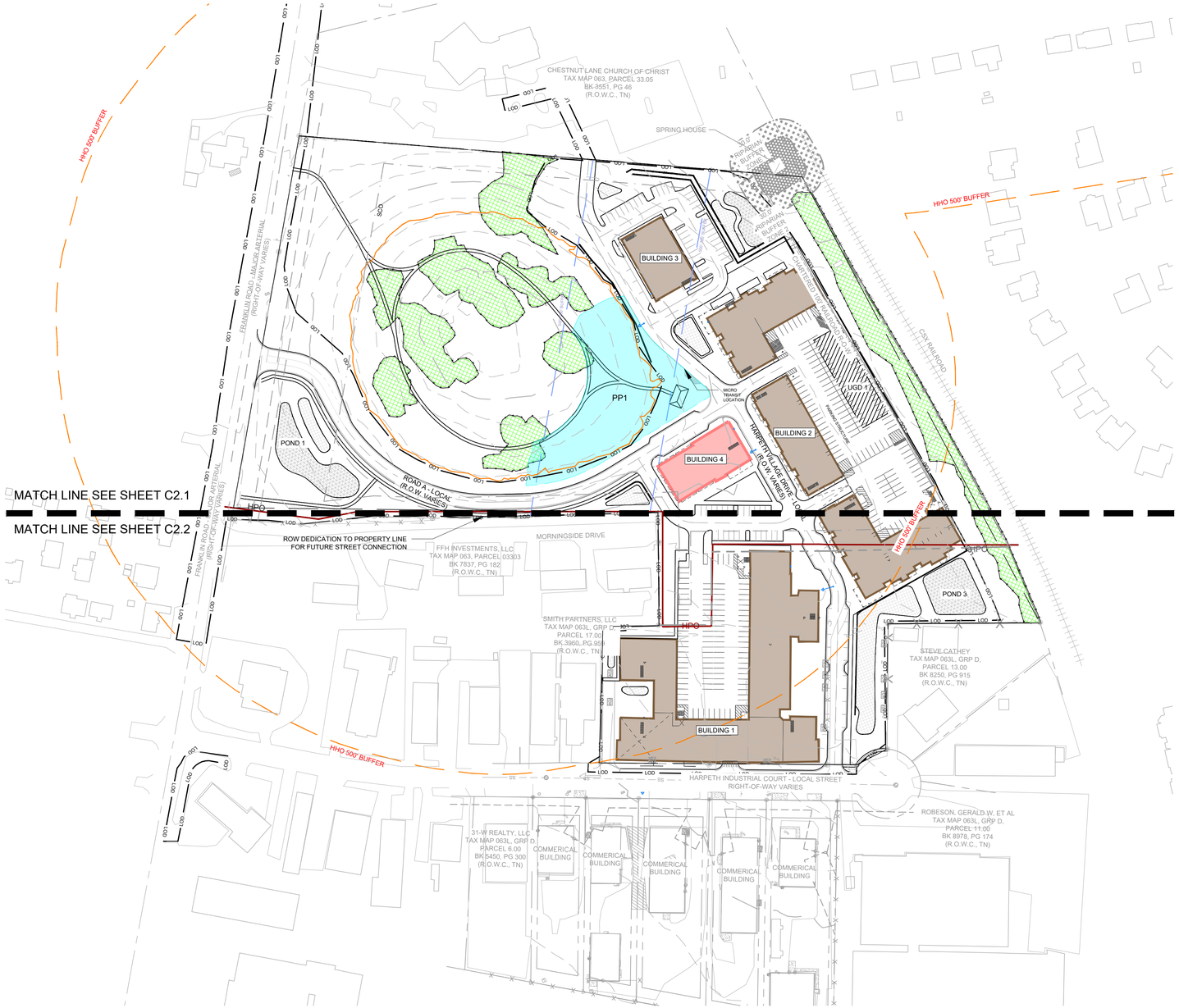
906 STUDIO ARCHITECTS

FACTORY DISTRICT NORTH PD SUBDIVISION
DEVELOPMENT PLAN
Franklin, Williamson County, Tennessee

WILLIAM GRAY HARRISON
REGISTERED ARCHITECT
AR021070
COMMERCE
STATE OF TENNESSEE

Revision Date
△ _____
△ _____
△ _____
△ _____

ENLARGED EXISTING CONDITIONS
SHEET
C1.2
PROJECT #8843



KEY:

- PRESERVED TREE CANOPY
- TREE PROTECTION FENCE
- POCKET PARK
- HHO
- 500' HHO BUFFER
- 500' - 700' SETBACK MAX 2 STORY HEIGHT
- URBAN BIORETENTION POND
- DETENTION POND
- BIORETENTION POND
- COMMERCIAL
- MIXED-USE

SITE DATA

HARPETH VILLAGE PD SUBDIVISION, PD DEVELOPMENT PLAN

COF PROJECT NUMBER:	8843
SITE ACREAGE/SF:	20.33 AC / 885,844 SF
EXISTING ZONING:	ER (ESTATE RESIDENTIAL), LI (LIGHT INDUSTRIAL)
PROPOSED ZONING:	PD (9.2 DUA / 75,000 SF OF COMMERCIAL)
OVERLAY ZONING:	HHO, 500' HHO BUFFER, HPO, CFO, SCO
TAX MAP & PARCELS:	063-03300, 063L D 01600, 063L D 01500, 063L D 01400
ADDRESS:	318 FRANKLIN ROAD, 1117, 1121, 1123 HARPETH INDUSTRIAL COURT
PRIMARY USES:	MULTI-FAMILY, COMMERCIAL

REGULATIONS

BUILDING TYPES APPLIED: COMMERCIAL MIXED-USE
FRONTAGE TYPES APPLIED: URBAN

BUILDING HEIGHT: MAX 3 STORIES
MINIMUM LSA: 0.20

HISTORICAL RESOURCE TREATMENT: N/A

DWELLING UNIT COUNT, BY TYPE:

MULTIFAMILY :	187 UNITS
1 BEDROOM:	82 UNITS
2 BEDROOM:	83 UNITS
3 BEDROOM:	22 UNITS

COMMERCIAL SF: **75,000 SF**

RETAIL:	29,956 SF
OFFICE:	30,066 SF
RESTAURANT:	14,978 SF

PARKING REQUIRED:
MULTIFAMILY:
1 BEDROOM - 1.25 PER UNIT (82 X 1.25) = 102 SPACES
+2 BEDROOM - 2.25 PER UNIT (105 X 2.25) = 237 SPACES
COMMERCIAL :
RETAIL - 2.5 PER 1,000 SF
(29,956 SF/1000) X 2.5 = 75 SPACES
OFFICE - 2.85 PER 1,000 SF
(29,957 SF/1000) X 2.85 = 86 SPACES
RESTAURANT - 7.5 PER 1,000 SF F FLOOR AREA AND OUTDOOR SEATING AREA + 0.75 PER EMPLOYEE AT LARGEST SHIFT
((14,978 SF/1000) X 7.5) + 25(0.75) EMPLOYEES = 132 SPACES

TOTAL REQUIRED: 632 PARKING SPACES

PARKING PROVIDED: 632 PARKING SPACES

SURFACE PARKING:	106
PARKING DECK:	526

SETBACKS [EXTERNAL]:

FRANKLIN ROAD:	200'
CSX RAILROAD:	65'
FRONT:	15'
SIDE:	15'
REAR:	15'

SETBACKS [INTERNAL]:

FRONT:	5'
REAR:	5'
SIDE:	5'

TREE CANOPY RETENTION

OVERALL SITE AREA:	885,844 SF; 20.33 AC
TOTAL EXISTING TREE CANOPY:	29% OF SITE: (257,449 SF; 5.91 AC)
REQUIRED PRESERVATION:	24% OF EXISTING: (61,788 SF; 1.42 AC)
PROVIDED PRESERVATION:	31% OF EXISTING: (80,876 SF; 1.85 AC)

OPEN SPACE REQUIREMENT:

MINIMUM OPEN SPACE REQUIREMENT:	5% OF SITE (44,431 SF; 1.02 AC)
PROVIDED:	5% OF SITE: (45,423 SF; 1.04 AC)

LOT	TYPE	AREA (SF)
1000	POCKET PARK	45,423

PARKLAND IMPACT FEES - QUAD 1
187 UNITS X $5,268= $985,116 PRE JULY 1, 2026
25% OF FEES OR $200,136 DUE AT FIRST PLAT
PLUS THE NUMBER OF UNITS BEING REQUESTED WITH PLAT AT $3,228 EACH.
75% OR $600,408 WILL BE COLLECTED AT THE PRO-RATED PRICE OF $3,228 AS PLATS ARE SUBMITTED.
3 UNITS X $5,408.00= 16,224.00 POST JULY 1,2026

TOTAL= 985,536.00

BUILDING BREAKDOWN

BUILDING 1:

COMMERCIAL:	23,386 SF
RESIDENTIAL:	123 UNITS
HEIGHT:	4 STORIES

BUILDING 2:

COMMERCIAL:	28,816 SF
RESIDENTIAL:	58 UNITS
HEIGHT:	3 STORIES

BUILDING 3:

COMMERCIAL:	8,288 SF
RESIDENTIAL:	6 UNITS
HEIGHT:	2 STORIES

BUILDING 4:

COMMERCIAL:	14,510 SF
RESIDENTIAL:	0 UNITS
HEIGHT:	2 STORIES

IMPACT STATEMENT

WATER
WATER IS PROVIDED BY THE CITY OF FRANKLIN WATER DISTRICT VIA A PROPOSED 8" WATER LINE TO BE EXTENEDED FROM FRANKLIN ROAD TO THE EASTERN AND SOUTHERN BOUNDARY OF THE SITE ALONG HARPETH INDUSTRIAL COURT. WATER AVAILABLY REQUEST IS ONGOING WITH CITY OF FRANKLIN WATER DISTRICT. PROJECTED PEAK WATER DEMANDS ARE STILL BEING DISCUSSED WITH FRANKLIN.

SANITARY SEWER
SANITARY SEWER WILL BE PROVIDED BY CITY OF FRANKLIN. SEWER AVAILABILITY REQUEST IS ONGOING WITH CITY OF FRANKLIN. PROJECTED FLOW IS 70,030 GPD.

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

STORMWATER
STORMWATER FLOWS WILL BE TREATED FOR WATER QUALITY BY GREEN INFRASTRUCTURE THROUGHOUT THE SITE AND POST DEVELOPMENT PEAK FLOW DISCHARGES WILL BE CONTROLLED TO PRE DEVELOPMENT PEAK FLOWS BY WET AND DRY DETENTION PONDS AND THE ASSOCIATED OUTLET CONTROL STRUCTURE.

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

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

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

DRAINAGE FACILITIES
APPROXIMATELY 9.36 AC OF IMPERVIOUS AREA TO BE ADDED. OUTFALL LOCATIONS WILL STAY RELATIVELY THE SAME FROM PRE-CONSTRUCTION TO POST-CONSTRUCTION CONDITIONS.

STREET NETWORK
A MINIMUM OF TWO FIRE/EMERGENCY ACCESS POINTS WILL BE PROVIDED TO THE DEVELOPMENT VIA FRANKLIN ROAD. FRANKLIN ROAD IMPROVEMENTS OR REQUIRED TURN LANES WILL BE PROVIDED PER RECOMMENDATIONS FROM THE TRAFFIC IMPACT STUDY. PROJECTED TRIPS GENERATED BY THIS DEVELOPMENT ARE 3,143 DAILY.

PERMITTED USES

AGRICULTURAL:
COMMUNITY GARDENS

RESIDENTIAL:
MULTIFAMILY
MULTIPLEX

RECREATION:
ACTIVE
COMMERCIAL
NEIGHBORHOOD AMENITIES
PASSIVE PARKS AND OPEN SPACE

CIVIC AND INSTITUTIONAL:
MUSEUMS

COMMERCIAL USES:
GARDEN CENTER
OFFICES
PERSONAL SERVICES
RESTAURANTS
RETAIL
SHOWROOMS

INDUSTRIAL:
LIGHT INDUSTRIAL USES

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906 STUDIO ARCHITECTS + INTERIORS

HARPETH VILLAGE PD SUBDIVISION
DEVELOPMENT PLAN
Franklin, Williamson County, Tennessee

DRAKE A. REEDER REGISTERED LANDSCAPE ARCHITECT TENNESSEE No. 1218 5/6/26

Revision Date
△ APRIL 13, 2026
△ JULY 02, 2026
△
△

DEVELOPMENT PLAN
SHEET
C2.0
PROJECT #8843



KEY:

- PRESERVED TREE CANOPY
- TREE PROTECTION FENCE
- POCKET PARK
- HHO
- 500' HHO BUFFER
- 500' - 700' SETBACK MAX 2 STORY HEIGHT
- URBAN BIORETENTION POND
- DETENTION POND
- BIORETENTION POND
- COMMERCIAL
- MIXED-USE

0 50 100 150

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DRAKE A. REEDER REGISTERED LANDSCAPE ARCHITECT TENNESSEE No. 1218 5/6/26

Revision Date
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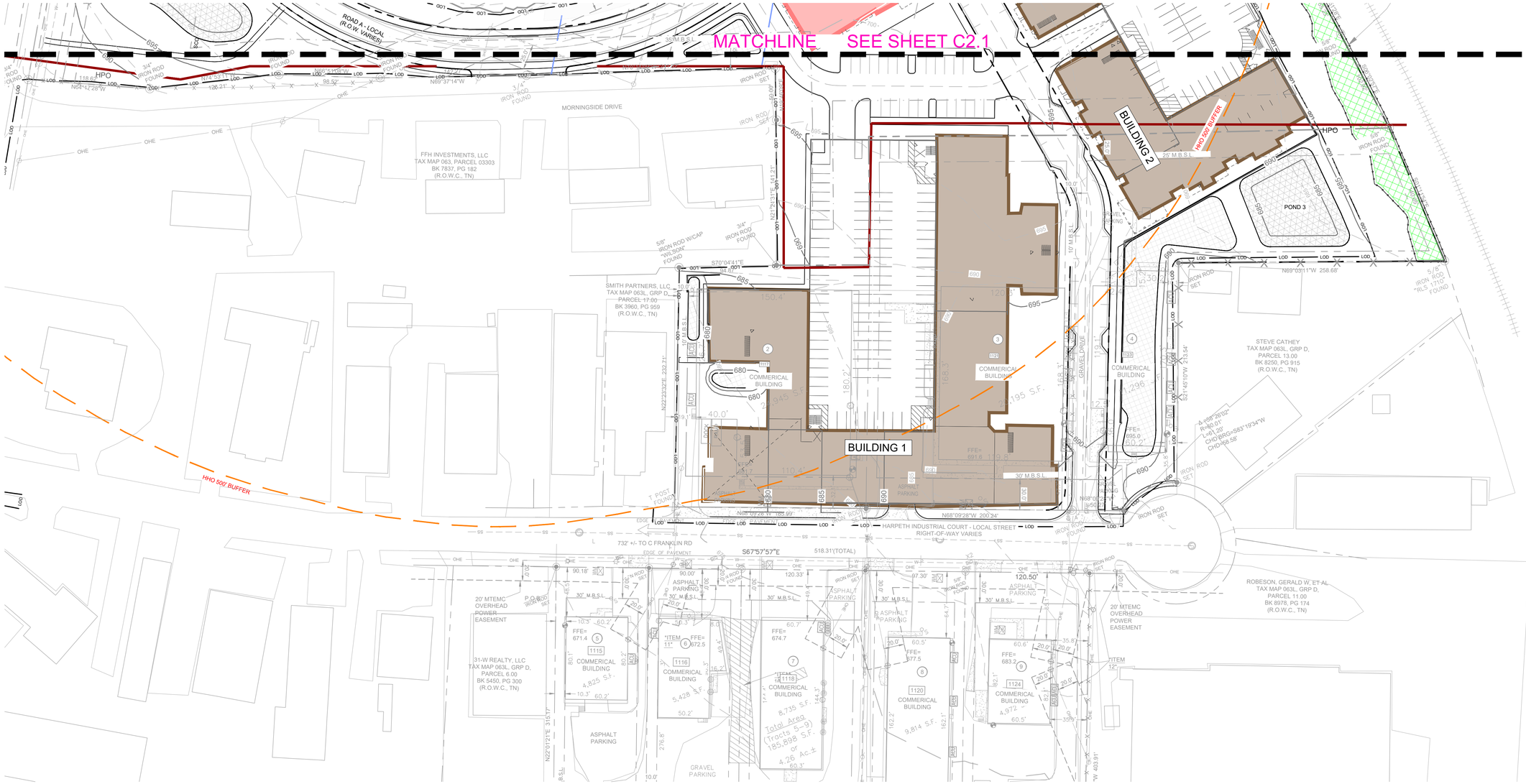
-
-

ENLARGED DEVELOPMENT PLAN

SHEET
C2.1

PROJECT
#8843



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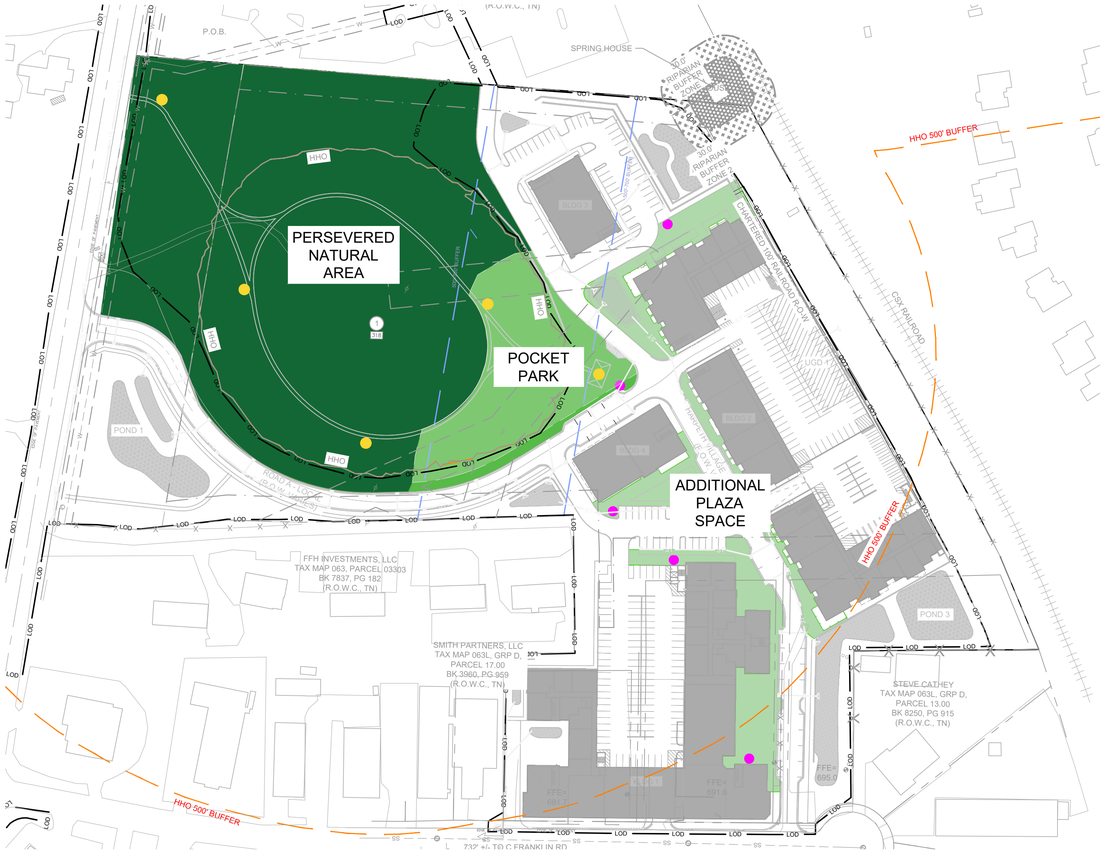
ENLARGED DEVELOPMENT PLAN

SHEET
C2.2

PROJECT
#8843



KEY:

- PERSEVERED NATURAL AREA
- POCKET PARK
- ADDITIONAL PLAZA SPACE
- HHO
- 500' HHO BUFFER
- CONCEPTUAL BIKE RACK LOCATIONS
- CONCEPTUAL INTERPRETIVE SIGNAGE LOCATIONS

SITE DATA

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COF PROJECT NUMBER:	8843
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EXISTING ZONING:	ER (ESTATE RESIDENTIAL), LI (LIGHT INDUSTRIAL)
PROPOSED ZONING:	PD (9.2 DUA / 75,000 SF OF COMMERCIAL)
OVERLAY ZONING:	HHO, 500' HHO BUFFER, HPO, CFO, SCO
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ADDRESS:	318 FRANKLIN ROAD, 1117, 1121, 1123 HARPETH INDUSTRIAL COURT
PRIMARY USES:	MULTI-FAMILY, COMMERCIAL

REGULATIONS

BUILDING TYPES APPLIED: COMMERCIAL MIXED-USE
FRONTAGE TYPES APPLIED: URBAN

BUILDING HEIGHT: MAX 3 STORIES
MINIMUM LSA: 0.20

HISTORICAL RESOURCE TREATMENT: N/A

DWELLING UNIT COUNT, BY TYPE:

MULTIFAMILY :	187 UNITS
1 BEDROOM:	82 UNITS
2 BEDROOM:	83 UNITS
3 BEDROOM:	22 UNITS

COMMERCIAL SF: **75,000 SF**

RETAIL:	29,956 SF
OFFICE:	30,066 SF
RESTAURANT:	14,978 SF

PARKING REQUIRED:
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TOTAL REQUIRED: 632 PARKING SPACES

PARKING PROVIDED: 632 PARKING SPACES
SURFACE PARKING: 106
PARKING DECK: 526

SETBACKS [EXTERNAL]:

FRANKLIN ROAD:	200'
CSX RAILROAD:	65'
FRONT:	15'
SIDE:	15'
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OPEN SPACE REQUIREMENT:

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3 UNITS X $5,408.00= 16,224.00 POST JULY 1,2026

TOTAL= 985,536.00

PP1| POCKET PARK CONCEPT

POCKET PARK DESIGN INTENT:
Small-scale, active or passive parks within walking distance of residential uses.

Four of the following features are required:
1. Seating elements
2. Canopies, awnings, or overhangs to shield pedestrians
3. Furnishings, such as planters, waste receptacles, bicycle racks, drinking fountains, or transit shelters
4. Fountains, sculptures, or art
5. Playgrounds or outdoor games, e.g. chess, checkers, toss the ring

ENVISION FRANKIN

HISTORIC INTERPRETIVE PROGRAMMING INTENT:
Small-scale, active or passive parks within walking distance of residential uses.

Including features like:

1. Walking trail
2. Interpretive signage
3. Plaza space
4. Public art

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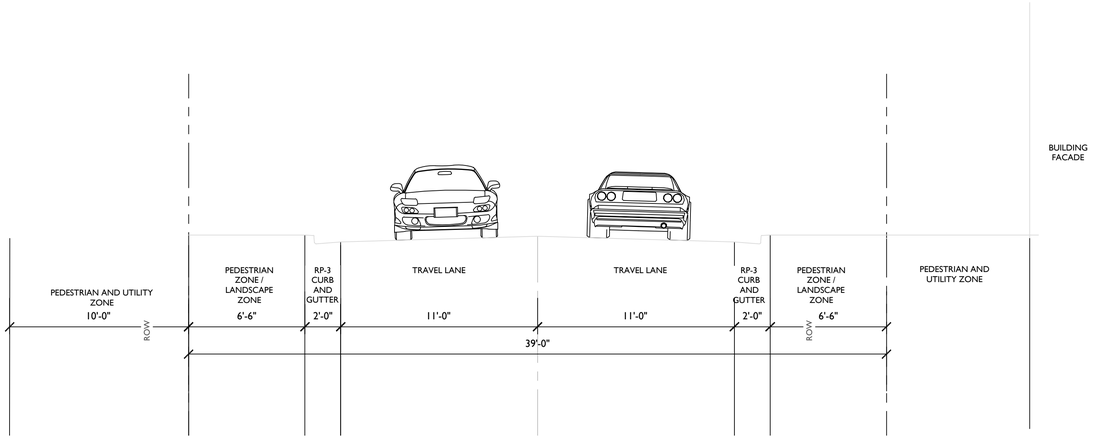
HARPETH VILLAGE PD SUBDIVISION
DEVELOPMENT PLAN
Franklin, Williamson County, Tennessee

DRAKE A. REEDER REGISTERED LANDSCAPE ARCHITECT TENNESSEE No. 1218 5/6/26

Revision Date
△ APRIL 13, 2026
△ JULY 02, 2026
△
△

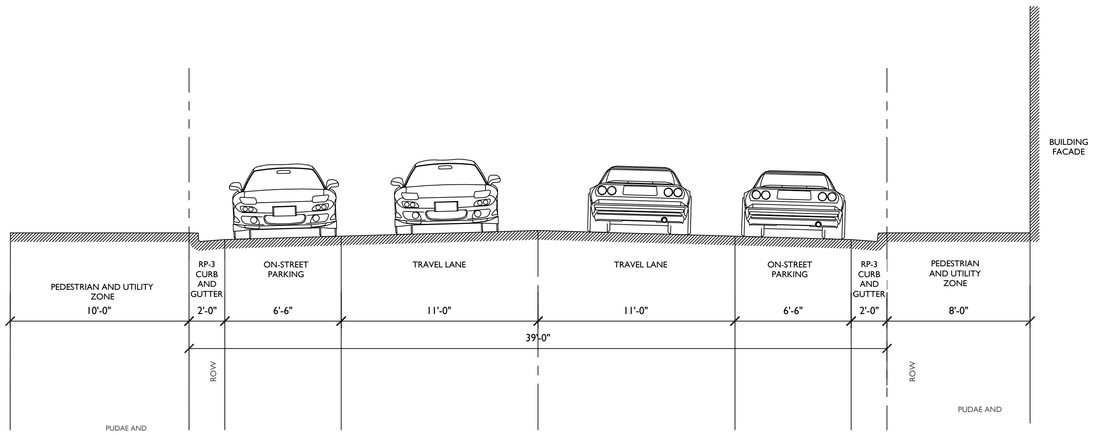
OPEN SPACE PLAN
SHEET
C2.3
PROJECT #8843



PUBLIC ROAD | WITHOUT PARALLEL PARKING

STREET SECTION

0' 4' 8' 12'



PUBLIC ROAD | WITH PARALLEL PARKING

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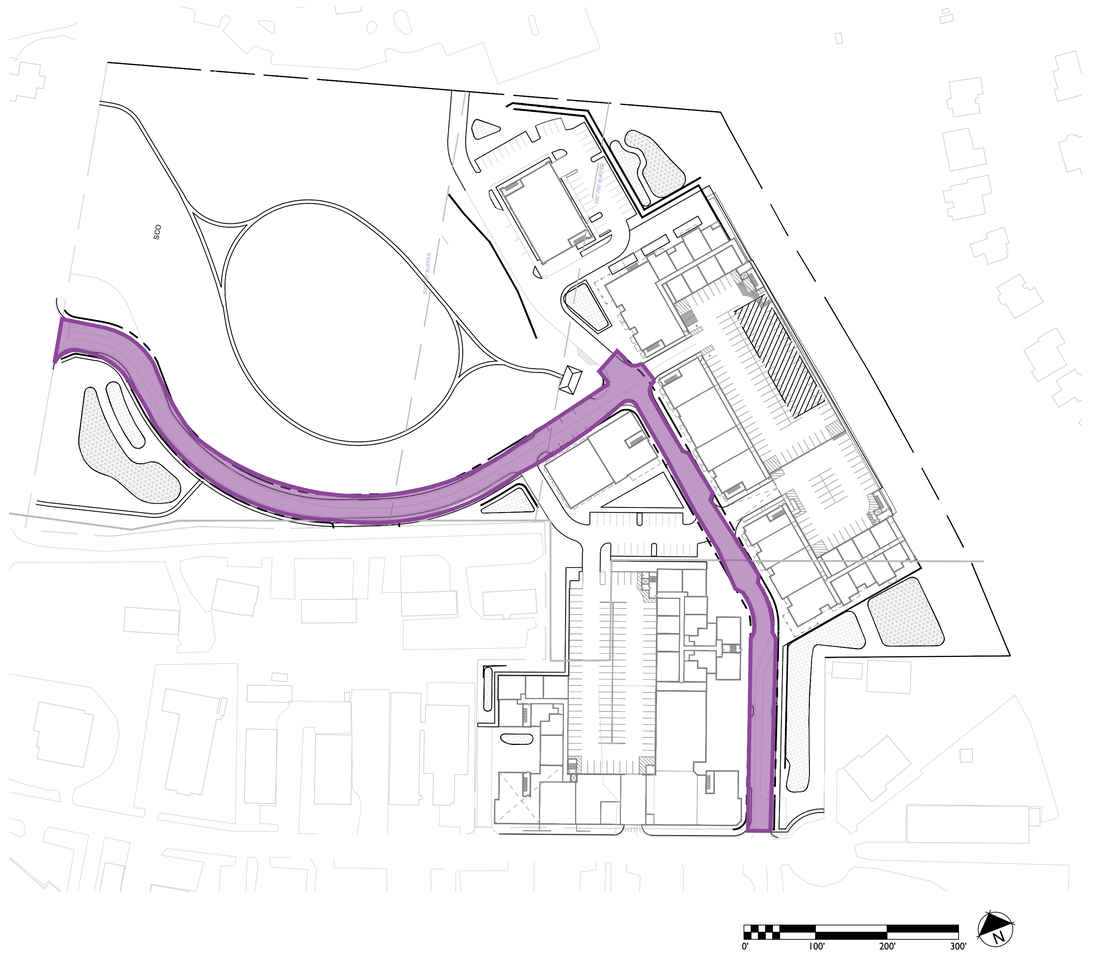

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Franklin, Williamson County, Tennessee



Revision Date
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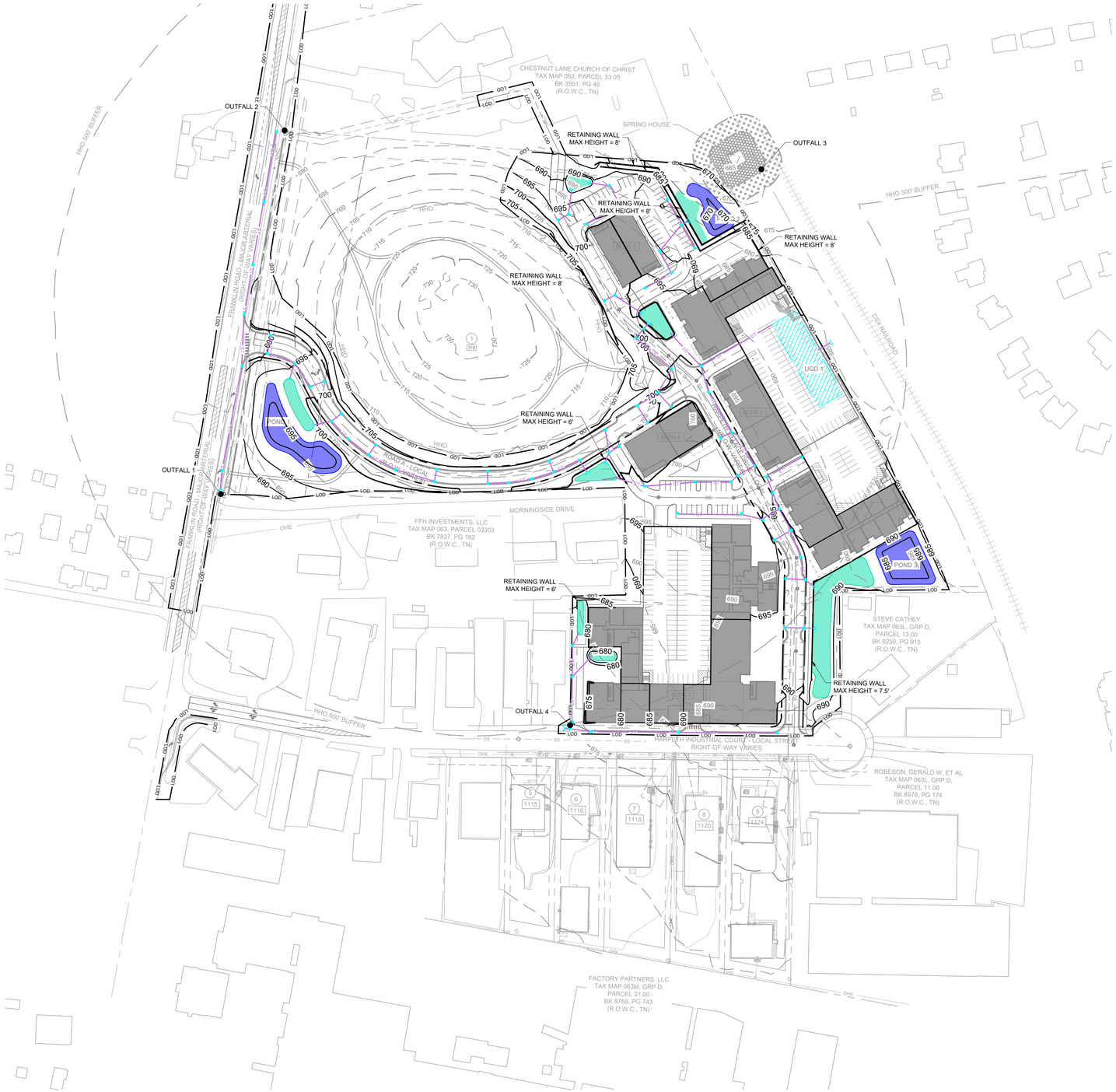
STREET NETWORK

SHEET
C2.4

PROJECT
#8843



COF GRADING & DRAINAGE GENERAL NOTES

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

LEGEND

- WATER
- SANITARY SEWER
- STORM SEWER
- FIRE HYDRANT
- FIRE DEPARTMENT CONNECTION
- GRATE INLET
- STORM MANHOLE
- HEADWALL
- SANITARY SEWER MANHOLE

STORMWATER NARRATIVE

STORMWATER RUNOFF FOR THIS SITE ENCOUNTEERS A GRASSED HILLSIDE THROUGHOUT THE PROPERTY. DEPENDING ON WHERE RAINWATER LANDS, IT TRAVELS VIA SHEET FLOW AND SHALLOW CHANNEL FLOW IN ONE OF FOUR DIRECTIONS. ON-SITE STORMWATER WILL BE DIRECTED AWAY FROM PROPOSED BUILDING VIA POSITIVE DRAINAGE AND WILL SHEET FLOW ONTO A CLOSED STORM SYTEM TOWARDS THE BIORETENTION AREAS. OUTFALL #1 IS AN EXISTING DITCH ALONG FRANKLIN ROAD, OUTFALL #2 IS ALSO AN EXISTING DITCH ALONG FRANKLIN ROAD, OUTFALL #3 IS UNKNOWN WOODED AREAS, OUTFALL #4 IS ALONG HARPETH INDUSTRIAL COURT. ALL OF THE 4 OUTFALLS WILL BE UTILIZED IN THE DEVELOPMENT OF THIS SITE.

HATCH LEGEND

- BIORETENTION
- DETENTION
- UNDERGROUND DETENTION

RIPARIAN BUFFER NOTE

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

GRAPHIC SCALE IN FEET
0 50 100 200

NORTH

GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

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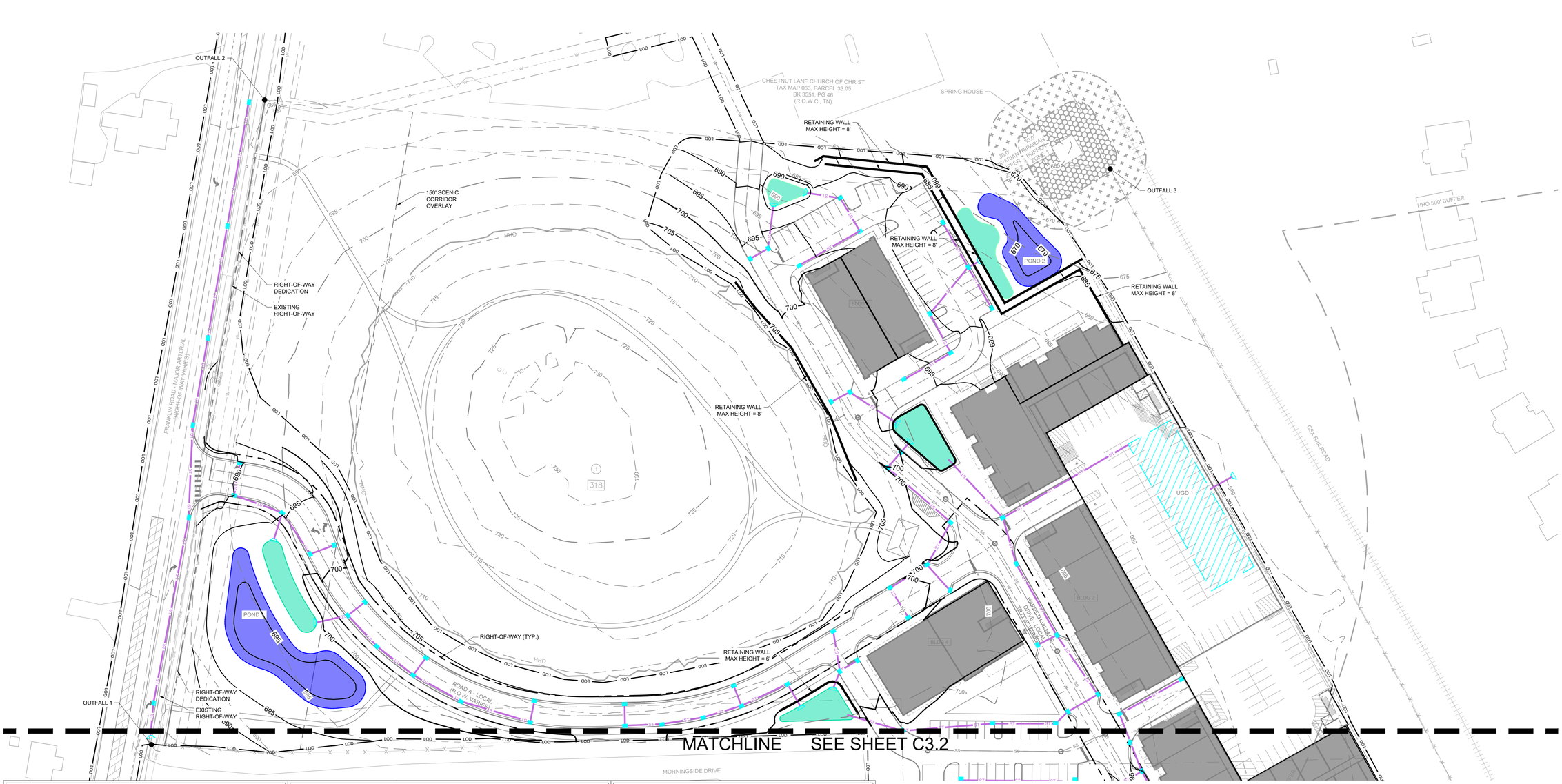
906 STUDIO ARCHITECTS

FACTORY DISTRICT NORTH PD SUBDIVISION
DEVELOPMENT PLAN
Franklin, Williamson County, Tennessee

WILLIAM GRAY HARRISON
REGISTERED ENGINEER
AGRICULTURE
COMMERCE
No. 131918
STATE OF TENNESSEE

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

OVERALL GRADING & DRAINAGE PLAN
SHEET
C3.0
PROJECT #8843



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STORMWATER NARRATIVE

STORMWATER RUNOFF FOR THIS SITE ENCOUNTEERS A GRASSED HILLSIDE THROUGHOUT THE PROPERTY. DEPENDING ON WHERE RAINWATER LANDS, IT TRAVELS VIA SHEET FLOW AND SHALLOW CHANNEL FLOW IN ONE OF FOUR DIRECTIONS. ON-SITE STORMWATER WILL BE DIRECTED AWAY FROM PROPOSED BUILDING VIA POSITIVE DRAINAGE AND WILL SHEET FLOW ONTO A CLOSED STORM SYTEM TOWARDS THE BIORETENTION AREAS. OUTFALL #1 IS AN EXISTING DITCH ALONG FRANKLIN ROAD, OUTFALL #2 IS ALSO AN EXISTING DITCH ALONG FRANKLIN ROAD, OUTFALL #3 IS UNKNOWN WOODED AREAS, OUTFALL #4 IS ALONG HARPETH INDUSTRIAL COURT. ALL OF THE 4 OUTFALLS WILL BE UTILIZED IN THE DEVELOPMENT OF THIS SITE.

LEGEND

- W — WATER
- SS — SANITARY SEWER
- ST — STORM SEWER
- FH — FIRE HYDRANT
- FDC — FIRE DEPARTMENT CONNECTION
- GRATE INLET
- D — STORM MANHOLE
- HEADWALL
- SS — SANITARY SEWER MANHOLE

HATCH LEGEND

- BIORETENTION
- DETENTION
- UNDERGROUND DETENTION

GRAPHIC SCALE IN FEET
0 25 50 100

NORTH

GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE
Kimley»Horn
4031 Aspen Grove Drive, Franklin, TN 37067Main: 615.564.2701 | www.kimley-horn.com

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906 STUDIO ARCHITECTS

FACTORY DISTRICT NORTH PD SUBDIVISION
DEVELOPMENT PLAN
Franklin, Williamson County, Tennessee

WILLIAM GRAY HARRISON
REGISTERED ARCHITECT
STATE OF TENNESSEE
8/8/26

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

ENLARGED GRADING & DRAINAGE PLAN
SHEET
C3.1
PROJECT #8843



COF GRADING & DRAINAGE GENERAL NOTES

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

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HATCH LEGEND

- BIORETENTION
- DETENTION
- UNDERGROUND DETENTION

LEGEND

- WATER
- SANITARY SEWER
- STORM SEWER
- FIRE HYDRANT
- FIRE DEPARTMENT CONNECTION
- GRATE INLET
- STORM MANHOLE
- HEADWALL
- SANITARY SEWER MANHOLE

GRAPHIC SCALE IN FEET
0 25 50 100

NORTH

GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE
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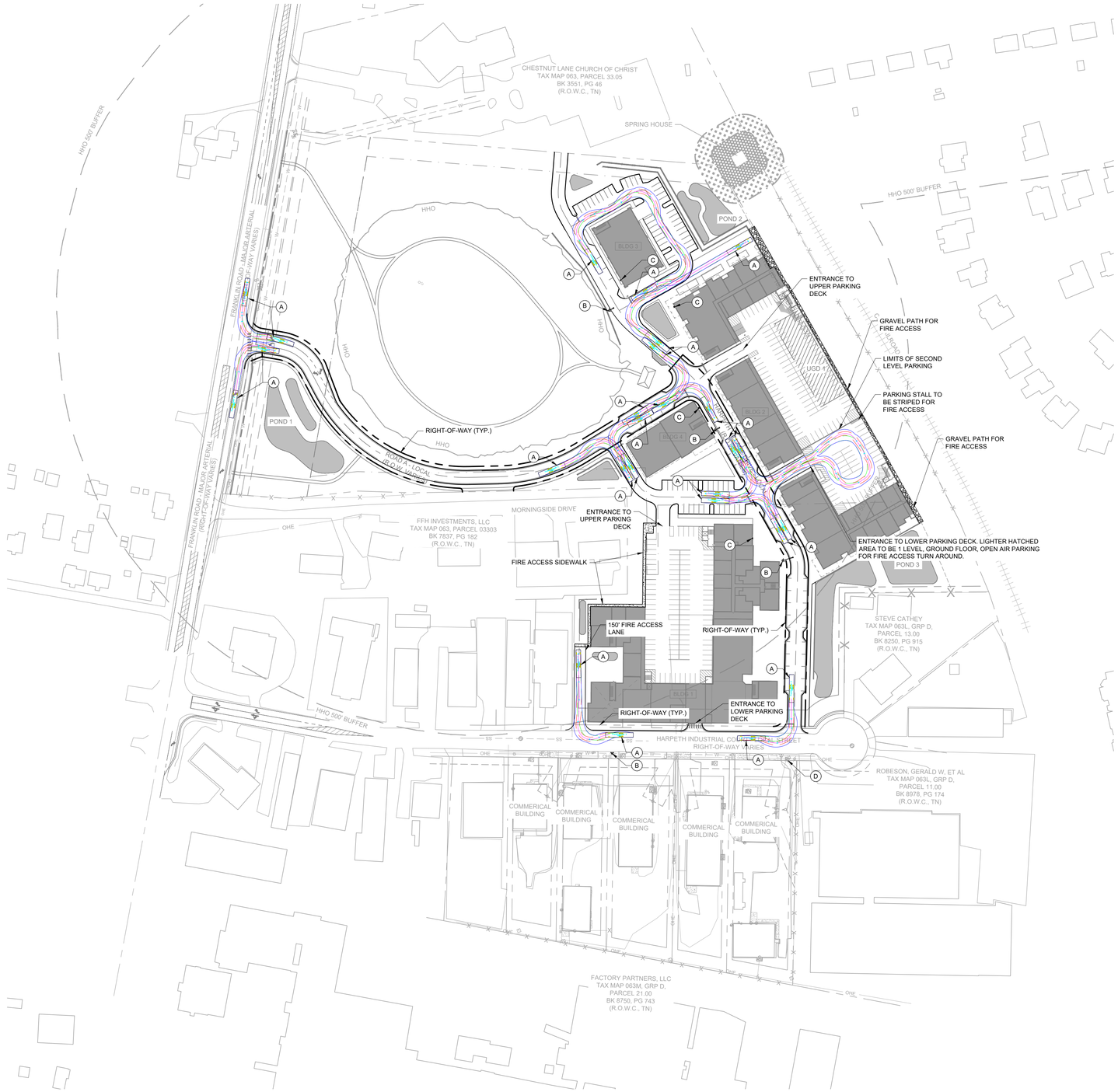
906 STUDIO ARCHITECTS

FACTORY DISTRICT NORTH PD SUBDIVISION
DEVELOPMENT PLAN
Franklin, Williamson County, Tennessee

WILLIAM GRAY HARRISON — REGISTERED ARCHITECT — AGREEMENT NO. 13719 — COMMISSION — STATE OF TENNESSEE — 3/18/26

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

ENLARGED GRADING & DRAINAGE PLAN
SHEET
C3.2
PROJECT #8843



KEYNOTE LEGEND

- (A) FRANKLIN T-2 SUTPHEN FIRE TRUCK
- (B) FIRE HYDRANT
- (C) FIRE DEPARTMENT CONNECTION
- (D) EXISTING FIRE HYDRANT

FIRE LANE NOTE

FIRE LANE WIDTH WILL BE 26' TO MEET THE FIRE CODE REQUIREMENTS.

FIRE FLOW TEST

FLOW TEST DATE: 03/10/2026 TIME: 1:40 PM
STATIC PRESSURE: 89 PSI
RESIDUAL: 80 PSI
FLOW: 3,974 GPM AT 20 PSI

TESTED BY ILKE HANLOSER OF I/S ENGINEERING & UTILITIES, INC.

ROW & ACCESS GENERAL NOTES

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3. CONSTRUCTION MATERIALS SHALL BE FULLY TESTED IN ACCORDANCE WITH THE DESIGNATIONS AND REQUIREMENTS WITHIN THE REFERENCED "TDOT STANDARD SPECIFICATIONS" SECTIONS, UNLESS OTHERWISE NOTED WITHIN THE "STANDARD SPECIFICATIONS" SECTION OF THE CITY OF FRANKLIN TRANSPORTATION & STREET TECHNICAL STANDARDS.
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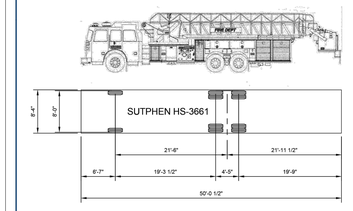
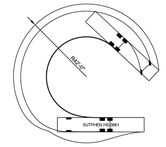


APPARATUS AND TURNING INFORMATION

1. NUMBER OF FRONT AXLES = 1
2. FRONT TRACK WIDTH = 8.000 FT
3. WHEELS ON EACH FRONT AXLE = 2
4. NUMBER OF REAR AXLES = 2
5. REAR TRACK WITH = 8.000 FT
6. WHEELS ON EACH REAR AXLE = 4
7. WHEELBASE = 19.292 FT
8. REAR AXLE SPACING = 4.417 FT
9. LOCK-TO-LOCK TIME = 6 SEC
10. TURNING RADIUS WALL TO WALL = 42 FT
11. BODY LENGTH = 50.042 FT
12. BODY WIDTH = 8.333 FT
13. REAR OVERHANG = 24.167 FT
14. MINIMUM DESIGN SPEED = 5 MPH



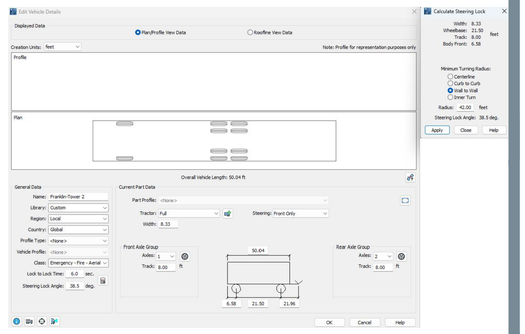
FIRE APPARATUS TURNING TEMPLATE			DWG. NO.
CITY OF FRANKLIN	CITY ENGINEER:	DATE: 7/1/2021	SD-7
NOT TO SCALE			

VEHICLE LEGEND

- VEHICLE FENDER PATH
- VEHICLE FRONT WHEEL PATH
- VEHICLE REAR WHEEL PATH

UNDERGROUND FIRE MAIN SHOP DRAWINGS NOTE

UNDERGROUND FIRE MAIN SHOP MUST BE SUBMITTED TO THE FIRE DEPARTMENT FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION. BE ADVISED THAT APPROVAL OF THE UNDERGROUND FIRE PLANS IS SEPARATE FROM APPROVAL OF THE SITE / UTILITY PLANS. PLANS MUST BE PREPARED BY A TN LICENSED FIRE PROTECTION CONTRACTOR AND BE SUBMITTED THROUGH THE CITY'S GEOCIVIX ELECTRONIC PLAN REVIEW SITE: https://franklintn.geocivix.com/secure/. PLANS MUST BE APPROVED BY THE ENGINEER PREPARING THE STANDARD OF CARE / DESIGN INTENT.



GRAPHIC SCALE IN FEET
0 50 100 200

NORTH

GAMBLE DESIGN COLLABORATIVE
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906 STUDIO ARCHITECTS

FACTORY DISTRICT NORTH PD SUBDIVISION
DEVELOPMENT PLAN
Franklin, Williamson County, Tennessee

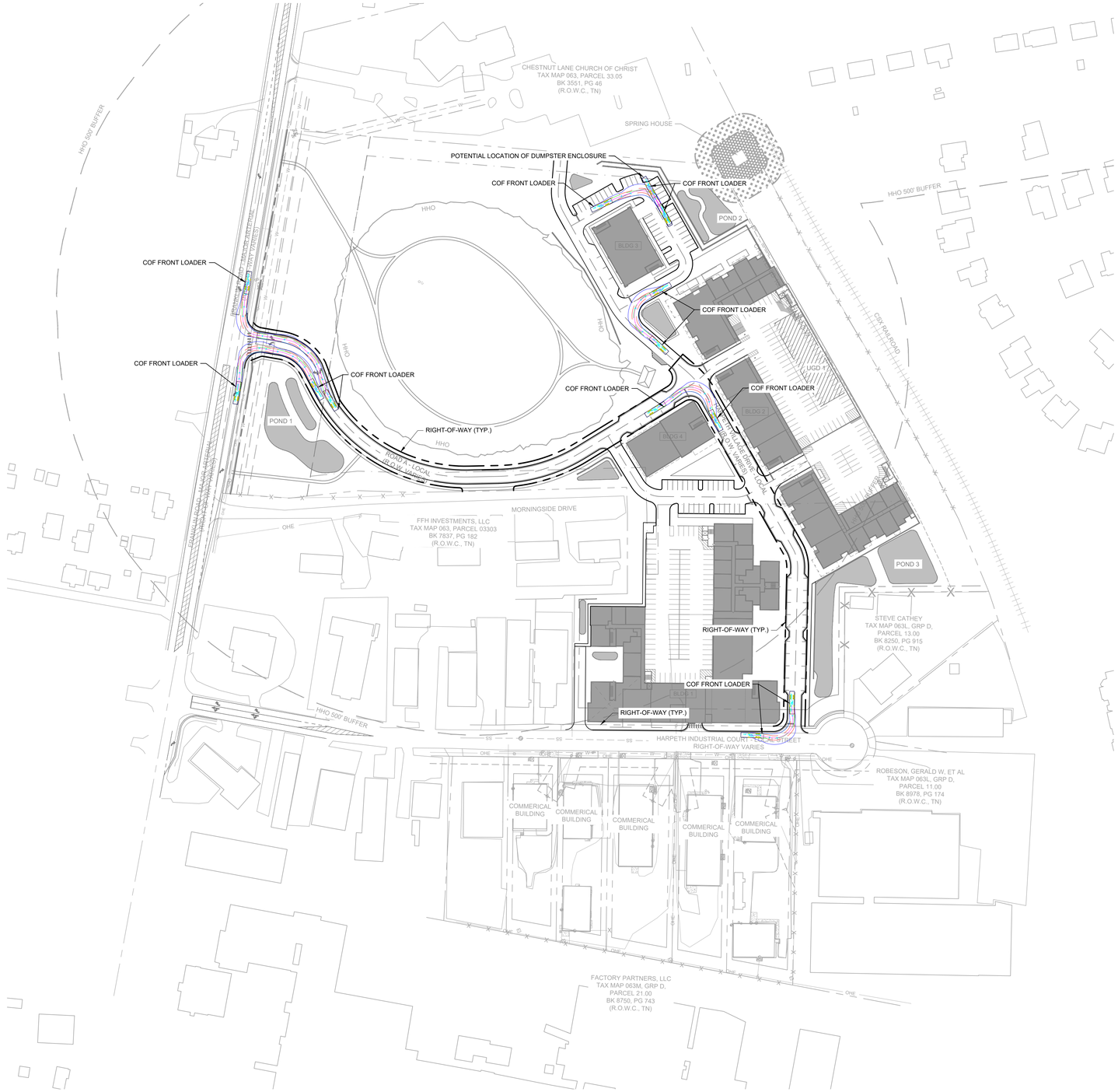


Revision Date
- △ _____
- △ _____
- △ _____
- △ _____

OVERALL ROW & ACCESS PLAN - FIRE

SHEET
C4.0

PROJECT #8843



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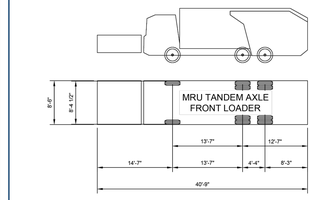
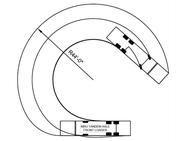
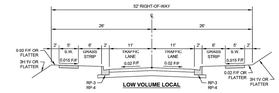


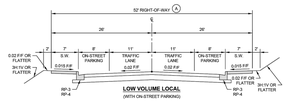
APPARATUS AND TURNING INFORMATION

1. NUMBER OF FRONT AXLES = 1
2. FRONT TRACK WIDTH = 8.375 FT
3. WHEELS ON EACH FRONT AXLE = 2
4. NUMBER OF REAR AXLES = 2
5. REAR TRACK WITH = 8.375 FT
6. WHEELS ON EACH REAR AXLE = 4
7. WHEELBASE = 13.583 FT
8. REAR AXLE SPACING = 4.333 FT
9. LOCK-TO-LOCK TIME = 6 SEC
10. TURNING RADIUS WALL TO WALL = 44 FT
11. BODY LENGTH = 40.750 FT
12. BODY WIDTH = 8.500 FT
13. REAR OVERHANG = 12.583 FT
14. MINIMUM BODY GROUND CLEARANCE = 1.375 FT
15. MINIMUM DESIGN SPEED = 5 MPH



FRANKLIN TENNESSEE	**SOLID WASTE APPARATUS TURNING TEMPLATE**		DWG. NO.
CITY OF FRANKLIN NOT TO SCALE	CITY ENGINEER:	DATE: 9/21/2023	**SD-8**





DESIGN NOTES

A ADDITIONAL RIGHT-OF-WAY OR PUBLIC ACCESS EASEMENT WIDTH SHALL BE PROVIDED AS NEEDED TO ACCOMMODATE ACCESSIBLE ON-STREET PARKING

FRANKLIN TENNESSEE	**LOW VOLUME LOCAL STREET SECTIONS**		DWG. NO.
CITY OF FRANKLIN NOT TO SCALE	CITY ENGINEER:	DATE: 7/1/2021	**TS-6**

VEHICLE LEGEND

- VEHICLE FENDER PATH
- VEHICLE FRONT WHEEL PATH
- VEHICLE REAR WHEEL PATH

GRAPHIC SCALE IN FEET
0 50 100 200

NORTH

GAMBLE DESIGN COLLABORATIVE
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906 STUDIO ARCHITECTS

FACTORY DISTRICT NORTH PD SUBDIVISION
DEVELOPMENT PLAN
Franklin, Williamson County, Tennessee

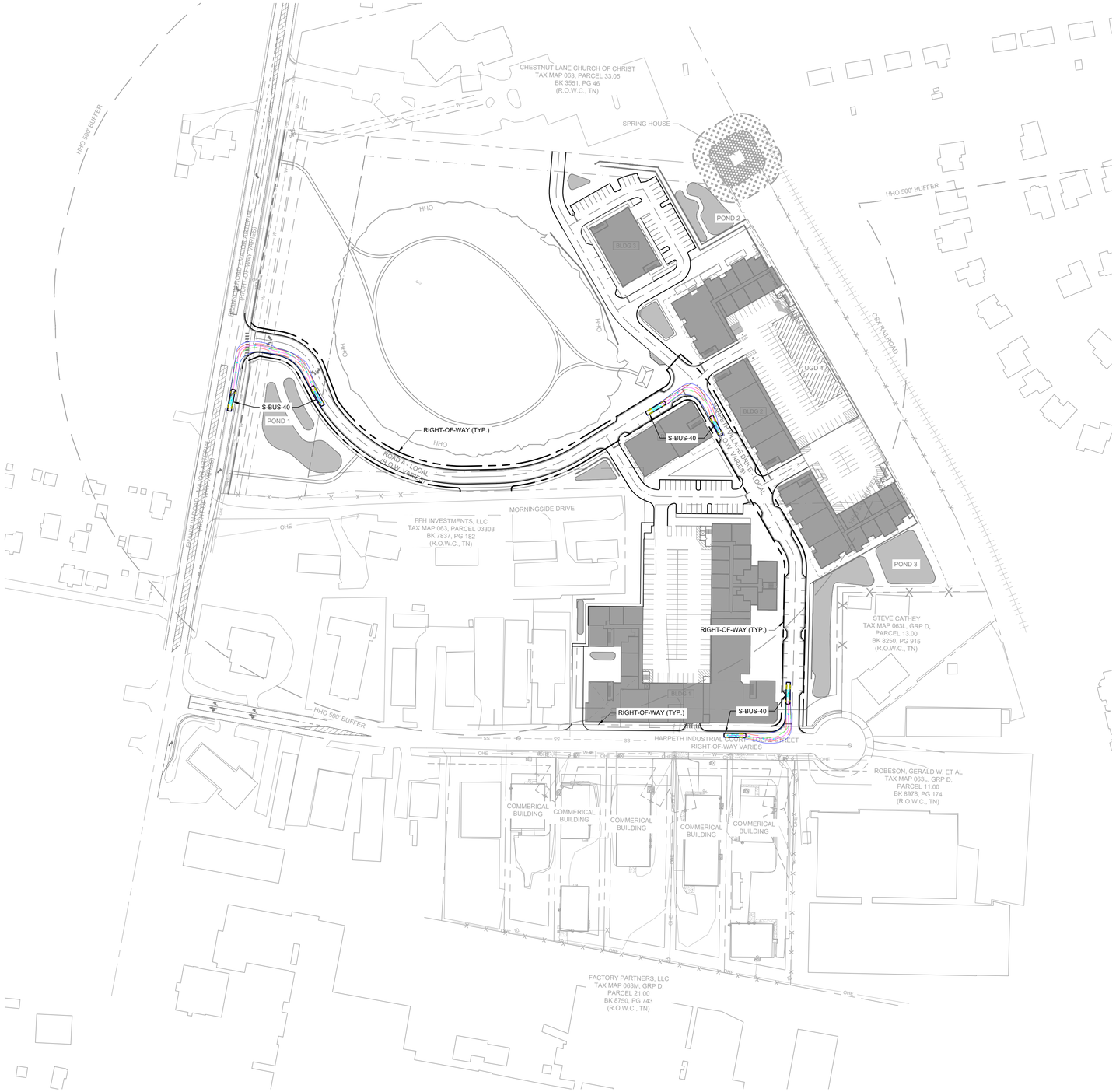
WILLIAM GRAY HARRISON
REGISTERED ENGINEER
AGRICULTURE
COMMERCE
STATE OF TENNESSEE

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

OVERALL ROW & ACCESS PLAN - TRASH

SHEET
C4.1

PROJECT #8843



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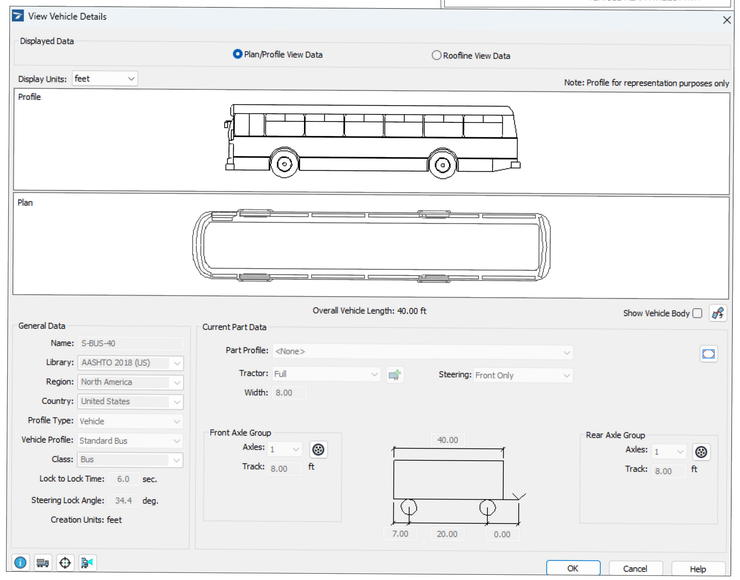
VEHICLE LEGEND

- VEHICLE FENDER PATH
- VEHICLE FRONT WHEEL PATH
- VEHICLE REAR WHEEL PATH



GRAPHIC SCALE IN FEET
0 50 100 200

NORTH

GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE
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906 STUDIO ARCHITECTS

FACTORY DISTRICT NORTH PD SUBDIVISION
DEVELOPMENT PLAN
Franklin, Williamson County, Tennessee

WILLIAM GRAY HARRISON
REGISTERED ENGINEER
AGRICULTURE
COMMERCE
No. 121910
STATE OF TENNESSEE

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

OVERALL ROW & ACCESS PLAN - SCHOOLBUS
SHEET
C4.2

PROJECT #8843



ROW & ACCESS GENERAL NOTES

1. PRIOR TO BEGINNING ANY CONSTRUCTION, THE DEVELOPER AND/OR CONTRACTOR, SHALL OBTAIN ALL NECESSARY PERMITS AS REQUIRED BY LAW. SUCH PERMITS MAY INCLUDE, BUT ARE NOT LIMITED TO, THOSE REQUIRED BY STATE OF TENNESSEE, WILLIAMSON COUNTY AND OTHER CITY OF FRANKLIN AGENCIES.
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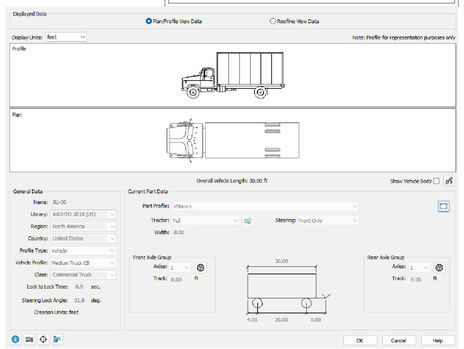
3. CONSTRUCTION MATERIALS SHALL BE FULLY TESTED IN ACCORDANCE WITH THE DESIGNATIONS AND REQUIREMENTS WITHIN THE REFERENCED "TDOT STANDARD SPECIFICATIONS" SECTIONS, UNLESS OTHERWISE NOTED WITHIN THE "STANDARD SPECIFICATIONS" SECTION OF THE CITY OF FRANKLIN TRANSPORTATION & STREET TECHNICAL STANDARDS.
4. AN AUTHORIZED REPRESENTATIVE OF THE CITY SHALL MAKE A FINAL INSPECTION OF THE PROJECT AFTER COMPLETION TO DETERMINE ACCEPTABILITY OF THE WORK AND FOR RELEASE OF PERFORMANCE BONDS IF REQUIRED. BEFORE THIS FINAL INSPECTION CAN BE MADE, THE ENGINEER RESPONSIBLE FOR THE PROJECT SHALL CERTIFY IN WRITING TO THE CITY ENGINEER THAT THE WORK HAS BEEN COMPLETED IN ACCORDANCE WITH APPROVED PLANS AND SPECIFICATIONS.
5. LOCATING AND COORDINATION FOR THE RELOCATION OF EXISTING UTILITIES IS THE RESPONSIBILITY OF THE CONTRACTOR. TENNESSEE'S ONE-CALL AND THE CITY OF FRANKLIN UTILITY LOCATION SERVICE SHALL BE UTILIZED IN ADDITION TO COORDINATION WITH LOCAL UTILITY OWNERS. THE CONTRACTOR SHALL AT ALL TIMES PROTECT EXISTING UTILITIES AND WILL BE RESPONSIBLE FOR COSTS DUE TO DAMAGE CAUSED TO ANY UTILITY LINES.
6. ALL TEMPORARY STRIPING SHALL CONFORM TO "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION," PUBLISHED BY TDOT, THE LATEST REVISION EXCEPT AS HEREIN AMENDED. WHEN APPROVED, TEMPORARY STRIPING SHALL BE REQUIRED PRIOR TO THE OPENING OF A STREET FOR TRAVEL WHERE PAVEMENT AND/OR PERMANENT STRIPING CANNOT BE COMPLETED DUE TO WEATHER AND/OR TIME CONSTRAINTS.
7. THERMOPLASTIC PAVEMENT MARKINGS SHOULD BE USED ON ALL PUBLIC AND PRIVATE CITY STREET PROJECTS. THERMOPLASTIC TRAFFIC STRIPING AND PAVEMENT MARKINGS SHALL CONFORM TO SECTION 716.03 "THERMOPLASTIC PAVEMENT MARKINGS", OF THE TENNESSEE DEPARTMENT OF TRANSPORTATION SPECIFICATIONS (TDOT), AND TO THE CITY OF FRANKLIN TRANSPORTATION & STREET TECHNICAL STANDARDS.

VEHICLE LEGEND

- VEHICLE FENDER PATH
- VEHICLE FRONT WHEEL PATH
- VEHICLE REAR WHEEL PATH



GRAPHIC SCALE IN FEET
0 50 100 200

NORTH

GAMBLE DESIGN COLLABORATIVE

DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

Kimley»Horn

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906 STUDIO ARCHITECTS

FACTORY DISTRICT NORTH PD SUBDIVISION
DEVELOPMENT PLAN
Franklin, Williamson County, Tennessee

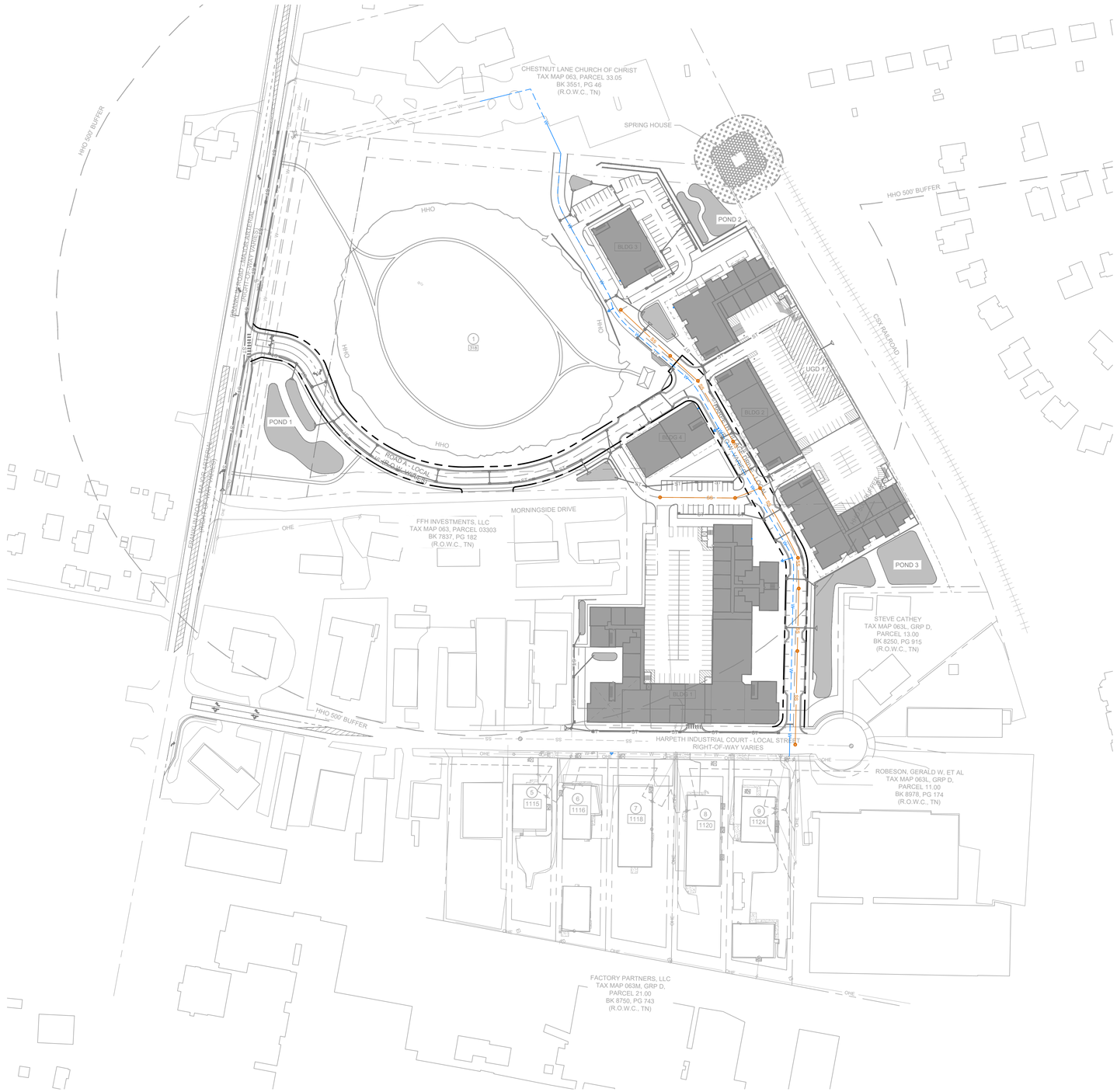
WILLIAM GRAY HARRISON
REGISTERED ENGINEER
AGRICULTURE
COMMERCE
No. 131910
STATE OF TENNESSEE

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

OVERALL ROW - DELIVERY TRUCK

SHEET
C4.3

PROJECT #8843



AGENCY CONTACTS

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CONTACT: UTILITY INSPECTOR

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   b. WATER & SEWER INFRASTRUCTURE INSTALLATION PERMIT, WITH ALL STEPS COMPLETED AND SIGNED BY APPROPRIATE CITY EMPLOYEES.
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8. UTILITIES LAYOUTS SHOWN IN THIS PLAN ARE CONCEPTUAL AND ARE SUBJECT TO CHANGE. UTILITY LAYOUTS ARE NOT APPROVED WITH APPROVAL OF THIS DEVELOPMENT PLAN, AND HSOULD BE COORDINATED WITH THE PRESIDING ENTITY.

LEGEND

- WATER
- SANITARY SEWER
- STORM SEWER
- FIRE HYDRANT
- FIRE DEPARTMENT CONNECTION
- GRATE INLET
- STORM MANHOLE
- HEADWALL
- SANITARY SEWER MANHOLE

GRAPHIC SCALE IN FEET
0 50 100 200

NORTH

GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

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FACTORY DISTRICT NORTH PD SUBDIVISION
DEVELOPMENT PLAN
Franklin, Williamson County, Tennessee

WILLIAM GRAY HARRISON
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AGRICULTURE
COMMERCE
No. 131910
STATE OF TENNESSEE

Revision Date
- △ _____
- △ _____
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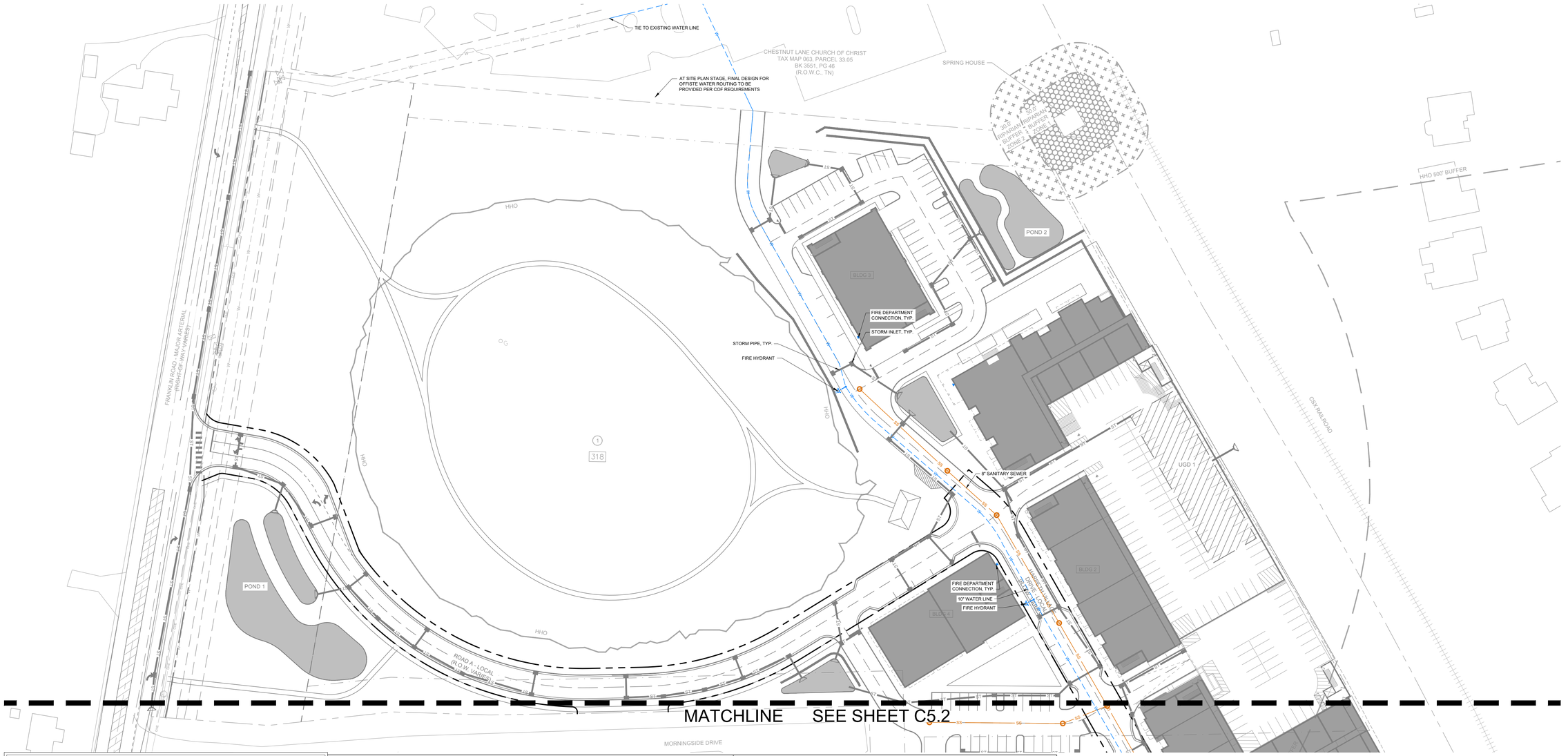
- △ _____

OVERALL UTILITY PLAN

SHEET
C5.0

PROJECT #8843



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LEGEND

- WATER
- SANITARY SEWER
- STORM SEWER
- FIRE HYDRANT
- FIRE DEPARTMENT CONNECTION
- GRATE INLET
- STORM MANHOLE
- HEADWALL
- SANITARY SEWER MANHOLE

GRAPHIC SCALE IN FEET
0 25 50 100

NORTH

GAMBLE DESIGN COLLABORATIVE

DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

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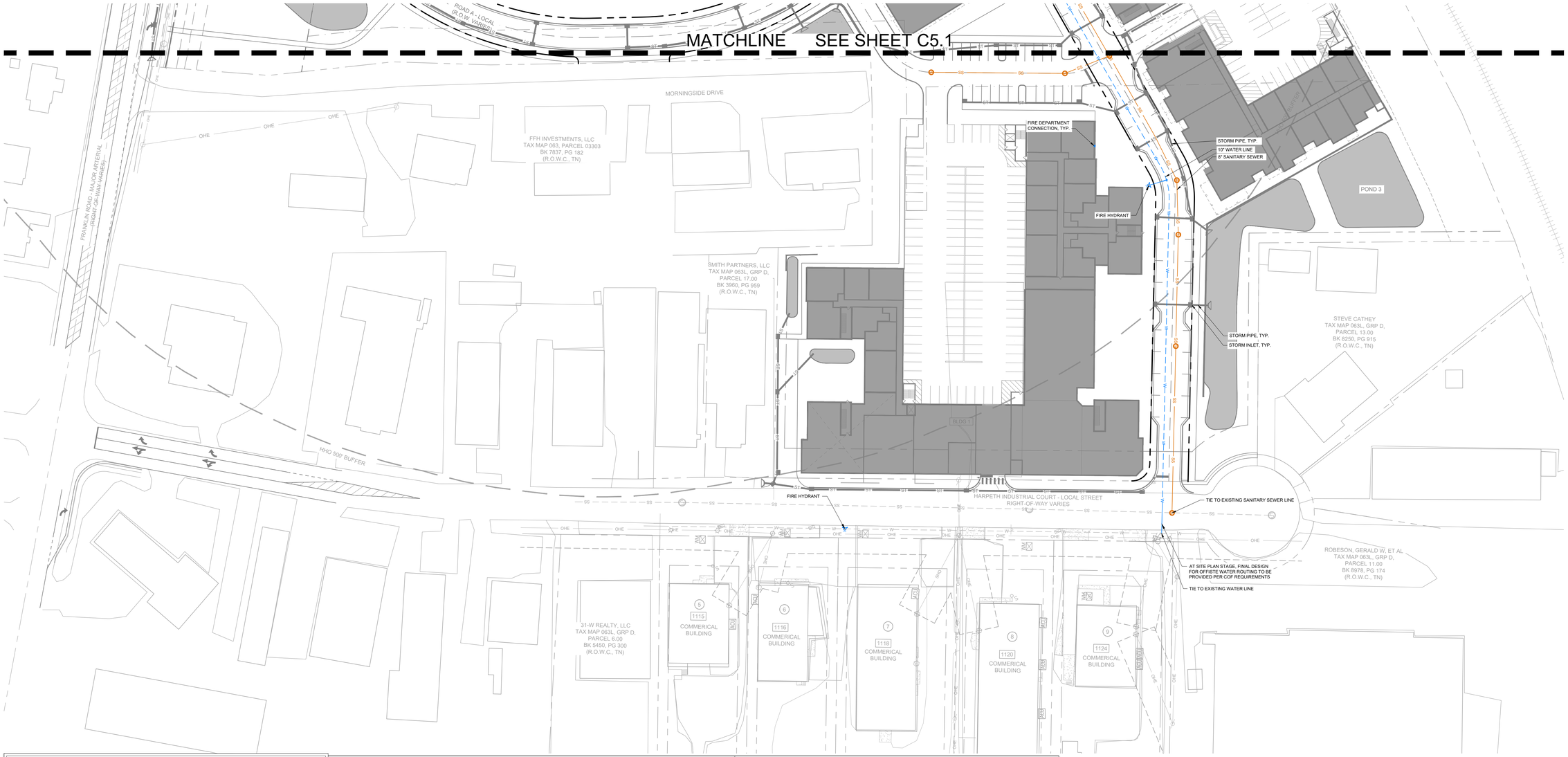
906 STUDIO ARCHITECTS

FACTORY DISTRICT NORTH PD SUBDIVISION
DEVELOPMENT PLAN
Franklin, Williamson County, Tennessee

WILLIAM GRAY HARRISON
REGISTERED ENGINEER
AGRICULTURE
COMMERCIAL
STATE OF TENNESSEE
8/8/26

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

ENLARGED UTILITY PLAN
SHEET
C5.1
PROJECT #8843



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LEGEND

- W — WATER
- SS — SANITARY SEWER
- ST — STORM SEWER
- FH — FIRE HYDRANT
- FDC — FIRE DEPARTMENT CONNECTION
- GRATE INLET
- D — STORM MANHOLE
- HEADWALL
- SS — SANITARY SEWER MANHOLE

GRAPHIC SCALE IN FEET
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DEVELOPMENT PLAN
Franklin, Williamson County, Tennessee

WILLIAM GRAY HARRISON
REGISTERED ENGINEER
AGRICULTURE
COMMERCE
STATE OF TENNESSEE
8/8/26

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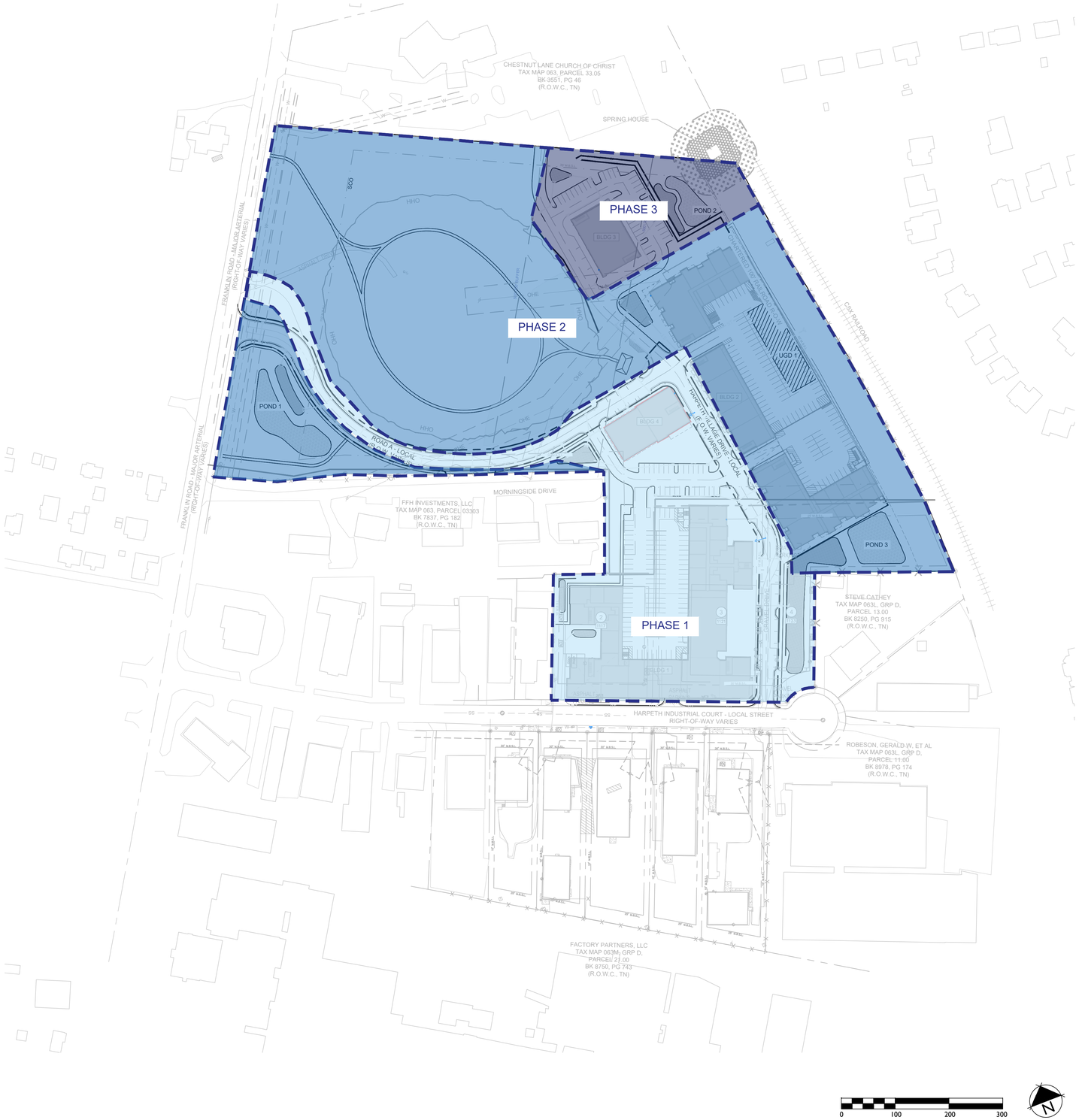
△ _____
△ _____
△ _____

ENLARGED UTILITY PLAN
SHEET
C5.2
PROJECT #8843



PHASING PLAN:

PHASING PLAN IS CONCEPTUAL AND WILL BE MARKET DRIVEN. SOME PHASES MAYBE COMBINED AND CONSTRUCTED IN ONE PHASE.

Kimley»Horn

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906 STUDIO
ARCHITECTS + INTERIORS

HARPETH VILLAGE PD SUBDIVISION
DEVELOPMENT PLAN
Franklin, Williamson County, Tennessee

DRAKE A. REEDER
REGISTERED
LANDSCAPE ARCHITECT
TENNESSEE No. 1216

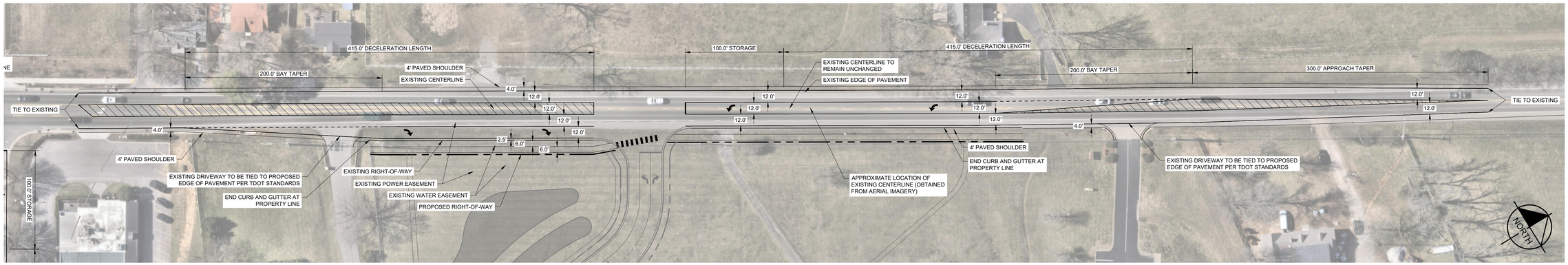
Revision Date
- △ APRIL 13, 2026
- △ JULY 02, 2026
- △
- △

PHASING PLAN

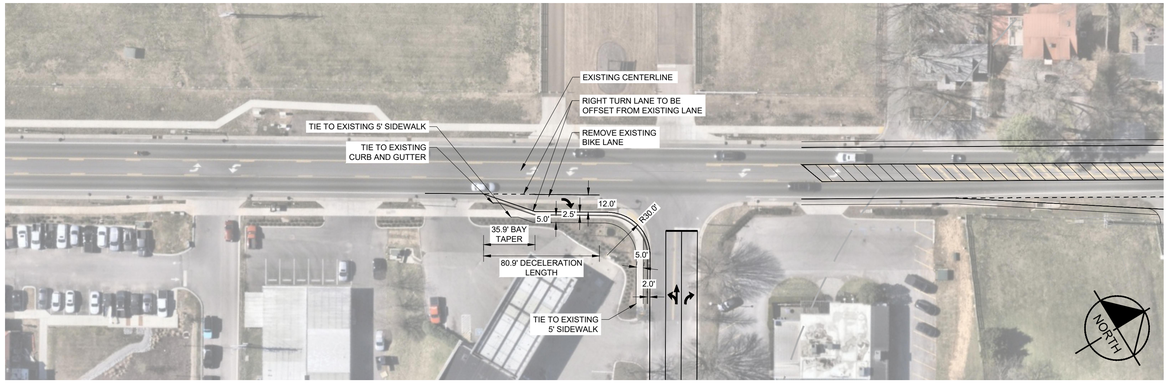
SHEET
C6.0

PROJECT
#8843

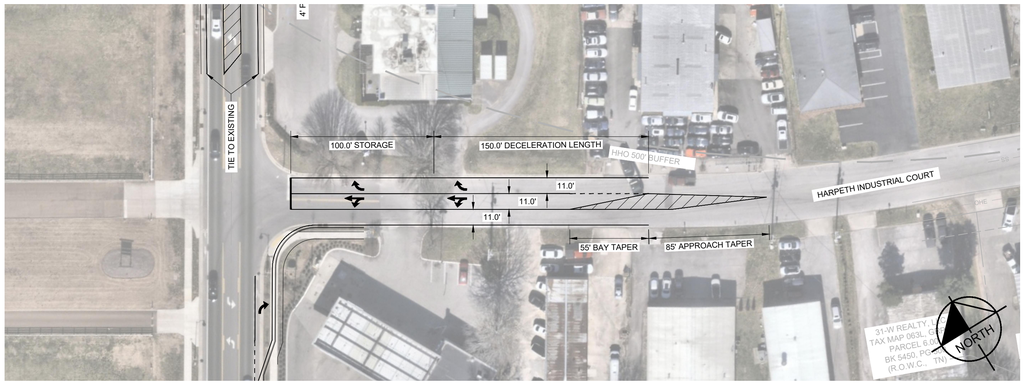
FRANKLIN ROAD OFFSITE IMPROVEMENTS
(NORTH OF HARPETH INDUSTRIAL COURT)



FRANKLIN ROAD OFFSITE IMPROVEMENTS
(SOUTH OF HARPETH INDUSTRIAL COURT)



HARPETH INDUSTRIAL COURT OFFSITE IMPROVEMENTS



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WILLIAM GRAY HARRISON
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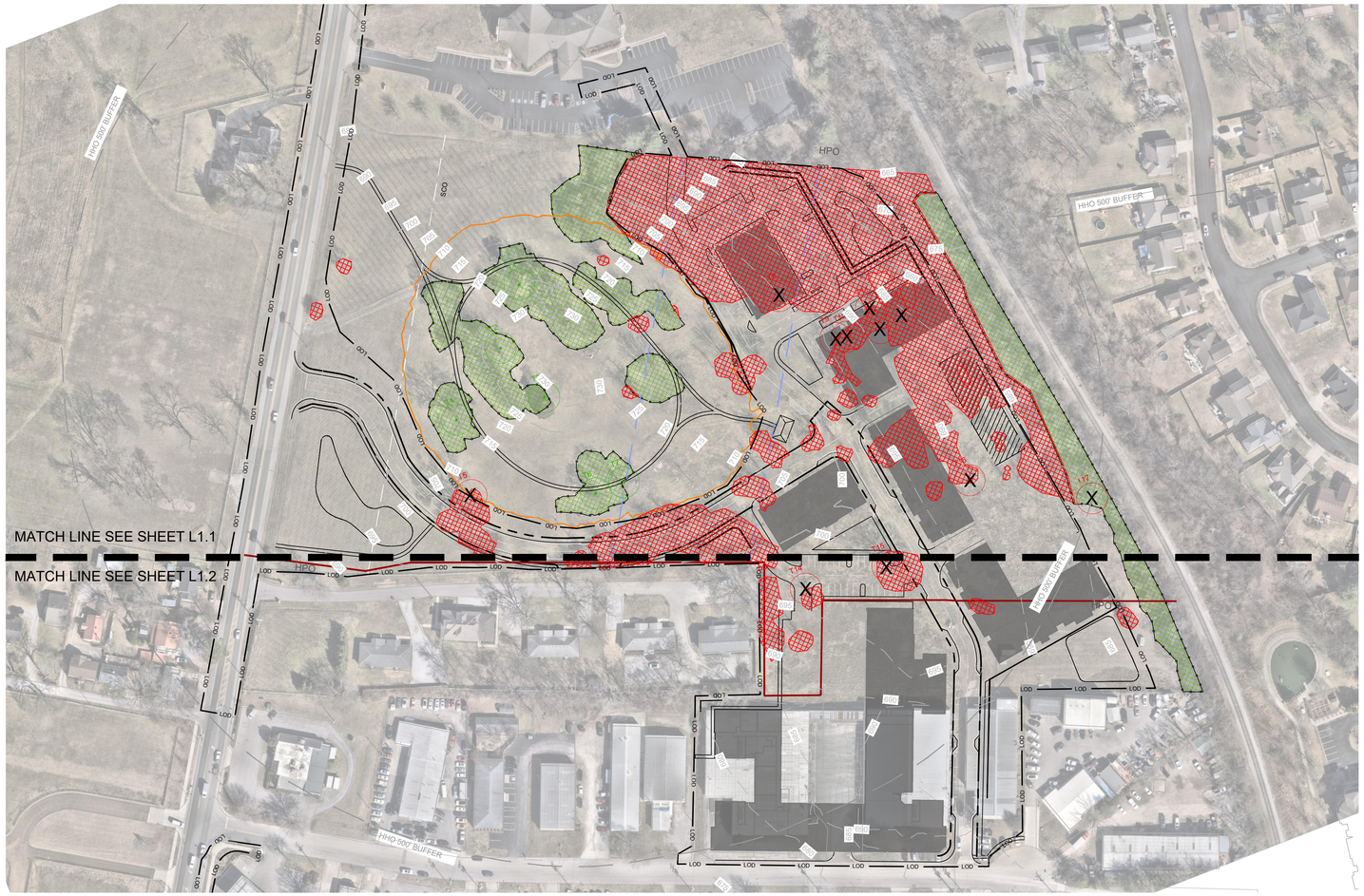
AGRICULTURE ARCHITECTURE COMMERCE
No. 137819
STATE OF TENNESSEE
01/16/26

Revision Date
△ _____
△ _____
△ _____
△ _____

OFFSITE IMPROVEMENT EXHIBIT
SHEET
C7.0
PROJECT #8843



0 100 200 300

TREE CANOPY RETENTION

OVERALL SITE AREA:	885,844 SF; 20.33 AC
TOTAL EXISTING TREE CANOPY:	29% OF SITE: (257,449 SF; 5.91 AC)
REQUIRED PRESERVATION:	24% OF EXISTING: (57,679 SF; 1.32 AC)
PROVIDED PRESERVATION:	31% OF EXISTING: (80,876 SF; 1.85 AC)

SPECIMEN TREE REPLACEMENT

SPECIMEN TREE INCHES REMOVED:
300"

SPECIMEN TREE REPLACEMENT INCHES REQUIRED:
600"

SPECIMEN TREE CHART

TREE NUMBER	INCHES	SPECIES	QUALITY	REMOVED
1	24	PINE		
2	24	SUMAC	POOR	
3	24	CEDAR		
4	40	ELM		
5	42	ELM		X
6	30	HACKBERRY		
7	38	HACKBERRY	POOR	
8	24	OAK		X
9	26	HACKBERRY		X
10	24	HACKBERRY		X
11	26	BOX ELDER	DEAD	X
12	32	HACKBERRY		X
13	28	HACKBERRY	POOR	X
14	24	CHERRY		X
15	36	ELM		X
16	24	CHERRY		X
17	40	HACKBERRY		X
HEALTHY INCHES REMOVED			272	
REQUIRED REPLACMENT INCHES			544	

KEY

- PRESERVED TREE CANOPY
- TREE PROTECTION FENCE
- REMOVED TREE CANOPY
- HHO
- 500' HHO BUFFER
- SPECIMEN TREES
- SPECIMEN TREES REMOVED

Kimley»Horn

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906 STUDIO ARCHITECTS + INTERIORS

HARPETH VILLAGE PD SUBDIVISION
DEVELOPMENT PLAN
Franklin, Williamson County, Tennessee

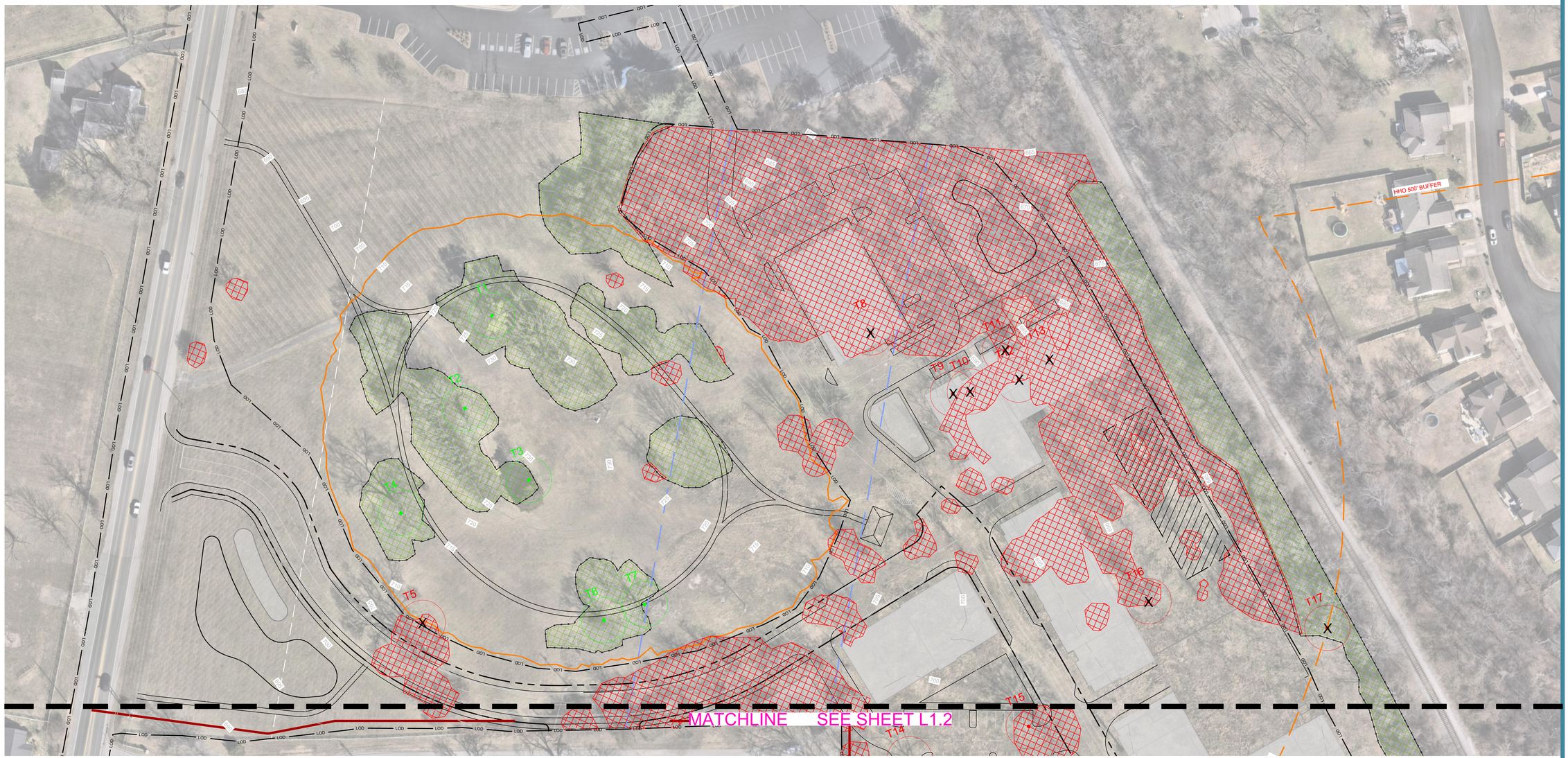
DRAKE A. REEDER REGISTERED LANDSCAPE ARCHITECT TENNESSEE No. 1218 COMMERCE 3/6/26

Revision Date
- APRIL 13, 2026
- JULY 02, 2026

TREE PRESERVATION PLAN

SHEET
L1.0

PROJECT
#8843



SPECIMEN TREE CHART				
TREE NUMBER	INCHES	SPECIES	QUALITY	REMOVED
1	24	PINE		
2	24	SUMAC	POOR	
3	24	CEDAR		
4	40	ELM		
5	42	ELM		X
6	30	HACKBERRY		
7	38	HACKBERRY	POOR	
8	24	OAK		X
9	26	HACKBERRY		X
10	24	HACKBERRY		X
11	26	BOX ELDER	DEAD	X
12	32	HACKBERRY		X
13	28	HACKBERRY	POOR	X
14	24	CHERRY		X
15	36	ELM		X
16	24	CHERRY		X
17	40	HACKBERRY		X
		INCHES REMOVED		**272**
		REQUIRED REPLACMENT INCHES		**544**

TREE CANOPY RETENTION

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- TREE PROTECTION FENCE
- REMOVED TREE CANOPY
- HHO
- 500' HHO BUFFER
- SPECIMEN TREES
- SPECIMEN TREES REMOVED

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906 STUDIO ARCHITECTS + INTERIORS

HARPETH VILLAGE PD SUBDIVISION
DEVELOPMENT PLAN
Franklin, Williamson County, Tennessee

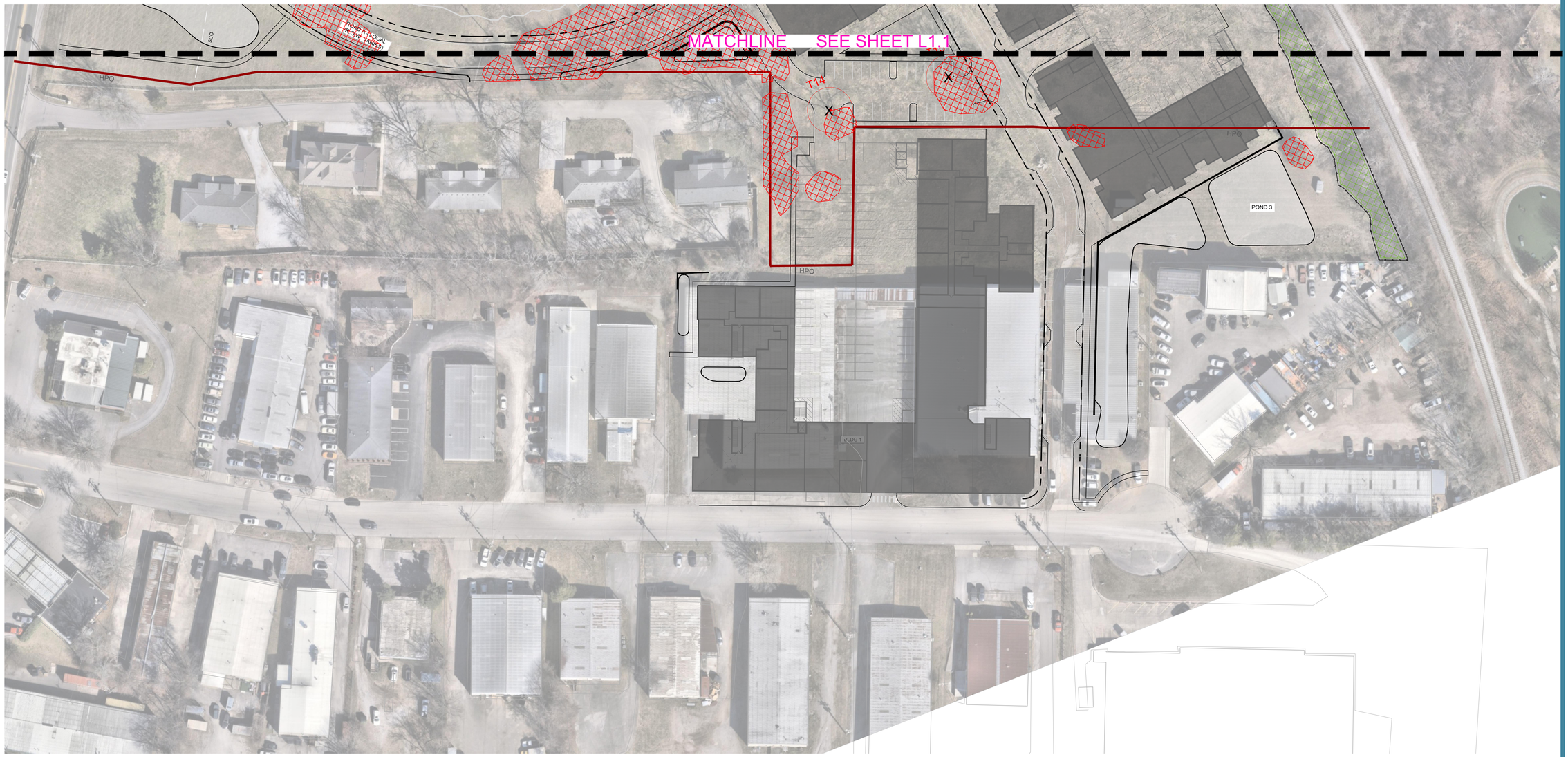
DRAKE A. REEDER REGISTERED LANDSCAPE ARCHITECT TENNESSEE No. 378 STATE OF TENNESSEE

Revision Date
- APRIL 13, 2026
- JULY 02, 2026

ENLARGED TREE PRESERVATION PLAN

SHEET
L1.1

PROJECT
#8843



SPECIMEN TREE CHART				
TREE NUMBER	INCHES	SPECIES	QUALITY	REMOVED
1	24	PINE		
2	24	SUMAC	POOR	
3	24	CEDAR		
4	40	ELM		
5	42	ELM		X
6	30	HACKBERRY		
7	38	HACKBERRY	POOR	
8	24	OAK		X
9	26	HACKBERRY		X
10	24	HACKBERRY		X
11	26	BOX ELDER	DEAD	X
12	32	HACKBERRY		X
13	28	HACKBERRY	POOR	X
14	24	CHERRY		X
15	36	ELM		X
16	24	CHERRY		X
17	40	HACKBERRY		X
INCHES REMOVED				**272**
REQUIRED REPLACMENT INCHES				**544**

TREE CANOPY RETENTION

OVERALL SITE AREA:	885,844 SF; 20.33 AC
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KEY

- PRESERVED TREE CANOPY
- TREE PROTECTION FENCE
- REMOVED TREE CANOPY
- HHO
- SPECIMEN TREES
- 500' HHO BUFFER
- SPECIMEN TREES REMOVED

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HARPETH VILLAGE PD SUBDIVISION
DEVELOPMENT PLAN
Franklin, Williamson County, Tennessee

DRAKE A. REEDER REGISTERED TENNESSEE No. 1231 LANDSCAPE ARCHITECT 5/6/26

Revision Date
- APRIL 13, 2026
- JULY 02, 2026

ENLARGED TREE PRESERVATION PLAN

SHEET
L1.2

PROJECT #8843



BUILDING - 1 PERSPECTIVE
LOOKING EAST ALONG HARPETH INDUSTRIAL CT.



BUILDING - 1 PERSPECTIVE
LOOKING WEST ALONG HARPETH INDUSTRIAL CT.



BUILDING - 1 ELEVATION ALONG HARPETH INDUSTRIAL CT.

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906 STUDIO
ARCHITECTS + INTERIORS

HARPETH VILLAGE PD SUBDIVISION
DEVELOPMENT PLAN
Franklin, Williamson County, Tennessee

MICHAEL A. HATHAWAY
REGISTERED ARCHITECT
AGRICULTURE
No. 29061
STATE OF TENNESSEE
1.13.26

Revision Date
△ APRIL 13, 2026
△ JULY 02, 2026
△
△

SHEET
A-01
PROJECT
#8843



BUILDING - 1 PERSPECTIVE
PLAZA ALONG ACCESS DRIVE



BUILDING - 1 AERIAL PERSPECTIVE
LOOKING NE ALONG HARPETH INDUSTRIAL CT.



BUILDING - 1 AERIAL PERSPECTIVE
LOOKING WEST ALONG HARPETH INDUSTRIAL CT. AND ACCESS DR.

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906 STUDIO
ARCHITECTS + INTERIORS

HARPETH VILLAGE PD SUBDIVISION
DEVELOPMENT PLAN
Franklin, Williamson County, Tennessee

MICHAEL A. HATHAWAY
REGISTERED ARCHITECT
AGRICULTURE
No. 29361
STATE OF TENNESSEE
1.13.26

Revision Date
△ APRIL 13, 2026
△ JULY 02, 2026
△ _____
△ _____

SHEET
A-02

PROJECT
#8843

WEST ELEVATION
BUILDING 2 NORTH



WEST ELEVATION
BUILDING 2 CENTER





WEST ELEVATION
BUILDING 2 SOUTH



NORTHWEST PERSPECTIVE
BUILDING 2

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906 STUDIO
ARCHITECTS + INTERIORS

HARPETH VILLAGE PD SUBDIVISION
DEVELOPMENT PLAN
Franklin, Williamson County, Tennessee



Revision Date
△ APRIL 13, 2026
△ JULY 02, 2026
△
△

SHEET
A-03

PROJECT
#8843



NORTHWEST AERIAL
PERSPECTIVE
BUILDING 3



WEST AERIAL PERSPECTIVE
MORNINGSIDE DRIVE



PERSPECTIVE VIEW TOWARDS
JEWEL BOX PLAZA

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906 STUDIO
ARCHITECTS + INTERIORS

HARPETH VILLAGE PD SUBDIVISION
DEVELOPMENT PLAN
Franklin, Williamson County, Tennessee

MICHAEL A. HATHAWAY
REGISTERED ARCHITECT
AGRICULTURE
No. 20951
STATE OF TENNESSEE
7.2.26

Revision Date
△ APRIL 13, 2026
△ JULY 02, 2026
△
△

SHEET
A-04
PROJECT
#8843



NORTHWEST PERSPECTIVE
BUILDING 1 AT PARKING LOT ENTRY



NORTHWEST PERSPECTIVE
BUILDING 1 AT ACCESS DR.

Kimley»Horn

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906 STUDIO ARCHITECTS + INTERIORS

HARPETH VILLAGE PD SUBDIVISION
DEVELOPMENT PLAN
Franklin, Williamson County, Tennessee

MICHAEL A. HATHAWAY
REGISTERED ARCHITECT
AGRICULTURE
No. 29961
STATE OF TENNESSEE

Revision Date
△ APRIL 13, 2026
△ JULY 02, 2026
△
△

SHEET
A-05

PROJECT
#8843

City of Franklin

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

File #: 26-0960

DATE: 9/8/2026

TO: Board of Mayor and Aldermen

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

SUBJECT:

Consideration Of Resolution 2026-64, A Resolution Approving A Revised Development Plan For Westhaven PUD Subdivision, With 1 Modification Of Development Standards (Surety Bonds), For The Property Located South Of Highway 96 West And West Of Boyd Mill Pike. Establishing a Public Hearing On October 13, 2026
FMPC 8/27/26, 7-0 (MOS 1: 7-0)

PURPOSE:

PROJECT INFORMATION
COF Project Number: 9196
Applicant: Matthew Shallcross, Southern Land Company
Owner: Southern Land Company, Matthew Shallcross (Rep)

BACKGROUND/STAFF COMMENTS:
The applicant has submitted a development plan revision for Westhaven PUD Subdivision, a mixed-use development located north-east of the intersection of Old Hillsboro Road and New Highway 96 West. The applicant is proposing a revision solely to request a modification of standard to allow surety bonds in lieu of an irrevocable standby letter of credit. Westhaven PUD Subdivision is composed of 1,520.03 acres. The proposed revision does not request any changes in entitlements and therefore, no rezoning is required. Westhaven is vested within the July 1, 2018, Zoning Ordinance, which does not have surety bonds as an option, whereas the City of Franklin's current zoning ordinance allows for surety bonds as an option. The applicant is utilizing the development plan revision process to request the use of surety bonds through a modification of standard.

MODIFICATION OF STANDARDS: There is one modification of standard requests for this plan.
MOS #1: A request to allow a Surety Bond in lieu of an irrevocable standby letter of credit.

Chapter 6.2.1 states, "A Performance Agreement authorized by the Department of Planning and Sustainability shall be secured by either an irrevocable standby letter of credit with an automatically renewable feature (often termed as an “evergreen” letter of credit), a cashier’s check, or other method of surety deemed adequate by the Department of

Planning and Sustainability. The beneficiary of the surety shall be the City of Franklin." Staff is not concerned with this request as it meets the requirements within Chapter 21.2.2 of the 2026 Zoning Ordinance. Staff recommends approval of MOS #1.

PROCEDURAL REQUIREMENTS:

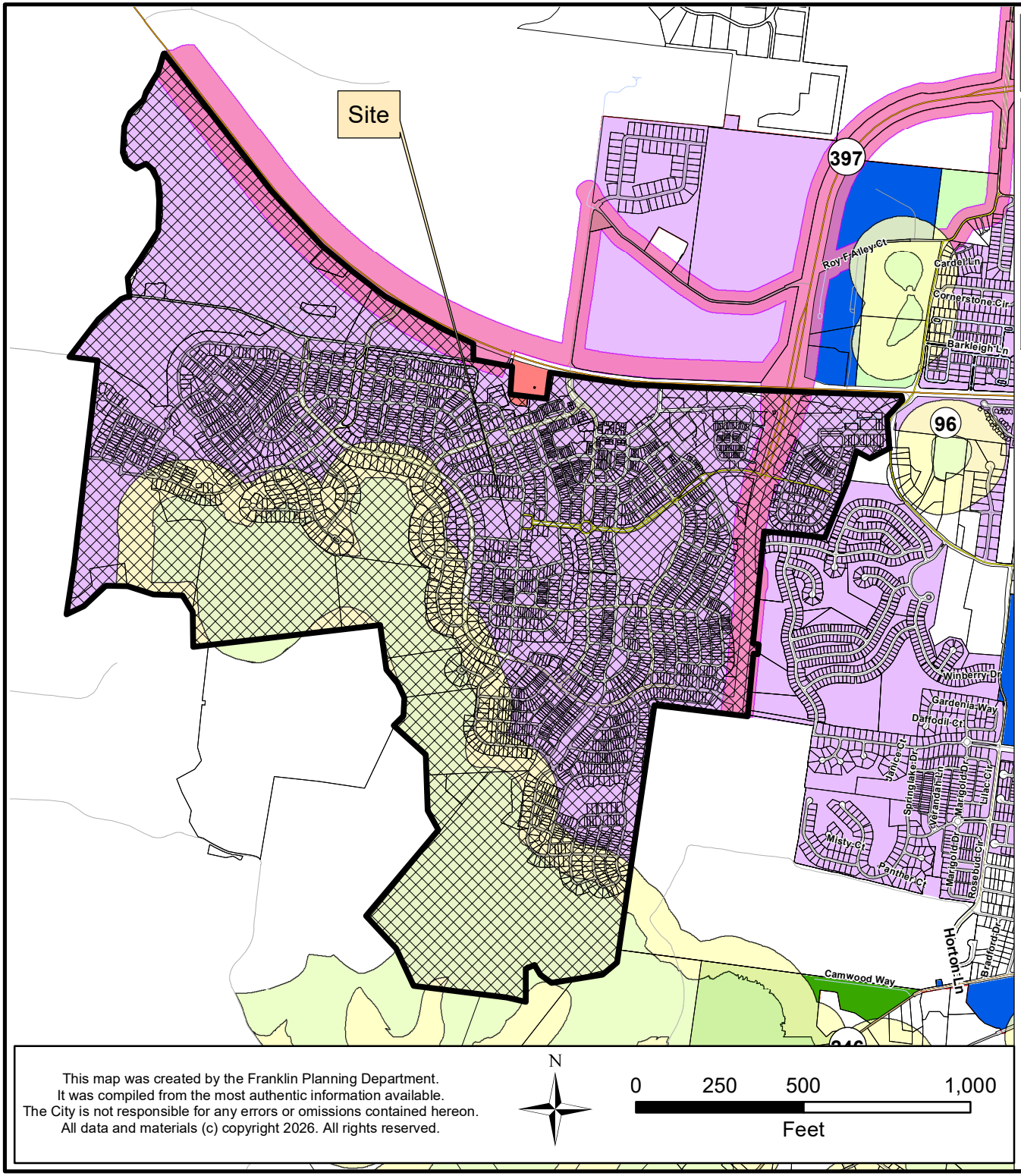
1. If the plan receives BOMA approval, the applicant shall upload the corrected plan to the online plan review website (https://franklin.contractorsplanroom.com/secure/). All revisions to the approved plans shall be "clouded." With the resubmittal, each condition of approval/open issue in the online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

FINANCIAL IMPACT:

Unknown.

RECOMMENDATION:

Franklin Municipal Planning Commission recommends that the Board of Mayor and Alderman approve Resolution 2026-64 by a vote of 7-0.
Staff recommends that the Board of Mayor and Aldermen approve Resolution 2026-64.



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WESTHAVEN PUD SUBDIVISION
DEVELOPMENT PLAN, REVISION 7
RESOLUTION 2026-64

Project Information

Zoning: Planned (PD 2.26 DU, 250,000 SF) District
Overlay Districts: SCO, HHO, 500 Buffer of Hillside Overlay
Site Acreage: 1,520.03 acres
Proposed Number of Dwelling Units: None
Proposed Nonresidential Square Footage: None
Proposed Development Plan Changes: Request a MOS to allow a Surety Bond in lieu of an Irrevocable Standby Letter of Credit.

Legend

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

HISTORIC FRANKLIN TENNESSEE

RESOLUTION 2026-64

A RESOLUTION APPROVING A REVISED DEVELOPMENT PLAN FOR WESTHAVEN PUD SUBDIVISION, WITH 1 MODIFICATION OF DEVELOPMENT STANDARDS (SURETY BONDS), FOR THE PROPERTY LOCATED SOUTH OF HIGHWAY 96 WEST AND WEST OF BOYD MILL PIKE.

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

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

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

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

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

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

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

WHEREAS, BOMA originally rezoned the subject Property as part of Ordinance 2001-11 on June 19, 2001, and adopted a concept plan as part of Ordinance 2001-11, as was the process at the time; and

WHEREAS, in accordance with the provisions of the City of Franklin, Tennessee, Zoning Ordinance, and as required by Tennessee Code Annotated § 13-4-310, as amended, the approval of the Development Plan by the BOMA in Resolution 2019-130, will determined that the project application met substantial compliance, and initiated a vesting period during which the development standards adopted by the City and in effect on the date of approval shall remain the standards applicable to the approved Development Plan

WHEREAS, the property owner is now wishing to revise the Development Plan on the property to correspond with the entitlements shown on the Revised Development Plan; and

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

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

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

PREMISES CONSIDERED

Map-Parcel	Acres
Map 64 28,28.02,12, 23.01, 23.02, 25.02 Map 77 1,1.01, 1.02, 1.03, 10.4 Map 64O A-G Map 77B A-6	1520.03
Total	1520.03

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

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

Entitlements	Westhaven PUD
Base Zone District	PD (2.26, 250,000)
Other Zoning Overlays	FFO, FWO, HHO
Number of Dwelling Units	3441
Number of Nonresidential Square Footage	250,000
Open Space Requirements	770.04
Vested Development Plan Approval	Resolution No. 2019-130 Date of approval: 10/13/20
Original Development Plan Approval	Ordinance No. 2001-11 Date of approval: 6/19/2001
Development Plan Revision Number	7

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

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

MOS 1: **Request to allow a surety bond in lieu if an irrevocable standby letter of credit.** Approved: _____ Denied: _____	Chapter 6.2.1 A Performance Agreement authorized by the Department of Planning and Sustainability shall be secured by either an irrevocable standby letter of credit with an automatically renewable feature, (often termed as an "evergreen" letter of credit), a cashier's check, or other method of surety deemed adequate by the Department of Planning and Sustainability. The beneficiary of the surety shall be the City of Franklin. *Staff recommended approval.*

SECTION VI. That this Resolution shall take effect from and after its passage, the health, safety, and welfare of the citizens requiring it.

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

ATTEST:

By: _____
Cayce Anderson
City Recorder

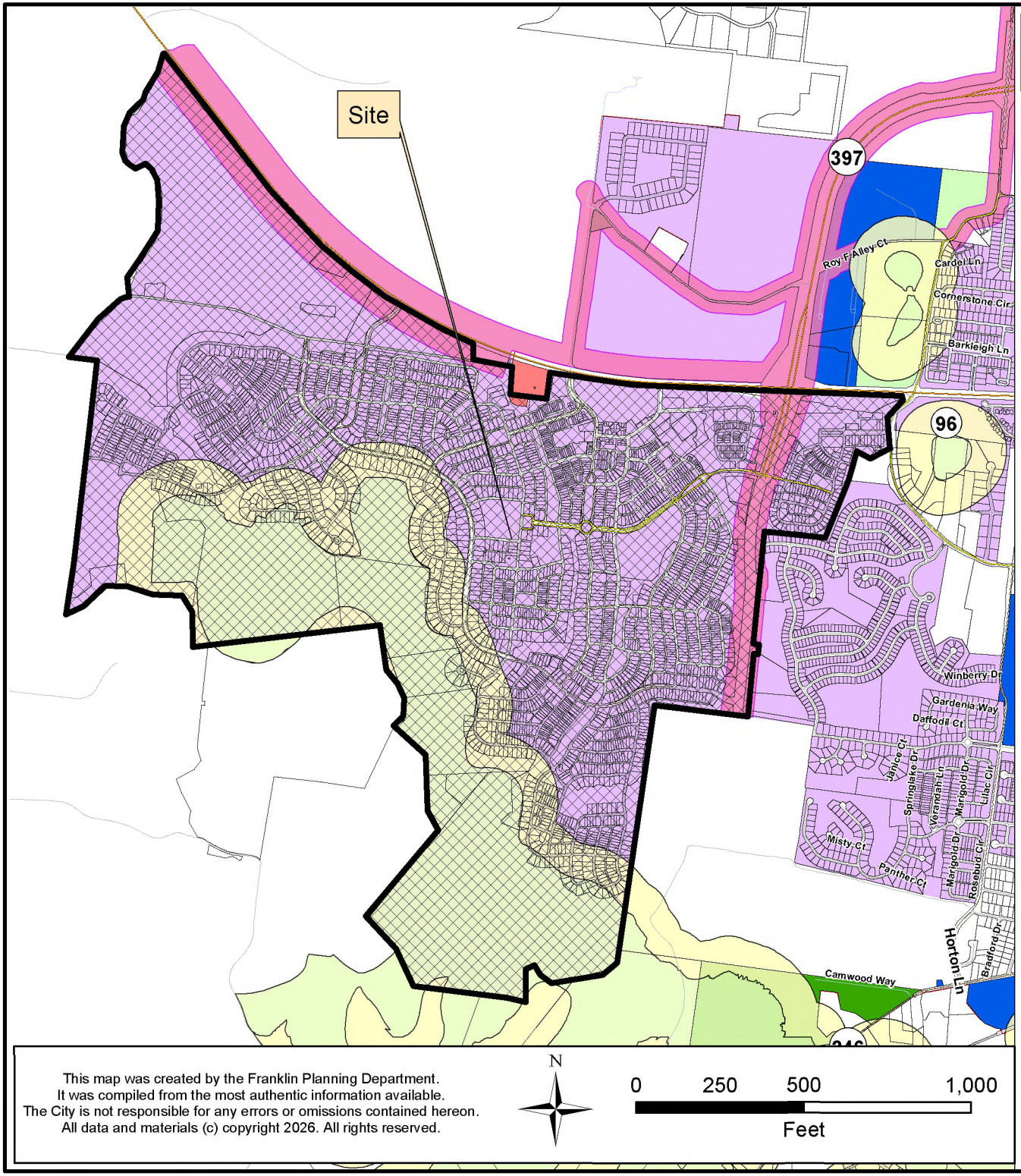
CITY OF FRANKLIN, TN:

By: _____
DR. KEN MOORE
Mayor

Approved as to form by:

_____
Shauna R. Billingsley
City Attorney

PREAPPLICATION CONFERENCE:	Waived
BOMA/FMPC JOINT CONCEPTUAL WORKSHOP:	July 23, 2026
NEIGHBORHOOD MEETING:	Waived
PLANNING COMMISSION RECOMMENDED APPROVAL:	_____
PUBLIC HEARING AND BOMA APPROVAL:	_____



WESTHAVEN PUD SUBDIVISION
DEVELOPMENT PLAN, REVISION 7
RESOLUTION 2026-64

Project Information

Zoning: Planned (PD 2.26 DU, 250,000 SF) District
Overlay Districts: SCO, HHO, 500 Buffer of Hillside Overlay
Site Acreage: 1,520.03 acres
Proposed Number of Dwelling Units: None
Proposed Nonresidential Square Footage: None
Proposed Development Plan Changes: Request a MOS to allow a Surety Bond in lieu of an Irrevocable Standby Letter of Credit.

Legend

- Westhaven PUD Subdivision
- Hillside/Hillcrest Overlay
- 500 Ft Buffer of Hillside
- Scenic Corridor Overlay
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- ER Estate Residential District
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- DD Downtown District
- 1ST Avenue District
- 5TH Avenue District
- RC6 Regional Commerce 6 District
- RC12 Regional Commerce 12 District
- GO General Office District
- LI Light Industrial District
- HI Heavy Industrial District

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N

0 250 500 1,000
Feet

HISTORIC FRANKLIN TENNESSEE

COF no: 9196

CONDITIONS OF APPROVAL:

Open Issues: 5 These issues are currently being filtered

Parks

General Issues

17. Parkland information

kevinl@franklintn.gov	Parks- Parkland information shall be added to the plan set. **Parkland Note:** **691 units x $4,304=$2,974,064** **25% of the total shall be due at the final plat, which includes the 2751 dwelling units** **Parkland Impact fees are being requested through the Parkland Impact Agreement.** [Edited By Kevin Lindsey]

Planning

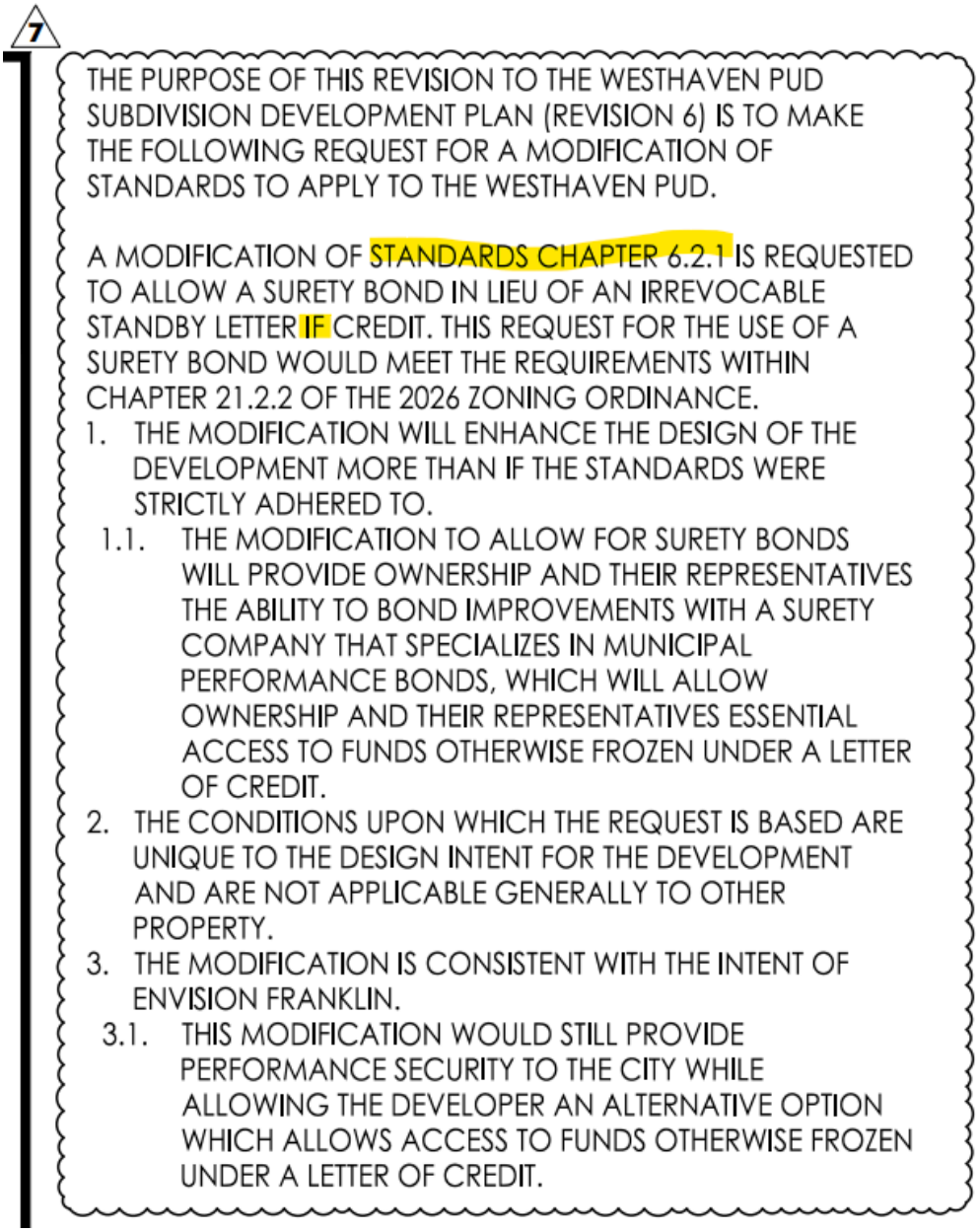
General Issues

8. MOS - Surety Bonds

chelsea.randolph@franklintn.gov	**ADVISORY COMMENT FOR INFORMATION:** **MOS Request** - Chapter 6.2.1 - A Performance Agreement authorized by the Department of Planning and Sustainability shall be secured by either an irrevocable standby letter of credit with an automatically renewable feature, (often termed as an "evergreen" letter of credit), a cashier's check, or other method of surety deemed adequate by the Department of Planning and Sustainability. The beneficiary of the surety shall be the City of Franklin. Staff advises the following language for the applicant's request: A Modification of Standard from Chapter 6.2.1 is requested to allow a Surety Bond in lieu of an irrevocable standby letter of credit. This request for the use of a surety bond would meet the requirements within Chapter 21.2.2 of the 2026 Zoning Ordinance. Staff could be supportive of this request because it is an allowed avenue in today's zoning ordinance

15. Modification of Standard Request Zoning Reference

chelsea.randolph@franklintn.gov	Applicant shall update the following highlighted typos within your request:



Zoning

General Issues

14. FFO

william.holcomb@franklintn.gov Please correct the typo in the year 2016.

CONCEPT PLANS FOR

WESTHAVEN

A PLANNED RESIDENTIAL COMMUNITY

FIFTH CIVIL DISTRICT | C.O.F. PROJECT #9196

CITY OF FRANKLIN | WILLIAMSON COUNTY | TENNESSEE



VICINITY MAP
SCALE: 1" = 1000'

7

THE PURPOSE OF THIS REVISION TO THE WESTHAVEN PUD SUBDIVISION DEVELOPMENT PLAN (REVISION 6) IS TO MAKE THE FOLLOWING REQUEST FOR A MODIFICATION OF STANDARDS TO APPLY TO THE WESTHAVEN PUD.

A MODIFICATION OF STANDARDS CHAPTER 6.2.1 IS REQUESTED TO ALLOW A SURETY BOND IN LIEU OF AN IRREVOCABLE STANDBY LETTER IF CREDIT. THIS REQUEST FOR THE USE OF A SURETY BOND WOULD MEET THE REQUIREMENTS WITHIN CHAPTER 21.2.2 OF THE 2026 ZONING ORDINANCE.

1. THE MODIFICATION WILL ENHANCE THE DESIGN OF THE DEVELOPMENT MORE THAN IF THE STANDARDS WERE STRICTLY ADHERED TO.
   - 1.1. THE MODIFICATION TO ALLOW FOR SURETY BONDS WILL PROVIDE OWNERSHIP AND THEIR REPRESENTATIVES THE ABILITY TO BOND IMPROVEMENTS WITH A SURETY COMPANY THAT SPECIALIZES IN MUNICIPAL PERFORMANCE BONDS, WHICH WILL ALLOW OWNERSHIP AND THEIR REPRESENTATIVES ESSENTIAL ACCESS TO FUNDS OTHERWISE FROZEN UNDER A LETTER OF CREDIT.
2. THE CONDITIONS UPON WHICH THE REQUEST IS BASED ARE UNIQUE TO THE DESIGN INTENT FOR THE DEVELOPMENT AND ARE NOT APPLICABLE GENERALLY TO OTHER PROPERTY.
3. THE MODIFICATION IS CONSISTENT WITH THE INTENT OF ENVISION FRANKLIN.
   - 3.1. THIS MODIFICATION WOULD STILL PROVIDE PERFORMANCE SECURITY TO THE CITY WHILE ALLOWING THE DEVELOPER AN ALTERNATIVE OPTION WHICH ALLOWS ACCESS TO FUNDS OTHERWISE FROZEN UNDER A LETTER OF CREDIT.

DEVELOPER:

SOUTHERN LAND COMPANY

Southern Land Company, LLC
3990 Hillsboro Pike, Suite 400
Nashville, Tennessee 37215
(615) 778-3150 | www.southernland.com

THE FOLLOWING CODES AND ORDANANCES GOVERN THE WESTHAVEN CONCEPT PLANS, PER THE AGREEMENTS WITH THE CITY OF FRANKLIN DATED JULY 16, 2021:

- Zoning Ordinance – 7/1/2018
- Subdivision Regulations – 2/28/2013
- Stormwater BMP Manual – 1/1/2016
- Technical Specifications for Utility Installation – 12/10/2013
- Transportation Street Technical Standards – 4/25/2017
- Municipal Code – Effective dates vary per standard. Standards effective on 9/30/2019 apply.

THOSE CODES AND ORDINANCES WILL REMAIN ENFORCEABLE WITH THE APPROVAL OF REVISION 7.

INDEX OF SHEETS

Sheet	Description
CP-1	COVER SHEET
CP-2	EXISTING CONDITIONS AND SITE DATA
CP-3	CONCEPT PLAN
CP-4	TRANSECT REGULATION PLAN
CP-5	OPEN SPACE PLAN
CP-7	THOROUGHFARE DESIGNATIONS PLAN
CP-9	EAST AREA PLAN
CP-11	CONCEPTUAL EAST UTILITY PLAN
CP-14	CONCEPTUAL ARCHITECTURE

PROJECT OWNERSHIP:

WESTHAVEN PARTNERS, LLC
96 WEST LAND HOLDINGS, LLC
96 WEST LAND HOLDINGS II, LLC
WESTHAVEN JEWELL OWNER, LLC

Individual owners with 5% or greater interest:
The Verallo Foundation | ROKEPA Investment Company, L.P. |
PPMC Limited Partnership | Springlake, G.P.
c/o Southern Land Company, LLC 3990 Hillsboro Pike, Suite 400, Nashville, TN 37215

NOTES:

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

7

NOTE:
SITE LAYOUT CHANGES MADE WITH APPROVED SITE PLANS MAY NOT BE REFLECTED WITHIN THIS SUBMITTAL.

APPLICANT:

LANDSCAPE ARCHITECT:
JOSEPH BENJAMIN CRENSHAW, R.L.A.
SOUTHERN LAND COMPANY
3990 HILLSBORO PIKE
SUITE 400
NASHVILLE, TN 37215
(615) 778-3150

7 DENOTES REV#7 CHANGES

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SOUTHERN LAND COMPANY
Southern Land Company, LLC
3990 Hillsboro Pike, Suite 400 - Nashville, Tennessee 37215
Office (615) 778-3150 - File (615) 778-2815 - www.southernland.com

07/29/2026

WESTHAVEN
PUD SUBDIVISION, DEVELOPMENT PLAN, REVISION 7
FIFTH CIVIL DISTRICT
CITY OF FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

- THE DESIGN AND DRAWINGS CONTAINED WITHIN ARE A DOCUMENT OF SERVICE AND SHALL REMAIN THE PROPERTY OF SOUTHERN LAND COMPANY (SLC). THESE DOCUMENTS ARE PROVIDED FOR AGREED USE AND SHALL NOT BE REPRODUCED, PUBLISHED OR USED IN ANY WAY WITHOUT THE EXPRESSED WRITTEN CONSENT OF SLC.
- SLC MAKES NO REPRESENTATIONS OR WARRANTIES OF ANY KIND, EXPRESSED OR IMPLIED, AS TO THE ACCURACY OF THIS PLAN, AND IT SHALL HAVE NO LIABILITY FOR DIRECT, INDIRECT OR CONSEQUENTIAL DAMAGES ARISING FROM THE CONSTRUCTION IN ACCORDANCE WITH THIS PLAN.
- MODIFICATIONS TO THIS PLAN SHOULD ONLY BE PERFORMED BY A QUALIFIED ARCHITECT, ENGINEER, LANDSCAPE ARCHITECTURE OR CONTRACTOR.

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REVISIONS:

1	06/29/2026:	PRE APP SUBMITTAL
2	07/13/2026:	INITIAL SUBMITTAL
3	07/29/2026:	RE-SUBMITTAL
4		
5		
6		
7		
8		

DATE: 07/29/2026
JOB #:
PROJECT #: COF 9196

COVER SHEET

SHEET NO.
CP-1

Owners:

WESTHAVEN PARTNERS, LLC
96 WEST LAND HOLDINGS, LLC
96 WEST LAND HOLDINGS II, LLC
WESTHAVEN JEWELL OWNER, LLC
3990 HILLSBORO PIKE | SUITE 400 | NASHVILLE, TN 37215
(615) 778-3150

Applicant:

SOUTHERN LAND COMPANY,LLC
3990 HILLSBORO PIKE | SUITE 400 | NASHVILLE, TN 37215
(615) 778-3150
Contact: BEN CRENSHAW

7

Concept Plan (Rev.6)

DEVELOPMENT	C.O.F. Project No.	APPROVE DATE	DISTRICT ACRES	REMAINING DISTRICT ACRES	SINGLE FAMILY DWELLING UNITS	MULTI-FAMILY\ TOWNHOME DWELLING UNITS	CUMULATIVE SECTION DWELLING UNITS	CUMULATIVE DISTRICT DWELLING UNITS	REMAINING DISTRICT DWELLINGS	COMMERCIAL BLDG. SPACE (SF)	CUMULATIVE COMMERCIAL BLDG. SPACE (SF)	REMAINING COMMERCIAL SPACE (SF)	GOVERNMENT INSTITUTIONAL SPACE (SF)	CUMULATIVE GOVERNMENT INSTITUTIONAL SPACE (SF)	LOT NUMBERS OF BUILDABLE UNITS	LOT NUMBERS OF OPEN SPACES
Concept Plan (Rev.5)	6408	10/27/2020	1520.03	1520.03	—	—	—	0	3441	—	—	250,000	0	0	—	—
Section 1		4/18/2002	18.91	1501.12	51	0	51	51	3390	0	0	250,000	0	0	Jan-51	52
Section 2		6/20/2002	16.68	1484.44	61	0	61	112	3329	0	0	250,000	0	0	53-67,69-95,97-115	68 and 96
Section 3 (Rev. 1)		2/20/2003	8.23	1476.21	0	47	47	159	3282	0	0	250,000	0	0	117-163	5000,5001, 164 and 165
Section 4 (Rev. 1)		7/17/2003	17.05	1459.16	43	0	43	202	3239	0	0	250,000	0	0	166-204, 6004-6007	5002
Section 5 (Rev. 1)		3/14/2003	6.54	1452.62	12	15	27	229	3212	0	0	250,000	0	0	205-228, 6001-6003	116
Section 6 (Rev. 1)		4/17/2003	15.21	1437.41	48	0	48	277	3164	0	0	250,000	0	0	363-366, 369-374, 386, 430-431, 433-446, 454-455	5003-5004
Section 7		10/16/2003	17.88	1419.53	48	0	48	325	3116	0	0	250,000	0	0	460-507	—
Section 8		12/20/2003	8.16	1411.37	3	0	3	328	3113	0	0	250,000	0	0	508-510	511
Section 9		1/15/2004	4.65	1406.72	32	0	32	360	3081	0	0	250,000	0	0	367-368, 375-385, 387-392, 6015-6016	—
Section 10		4/15/2004	8.53	1398.19	24	0	24	384	3057	0	0	250,000	0	0	512-535	—
Section 11		4/15/2004	23.33	1374.86	80	10	90	474	2967	0	0	250,000	0	0	296-331, 393-429, 6009-6011, 6017-6021	5006-5008
Section 12		4/15/2004	30.14	1344.72	61	0	61	535	2906	0	0	250,000	0	0	233-240, 246-295, 449-450, 452	5009-5012
Section 13		1/25/2005	16.95	1327.77	61	15	76	611	2830	0	0	250,000	0	0	536-611	5013
Section 14		1/25/2005	16.70	1311.07	50	16	66	677	2764	0	0	250,000	0	0	612-674	5014-5015
Section 15		3/24/2005	14.25	1296.82	0	11	11	688	2753	33,403	33,403	216,597	0	0	4001, 4006-4011	—
*Section 15-Lot 4005	1451	6/28/2007	0.29	—	0	4	4	692	2749	0	33,403	216,597	0	0	4005, 4012-4014	—
*Section 15-Lot 4010	2142	12/10/2010	0.99	—	0	0	0	692	2749	12,051	45,454	204,546	0	0	4010	—
*Section 15-Lots 4001 & 4015	1953	9/16/2009	1.56	—	0	0	0	692	2749	19,033	64,487	185,513	0	0	4001	—
*Section 15- Resub Lot 4011	2156	3/18/2011	0.68	—	0	8	8	700	2741	0	64,487	185,513	0	0	4011, 4025-4031	—
Section 16		5/26/2005	7.80	1289.02	29	0	29	729	2712	0	64,487	185,513	0	0	675-703	—
Section 17 (Rev. 2)	1452	6/28/2007	10.22	1278.80	28	0	28	757	2684	0	64,487	185,513	0	0	704-732	5016, 5037-5038, 5039, 5040
Section 18	1038	1/26/2006	49.69	1229.11	52	0	52	809	2632	0	64,487	185,513	0	0	770-821	5017-5021
Section 19	1047	2/23/2006	7.89	1221.22	23	0	23	832	2609	0	64,487	185,513	0	0	822-844	5022-5023
Section 20	1062	3/23/2006	180.40	1040.82	0	0	0	832	2609	0	64,487	185,513	0	0	848	5024-5025
Section 20-Lot 847	1158	6/5/2007	1.27	1039.55	0	0	0	832	2609	0	64,487	185,513	0	0	847	—
Section 20-Lot 848	1656	4/24/2008	12.60	1026.95	0	0	0	832	2609	28,876	93,363	156,637	0	0	848	—
Section 20-Lot 1158	1656	4/24/2008	1.54	1025.41	0	0	0	832	2609	0	93,363	156,637	0	0	1158	—
Section 20-Lot 1159	1656	4/24/2008	8.65	1016.76	0	0	0	832	2609	0	93,363	156,637	0	0	1159	—
Section 21, Rev. 1	1530	9/27/2007	3.66	1013.10	4	16	20	852	2589	0	93,363	156,637	0	0	1120-1140	5046
Sec. 21, Rev. 1, Lot 1140 Subdivide	1679	5/22/2008	0.00	1013.10	0	17	17	869	2572	0	93,363	156,637	0	0	1141-1157	—
Section 22	1159	6/22/2006	9.14	1003.96	22	0	22	891	2550	0	93,363	156,637	0	0	896-917, 1116-1119	5030-5032
Section 23	1239	9/28/2006	4.61	999.35	15	0	15	906	2535	0	93,363	156,637	0	0	918-932	5032
Section 24	1257	10/26/2006	18.44	980.91	58	0	58	964	2477	0	93,363	156,637	0	0	933-990	5033-5034
**Section 25		10/26/2006	38.71	942.20	0	0	0	964	2477	0	93,363	156,637	0	0	4020-4023	—
*Sec. 25-Lots 4202-4204	1657	5/22/2008	7.13	—	0	0	0	964	2477	48,808	142,171	107,829	0	0	4202-4203	4204
*Sec. 25-Lots 4201 & 4205	1807	11/20/2008	1.42	—	0	0	0	964	2477	16,360	158,531	91,469	0	0	4205	—
*Section 25-Lot 4022	1953	9/16/2009	0.25	—	0	0	0	964	2477	0	158,531	91,469	0	0	—	—
Section 26 Rev 1	2038	4/26/2007	22.46	919.74	70	18	88	1052	2389	0	158,531	91,469	0	0	1276	5041-5043
Section 27 - Rev 1	1704	6/26/2008	53.99	865.75	32	0	32	1084	2357	0	158,531	91,469	0	0	1072-1084,1099-1115,1200,1201	5044
Section 28	2225	6/23/2011	3.02	862.73	23	0	23	1107	2334	0	158,531	91,469	0	0	1158-1180	—
Section 29 - Rev 1	2029	4/14/2010	11.95	850.78	22	0	22	1129	2312	0	158,531	91,469	0	0	1221,1233,1246-1248	5051, 5052
*Section 30	2951	1/23/2014	17.11	833.67	12	0	12	1141	2300	0	158,531	91,469	0	0	1643	5048-5049
Section 31	1871	3/26/2009	13.99	819.68	0	0	0	1141	2300	0	158,531	91,469	117,897	117,897	1269	—
Section 32	2191	4/28/2011	2.29	817.39	0	12	12	1153	2288	0	158,531	91,469	0	117,897	4033	5053
Section 33	5757	1/22/2015	10.83	806.56	33	0	33	1186	2255	0	158,531	91,469	0	117,897	1338	5054
Section 34	2299	11/17/2011	9.12	797.44	27	0	27	1213	2228	0	158,531	91,469	0	117,897	1305-1331	5056, 5057
Section 35	2388	4/26/2012	6.74	790.70	26	12	38	1251	2190	0	158,531	91,469	0	117,897	1339-1376	5058, 5059
Section 15 (Live-Work Units)	2426	5/24/2012	0.34	790.36	0	7	7	1258	2183	2,450	160,981	89,019	0	117,897	4034-4040	4032
Section 15(Lots 4001,4041-4048)	2496	10/25/2012	1.05	789.31	0	19	19	1277	2164	2,450	163,431	86,569	0	117,897	4047,4048	4046
Section 36	2519	9/27/2012	8.94	780.37	48	0	48	1325	2116	0	163,431	86,569	0	117,897	1377-1424	—
Section 37	2541	10/25/2012	4.77	775.60	6	16	22	1347	2094	0	163,431	86,569	0	117,897	1425-1447	5060, 5061
Section 38	2599	12/12/2012	7.16	768.44	33	8	41	1388	2053	0	163,431	86,569	0	117,897	1448-1488	—
*Section 25 Resub of Lot 4200	2725	5/23/2013	0.93	—	0	6	6	1394	2047	10,268	173,699	76,301	0	117,897	4206	—
* Section 27 - Rev 2	2746	06/27/2013	6.13	—	14	0	14	1408	2033	0	173,699	76,301	0	117,897	1085-1098	5045, 5062
*Section 37, Lot 1447 (Condo Bldg.)	2808	8/12/2013	0.60	—	0	12	12	1420	2021	0	173,699	76,301	0	117,897	1447	—
Section 39	2837	9/26/2013	8.00	760.44	42	0	42	1462	1979	0	173,699	76,301	0	117,897	1489-1523	5063, 5064
Section 40	2876	10/24/2013	18.72	741.72	10	29	39	1501	1940	0	173,699	76,301	0	117,897	1524-1548, 1580-1591, 1609-1640	5065, 5066
Section 41	2876	10/24/2013	9.88	731.84	48	0	48	1549	1892	0	173,699	76,301	0	117,897	1608	—
*Section 39, Rev 1, Lots 1489-1490	4585	7/7/2014	1.36	—	0	24	24	1573	1868	0	173,699	76,301	0	117,897	1489, 1490	—
Section 42	4623	8/28/2014	0.69	731.15	0	9	9	1582	1859	0	173,699	76,301	0	117,897	1644-1652	5067-5072
Section 43	4665	11/20/2014	15.28	715.87	57	0	57	1639	1802	0	173,699	76,301	0	117,897	1653-1709	5073-5077
*Section 25-Lot 4021	5965	1/22/2016	0.64	—	0	16	16	1655	1786	2,091	175,790	74,210	0	117,897	4021.00	—
Section 44 Rev. 2	6345	4/3/2017	18.82	697.05	41	16	57	1712	1729	0	175,790	74,210	0	117,897	1743,1749-1760,1779-1787	5078-5083
Section 45	6044	4/8/2016	9.88	687.17	46	0	46	1758	1683	0	175,790	74,210	0	117,897	1790-1835	—
Section 46 Rev. 1	6346	4/3/2017	5.54	681.63	20	8	28	1786	1655	0	175,790	74,210	0	117,897	1778, 1788,1885-1888	—
Section 47	6222	9/22/2016	5.89	675.74	33	0	33	1819	1622	0	175,790	74,210	0	117,897	1836-1868	—
Section 48	6223	9/22/2016	5.15	670.59	16	0	16	1835	1606	0	175,790	74,210	0	117,897	1869-1884	—
Section 49	6481	8/13/2019	10.77	659.82	26	20	46	1881	1560	0	175,790	74,210	0	117,897	1889-1934	5084
Section 50	6480	7/27/2017	11.96	647.86	43	8	51	1932	1509	0	175,790	74,210	0	117,897	1935-1985	5085, 5086, 5087
Section 51	6533	11/2/2017	7.79	640.07	36	8	44	1976	1465	0	175,790	74,210	0	117,897	1986-2029	—
*Section 25 Resub of Lot 4020	6637	5/17/2019	1.58	—	0	20	20	1996	1445	3,112	178,902	71,098	0	117,897	4071	4063
Section 52	6721	1/28/2020	12.54	627.53	50	0	50	2046	1395	0	178,902	71,098	0	117,897	2030-2066	5088
Section 53	6747	8/3/2018	6.89	620.64	33	0	33	2079	1362	0	178,902	71,098	0	117,897	2085-2117	—
Section 54	6748	4/13/2020	36.00	584.64	37	0	37	2116	1325	0	178,902	71,098	0	117,897	2118-2151	5089, 5091-5092
Section 55	6805	5/14/2019	3.04	581.60	16	0	16	2132	1309	0	178,902	71,098	0	117,897	2155-2170	—
Section 56	7378	3/17/2021	3.99	577.61	12	0	12	2144	1297	0	178,902	71,098	0	117,897	2172-2183	5097, 5098
Section 57	7115	7/8/2021	12.69	564.92	34	0	34	2178	1263	0	178,902	71,098	0	117,897	2185-2218	5090, 5093, 5103
Section 58	7284	2/5/2021	17.82	547.10	39	0	39	2217	1224	0	178,902	71,098	0	117,897	2219-2257	5094, 5095, 5098
Section 59	7434	2/8/2021	10.87	536.23	62	0	62	2279	1162	0	178,902	71,098	0	117,897	2258-2319	—
Townsend Boulevard	7435	7/29/2021	4.44	531.79	0	0	0	2279	1162	0	178,902	71,098	0	117,897	—	—
Section 60	7476	8/25/2021	23.71	508.08	47	0	47	2326	1115	0	178,902	71,098	0	117,897	2320-2366	5099-5102
Section 61	7593	9/8/2021	14.81	493.27	62	0	62	2388	1053	0	178,902	71,098	0	117,897	2367-2428	5104
Section 62 (Blakeford)	7644	11/19/2021	24.36	468.91	0	61	61	2449	992	0	178,902	71,098	0	117,897	2429-2489	5105, 5106
Jewell Phase 1 (Rev. 1)	8103	5/4/2023	39.93	428.98	15	36	51	2500	941	0	178,902	71,098	0	117,897	2499-2552	5109-5114
Jewell Phase 2	8712	10/6/2023	21.96	407.02	64	0	64	2564	877	0	178,902	71,098	0	117,897	2553-2616	5133, 5144, 5145
Section 63	7971	4/21/2025	56.40	350.62	64	0	64	2628	813	0	178,902	71,098	0	117,897	2640-2702, 2913	5118-5120
Golf Course Maintenance (Void)	8038	4/5/2023	2.17	348.45	0	0	0	2628	813	0	178,902	71,098	0	117,897	—	—
Jewell Roadway Extension	8247	11/29/2023	1.36	347.09	0	0	0	2628	813	0	178,902	71,098	0	117,897	—	5126, 5127
Section 62 (Blakeford) Amenity Cente	8242	11/17/2023	0.26	346.83	0	0	0	2628	813	1584	180,486	69,514	0	117,897	5108	—
Section 64	8241	1/17/2024	6.41	340.42	21	0	21	2649	792	0	180,486	69,514	0	117,897	2703-2723	5122
Section 65	8268	7/5/2024	11.90	328.52	39	0	39	2688	753	0	180,486	69,514	0	117,897	2724-2762	5123, 5124
Section 66	8363	6/6/2024	19.56	308.96	27	0	27	2715	726	0	180,486	69,514	0	117,897	2763-2788	5125
Jewell IL Site Plan	8362	3/21/2024	11.48	297.48	0	208	208	2923	518	0	180,486	69,514	0	117,897	2789-2790	5128-5132
Southwest Mass Grading	8460	7/18/2024	64.80	232.68	0	0	0	2923	518	0	180,486	69,514	0	117,897	—	—
Section Jewell Effluent Waterline	8489	7/5/2024	1.54	231.14	0	0	0	2923	518	0	180,486	69,514	0	117,897	—	—
Jewell Section 4	8767	6/20/2025	7.42	223.72	32	0	32	2955	486	0	180,486	69,514	0	117,897	2791-2822	5134-5135
Golf Course Maintenance	8634	3/6/2025	6.73	216.99	0	0	0	2955	486	0	180,486	69,514	0	117,897	1158 & 5024	—
Section 67	8697	5/19/2025	28.59	188.40	72	0	72	3027	414	16350	196,836	53,164	0	117,897	2829-2900	5137-5139
Section 68	8883	1/23/2026	14.88	173.52	12	0	12	3039	402	0	196,836	53,164	0	117,897	2901-2912	5140-5141
Section 69	8912	10/8/2025	24.19	149.33	42	0	42	3081	360	0	196,836	53,164	0	117,897	2914-2955	5424-5143
Section 70	9047	4/6/2026	10.53	138.80	23	0	23	3104	337	0	196,836	53,164	0	117,897	2956-2978	5125, 5146
Section 71	9106	TBD	3.76	135.04	9	0	9	3113	328	0	196,836	53,164	0	117,897	2979-2987	5125
20 (Rev 2. Golf Course Driving Range	9142	TBD	4.45	—	0	0	0	3113	328	0	196,836	53,164	0	117,897	—	—



General Notes

1. Property can be referenced as tax maps:

Owner	Map	Parcel#
Westhaven Jewell Owner, LLC 3990 Hillsboro Pike, Suite 400 Nashville, TN 37215	64	28&28.01&28.02
Middle Tennessee Electric Membership Corporation PO Box 681709 Franklin, TN 37268	77	1.05
Westhaven Partners, LLC & 96-West Land Holdings, LLC 3990 Hillsboro Pike, Suite 400 Nashville, TN 37215	64 64O 77 77B	23.00,23.01,23.02,25.02 A-G 1.00,1.01,1.02,1.03,1.04 A-G

2. The site boundaries shown are based on the Alta Land Survey prepared by John M. Duffer, Gresham, Smith & Partners, 1400 Nashville City Center, 511 Union Street, Nashville, TN. 37219. (615) 770-8150, and E. Roberts Alley and Associates, Inc. 300 10th Avenue South, Nashville, TN. 37203. A boundary abstract prepared by Tim Buchanan, 130 West Harbor, Hendersonville, TN. 37075, (615) 822-7445. Site boundary information for additional 7.27 acre parcel prepared by Arrowhead Survey, 4151 Old Hillsboro Road, Franklin, TN 37064, 615-599-7347.

3. All wetland and blueline stream information provided by:
   a. Development & Environmental Planning Associates, Inc. (DEPA) 484 Hwy 70 E. Crossville, TN 38555
   b. Lord and Winter 8161 Hwy 100 Suite #209 Nashville, TN 37221
   c. All aquatic resources depicted in revision 6, except those in the affected Jewell area, are those that were delineated for Revision 5. Aquatic resources depicted in Jewell are per HD dated 01/13/2020.

4. The topo and existing conditions provided by Gresham Smith and Partners, 1400 Nashville City Center, 511 Union St., Nashville, TN. 37219, (615) 770-8100

5. Part of the site is located within the 100-year floodplain and is found on FIRM map:
   #47187C0180G (12/22/206)
   #47187C0190F (9/29/2006)
   #47187C0195F (9/29/2006)

7

6. A benchmark is located on a highway monument on the southwest corner common open space lot within the Founders Pointe Development along New Highway 96 West with an elevation of 686.32.

7. AQUATIC RESOURCES
BUFFERS DEPICTED IN THIS PLAN REFLECT THE CURRENT HYDROLOGIC DETERMINATIONS ACCEPTECT BY THE CITY OF FRANKLIN.

LEGEND

AREAS OF COMPLETED SECTIONS
AREAS OF APPROVED SECTIONS
100 YEAR FLOOD PLAIN
RIPARIAN BUFFER PER TDEC/COF STANDARDS

7 DENOTES REV#7 CHANGE

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BENJAMIN CRENSHAW REGISTERED LANDSCAPE ARCHITECT STATE OF TENNESSEE 07/29/2026

WESTHAVEN
PUD SUBDIVISION, DEVELOPMENT PLAN, REVISION 7
FIFTH CIVIL DISTRICT
CITY OF FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

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DATE: 07/29/2026
JOB #:
PROJECT #: COF 9196

EXISTING CONDITIONS & SITE DATA

SHEET NO.
CP-2

A. TOTAL SITE ACREAGE 1,520.03 ACRES

B. PREVIOUS APPROVALS

	2001 APPROVAL	2003 APPROVAL REV 1	2007 APPROVAL REV 2	2017 APPROVAL REV 3	2020 APPROVAL REV 5
PLANNED RESIDENTIAL (PR) DEVELOPMENT					
TOTAL ACREAGE	±1,305.39 ACRES	±1,359.00 ACRES	±1,354.17 ACRES	±1,354.17 ACRES	±1520.03 ACRES
PROPOSED NUMBER OF DWELLING UNITS*	1,565 UNITS	1,976 UNITS*	1,976 UNITS*	1,976 UNITS*	3441 UNITS*
GROSS DENSITY	1.20 UNITS/ACRE	1.46 UNITS/ACRE	1.46 UNITS/ACRE	1.46 UNITS/ACRE	2.26 UNITS/ACRE

*DOES NOT INCLUDE ALLOWABLE ACCESSORY APARTMENTS ("GRANNY FLATS").

	2001 APPROVAL	2003 APPROVAL REV 1	2007 APPROVAL REV 2	2017 APPROVAL REV 3
PLANNED COMMERCIAL (PC) DEVELOPMENT				
TOTAL ACREAGE	±230.84 ACRES	±177.23 ACRES	±183.01 ACRES	±183.01 ACRES
PROPOSED NUMBER DWELLING UNITS	435 UNITS	774 UNITS**	774 UNITS**	774 UNITS**
GROSS DENSITY	1.88 UNITS/ACRE	2.96 UNITS/ACRE	2.87 UNITS/ACRE	2.87 UNITS/ACRE

**INCLUDES UP TO FIVE HUNDRED (500) TOTAL PERMITTED CONDOMINIUM UNITS, APARTMENT UNITS, AND LIVE/WORK UNITS AND UP TO TWO HUNDRED AND FIFTY (250) TOTAL PERMITTED SENIORS HOUSING UNITS INCLUDING INDEPENDENT LIVING AND ELDERLY HOUSING UNITS.

TOTAL PROPOSED COMMERCIAL SPACE	500,000 SQUARE FEET	500,000 SQUARE FEET	500,000 SQUARE FEET	500,000 SQUARE FEET	250,000 SQUARE FEET
OPEN SPACE ACREAGE	2001 APPROVAL ±813.44 ACRES	2003 APPROVAL REV 1 ±706.50 ACRES	2007 APPROVAL REV 2 ±787.39 ACRES	2017 APPROVAL REV 3 ±769.12 ACRES	2020 APPROVAL REV 5 ±770.04 ACRES

C. CURRENT CONCEPT PLAN - REV 6

TOTAL ACREAGE (SD-X DISTRICT)	1520.03
TOTAL NUMBER DWELLING UNITS	3441 UNITS**
GROSS RESIDENTIAL DENSITY	2.26 UNITS/ACRE
PROPOSED COMMERCIAL SPACE	250,000 SQUARE FEET
OPEN SPACE ACREAGE	±771.37 ACRES

**INCLUDES UP TO FIVE HUNDRED (500) TOTAL PERMITTED CONDOMINIUM UNITS, APARTMENT UNITS, AND LIVE/WORK UNITS AND UP TO TWO HUNDRED AND FIFTY (250) TOTAL PERMITTED SENIORS HOUSING UNITS INCLUDING INDEPENDENT LIVING AND ELDERLY HOUSING UNITS. ANY AGE-TARGETED OR AGE-RESTRICTED ATTACHED OR DETACHED UNITS WILL NOT APPLY TO THE 250 MAXIMUM PERMITTED SENIOR HOUSING UNITS.

Proposed Product Type Comparison

	Revision 5	Revision 6
Single-Family/Townhome/Duplex-Completed	2116	2580
Single-Family/Duplex-To Go	842*	429*
Townhome-To Go	141*	100*
Senior Housing (State Registered Beds)	0*	0*
Apartment/Condominium/Multifamily - To Go	312*	312*
Live/Work - To Go	30*	20*
Total	3441	3441

*Note: 20 Total Live/Work Units to date Existing or Approved
*Note: Actual product types may vary by 20% of listed totals without Planning Commission Approval.

Westhaven PUD Additional Lot Comparison Chart

	Concept Plan Rev 5	Concept Plan Rev 6
Residential Entitlements		
Westhaven West of Mack Hatcher (Original PUD)	3025	3025
Jewell Property (Original PUD)	400	400
J & J Farms (7.27 Acres Added to PUD)	16*	16*
Total	3441	3441
Commercial Entitlements		
Westhaven West of Mack Hatcher	250000	250000
Jewell Property**	0	0
J & J Farms (7.27 Acres)**	0	0
Total	250000	250000

*Approximate Total Based on Total Density of PUD Applied to 7.27 Acres
Proposed Lot Configuration Crosses Original PUD Boundary.
**Residental Private Amenities Are Allowed in the Area East of Mack Hatcher.

6

General Notes

1. Refer to the traffic study being completed by KCI Technologies Inc. consultants (submitted concurrently) for the total daily trips generated by the proposed development.
2. Street servicing this project shall be public.
3. The applicant will dedicate the necessary utility easements for the installation of public utilities.
4. The nearest police station is located at 900 Columbia Avenue, which is approximately 3.0 miles from the development.
5. The nearest city fire station is located within Westhaven at the corner of Front Street and Tilby Street.
6. The nearest park and recreational facilites are located approximately 1.3 miles southeast of the development on Boyd Mill Avenue at Jim Warren Park. The Williamson County Soccer Association game fields are located adjacent to Twin Oaks Drive. Cheek Park and the Williamson County Recreation Center are approximately 4 miles from the development.
7. Refuse collection and disposal shall be provided by the City of Franklin.
8. Stormwater detention facilities will be constructed to minimize impacts of increased runoff on downstream properties. The existing and proposed lakes will be used for the majority of all detention/ retention requirements.
9. The applicant will cooperate with the City of Franklin Sewer and Water Department and HB & TS Utility District to provide adequate utility infrastructure to this development.
10. Lighting will be provided to ensure safe movement of pedestrians/vehicles and for security purposes. Street lighting shall be designed by a registered Professional Engineer. Directional lighting will be designed so as to minimize glare and reflection on adjacent properties.
11. Proposed lighting shall include:
 *Intermittent street lighting of streets.
 *Lighting of identification signage located at development and neighborhood entrances.
 *Lake aeration fountain lights.
 *Central Village Greens and courtyard lighting.
12. Signs will meet the requirements of City of Franklin Zoning Ordinance, Chapter 8.7 Signs. Sign controls will be established, for the development, to safely facilitate pedestrian and vehicular movement in an attractive and efficient manner. Signage will be compatible with the surroundings, will be appropriate to residential scale and express the identity of the development.
13. Majority of the vegetation and hedgerows shall be preserved to maintain a natural vegetated buffer between adjacent land and proposed uses. The applicant will endeavor to preserve existing suitable trees along the edges and the interior of the site. Existing trees to be saved will be flagged prior to the commencement of construction.
14. Preservation of trees over 8" shall be accomplished by constructing temporary tree protection fencing to prohibit construction traffic and material storage within the tree dripline, thereby protecting the tree root system.
15. The site is located on the south side of New Highway 96 West and is bisected by the Proposed Mack Hatcher Parkway. New Highway 96 West is a Major Arterial and Mack Hatcher is an Expressway. This location allows dispersal of traffic to the east and west via New Highway 96 West and north and south via Mack Hatcher.
16. All property east of Mack Hatcher Parkway shall be served by the City of Franklin Water System.
17. There shall be no mowing, clearing, grading, construction, storage, or disturbance of vegetation in riparian buffers except as permitted by the City Engineer, or designee.
18. Areas noted as pond and wetland areas shall be assessed and permitted/mitigated for before site plan approval.
19. For all future Site Plan submittals, the Franklin Fire Department will require review of access into, around, and leaving the property to ensure that emergency vehicles are able to negotiate turning movements without causing damage to parked vehicles, landscaping, fixtures, buildings, etc. This review will be conducted based on an owner/developer provided Autoturn illustration(s) using the "Tower 2" template at all requested intersections and roadway/alley radii which shows the full vehicle swept path showing unobstructed travel. Any areas based on this review that are not deemed feasible may require revisions during the Site Plan submittal prior to final approval.

NOTES:

1. AREAS SHOWN WITHIN CLOUDS GRAPHICALLY INDICATE REVISIONS TO CONCEPT PLAN WHEN COMPARED TO 2020 REVISION 5 APPROVED PLANS.
2. THE HILLSIDE/HILLCREST OVERLAY (HHO) IS SHOWN ON THIS PLAN FOR COMPARISON AND INFORMATIONAL PURPOSES ONLY. THE PREVIOUS REVISION TO THE WESTHAVEN CONCEPT PLAN IS AN UPDATE TO PREVIOUSLY APPROVED DEVELOPMENT LIMITS WHICH PREDATE THE HHO AND ENCROACH THE INTO HHO BOUNDARY. BASED ON THOSE PREVIOUS APPROVALS AND AGREEMENTS WITH THE CITY OF FRANKLIN, FUTURE DEVELOPMENT MAY ENCROACH THE HHO BOUNDARY; HOWEVER, MUST REMAIN WITHIN THE LINE SHOWN AS DEVELOPMENT LIMITS OF THOSE PREVIOUSLY APPROVED PLANS.

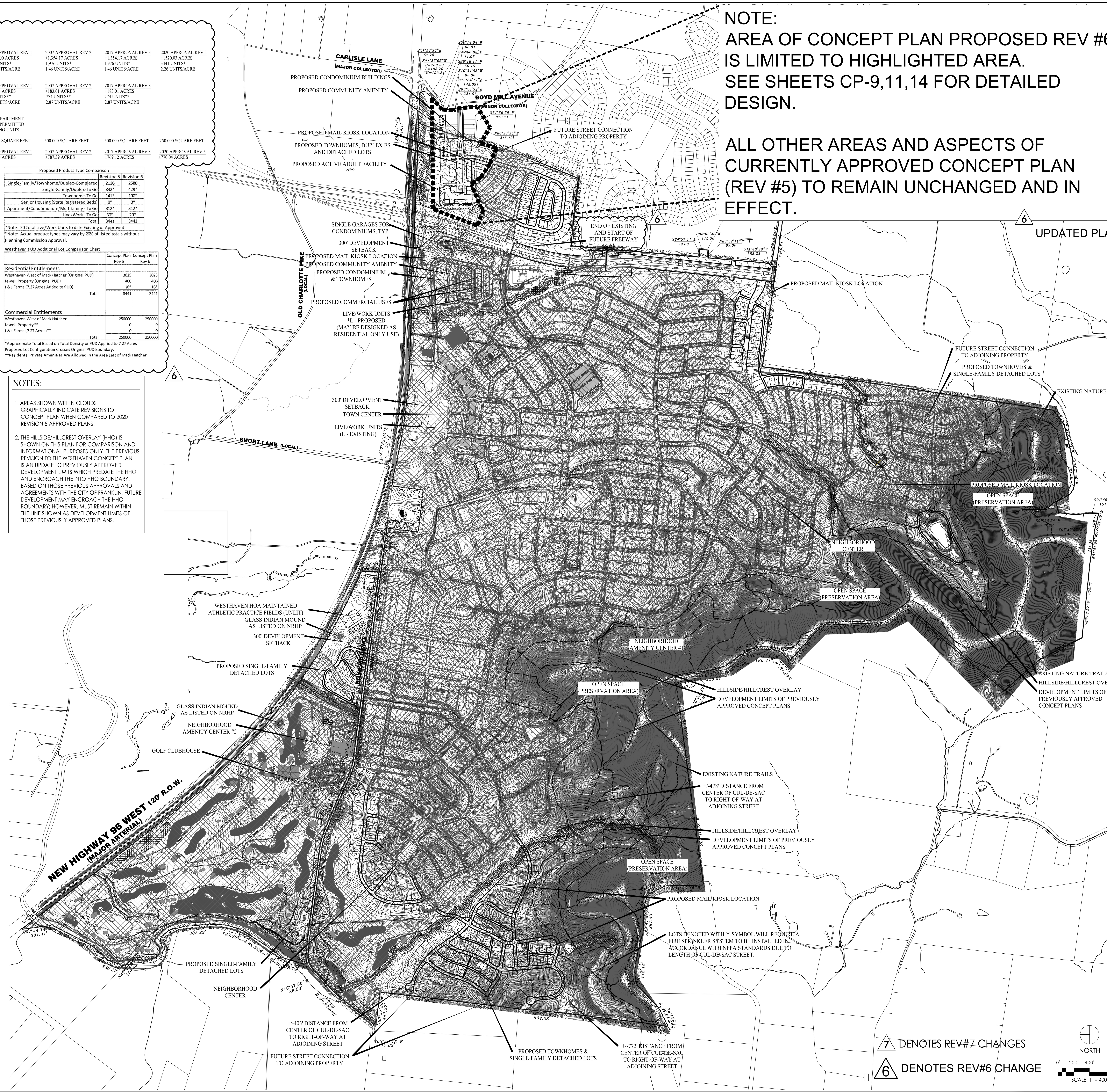
LEGEND

AREAS OF COMPLETED/PLATTED SECTIONS	(crosshatch)
AREAS OF APPROVED SECTIONS	(dark fill)
RIPARIAN BUFFER PER TDEC/COF STANDARDS	(diagonal hatch)

NOTE:
AREA OF CONCEPT PLAN PROPOSED REV #6 IS LIMITED TO HIGHLIGHTED AREA.
SEE SHEETS CP-9,11,14 FOR DETAILED DESIGN.

ALL OTHER AREAS AND ASPECTS OF CURRENTLY APPROVED CONCEPT PLAN (REV #5) TO REMAIN UNCHANGED AND IN EFFECT.

6 UPDATED PLAN



7 DENOTES REV#7 CHANGES

6 DENOTES REV#6 CHANGE

SOUTHERN LAND COMPANY

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BENJAMIN GRESHAM REGISTERED LANDSCAPE ARCHITECT TENNESSEE 07/29/2026

WESTHAVEN

PUD SUBDIVISION, DEVELOPMENT PLAN, REVISION 7
FIFTH CIVIL DISTRICT
CITY OF FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

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PROJECT #: COF 9196

CONCEPT PLAN

SHEET NO.
CP-3

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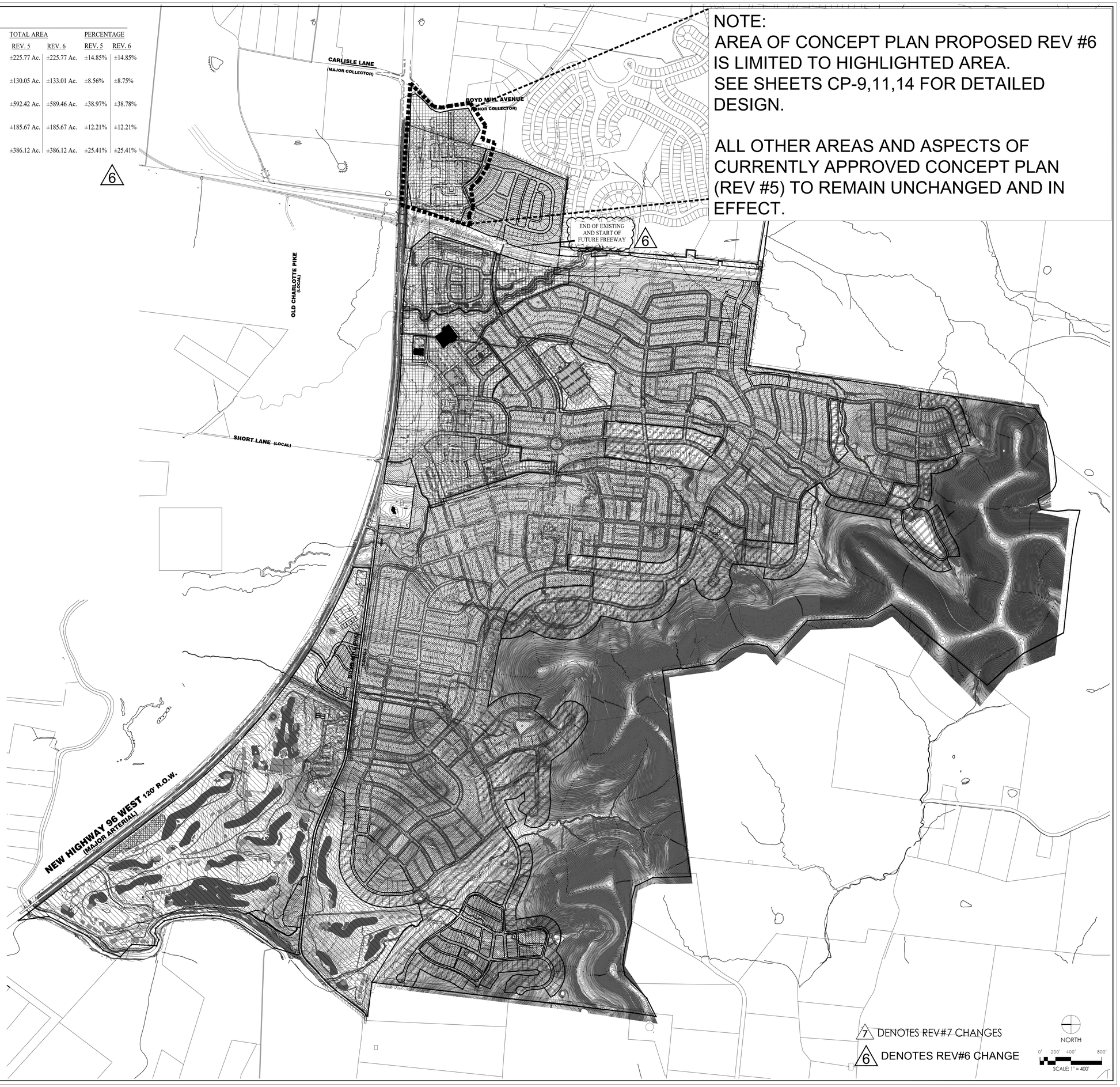
PROPOSED LOCAL ZONES

KEY	LOCAL DEVELOPMENT ZONE	ZONING CATEGORY	TOTAL AREA REV. 5	TOTAL AREA REV. 6	PERCENTAGE REV. 5	PERCENTAGE REV. 6
	SPECIAL DISTRICT D	PD	±225.77 Ac.	±225.77 Ac.	±14.85%	±14.85%
	URBAN CENTER T-5	PD	±130.05 Ac.	±133.01 Ac.	±8.56%	±8.75%
	GENERAL URBAN T-4	PD	±592.42 Ac.	±589.46 Ac.	±38.97%	±38.78%
	SUB-URBAN T-3	PD	±185.67 Ac.	±185.67 Ac.	±12.21%	±12.21%
	RURAL PRESERVE T-1		±386.12 Ac.	±386.12 Ac.	±25.41%	±25.41%
	BUILDING					
	PROPERTY LINE					

6

NOTE:
AREA OF CONCEPT PLAN PROPOSED REV #6 IS LIMITED TO HIGHLIGHTED AREA.
SEE SHEETS CP-9,11,14 FOR DETAILED DESIGN.

ALL OTHER AREAS AND ASPECTS OF CURRENTLY APPROVED CONCEPT PLAN (REV #5) TO REMAIN UNCHANGED AND IN EFFECT.



7 DENOTES REV#7 CHANGES

6 DENOTES REV#6 CHANGE

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07/29/2026

WESTHAVEN

PUD SUBDIVISION, DEVELOPMENT PLAN, REVISION 7

FIFTH CIVIL DISTRICT
CITY OF FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

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TRANSECT REGULATION PLAN

SHEET NO.
CP-4

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OPEN SPACE: REVISION 5

FORMAL: ±32.69 ACRES 4.25%
(formally landscaped and regularly maintained)

INFORMAL: ±723.33 ACRES 93.93%
(>1 acre, informally landscaped and minimal or no maintenance)

GENERAL: ±14.02 ACRES 1.82%
(<1 acre, informally landscaped and minimal or no maintenance)

TOTAL OPEN SPACE: ±770.04 ACRES

OPEN SPACE: REVISION 6

FORMAL: ±33.5 ACRES 4.34%
(formally landscaped and regularly maintained)

INFORMAL: ±723.85 ACRES 93.84%
(>1 acre, informally landscaped and minimal or no maintenance)

GENERAL: ±14.02 ACRES 1.82%
(<1 acre, informally landscaped and minimal or no maintenance)

TOTAL OPEN SPACE: ±771.37 ACRES

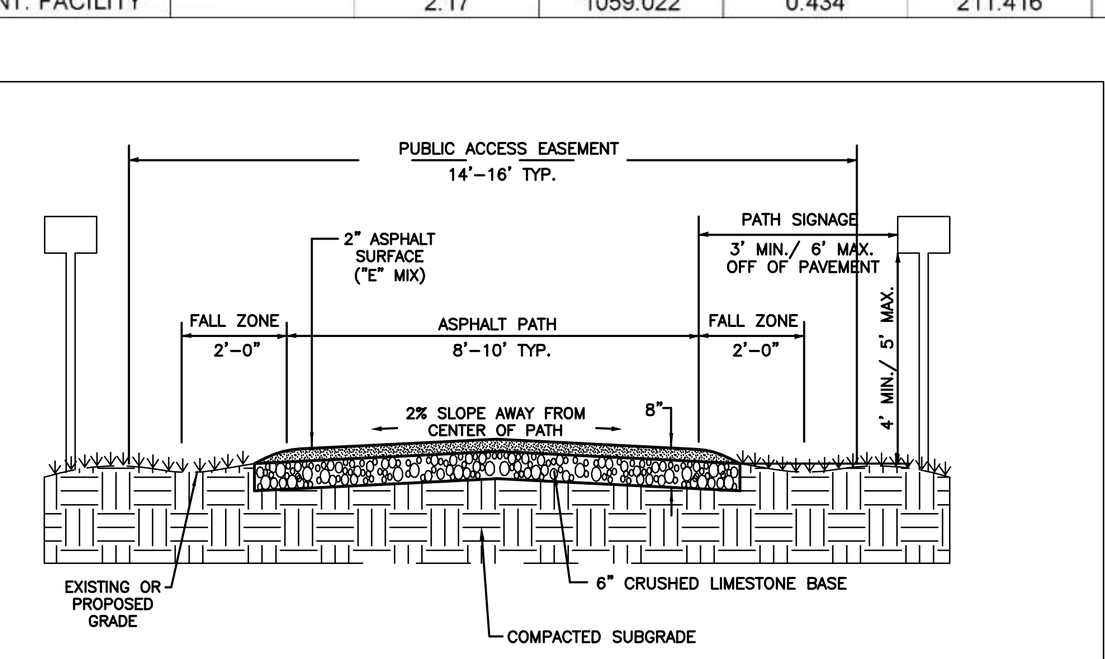
6

LEGEND

- FORMAL OPEN SPACE
- INFORMAL OPEN SPACE
- GENERAL OPEN SPACE
- RIPARIAN BUFFER PER TDEC/COF STANDARDS
- BICYCLE /PEDESTRIAN PATH *
- PEDESTRIAN CORRIDORS
- NATURE TRAILS
- NATURE TRAIL HEADS
- TRAIL STOPS/OVERLOOKS

WESTHAVEN OPEN SPACE DATA
"WESTHAVEN" MINIMUM COMMON OPEN SPACE: 270.666 ACRES
(10% INFORMAL, 5% FORMAL, 5% OTHER)

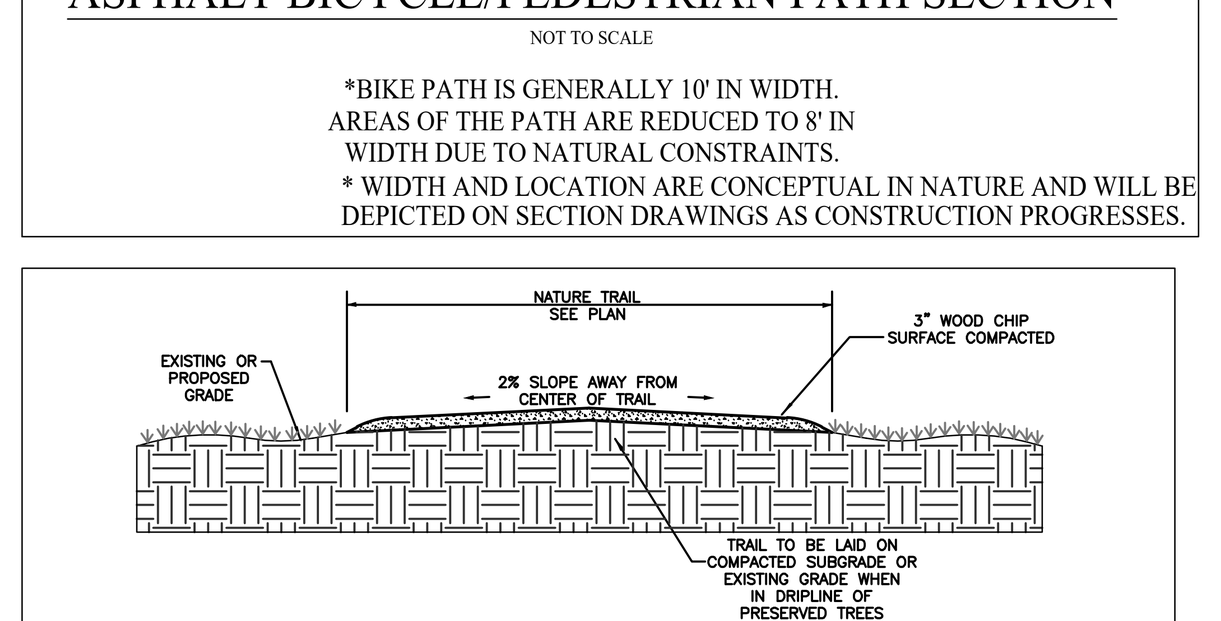
DEVELOPMENT	APPROVAL DATE	ACRES PER SECTION	ACRES CUMULATIVE	MIN. REQUIRED OPEN SPACE PER SECTION @ (20%)	MIN. REQUIRED OPEN SPACE CUMULATIVE @ (20%)	PROPOSED OPEN SPACE PER SECTION	PROPOSED OPEN SPACE CUMULATIVE	OPEN SPACE PERCENTAGE CUMULATIVE	REMAINING OPEN SPACE ACRES	MIN. REQUIRED OPEN SPACE ACRES FORMAL 5%	PROPOSED OPEN SPACE ACRES FORMAL	MIN. REQUIRED OPEN SPACE ACRES INFORMAL 10%	PROPOSED OPEN SPACE ACRES INFORMAL
HBTS Site Reduction	10/1/2015	-5.020	-5.020										
CONCEPT PLAN (Rev.2)	5/8/2007		1,348.310		269.662				269.662	13.483		26.966	
SECTION 1	4/18/2002	18.914	18.914	3.783	3.783	1.210	1.210	0.449%	268.452	0.946	1.210	1.891	0.000
SECTION 2	6/20/2002	16.679	35.593	3.336	7.119	0.815	2.025	0.751%	267.637	0.834	0.486	1.668	0.329
SEC.3 (REV.1)	2/20/2003	8.225	43.818	1.645	8.764	2.733	4.758	1.764%	264.904	0.411	1.787	0.823	0.946
SEC.4 (REV.1)	7/17/2003	17.047	60.865	3.409	12.173	0.024	4.782	1.773%	264.880	0.852	0.000	1.705	0.000
SEC. 5 (REV. 1)	3/14/2003	6.535	67.400	1.307	13.480	2.350	7.132	2.645%	262.530	0.327	2.350	0.654	0.000
SEC.6 (REV.1)	4/17/2003	15.211	82.611	3.042	16.522	0.708	7.840	2.907%	261.822	0.761	0.000	1.521	0.638
SECTION 7	10/16/2003	17.883	100.494	3.577	20.099	0.000	7.840	2.907%	261.822	0.894	0.000	1.788	0.000
SECTION 8	11/20/2003	8.163	108.657	1.633	21.731	6.654	14.494	5.37%	255.168	0.408	6.654	0.816	0.000
SECTION 9	1/15/2004	4.651	113.308	0.930	22.662	0.000	14.494	5.37%	255.168	0.233	0.000	0.465	0.000
SECTION 10	4/15/2004	8.532	121.840	1.706	24.368	0.000	14.494	5.37%	255.168	0.427	0.000	0.853	0.000
SECTION 11	4/15/2004	23.329	145.169	4.666	29.034	1.179	15.673	5.81%	253.989	1.166	1.179	2.333	0.000
SECTION 12	4/15/2004	30.141	175.310	6.028	35.062	11.450	27.123	10.06%	242.539	1.507	0.000	3.014	8.751
SECTION 13	11/18/2004	16.952	192.262	3.390	38.452	11.450	38.573	14.30%	231.089	0.848	0.805	1.695	0.000
SECTION 14	11/18/2004	16.702	208.964	3.340	41.793	4.919	43.492	16.13%	226.170	0.835	0.991	1.670	3.928
SECTION 15	3/24/2005	14.247	223.211	2.849	44.642	0.000	43.492	16.13%	226.170	0.712	0.000	1.425	0.000
SECTION 16	6/26/2005	7.804	231.015	1.561	46.203	0.000	43.492	16.13%	226.170	0.390	0.000	0.780	0.000
SEC 17 (REV2)	6/28/2007	10.225	241.240	2.045	48.248	2.008	45.500	16.87%	224.162	0.511	0.000	1.023	1.372
SECTION 18	1/26/2006	49.684	290.924	9.937	58.185	27.780	73.280	27.17%	196.382	2.484	0.000	4.968	27.780
SECTION 19	2/23/2006	7.888	298.812	1.578	59.762	1.932	75.212	27.89%	194.450	0.394	0.000	0.789	1.932
SEC. 20-LOTS 5024-5025	3/23/2006	180.400	479.212	36.080	95.842	180.400	255.612	94.79%	14.050	9.020	0.000	18.040	180.400
SEC. 20 LOT 848 (added mixed grille 07-13-10)	4/24/2008	12.600	491.812	2.520	98.362	0.900	256.512	95.12%	13.150	0.630	**0.340**	1.260	0.900
SEC 21 - LOT 1140 RESUB.(REV 1)	5/22/2008	3.664	495.476	0.733	99.095	0.045	256.557	95.14%	13.105	0.183	0.000	0.366	0.000
SECTION 22	6/22/2006	9.140	504.616	1.828	100.923	1.094	257.651	95.55%	12.011	0.457	0.000	0.914	1.094
SECTION 23	9/28/2006	4.607	509.223	0.921	101.845	0.573	258.224	95.76%	11.438	0.230	0.573	0.461	0.000
SECTION 24	10/26/2006	18.437	527.660	3.687	105.532	3.533	261.757	97.07%	7.905	0.922	0.620	1.844	2.913
SECTION 25	10/26/2006	36.680	564.340	7.336	112.868	0.000	261.757	97.07%	7.905	1.834	0.000	3.668	0.000
SEC 25-Lot 4204	5/22/2008	1.711	---	---	---	1.711	263.468	97.70%	6.194	---	0.000	---	1.711
SEC 26 (REV 1)	5/19/2010	22.460	586.800	4.492	117.360	3.387	266.855	98.96%	2.807	1.123	0.000	2.246	3.322
SEC 27 (REV 1)	6/26/2008	53.989	640.789	10.798	128.158	35.566	302.421	112.15%	-32.759	2.699	0.000	5.399	35.150
SECTION 28	6/23/2011	3.960	644.749	0.792	128.950	7.404	309.825	114.89%	-40.163	0.198	0.000	0.396	0.000
SEC 29 (REV 1)	4/14/2010	11.948	656.697	2.390	131.339	0.784	310.609	115.18%	-40.947	0.597	0.784	1.195	0.000
SECTION 30	9/25/2008	17.475	674.172	3.495	134.834	11.656	322.265	119.51%	-52.603	0.874	0.000	1.748	11.547
SECTION 32	4/28/2011	2.29	676.462	0.458	135.292	0.000	322.265	119.51%	-52.603	0.1145	0.000	0.229	0.000
SECTION 33	8/25/2011	0	676.462	0	135.292	0	322.265	119.51%	-52.603	0	0.000	0	0
SECTION 33 (REV 1)	12/15/2014	0		0						0		0	
SECTION 34	11/17/2011	7.8	684.262	1.56	136.852	1.07	323.335	119.90%	-53.673	0.39	0.000	0.78	1.07
SECTION 35	4/26/2012	6.65	690.912	1.33	138.182	0.16	323.495	119.96%	-53.833	0.3325	0.000	0.665	0.16
SEC 15 - LOT 4032 (RESUBD)	5/24/2012	0	690.912	0	138.182	0.02	323.515	119.97%	-53.853	0	0.000	0	0.02
SEC 15 - LOTS 4001 + 4041-4048	10/25/2012	0	690.912	0	138.182	0.04	323.555	119.99%	-53.893	0	0.040	0	0
SECTION 36	9/27/2012	8.94	699.852	1.788	139.970	0	323.555	119.99%	-53.893	0.447	0	0.894	0
SECTION 37	10/25/2012	4.77	704.622	0.954	140.924	0.33	323.885	120.11%	-54.223	0.2385	0	0.477	0
SECTION 38	12/12/2012	7.16	711.782	1.432	142.356	0	323.885	120.11%	-54.223	0.358	0	0.716	0
SECTION 27 Rev. 2	6/27/2013	0	711.782	0	142.356	0.731	324.616	120.38%	-54.954	0	0	0	0
SECTION 37 Lot 1447	8/12/2013	0.6	712.382	0	142.356	0	324.616	120.38%	-54.954	0.03	0	0.06	0
SECTION 39	9/26/2013	8.00	720.382	1.6	143.956	0.49	325.106	120.56%	-55.444	0.4	0	0.8	0
SECTION 40	10/24/2013	18.72	739.102	3.744	147.700	7.75	332.856	123.43%	-63.194	0.936	0.51	1.872	7.24
SECTION 41	10/24/2013	9.88	748.982	1.976	149.676	0	325.106	120.56%	-55.444	0.494	0	0.988	0
SEC 39 - LOTS 1489-1490	7/7/2014	1.36	750.342	0.272	149.948	0	325.106	120.56%	-55.444	0.068	0	0.136	0
SECTION 42	8/24/2014	0.07	750.412	0.01392	149.690	0.398	325.504	120.71%	-55.842	0.00348	0	0.00696	0.398
SECTION 43	11/20/2014	15.28	765.692	3.056	152.746	2.85	328.354	121.77%	-58.692	0.764	0	1.528	0
SECTION 33	1/22/2015	10.83	776.522	2.17	154.916	0.51	328.864	121.95%	-59.202	0.5415	0	1.083	0.51
~~SECTION 44~~		~~0.00~~	~~776.522~~	~~0~~	~~154.916~~	~~0~~	~~328.864~~	~~121.95%~~	~~-59.202~~	~~0~~	~~0~~	~~0~~	~~0~~
SECTION 25, LOT 4021	1/22/2016	0.64	777.162	0.128	155.044	0	328.864	121.95%	-59.202	0.032	0	0.064	0
SECTION 20, LOTS 838, 1158, & 5024		4.78	781.942	0.956	156.000	4.42	333.284	123.59%	-63.622	0.239	2.06	0.478	2.36
SECTION 44 Rev 1	7/28/2016	18.61	800.552	3.722	159.722	5.69	338.974	125.70%	-69.312	0.9305	0.83	1.861	4.86
SECTION 45	4/8/2016	9.95	810.502	1.99	161.712	0	338.974	125.70%	-63.622	0.4975	0	0.995	0
SECTION 46	7/28/2016	5.68	816.182	1.136	162.848	0	338.974	125.70%	-63.622	0.284	0	0.568	0
SECTION 47	9/22/2016	5.89	822.072	1.178	164.026	0	338.974	125.70%	-63.622	0.2945	0	0.589	0
SECTION 48	9/22/2016	5.15	827.222	1.03	165.056	0	338.974	125.70%	-63.622	0.2575	0	0.515	0
SECTION 49	8/3/2018	10.77	837.992	2.154	167.210	2.15	341.124	126.50%	-65.772	0.5385	0	1.077	2.15
SECTION 50	1/17/2018	11.96	849.952	2.392	169.602	0.28	341.404	126.60%	-66.052	0.598	0	1.196	0.28
SECTION 51	11/2/2017	7.79	857.742	1.558	171.160	0	341.404	126.60%	-66.052	0.3895	0	0.779	0
SECTION 52	2/8/2019	13.06	870.802	2.612	173.772	0	341.404	126.60%	-66.052	0.653	0.93	1.306	0
SECTION 53	8/3/2018	6.89	877.692	1.378	175.150	0	341.404	126.60%	-66.052	0.3445	0	0.689	0
SECTION 54	11/8/2018	8.71	886.402	1.742	176.892	0	341.404	126.60%	-66.052	0.4355	0	0.871	0
SECTION 55	5/14/2019	3.04	889.442	0.608	177.500	0	341.404	126.60%	-66.052	0.152	0	0.304	0
SECTION 56	3/17/2021	3.99	893.432	0.798	178.298	0	341.404	126.60%	-66.052	0.1995	0	0.399	0
SECTION 57	7/8/2021	8.84	902.272	1.768	180.066	0	341.404	126.60%	-66.052	0.442	0	0.884	0.47
SECTION 58	2/5/2021	12.70	914.972	2.54	182.606	5.9	347.304	128.79%	-71.952	0.635	0	1.27	5.9
SECTION 59	2/8/2021	10.86	925.832	2.172	184.778	0	347.304	128.79%	-71.952	0.543	0	1.086	0
SECTION 60	8/25/2021	14.69	940.522	2.938	187.716	13.06	360.364	133.64%	-85.012	0.7345	0	1.469	13.06
SECTION 61	9/8/2021	14.81	955.332	2.962	190.678	0.4	360.764	133.78%	-85.412	0.7405	0	1.481	0.4
SECTION 62	11/19/2021	21.73	977.062	4.346	195.024	11.91	372.674	138.20%	-97.322	1.0865	0.26	2.173	11.65
JEWELL PHASE 1		23.71	1000.772	4.742	199.766	23.68	396.354	146.98%	-121.002	1.1855	1.35	2.371	22.33
SECTION 63		56.08	1056.852	11.216	210.982	40.03	436.384	161.83%	-161.032	2.804	0	5.608	40.03
GOLF MAINT. FACILITY		2.17	1059.022	0.434	211.416	0	436.384	161.83%	-161.032	0.1085	0	0.217	0



ASPHALT BICYCLE/PEDESTRIAN PATH SECTION

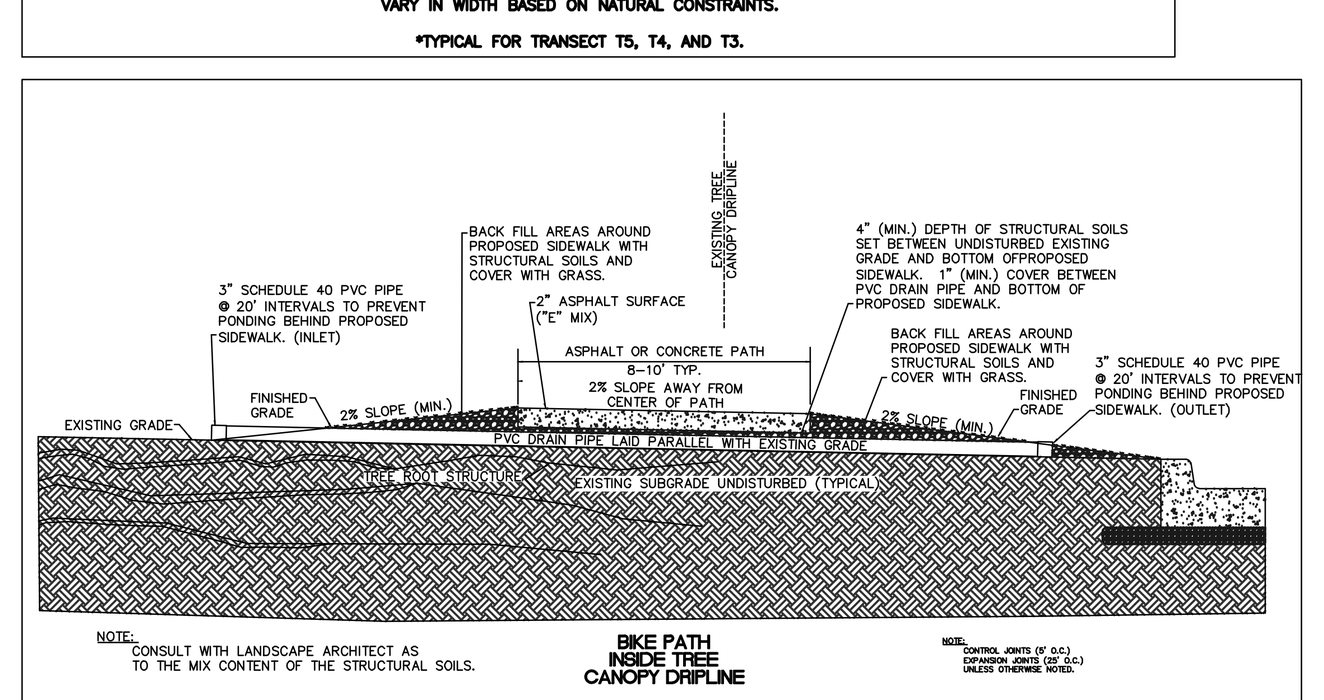
NOT TO SCALE

*BIKE PATH IS GENERALLY 10' IN WIDTH.
AREAS OF THE PATH ARE REDUCED TO 8' IN WIDTH DUE TO NATURAL CONSTRAINTS.
* WIDTH AND LOCATION ARE CONCEPTUAL IN NATURE AND WILL BE DEPICTED ON SECTION DRAWINGS AS CONSTRUCTION PROGRESSES.



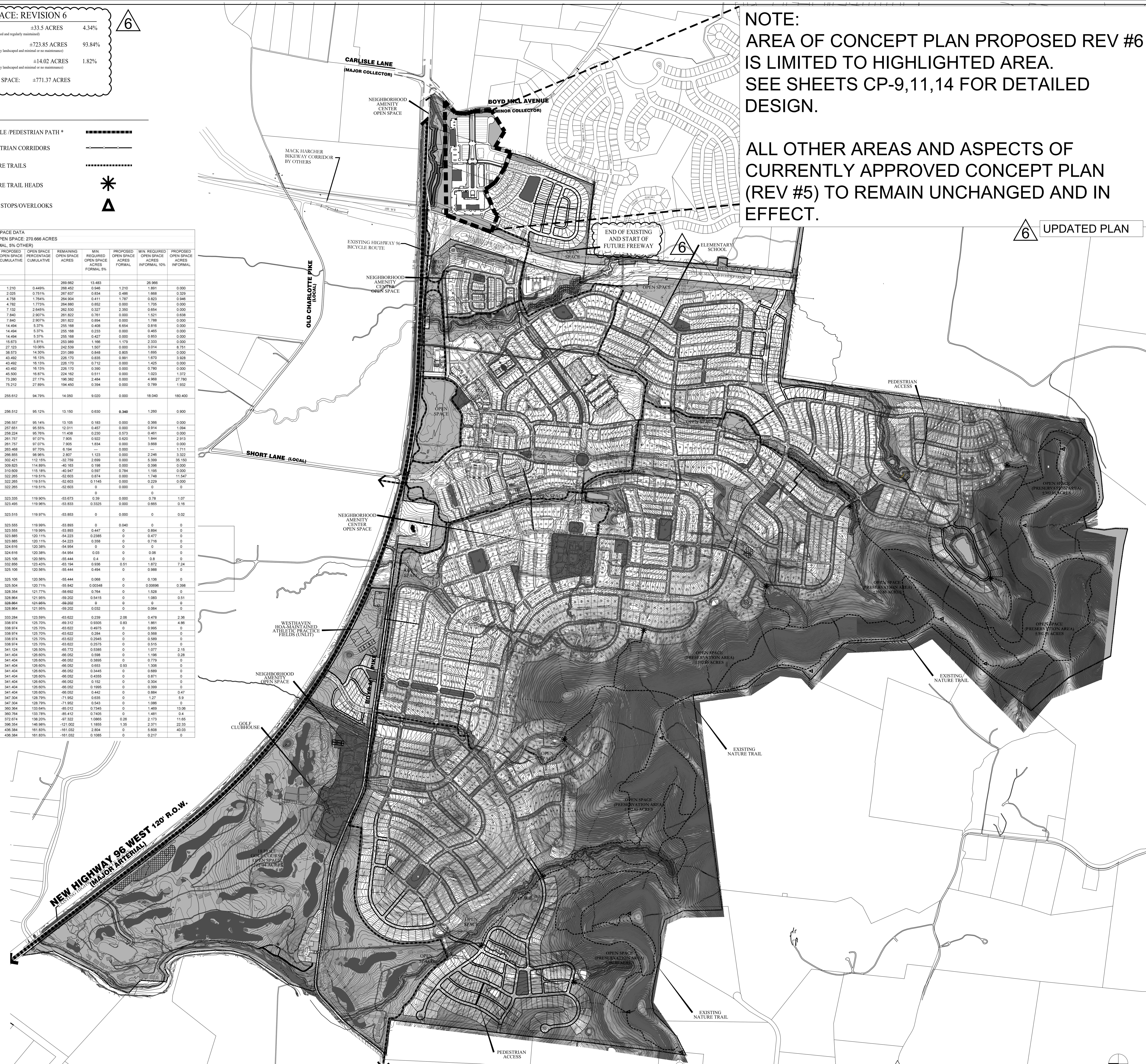
NATURE TRAIL
NOT TO SCALE

*NATURE TRAIL IS GENERALLY 5' IN WIDTH. AREAS OF THE TRAIL MAY VARY IN WIDTH BASED ON NATURAL CONSTRAINTS.
*TYPICAL FOR TRANSECT T5, T4, AND T3.



NOTE:

WESTHAVEN IS NOT RESPONSIBLE FOR THE CONSTRUCTION OF BIKEWAYS AND TRAILS OUTSIDE OF THE WESTHAVEN BOUNDARY.



NOTE:

AREA OF CONCEPT PLAN PROPOSED REV #6 IS LIMITED TO HIGHLIGHTED AREA.
SEE SHEETS CP-9,11,14 FOR DETAILED DESIGN.

ALL OTHER AREAS AND ASPECTS OF CURRENTLY APPROVED CONCEPT PLAN (REV #5) TO REMAIN UNCHANGED AND IN EFFECT.

6 UPDATED PLAN

~~7 DENOTES REV#7 CHANGES~~

6 DENOTES REV#6 CHANGE

NORTH

0' 200' 400' 800'
SCALE: 1" = 400'

SOUTHERN LAND COMPANY

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WESTHAVEN

PUD SUBDIVISION, DEVELOPMENT PLAN, REVISION 7
FIFTH CIVIL DISTRICT
CITY OF FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

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DATE: 07/29/2026

JOB #:

PROJECT #: COF 9196

OPEN SPACE/ BICYCLE/ PEDESTRIAN SYSTEM PLAN

SHEET NO.
CP-5

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PROPOSED THOROUGHFARE DESIGNATIONS

Thoroughfare Type
Right of Way Width
Pavement Width
XXX-XX-XX

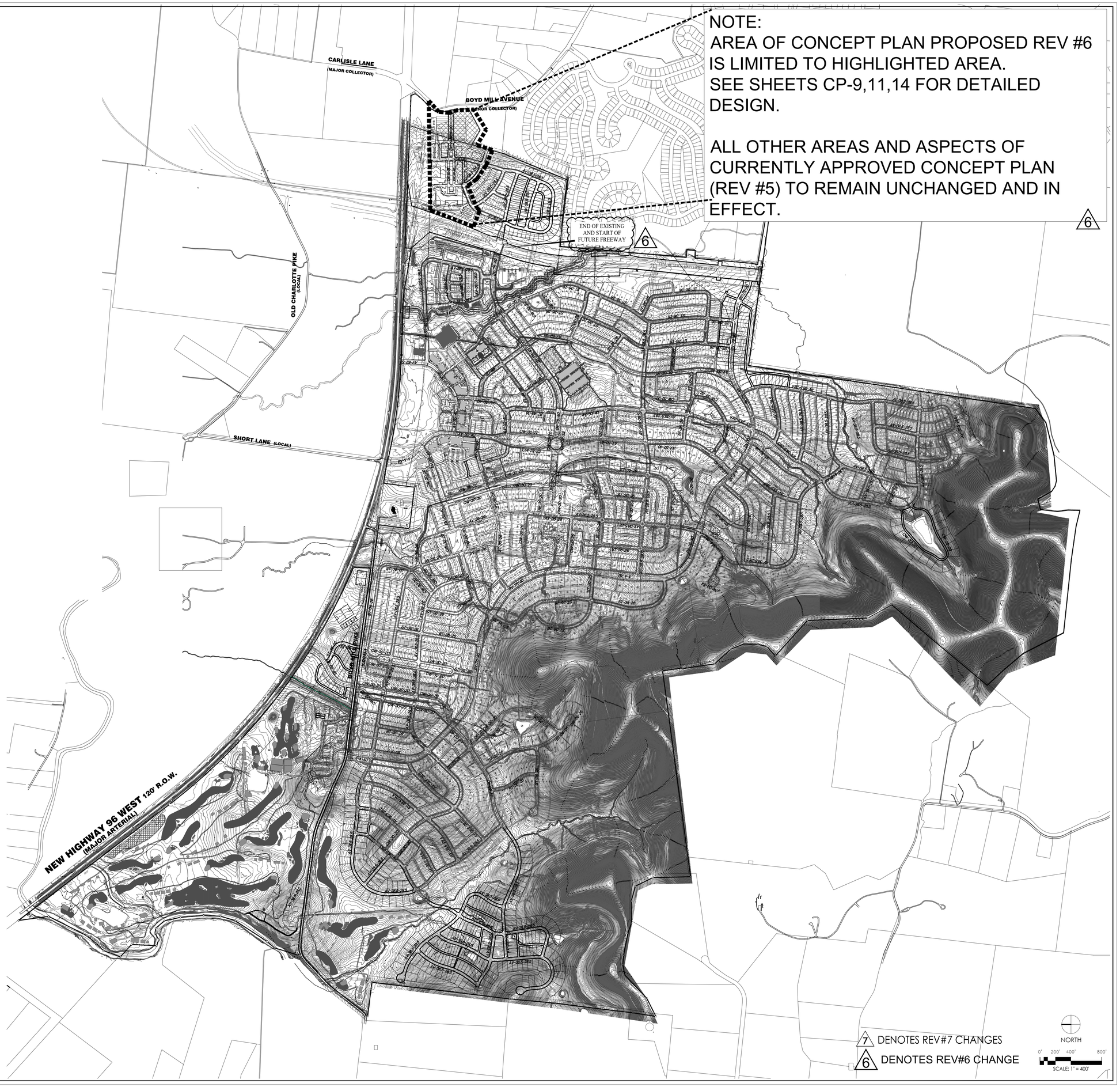
Thoroughfare Types

BV - Boulevard
AV - Avenue
ST - Street
OW - One Way
CAL - Commercial Alley
LN - Residential Alley

1. Refer to The Westhaven Pattern Book for Local Zones definitions/ Regulations and Thoroughfare Standards.
2. Any automobile travelway not identified shall be considered to be an alley.

DESIGNATION	DESIGN SPEED	CATEGORY
CBV-V-V	25 M.P.H.	COLLECTOR
BV-V-40	25 M.P.H.	COLLECTOR
BV-76-40	25 M.P.H.	COLLECTOR
BV-68-40	25 M.P.H.	COLLECTOR
AV-50-40	20 M.P.H.	MINOR COLLECTOR
AV-38.5-28.5	20 M.P.H.	MINOR COLLECTOR
ST-36-26	20 M.P.H.	LOCAL
ST-27-26	20 M.P.H.	LOCAL
ST-48-38	25 M.P.H.	LOCAL
ST-46-36	25 M.P.H.	LOCAL
OW-32-22	20 M.P.H.	LOCAL
OW-30-20	20 M.P.H.	LOCAL
OW-34-24	20 M.P.H.	LOCAL
OW-36-26	20 M.P.H.	LOCAL
OW-27-26	20 M.P.H.	LOCAL
OW-31-30	20 M.P.H.	LOCAL
CAL-30-20	10 M.P.H.	ALLEY
LN-22-16	10 M.P.H.	ALLEY

*NOTE:
OW-36-26 HAS BEEN MODIFIED TO OW-40-28 AT THE REQUEST OF CITY OF FRANKLIN TO PROVIDE FIRE ACCESS. 6



NOTE:
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7 DENOTES REV#7 CHANGES
6 DENOTES REV#6 CHANGE

SOUTHERN LAND COMPANY
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07/29/2026

WESTHAVEN
PUD SUBDIVISION, DEVELOPMENT PLAN, REVISION 7
FIFTH CIVIL DISTRICT
CITY OF FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

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THOROUGHFARE DESIGNATIONS PLAN

SHEET NO.
CP-7

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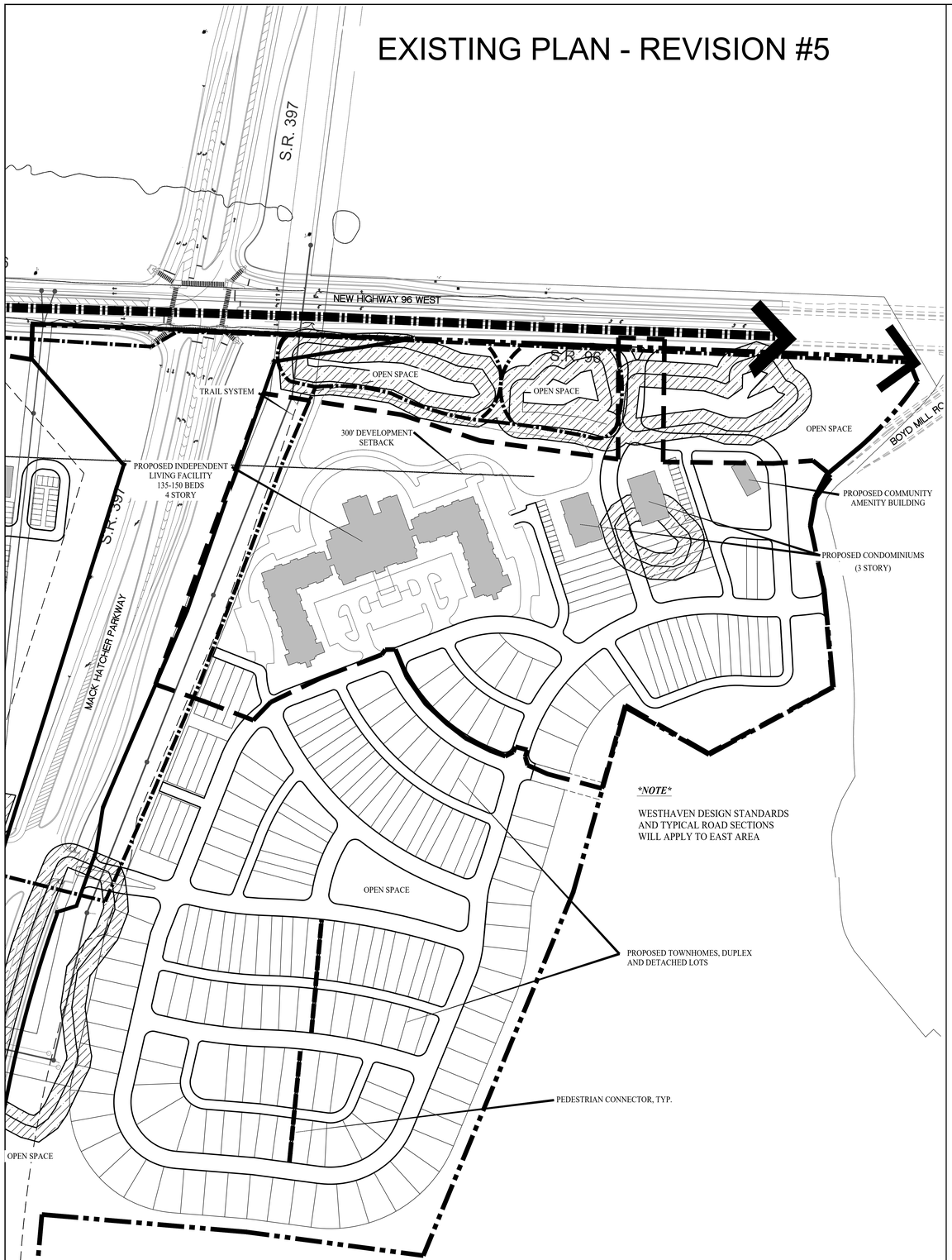
EXISTING PLAN - REVISION #5



EAST AREA CONCEPT PLAN - REV #5

6 SHEET ADDED

NORTH

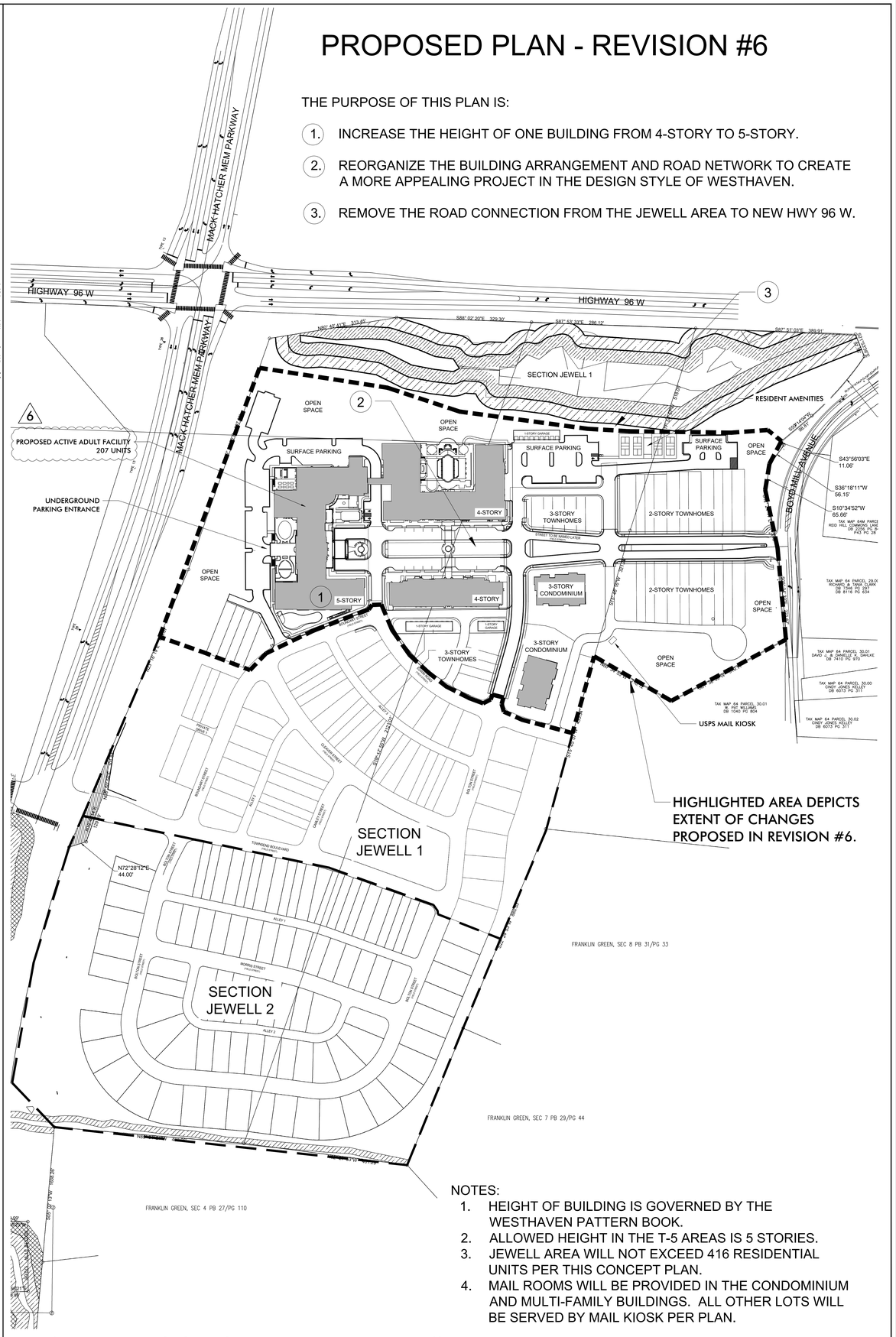
0' 50' 100' 200'

SCALE: 1" = 100'

PROPOSED PLAN - REVISION #6

THE PURPOSE OF THIS PLAN IS:

1. INCREASE THE HEIGHT OF ONE BUILDING FROM 4-STORY TO 5-STORY.
2. REORGANIZE THE BUILDING ARRANGEMENT AND ROAD NETWORK TO CREATE A MORE APPEALING PROJECT IN THE DESIGN STYLE OF WESTHAVEN.
3. REMOVE THE ROAD CONNECTION FROM THE JEWELL AREA TO NEW HWY 96 W.



NOTES:

1. HEIGHT OF BUILDING IS GOVERNED BY THE WESTHAVEN PATTERN BOOK.
2. ALLOWED HEIGHT IN THE T-5 AREAS IS 5 STORIES.
3. JEWELL AREA WILL NOT EXCEED 416 RESIDENTIAL UNITS PER THIS CONCEPT PLAN.
4. MAIL ROOMS WILL BE PROVIDED IN THE CONDOMINIUM AND MULTI-FAMILY BUILDINGS. ALL OTHER LOTS WILL BE SERVED BY MAIL KIOSK PER PLAN.

EAST AREA CONCEPT PLAN - REV #6

7 DENOTES REV#7 CHANGES

6 DENOTES REVISION 6

NORTH

0' 50' 100' 200'

SCALE: 1" = 100'

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07/29/2026

WESTHAVEN

PUD SUBDIVISION, DEVELOPMENT PLAN, REVISION 7

FIFTH CIVIL DISTRICT

CITY OF FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

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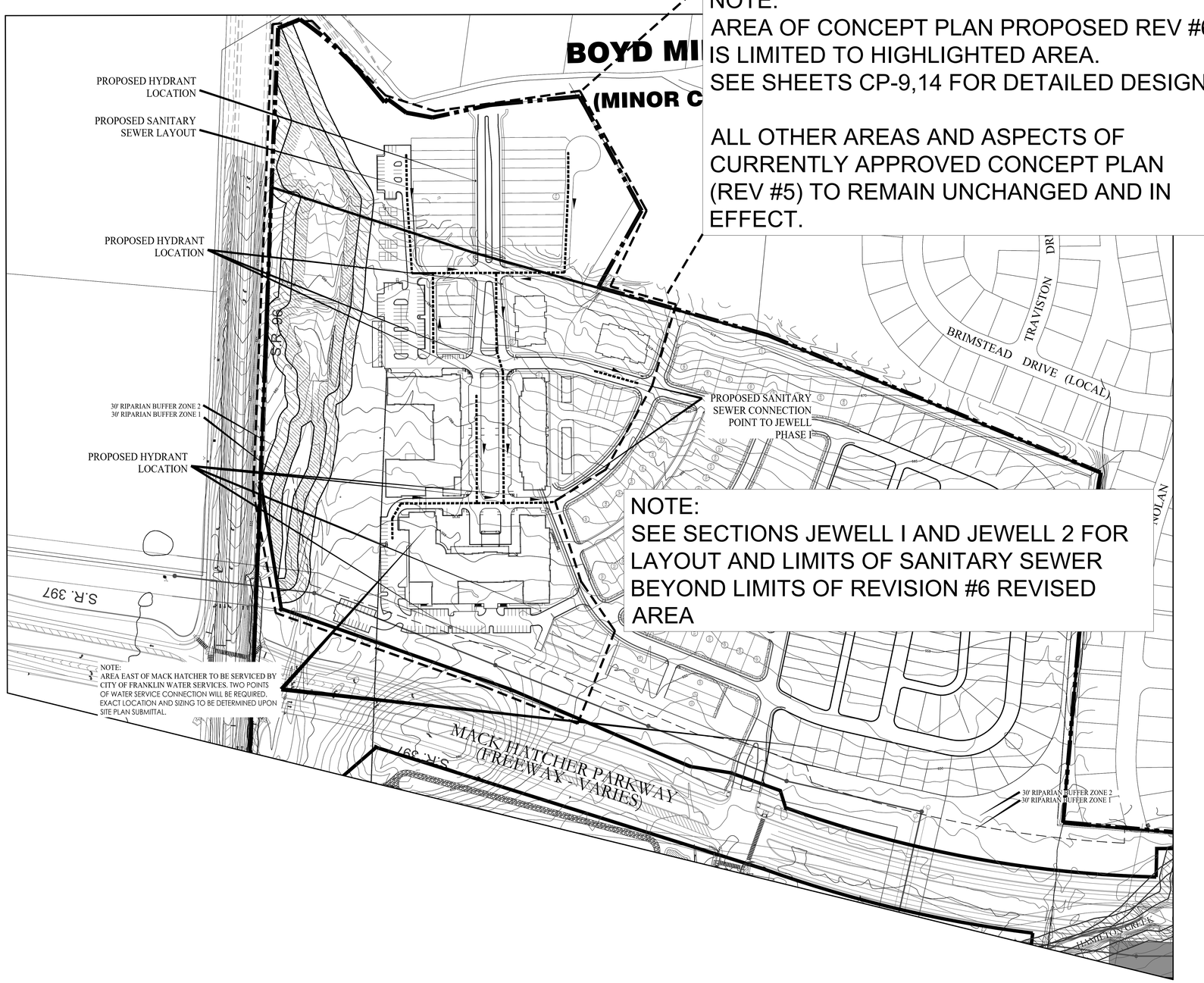
PROJECT #: COF 9196

EAST AREA CONCEPT PLAN

SHEET NO.

CP-9



NOTE:
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SEE SHEETS CP-9,14 FOR DETAILED DESIGN.

ALL OTHER AREAS AND ASPECTS OF CURRENTLY APPROVED CONCEPT PLAN (REV #5) TO REMAIN UNCHANGED AND IN EFFECT.

NOTE:
SEE SECTIONS JEWELL I AND JEWELL 2 FOR LAYOUT AND LIMITS OF SANITARY SEWER BEYOND LIMITS OF REVISION #6 REVISED AREA

NOTE:
AREA EAST OF MACK HATCHER TO BE SERVICED BY CITY OF FRANKLIN WATER SERVICES. TWO POINTS OF WATER SERVICE CONNECTION WILL BE REQUIRED. EXACT LOCATION AND SIZING TO BE DETERMINED UPON SITE PLAN SUBMITTAL.

Westhaven PUD Lot Totals

	Approved Concept Plan Rev 5	Proposed Concept Plan Rev 6
Residential Entitlements		
Westhaven West of Mack Hatcher (Original PUD)	3025	3025
Jewell Property (Original PUD)	400	400
J & J Farms (7.27 Acres Added to PUD)	16	16
Total	3441	3441
Commercial Entitlements		
Westhaven West of Mack Hatcher	250000	250000
Jewell Property	0	0
J & J Farms (7.27 Acres)	0	0
Total	250000	250000

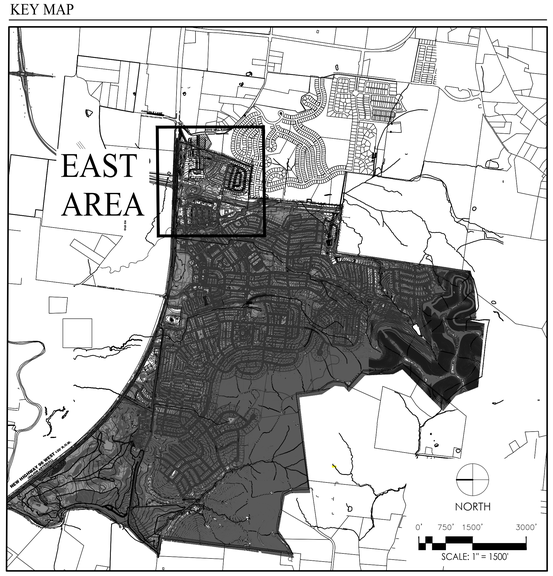
LEGEND

30' RIPARIAN BUFFER ZONE 1 PER TDEC/COF STANDARDS

30' RIPARIAN BUFFER ZONE 2 PER TDEC/COF STANDARDS

FUTURE SANITARY SEWER MAIN, FLOW DIRECTION, AND UTILITY SERVICES

KEY MAP



6 UPDATED PLAN

EAST AREA CONCEPTUAL UTILITY PLAN

NORTH 0' 50' 100' 200'
SCALE: 1" = 100'

7 DENOTES REV#7 CHANGES

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Southern Land Company, LLC
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07/29/2026

WESTHAVEN
PUD SUBDIVISION, DEVELOPMENT PLAN, REVISION 7
FIFTH CIVIL DISTRICT
CITY OF FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

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JOB #:

PROJECT #: COF 9196

CONCEPTUAL EAST UTILITY PLAN

SHEET NO.
CP-11

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1 1A-3.000 BUILDING 1 - EAST 1/16" = 1'-0"



2 1A-3.000 BUILDING 1 - NORTH 1/16" = 1'-0"

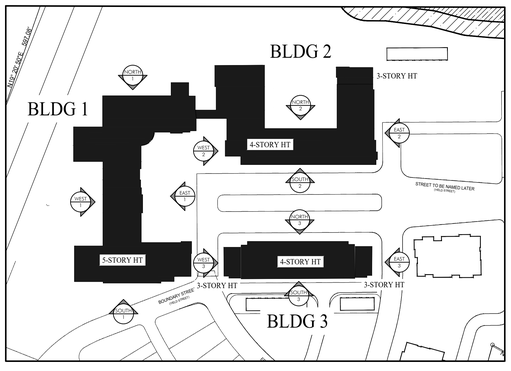


3 1A-3.000 BUILDING 1 - SOUTH 1/16" = 1'-0"



1 1A-3.001 BUILDING 1 - WEST 1/16" = 1'-0"

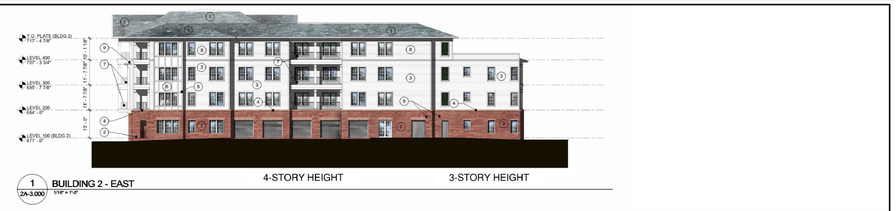
BUILDING 1



NOTES:

1. HEIGHT OF BUILDING IS GOVERNED BY THE WESTHAVEN PATTERN BOOK.
2. ALLOWED HEIGHT IN THE T-5 AREAS IS 5 STORIES.
3. STRUCTURED PARKING IS TO BE PROVIDED BELOW BUILDING #1.
4. THE PROPOSED ELEVATIONS ARE CONCEPTUAL IN NATURE AND WILL BE REVIEWED FOR COMPLIANCE WITH VESTED ZONING ORDINANCE AND WESTHAVEN PATTERN BOOK. THE ELEVATIONS ARE REVIEWED IN DEPTH WITH A SITE PLAN REVIEW.

6 SHEET ADDED



1 2A-3.000 BUILDING 2 - EAST 1/16" = 1'-0"



3 2A-3.000 BUILDING 2 - NORTH 1/16" = 1'-0"



4 2A-3.000 BUILDING 2 - SOUTH 1/16" = 1'-0"



5 2A-3.000 BUILDING 2 - WEST 1/16" = 1'-0"

BUILDING 2



1 3A-3.000 BUILDING 3 - NORTH 1/16" = 1'-0"



2 3A-3.000 BUILDING 3 - SOUTH 1/16" = 1'-0"



3 3A-3.000 BUILDING 3 - WEST 1/16" = 1'-0"

4 3A-3.000 BUILDING 3 - EAST 1/16" = 1'-0"

BUILDING 3

7 DENOTES REV#7 CHANGES 6 DENOTES REVISION 6

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SOUTHERN LAND COMPANY
Southern Land Company, LLC
3997 Hillsboro Pike, Suite 407 - Nashville, Tennessee 37215
Office: (615) 370-0700 - Fax: (615) 370-0071 - southernland.com

07/29/2026

WESTHAVEN

PUD SUBDIVISION, DEVELOPMENT PLAN, REVISION 7

FIFTH CIVIL DISTRICT
CITY OF FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

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REVISIONS:

1	06/29/2026:	PRE APP SUBMITTAL
2	07/13/2026:	INITIAL SUBMITTAL
3	07/29/2026:	RE-SUBMITTAL
4		
5		
6		
7		
8		

DATE: 07/29/2026
JOB #:
PROJECT #: COF 9196

ARCHITECTURAL ELEVATIONS

SHEET NO.
CP-14

City of Franklin

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

File #: 26-01088

DATE: 9/8/2026

TO: Board of Mayor and Aldermen

FROM: Eric Stuckey, City Administrator
Alderman Greg Caesar
Emily Wright, Director of Planning and Sustainability

SUBJECT:

Consideration Of Resolution 2026-81, A Resolution Establishing An Applicant Meeting Attendance Policy For Consideration Of Vested Rights Extension Requests

PURPOSE:

The purpose of this memorandum is to provide information to the Franklin Board of Mayor and Aldermen (BOMA) concerning an applicant attendance policy for vested rights extension requests being discussed or considered at BOMA work sessions, public hearings, and voting meetings.

BACKGROUND/STAFF COMMENTS:

An alderman requested the drafting of this proposed resolution after concerns were raised by the public about having more detailed information available prior to a vote taking place on vested rights extension requests. The proposed resolution requires that any applicant requesting an extension of Vested Rights, as listed in the Franklin Zoning Ordinance § 20.19.3, shall be in attendance at the applicable Work Sessions, Board of Mayor and Aldermen meetings, and public hearings when the vested rights extension request is discussed or considered so that the applicant may explain their rationale as to why the extension is necessary and in the best interest of the community, describe the proposed project timeline, and answer any questions from the Board of Mayor and Aldermen.

FINANCIAL IMPACT:

N/A

RECOMMENDATION:

Staff recommends that the Board of Mayor and Aldermen acknowledge Resolution 2026-81.

RESOLUTION 2026-81

A RESOLUTION ESTABLISHING AN APPLICANT MEETING ATTENDANCE POLICY FOR CONSIDERATION OF VESTED RIGHTS EXTENSION REQUESTS

WHEREAS, in accordance with the provisions of the *Franklin 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, T.C.A. § 13-4-310 (d) (1) states that if the applicant obtains local government approval of a final development plan, secures any necessary permits, and commences site preparation within the vesting period, then the vesting period shall be extended an additional two (2) years to commence construction from the date of the expiration of the three-year period. During the two-year period, the applicant shall commence construction and maintain any necessary permits to remain vested; and

WHEREAS, T.C.A. § 13-4-310 (d) (2) states that if construction commences during the 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 ten (10) years from the date of the submission of the development plan unless the local government grants an extension pursuant to an ordinance or resolution; provided further, that the applicant maintains any necessary permits during the ten-year period; and

WHEREAS, T.C.A. § 13-4-310 (d) (3) states that in the case of developments which proceed in two (2) or more sections or phases as described in the development plan, there shall be a separate vesting period applicable to each section or phase. The development standards which are in effect on the date of submission of the development plan for the first section or phase of the development shall remain the development standards applicable to all subsequent sections or phases of the development; provided, that the total vesting period for all phases shall not exceed fifteen (15) years from the date of the submission of the development plan for the first section or phase unless the local government grants an extension pursuant to an ordinance or resolution; provided further, that the applicant maintains any necessary permits during the fifteen-year period; and

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

WHEREAS, the *Franklin Zoning Ordinance* § 2.4.2 (16) states that upon the expiration of a vesting period for a Development Plan, construction may not proceed unless a new Development Plan is approved by the BOMA that meets all development standards in effect at the time of approval for portions of the project not already constructed or under construction or, alternatively, the BOMA may

grant an extension of the vesting period if it determines, in writing, that it is in the best interest of the community to allow the development to proceed without terminating the vested property right; and

WHEREAS, the *Franklin Zoning Ordinance* § 20.19.3(C) states that the vested rights extension request shall provide rationale as to why the extension shall be granted and how the extension of the vesting period is in the best interest of the community to allow the development to proceed under the existing plan while extending the vested property right; and

WHEREAS, the Board of Mayor and Aldermen believe that the project owner should be present at the Work Sessions, Board of Mayor and Aldermen meetings, and public hearings when the vested rights extension request is discussed or considered so that the applicant may explain their rationale as to why the extension is necessary and in the best interest of the community, describe the proposed project timeline, and answer any questions from 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:

Any applicant requesting an extension of Vested Rights, as listed in the *Franklin Zoning Ordinance* § 20.19.3, shall be in attendance at the applicable Work Sessions, Board of Mayor and Aldermen meetings, and public hearings when the vested rights extension request is discussed or considered so that the applicant may explain their rationale as to why the extension is necessary and in the best interest of the community, describe the proposed project timeline, and answer any questions from the Board of Mayor and Aldermen.

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

ATTEST:

By:_____
Cayce Anderson
City Recorder

CITY OF FRANKLIN, TENNESSEE:

By:_____
Dr. Ken Moore
Mayor

Approved as to Form:

By: _____
Shauna R. Billingsley
City Attorney

City of Franklin

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

File #: 26-0173

DATE: 9/8/2026

TO: Board of Mayor and Aldermen

FROM: Eric Stuckey, City Administrator
Lisa Clayton, Director of Parks & Recreation
Heather Eusebio, Research & Planning Specialist

SUBJECT:

*Consideration Of COF Contract No. 2026-0094, With Franklin Noon Rotary For Rotary Plaza At Jim Warren Park
WS 6/23/26; 8/25/26

PURPOSE:

The purpose of this memorandum is to provide information to the Franklin Board of Mayor and Aldermen (BOMA) concerning Ownership and Maintenance Agreement between the City of Franklin and the Franklin Noon Rotary Club for the installation, ownership, and long-term maintenance of a statue and related improvements at Jim Warren Park.

BACKGROUND/STAFF COMMENTS:

Jim Warren Park is a City-owned park with historical significance as a former rodeo site. The Franklin Noon Rotary Club has proposed contributing funds and/or labor toward the design, fabrication, and installation of a statue and associated interpretive elements within the park. The City will also contribute funds toward construction of the Rotary Plaza site. No funds will be exchanged between the parties.

This agreement outlines the respective responsibilities of the City and Rotary related to installation, signage, ownership, maintenance, repair, and potential future relocation of the statue. Upon installation and acceptance, ownership of the statue will vest with the City. Rotary will remain responsible for major repairs or replacement of the statue for a period of twenty-five (25) years.

FINANCIAL IMPACT:

There is no direct exchange of funds between the City and the Franklin Noon Rotary Club under this agreement. City costs are limited to routine park and statue maintenance as outlined in the agreement.

RECOMMENDATION:

Staff recommends that the Board of Mayor and Aldermen approve COF Contract No 2026-0094.

AGREEMENT WITH THE FRANKLIN NOON ROTARY CLUB REGARDING OWNERSHIP AND MAINTENANCE OF INSTALLATIONS AND OTHER TERMS RELATED TO THE JIM WARREN PARK ROTARY PLAZA PROJECT
COF Contract No.: 2026-0094

This Agreement regarding the ownership of installations, maintenance of installations, and certain other project terms related to the Jim Warren Park Rotary Plaza project ("Agreement") is entered into as of the ___ day of _____**,** 2026, by and between City of Franklin, Tennessee, a Tennessee municipal corporation ("City"), and The Franklin Noon Rotary Club, a Tennessee nonprofit organization recognized as exempt from federal income taxation under Section 501(c)(4) of the Internal Revenue Code ("Rotary"). The City and Rotary may be referred to individually as a "Party" and collectively as the "Parties."

---

1. RECITALS

WHEREAS, the City owns and operates Jim Warren Park, located in Franklin, Tennessee ("Park"); and

WHEREAS, Rotary desires to contribute funds and/or labor toward the design, fabrication, and installation of a statue ("Statue") to be placed in the Park as part of a project to create an area within the Park named the Rotary Plaza; and

WHEREAS, the City also desires to contribute funds toward the construction of the Rotary Plaza site, with the understanding that no funds shall be exchanged between the Parties; and

WHEREAS, the Parties desire to set forth their respective responsibilities regarding ownership, installation, maintenance, and long-term care of the Statue, and to define certain terms related to the overall project.

NOW, THEREFORE, in consideration of the mutual covenants herein, the Parties agree as follows:

---

2. CONTRIBUTIONS AND INSTALLATION

2.1 **Contributions.**
Each Party shall contribute funds and/or labor toward the project as mutually agreed upon in writing. No funds shall be paid by one Party to the other.

2.1.1 **Rotary Contribution.** Anticipated costs for the Rotary Plaza project are attached hereto as Exhibit A. Rotary's payment obligation shall be Sixty-Six Thousand and No/100 Dollars ($66,000.00), plus any applicable taxes imposed in connection with the fabrication and purchase of the Statue. Rotary shall be invoiced directly and shall pay the invoice in accordance with the payment instructions stated therein.

Law Approved (4) 08.27.26

2.1.2. **Choice of Vendors, Contractors.** The Parties agree that, except for the vendor providing the Statue, all vendors and contractors shall be located and engaged by the City, which shall follow its usual and customary procurement process. The choice to contract with any particular vendor or contractor, except for the vendor providing the Statue, shall be solely the responsibility of, and at the discretion of, the City.

2.2 **Installation.**
The Statue shall be installed at a location within Jim Warren Park approved by the City. Installation shall be coordinated with and subject to all City standards, codes, and permitting requirements. Rotary shall coordinate with the City of Franklin Parks and Recreation Department regarding the design, fabrication, and installation of all plaques. All plaque donations shall be administered by Rotary and shall be subject to review and approval by City in accordance with City standards and policies.

2.3 **Interpretive and Sponsorship Signage.**
(a) **Interpretive Signage.** Rotary shall fund the design and fabrication of interpretive signage associated with the Statue, intended to provide historical context and educational information related to the Statue and the Park's significance, including its history as a former rodeo site. All interpretive signage content, design, materials, size, and placement shall be subject to review and approval by the City and shall comply with applicable City standards and policies. Installation of interpretive signage shall be performed by the City of Franklin Parks and Recreation Department. The Rotary shall be responsible for replacement of the interpretive signage every ten (10) years, or sooner if necessary due to normal wear, weathering, or changes in Park standards.

(b) **Sponsorship and Recognition Signage.** Any sponsorship or donor recognition signage acknowledging Rotary's contribution shall comply with the City of Franklin, Tennessee Naming Rights Policy and all other applicable City policies and standards. Rotary shall be responsible for funding any approved sponsorship or recognition signage. The City shall approve the final wording, size, materials, and placement of such signage, and installation shall be coordinated through the City.

3. OWNERSHIP

3.1 **Transfer of Ownership.**
Upon final installation and acceptance of the Statue by the City, full ownership of the Statue shall vest in the City.

3.2 **No Reversion.**
Except as expressly provided herein, Rotary shall have no ownership interest in the Statue after installation.

4. MAINTENANCE AND CARE

4.1 **City Responsibilities, Routine Maintenance.**
The City shall be responsible for:
(a) Routine maintenance and care of the Park; and
(b) Routine cleaning and general upkeep of the Statue; and
(c) Maintenance of landscaping, sidewalks, lighting, and other Park infrastructure surrounding the Statue.

4.2 **City Responsibilities, Statue.**
After acceptance of the Statue by the City, the City shall be responsible, at its sole cost, for repair or replacement of the Statue resulting from major damage, including but not limited to:
(a) Structural failure or material degradation;
(b) Weather-related damage, including damage caused by storms, flooding, wind, or temperature extremes; and
(c) Damage arising from manufacturing or fabrication defects.

To the fullest extent permitted by law, the City shall not be responsible at any point for replacement of the Statue if damaged by natural or unforeseen causes.

---

5. OMITTED

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6. REMOVAL OR RELOCATION

6.1 **City Authority and Collaborative Decision-Making.**
The Statue shall be located within a City park that has historical significance as a former rodeo site. Subject to the terms of the Tennessee Heritage Protection Act and any other applicable local, state, or federal laws, the City reserves the right to consider removal or relocation of the Statue in connection with future park improvements, public safety concerns, preservation of the site's historical character, or other municipal purposes. Any such removal or relocation shall be a decision made solely by the City, with good-faith consideration given to the historical context of the site, the intent of the Statue, and the continued public benefit of its placement.

6.2 **Notice to Rotary and Consultation.**
The City shall provide Rotary with reasonable advance written notice of any proposed removal or relocation of the Statue, when practicable. Following such notice, the City and Rotary shall confer and work cooperatively to evaluate the need, timing, and location of any relocation, including potential alternative sites within the park or elsewhere on City property that maintain the Statue's historical and community significance. The City shall be the ultimate decision-maker once the parties have conferred as described herein.

6.3. **Right of First Refusal.** If, following the notice and consultation described in Section 6.2, the City determines that the Statue will no longer be displayed or otherwise used on City-owned property and intends to sell, donate, transfer, or otherwise dispose of the Statue, the City shall first provide Rotary with a written offer setting forth the proposed terms upon which Rotary may receive ownership of the Statue. Rotary shall have thirty (30) days after receipt of the written offer to exercise its right of first refusal by providing written notice to the City. If Rotary timely exercises that right, the Parties shall complete the transfer in accordance with the terms stated in the City's offer. Unless otherwise agreed in writing, Rotary shall be responsible for the costs and risks associated with removing, transporting, and delivering the Statue. If Rotary declines the offer or does not timely respond, the City may transfer or otherwise dispose of the Statue; provided, however, that the City shall not transfer the Statue to a third party on terms more favorable than those offered to Rotary without first offering those revised terms to Rotary. Any removal or transfer shall remain subject to the Tennessee Heritage Protection Act and all other applicable laws.

---

7. INDEMNIFICATION

To the extent permitted by Tennessee law Rotary shall indemnify and hold harmless the City, its officers, and employees from claims arising out of this Agreement, arising from Rotary's negligence, willful misconduct, or material breach of its express obligations under this Agreement.

---

8. TERM AND TERMINATION

8.1 **Term.**
This Agreement shall commence on the date of contract execution and shall terminate once the site is completed and statue accepted by the City.

8.2 **Early Termination.**
This Agreement may be terminated early only by mutual written consent of the Parties.

---

9. GENERAL PROVISIONS

9.1 **Governing Law, Choice of Forum, Venue.**
This Agreement shall be governed by the laws of the State of Tennessee. The parties' choice of forum and venue shall be exclusively in the courts of Williamson County, Tennessee. Any provision of this Agreement held to violate a law or regulation shall be deemed void, and all remaining provisions shall continue in force.

9.2 **Entire Agreement.**
This Agreement constitutes the entire agreement between the Parties and supersedes all prior discussions.

9.3 **Amendments.**
Any amendment must be in writing and signed by both Parties.

9.4 **Assignment.**
Rotary may not assign its obligations without the City's prior written consent.

9.5 **No Partnership.**
Nothing herein shall be construed to create a partnership or joint venture between the Parties.

---

10. SIGNATURES

IN WITNESS WHEREOF, the Parties have executed this Agreement as of the date first written above.

CITY OF FRANKLIN:

CITY OF FRANKLIN, TENNESSEE

By: _____
Dr. Ken Moore, Mayor

Date: _____

ATTEST:

By: _____
Cayce Anderson, City Recorder

Date: _____

APPROVED AS TO FORM BY:

_____
William E. Squires, Deputy City Attorney

Law Approved (4) 08.27.26

THE FRANKLIN NOON ROTARY CLUB:

By: _____

Name: _____

Title: _____

Date: _____

Franklin Noon Rotary Statue Plaza Itemized Budget with Assigned Responsibilities

Exhibit A Contract 2026-0094

Items Purchased To Date

Date Purchased	Vendor	Description	Cost	RESPONSIBLE PARTY
9/9/2025	John Bouchard & Sons Co.	Metal Frame & Grate For Drain Box	$ 736.00	City of Franklin
9/11/2025	Williamson Pipe Supply Co.	100' of 15" Pipe	$ 1,218.00	
9/12/2025	Vulcan	Stone	$ 1,647.11	
9/16/2025	Vulcan	Stone	$ 2,428.82	
9/19/2025	Vulcan	Stone	$ 1,439.02	
9/19/2025	Foley Products Co.	Drain Box	$ 978.50	
9/15/2025	Discount Plumbing	Supplies for Electrical Sleeves	$ 367.49	
9/17/2025	True Value	2" x 10' PVC Sleeves	$ 33.98	
10/14/2025	Discount Plumbing	Plumbing Supplies	$ 47.10	
10/17/2025	Vulcan	Stone	$ 528.01	
10/17/2025	COOP	Seed & Straw	$ 214.00	
10/21/2025	Home Depot	Rebar Safety Caps	$ 71.76	
10/24/2025	True-Line Coring & Cutting	Cut 24" Hole in Drainage Box	$ 717.50	
		Concrete Footers	$ 3,838.00	
Labor Provided by the City of Franklin Has Not Been Calculated		**Total**	**$ 14,265.29**	

Items To Be Purchased

	Vendor	Description	Cost	RESPONSIBLE PARTY	
	Living EXO LLC.	Retaining Wall Surrounding Statue	$ 8,609.34	Franklin Noon Rotary	$ 8,609.34
	Living EXO LLC.	Gravel & Soil to Backfill Retaining Wall Surrounding Statue	$ 5,880.00	Franklin Noon Rotary	$ 5,880.00
	Living EXO LLC.	Electrical Installation - New Panel, Statue Uplighting, Misc. Materials	$ 21,640.00	Split 50%-50%: $10,820 each	$ 10,820.00
	Living EXO LLC.	Rotary Sign Wall in Front of Flag Poles	$ 8,609.33	Franklin Noon Rotary	$ 8,609.33
	Living EXO LLC.	Wing Wall 3a	$ 4,304.67	Franklin Noon Rotary	$ 4,304.67
	Living EXO LLC.	Wing Wall 3b	$ 4,304.67	Franklin Noon Rotary	$ 4,304.67
	Living EXO LLC.	Electrical Installation - Pathway Lighting Bollards, Flag Pole Uplighting, Misc. Materials	$ 25,632.00	Split 50%-50%: $12,816 each	$ 12,816.00
	Parks Dept.	3 - Flag Poles & Installation Materials	$ 5,235.00	City of Franklin	$ 5,235.00
	Parks Dept.	Landscaping ($4,356 Tree Bank)	$ 16,356.00	City of Franklin	$ 16,356.00
	CoF Concrete Contractor	Install Concrete Pathways and Circular Plaza (Ben Worley Est.)	$ 45,000.00	City of Franklin	$ 45,000.00
		Total	**$ 145,571.01**		
		Franklin Noon Rotary's Total	**$ 55,344.01**		
		City of Franklin's Total	**$ 90,227.00**		

Items Provided by Franklin Noon Rotary

	Vendor	Description	Cost	RESPONSIBLE PARTY
	Scott Rogers Art LLC.	Statue	???	**Rotary's contribution shall be $66,000, plus applicable taxes, all remaining costs to be paid by the City.**
	Alley-Cassetty	Donating Stone - Veneer, Coping	$ -	
	Living EXO LLC.	Concrete Base	$ 10,663.92	
		Total	**$ 10,663.92**	

Grand Total	**$ 170,500.22**
Sub-Total for Franklin Noon Rotary: Statue Price Missing	***$66,000.00***
Sub-Total for City of Franklin:	***$ 104,492.29***

Law Approved (4) 08.27.26

City of Franklin

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

File #: 26-0226

DATE: 9/8/2026

TO: Board of Mayor and Aldermen

FROM: Eric Stuckey, City Administrator
Lisa Clayton, Director of Parks & Recreation
Heather Eusebio, Research & Planning Specialist

SUBJECT:

Consideration Of Resolution 2026-13, A Resolution Approving A Concept Plan For Carter Hill Battlefield Park
WS 5/26/26; 6/23/26
BOMA 6/23/26, 8-0 to withdraw

PURPOSE:

To provide an overview of the Carter Hill Battlefield Park Concept Master Plan and seek support for advancing planning efforts that enhance public access, connectivity, historic preservation, and recreational opportunities within the park. The concept plan was developed through a partnership between the Battle of Franklin Trust and the City of Franklin Parks & Recreation Department.

BACKGROUND/STAFF COMMENTS:

The Battle of Franklin Trust and the City of Franklin Parks & Recreation Department jointly funded the development of a concept master plan for the newly acquired Carter Hill Battlefield Park property. KVD Landscape Architecture & Land Planning, the firm that designed the original Carter Hill Battlefield Park master plan, was retained to prepare the concept plan. The concept plan evaluates opportunities to improve access, connectivity, accessibility, historic interpretation, and overall park functionality. Key planning elements include park access and circulation, pedestrian and ADA improvements, trail connectivity, amenities and park features, historic preservation considerations, road realignment, and the potential consolidation of existing park parcels.

- Improve park access, circulation, and connectivity throughout the site.
- Add a connection point between the eastern and western portions of the park.
- Install a sidewalk along Columbia Avenue and Strahl Street to replace the former vehicular access point.
- Connect the Carter House parcels to the new site through an expanded trail network.
- Enhance pedestrian accessibility and ADA compliance.

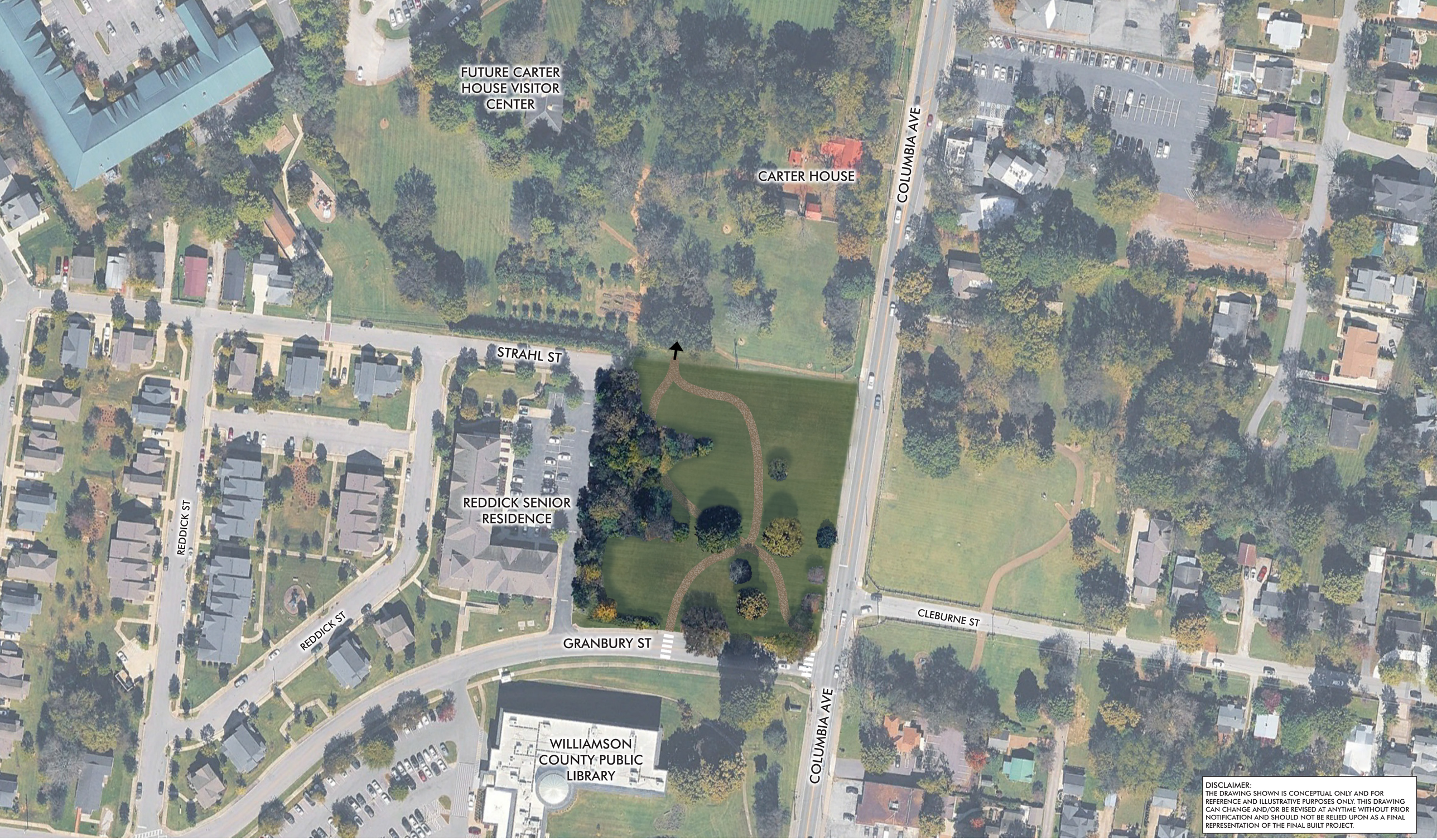
- Evaluate combining the City's thirteen individual parcels into one or two larger parcels to improve management and long-term planning.

FINANCIAL IMPACT:

The concept plan identifies future budget considerations and establishes both short-term and long-term implementation goals that will guide future capital planning and project prioritization.

RECOMMENDATION:

Staff recommends that the Board of Mayor and Aldermen approve Resolution 2026-13.



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LANDSCAPE
ARCHITECTURE
& LAND PLANNING

PARK CONCEPT PLAN

FRANKLIN BATTLEFIELD PARK

FRANKLIN, WILLIAMSON COUNTY, TN

JANUARY 07, 2026
Project #25118

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

Carter Hill Park Expansion Concept Master Plan Public Meetings

DATE OF MEETING	MEETING TITLE	COMMENTS FROM EACH MEETING	
24-Feb-26	**Worksession: Board of Mayor & Alderman**	1	Concept is good in theory overall.
		2	Receive Feedback from Various Groups & Committees
		3	Conduct Neighborhood Meetings
		4	Meet with Residents in the Area
26-Mar-26	**Franklin's Charge, Inc.**	1	In favor of closing Strahl Street to make one park as shown on the concept plan.
		2	In favor of the current master plan and amenties to be included in the plan.
		3	In favor of evaluating the alignment of Cleburne Street and Granbury Street.
2-Apr-26	**City of Franklin Civil War Historical Commission**	1	Install Fencing with Openings along Columbia and side streets for pedestrian access
		2	Install Interpretative Signage
		3	Will there be an monuments or other items in the future on this side of the park?
		4	In favor of closing Strahl Street but only to the back entrance the Reddick Senior parking area, parking area stays open.
		5	Plant more trees & landscaping
		6	Trails should be a connector to Columbia's sidewalks for Strahl Street Residents.
		7	Meet with the residents to understand their history of Strahl Street.
		8	Picnic benches and maybe a table for visitors to the park.
		9	Add doggie pot and water fountain for people & dogs.
		10	Make trails ADA accessible from this property to the Carter House Visitors Center.
		11	Engage State Historical Preservation Commission on improvements.
		12	Evaluate the realignment of Cleburne Steet and Granbury Street redlight intersection.
		13	Provide a passage way from the park to the Reddick Center for those residents (keep tree line but somewhere that allows for access).
		14	Add ADA parking, a minimum of a couple of spaces once the master plan is complete.

2-Apr-26	**Leadership Team Plus & Friends of Franklin Parks Executive Board Members**	1	In favor of closing a portion of Strahl Street and return to grass and trails.
		2	Strahl Street: Evaluate whether to close another portion with bollards only from the back entrance of the Reddick Senior Center to Reddick Street as an option. Asphalt stays for emergency purposes only. This would deter "cut through" traffic through the Reddick Center.
		3	ADA Pedestrian Connections
		4	Heritage Act - evaluate this act to understand how it can impact a realignment of Cleburne Street & Granbury Street red light intersection.
		5	Receive Feedback from SHPO and the State Wars Commission on the plan.
		6	Interpretive Signage
		7	Extend Fencing
		8	Add no parking signage and no thru traffic signs near Reddick Center.
		9	Keep existing entrance on Granbury for Maintenance Access.
		10	Combine separate parcels into one park as much as possible.
20-Apr-26	**Historic Zoning Commission Design Review Committee**	1	In favor of closing a portion of Strahl Street and return to grass and trails.
		2	Strahl Street: Not in favor of closing another portion with bollards only from the back entrance of the Reddick Senior Center to Reddick Street as an option.
		3	ADA Pedestrian Connections
		4	Meet with the residents to understand their history of Strahl Street.
		5	Picnic benches and maybe a table for visitors to the park.
		6	Add doggie pot and water fountain for people & dogs.
		7	Make trails ADA accessible from this property to the Carter House Visitors Center.
		8	Engage State Historical Preservation Commission on improvements.
		9	Evaluate the realignment of Cleburne Steet and Granbury Street redlight intersection.
		10	Install Fencing with Openings along Columbia and side streets for pedestrian access

27-Apr-26	**Strahl Street Neighborhood Meeting On-Site**	1	Not in favor of Closing Strahl Street but if the City does, then create a more straightforward path to access Columbia.
	13 - in attendance	2	Picnic benches and maybe a table for visitors to the park.
	4:30-pm - 6:15pm	3	Have shade structures at picnic area if in direct sun.
		4	Do not remove trees between Reddick Senior Center and the Park.
		5	Create an access to the park from the Reddick Senior Center Area.
		6	Add more lighting to the park as early mornings are dark.
		7	Keep some open space for play
5-May-26	**Reddick Senior Center**	1	Not in favor of Closing Strahl Street at all
	22 - in attendance	2	Make Strahl Street a 1-way street only and create a crosswalk for park users with signage. One way should be right turn in only.
	4:00pm - 5:15pm	3	Concerns for emergency vehicles not able to get to them is Strahl Street is closed in any manner.
		4	Concerns with traffic flow as vehicles use it as a "cut through" daily, blasting music late at night.
		5	Concerns for visitors who may use their parking lot as parking for the park, even Battle of Franklin Trust staff who is using it temporarily.
		6	Pro crosswalk across Strahl.
		7	Pro speed bumps going into Strahl to slow down traffic.
		8	Increase signage for law enforcement of thru traffic.
		9	Add more shade to area and do not remove trees.
		10	Some concerns with leading a trail to their property, will park visitors wander onto their property or use their parking lot.
14-May-26	**Battle of Franklin Trust & Franklin Parks & Recreation Staff**	1	Strahl Street: Close section shown on concept master plan with providing more direct path for Strahl Street residents to access Columbia Ave sidewalks.
		2	Not in favor of using bollards to close Strahl Street, specifically after meeting with local residents in the area. This step could come as a second step to assist if thru traffic becomes an issue.
		3	Evaluate the realignment of Cleburne Steet and Granbury Street redlight intersection.
		4	Adding interpretative signage to the site
		5	Work to connect the site through trails and extend trails along Columbia Ave in front of the library. Work with the County to accomplish this task.

6	Install Fencing with Openings along Columbia and side streets for pedestrian access
7	Engage in a memorandum of understanding on sharing costs of creating the site while Battle of Franklin Trust will mow the site yearly.
8	Picnic benches and maybe a table for visitors to the park.
9	Add doggie pot and water fountain for people & dogs.
10	Make trails ADA accessible from this property to the Carter House Visitors Center.
11	Engage State Historical Preservation Commission on improvements.

Carter Hill Battlefield Park

Park Concept Master Plan



1

September 25, 2025







Post Demolition Viewshed



Current Viewshed



Concept Master Plan

Battle of Franklin Trust and the City of Franklin Parks & Recreation shared the cost to hire KVD Landscape, Architecture & Land Planning Firm to design a concept master plan for this new parcel. KVD also designed the original master plan for Carter Hill Battlefield Park

Concept Master Plan Inventory of Improvements

- Park Access Circulation & Connectivity
- Pedestrian & ADA Improvements
- Trail Circulation
- Amenities & Park Features
- Historic & Preservation Consideration
- Road Realignment and Partial Removal
- Combine All Park Parcels

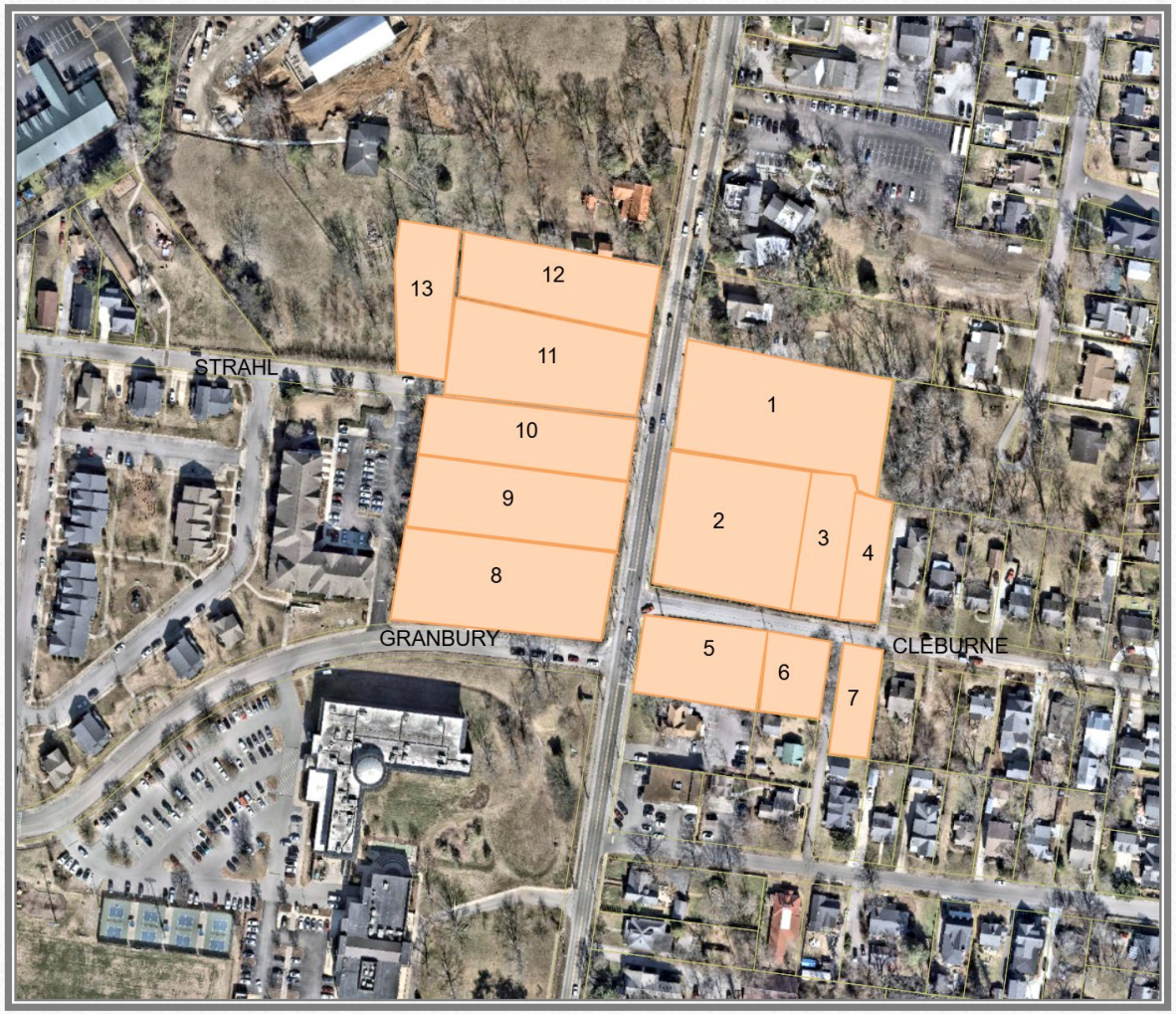


Concept Master Plan Inventory of Improvements

- **<u>Park Access Circulation & Connectivity</u>**
  - Add a connection point from east to west.
  - Install sidewalk at Columbia & Strahl Street to replace existing former vehicular access point.
  - Connect the Carter House parcels to the new site via trails.



City of Franklin Parcels of Land: Combine into one large parcel or two. Currently, thirteen (13) individual parcels.



- **PROPOSED BUDGET:**
- SHORT-TERM GOALS
- LONG-TERM GOALS

COLUMN HEADER	TYPE OF AMENITY	COST PER ITEM	QUANTITY	TOTAL COST	IMPLEMENTATION YEAR
		SHORT-TERM GOALS			
A	Picnic Tables	$ 2,500.00	2	$ 5,000.00	2026-27
B	Benches	$ 1,800.00	4	$ 7,200.00	2026-27
C	Bottle Filler Fountain with Second Bowl for Pets	$ 7,500.00	1	$ 7,500.00	2027
D	Dog Pot Station w/ Bags	$ 340.00	2	$ 680.00	2026
E	Interpretative Signage	$ 2,400.00	6	$ 14,400.00	2026
G	Signature Split Log Fence along Columbia & Granbury	$ 14,000.00	1	$ 14,000.00	2026-27
H	Removal of Electrical Panels/Boxes from the Site	Range: $10k - $20K			2027 - 28
I	Pedestrian Sidewalk Compliance	$ 4,000.00	1	$ 4,000.00	2027
J	Installation of No Thru Traffic	$ 150.00	2	$ 300.00	2026
K	Trail Installation			$ 35,000.00	2027
L	Removal of Existing Asphalt on Strahl Street (use in-house contractor for milling; price based on depth and width)	$ 4,400.00		$ 12,000.00	2026
M	Site Materials: Gravel, Sand, Top Soil, & Grading of Sections of Site, Etc.	$ 5,000.00	1	$ 5,000.00	2026-27
N	Bollards for trail entrance(s)	$ 250.00	6	$ 1,500.00	2026
O	Combine All City of Franklin Property Known as Carter Hill Battlefield Park				2026 -27
P	Plant Material Added to Site	$ 800.00		$ 800.00	2027
	SUBTOTAL			**$ 107,380.00**	
		LONG-TERM GOALS			
R	Buffer Zone - Creation of an Entrance between The Reddick Senior Living Facility and the Park. (This Item will be resident driven)	$ 4,500.00	1	$ 4,500.00	Resident(s) Initiated
S	Granbury Street & Cleburne Street Realignment Project	Range: $2.5M - $4M		$ 3,250,000.00	Easements, Utility Relocation, Grading, Site Work, Paving, Etc. (Add Project to Next Round of CIP Projects in 2028-29)
T	Transport Existing Commemorative Cannonball Structure to Another Historic Site for Interpretation Purposes	$ 13,500.00	1	$ 13,500.00	Only When Road Realignment Construction Begins
U	**SUBTOTAL**			**$ 3,268,000.00**	
		GRAND TOTAL		**$ 3,375,380.00**	

RESOLUTION 2026-13

A RESOLUTION APPROVING A CONCEPT PLAN FOR THE FORMER DEPRIEST PROPERTY AND CLOSURE OF A PORTION OF STRAHL STREET AND FUTURE UNIFICATION OF THE PROPERTY AS PARK SPACE

WHEREAS, the City of Franklin, Tennessee ("City") is the owner of property located in the vicinity of Strahl Street and the Franklin Battlefield Park, where the former DePriest structure was removed in September 2025; and

WHEREAS, City staff has prepared a high-level conceptual plan for the subject property to illustrate potential future use of the site as unified park space and to serve as a discussion tool for engagement with surrounding residents, advisory commissions, boards, and other stakeholders; and

WHEREAS, the concept contemplates the potential closure of a portion of Strahl Street and the repurposing of the existing asphalt roadway in order to create a cohesive park area, subject to further study, public input, and formal approvals; and

WHEREAS, details related to historic fencing, interpretive signage, water or dog fountain amenities, and other park features are not shown in the concept plan and would be considered and refined during future phases of planning and development; and

WHEREAS, the Board of Mayor and Aldermen desires to formally approve of the concept plan and authorize City staff to begin the public and inter-board engagement process over the coming months.

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

1. The Board hereby approves of the concept plan for the former DePriest property for use as a non-binding planning and communication tool.
2. City staff is authorized to use the concept plan to begin public engagement and advisory board review, starting with the Civil War Historical Commission.
3. This Resolution does not approve street closure, construction, or funding, and any such actions shall require separate approvals.

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

RESOLUTION 2026-13

RESOLUTION 2026-13

A RESOLUTION APPROVING A CONCEPT PLAN FOR THE FORMER DEPRIEST PROPERTY AND CLOSURE OF A PORTION OF STRAHL STREET AND FUTURE UNIFICATION OF THE PROPERTY AS PARK SPACE

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WHEREAS, City staff has prepared a high-level conceptual plan for the subject property to illustrate potential future use of the site as unified park space and to serve as a discussion tool for engagement with surrounding residents, advisory commissions, boards, and other stakeholders, attached hereto as Exhibit A; and

WHEREAS, the concept contemplates the potential closure of a portion of Strahl Street and the repurposing of the existing asphalt roadway in order to create a cohesive park area, subject to further study, public input, and formal approvals; and

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3. This Resolution does not approve street closure, construction, or funding, and any such actions shall require separate approvals.

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

ATTEST: **CITY OF FRANKLIN, TENNESSEE:**

By:_____ **By:_____**

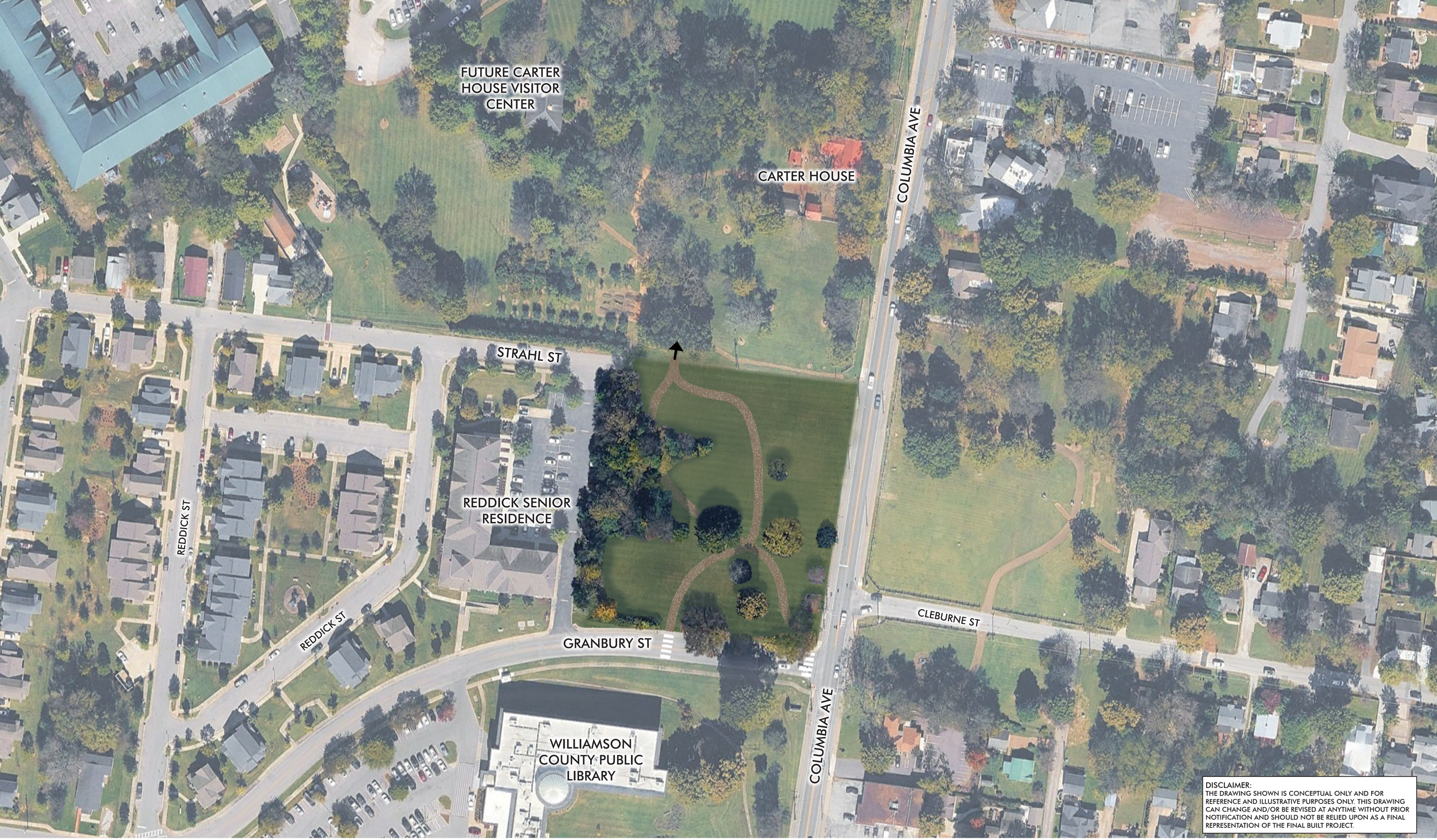
Cayce Anderson **Dr. Ken Moore**

City Recorder **Mayor**

Law Dept approved (4) 09.02.26

Approved as to Form:

By: _____
William E. Squires
Deputy City Attorney



DISCLAIMER:
THE DRAWING SHOWN IS CONCEPTUAL ONLY AND FOR REFERENCE AND ILLUSTRATIVE PURPOSES ONLY. THIS DRAWING CAN CHANGE AND/OR BE REVISED AT ANYTIME WITHOUT PRIOR NOTIFICATION AND SHOULD NOT BE RELIED UPON AS A FINAL REPRESENTATION OF THE FINAL BUILT PROJECT.

LANDSCAPE ARCHITECTURE & LAND PLANNING

PARK CONCEPT PLAN

FRANKLIN BATTLEFIELD PARK

FRANKLIN, WILLIAMSON COUNTY, TN

RES 2026-13
EXHIBIT A

JANUARY 07, 2026
Project #25118

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

City of Franklin

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

File #: 21-01390

DATE: 9/8/2026

TO: Board of Mayor and Aldermen

FROM: Eric Stuckey, City Administrator
Lisa Clayton, Director of Parks & Recreation
Heather Eusebio, Research & Planning Specialist

SUBJECT:

Consideration Of Resolution 2026-42, A Resolution To Assign Naming Rights To The Bicentennial Park Pavilion

PURPOSE:

The purpose of this memorandum is to provide information to the Franklin Board of Mayor and Aldermen (BOMA) concerning the Resolution to assign naming rights to the Bicentennial Park Pavilion.

BACKGROUND/STAFF COMMENTS:

The City of Franklin purchased and developed the property known as the former Georgia Boot Factory for a future park in the historic downtown of Franklin. There has been a discussion in the community regarding the naming of the pavilion at Bicentennial Park in honor of the late Ralph Drury, who was part of the team from Leadership Franklin the planned and advocated for Bicentennial Park. The proposed name for the pavilion would be, "The Ralph E. Drury Pavilion". The following is an excerpt from Mr. Drury's obituary:

> Ralph E. Drury died on September 2, 2023, at the age of 83. An industry and community leader, Ralph was a founding member of Mercy Children's Clinic, the Franklin City Club and The Hundred Club of Franklin. He served his community faithfully by being a member of the Williamson County Chamber of Commerce, member of Leadership Franklin, Board of Directors of Williamson Health Foundation, Board of Directors of the Heritage Foundation, President of Franklin Police Academy Alumni Association, and Chairman of Finance for the Franklin First United Methodist Church where he was a member of the church. During his Leadership Franklin class, he presented a master plan to create Bicentennial Park where once stood the old Durango Boot Factory in the heart of downtown Franklin.

The proposed naming is consistent with the Board's adopted naming policy.

FINANCIAL IMPACT:

There is no direct financial impact.

RECOMMENDATION:

Direction from the Board of Mayor and Aldermen is requested regarding the naming of the pavilion. Resolution 2026-42 has been drafted to assign the name to the pavilion at Bicentennial Park. .

RESOLUTION NO. 2026-42

A RESOLUTION TO ASSIGN NAMING RIGHTS TO THE BICENTENNIAL PARK PAVILION

WHEREAS, in 2001 the City of Franklin purchased and developed the property locally known as the former Georgia Boot Factory for a future park in the historic downtown of Franklin now known as Bicentennial Park; and

WHEREAS, the City is currently restoring the Georgia Boot Factory pavilion structure (the "Bicentennial Park Pavilion") at Bicentennial Park; and

WHEREAS, after consideration the City desires to name the Bicentennial Park Pavilion "The Ralph E. Drury Pavilion"; and

WHEREAS, Ralph E. Drury ("Mr. Drury") died on September 2, 2023, at the age of 83. Mr. Drury was born in Anderson County, KY to the late Russell and Stattie Cole Drury. He received his Business Degree from Georgetown College. After college, he served his country as a veteran of the U.S. Army; and

WHEREAS, Mr. Drury entered in the insurance business in 1966 and was a founding member of the International Mass Marketing Group. He was at the forefront of introducing the worksite marketing strategy at an insurance brokerage and since 1973, has led The Drury Group in its quest to provide employee benefits solutions that are personalized to meet each company's unique needs. An industry and community leader, Mr. Drury is a founding member of Mercy Children's Clinic, the Franklin City Club and The Hundred Club of Franklin. He served his community faithfully by being a member of the Williamson County Chamber of Commerce, member of Leadership Franklin, Board of Directors of Williamson Health Foundation, Board of Directors of the Heritage Foundation, President of Franklin Police Academy Alumni Association, and Chairman of Finance for the Franklin United Methodist Church where he was a member of the church; and

WHEREAS, Mr. Drury was named 2018 Leadership Franklin Directors Award recipient. Ralph's love of fine wine led him to create A Vintage Affair ("AVA") in 2001. The nonprofit organization leverages boutique wines and spirits, as well as incomparable community events to raise funds for charities benefitting the community and supporting the well-being of women and children in Williamson County. The organization has raised more than $2.3 million to benefit causes supporting local women and children. In addition, since 2005, AVA contributed $800,000 to equip the Neonatal Intensive Care Unit at Williamson Medical Center; and

WHEREAS, Mr. Drury was a longtime Franklin resident, entrepreneur, philanthropist who put family first with wife of 45-years Kathy, daughters Carrie Drury; Annie Drury, Bridgette Drury Tillery and son Kevin Reid Drury; grandchildren William and Lindsey Yates, Alexandra and Andrew Pareigis and Garrett Tillery; great-grandchildren Bentley and Parklynn Yates; and

WHEREAS, Mr. Drury loved people and always had of way of putting them first and one of those teams was his Leadership Franklin class. During his Leadership Franklin class, he presented a master plan to create the Bicentennial Park where stood the old Durango Boot Factory in the heart of downtown Franklin. During the class project, Mr. Drury would shut down his office to engage in the process and invited elected officials and brought together a variety of people to be involved and expected them to give all, as he was such as advocate within the community; and

WHEREAS, the Board of Mayor and Aldermen believes it is in the best interest of the City of Franklin to name the Bicentennial Park Pavilion after Ralph E. Drury as "The Ralph E. Drury Pavilion".

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

1. The Bicentennial Park Pavilion shall be named "The Ralph E. Drury Pavilion".
2. The assignment of the name to the overall area will not preclude other sponsorships or donors which may include names to be displayed on features within the overall park such as trails, play equipment, benches, signage, other amenities.
3. The Parks Director, or designee, shall work with sponsors or donors to make naming rights determinations to be presented to the Board of Mayor and Aldermen as sponsorships are created.

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

ATTEST:

By:_____
Cayce Anderson
City Recorder

CITY OF FRANKLIN, TENNESSEE:

By:_____
Dr. Ken Moore
Mayor

Approved as to Form:

By: _____
Ronda Webb
Assistant City Attorney

City of Franklin

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

File #: 26-01103

DATE: 9/8/2026

TO: Board of Mayor and Aldermen

FROM: Eric Stuckey, City Administrator
Paul Holzen, Director of Engineering
Jonathan Marston, Asst. Director of Engineering
Allison Davis, Staff Engineer II

SUBJECT:

Discussion Concerning The Inclusion Of Mack Hatcher/Del Rio Pike Improvements In The Mack Hatcher/Hillsboro Road Intersection Project

PURPOSE:

The purpose of this memorandum is to provide information to the Franklin Board of Mayor and Aldermen (BOMA) concerning the inclusion of Mack Hatcher / Del Rio Pike Improvements in the Mack Hatcher / Hillsboro Road Intersection Project.

BACKGROUND/STAFF COMMENTS:

On October 14, 2025, BOMA approved Resolution 2025-85, “A Resolution to Reapprove and Modify the FY 2026–2035 City of Franklin Capital Investment Plan,” which included the Mack Hatcher Parkway and Hillsboro Road Intersection Project with a budget of $3,950,000. In line with the Board’s priority to advance this project, staff issued a work order on November 4, 2025.

During project scoping, both the City’s traffic engineer and our consultant recommended adding improvements at the Del Rio Pike and Mack Hatcher intersection to prevent congestion from simply shifting from one intersection to the next during peak hours. The additional design cost was minor relative to the overall project scope, and staff proceeded under the City Administrator’s authority to keep the project on schedule. Survey and design work for both intersections has now been completed, allowing us to provide updated cost estimates for Board consideration. This added design work has not impacted the project schedule.

Both intersections are now out to bid; however, staff needs direction from BOMA prior to opening bids. If the Board does not wish to pursue the additional improvements at Del Rio Pike and Mack Hatcher, staff will issue an addendum and allow contractors additional time to revise and submit bids. It’s important to note that none of these changes impacted our timeline associated with project delivery.

Below is a summary of the estimated construction cost:

$1,250,000 – Mack Hatcher and Hillsboro Road Intersection Improvements
$1,250,000 – Mack Hatcher and Del Rio Pike Intersection Improvements
$2,500,000 — Total Estimated Project Cost

This project is below the original amount estimated as part of Resolution 2025-85. Staff requests guidance from the Board of Mayor and Aldermen on whether to proceed with the full expanded scope based on these updated estimates.

FINANCIAL IMPACT:

The total estimated construction cost is $2,500,000 and is within the funding allocated in the City's 2026-2035 Capital Investment Plan.

RECOMMENDATION:

Staff recommends that the Board of Mayor and Aldermen approve the Inclusion of Mack Hatcher / Del Rio Pike Improvements in the Mack Hatcher / Hillsboro Road Intersection Project.

SHEET 1A

FULL WESTBOUND LANE REDUCTION BUILDOUT (SHOWN HERE) FOR TDOT AT 45 MPH INCLUDES:
-750' FROM INTERSECTION TO MERGER SIGN
-775' FROM MERGER SIGN TO START OF MERGER
-540' FOR MERGER OF 12' LANES
-2,065' TOTAL

MATCH LINE

DEL RIO PK.

MACK HATCHER PKWY.

SEE SHEET NO. 1B

SEE SHEET NO. 1

LEFT LANE ENDS

1000 FEET

N

DEL RIO PK.

MATCH LINE

FULL EASTBOUND LANE REDUCTION BUILDOUT FOR TDOT WITH 12' LANES AT 45 MPH INCLUDES:
-750' FROM INTERSECTION TO MERGER SIGN
-775' FROM MERGER SIGN TO START OF MERGER
-540' FOR MERGER OF 11' LANES
-2,065' TOTAL

THE CURRENT CONCEPT (SHOWN HERE) UTILIZES EXISTING PAVEMENT (NO ROADWAY WIDENING) AND INCLUDES:
-170' FROM INTERSECTION TO MERGER SIGN
-775' FROM MERGER SIGN TO START OF MERGER
-540' FOR MERGER OF 11' LANES
-1,485' TOTAL

SCALE: 1" = 100' AT 11"x17" PRINT

MACK HATCHER PKWY. (SR-397) AT DEL RIO PK. CONCEPT

SHEET 2

FULL WESTBOUND LANE REDUCTION BUILDOUT FOR TDOT WITH 11' LANES AT 40 MPH INCLUDES:
-750' FROM INTERSECTION TO MERGER SIGN
-670' FROM MERGER SIGN TO START OF MERGER
-293' FOR MERGER OF 11' LANES
-1,713' TOTAL

THE CURRENT CONCEPT SHOWS:
-690' FROM INTERSECION TO START OF MERGER
-300' FOR MERGER OF 11' LANES
-990' TOTAL

DESIGN CONSTRAINT - RETAINING WALL

SAME CURVE RADII AS CURRENT ROAD BUT SHIFTED SOUTH

3' OFFSET TO WALL

11' LANES

11' LANES

HILLSBORO ROAD

MACK HATCHER PKWY.

MACK HATCHER PKWY.

DESIGN CONSTRAINT - BRIDGE PARAPET

MATCH EXISTING 2' SHOULDER WIDTH ACROSS BRIDGE

DESIGN CONSTRAINT - TURN LANE TAPERS

REBUILD CURB AND GUTTER

N

HILLSBORO ROAD

SEE SHEET NO. 2A

MATCH LINE

SCALE: 1" = 100' AT 11"x17" PRINT

MACK HATCHER PKWY. (SR-397) AT HILLSBORO RD. (SR-106) CONCEPT

City of Franklin

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

File #: 26-01090

DATE: 9/8/2026

TO: Board of Mayor and Aldermen

FROM: Eric Stuckey, City Administrator
Eric Stuckey, City Administrator
Glenn Johnson, Fire Chief
Michael Walters Young, Chief Budget & Performance Officer

SUBJECT:

Introduction To Fire Department Schedule Analysis

PURPOSE:

The purpose of this presentation is to provide information to the Franklin Board of Mayor and Aldermen (BOMA) concerning potential schedules for the Franklin Fire Department.

BACKGROUND/STAFF COMMENTS:

This presentation to the BOMA provides background context on a schedule analysis being performed in conjunction with the Fire Department, Administration, and the Office of Budget & Performance. Our main focus for this study will be to analyze how a different schedule for the Fire Department impacts:
1) Service to the community
2) City team members
3) City finances

FINANCIAL IMPACT:

Current financial impacts are being refined and depend on which schedule the BOMA wishes to pursue for the Franklin Fire Department.

RECOMMENDATION:

Staff recommends that the Board of Mayor and Aldermen consider the potential schedules presented as possibilities for the Franklin Fire Department.

Franklin Fire Department Schedule Analysis

Administration
Franklin Fire Department
Office of Budget & Performance

Outline

- Scope, Purpose, & Focus
- Current Operational Model
- Peer Cities
- Potential Financial Impact
- Other Considerations
- Next Steps

Scope & Purpose

- To evaluate the provision of on-shift schedule options for the Fire Department. There is a specific interest in understanding/evaluating a 24/72 on-shift schedule. Other options may be applicable/desirable and will be studied as well.

- The outcome of this study will be a comprehensive, fact-based analysis that policymakers can use to support decisions that modify (if necessary) scheduling in the Franklin Fire Department.

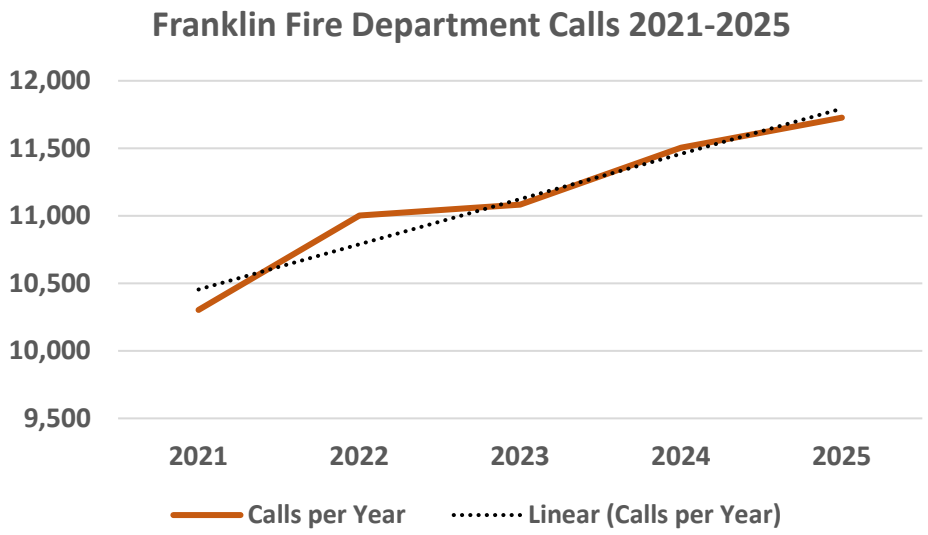
Focus

The focus of this study will be on three main impacts (in no particular order):

1) Impact on service to the community
2) Impact on our City team members
3) Impact on City finances

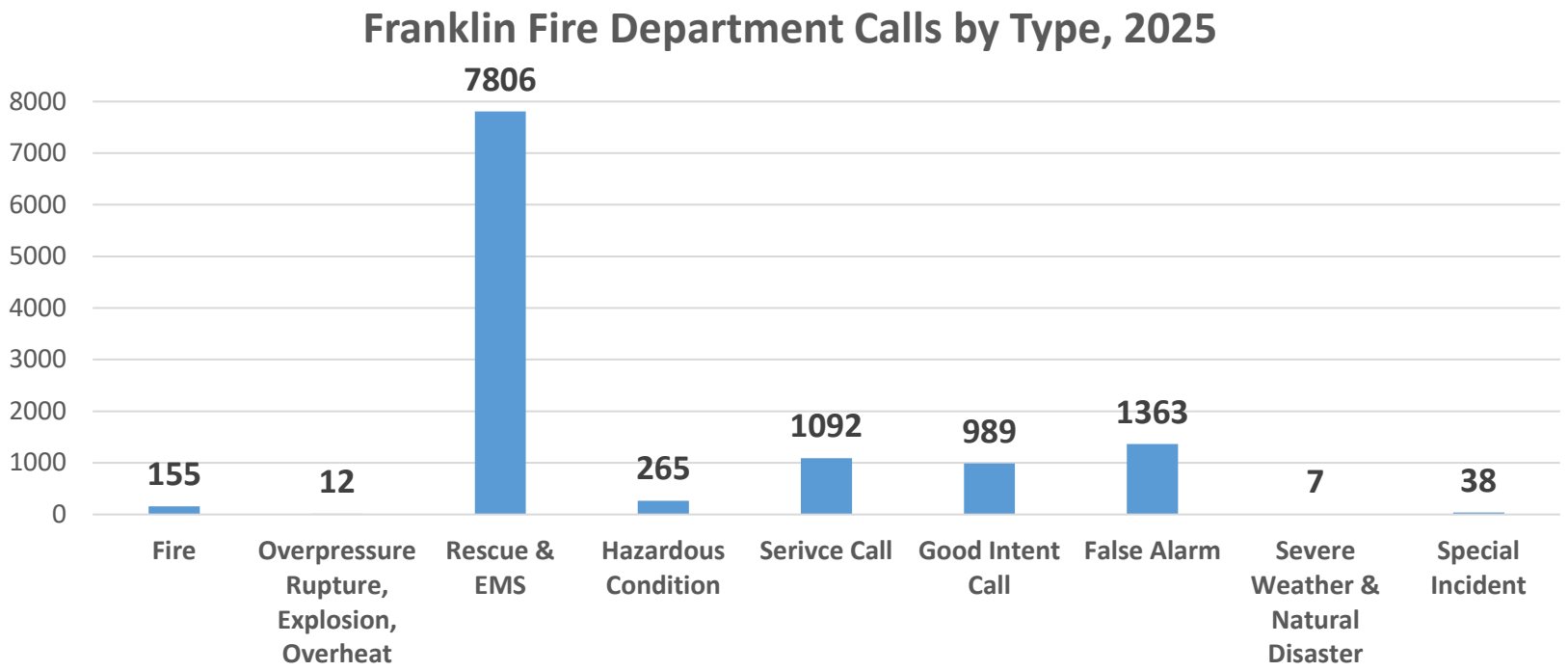
Current Operational Model

- 24/48 shift schedule
- 160 budgeted on-shift personnel
  - Minimum staffing of 43/shift
- 11,727 calls in 2025
  - 17,437 unit-responses
- 7,788 calls in 2026 as of August 26th
  - 11,780 unit-responses
- Call rate increasing at approx. 3% per year



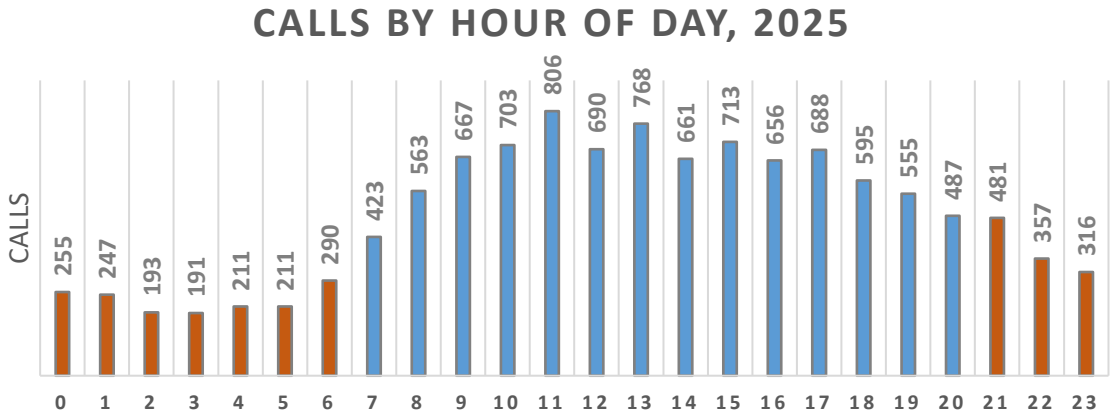
Current Operational Model

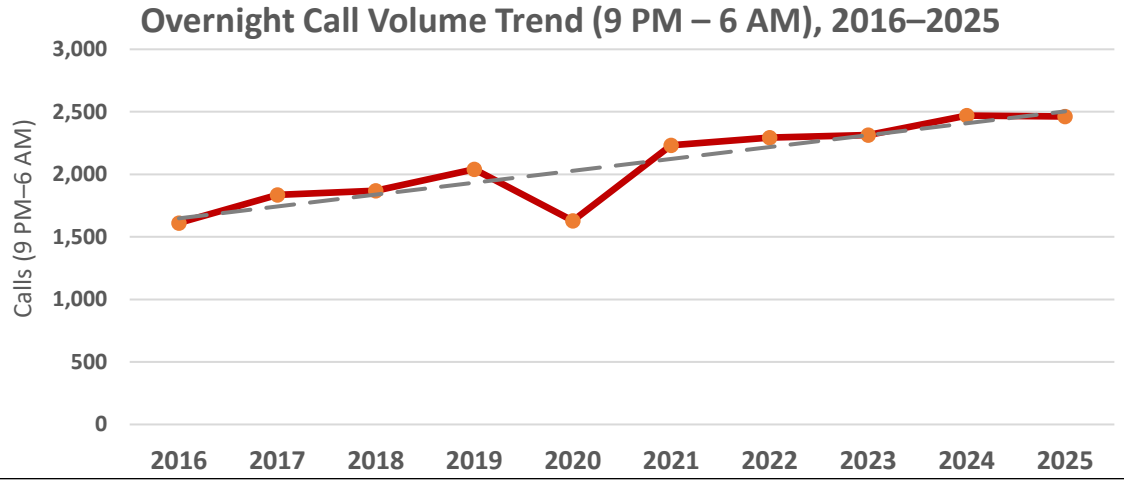
- Approx. 67% of calls in 2025 were Rescue & EMS calls



Current Operational Model

- Peak call times between 9am – 5pm
- Nighttime calls (9pm-6am) increasing at an average rate of 2.5% per year





Schedule Types

- **24/48:** 1 day on, 2 days off
- **Modified 24/48:** 5 days rotating on/off followed by 4 consecutive days off
- **48/96:** 2 days on, 4 days off
- **1-3-2-3:** 1 day on, 3 days off, 2 days on, 3 days off
- **24/72:** 1 day on, 3 days off

Peer Cities

- Brentwood, TN
- Murfreesboro, TN
- Johnson City, TN
- Plano, TX
- Greenville, SC
- Apex, NC
- Olathe, KS
- Carmel, IN
- Kissimme, FL
- Greenville, NC

24/48 or Modified 24/48

- Murfreesboro, TN – 171,000 pop.
  - ~25,000 calls per year
  - 275 sworn personnel
  - Does not run ambulance transport
  - Actively reviewing alternative schedules
- Johnson City, TN – 75,000 pop.
  - Modified 24/48
  - ~10,600 calls per year
  - 123 sworn personnel
  - Does not run ambulance transport

24/48 or Modified 24/48

- Apex, NC – 85,000 pop.
  - Modified 24/48
  - ~5,400 calls per year
  - 102 sworn personnel
  - Does not run ambulance transport
- Olathe, KS – 150,000 pop.
  - Modified 24/48
  - ~16,000 calls per year
  - 176 sworn personnel
  - Does not run ambulance transport

48/96

- Brentwood, TN – 45,000 pop.
  - 4,674 calls per year
  - 75 sworn personnel
  - Does not run ambulance transport
  - Uses the FLSA 7(k) overnight exemption
    - For shifts longer than 24 hours sleep time is deducted from the employee's compensable hours
- Carmel, IN – 103,000 pop.
  - Still awaiting data confirmation

1-3-2-3

- Greenville, SC – 82,000 pop.
  - ~15,900 calls per year
  - 150 sworn personnel
  - Does not run ambulance transport
  - Piloting this schedule since January 2026

24/72

- Kissimmee, FL – 85,000 pop.
  - ~15,300 calls per year
  - 160 sworn personnel
  - ALS with ambulance transport
- Greenville, NC – 96,000 pop.
  - ~30,000 calls per year
  - ~180 sworn personnel
  - ALS with ambulance transport
- Plano, TX – 300,000 pop.
  - ~39,000 calls per year
  - 420 sworn personnel
  - ALS with ambulance transport

Variations in 24/72 Implementation

- Kissimmee, FL
  - Implemented in April of 2026
  - Used a fire specific ongoing special property tax assessment
- Greenville, NC
  - Implemented in March of 2026
  - Cited main reason to switch as retention improvement – especially with EMS transport component
- Plano, TX
  - In year 2 of implementation – will switch to 24/72 in year 4
  - 5-year implementation with identified cost savings through salary freezes and overtime reduction

FY 2026 Franklin Fire Department Costs

- FY 26 Personnel Actuals: $27,963,173
  - $17,412,366 in Regular Pay
  - $2,100,647 in Overtime Pay
  - $8,450,160 in Benefits & Workers Comp
- These numbers account for the whole department, not just on-shift personnel – figures for the 24/72 model will only include on-shift positions

Potential Financial Increase for 24/72 (Addition of a 4th Shift)

- Increase by 53 personnel – current budgeted staffing per shift
- Approx. $5 – $5.5M increase to Regular Pay
- Approx. $750,000 – $1.25M increase in Overtime Pay*
- Approx. $1.75 – $2.25M increase in Benefits
- Approx. $500,000 increase in uniforms/ other new hire operating expenses

First estimates are approx. $8 – $9.5 Million**

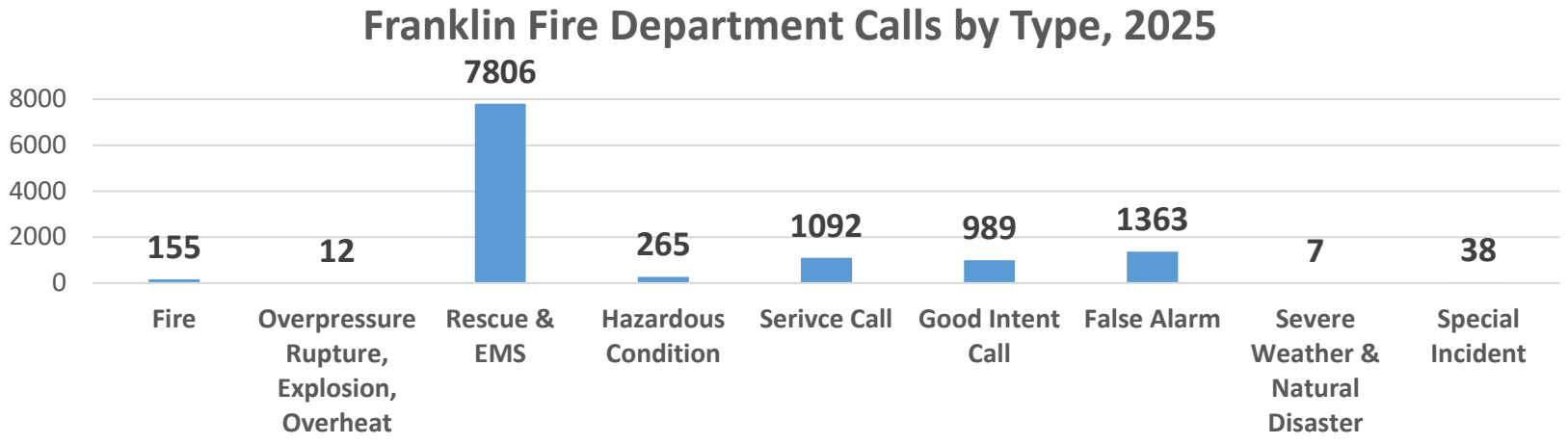
*Overtime approximations have many unknown factors

**A majority of these costs will be recurring

**This does not account for inflation, raises in salaries or benefits costs, and other operational changes needed to implement the new schedule

EMS Transport

- What is the best long-term model for the City?
- A few important factors to consider:
  - Proposed sale of Williamson Health
  - Proposed changes in state legislation that shifts some costs to municipalities



Next Steps

- Continue refinement of cost estimates
- Identify potential cost savings and funding sources
- Continue learning from selected peer cities and evaluating current trends in the industry
- Continue exploring options for future models of EMS transport

City of Franklin

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

File #: 26-01073

DATE: 9/8/2026

TO: Board of Mayor and Aldermen

FROM: Eric Stuckey, City Administrator
Walter Denton, Asst. City Administrator Community Development
Emily Wright, Director of Planning and Sustainability

SUBJECT:

Zoning Ordinance Update: Public Chapter 1044 And Development Review Changes

PURPOSE:

The purpose of this memorandum is to provide information to the Franklin Board of Mayor and Aldermen (BOMA) concerning state law changes to the Development Review Process.

BACKGROUND/STAFF COMMENTS:

During its last legislative session, the Tennessee General Assembly approved a state law that mandates changes to the development review process. This presentation will describe the state law and how the City of Franklin will comply. The new law goes into effect on January 1, 2027.

FINANCIAL IMPACT:

N/A

RECOMMENDATION:

Presentation and discussion only



Development Review Changes

Required changes to the City of Franklin Review Procedures due to Public Chapter 1044 and updates to TCA 7-51-2204 and 7-70-101/102

State Law made major changes to development applications

- Development Plans and Site Plans must be approved or placed on an agenda within 60 business days
- Limits cities to only two rounds of review
- If a local government fails to take action within the timeframe, the development is deemed approved

IMPLICATIONS

- Cities need to ensure all development plans and site plans are placed on an agenda, to avoid them being considered approved
- The City must hold development review to a tighter timeline
- Applicants have lost the ability to defer midway through the process to resolve complex issues
- Determining when an application is “submitted” is critical to review timelines
- Disapproved projects given two deficiency reports will be refunded 50% of the review fees
- The process may become longer and more stuttered for complex projects

ADJUSTMENTS

- Staff will need to track the 60-day timeframe, and regardless of project status, an action will need to be taken.
- Staff may be recommending more disapprovals
- FMPC and BOMA may be disapproving more projects
- Pre-Application submittals will become voluntary but encouraged
- Completeness checks, permitted by PC1044, may be used as tool at the beginning of the process
- Plans will be permitted to submit again as a new application if it was disapproved

PROCESS CHANGES

Plan meeting still required for Development Plans, and if not held will deem initial submittal incomplete

Pre-App Submittal will become voluntary, as to not constitute “submission” and 60-day clock start

Neighborhood meetings still required for Development Plans , and if not held will deem initial submittal incomplete

Development Plan (PUD)

Plan Meeting	Pre-App Submittal	Pre-App Meeting	Neighborhood Meeting	Initial Submittal	Resubmittal	FMPC
Must meet with Planning staff prior to Pre-App Submittal	Submitted on scheduled date and should be fully reviewed by staff; thorough comments sent to applicants	Defined on schedule Must take place prior to Neighborhood Meeting	Must occur prior to initial submittal	Defined on scheduled; DRT notice sent to applicants at end of review	Determine status (approve, approve w/conditions, disapprove; add to FMPC agenda)	Recommending body
	2 weeks			6 weeks		

Site Plan

Plan Meeting	Pre-App Submittal	Pre-App Meeting	Neighborhood Meeting	Initial Submittal	Resubmittal	FMPC
No Meeting Required, but encouraged	Submitted on scheduled date and should be fully reviewed	Defined on schedule MAY be waived if no major issues from DRT	Not Required	Defined on schedule; DRT notice sent to applicants at end of review	Determine Status (approve, disapprove, Add to Admin Agenda or FMPC for exceptions (20	Approving Body (most of the time via the Admin Agenda)
	2 weeks			6 weeks		

Initial Submittal starts the 60-day clock

Initial Submittal, Resubmittal, and FMPC equates to approximately 33 business days

Some cycles *may* allow for a second resubmittal opportunity, but not all

Staff can deem the initial submittal incomplete; 60-day clock does not start; new initial submittal must be submitted



MOVING FORWARD

- Use the Pre-Application as a tool to gain staff review without starting the clock
- An “incomplete” determination could be an advantage for complex projects; will allow for thorough staff review and comments AND appropriate time to address required revisions
- Plans should be submitted with the expected level of detail; poorly drawn plans will lead to disapprovals
- More information may need to be submitted prior to the “clock start” to ensure projects can be recommended for approval within 60 days (traffic studies, TDEC determinations, subdivision names, sewer/water availability determinations, etc.)
- Staff to adjust Zoning Ordinance, FMPC Bylaws, submittal portal reports, website publications, and Review Cycle calendars to adjust to new procedures

State Law also made major changes to surety releases

- A developer can submit an “Independent Inspection” justifying release of a surety
- The City has a defined period to time (20/30 days) to reject a request for surety release if the improvement is not yet completed to City standards and regulations

IMPLICATIONS

- Staff must perform site inspections slightly quicker than we do today
- Engineers not associated with the on-site work throughout the length of the project will be allowed to request a release of a surety on behalf of a developer.
- Staff is left guessing at what to expect in an Independent Inspection because it wasn't defined
- If the City does not place a request for release/reduction on an agenda, it will be approved for release.

ADJUSTMENTS

- Staff will adopt a new submittal calendar that guarantees action within state timeframes
- Staff will provide punchlists for requests for release made by engineers associated with a project
- Staff will likely require detailed information in the Independent Inspection Report
- Staff hopes to put release requests into the online submittal portal, making tracking easier for staff and information more transparent for applicants
- Staff will require critical submittals be approved PRIOR to requesting a release (as-builts/video)

PROCESS CHANGES

There will still be one day a month where staff accepts new requests; independent inspections, action requests, and punch-list resubmittals

Projects that are ready to release will be acted upon promptly, without much adjustments from current timeframes

Action Request/Independent Inspection Due, by noon	Provide Independent Inspection with Written Report of Deficiencies	Provide Action Request with Written Report of Deficiencies	Receive Punchlist Resubmittal, by noon	Sureties Agenda* POSTED on FMPC DATE
Usually 1st Thursday of Month, except September	RELEASE OR DENY, NO RESUBMITTAL	*if complete, can place on next available agenda	*Usually* 1st Thursday of Month, except September	4th Thursday of the month
Day 0	20 Business Days	30 Business Days	application deadline date	60 Business days
THURSDAY	THURSDAY	THURSDAY	THURSDAY	THURSDAY
11/5/2026	12/3/2026	12/17/2026	12/31/2026	1/28/2027
12/3/2026	12/31/2026	1/14/2027	1/28/2027	2/25/2027
12/31/2026	1/28/2027	2/11/2027	3/4/2027	3/25/2027
1/28/2027	2/25/2027	3/11/2027	4/1/2027	4/22/2027
3/4/2027	4/1/2027	4/15/2027	4/29/2027	5/27/2027
4/1/2027	4/29/2027	5/13/2027	6/3/2027	6/24/2027
4/29/2027	5/27/2027	6/10/2027	7/1/2027	7/22/2027
6/3/2027	7/1/2027	7/15/2027	8/5/2027	8/26/2027
7/1/2027	7/29/2027	8/12/2027	9/2/2027	9/23/2027
8/5/2027	9/2/2027	9/16/2027	9/30/2027	10/28/2027
9/2/2027	9/30/2027	10/14/2027	11/4/2027	11/24/2027*
9/30/2027	10/28/2027	11/11/2027	12/2/2027	12/23/2027
11/4/2027	12/2/2027	12/16/2027	12/30/2027	1/27/2028

*Adjusted for City Holiday

Action requests that need clean-up before staff can release now can do so before a decision is made; approximately 2 weeks

Independent Inspections will NOT receive this opportunity; they are either released or provide a incomplete report, per State Law



MOVING FORWARD

- The City may require additional submittal documents with the “independent inspection” to verify that the work is complete, and it is appropriate to release the surety
- Staff will continue to look out for the City’s best interest, verifying ANY action request to determine that work is indeed complete as required by our development standards
- It is unknown how many “independent inspections” the City will receive after January 1
- Depending on their influx, additional staff may be needed respond to the additional number of inspections in shortened timeframes